

ITEMS 3.10 & 3.11
BYLAW 20039 & CHARTER BYLAW 20040
GARNEAU

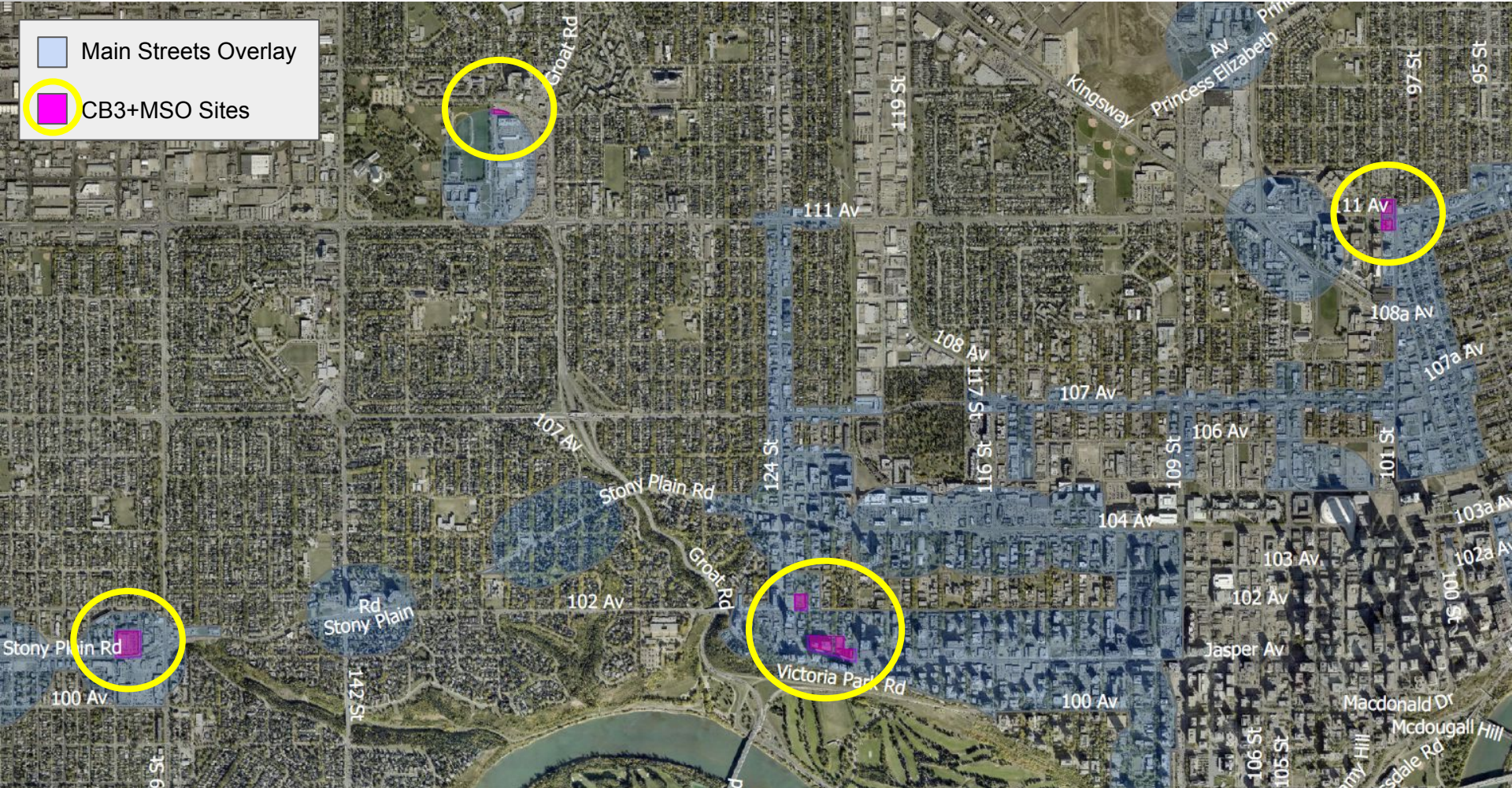
DEVELOPMENT
SERVICES
APR 5, 2022

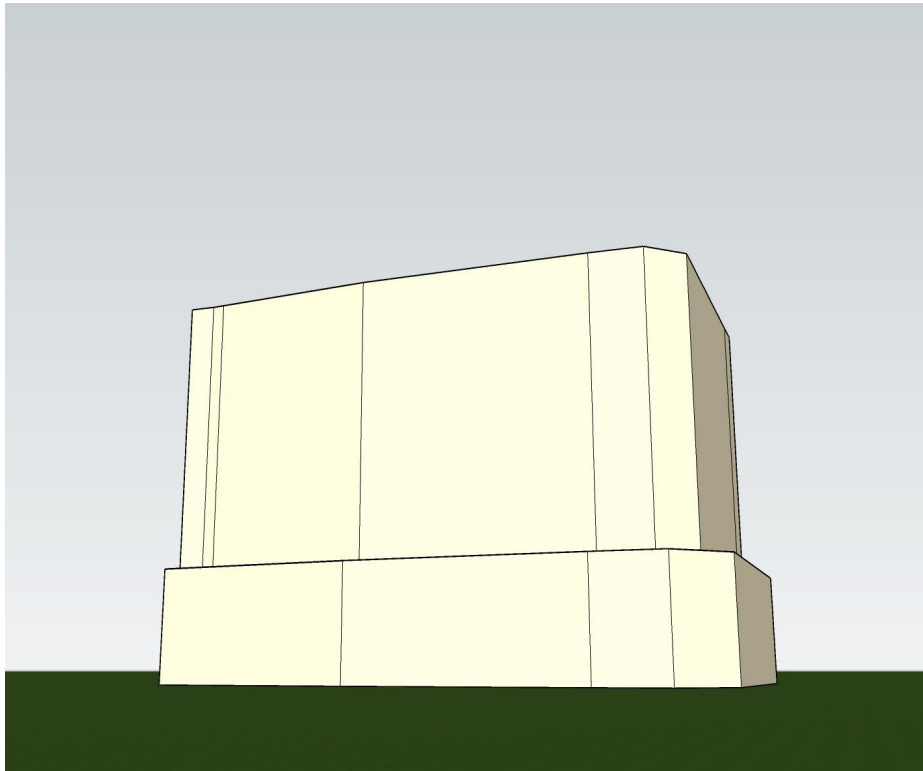


MAIN STREETS OVERLAY AMENDMENTS

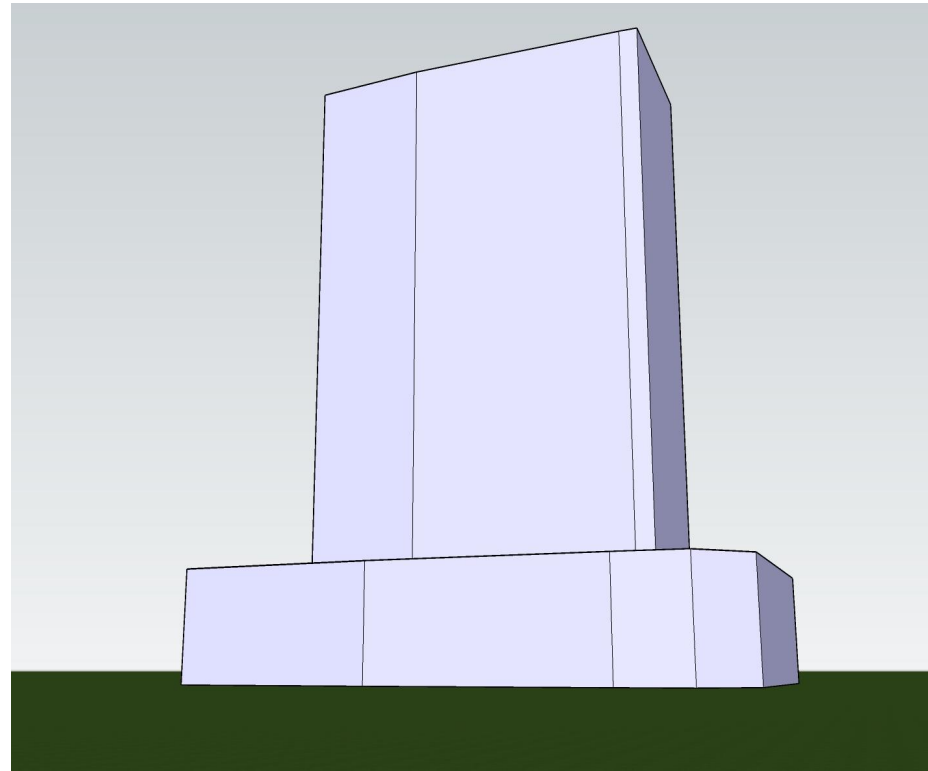
Legend:

