

84 Ave NW

DC2 to RA8

DC2.949

RA7

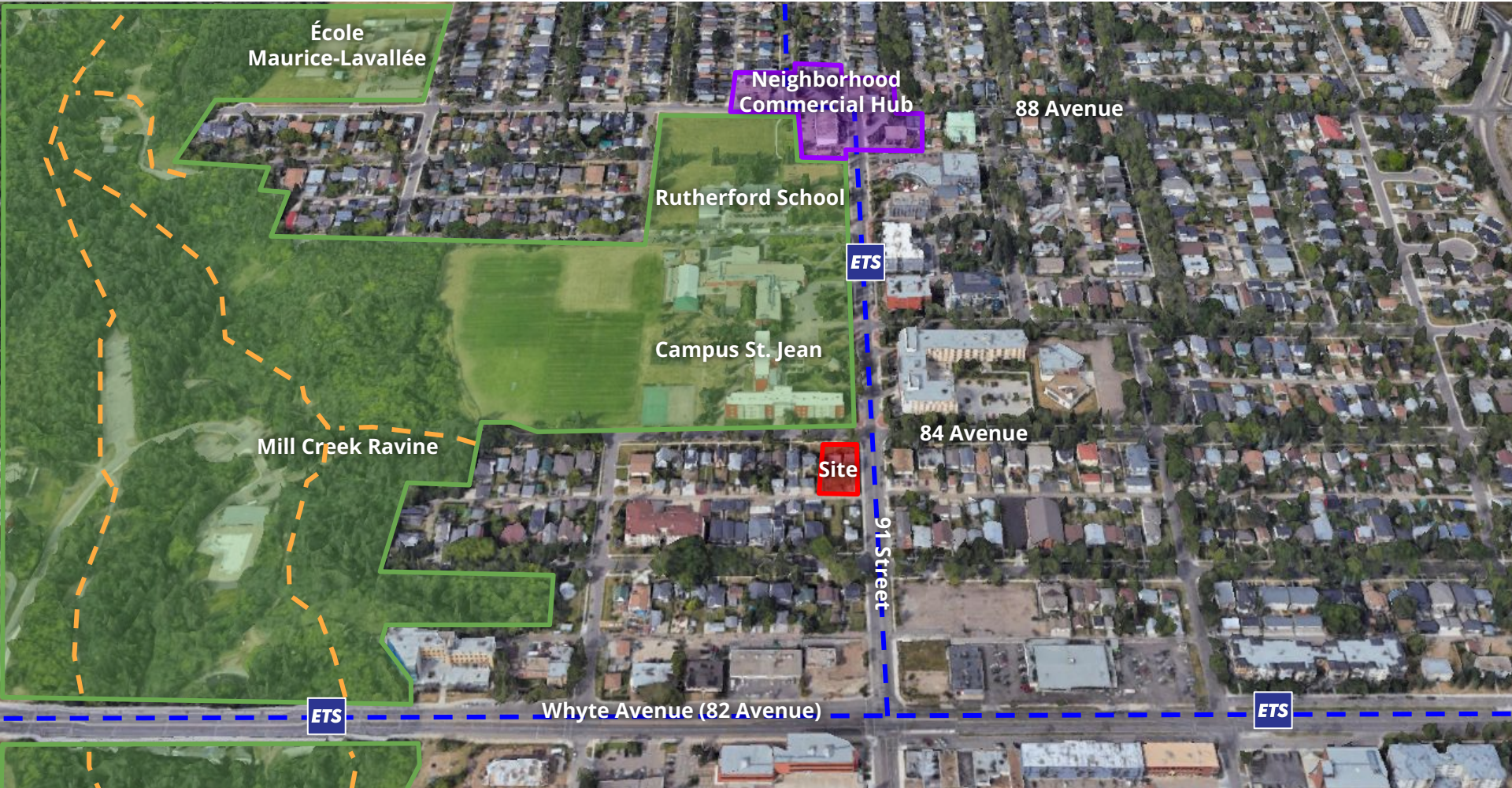
RF3

ITEM 3.14
CHARTER BYLAW 20592
BONNIE DOON

DEVELOPMENT
SERVICES
SEPTEMBER 11, 2023



SITE CONTEXT



École Maurice-Lavallée

Neighborhood Commercial Hub

88 Avenue

Rutherford School

ETS

Campus St. Jean

Mill Creek Ravine

84 Avenue

Site

91 Street

ETS

Whyte Avenue (82 Avenue)

ETS

3 PROPOSED ZONING



SITE VIEW

REGULATION	DC2 Provision Current Zoning	RA8 Proposed Zoning
Maximum Height	15.5 m	23.0 m
Maximum Floor Area Ratio	1.75	3.0 - 3.3
Density	11 maximum	7 minimum
Minimum Setbacks		
Front (84 Avenue)	6.0 m	6.0 m
Flanking side (91 Street)	3.5 m	3.0 m
Interior side (west)	2.0 - 4.5 m	3.0 m
Rear (Lane)	7.5 m	7.5 m
Minimum Interior Stepback	45 degree angle above 6.6 metres	3.0 m above 14.5 m

