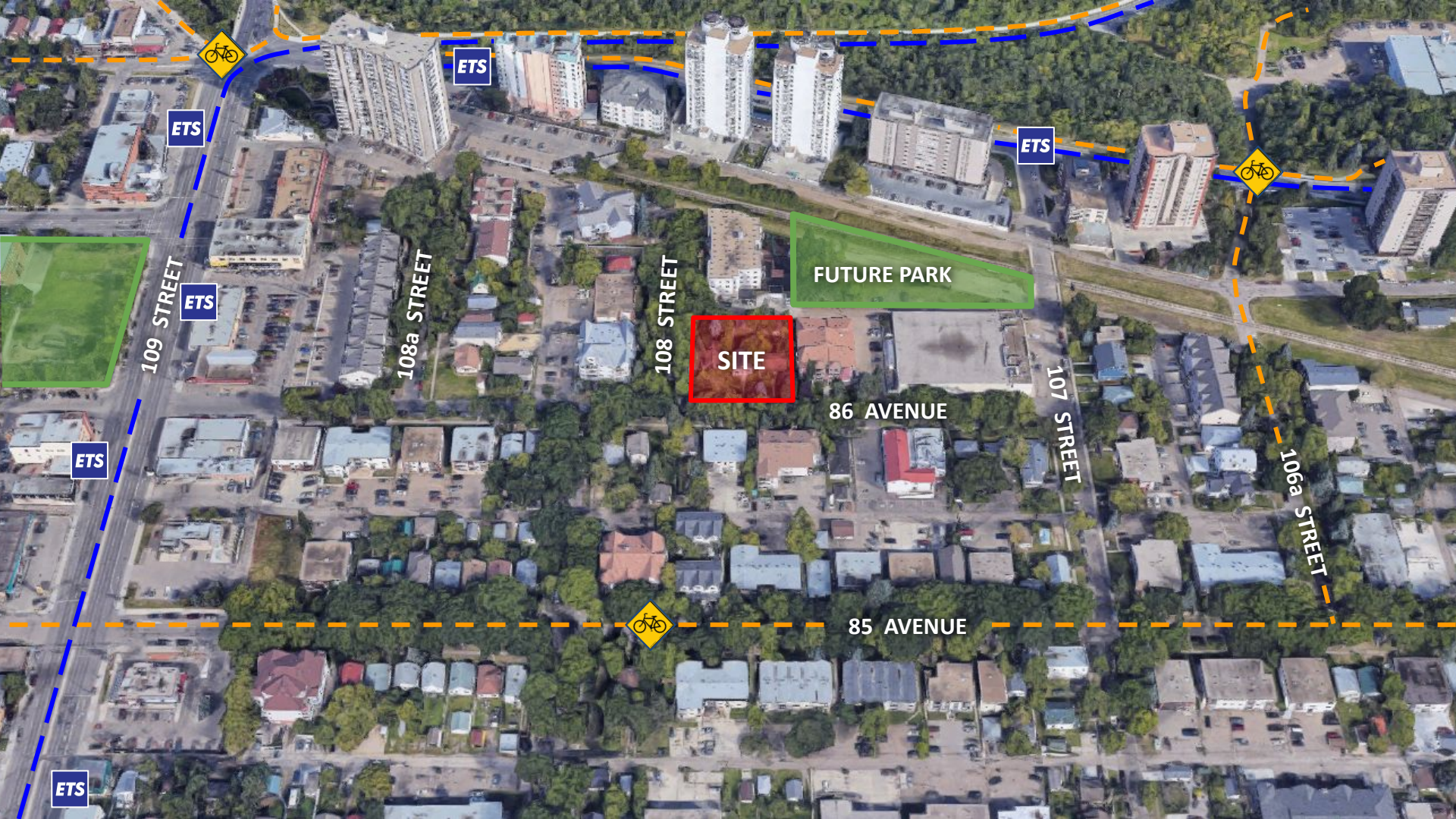




ITEM 3.20 & 3.21
BYLAW 19766 &
CHARTER BYLAW
19767
GARNEAU

DEVELOPMENT
SERVICES
August 31, 2021



PROPOSED ZONING

SOUTH WEST



NORTH EAST



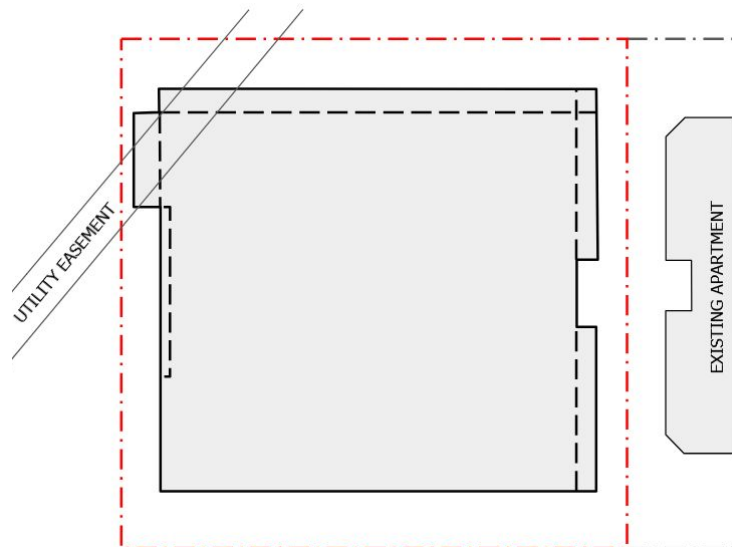
NORTH WEST



SOUTH EAST

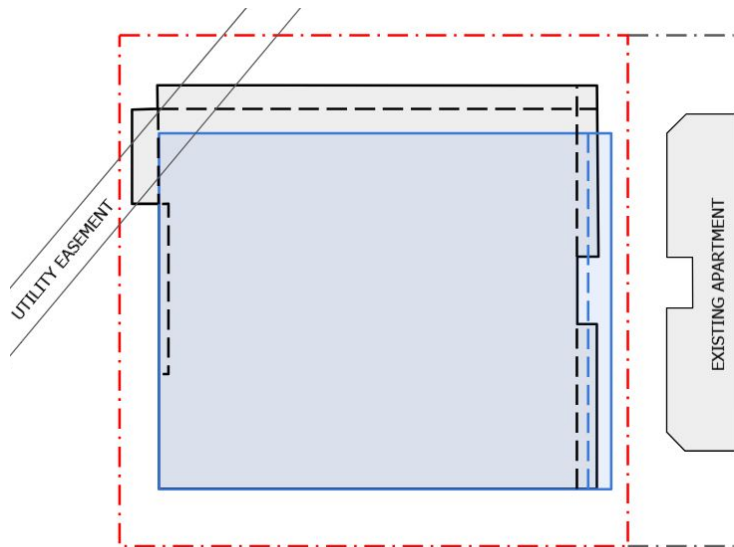


4 PROPOSED ZONING

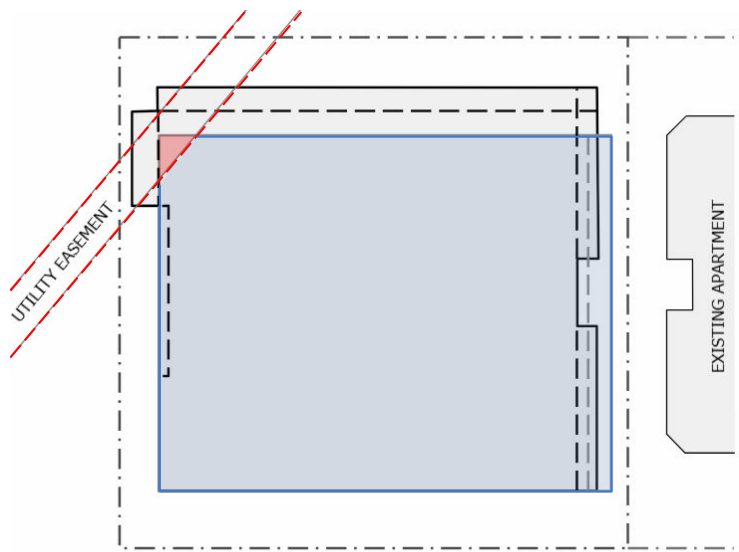


| REGULATION | Current RA7 Zone | Proposed DC2 Provision |
|--|----------------------------------|--|
| Height | 14.5 / 16.0 m | 23.0 m |
| FAR | 2.5 | 3.7 |
| Density | No Max. | 96 Dwellings |
| Setbacks North - Lane West - 108 St South - 86 Ave East | 7.5 m 3.0 m 4.5 m 1.2 m | 4.0 m 1.0 - 3.0 m 4.5 m 2.5 - 4.5 m |

