

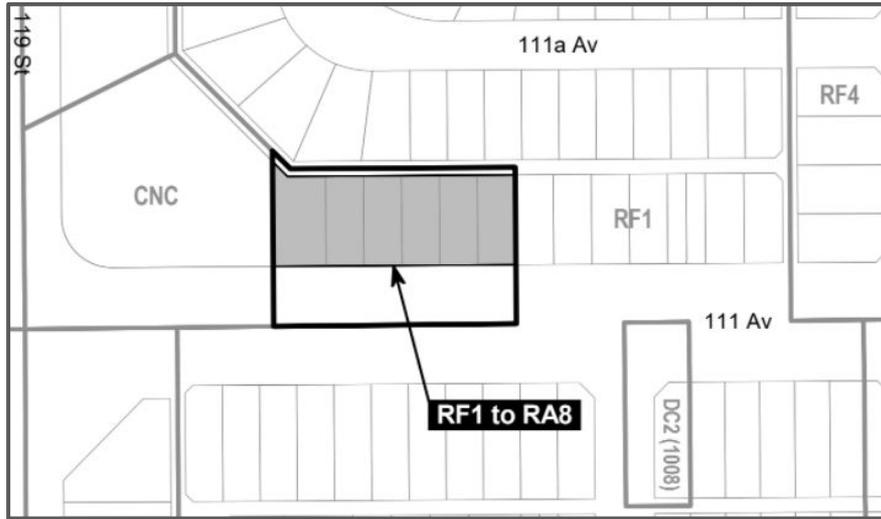
ITEMS 3.31 - PRINCE RUPERT CHARTER BYLAW 19864

DEVELOPMENT
SERVICES
September 8, 2021

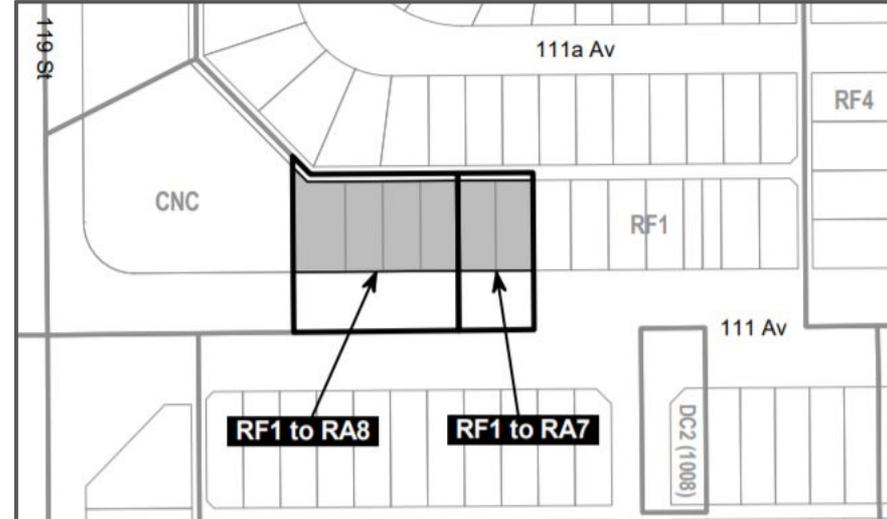
2 Site and Surrounding Area



3 Site and Surrounding Context



Original application
(January 2021)

