



Item 3.3

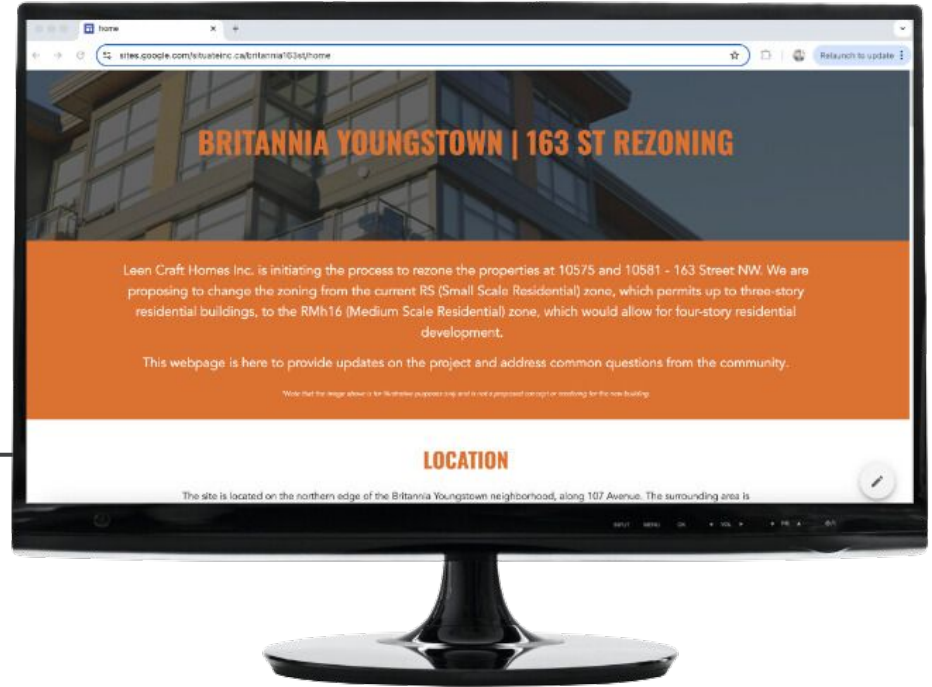
Bylaw 20992 - To allow for medium scale housing, Britannia Youngstown

December 9, 2024 City Council Public Hearing, Jeff Booth

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Neighbour Relations



WANT MORE INFORMATION?

sites.google.com/situateinc.ca/britannia163st



CONTACT US

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PROPOSED REZONING

10575/81- 163 Street

WHAT'S HAPPENING?

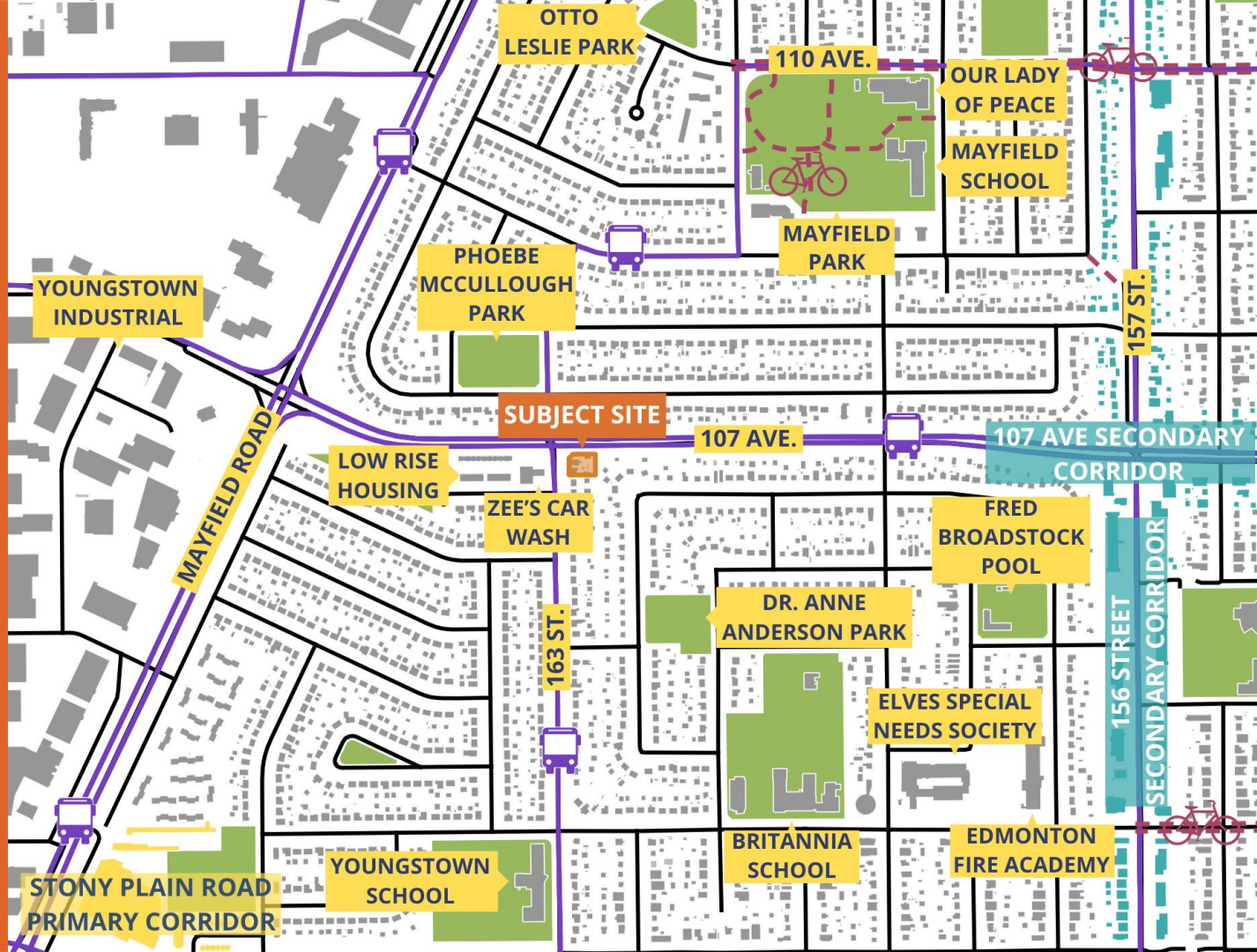
Situate is pleased to connect with you about an upcoming rezoning application in your neighborhood. We're proposing to rezone 10575 and 10581 163 Street to the RM Medium Scale Residential Zone, which will allow for the development of a new four-story building.

