



**DC2.1065 to UW**

DC2.1065

PS

Aerial Image captured Fall 2024

ITEMS 3.2 & 3.3  
BYLAWS 21291 & 21292  
DOWNTOWN

DEVELOPMENT  
SERVICES  
SEPT 15, 2025





## Respondents (4)

- Community League Support.
- Site is close to transit and active transportation options, this is a great location for more density.



CITY WEBPAGE  
Apr 24, 2025



MAILED NOTICE  
Apr 28, 2025



SITE SIGNAGE  
May 22, 2025



1:1 COMMUNICATION  
Ongoing



PUBLIC HEARING  
NOTICE  
Aug 21, 2025



JOURNAL AD  
Aug 29 & Sept 6,  
2025

<b>REGULATION</b>	<b>DC2</b> Current Zoning	<b>UW</b> Existing
<b>Height</b>	127.0 m	50.0 m
<b>Floor Area Ratio</b>	18	6
<b>Setbacks</b> North (102 Ave) South East (Alley) West (106 St)	2.0 m 0.0 m 0.0 m 0.8 m	1.5 - 3.0 m 0.0 m 0.0 m 0.0 m

Table 5.1. Site and Building Regulations

Subsection	Regulation	Value
Density		
5.1.2	Maximum Residential Density	2,200 Dwellings/ha <del>500 Dwellings/ha</del>





ADMINISTRATION'S RECOMMENDATION: **APPROVAL**