

ITEM 4.11
CHARTER BYLAW 20180
ROSENTHAL

DEVELOPMENT
SERVICES
August 16, 2022

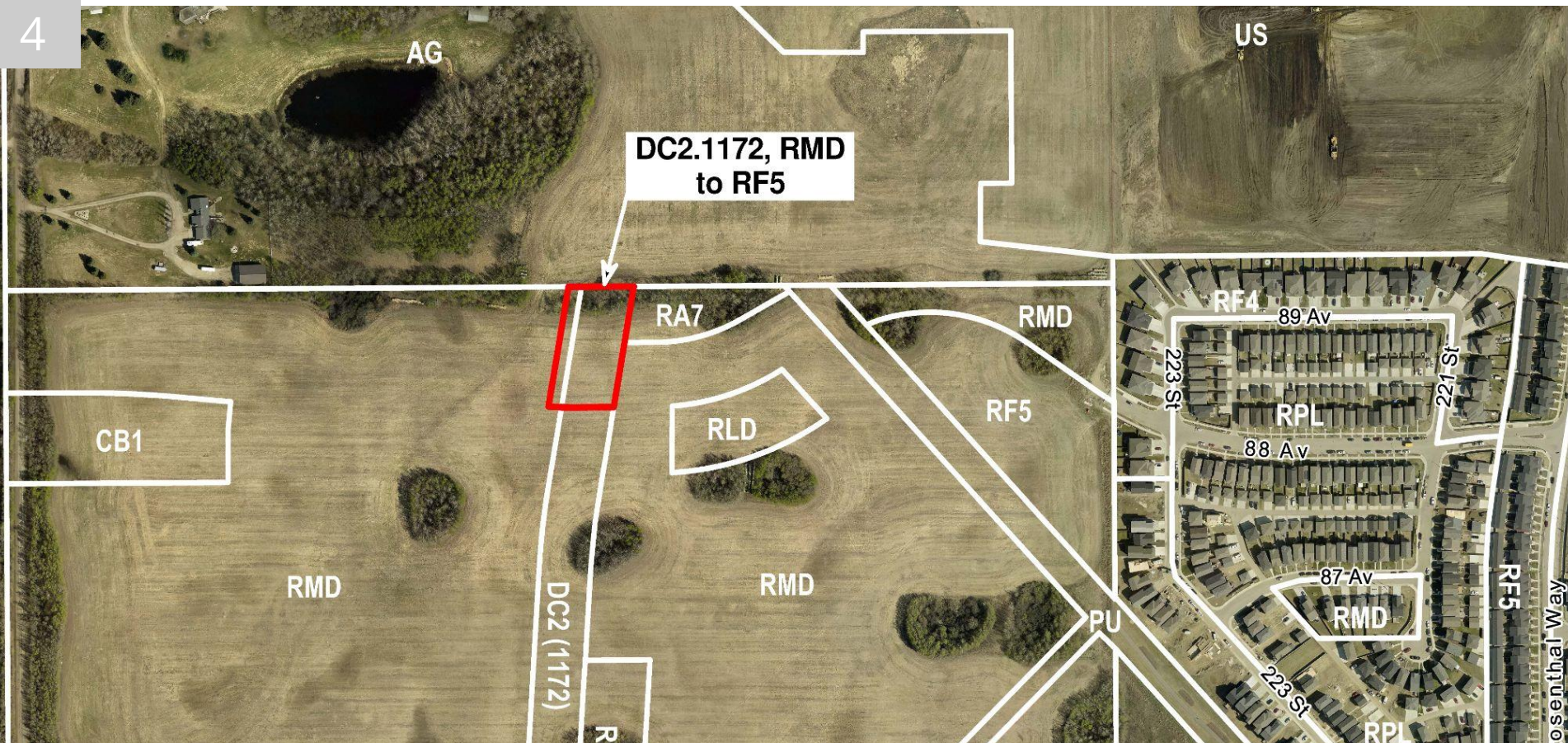


CITY PLAN

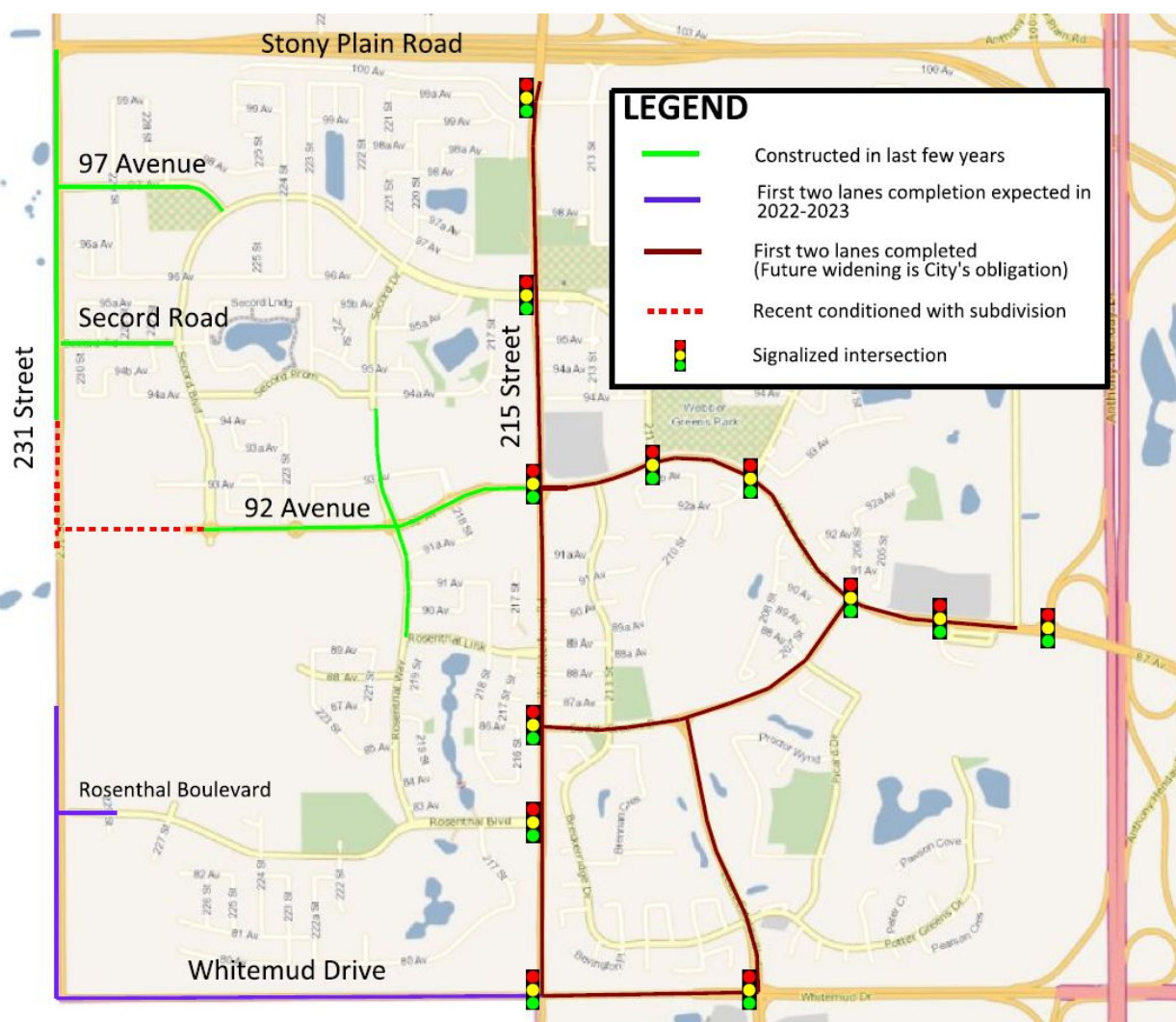
3 PROPOSED ZONING



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 Interior Flanking Rear (Lane)	3.0 m 0.0 m - 1.2 m 2.4 m 4.5 m - 7.5m	3.0 m 4.2 m 6.7 m 5.5 m	1.2 m 1.2 m 3.0 m 1.2 m - 7.5 m