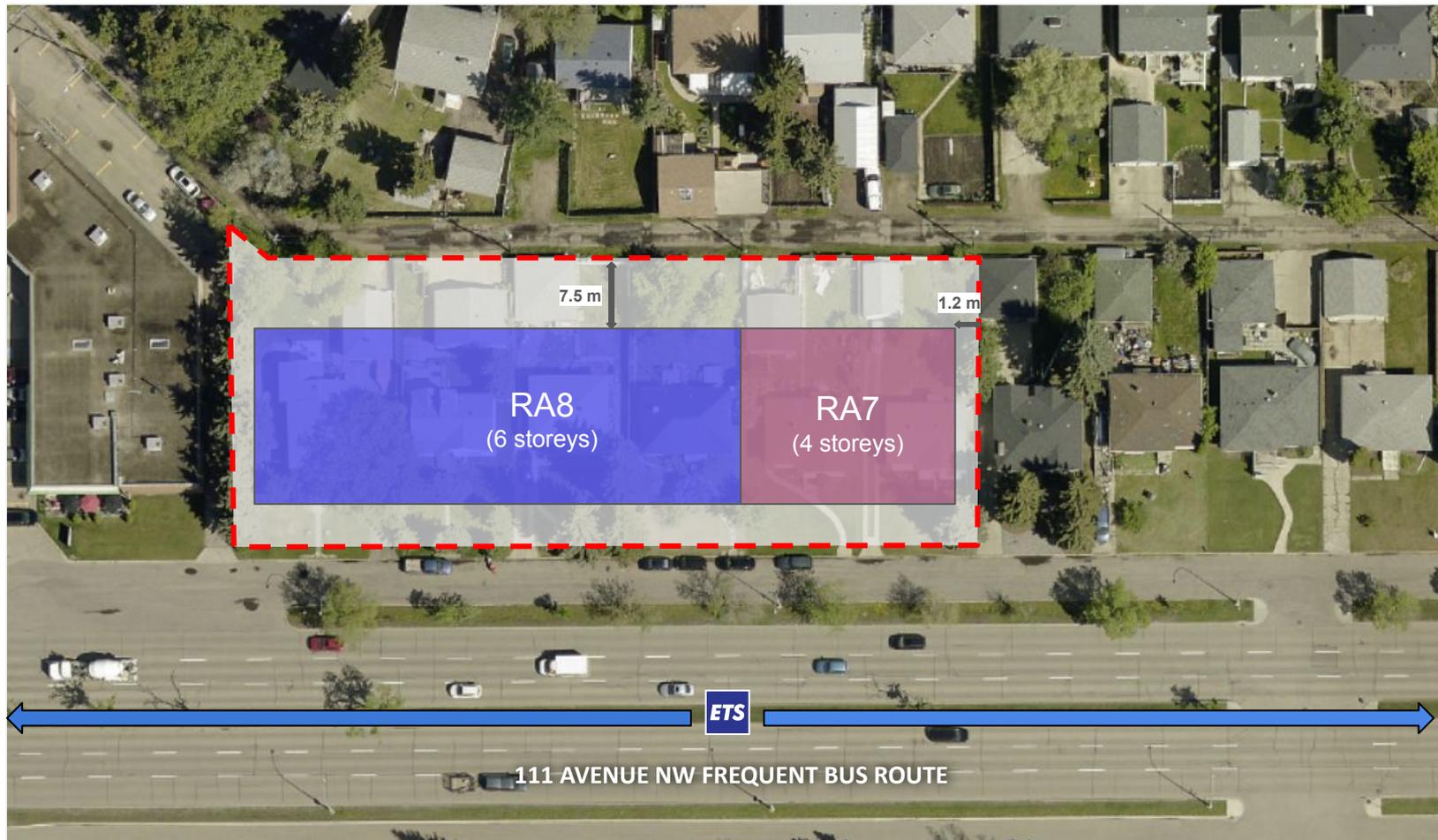


Revised application
(June 2021)

4 Zone Comparison

	<i>Current</i>	<i>Proposed</i>	
	RF1 Zone & MNO	RA8 Zone	RA7 Zone
Maximum Height	8.9 m	23.0 m	14.5 m flat roof/ 16.0 m pitched roof
Maximum Floor Area Ratio (FAR)	n/a	3.0 - 3.3	2.3 - 2.5
Density	Twelve (12) Principal Dwellings; and Twelve (12) Secondary Suites; and Twelve (12) Garden Suites	minimum 75 dwellings/hectare	minimum 45 dwellings/hectare
Commercial Uses	n/a	At ground level	At ground level

