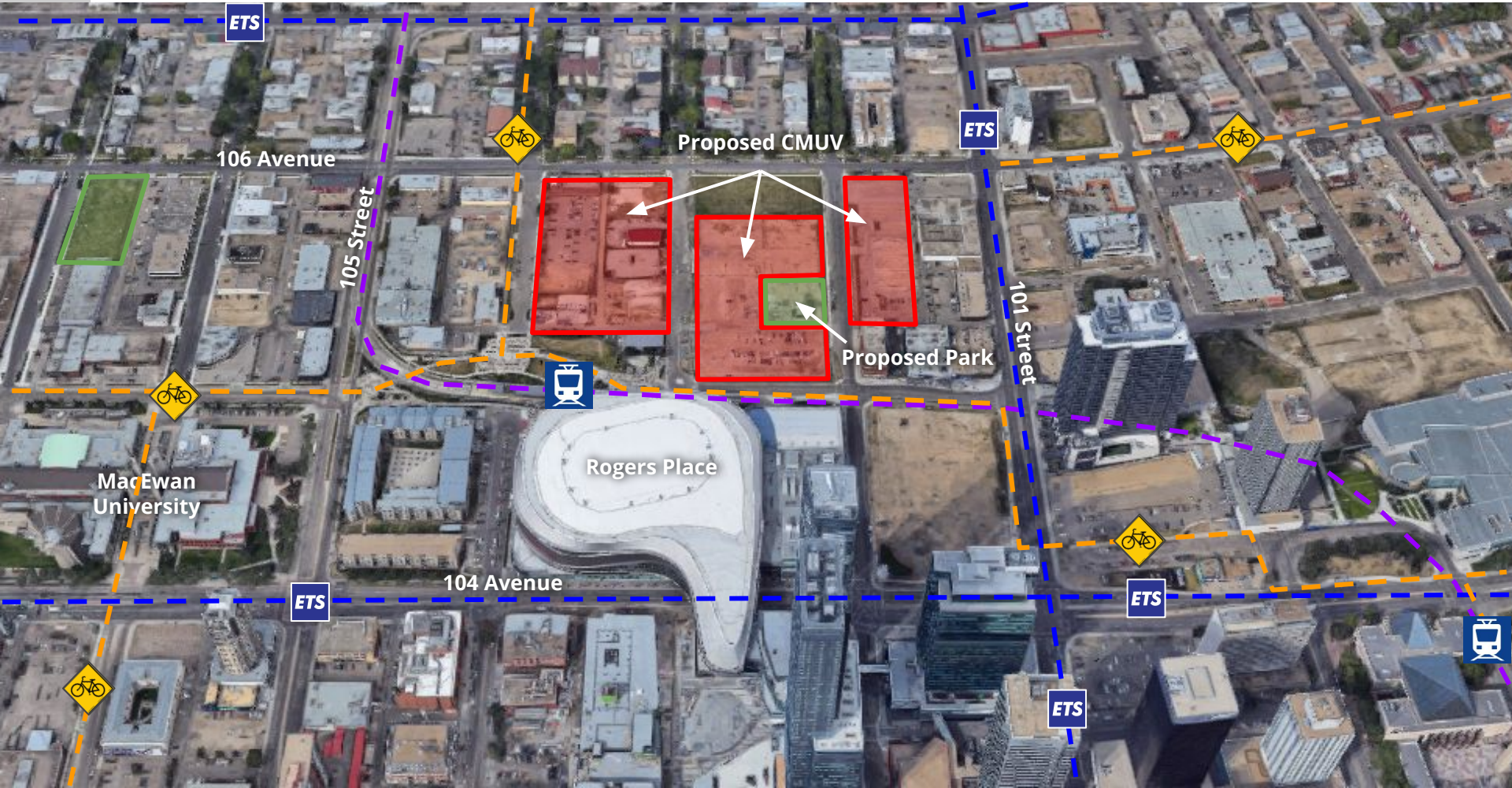


DEVELOPMENT
SERVICES
AUG 16, 2022



3 PROPOSED ZONING



REGULATION	DC1 (Area 1) Current Zoning	DC1 (Area 5) Current Zoning	CMUV Proposed Zoning
Maximum Height	45 m	92 m	26 - 90 m
Maximum Floor Area Ratio	5.0 - 6.0	5.0	10.0
Maximum Density	500	500	691