- Main Streets Overlay
- CB3+MSO Sites

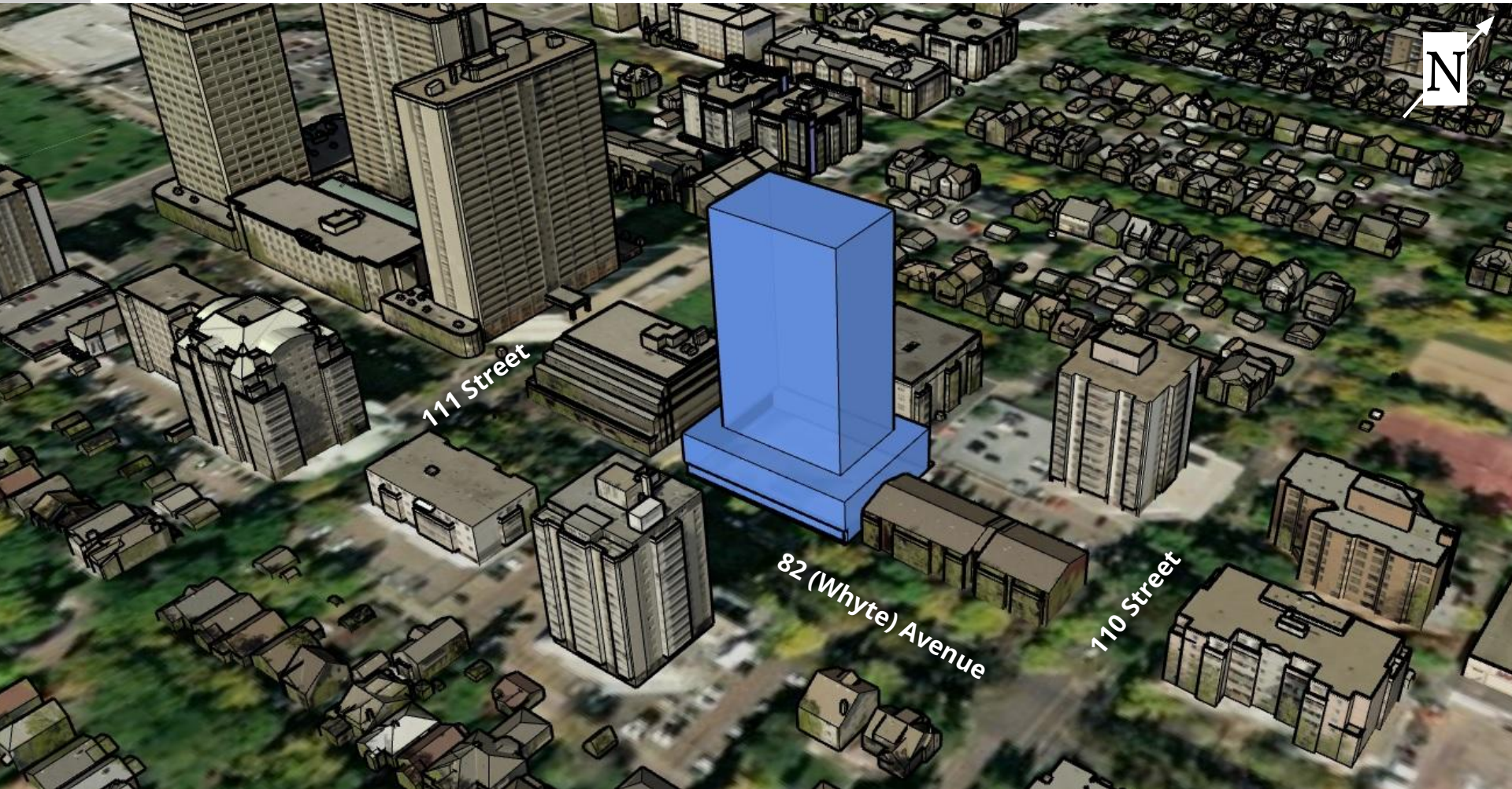




CURRENT CB3+MSO



PROPOSED CB3+MSO



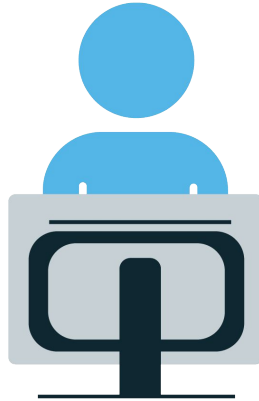
5 COMMUNITY INSIGHTS

ADVANCE NOTICE #1
GARNEAU
120 m



3 RESPONSES

ENGAGED
EDMONTON



28 ONLINE
