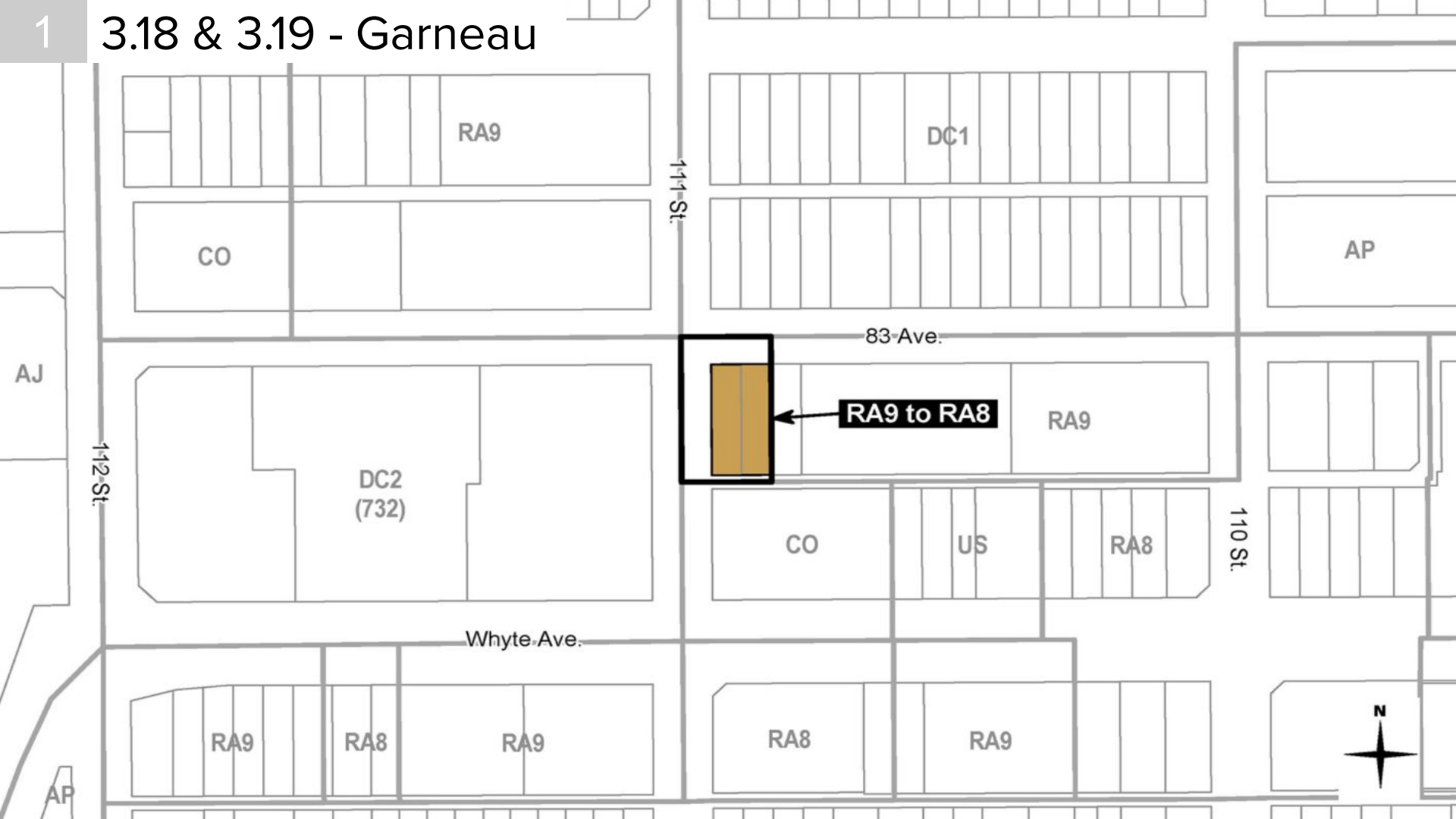
