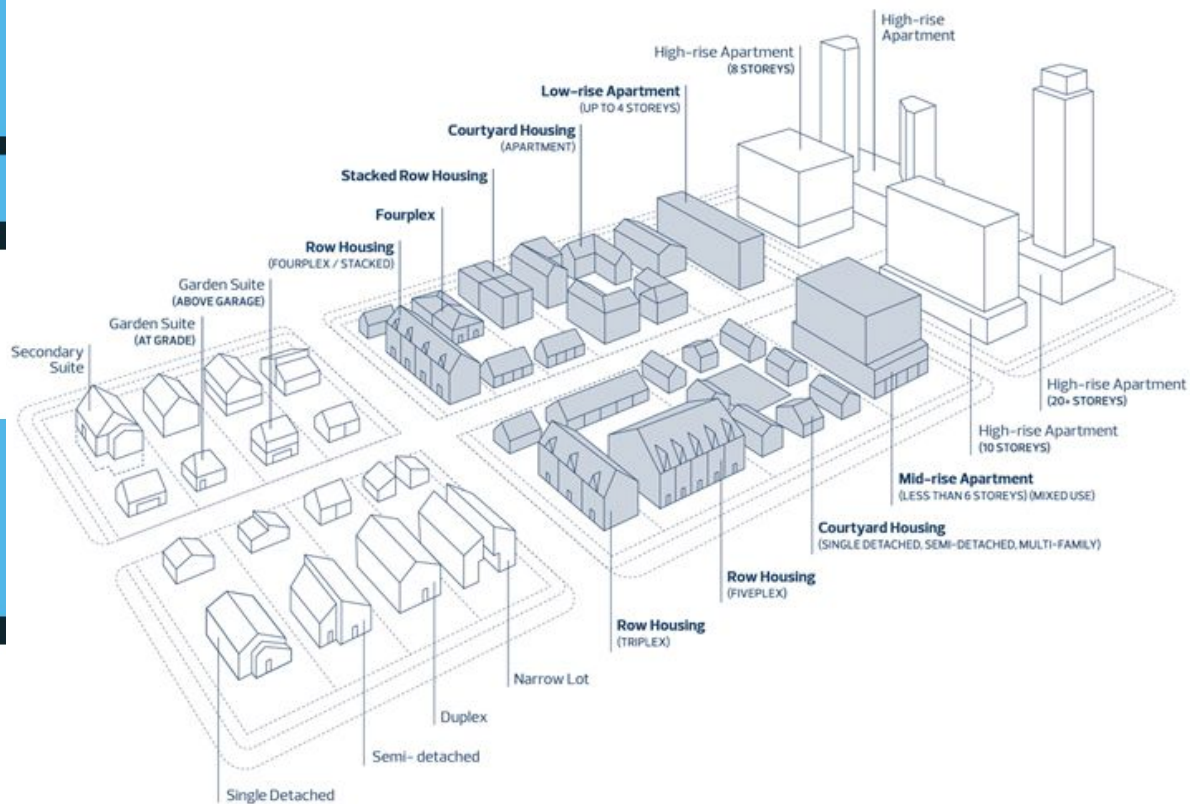


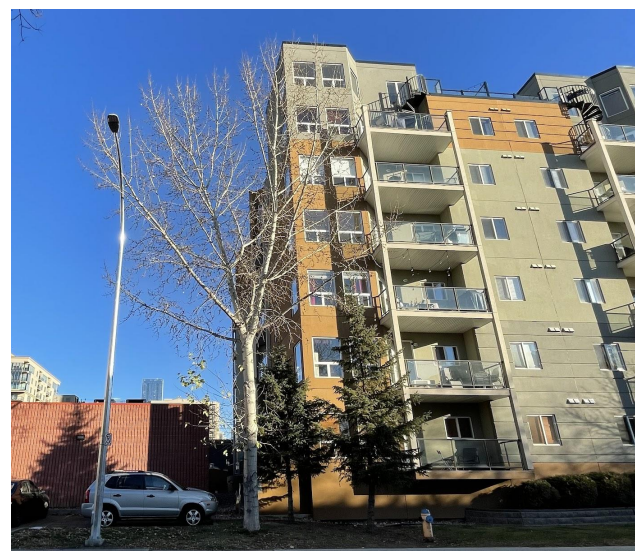
