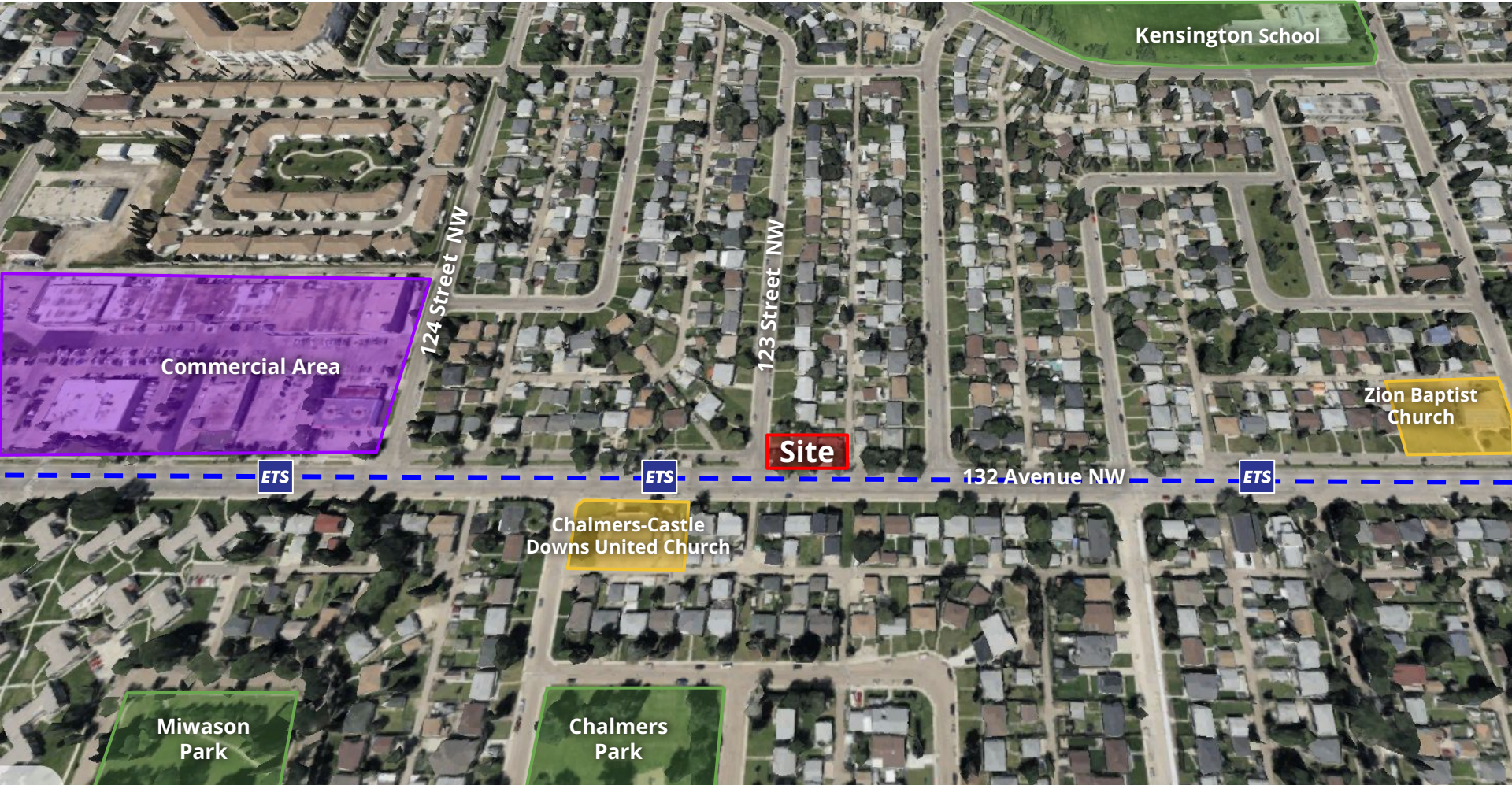




ITEM 3.10
BYLAW 21073
KENSINGTON

DEVELOPMENT
SERVICES
MARCH 17, 2025





3 PROPOSED ZONING



REGULATION	RS Current Zoning	RSM h12 Revised Proposal
Height (Max)	10.5 m (3 storeys)	12.0 m (3 storeys)
Site Coverage/FAR (Max)	45%	60%
Setbacks Front (132 Ave) Rear (Alley) Interior Flanking (123 Street)	4.5 m 10.0 m 1.5 m 2.0 m	3.0 m 5.5 m 1.5 m 2.0 m

