



ITEMS 3.23 & 3.24  
BYLAW 19534 & CHARTER BYLAW 19466  
STRATHCONA

DEVELOPMENT  
SERVICES  
April 20, 2021




# 2 APPLICATION HISTORY

January 26, 2021


## Public Hearing Council Motion

That Bylaw 19534 and Charter Bylaw 19535 be referred to Administration to incorporate amendments to Schedules within The Garneau Area Redevelopment Plan with appropriate engagement and return to a future City Council Public Hearing.

Due Date April 20, 2021







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### LDA20-0123 106a Street RA8 Rezoning



\*\*\*The discussion has concluded and a What We Heard Report will be posted here when available.\*\*\*

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

The application is expected to go to City Council Public Hearing for a decision, with the exact date still to be determined. For more information, please [visit these FAQs](#) for Council meetings.




REGISTERSHARE 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](#).

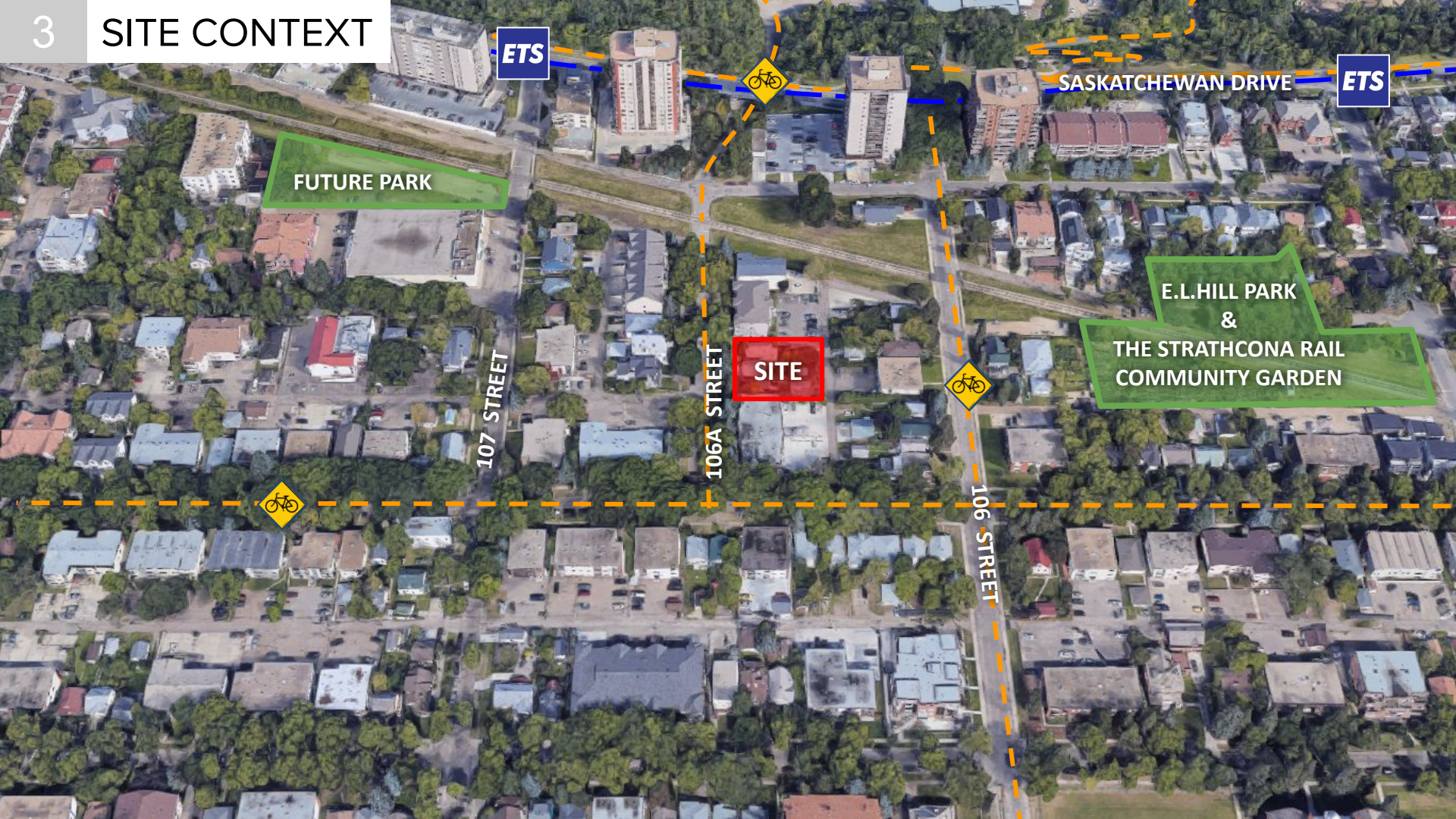
#### Who's Listening

Andrew Sherstone

Share Your Thoughts

Ask Your Questions







# 4 PROPOSED ZONING



REGULATION	RA7 Current Zone	RA8 Proposed Zone
Height	16.0 m	23.0 m
FAR	2.3 - 2.5	3.0 - 3.3
Density	Min: 45 du/ha Max: None	Min: 75 du/ha Max: None
Setbacks		
North	1.2 m	1.2 m
South	1.2 m	1.2 m
East (Lane)	7.5 m	7.5 m
West (106a St)	4.5 m	4.5 m
Commercial Uses Permitted	Limited at Grade	Limited at Grade



