



ITEMS 3.12 & 3.13
BYLAW 20643 & CHARTER BYLAW 20644
QUEEN ALEXANDRA

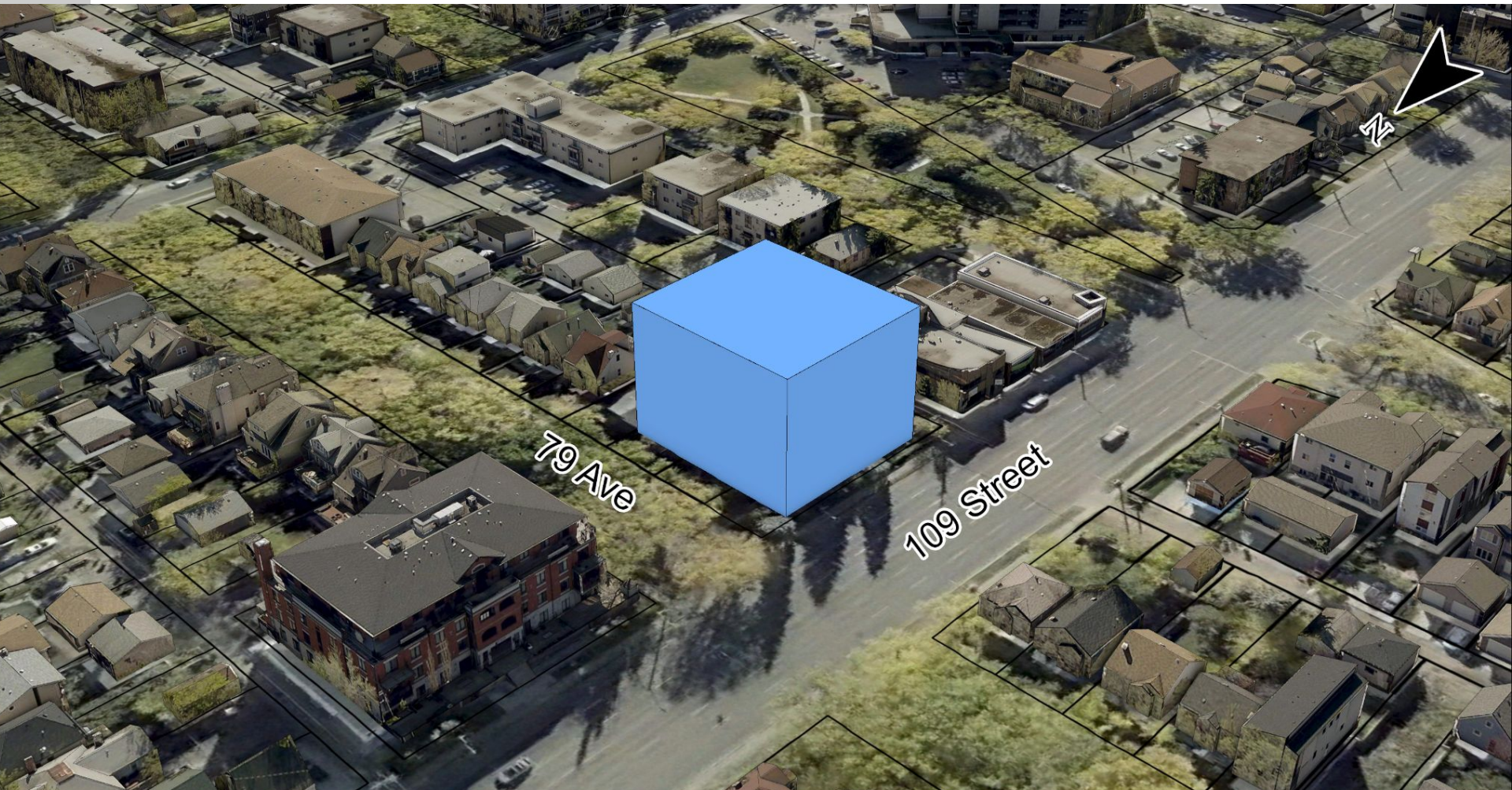
DEVELOPMENT
SERVICES
NOV 6, 2023



2 SITE CONTEXT



3 PROPOSED ZONING