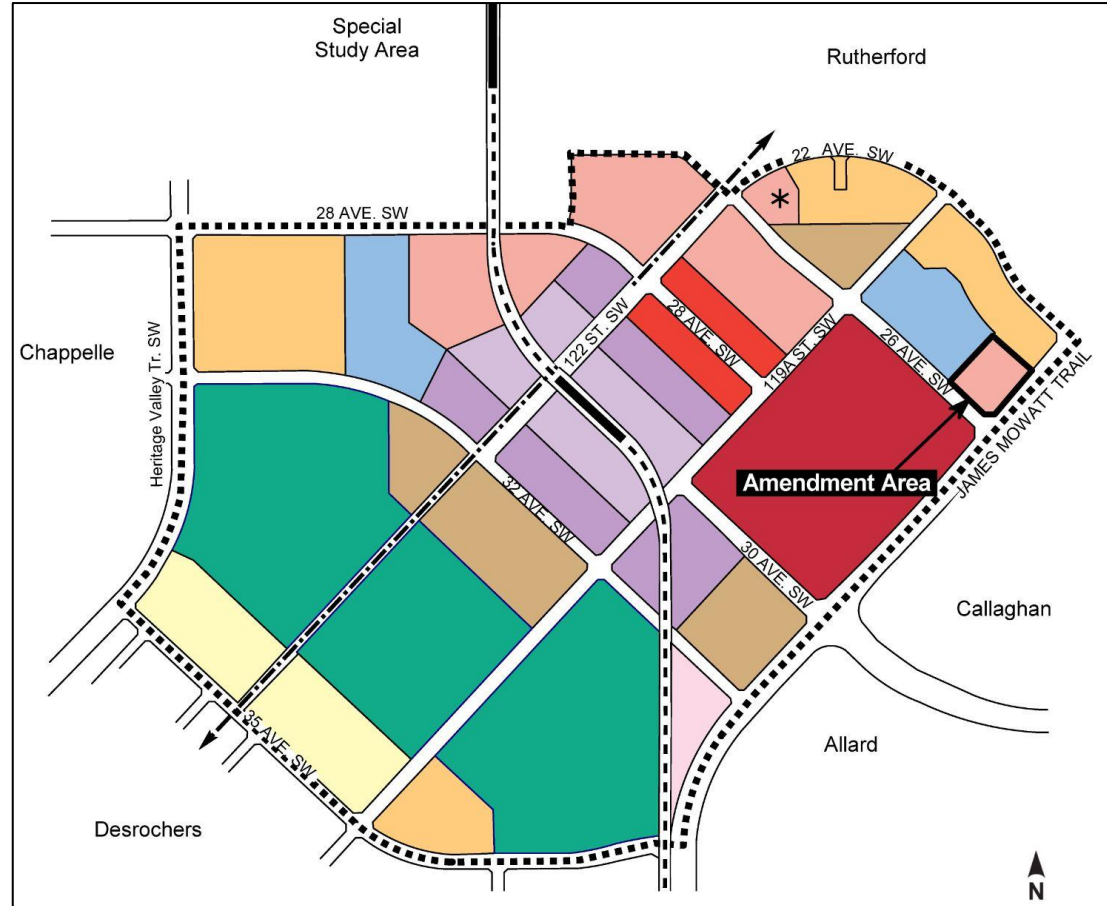
ADMINISTRATION'S RECOMMENDATION: **APPROVAL**



7 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





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

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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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SHAPE OUR CITY.

Stay Informed

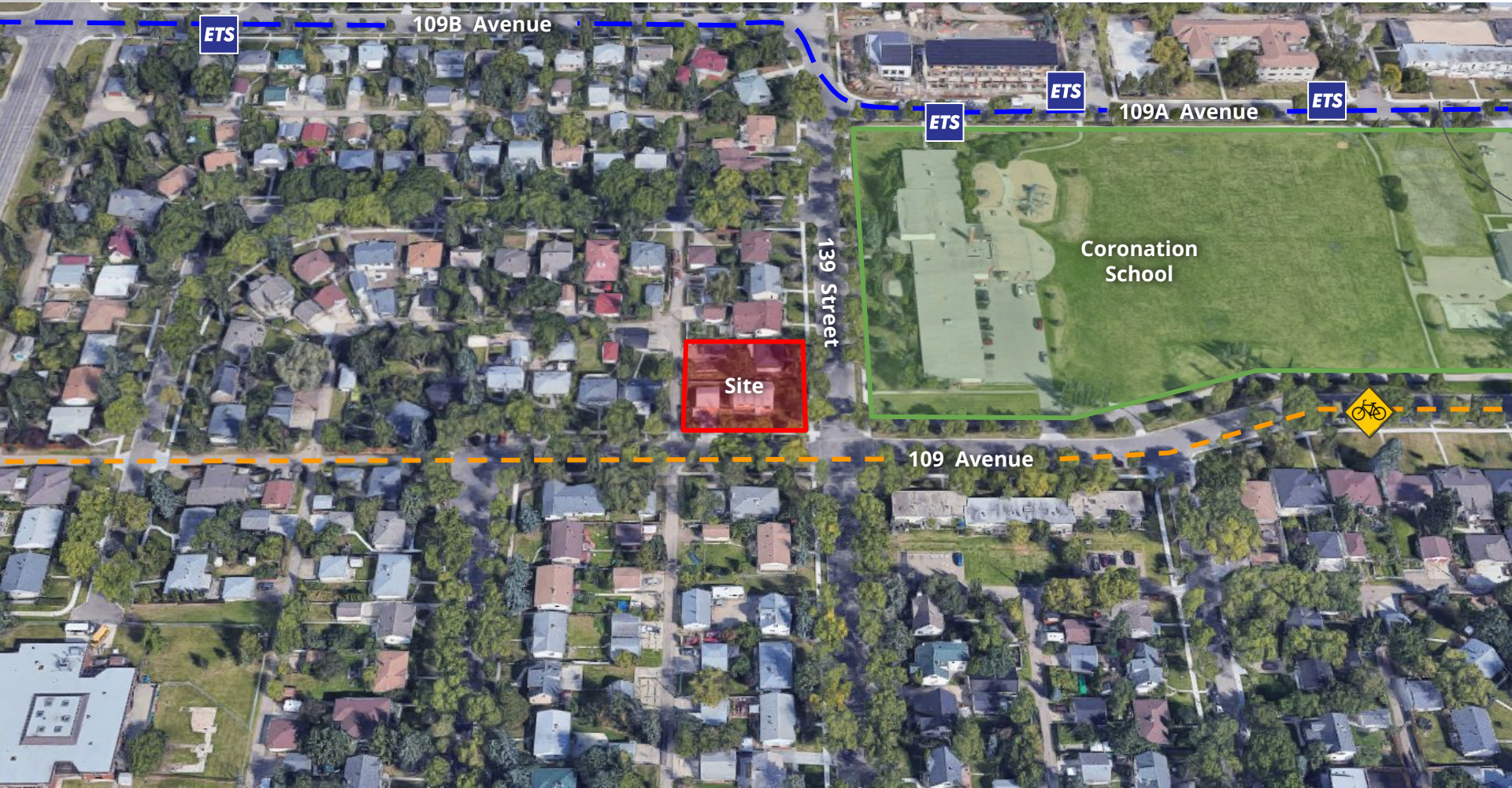
[Click here to share your email address to stay up to date on this application!](#) Your email will be used to inform you about this zoning application in the future.

