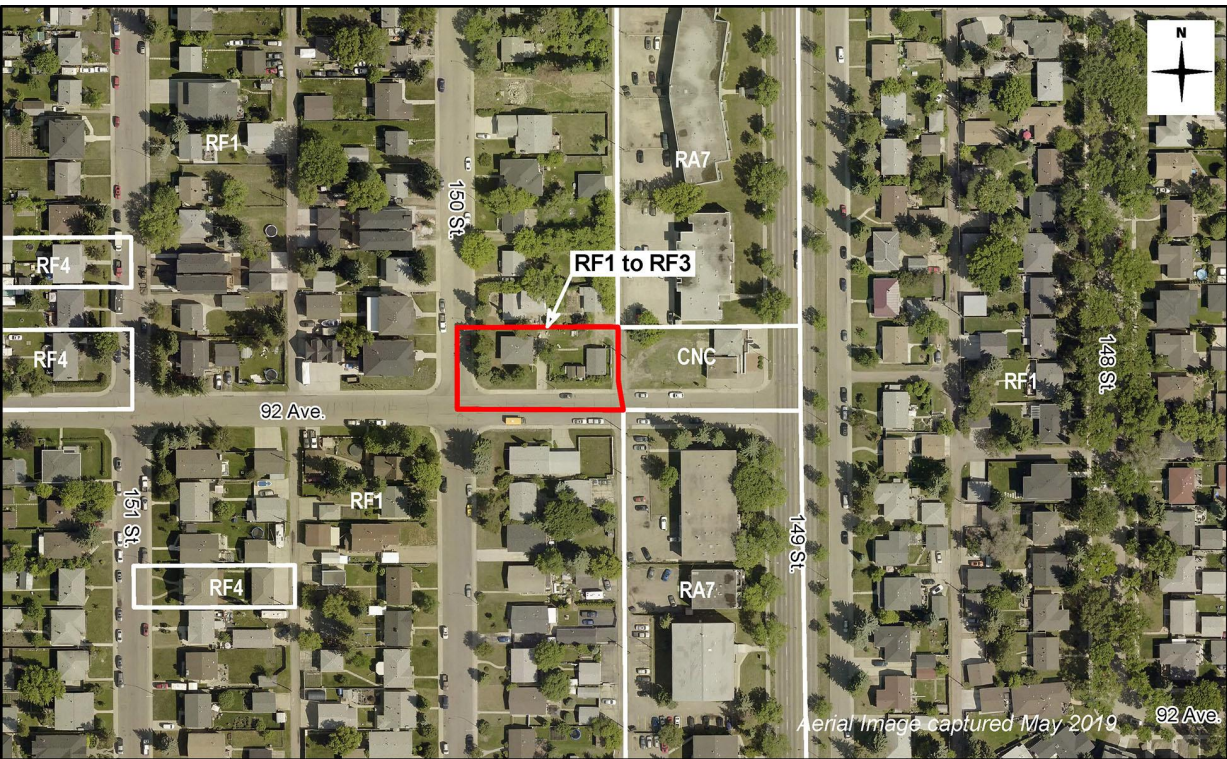


ITEMS 3.16

Charter Bylaw 19548

Sherwood



DEVELOPMENT
SERVICES
February 23, 2021

Edmonton

The Site



VIEW OF THE SITE LOOKING NORTHEAST



VIEW OF THE SITE LOOKING NORTHWEST

SITE CONTEXT



SUBJECT
SITE

92 AVENUE

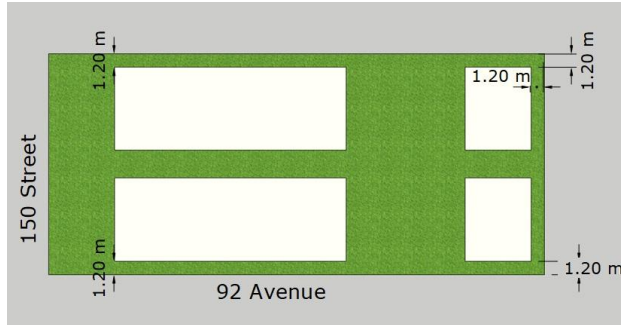
149 STREET

150 STREET

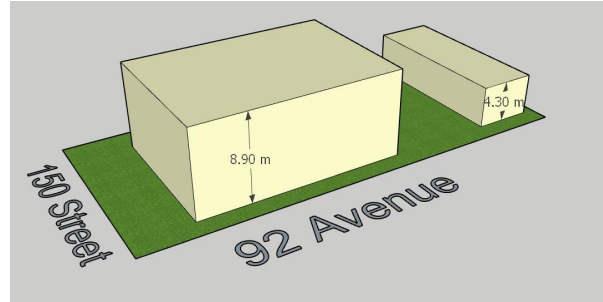
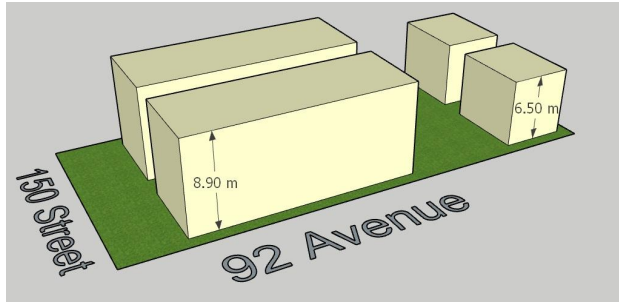
	RF1 <i>Current</i>	RF3 <i>Proposed</i>
<u>Principal Building</u>	Single Detached Housing	Multi-Unit Housing
Height	8.9 m	8.9 m
Front Setback	Determined based on adjacent front setback	Determined based on adjacent front setback
