

1

ITEM 3.2 CHARTER BYLAW 20229 The Orchards at Ellerslie

DEVELOPMENT
SERVICES
August 30, 2022





Comments

- No concerns were provided to the City



ADVANCED NOTICE
April 27, 2022



CITY WEBPAGE
August 11, 2022

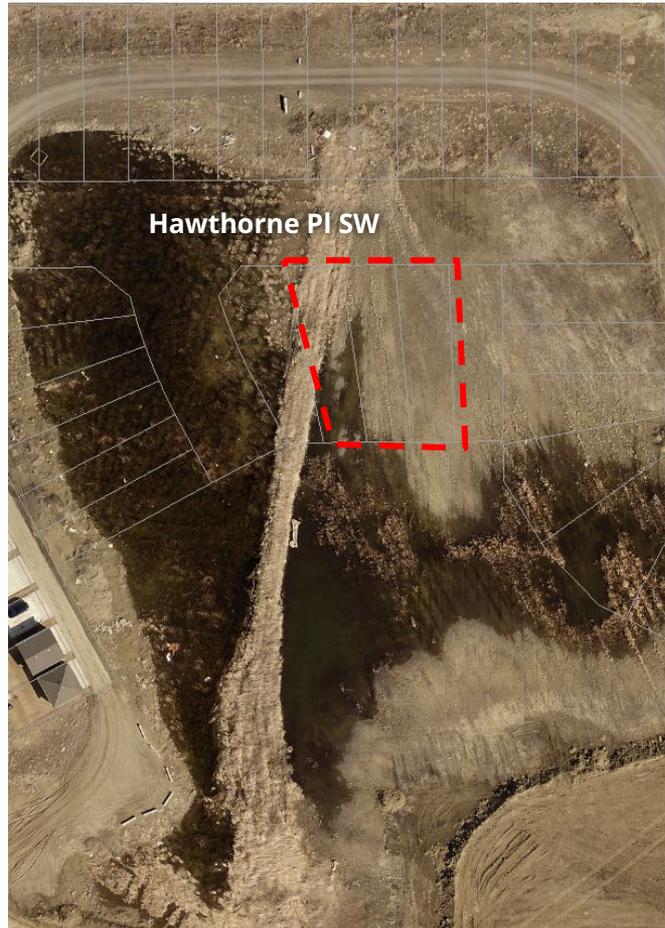


PUBLIC HEARING
NOTICE
August 9, 2022

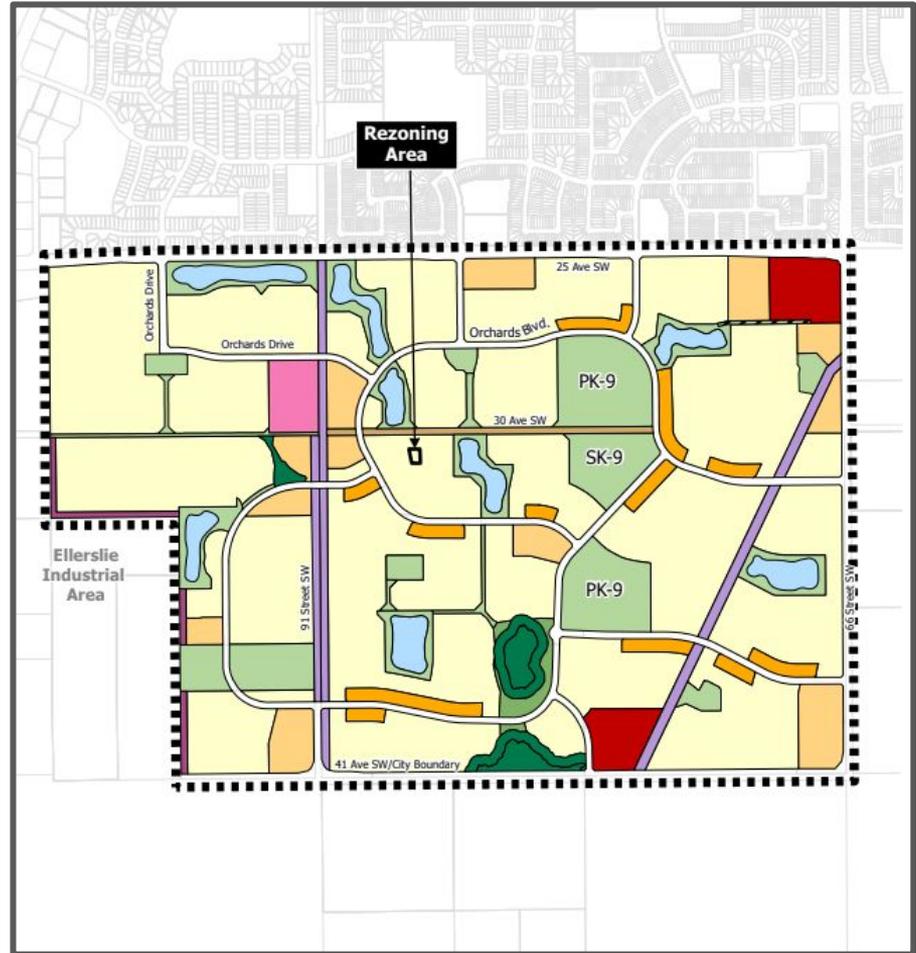


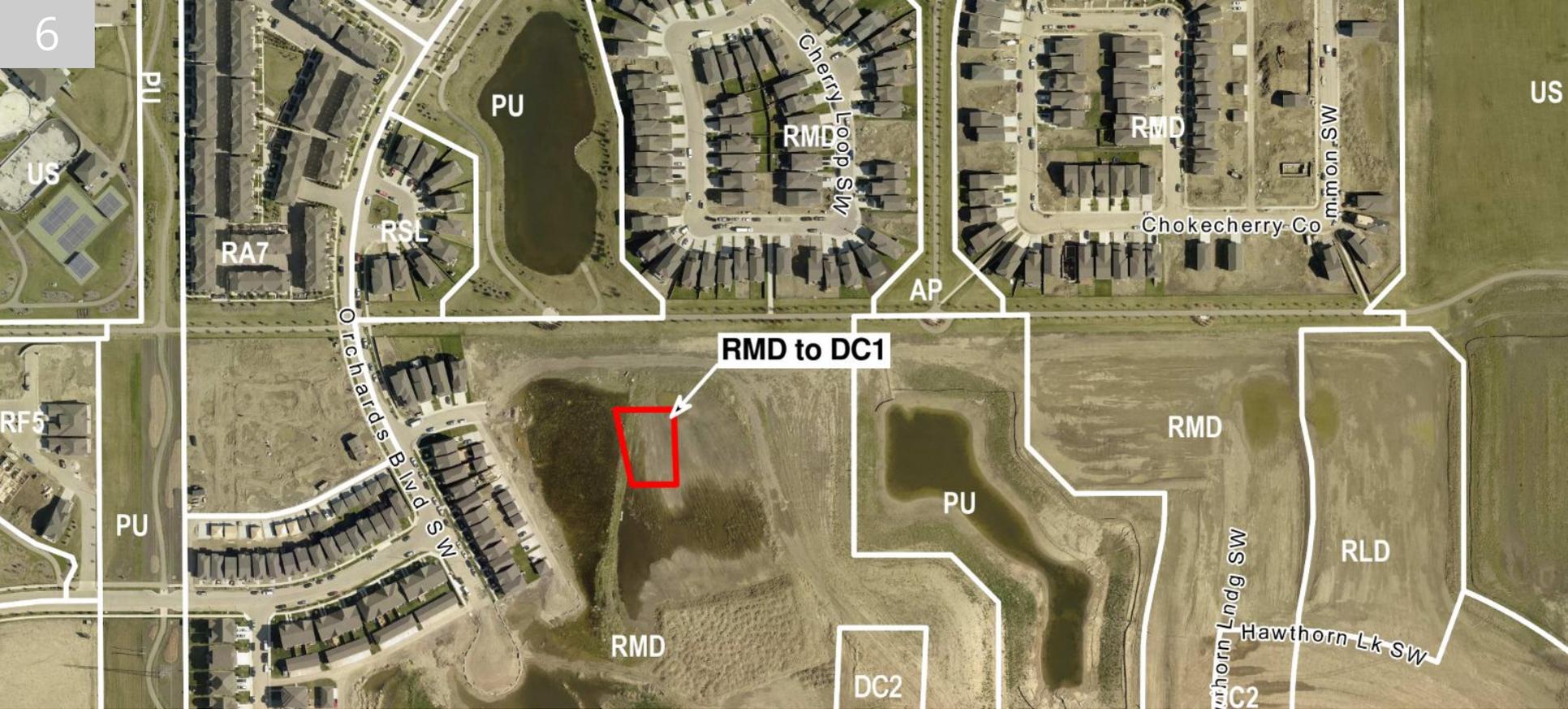
JOURNAL AD
August 12, 2022

4 PROPOSED ZONING

