

120 17 Ave NW

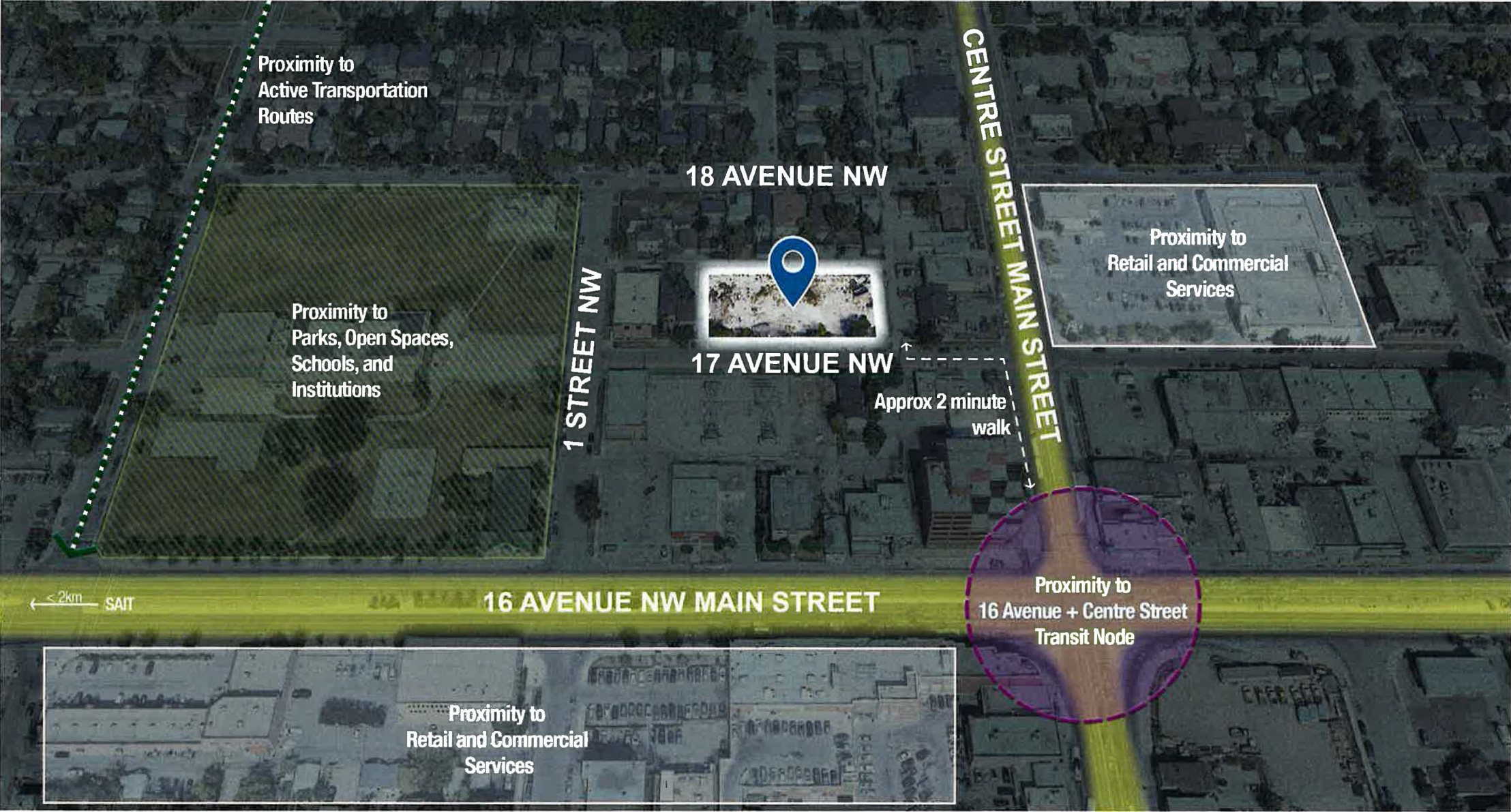
Land Use Amendment

City Council | March 2023

LOC2022-0178/CPC2023-0066

02

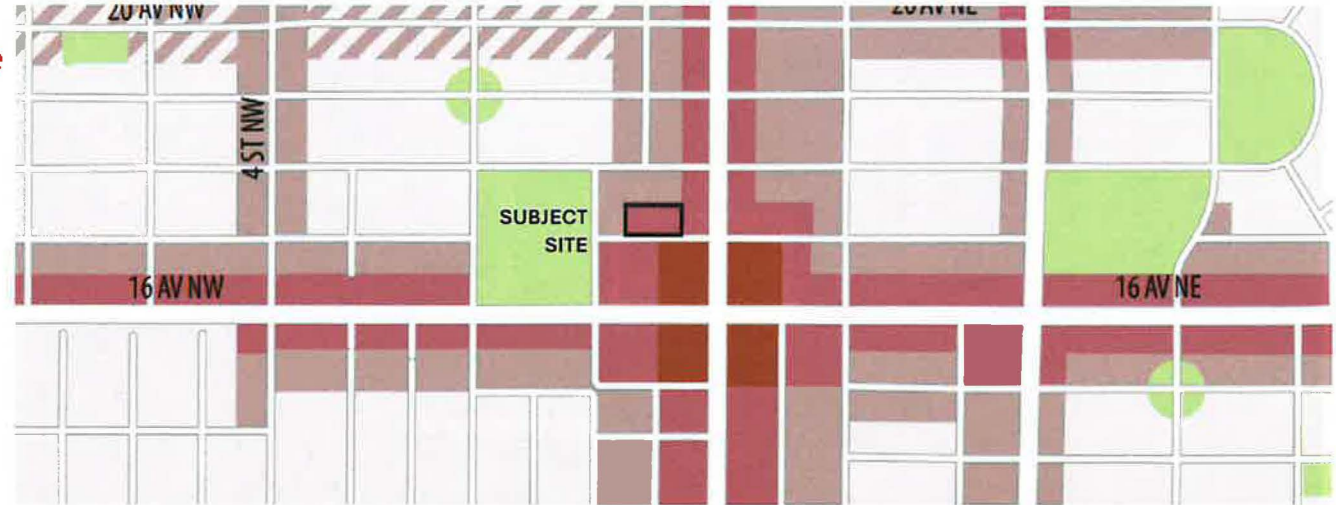
