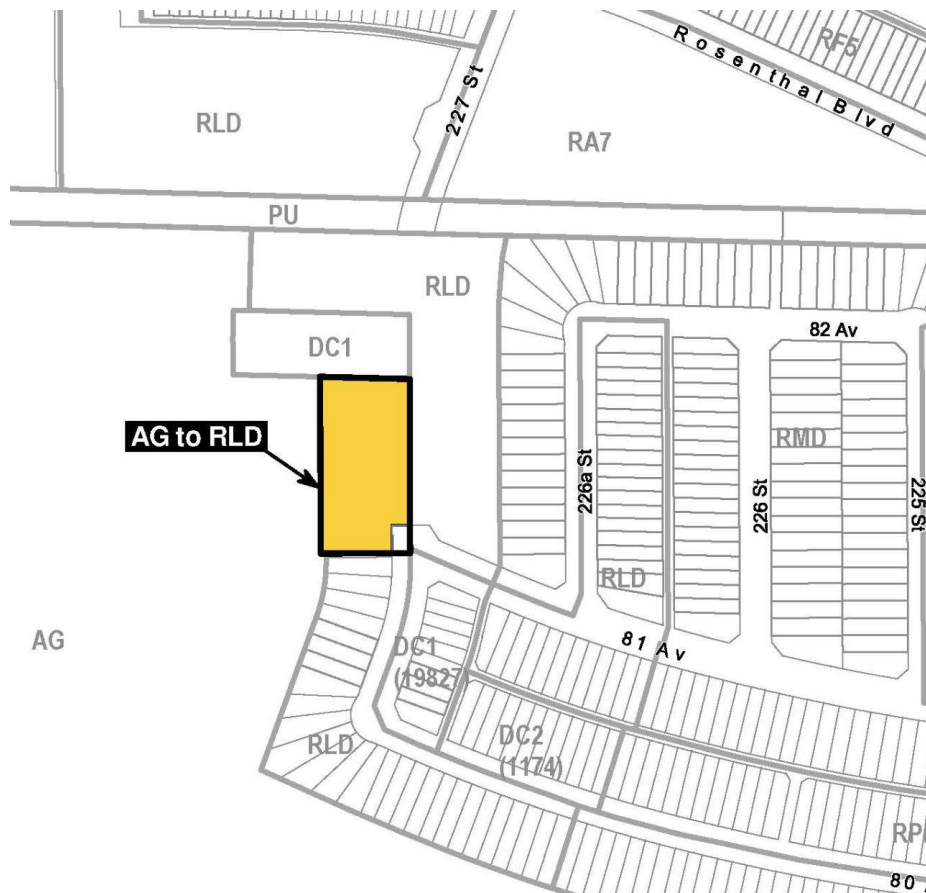




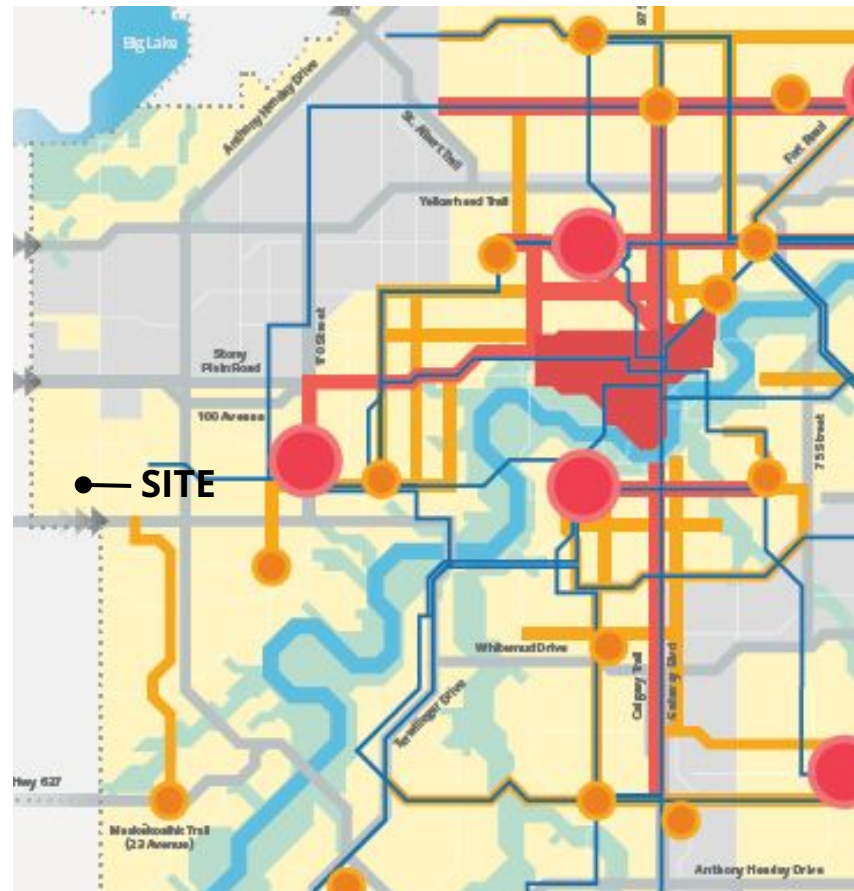
ITEM 3.6
CHARTER BYLAW 20182
ROSENTHAL

DEVELOPMENT
SERVICES
August 16, 2022

POLICY REVIEW



REZONING MAP



CITY PLAN

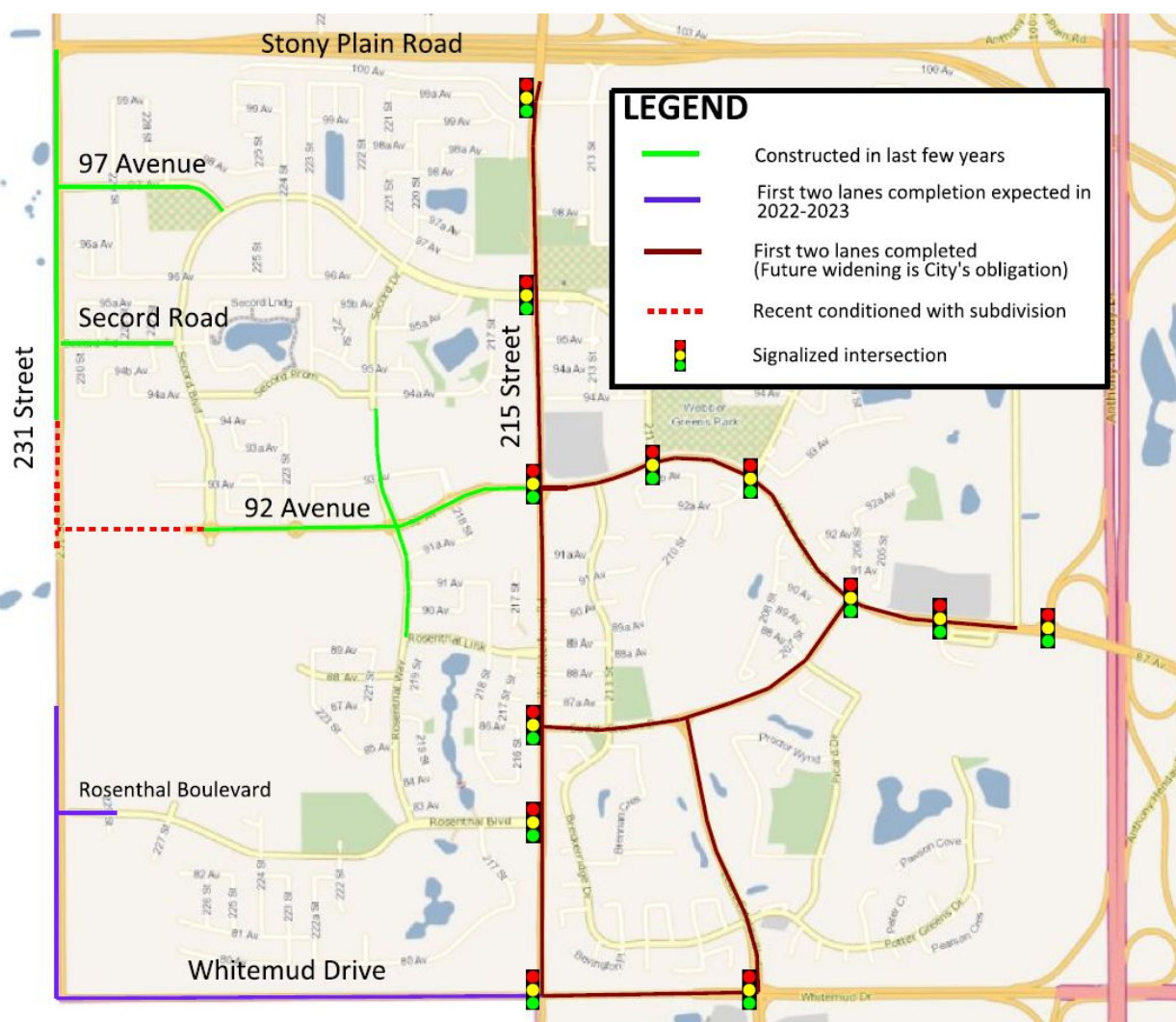
3 PROPOSED ZONING



REGULATION	AG Current Zoning	RLD Proposed Zoning
Height	10.0 m	10.0 m
Site Depth	None	27.0 m
Site Coverage	None	50% - 55%
Setbacks Front Interior Flanking Rear (Lane)	7.5 m 7.5 m 7.5 m 7.5 m	3.0 - 5.5 m 0.0 - 1.2 m 1.2 - 2.4 m 4.5 - 7.5 m



ADMINISTRATION'S RECOMMENDATION: **APPROVAL**



7 APPLICATION HISTORY

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

Edmonton

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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.