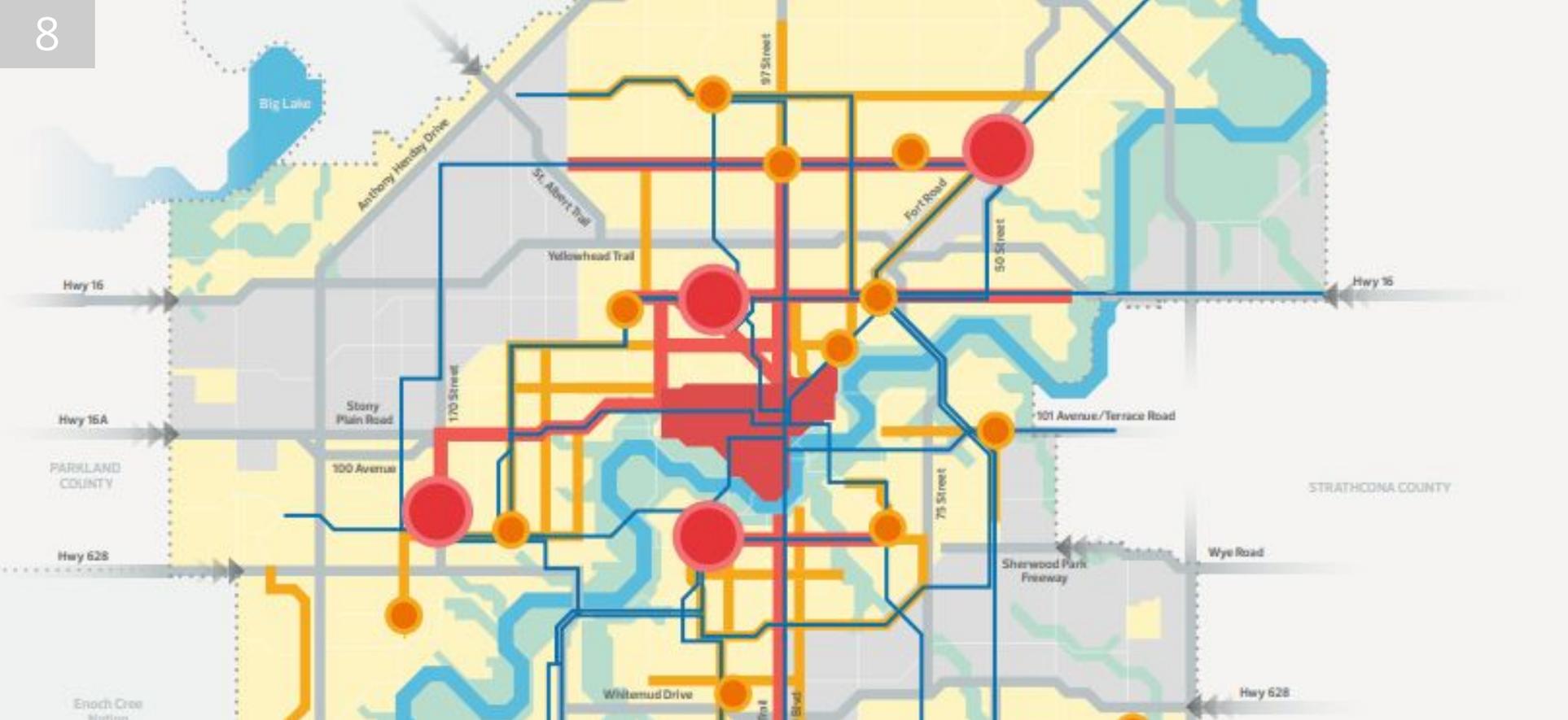


REGULATION	RMD Current Zone	DC1 Proposed Zone
Principle Building	Single Detached House	Single Detached House
Height	10.0 m	10.0 m
Maximum Site Coverage	55%	55%
Setbacks		
North	5.5 m	5.5 m
South	7.5 m	7.5 m
Reduced Side Lot Line	0.0 m	0.6 m
Standard Side Lot Line	1.5 m	1.2 m
Maximum no. of Dwellings	3 Principle Dwellings (plus 3 Secondary Suites)	3 Principle Dwellings (plus 3 Secondary Suites)