Comments

- Increased traffic
- Not in character with the neighbourhood
- Reduced privacy and access to sunlight



MAILED NOTICE
May 2, 2023



CITY WEBPAGE
May 5, 2023



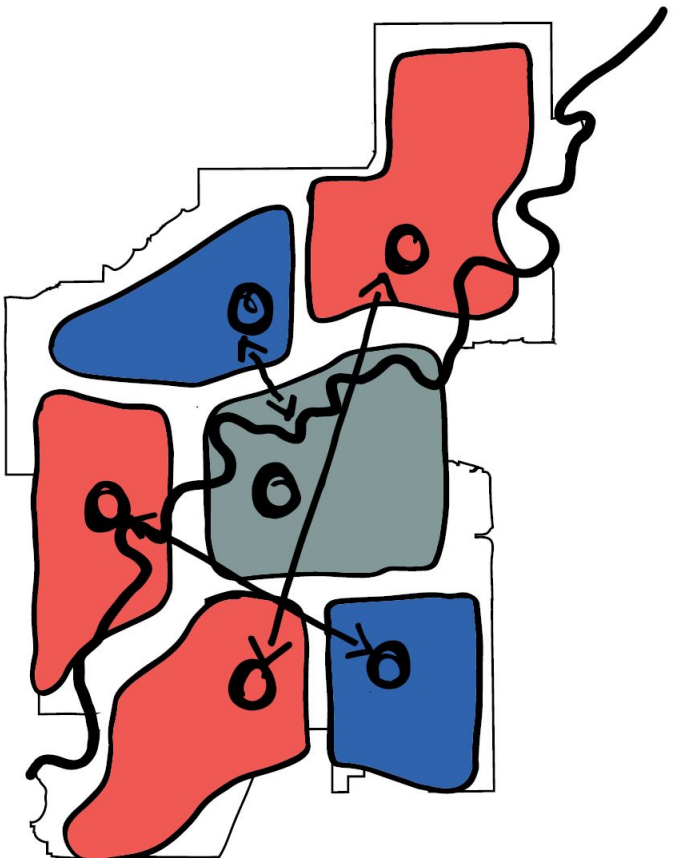
SITE SIGNAGE
June 6, 2023



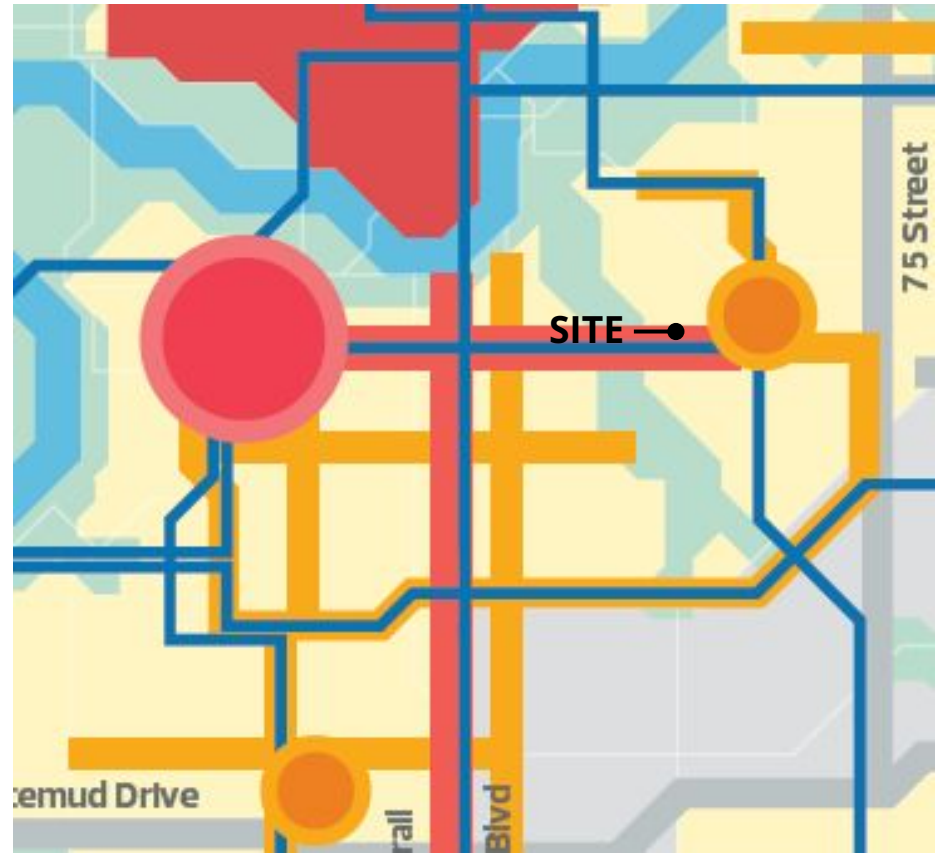
PUBLIC HEARING
NOTICE
Aug 17, 2023



JOURNAL AD
Aug 25 and Sep 2,
2023



Big City Move - Community of Communities



The City Plan - Primary Corridor

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ADMINISTRATION'S RECOMMENDATION: **APPROVAL**