

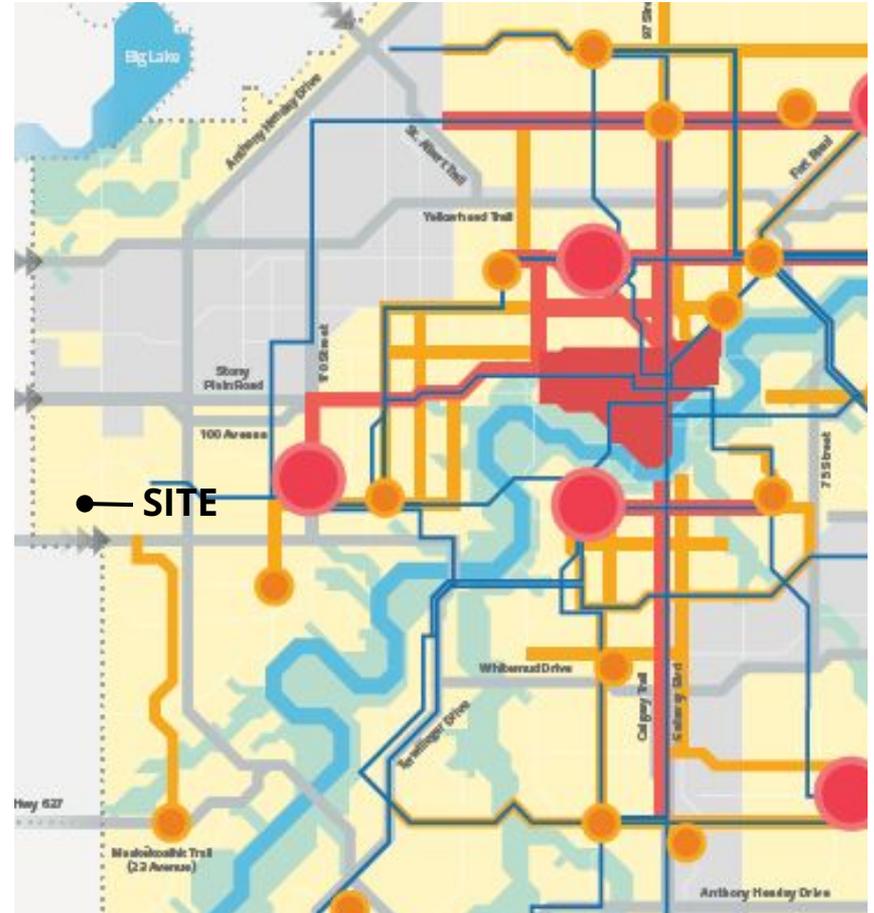
ITEM 4.11
 CHARTER BYLAW 20180
 ROSENTHAL

