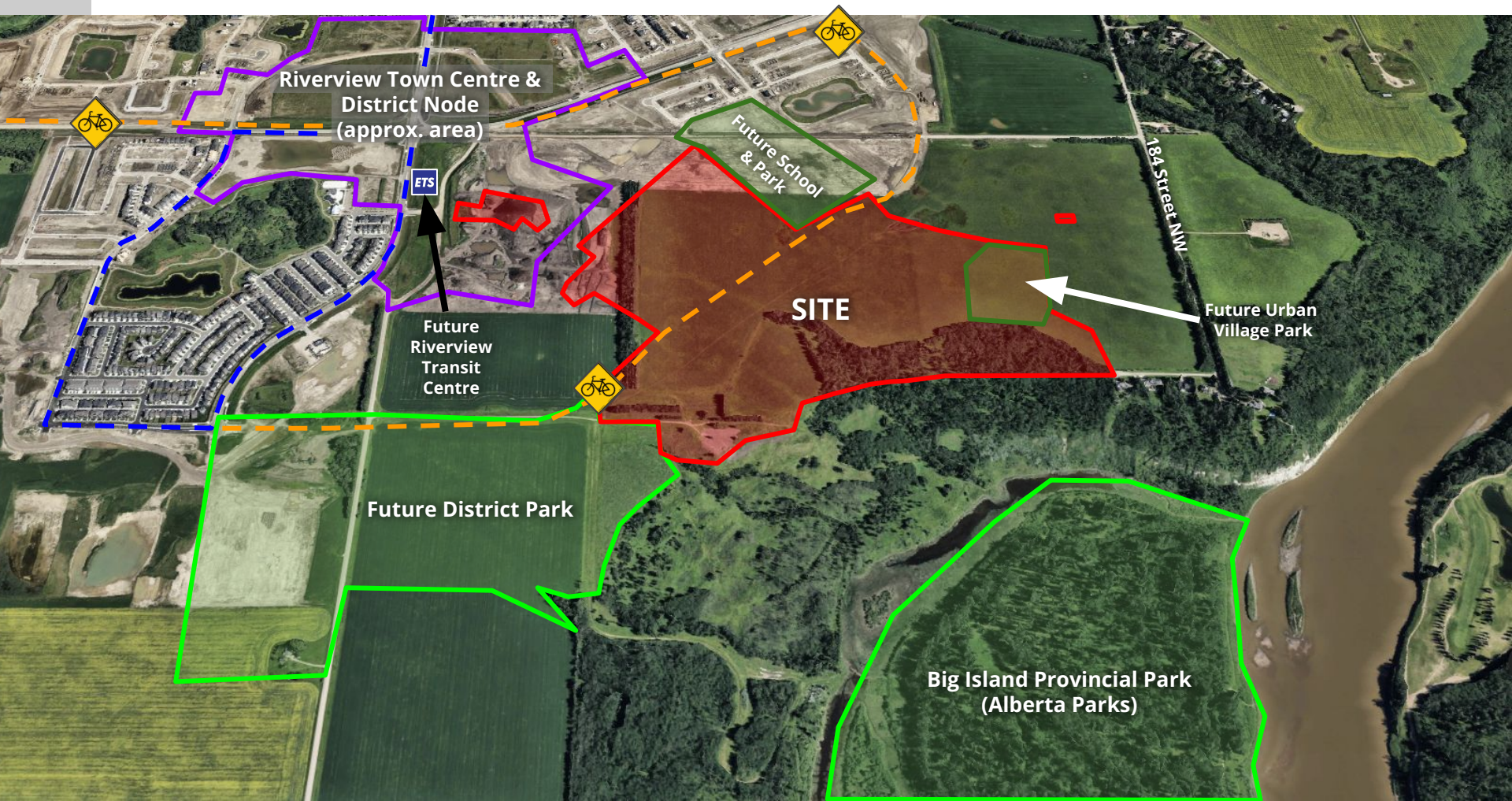


ITEM 3.7
BYLAW 21021
RIVER'S EDGE

DEVELOPMENT
SERVICES
January 24, 2025

Edmonton



Comments (1)

