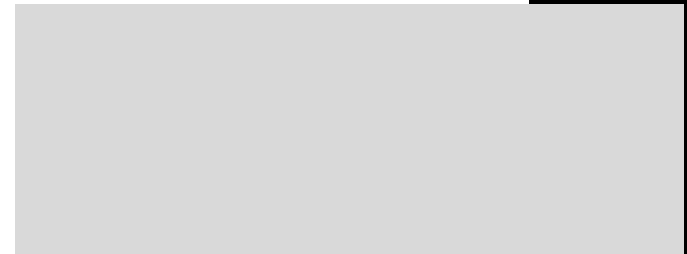


CHARTER BYLAW 20662
11133 60 STREET NW



E1NS

SITE CONTEXT



APPLICATION PURPOSE & PROCESS

- To facilitate redevelopment for a small commercial development (June 2023)
 - CNC/CN Zone is neighbourhood-oriented
 - Provides options for standalone commercial development and mixed use
- Engagement with nearby residents (August 2023)
 - Concerns identified regarding potential uses, traffic generation and change of neighbourhood character primarily
- Advised client to accelerate tenant search
 - Daycare operator was identified
- Application continued, desire to maintain future mixed-use and/or commercial development potential
- Re-engaged neighbourhood with additional details (September 2023)
 - Concerns regarding the future uses
 - Concerns related to the specific use
 - Some support

RS VS CN DEVELOPMENT REGULATIONS

RS (RF1)	CN (CNC)
Maximum Building Height = 10 m	Maximum Building Height = 12 m
Front Setback = 4.5 m	Front Setback = 3 m
Rear Setback = 10 m	Rear Setback = 0 m
Side Setback Abutting Public Roadway = 2 m	Side Setback Abutting Public Roadway = 3 m
Side Setback Abutting Site = 1.2m	Side Setback Abutting Site = 3 m

EXISTING SITE BUILDOUT



**RS ZONE
EXISTING**

E1NS

RS MAXIMUM BUILDOUT



RS ZONE
MAXIMUM

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CN MAXIMUM BUILDOUT



CN REALISTIC SITE BUILDOUT



CN ZONE
REALISTIC

E1NS

SUMMARY

- The proposed rezoning follows other commercial redevelopments along 112 Avenue in accordance with City Plan
- The CN Zone will provide accessible opportunities for nearby residents in alignment with The City Plan
- The proposed CN Zone is low intensity in nature, making it reasonably compatible with the surrounding area
- Building will be setback further away from the adjacent single detached house to the south if the site is redeveloped