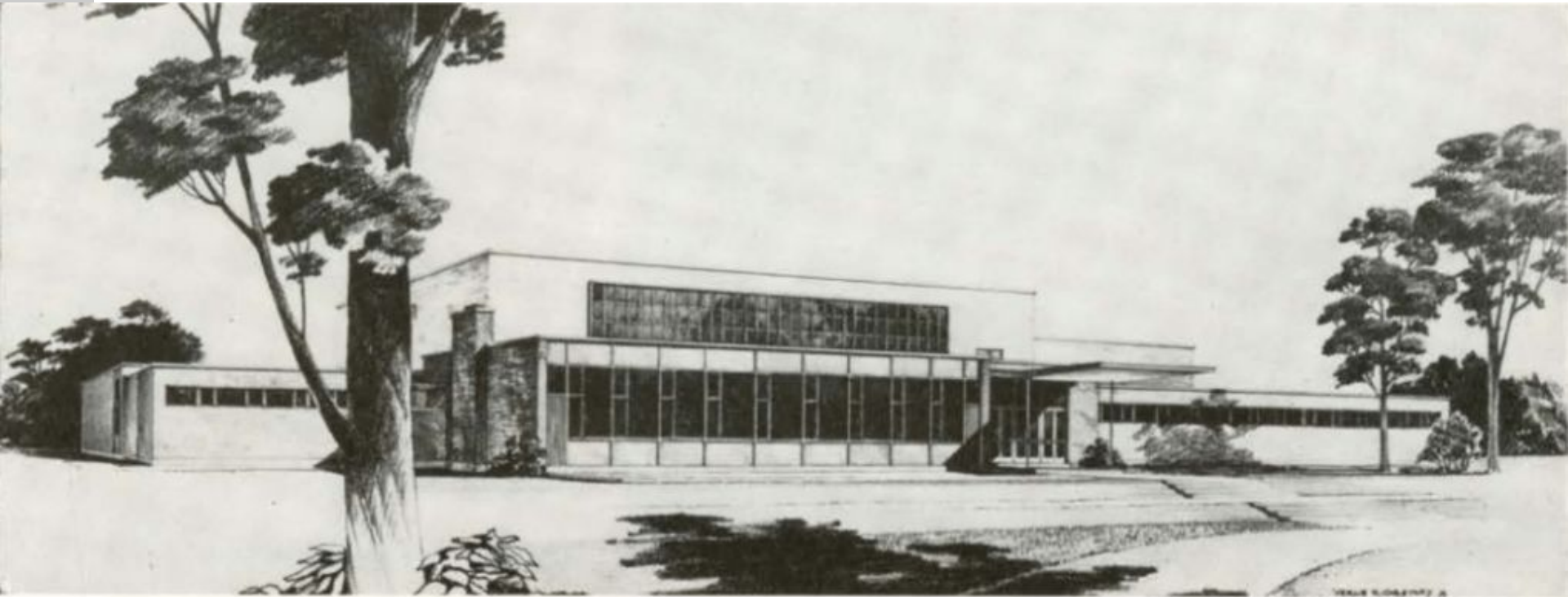
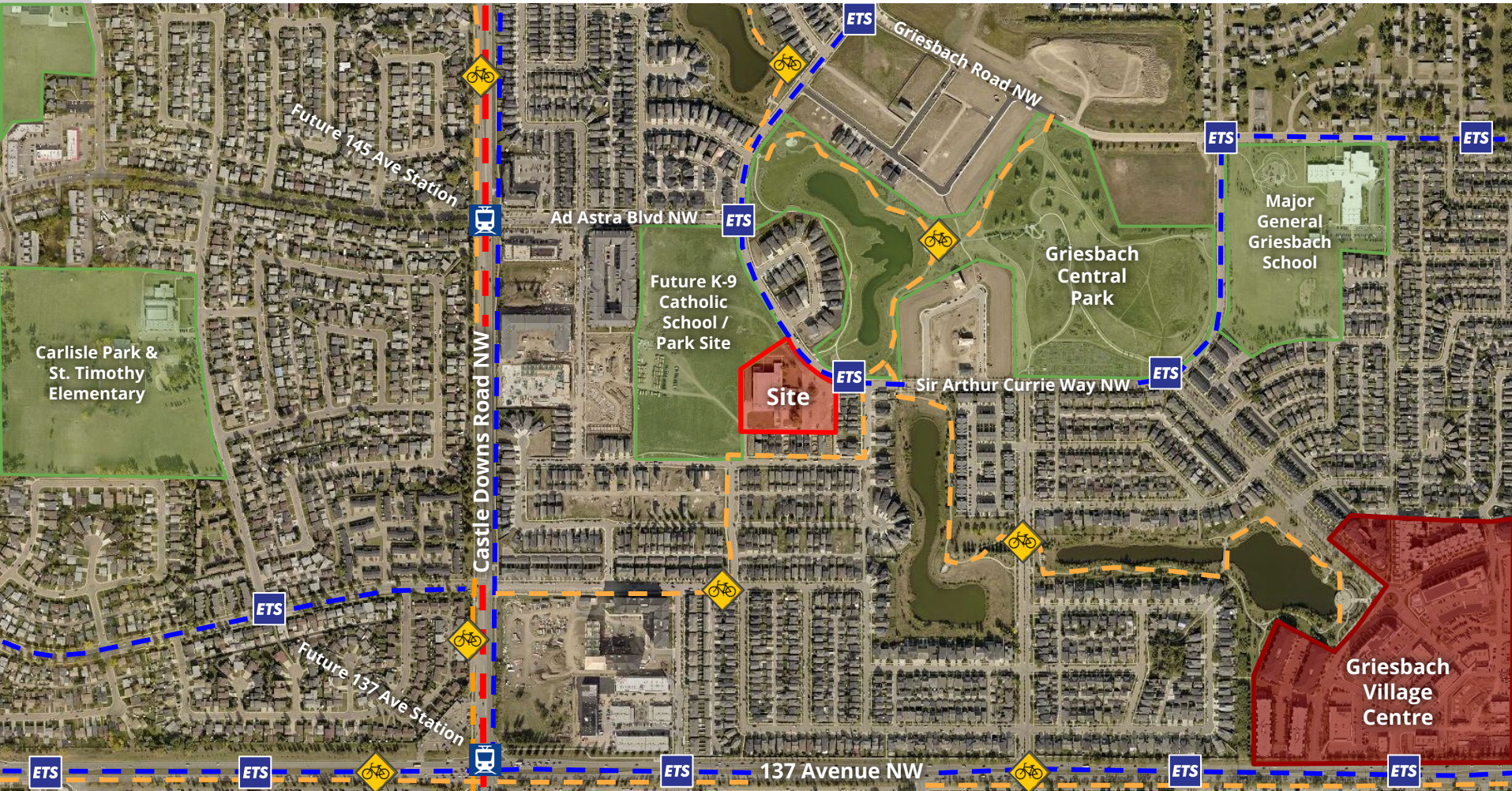




