



## Item 3.17

**Bylaw 21207 - To allow for medium scale housing, Queen Alexandra**

August 28, 2025 City Council Public Hearing, Allison Rosland

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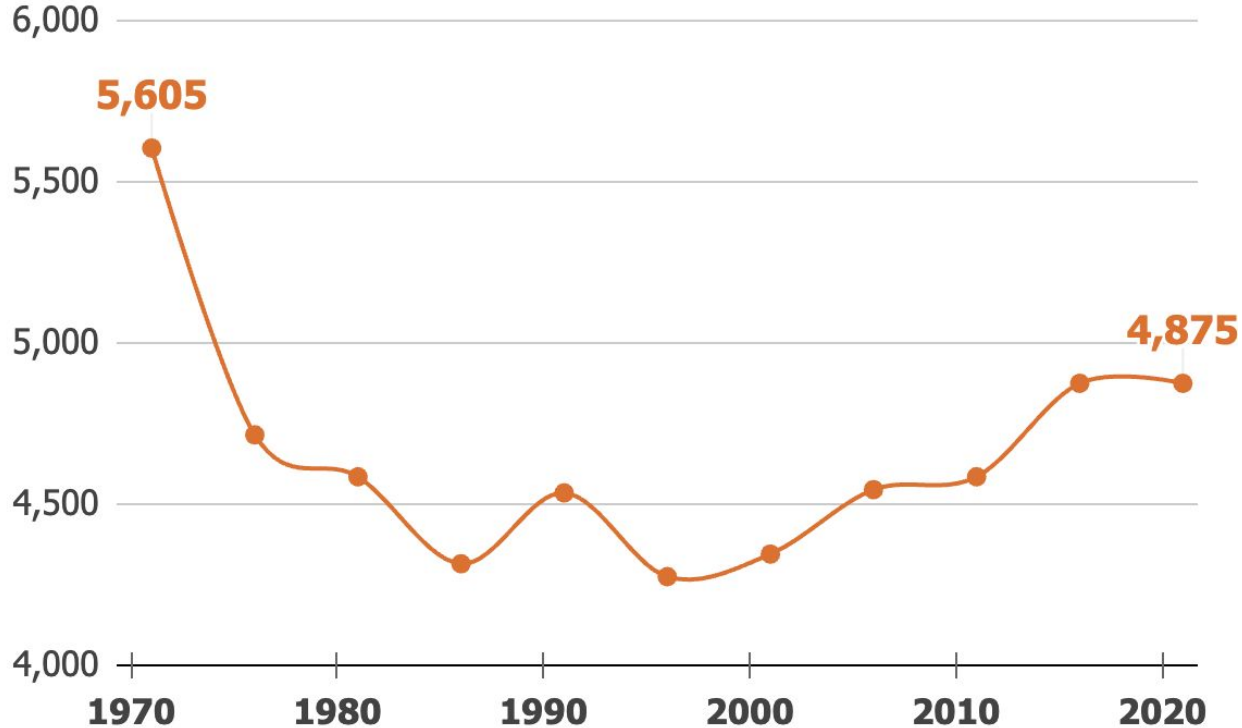
In 2024:

16,500 New Homes  
Approved

65,000 New  
Edmontonians

26,000 New Homes  
Needed  
(2.5 person/household)

