



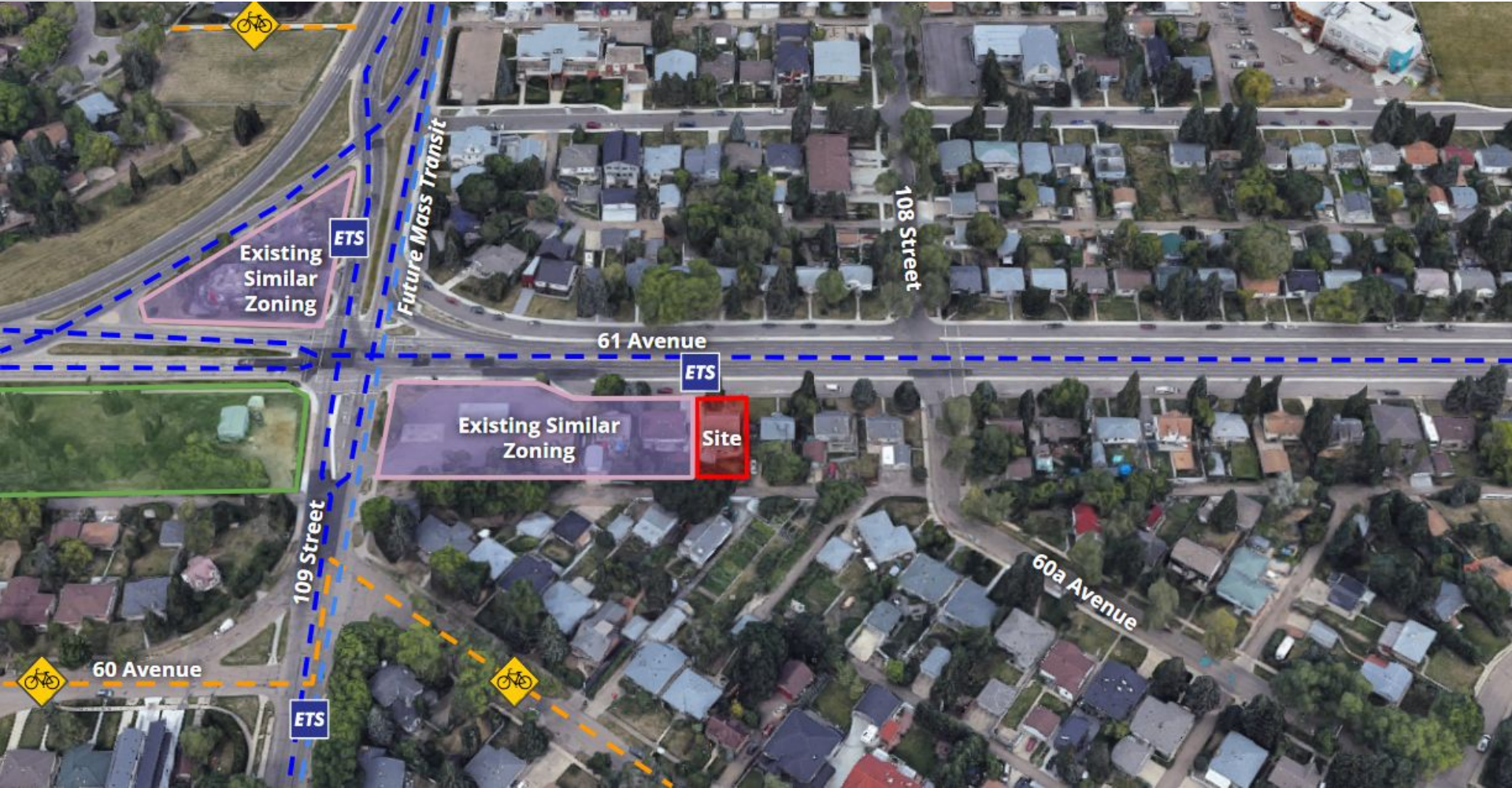
ITEM 3.13  
CHARTER BYLAW 20582  
PLEASANTVIEW

DEVELOPMENT  
SERVICES  
SEP 11, 2023





# SITE CONTEXT



# 3 PROPOSED ZONING



SITE VIEW

REGULATION	CNC+MSO Current Zoning Bylaw
Common Uses	Convenience Retail Stores, Health Services, Professional, Financial and Office Support Services, Specialty Food Services
Maximum Height	14.5 m - 16.0 m
Minimum Setbacks 61 Ave (front) East (side) West (side) Lane (rear)	1.0 m - 2.5 m 3.0 m - 6.0 m 0.0 m 0.0 m