Respondents(17)

Opposition (16)

- Parking
- Increased Crime
- Privacy
- Potential noise
- Neighbourhood character
- Impacts property value
- Community standard concerns

Mixed/Questions (1)

- Applicants intent



CITY WEBPAGE
Nov 2024



MAILED NOTICE
Dec 19



SITE SIGNAGE
Dec 16



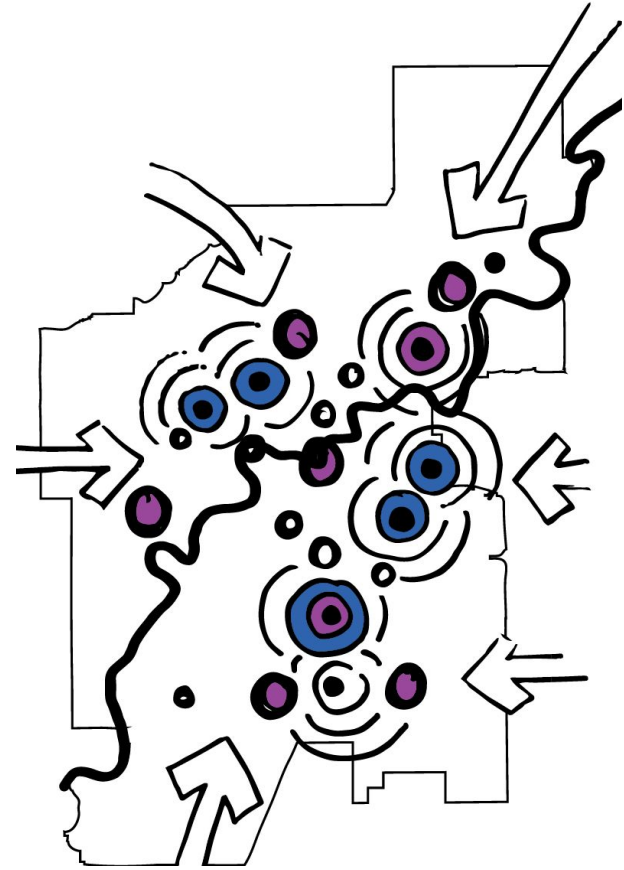
1:1
COMMUNICATION



PUBLIC HEARING
NOTICE
Feb 25, 2025



JOURNAL AD
Feb 28 & March 8,
2025



Rebuildable City



Northwest District Plan

2.5.2.6 Consider additional scale in locations that meet at least two of the following criteria:

- a) In a Node or Corridor Area or within 100 m of a Node or Corridor Area
- b) Within 400m of a Mass Transit Station,
- ✓ c) Along an Arterial/Collector Roadway,
- ✓ d) At a corner site or adjacent to a park or open space,
- e) Adjacent to a site zoned for greater than Small Scale development