DEVELOPMENT
 SERVICES
 August 16, 2022





REZONING MAP

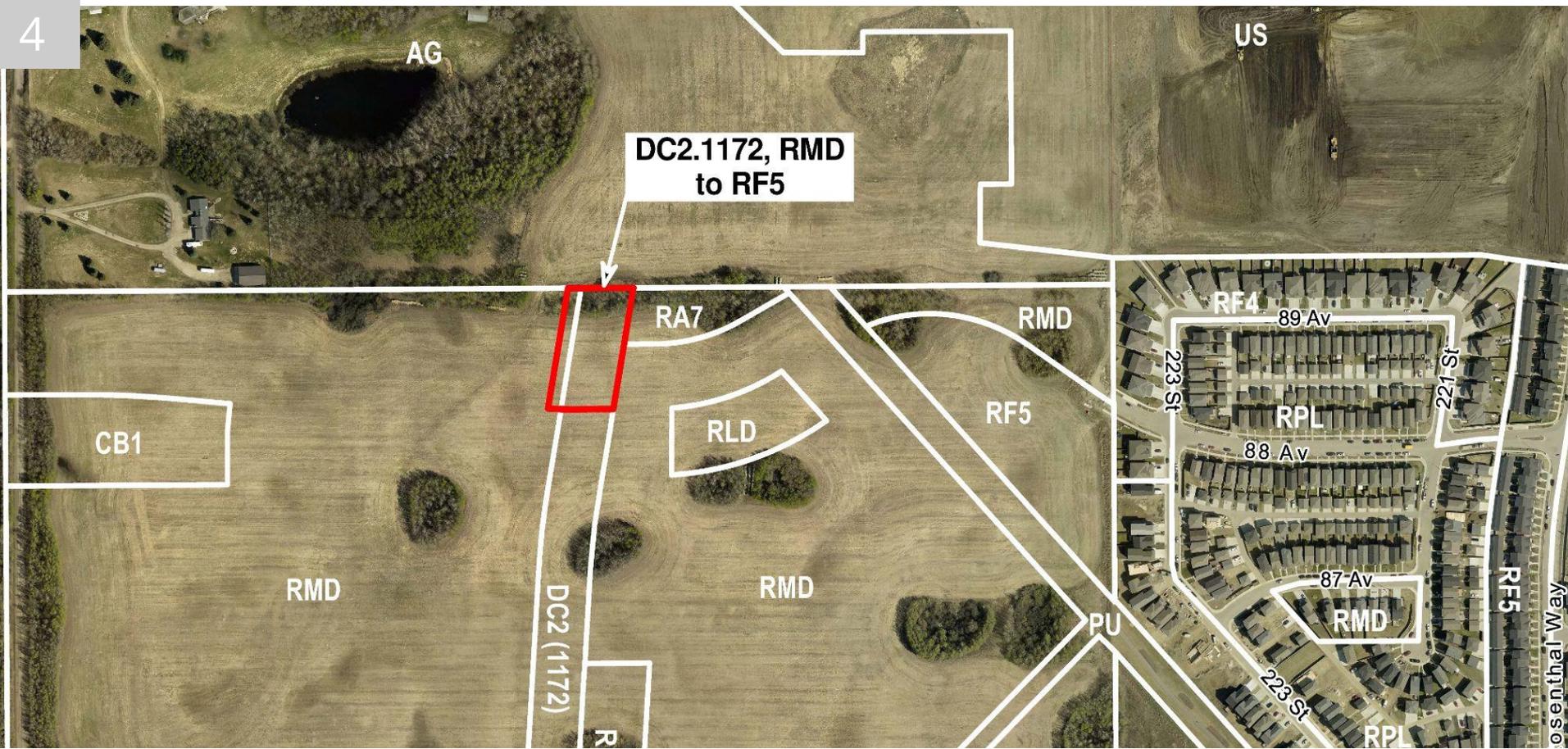


CITY PLAN

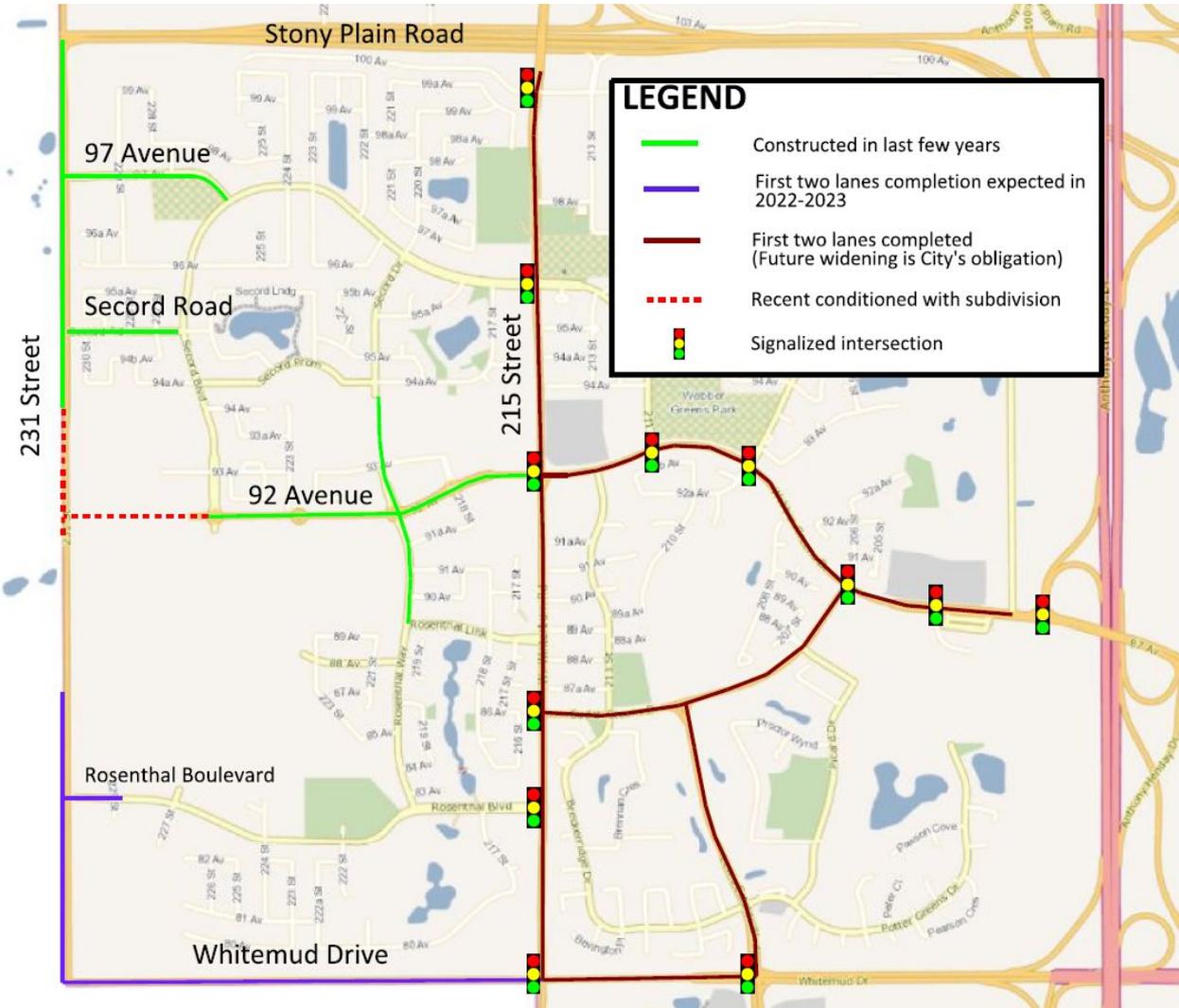
3 PROPOSED ZONING



REGULATION	RMD Current Zoning	DC2.1172 Current Zoning	RF5 Proposed Zoning
Height	10.0 m	14.0 m	10.0 m
Max. Site Coverage	35% - 55%	62%	50-52%
Setbacks			
Front	3.0 m	3.0 m	1.2 m
Interior	0.0 m - 1.2 m	4.2 m	1.2 m
Flanking	2.4 m	6.7 m	3.0 m
Rear (Lane)	4.5 m - 7.5m	5.5 m	1.2 m - 7.5 m

