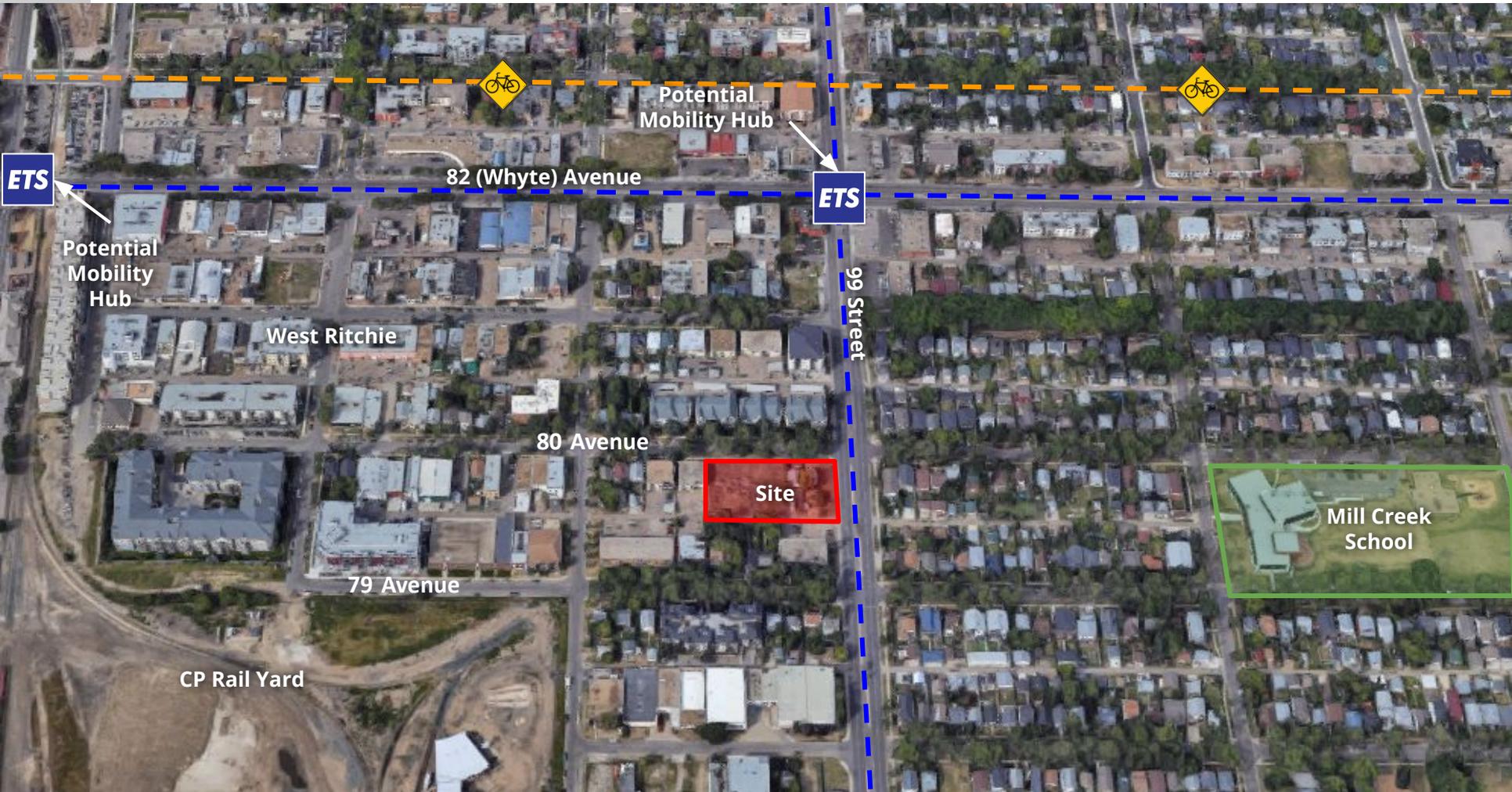




ITEMS 3.11 & 3.12
BYLAW 20514 & CHARTER BYLAW 20515
RITCHIE

DEVELOPMENT
SERVICES
JUNE 26, 2023



Comments

Opposed

- Street parking congestion
- Shadow impacts
- Decreased property values
- Four storeys is enough
- Increase in traffic
- Plumbing/sewer impacts

