

1



ITEM 3.5  
CHARTER BYLAW 20541  
SHERWOOD

DEVELOPMENT  
SERVICES  
XXX XX, 202X

Edmonton







3

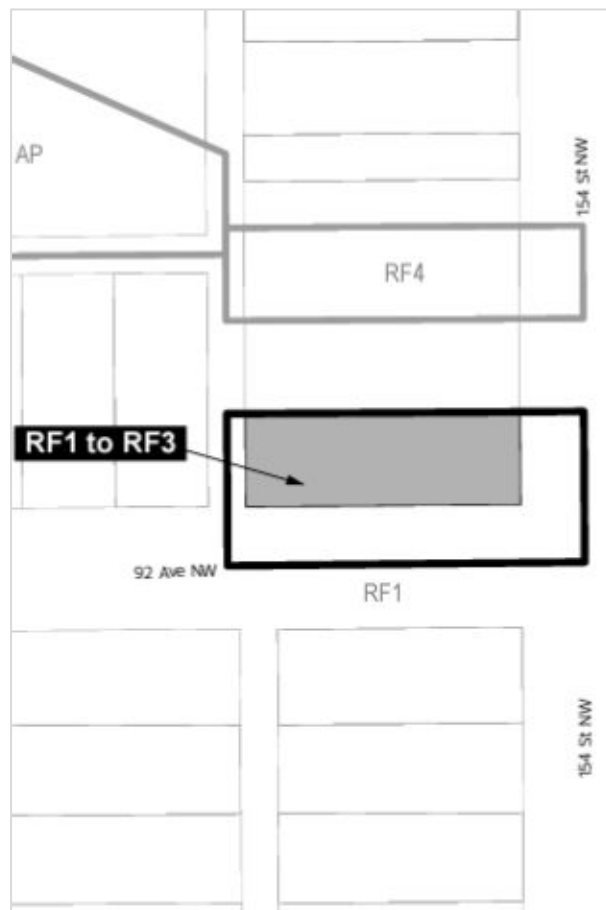
## SITE VIEW



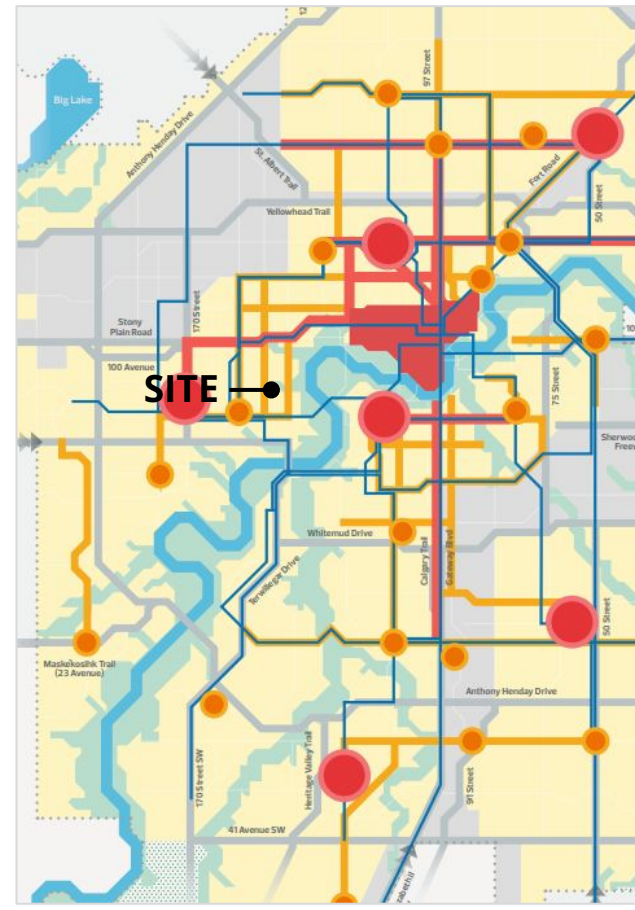




SITE VIEW



REZONING MAP



THE CITY PLAN

## One response with Concerns:

- Lack of Parking for # of units
- Limited on street parking
- Cross lot drainage
- Lack of space for garbage collection
- Renters won't look after the property



MAILED NOTICE  
May 5, 2023



CITY WEBPAGE  
May 5, 2023



SITE SIGNAGE  
May 23, 2023



PUBLIC HEARING  
NOTICE  
June 25, 2023



JOURNAL AD  
June 23 and 30,  
2023

6



RF4

RF1 to RF3

92 Ave NW

RF1

ADMINISTRATION'S RECOMMENDATION: **APPROVAL**

Edmonton



# 7 ZONING COMPARISON



REGULATION	RF1 +MNO Current	RF3 +MNO Proposed	RS ZBR
<b>Principal Building</b>	Single Detached	Multi-Unit Housing	Small Scale Residential Housing
<b>Height</b>	8.9 m	8.9 m	10.5 m
<b>Setbacks</b> 154 Street 92 Avenue Rear (lane) Side (internal)	4.5 m 2.0 m 7.5 m 3.0 m	4.5 m 2.0 m 7.5 m 3.0 m	4.5 m 2.0 m 10.0 m 1.2 m