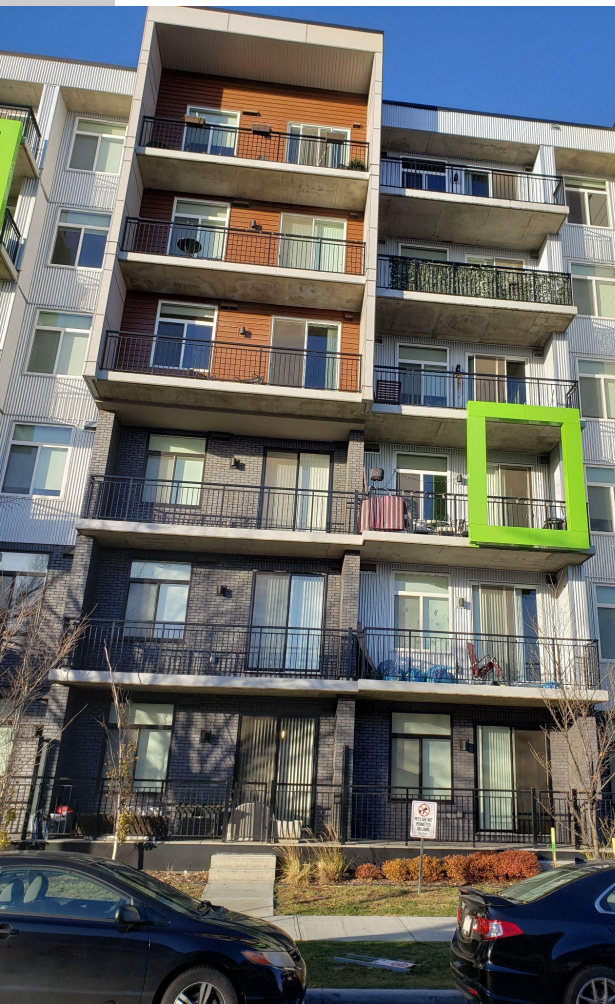
ITEM 3.19
BYLAW 19909
ZONING BYLAW TEXT AMENDMENT

