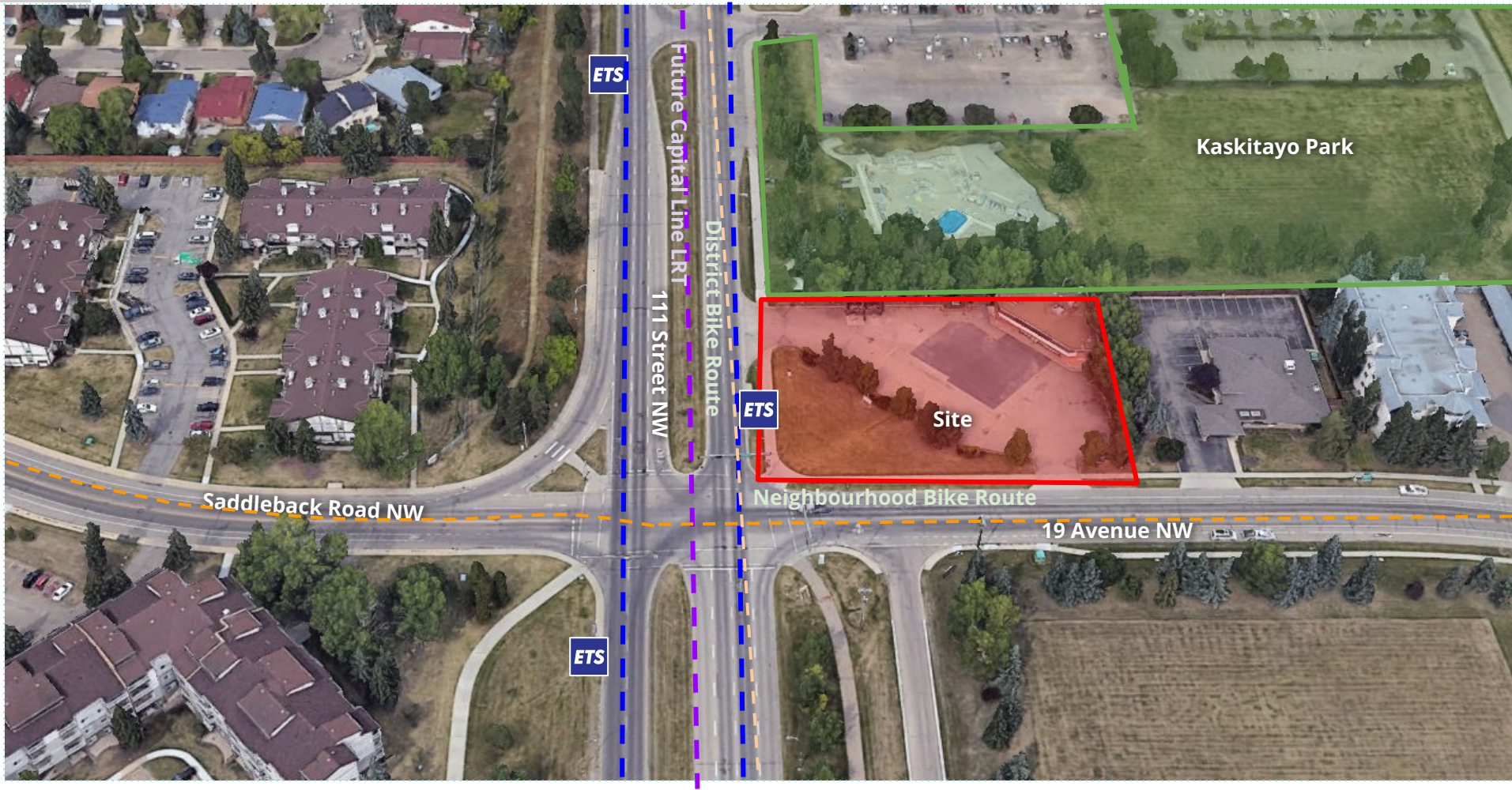




ITEM 3.4
CHARTER BYLAW 20637
KEHEEWIN

DEVELOPMENT
SERVICES
Nov 20, 2023

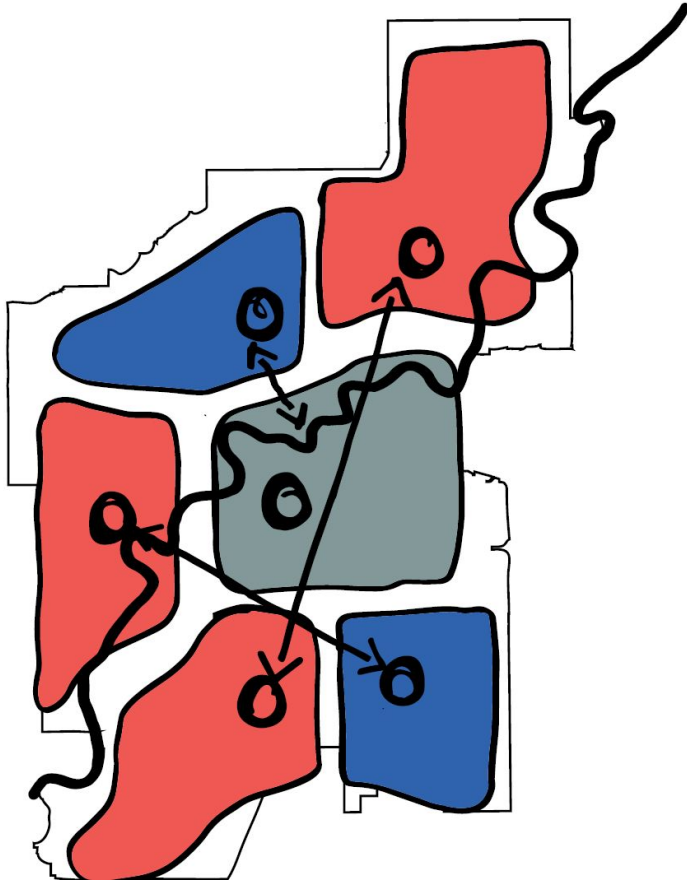




PROPOSED ZONING



	CB3 ZB 12800	MU ZB 20001
Height	36 m - 45 m	"h" modifier - 45 m
Floor Area Ratio	4.0 - 7.0	"f" modifier - 7.0
Setbacks North (park) East (RA7) South (19 Ave) West (111 St.)	3.0 m 3.0 m 3.0 m 3.0 m	3.0 min 3.0 min Min 1.0m-Max 3.0m Min 1.0 m - Max 3.0 m
Density (Dwellings/HA)		



COMMUNITIES OF COMMUNITIES



THE CITY PLAN

Comments

- Lack of adequate onsite parking
- Traffic congestion and reduced traffic safety
- Potential built form to intense for the site



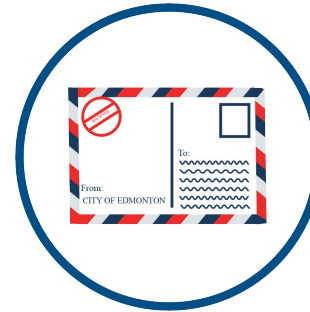
MAILED NOTICE
May 5, 2023



CITY WEBPAGE
May 5, 2023



SITE SIGNAGE
May 23, 2023



PUBLIC HEARING
NOTICE
October 26, 2023



JOURNAL AD
November 3 &
10, 2023



ADMINISTRATION'S RECOMMENDATION: **APPROVAL**