



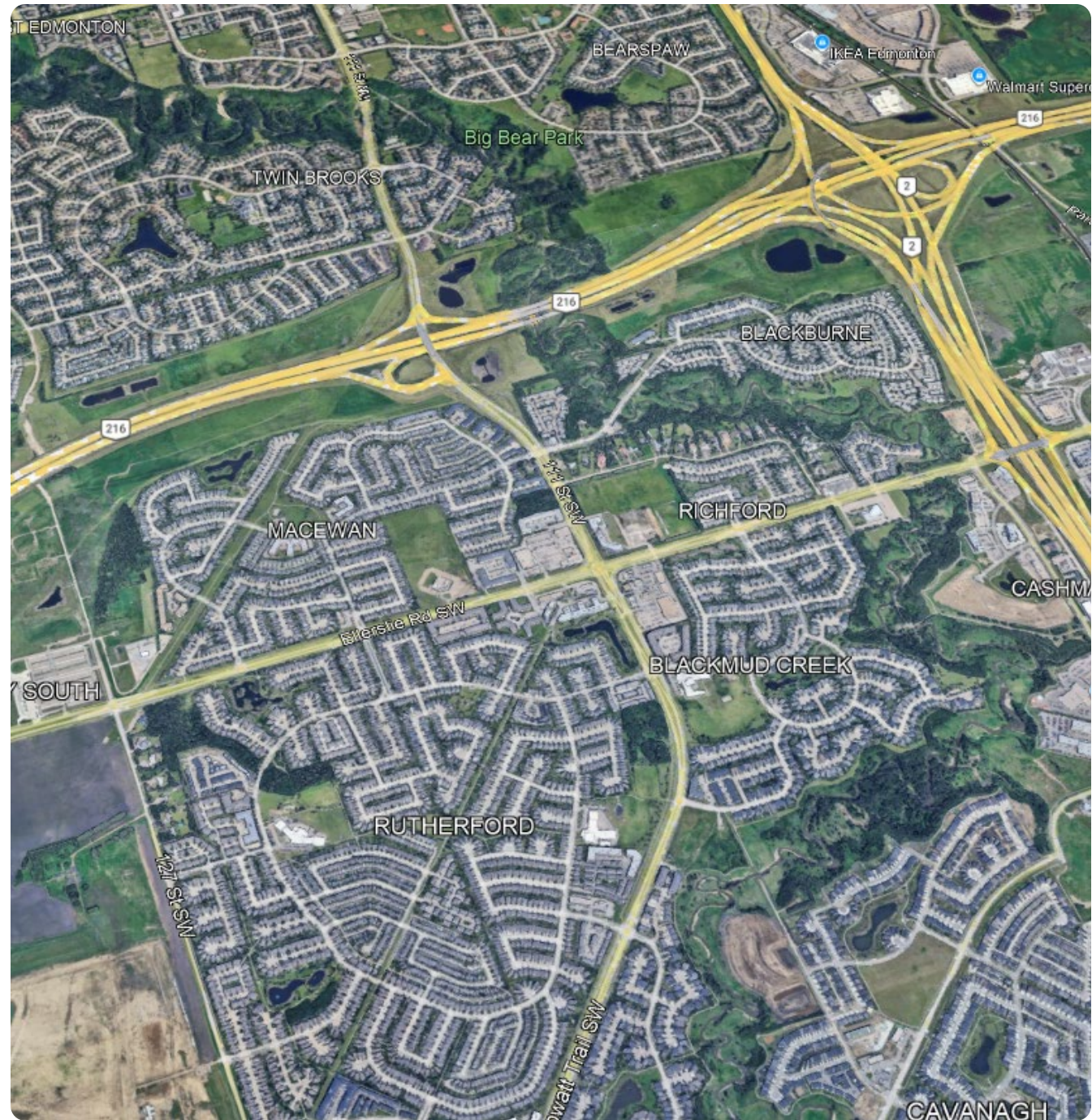
MACEWAN REZONING

Bylaw 21431

SOUTHWEST DISTRICT PLAN

Charter Bylaw 21430

FEBRUARY 24, 2026

