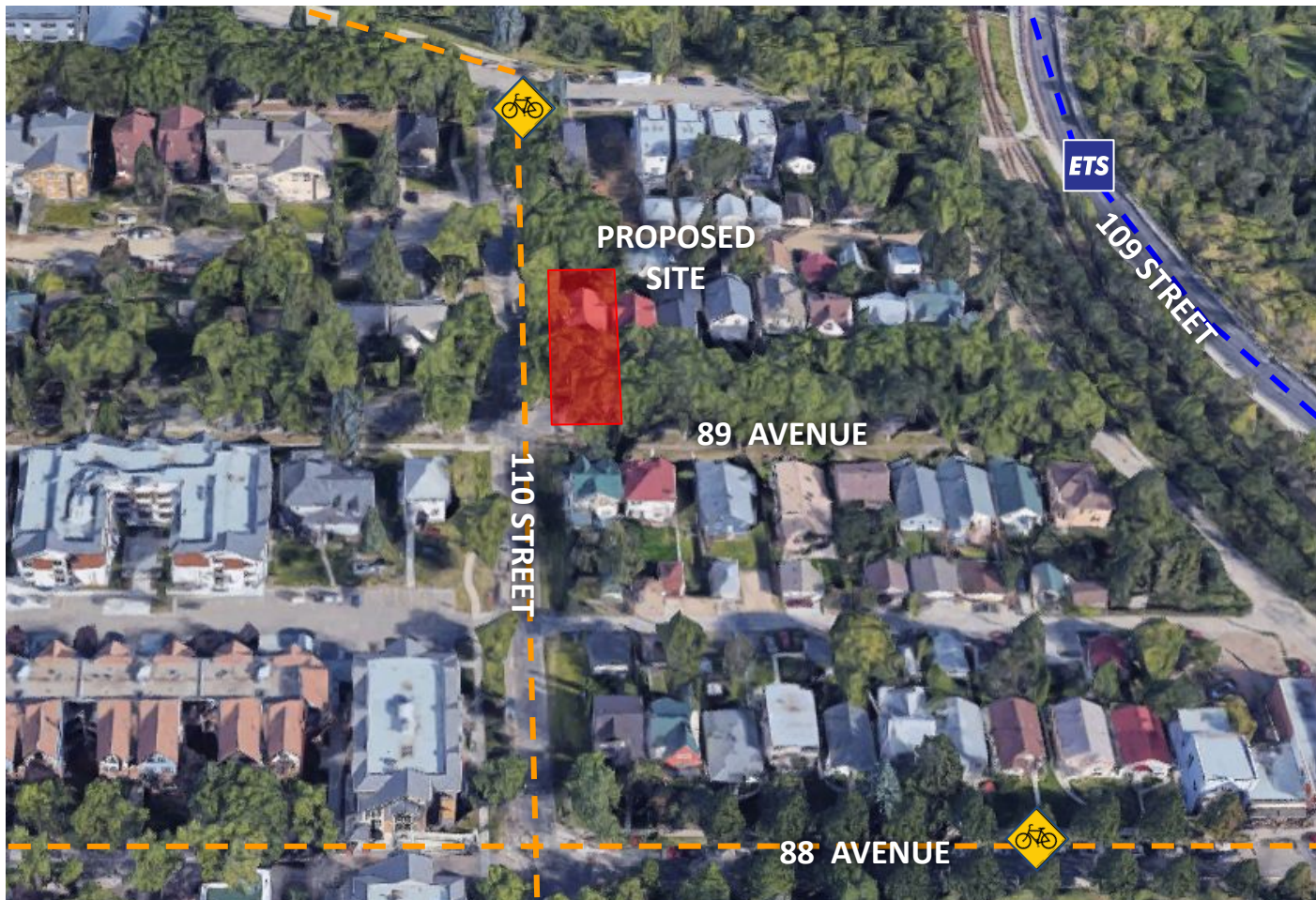


ITEMS 3.25 & 3.26 - GARNEAU
BYLAW 19788 & CHARTER BYLAW 19789

Development
Services
August 17, 2021

Edmonton



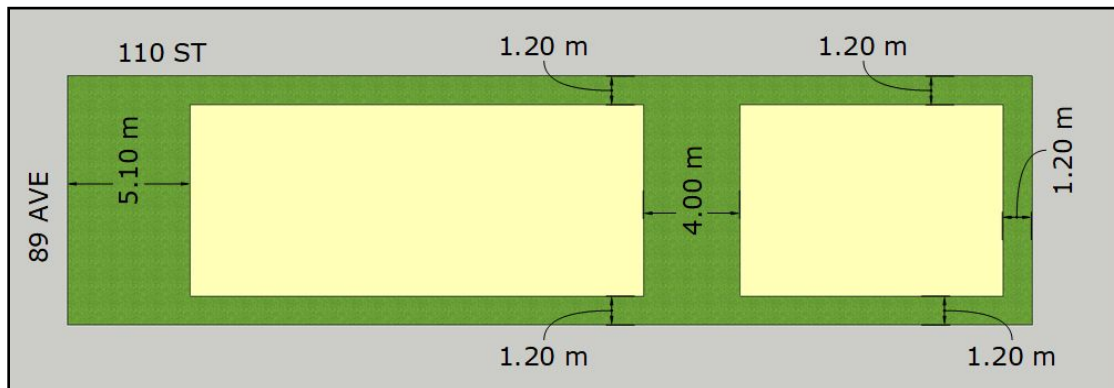
3 Cecil Burgess Residence



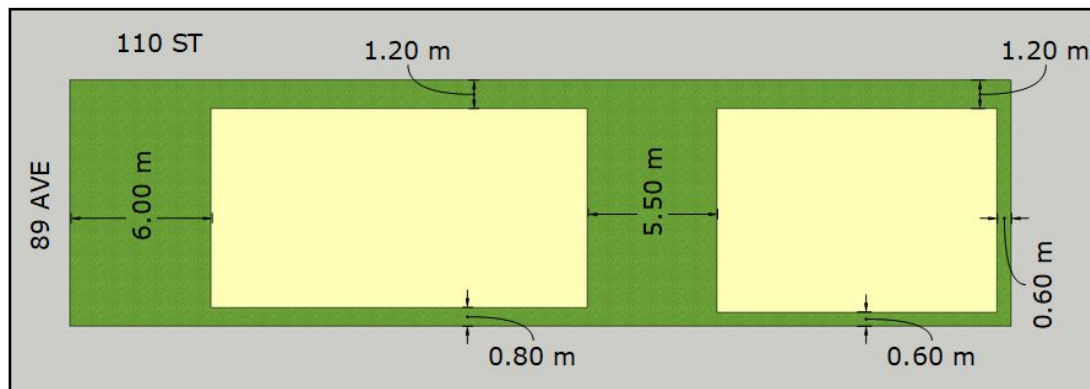
4 Zone Comparison

	RF3 + MNO <i>Current</i>	DC1 <i>Proposed</i>
<u>Principal Building</u>	Single Detached Housing	Single Detached Housing
Height	8.9 m	8.9 m
South (Front) Setback	5.1 m	6.0 m
East (Interior Side) Setback	1.2 m	0.8 m
West (Flanking Side) Setback	1.2 m	1.2 m
North (Rear) Setback	16.1 m	18.0 m
