



ITEMS 3.21 & 3.22  
BYLAW 20643 & CHARTER BYLAW 20644  
QUEEN ALEXANDRA

DEVELOPMENT  
SERVICES  
NOV 6, 2023

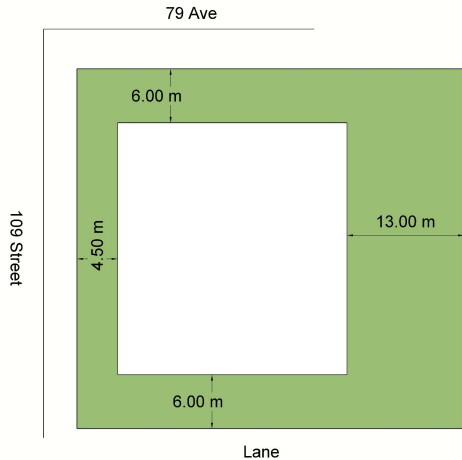
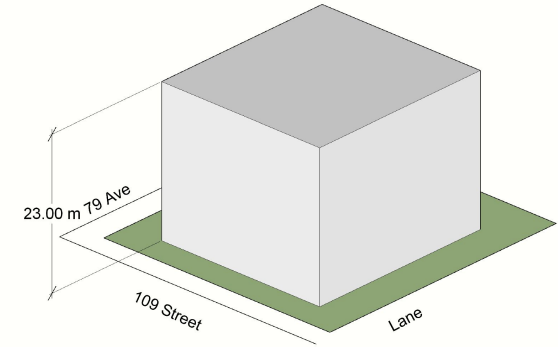
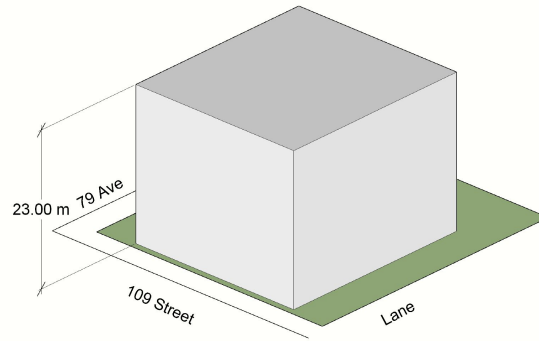
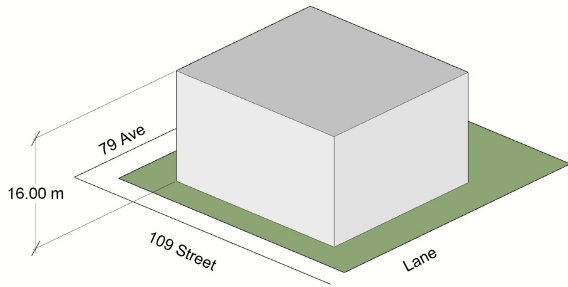




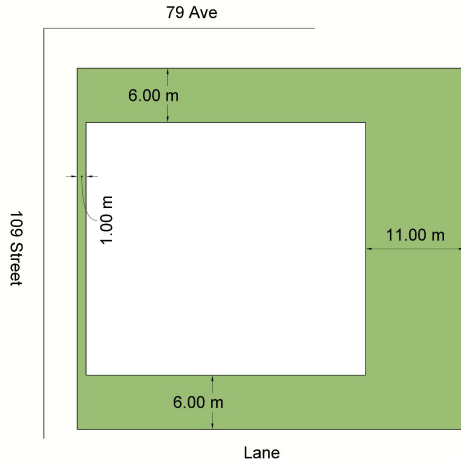
# 2 SITE CONTEXT



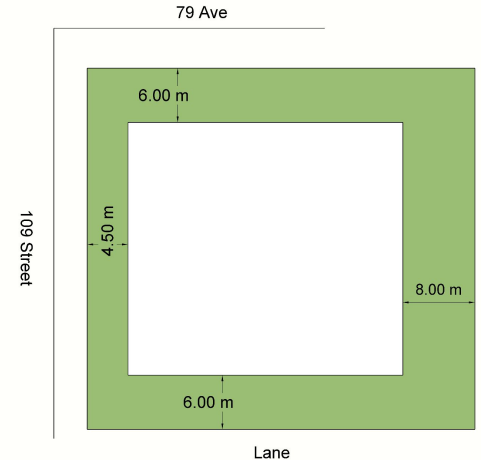
# 3 PROPOSED ZONING



RF6



RM h23 (ground floor commercial)



