



ITEMS 3.20 & 3.21
BYLAW 19897 & CHARTER BYLAW 19898
OLIVER

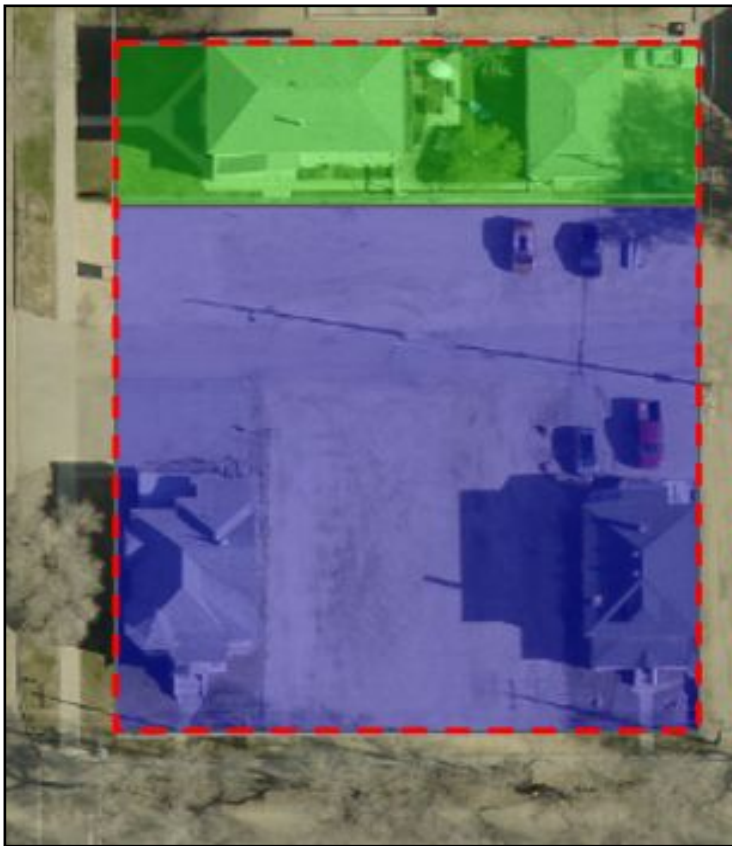
DEVELOPMENT SERVICES
November 23, 2021



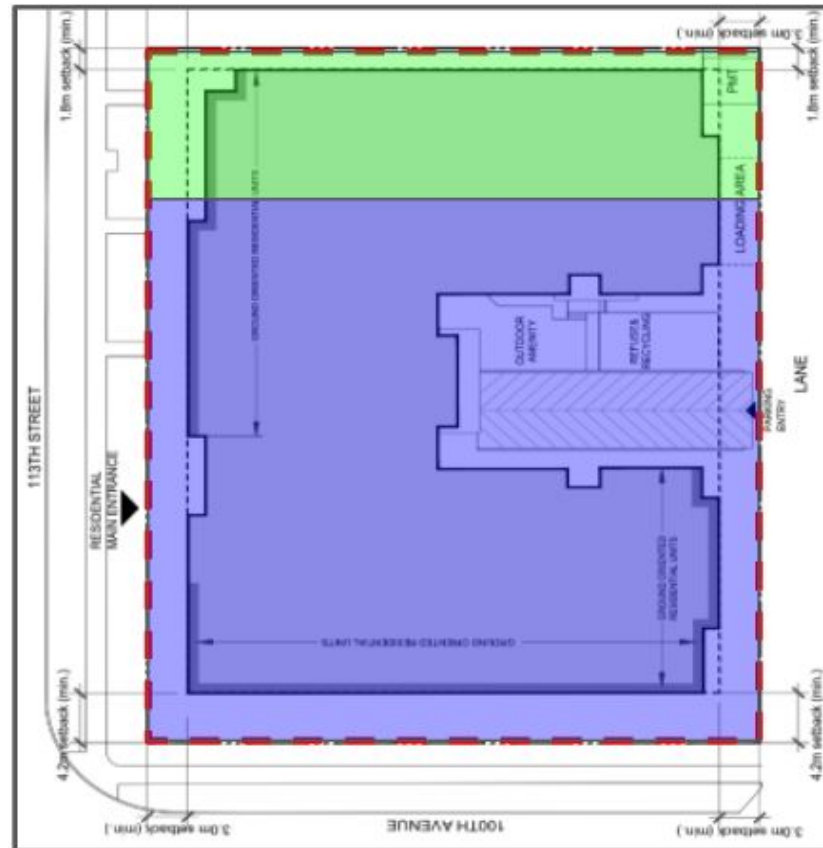




EXISTING ZONING - RENDERING

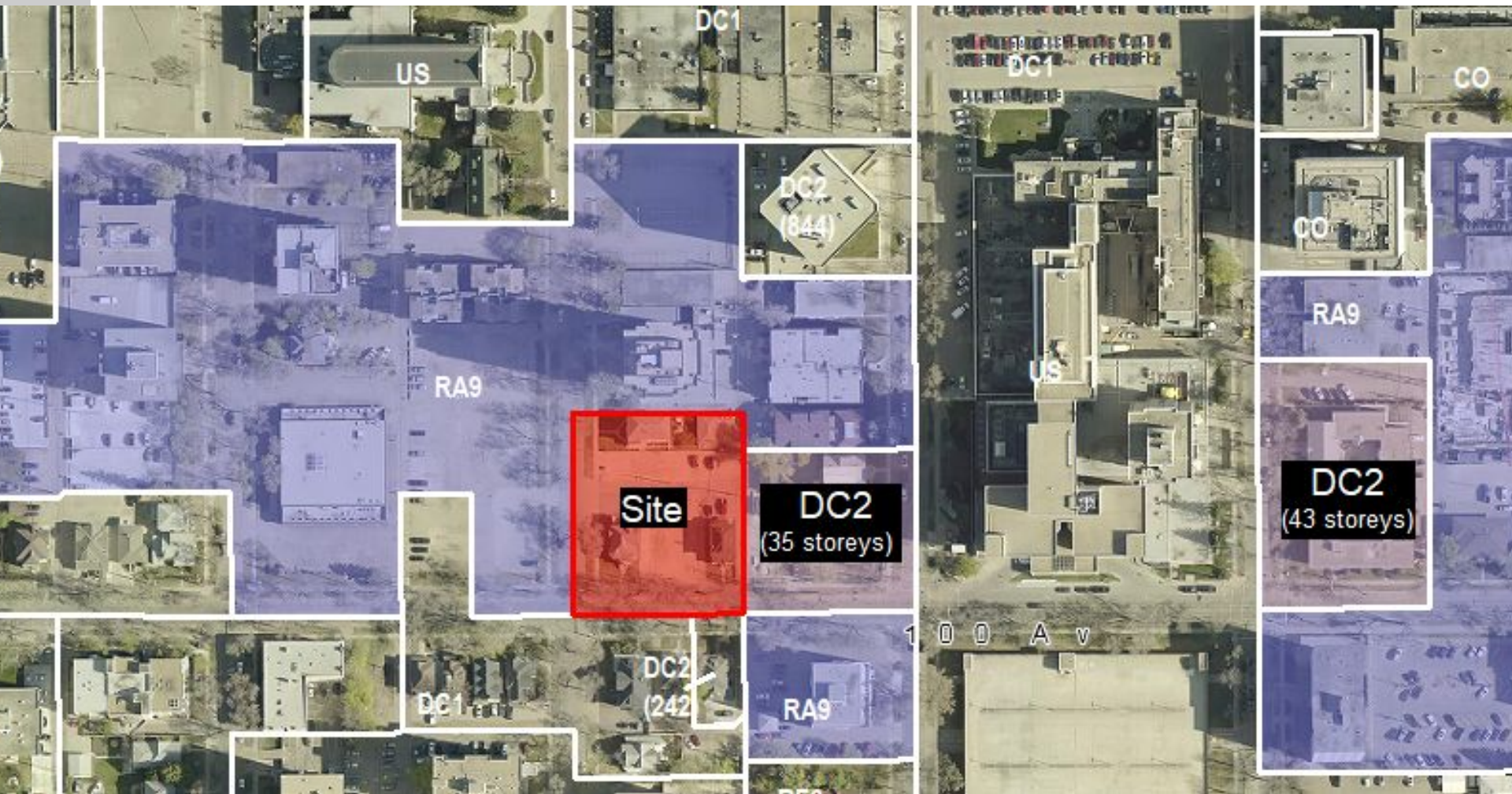


REZONING AREA - DISTINCT LOTS

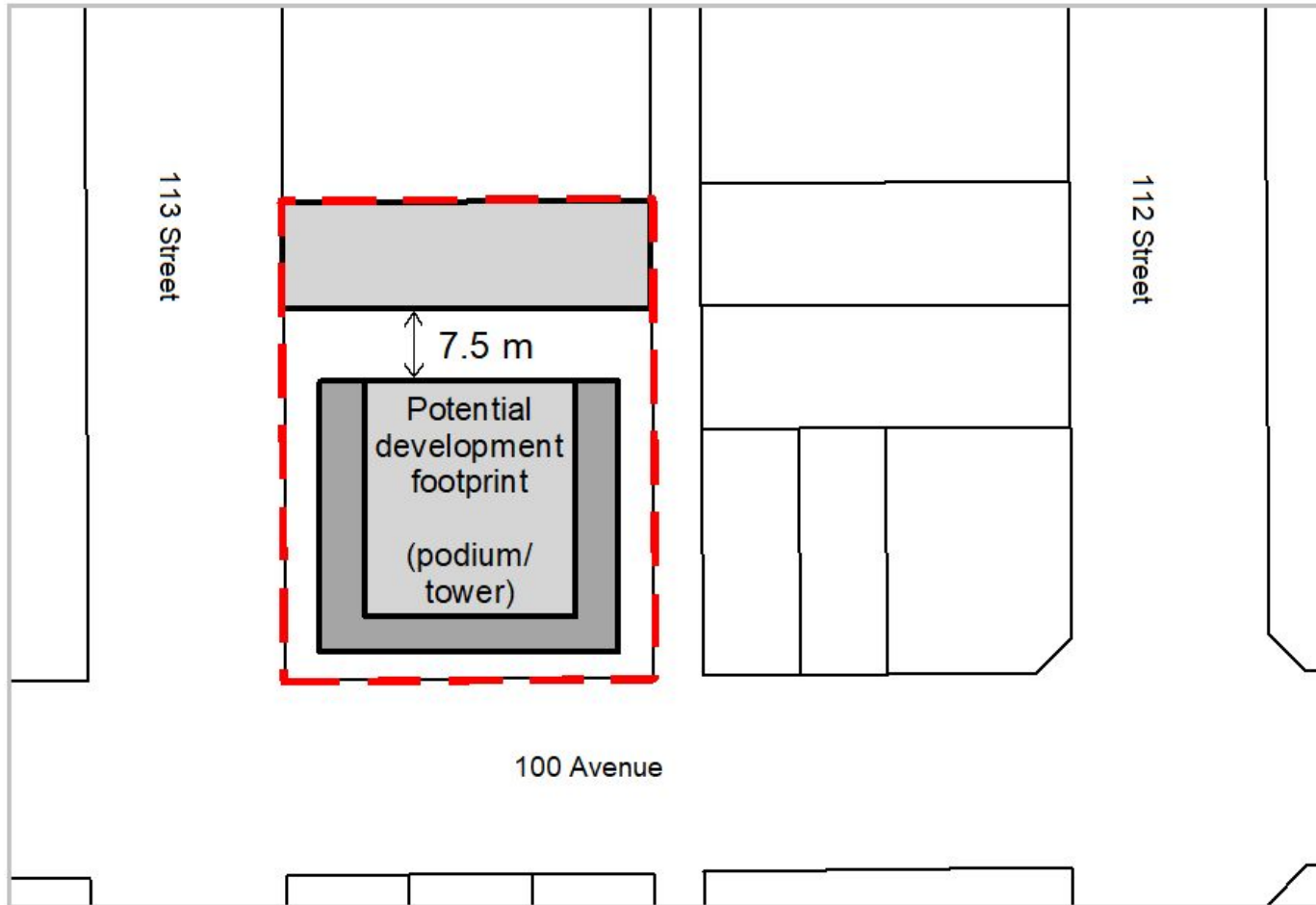