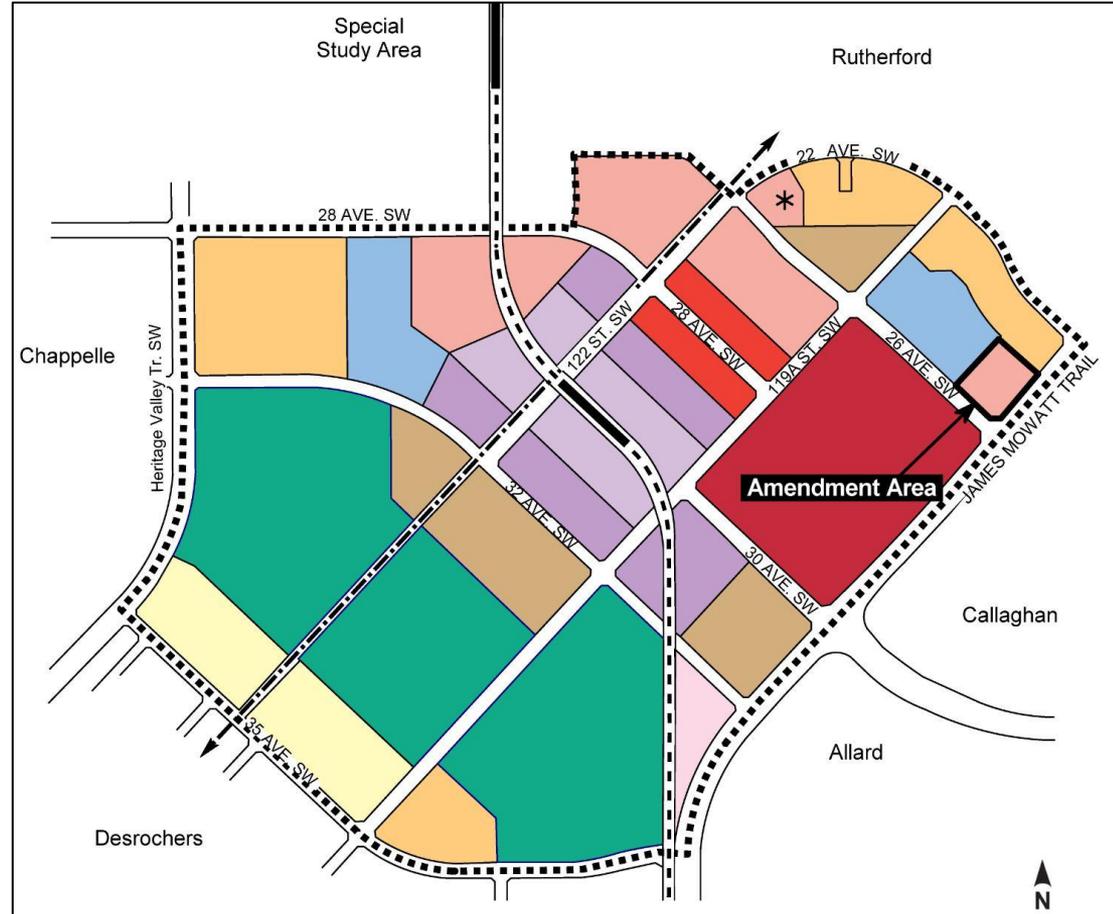
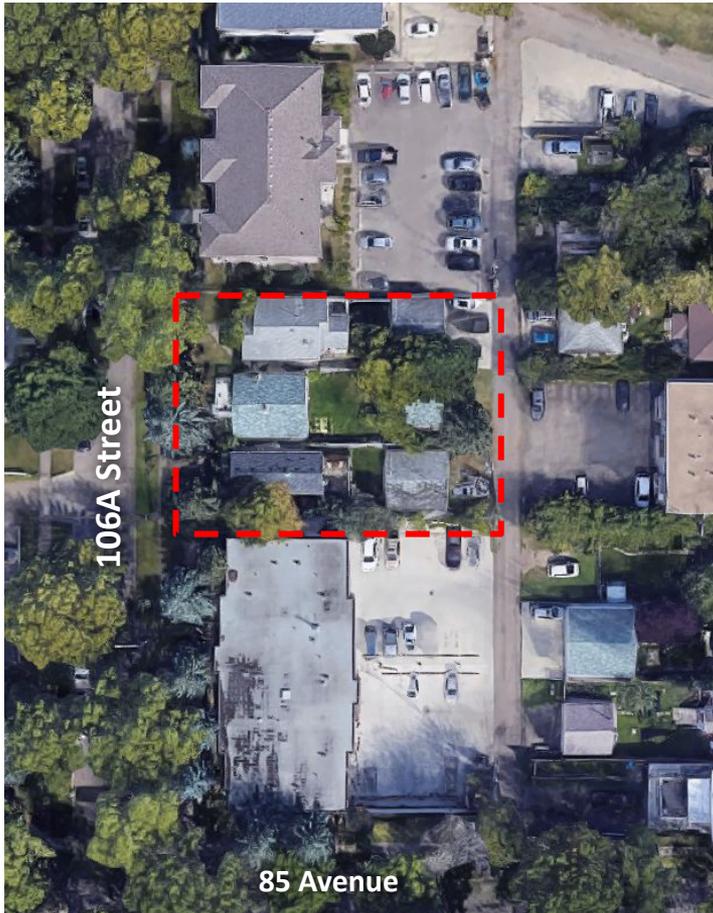


ADMINISTRATION'S RECOMMENDATION: **APPROVAL**



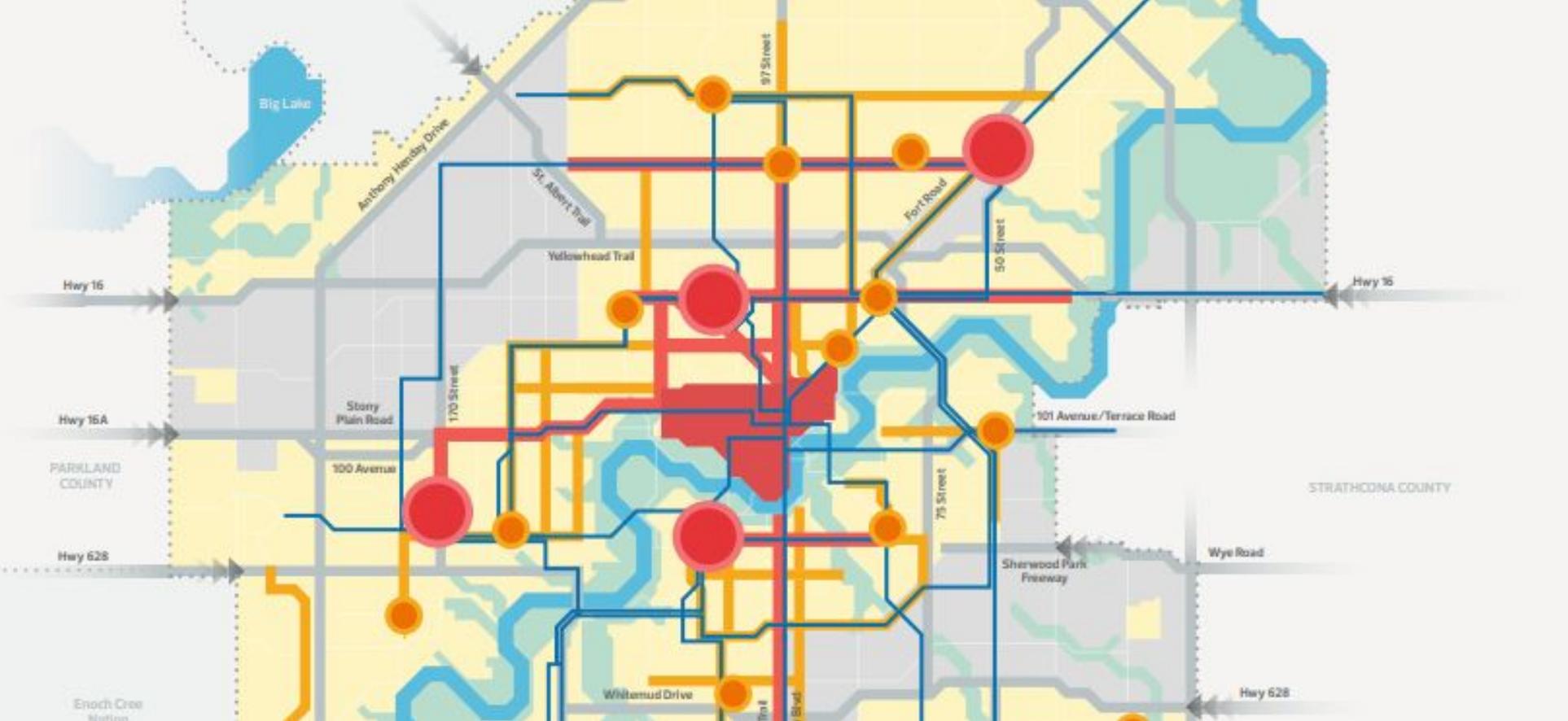
ITEMS X.XX & X.XX
 BYLAW XXXXX & CHARTER BYLAW XXXXX
 NEIGHBOURHOOD TEXT AMENDMENT

