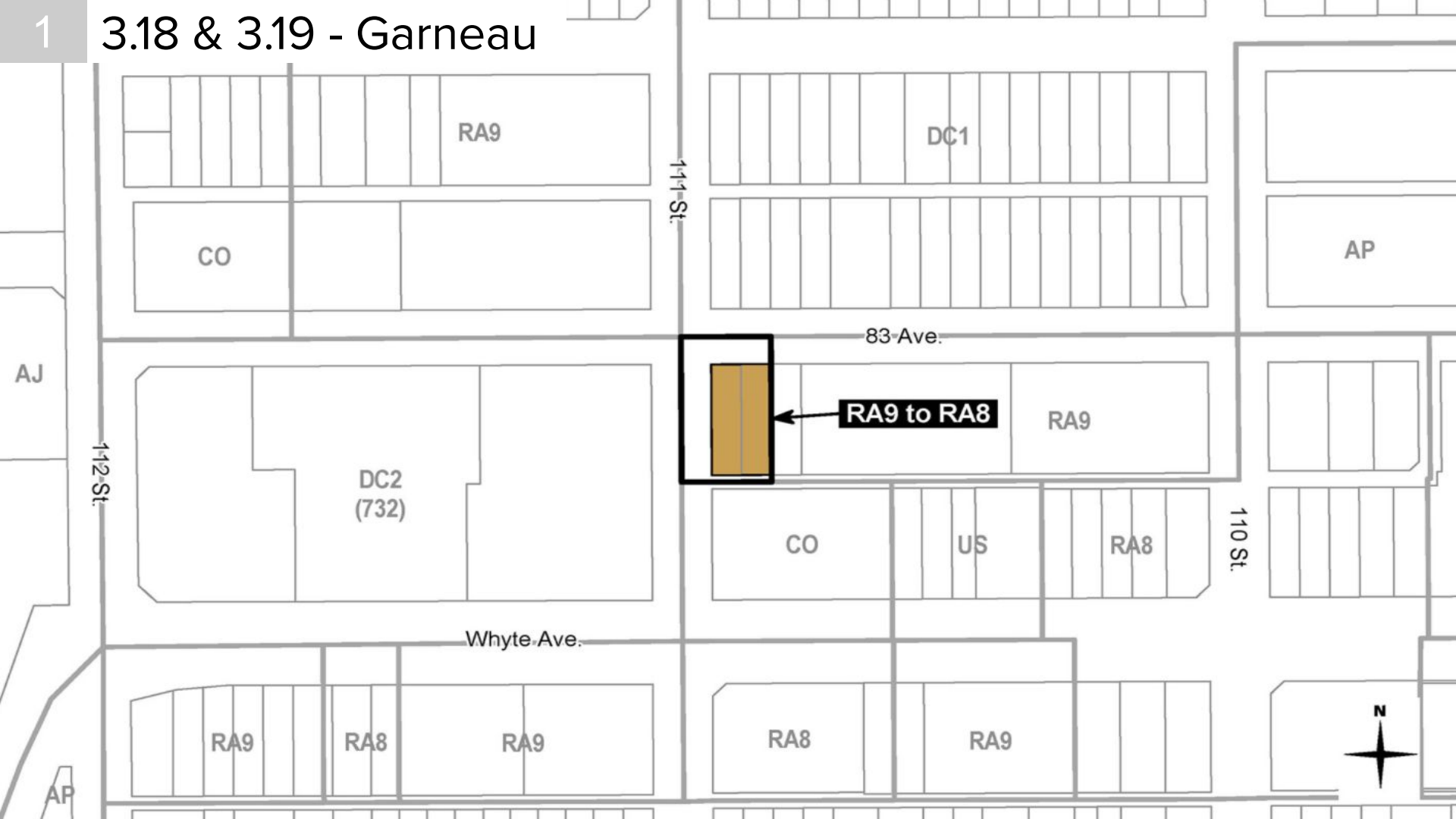