Interior Side Setback	1.2 m with lot split 2.0 m with no lot split	3.0 m
Flanking Side Setback	1.2 m with lot split 3.84 m with no lot split	2.0 m
Rear Setback (40% of Site Depth)	18.0 m	18.0 m
Maximum No. Dwelling Units	Two (2) Principal Dwellings Two (2) Secondary Suites Two (2) Garden Suites	Four (4) Principal Dwellings Four (4) Secondary Suites Four (4) Garden Suites
<u>Accessory Building</u>	Garden Suite ¹	Detached Garage
Height	6.5 m	4.3 m
Interior Side Setback	1.2 m	0.9 m
Flanking Side Setback	1.2 m	2.0 m
Rear Setback	1.2 m	1.2 m

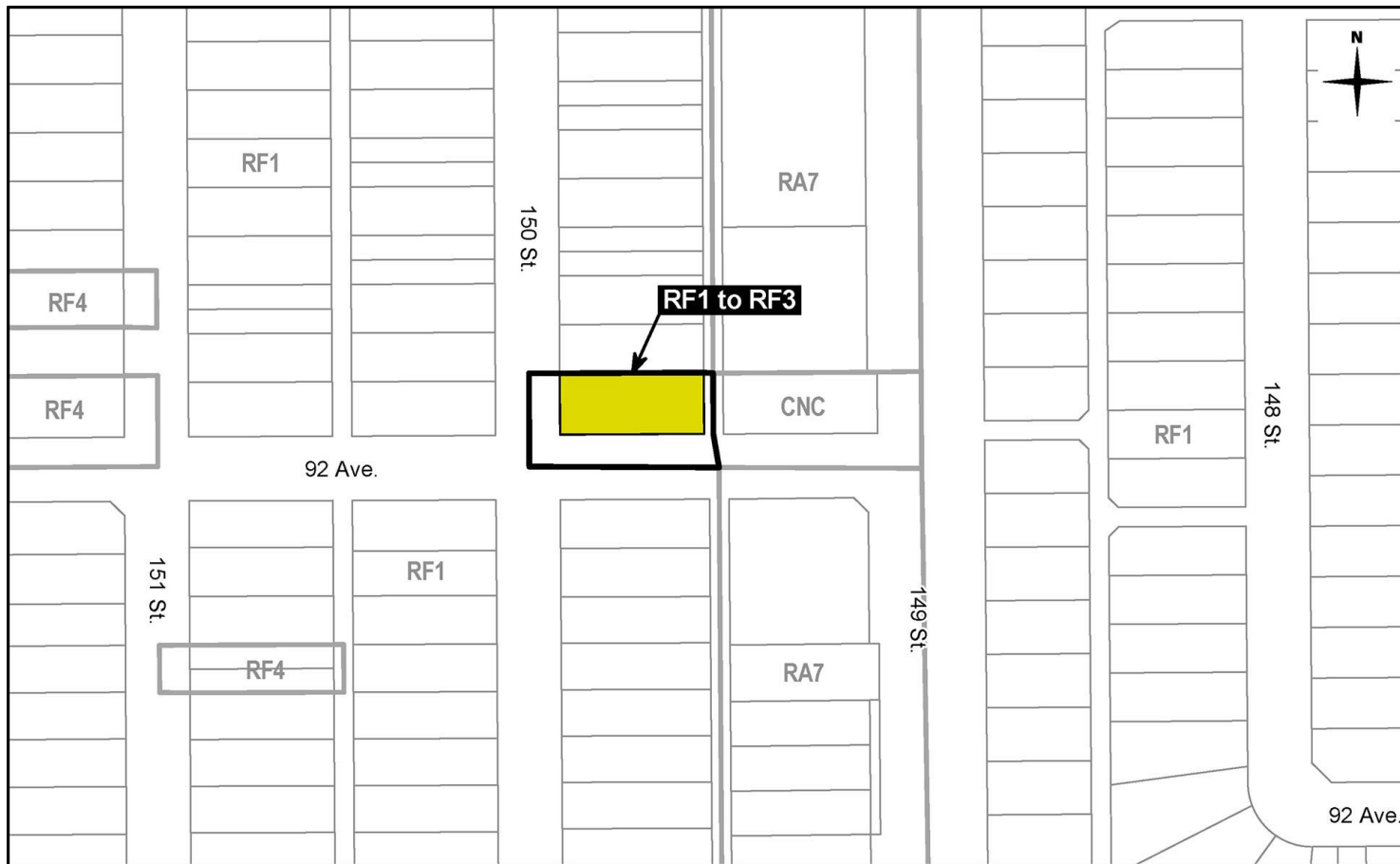
RF1 & RF3 Comparison

POTENTIAL RF1 BUILT FORM



POTENTIAL RF3 BUILT FORM





ADMINISTRATION'S RECOMMENDATION: **APPROVAL**