DEVELOPMENT
 SERVICES
 XXX XX, 202X





ADMINISTRATOR'S RECOMMENDATION: **APPROVAL**



ADMINISTRATOR'S RECOMMENDATION: **APPROVAL**



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, Search, Login, and Register. 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 title is "LDA20-0123 106a Street RA8 Rezoning". There are social media icons for Facebook, Twitter, LinkedIn, and Email. The text states: "***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." To the right of the text is a map showing the rezoning area highlighted in grey. 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 Andrew Sherstone's name and a circular profile picture. At the bottom of the page, there are two buttons: "Share Your Thoughts" and "Ask Your Questions".

Edmonton

About Current Projects City of Edmonton Employees Search Login Register

Home > LDA20-0123 106a Street RA8 Rezoning

LDA20-0123 106a Street RA8 Rezoning

f t in e

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.

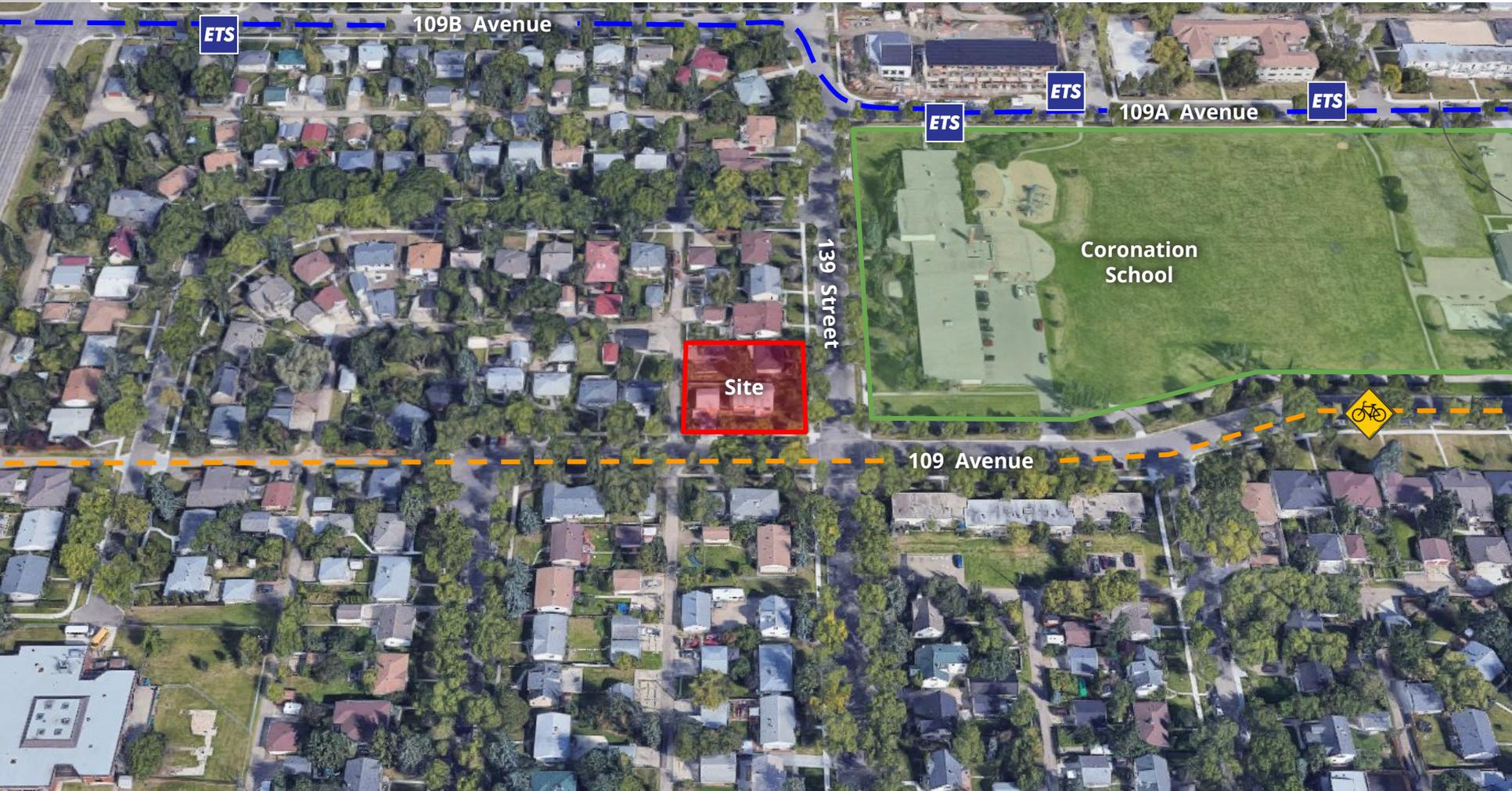
For more information about registering to stay engaged with other City projects and initiatives, visit the Engaged Edmonton [FAQ page](#).

