

RS to RM h16.0

RM h16

RS

108 St NW

72 Ave-NW

MU h16
f3.5 cf

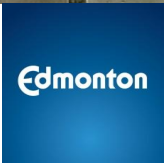
DC2.720

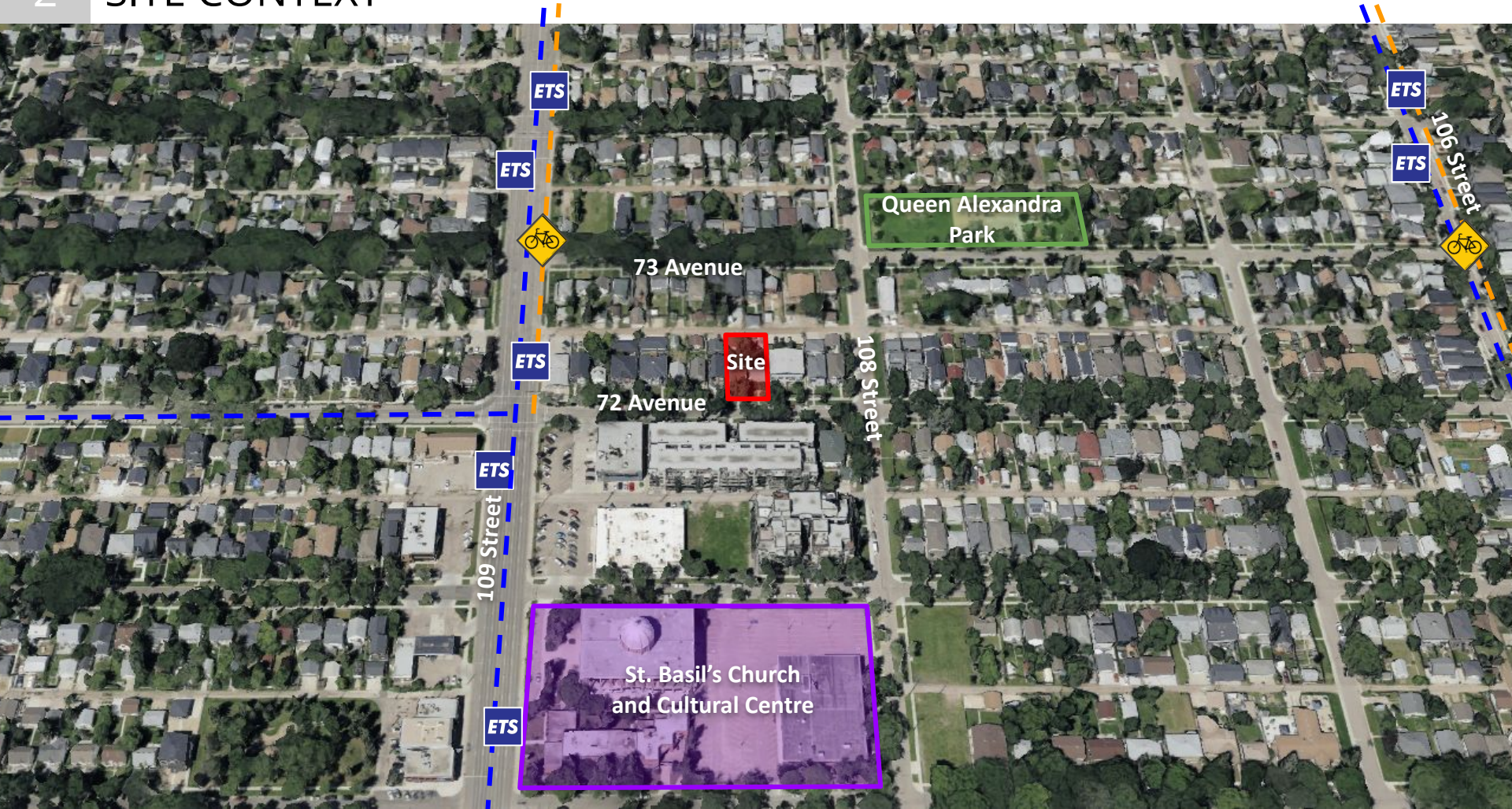
Aerial Image captured Fall 2023



ITEM 3.2
BYLAW 20960
QUEEN ALEXANDRA

DEVELOPMENT
SERVICES
OCT 21, 2024





Respondents (2)

