

**CHARTER BYLAW 20495**  
**8503 39A AVENUE NW**



**E1NS**

## OVERVIEW

- Additional commercial services nearby will benefit the community.
- Commercial development will be small scale and neighbourhood oriented
- Setbacks in the CNC Zone will ensure there is a similar building footprint to the current building on-site

# SITE CONTEXT



## Legend



Site in Question



Edith Rodgers School



Malcolm Tweddle School



Millwoods Christian School



Calvary Community Church



# MARKET ASSESSMENT



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CNC Permitted Uses	CNC Discretionary Uses
Convenience Retail Stores	*Bars and Neighbourhood Pubs
Health Services	Child Care Services
*Personal Service Shops	*Commercial Schools
Professional, Financial, and Office Support Services	*General Retail Stores
*Specialty Food Services	*Live Work Units
	*Restaurants
	*Secondhand Stores
	*Veterinary Services
	*Major Home Based Business
	*Minor Home Based Business

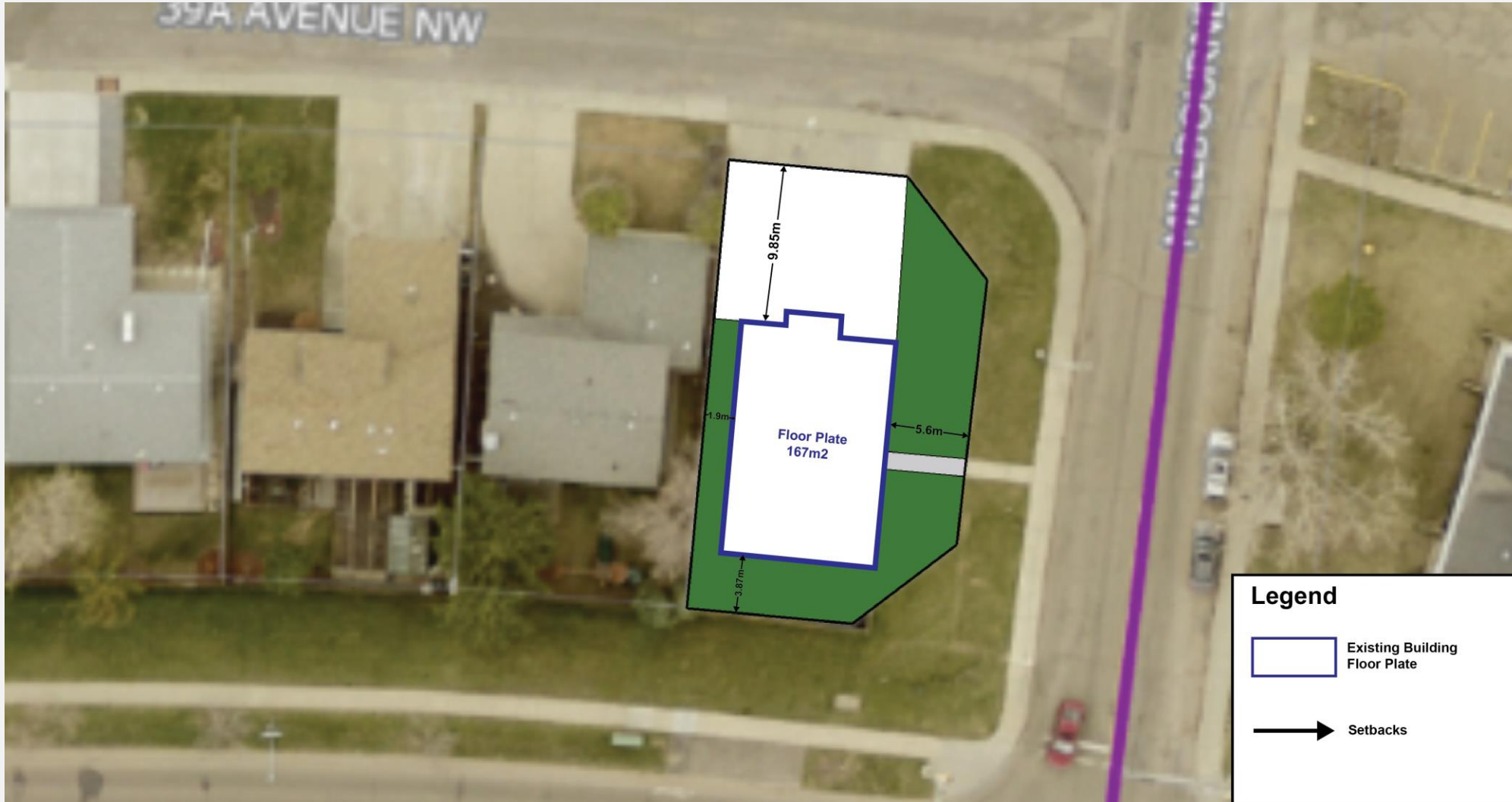
\*Denotes uses not within 1km radius of site in question