Site and Surrounding Context





Mar/Sep 21, 3PM



June 21, 3PM

DATE CREATED: JUNE 30, 2021 | PRINCE RUPERT

Edmonton

NOTICE OF PROPOSED LAND USE CHANGES



FILE #: LDA20-0441

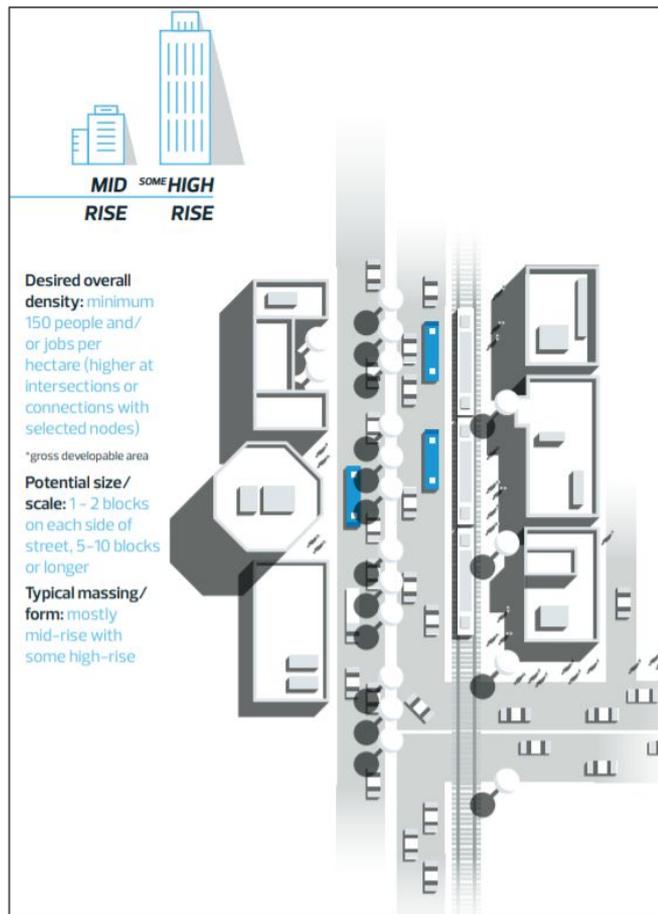
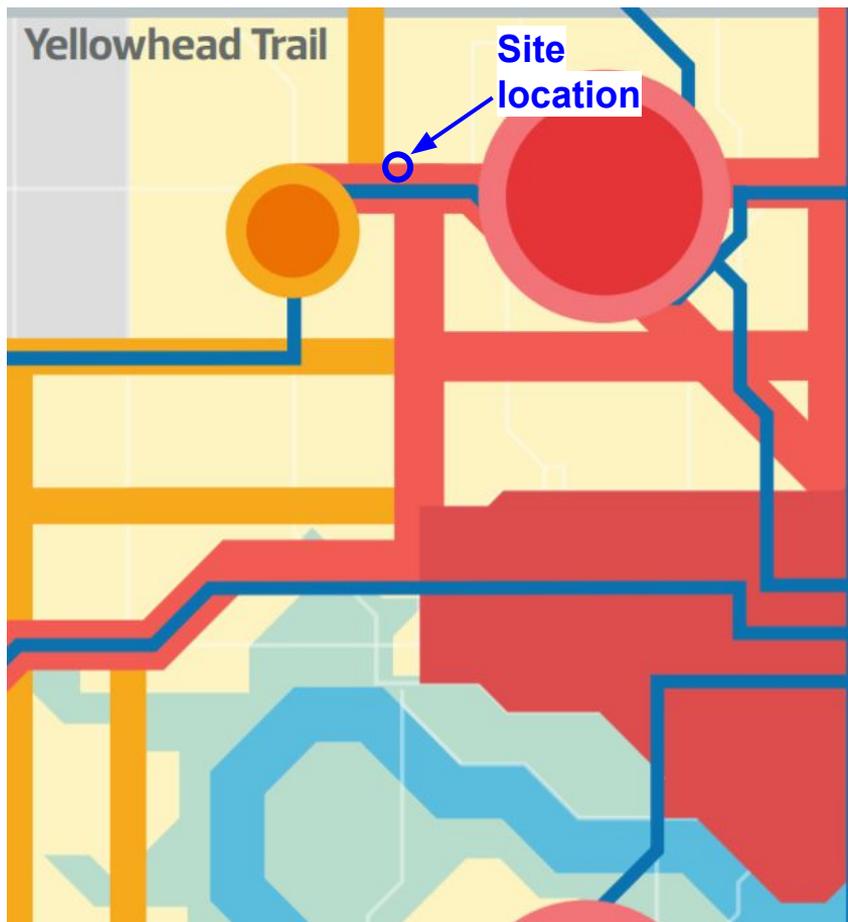
An application has been made to rezone 11638, 11642, 11646, 11650, 11654 & 11658 - 111 Avenue NW

The current zoning is (RF1) Single Detached Residential Zone.