1
ITEMS 3.3 & 3.4
BYLAWS 20762 & 20763
GRIESBACH



Burgess & McLean Sketch for Royal Architectural Institute of Canada, 1956



Comments (75)

Opposition (65 people)

- Congestion (36)
- Neighbourhood character (27)
- Height (19)
- Commercial uses (18)
- Noise pollution (18)

Support (6 people)

- Commercial uses (5)
- Design & Location (4)



PRE-APPLICATION
March 21, 2023



CITY WEBPAGE
March 2, 2023 &
June 14, 2024



MAILED NOTICE
March 29, 2023 &
July 11, 2023



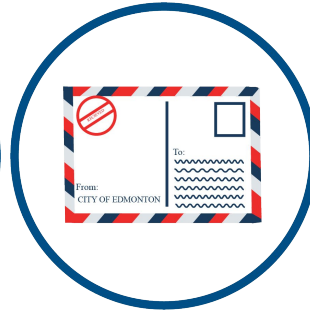
1:1
COMMUNICATION



ONLINE
ENGAGEMENT
July 10-31, 2023



SITE SIGNAGE
May 31, 2023 &
August 11, 2024



PUBLIC HEARING
NOTICE
October 17, 2024



JOURNAL AD
October 25 &
November 2, 2024

5 PROPOSED ZONING



REGULATION	GRH Current Zoning	CG Proposed Zoning
Typical Uses	Multi Unit Housing & Row Housing	Commercial Businesses, Shopping Centres
Height	12.0 m	16.0 m* <i>(hotels can be up to 30 m)</i>
Max Site Coverage / Max FAR	53-55% site coverage	2.0-3.5 FAR
Setbacks North (S.A. Currie Way) West (School / Park) East (Alley) South (Alley)	1.0 m - 3.5 m (max) 2.0 - 3.0 m 2.0 - 3.0 m 1.2 - 7.5 m	4.5 m 3.0 - 6.0 m 0 - 3.0 m 0 - 3.0 m