DEVELOPMENT
SERVICES
DEC. 7, 2021

Edmonton



3 6 Storey Building Examples



4

Example - RA7

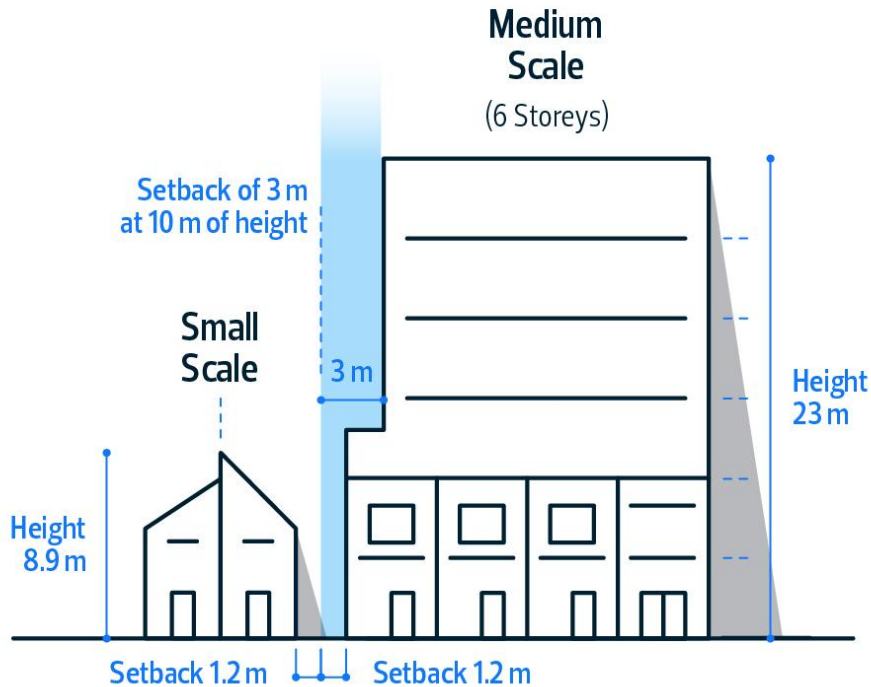


Example - RA8 Medium Scale abutting Small Scale

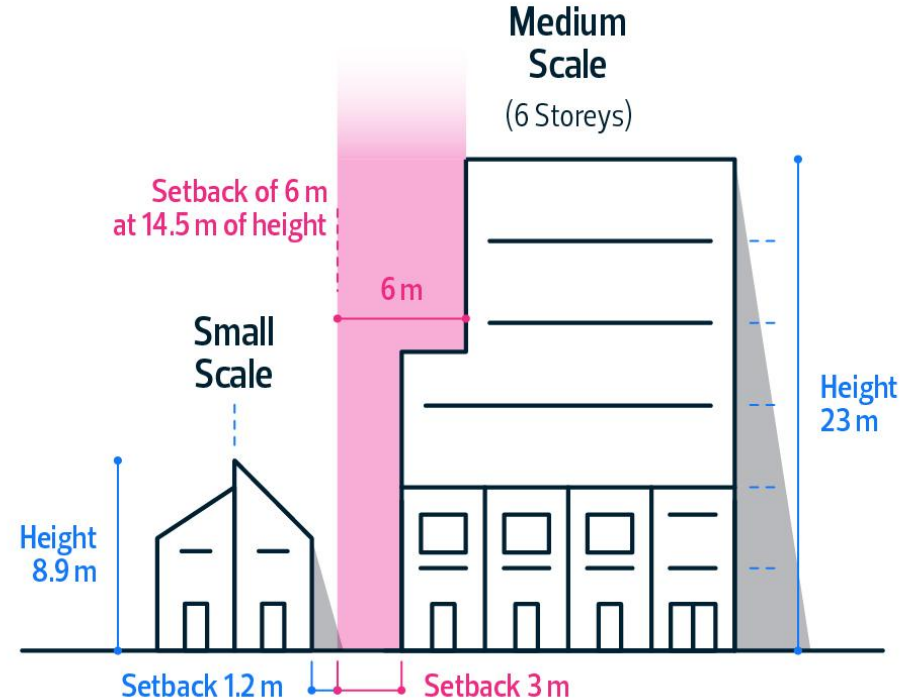


- 6 Storey Building
- Narrow setback
- Abrupt transition from taller building to smaller building

