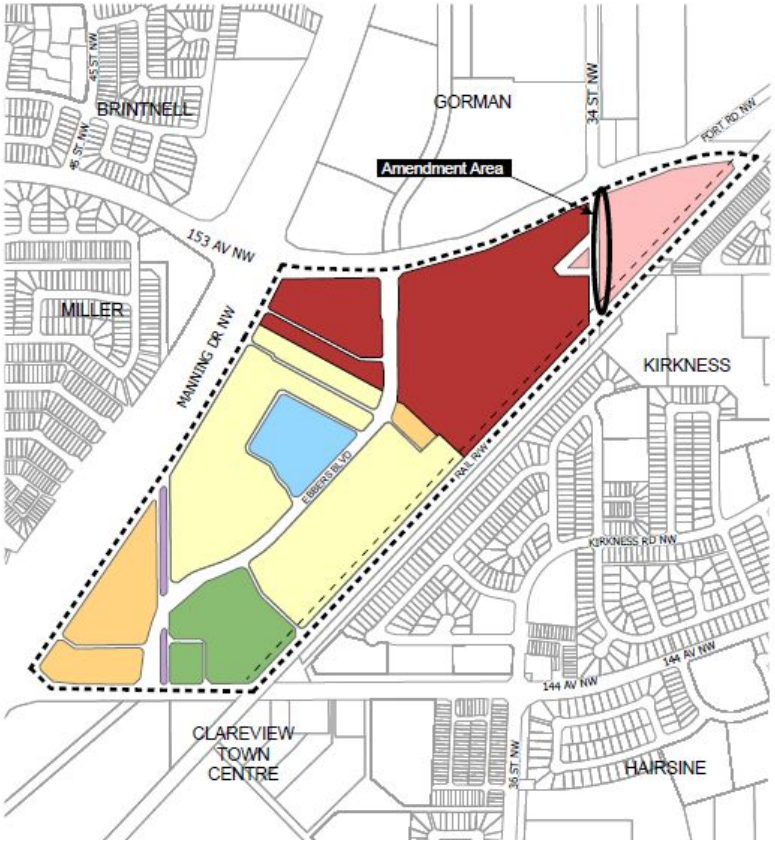


ITEMS 3.16 & 3.17
BYLAW 20303 & CHARTER BYLAW 20206
EBBERS

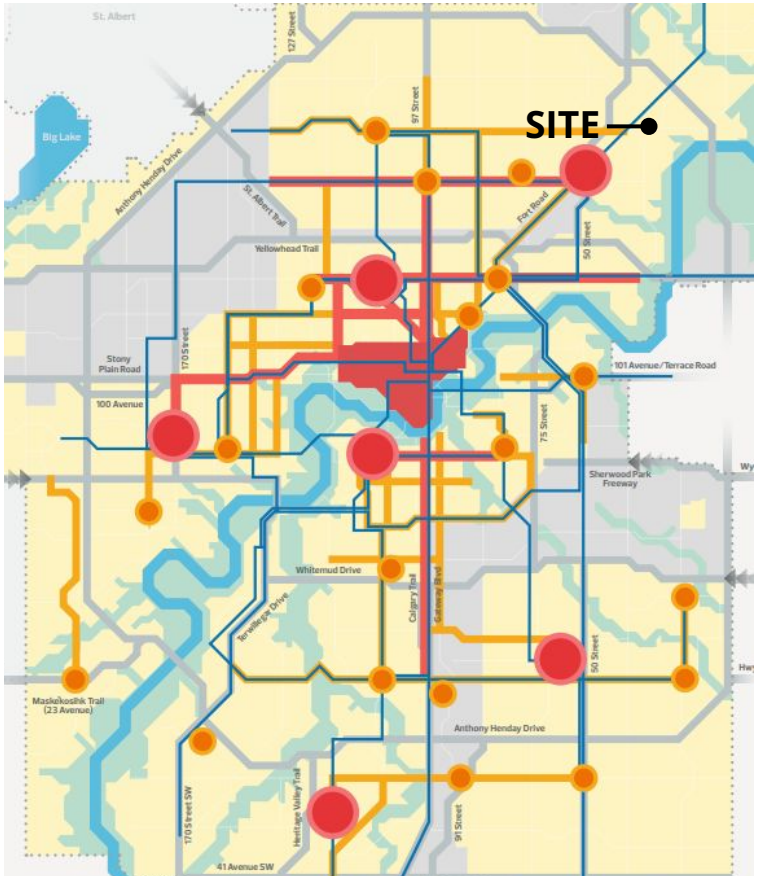
DEVELOPMENT
SERVICES
October 18, 2022

Edmonton

POLICY REVIEW

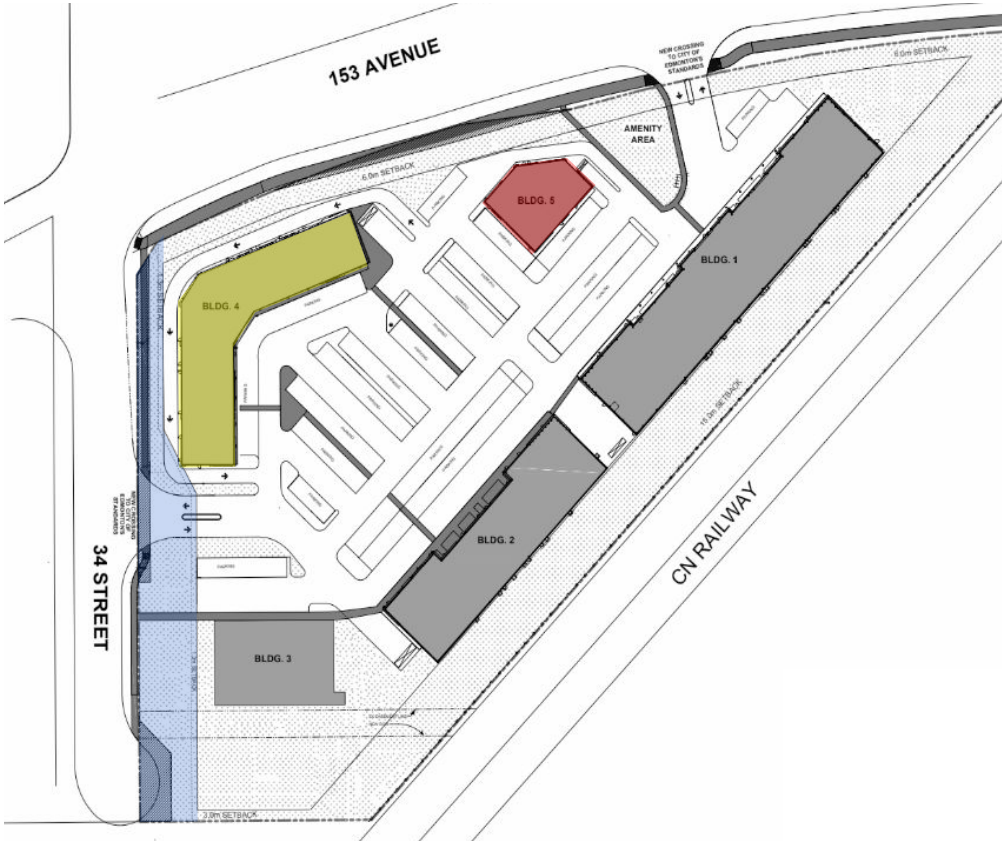


EBBERS NASP



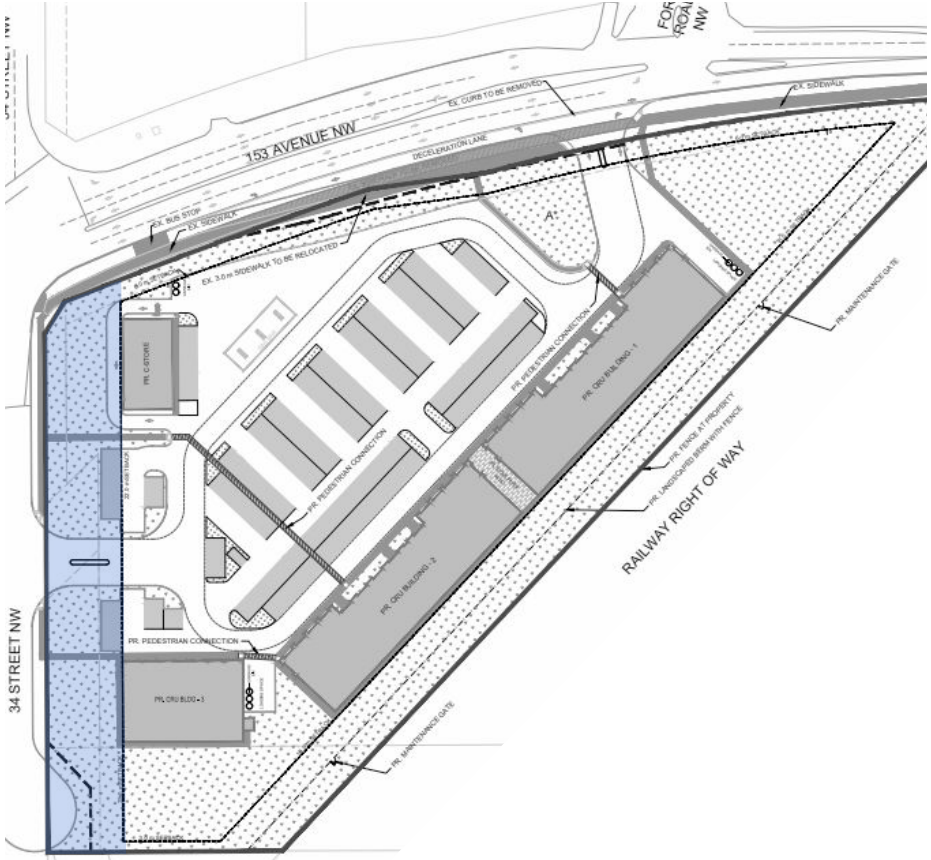
THE CITY PLAN

3 PROPOSED ZONING



REGULATION	DC2.1005 Current Zoning	DC2 Provision Proposed Zoning
Max. Height	12.0 m	12.0 m
Max. Floor Area Ratio	0.35	0.35
Setbacks North East South West	 6.0 m 15.0 m 3.0 m 22.0 m	 6.0 m 15.0m 3.0 m 1.3 m from eastern boundary of pipeline easement

4 PROPOSED ZONING



CURRENT/APPROVED SITE PLAN



PROPOSED SITE PLAN



ADMINISTRATION'S RECOMMENDATION: **APPROVAL**

Edmonton