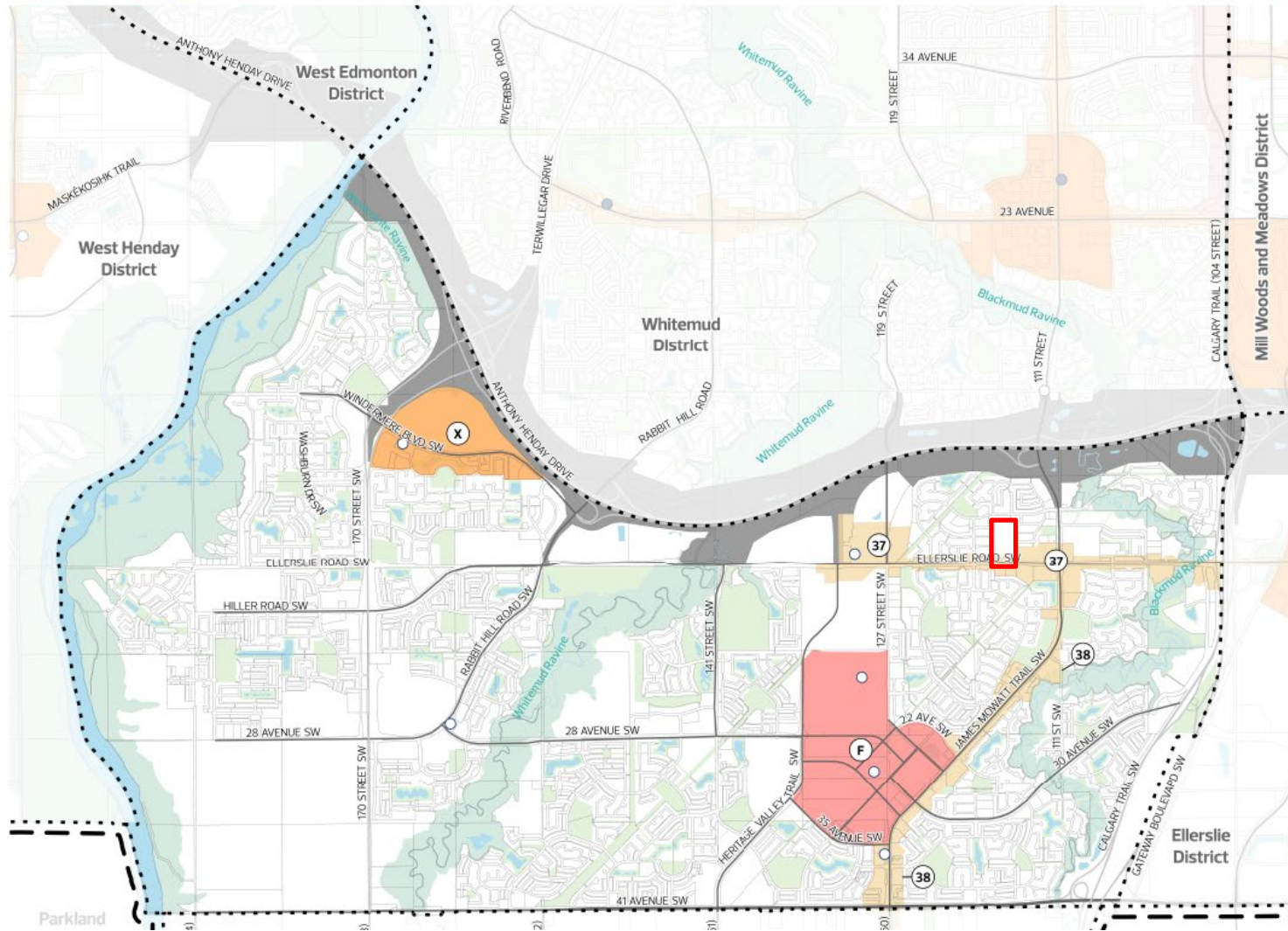




ELLERSLIE ROAD

- Secondary Corridor
- District Plan Policies support Low to Mid Rise Development