Opposition (1 Person)

- Loss of tree canopy
- Additional traffic
- Impacts to pedestrian safety

Support (0 People)



CITY WEBPAGE
July 16, 2024



MAILED NOTICE
August 13, 2024



1:1
COMMUNICATION



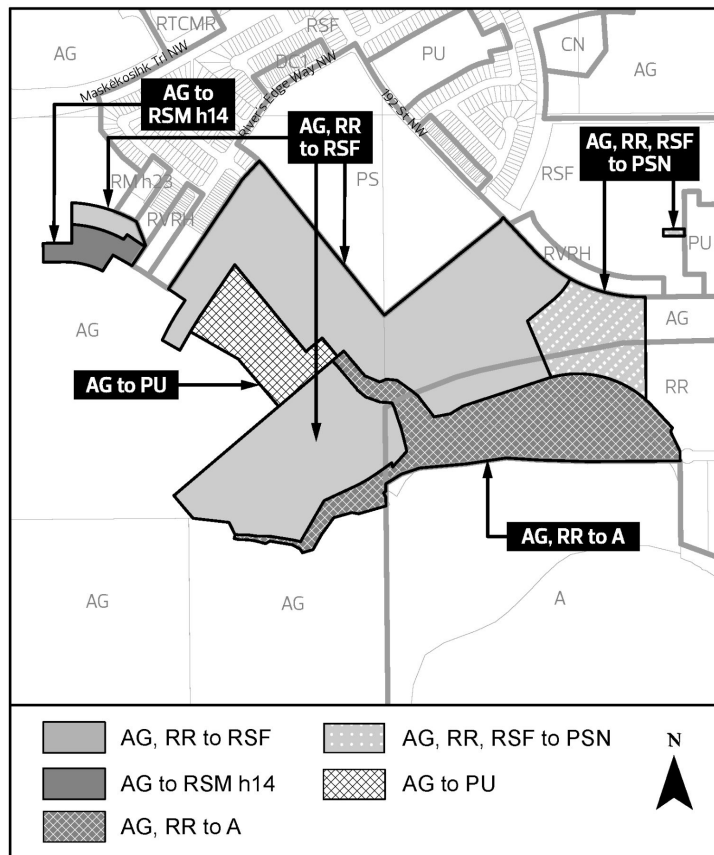
PUBLIC HEARING
NOTICE
Dec. 20, 2024