# RF1 VS CNC DEVELOPMENT REGULATIONS

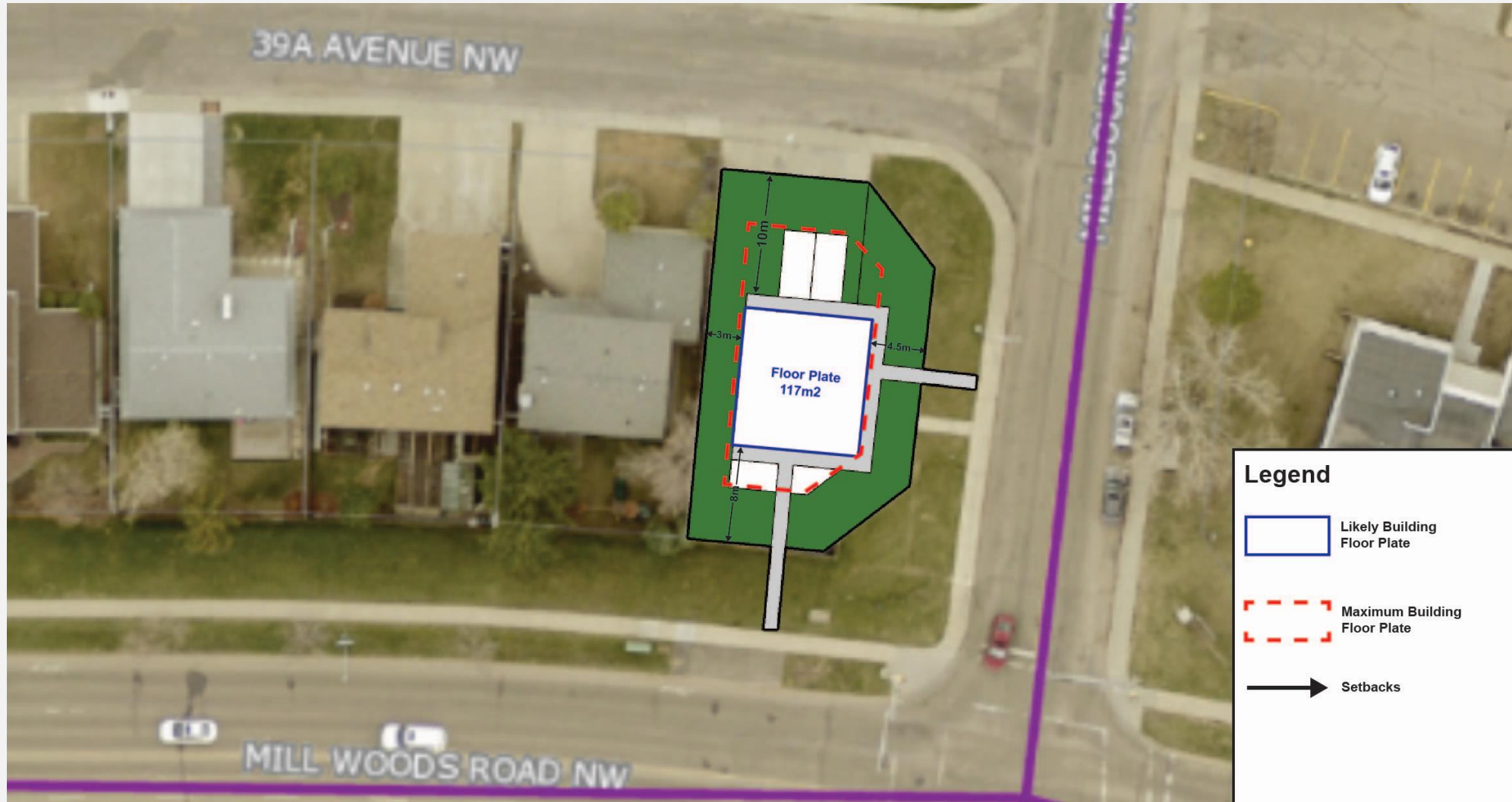
RF1	CNC
Maximum Building Height = 10 m	Maximum Building Height = 10 m
Front Setback = 4.5 m	Front Setback = 4.5 m
Rear Setback = 4.5 m	Rear Setback = 4.5 m
Side Setback Abutting Public Roadway = 20% of site width (3.6 m)	Side Setback Abutting Public Roadway = 4.5 m
Side Setback Abutting Residential Site = 1.2m	Side Setback Abutting Residential Site = 3.0m



# RF1 EXISTING SITE BUILDOUT



# CNC LIKELY SITE BUILDOUT

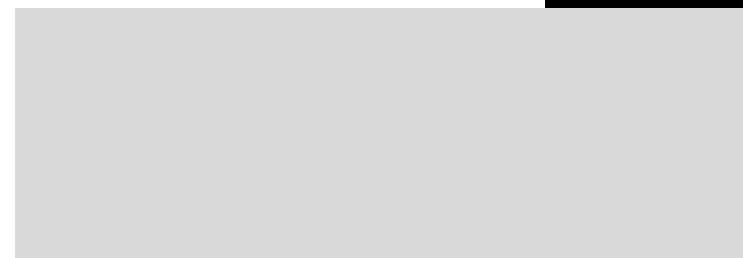




## SUMMARY

- The proposed CNC Zone is compatible with the surrounding land uses
- The CNC Zone will provide accessible retail opportunities for nearby residents in alignment with The City Plan
- Building will be setback further away from the adjacent single detached house to the west if the site is redeveloped
- Redevelopment will likely result in a building footprint that is similar to the existing single-family home.

**THANK YOU**



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# NEIGHBOURHOOD ORIENTED COMMERCIAL: 8903 83 AVENUE NW



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# NEIGHBOURHOOD ORIENTED COMMERCIAL: 8155 79 AVENUE NW



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