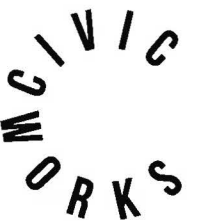
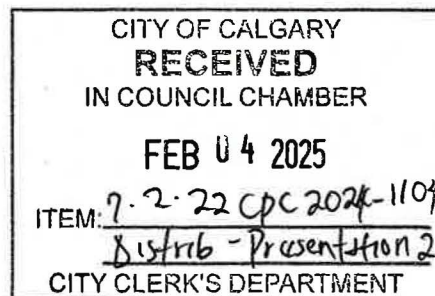


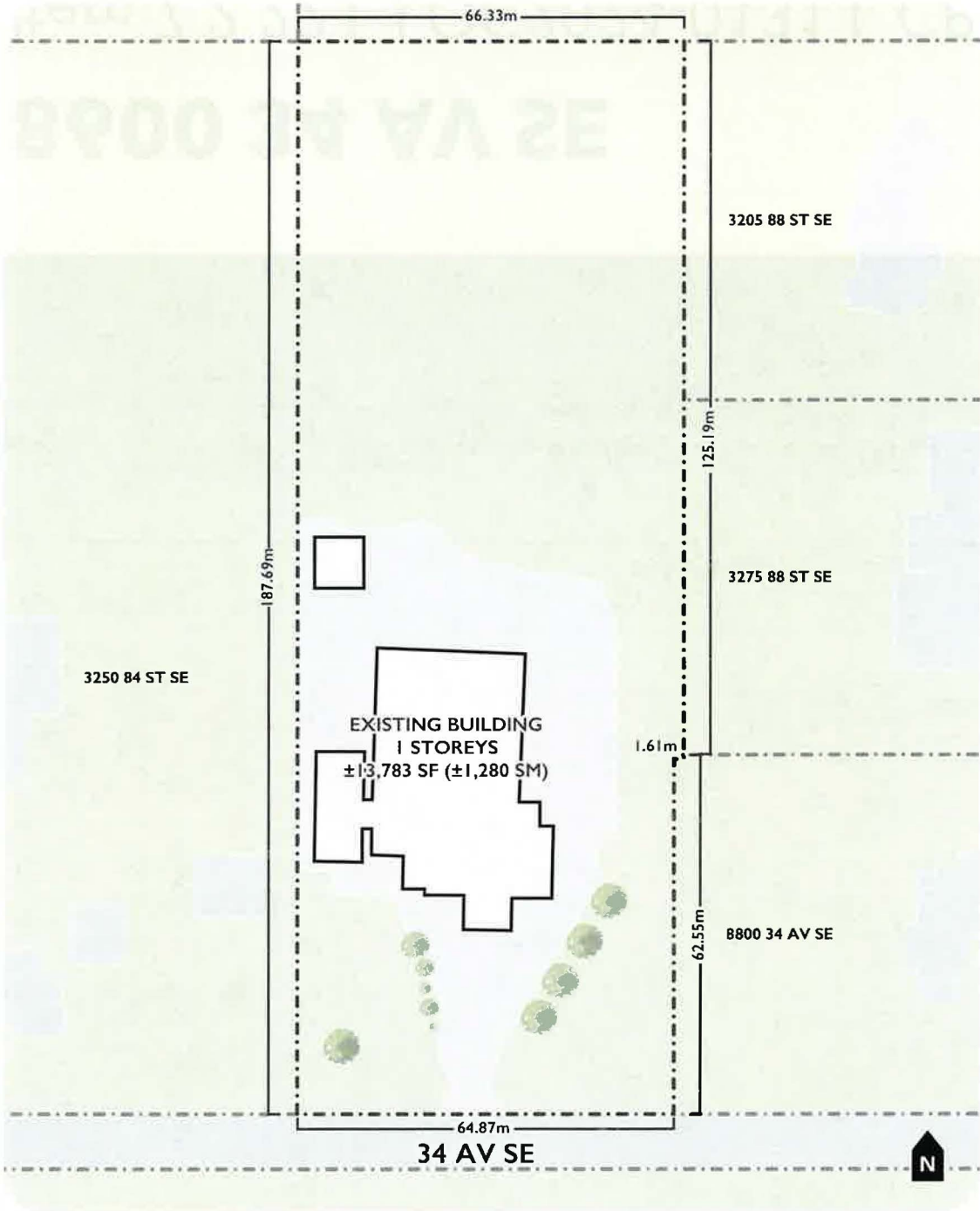
# 8600 34 AV SE

Item 7.2.22 | LOC2024-0131 | CPC2024-1104

Public Hearing Presentation | February 4, 2025

Prepared by CivicWorks





Conceptual visualization is subject to change through the Development Permit review process.

