



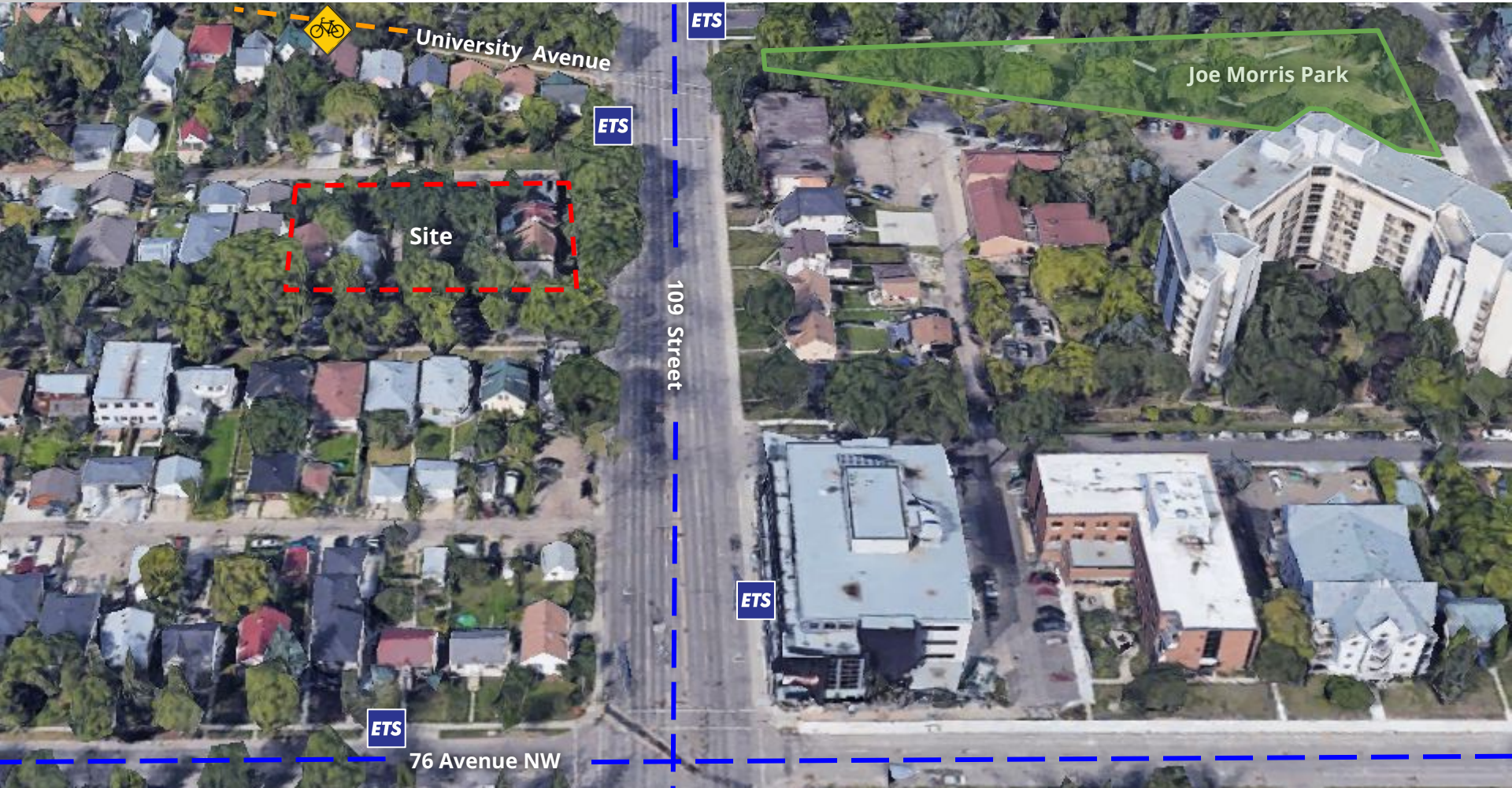
ITEMS 3.17, 3.18 & 3.19

BYLAWS 20079, 200080 & CHARTER BYLAW 20081

McKernan

DEVELOPMENT
SERVICES
May 10, 2022

Edmonton

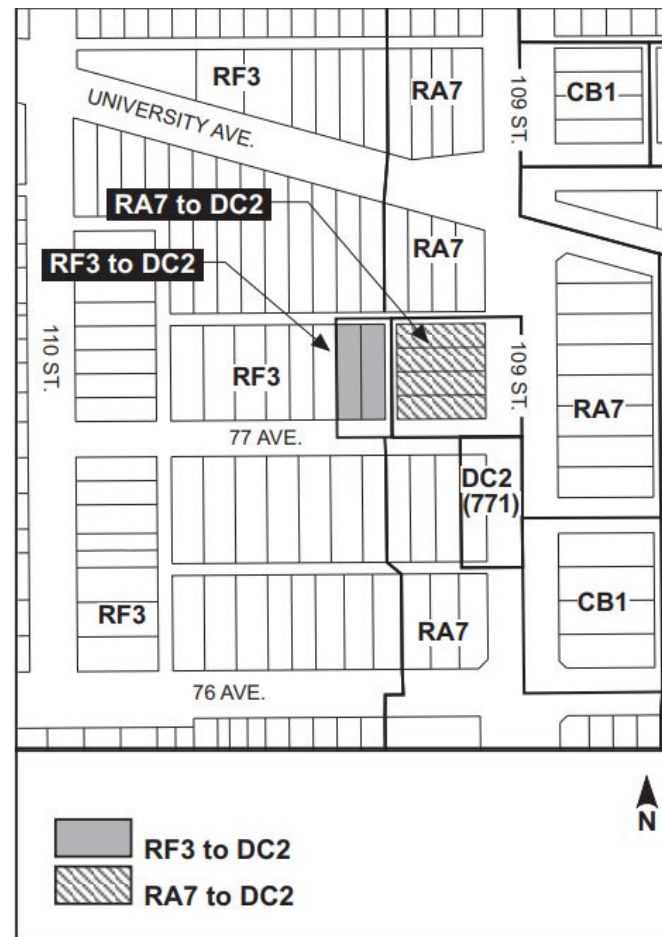


3 APPLICATION HISTORY

August 25, 2014

Public Hearing

Bylaw 16896



Comments

- Commercial Development
- Additional engagement opportunities
- Additional Information



