



ITEM 3.16  
BYLAW 21025  
GARNEAU

DEVELOPMENT  
SERVICES  
JAN 24, 2025

Edmonton



## Respondents (16)

### Opposition (16)

- Historic character of block (x12)
- No spot zoning outside Priority Growth Area Rezoning (x8)
- Scale should be on corner sites or major roads (x6)
- Street parking congestion (x5)
- Goes against maintaining housing diversity (x4)
- Shadow impacts (x3)
- Decreased property values (x3)
- Potential construction damage (x3)
- Lot too small for larger building (x3)



CITY WEBPAGE  
Oct 24, 2024



MAILED NOTICE  
Oct 25, 2024



1:1 COMMUNICATION  
Ongoing



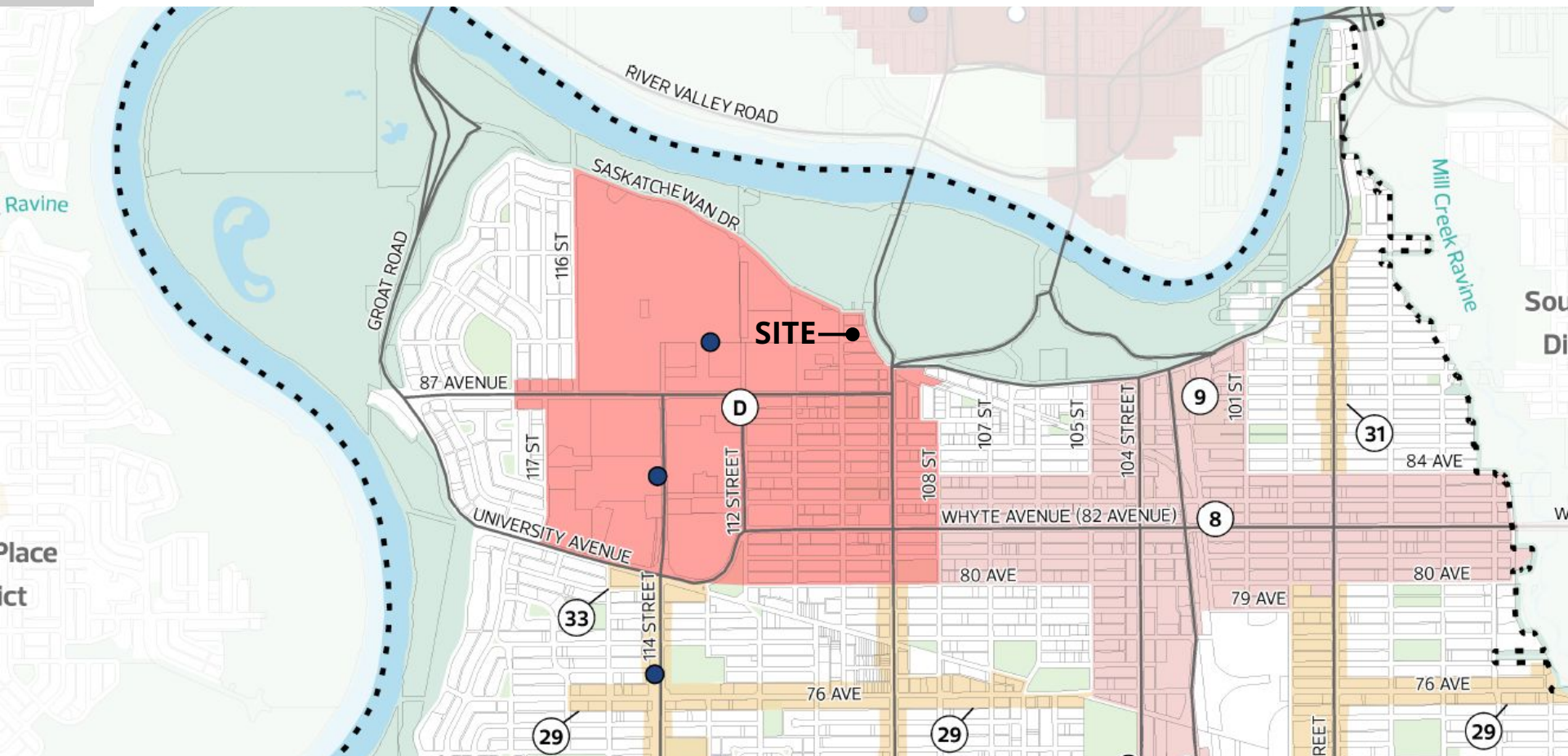
SITE SIGNAGE  
Nov 13, 2024



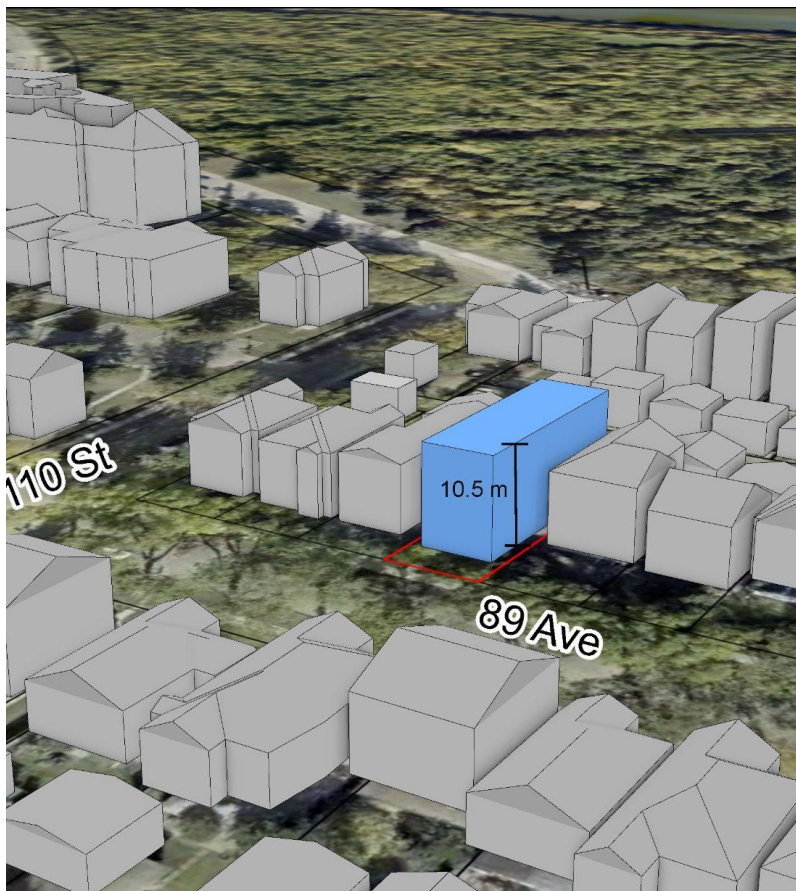
PUBLIC HEARING  
NOTICE  
