

ITEM 3.22
CHARTER BYLAW 20687
PRINCE RUPERT

DEVELOPMENT
SERVICES
DEC 11, 2023

Edmonton



Comments

- The City Plan encourages the RA8 in nodes and corridors, not here.
- Current parking lot won't be enough.
- Two more storeys would not fit with the character of the neighbourhood.
- Already plenty of commercial space available.
- This area could use redevelopment like that which is happening in other places in the City.



MAILED NOTICE
Aug 9, 2023



CITY WEBPAGE
Aug 9, 2023



1:1 COMMUNICATION



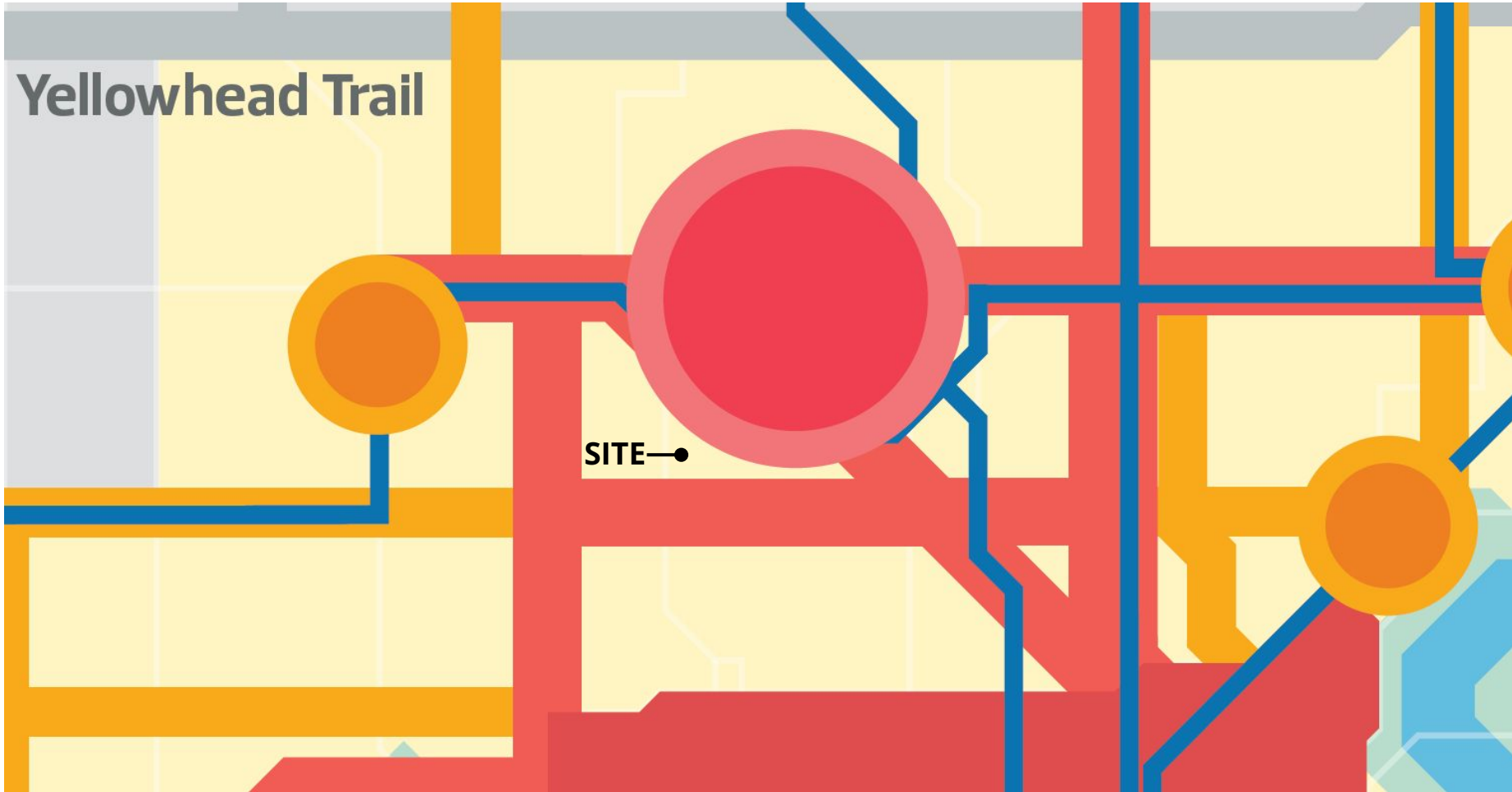
SITE SIGNAGE
Oct 18, 2023



PUBLIC HEARING
NOTICE
Nov 16, 2023



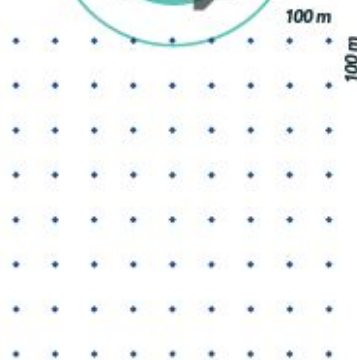
JOURNAL AD