Site Context



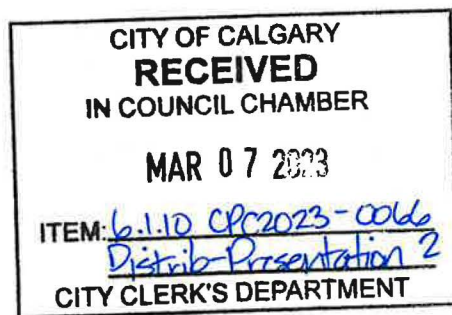
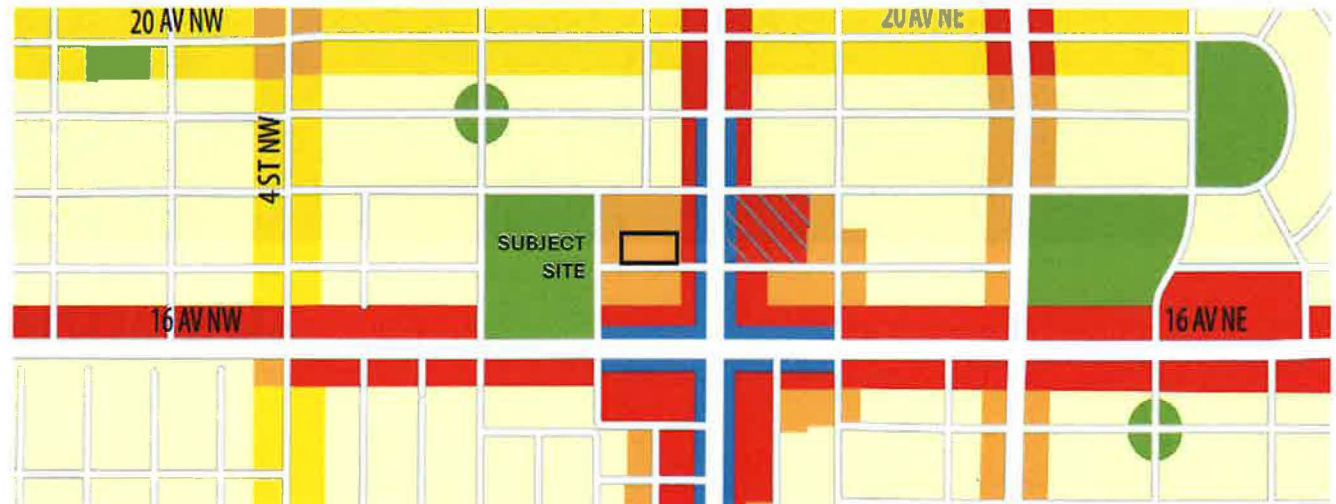
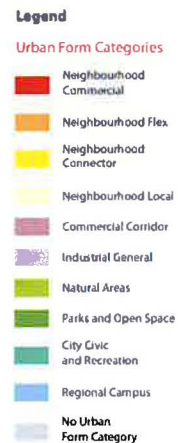
Alignment with North Hill Communities LAP