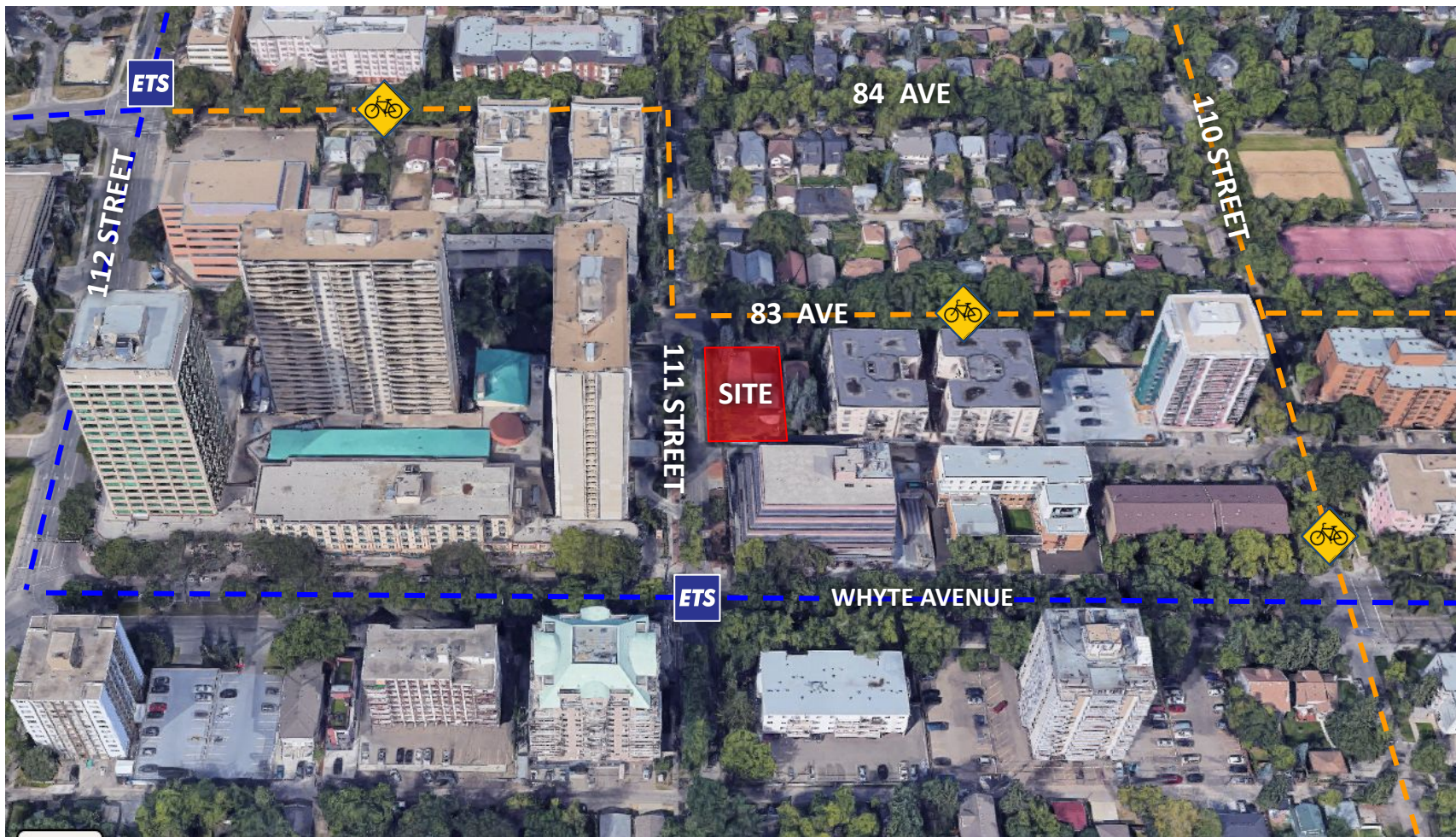