## Comments

- Increased traffic
- Crime, noise, safety
- CNC too open - should be direct control
- Commercial trend will continue down the block
- Ex. commercial should be filled before rezoning residential to more commercial



CITY WEBPAGE  
Jun 15, 2023



MAILED NOTICE  
Jun 19, 2023



SITE SIGNAGE  
Jul 4, 2023

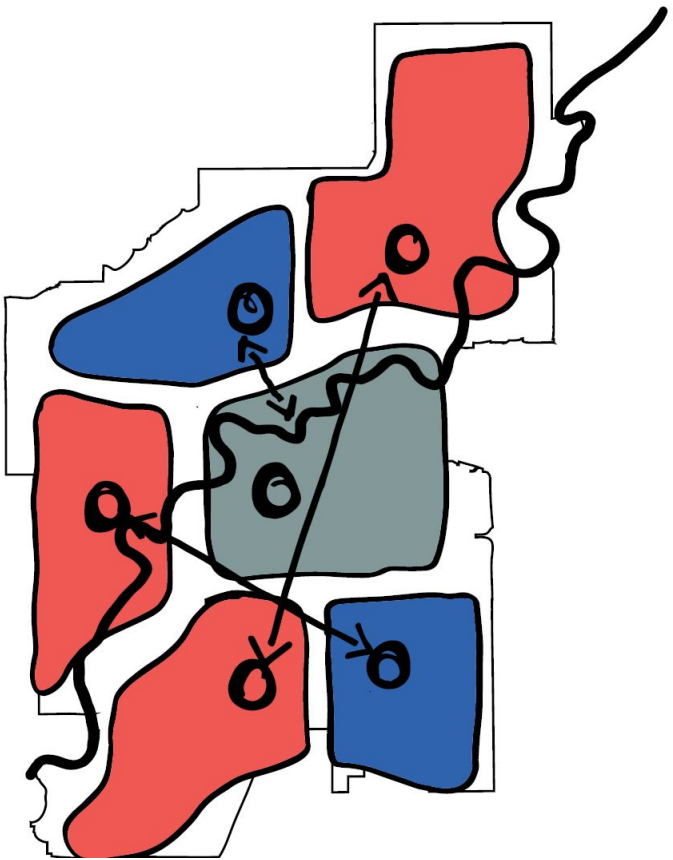


PUBLIC HEARING  
NOTICE  
Aug 17, 2023

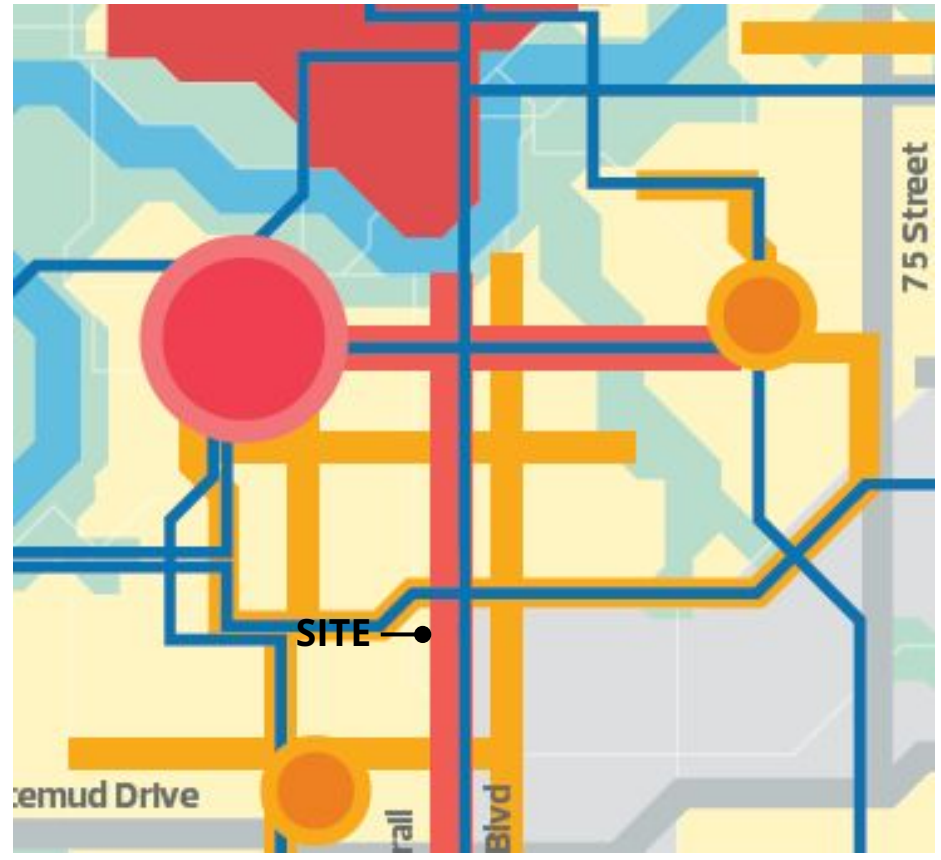


