

ITEM 3.1 & 3.2 CHARTER BYLAW 19414 & RESOLUTION HIGHLANDS

DEVELOPMENT
SERVICES
April 7, 2021



July 25, 2018

**RF1 to CNC
Application
Submitted**

March 11, 2019

**Public Hearing
Council Motion**

That Item 5.5 and Bylaw 18711 be referred to Administration to work with the community members and Proponent to consider further options, including direct control zoning, for the potential use of the building and land and return to the June 6, 2019, City Council Public Hearing.

June 6, 2019

**Public Hearing
Council Motion**

That Item 3.1 and Charter Bylaw 18711 be referred to Administration to allow the Proponent time to consider further options, including, but not limited to, direct control zoning, rezoning to an alternative residential zone or redevelopment under the current zone..

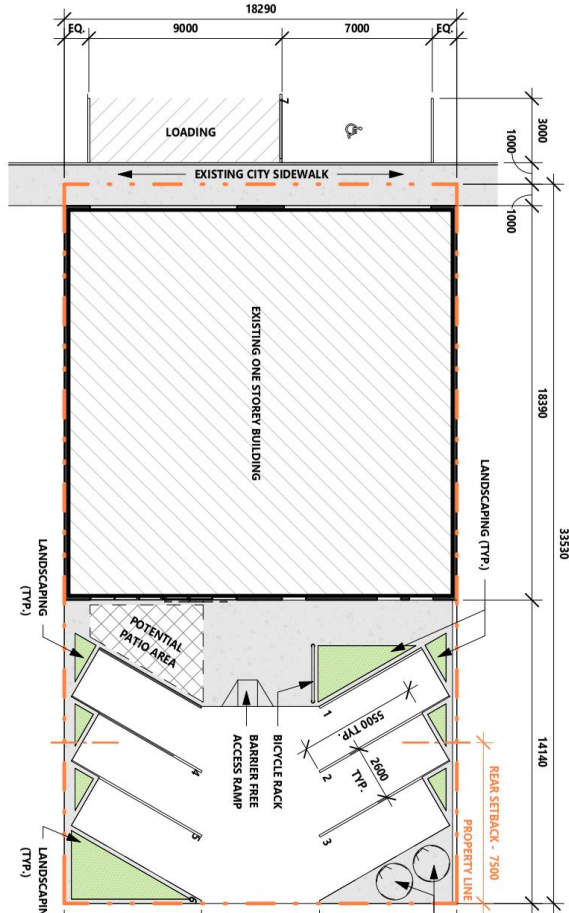
March 31, 2020

**RF1 to DC2
Application
Submitted**





THE APPLICATION



Commercial Development	CNC Comparable Zoning	Proposed DC2 Commercial Building
Height	10.0 m	6.0 m
Floor Area Ratio	1.0	1.0
Setbacks		
Front - North	4.5 m	0.0 m
Rear/Lane - South	3.0 m	4.5 m
East	3.0 m	0.0 - 3.0 m
West	3.0 m	0.0 - 3.0 m

Residential Development	RF1 Current Zoning	Proposed DC2 Residential Building
Height	8.9 m	8.9 m
Setbacks		
Front - North	4.5 m	5.0 m
Rear/Lane - South	12.0 m	12.0 m
East	1.2 m	1.2 m
West	1.2 m	1.2 m



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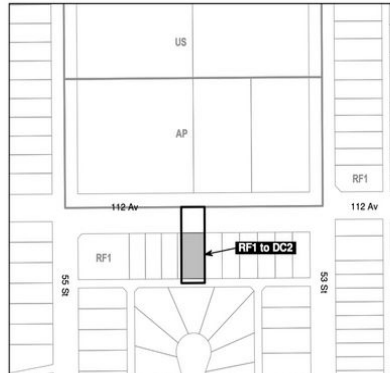
LDA18-0427 Highlands Commercial Rezoning



The discussion has concluded and we have written a "What We Heard" document that will be shared with Council when they make their decision at Public Hearing.

Thank you for participating in engagement activities for this rezoning application.

The application is expected to go to City Council Public Hearing, with the exact date still to be determined.