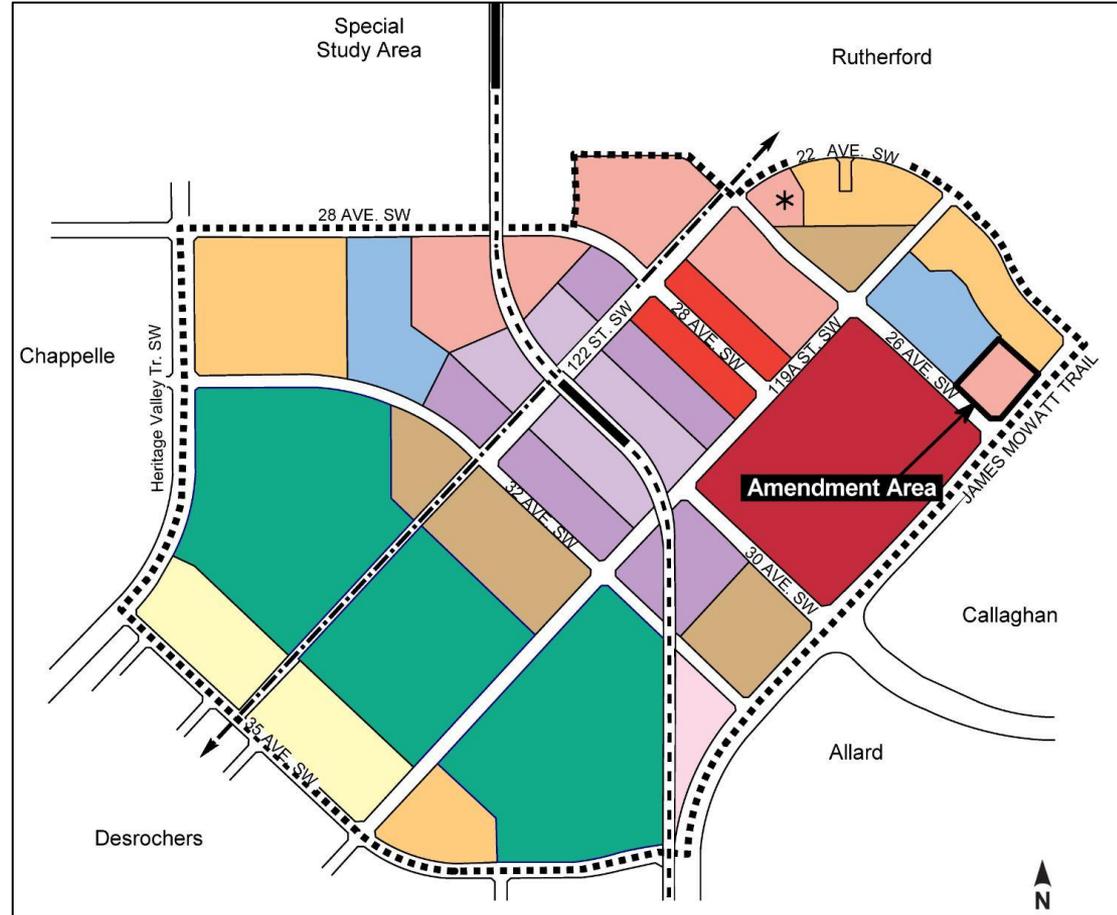
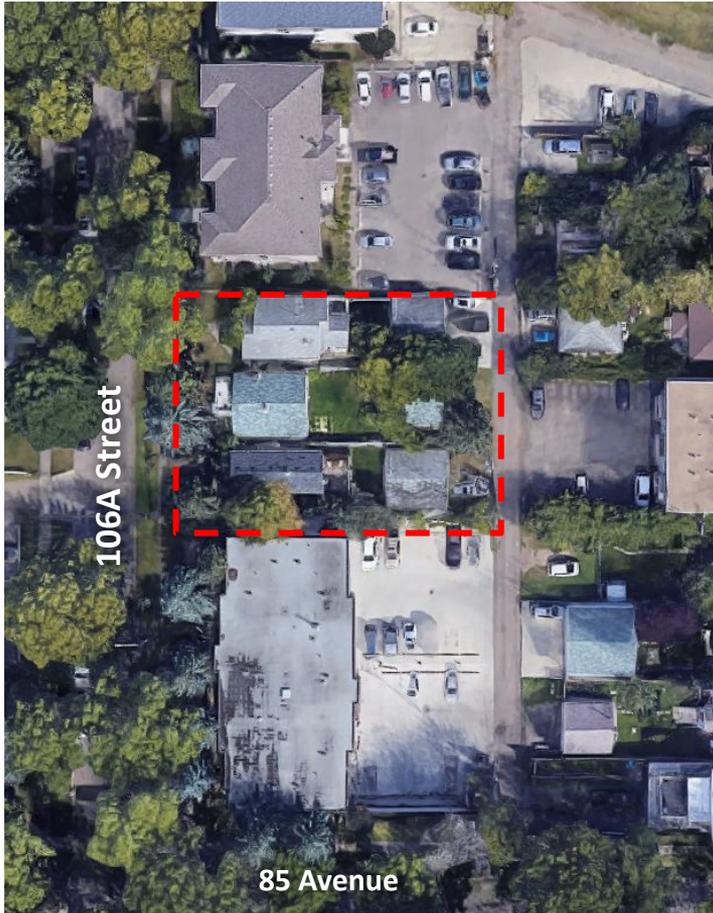


ADMINISTRATION'S RECOMMENDATION: **APPROVAL**





REGULATION	RA7 Current Zone	RA8 Proposed Zone
Principle Building	Multi-Unit Housing	Multi-Unit Housing
Height	16.0 m	23.0 m
Density	Min: 45 du/ha Max: None	Min: 75 du/ha Max: None
Setbacks		
North	1.2 m	1.2 m
South	1.2 m	1.2 m
East (Lane)	7.5 m	7.5 m
West (106a St)	4.5 m	4.5 m
Commercial Uses Permitted	Limited at Grade	Limited at Grade



January 26, 2021

Public Hearing Council Motion

That Bylaw 19534 and Charter Bylaw 19535 be referred to Administration to incorporate amendments to Schedules within The Garneau Area Redevelopment Plan with appropriate engagement and return to a future City Council Public Hearing.