Current Scenario

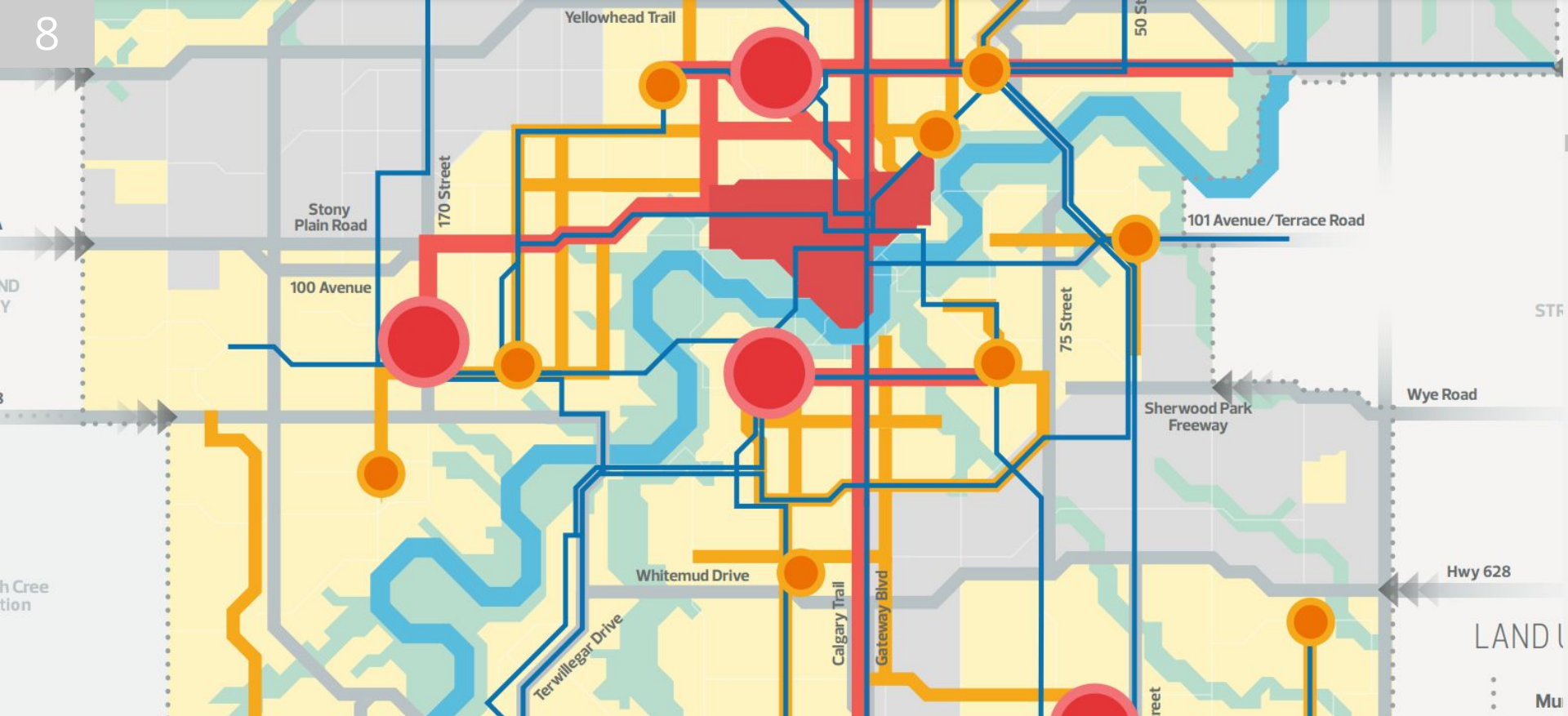


Proposed Scenario

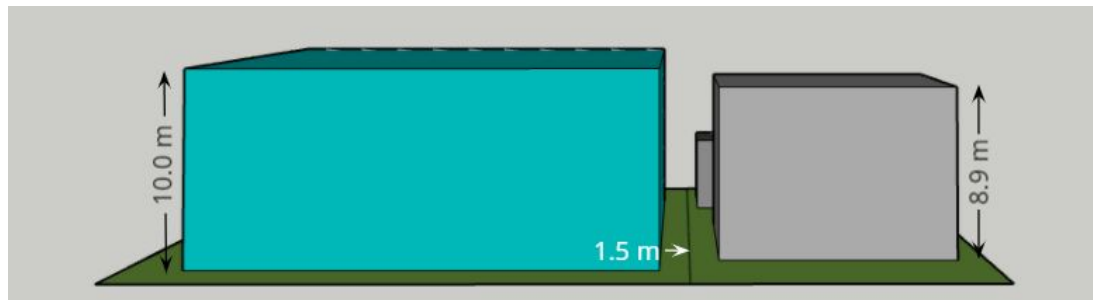




- Small lot development is a priority
- Preference for uniform setback from all property lines
- Need for different tools and options to reduce massing, eg. landscaping
- Stepbacks in wood-frame buildings are costly and create small flat roofs which increase the risk of envelope compromise

