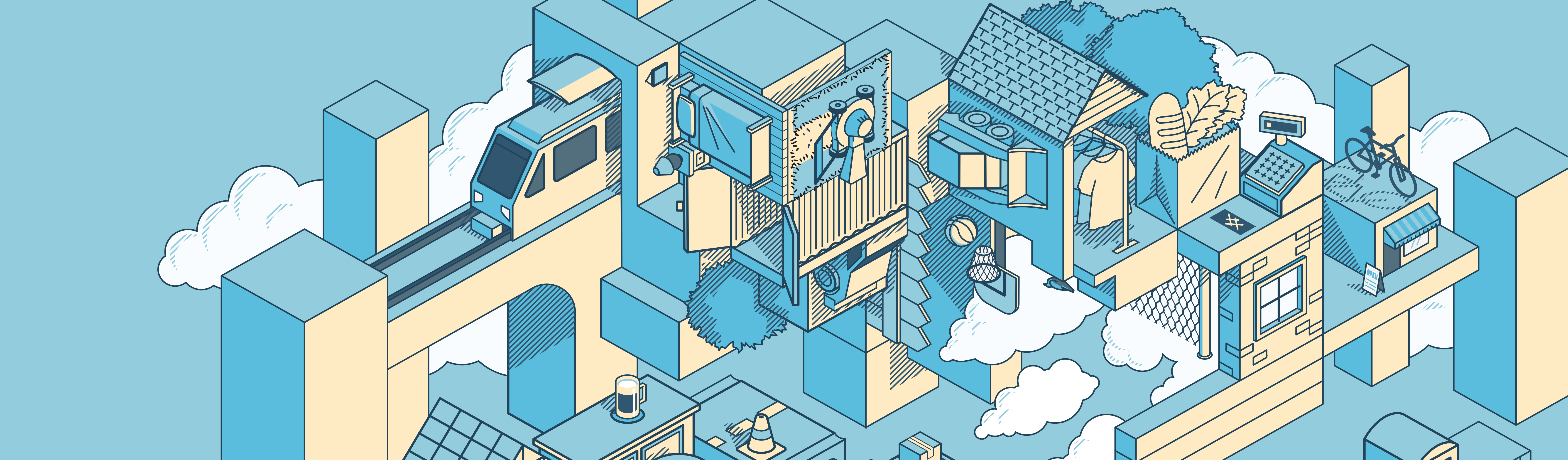


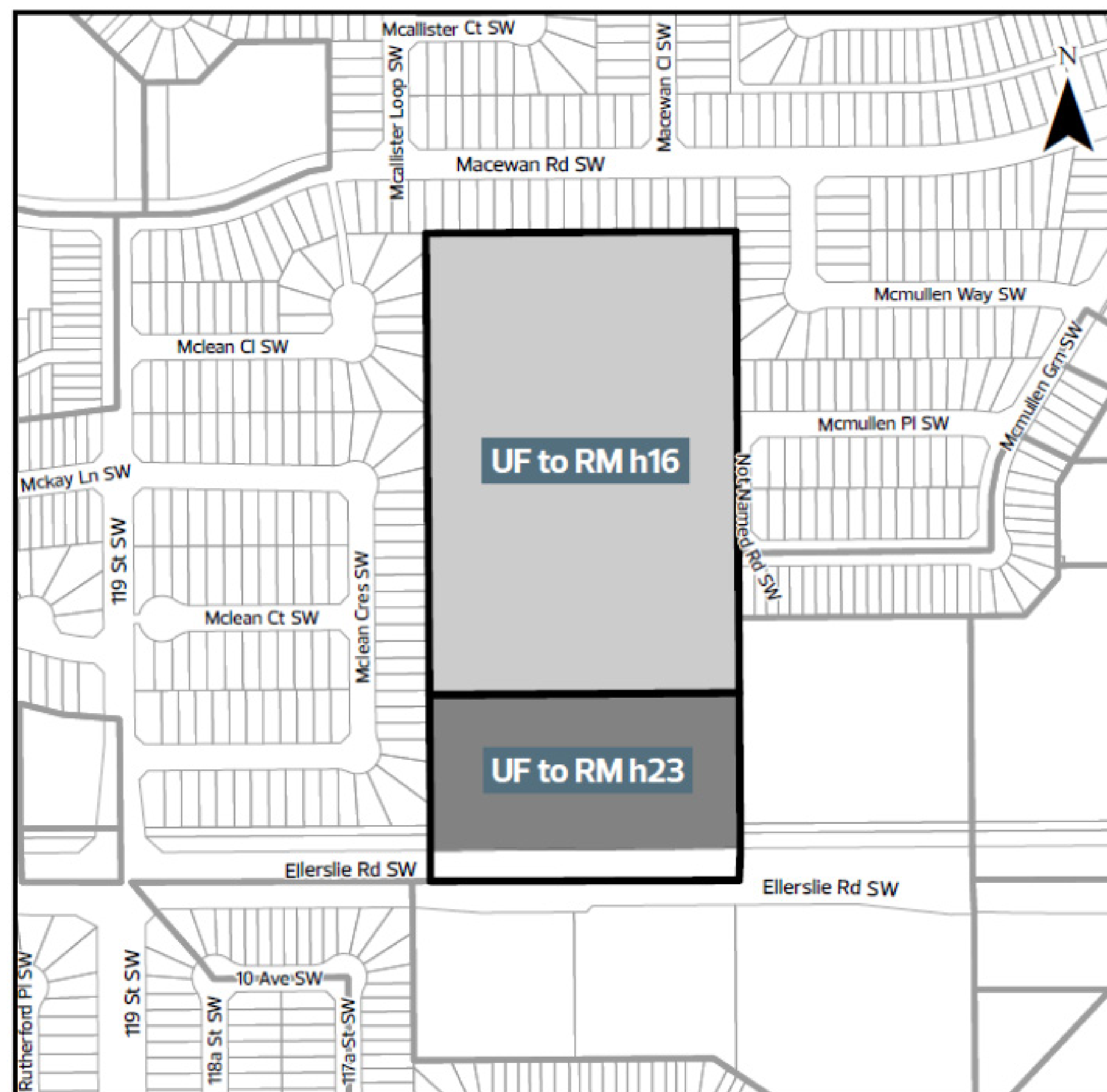


Share your feedback on a development proposal in the **MacEwan** Neighbourhood

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PROPOSED REZONING – MacEwan

- From: Urban Facilities Zone (UF)
To: Medium Scale Residential Zone (RM h16)
- From: Urban Facilities Zone (UF)
To: Medium Scale Residential Zone (RM h23)



Map Created: May 26, 2025

File: LDA25-0223

Original Rezoning (No Longer Applicable)



PROPOSED REZONING – MacEwan

- From: Urban Facilities Zone (UF)
To: Small-Medium Scale Transition Residential Zone (RSM h12)
- From: Urban Facilities Zone (UF)
To: Small-Medium Scale Transition Residential Zone (RSM h14)
- From: Urban Facilities Zone (UF)
To: Medium Scale Residential Zone (RM h23)