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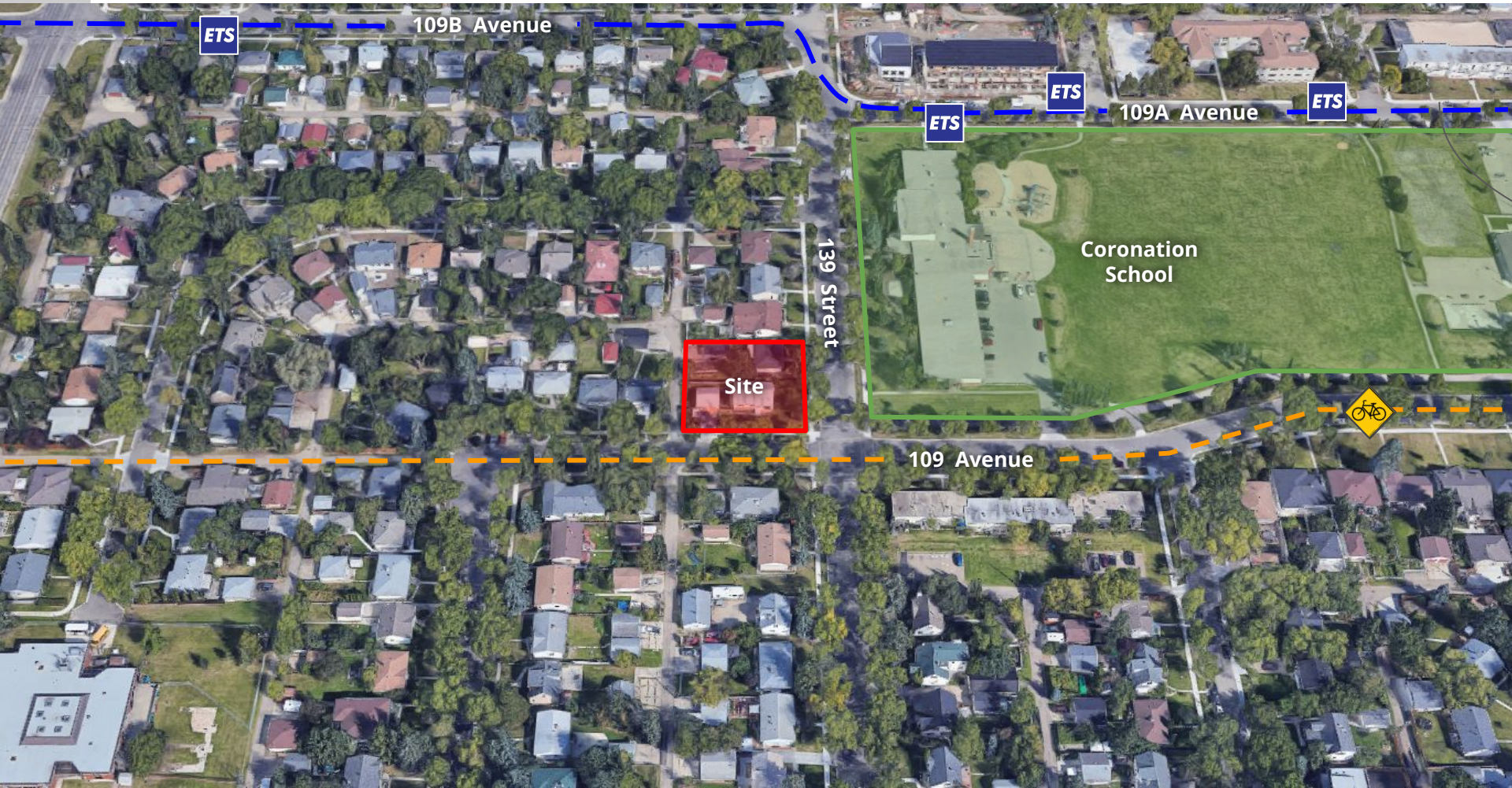
Who's Listening