Nov 24 & Dec 2, 2023





Local

200 M – 600 M
ACROSS



Minimum 75 people
and/or jobs per hectare

Desired overall
density: minimum
75 people and/or
jobs per hectare

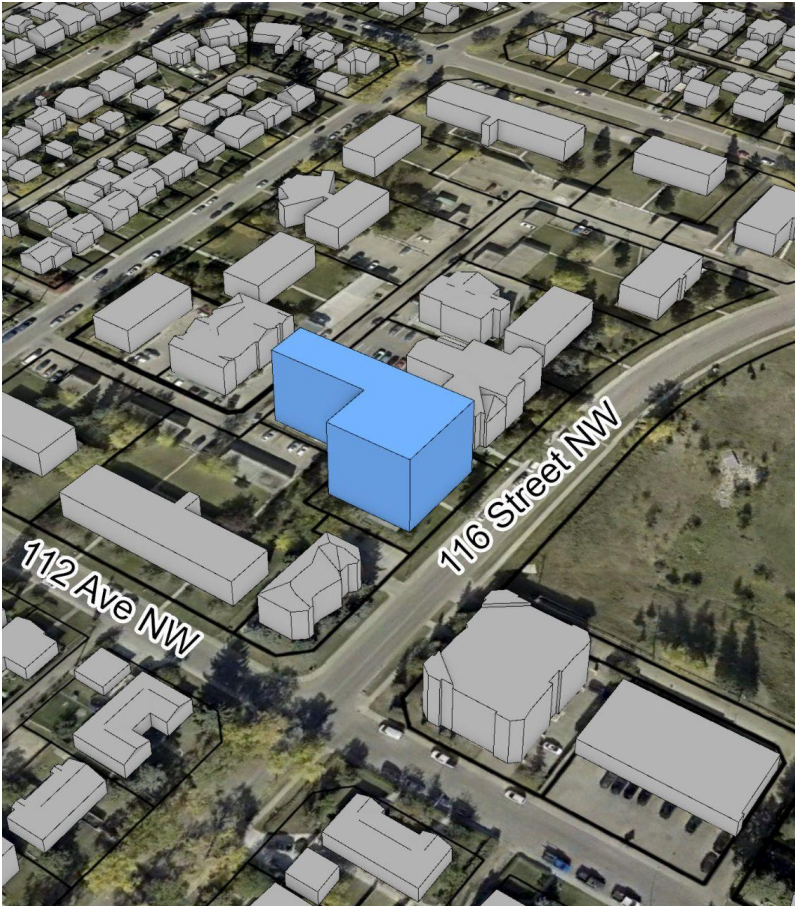
*gross developable area

Potential size/
scale: 200 – 600 m
across

Typical massing/
form: low-rise with
some mid-rise



7 PROPOSED ZONING



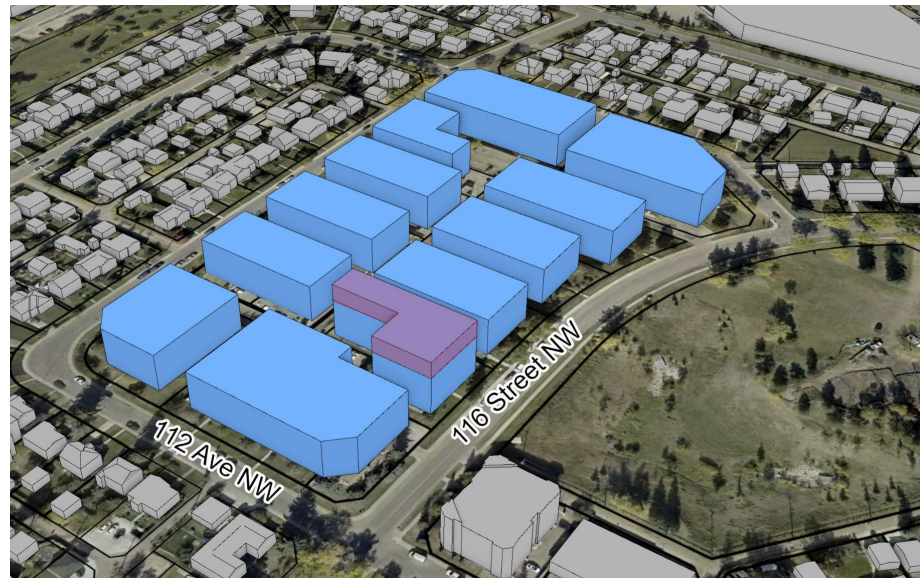
PROPOSED ZONING MASSING

REGULATION	DC2.22 Current Zoning	RM h23.0 Proposed Zone
Height	14.0 m	23.0 m
Maximum Floor Area Ratio	1.5	3.0 - 3.7
Number of Dwellings	No min Max: 37	Min: 14 No max
Setbacks 116 Street (front) Sides Lane (rear)	6.0 m 3.5 m 7.0 m	4.5 m 3.0 m 3.0 m