JOURNAL AD  
Aug 25 & Sep 2, 2023





Big City Move - Community of Communities



Nodes and Corridors - Secondary Corridor



DC2.470

RF1 to CNC

108 St NW

61 Ave NW

PU

AP

CNC

DC2.1145

RF1

60a Ave NW

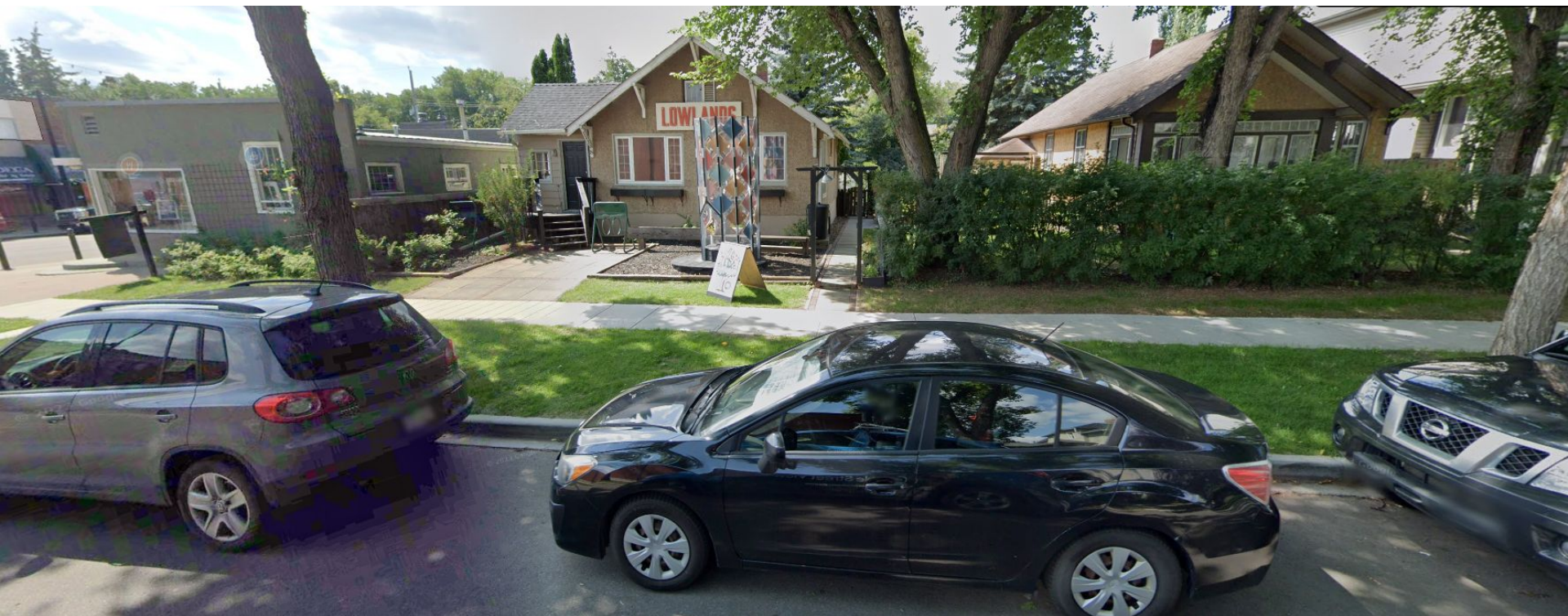
ADMINISTRATION'S RECOMMENDATION: **APPROVAL**







McKernan 115 St and 76 Ave - CNC Zoning



Highlands 112 Ave and 65 St - CNC Zoning





Queen Mary Park 112 St and 109 Ave - CNC Zoning