

PS

CN

RS to RM h28.0

111 Avenue Nw

RS

111 St Nw

110 St Nw

RS

PSN



ITEMS 3.21 & 3.22
BYLAW 20746 & CHARTER BYLAW 20747
QUEEN MARY PARK

DEVELOPMENT
SERVICES
FEB 20, 2024



SITE CONTEXT



Airway Park

ETS

111 Avenue NW

Site

ETS

ETS

ETS

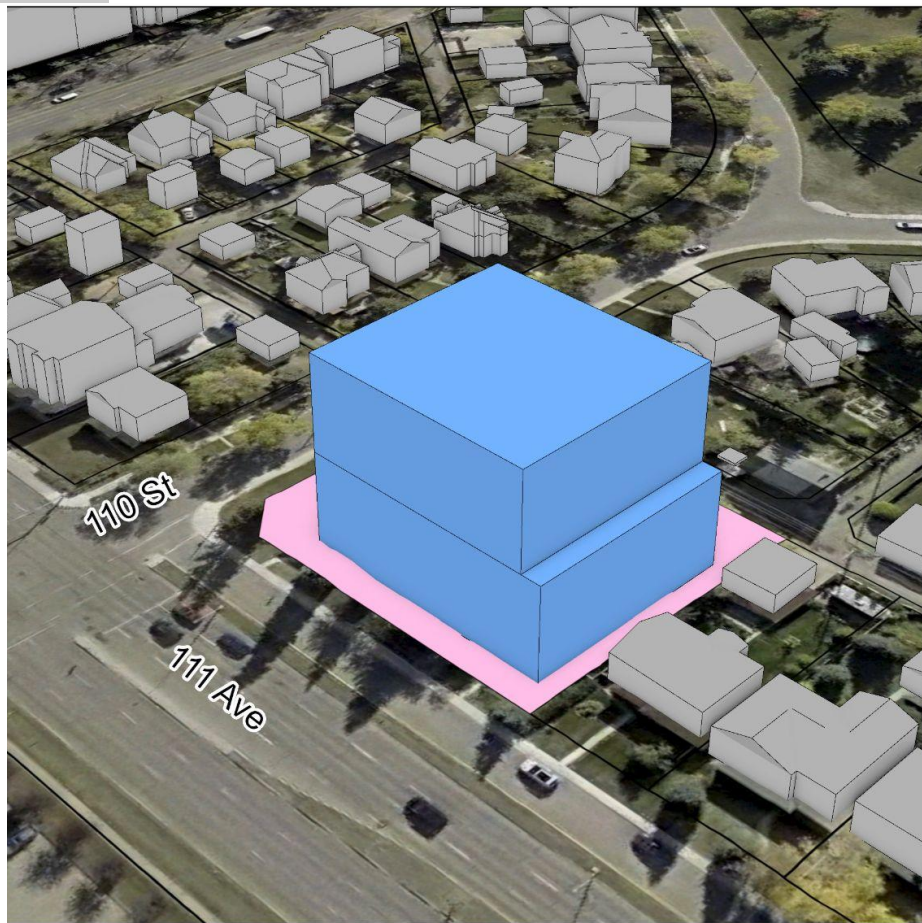
ETS

ETS

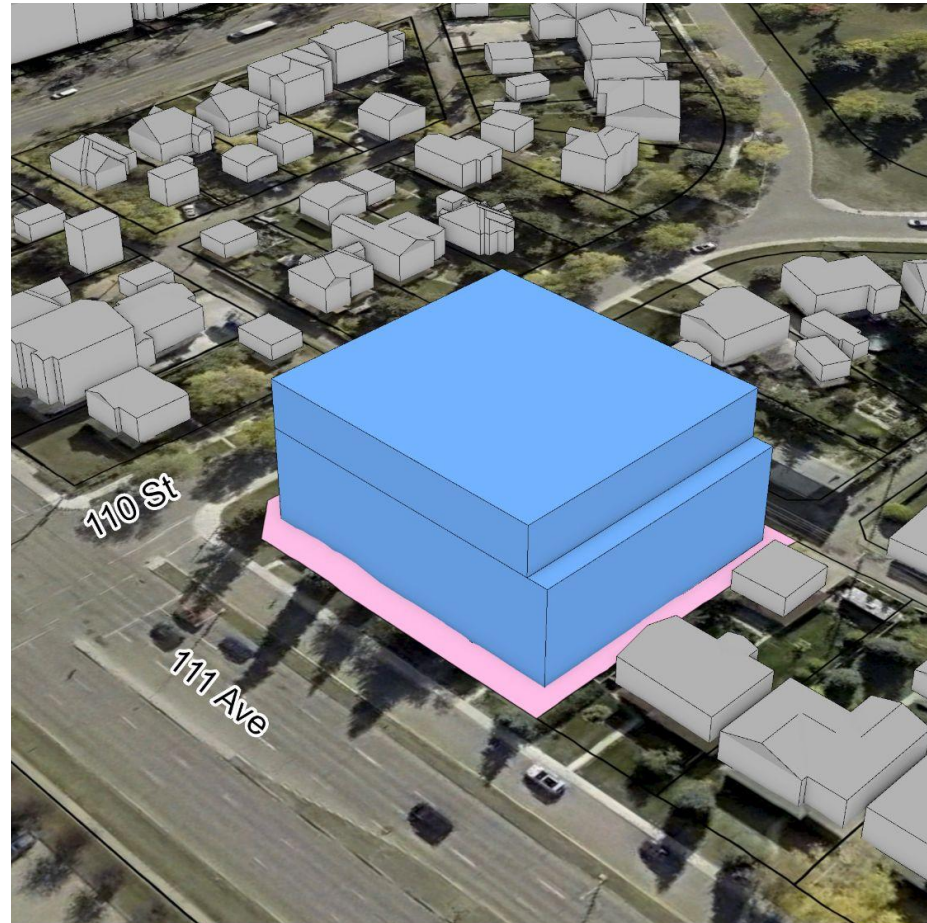
ETS

109 Street NW

3 PROPOSED ZONING



MAXIMUM HEIGHT



MINIMUM SETBACKS

Comments (8)

Concerns (6)

- Will generate parking congestion.
- Scale of the proposed zone is out of scale with existing homes.
- The additional height will create privacy and shadowing impacts.
- More people will increase crime.

Support (1)

Questions (1)



