

ITEM 3.18: Charter Bylaw 20420 - To allow for small scale infill development, Glenora

**EDMONTON CITY COUNCIL
PUBLIC HEARING
March 13, 2023**

Jeff Booth, Situate



°situate
PLANNING + PLACEMAKING

	RF1 + MNO	RF3+MNO	PROPOSED DC2
Max. Height (m)	8.9 m	8.9 m	8.9 m
Max. # of Principal Dwellings	2	6	2
Max. # of Secondary/Garden Suites	2 Secondary Suites <u>and</u> 2 Garden Suites	6 Secondary Suites <u>and</u> 6 Garden Suites	2 Secondary Suites
Max. Total Units	6	18	4
Max. Site Coverage for North Lot	42%	45%	42%
Max. Site Coverage for South Lot	40%	45%	40%
Minimum Site Area for North Lot (m²)	250.8	225.0	250.8
Minimum Site Area for South Lot (m²)	250.8	225.0	600

USES IN PROPOSED DC2

~~Duplex Housing~~

~~Garden Suites~~

Minor Home Based Business

Secondary Suites

~~Semi-detached Housing~~

Single Detached Housing

Urban Gardens

Fascia On-premises Signs

Child Care Services

Supportive Housing

Lodging Houses

Major Home Based Business

~~Religious Assembly~~

~~Residential Sales Centre~~

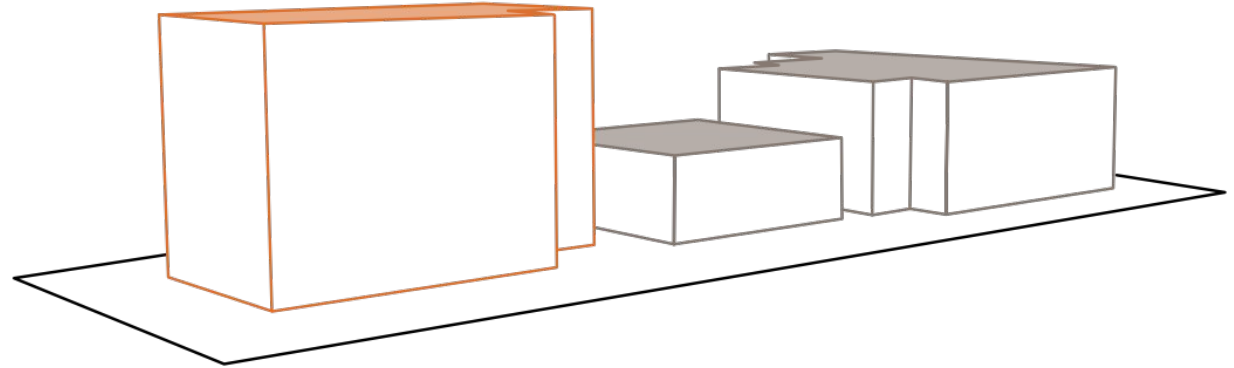
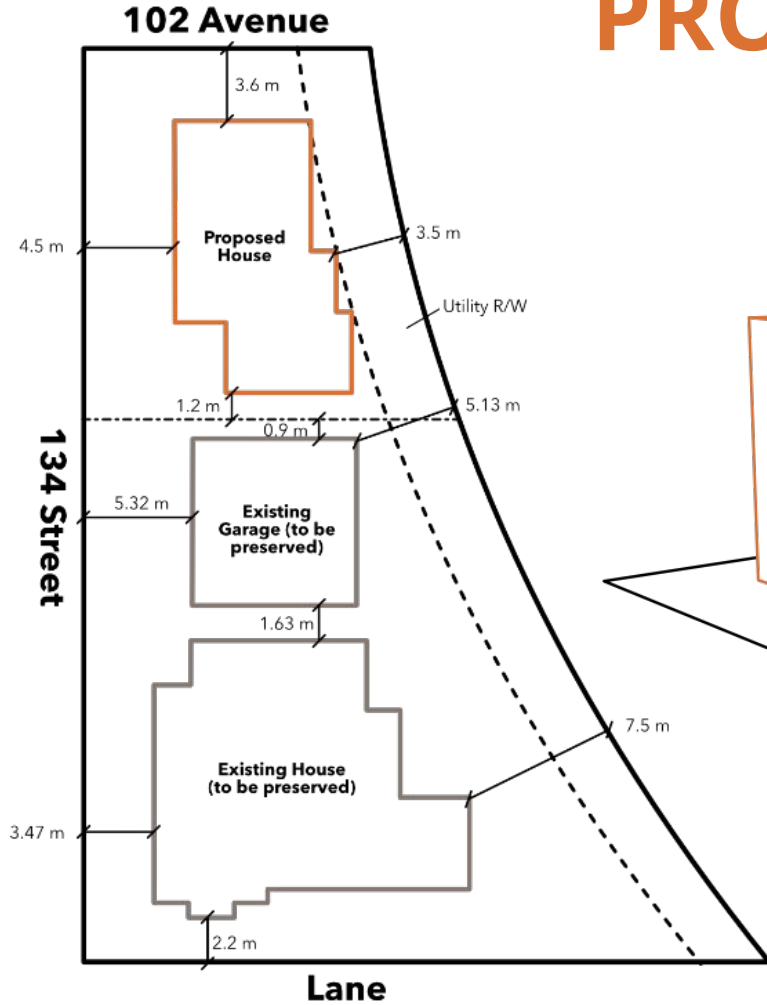
Special Events