Due Date April 20, 2021

The screenshot shows the Edmonton City website page for the LDA20-0123 106a Street RA8 Rezoning. The page features a blue header with the Edmonton logo and navigation links for About, Current Projects, City of Edmonton Employees, a search bar, and Login/Register options. Below the header is a blue banner with white line-art icons of houses and trees. The main content area has a breadcrumb trail: Home > LDA20-0123 106a Street RA8 Rezoning. The central focus is the title "LDA20-0123 106a Street RA8 Rezoning" in blue, followed by social media icons for Facebook, Twitter, LinkedIn, and Email. A text block states: "The discussion has concluded and a What We Heard Report will be posted here when available." Below this, it says: "Thank you for participating in engagement activities for this rezoning application." and "The application is expected to go to City Council Public Hearing for a decision, with the exact date still to be determined. For more information, please visit these FAQs for Council meetings." To the right of the text is a street map with a red box highlighting the rezoning area at 106a Street. On the right side of the page, there is a "REGISTER" button with the text "SHARE YOUR VOICE. SHAPE OUR CITY." Below that is a "Stay Informed" section with a link to share an email address to stay up to date on the application. At the bottom right, there is a "Who's Listening" section featuring a profile for Andrew Sherstone. At the bottom of the page, there are two buttons: "Share Your Thoughts" and "Ask Your Questions".

Home > LDA20-0123 106a Street RA8 Rezoning

LDA20-0123 106a Street RA8 Rezoning



The discussion has concluded and a What We Heard Report will be posted here when available.

Thank you for participating in engagement activities for this rezoning application.

The application is expected to go to City Council Public Hearing for a decision, with the exact date still to be determined. For more information, please [visit these FAQs](#) for Council meetings.



REGISTER

SHARE YOUR VOICE.
SHAPE OUR CITY.

Stay Informed

[Click here to share your email address to stay up to date on this application!](#) Your email will be used to inform you about this zoning application in the future.

For more information about registering to stay engaged with other City projects and initiatives, visit the Engaged Edmonton [FAQ page](#).