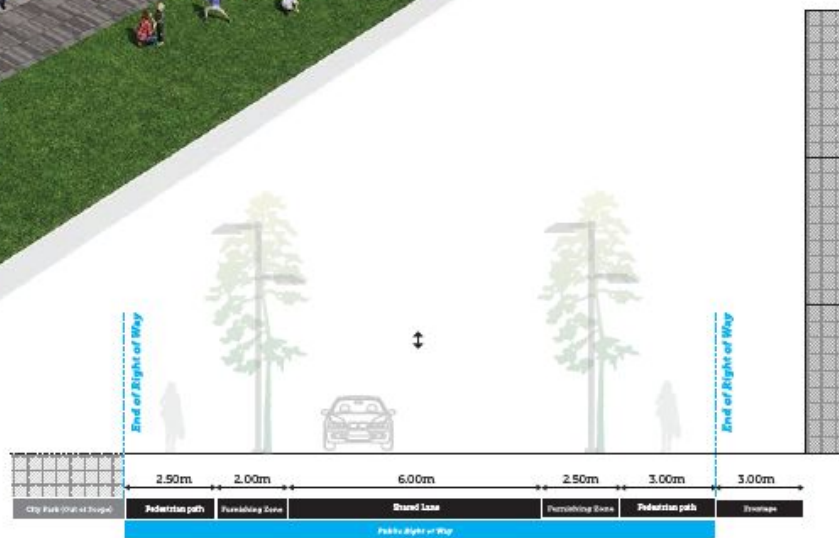
APPLICANT'S RENDERING OF 102 STREET/105 AVENUE LOOKING NORTH SHOWN TO EDMONTON DESIGN COMMITTEE