1 3.18 & 3.19 - Garneau



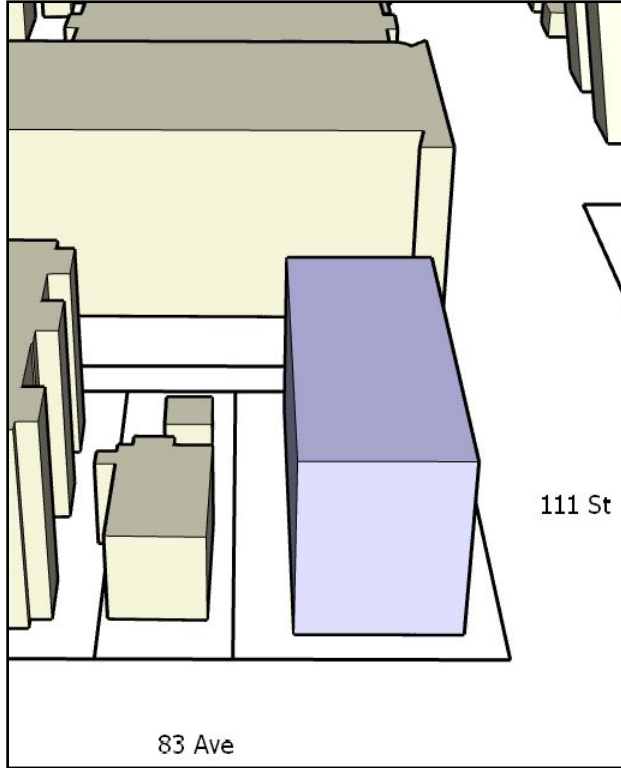
2 3.18 & 3.19 - Garneau



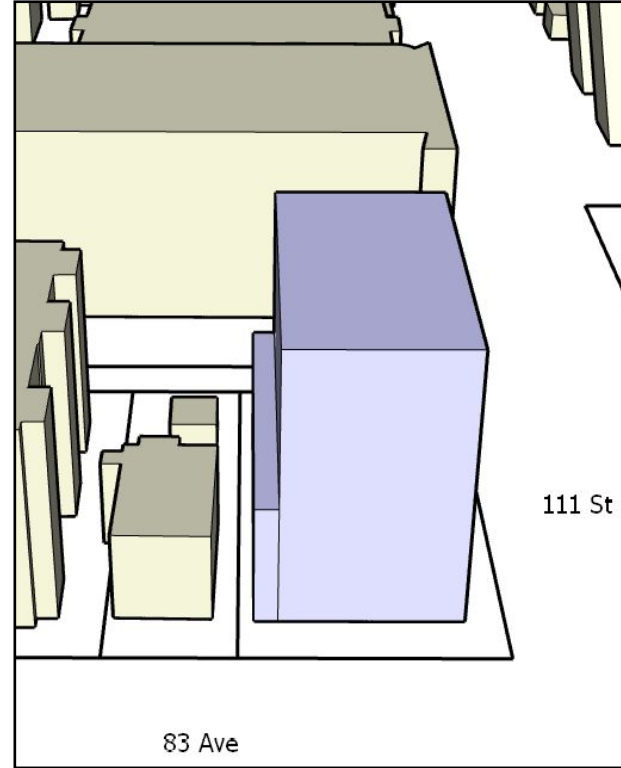
3 3.18 & 3.19 - Garneau

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

4 3.18 & 3.19 - Garneau

