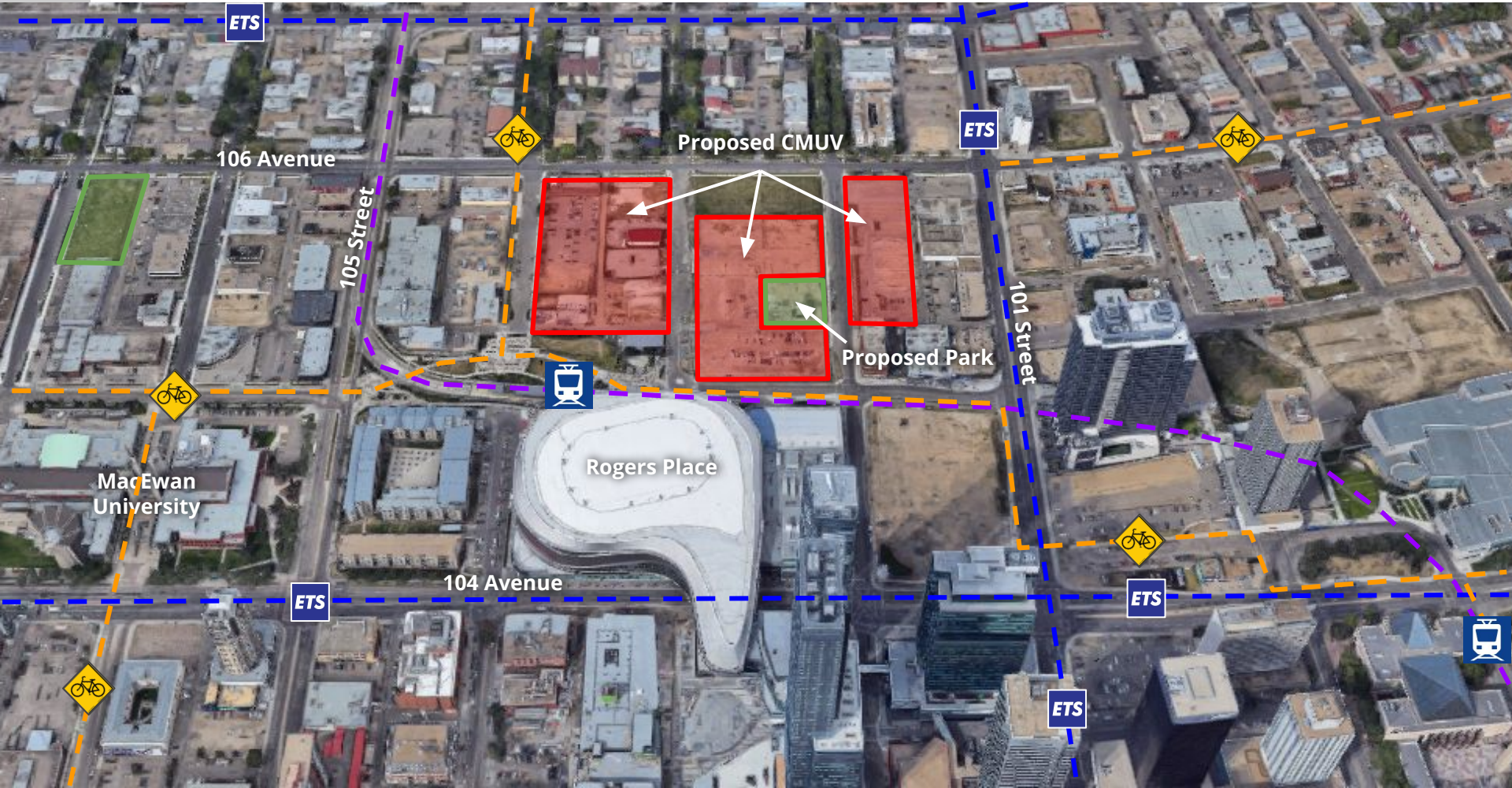


ITEMS 4.28 & 4.29  
BYLAW 20163 & CHARTER BYLAW 20164  
CENTRAL MCDOUGALL

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

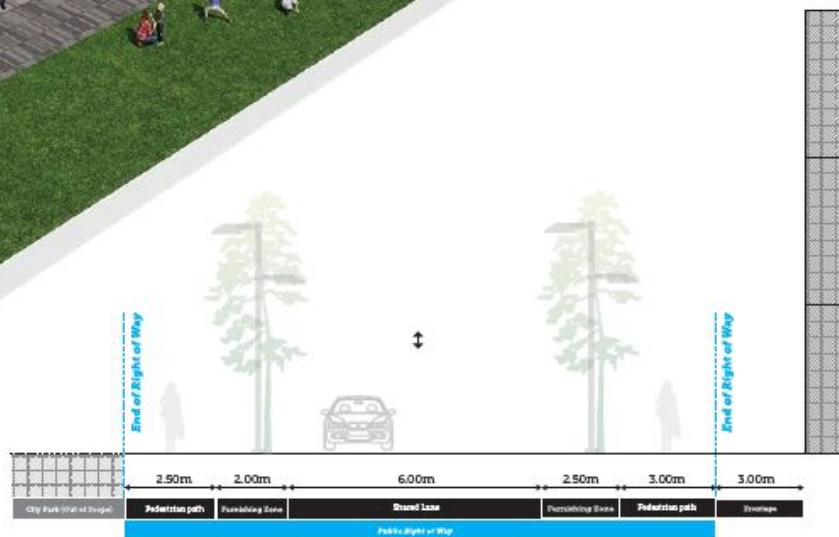