Map Created: October 15, 2025

File: LDA25-0223

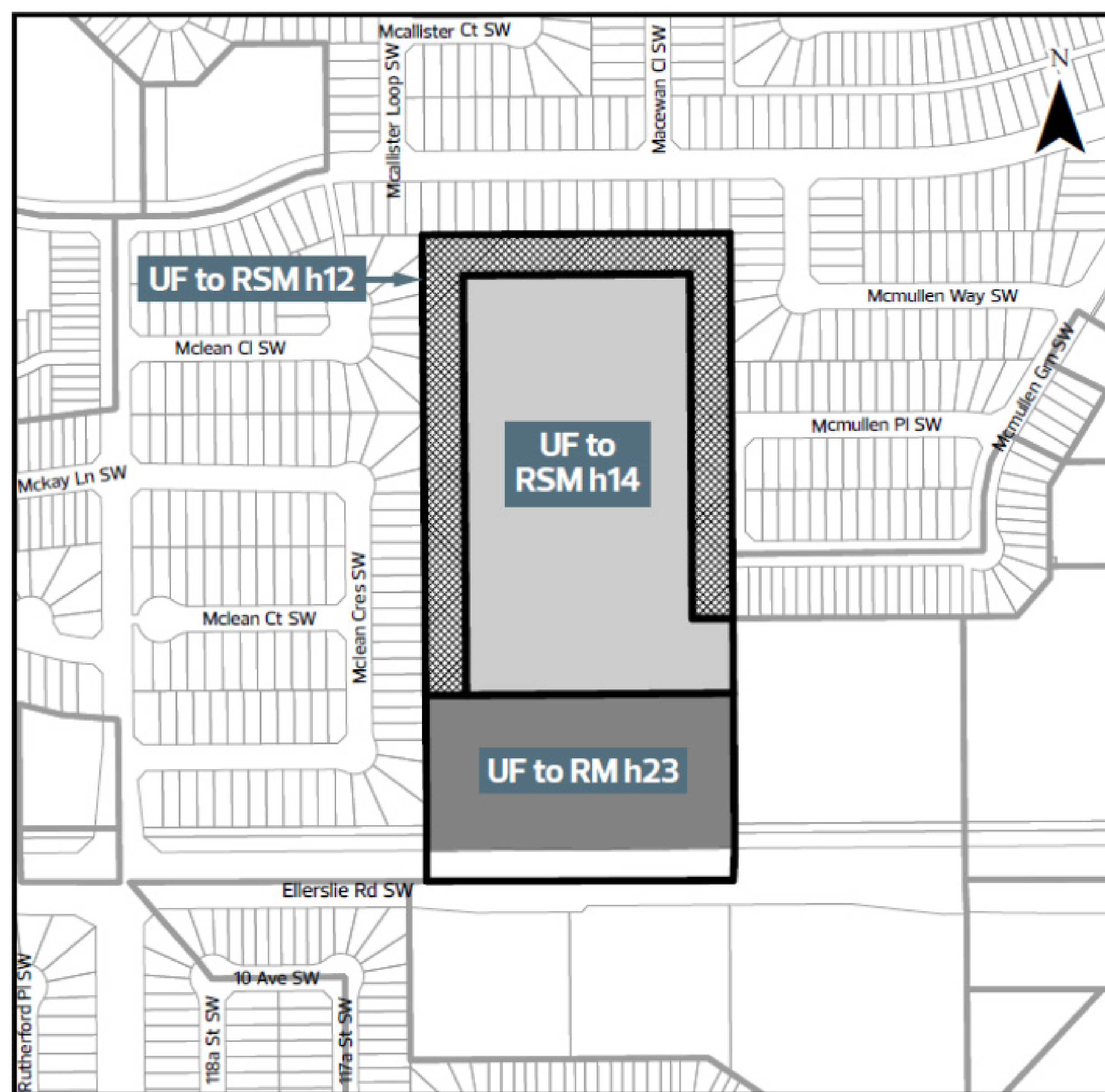
Revised Rezoning

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Revised Rezoning



PROPOSED REZONING – MacEwan

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To: Small-Medium Scale Transition Residential Zone (RSM h12)
-  From: Urban Facilities Zone (UF)
To: Small-Medium Scale Transition Residential Zone (RSM h14)
-  From: Urban Facilities Zone (UF)
To: Medium Scale Residential Zone (RM h23)



Map Created: October 15, 2025

File: LDA25-0223

RM h23:

- + Multi-unit residential development.
- + Limited commercial opportunities at ground level.
- + A maximum height of 23 metres (approximately 6 storeys).
- + A maximum floor area ratio of 3.0.