Who's Listening

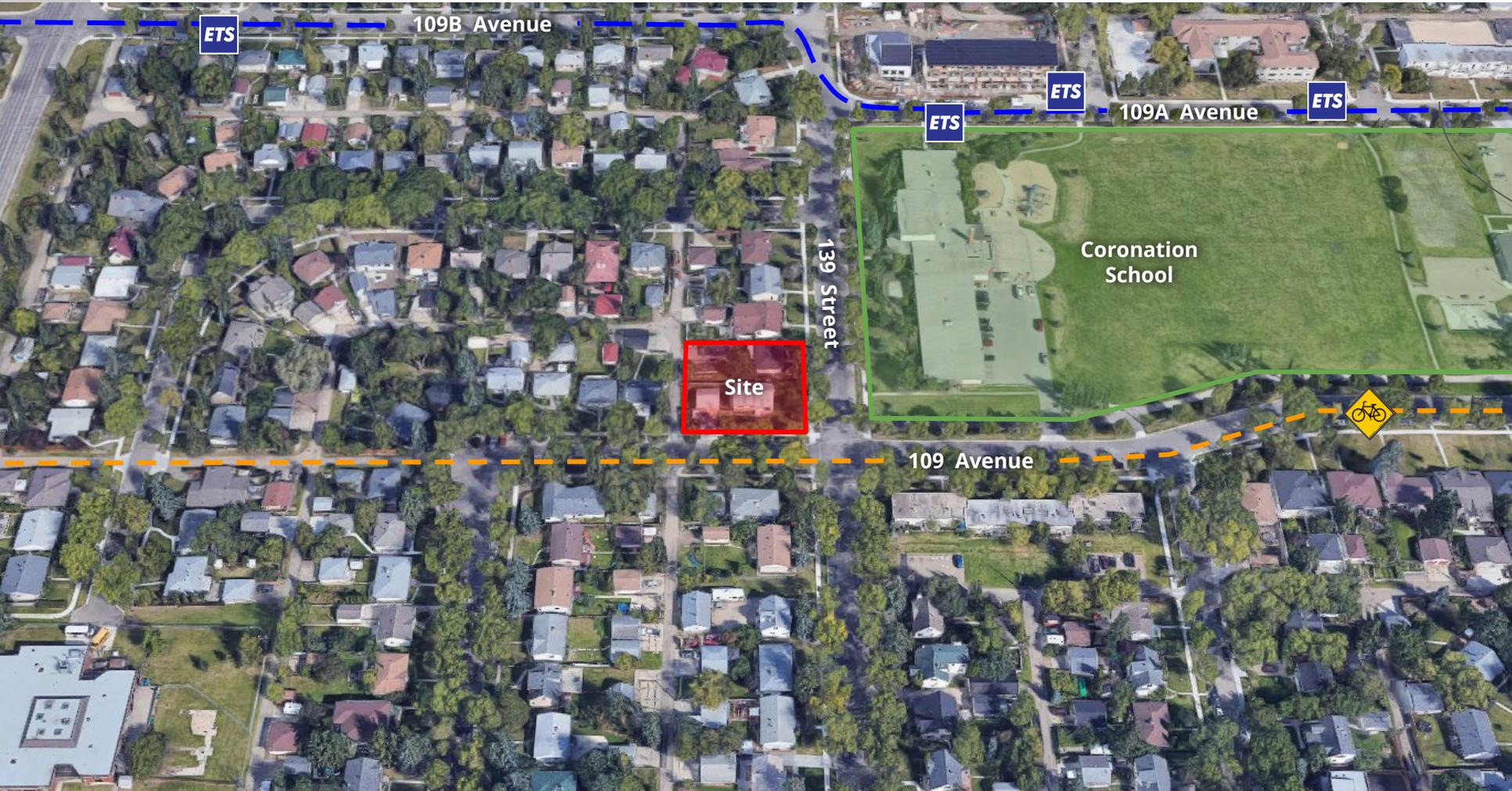
Andrew
Sherstone



Share Your Thoughts

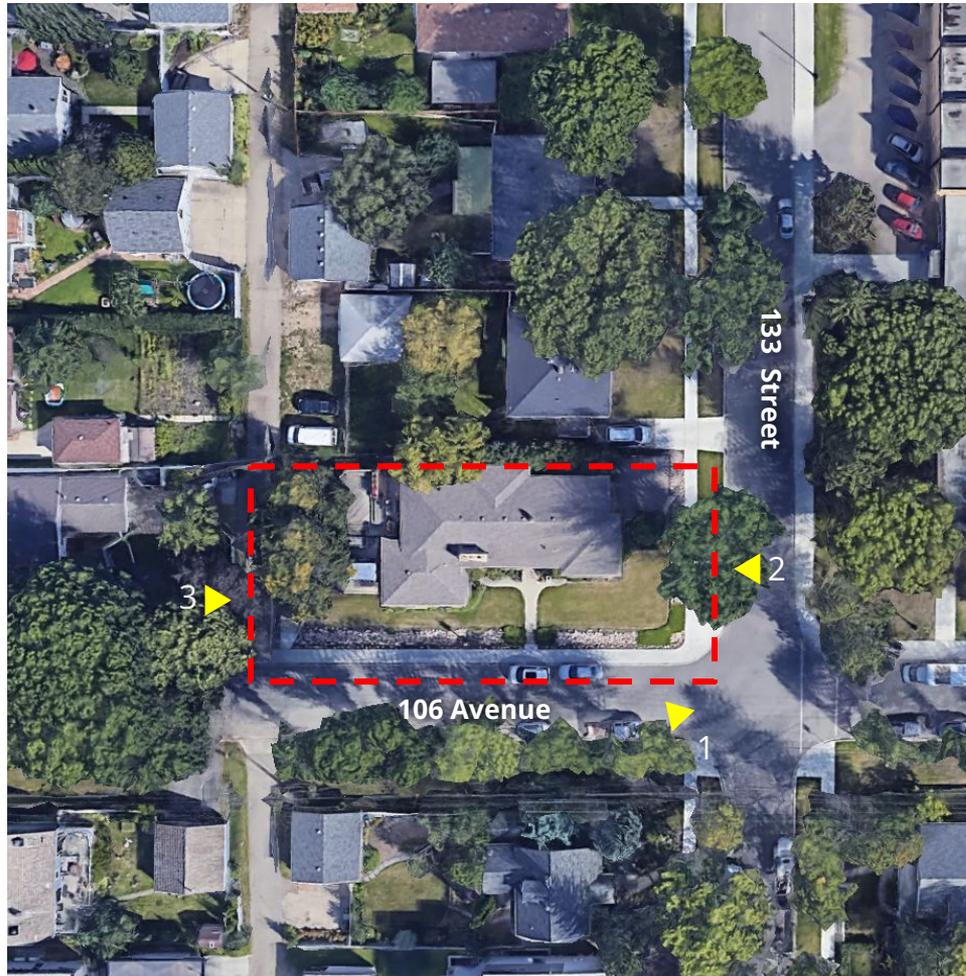
Ask Your Questions

10 SITE CONTEXT

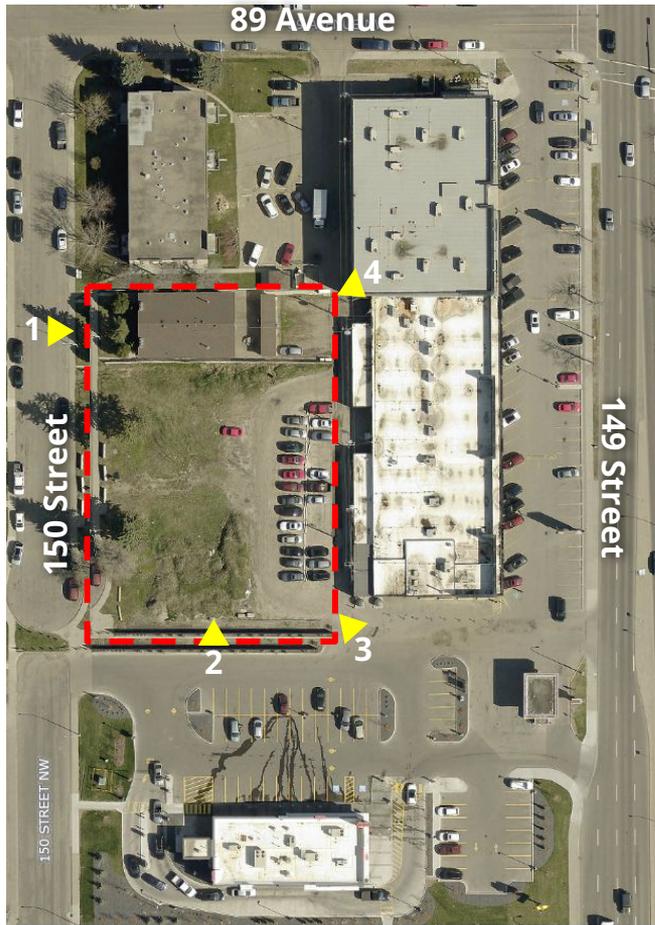




12 SITE VIEW

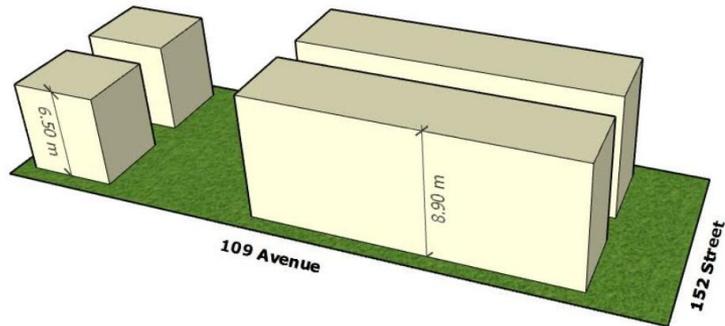
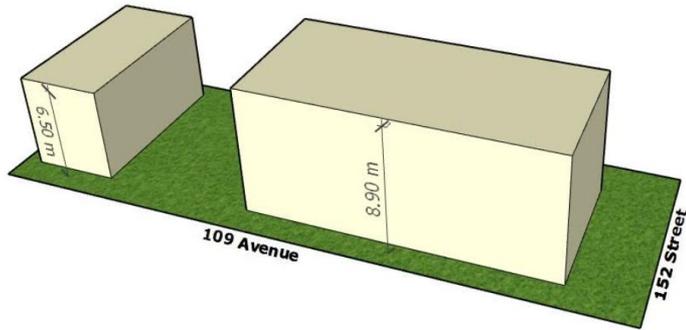