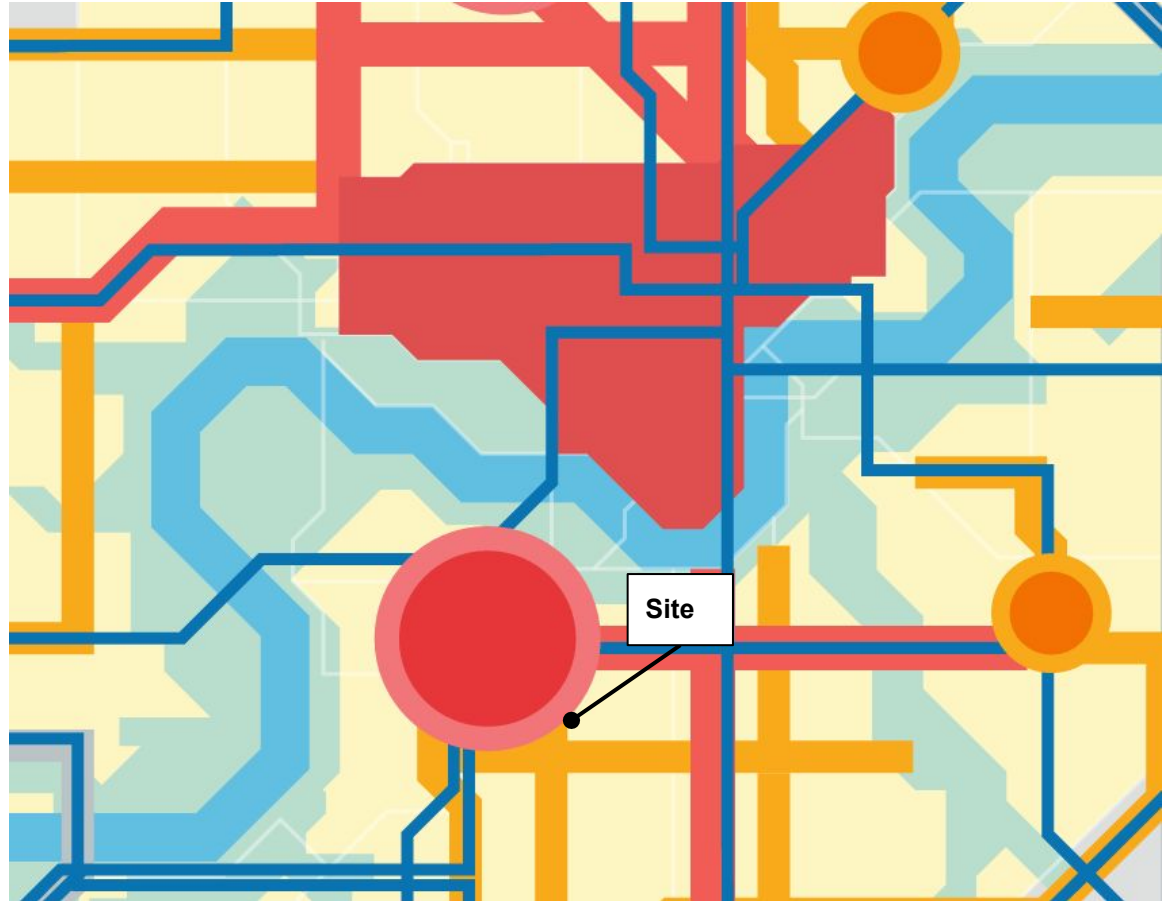


MAP 7: MEDIUM SCALE RESIDENTIAL DISTRICT

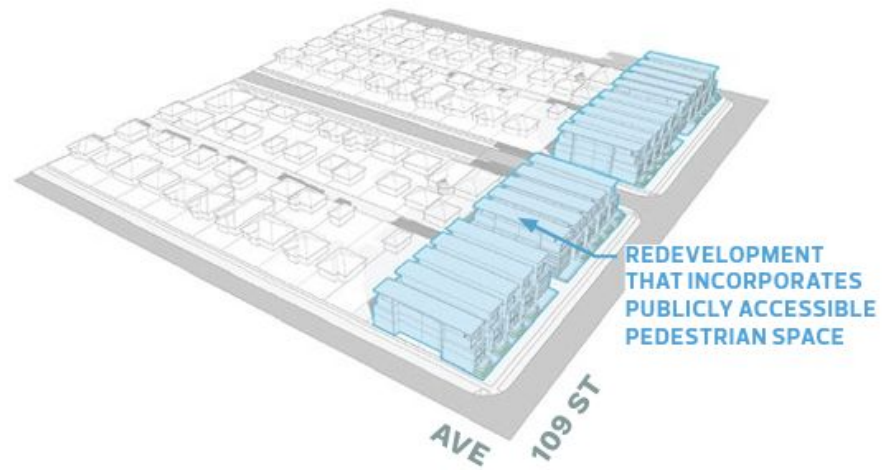
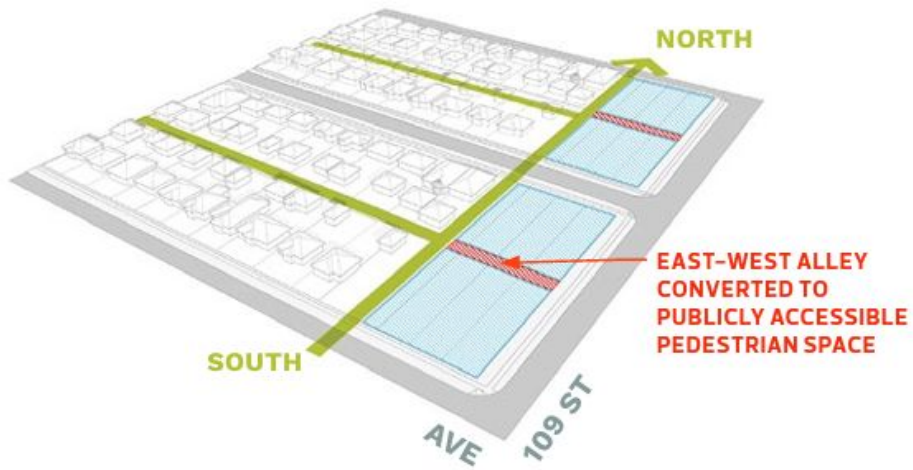
SCHEDULE "A"

