



# ITEM 3.16

## CHARTER BYLAW 19896

### HIGH PARK

DEVELOPMENT  
SERVICES  
Nov. 23, 2021



## 2 SITE & AREA CONTEXT



# 3 ZONING COMPARISON

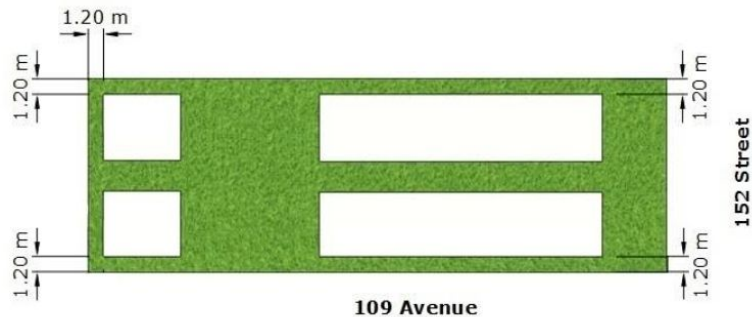


Regulation	RF1 + MNO <i>Current</i>	RF3 + MNO <i>Proposed</i>
<b>Principal Building</b>	Single Detached Housing	Multi-Unit Housing
<b>Maximum Height</b>	8.9 m	8.9 m
<b>Front Setback Range</b>	Determined based on adjacent front setback	Determined based on adjacent front setback
<b>Minimum Interior Side Setback</b>	1.2 m	3.0 m
<b>Maximum No. Dwelling Units</b>	Two (2) Principal Dwellings; and Two (2) Secondary Suites; and Two (2) Garden Suites	Four (4) Principal Dwellings; and Four (4) Secondary Suites; and Four (4) Garden Suites
<b>Maximum Site Coverage</b>	40% <sup>2</sup>	45%

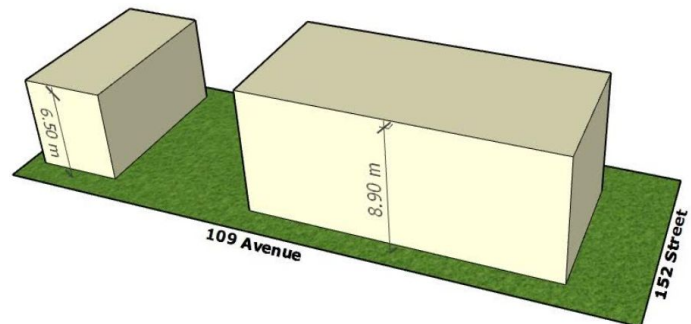
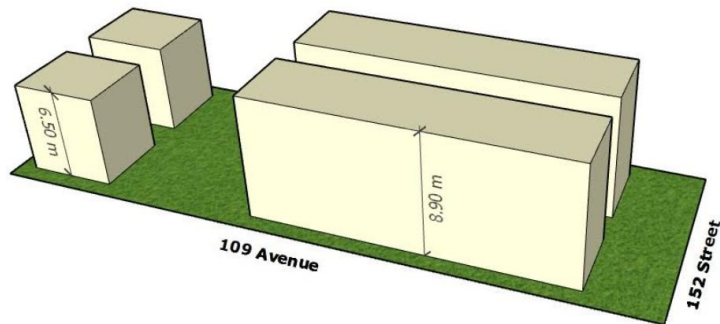
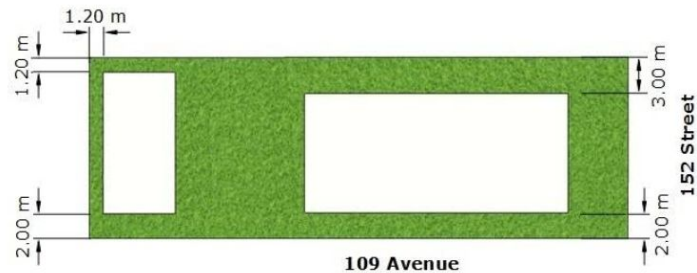


# BUILT FORM COMPARISON

**RF1 Zone**  
*Existing*



**RF3 Zone**  
*Proposed*



DATE CREATED: AUGUST 31, 2021 | HIGH PARK

## NOTICE OF PROPOSED LAND USE CHANGES

Edmonton



FILE #: LDA21-0386

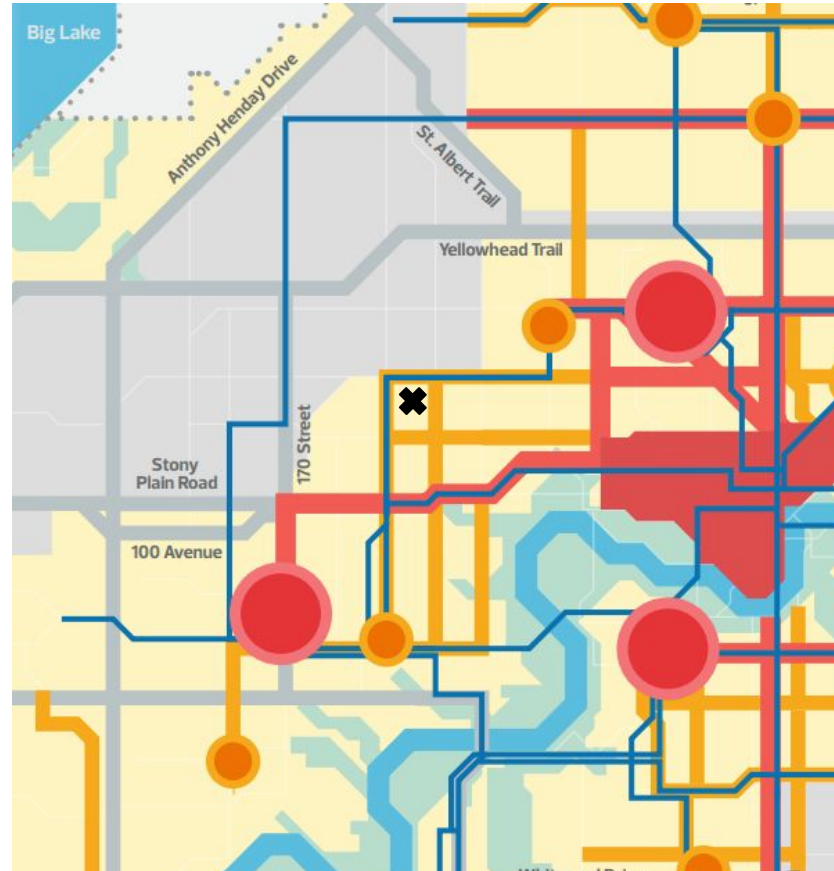
### An application has been made to rezone 15210 - 109 Avenue NW

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

**The proposed zoning** is for (RF3) Small Scale Infill Development Zone to allow for a mix of small scale housing, such as Single Detached Housing, Semi-Detached Housing and Multi-unit Housing at a maximum height of 8.9 metres (approximately 2.5 storeys). The stated intent of the applicant is to pursue Multi-unit Housing on this site which could yield up to 4 dwelling units.

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





### LAND USE ELEMENTS

- Municipal Boundary
- North Saskatchewan River Valley and Ravine System
- Residential
- Non-residential
- Agricultural/Residential
- Agricultural/Non-Residential
- Centre City
- Major Node
- District Node
- Primary Corridor
- Secondary Corridor
- City-Wide Mass Transit
- City Entrance





ADMINISTRATION'S RECOMMENDATION: **APPROVAL**