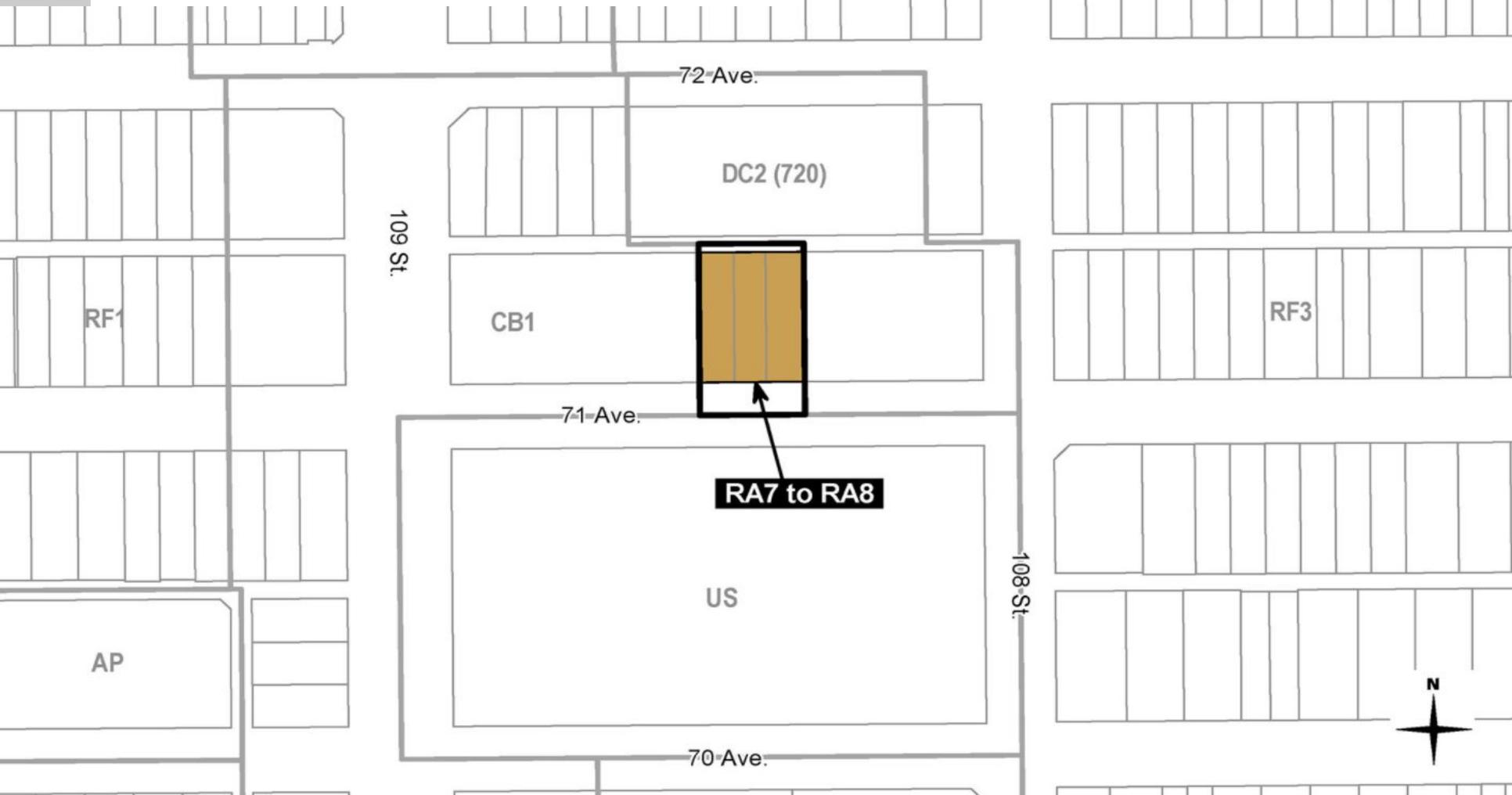