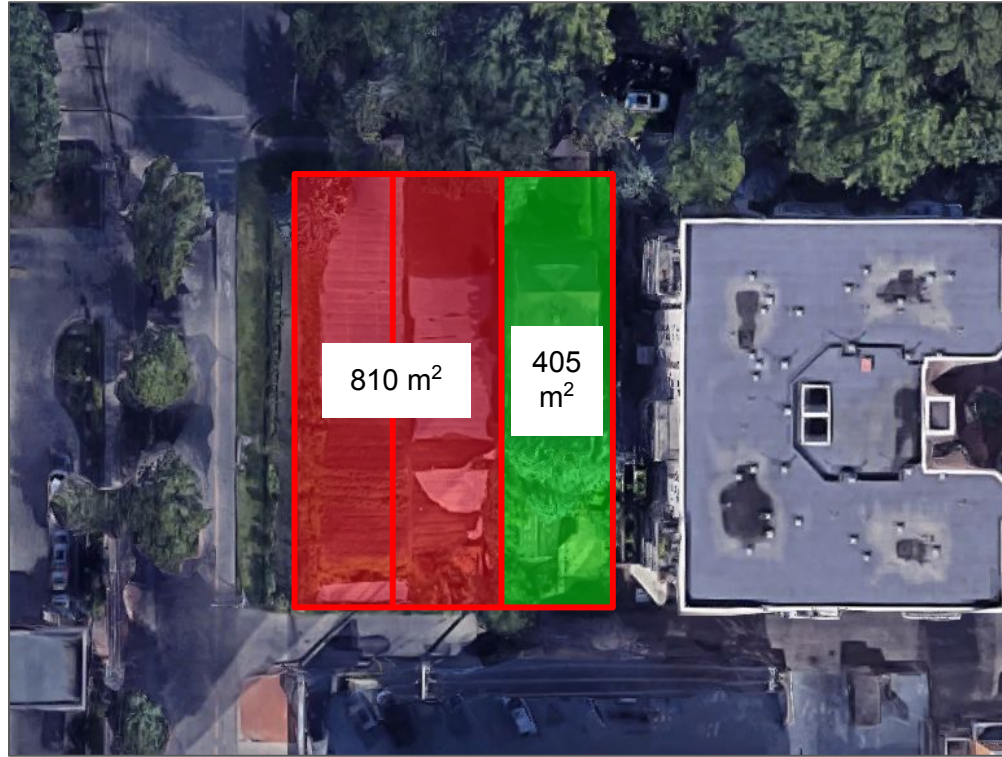


Current
Potential RA9 Built Form



Proposed
Potential RA8 Built Form

Looking South

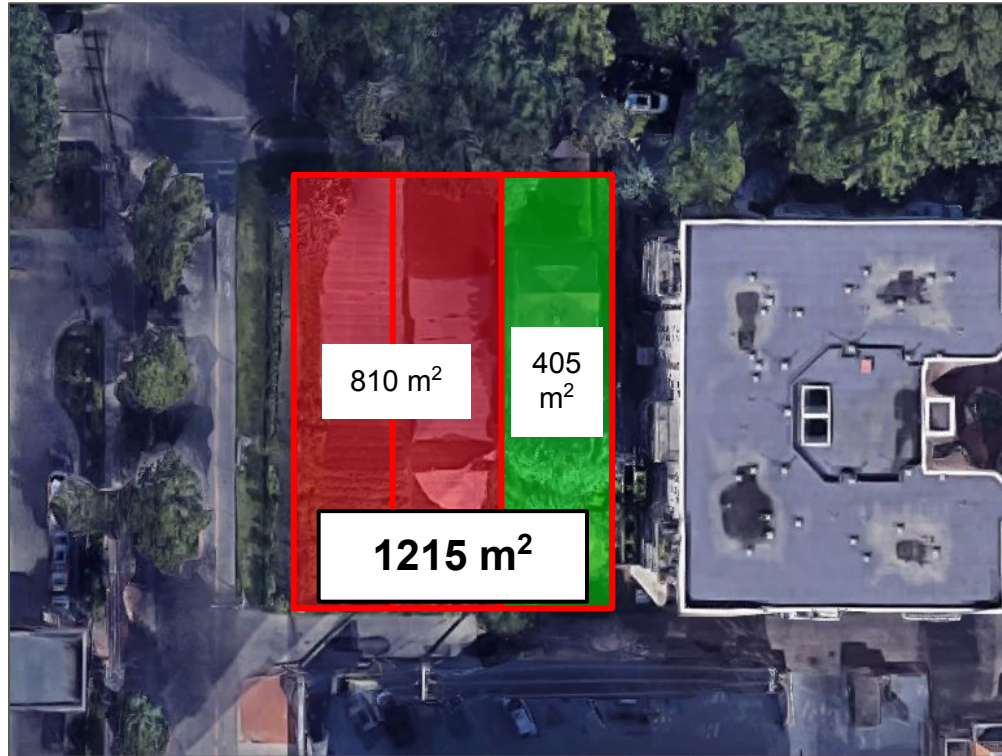


 Rezoning Site

 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 m².”



