

1 ITEMS 3.11, 3.12 & 3.13

BYLAWS 19274 & 19439

CHARTER BYLAW 19440

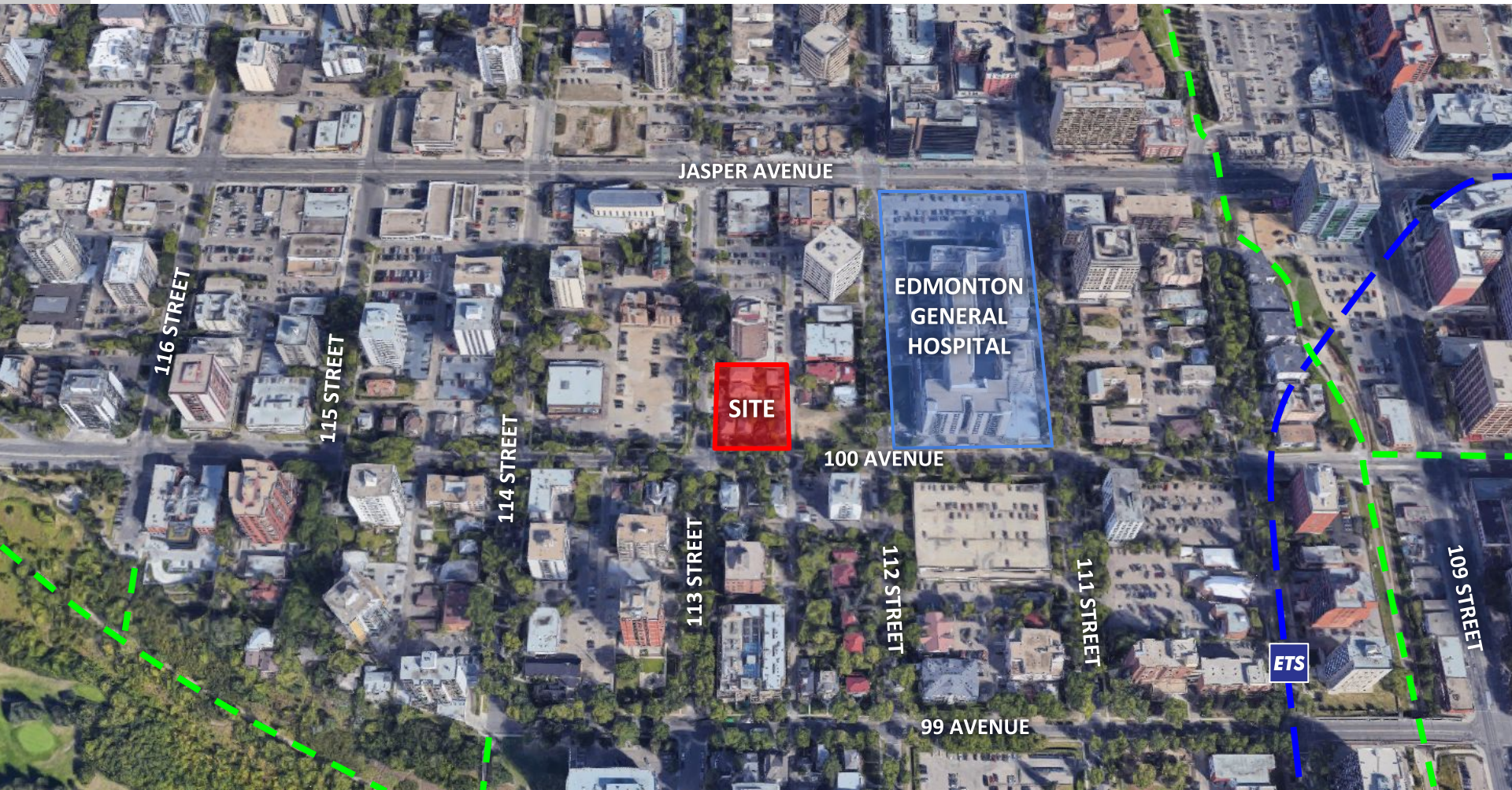
OLIVER













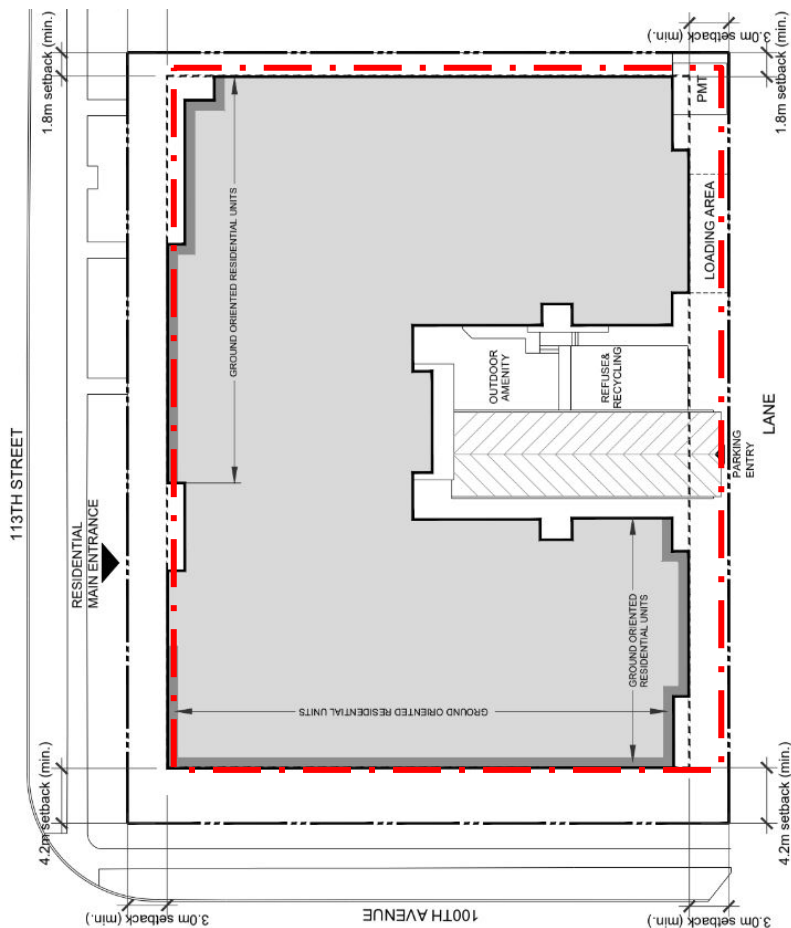
WEST



SOUTH



# 5 PROPOSED DEVELOPMENT



REGULATION	RA9 Current Zoning (pt. of site)	RA8 Comparable Zone	DC2 PROVISION
Height	15.0 m (4 Storeys)	23.0 m (6 Storeys)	23.0 m (6 Storeys)
Floor Area Ratio (FAR)	2.3	3.3	3.8
Density (Dwellings)	Min: Min Max: 30	Min: 20 Max: None	Min: None Max: 135
Setbacks			
North	4.5 m	3.0 m	1.8 m
West (113 St)	3.0 m	4.5 m	3.0 m
East (Lane)	3.0 m	7.5 m	3.0 m
South (100 Ave)	3.0 m	3.0 m	4.2 m



## 6 PROPOSED DEVELOPMENT



CHARACTER HOMES ON 100 AVENUE



PROPOSED FACADE FRONTING 100 AVENUE

# 7 PROPOSED DEVELOPMENT



WEST ELEVATION - 113 Street



SOUTH ELEVATION - 100 Avenue



EAST ELEVATION



NORTH ELEVATION



## 8 PROPOSED DEVELOPMENT

- **Community Amenity Contributions for DC2 Zones (Policy C599):**
  - Six 3-bedroom family dwellings; and
  - \$21,00 towards the Grandin Elementary School for playground equipment.
- Affordable housing in line with **Developer-Sponsored Affordable Housing policy (Policy C582)**
- Conditional support from the **Edmonton Design Committee (EDC)**







ADMINISTRATION'S RECOMMENDATION: **APPROVAL**