

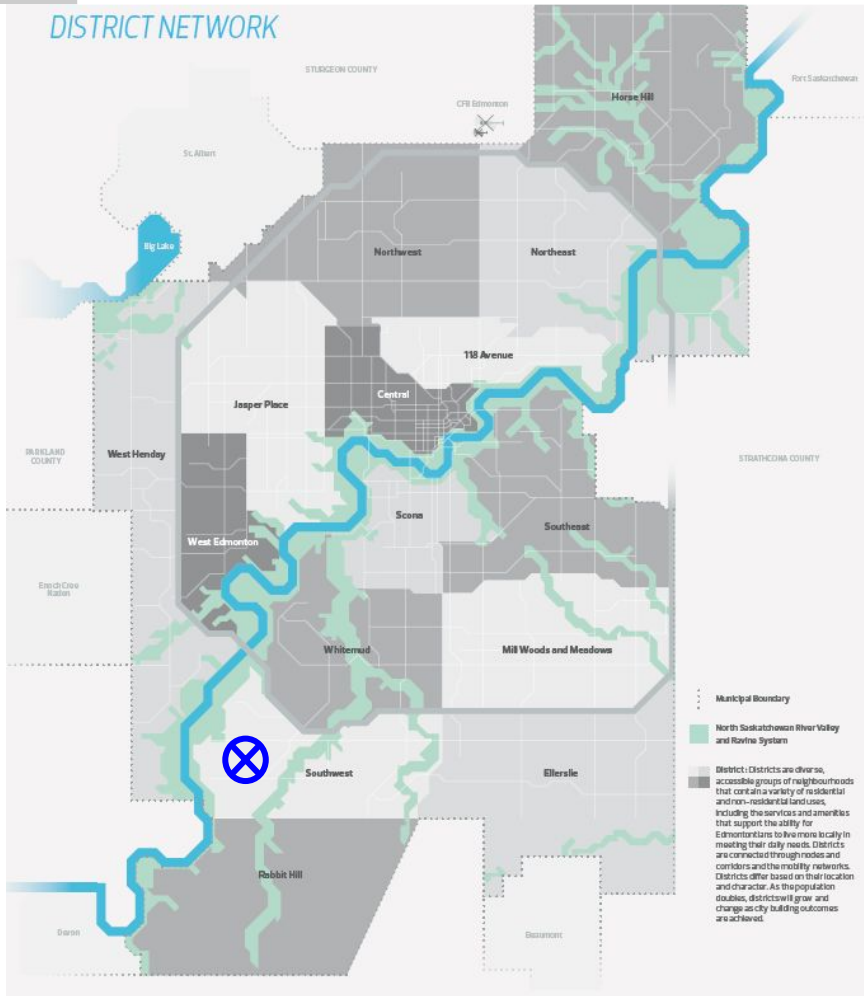
ITEM 3.5

CHARTER BYLAW 19954

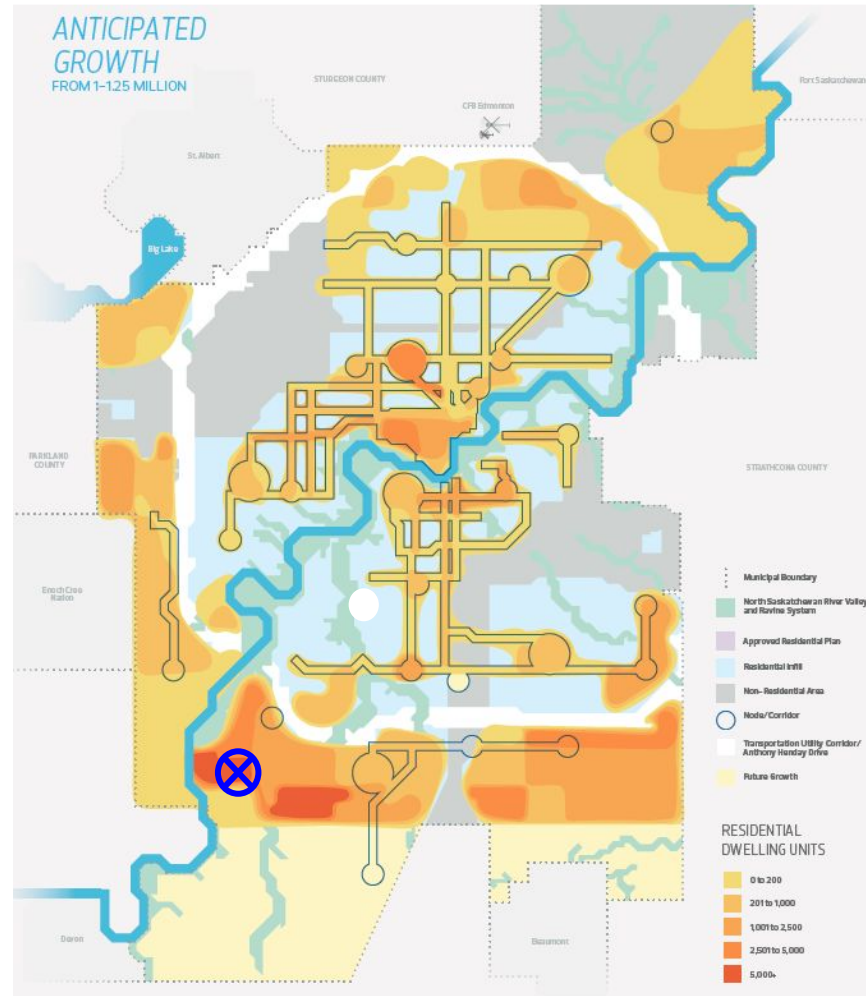
KESWICK

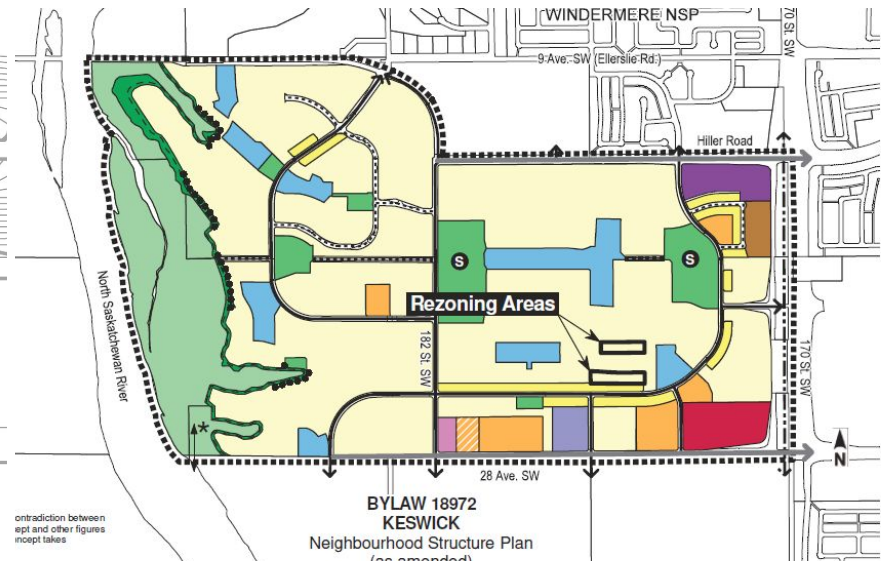
DEVELOPMENT SERVICES
FEBRUARY 23, 2022

DISTRICT NETWORK



ANTICIPATED GROWTH FROM 1-125 MILLION







RMD to RF5

RMD