Who's Listening

Andrew Sherstone

Share Your Thoughts Ask Your Questions

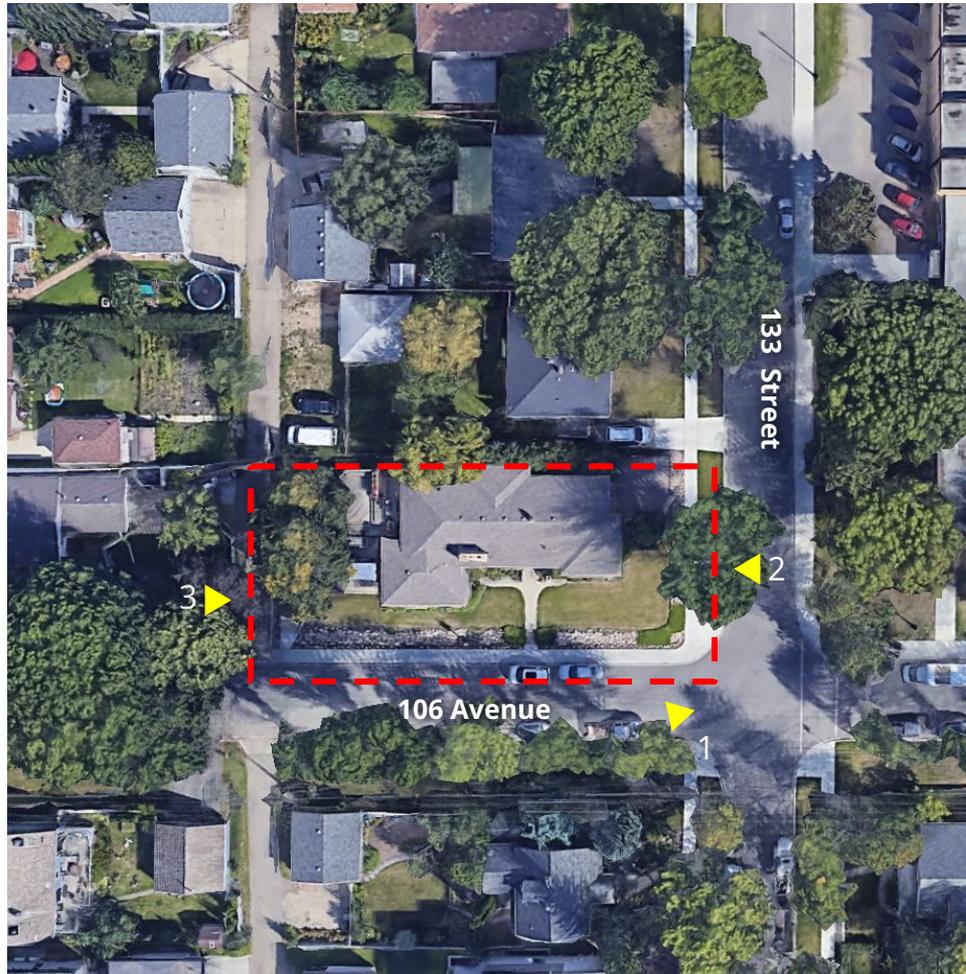
14 SITE CONTEXT



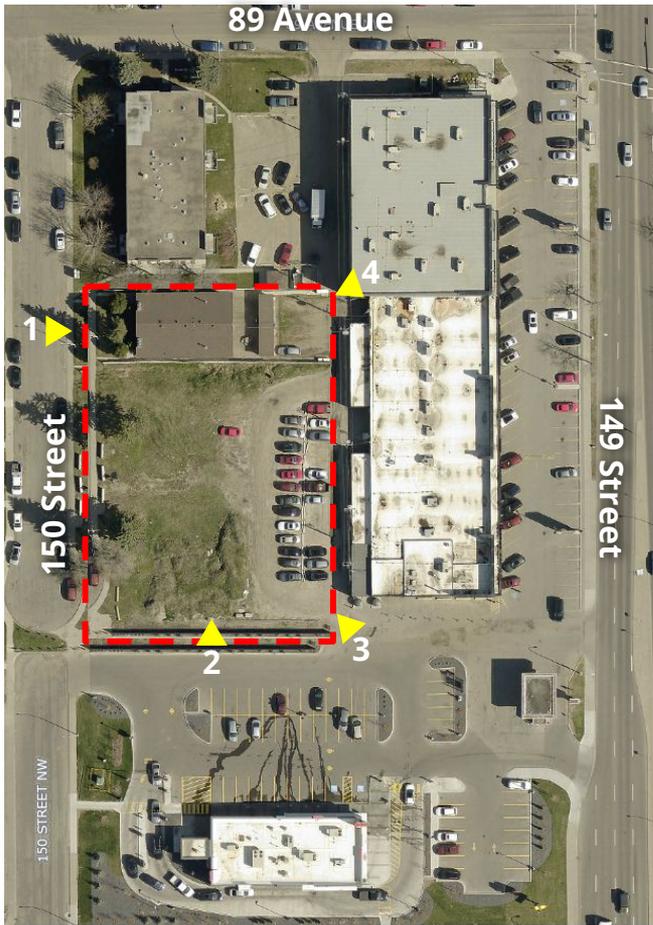
15 SITE CONTEXT



16 SITE VIEW



17 SITE VIEW

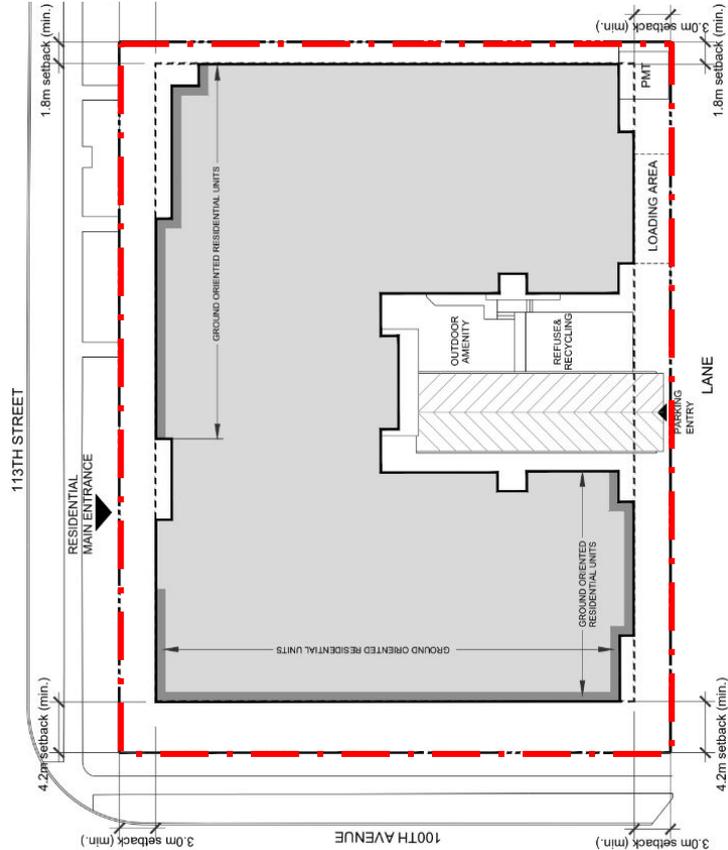






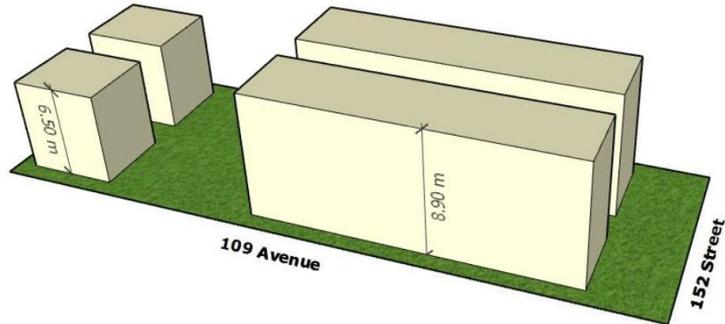
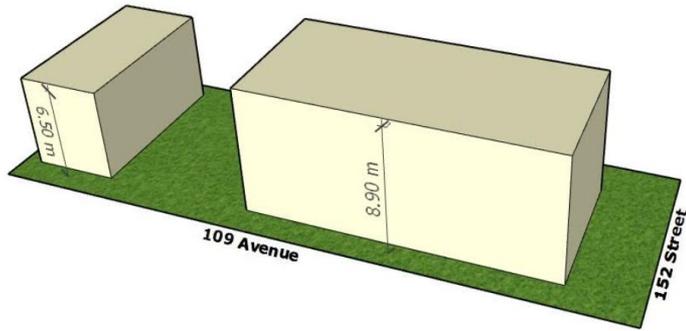
REGULATION	RA7 Current Zone	RA8 Proposed Zone
Principle Building	Multi-Unit Housing	Multi-Unit Housing