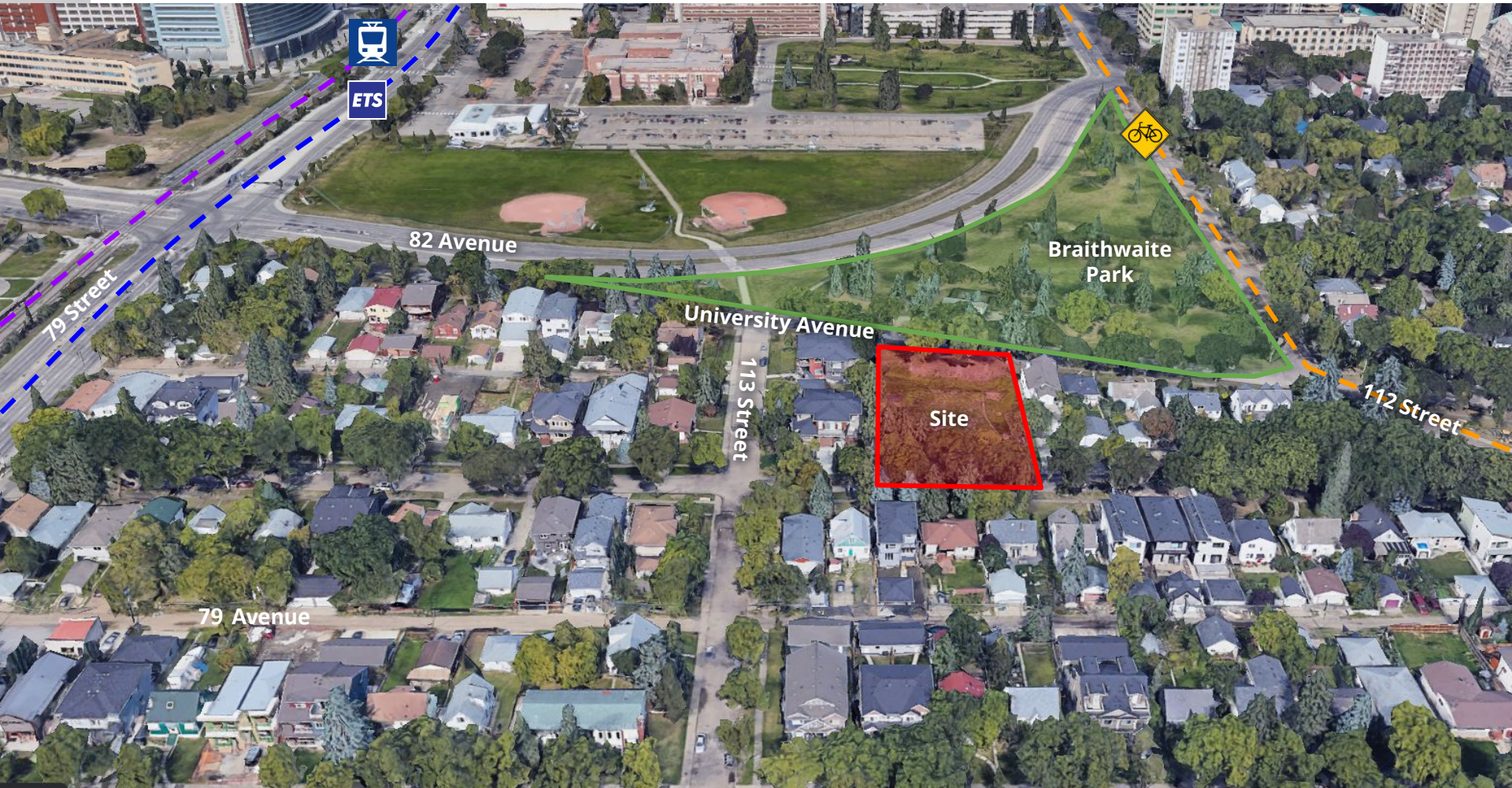
For more information about registering to stay engaged with other City projects and initiatives, visit the Engaged Edmonton [FAQ page](#).

