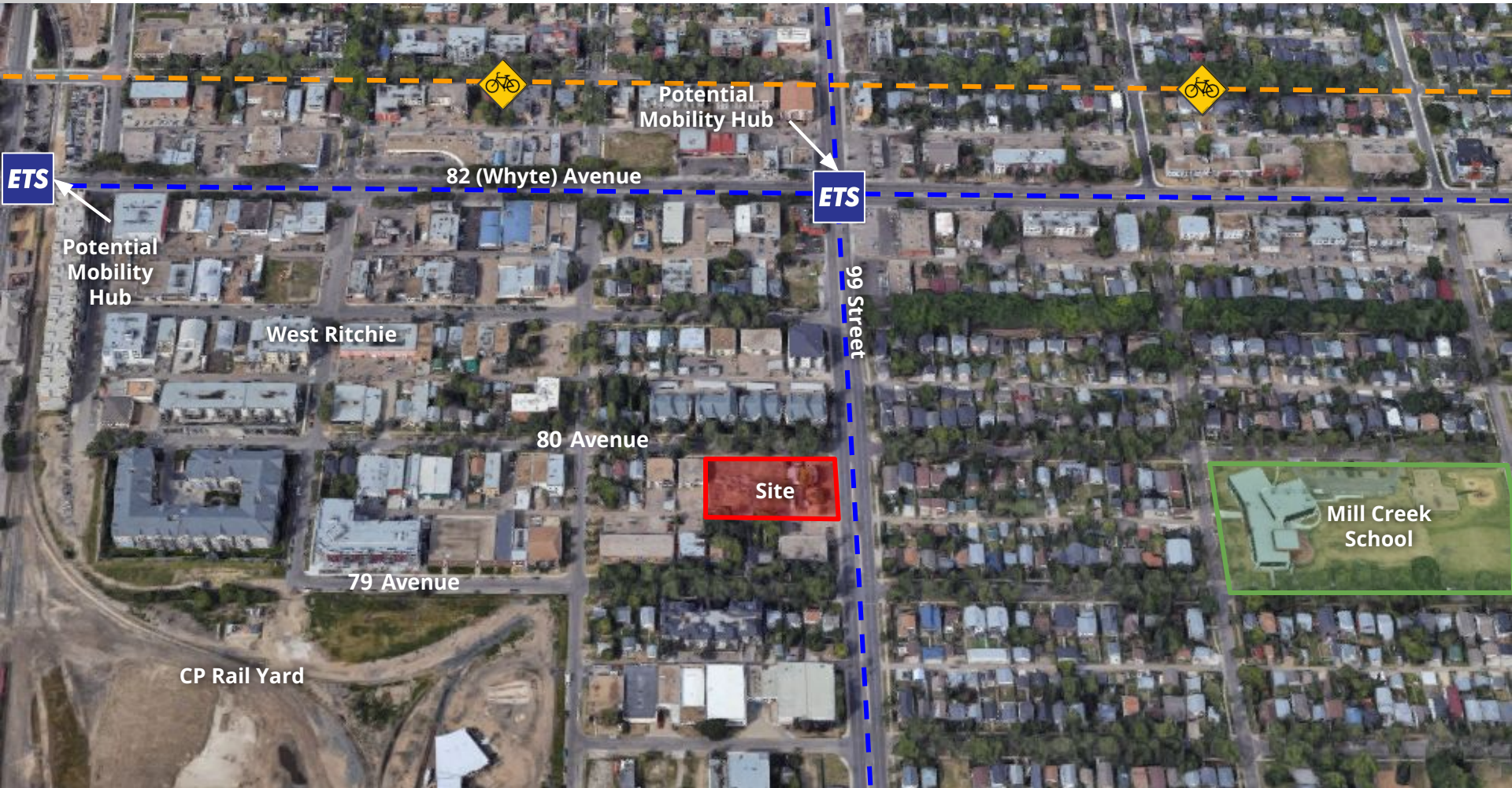




ITEMS 3.11 & 3.12  
BYLAW 20514 & CHARTER BYLAW 20515  
RITCHIE

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

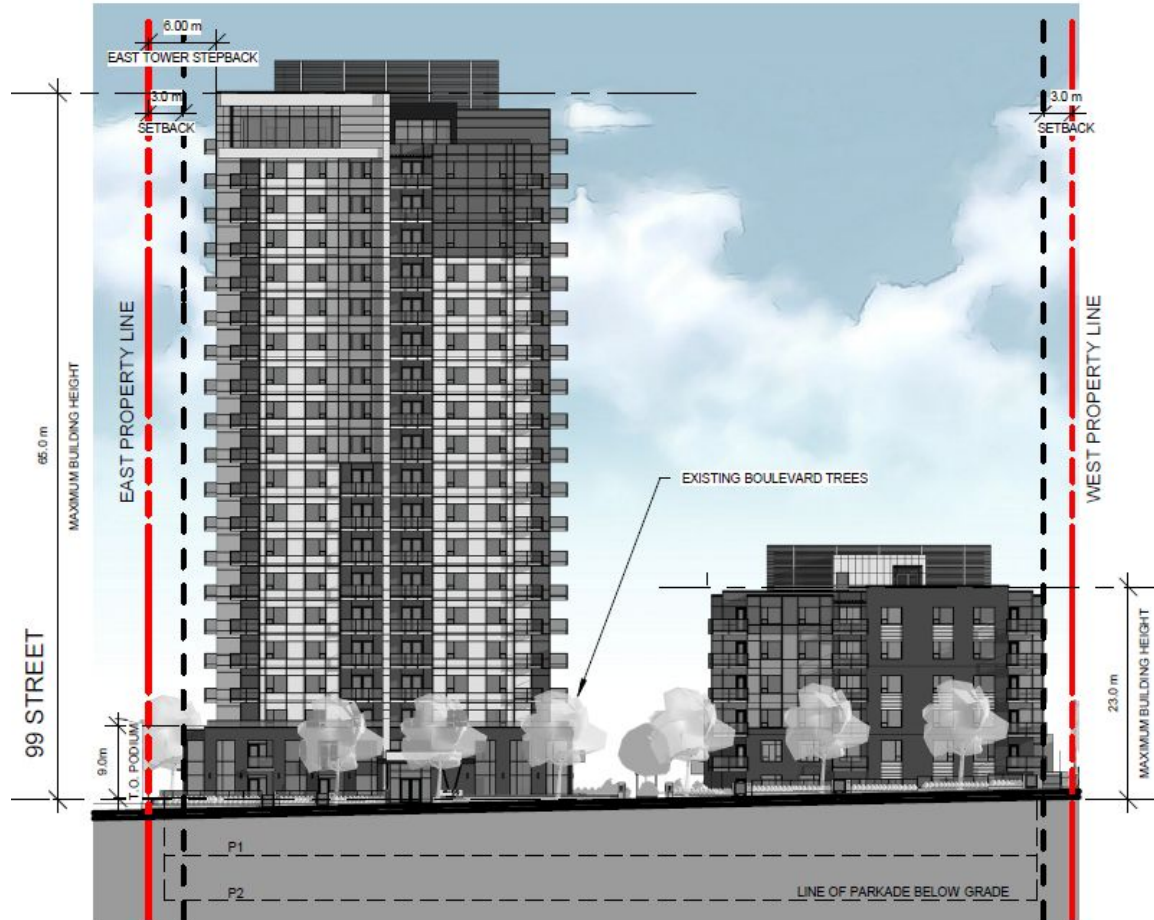


JOURNAL AD  
Jun 9, 2023  