Height	16.0 m	23.0 m
Density	Min: 45 du/ha Max: None	Min: 75 du/ha Max: None
Setbacks		
North	1.2 m	1.2 m
South	1.2 m	1.2 m
East (Lane)	7.5 m	7.5 m
West (106a St)	4.5 m	4.5 m
Commercial Uses Permitted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

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

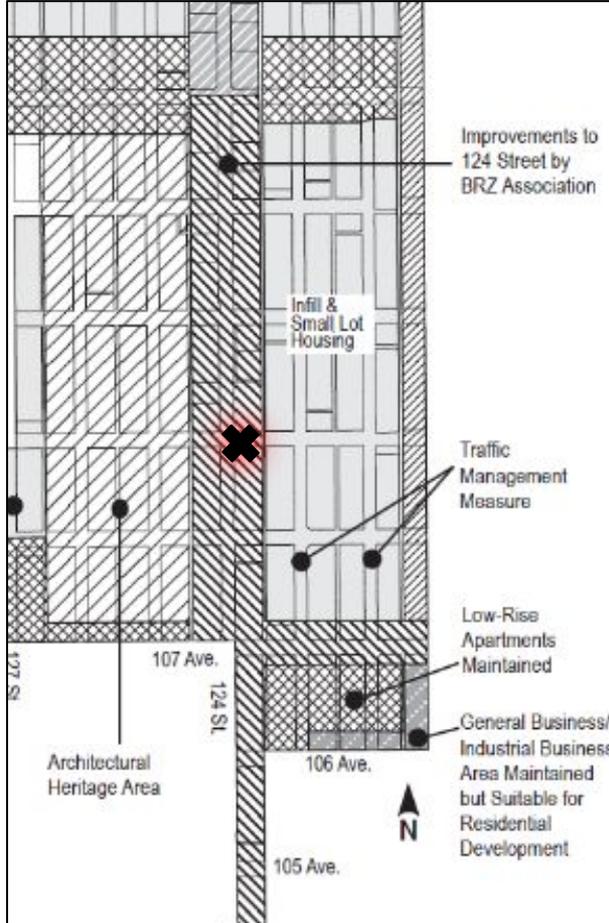
PROPOSED ZONING



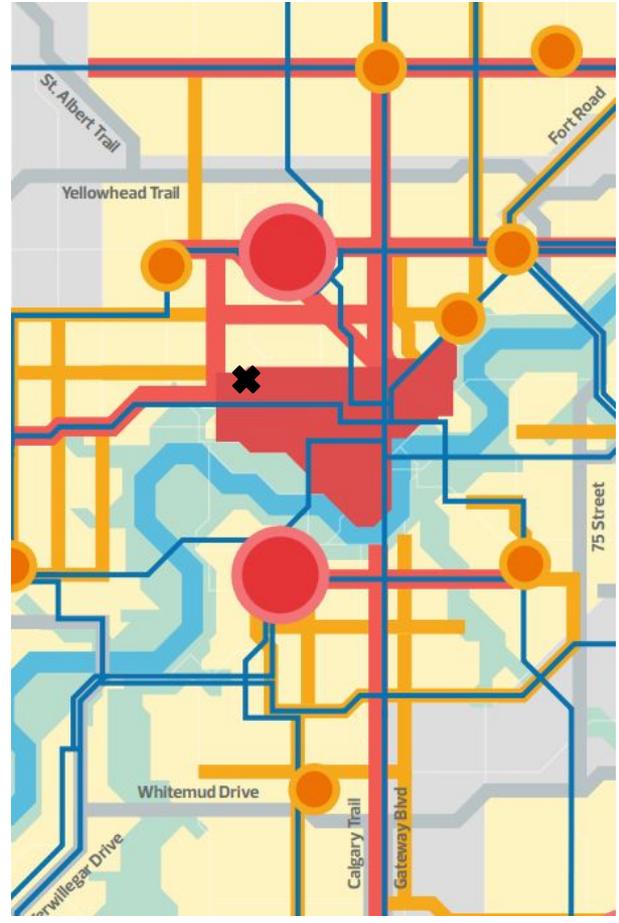
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SITE VIEW