RESPONSES

ADVANCE NOTICE #2
EXISTING CB3+MSO SITES
60 m

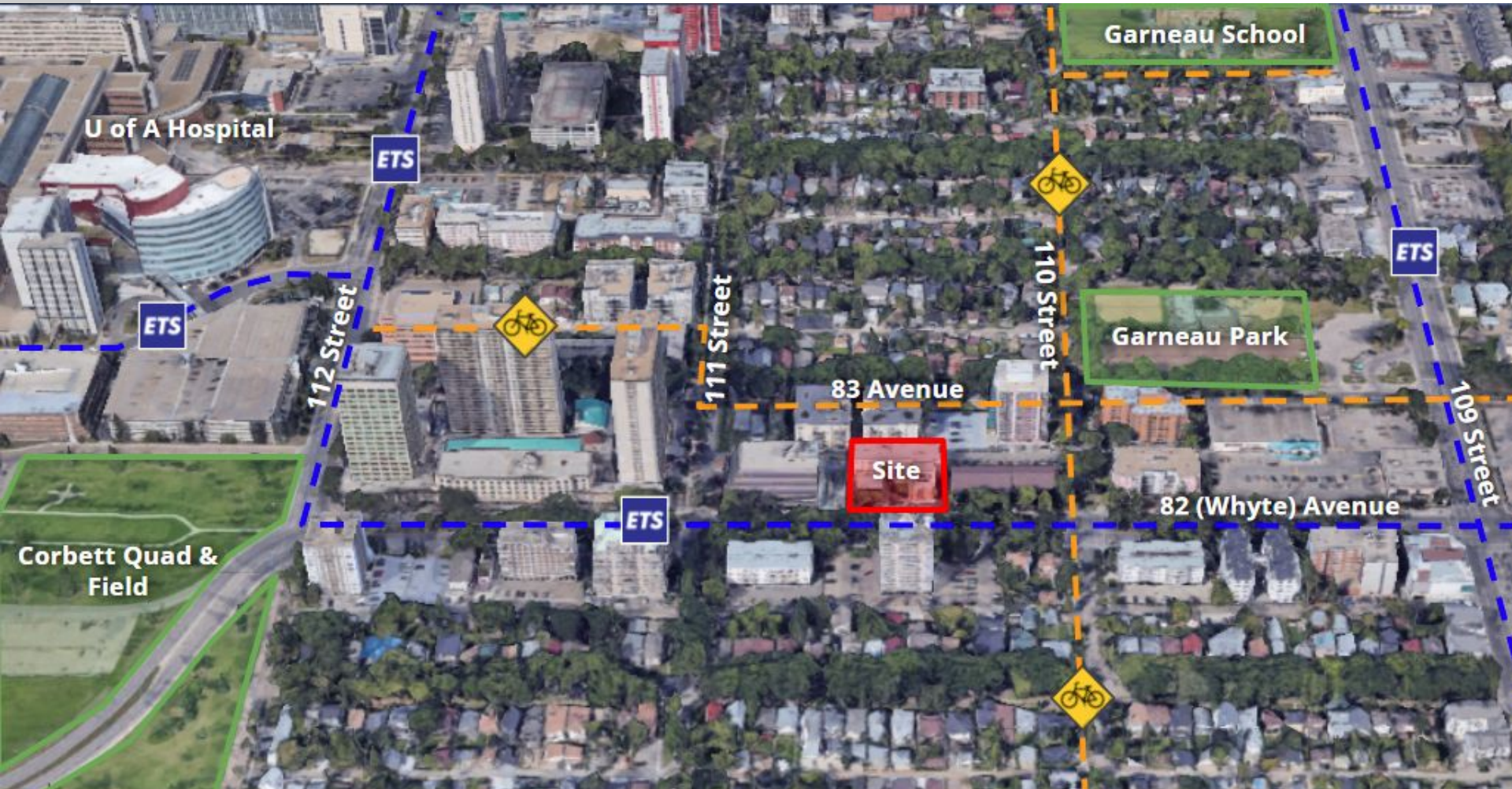


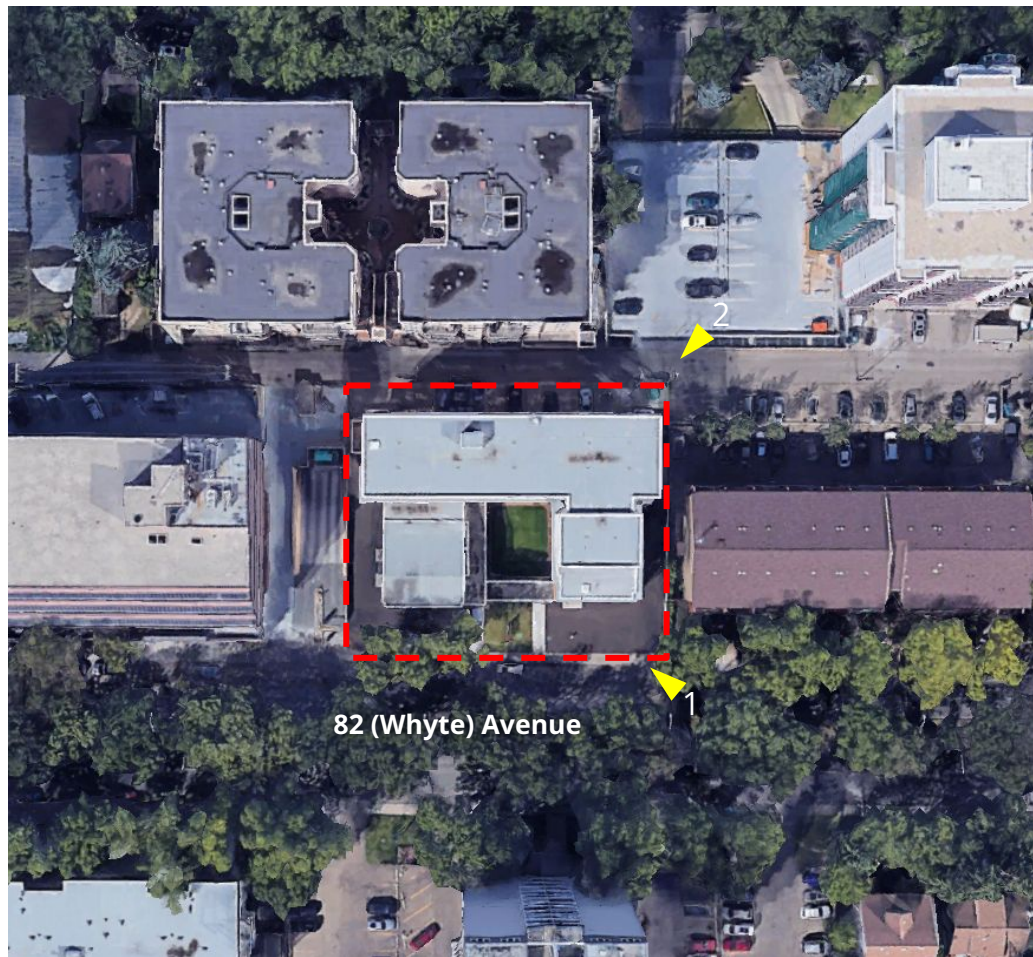
4 RESPONSES

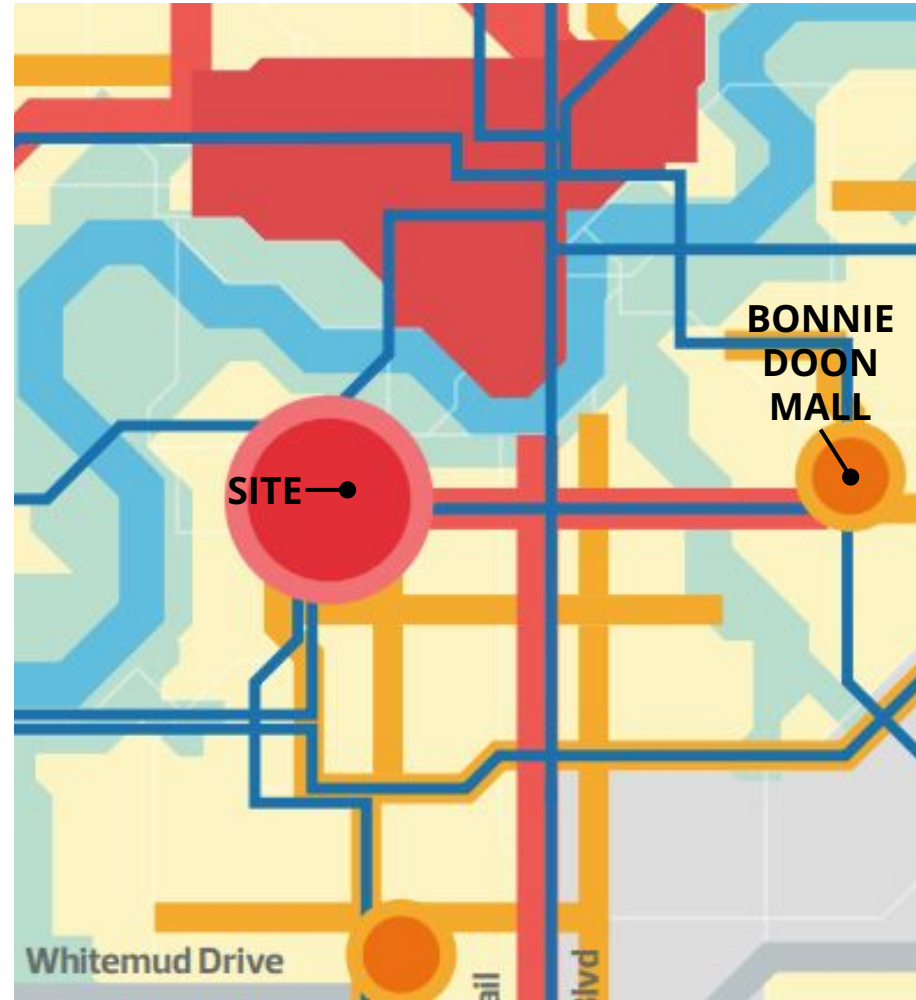
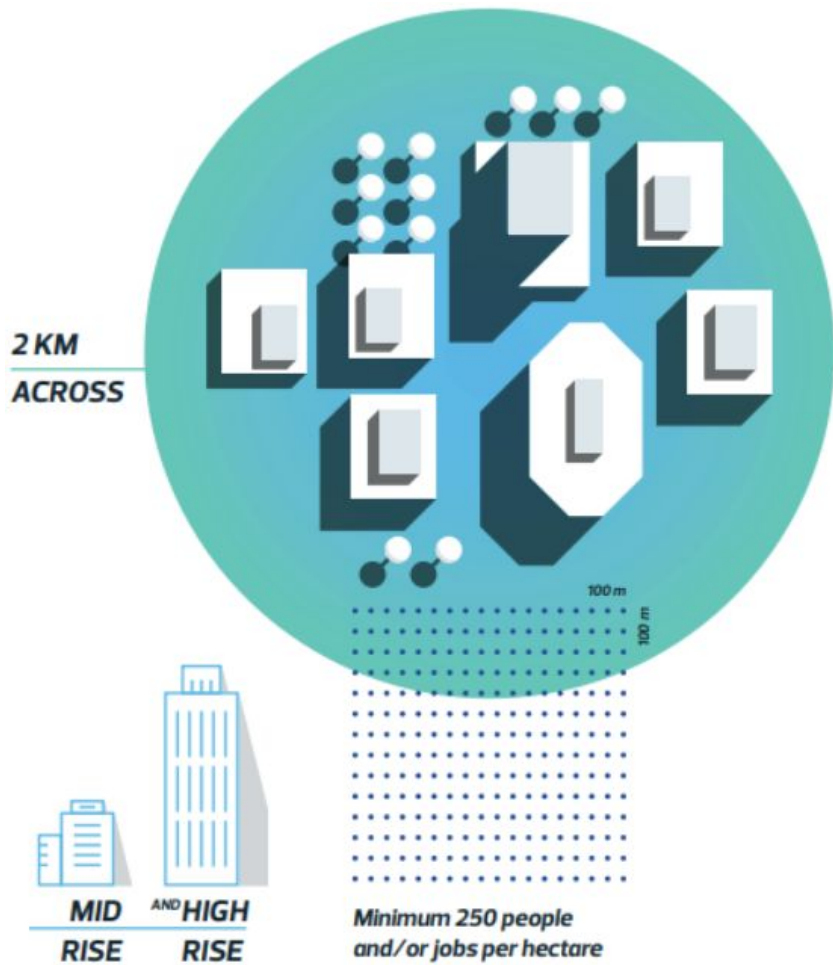
REZONING
INFORMATION
SIGN

