

EVER RED RM REZONING BYLAW 20931

7100 Ada Boulevard NW

Public Hearing: September 9, 2024



Virginia Park

Bellevue

Concordia University



Site Location



Virginia Park

Concordia University

Bellevue

112 Avenue NW

73 Street NW

111 Avenue NW

Wayne Gretzky Drive NW

70 Street NW

69 Street NW

111 Avenue NW

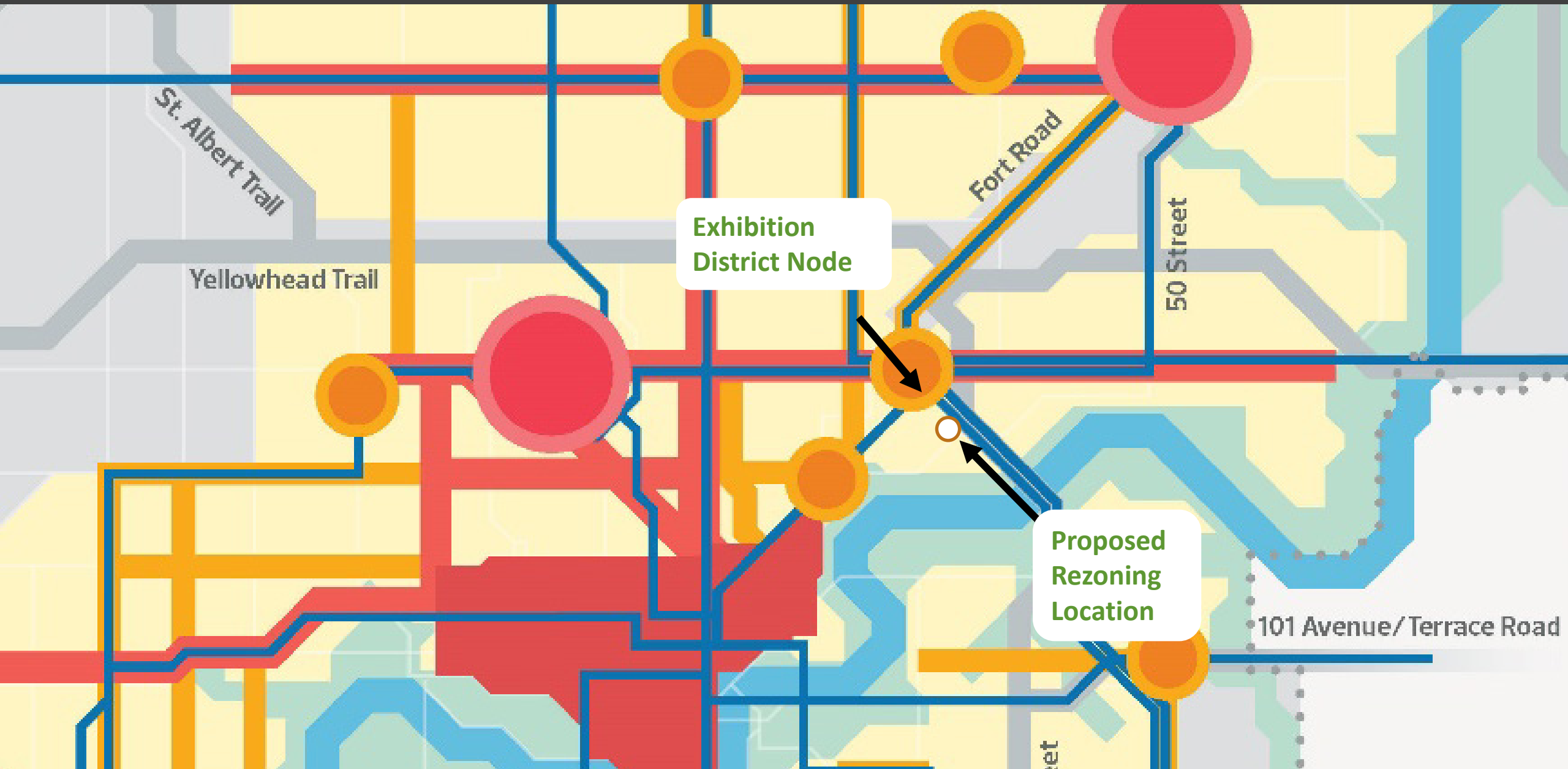
71 Street NW

Ada Boulevard NW

Site Conditions



Alignment with Statutory Plans



Project Overview

SITE AREA: 2,788.75 m²

EXISTING USES: Office and child care service