~~Urban Outdoor Farms~~

Freestanding On-premises
Signs

Temporary On-premises Signs

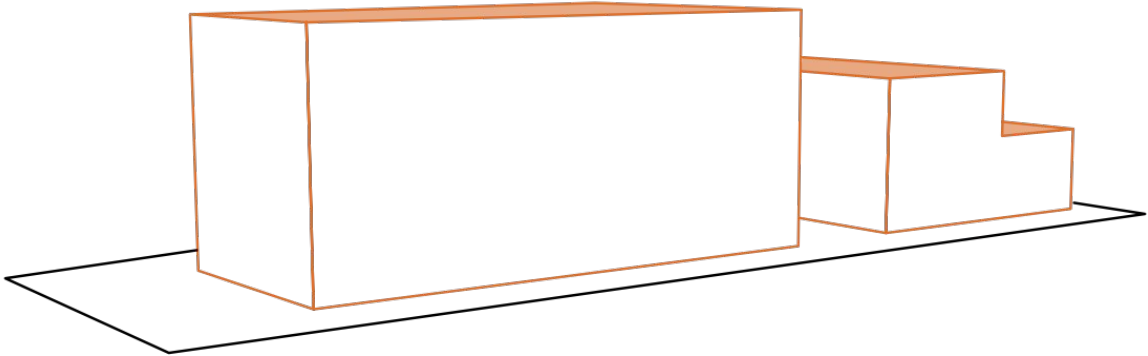
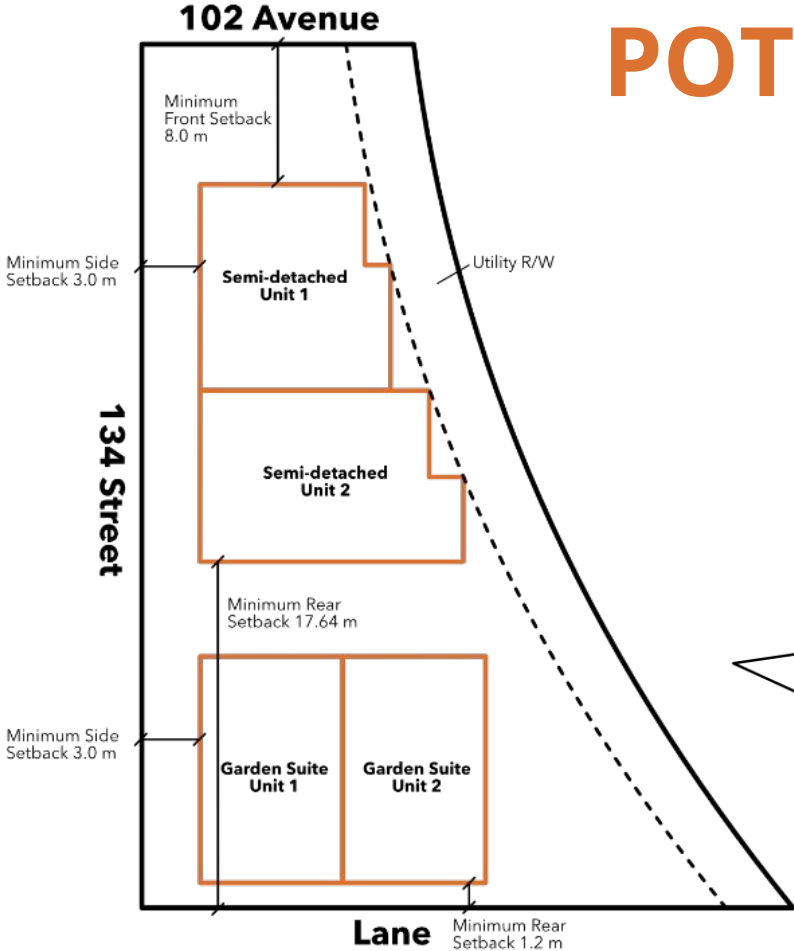
PROPOSED DEVELOPMENT



