

1 3.7 & 3.8 - Garneau

Bylaw 19462

Charter Bylaw 19463



3.7 & 3.8 - Garneau



3 3.7 & 3.8 - Garneau



4 3.7 & 3.8 - Garneau

REGULATION	RA8	PROPOSED DC2
Height	23.0 m	22.0 m
Floor Area Ratio	3.0 - 3.3	3.9
Maximum Density	No Maximum	159 Dwellings
Setbacks		
Front (North)	4.5 m	3.0 m
Sides	1.2 m - 3.0 m	3.0 m
Rear (South)	7.5 m	3.0 m - 10.0 m



North Elevation



East Elevation

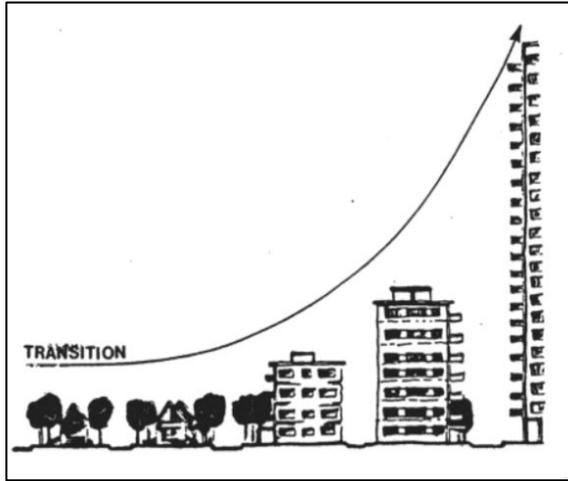


South Elevation

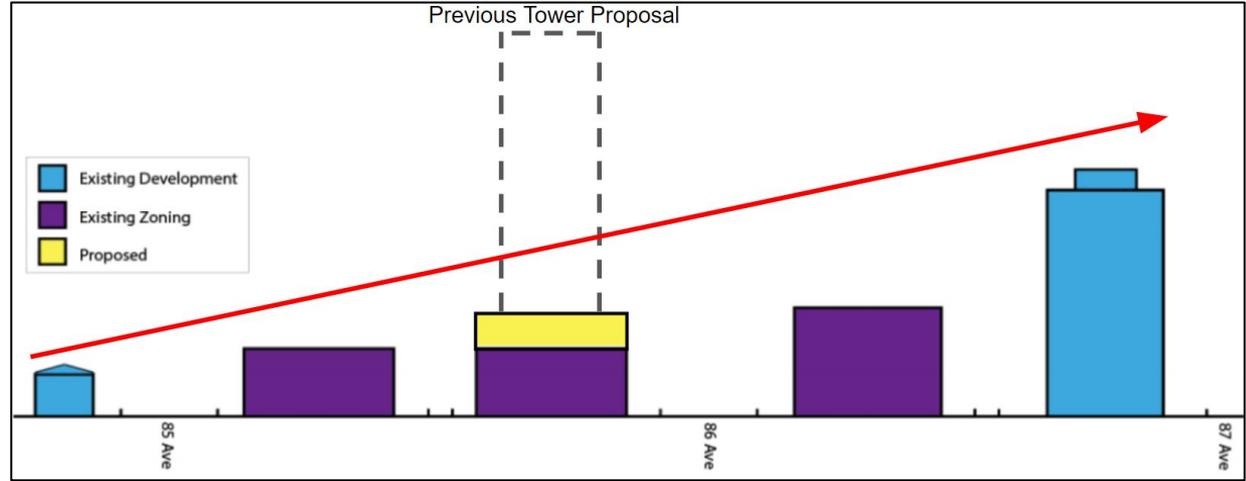


West Elevation

7 3.7 & 3.8 - Garneau

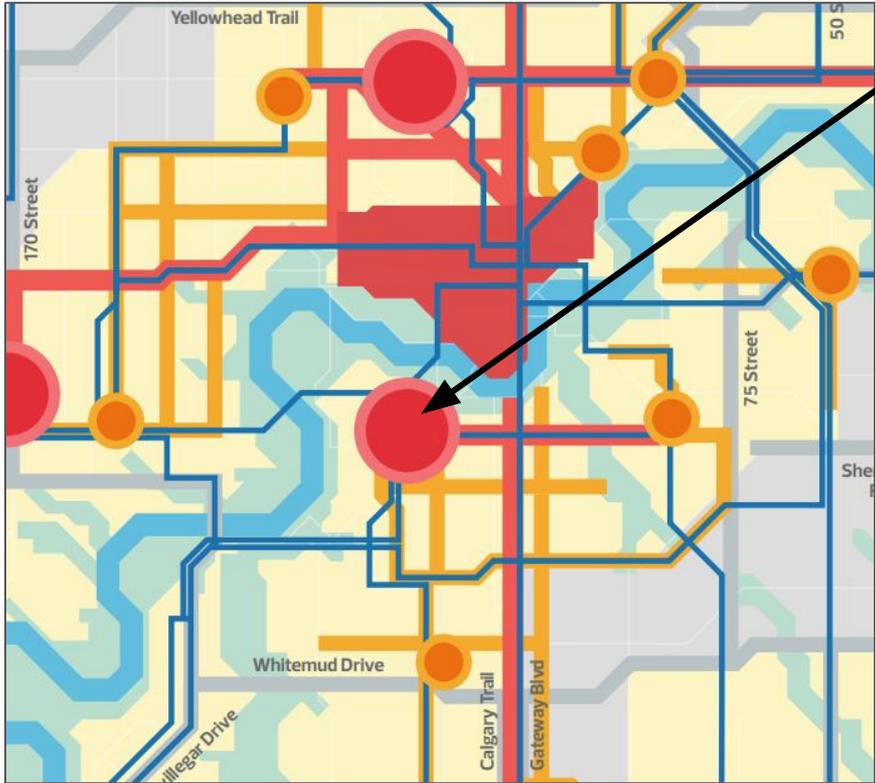


Garneau ARP Transition Sketch

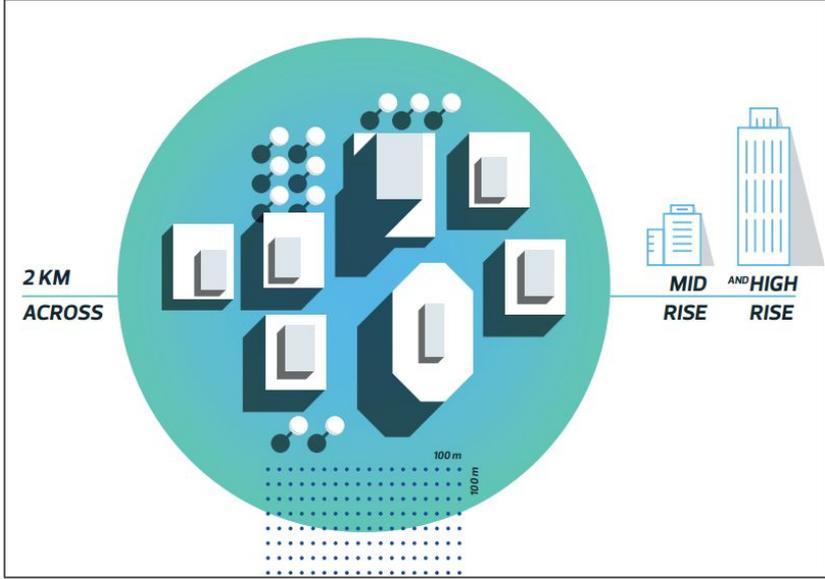


Proposed Transition

8 3.7 & 3.8 - Garneau



Site



The City Plan - Major Node

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- Affordable housing in line with **Developer-Sponsored Affordable Housing policy (Policy C582)**
- **Community Amenity Contributions for DC2 Provisions (Policy C599):**
 - Ten 3-bedroom family dwellings; and
 - \$15,738.00 towards nearby public parks located within Garneau.



3.7 & 3.8 - Garneau

- Over 100 people participated in various engagement opportunities
- 521 Engaged Edmonton page visits
 - 45 provided feedback
 - Support: 4
 - Support with conditions: 4
 - Opposed: 36
 - No Position: 1
- Common topics:
 - Garneau Area Redevelopment Plan
 - Traffic & parking Impacts
 - Size and design of the building

Engagement Page Screenshot

Recommendation:

Approval

