

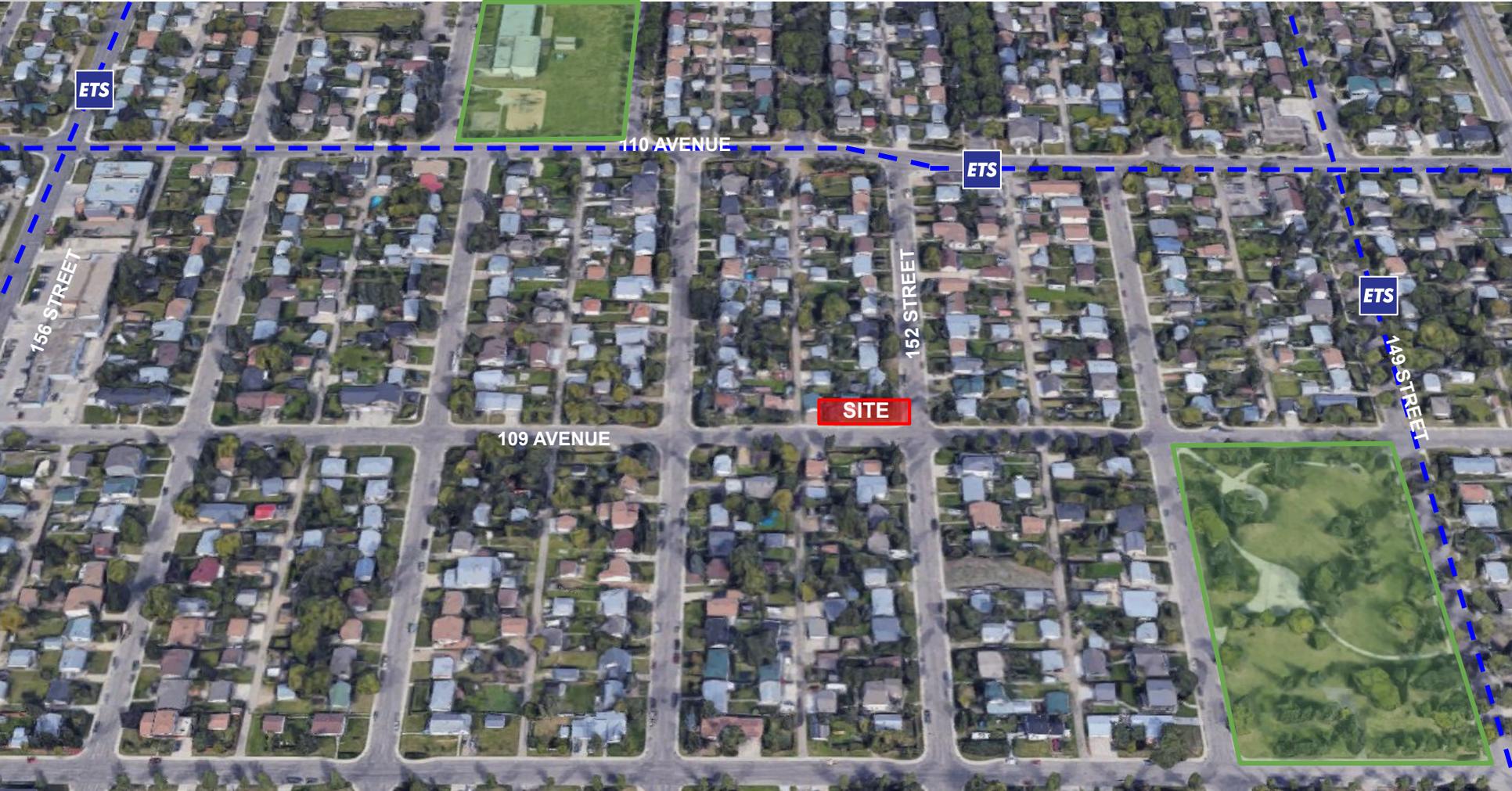


ITEM 3.16
CHARTER BYLAW 19896
HIGH PARK

DEVELOPMENT
SERVICES
Nov. 23, 2021



2 SITE & AREA CONTEXT

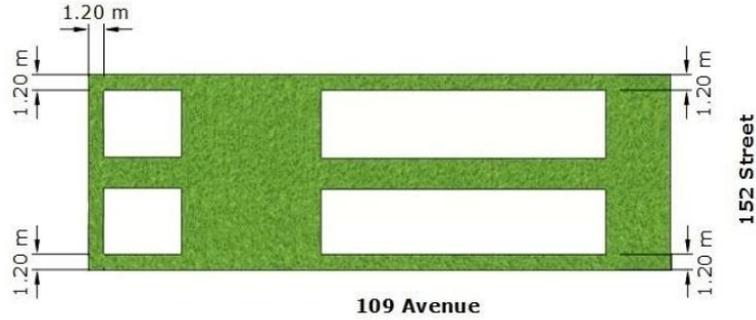


3 ZONING COMPARISON

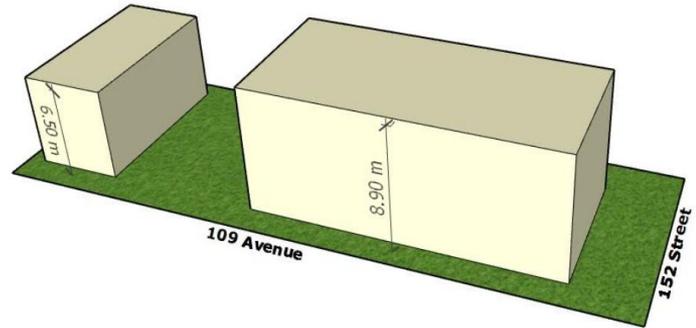
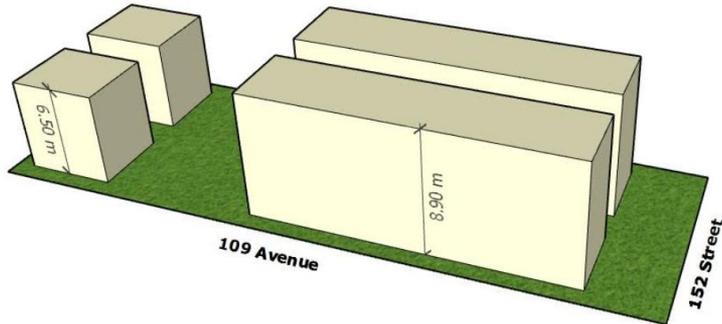
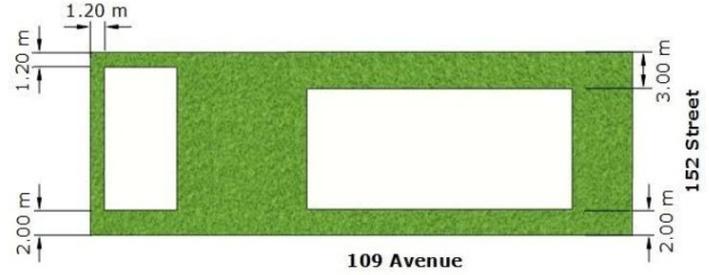


Regulation	RF1 + MNO <i>Current</i>	RF3 + MNO <i>Proposed</i>
Principal Building	Single Detached Housing	Multi-Unit Housing
Maximum Height	8.9 m	8.9 m