EXISTING ZONING SITE PLAN - DISTINCT LOTS

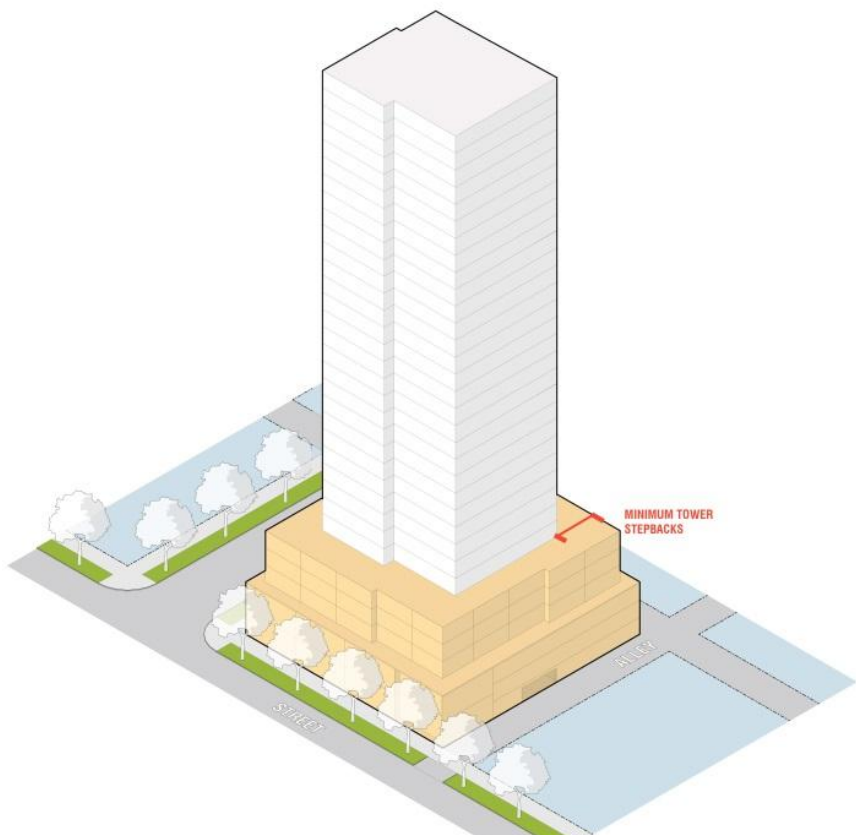
5 ZONING CONTEXT



6 BUILT FORM & TRANSITION



7 URBAN DESIGN REGULATIONS



PODIUM/TOWER CONFIGURATION



STREET INTERFACE EXAMPLES

DATE CREATED: JUNE 18, 2021 | OLIVER

NOTICE OF PROPOSED LAND USE CHANGES

Edmonton



FILE #: LDA21-0223

An application has been made to rezone 10015 & 10017 - 113 Street NW

