

CB1

RLD

RA7

RMD

PU

AG, RMD
to RLD

AG to DC1

AG

RLD

82 Av

RMD

RPL

RF4

82-A

226a St

226 St

225 St

224 St

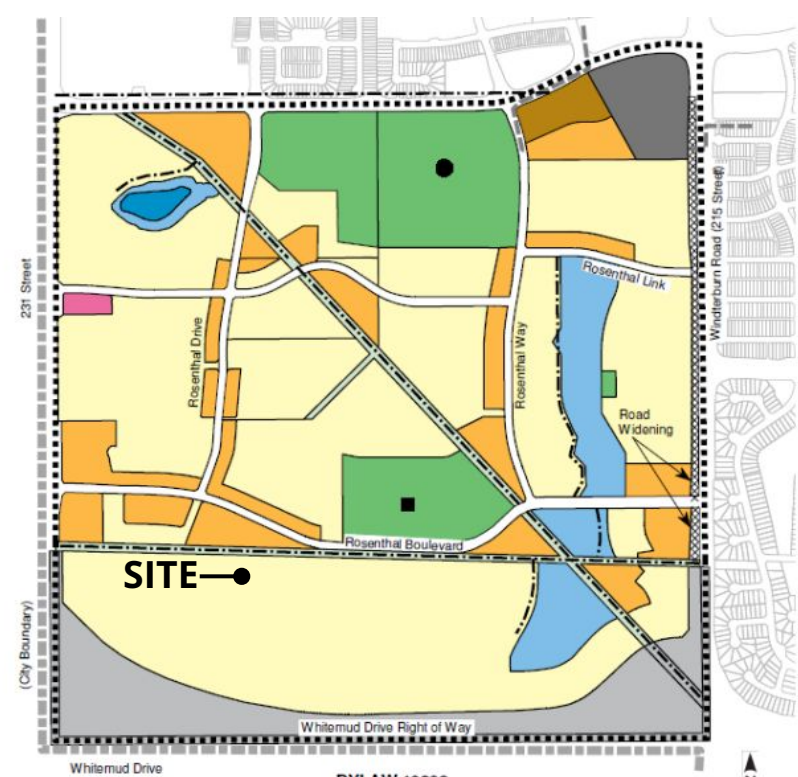
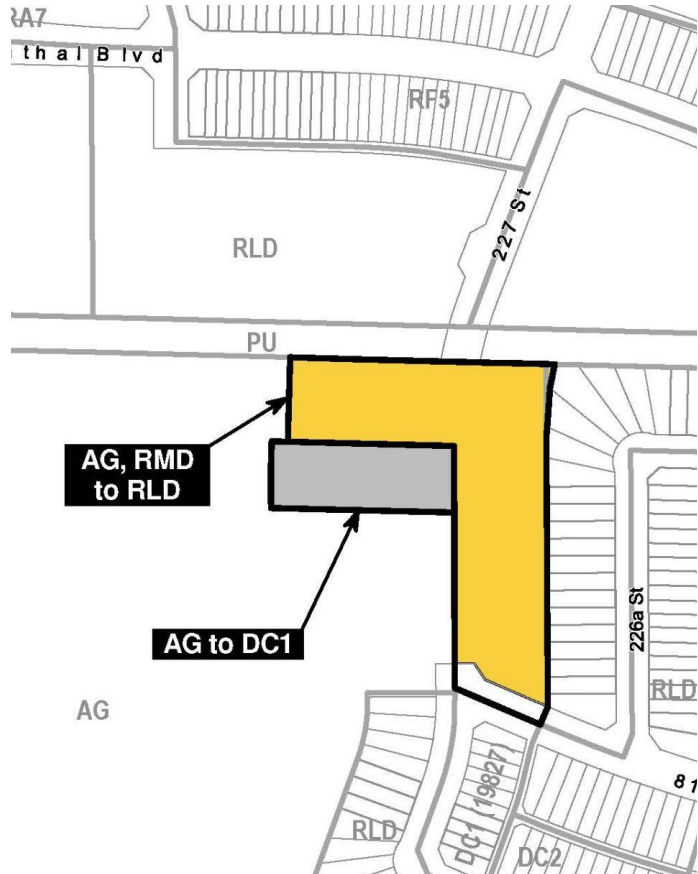
227 St
