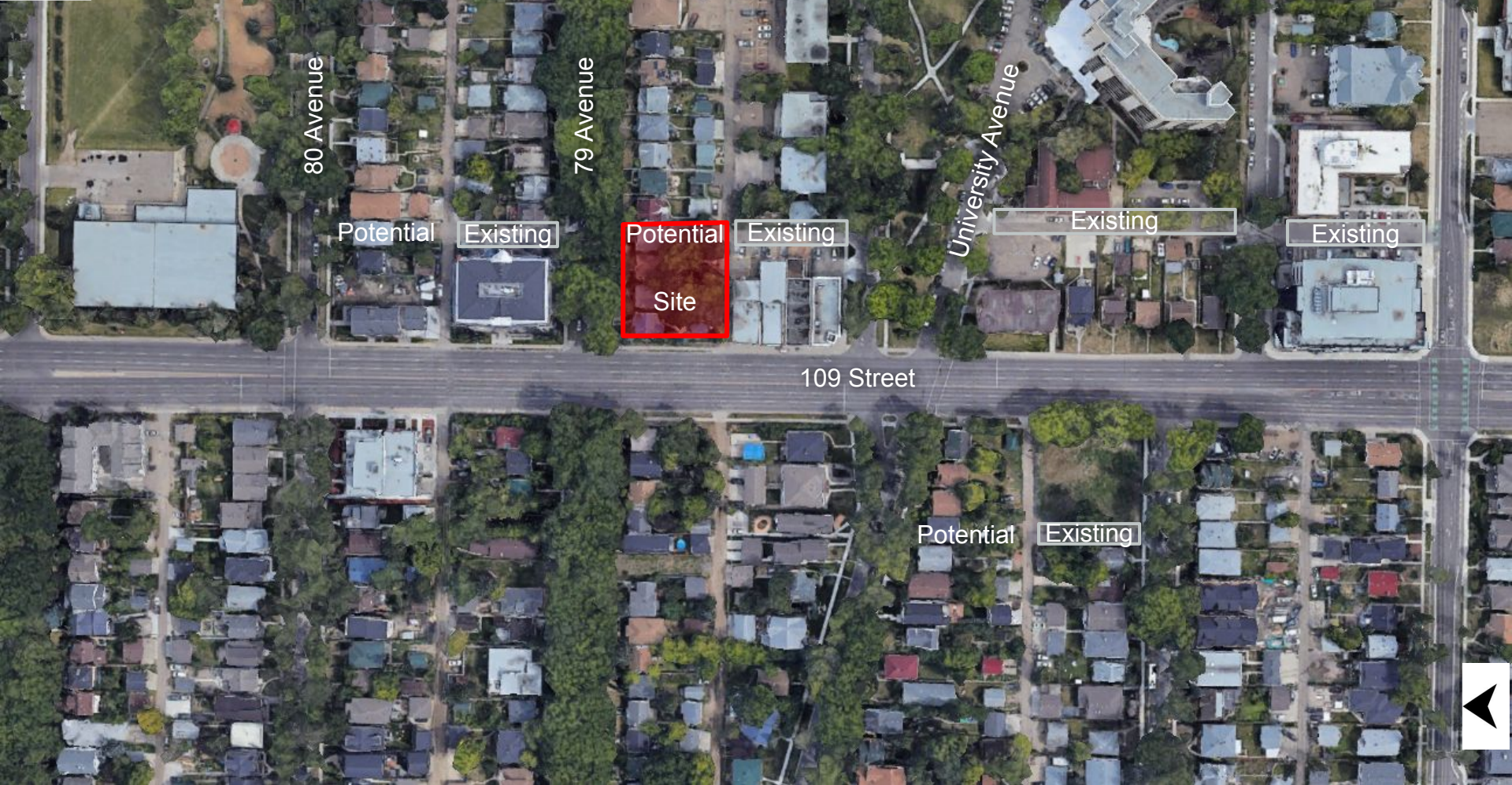


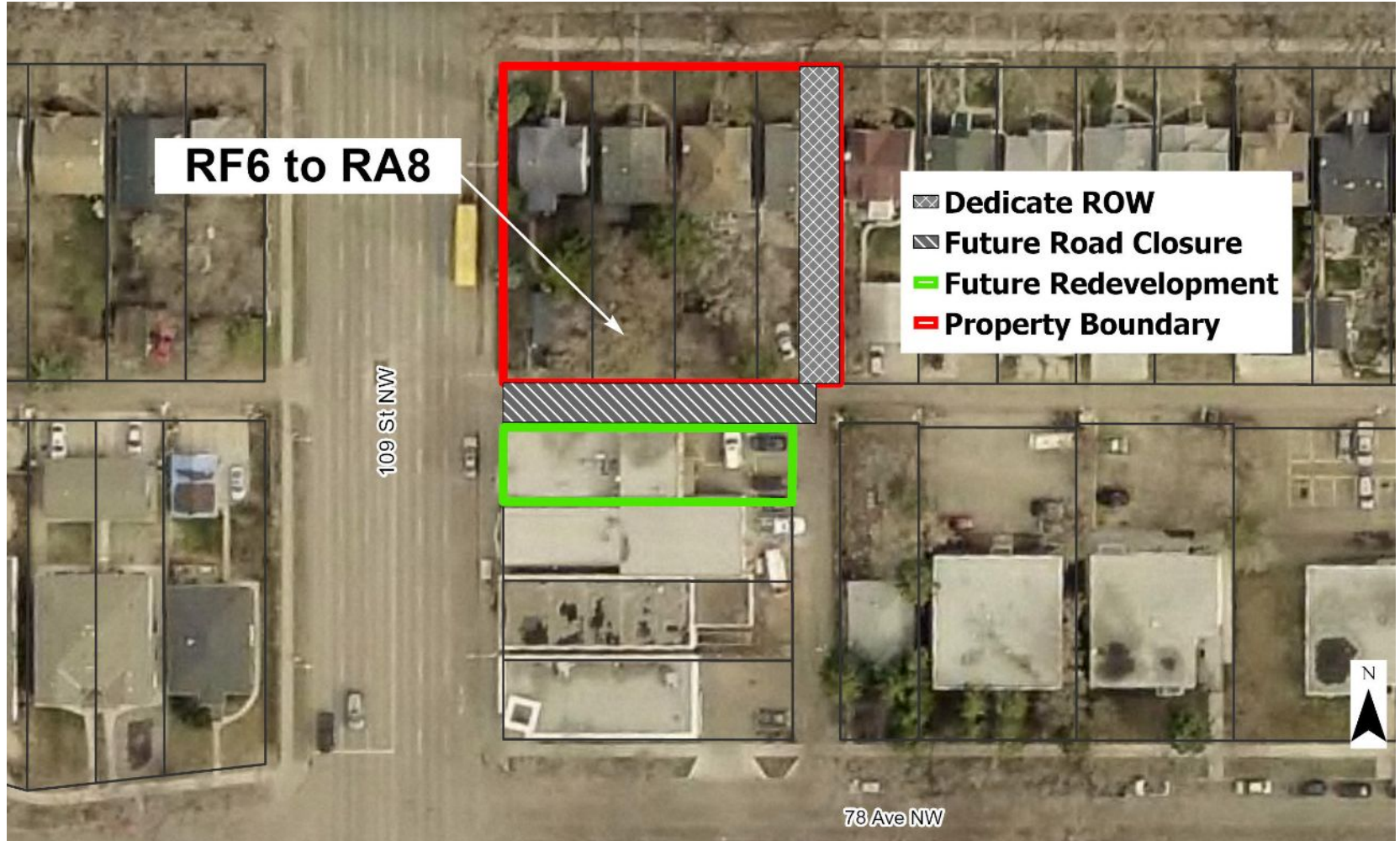
109 STREET ARP



THE CITY PLAN







Comments (5)

