

DEVELOPMENT
SERVICES
Dec 7, 2021



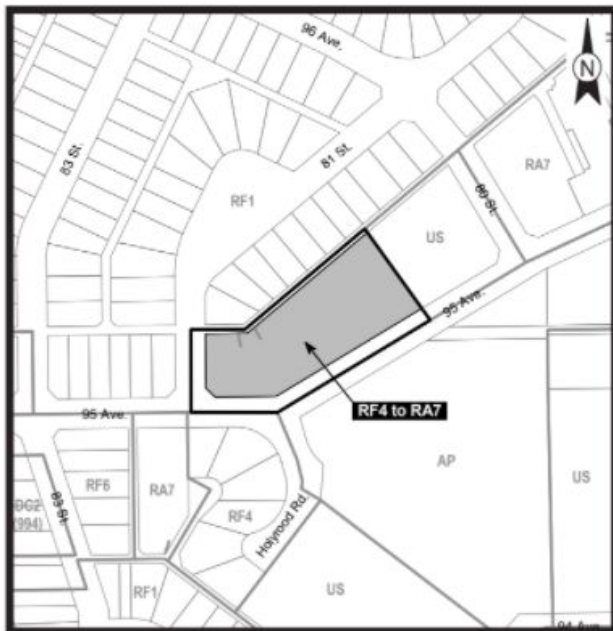
3 PROPOSED ZONING

RA7 Zone	
<u>Principal Building</u>	Multi-Unit Housing
Maximum Height	14.5 m flat roof/ 16.0 m pitched roof
Maximum Floor Area Ratio (FAR)	2.3 - 2.5
Maximum Density	No maximum
Minimum Density	33 units
Maximum Site Coverage	n/a
Commercial Uses	At ground level
Minimum Setbacks and Stepbacks	
Front (81 Street)	4.50 m
Side (95 Ave)	1.2 m 3.0 m above 10.0 m
Side (Lane)	1.2 m 3.0 m above 10.0 m
Rear (Abutting east US site)	7.5 m

DATE CREATED: AUGUST 20, 2021 | HOLYROOD



NOTICE OF PROPOSED LAND USE CHANGES



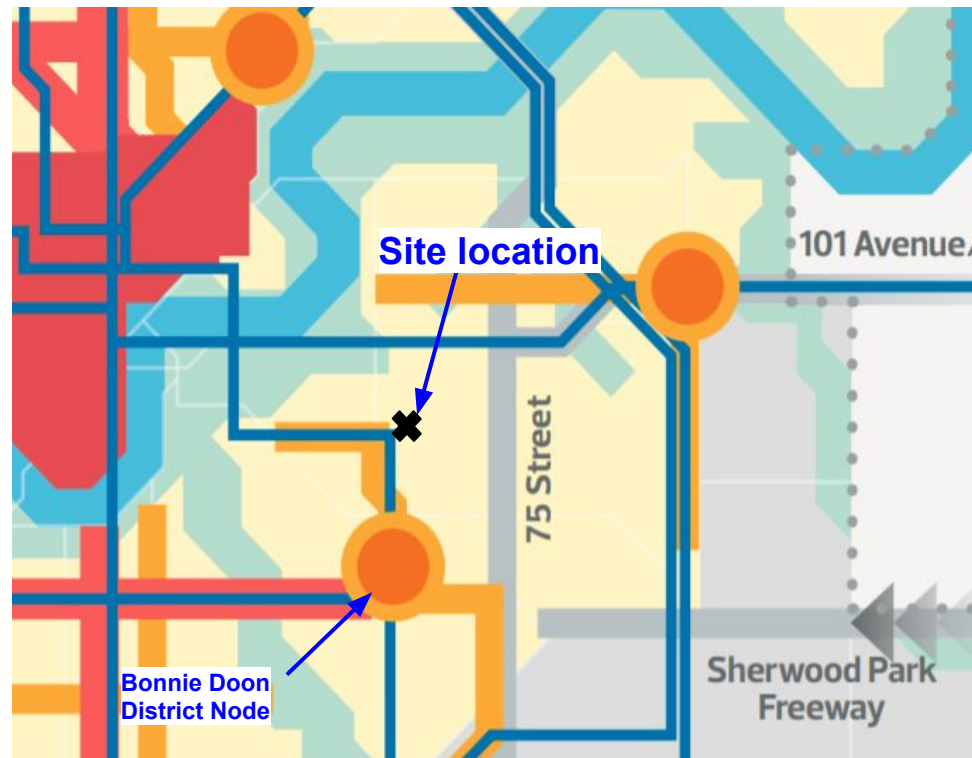
FILE #: LDA21-0354

**An application has been made
to rezone 8016 - 95 Avenue NW**

The current zoning is (RF4) Semi-detached Residential Zone.