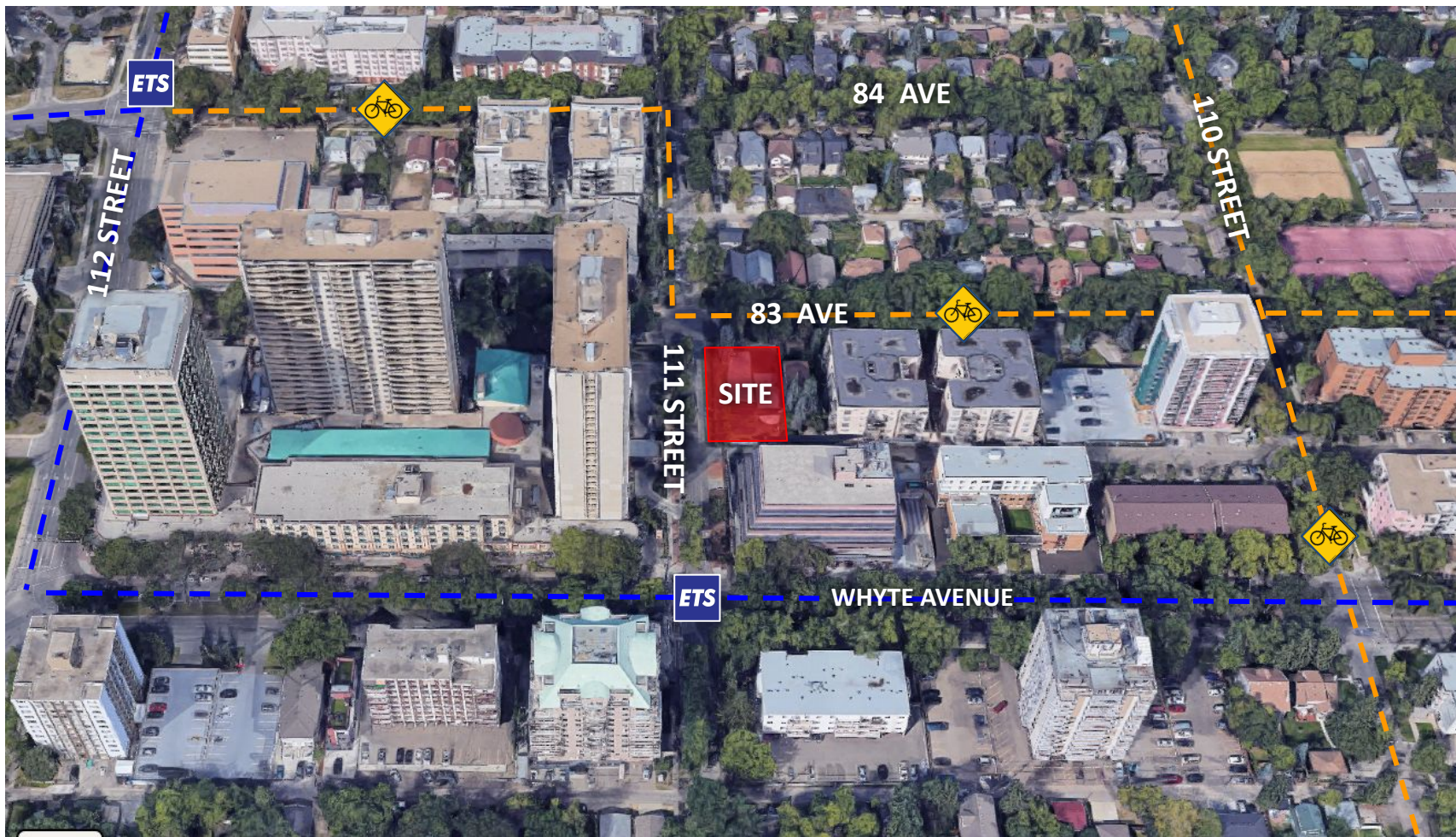