Opposition (2)

- Parking and traffic congestion (x2)
- Alley/driveway access during construction
- Shadow impacts
- Area already has enough density
- More appropriate at corners, not mid-block



CITY WEBPAGE
Jul 13, 2024



MAILED NOTICE
Jul 31, 2024



1:1 COMMUNICATION
Ongoing



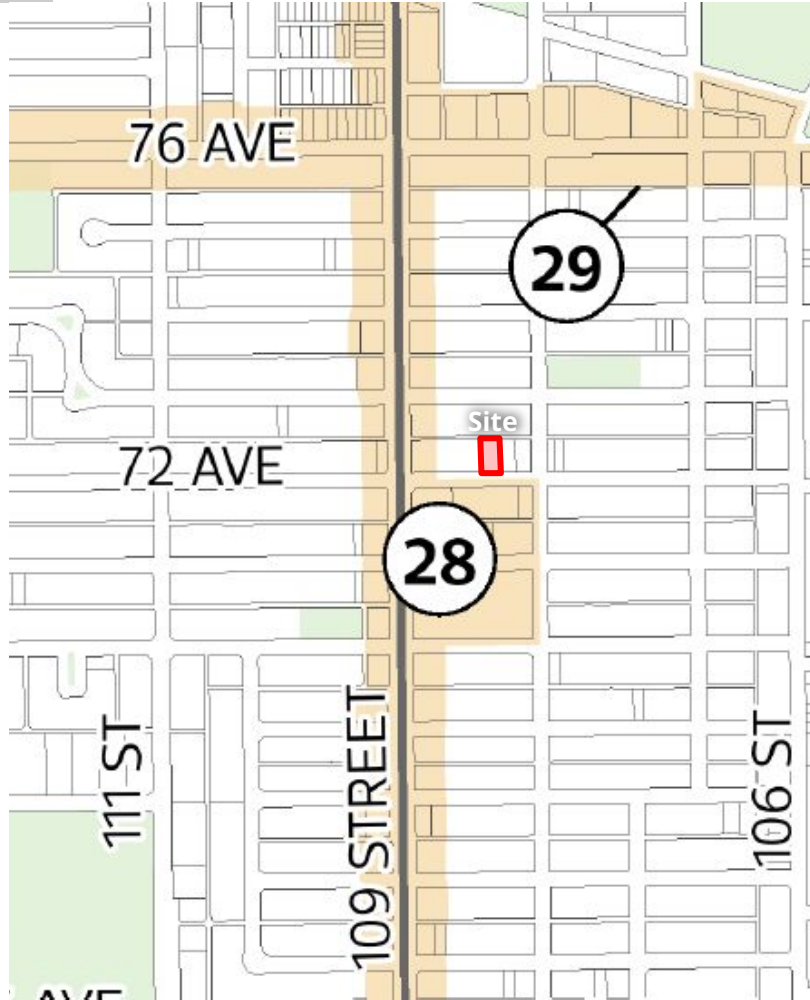
SITE SIGNAGE
Sep 11, 2024