ADVANCE NOTICE
Feb 02, 2022



CITY WEBPAGE
Feb 22, 2022



SITE SIGNAGE
Apr 13, 2022



PUBLIC HEARING NOTICE
Apr 22 & Apr 30, 2022

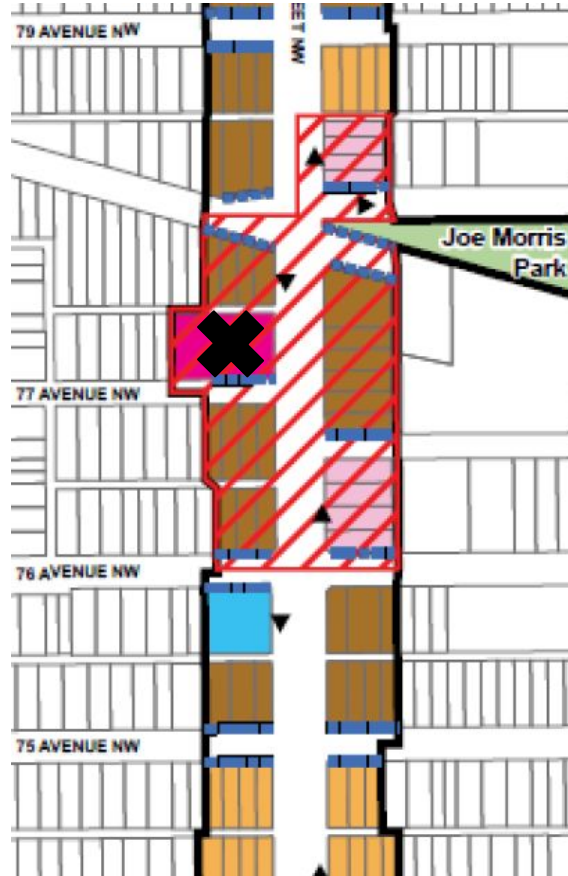
5 PROPOSED ZONING



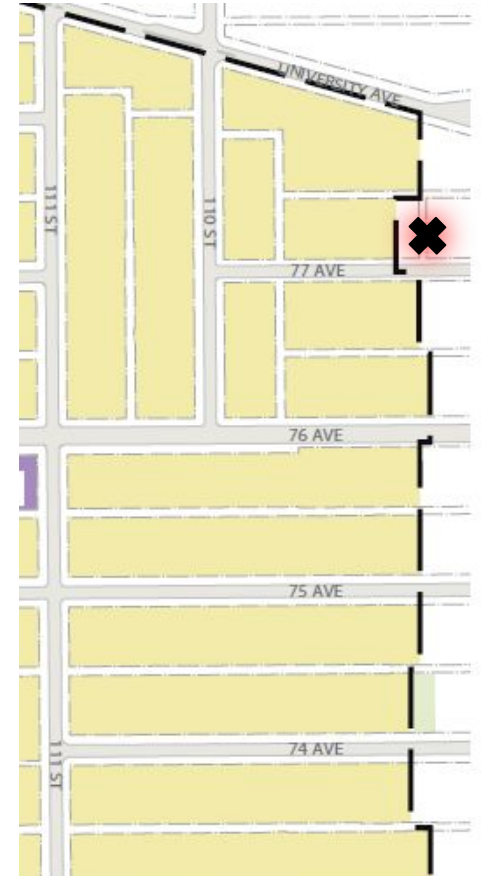
REGULATION	DC2 Current Zoning	RA7 Proposed Zone	RF3 Proposed Zone
Height	20.0 m	14.5 - 16.0 m	8.9 m
Floor Area Ratio (FAR)	3.0	2.3 - 2.5	N/A
Density (Dwellings)	Min: None Max: 39	Min: ~6 Max: None	Min: None Max: 5
Setbacks			
North	1.0 m	1.5 - 3.0 m	16.1m
West	2.5 m	7.5 m	1.2 m
East	1.0 m	4.5 m	1.2 m
South	1.0 m	1.5 - 3.0 m	4.6 m