13 SITE VIEW





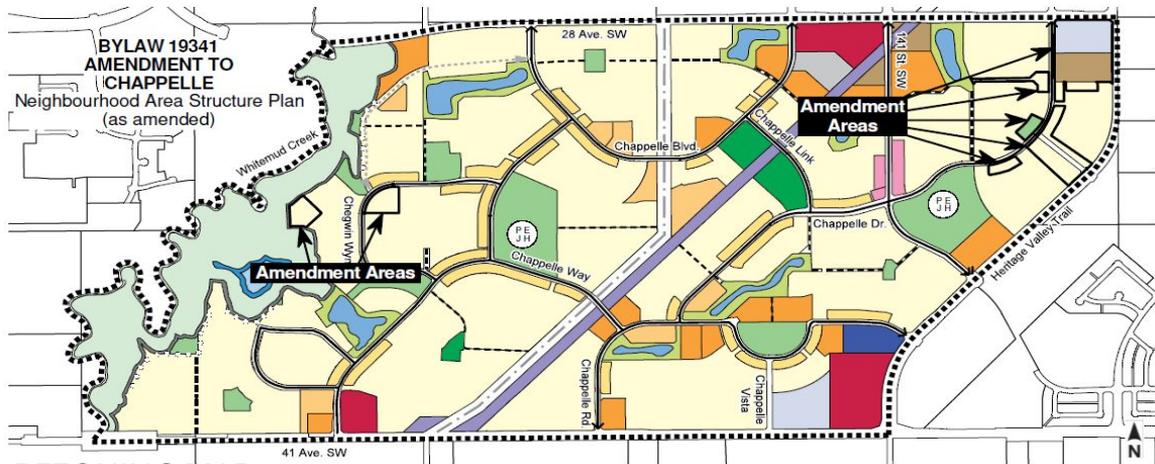
PROPOSED ZONING



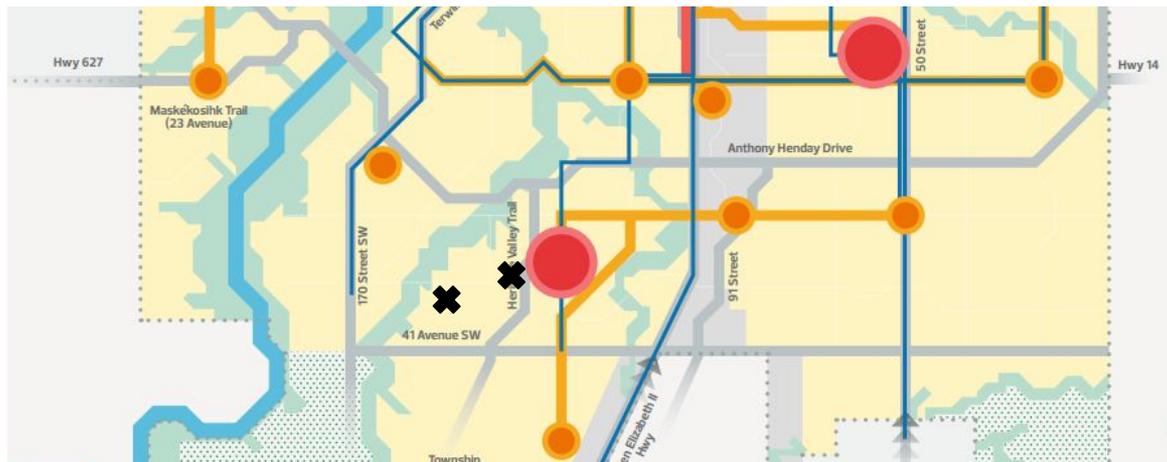
REGULATION	RA9 Current Zoning	RA8 Comparable Zone	DC2 PROVISION
Height	15.0 m (4 Storeys)	23.0 m (6 Storeys)	23.0 m (6 Storeys)
Floor Area Ratio (FAR)	2.3	3.3	3.8
Density (Dwellings)	Min: 30 Max: None	Min: 20 Max: None	Min: None Max: 135
Setbacks			
North	4.5 m	3.0 m	1.8 m
West (113 St)	3.0 m	4.5 m	3.0 m
East (Lane)	3.0 m	7.5 m	3.0 m
South (100 Ave)	3.0 m	3.0 m	4.2 m



SITE VIEW



REZONING MAP



CITY PLAN

17 PROJECT RENDERINGS



VIEW OF SW CORNER OF BUILDING ALONG LANES



VIEW OF NW CORNER OF BUILDING ALONG LANE

18 PROJECT RENDERINGS



APPLICANT'S RENDERING SHOWN TO EDMONTON DESIGN COMMITTEE



**Policy C599
Developer Sponsored
Community Amenity
Contributions:**

Required contribution of \$87,896.13

Proposed Contributions:

- 5 three bedroom family oriented dwellings;
- Subsidized transit passes for building occupants at a rate of 50% for a minimum of 10 years; and
- \$90,000 towards enhancements to the future park to the north east of the site.