The proposed zoning is (RA7) Low Rise Apartment Zone would allow for a 16 metre high (approximately 4 storey) residential building with limited commercial opportunities at ground level, such as Child Care Services, General Retail Stores and Specialty Food Services.

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



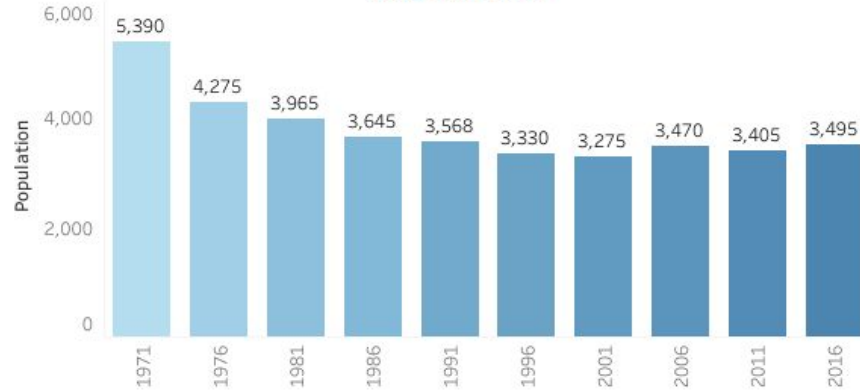


2016 CENSUS INFO

1

Total Population

Neighbourhood



2

Age Distribution

Working Age
25 to 54 years
43.5% (1,525)
City Rate: 45.7%

Seniors
65 years and over
15.2% (535)
City Rate: 12.1%

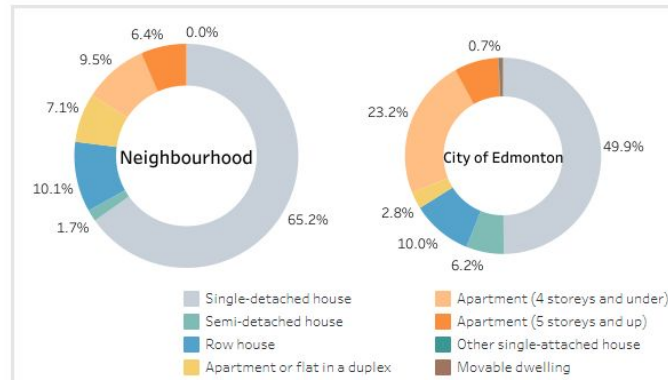
Pre-retirement
55 to 64 years
14.3% (500)
City Rate: 11.7%

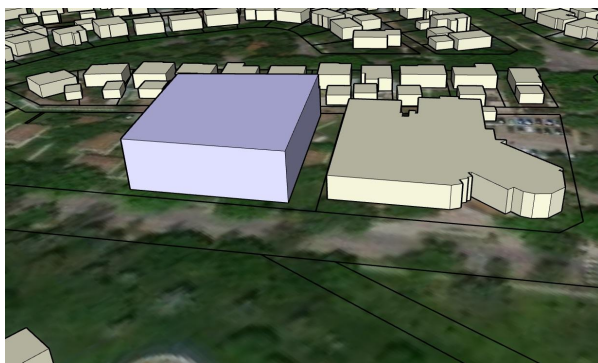
Children
0 to 14 years
15.1% (530)
City Rate: 17.6%

Youth
15 to 24 years
12.0% (420)
City Rate: 12.9%

1

Private Dwellings by Structure Type





Zoning Comparison Table			
	RF5 Zone + MNO	RF6 Zone	RA7 Zone <i>proposed</i>
Maximum Height (metres)	10.0 m	14.5 m flat roof/ 16.0 m pitched roof	14.5 m flat roof/ 16.0 m pitched roof
Maximum Floor Area Ratio ¹ (FAR)	n/a	n/a	2.3 - 2.5
Maximum Density	Approx 59	59	No maximum
Maximum Site Coverage	50%	40%	n/a
Commercial Uses	n/a	n/a	At ground level
Minimum Setbacks (metres)			
Front Setback (81 Street)	3.0 m	3.0 m	4.50 m
Side (95 Ave)	3.0 m	4.5 m	1.2 m 3.0 m above 10.0 m
Side (lane)	6.0 m	2.0 m	1.2 m 3.0 m above 10.0 m
Rear (abutting east US site)	1.2 m 7.5 above 6.5 m	7.5 m	7.5 m