

ITEM 3.16
CHARTER BYLAW 20726
RITCHIE

DEVELOPMENT
SERVICES
MARCH 11, 2024



SITE CONTEXT



3 ZONING COMPARISON

REGULATION	IM	BE
Height (Max)	18.0 m	16.0 m
FAR (Max)	2.0	1.6
Setbacks Front (76 Avenue) Rear (Alley) Flanking (99 Street) Interior (Industrial)	3.0 m 0.0 m 3.0 m 0.0 m	4.5 m 0.0 m 6.0 m 0.0 m
Uses	Medium Industrial + Limited Commercial Uses	Commercial + Minor Industrial

Comments

No Comments



CITY WEBPAGE
Oct 20, 2023



MAILED NOTICE
Nov 5, 2023



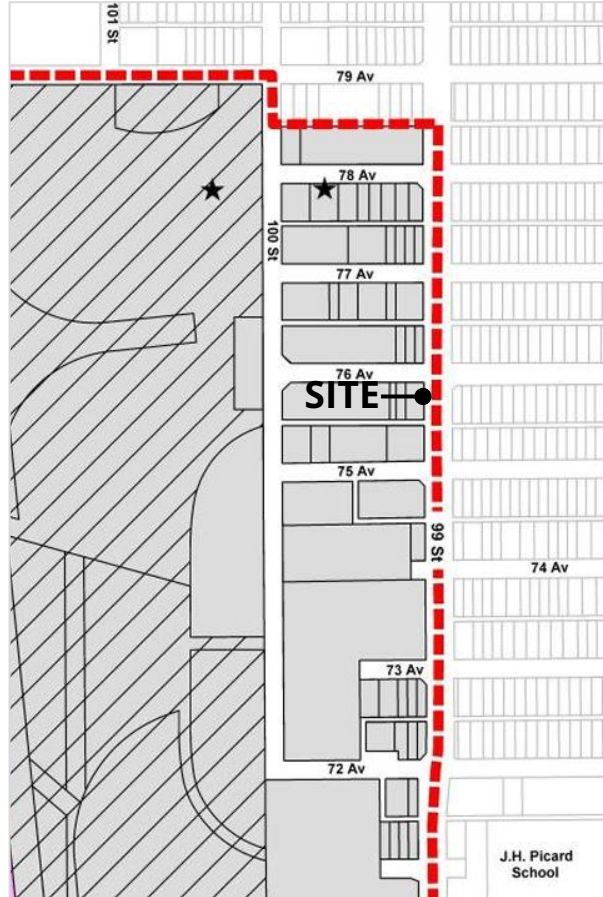
PUBLIC HEARING NOTICE
Feb 15, 2024



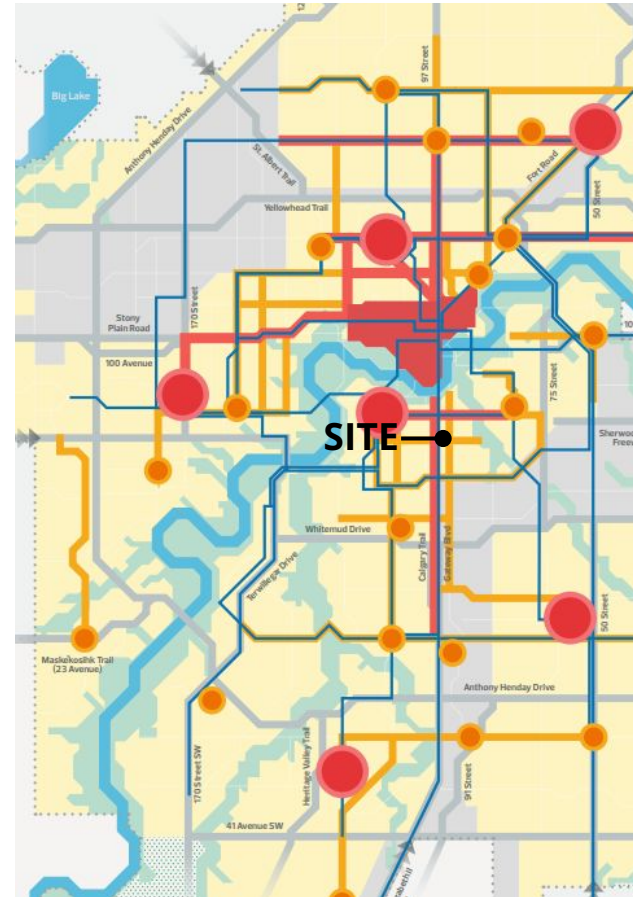
JOURNAL AD
Feb 23 and Mar 2, 2024



SITE VIEW



STRATHCONA JUNCTION ARP



THE CITY PLAN



IM to BE

76 Ave NW

75 Ave NW

100 St NW

99 St NW



ADMINISTRATION'S RECOMMENDATION: **APPROVAL**