5 PROPOSED ZONING



| REGULATION | Current RA7 Zone | Proposed DC2 Provision |
|---|----------------------------------|--|
| Height | 14.5 / 16.0 m | 23.0 m |
| FAR | 2.5 | 3.7 |
| Density | No Max. | 96 Dwellings |
| Setbacks North - Lane West - 108 St South - 86 Ave East | 7.5 m 3.0 m 4.5 m 1.2 m | 4.0 m 1.0 - 3.0 m 4.5 m 2.5 - 4.5 m |



| REGULATION | Current RA7 Zone | Proposed DC2 Provision |
|----------------|------------------|------------------------|
| Height | 14.5 / 16.0 m | 23.0 m |
| FAR | 2.5 | 3.7 |
| Density | No Max. | 96 Dwellings |
| Setbacks | | |
| North - Lane | 7.5 m | 4.0 m |
| West - 108 St | 3.0 m | 1.0 - 3.0 m |
| South - 86 Ave | 4.5 m | 4.5 m |
| East | 1.2 m | 2.5 - 4.5 m |

7 PROPOSED ZONING

Proposed DC2 Provision - March Equinox Shadows



Current RA7 Zoning - March Equinox Shadows

Policy Number: G.4

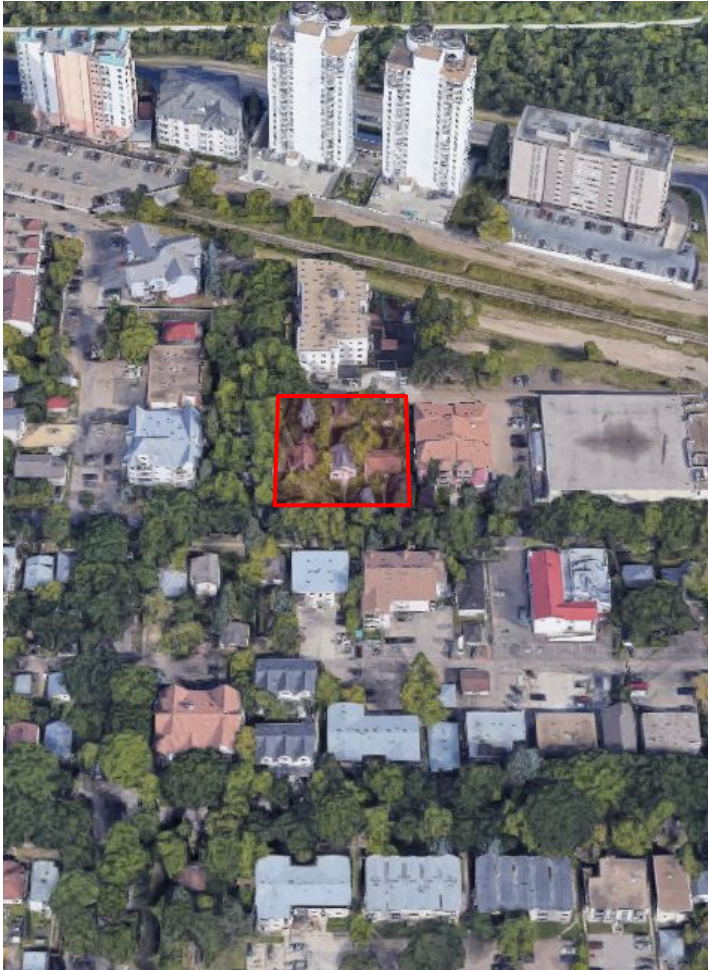
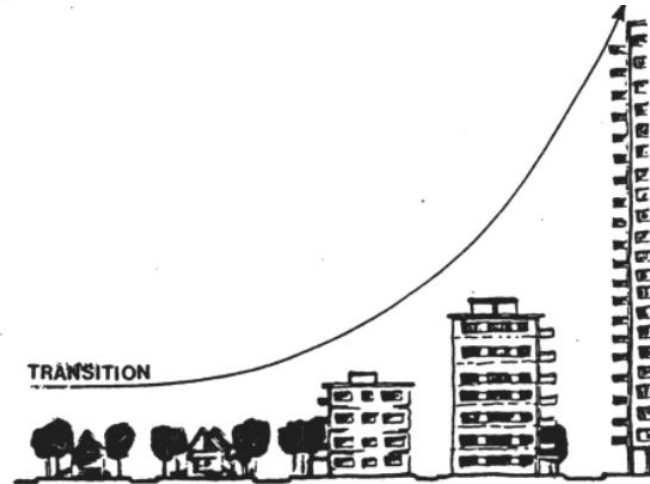
Plan Component: Land Use – Residential