- + A minimum density of 75 dwellings per hectare.



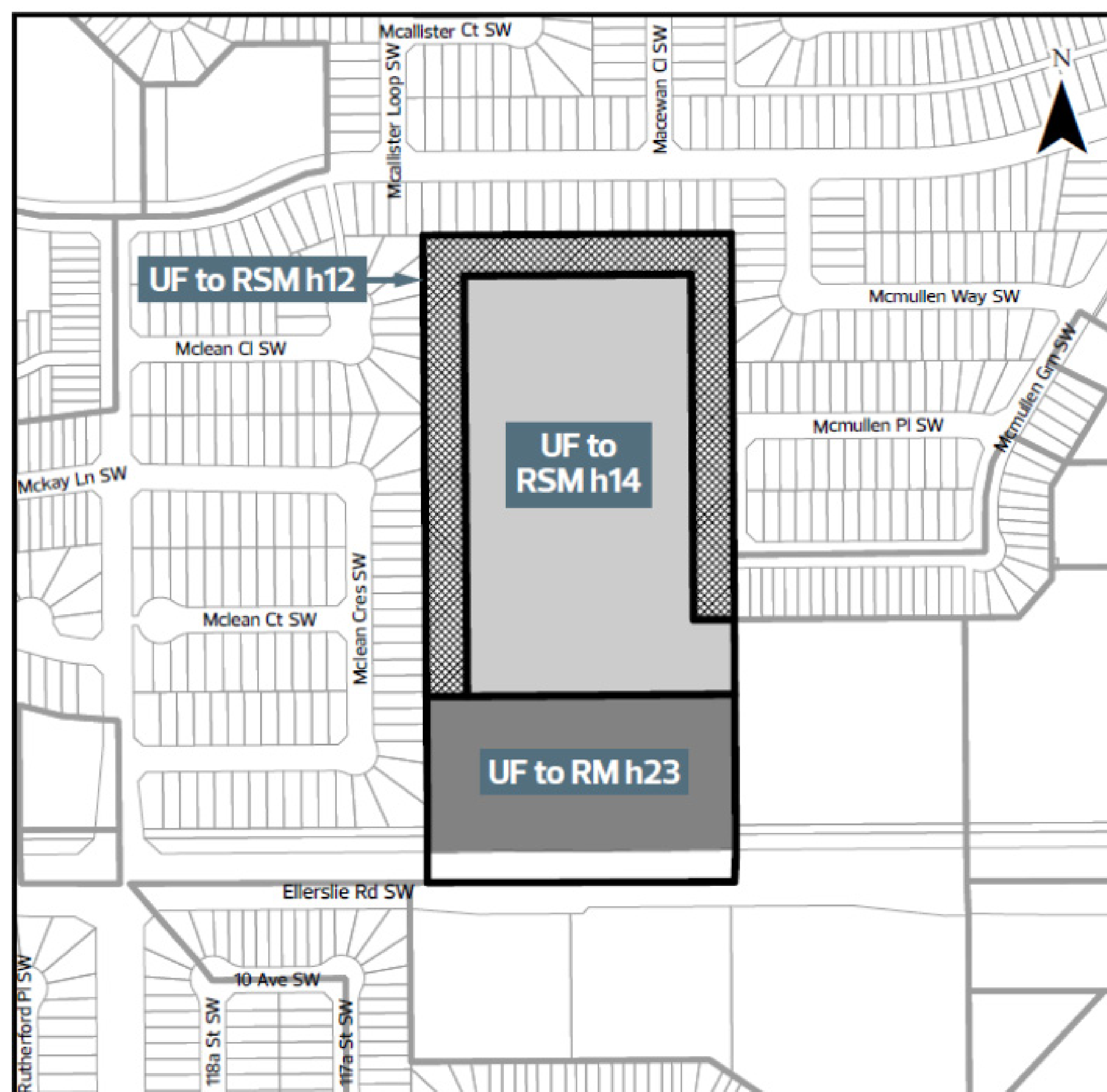
Example of development allowed by the RM h23 Zone

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Revised Rezoning



PROPOSED REZONING – MacEwan

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To: Small-Medium Scale Transition Residential Zone (RSM h12)
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-  From: Urban Facilities Zone (UF)
To: Medium Scale Residential Zone (RM h23)



Map Created: October 15, 2025

File: LDA25-0223

RSM h12:

- + Small scale residential including row housing and multi-unit housing.
- + A maximum height of 12 metres (approx. 3 storeys).
- + A maximum site coverage of 60%.
- + A minimum density of 45 dwellings/ha.