1 3.18 & 3.19 - Garneau

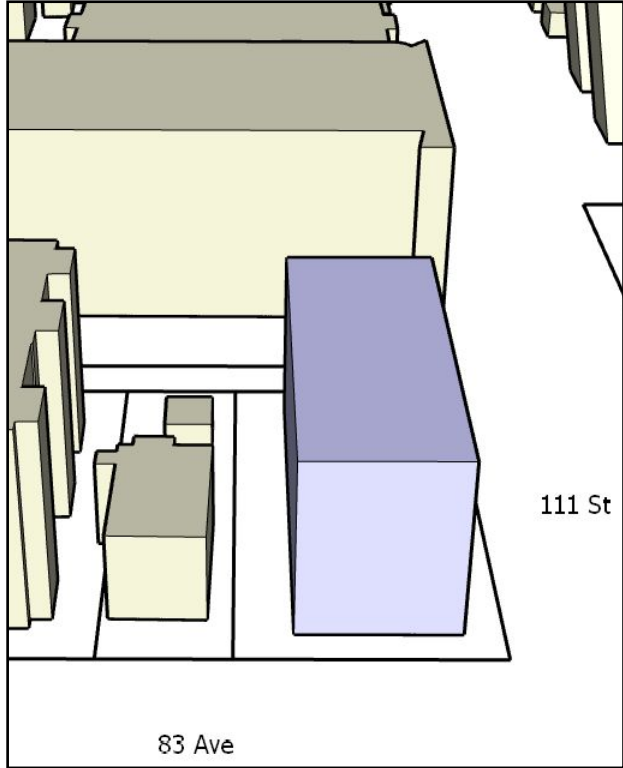




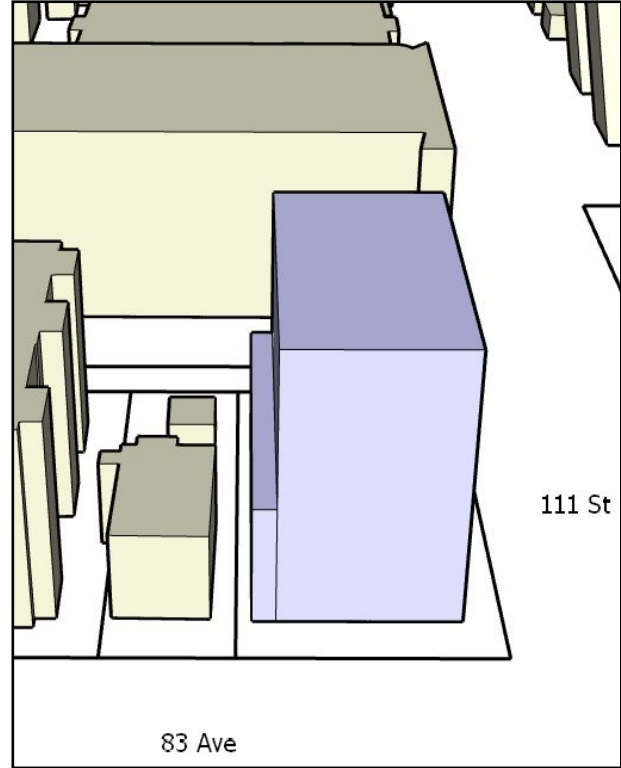
# 3 3.18 & 3.19 - Garneau

	<b>RA9 Zone + HRO</b> <i>Current</i>	<b>RA8</b> <i>Proposed</i>
<b>Maximum Height</b>	15.0 - 17.5 m	23.0 m
<b>Maximum Floor Area Ratio (FAR)</b>	2.3 - 3.2	3.0 - 3.3
<b>Maximum Density</b>	10-23 Dwellings	No Max (Minimum 6 Dwellings)
<b>Minimum Setbacks</b>		
<b>North</b>	3.0 m	4.5 m
<b>West</b>	3.0 m	3.0 m
<b>South</b>	3.0 m	7.5 m
<b>East</b>	4.5 m	1.2 - 3.0 m

