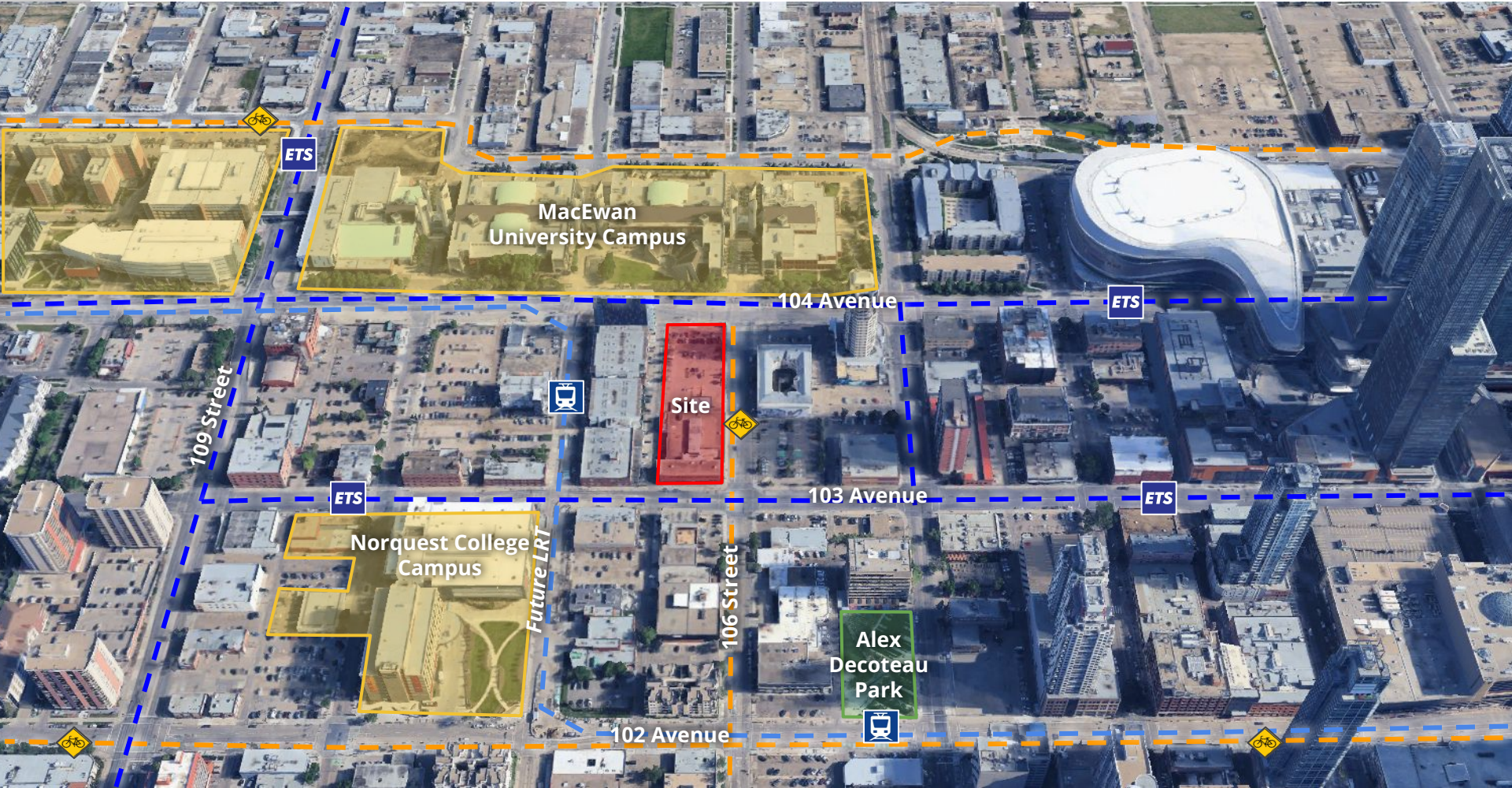


ITEM 3.4  
BYLAW 21299  
DOWNTOWN

DEVELOPMENT  
SERVICES  
Sep. 15, 2025





# 3 MASSEY FERGUSON BUILDING



1953



2025

## Respondents (9)

## Opposition (9)

- Alley congestion
- Lack of information on final design
- Historic preservation



CITY WEBPAGE  
Jun 20, 2025



MAILED NOTICE  