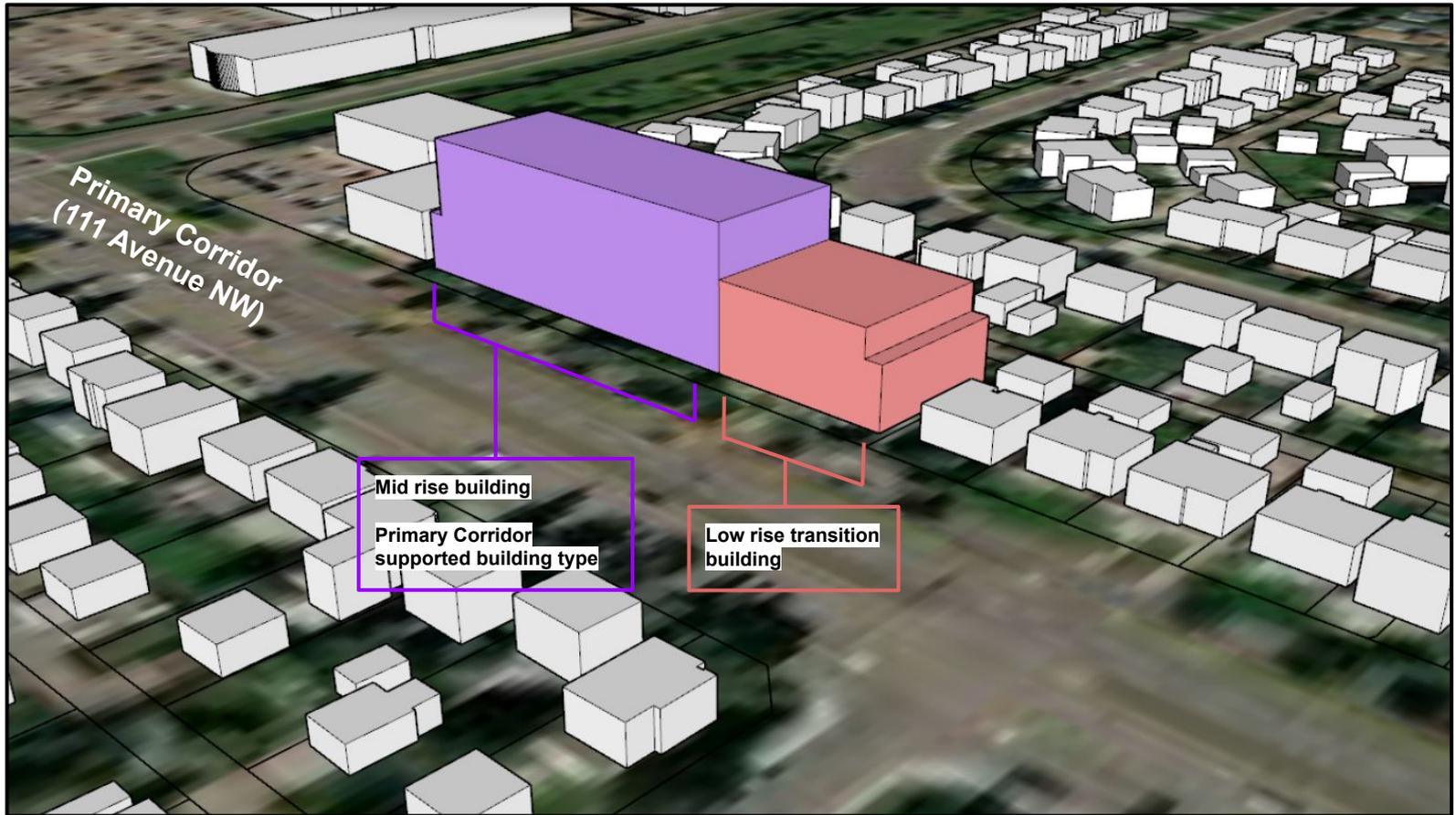
The proposed zoning is (RA8) Medium Rise Apartment Zone to allow for medium rise multi-unit housing with a maximum height of 23 metres (approximately 6 storeys) and (RA7) Low Rise Apartment Zone to allow for low rise multi-unit housing with a maximum height of 16.0 metres (approximately 4 storeys).