Who's Listening

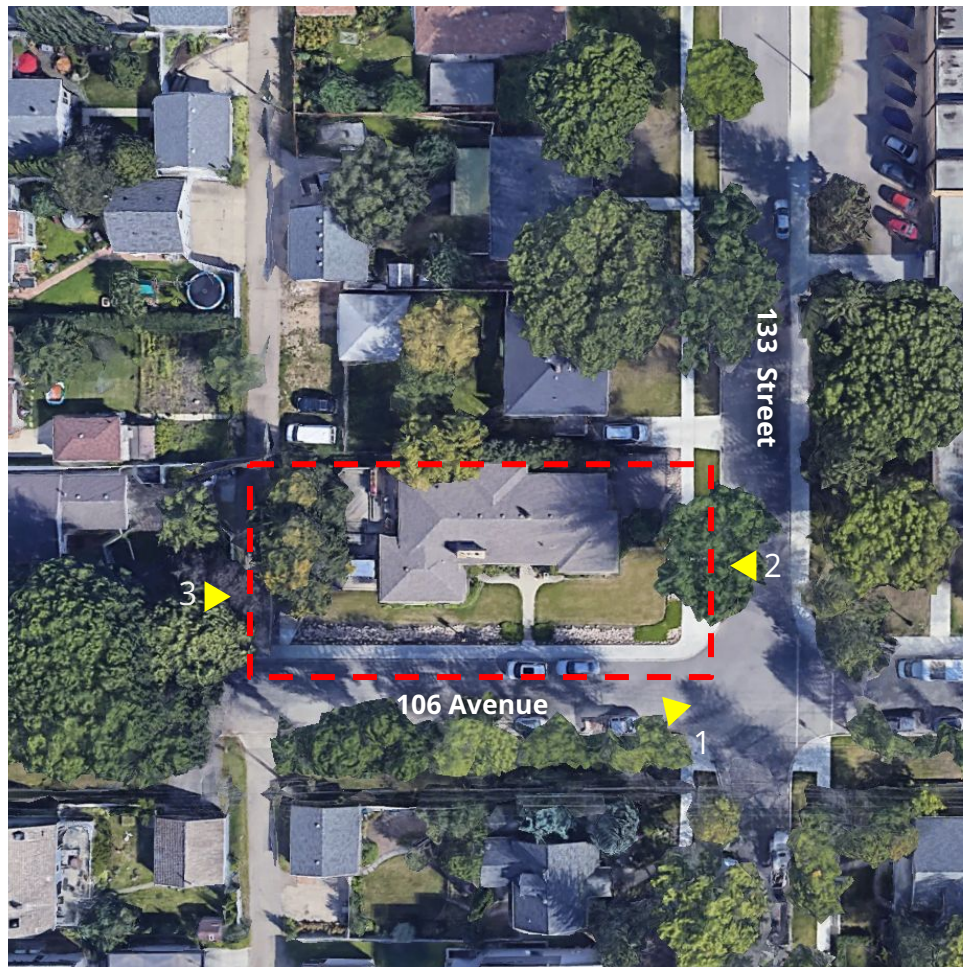
Andrew Sherstone

[Share Your Thoughts](#)[Ask Your Questions](#)

