

1  
**Proposed Road Closure Location**

**Proposed Road Closure Location**

**BE to PSN**

**BE to UF**

**Proposed Road Closure Location**

ITEMS 3.2 & 3.3  
BYLAW 20946 & 20947  
BARANOW

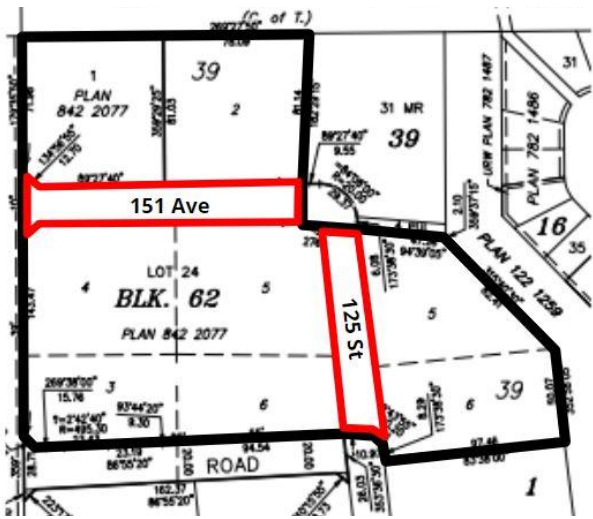
DEVELOPMENT  
SERVICES  
Oct 1, 2024





# PROPOSED ROAD CLOSURE AND CONSOLIDATION

## Road Closure Area



## Retained Municipal Reserve (MR)



## New Road Dedication

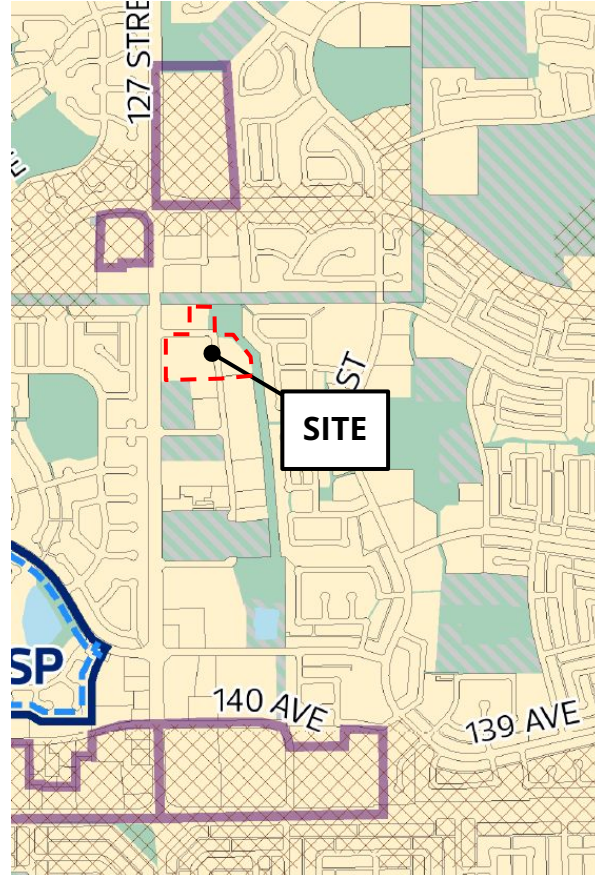
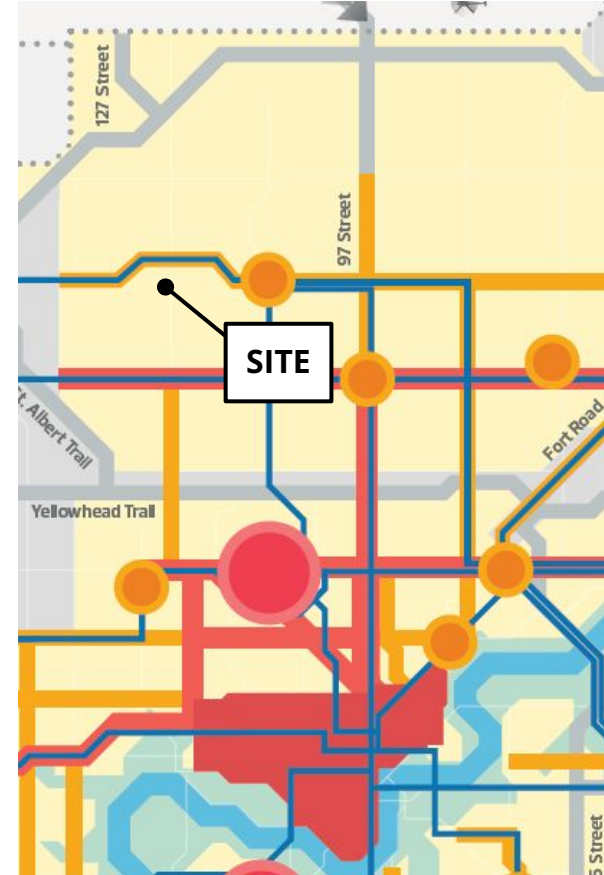




| <b>REGULATION</b>   | <b>BE</b><br>Current Zoning                  | <b>UF</b><br>Proposed Zoning | <b>PSN</b><br>Proposed Zoning |
|---|--|------------------------------|-------------------------------|
| <b>Typical Uses</b>                                       | Minor industrial<br>Indoor sales and service | School<br>Community service  | Natural area<br>Parks         |
| <b>Max. Height</b>  | 16.0 m                                       | 14.0 m                       | 16.0 m                        |
| <b>Max. Floor Area Ratio</b>                              | 1.6  | N/A                          |                               |
| <b>Setbacks</b><br>127 St NW (west)<br>Apartments (south) | 6.0 m<br>6.0 m                               | 6.0 m<br>4.5 m               |                               |



Site View

Northwest District Plan:  
Land Use Concept to 1.25 Million

The City Plan

## Responses (1)

### Questions only:

- Road realignment



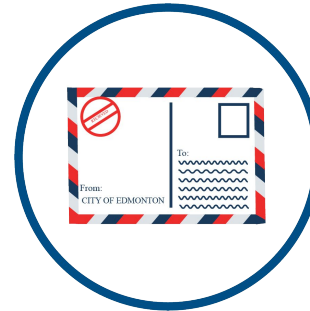
CITY WEBPAGE  
Apr 3, 2023



MAILED NOTICE  
Apr 3, 2023



SITE SIGNAGE  
Apr 13, 2024



PUBLIC HEARING  
NOTICE  
Sep 5, 2024



JOURNAL AD  
Sep 13 & Sep 21,  
2024



ADMINISTRATION'S RECOMMENDATION: **APPROVAL**