Support

- Aligns with the City Plan
- Proximity to transit



PRE-APPLICATION
Sep 14, 2021



MAILED NOTICE
May 4, 2022



CITY WEBPAGE
May 17, 2022



ONLINE
ENGAGEMENT
Apr 17 - 30, 2023



SITE SIGNAGE
Jun 9, 2022
May 1, 2023

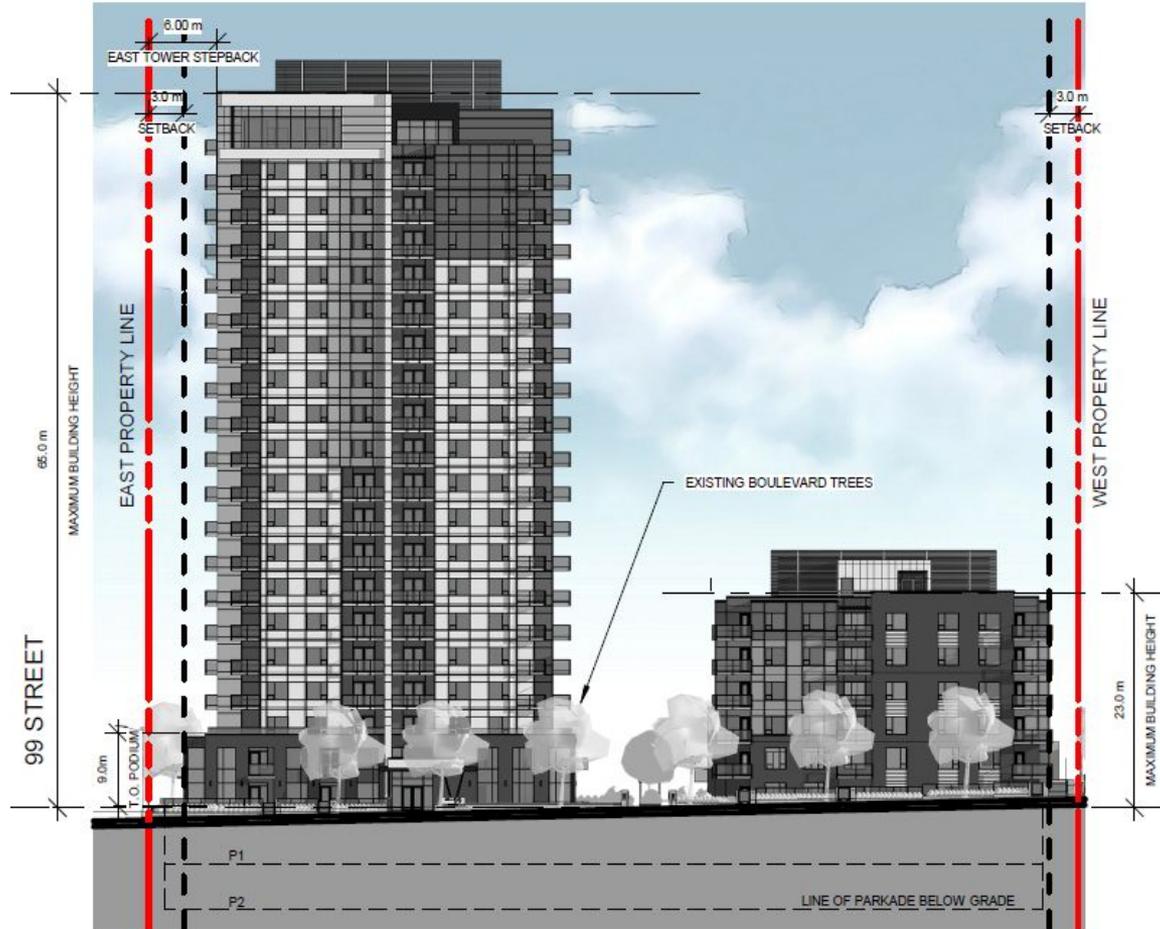


PUBLIC HEARING
NOTICE
Jun 1, 2023



JOURNAL AD
Jun 9, 2023
Jun 17, 2023

PROPOSED ZONING - TOWER DESIGN



NORTH ELEVATIONS