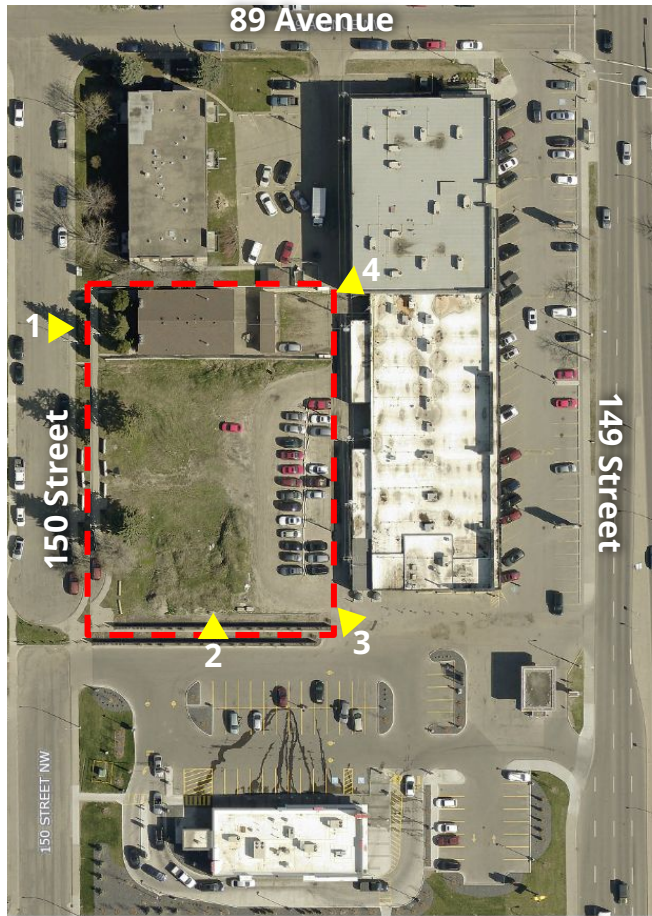




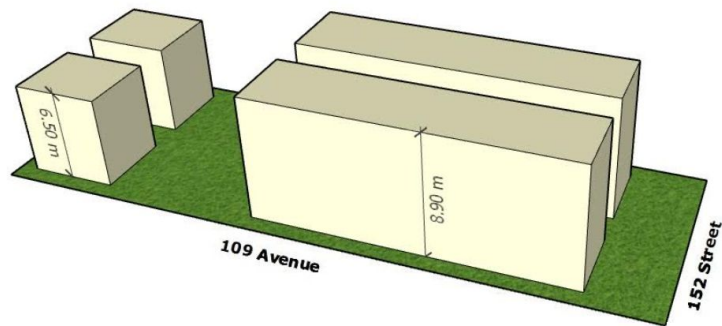
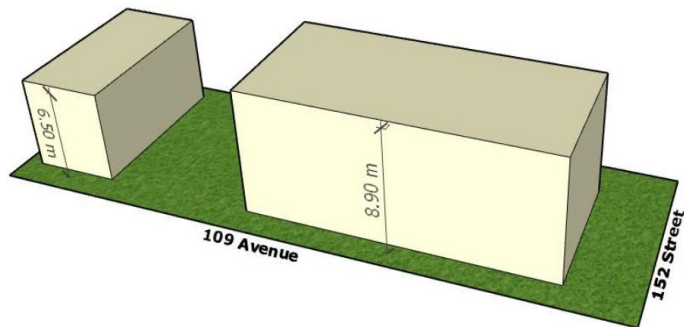
12 SITE VIEW



13 SITE VIEW



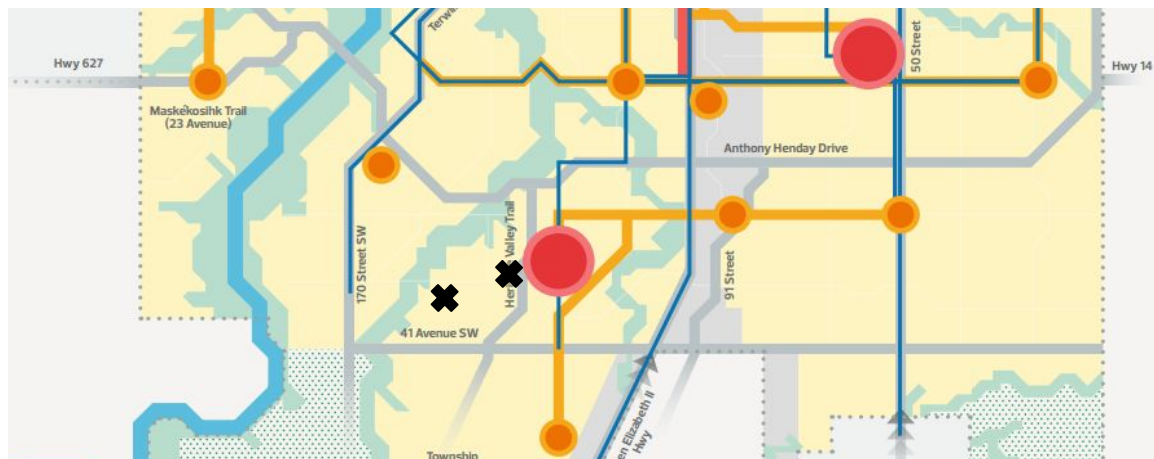
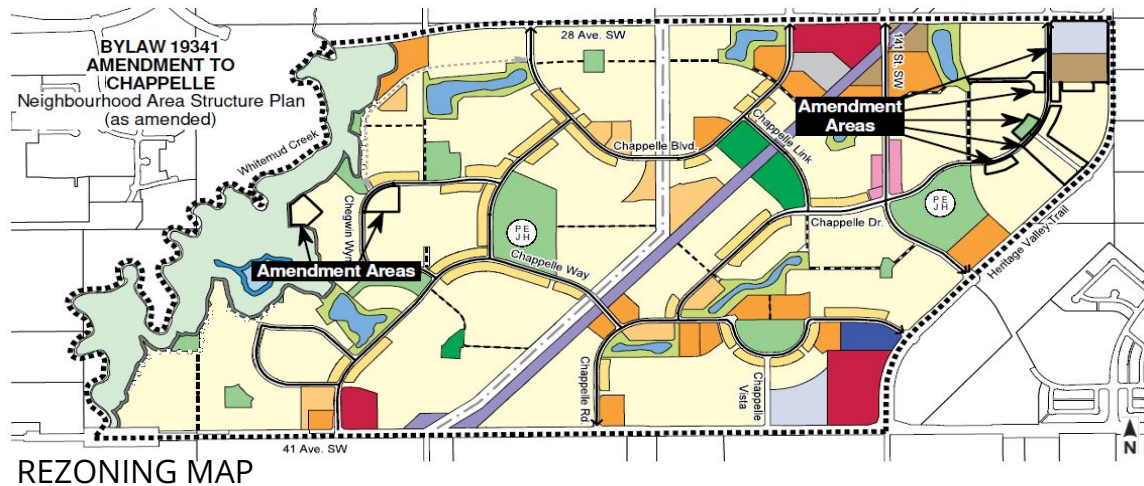