Front Setback Range	Determined based on adjacent front setback	Determined based on adjacent front setback
Minimum Interior Side Setback	1.2 m	3.0 m
Maximum No. Dwelling Units	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
Maximum Site Coverage	40% ²	45%

RF1 Zone
Existing



RF3 Zone
Proposed



DATE CREATED: AUGUST 31, 2021 | HIGH PARK

NOTICE OF PROPOSED LAND USE CHANGES

Edmonton



FILE #: LDA21-0386

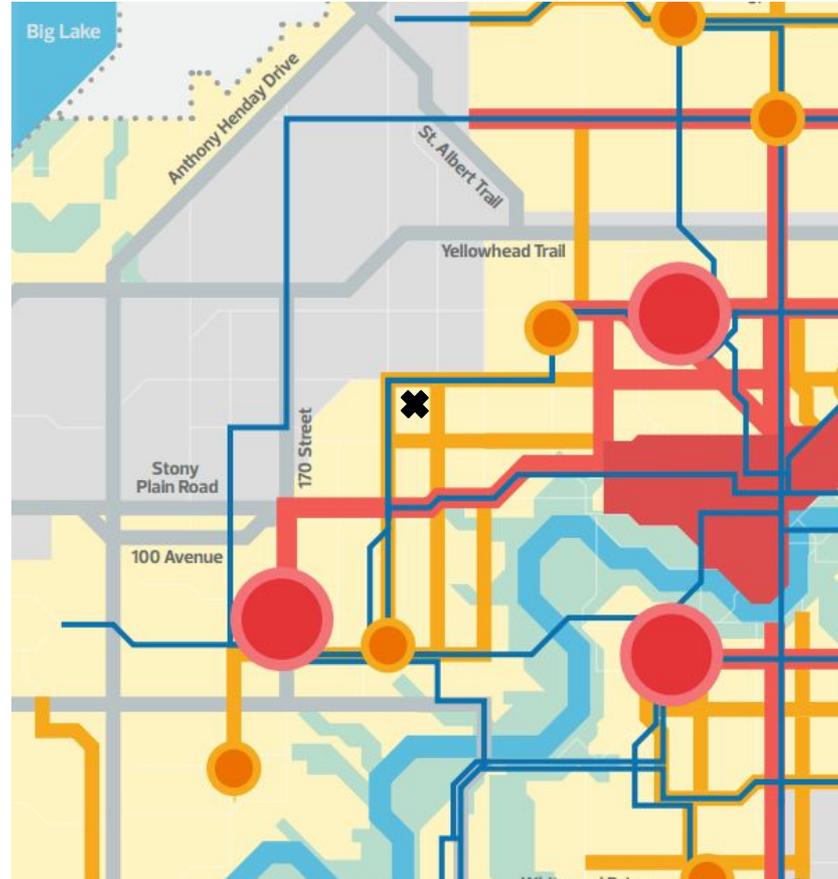
An application has been made to rezone 15210 - 109 Avenue NW

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**