



DC1 to DC1

10329
82 Ave. NW

10319
82 Ave. NW

Aerial Image captured May 2022

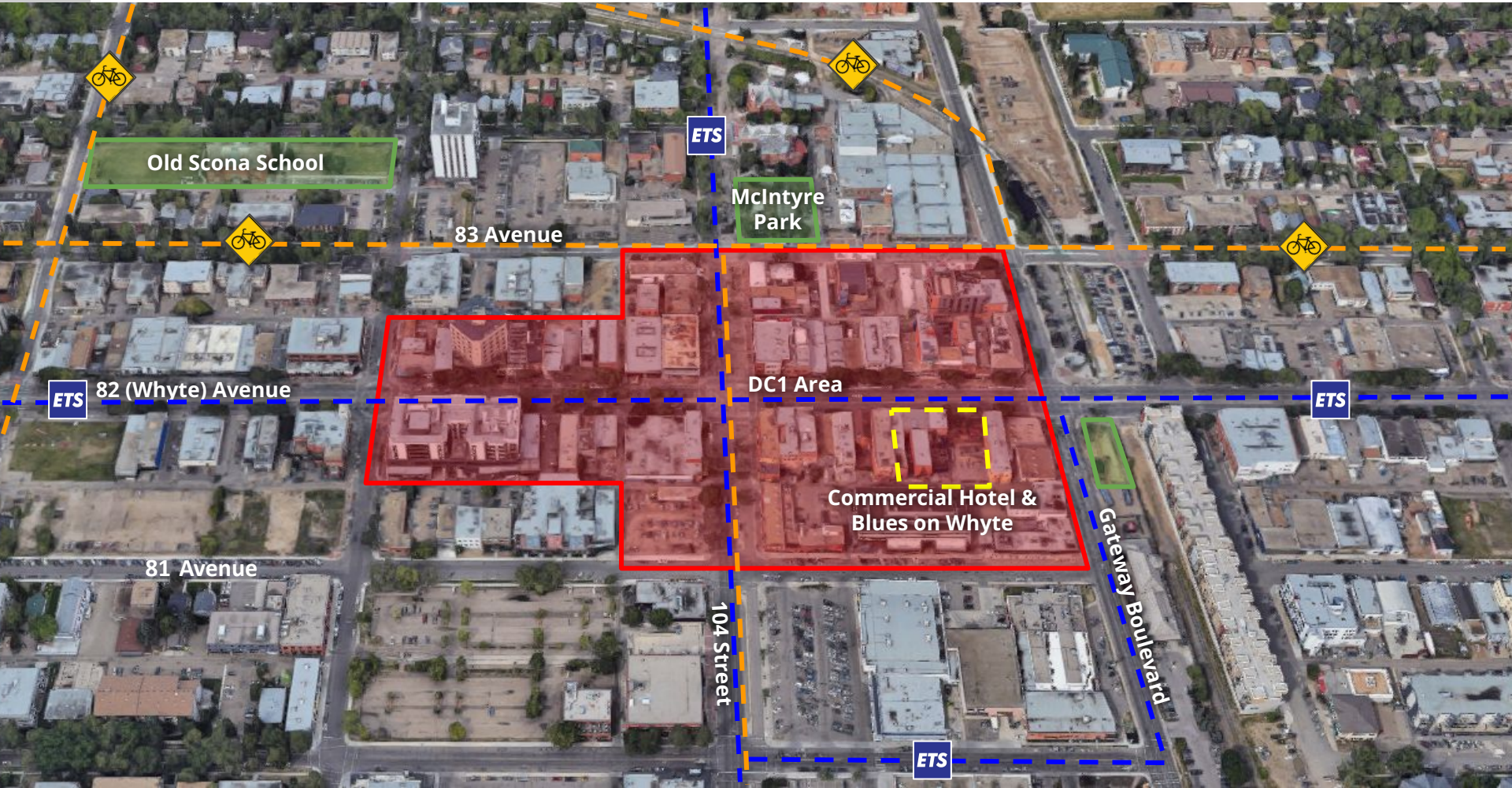


ITEMS 3.20 & 3.21
 BYLAW 20408 & CHARTER BYLAW 20409
 STRATHCONA, QUEEN ALEXANDRA & STRATHCONA JUNCTION

DEVELOPMENT
 SERVICES
 MAR 13, 2023



SITE CONTEXT



Old Scona School

ETS

McIntyre Park

83 Avenue

DC1 Area

ETS

ETS

82 (Whyte) Avenue

Commercial Hotel & Blues on Whyte

81 Avenue

104 Street

Gateway Boulevard

ETS

3 PROPOSED ZONING

	DC1 + Overlay Current	DC1 + Overlay Proposed
Entire Direct Control Area		
Public Space Definition	Includes exterior space	Excludes exterior space
Commercial Hotel Site		
Public Space	240 m ² (interior and exterior)	855 m ² (interior and exterior)
Special Event Size	929 m ² /building	No maximum
Number of Special Event Days	45	10
Spectator Entertainment Establishments Size	929 m ² /building	No maximum (interior by definition)
“Marquee” Style Sign	Not allowed	Allowed (with specific design/restrictions)

4 EXISTING OUTDOOR PATIO



5

MARQUEE SIGN



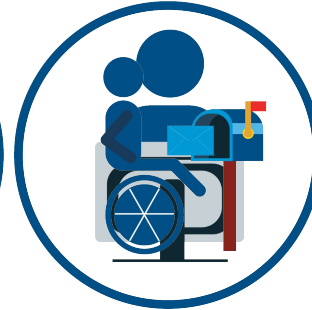
CONCEPT IMAGE

Comments

- Noise
- Alcohol use
- Too much focus on entertainment and not arts and culture
- Current zoning allows enough outdoor space
- Vacant land should be new buildings, not a patio



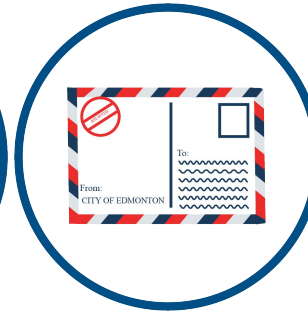
CITY WEBPAGE
Nov 2, 2022



MAILED NOTICE
Nov 3, 2022



SITE SIGNAGE
Nov 23, 2022



PUBLIC HEARING
NOTICE
Feb 16, 2023



JOURNAL AD
Feb 24, 2023
Mar 4, 2023



SITE VIEW



CITY PLAN



ADMINISTRATION'S RECOMMENDATION: **APPROVAL**