 Rezoning Site

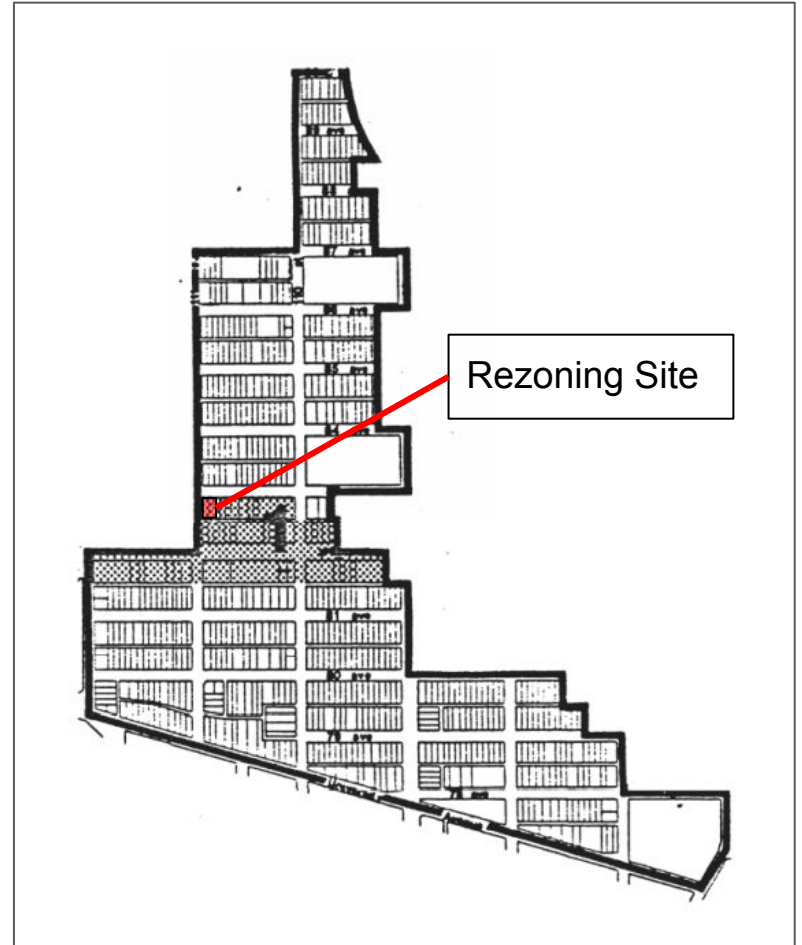
 Potential Isolated Lot

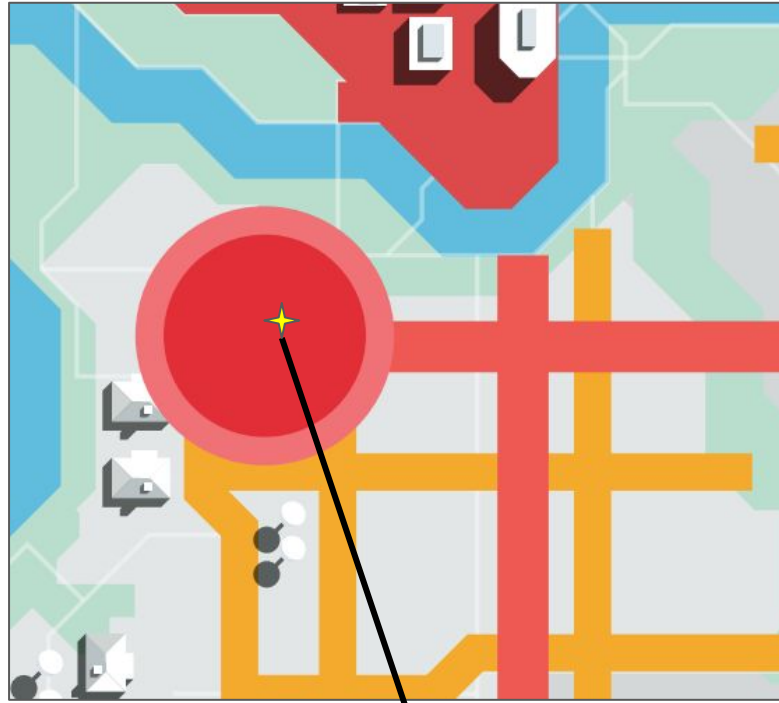
High Rise Residential Overlay Section 816.3.3(a)






“A proposed development for Residential Uses or residential-related Uses shall not isolate an adjacent Site with a Site Area less than **1800 m²**.”

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”



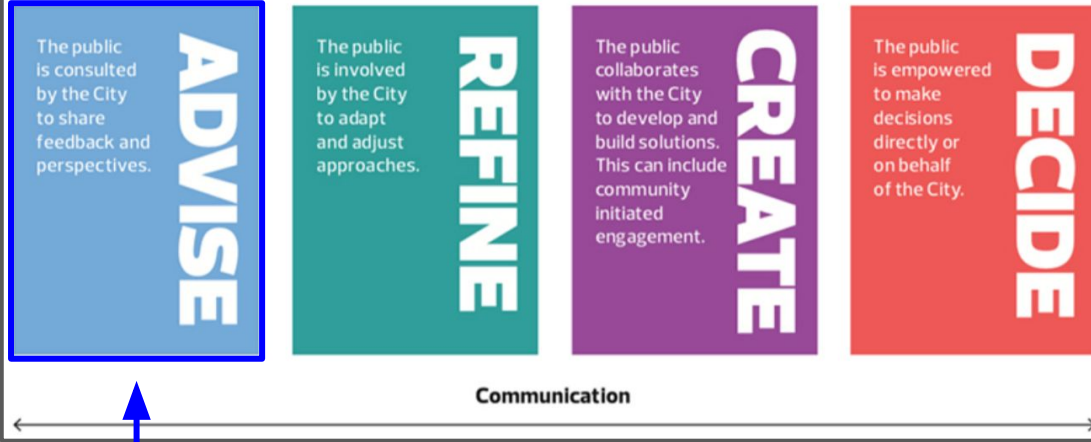


-  Centre City
-  Major Node
-  District Node
-  Primary Corridor
-  Secondary Corridor

Site

The City of Edmonton's Public Engagement Spectrum.

Increasing influence of the public →





ADMINISTRATOR'S RECOMMENDATION: **APPROVAL**