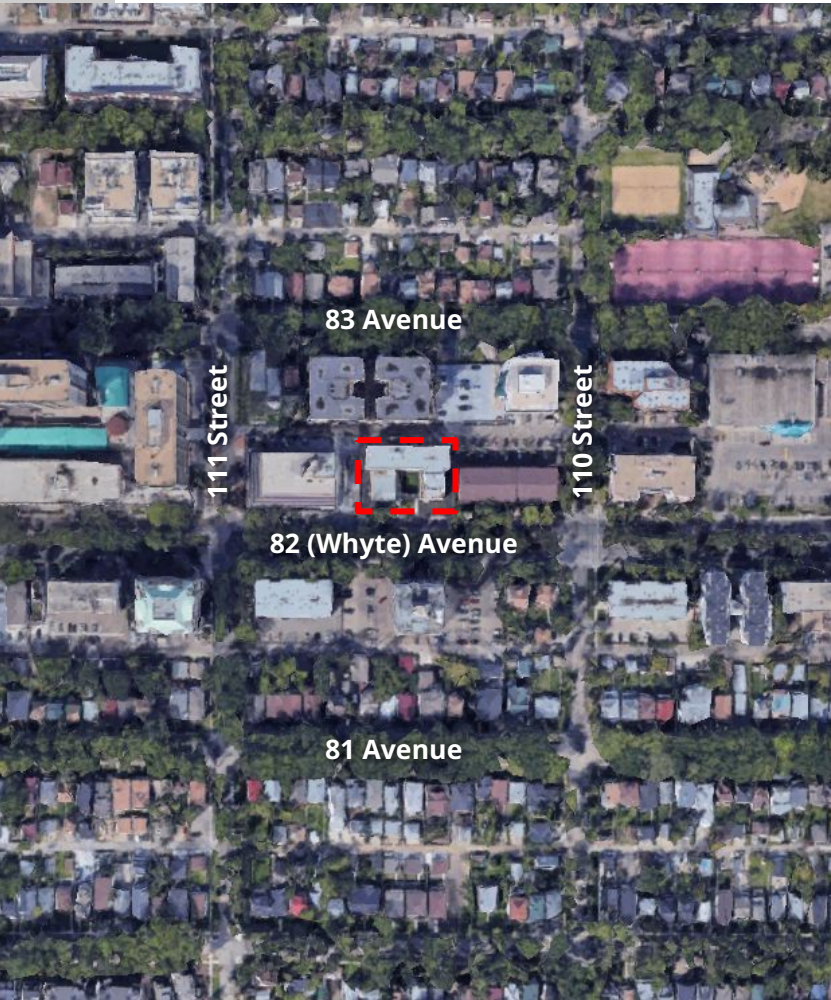


POSTED:
JANUARY 4,
2022

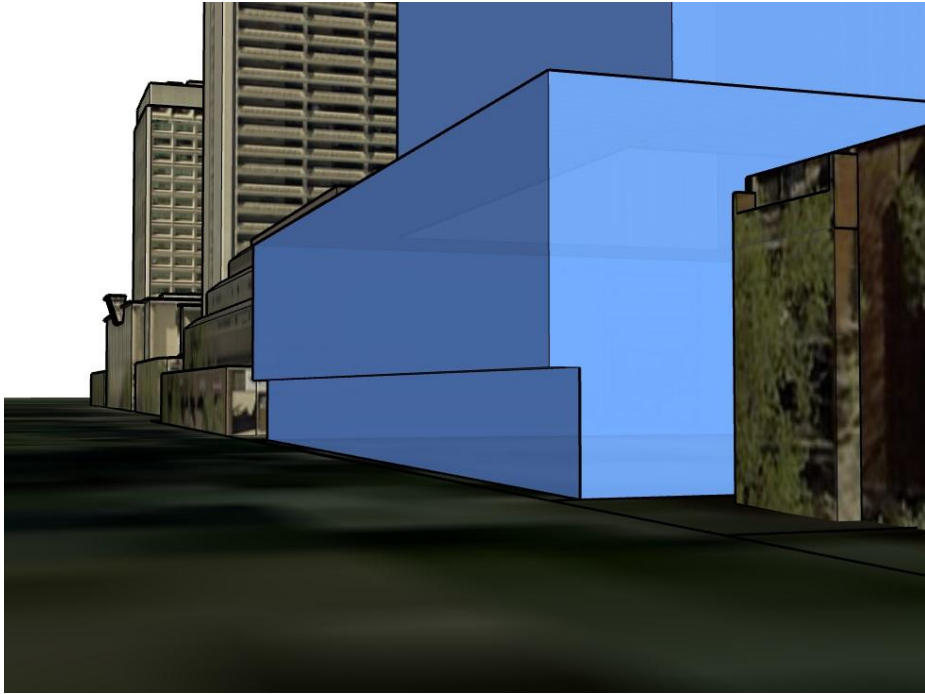




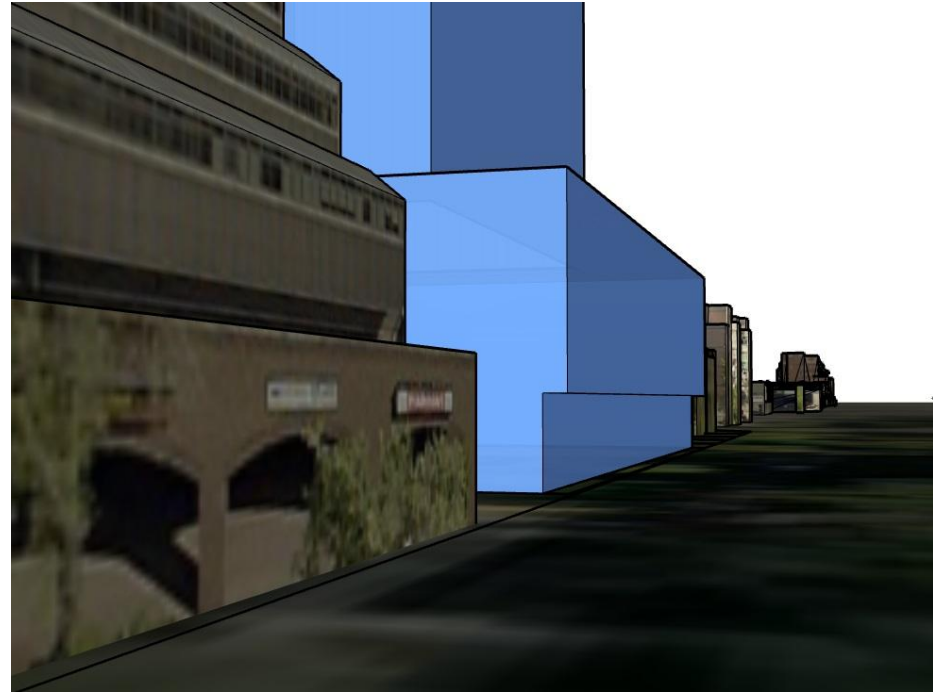




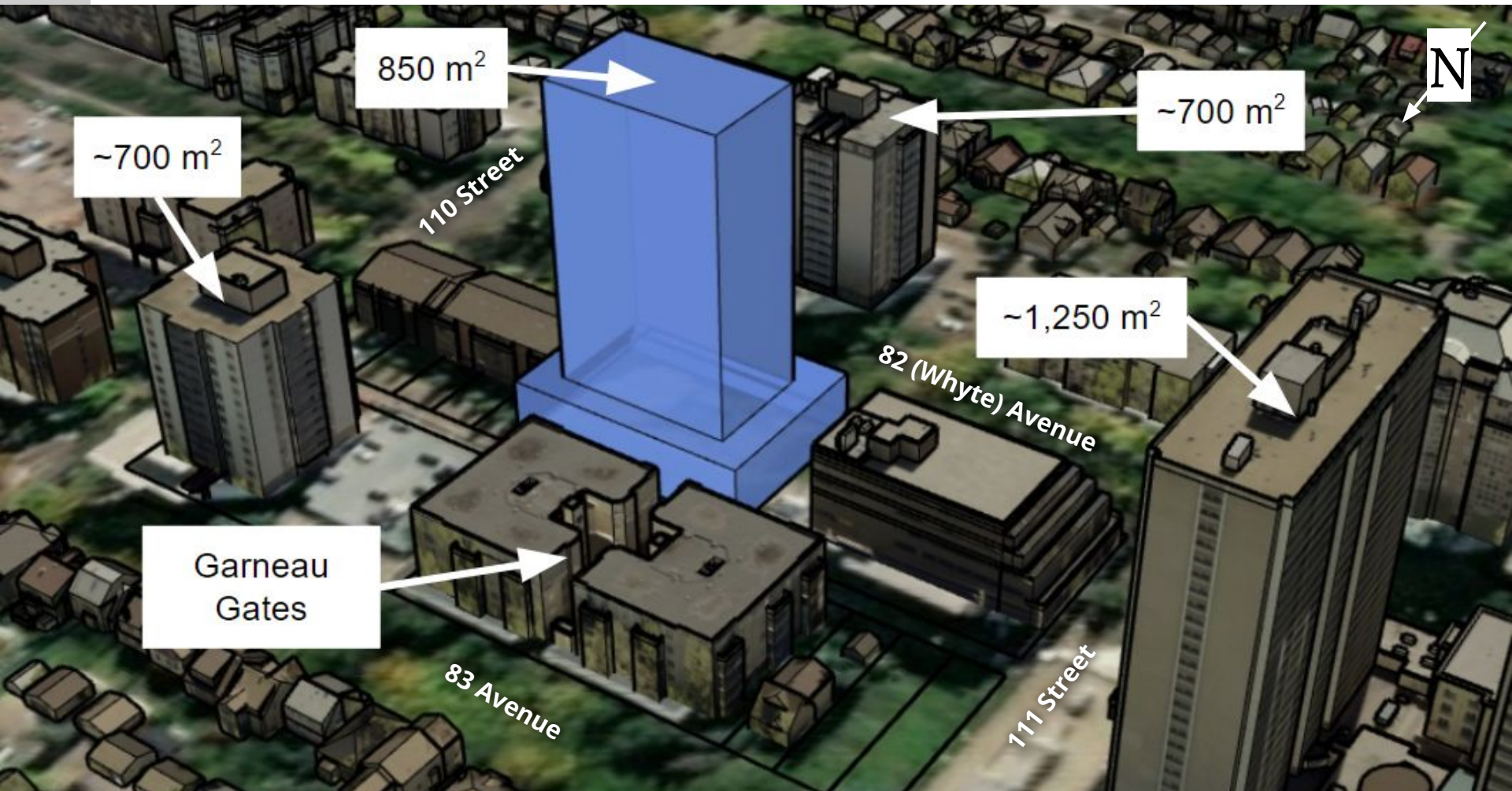
10 BUILT FORM ANALYSIS



LOOKING WEST

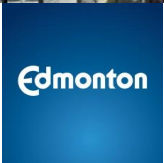


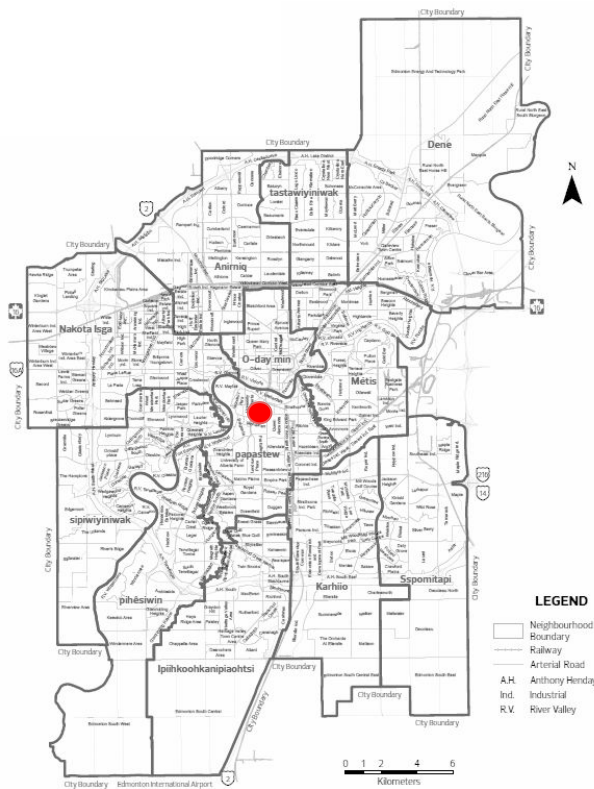