# MOBILITY NETWORK/SHARED STREET



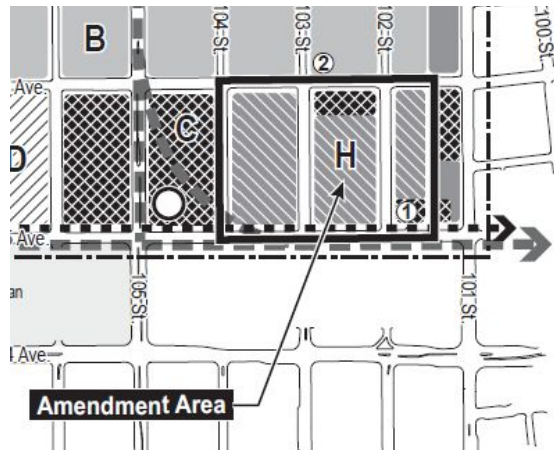
## Shared Street

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

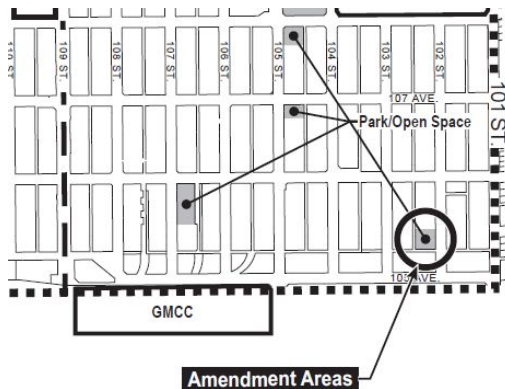




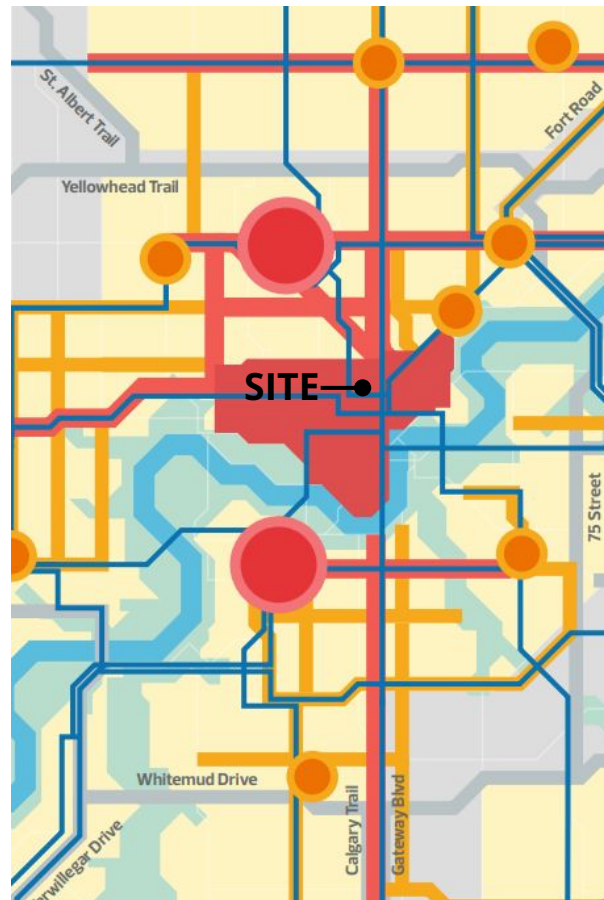
CMUV ZONE



