



MU h16
f3.5 cf

RM h16.0 to RS



RM h16

76 Ave NW

97 St NW

97 St SW

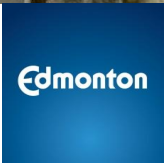
RS

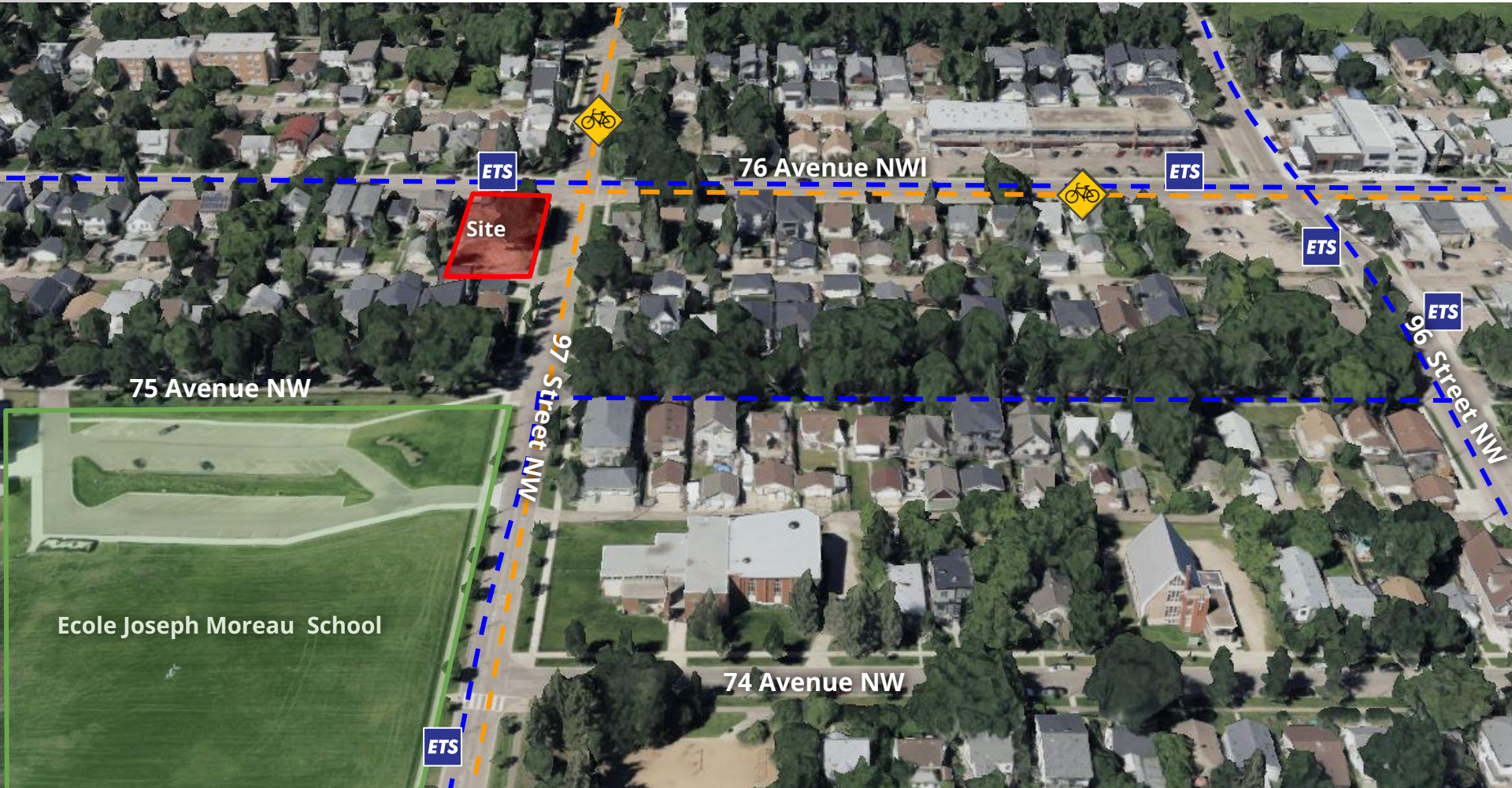
Aerial Image captured Fall 2023



ITEM 3.6
BYLAW 21093
RITCHIE

DEVELOPMENT
SERVICES
Feb. 24, 2025





ETS

Site

76 Avenue NWI

ETS

ETS

ETS

75 Avenue NW

97 Street NW

96 Street NW

Ecole Joseph Moreau School

ETS

74 Avenue NW

PROPOSED ZONING

REGULATION	RM h16.0 Current Zoning	RS Proposed Zoning
Differences in Uses	Residential (6 types) Commercial Uses (7)	Residential (all 9 types) Commercial Uses (5)
Height	16.0 m	10.5 m
Setbacks North (76 Ave - No Treed Blvd) South (Alley) East (97 St - Treed Blvd) West (RS)	4.5 m 3.0 m 3.0 m 1.5 m - 3.0 m	4.5 m 10.0 m 1.2 m - 2.0 m 1.2 m - 1.5 m
Density	Min: 4 (45 du/ha) Max: N/A	Min: 1 (Single Detached) Max: 12 (Min.75m ² /Dwelling)
Floor Area Ratio (FAR) / Site Coverage	2.3 FAR	45% Site Coverage