REGULATION	RA9 Current Zoning	RA8 Comparable Zone	DC2 PROVISION
Height	15.0 m (4 Storeys)	23.0 m (6 Storeys)	23.0 m (6 Storeys)
Floor Area Ratio (FAR)	2.3	3.3	3.8
Density (Dwellings)	Min: 30 Max: None	Min: 20 Max: None	Min: None Max: 135
Setbacks North West (113 St) East (Lane) South (100 Ave)	4.5 m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



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



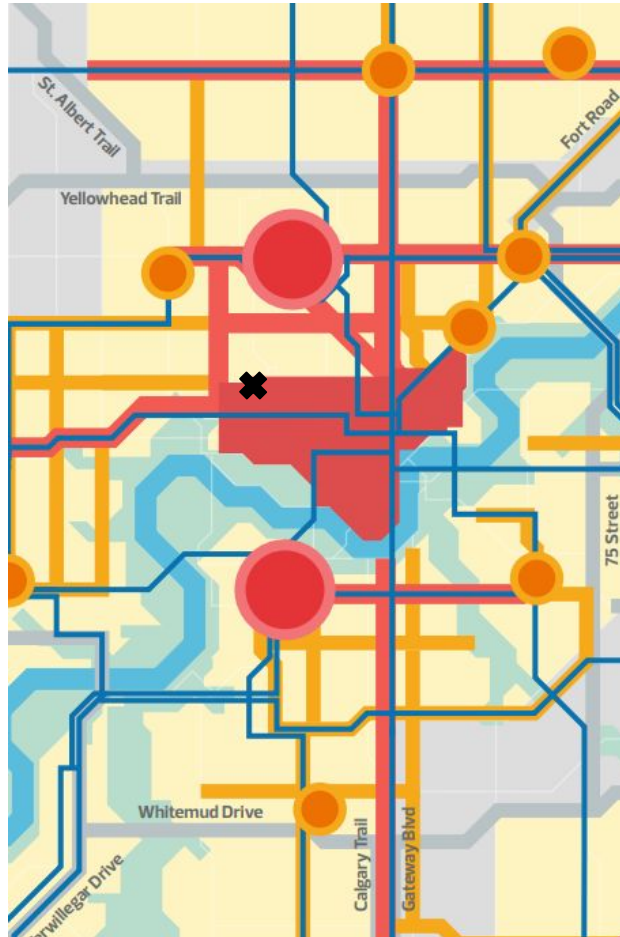