Jun 17, 2023





## PROPOSED ZONING - TOWER DESIGN



NORTH ELEVATIONS

## SUN SHADOW STUDY - EQUINOXES



APPLICANT RENDERING - LOOKING SOUTHWEST

9AM



12PM



3PM







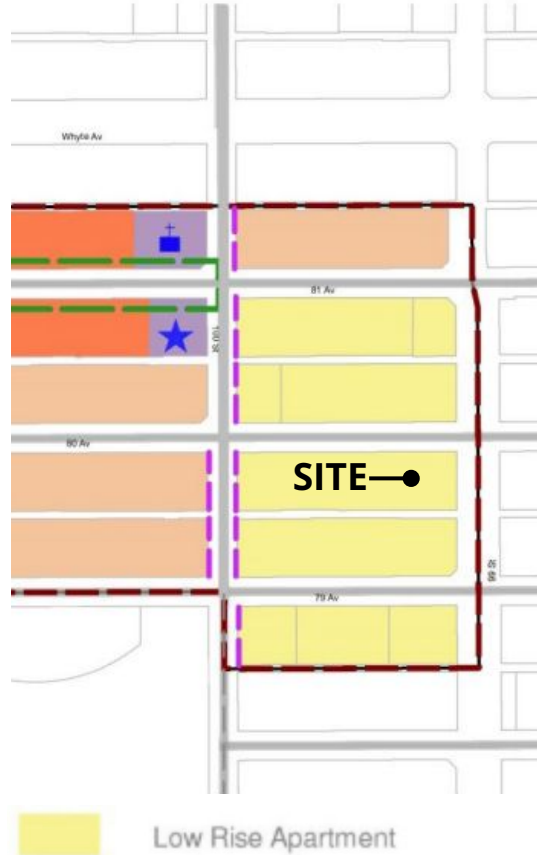
REQUIRED MOBILITY IMPROVEMENTS



