



# SITE CONTEXT



Calder Community League

Business

Business

Business

Site

Business

127 Avenue NW

CN Walker Yard

## Comments

- Property is unsightly
- This development will increase the area's transient population



ADVANCE NOTICE  
Sept 19 & Nov 03, 2022



CITY WEBPAGE  
Nov 04, 2022



SITE SIGNAGE  
Nov 22, 2022



PUBLIC HEARING NOTICE  
July 27, 2023



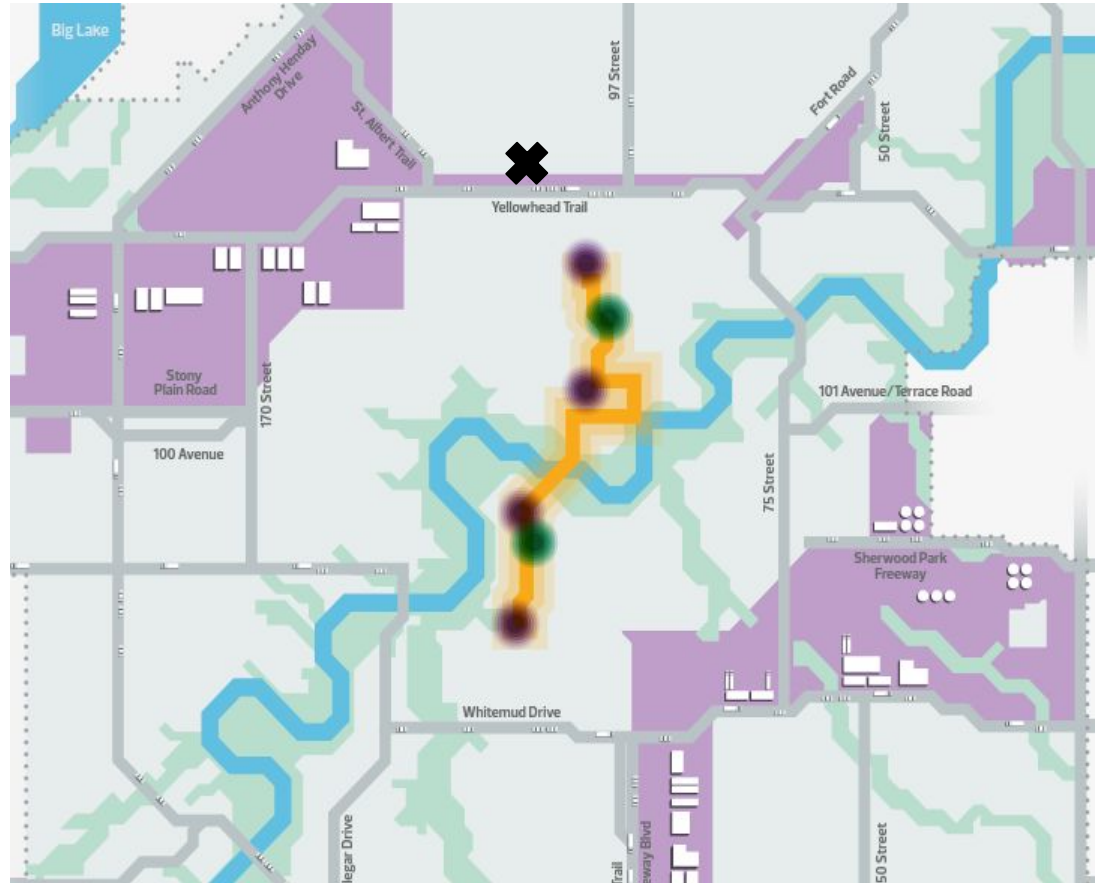
JOURNAL AD  
Aug 04 & 12, 2023



<b>REGULATION</b>	<b>CNC</b> Current Zone	<b>IB</b> Proposed Zone
<b>Principle Building</b>	Commercial	Industrial and commercial
<b>Height</b>	10.0 m	12.0 - 14.0 m
<b>Floor Area Ratio</b>	1.0	1.2
<b>Setbacks</b>		
Front	4.5 m	6.0 m
Interior Side	0.0 m	0.0 m
Flanking Side	4.5 m	6.0 m
Rear	0.0 m	0.0 m



SITE VIEW



THE CITY PLAN



ADMINISTRATION'S RECOMMENDATION: **APPROVAL**