4 3.18 & 3.19 - Garneau

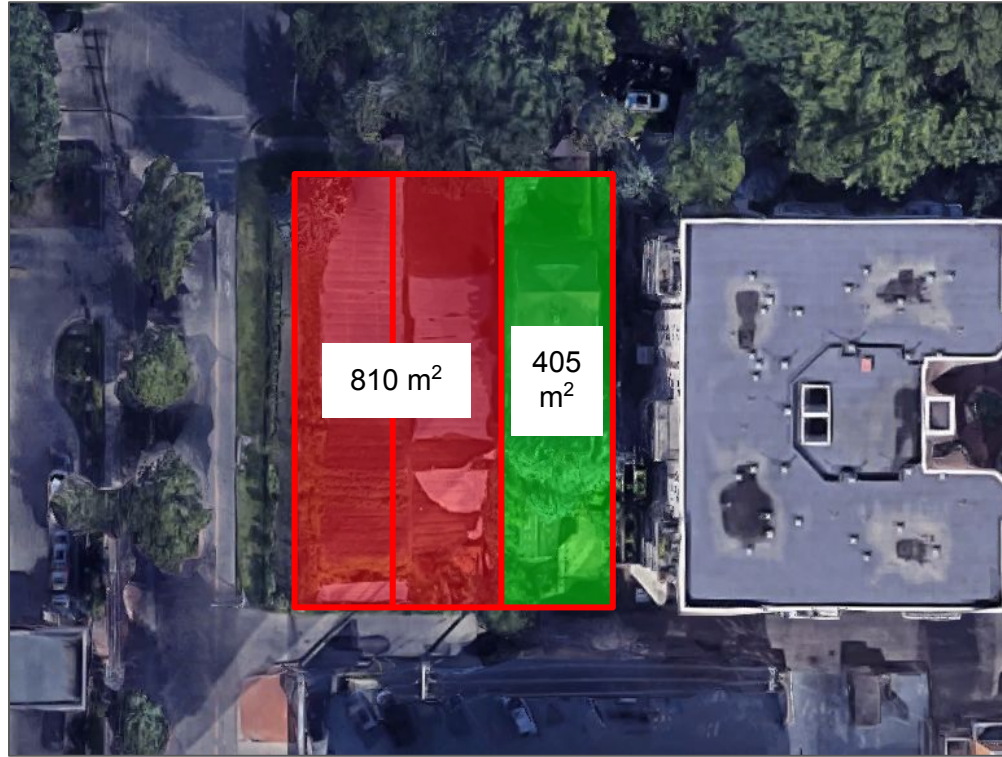


Current  
Potential RA9 Built Form



Proposed  
Potential RA8 Built Form

Looking South



 Rezoning Site

 Potential Isolated Lot

High Rise Residential Overlay Section 816.3.3(a)

“A proposed development for Residential Uses or residential-related Uses shall not isolate an adjacent Site with a Site Area less than 1800 m<sup>2</sup>.”