6 PROPOSED NASP AMENDMENTS

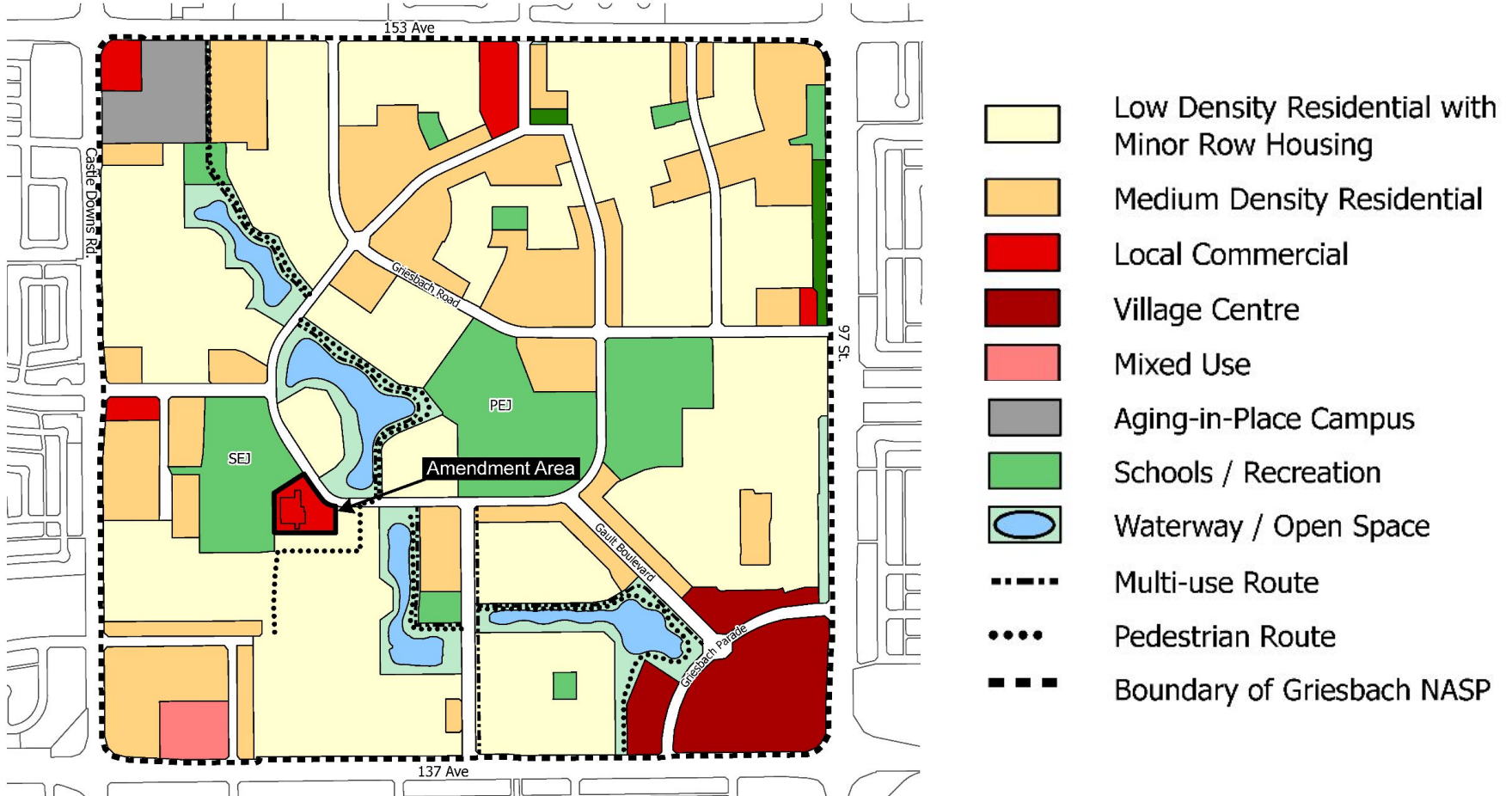
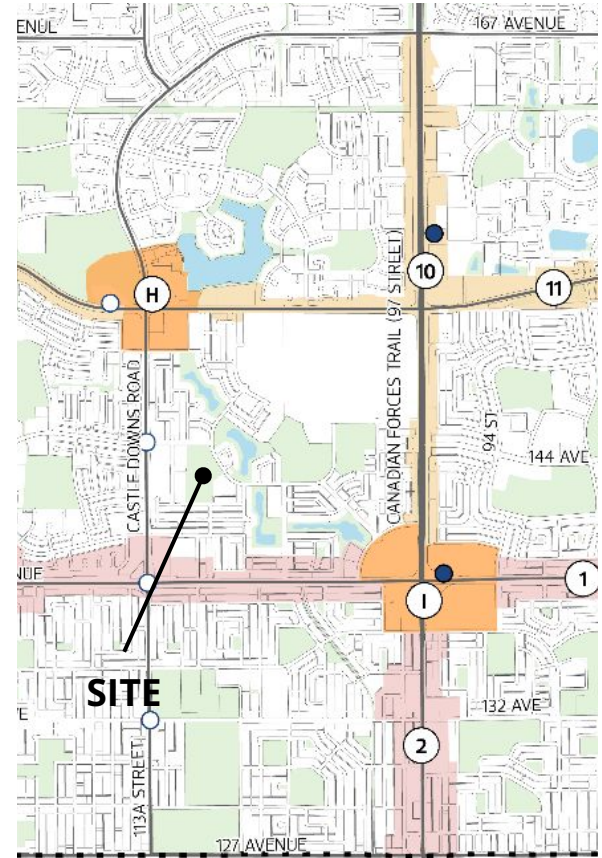


Image illustrates policy concepts for 2.4.5 Local Nodes.



LOCAL NODE POLICY



NORTHWEST DISTRICT PLAN



GRH to CG

ADMINISTRATION'S RECOMMENDATION: **APPROVAL**