Concerns (3)

- Happy to see redevelopment plans, but prefer to see it limited to 4 stories
- Density will result in traffic congestion and competition for parking
- Development will decrease property values

Mixed/Questions (2)



ADVANCE NOTICE
JUN 02, 2022



CITY WEBPAGE
JUN 15, 2022



SITE SIGNAGE
JUL 05, 2022



1:1 COMMUNICATION



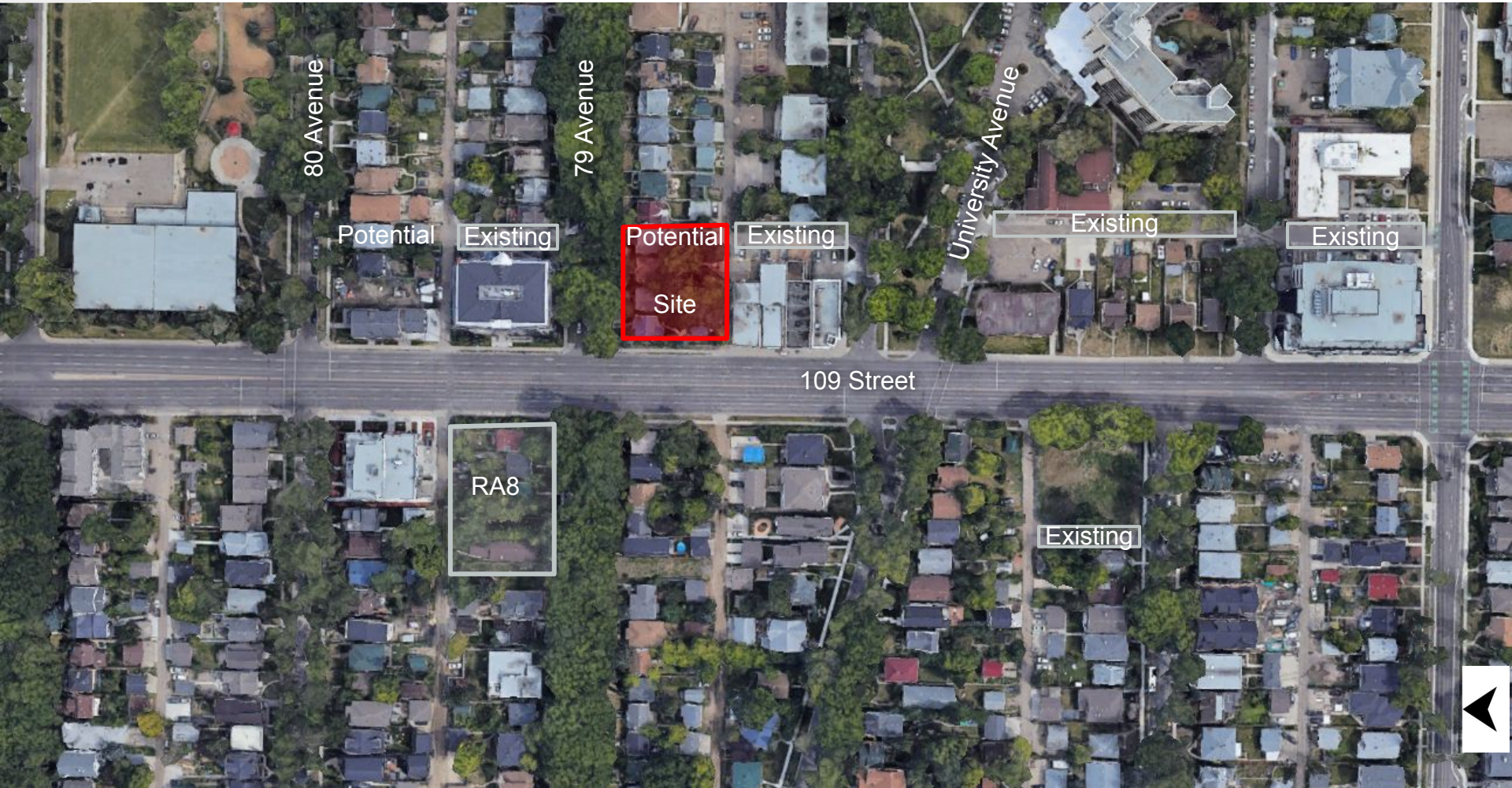
PUBLIC HEARING NOTICE
OCT 12, 2023



JOURNAL AD
OCT 20 & OCT 28, 2023



ADMINISTRATION'S RECOMMENDATION: **REFUSAL**



80 Avenue

79 Avenue

University Avenue

109 Street

Potential

Existing

Potential

Existing

Existing

Existing

Site

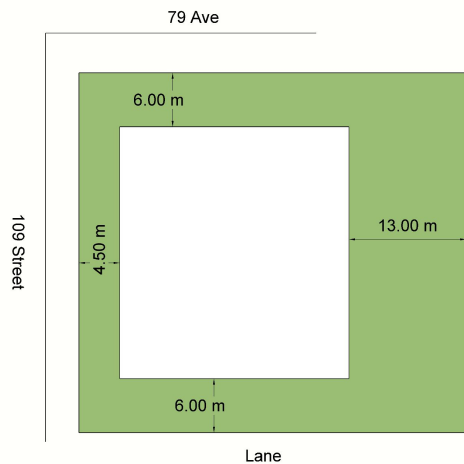