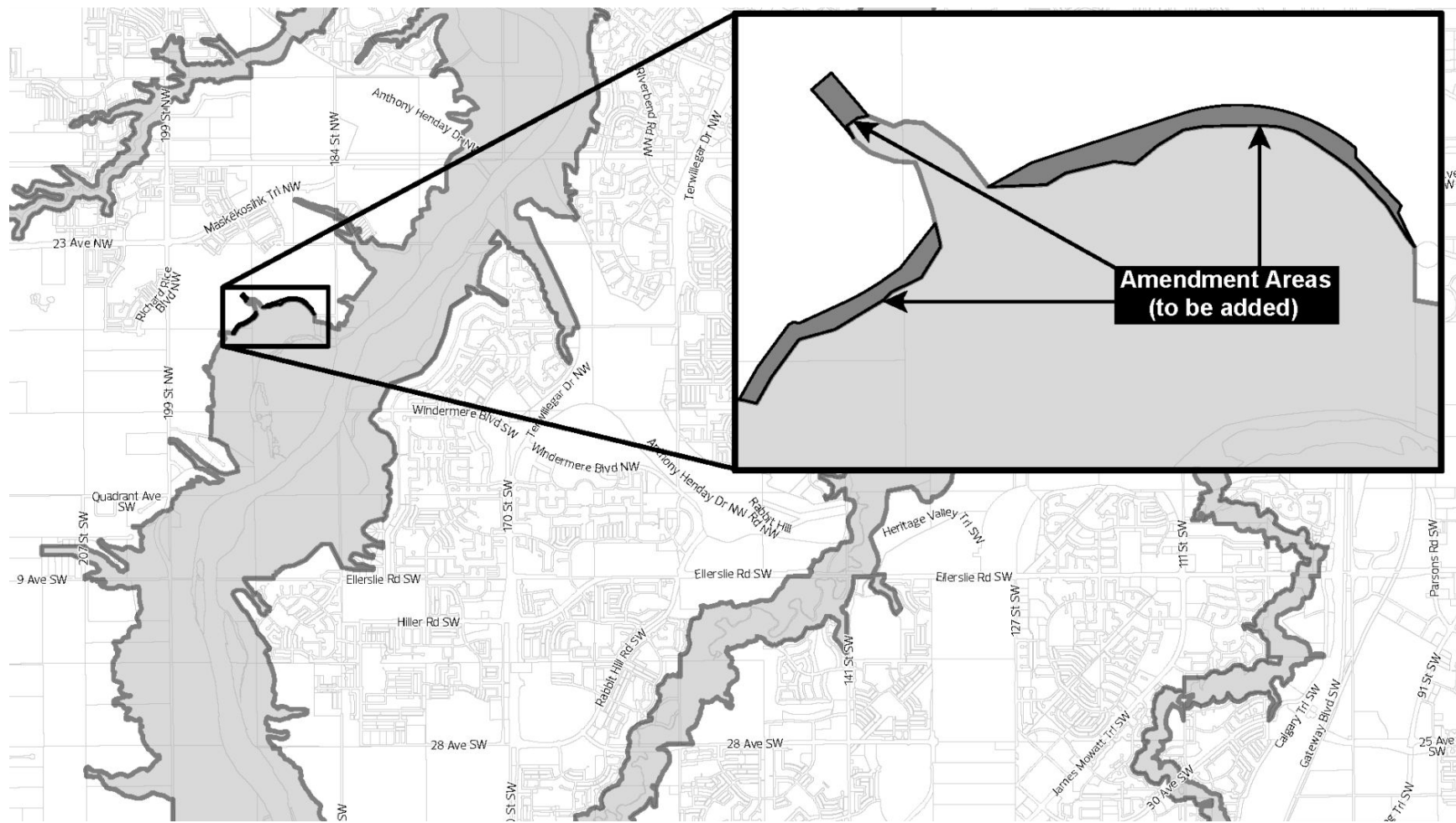
JOURNAL AD
Jan. 11 & 15, 2025

PROPOSED RESIDENTIAL ZONING

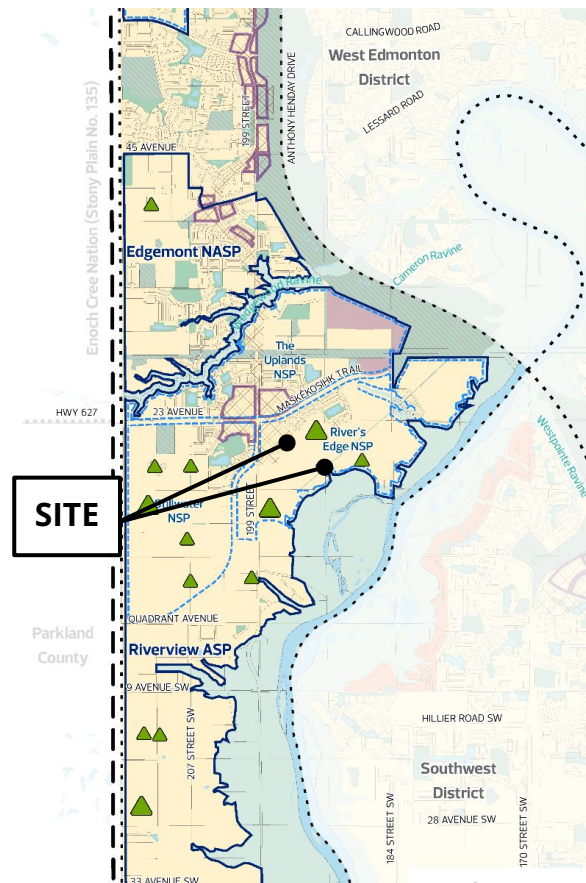
BYLAW 21021



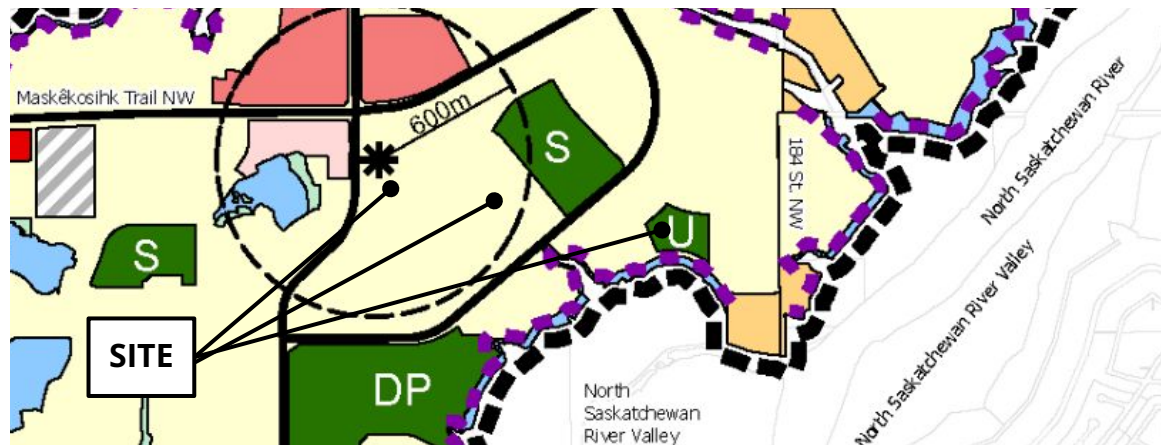
REGULATION	RSF Current & Proposed	RSM h14 Proposed
Typical Uses	Detached, Duplex, Row Housing, Multi-Unit	Row Housing; Limited Commercial & Community Uses
Height	12 m (3 Storeys)	14 m (3-4 Storeys)
Max Site Coverage	60%	60%
Density (Dwellings)	Min: 45 du/ha Max: N/A	Min: 45 du/ha Max: N/A
Setbacks Front Rear Side	3.0-4.5 m 5.5 m 1.2-2.0 m	3.0-4.5 m 5.5 m 1.2-2.0 m