Example of development allowed by the RSM h12 Zone

RSM h12



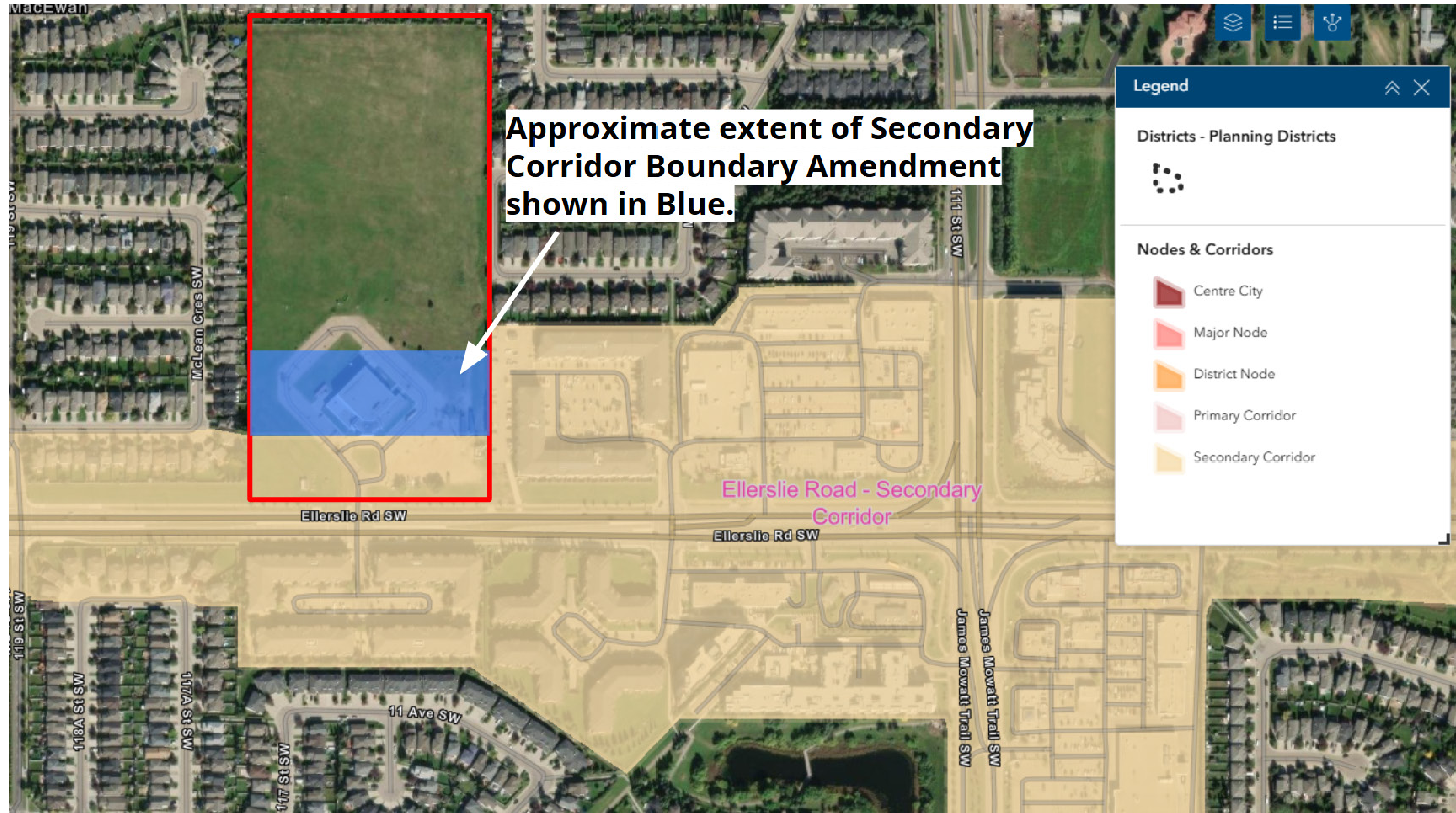
Image comparing development allowed by RSM h12 and RM h23 Zones

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Aerial Image showing Proposed Amendment to the Ellerslie Road Secondary Corridor