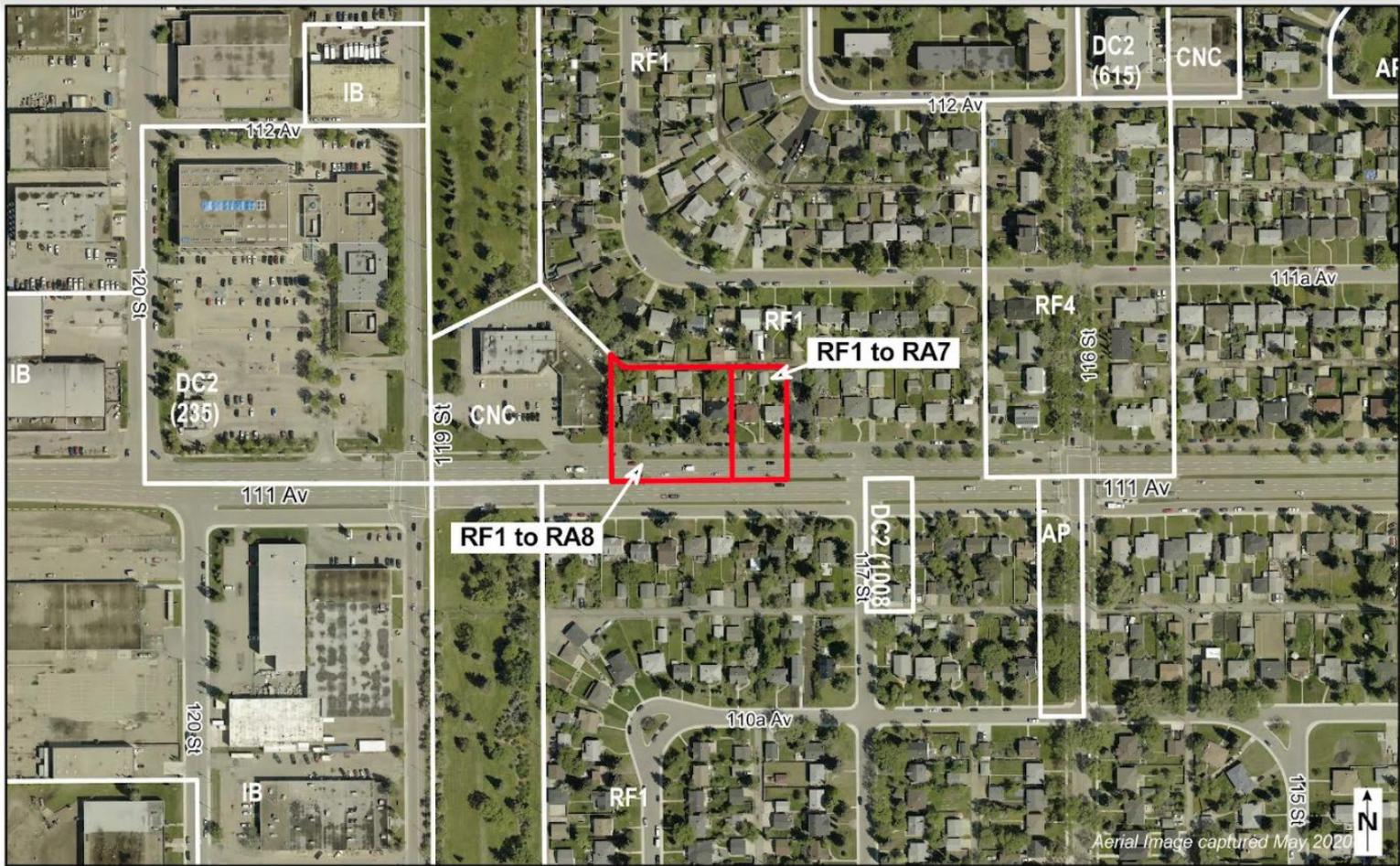
The City is looking for your feedback on this proposal. Contact information is on the reverse of this postcard.