PUBLIC HEARING
NOTICE
Sep 26, 2024

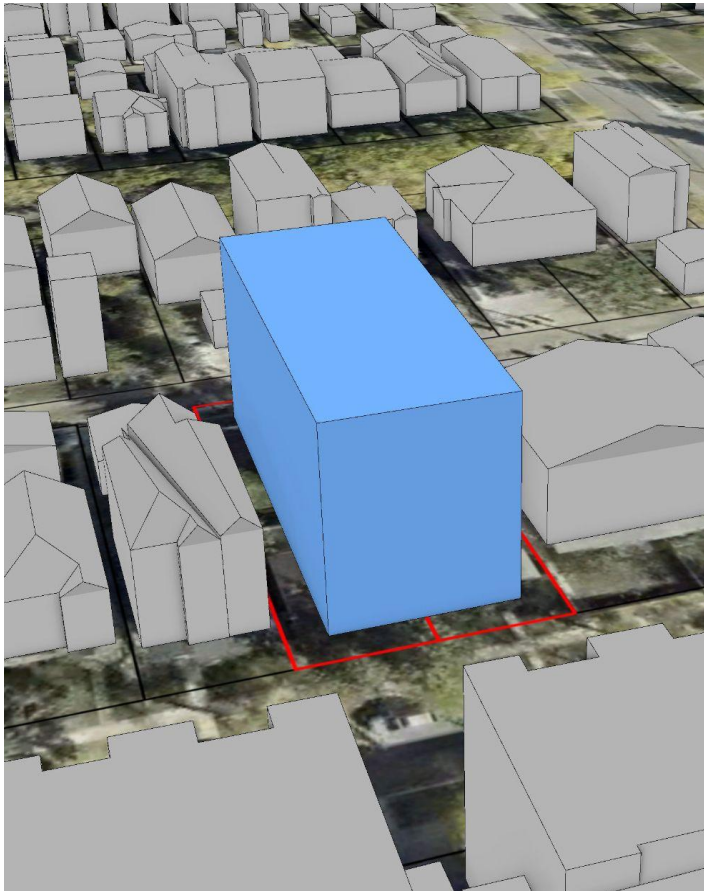


JOURNAL AD
Oct 4 & 12, 2024

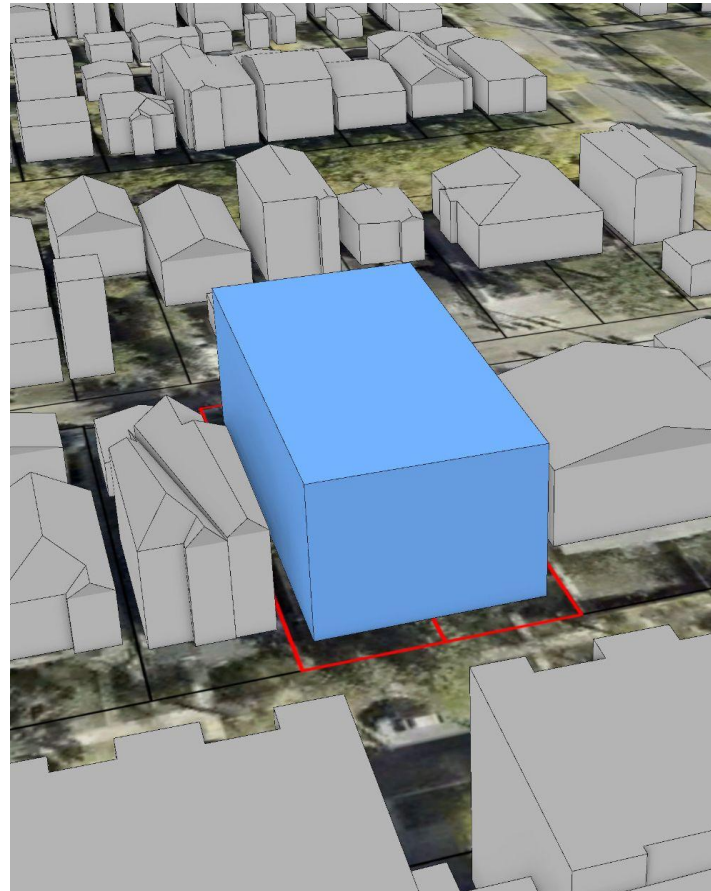


District Policy 2.5.2.6

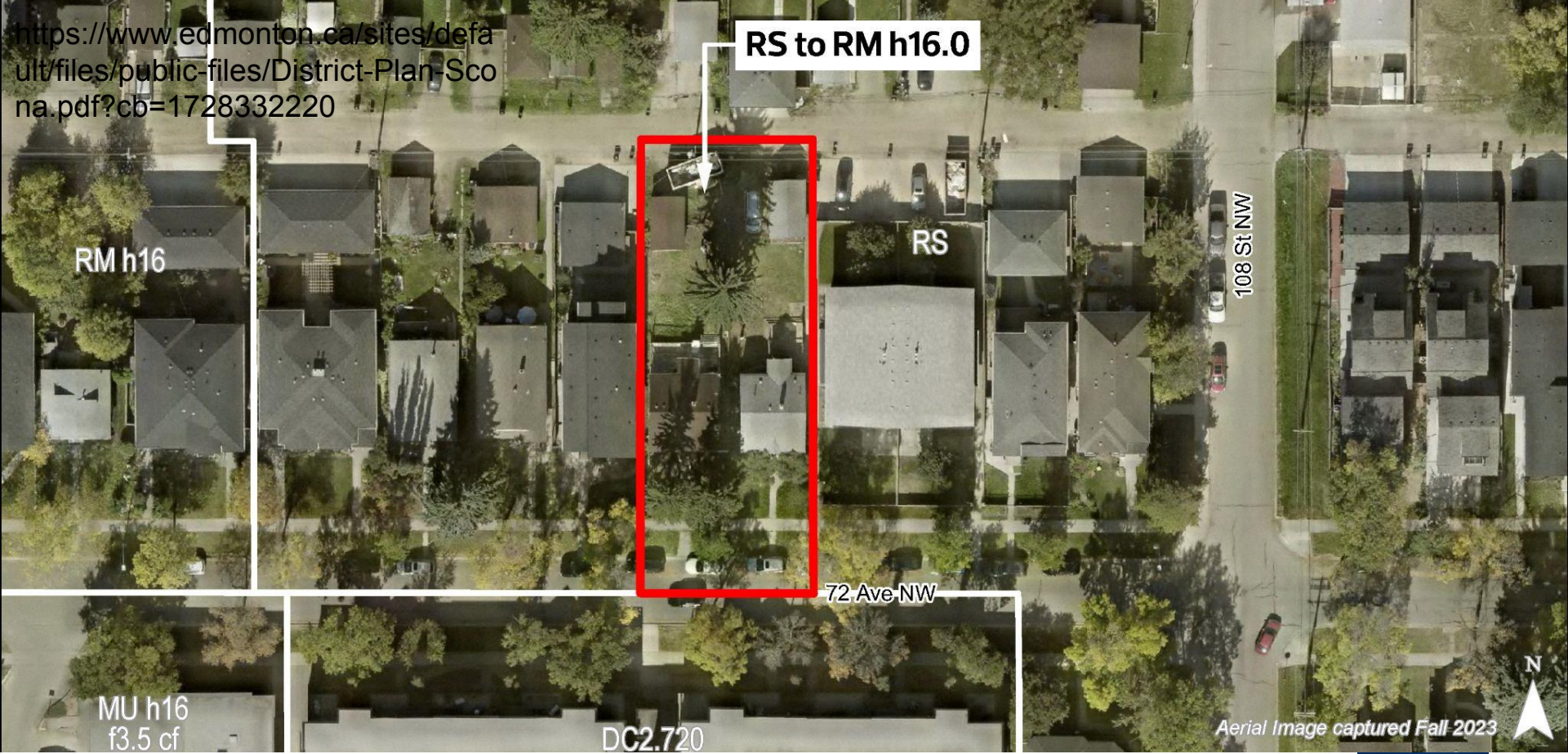
- **In a Node or Corridor Area or within 100 metres of a Node or Corridor Area.**
- Within 400 metres of a Mass Transit Station.
- Along an Arterial Roadway or a Collector Roadway.
- At a corner site or adjacent to a park or open space.
- **Adjacent to a site zoned for greater than Small Scale development.**



16 m HEIGHT



12 m HEIGHT



RS to RM h16.0

RM h16

RS

72 Ave NW

108 St NW

MU h16
f3.5 cf

DC2.720

Aerial Image captured Fall 2023



ADMINISTRATION'S RECOMMENDATION: **APPROVAL**