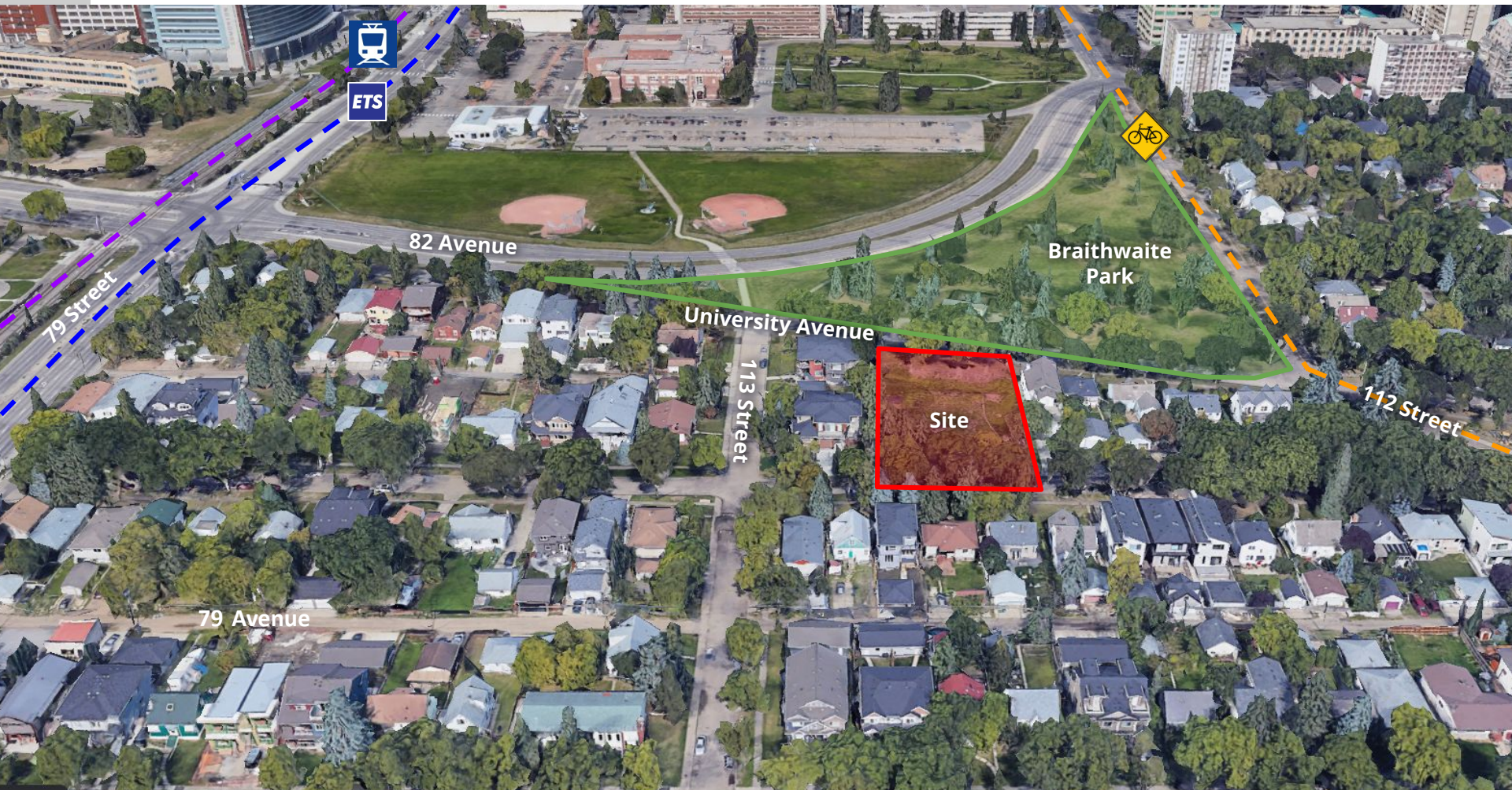
Andrew Sherstone



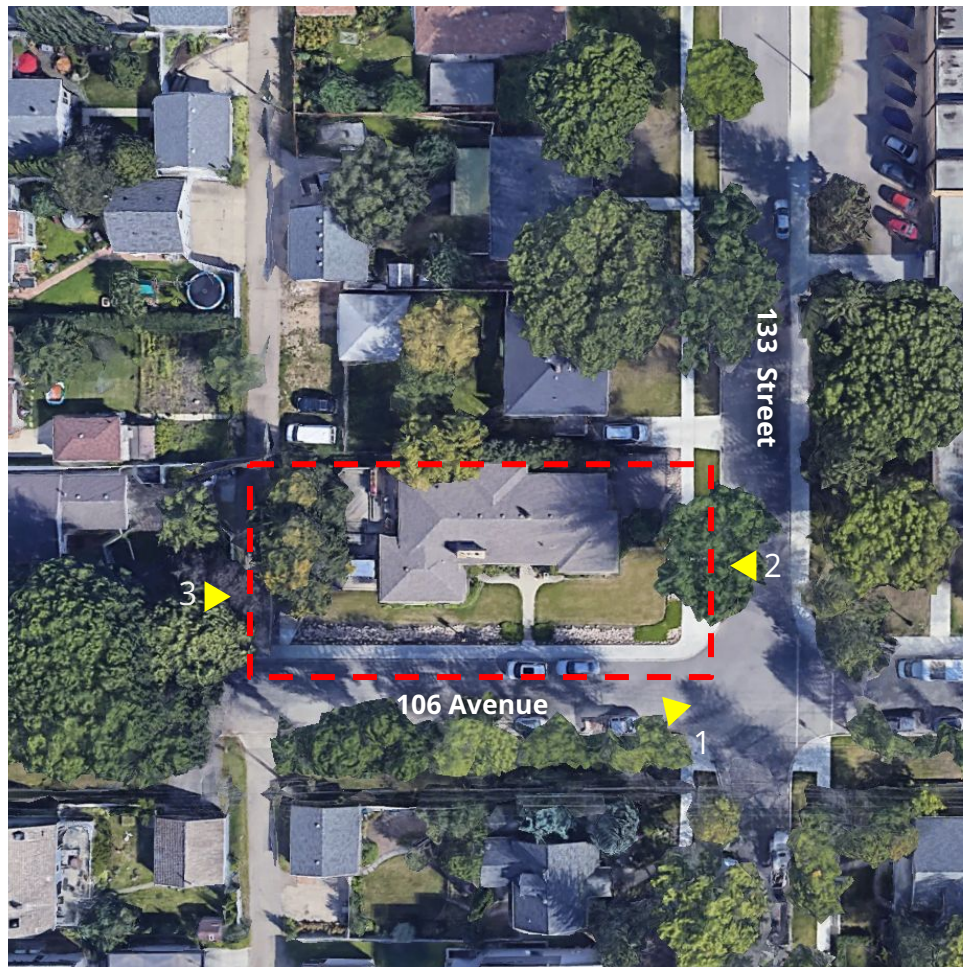
Share Your Thoughts

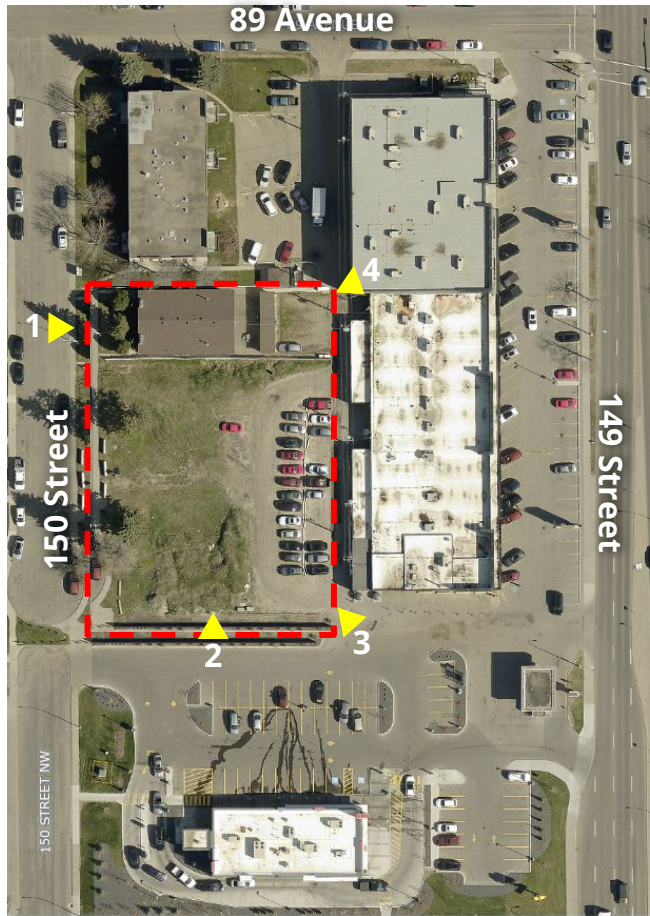
