

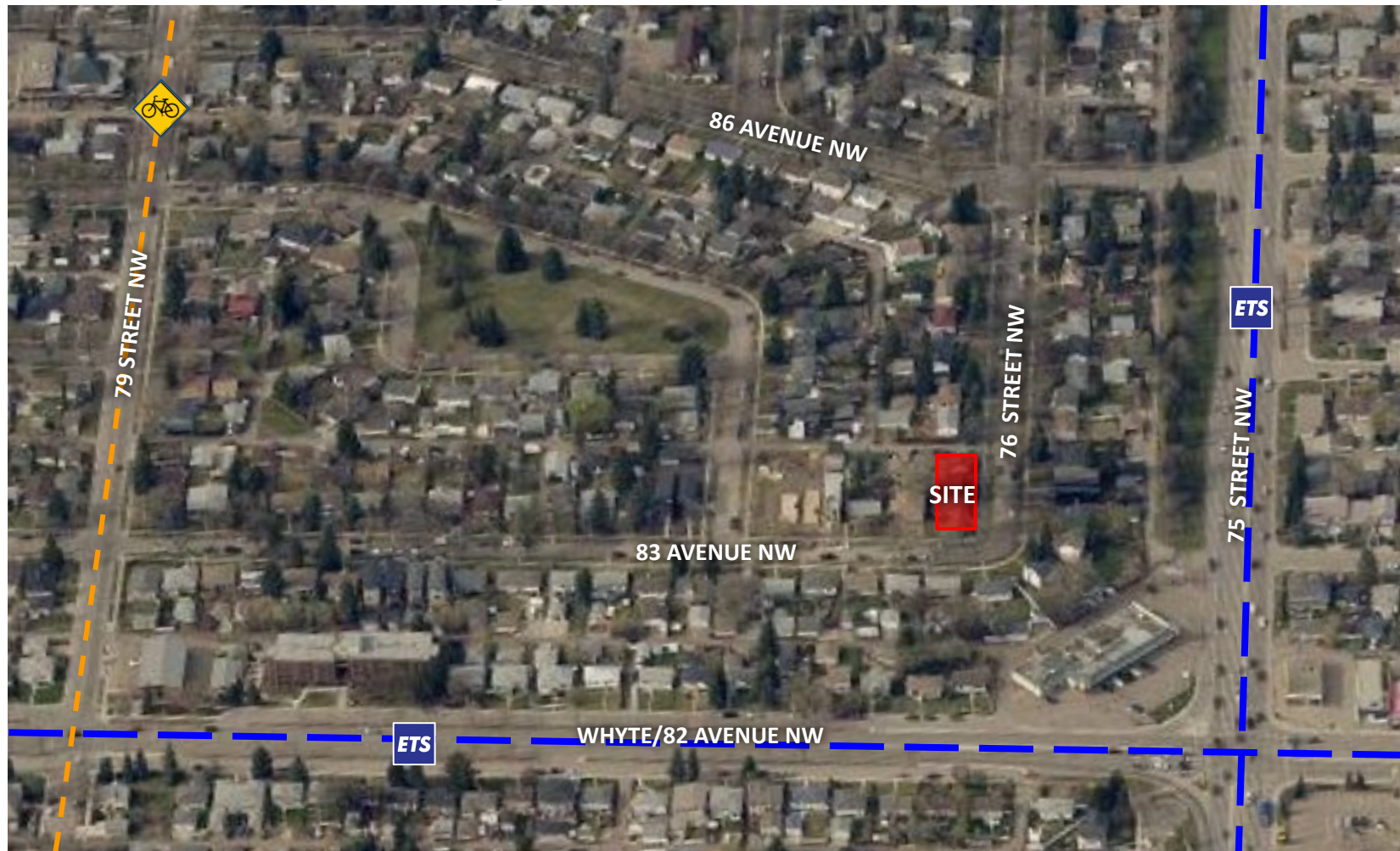


ITEM 3.17 - IDYLWYLDE
CHARTER BYLAW 19768

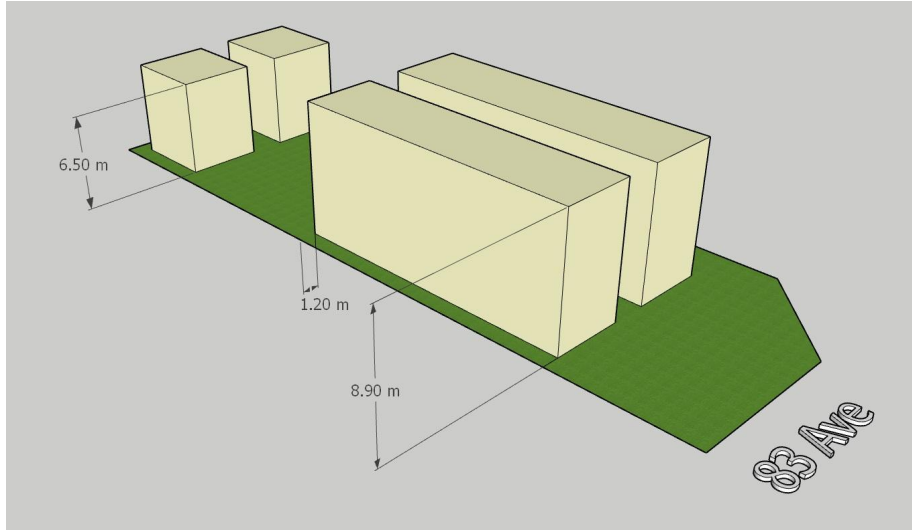
DEVELOPMENT
SERVICES
JULY 6, 2021

Edmonton

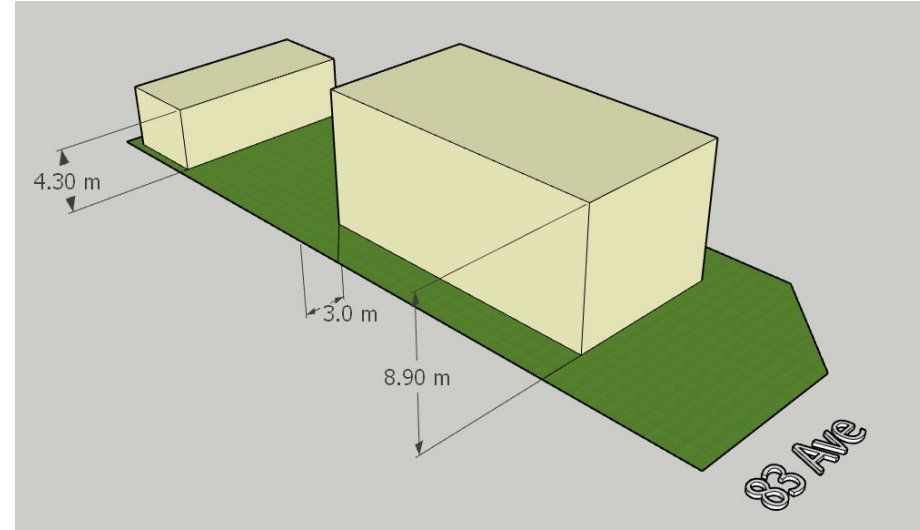
Site and Surrounding Context



3 Built Form Comparison



RF1
Single Detached



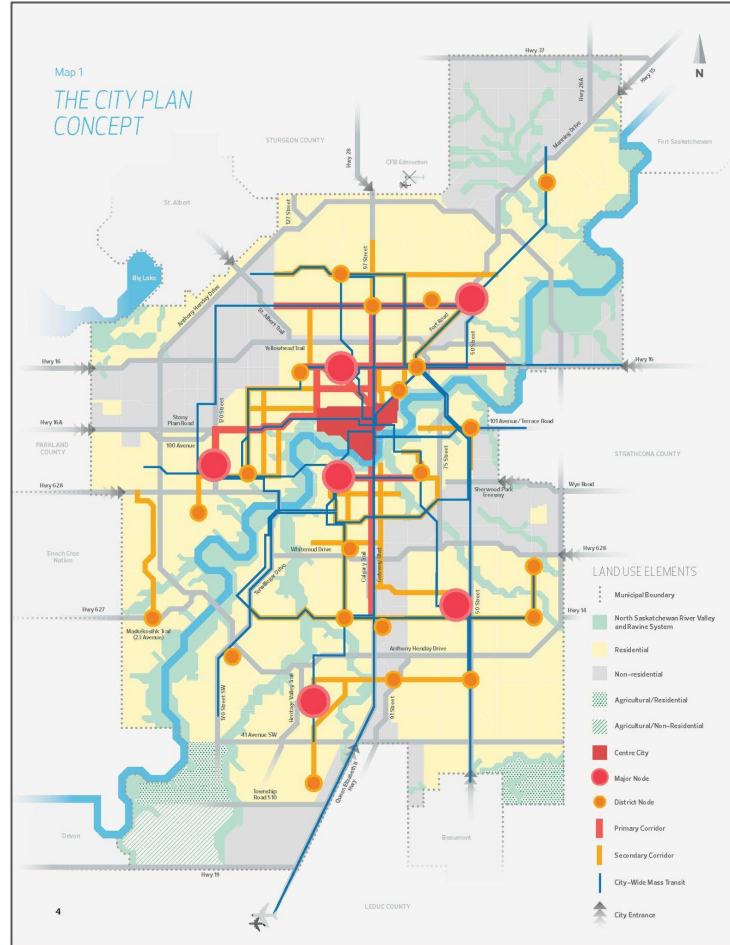