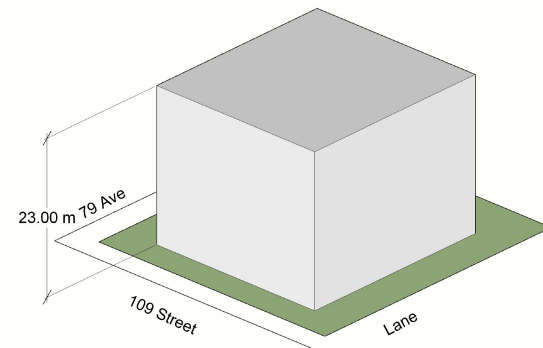
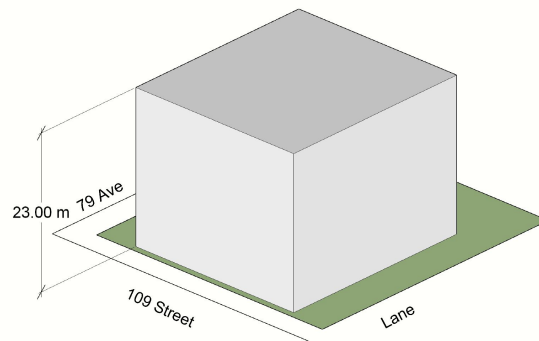
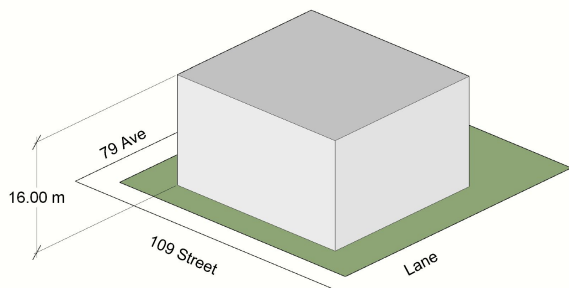
RA8

Existing



REGULATION	RF6 Current Zone	RA8 Proposed Zone	RM Proposed ZBR Equivalent
Uses	Multi-unit Housing	Multi-unit Housing with potential ground floor commercial	Residential with potential ground floor commercial
Height	16.0 m	23.0 m	23.0 m
Floor Area Ratio/Site Coverage	40 - 42%	3.0 - 3.3	3.0 - 3.7
Density	Max: 13 Dwellings	Min: 12 Dwellings	Min: 10 Dwellings
Setbacks 109 Street Lane 79 Avenue East/Abutting	4.5 m 2.0 - 4.0 m 4.5 m 7.5 m	4.5 m 3.0 m 3.0 m 7.5 m	1.0 - 4.5 m 3.0 m 3.0 m 3.0 m