 Rezoning Site

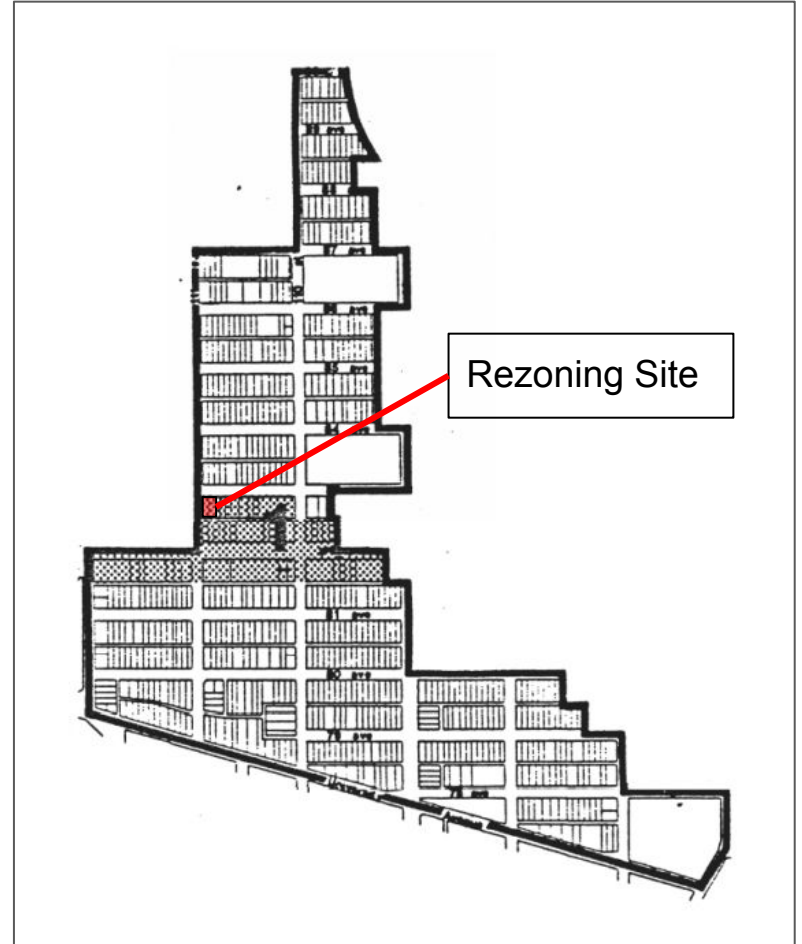
 Potential Isolated Lot

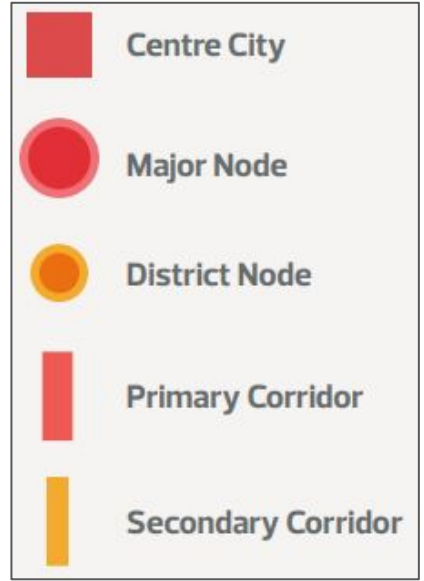
High Rise Residential Overlay Section 816.3.3(a)

“A proposed development for Residential Uses or residential-related Uses shall not isolate an adjacent Site with a Site Area less than **1800 m<sup>2</sup>**.”

Garneau ARP Policy 5.1

“Future Residential Redevelopment Adjacent to Whyte Avenue and West of 109 Street will be Medium Rise Apartments which do not exceed 6 storeys and include apartments and stacked townhousing”

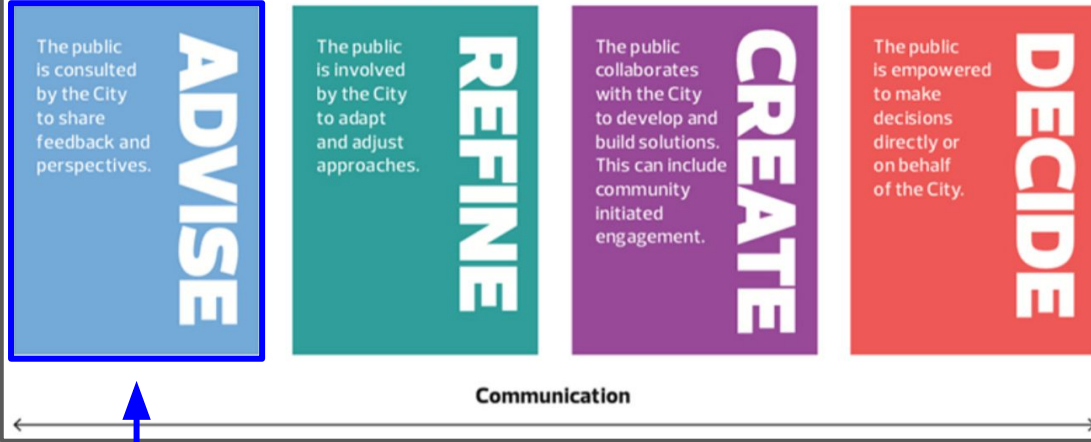






# The City of Edmonton's Public Engagement Spectrum.

Increasing influence of the public →





ADMINISTRATOR'S RECOMMENDATION: **APPROVAL**