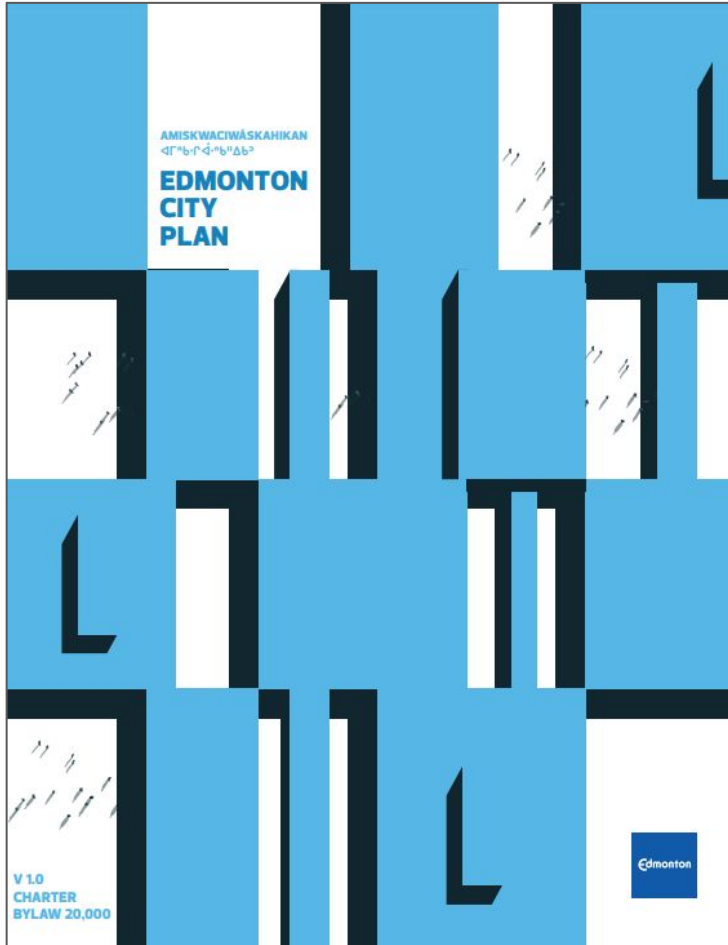
RF3
Multi-unit

4 Zone Comparison

	RF1 + MNO <i>Existing</i>	RF3 + MNO <i>Proposed</i>
<u>Principal Building</u>	Single or Semi Detached Housing	Multi-Unit Housing
Height	8.9 m	
Front Setback <i>83 Ave</i>	~ 6.0 m	
Interior Side Setback	1.2 m	3.0 m
Flanking Side Setback	1.2 m (subdivided) 3.0 m (not subdivided)	2.0 m
Rear Setback	~ 19.7 m	
Site Coverage	40%	45%
Maximum Dwelling Units	Two (2) Principal Dwellings Two (2) Secondary Suites Two (2) Garden Suites	Four (5) Principal Dwellings Four (5) Secondary Suites Four (5) Garden Suites
<u>Accessory Building</u>	Detached Garage or Garden Suites	



City Plan



Community Feedback





ADMINISTRATION'S RECOMMENDATION: **APPROVAL**