Ask Your Questions





10 SITE VIEW

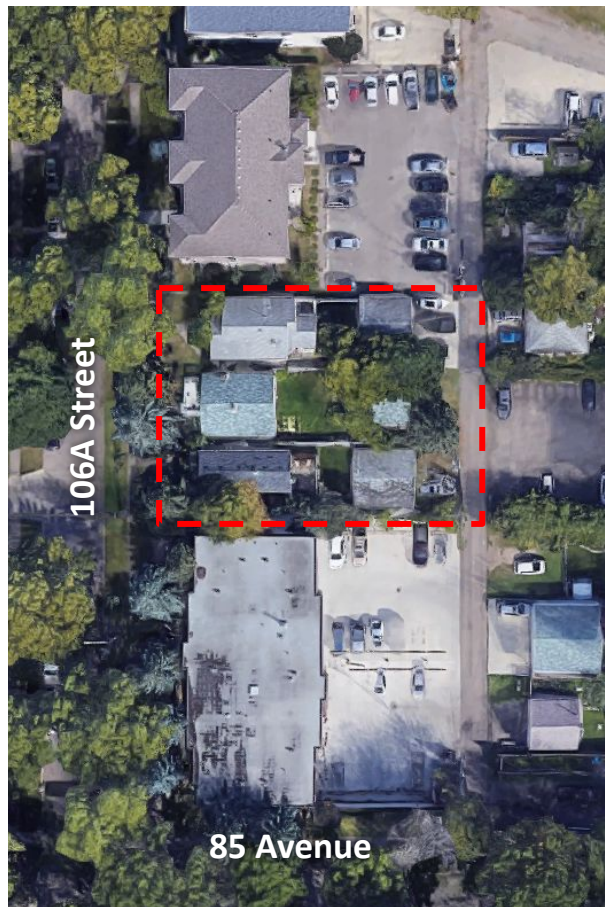




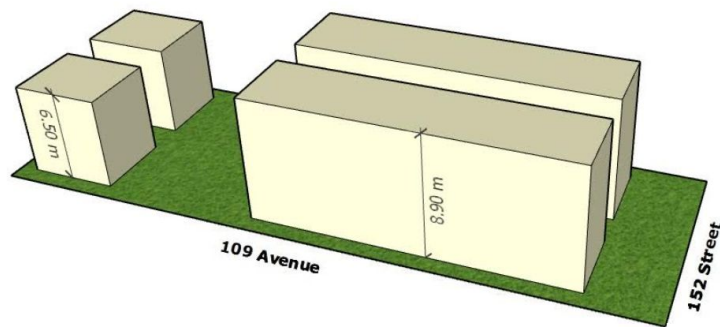
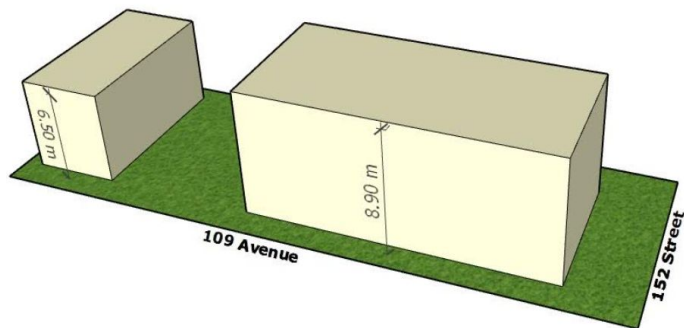
12 VIEW OF SITE