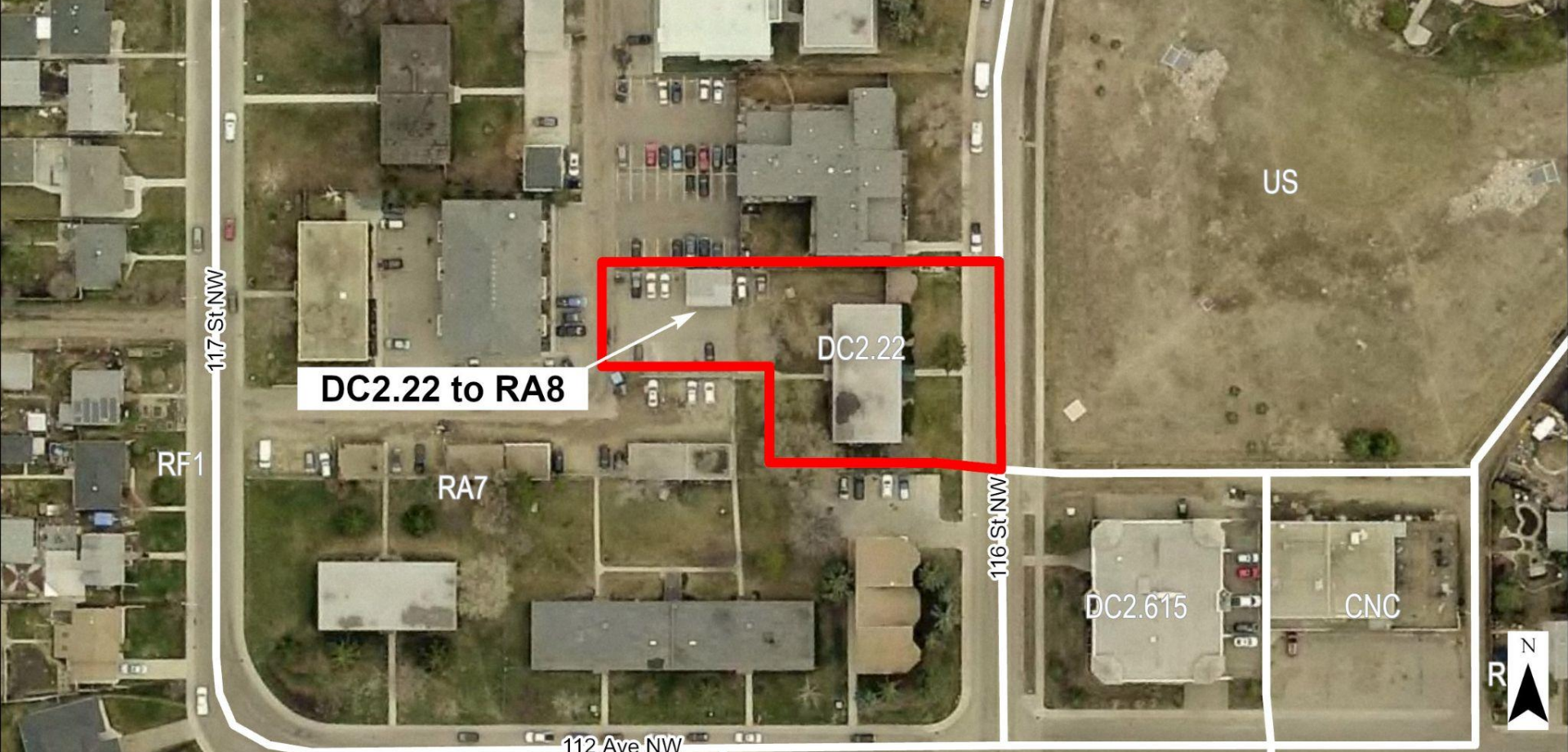
8 DEVELOPMENT POTENTIAL



EXISTING BUILDING MASSING



RM H16.0 BUILDING MASSING (RM H23.0 ON SUBJECT SITE)



ADMINISTRATION'S RECOMMENDATION: **REFUSAL**