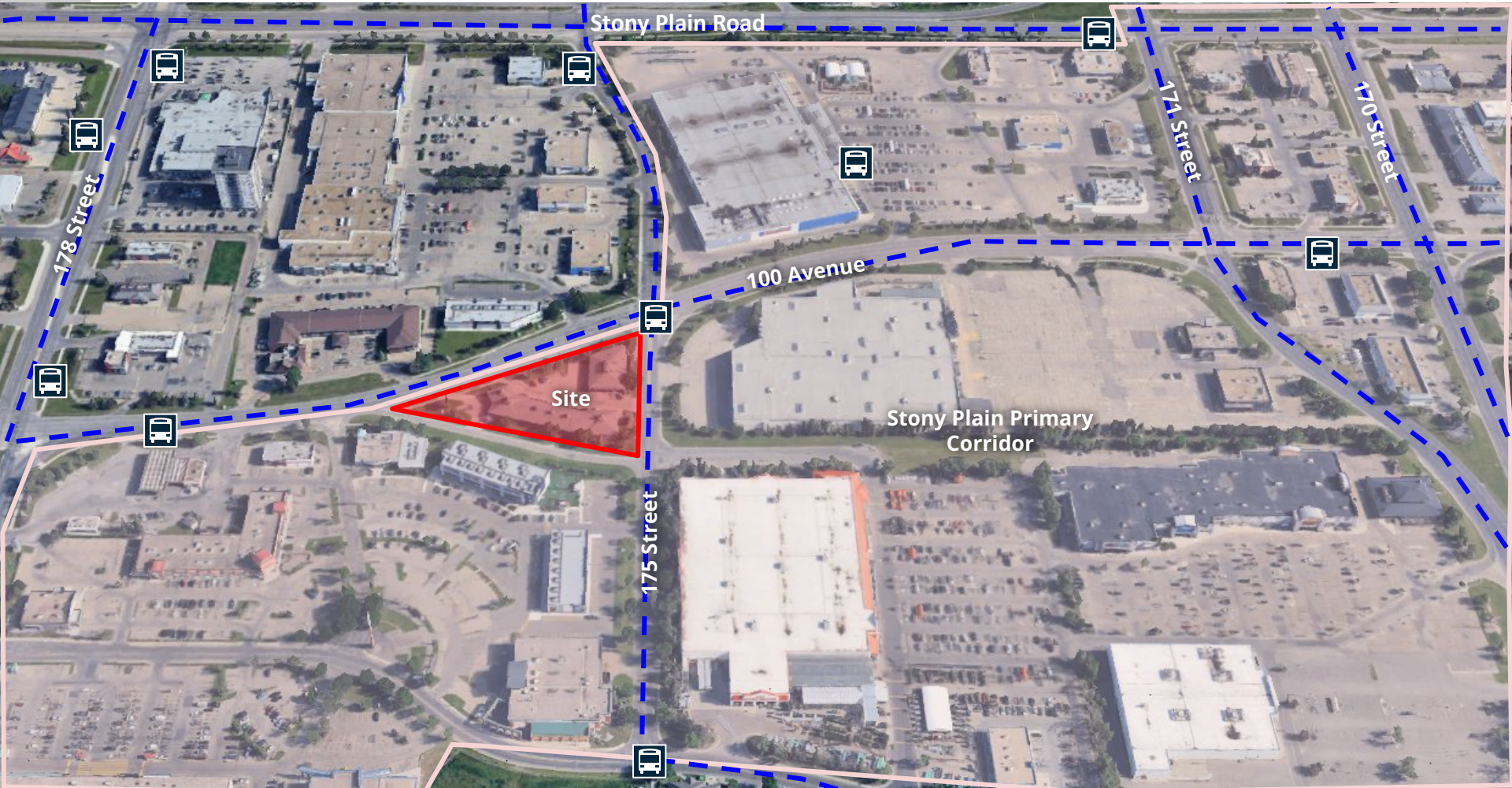




ITEMS 3.8
BYLAW 21389
PLACE LARUE

DEVELOPMENT
SERVICES
FEB. 3 2026





3 COMMUNITY INSIGHTS

Respondents (4)

Opposition (2)

- Child Care Service is incompatible
- Opposes use of condo common property for a play area

Questions (2)