Respondents: 4

- Clarification of proposed zoning (1)
- Support the development of a vacant site (2)
- Preserve private tree (2)
- Concern that site could develop as a large single detached dwelling (1)



CITY WEBPAGE
Oct. 17, 2024



MAILED NOTICE
Oct. 22, 2024



1:1 COMMUNICATION



SITE SIGNAGE
Oct. 28, 2024

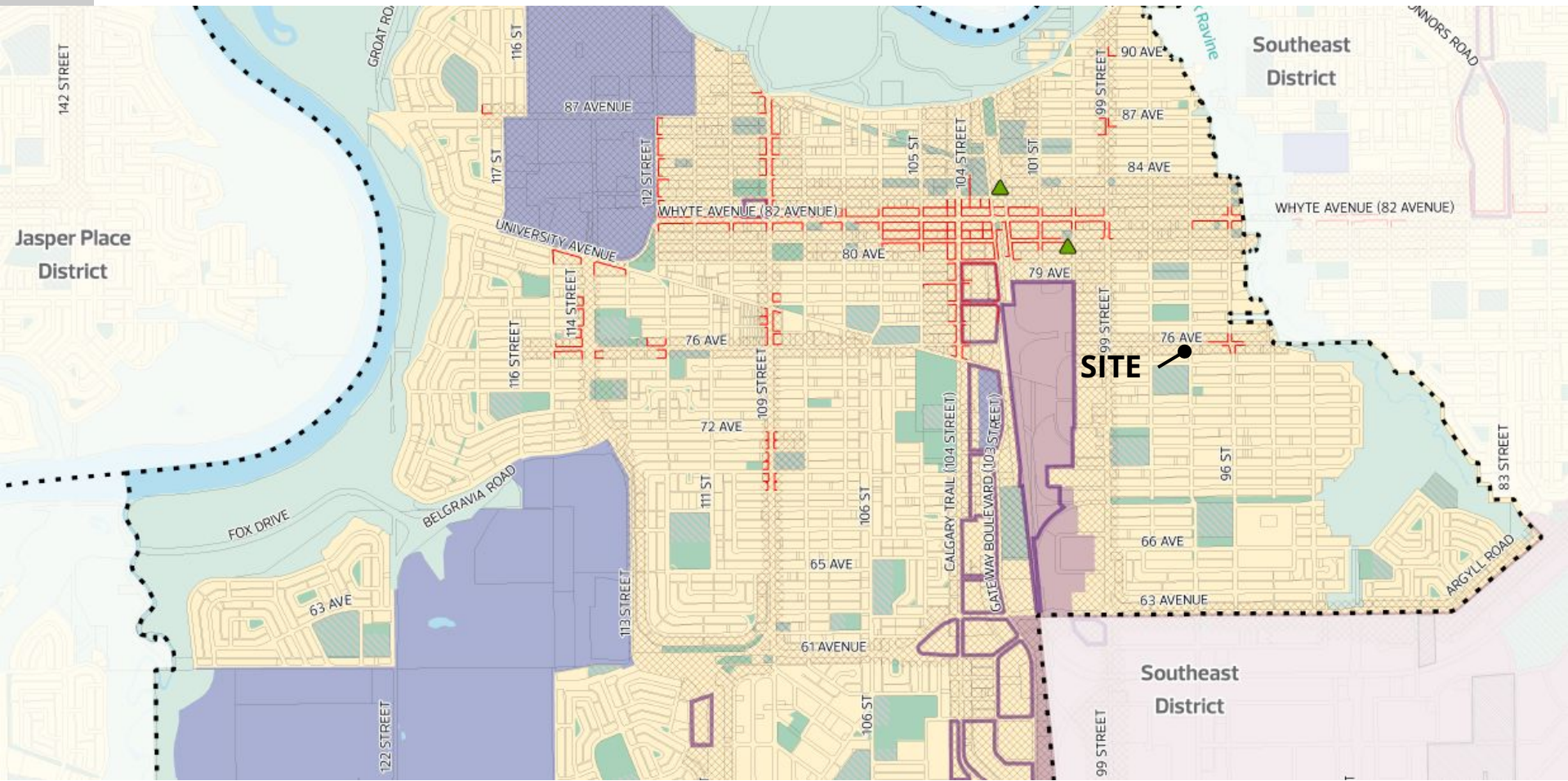


PUBLIC HEARING
NOTICE
March 18, 2025



JOURNAL AD
March 21 & 29,
2025

POLICY REVIEW: SCONA DISTRICT PLAN: Land Use Concept to 1.25 Million





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76 Ave NW

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RS

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ADMINISTRATION'S RECOMMENDATION: **APPROVAL**