## Queen Alexandra Population

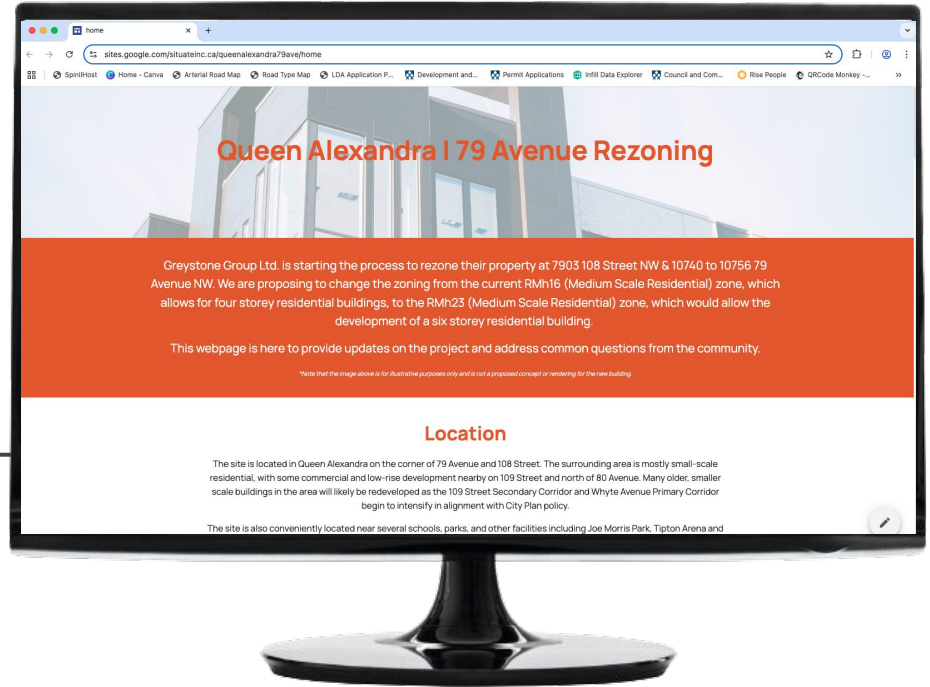


# District Plan Policy Alignment

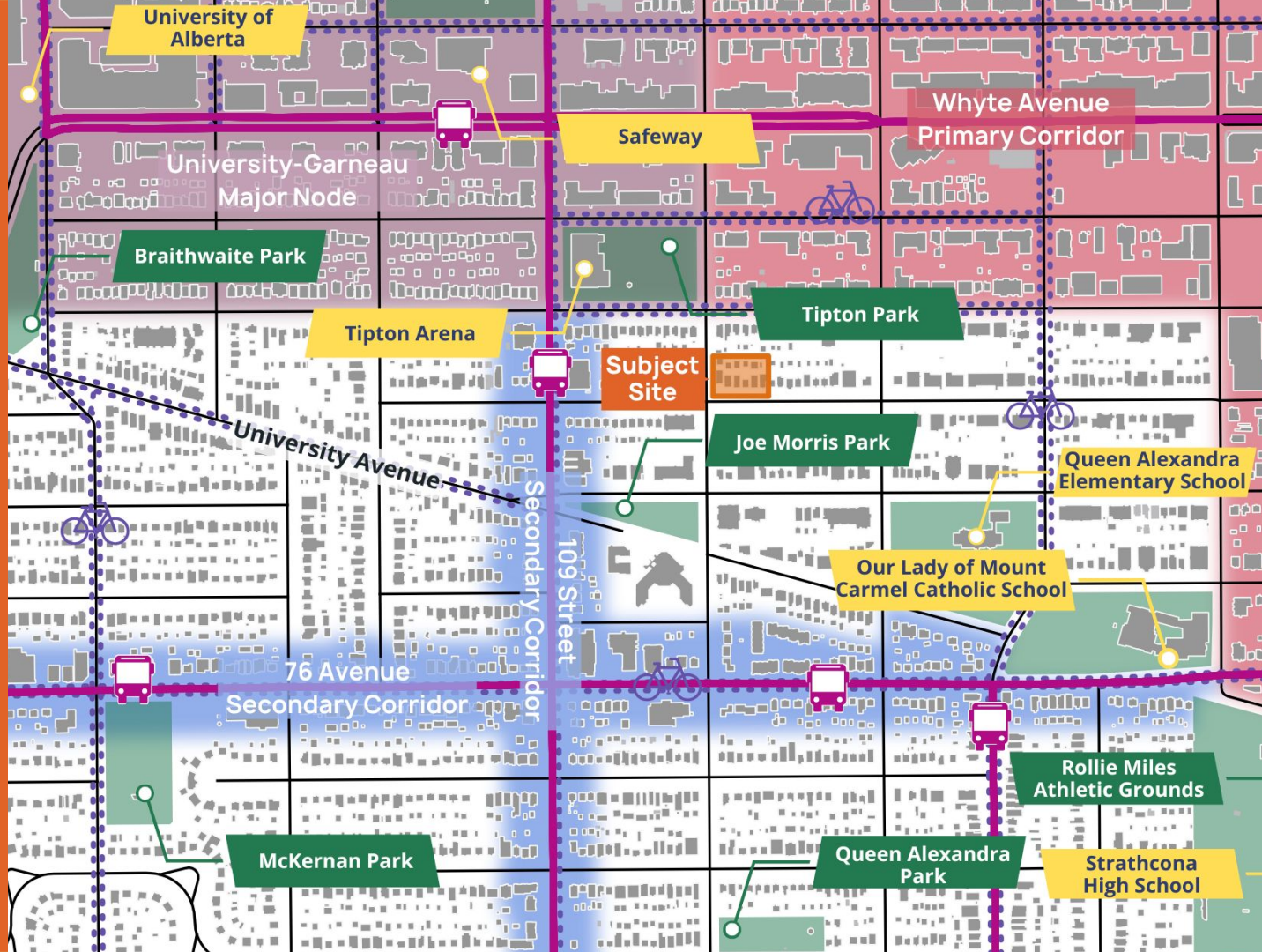
**2.5.2.7** Consider **additional scale of Low Rise or greater** in locations where the site size and context allow for appropriate transition to surrounding development and that meet at least two of the following criteria:

- 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, and/or
- **Adjacent to a site zoned for greater than Small Scale development.**

# Neighbour Relations



# The Site Context



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# Thank You

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