



ITEM 3.10
BYLAW 21196
OTTEWELL

DEVELOPMENT
SERVICES
Aug 18, 2025

Edmonton



3 COMMUNITY INSIGHTS

Comments (10)

Opposition (9)

- Traffic/parking (5x)
- Crime (3x)
- Neighborhood character (2x)

Support (1)

- Support for building inward, not outward



PRE-APPLICATION
/ OPEN HOUSE
Nov, 2024



CITY WEBPAGE
January 15, 2025



MAILED NOTICE
January 21, 2024



SITE SIGNAGE
Feb 7, 2025



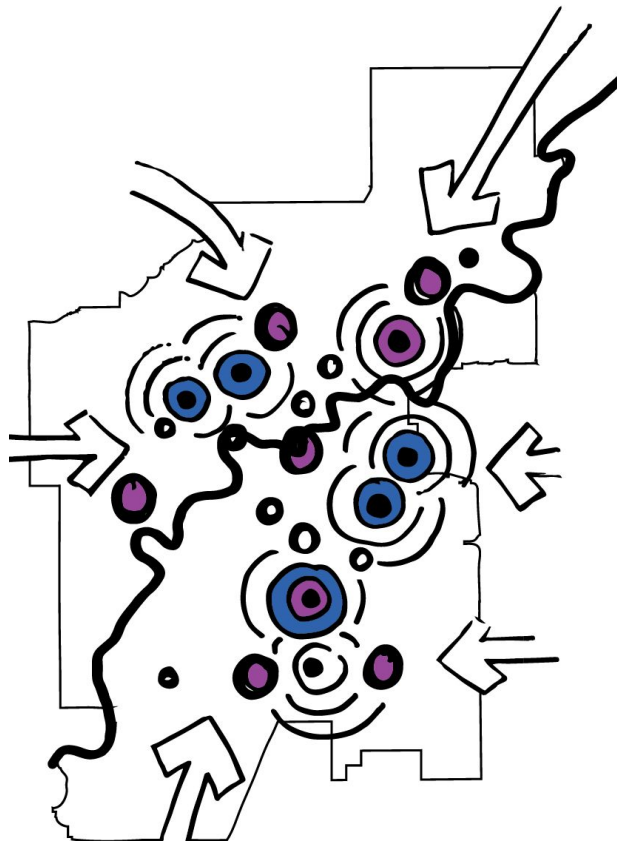
1:1 COMMUNICATION
Ongoing



PUBLIC HEARING
NOTICE
May 15, 2025



JOURNAL AD
May 23 & 31,
2025



THE CITY PLAN - A Rebuildable City



SOUTHEAST DISTRICT PLAN - Map 4:
Land Use Concept

Consider Additional Scale:

- In a Node or Corridor Area or within 100 metres of a Node or Corridor Area.
- Within 400 metres of a Mass Transit Station.
- ✓ **Along an Arterial Roadway** or a Collector Roadway.
- ✓ **At a corner site** or adjacent to a park or open space.
- Adjacent to a site zoned for greater than Small Scale development.

5 PROPOSED ZONING

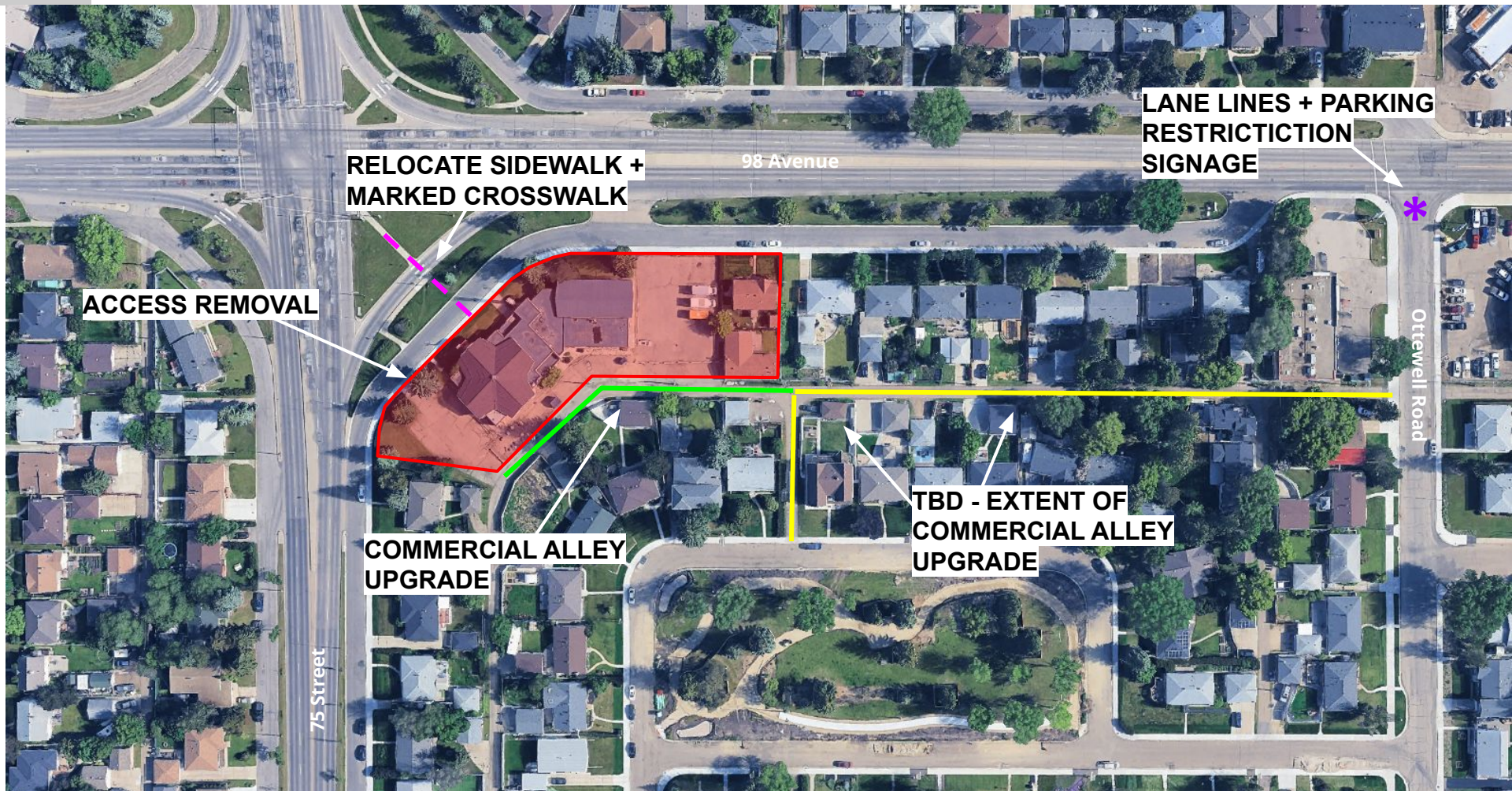


MAXIMIZE BUILDING LENGTH
MAXIMIZE HEIGHT
REDUCED FLOOR AREA



REDUCED BUILDING LENGTH
MAXIMIZE HEIGHT
MAXIMIZE FLOOR AREA

6 MOBILITY IMPROVEMENTS





ADMINISTRATION'S RECOMMENDATION: **APPROVAL**