## Direct Control District

(Based on S-FUD District Rules)



**Woodworking Shop**  
Custom Use Definition



**12.0m**  
Maximum Building Height



**15.0m**  
Minimum Front & Rear Setback

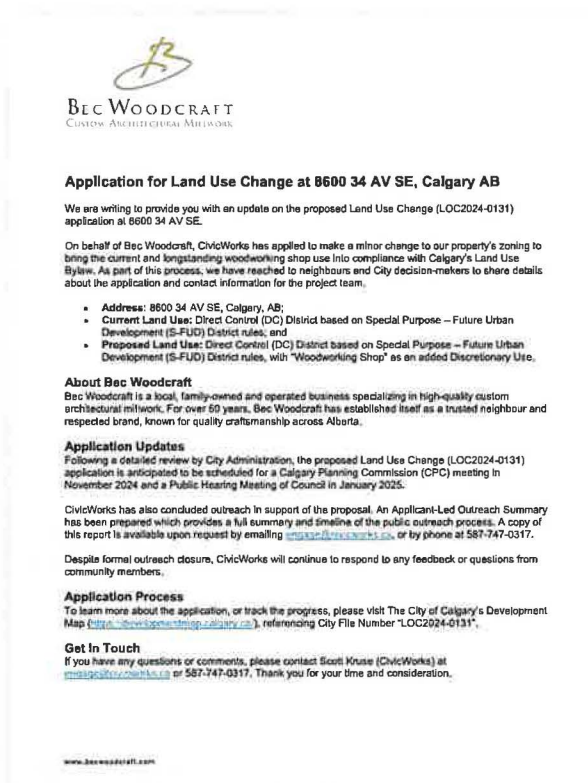
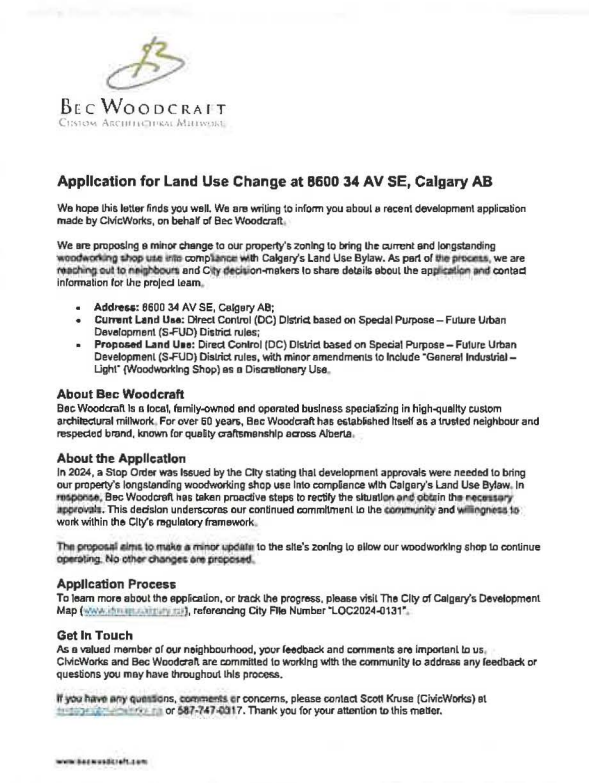
Municipal Development Plan - Map 1: Urban Structure