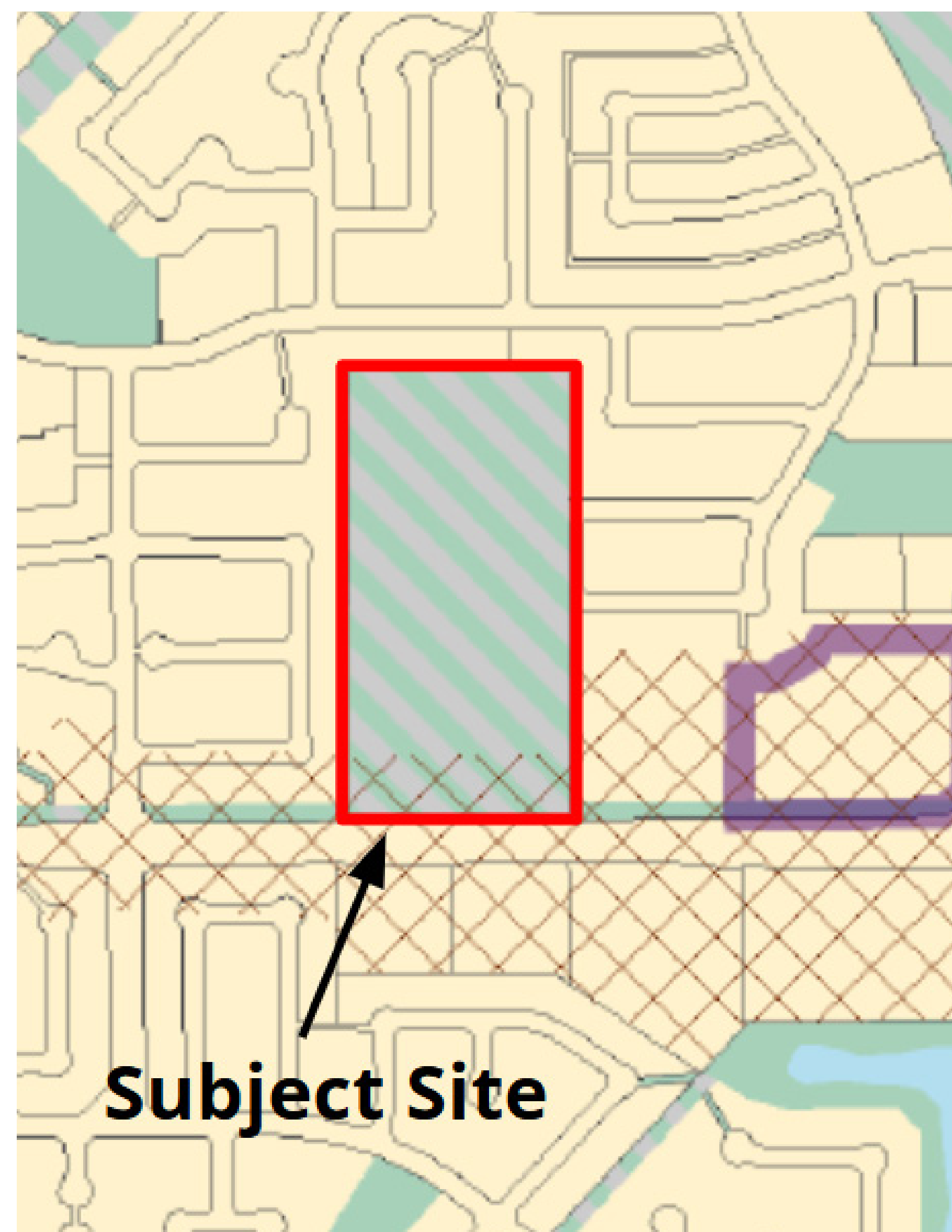


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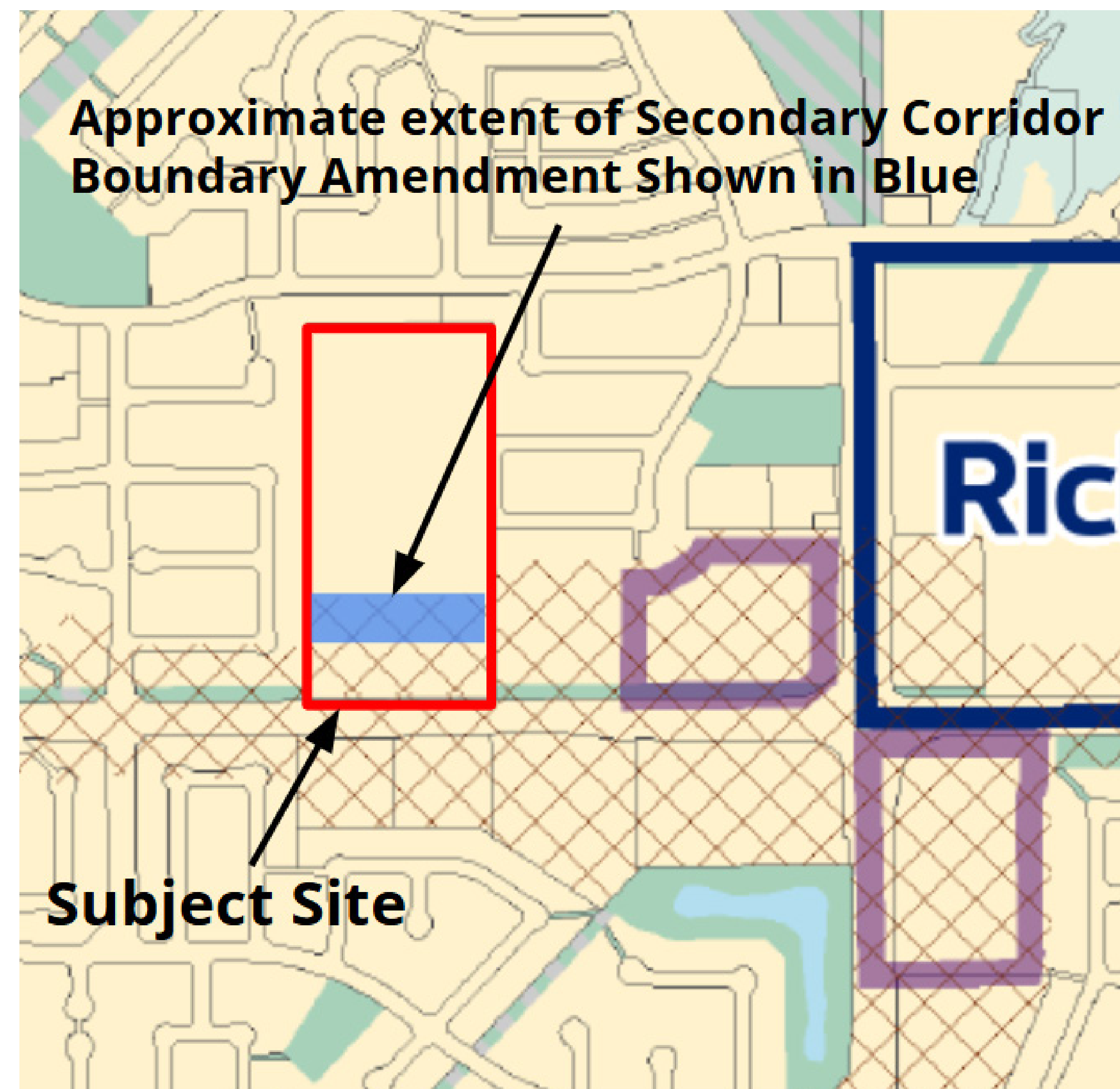
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Current / Approved District Plan Land Use Map