SPRING EQUINOX - March



9:00 AM



12:00 PM

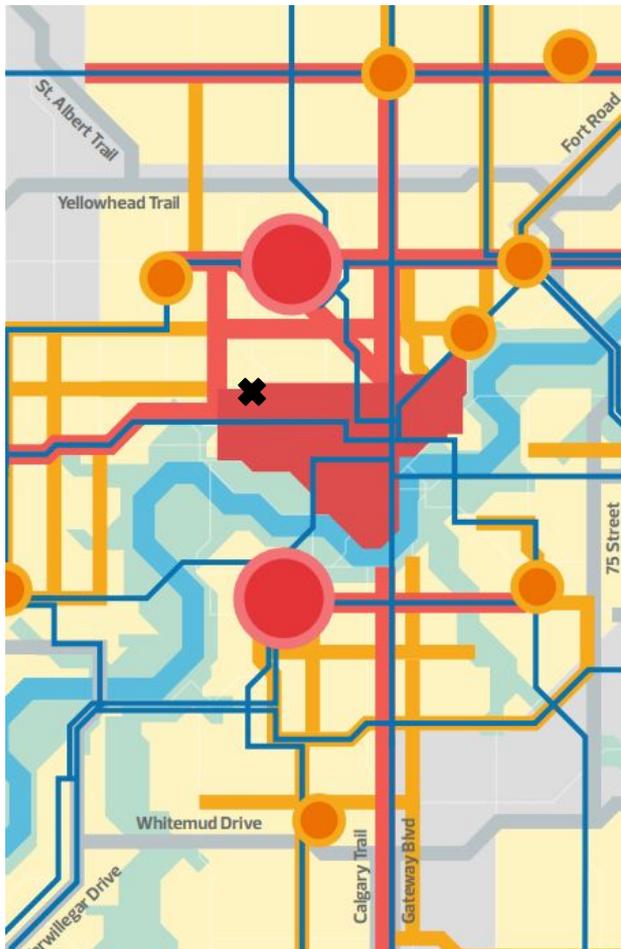


3:00 PM



SUMMER SOLSTICE - June





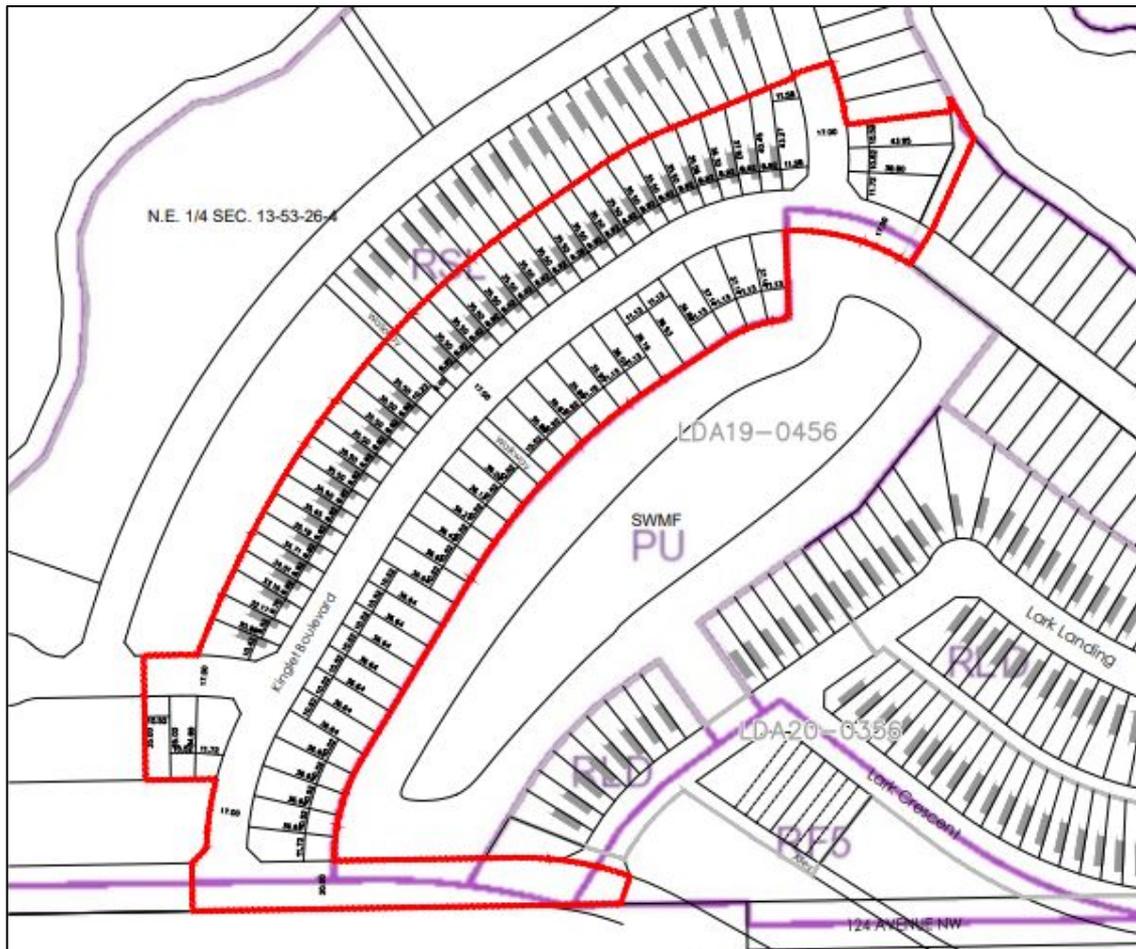
Rationale

- Enables the creation of a Commercial Special Area
- Limits the applicability of the Special Area to this site
- Limits the General Industrial Use to indoor self-storage
- Limits the amount of Casino and Other Gaming Establishments Uses to one (1) within the Special Area