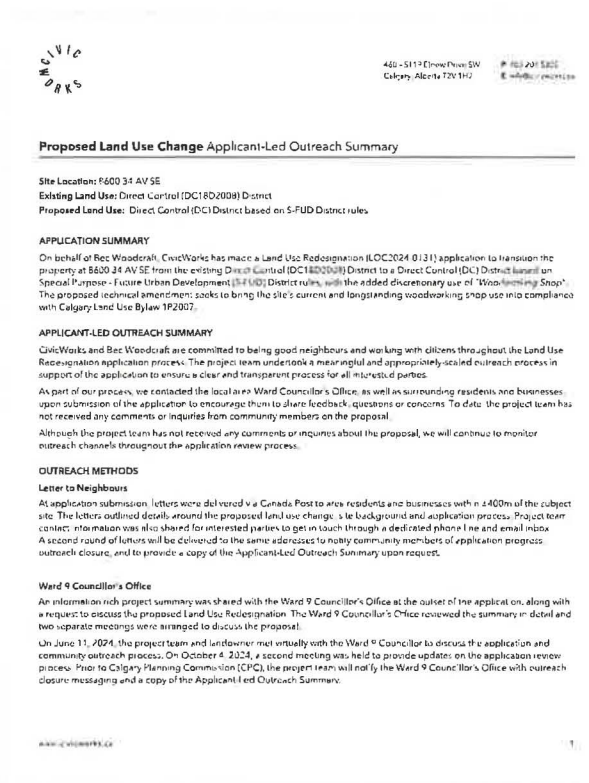
# Communications & Outreach

04

## Letters to Neighbours



## Outreach Summary



Launch May 2024


Public Hearing February 2025




Letters to Neighbours



Applicant Meetings  
Ward 9 Councillor's Office

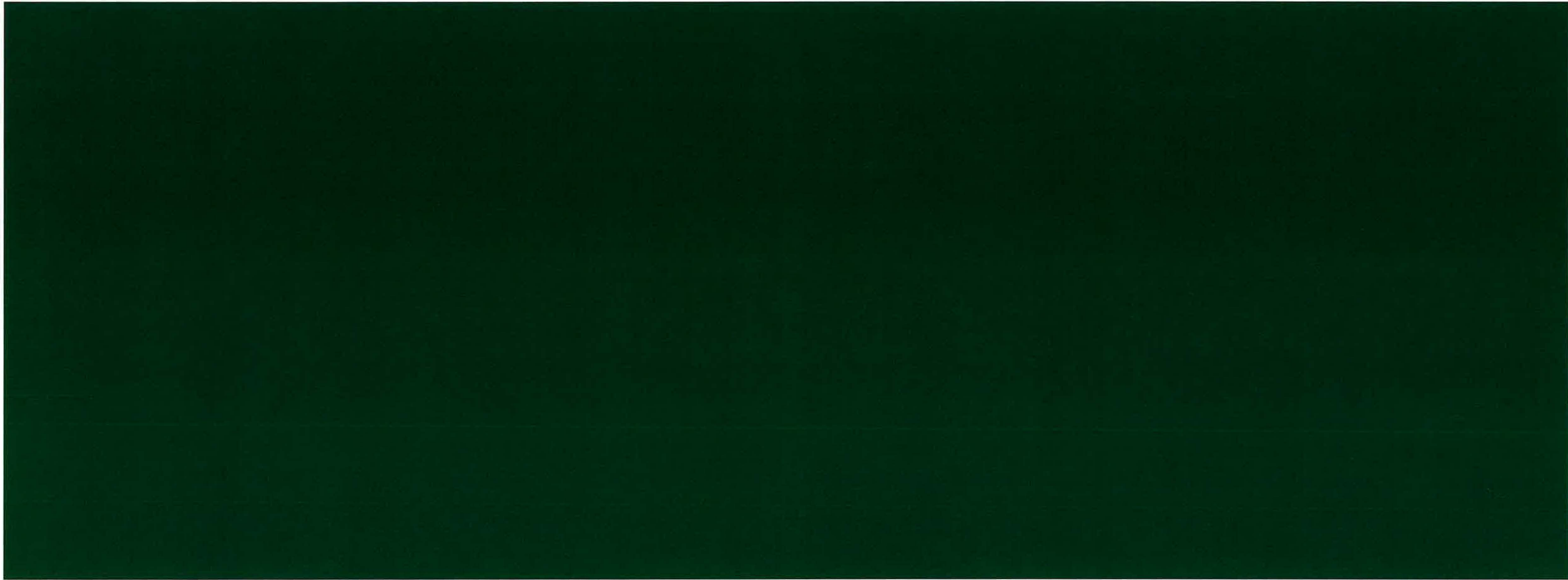


