

ITEM 3.8
BYLAW 21022
RIVER'S EDGE

DEVELOPMENT
SERVICES
January 24, 2025



SITE CONTEXT



Maskekosihk Trail NW

Future Riverview Transit Centre (ETS)

Site

Natural Area & Stillwater Community Centre

Richard Rice Blvd NW (199 Street NW)

3 COMMUNITY INSIGHTS

Comments (2)

Opposition (2)

- More traffic congestion
- Pedestrian & Traffic Safety
- Loss of tree canopy
- Scale of development too tall
- Lack of nearby amenities
- Negative impact to living costs

Support (*none*)



CITY WEBPAGE
August 22, 2024



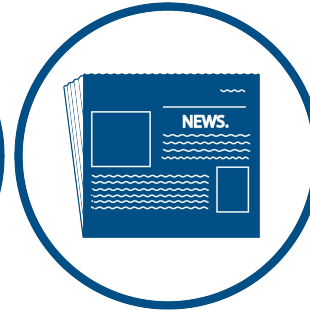
MAILED NOTICE
Sep. 12, 2024



1:1
COMMUNICATION

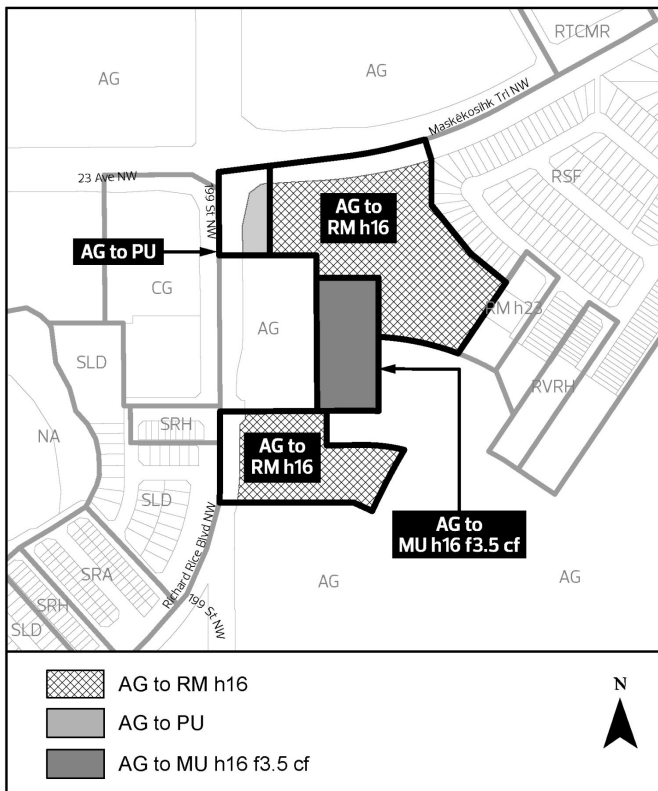


PUBLIC HEARING
NOTICE
Dec. 24, 2024

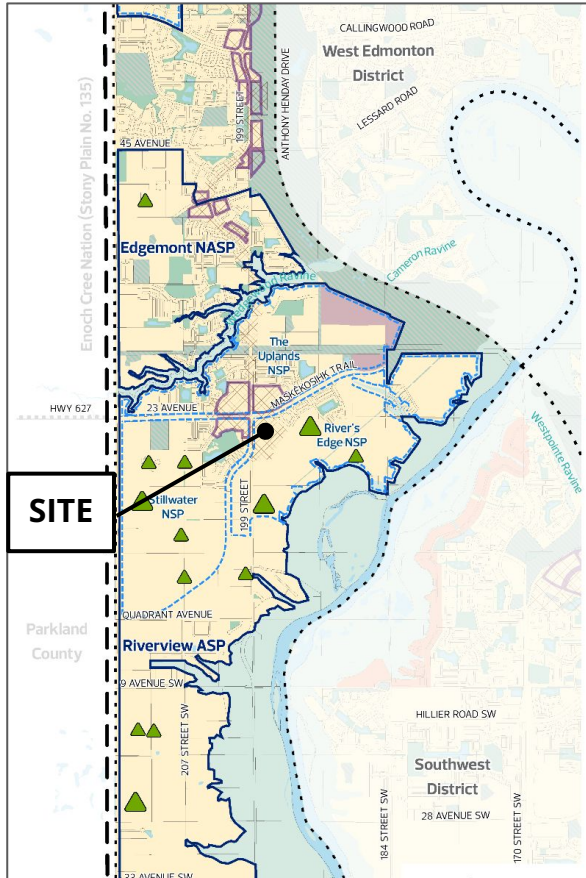


JOURNAL AD
Jan. 11 & 15, 2025

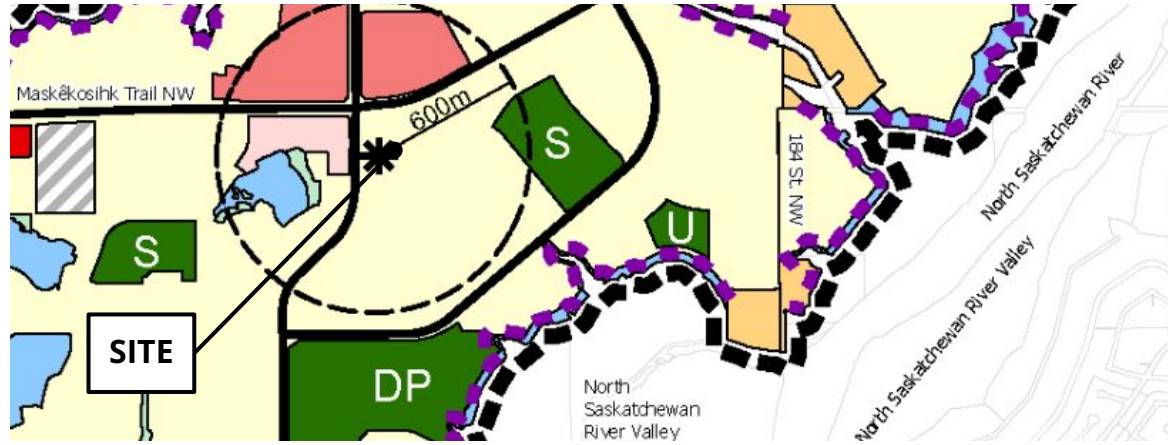
BYLAW 21022



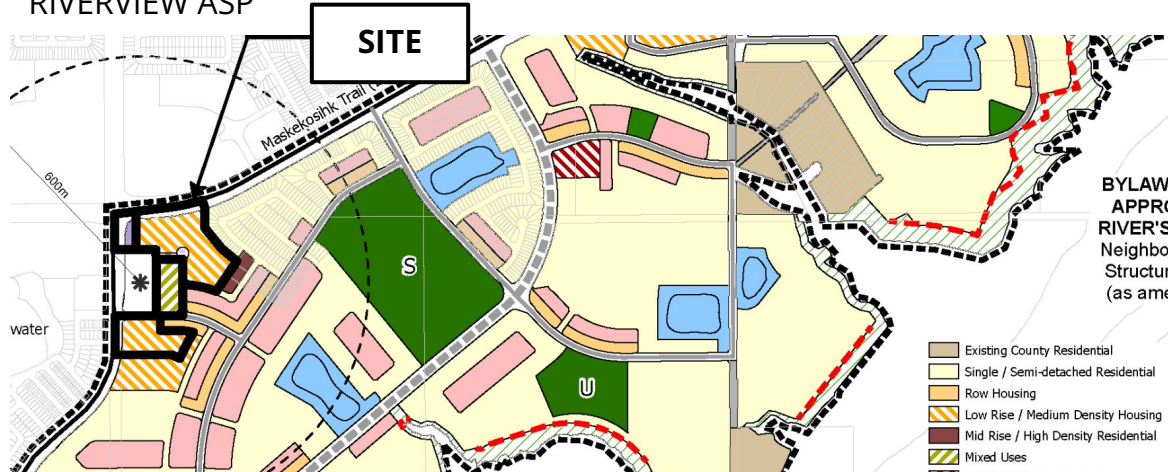
REGULATION	RM h16	MU h16 f3.5 cf
Principal Building	Multi-Unit Housing, Limited Community & Commercial Uses	Multi-Unit Housing, Recreation, Commercial, Employment Uses
Height	16.0 m (4 storeys)	16.0 m (4 storeys)
Minimum Density	45 dwellings per hectare	N/A
Maximum FAR	2.3 FAR	3.5 FAR
Minimum Setbacks		
Streets	1.0 - 4.5 m	1.0 - 4.5 m
Alleys	3.0 m	0 - 1.0 m
Other Sites	1.5 - 6.0 m	0 - 3.0 m