Dec 19, 2024



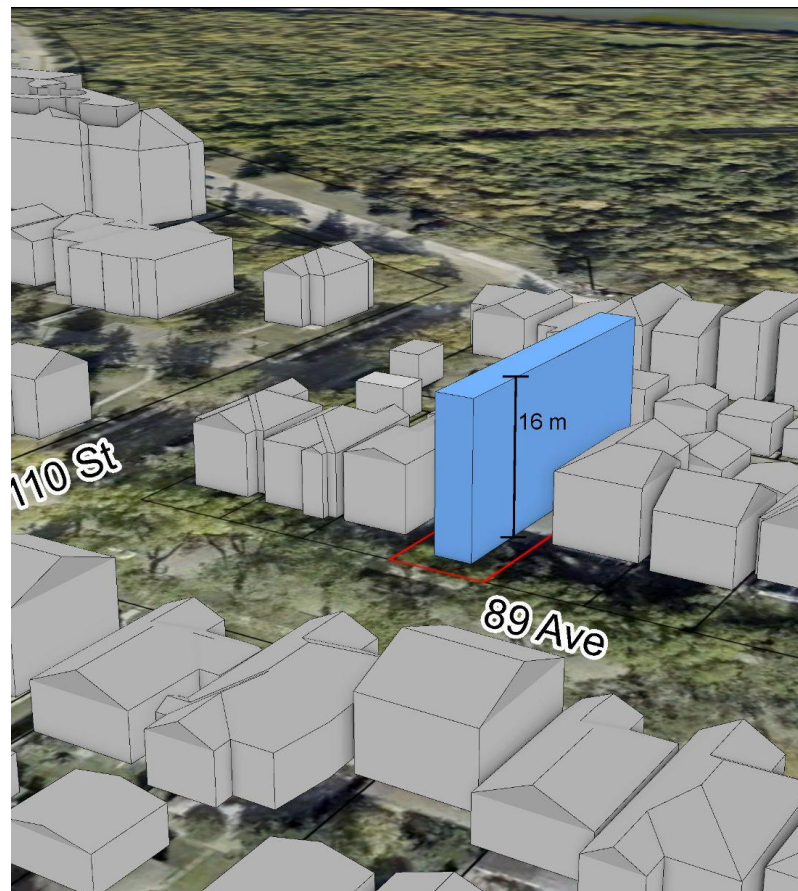
JOURNAL AD  
Jan 11 & 15, 2025



## PROPOSED ZONING

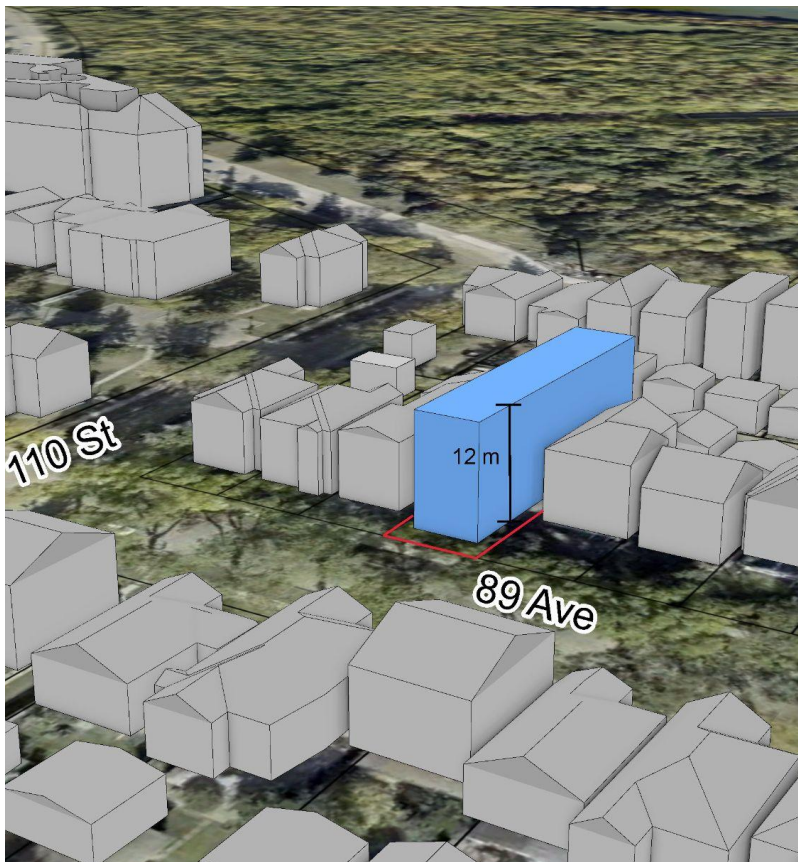


CURRENT RS ZONE



PROPOSED RM H16.0 ZONE - FULL HEIGHT/SETBACKS

## PROPOSED ZONING



PROPOSED RM H16.0 ZONE  
REDUCED HEIGHT/SETBACKS



8715 - 110 STREET NW -12 METRES



ADMINISTRATION'S RECOMMENDATION: **APPROVAL**