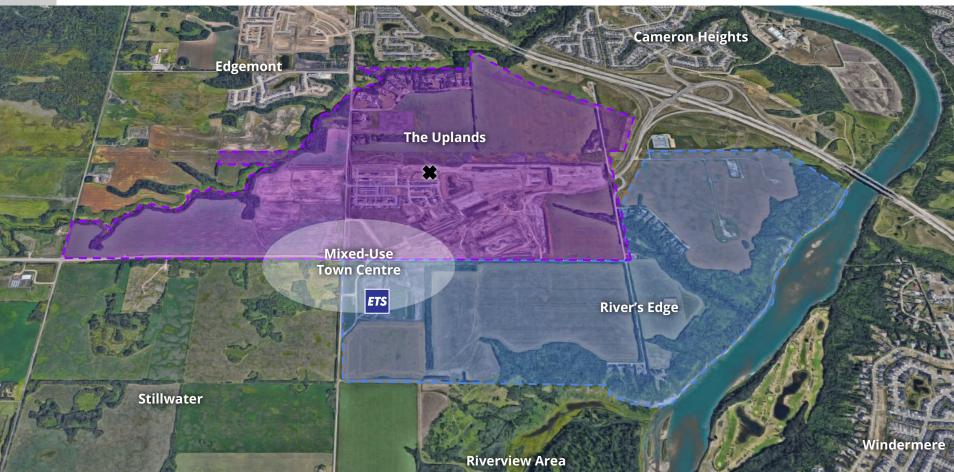


ITEMS 3.7 & 3.8 CHARTER BYLAWS 20053 & 20054 THE UPLANDS & RIVER'S EDGE

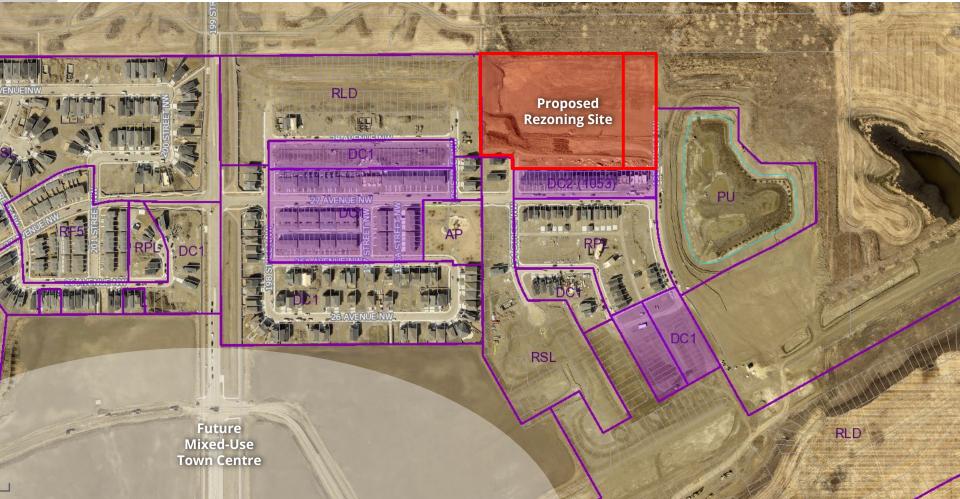
DEVELOPMENT SERVICES MAY 10, 2022

**Edmonton** 

## 2 SITE CONTEXT

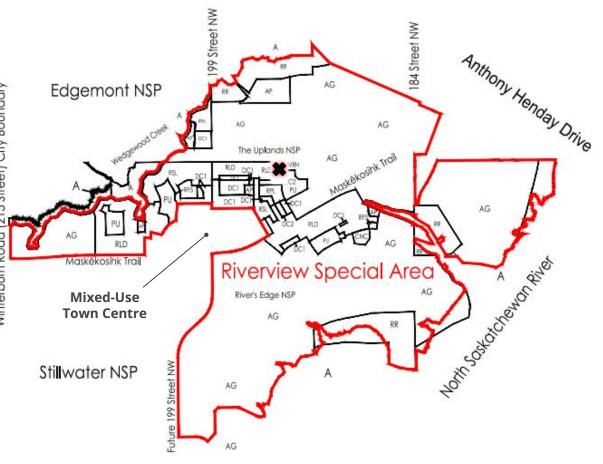


# 3 SITE CONTEXT



#### 4 SITE CONTEXT





**RIVERVIEW SPECIAL AREA APPENDIX I** 

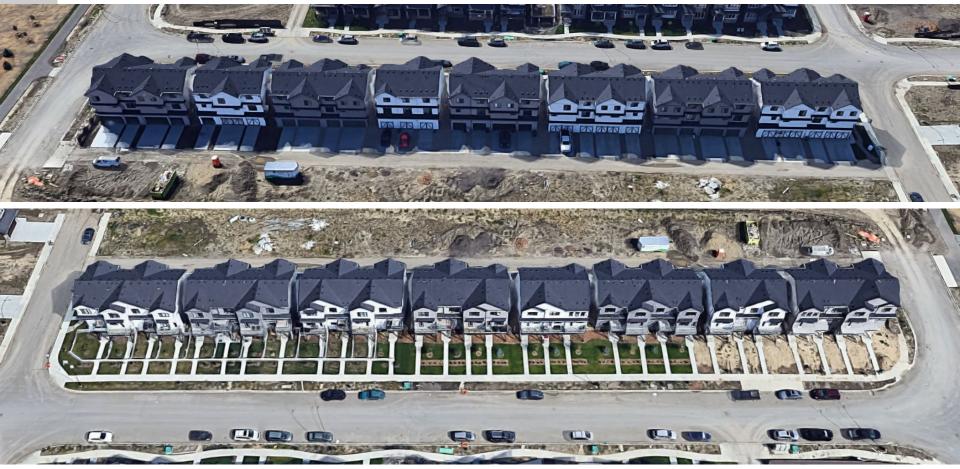
SITE VIEW





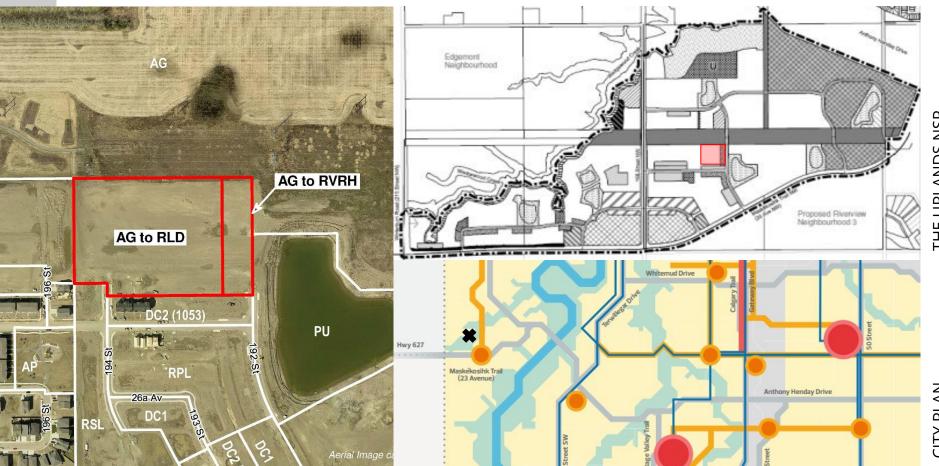
REGULATION	<b>RF5</b> Comparable Zoning	<b>DC2.1053</b> Comparable Zoning	<b>RVRH</b> Proposed Zoning
Height	10.0 m	13.0 m	13.0 m
<b>Density</b> (Dwellings)	Min 35 du/ha	None	None
Minimum Site Area	125 m²	106 m <sup>2</sup>	90-150 m <sup>2</sup>
Minimum Site Depth	30 m	25 m	25 m
Maximum Site Coverage	50%	40 - 55%	40 - 57%

#### 5 PROPOSED ZONING



DC2.1053 - COMPARABLE BUILT FORM

### **POLICY REVIEW**



SITE VIEW

# THE UPLANDS NSP

**CITY PLAN** 



# ADMINISTRATION'S RECOMMENDATION: APPROVAL

Edmonton