RM h23 (ground floor residential)

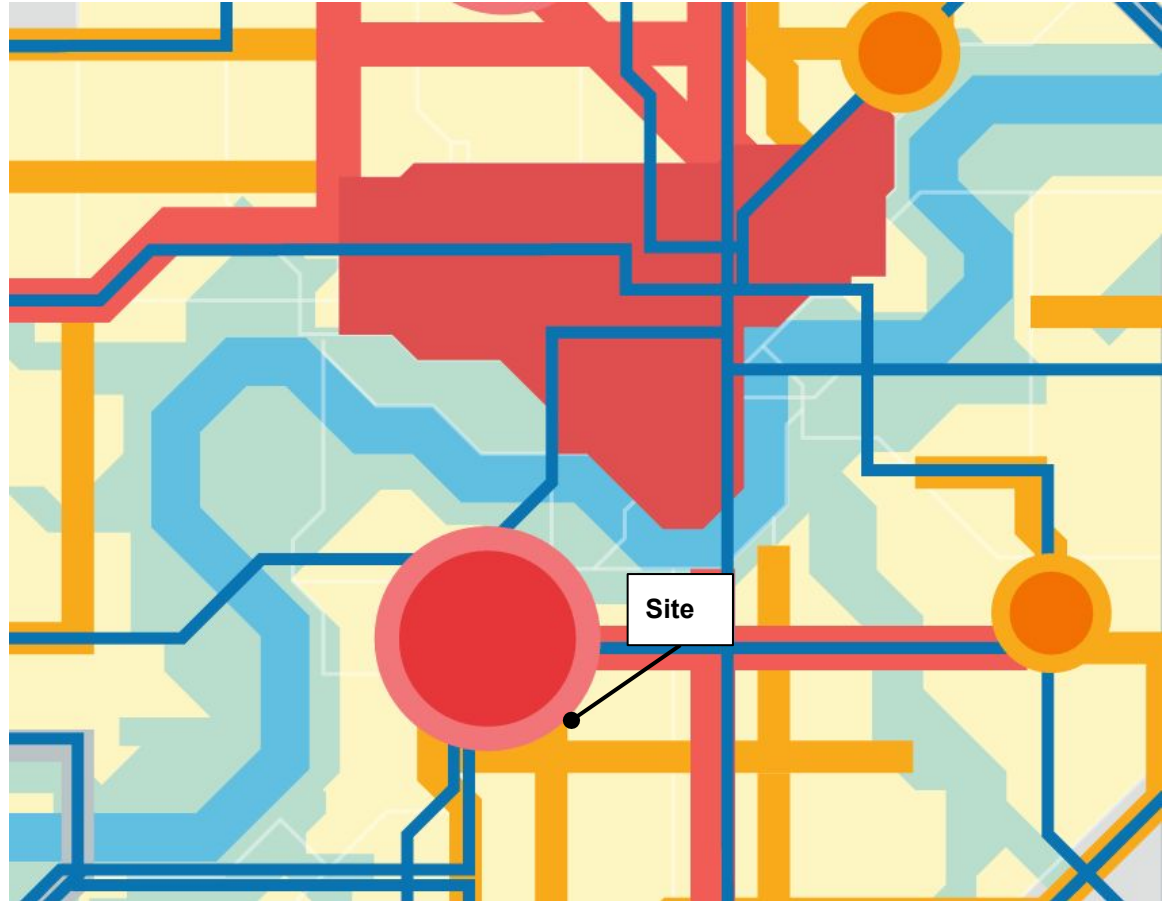


MAP 7: MEDIUM SCALE RESIDENTIAL DISTRICT