13 PROPOSED ZONING



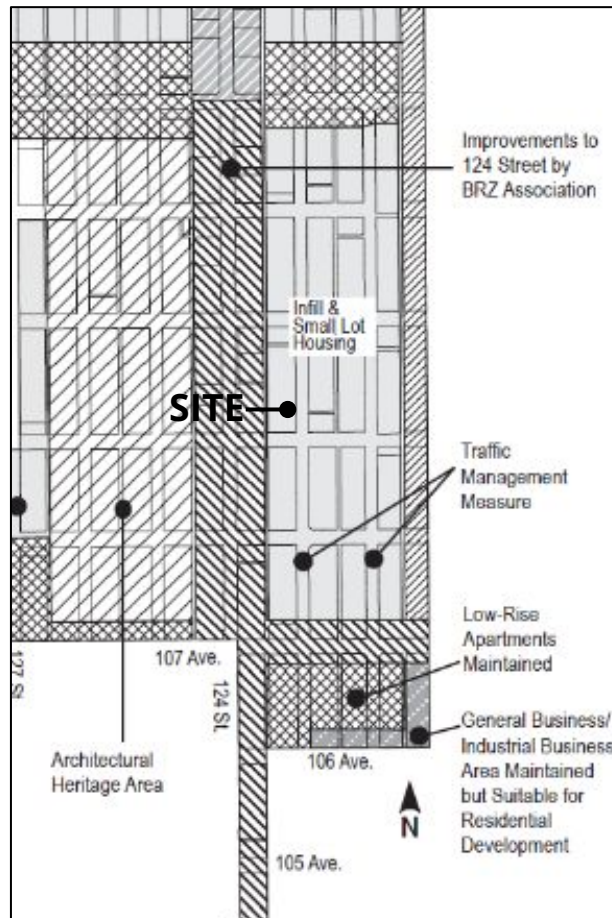
REGULATION	RA7 Current Zone	RA8 Proposed Zone
Principle Building	Multi-Unit Housing	Multi-Unit Housing
Height	16.0 m	23.0 m
Density	Min: 45 du/ha Max: None	Min: 75 du/ha Max: None
Setbacks North South East (Lane) West (106a St)	1.2 m 1.2 m 7.5 m 4.5 m	1.2 m 1.2 m 7.5 m 4.5 m
Commercial Uses Permitted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



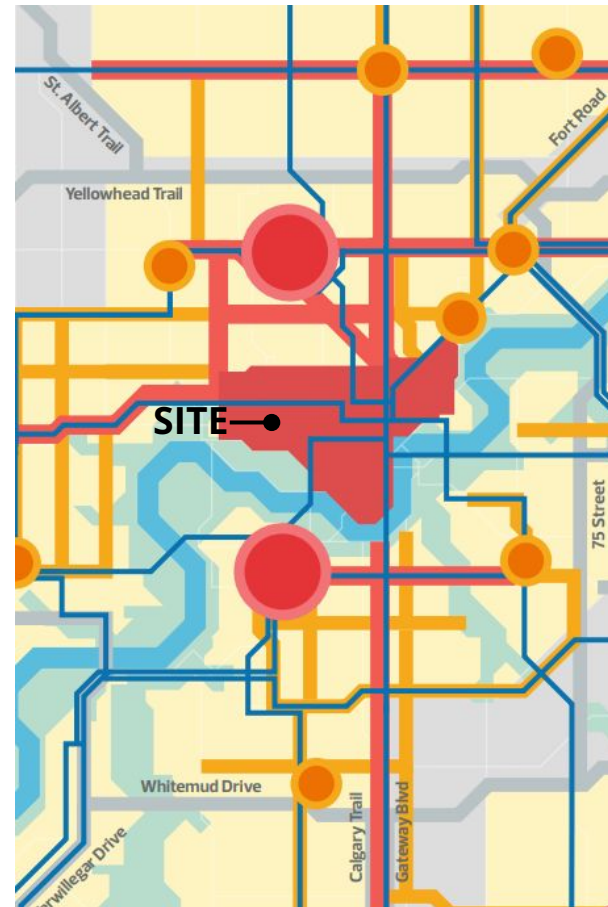
REGULATION	RA9 Current Zoning	RA8 Comparable Zone	DC2 PROVISION
Height	15.0 m (4 Storeys)	23.0 m (6 Storeys)	23.0 m (6 Storeys)
Floor Area Ratio (FAR)	2.3	3.3	3.8
Density (Dwellings)	Min: 30 Max: None	Min: 20 Max: None	Min: None Max: 135
Setbacks North West (113 St) East (Lane) South (100 Ave)	4.5 m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