Proposed Amendment: Urban Service to Urban Mix and Secondary Corridor boundary change



General Information	
	Municipal Boundary
	Adjacent Jurisdiction Boundary
	District Plan Boundary
	Plan in Effect - Area Structure Plan/ Area Redevelopment Plan*
	Plan in Effect - Other*
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
Planned Municipal Park**	
	Small (<3 ha)
	Medium (3 ha - 10 ha)
	Large (>10 ha)
Development Areas	
	Node or Corridor Area
	Non-Residential Intensification Area
Design Influences	
	Large Site
	Commercial Frontage

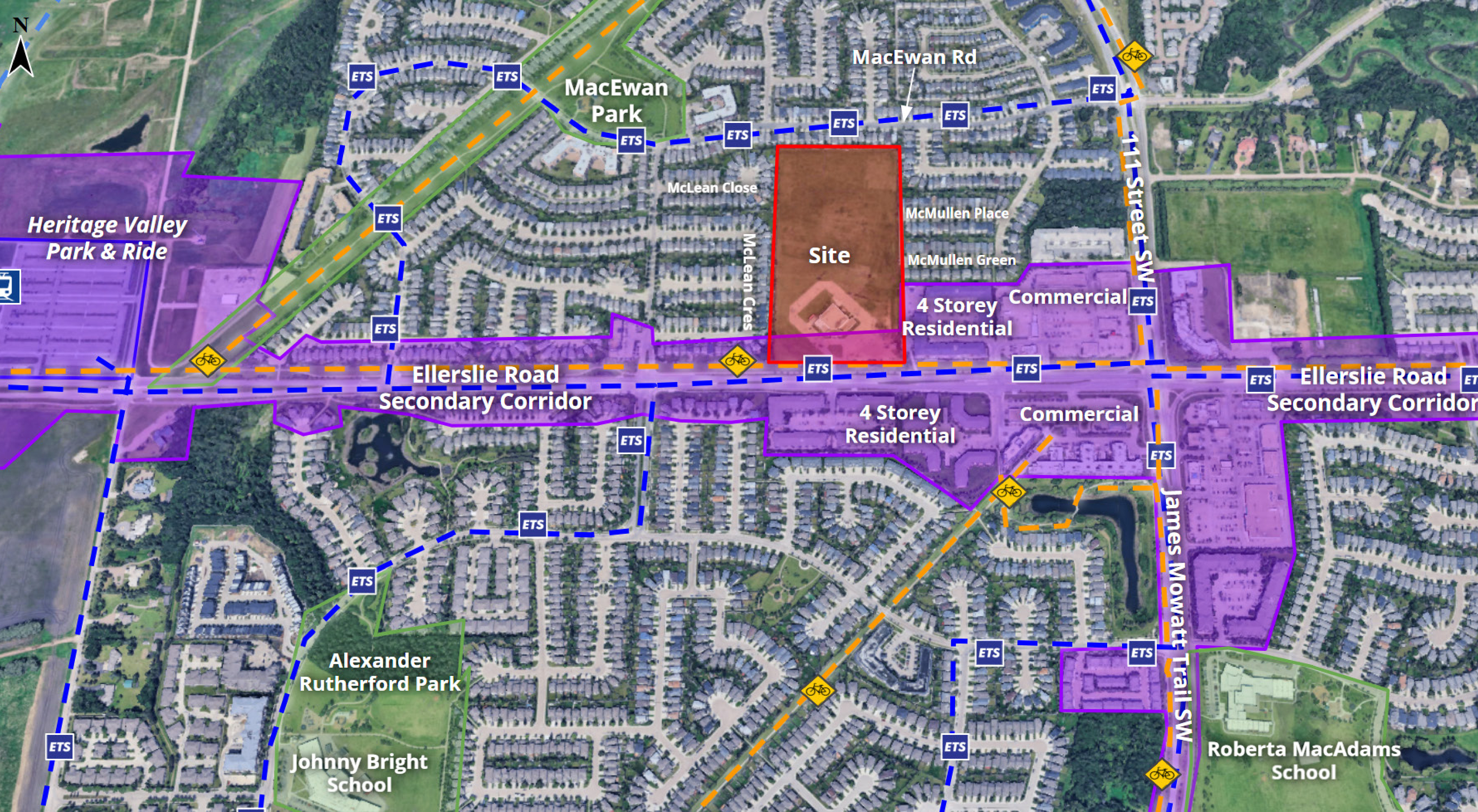
- + The existing Urban Service designation allows uses such as institutions and community services.
- + The proposed Urban Mix designation allows a mixture of uses including residential and commercial.