SUN SHADOW STUDY - EQUINOXES



APPLICANT RENDERING - LOOKING SOUTHWEST

9AM

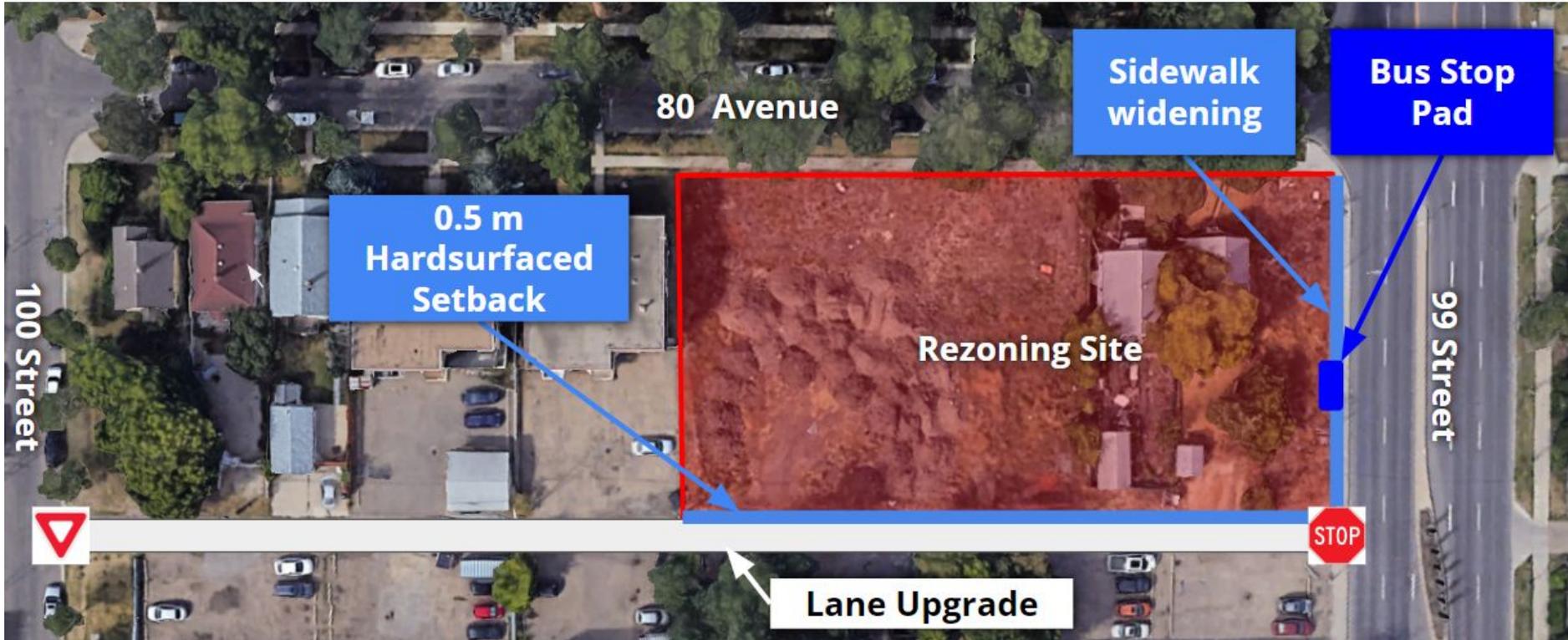


12PM



3PM





REQUIRED MOBILITY IMPROVEMENTS

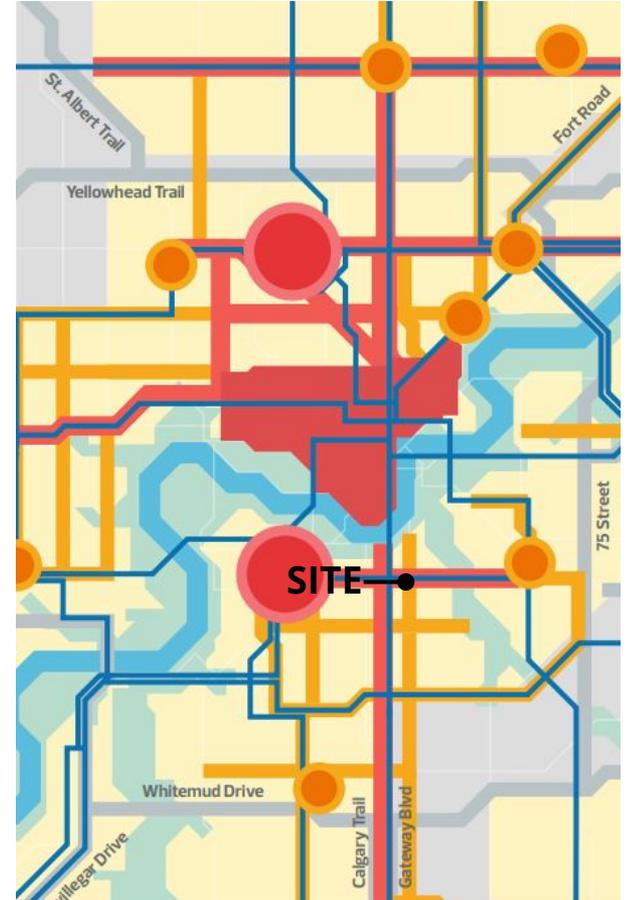




SITE VIEW



STRATHCONA ARP



THE CITY PLAN



Policy C599

Proposed Contributions:

- 9 three bedroom units
- public plaza





ADMINISTRATION'S RECOMMENDATION: **APPROVAL**