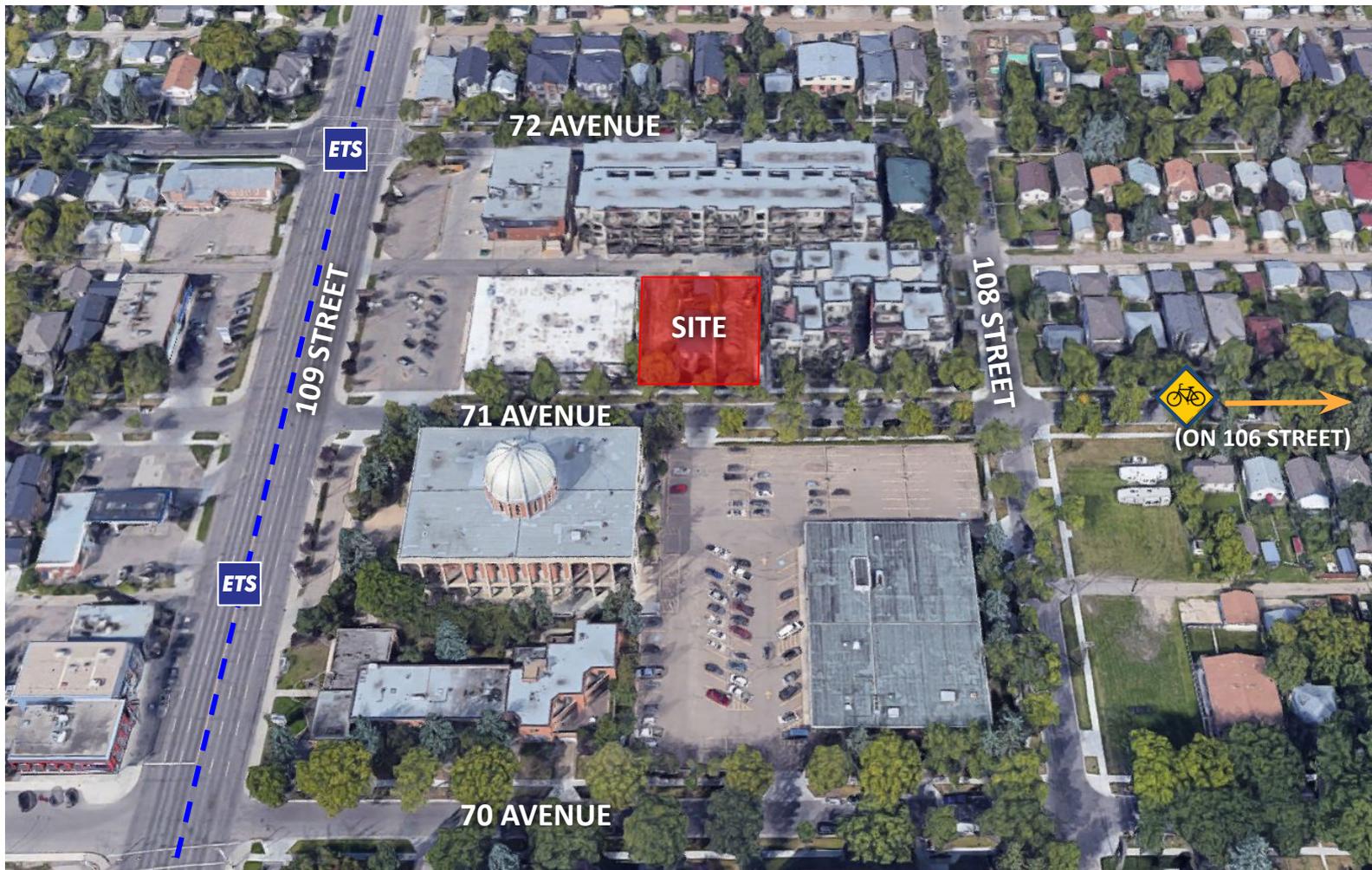