Policy Context



5 Height/Scale Transition





ADMINISTRATION'S RECOMMENDATION: **APPROVAL**

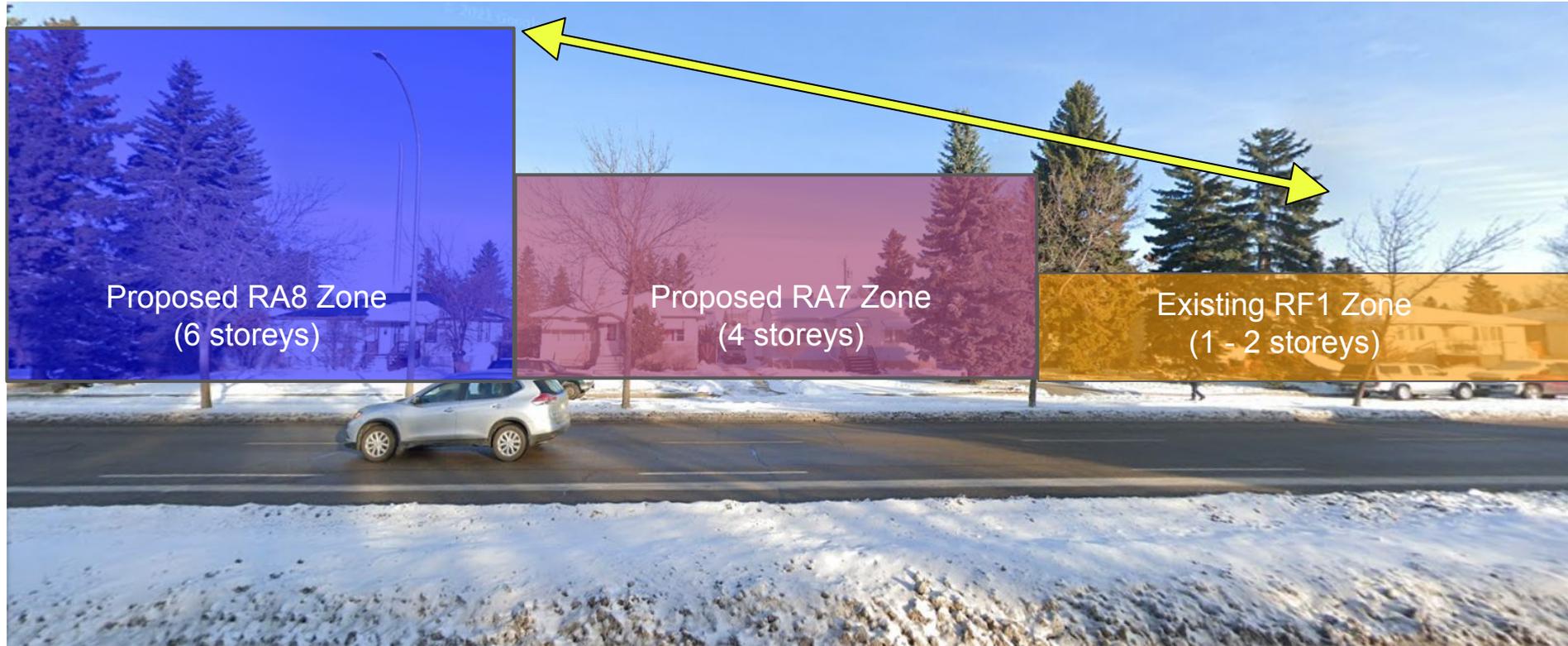


	MARCH/SEPTEMBER 21	JUNE 21	DECEMBER 21
9AM			
12PM			
3PM			
6PM			N/A

4PM

N/A

5 Height/Scale Transition



X