



ITEMS 3.4, 3.5 & 3.6
BYLAW 20220 & 20221 & CHARTER BYAW 20222
DECOTEAU NORTH/ ALCES

DEVELOPMENT
SERVICES
August 30, 2022

Edmonton





CURRENT LAND USE CONCEPT



PROPOSED LAND USE CONCEPT

4 PROPOSED ZONING



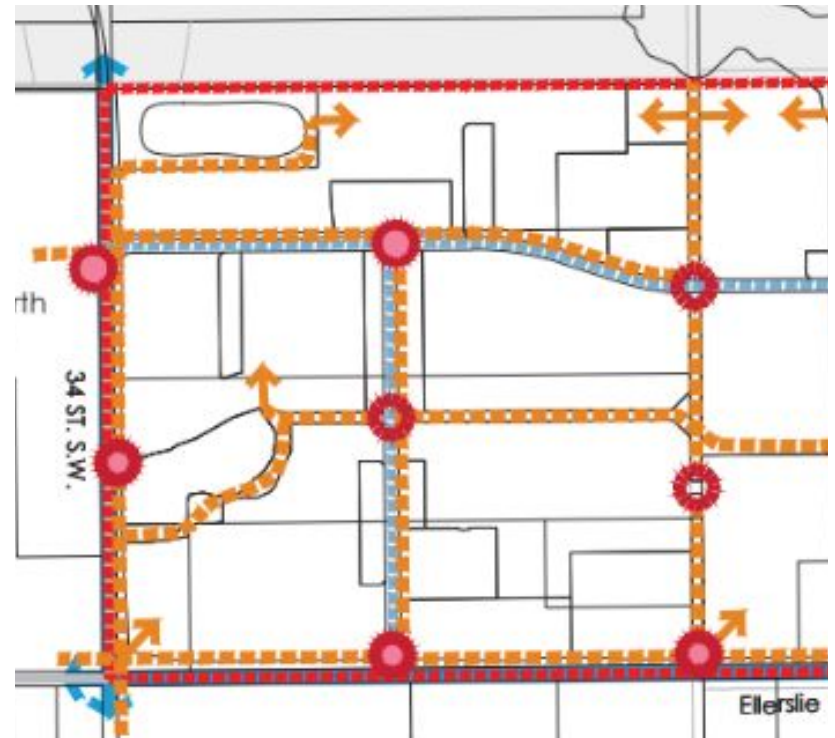
PROPOSED ZONING



PROPOSED LAND USE CONCEPT



CURRENT LAND USE CONCEPT



PROPOSED TRANSPORTATION NETWORK



CURRENT LAND USE CONCEPT

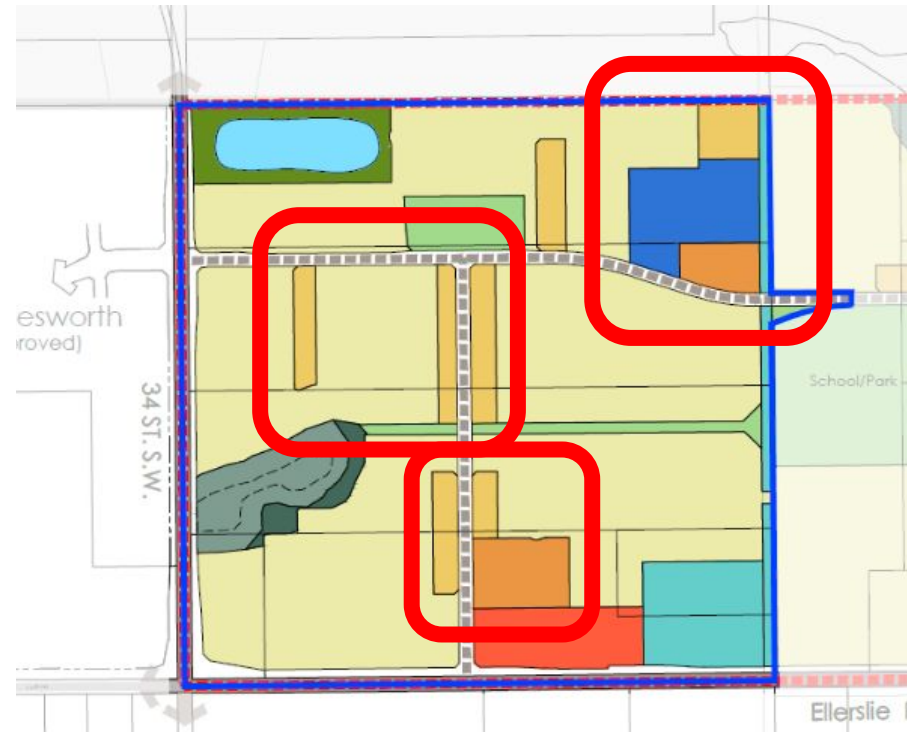


PROPOSED ECOLOGICAL NETWORK AND PARKS

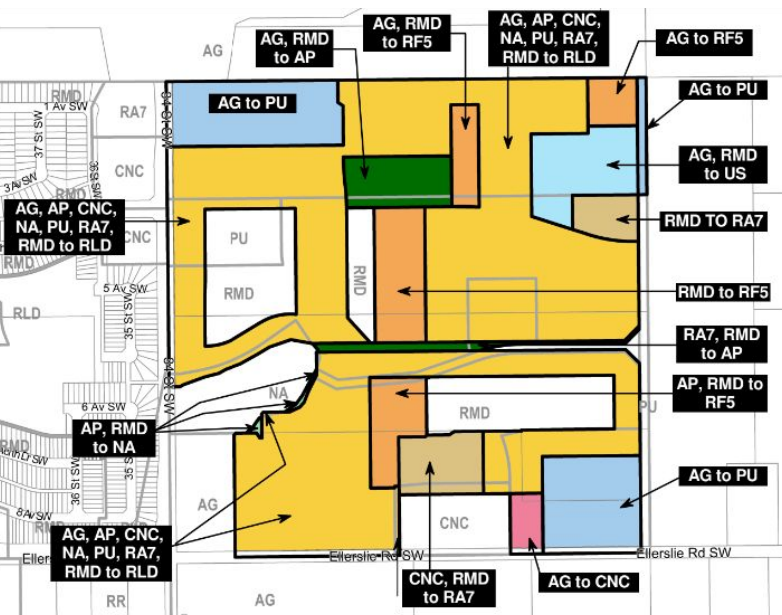
6 LAND USE CHANGES



CURRENT LAND USE CONCEPT



PROPOSED LAND USE CONCEPT



REGULATION	RLD Proposed Zone	RF5 Proposed Zone	RA7 Proposed Zone	CNC Proposed Zone
Max. Height	10.0 m	10.0 m	14.5 m	10.0 m
Max. Site Coverage/ Floor Area Ratio (FAR)	50% - 55%	50%	2.3 - 2.5 FAR	1.0 FAR
Site Area	N/A	Min: 125 m ²	N/A	Max.: 2.0 ha
Setbacks				
Front	3.0 - 5.5 m	3.0 - 4.5 m	4.5 - 6.0 m	0.0 - 4.5 m
Interior	0.0 - 1.2 m	1.2 m	1.5 - 3.0 m	0.0 - 3.0 m
Flanking	2.4 - 4.5 m	3.0 m	3.0 m	0.0 - 4.5 m
Rear (Lane)	4.5 - 7.5 m	5.5 - 7.5 m	7.5 m	0.0 - 3.0 m

