



DC2.748 to MU h16 f0.5

ITEMS 3.32 & 3.33
BYLAWS 21263 & 21264
PEMBINA

DEVELOPMENT
SERVICES
Sept 15, 2025





3 COMMUNITY INSIGHTS

Respondents (10)

Opposition (6)

- Traffic & Onstreet parking Volumes &
- Character
- Residential uses

Support & Questions (1)

- Opportunities for additional uses

Questions (3)

- Intent
- Residential uses



CITY WEBPAGE
April 10, 2025



MAILED NOTICE
April 9, 2025



1:1 COMMUNICATION
Ongoing



SITE SIGNAGE
April 11, 2025



PUBLIC HEARING
NOTICE
July 24, 2025



JOURNAL AD
Aug 1 & Aug 9,
2025

PROPOSED ZONING



REGULATION	DC2.748 Current Zoning	MU h16.0 f0.5 Proposed Zoning
Purpose	Commercial & Office Uses	Low Rise Mixed Use Development
Height	10.0 m	16.0 m
Max FAR	0.35	0.5
Setbacks North (140 Ave NW) South (137 Ave NW) East West (133 St NW)	12.2 m 15.22 m N/A 7.5 m	1.0 - 3.0 m 1.0 - 3.0 m 0 - 3.0 m 1.0 - 3.0 m
Change in CRU Space	N/A	+ 8741 m ²



Aerial Image captured Fall 2024

ADMINISTRATION'S RECOMMENDATION: **APPROVAL**