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Site Context

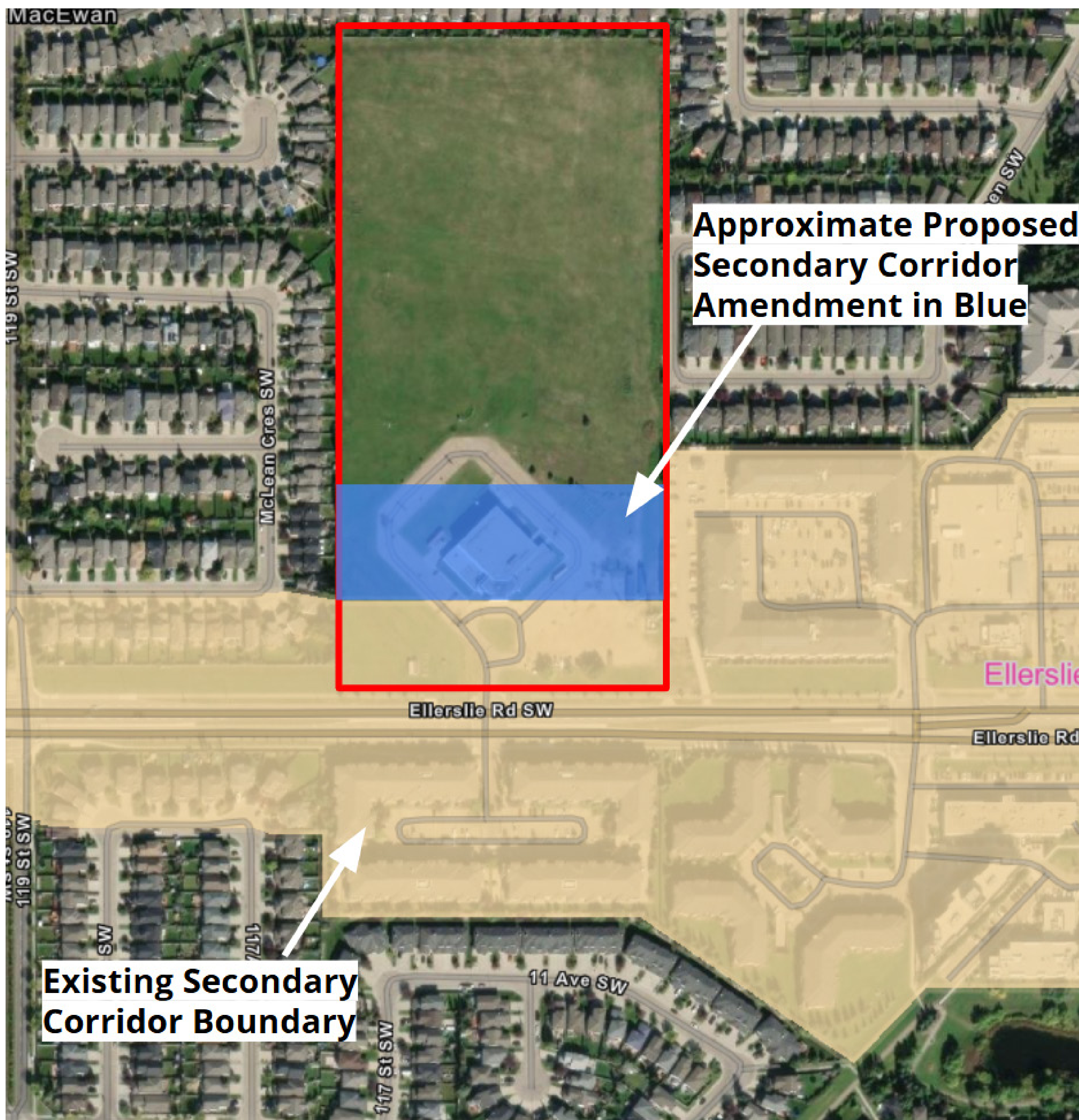


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Overview of Applicable Planning Policies



When reviewing the policies it is important to remember:

- + The site is along a secondary corridor; and
- + The following policy definitions and type/scale of development allowed by the proposed zones:

Small Scale:

- + Buildings 3 storeys or less.
- + Development allowed by the RSM h12 is considered Small Scale.

