

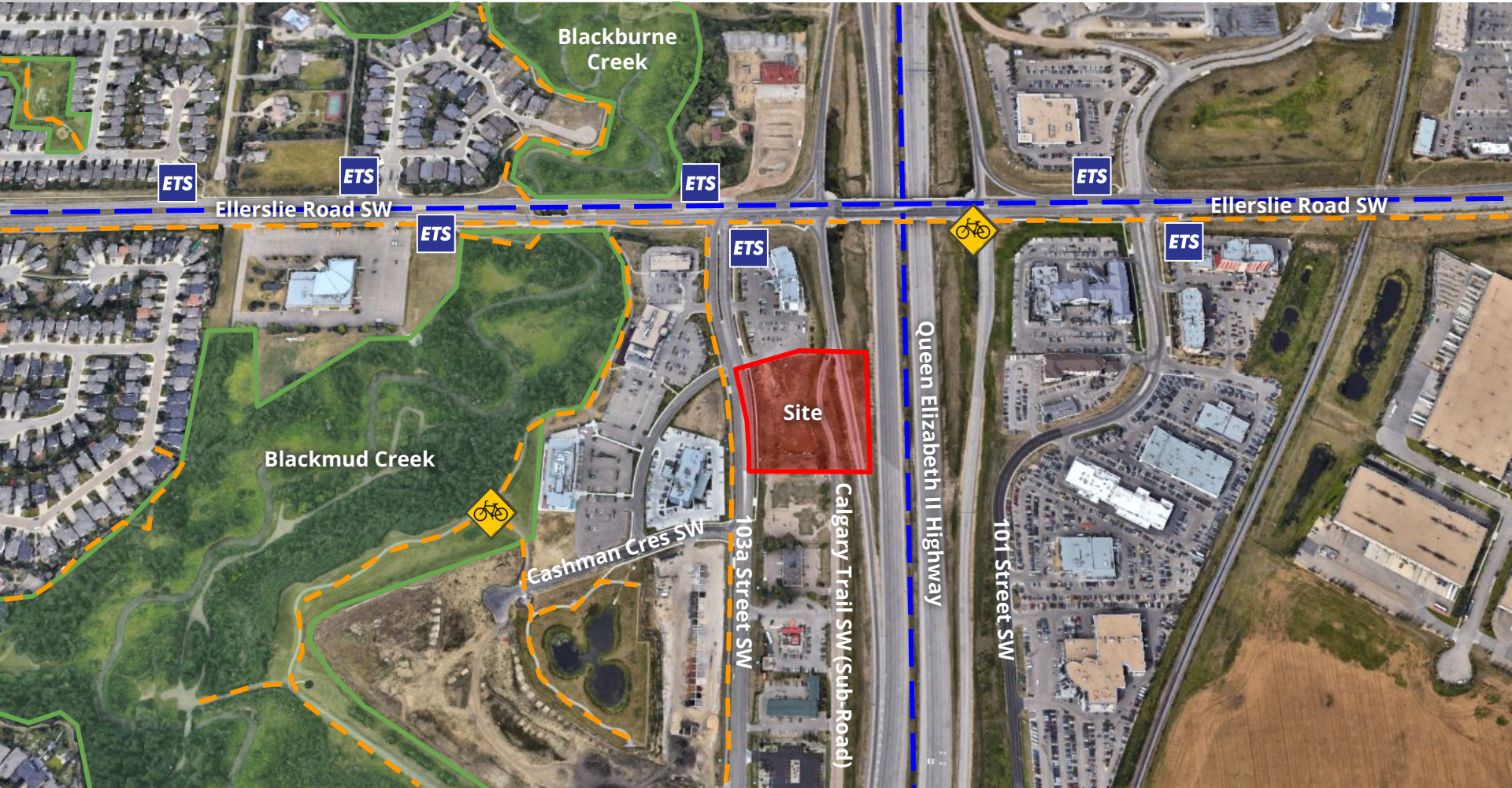


ITEMS 3.3 & 3.4
BYLAW 20652 & CHARTER BYLAW 20653
CASHMAN

DEVELOPMENT
SERVICES
Nov. 06, 2023

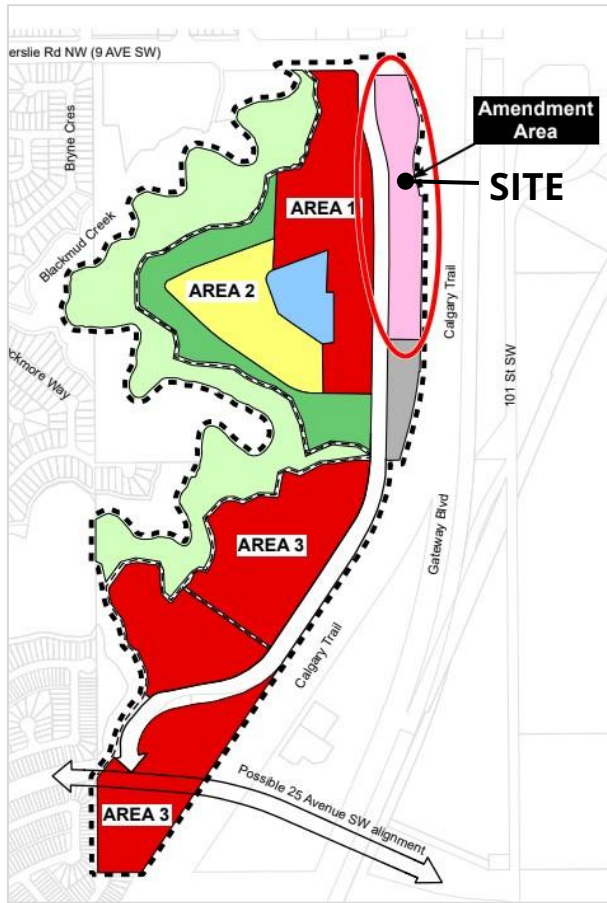


SITE CONTEXT

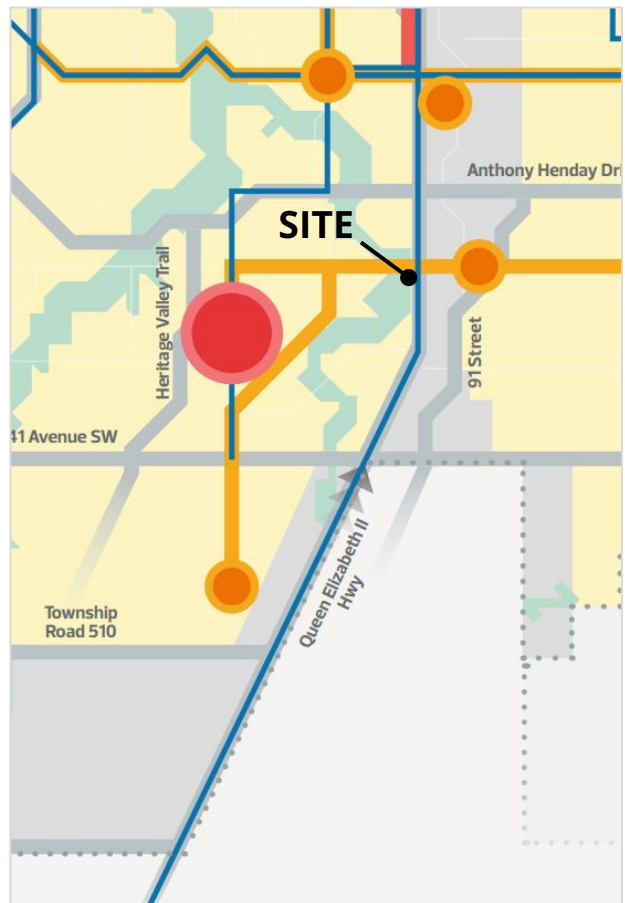




SITE VIEW



CASHMAN NASP



THE CITY PLAN

PROPOSED ZONING

REGULATION	CHY with MCCO Current Zoning	CB1 with MCCO Proposed Zoning	CN Proposed Zoning Bylaw Renewal Equivalent
Principal Building	Commercial	Commercial with possible above- ground residential	Commercial and/or community uses with possible above-ground residential
Height	14.5 - 16.0 m	12.0 m	12.0 m
Setbacks Front (103a Street SW) Side (North & South) Rear (Calgary Trail SW)	7.5 m 0.0 m 0.0 m	3.0 m 0.0 m 3.0 m	3.0 m 0.0 m 3.0 m
Max. Floor Area Ratio (FAR)	1.5	2.0	2.0

Comments (0)

No response were received.



MAILED NOTICE
Aug. 24, 2022



CITY WEBPAGE
Mar. 14, 2022



SITE SIGNAGE
Oct. 19, 2022



PUBLIC HEARING NOTICE
Oct. 12, 2023



JOURNAL AD
Oct. 20 & 28, 2023



ADMINISTRATION'S RECOMMENDATION: **APPROVAL**