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

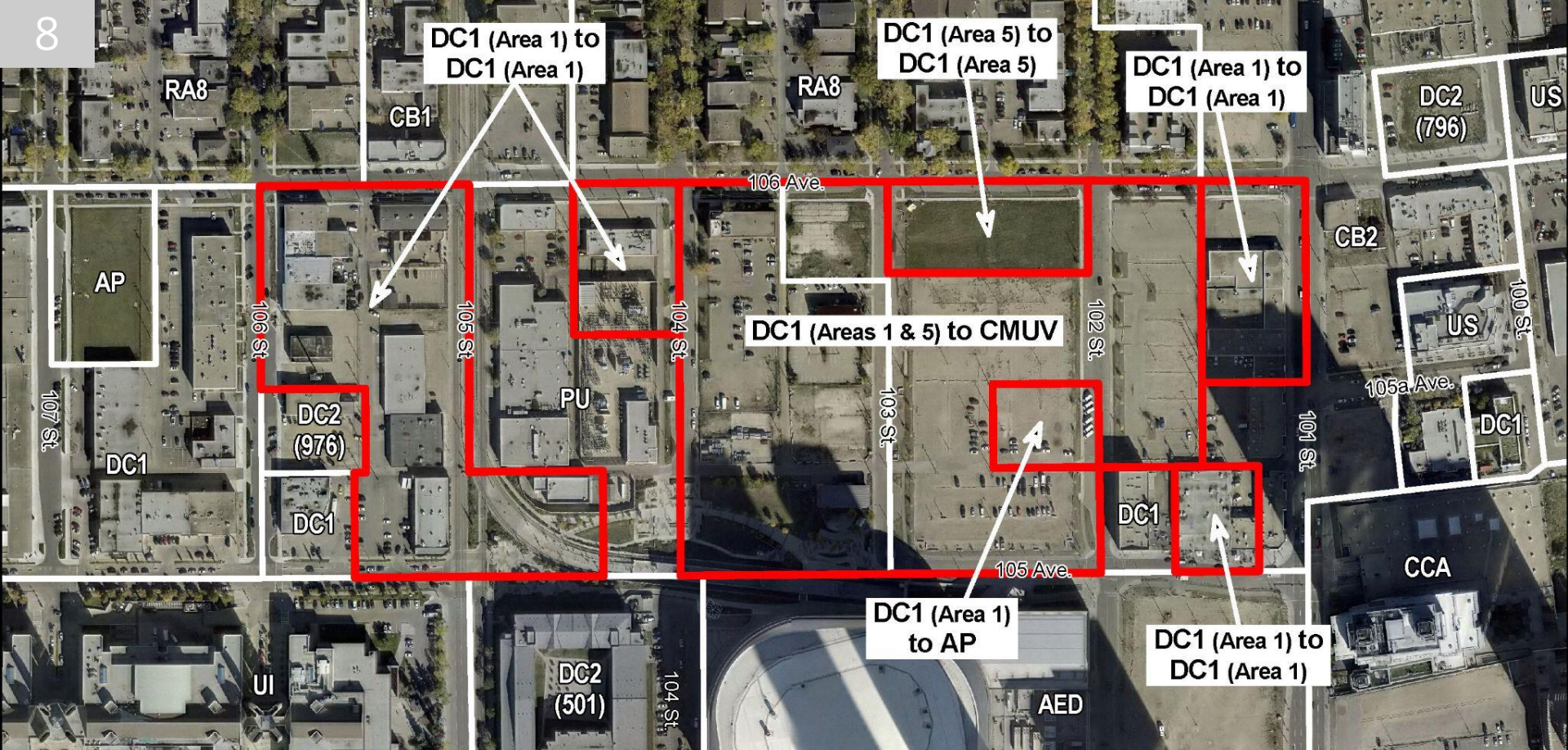


PUBLIC HEARING  
NOTICE  
July 21, 2022



JOURNAL AD  
July 29, 2022  
August 6, 2022





ADMINISTRATION'S RECOMMENDATION: **APPROVAL**