CITY WEBPAGE
Jun 4, 2025



MAILED NOTICE
Jul 16, 2025



1:1 COMMUNICATION
Ongoing



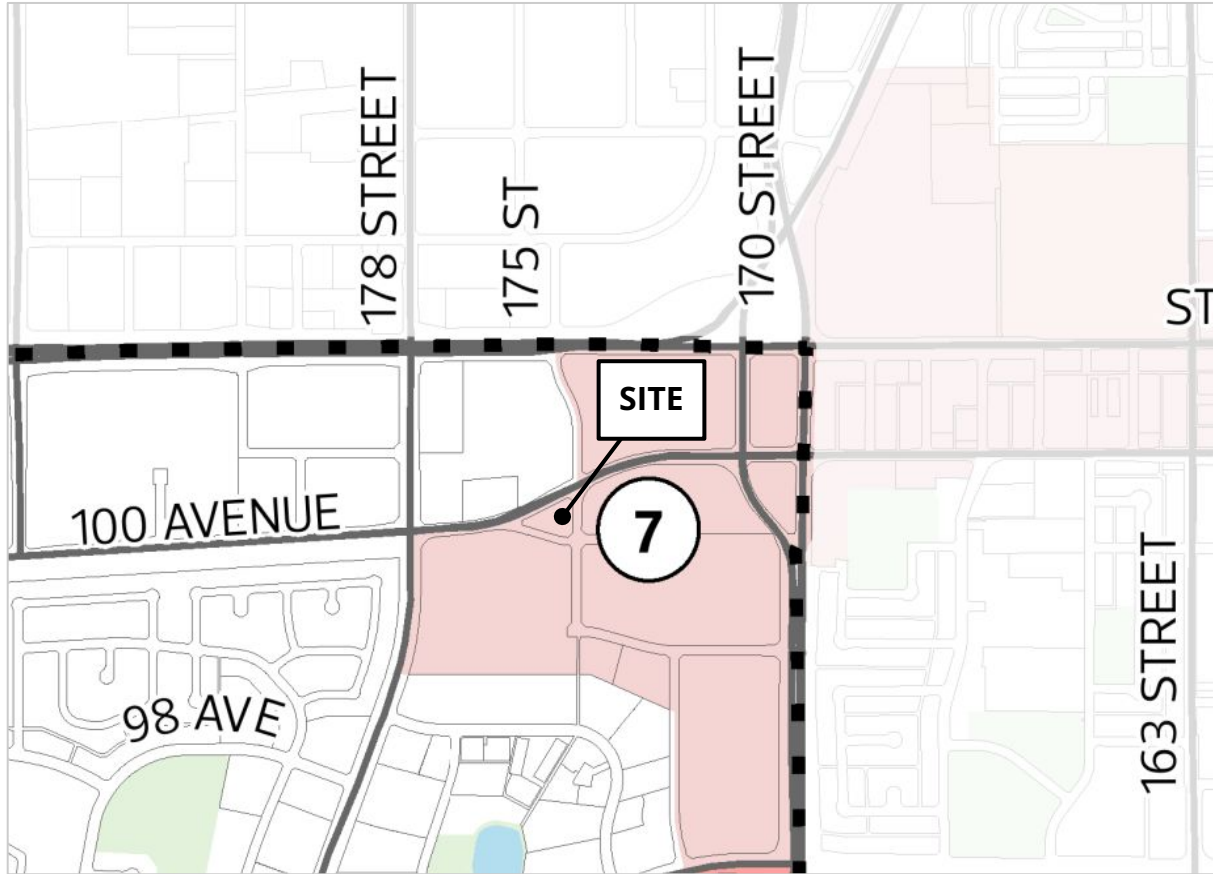
SITE SIGNAGE
Aug 5, 2025



PUBLIC HEARING
NOTICE
Jan 8, 2026



JOURNAL AD
Jan 16 & 23, 2026

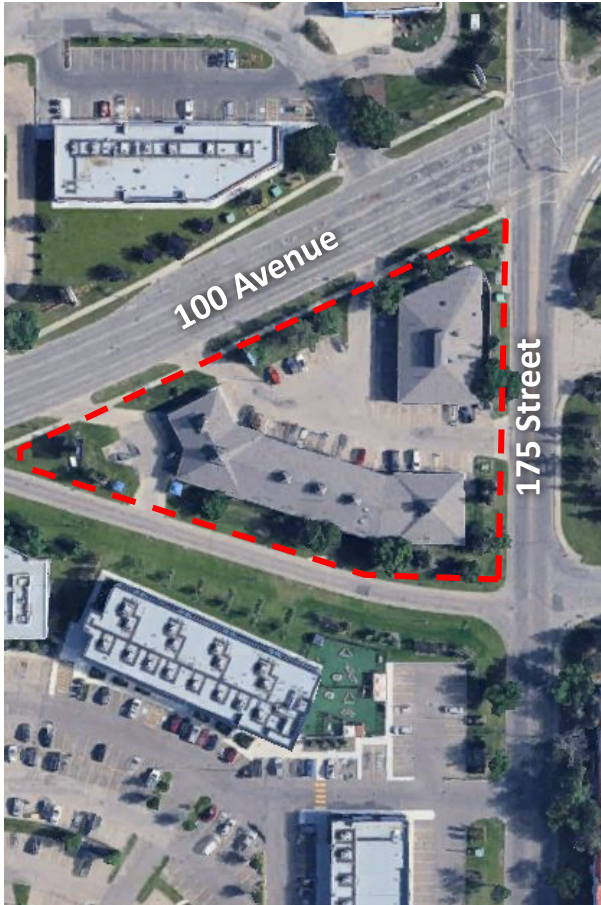


West Edmonton District Plan:
Map 3: Nodes and Corridors



Site Plan

5 PROPOSED ZONING



REGULATION	DC2.208 Current Zoning	CB Proposed Zoning
Typical Uses	Limited general commercial Uses	Commercial and light industrial Uses
Maximum Height	10.0 m or 2 storeys	16.0 m (30.0m for hotels)
Maximum Floor Area Ratio	1.0	3.5
Minimum Front Setback (100 Avenue)	7.5 m	6.0 m
Minimum Flanking Side Setback (175 Street)	4.5 m	4.5 m
Minimum Rear Setback (99B Avenue)	4.5 m	4.5 m



ADMINISTRATION'S RECOMMENDATION: **APPROVAL**