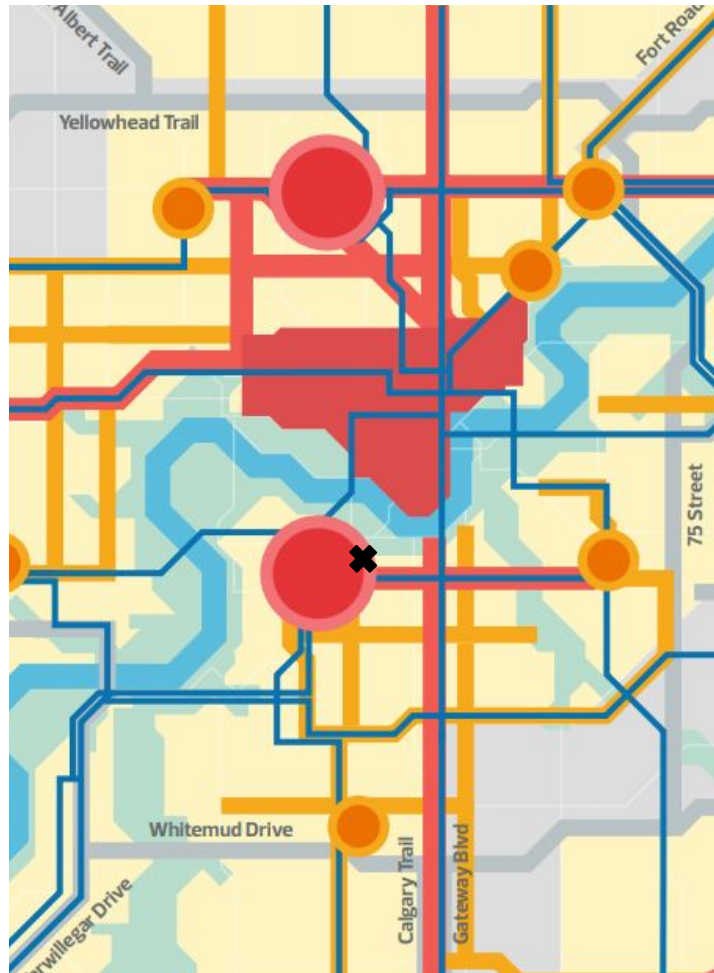
It is the Policy of Council that:

NEW DEVELOPMENT MUST NOT EFFECT AN ABRUPT CHANGE IN HEIGHT BETWEEN ADJACENT LAND USE DISTRICTS OF DIFFERENT DENSITIES.

Objectives:

To provide a transition in height and built form between high rise and low rise developments.



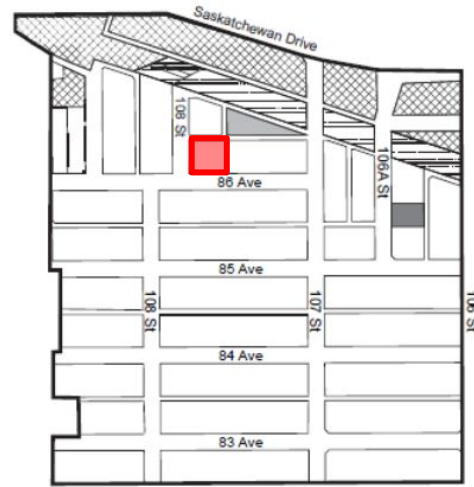


Garneau

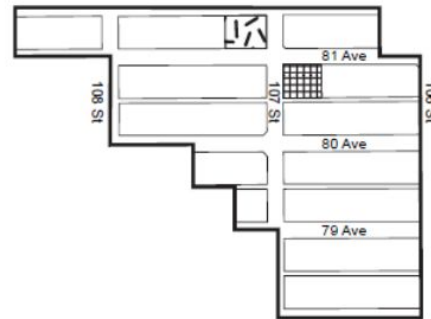
Area Redevelopment Plan

SCHEDULE J

Detailed Land Use Sub Area 2



-  Low Rise Apartment
-  Medium Rise Apartment
-  High Rise Apartment
-  Urban Services
-  Public Parks
-  Mixed Use Development - Commercial and Residential
-  Special Public Service



Home » LDA20-0414 Garneau-108 Street Altairus

LDA20-0414 Garneau-108 Street Altairus



Consultation has concluded



REGISTER

SHARE YOUR VOICE.
SHAPE OUR CITY.

Stay Informed

[Click here to share your email address to stay up to date on this application!](#) Your email will be used to inform you about this zoning application in the future.

For more information about registering to stay engaged with other City projects and initiatives, visit the Engaged Edmonton [FAQ page](#).

Who's Listening



Policy C599

Developer Sponsored Community Amenity Contributions:

Required contribution of \$87,896.13

Proposed Contributions:

- 5 three bedroom family oriented dwellings;
- Subsidized transit passes for building occupants at a rate of 50% for a minimum of 10 years; and
- \$90,000 towards enhancements to the future park to the north east of the site.



ADMINISTRATION'S RECOMMENDATION: **APPROVAL**