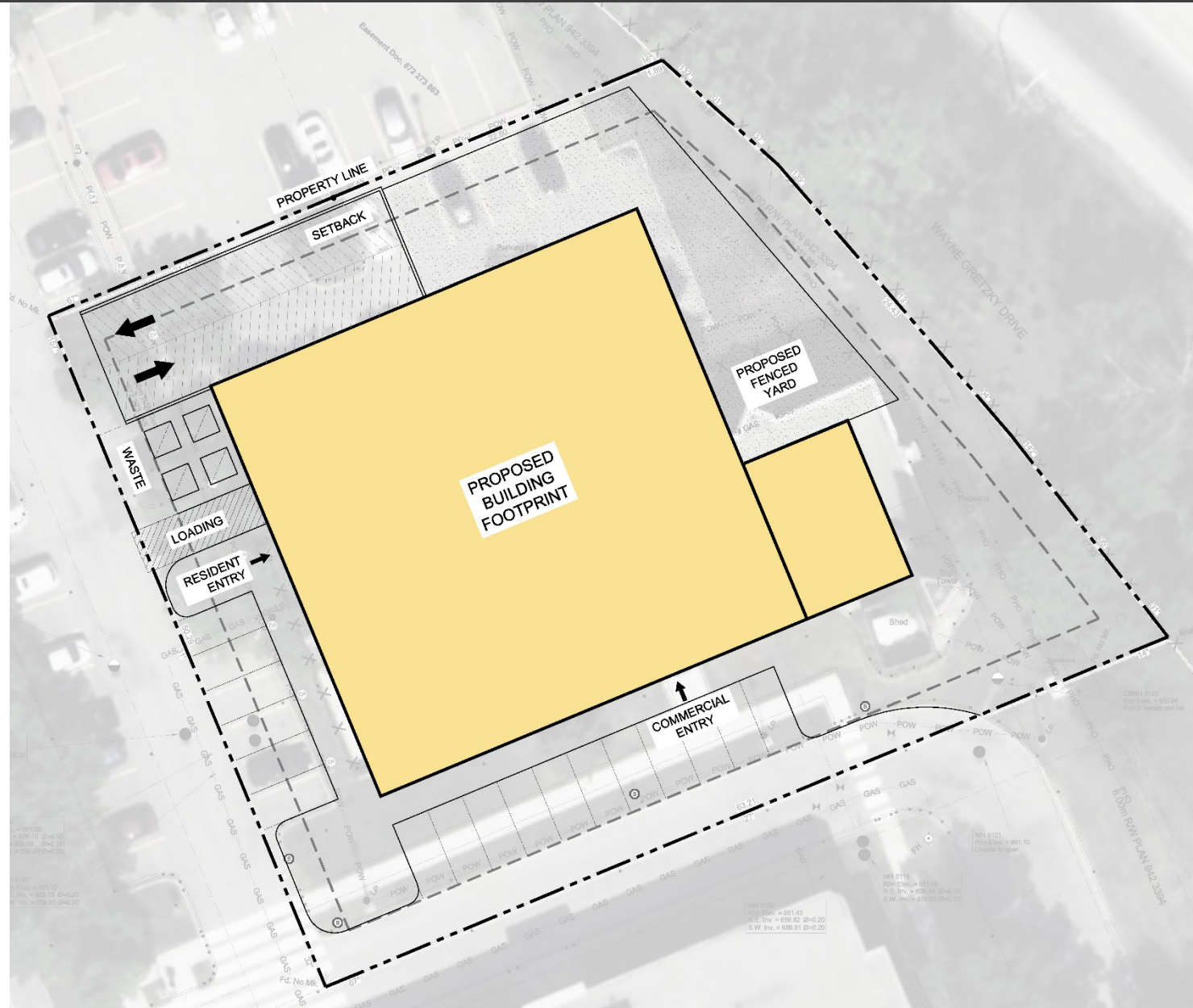
PROPOSED USE: Commercial, office, child care service, and residential

EXISTING ZONING: Urban Facilities Zone (UF)

- Building Height: 16 m (max)
- Residential Uses: Would be limited to supportive housing within a multi-unit building
- Parking: At grade

PROPOSED ZONING: Medium Scale Residential Zone (RM h28)

- Floor Area Ratio: 3.8 max
- Residential Units: 90 dwellings/ha min
- Building Heights: 28 m max
- Parking: At grade and underground





Thank You Questions?

Concordia
University