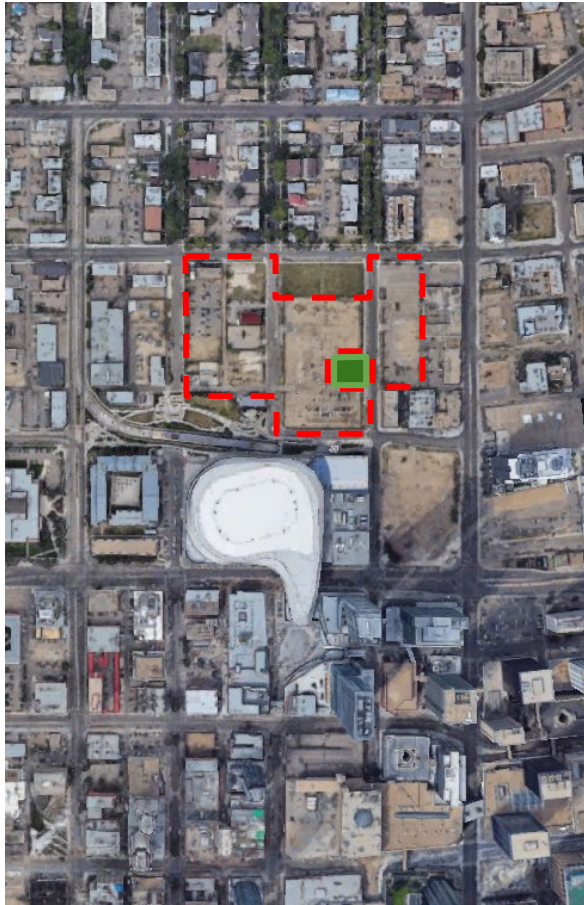
MOBILITY NETWORK/SHARED STREET



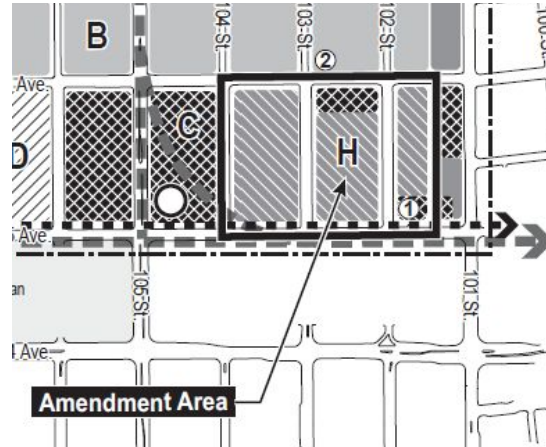
Shared Street

Shared lane Width = 6.00m
 Furnishing Zone = 2.00m & 2.50m
 Pedestrian Zone = 2.50m & 3.00m
 Building Frontage = 3.00m

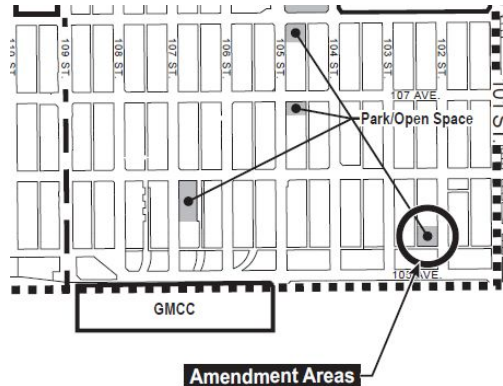




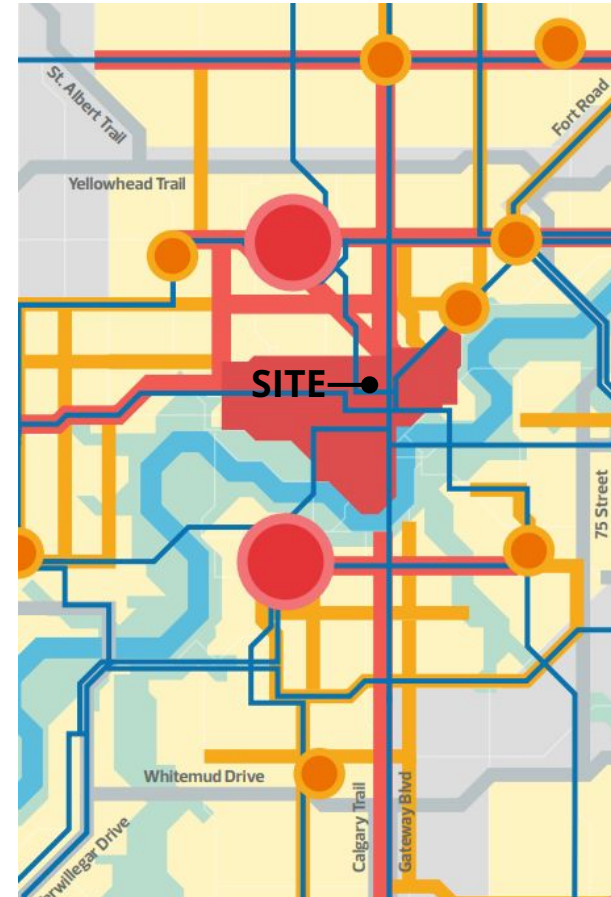
CMUV ZONE



ARP MAP 8



ARP MAP 7 - PARKS, OPEN SPACE AND RECREATION FACILITIES



THE CITY PLAN



APPLICANT'S RENDERING OF SHARED STREET SHOWN TO EDMONTON DESIGN COMMITTEE

Comments

- Existing safety issues could improve
- Parking and preventing spillover
- Impact on Boyle Street Community Services and the houseless population
- Good to see mixed-use development and increase in density
- Good utilization of vacant lots