SITE VIEW



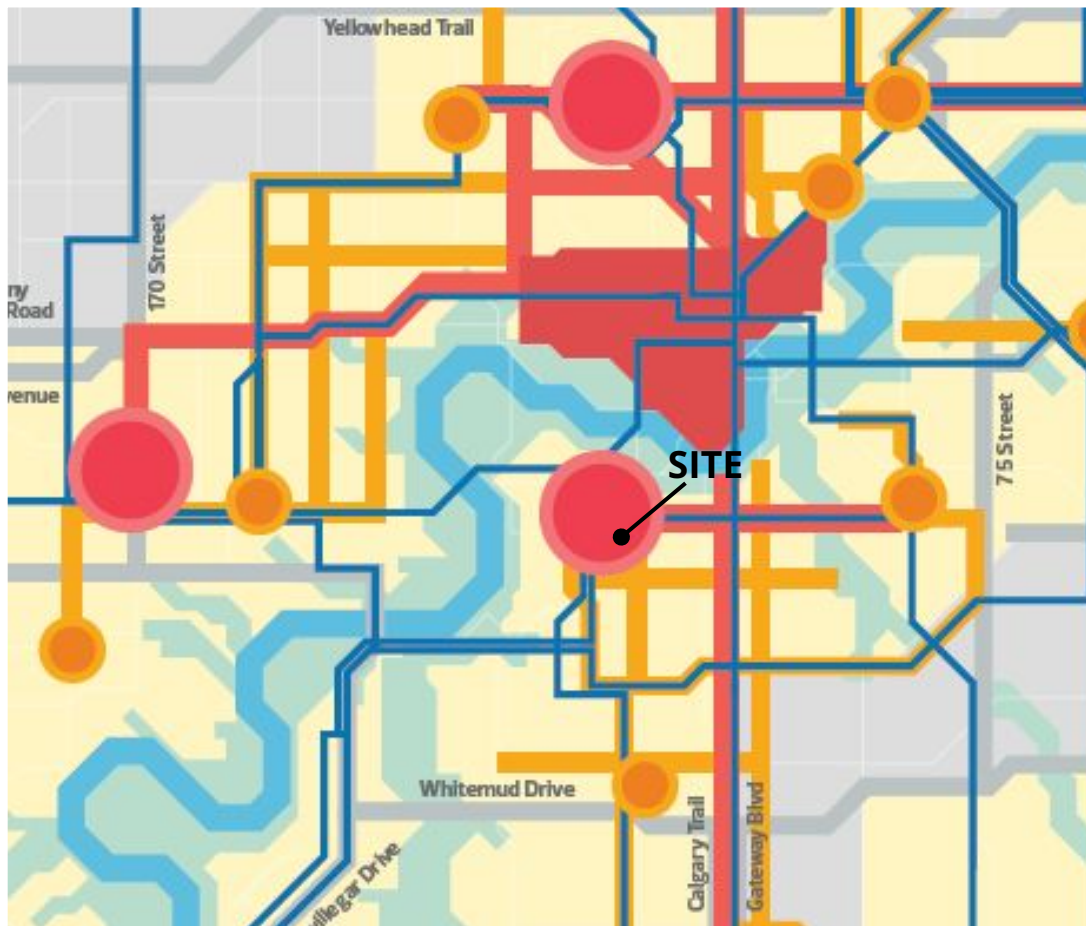
109 STREET ARP



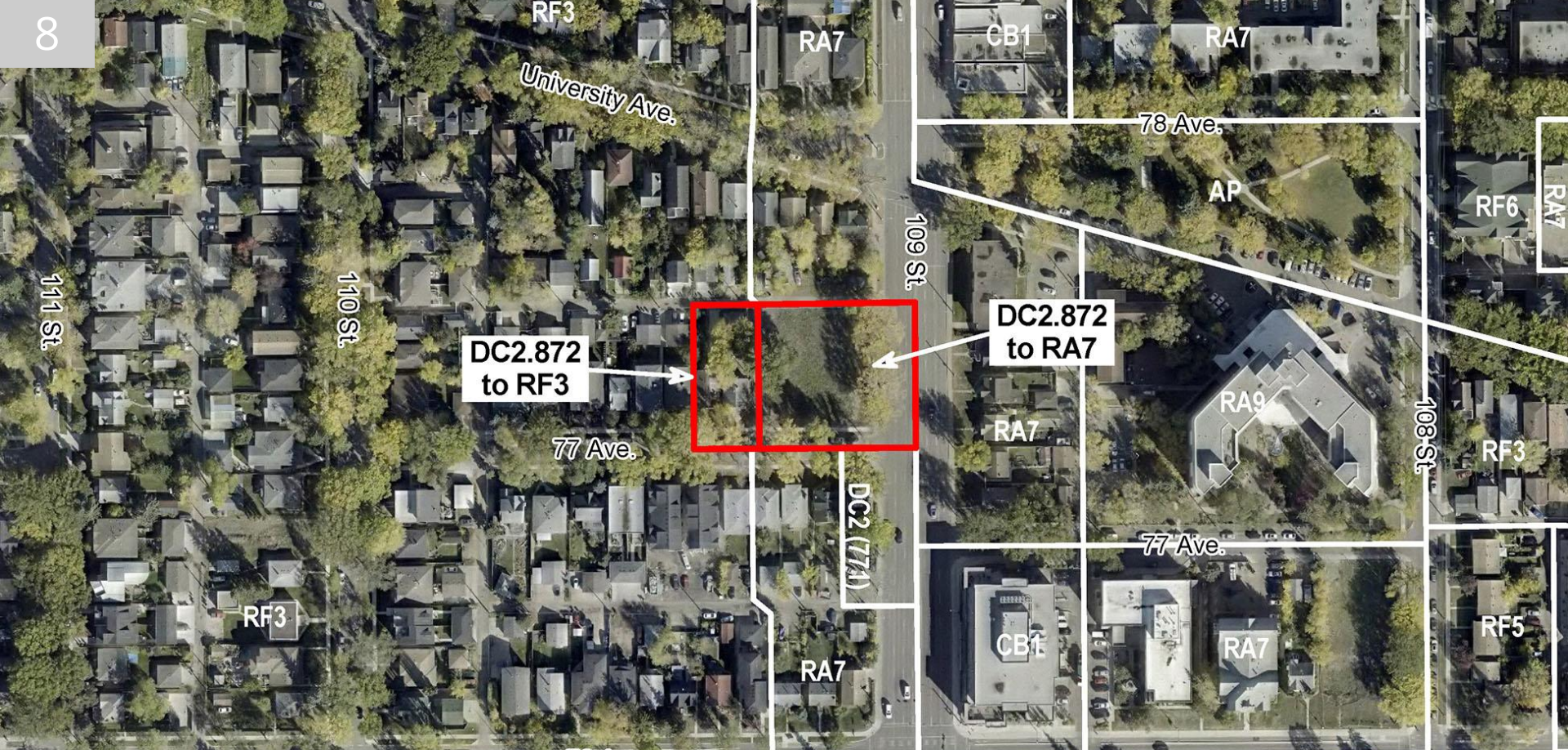
MCKERNAN-BELGRAVIA ARP



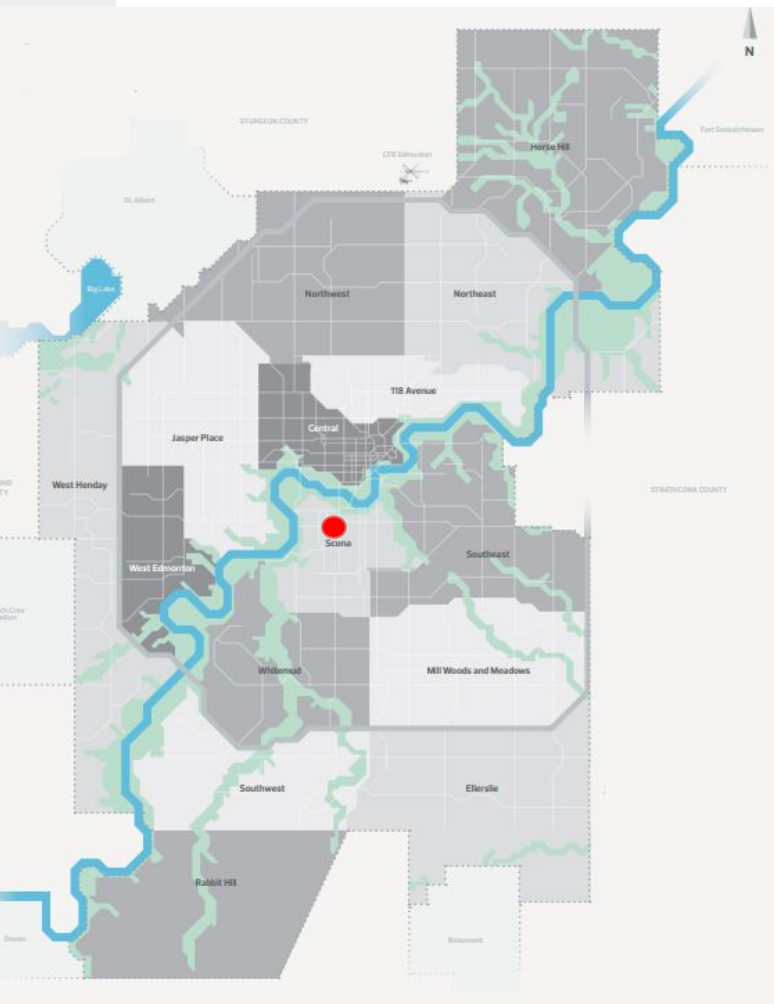
SITE VIEW



CITY PLAN



ADMINISTRATION'S RECOMMENDATION: **APPROVAL**



McKernan

Population **2,580**

Population Net Density **49.0 population/ha**

Dwelling Units **1,080**

Dwellings Density: **20.9 units/ha**

Private Dwellings by Structure Type