District Plan | Southwest



Map 3: Nodes and Corridors

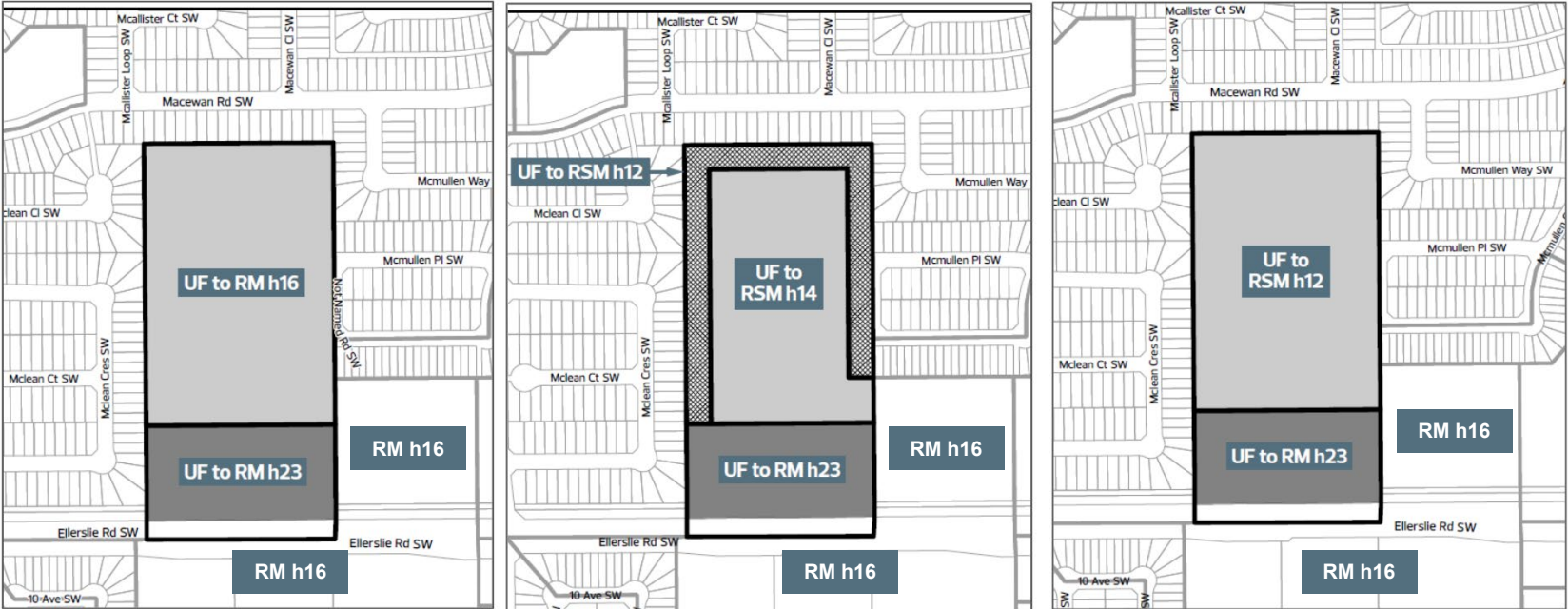
- General Information**
- Municipal Boundary
 - Adjacent Jurisdiction Boundary
 - District Plan Boundary
 - Transportation/Utility Corridor
 - Arterial Roadway
 - Freeway/Expressway/Highway
 - Waterbody
 - North Saskatchewan River Valley and Ravine System
 - Open Area
- Transit**
- Mass Transit Station - Current
 - Mass Transit Station - Planned
- Nodes and Corridors**
- Centre City
 - Major Node
 - Heritage Valley
 - District Node
 - Windermere Centre
 - Primary Corridor
 - Secondary Corridor
 - Ellerslie Road
 - James Mowatt Trail

Letter/number labels as per The City Plan

Subject Site



PROPOSED REZONING - APPLICATION HISTORY



Initial Proposal
(Initial Mailed Notice)

1st Revision
(Open House / Webpage)

2nd Revision
(Current proposal)