You may have also received a notice City of Edmonton. If you have any questions about the application, you may contact the City and/or reach out to us directly.



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Site Context



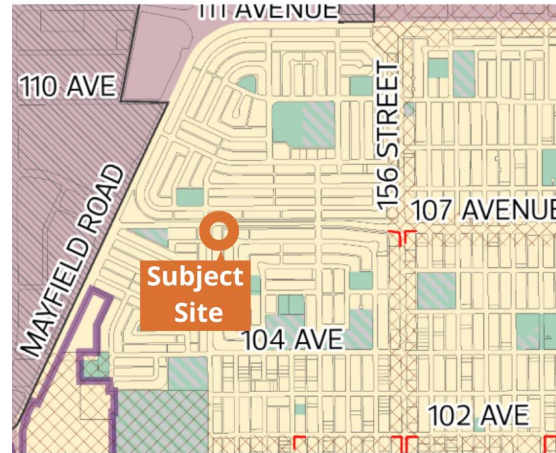
District Plan

District Plan Policy Alignment

2.5.2.5 Support **Low Rise development** in locations outside of Nodes and Corridors that meet **at least one of the following criteria**:

- **On corner sites at the edge of the neighbourhood where the block face fronts onto an Arterial Roadway or Collector Roadway,**
- On or **adjacent to sites zoned for** greater than Small Scale development or for **commercial** or mixed use development **and along an Arterial Roadway or Collector Roadway,** or
- Within 400 metres of Mass Transit Stations and along an Arterial Roadway or Collector Roadway.