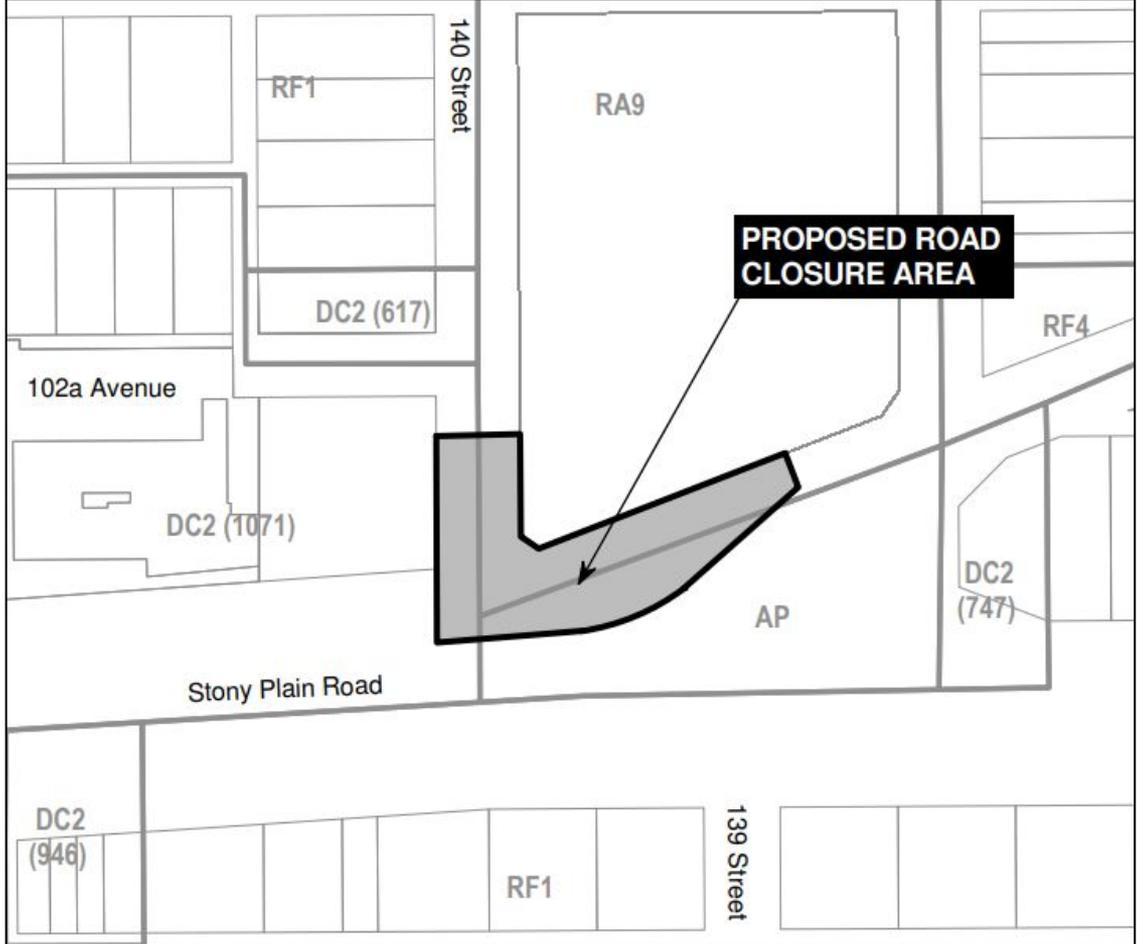
The purpose of proposed Charter Bylaw 19737 is to amend the text of the Zoning Bylaw 12800. The proposed text amendment aligns with City Council direction and previous Zoning Bylaw changes, and further clarify regulations for on-site parking by:

- Reducing the maximum shared parking spaces for small scale residential uses from three shared parking spaces to two shared parking spaces;
- Ensuring stand-alone surface parking lots are only allowed in the specific zones; and
- Providing other administrative adjustments to maintain the intent of previous direction from City Council

24 SUBDIVISION



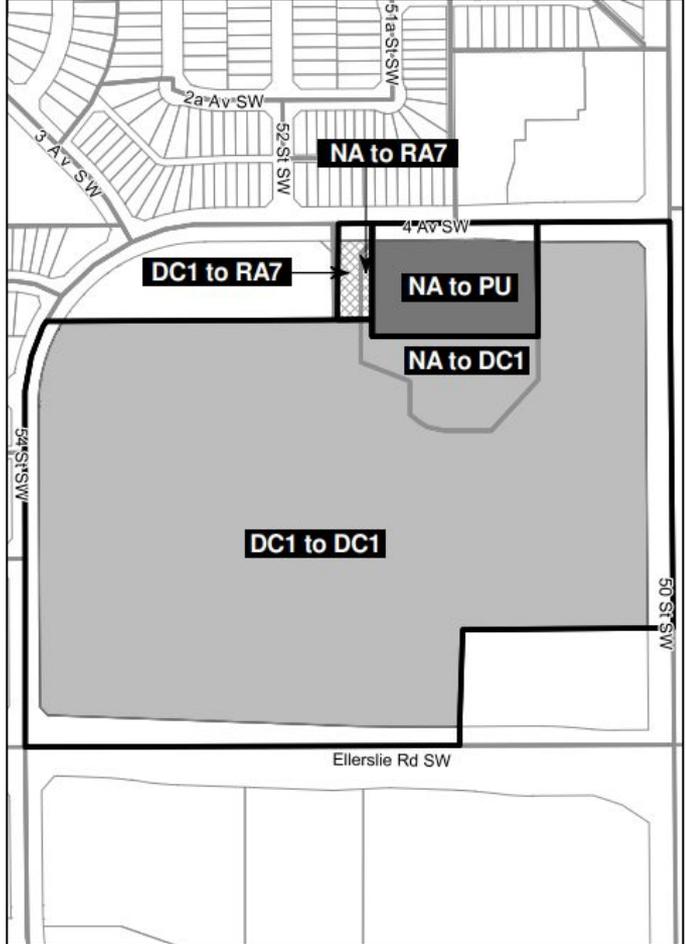
25 ROAD CLOSURE



REMOVAL OF MUNICIPAL RESERVE DESIGNATION



 Reserve Removal – Plan 4136RS, Block 40, Lot 3R, Evansdale





Home » LDA20-0306 DC2 124 Street Pyrmont - Westmount

LDA20-0306 DC2 124 Street Pyrmont - Westmount



Consultation has concluded



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Who's Listening

Andrew Sherstone



