



RS to RM h16.0

CG

106 St NW

105 St NW

RS

104 St NW

112 Ave NW

112 Ave NW

DC2.1151

Aerial Image captured Fall 2023

N

ITEM 3.23
BYLAW 20905
SPRUCE AVENUE

DEVELOPMENT
SERVICES
AUG 19, 2024





3 COMMUNITY INSIGHTS

Comments (2)

- Shadow impacts
- Intent for affordable housing
- Lack of project details



CITY WEBPAGE
Apr 20, 2024



MAILED NOTICE
Apr 17, 2024



1:1 COMMUNICATION



SITE SIGNAGE
Apr 25, 2024



PUBLIC HEARING
NOTICE
Jul 25, 2024



JOURNAL AD
Aug 2 & 10, 2024



SITE VIEW



THE NORTH CENTRAL DISTRICT PLAN



ADMINISTRATION'S RECOMMENDATION: **APPROVAL**