SITE VIEW



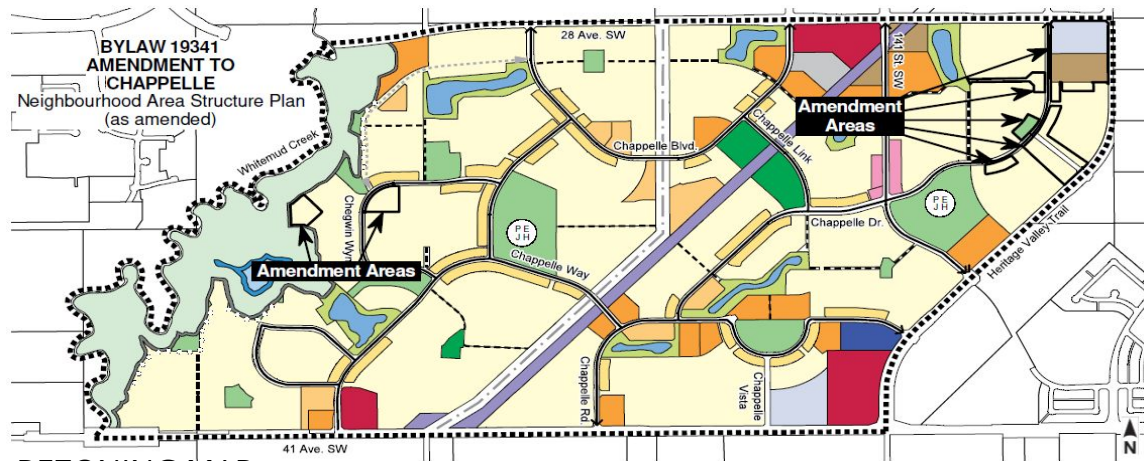
REZONING MAP



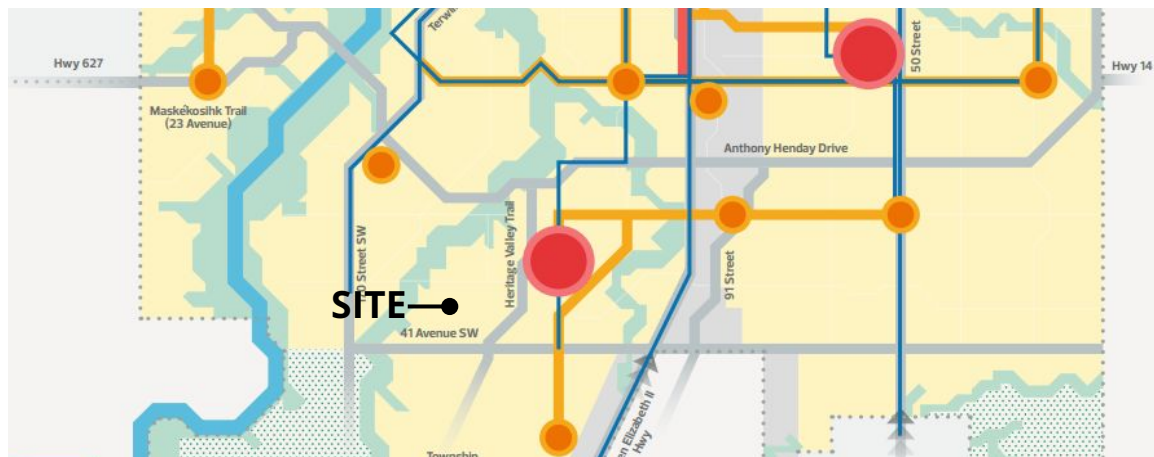
CITY PLAN



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



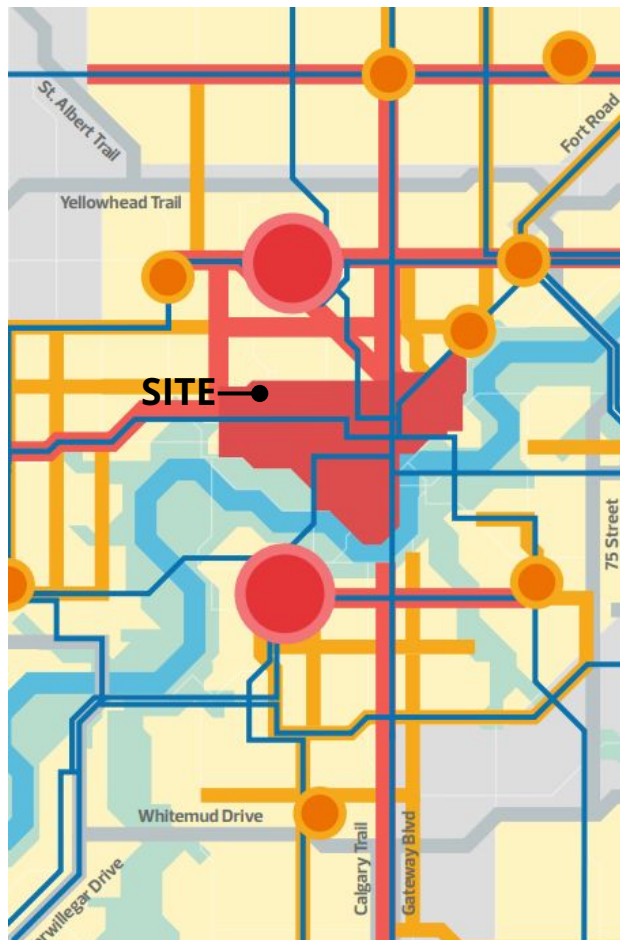
12:00 PM



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