1 3.20 & 3.21 - Queen Alexandra



3.20 & 3.21 - Queen Alexandra



3.20 & 3.21 - Queen Alexandra

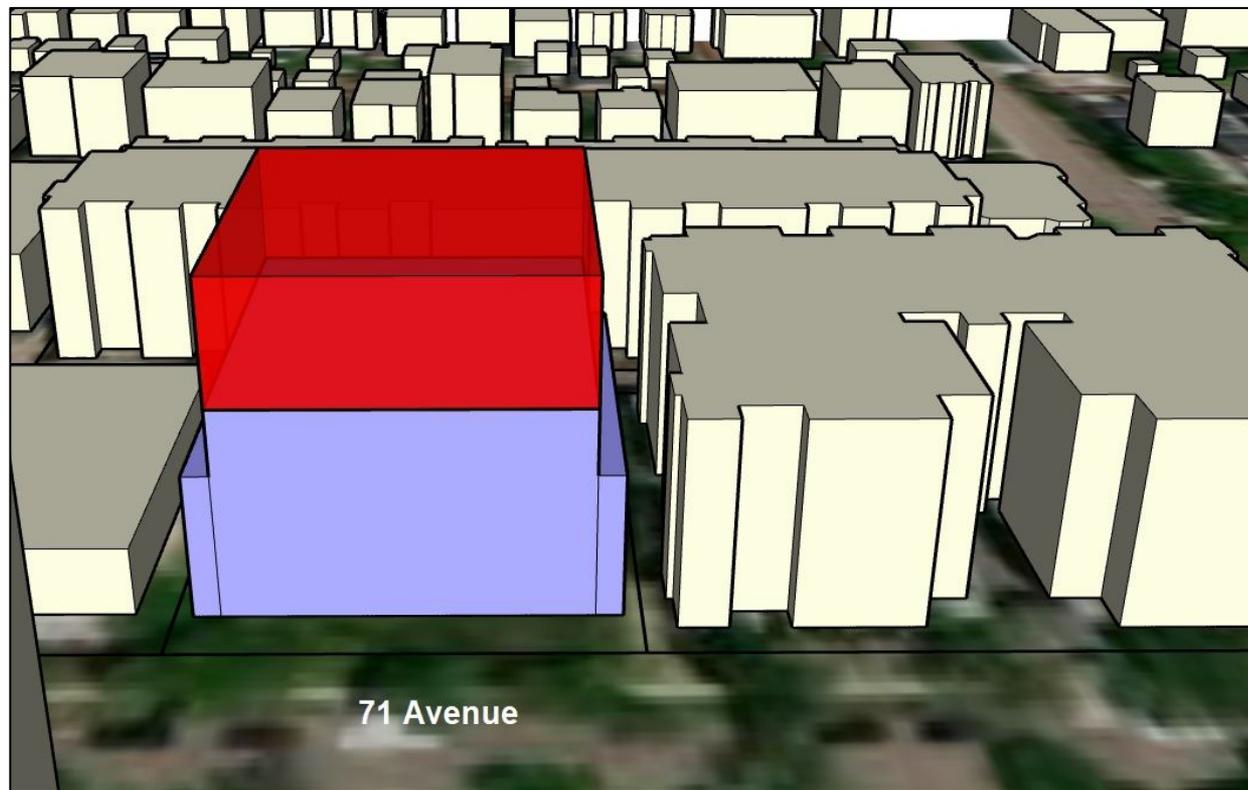
	RA7 Zone <i>(current)</i>	RA8 Zone <i>(proposed)</i>
<u>Principal Building</u>	Multi-unit Housing	Multi-unit Housing
Height (metres)	14.5 m flat roof/ 16.0 m pitched roof	23.0 m
Floor Area Ratio	2.3 - 2.5	3.0 - 3.3
Minimum Density	45 dwellings/hectare	75 dwellings/hectare
Commercial Uses	At ground level	At ground level
Minimum Setbacks		
North (rear)	7.5 m	7.5 m
East & West (interior)	1.2 m 3.0 m above 10.0 m in height	1.2 m 3.0 m above 10.0 m in height
South (front)	4.5 m	4.5 m