LOOKING EAST





ADMINISTRATOR'S RECOMMENDATION: **APPROVAL**





GARNEAU

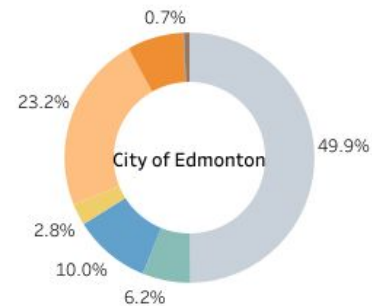
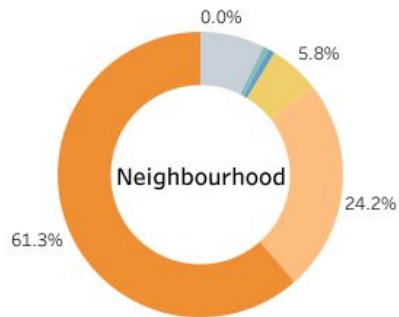
Population **7,060**

Population Net Density **159.0 population/ha**

Dwelling Units **3,905**

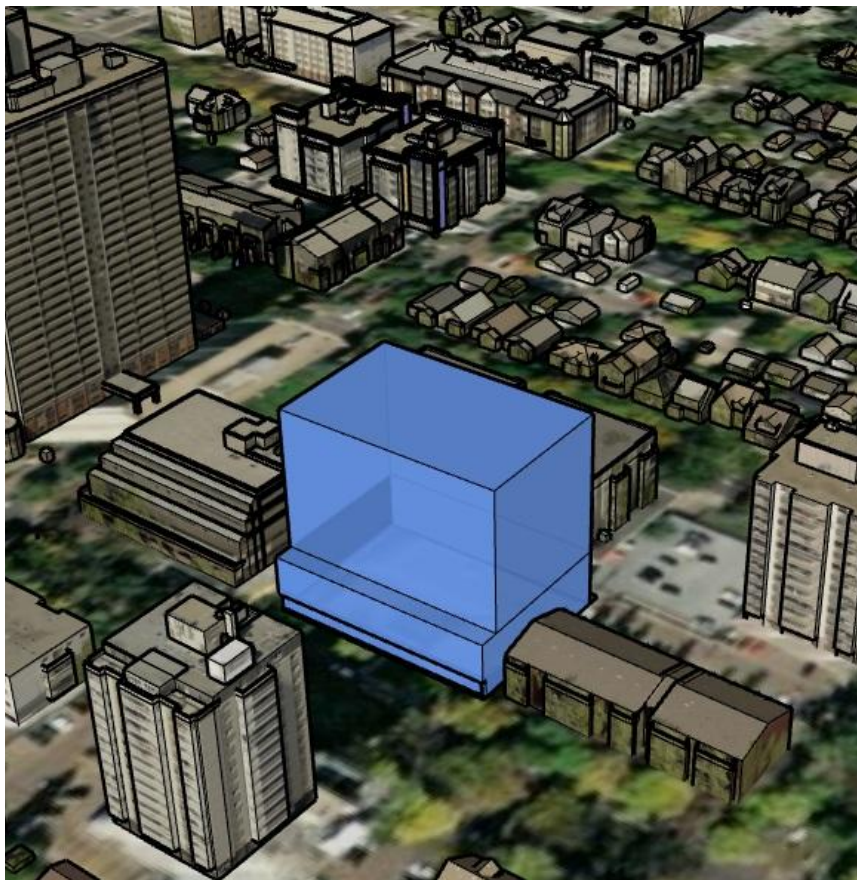