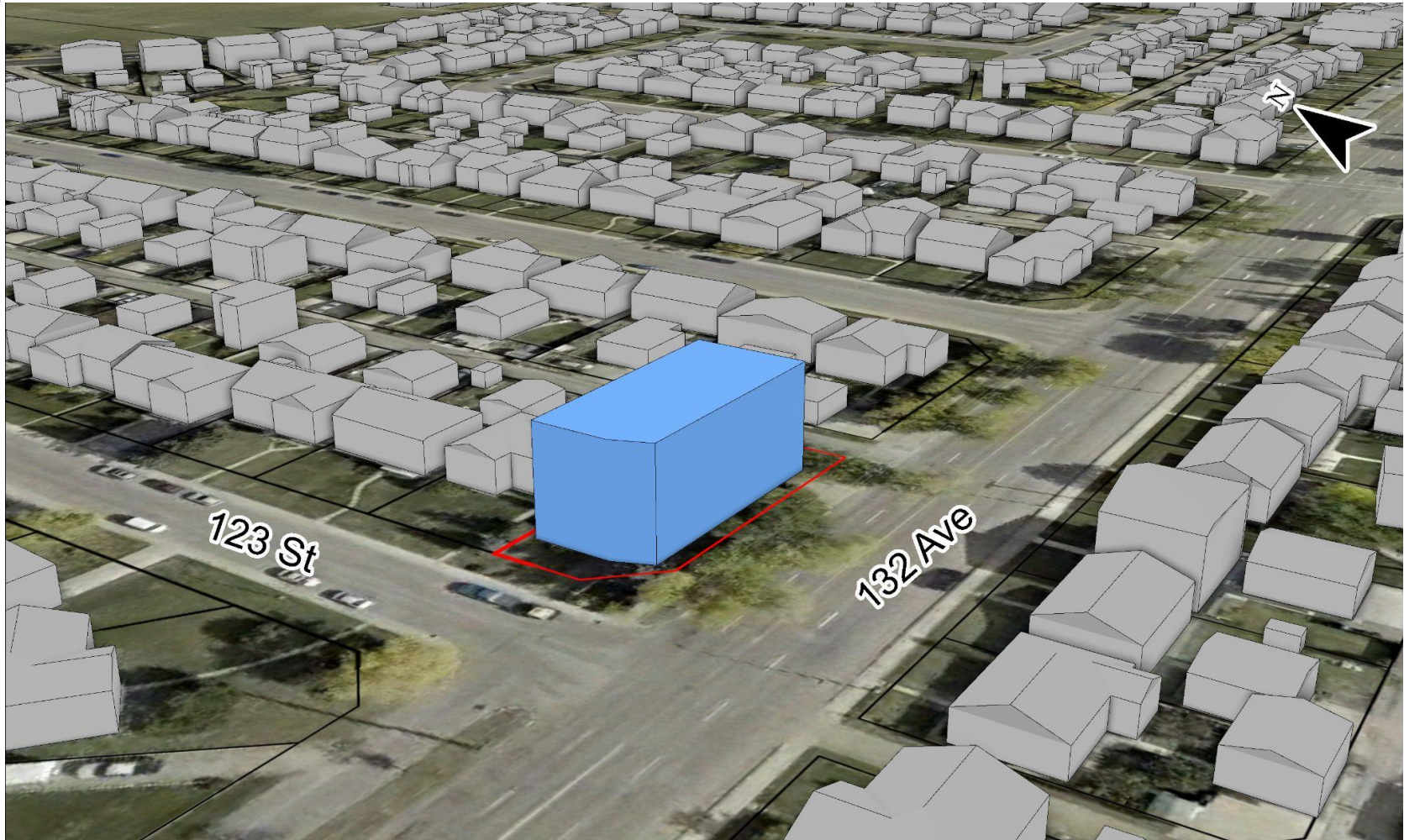


ADMINISTRATION'S RECOMMENDATION: **APPROVAL**

Thank you

The logo for the City of Edmonton, featuring the word "Edmonton" in a white, sans-serif font on a dark blue square background.

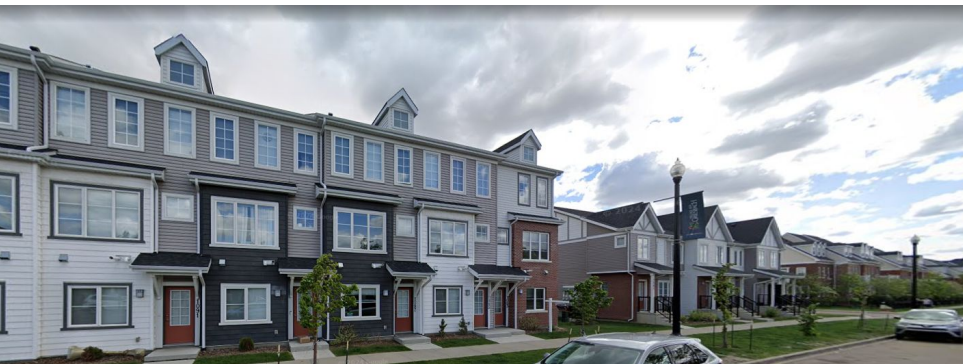
Edmonton



9 EXAMPLE IMAGES



CHAPPELLE (~11.0 m)



GRIESBACH (~11.3 m)