

Zoning Alignment Map_University–Garneau

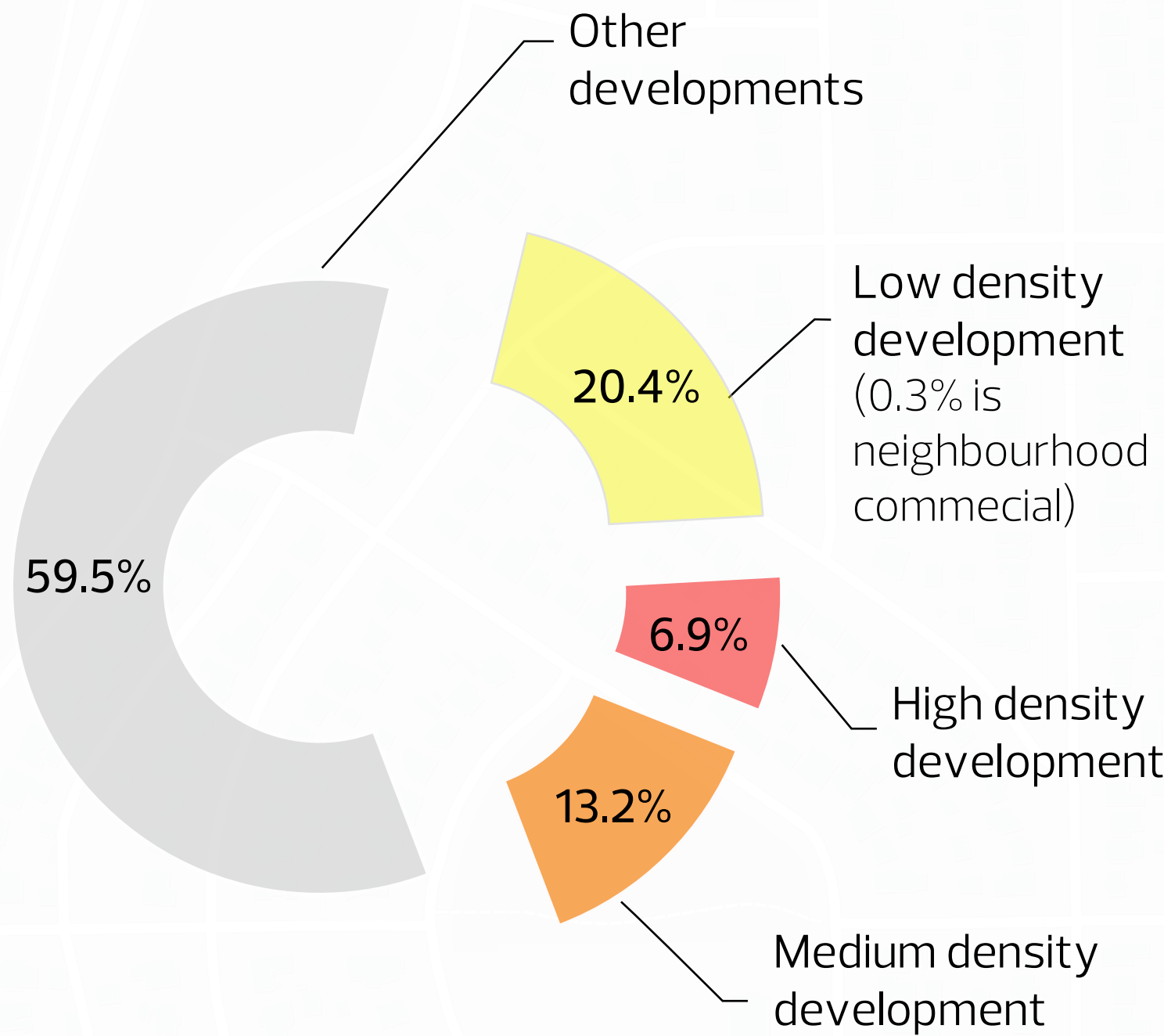


University–Garneau PGA

Land use density

- Low Density
- Medium Density
- High Density
- All other values

Area Share of Land uses



DC2 – Agreement #1163

- This DC2 is established to accomodate mixed use development with commercial and residential uses on ground floor
- Maximum building height of 34

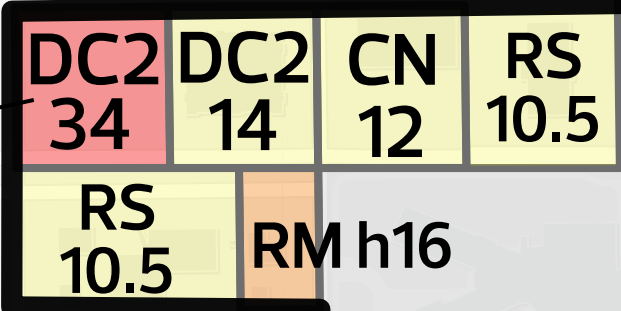
DC1 – Bylaw#19789

- This DC1 is established to preserve Cecil Burgess residence as a designated municipal historic resource and ensure future alterations and uses are compatible with the historic building
- Maximum building height of 8.9m

