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

DEVELOPMENT SERVICES
August 30, 2022

Edmonton

2 SITE CONTEXT

3 POLICY REVIEW

CURRENT LAND USE CONCEPT

PROPOSED LAND USE CONCEPT

4 PROPOSED ZONING

PROPOSED ZONING

PROPOSED LAND USE CONCEPT

5 CONNECTIVITY

CURRENT LAND USE CONCEPT

PROPOSED TRANSPORTATION NETWORK

6 PARKS

CURRENT LAND USE CONCEPT

PROPOSED ECOLOGICAL NETWORK AND PARKS

6 LAND USE CHANGES

CURRENT LAND USE CONCEPT

PROPOSED LAND USE CONCEPT

PROPOSED ZONING

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

COMMUNITY INSIGHTS

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**