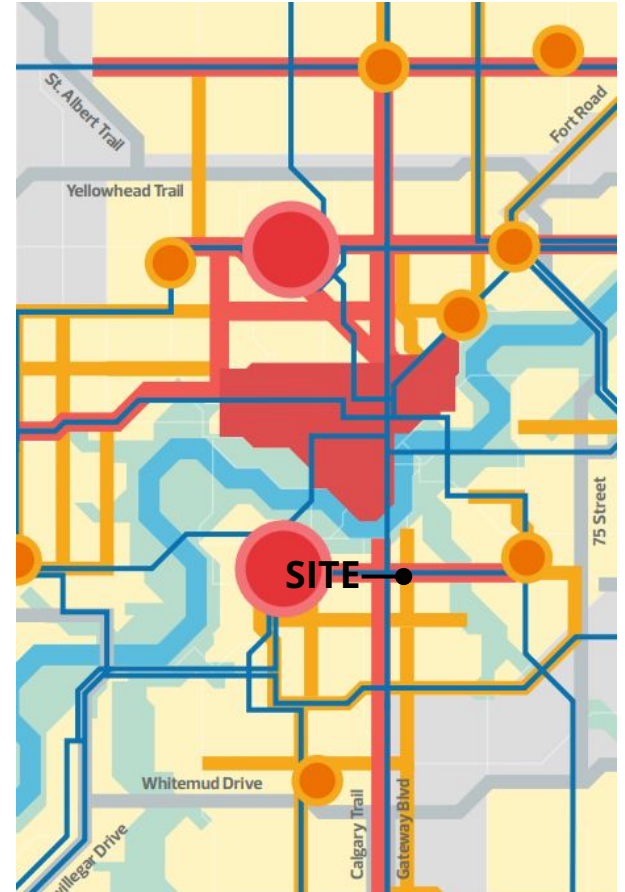




SITE VIEW



STRATHCONA ARP



THE CITY PLAN



## Policy C599

Proposed Contributions:

- 9 three bedroom units
- public plaza







ADMINISTRATION'S RECOMMENDATION: **APPROVAL**