



ITEM 3.5

Charter Bylaw 19611

Prince Rupert

DEVELOPMENT
SERVICES
March 16, 2021

Edmonton

The Site



VIEW OF THE SITE LOOKING NORTHWEST

Current Zoning



SOUTH ELEVATION (FACING 112 AVENUE NW)

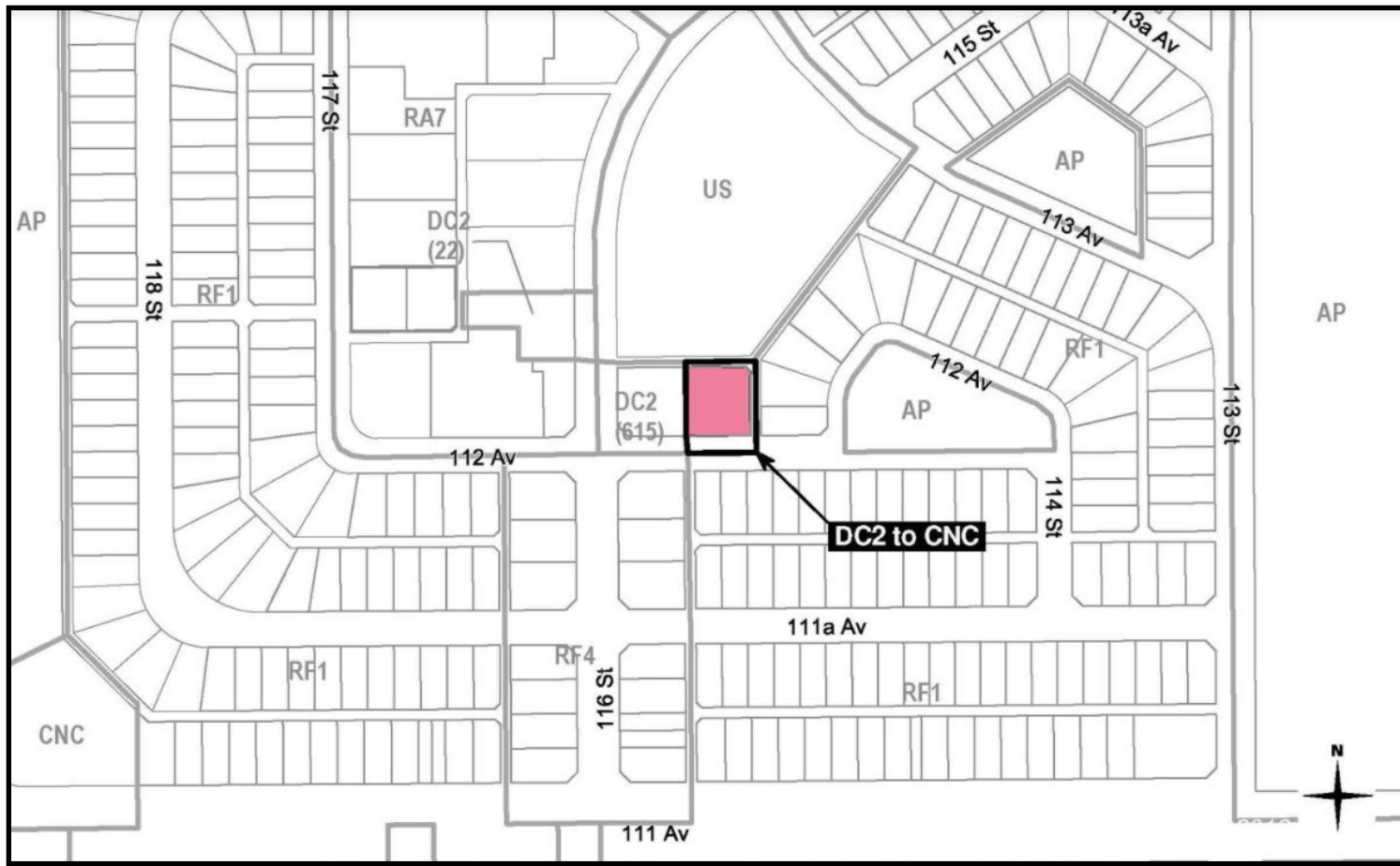
The Site



VIEW OF THE SITE LOOKING NORTHWEST

Zoning Comparison

	DC2.916 Provision <i>Current</i>	CNC Zone <i>Proposed</i>
Height	14.0 m	10.0 m
Maximum Floor Area Ratio (FAR)	1.7	1.0
Maximum Commercial Floor Area	200 m ² (total)	275 m ² /business premises
Maximum Density	24 units	n/a
Minimum Setbacks and Stepbacks		
North (rear)	6.8 m	0.0 m
West (interior)	4.0 m	3.0 m
South (front)	6.0 m	4.5 m
East (lane)	4.0 m	3.0 m



ADMINISTRATION'S RECOMMENDATION: **APPROVAL**