Low Rise:

- + Buildings 4 storeys high.
- + Development allowed by the RSM h14 is considered Low Rise.

Mid Rise:

- + Buildings from 5 to 8 storeys.
- + Development allowed by the RM h23 is considered Mid Rise.

Transition Zones:

- + The scale of development in the RSM h14 and RSM h12 zones is intended to act as a transition to smaller or larger scale development.

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An isometric illustration of a city street scene. It features various buildings in shades of blue and yellow, a sidewalk with a scooter, a shop with a cash register and a shopping bag, and a street with a road sign. The style is modern and colorful.

Overview of Applicable Planning Policies

2.4.7.1 Support Low Rise development throughout Secondary Corridors.

2.4.7.2 Support Mid Rise development within Secondary Corridors along Arterial Roadways and Collector Roadways.

Policy 2.5.2.3 Support development at the edges of Nodes and Corridors that provides transition to the scale of the surrounding development.

Policy 2.5.2.4 Support Small Scale housing in Urban Mix areas outside of Nodes and Corridors.

Policy 2.5.2.6 Support Low Rise development (residential, commercial or mixed use) in locations outside of Nodes and Corridors...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.

Policy 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,
- Adjacent to a site zoned for greater than Small Scale development.

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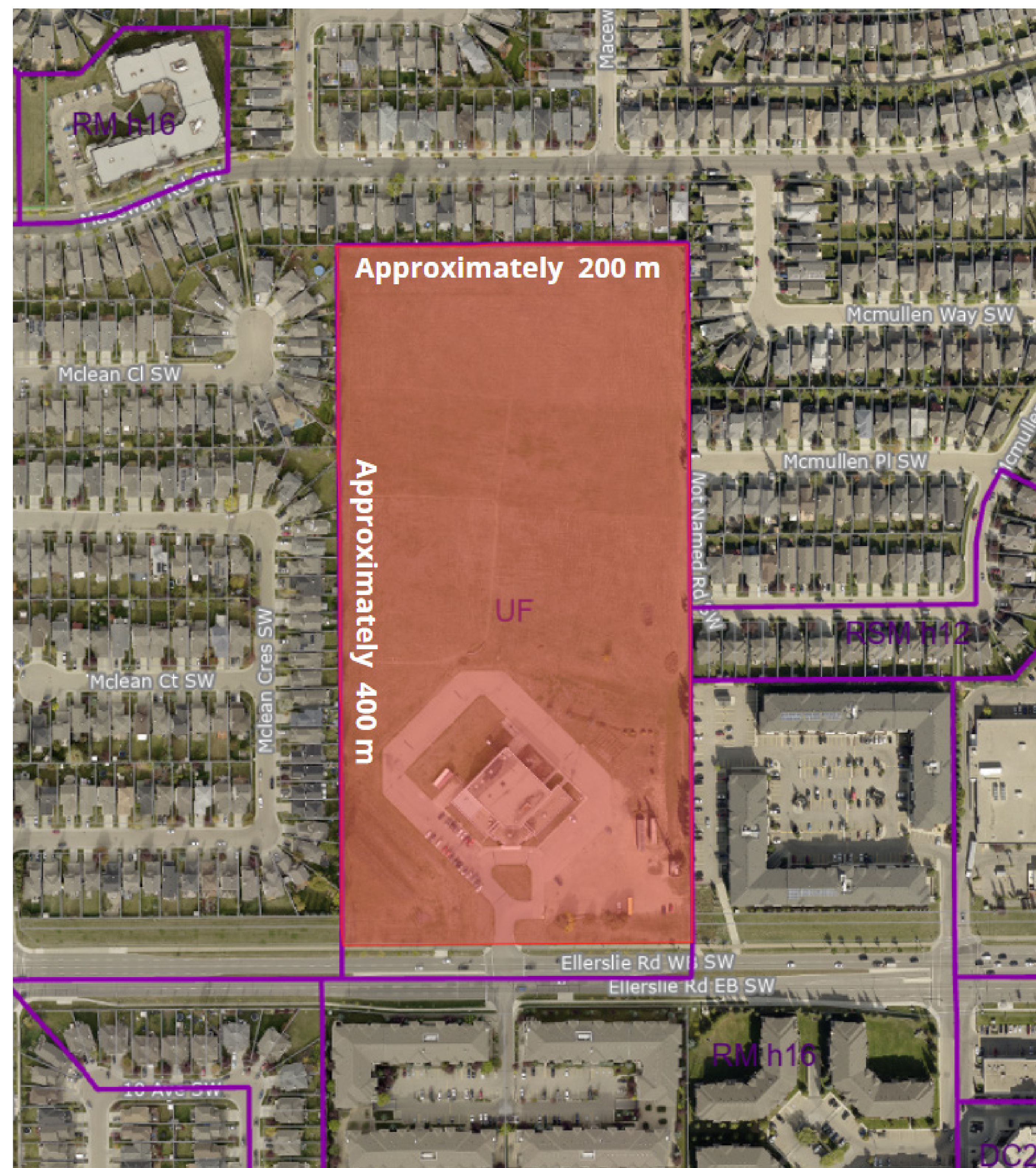
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Map Created: October 15, 2025

File: LDA25-0223

Revised Rezoning



Aerial Image of Site

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