~~LDA19-0456~~

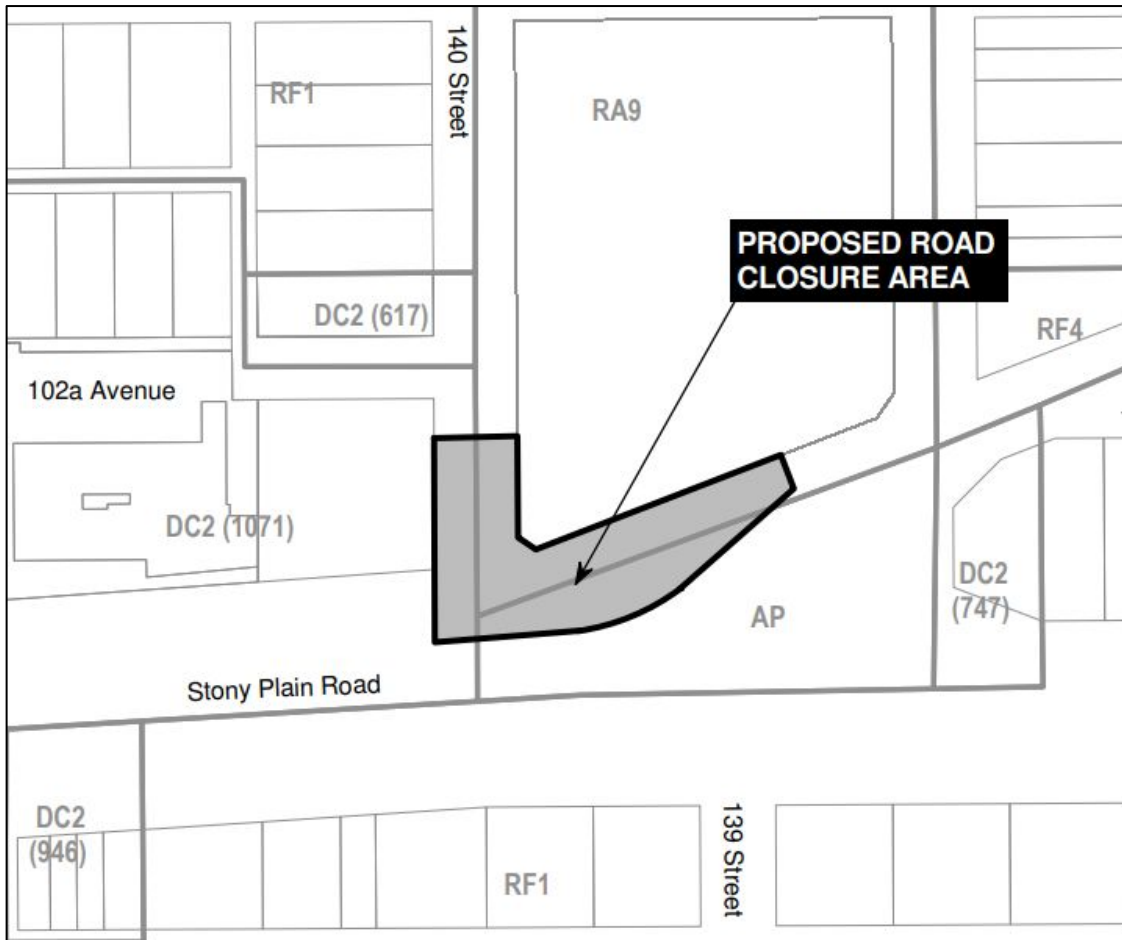
SWMF
PU

LD-A20-0356

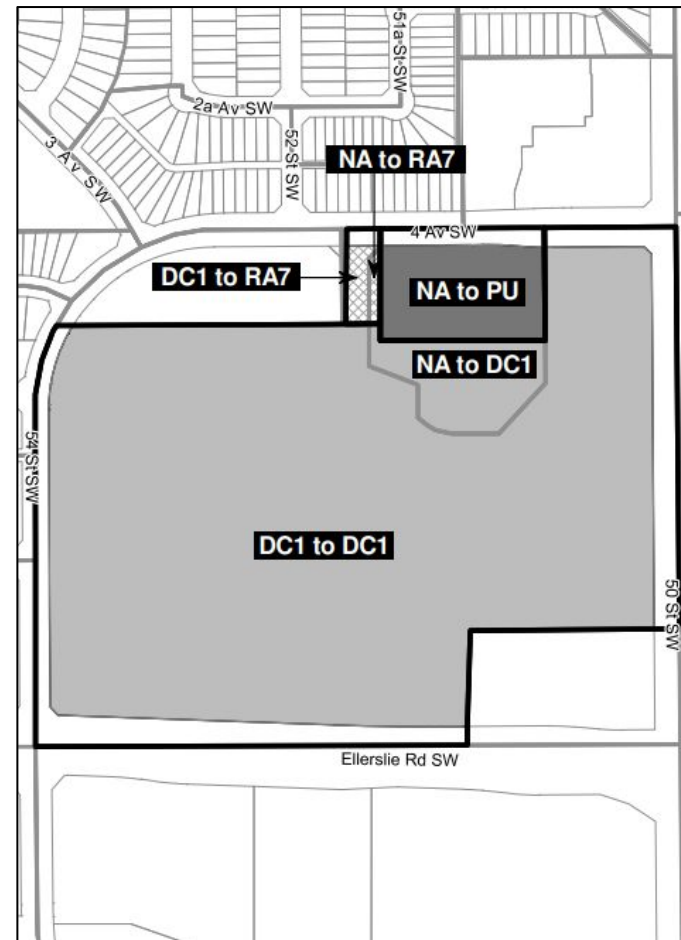
Lark Landing

~~124 AVENUE NW~~

25 ROAD CLOSURE



REMOVAL OF MUNICIPAL RESERVE DESIGNATION



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