Maximum No. Dwelling Units	1 Principal Dwelling 1 Secondary Suite 1 Garden Suite	1 Principal Dwelling 1 Secondary Suite 1 Garden Suite
<u>Accessory Building</u>	Garden Suite	Garden Suite + Commercial
Height	6.5 m	7.5 m
East (Interior Side) Setback	1.2 m	0.6 m
West (Flanking Side) Setback	1.2 m	1.2 m
North (Rear) Setback	0.6 - 1.2 m	0.6 - 1.2 m
Floor Area	130 m ²	156 m ²

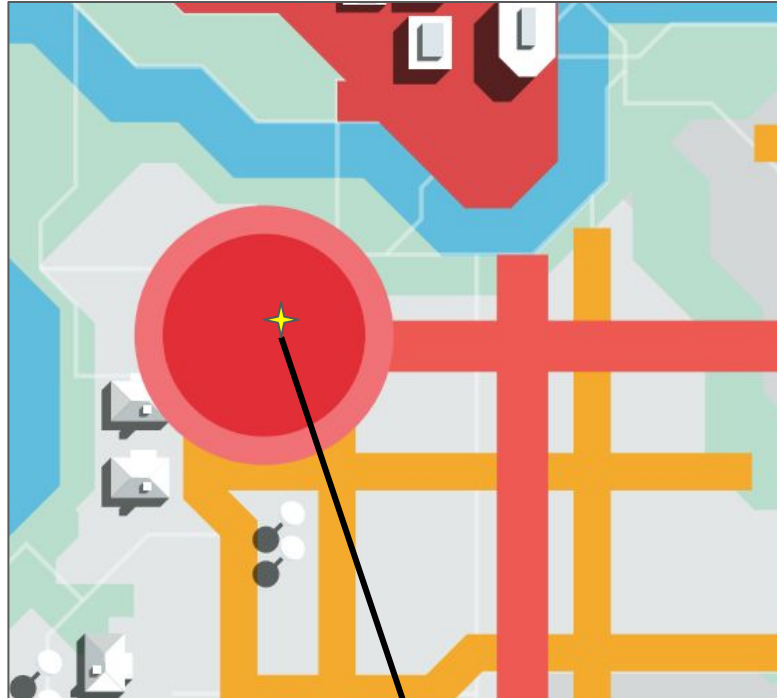
Potential and Proposed Site Plans



Current - Potential RF3 Built Form



Proposed - Potential DC1 Built Form



Site

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



ADMINISTRATION'S RECOMMENDATION: **APPROVAL**