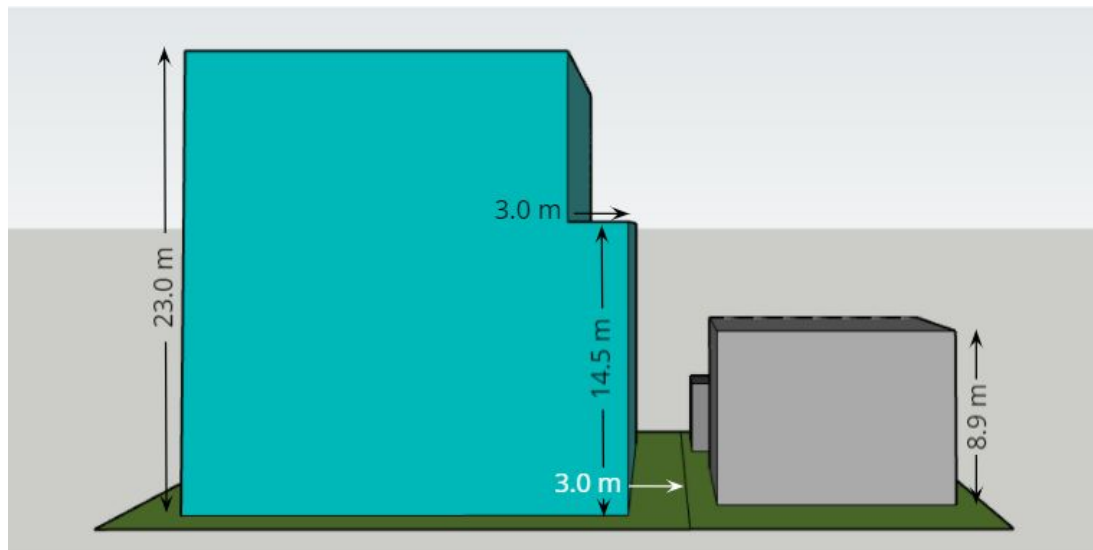


ADMINISTRATION'S RECOMMENDATION: **APPROVAL**



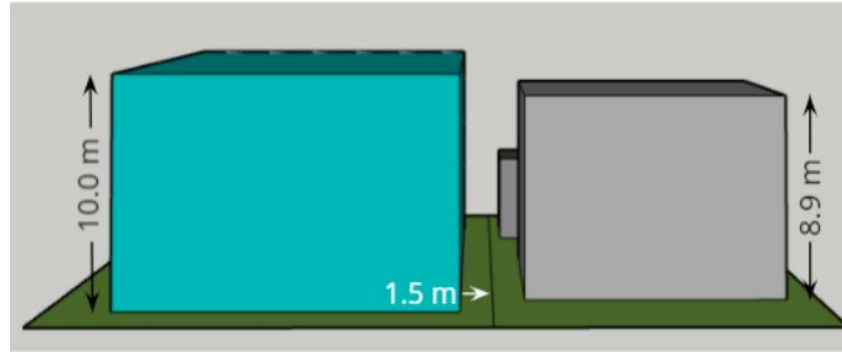
Example

Abutting Property



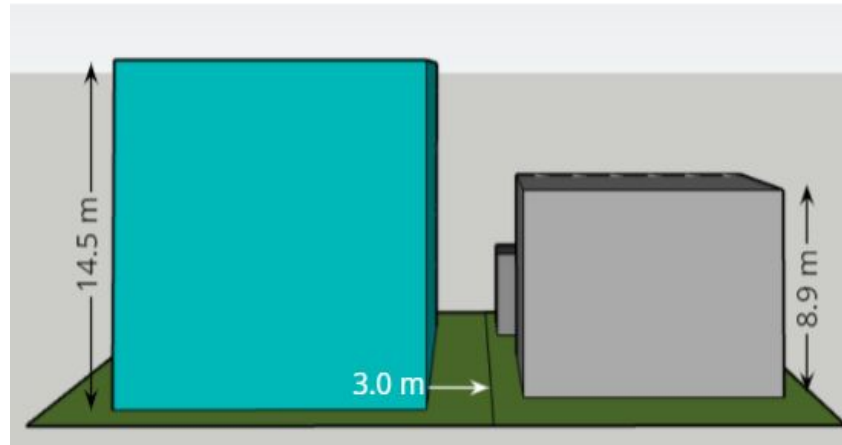
Example

Abutting Property



Example

Abutting Property