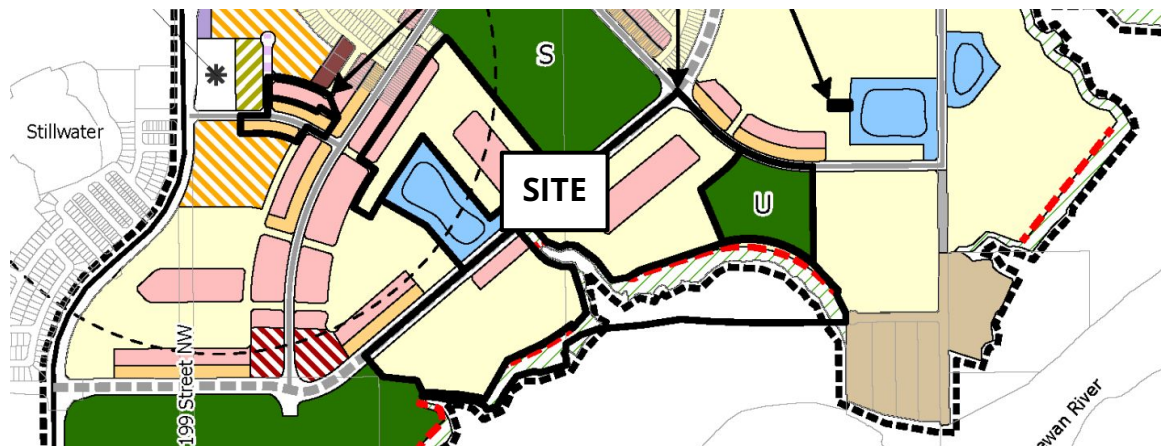
POLICY REVIEW



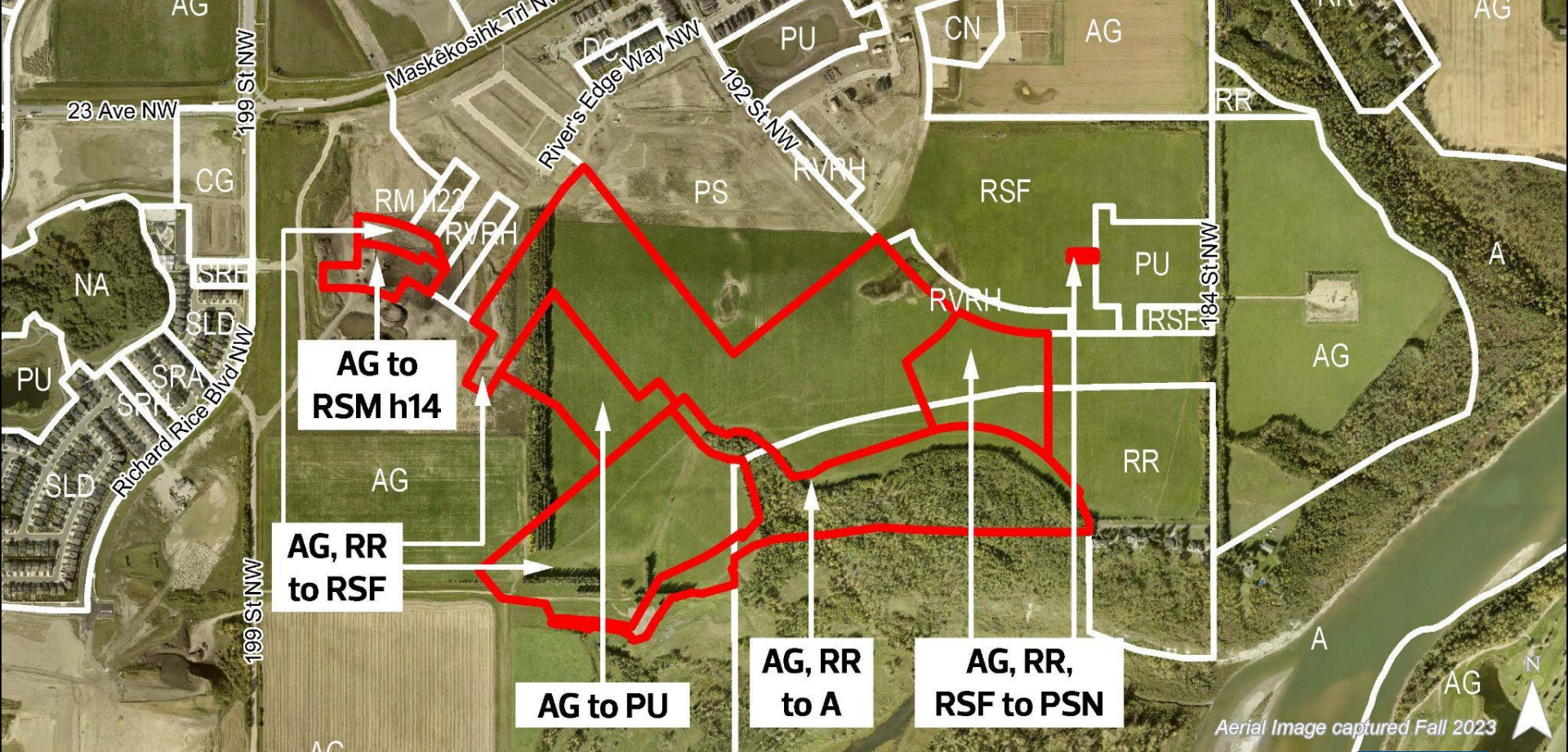
WEST HENDAY DISTRICT PLAN
Map 4: Land Use Concept



RIVERVIEW ASP



RIVER'S EDGE NSP



ADMINISTRATION'S RECOMMENDATION: **APPROVAL**

Edmonton