

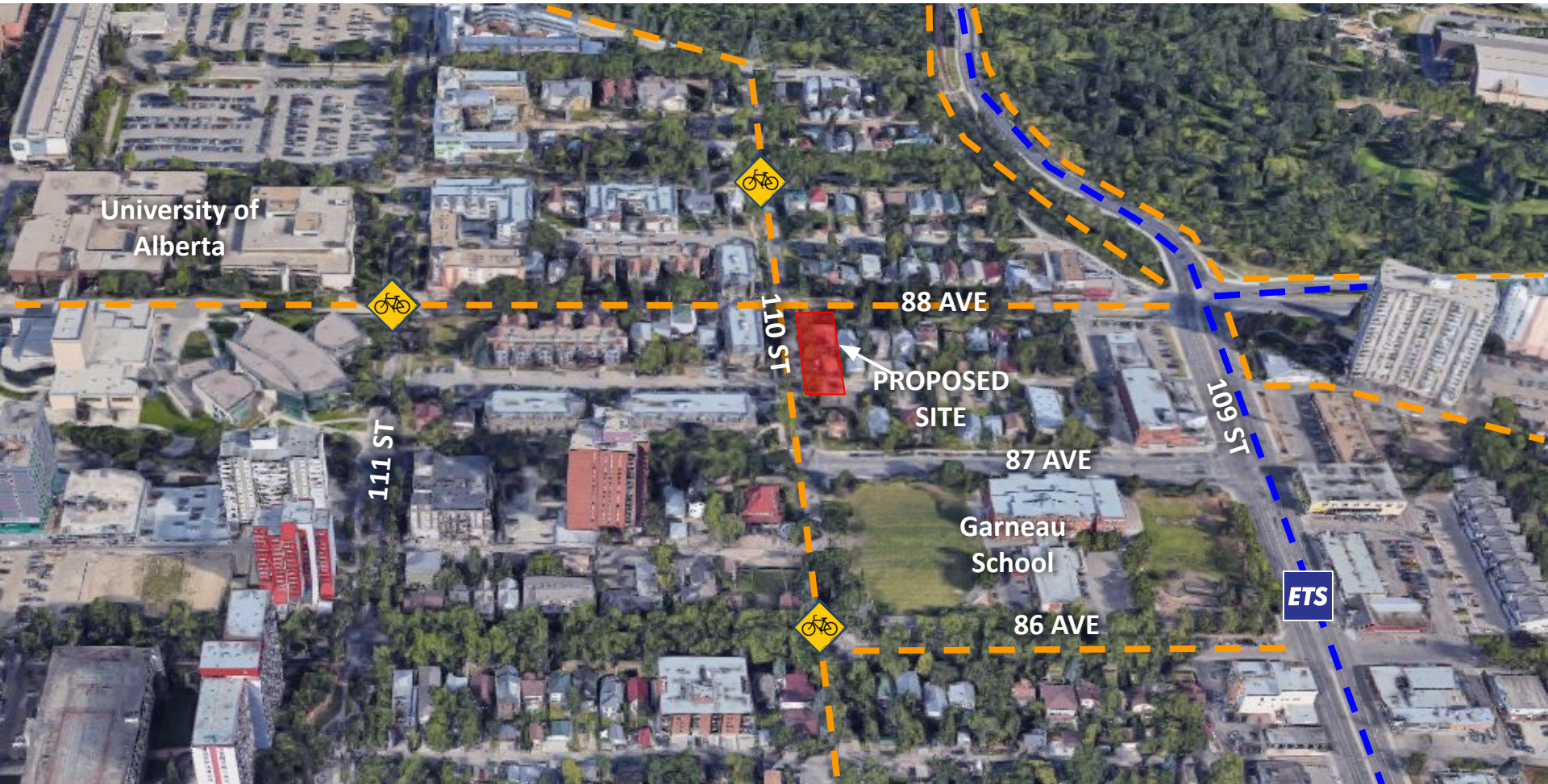
ITEM 3.1 & 3.2 - GARNEAU CHARTER BYLAW 19593 AND BYLAW 19592