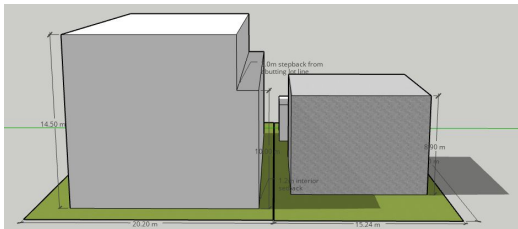
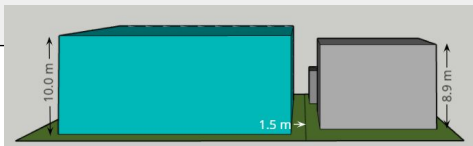
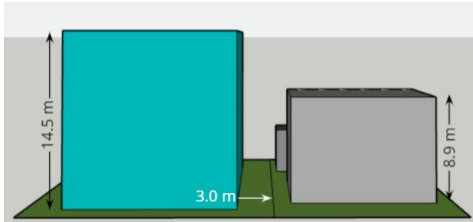
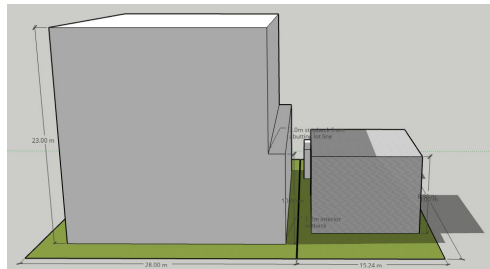
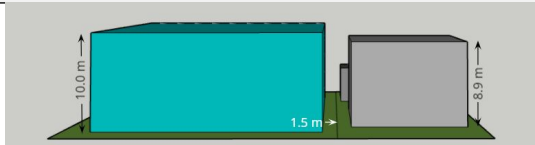
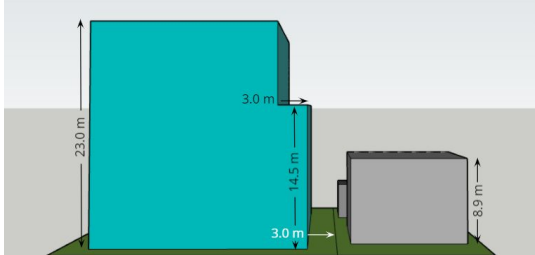
Example