12:00 PM



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~~

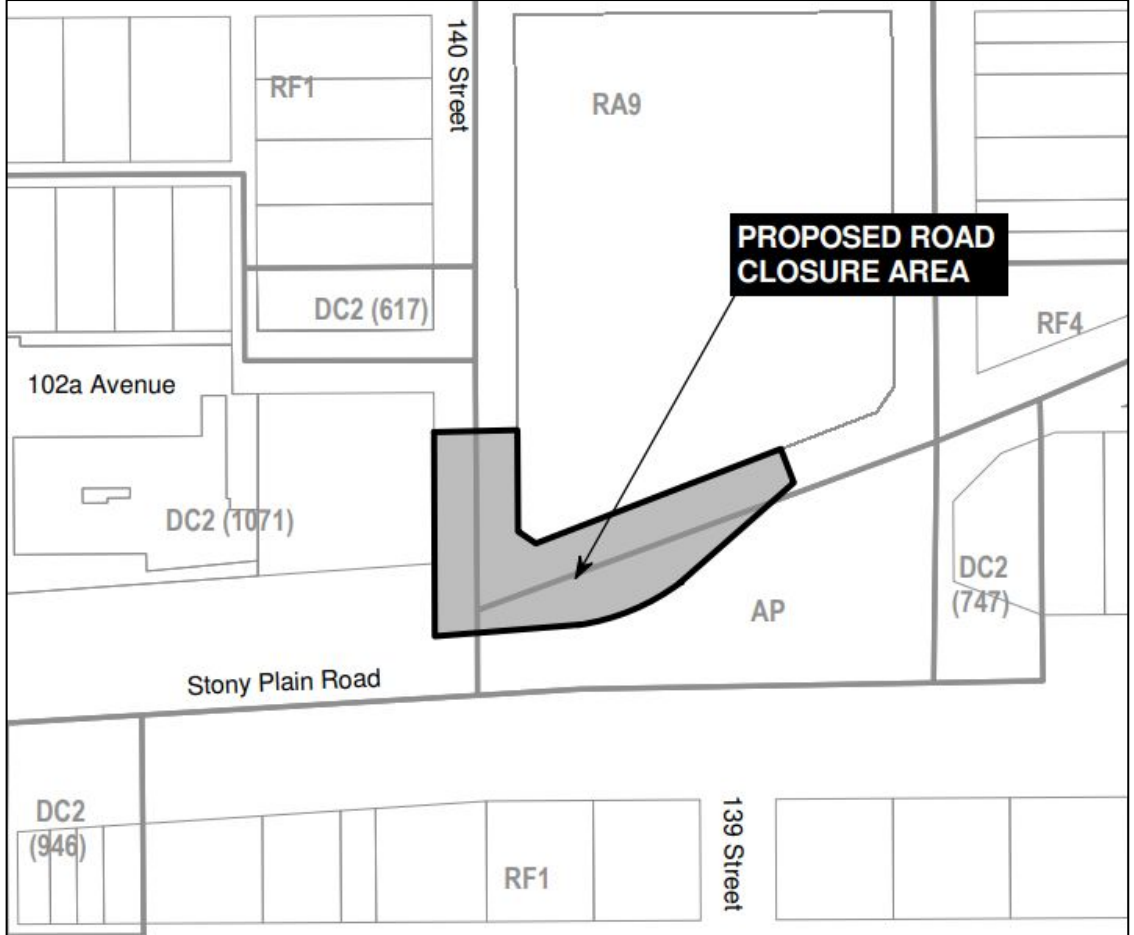
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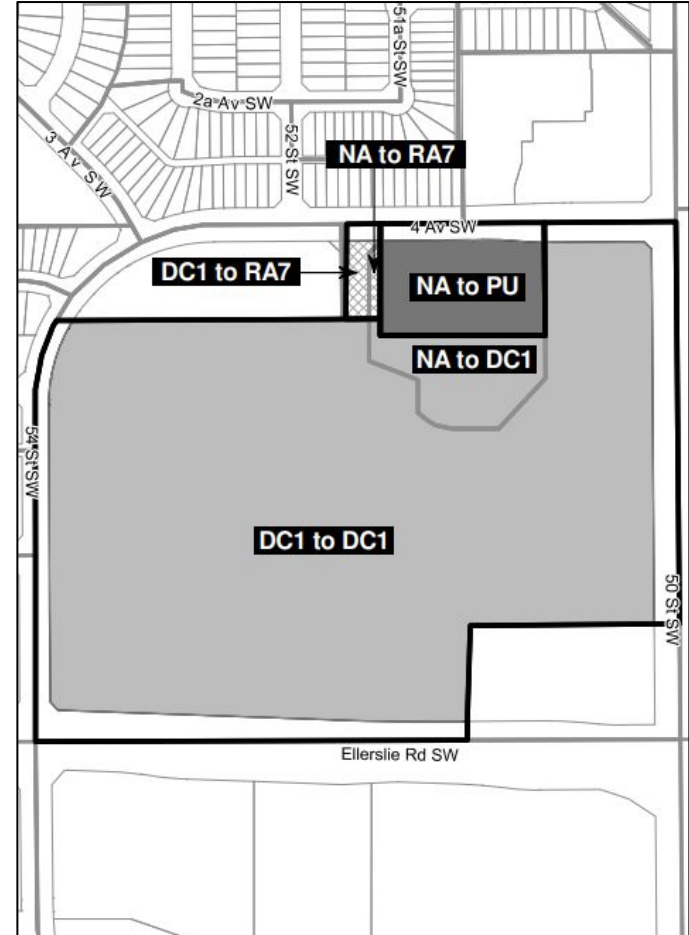
LD-A20-0356

Lark Landing

~~124 AVENUE NW~~

25 ROAD CLOSURE





Home » LDA20-0306 DC2 124 Street Pyrmont - Westmount

LDA20-0306 DC2 124 Street Pyrmont - Westmount



Consultation has concluded



REGISTER

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