81 A

ITEMS 3.2 CHARTER BYLAW 20093 ROSENTHAL

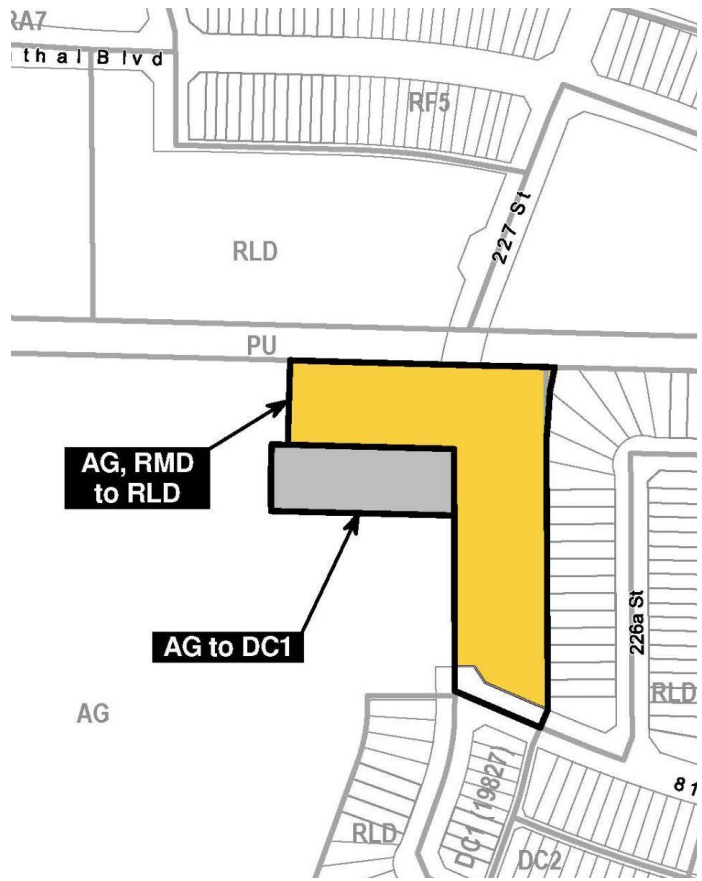
DEVELOPMENT
SERVICES
June 8, 2022





- | | | | | | |
|---|--------------------------------|---|--|--|--------------------|
|  | Low Density Residential |  | Whitemud Drive Interchange Lands |  | Road Widening |
|  | Medium Density Residential |  | DC1 Community Centre |  | Town Centre |
|  | High Density Residential |  | Utility Corridor |  | NSP Boundary |
|  | Neighbourhood Commercial |  | Separate High School / Recreation Centre |  | Multi-Use Corridor |
|  | Stormwater Management Facility |  | Public Elementary / Junior High - K - 9 | | |
|  | Park / School | | | | |

3 PROPOSED ZONING



REGULATION	RLD Adjacent Zone	DC1.19827 Comparable Zone	DC1 Provision Proposed
Height	10.0 m	12.0 m	12.0 m
Site Depth	27.0 m	27.0 m	23.0 m
Site Width	None	5.5 - 7.0 m	5.5 - 7.0 m
Site Coverage	50% - 58%	52% - 55%	52% - 55%
Setbacks			
Front	2.4 m	2.4 m	2.4 m
Interior Side	0.0 - 1.2 m	0.0 - 2.4 m	0.0 - 2.4 m
Flanking Side	2.4 m	2.4 m	2.4 m
Rear (Lane)	4.5 - 7.5 m	1.2 m	1.2 m



ADMINISTRATIONS RECOMMENDATION: **APPROVAL**