

ITEM 3.22 - NORTH GLENORA CHARTER BYLAW 19831

DEVELOPMENT
SERVICES
August 31, 2021

Edmonton

Site and Surrounding Context



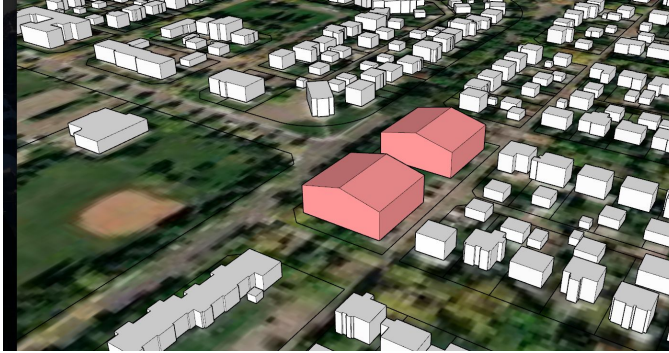
3 Zone Comparison

Feature	Current DC2.1157 Area C	Proposed RA7 Area C
Height	13.0 m - sloped roof (3 storeys)	14.5 m - flat roof 16.0 m - sloped roof (4 storeys)
Floor Area Ratio	1.5	2.3 - 2.5
Number of units	42	16 minimum, no maximum
Site Coverage	50%	N/A
North and South Setback	6.0 m	4.5 m
West Setback	4.5 m	4.5 m
East Setback	4.5 m	7.5 m
Number of buildings	2	1
Space between buildings	Approximately 10.0 m	N/A
Parking	Approximately 59 spaces (all underground)	No spaces required (surface or underground)
Vehicle Access Locations	109 Avenue & 135 Street	Rear Lane

4 Massing Models

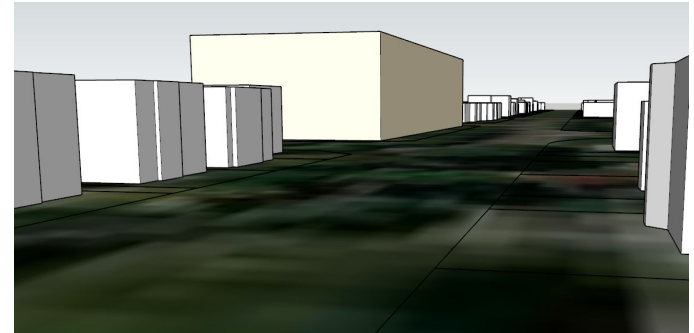
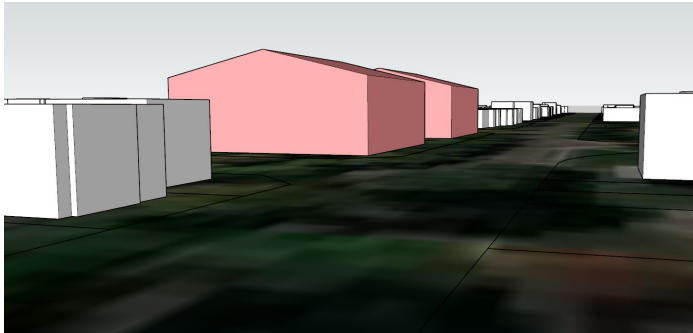
Current DC2.1157- Site C

