

**CN to RSM h12.0**

101a Ave NW

89 St NW

101a Ave NW

UF

88 St NW

RS

89 St NW

Aerial Image captured Fall 2023



ITEM 3.18  
BYLAW 20900  
RIVERDALE

DEVELOPMENT  
SERVICES  
AUG 19, 2024







# 3 COMMUNITY INSIGHTS

## 4 Responses:

- The site should remain commercial (3)
- Proposal is not in keeping with neighbourhood character (1)



CITY WEBPAGE  
Apr 10, 2024



MAILED NOTICE  
Apr 15, 2024



1:1 COMMUNICATION



SITE SIGNAGE  
Apr 25, 2024



PUBLIC HEARING  
NOTICE  
Jul 25, 2025

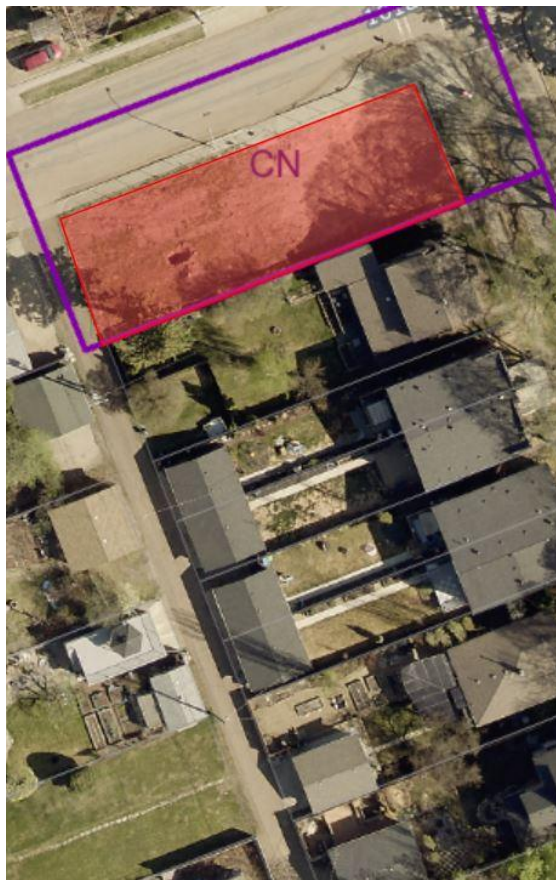


JOURNAL AD  
Aug 2 & 10, 2024

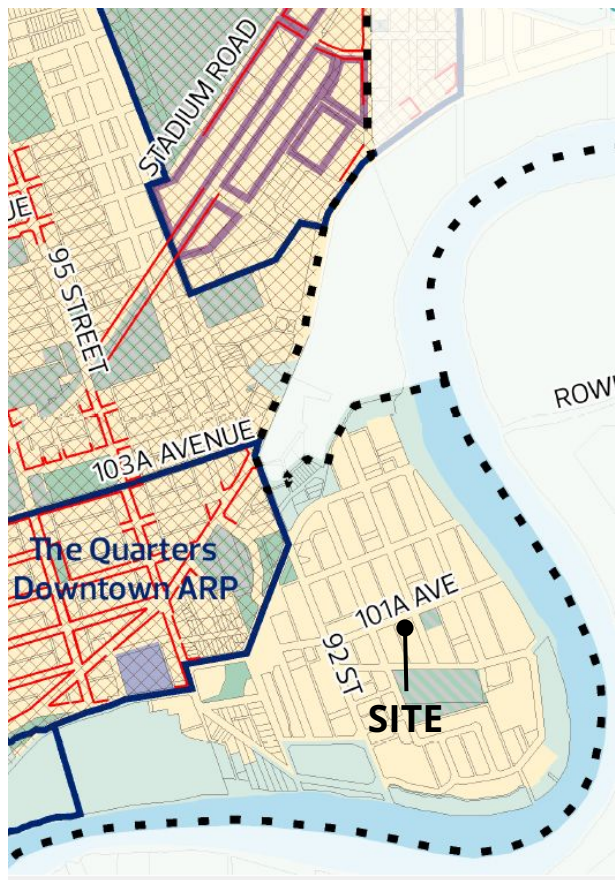




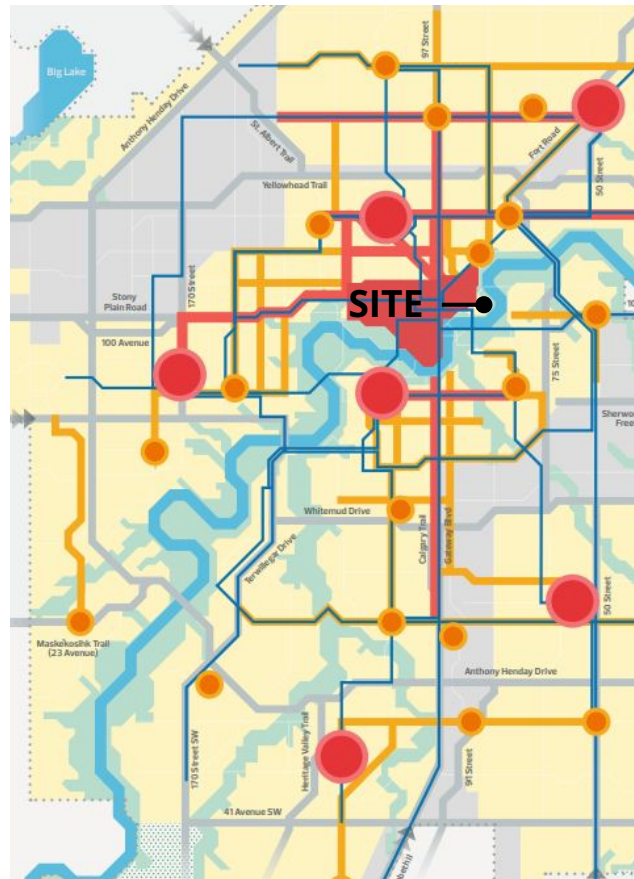
<b>REGULATION</b>	<b>CN</b> Current Zoning	<b>RMS h12.0</b> Proposed Zoning
<b>Principal Building</b>	Commercial	Residential
<b>Height</b>	12.0 m	12.0 m
<b>Floor Area Ratio/ Site Coverage</b>	2.0 N/A	N/A 60%
<b>Density</b>	N/A	Min: 45 du/ha (3 dwellings)
<b>Setbacks</b> North (101A Ave.) South (abutting RS) East (89 Street) West (Alley)	3.0 m 3.0 m 3.0 m (1.0 m if main street development) 1.0 m	2.0 m 1.5 m 3.0 m 5.5 m



SITE VIEW



CENTRAL DISTRICT PLAN



THE CITY PLAN





ADMINISTRATION'S RECOMMENDATION: **APPROVAL**