Abutting Property

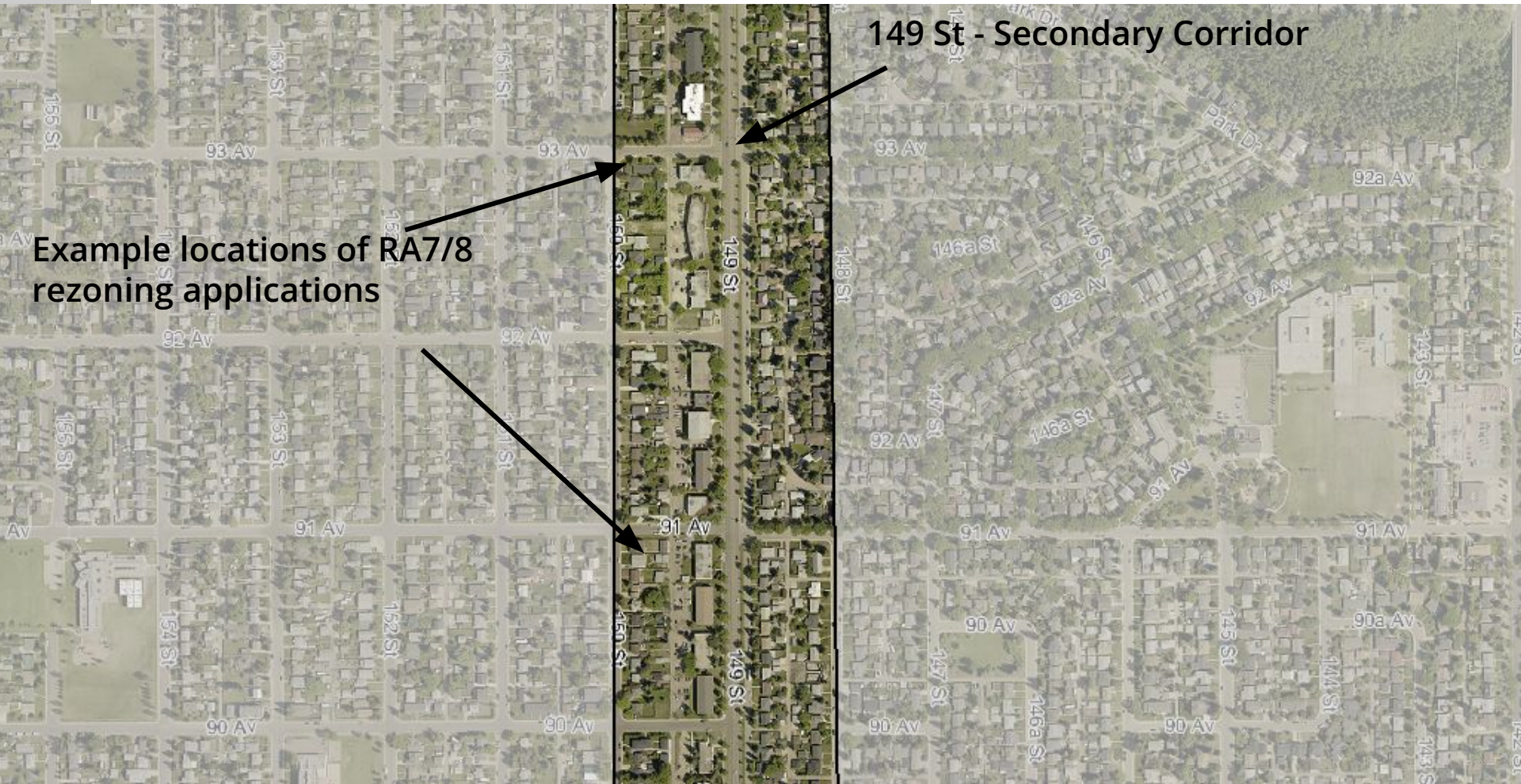
12 PROPOSED AMENDMENTS

CURRENT REGULATION <i>Interior Side Setback</i>	INITIAL DRAFT REGULATION <i>Interior Side Setback</i>	FINAL PROPOSED REGULATION <i>Interior Side Setback</i>
RA7		
1.2 m with 3.0 m total above 10.0 m	3.0 m	1.5 m (less than 10 m tall) or 3.0 m (over 10 m tall)
RA8		
1.2 m with 3.0 m total above 10.0 m	3.0 m with 6.0 m total above 14.5 m	1.5 m (less than 10 m tall) or 3.0 m (over 10 m tall) with 6.0 m total above 14.5 m

13 PROPOSED AMENDMENTS

CURRENT REGULATION <i>Interior Side Setback</i>		FINAL PROPOSED REGULATION <i>Interior Side Setback</i>	
RA7			
1.2 m with 3.0 m total above 10.0 m		1.5 m (less than 10 m tall) or 3.0 m (over 10 m tall)	 
RA8			
1.2 m with 3.0 m total above 10.0 m		1.5 m (less than 10 m tall) or 3.0 m (over 10 m tall) with 6.0 m total above 14.5 m	 

14 POLICY CONTEXT - LOCAL EXAMPLE



15 3m Stepback

- New build
- Removes upper floors mass
- Provides articulation and interest