Project Phoneline + Email



Applicant-Led Outreach Summary



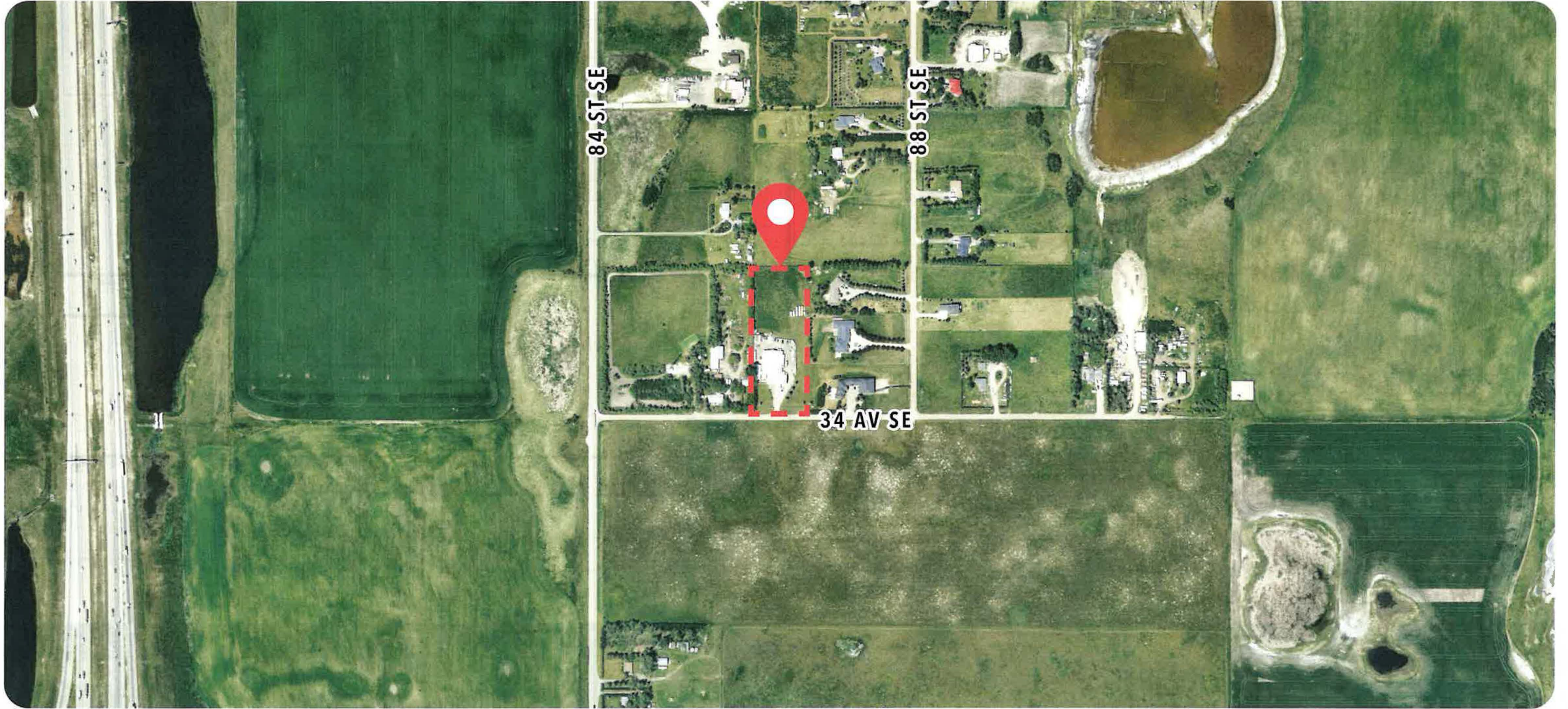


## **Supplementary Slides**

# Land Use Context

07







**Subject Site** (View north towards existing building)



**Subject Site** (View west along 34 AV SE)



**Subject Site** (View south along 34 AV SE)