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POTENTIAL DEVELOPMENT UNDER RF1 ZONE



102 Avenue

Minimum Front Setback 6.5 m

Row House Unit 1

Row House Unit 2

Row House Unit 3

Row House Unit 4

Minimum Rear Setback 17.64 m

Garden Suite Unit 1

Garden Suite Unit 2

Lane

Minimum Rear Setback 1.2 m

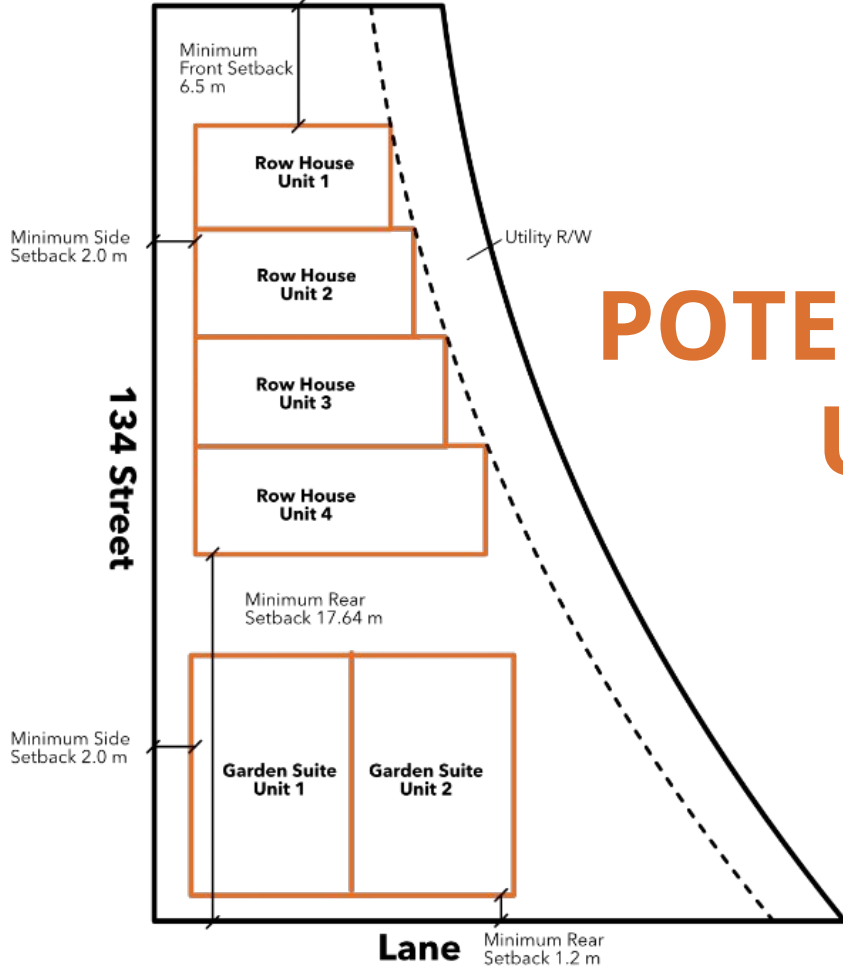
