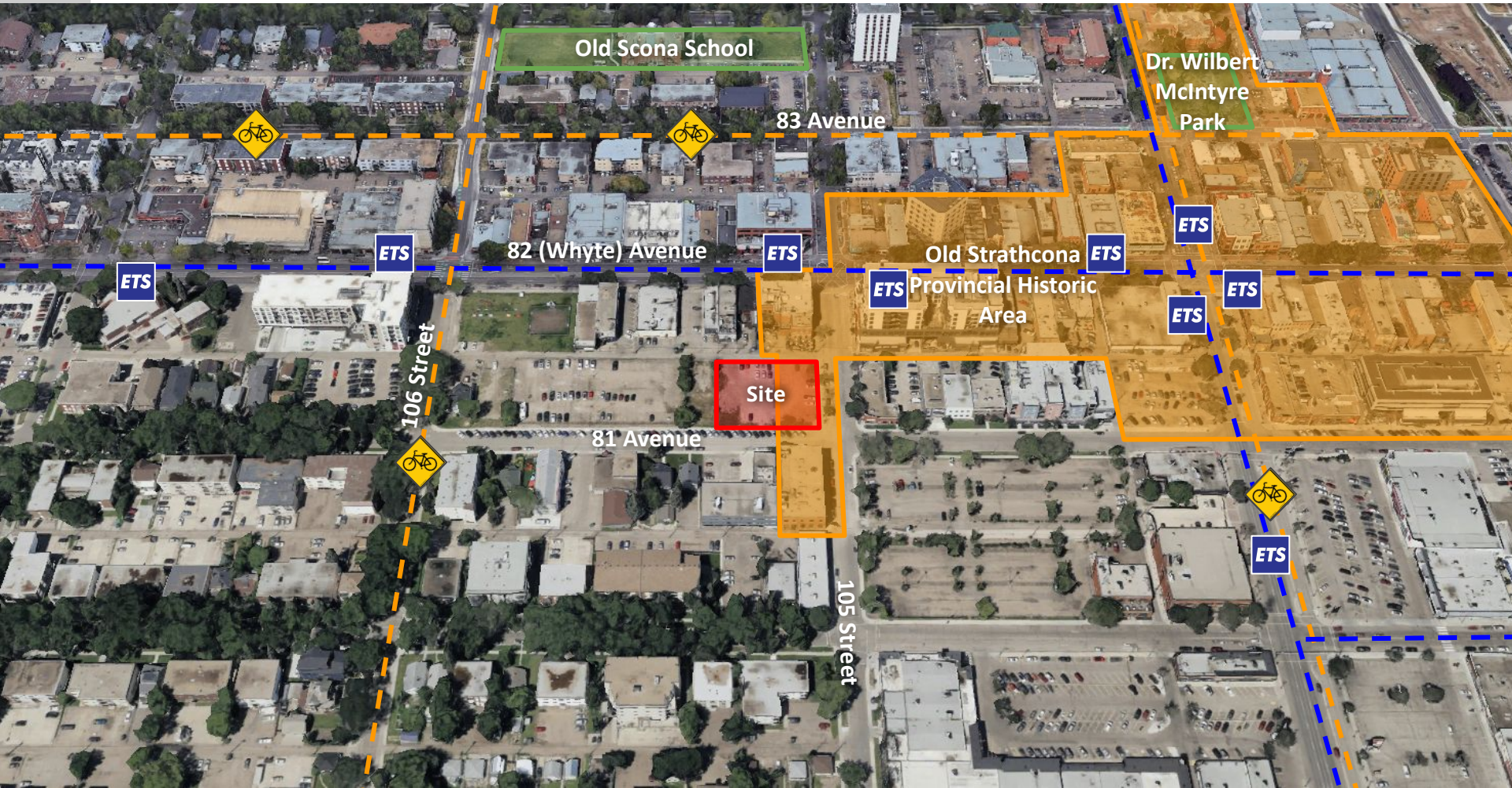




ITEM 3.15
BYLAW 20921
QUEEN ALEXANDRA

DEVELOPMENT
SERVICES
SEP 9, 2024

Edmonton



3 ZONING COMPARISON



REGULATION	DC2.1026 Current Zoning	DC Proposed Zoning
Height	50 m	23 m
Floor Area Ratio	7.6	5.0
Density	209 Dwellings	120 Dwellings
Setbacks 105 St 81 Ave West Alley (north)	0.0 m 0.0 m - 3.0 m 0.25 m - 4.5 m 0.0 m - 3.5 m	1.5 m - 3.0 m 1.0 - 3.0 m 0.5 m - 1.2 m 1.0 m - 3.0 m