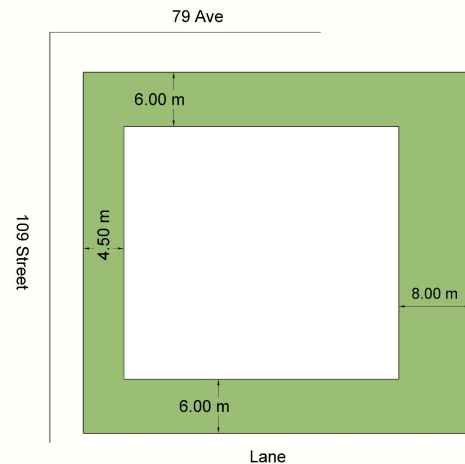
PROPOSED ZONING



RF6

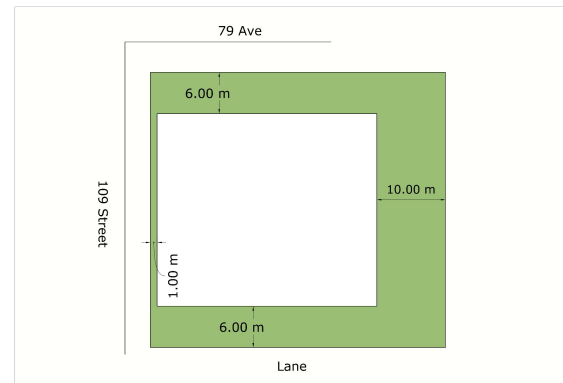
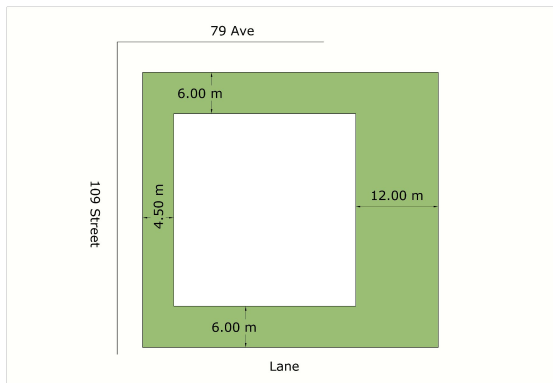
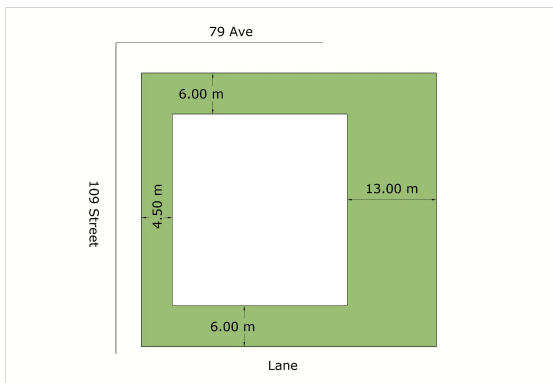
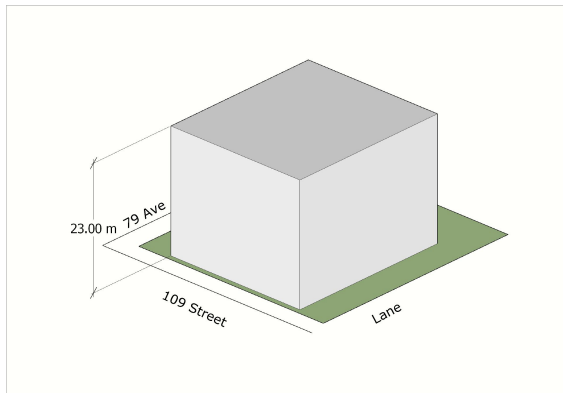
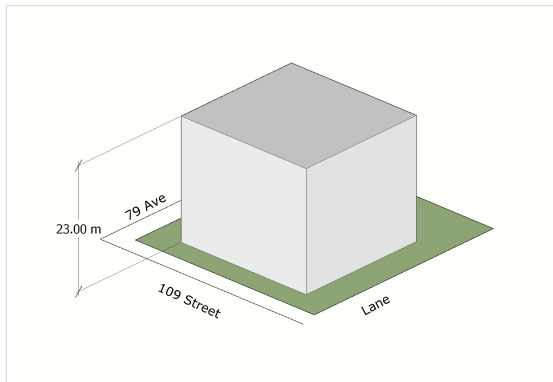
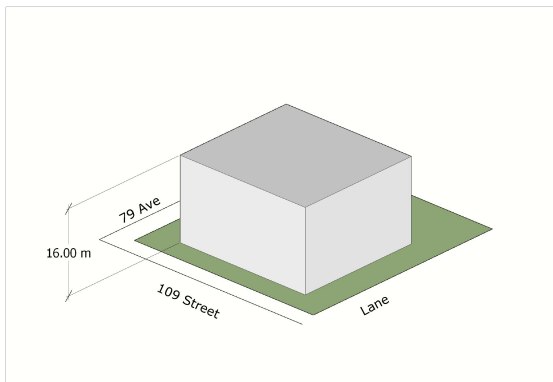


RM h23 (ground floor commercial)



RM h23 (ground floor residential)