May 2025

October 2025

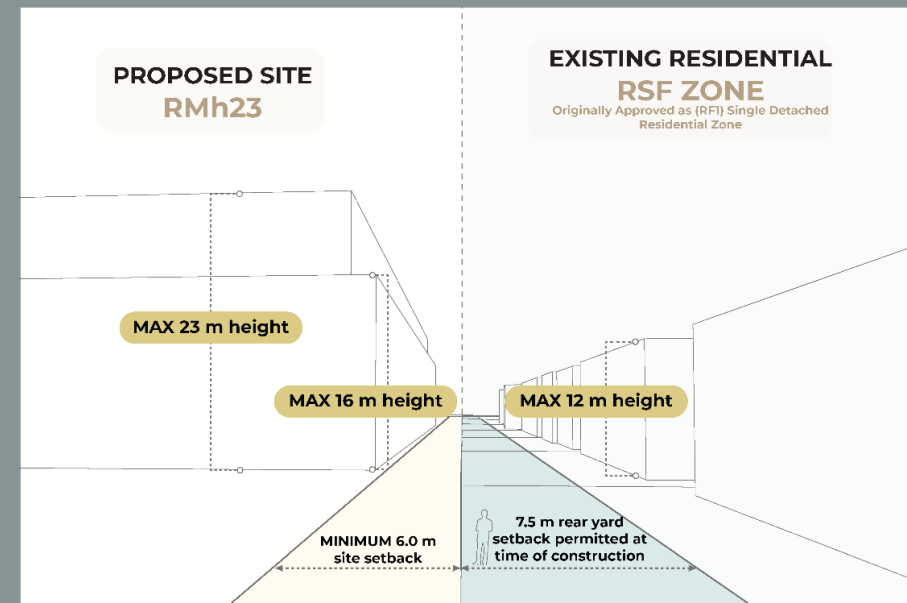
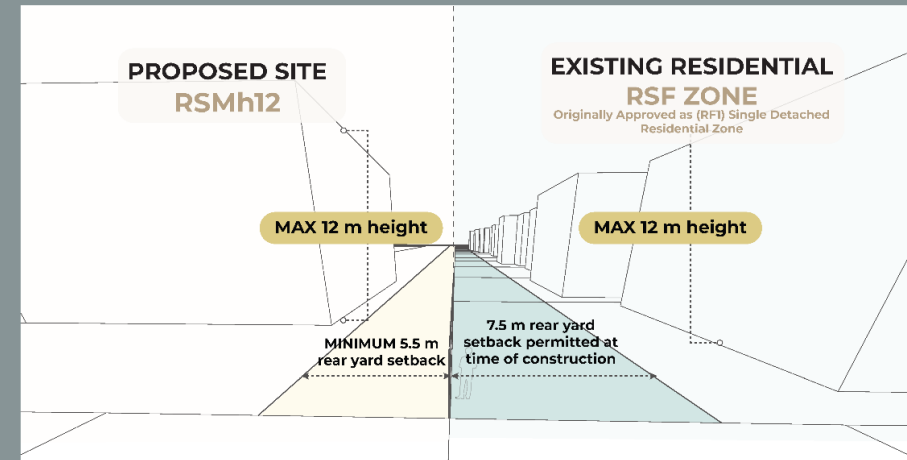
December 2025



PROPOSED REZONING

ZONE	REAR YARD SETBACK
RSM h12	Minimum 5.5 m
RM h23	Minimum Site Setback - 3.0 m If wall facing neighbour is ≤ 40.0 m in length: <ul style="list-style-type: none">• Building > 12.0 m tall: 3.0 m• Building > 16.0 m tall: 6.0 m If wall facing neighbour is > 40.0 m long: <ul style="list-style-type: none">• Building > 12.0 m tall: 6.0 m• Building > 16.0 m tall: 9.0 m
RSF <i>Built under RF1</i>	7.5 m rear yard setback permitted at time of construction

For Existing Residential Lots Backing onto Site





SITE ACCESS

- Primary access from Ellerslie Road
- Secondary access to McMullen Green
- Active modes connection and traffic calming will be provided through the site



Thank you
Questions