Dwellings Density: **88.0 units/ha**

Private Dwellings by Structure Type

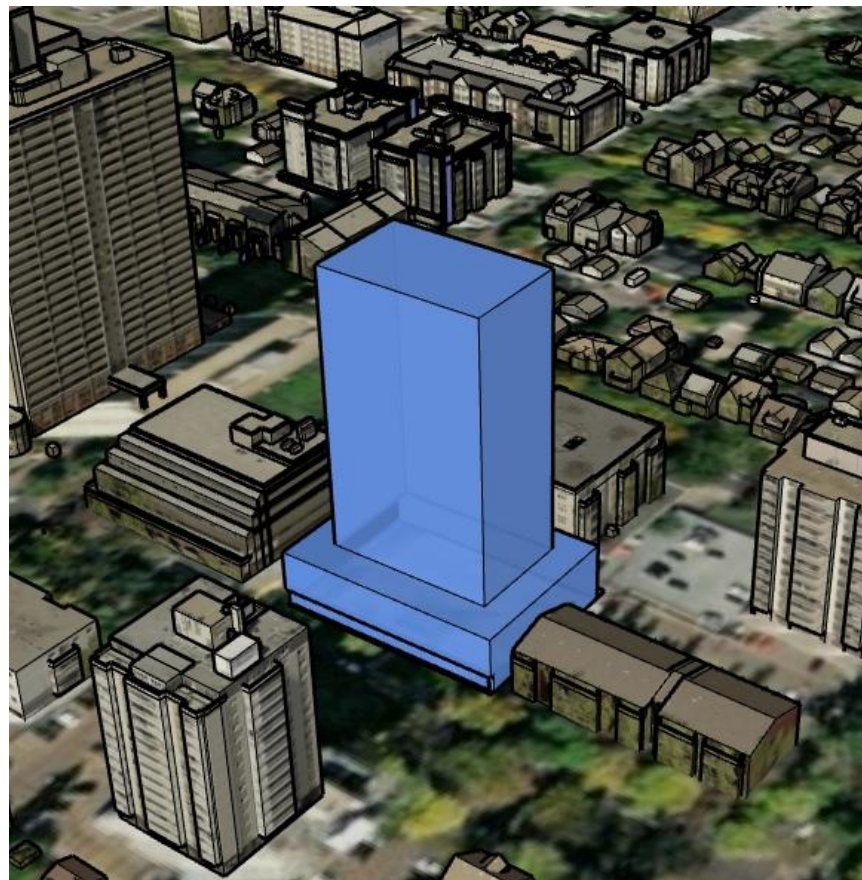


- Single-detached house
- Semi-detached house
- Row house
- Apartment or flat in a duplex
- Apartment (4 storeys and under)
- Apartment (5 storeys and up)
- Other single-attached house
- Movable dwelling