Jun 20, 2025



1:1 COMMUNICATION  
Ongoing



SITE SIGNAGE  
Jul 15, 2025



PUBLIC HEARING  
NOTICE  
Aug 21, 2025



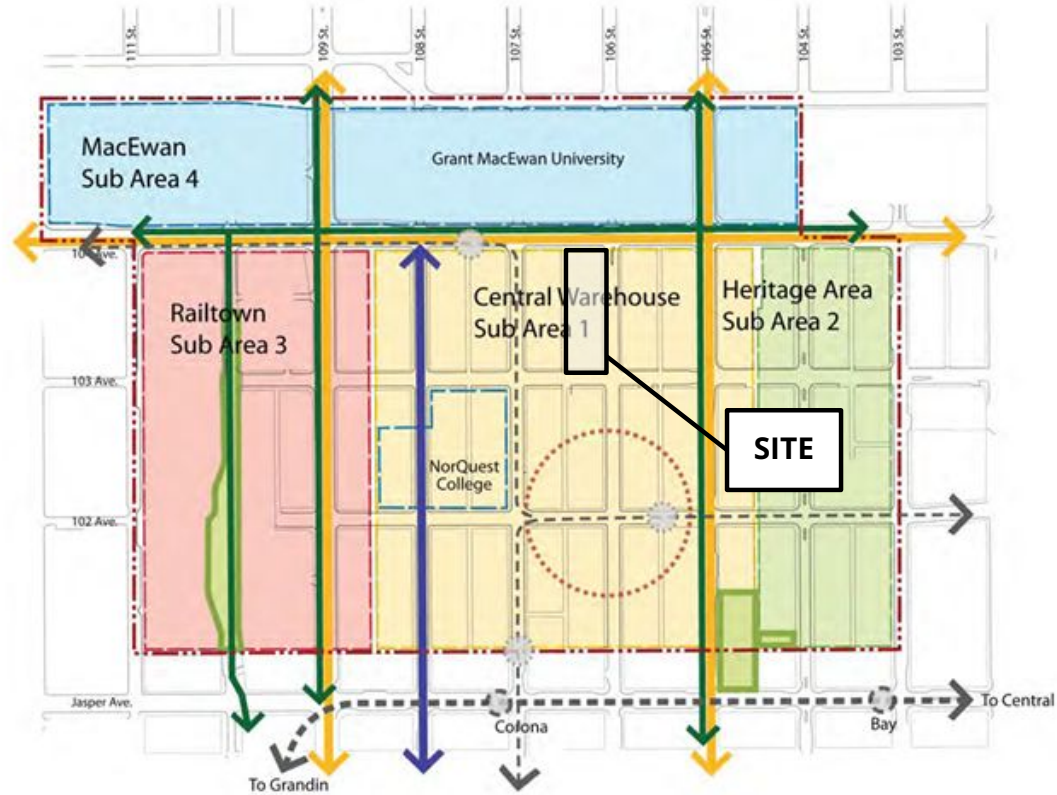
JOURNAL AD  
Aug 29 & Sep 6,  
2025

# 5 PROPOSED ZONING



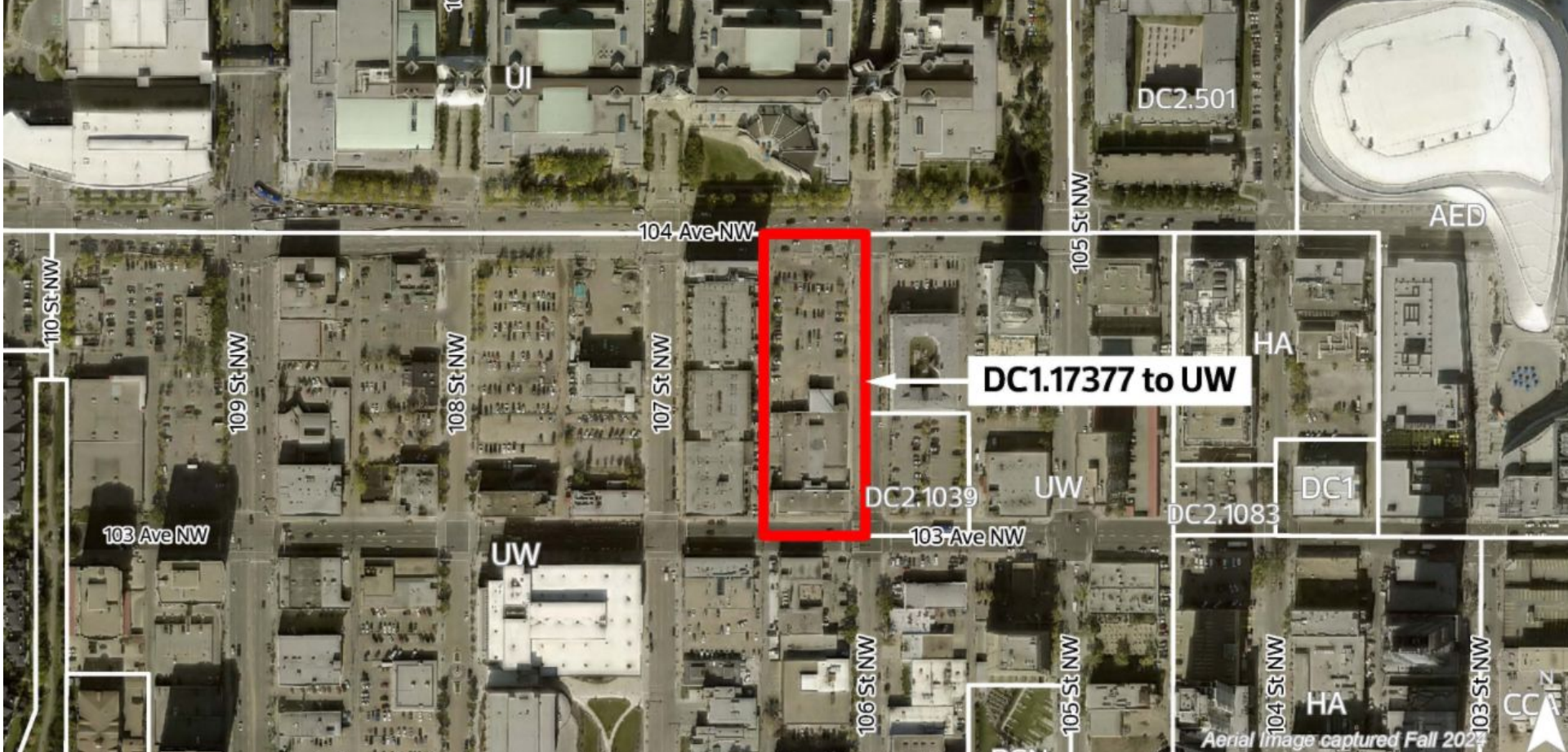
\* Conceptual massing model (provided by the applicant)

REGULATION	DC1 Current Zoning	UW Proposed Zoning
<b>Height</b>	60 m (sunset clause)	50 m
<b>Floor Area Ratio</b>	16	6
<b>Setbacks</b> North (104 Ave) West (Alley) East (106 St)	0 - 1.5 m 0 - 1.5 m 0 - 1.5 m	5.0 m 0 m 1.5 m



Capital City Downtown Plan:

Figure 28: Warehouse Campus Neighbourhood Development Concept



ADMINISTRATION'S RECOMMENDATION: **APPROVAL**