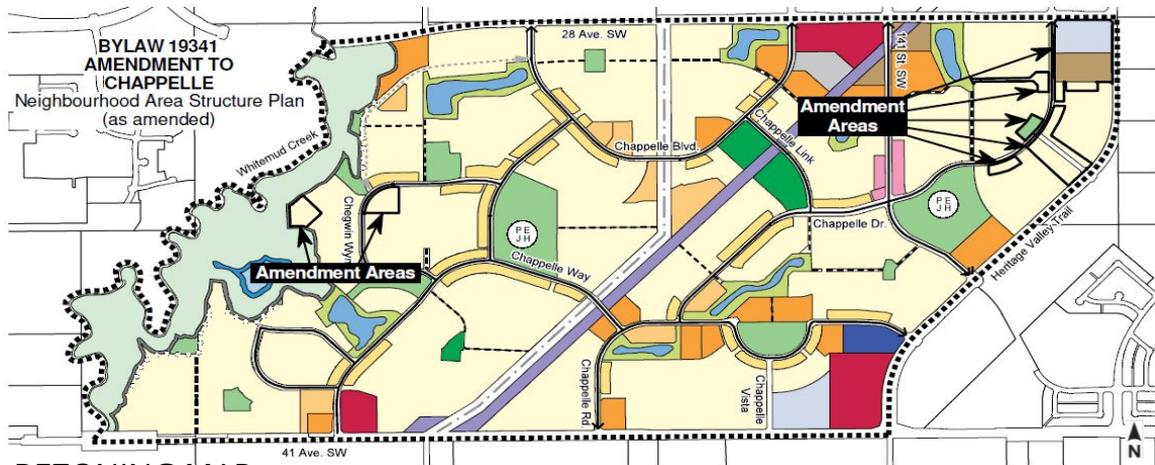
REZONING MAP



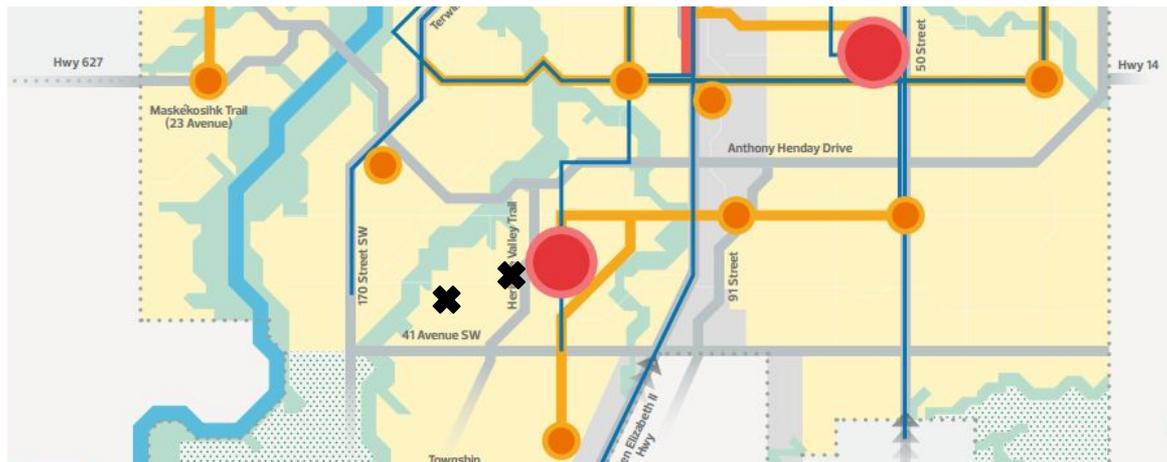
CITY PLAN



SITE VIEW



REZONING MAP



CITY PLAN

24 PROJECT RENDERINGS



VIEW OF SW CORNER OF BUILDING ALONG LANES



VIEW OF NW CORNER OF BUILDING ALONG LANE

25 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.

