

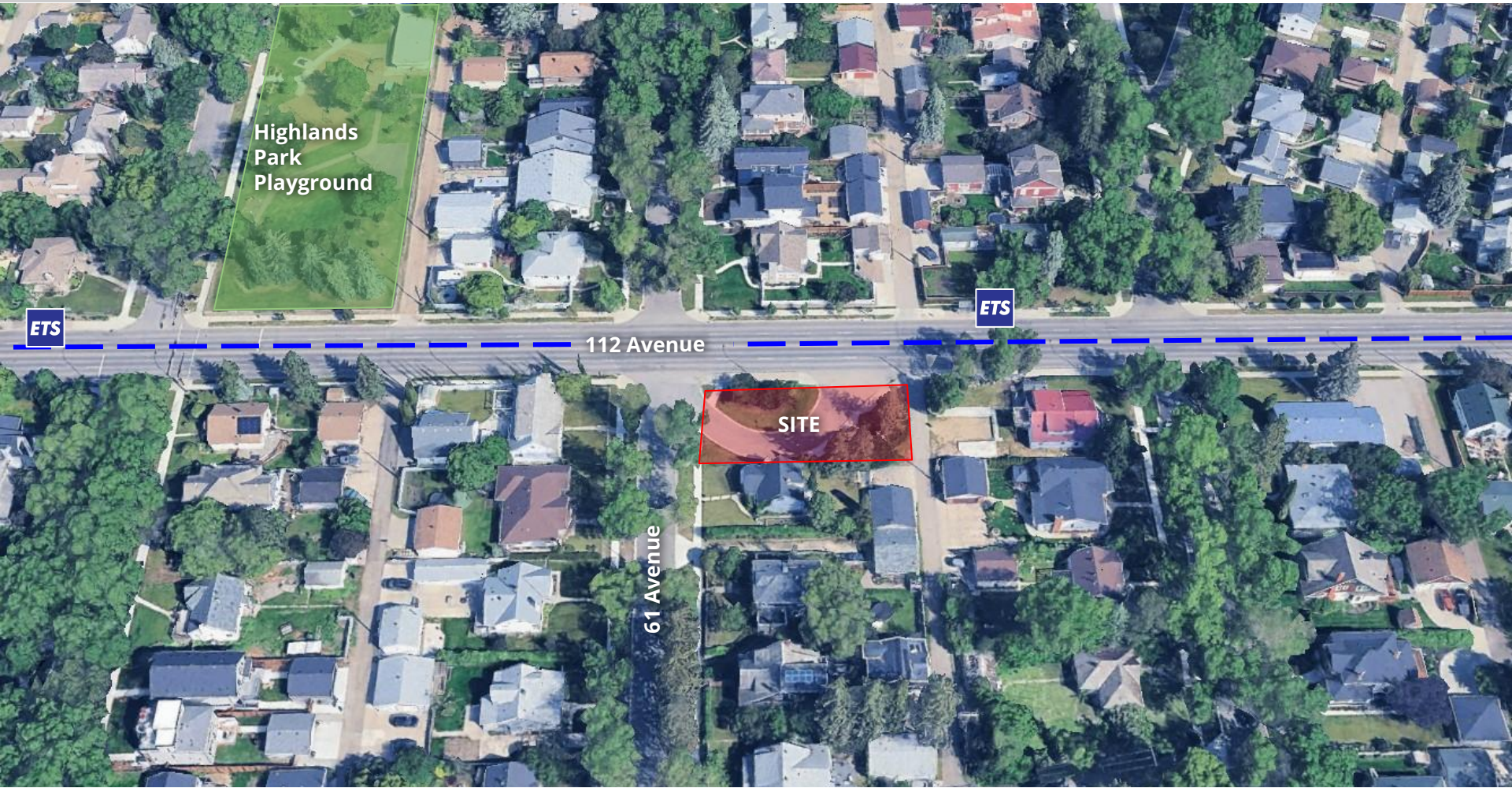


ITEM 3.27  
BYLAW 21269  
HIGHLANDS

DEVELOPMENT  
SERVICES  
AUG 18, 2025

Edmonton





# 3 COMMUNITY INSIGHTS

## Respondents (36)

- This bus turnaround is the end of the line for the former trolley line and should be preserved as a historic resource and developed as a pocket park (x16)
- Concerned the property will be used for drug rehabilitation which will lead to crime and safety issues (x12).
- Affordable and multi-unit housing is inappropriate for Highlands (x2).
- The engagement process was flawed (3)
- Infill results in a loss of tree coverage.



CITY WEBPAGE  
May 15, 2025



MAILED NOTICE  
Jun 10, 2025



SITE SIGNAGE  
Jul 10, 2025



1:1 COMMUNICATION  
Ongoing



PUBLIC HEARING  
NOTICE  
Jul 25, 2025



JOURNAL AD  
Aug 01 & 09,  
2025





View of the site from the northeast



View of the site from the northwest

## 5 PROPOSED ZONING



**CURRENT:** RS Zone



**PROPOSED:** RSM h12.0 Zone

Support more intense Small Scale residential development on corner sites outside of a Node or Corridor that meet at least one of the following criteria:

- a. Within 100 metres of a Node or Corridor Area
  - b. Within 400 metres of a Mass Transit Station
- ✓ Along an Arterial Roadway or a Collector Roadway,



North Central District Plan:  
Nodes and Corridors



North Central District Plan:  
Land Use Concept to 1.25 Million





RS to RSM h12.0

112 Ave NW

112 Ave NW

RS

61 St NW

Aerial Image captured Fall 2024

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ADMINISTRATION'S RECOMMENDATION: **APPROVAL**

Edmonton