PRE-APPLICATION
June 27, 2017



ADVANCED NOTICE
June 24, 2019



CITY WEBPAGE
July 2, 2019



OPEN HOUSE
July 11, 2019



ONLINE
ENGAGEMENT
April 4 - 24, 2022



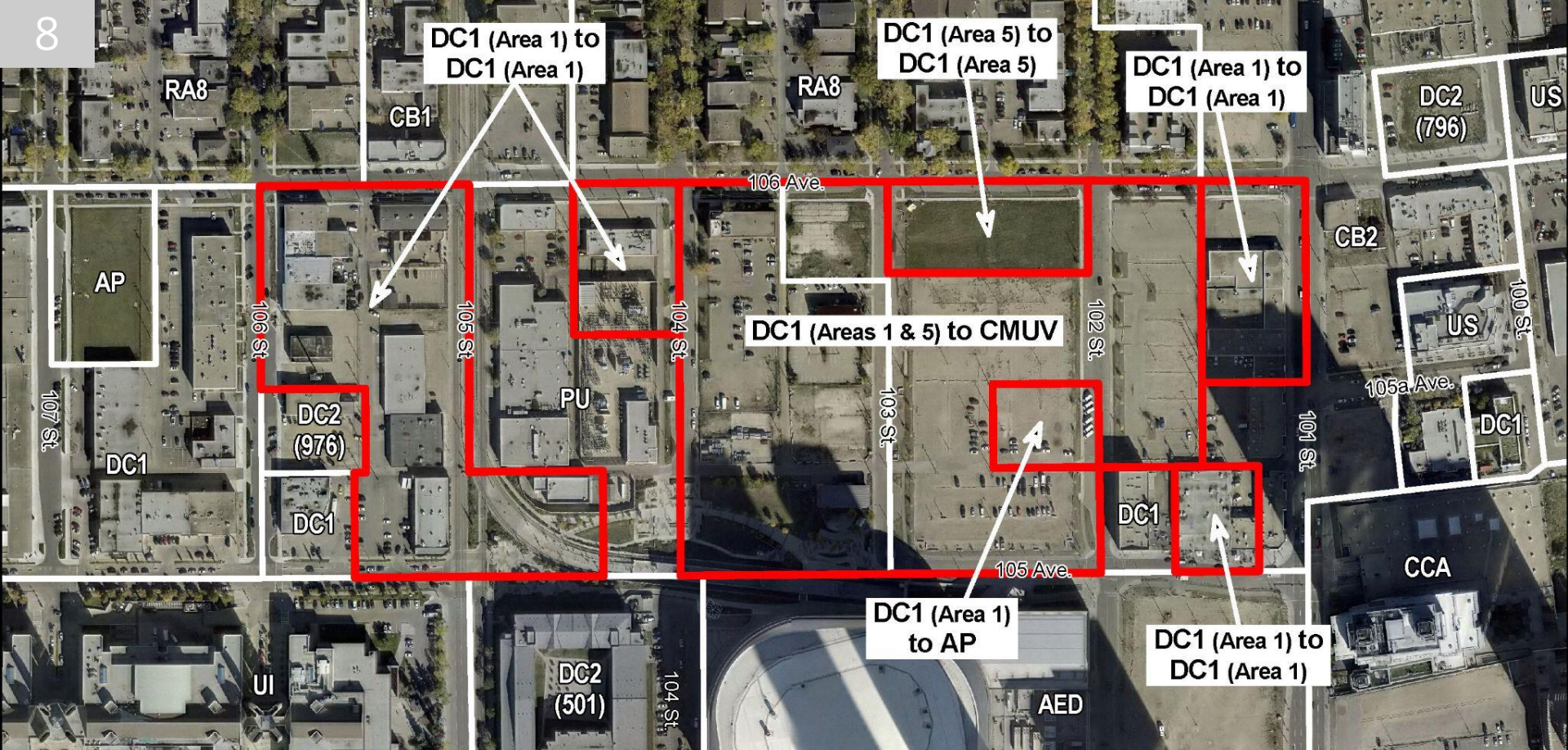
SITE SIGNAGE
June 23, 2022



PUBLIC HEARING
NOTICE
July 21, 2022



JOURNAL AD
July 29, 2022
August 6, 2022



ADMINISTRATION'S RECOMMENDATION: **APPROVAL**