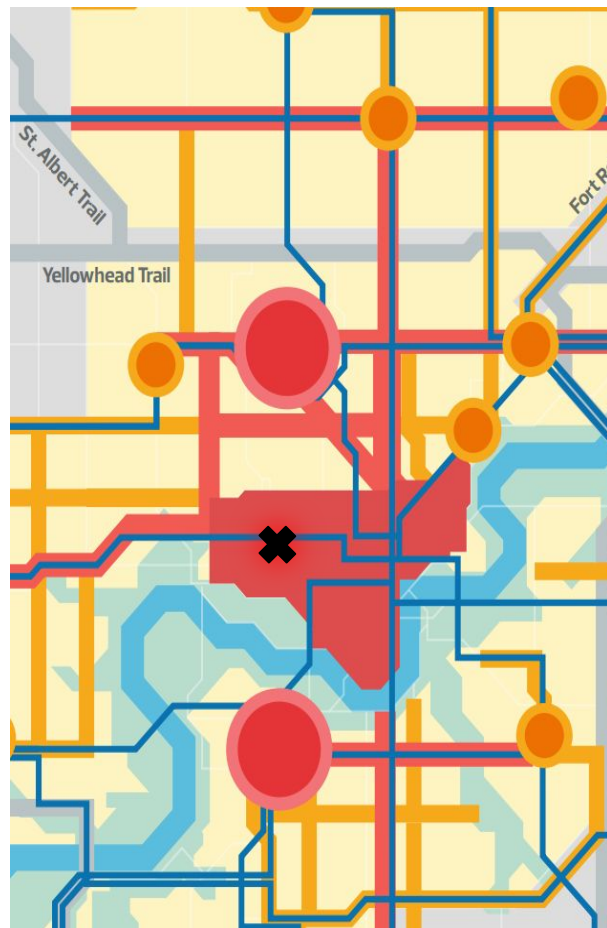
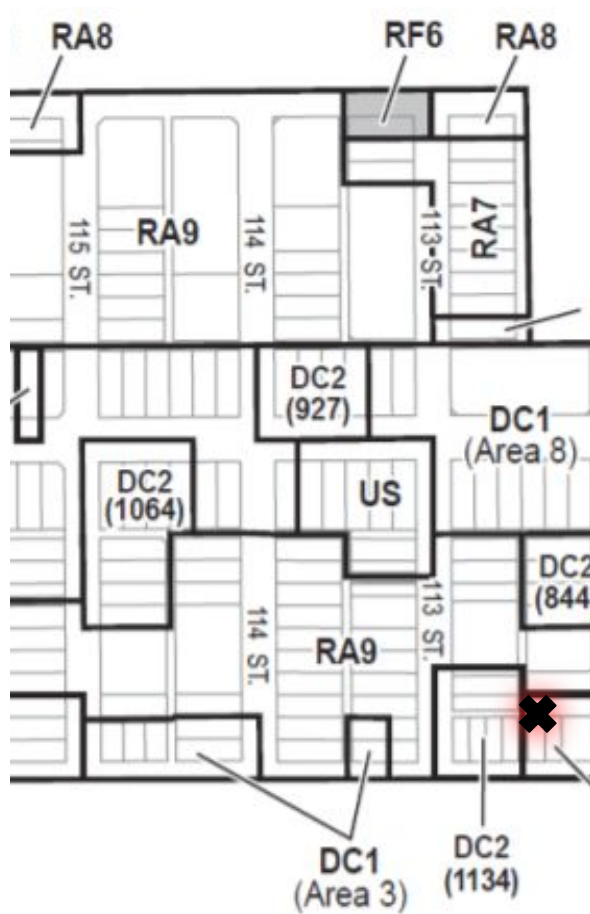
The current zoning is (DC2) Site Specific Development Control Provision.

The proposed zoning is (RA9) High Rise Apartment Zone to allow for a residential apartment building as follows:

- A maximum height of 60.0 metres (approximately 18 storeys);
- A maximum FAR of 5.2; and
- Limited commercial opportunities at grade.

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









ADMINISTRATION'S RECOMMENDATION: **APPROVAL**

PROPOSED ZONING

	DC2.1134 Provision <i>Current</i>	RA9 Zone <i>Proposed</i>
Principal Building	Mid-rise residential	High-rise residential with limited commercial opportunities
Height	23.0 m	60.0 m
Tower Floor Plate	--	850 m ²
Floor Area Ratio	3.8	5.2
Density	135	550 units/ha
Setbacks North West - 113 Street East - Lane South - 100 Ave	1.8 m 3.0 m 3.0 m 4.2 m	7.5 m 3.0 m 4.5 m 3.0 m
Tower Setbacks (above 15 m) North West - 113 Street East - Lane South - 100 Ave	-- -- -- --	7.5 m 6.0 m 7.5 m 6.0 m

	MARCH/SEPTEMBER 21	JUNE 21
12PM		
3PM		