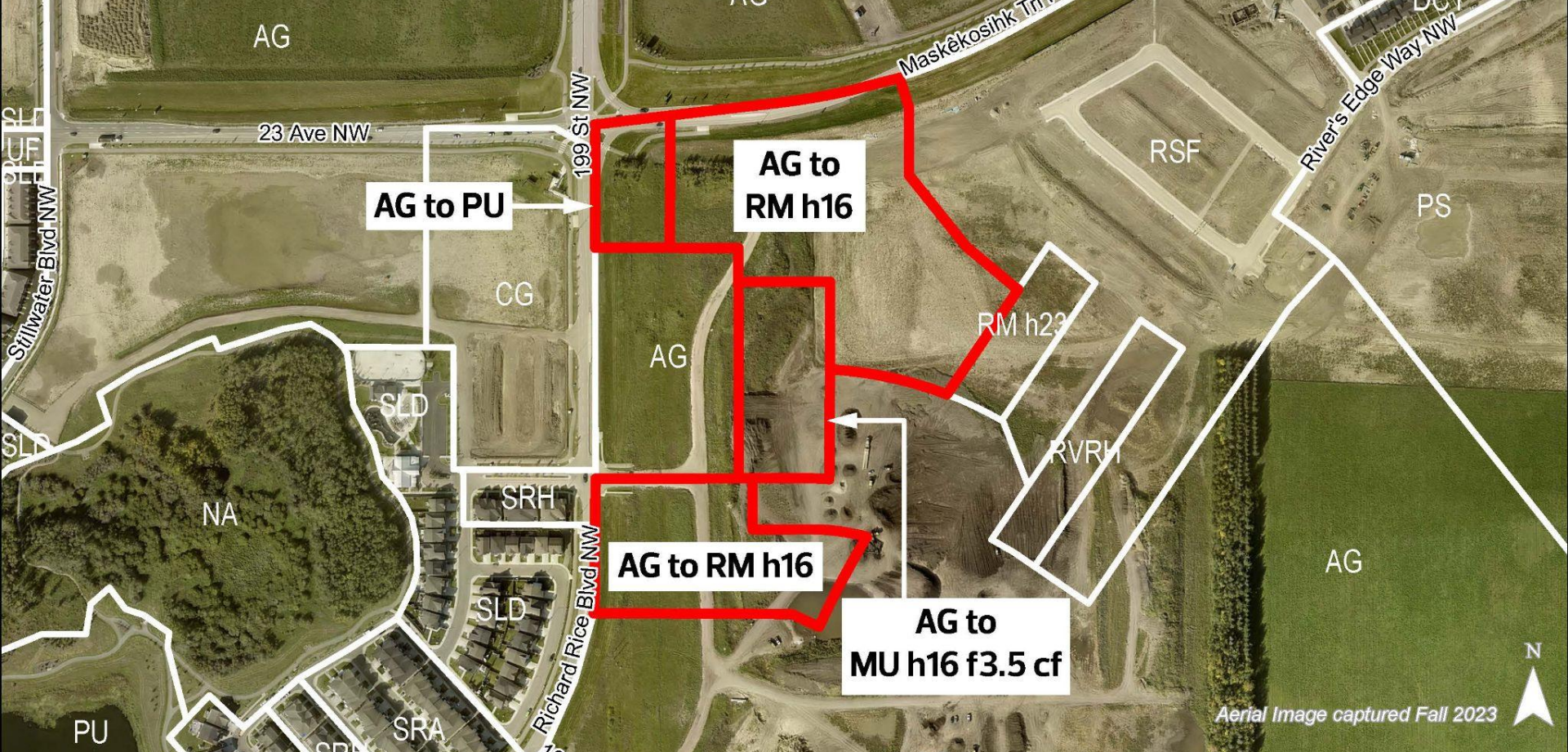
WEST HENDAY DISTRICT PLAN
Map 4: Land Use Concept



RIVERVIEW ASP



RIVER'S EDGE NASP



Aerial Image captured Fall 2023

ADMINISTRATION'S RECOMMENDATION: **APPROVAL**