3.20 & 3.21 - Queen Alexandra



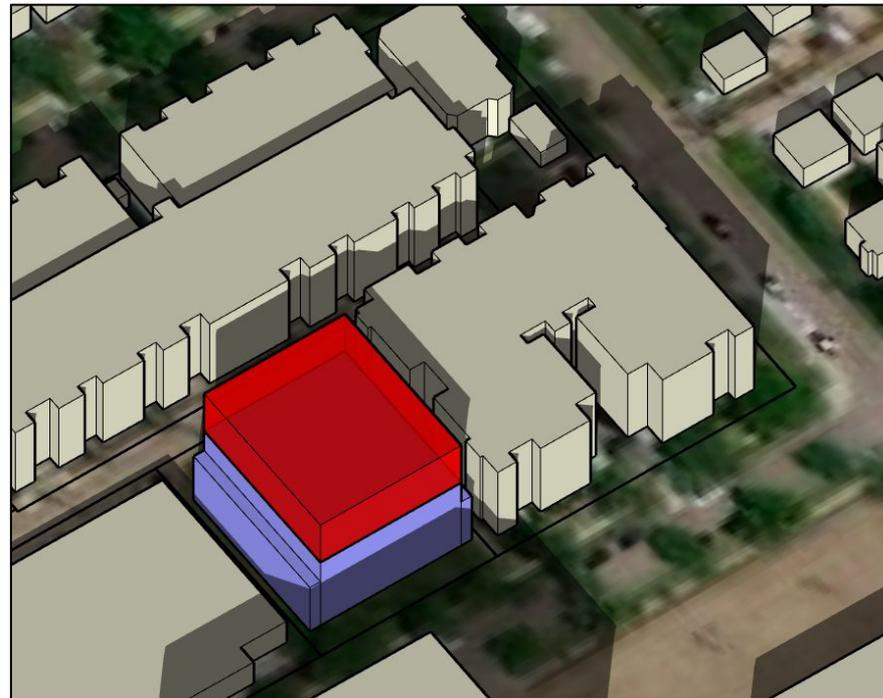
3.20 & 3.21 - Queen Alexandra

-  RA7 Massing
(4 Storeys)
-  Additional RA8 Massing
(6 Storeys)