NORTH SASKATCHEWAN RIVER

DC1 – Bylaw# 6221

- This DC1 is subject to the Garneau Area Redevelopment Plan (Bylaw #6221), which designates the subject area as a "special character residential area." The bylaw aims to promote the retention and rehabilitation of existing structures while permitting infill development.
- General development regulations of RF3 (the current RS–Small Scale Residential) apply, with consideration given to scale compliance for new developments and additions.
- Maximum allowed height of 10.5m



AJ – Alternative Jursdiction Zone

- The University of Alberta is within the Alternative Jurisdiction Zone and is not regulated by local zoning bylaws, as it falls under the jurisdiction of federal and provincial laws.
- The site covers 54.9% of University–Garneau PGA

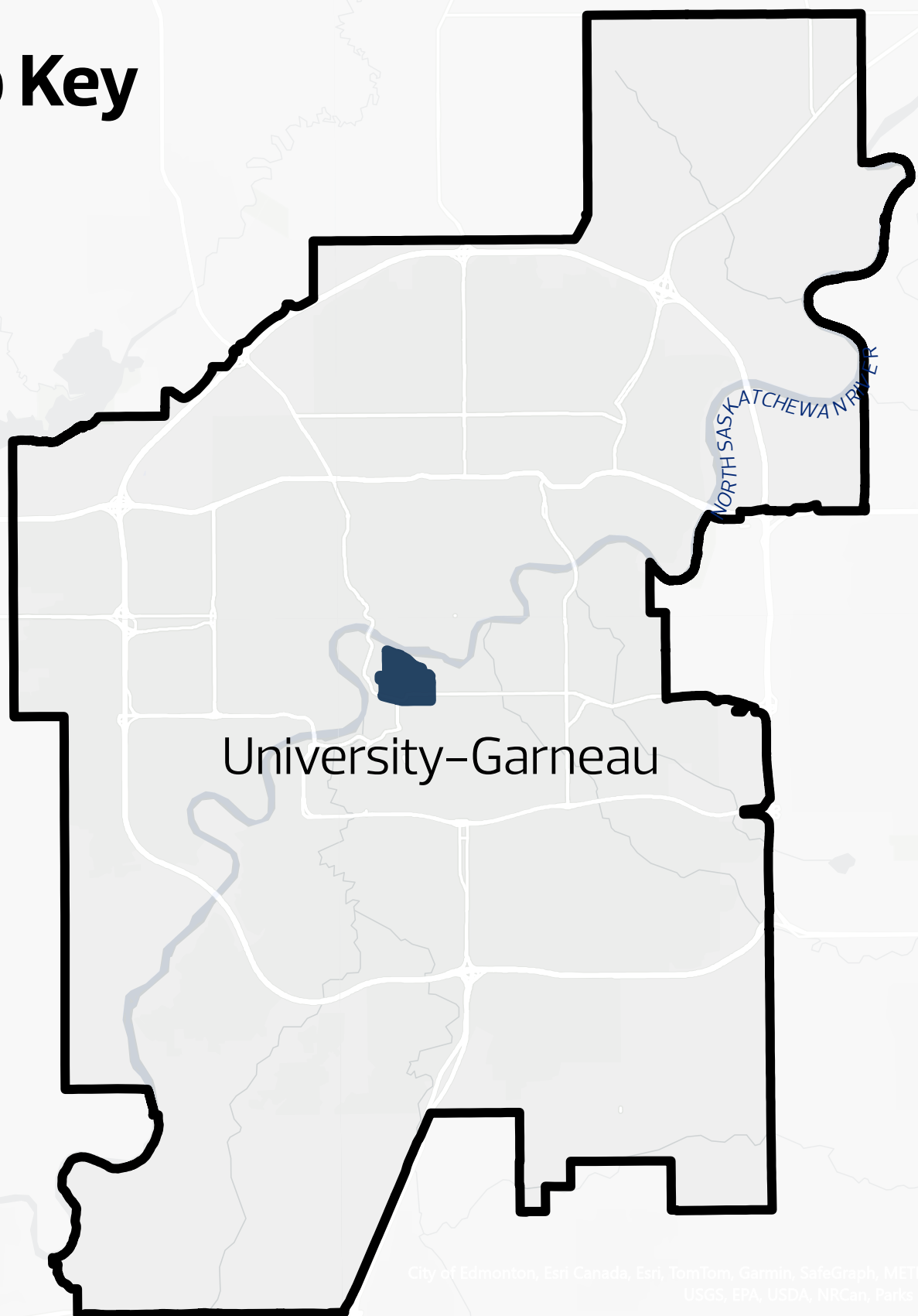
DC2 – Agreement #732

- This DC2 is established to accomodate an existing high density mixed use (commercial and residential) development
- Maximum density of 360 dwl/ha
- Maximum building height of
 - * 78m for buildings on 111 Street
 - * 76m for buildings on 112 Street &
 - * 19m for buildings on 82 Avenue

DC2 – Agreement #1021

- This DC2 is established to accomodate a mixed use development consisting of apartment and ground oriented commercial
- Maximum building height of 33m

Map Key



0 25 50 100 150 200 Meters