27 SUN SHADOW STUDY

SPRING EQUINOX - March



9:00 AM



12:00 PM

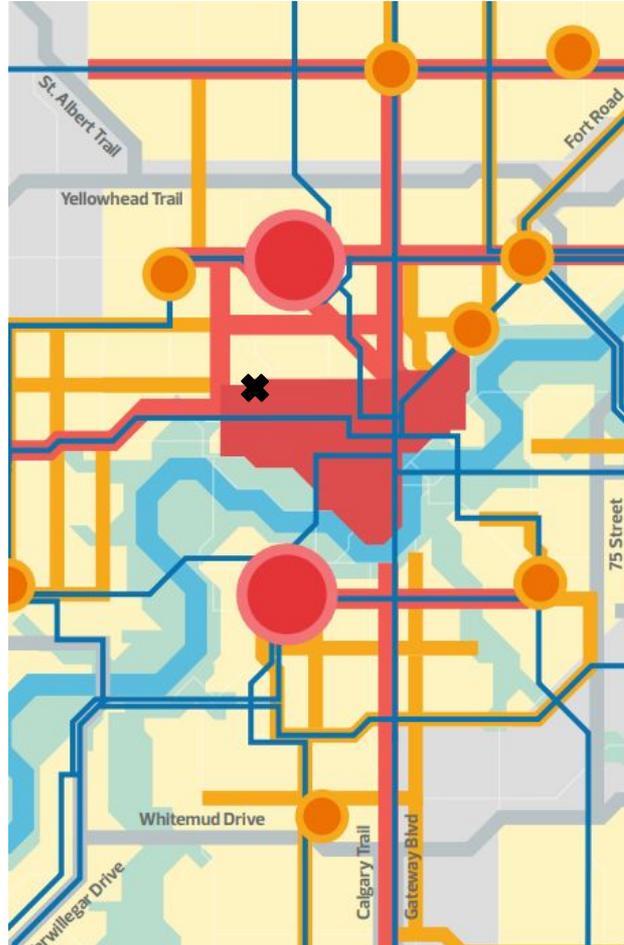


3:00 PM



SUMMER SOLSTICE - June





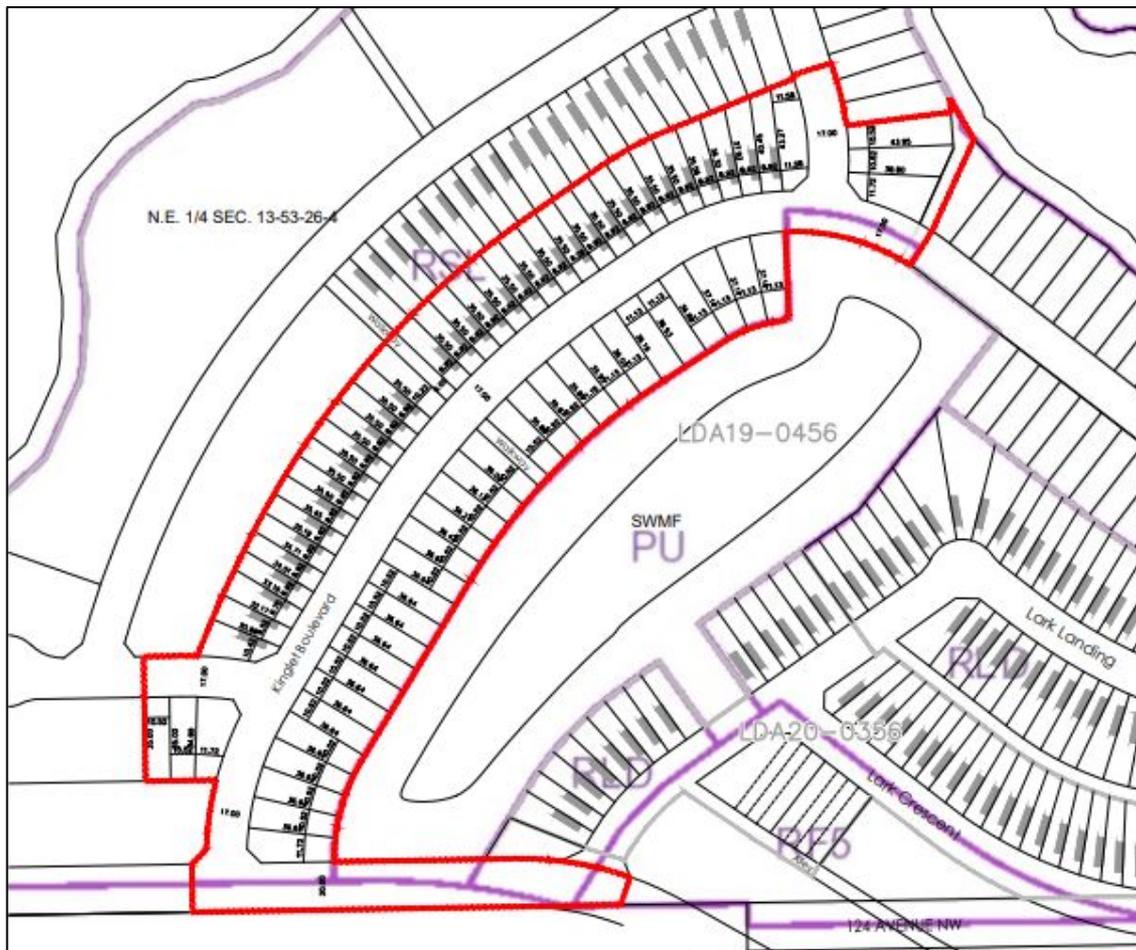
Rationale

- 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

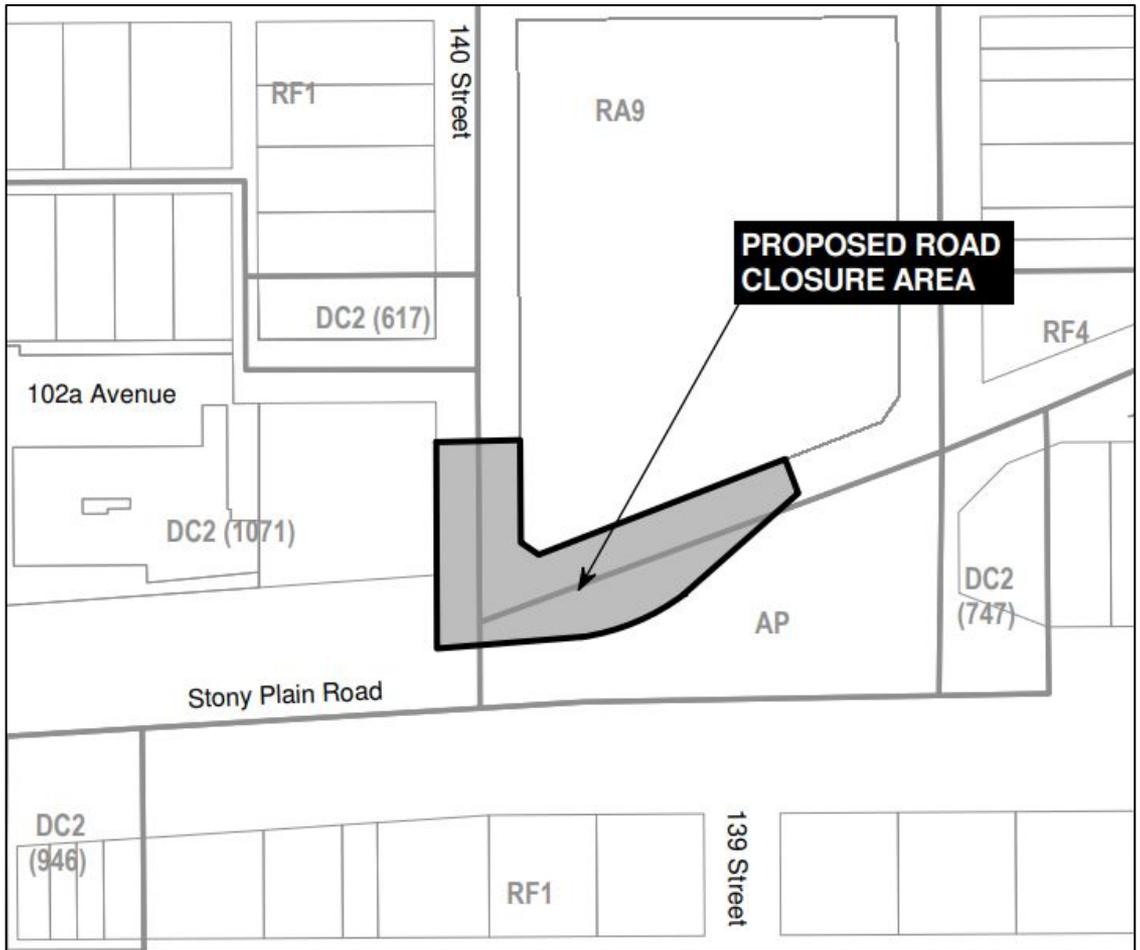
The purpose of proposed Charter Bylaw 19737 is to amend the text of the Zoning Bylaw 12800. The proposed text amendment aligns with City Council direction and previous Zoning Bylaw changes, and further clarify regulations for on-site parking by:

- 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

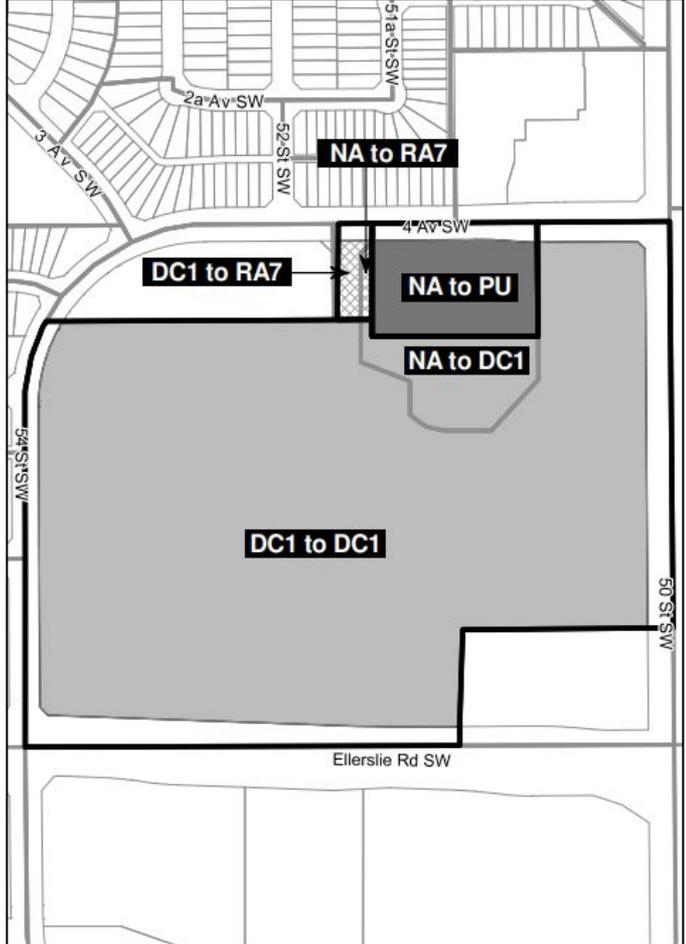
31 SUBDIVISION



32 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



REGISTER

SHARE YOUR VOICE.
SHAPE OUR CITY.

Stay Informed

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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