13 PROPOSED ZONING



RF6

RA8

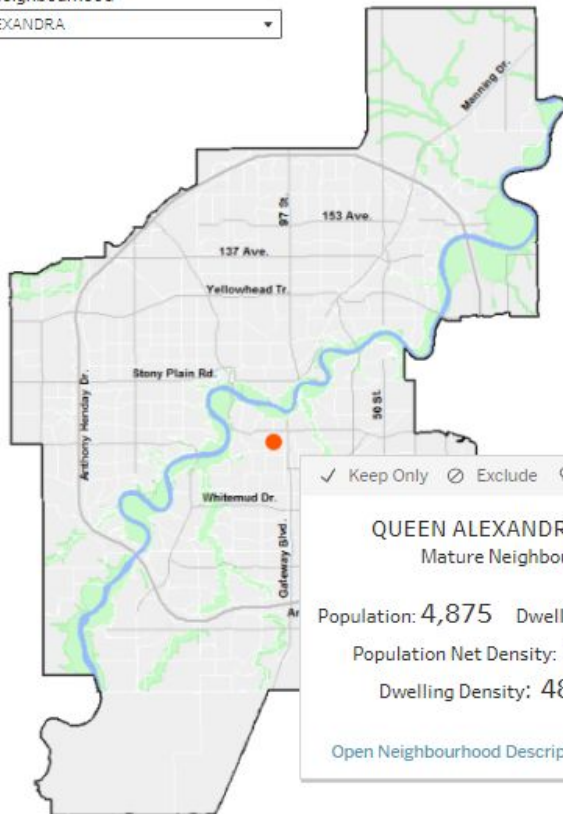
RM_h23

Neighbourhood Profile

Federal Census 2016 - Queen Alexandra

Select a Neighbourhood

QUEEN ALEXANDRA



✓ Keep Only ⊘ Exclude ♀ 🗺

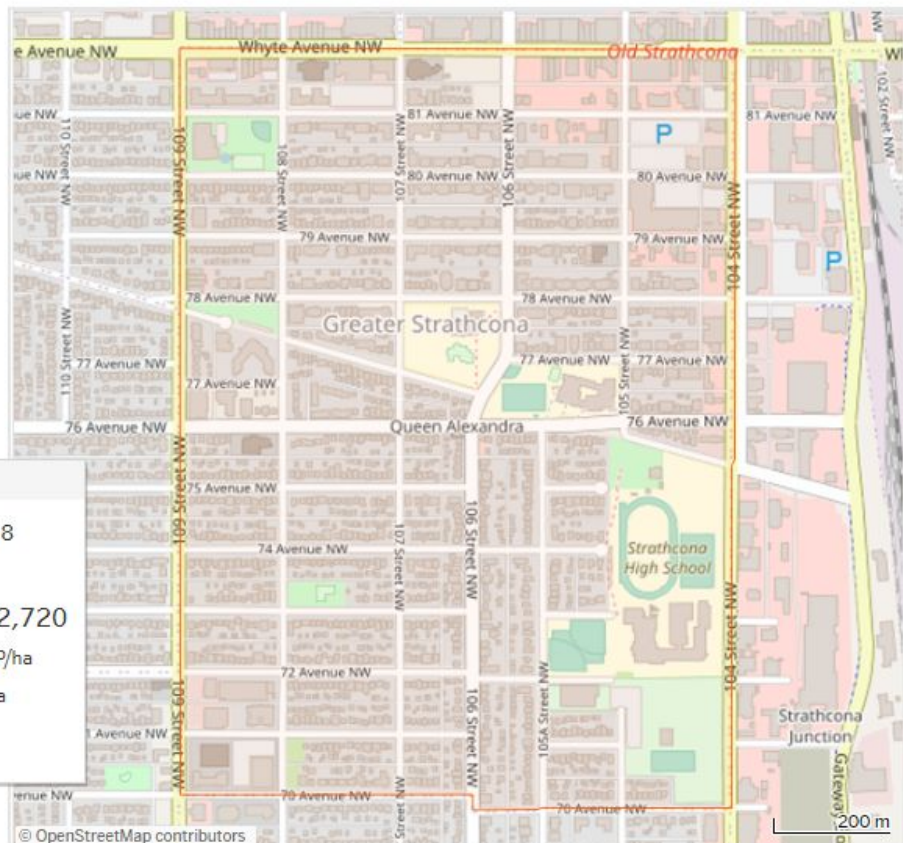
QUEEN ALEXANDRA - Ward 8
Mature Neighbourhood

Population: 4,875 Dwelling Units: 2,720

Population Net Density: 86.0 POP/ha

Dwelling Density: 48.1 unit/ha

[Open Neighbourhood Description](#)



© OpenStreetMap contributors

*Click to reset map after Zoom or Pan

Note:

- * Only residential neighbourhoods with a total population greater than 100 people are presented;
- * Demographic calculations for the City of Edmonton include neighbourhoods with a total population lower than 100 people;
- * Total population sums may not equal the sum of individual age groups due to rounding