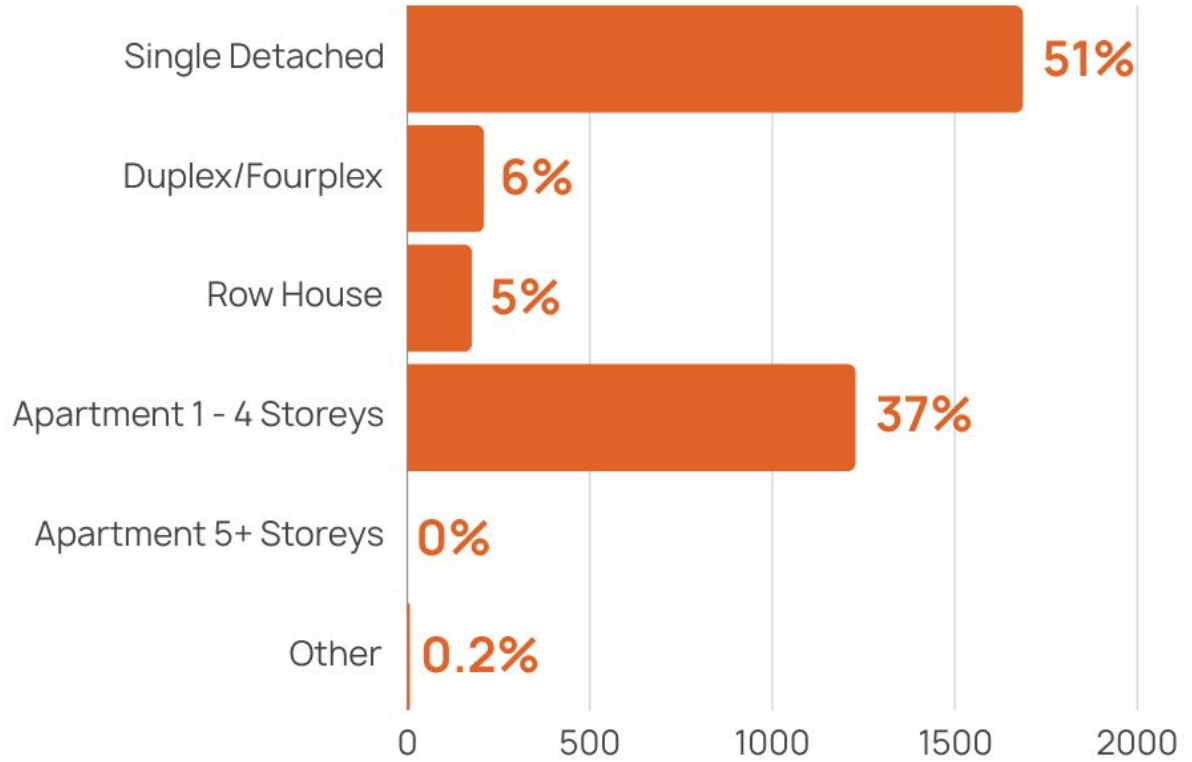
District Plan Land Use Concept



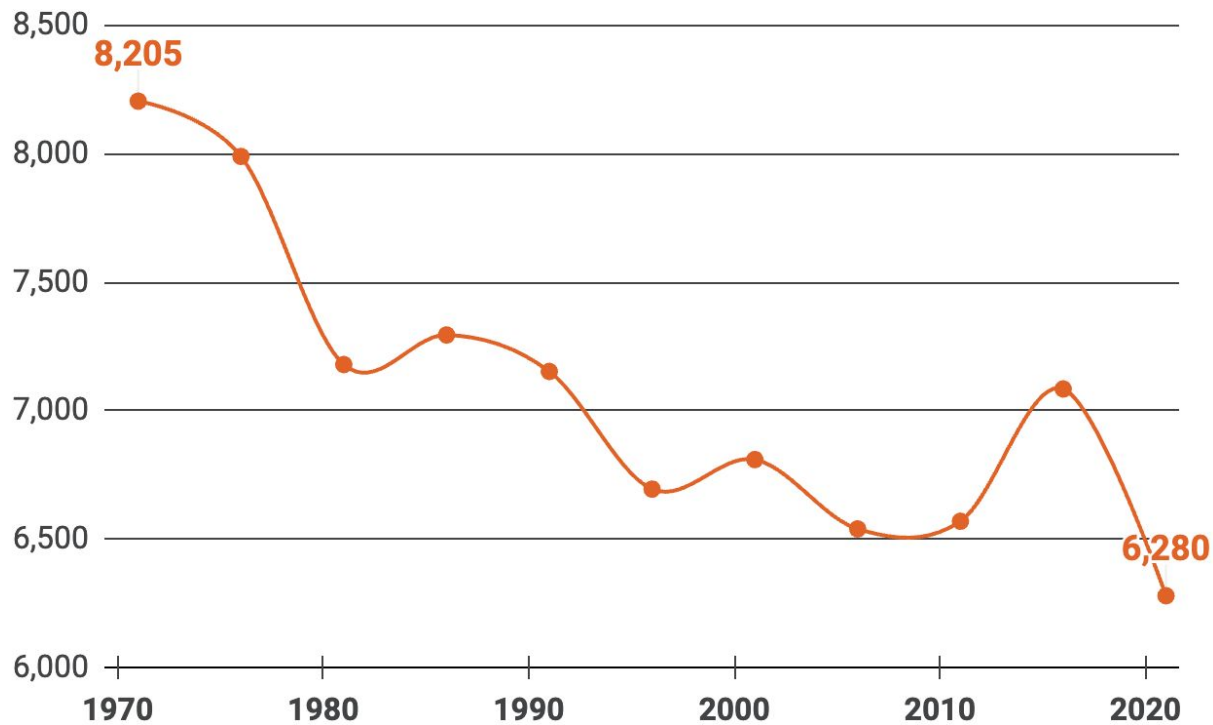
General Land Use

- Urban Mix
- Commercial/Industrial Employment
- Institutional Employment
- Future Non-Residential Area
- Open Space - Current
- Urban Service
- Agriculture
- Waterbody
- North Saskatchewan River Valley and Ravine System

Housing in Britannia Youngstown and Mayfield



Population in Britannia Youngstown and Mayfield



Thank You

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