Comments

No responses were received



ADVANCED NOTICE
April 28, 2022



CITY WEBPAGE
June 23, 2022



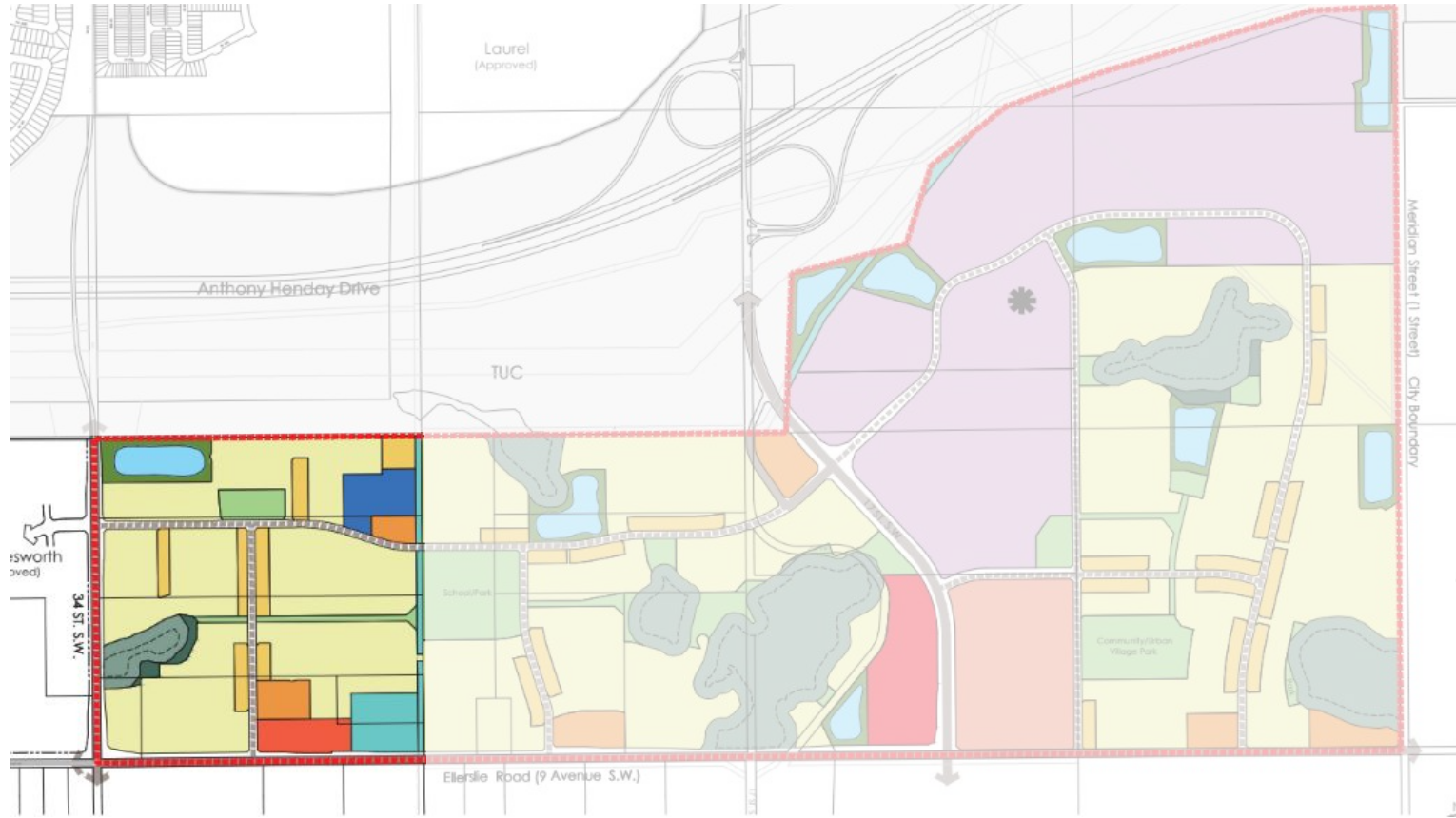
SITE SIGNAGE
August 4, 2022



PUBLIC HEARING
NOTICE
August 4, 2022



JOURNAL AD
August 12 &
August 20, 2022



ADMINISTRATION'S RECOMMENDATION: **APPROVAL**