

Frequently Asked Questions

Why did the City of Edmonton accept this application?

- Under the Municipal Government Act and the Zoning Bylaw, applicants have the right to submit rezoning applications and the City is obligated to process such applications and advance them to City Council for consideration.

Who Owns the Site?

- The site was formerly owned by the Catholic School Board (the former St. James Catholic Elementary School).
- The site was sold, and is owned by Hasco Development, a private landowner.

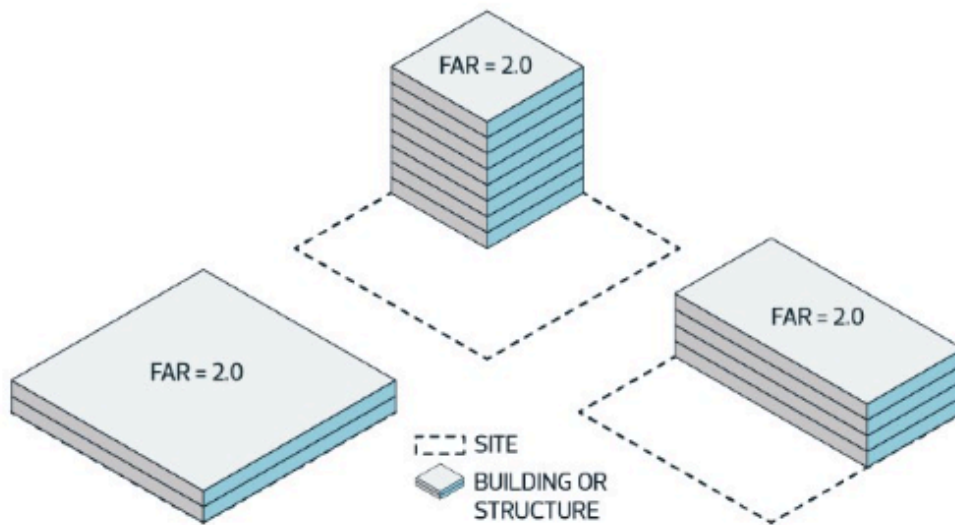
Who was notified of the proposed application, and how?

- The initial mailed notice was sent to residents within 120.0 metres of the site, applicable Community Leagues, and Business Improvement Areas (BIA). The notice included a link to the Engaged Edmonton site. The Engaged Edmonton page will be active from October 1, 2024 - October 15, 2024.
- A rezoning sign will be installed on the site facing 83 Street NW.

What is Floor Area Ratio (FAR)?

- [Floor Area Ratio \(FAR\)](#) means a building or structure's [Floor Area](#) in relation to the total area of the [Site](#) that the building is located on.
- The minimum setbacks around the site, and the maximum height work together with the FAR to determine the maximum size of the building, and where on the site the building can be located.
- For illustrative purposes, the image below shows the different forms that a building with a FAR of 2.0 could take:

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Will on-site parking spaces be provided?

- City Council approved [Open Option Parking](#) in 2020 which removed on-site parking minimums from the Zoning Bylaw. This allows developers, homeowners and businesses to decide how much on-site parking to provide on their properties based on their particular operations, activities or lifestyle.

Will the dwellings be rented or owned?

- The Zoning Bylaw does not regulate whether dwellings are rented or owned.

What is the maximum number of dwellings allowed in the proposed zone?

- There is not a maximum number of dwellings in the proposed zone.
- The minimum setbacks, maximum height, and maximum FAR work together to determine the size of the building.