DEVELOPMENT
SERVICES
September 8, 2021

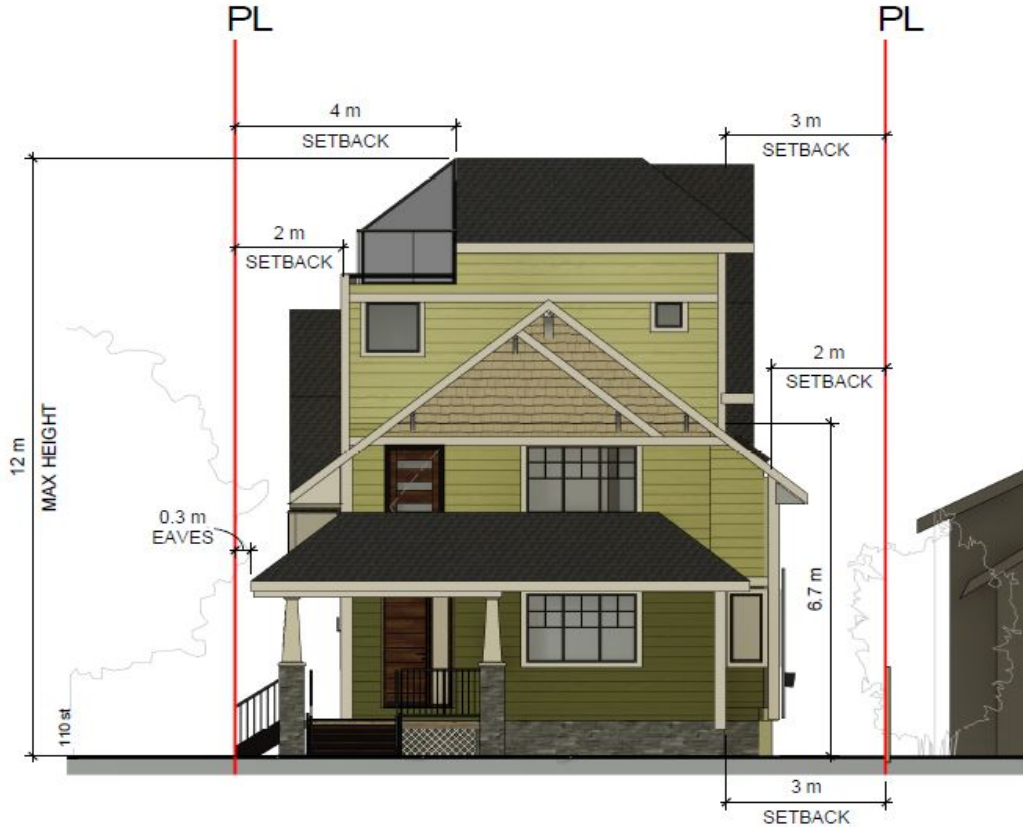
At the May 4, 2021, City Council Public Hearing, the following motion was passed:

That Bylaw 19592 and Charter Bylaw 19593 be referred back to Administration to have increased interior side and rear setbacks similar to the RF3 zone through Direct Control zoning, and return to the September 8, 2021, City Council Public Hearing.

3 Site and Surrounding Context



4 Zone Comparison



APPENDIX 2c
SOUTH ELEVATION

Building Element <i>Principal Building</i>	RF3 + MNO <i>Current Zone</i>	DC2 <i>Currently Proposed</i>
Height	8.9m	12.0m
North/Front Setback	7.38m	3.0 m 4.0 m (above 6.7 m)
East/Interior Setback	3.0 m	2.0 m 3.0 m (for the front 6.0 m and the rear 16.0 m of building and above 6.7 m)
South/Rear Setback	16.0 m	14.0 m 16.0 m (above 3.9 m)



APPENDIX 2d
WEST ELEVATION



ADMINISTRATION'S RECOMMENDATION: **APPROVAL**