### Policy Number: G.4

Plan Component: Land Use – Residential

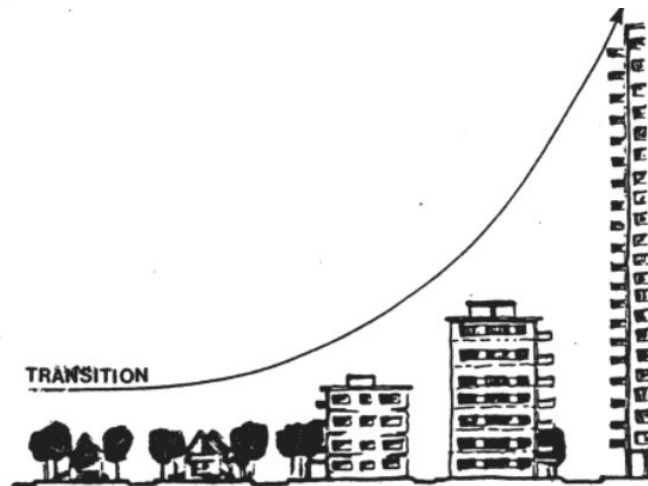
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It is the Policy of Council that:

NEW DEVELOPMENT MUST NOT EFFECT AN ABRUPT CHANGE IN HEIGHT BETWEEN ADJACENT LAND USE DISTRICTS OF DIFFERENT DENSITIES.

Objectives:

To provide a transition in height and built form between high rise and low rise developments.





## Garneau

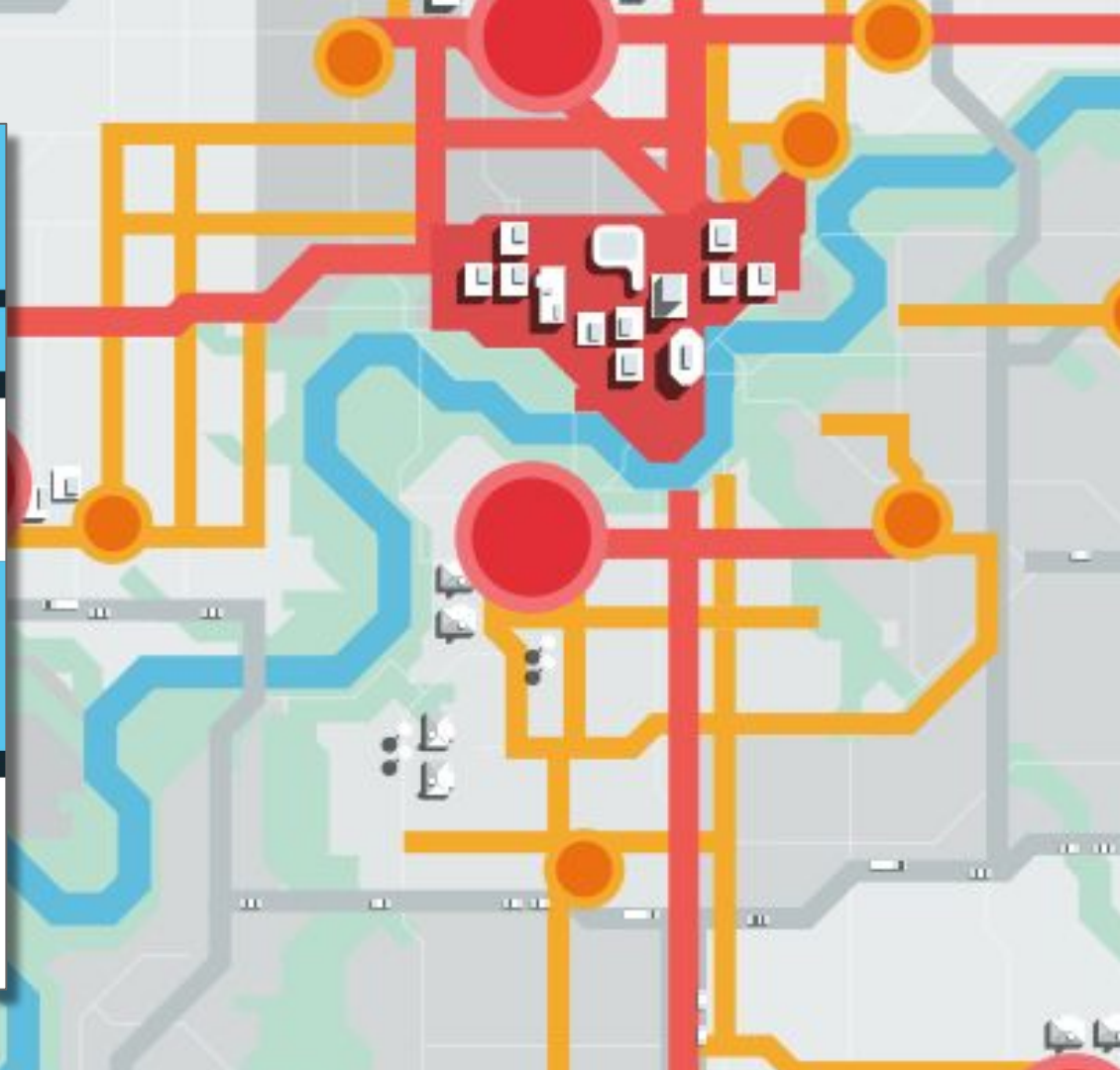
### Area Redevelopment Plan

## SCHEDULE J

### Detailed Land Use Sub Area 2











ADMINISTRATION'S RECOMMENDATION: **APPROVAL**