REGISTER

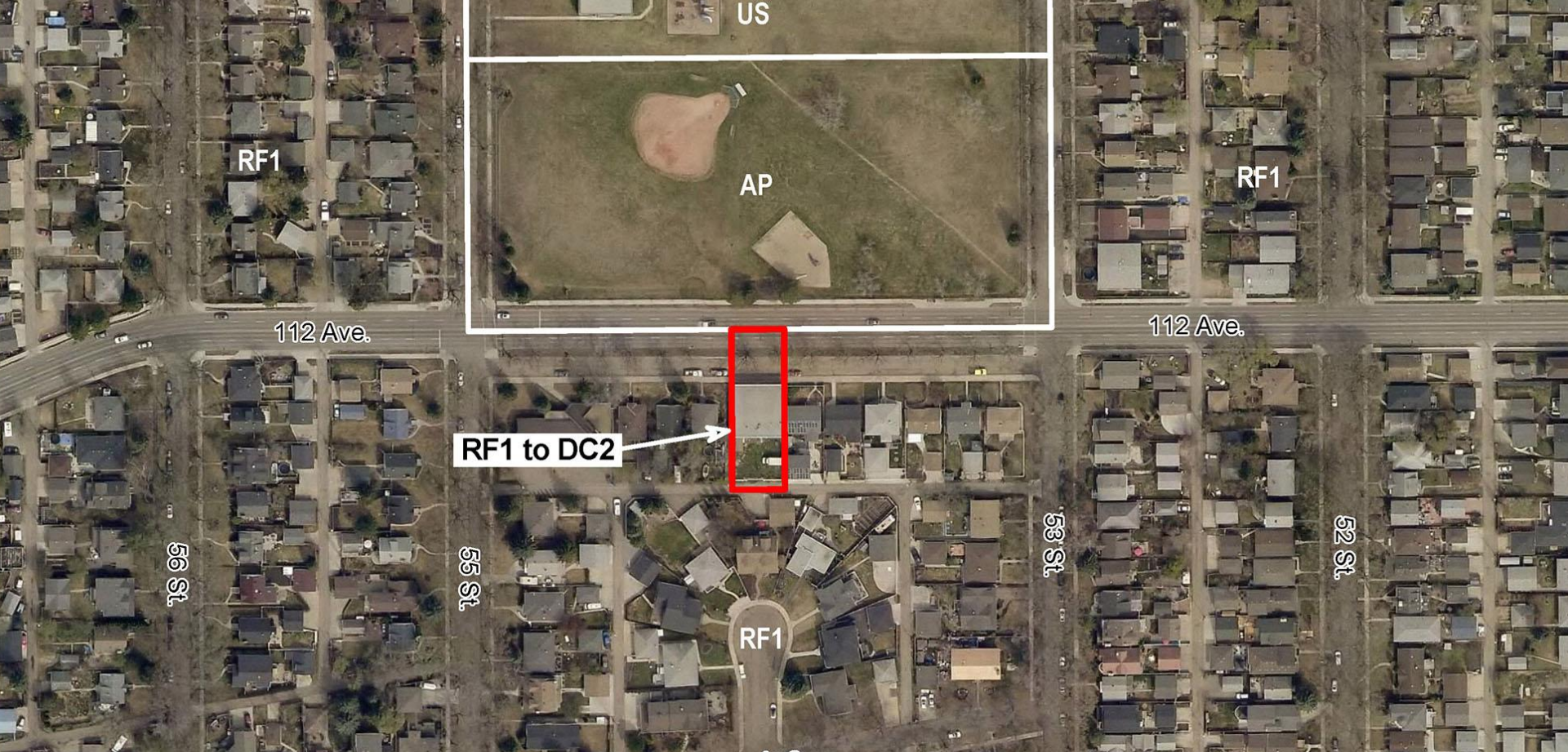
SHARE YOUR VOICE.
SHAPE OUR CITY.

Stay Informed

[Click here to share your email address to stay up to date on this application!](#) Your email will be used to inform you about this zoning application in the future.

For more information about registering to stay engaged with other City projects and initiatives, visit the Engaged Edmonton [FAQ page](#).

Who's Listening



ADMINISTRATION'S RECOMMENDATION: **APPROVAL**