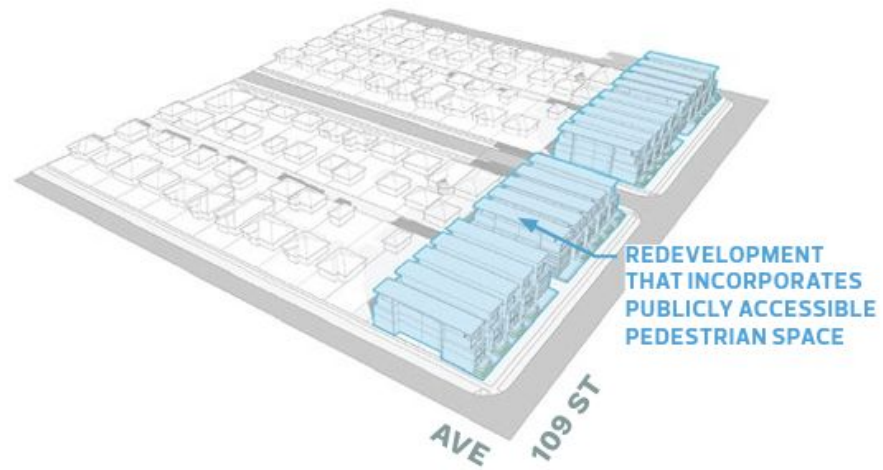
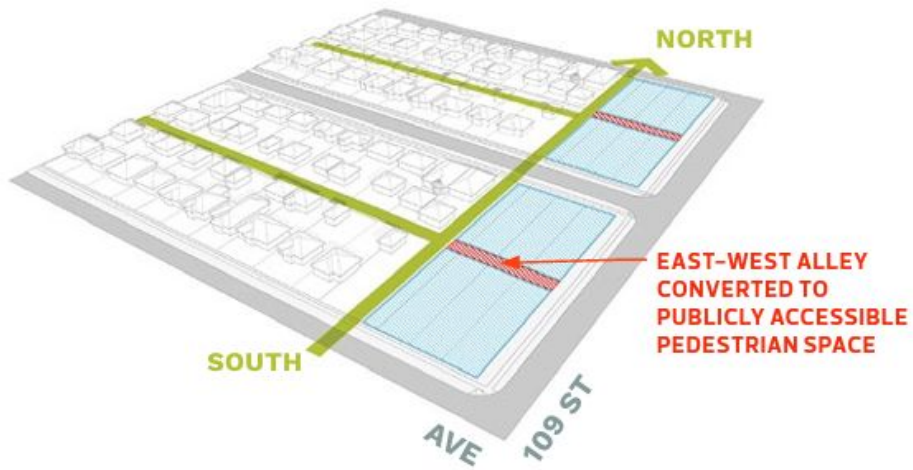
SCHEDULE "A"