- + Approved in September 2021
- + First approved LAP in the new generation of local area planning
- + Site is within the “Mid” (up to 12 Storeys) Building Scale
- + Site is within Neighbourhood Flex (mix of uses with primarily residential and potential supportive commercial)

Map 4:
Building Scale



Urban Form



Proposed Land use Amendment

Existing

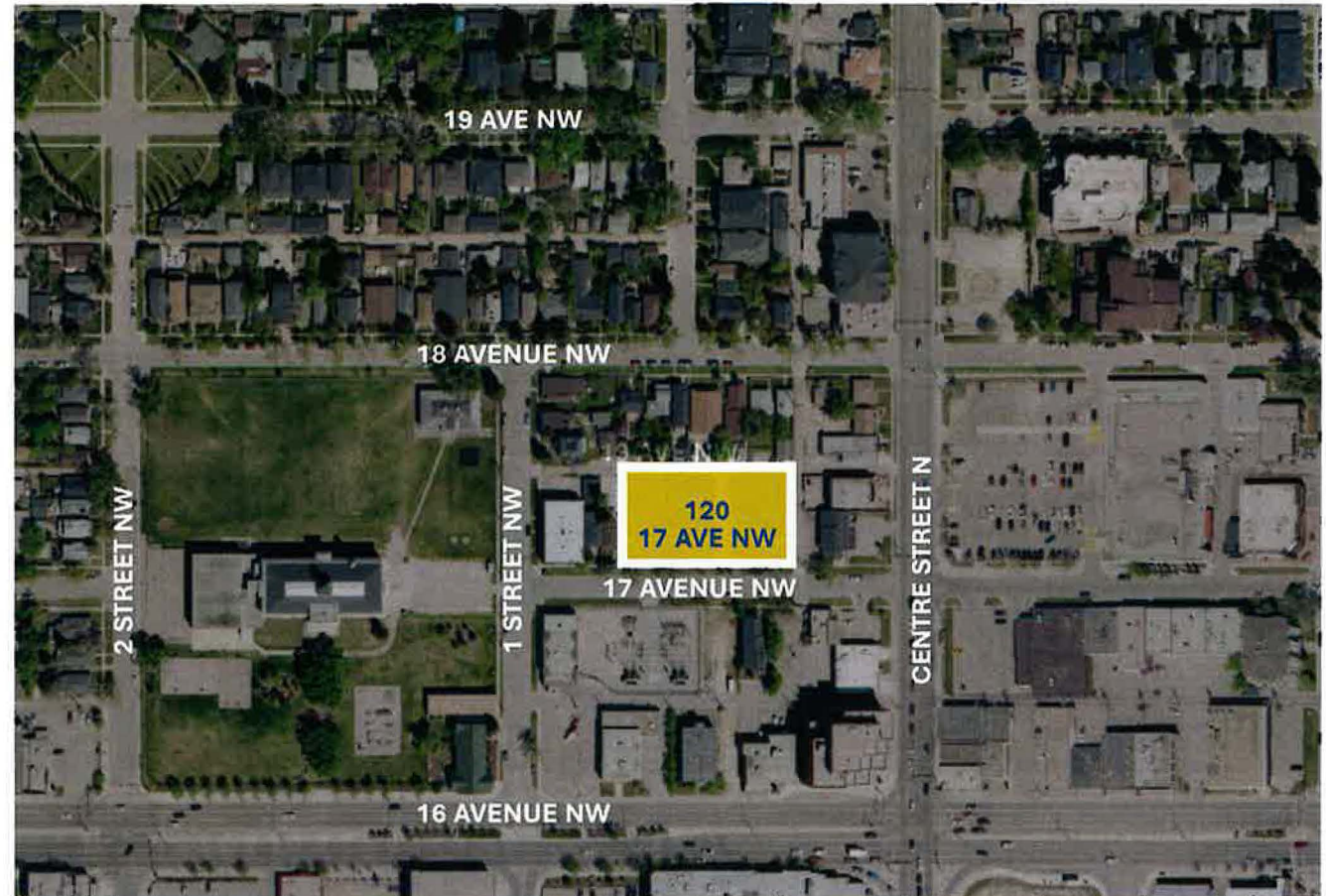
Mixed Use - General MU-1 f4.5 h24

- + Accommodate a mix of residential and commercial uses
- + Respond to local area context
- + Max 24m (up to 6 storeys)

Proposed

Mixed Use - General MU1- f7 h45

- + Accommodate a mix of residential and commercial uses
- + Respond to local area context
- + Max 45m (up to 12 storeys)



Engagement / Project Summary



Thank You

