

Zoning Comparison 8904 - 99 Street NW (LDA24-0132 Strathcona)

	DC2.1153 Current	RM h28.0 Proposed
Typical Uses	Multi-unit residential with mandatory ground level commercial	Multi-unit residential with optional ground level commercial
Maximum Height	34.0 m (approx. 10 storeys)	28.0 m (approx. 8 storeys)
Maximum Floor Area Ratio (FAR)	6.0	3.8 - 5.2 ¹
Number of Dwellings	Min: n/a Max: 190 dwellings	Min: 32 dwellings Max: n/a
Minimum Setback from 89 Ave	1.0 m (non-residential) - 7.0 m (residential)	3.0 m
Minimum Setback from 99 St	2.0 m (non-residential) - 4.5 m (residential)	4.5 m
Minimum Setback from Alleys	10.0 m	3.0 m
Minimum Setback from Abutting Sites	North and west: 1.2 m - 3.0 m (3.0 m over 10.0 m in height)	North and west: 3.0 m

Minimum Setback from Lot Line for Portions of a Building Over 20.0 m in Height	North: 3.0 m West, South, East: 4.5 m	n/a
Community Amenity Contributions	Min. of 8 dwellings with 3+ bedrooms. \$200,000 for an off-site public amenity in Strathcona. Public realm improvements along 99 St NW and 89 Ave NW bordering the site.	n/a (standard zone)

Footnote:

¹ The maximum FAR in the RM h28.0 Zone is 3.8. If the applicant wants additional FAR, they can meet either of the criteria below (each gives 0.7 additional FAR). If the applicant wanted to achieve a maximum FAR of 5.2, they would need to meet both of the below criteria:

- The maximum FAR increases by 0.7 where a minimum of 10% of all dwellings: comply with inclusive design requirements, have a floor area greater than 100 m², a minimum of 3 bedrooms, access to an outdoor common amenity area designed for children, and have access to enhanced bulk storage within the dwelling or building.
- The maximum FAR increases by 0.7 where supportive housing is provided, and a minimum of 30% of all supportive housing sleeping units comply with the inclusive design requirements.