ADVANCE NOTICE
OCT 26, 2023



CITY WEBPAGE
OCT 26, 2023



SITE SIGNAGE
JAN 27, 2024



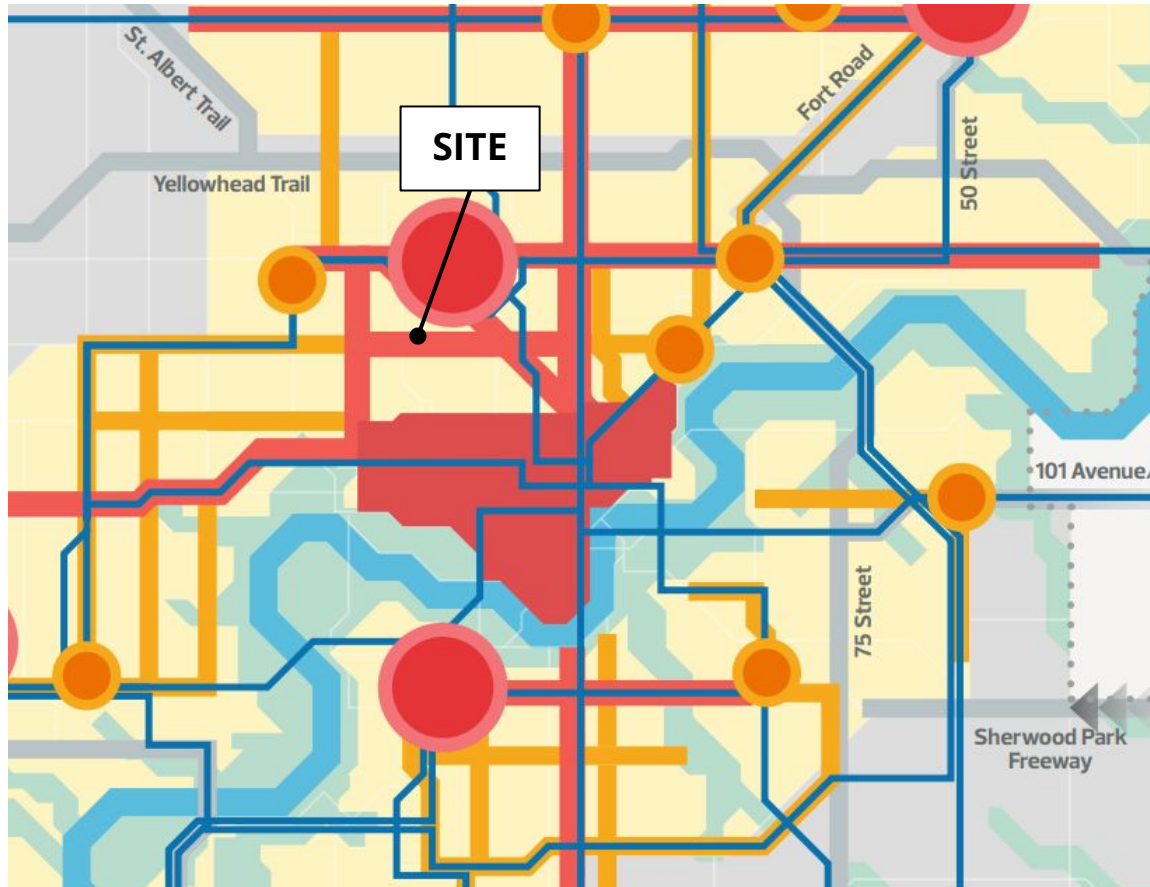
1:1 COMMUNICATION



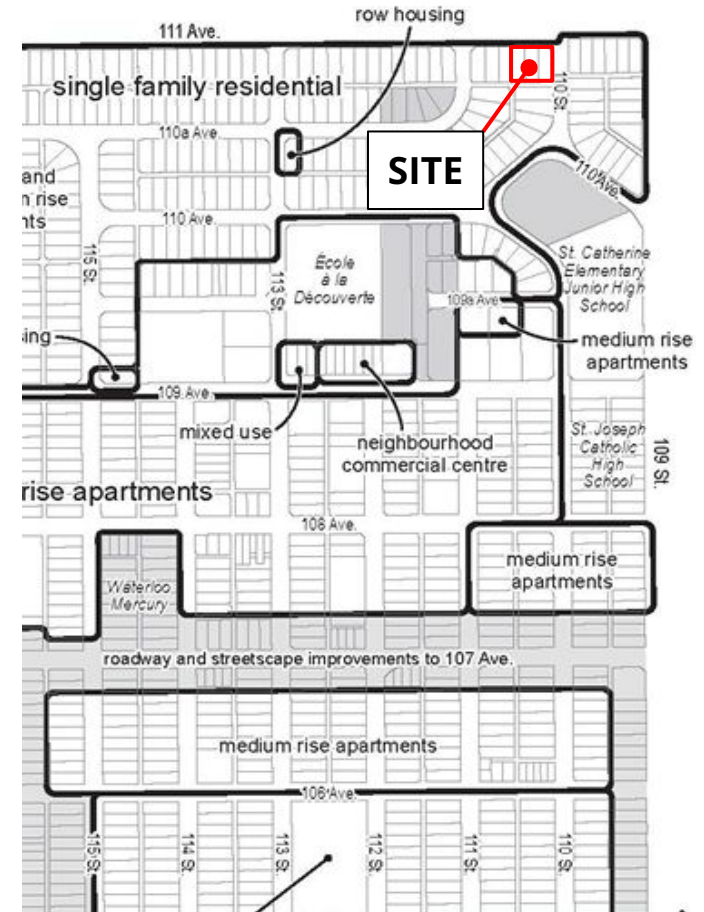
PUBLIC HEARING NOTICE
JAN 25, 2024



JOURNAL AD
FEB 02 & FEB 10, 2024



THE CITY PLAN



CENTRAL MCDUGALL / QMP ARP

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ADMINISTRATION'S RECOMMENDATION: **APPROVAL**