14 BUILT FORM ANALYSIS

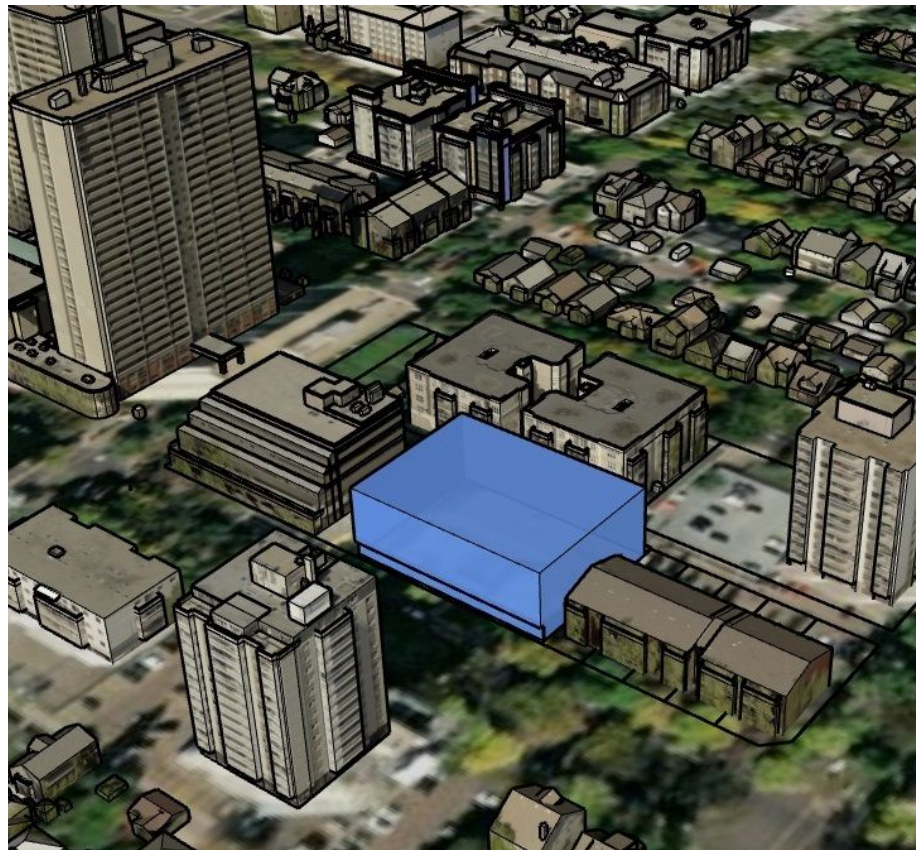


CURRENT CB3 + MSO

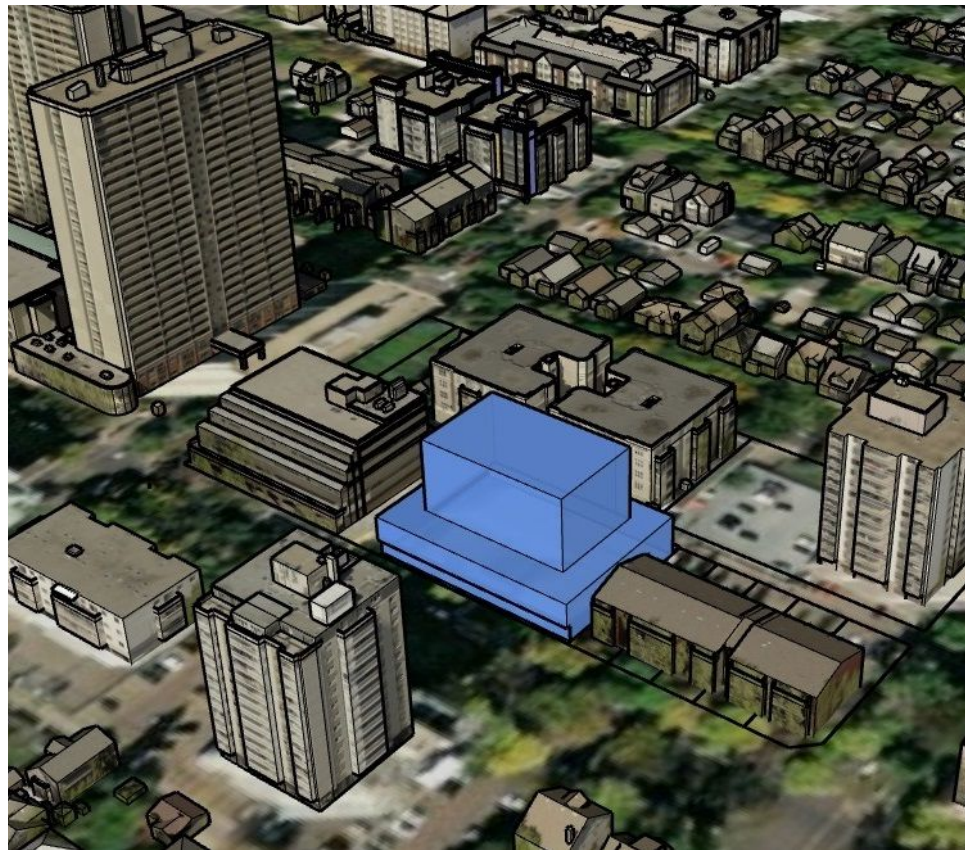


PROPOSED CB3 + MSO

15 OTHER POTENTIAL CB3+MSO FORMS

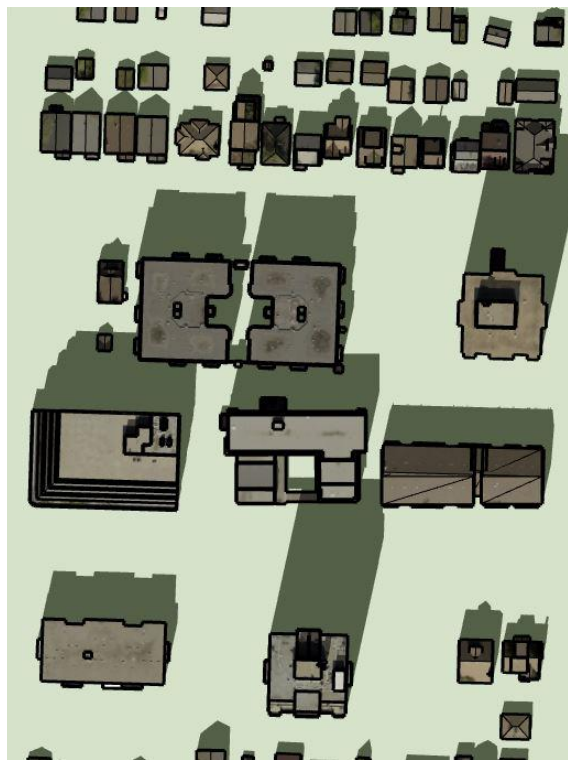


~18 m HEIGHT

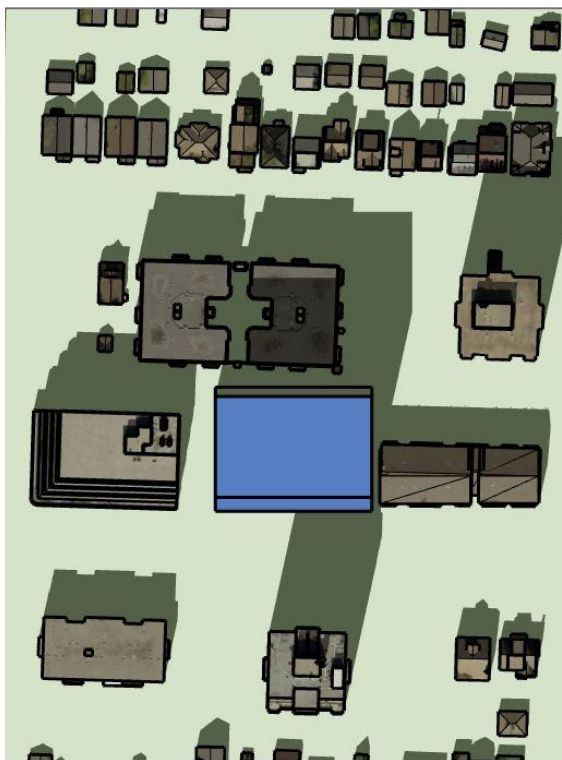


~28 m HEIGHT

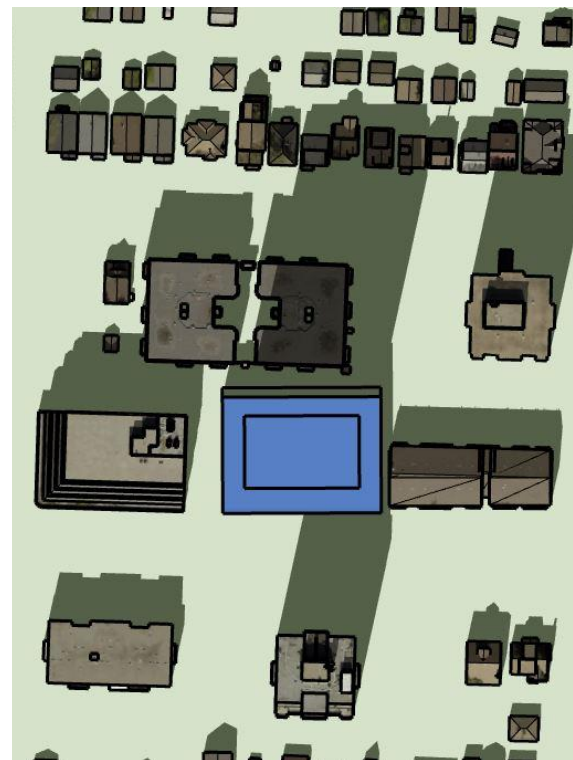
MAR/SEP 21, 12PM




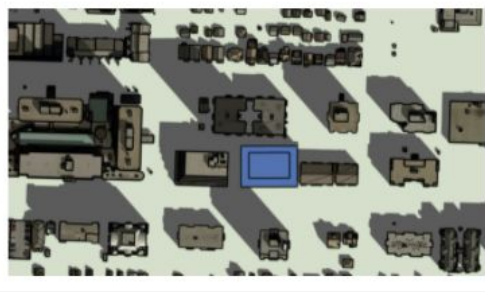

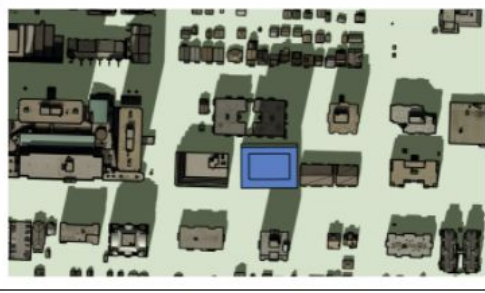

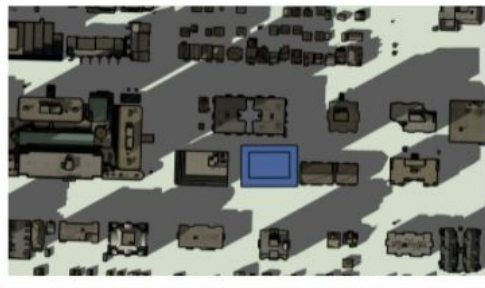
EXISTING



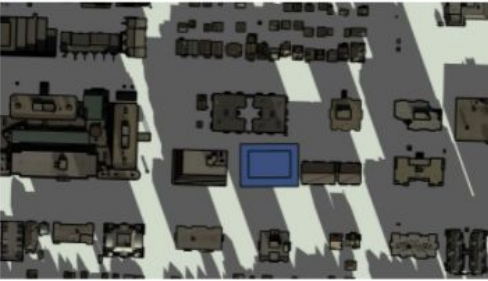

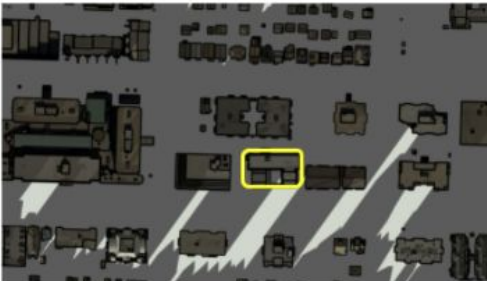
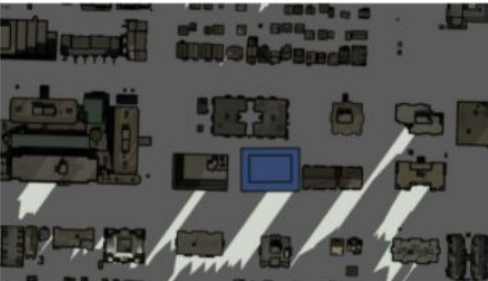
CURRENT CB3 + MSO



PROPOSED CB3 + MSO

<p>MAR/SEP 21</p>	<p>EXISTING CONDITIONS</p>	<p>CB3 + MSO (AMENDED)</p>
<p>9AM</p>		
<p>12PM</p>		
<p>3PM</p>		







JUNE 21	EXISTING CONDITIONS	CB3 + MSO (AMENDED)
8AM		
12PM		
4PM		

DEC 21	EXISTING CONDITIONS	CB3 + MSO (AMENDED)
10AM		
12PM		
2PM		

MAR/SEP 21	CB3 + MSO (CURRENT)	CB3 + MSO (AMENDED)
9AM		
12PM		
3PM		

JUNE 21	CB3 + MSO (CURRENT)	CB3 + MSO (AMENDED)
8AM	 A site plan diagram showing shadows cast by buildings at 8 AM. The sun is low in the sky, creating long, dark shadows that stretch across the site. A large building in the center-right casts a prominent shadow towards the bottom-left. A road labeled '114 Ave' and 'SHADE ST' is visible at the bottom.	
12PM	 A site plan diagram showing shadows cast by buildings at 12 PM. The sun is high in the sky, and shadows are short and cast almost directly beneath the buildings. The overall scene is brightly lit.	
4PM	 A site plan diagram showing shadows cast by buildings at 4 PM. The sun is low in the sky, creating long shadows similar to the 8 AM view. The shadows are cast towards the bottom-right of the site.	
8AM	12PM	4PM

WOODCROFT SHADOW STUDY

DEC 21	CB3 + MSO (CURRENT)	CB3 + MSO (AMENDED)
10AM		
12PM		
2PM		



LOOKING EAST



LOOKING WEST

EXISTING WASTE COLLECTION CONDITIONS