**Looking
Northwest**



Proposed RA7

**Ground level
looking
southwest**



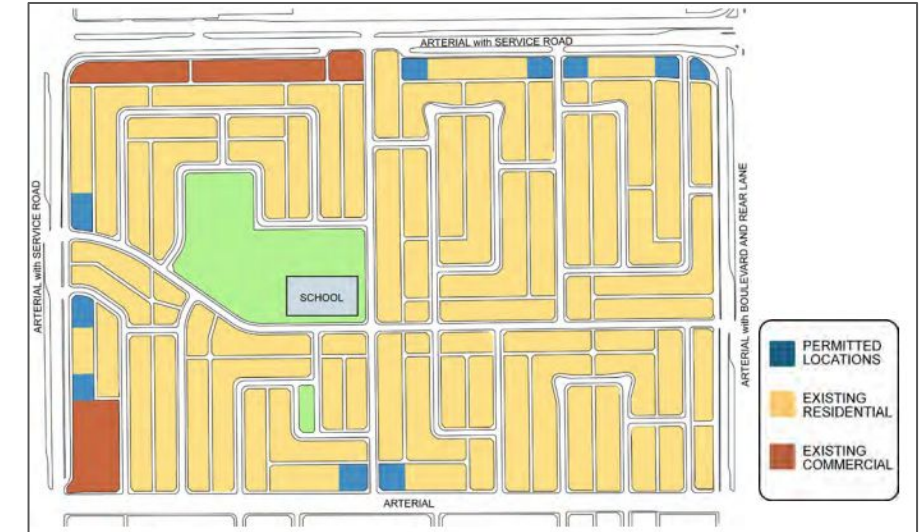
Fall Equinox - Area C



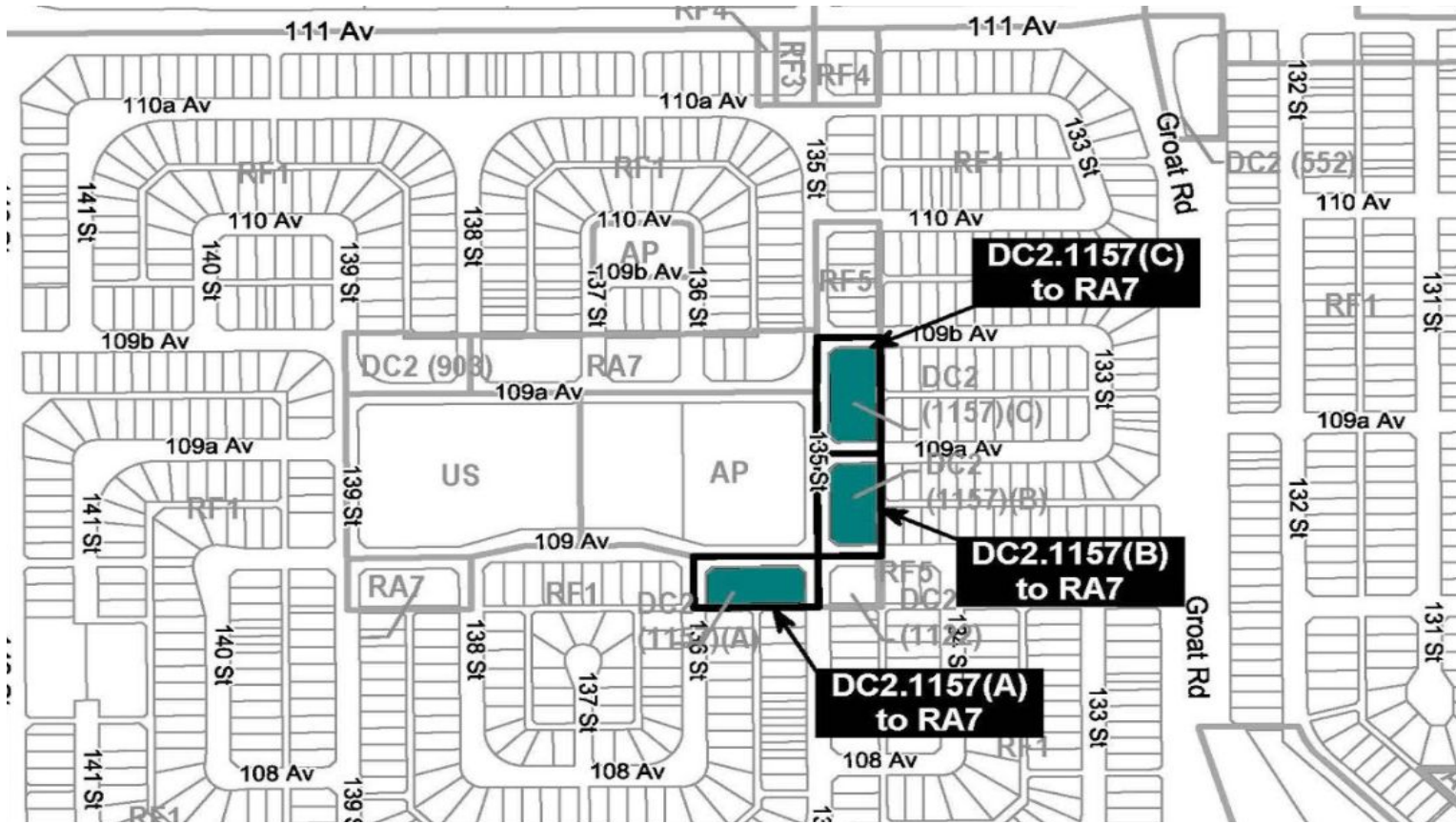
3 pm



6 pm



Residential Infill Guidelines - Recommended Locations for Low Rise Apartments (blue)



ADMINISTRATION'S RECOMMENDATION: **APPROVAL**