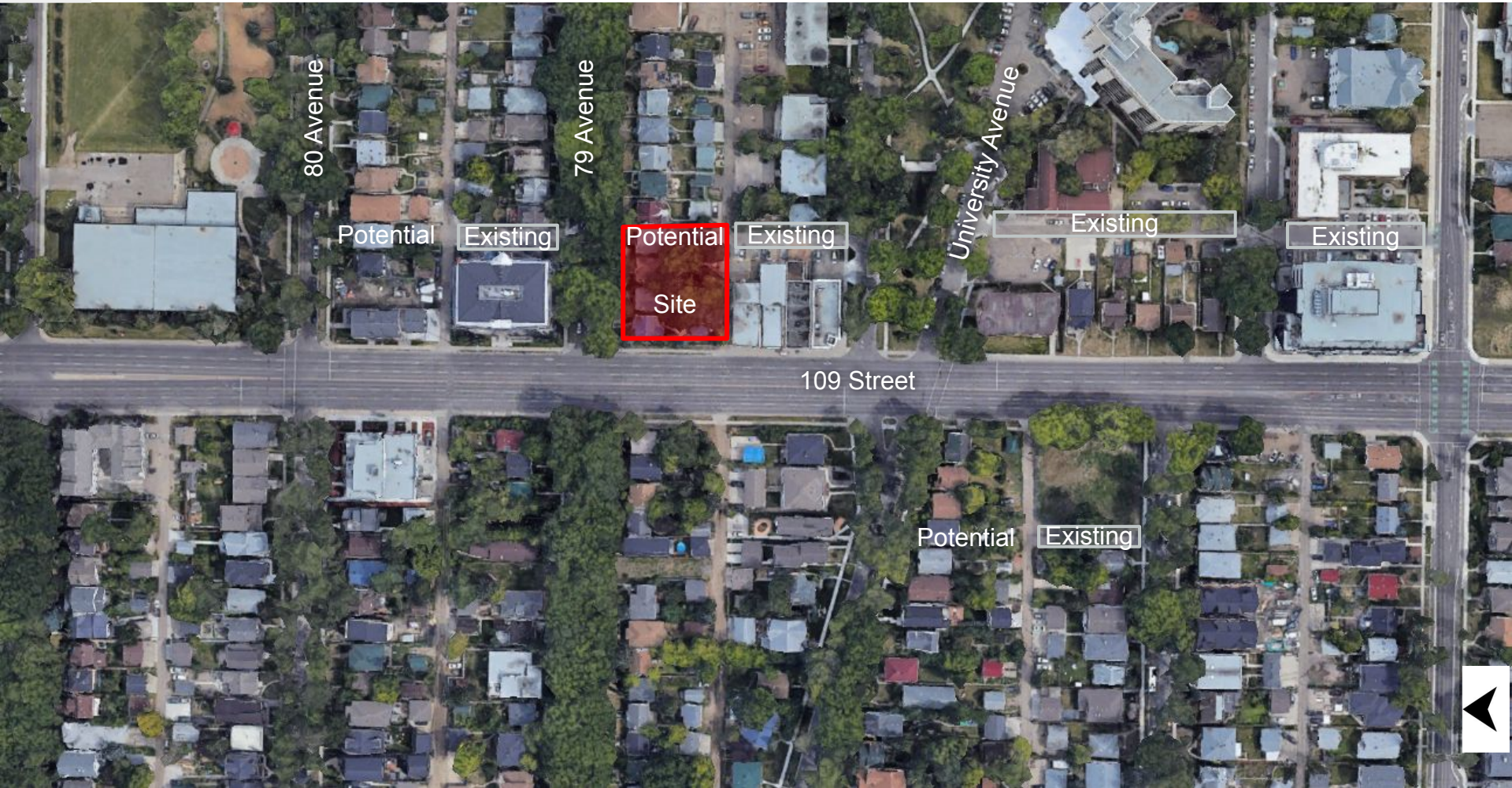
109 STREET ARP



THE CITY PLAN







80 Avenue

79 Avenue

University Avenue

109 Street

Potential

Existing

Potential

Existing

Existing

Existing

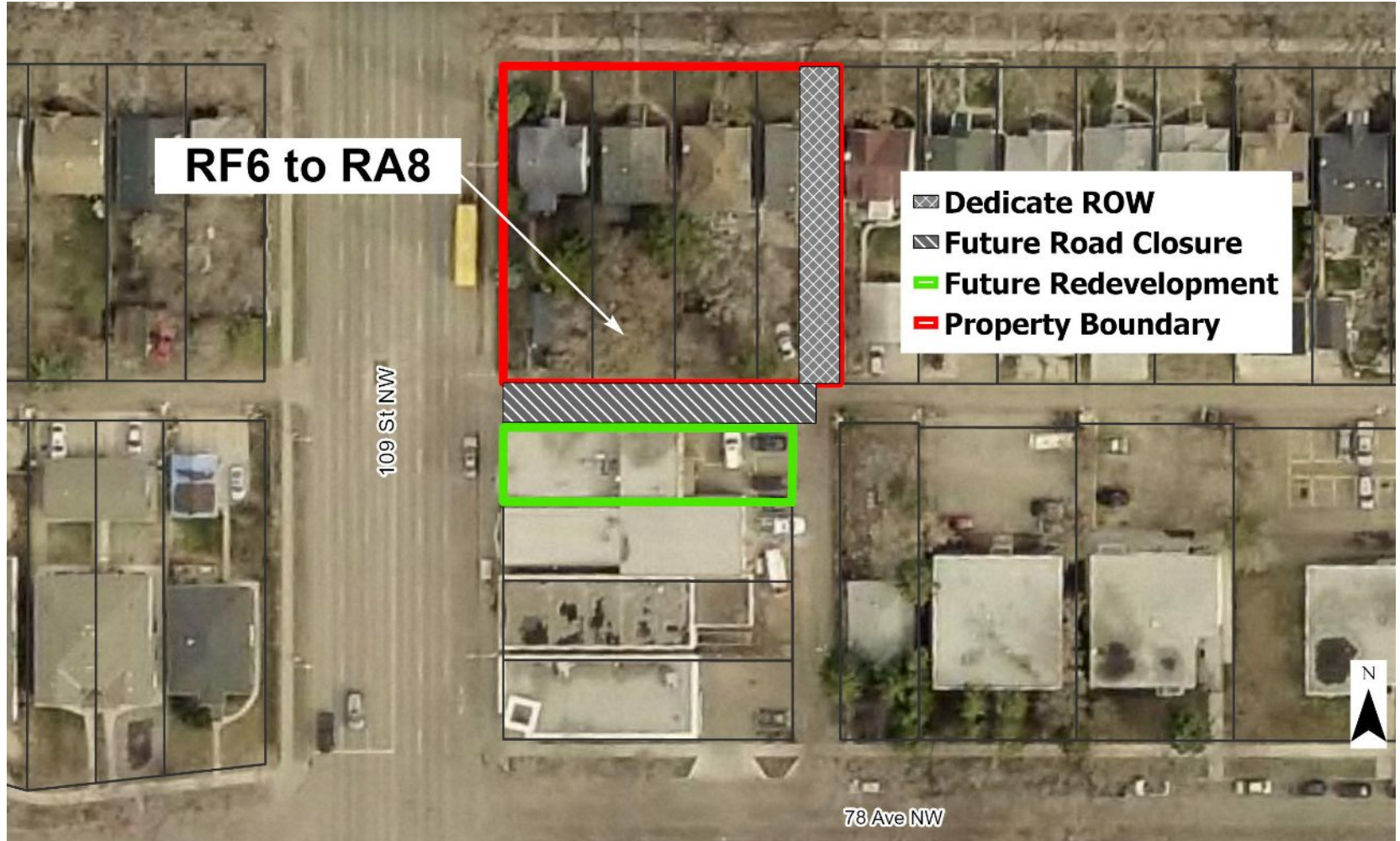
Site

Potential

Existing







## Comments (5)

## Concerns (3)

- Happy to see redevelopment plans, but prefer to see it limited to 4 stories
- Density will result in traffic congestion and competition for parking
- Development will decrease property values

## Mixed/Questions (2)



ADVANCE NOTICE  
JUN 02, 2022



CITY WEBPAGE  
JUN 15, 2022



SITE SIGNAGE  
JUL 05, 2022



1:1 COMMUNICATION



PUBLIC HEARING NOTICE  
OCT 12, 2023



JOURNAL AD  
OCT 20 & OCT 28, 2022





ADMINISTRATION'S RECOMMENDATION: **REFUSAL**