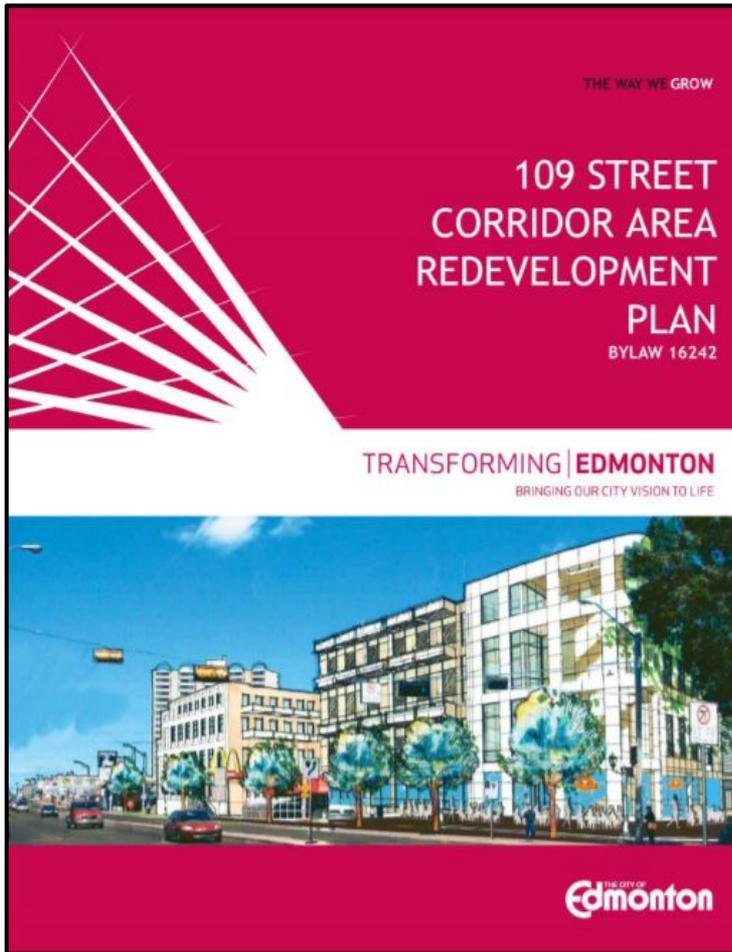
Current RA7



Proposed RA8

Mar/Sep 21, 2PM

3.20 & 3.21 - Queen Alexandra



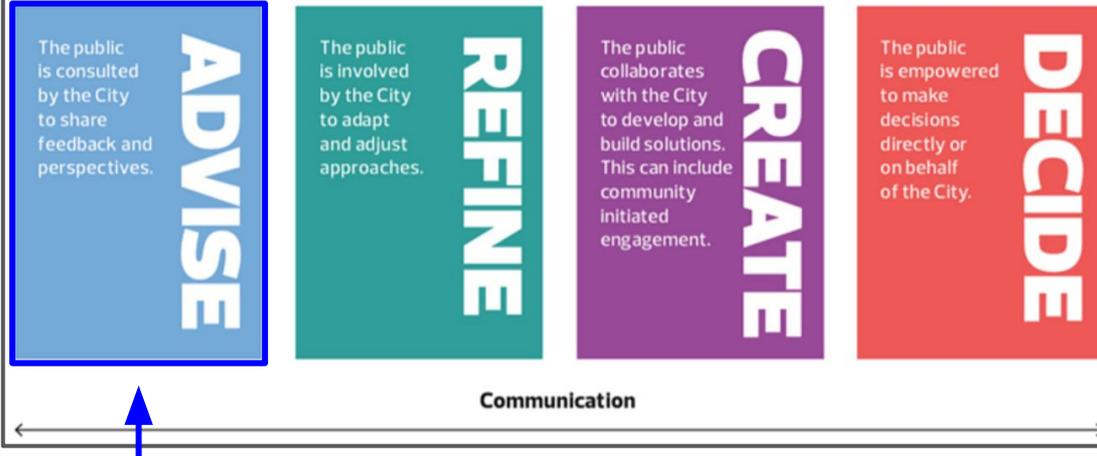
Map 2: Existing Land Use June 2013



Map 7: Medium Scale Residential District

The City of Edmonton's Public Engagement Spectrum.

Increasing influence of the public



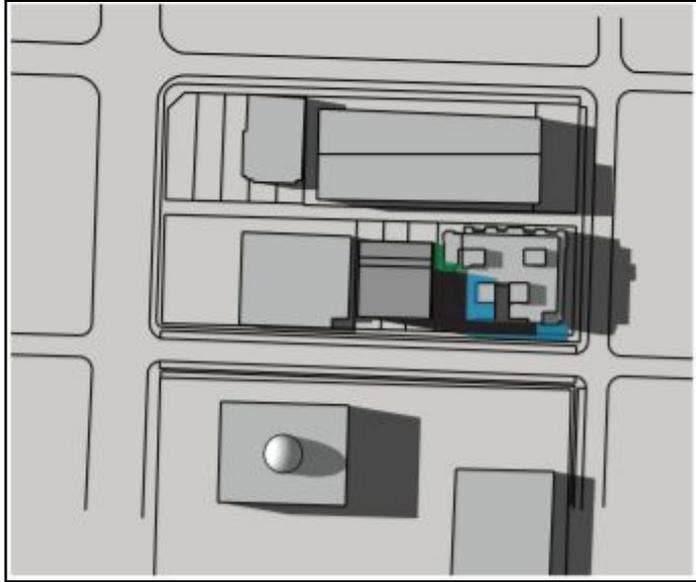
10 3.20 & 3.21 - Queen Alexandra



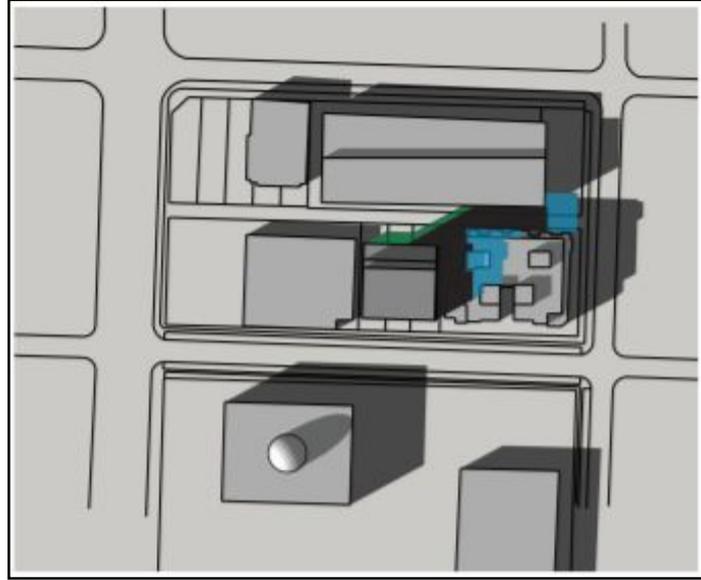
ADMINISTRATION'S RECOMMENDATION: **APPROVAL**

11 3.20 & 3.21 - Queen Alexandra

- RA8 Proposed Zoning
- RA7 Existing Zoning



5:00PM
June 21



3:00PM
March/September 21