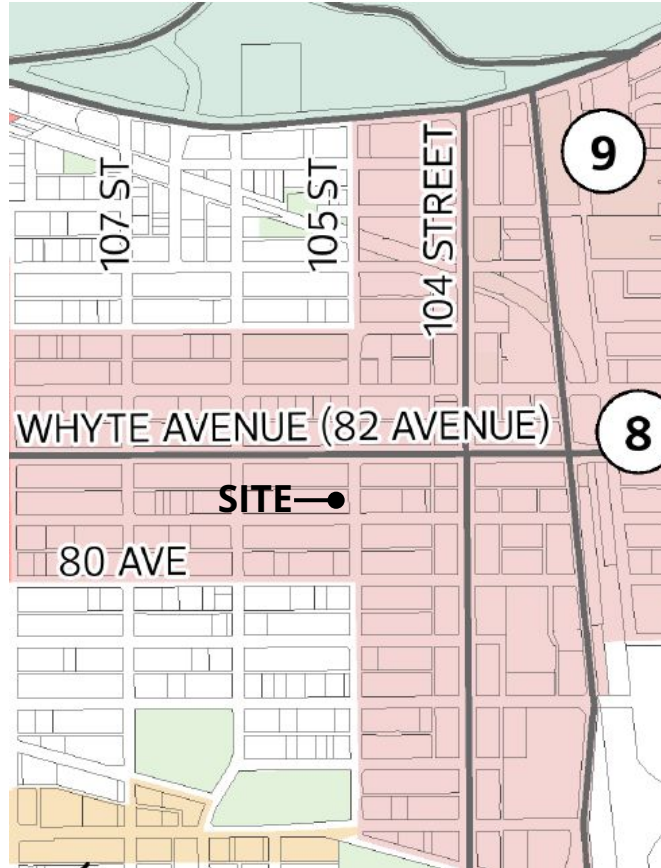
PROJECT RENDERINGS



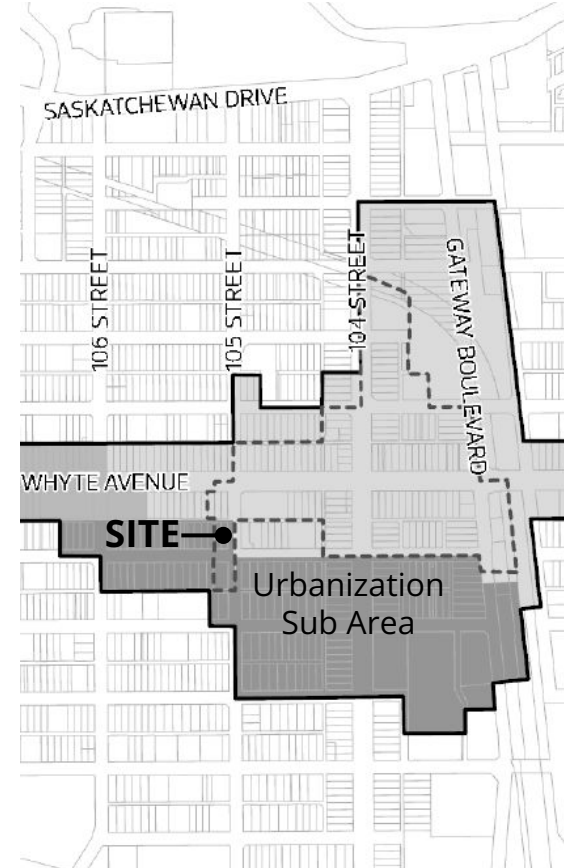
APPLICANT'S RENDERING SHOWN TO EDMONTON DESIGN COMMITTEE



SITE VIEW



SCONA DISTRICT PLAN



AREA SPECIFIC POLICY

6 COMMUNITY CONTRIBUTIONS



Policy C599 Developer Sponsored Community Amenity Contributions:

Proposed Contributions:

- Public realm improvements - four boulevard trees along 81st Avenue.
- Two new marked pedestrian crossings at 105th Street and 81st Avenue with enhanced materials.
- A minimum of five 3-bedroom dwellings designed to be attractive to families.





ADMINISTRATION'S RECOMMENDATION: **APPROVAL**