Minimum Side Setback 2.0 m

134 Street

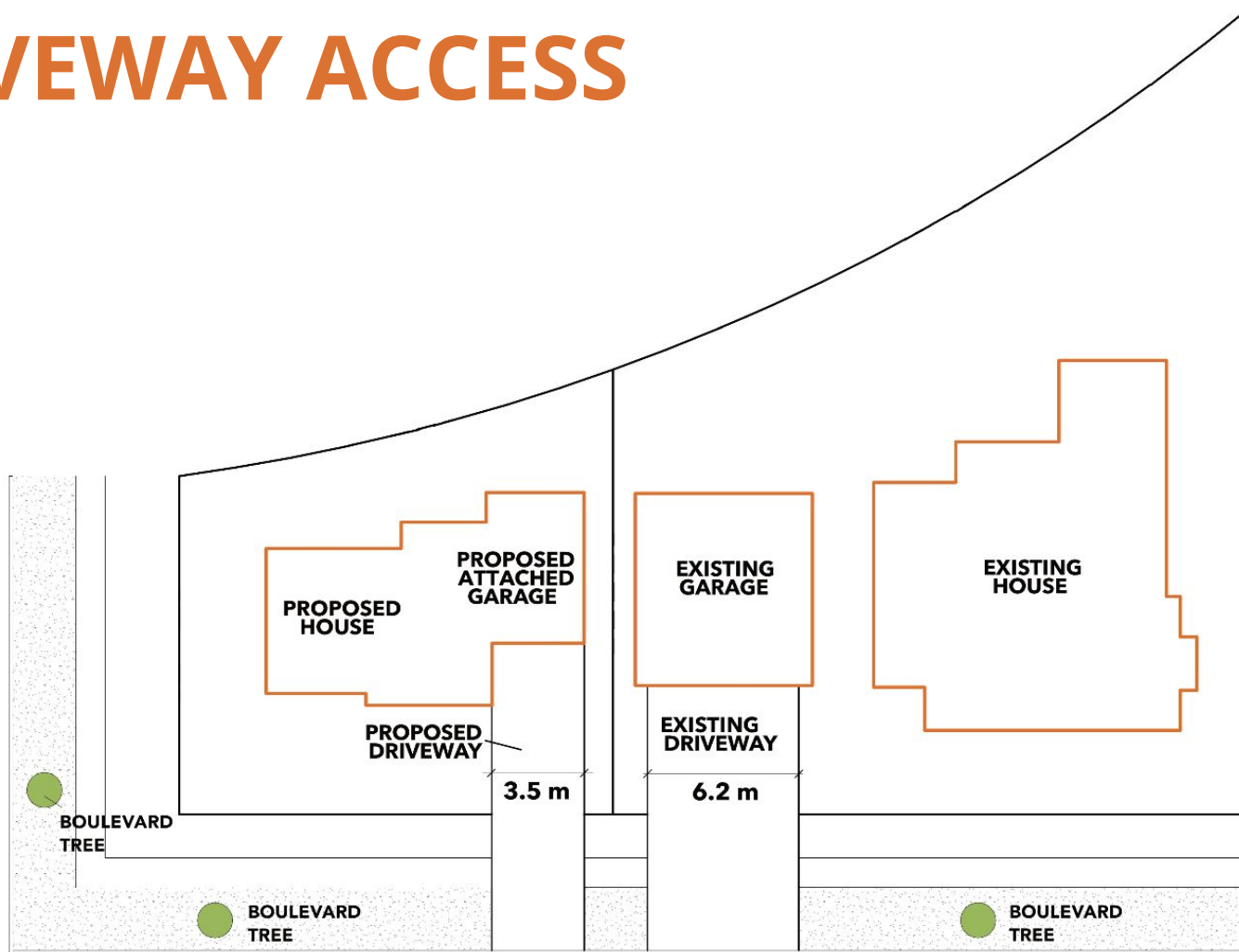
Minimum Side Setback 2.0 m

Utility R/W

POTENTIAL DEVELOPMENT UNDER RF3 ZONE



DRIVEWAY ACCESS



DRIVEWAY ACCESS



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°situate

PLANNING + PLACEMAKING

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