RMD

Kroetsch Cres SW

Keswick Gate SW

Kinsella Green SW

Kinsella Way SW

RLD

RMD to RLD

RLD

PU

RMD

RMD to RLD

RMD to RF5

RA7

CSC

ista SW

'Area A'

King Wynd:SW

RF4

DC1 'Area D'

Keswick Dr SW

RF4

RPI

RA8

BC1 'Area

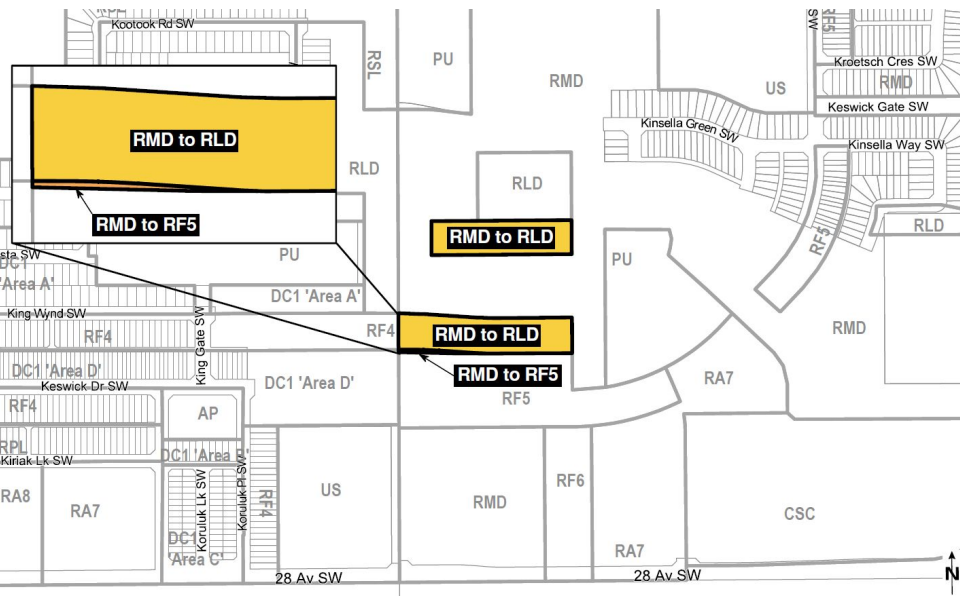
US

RMD

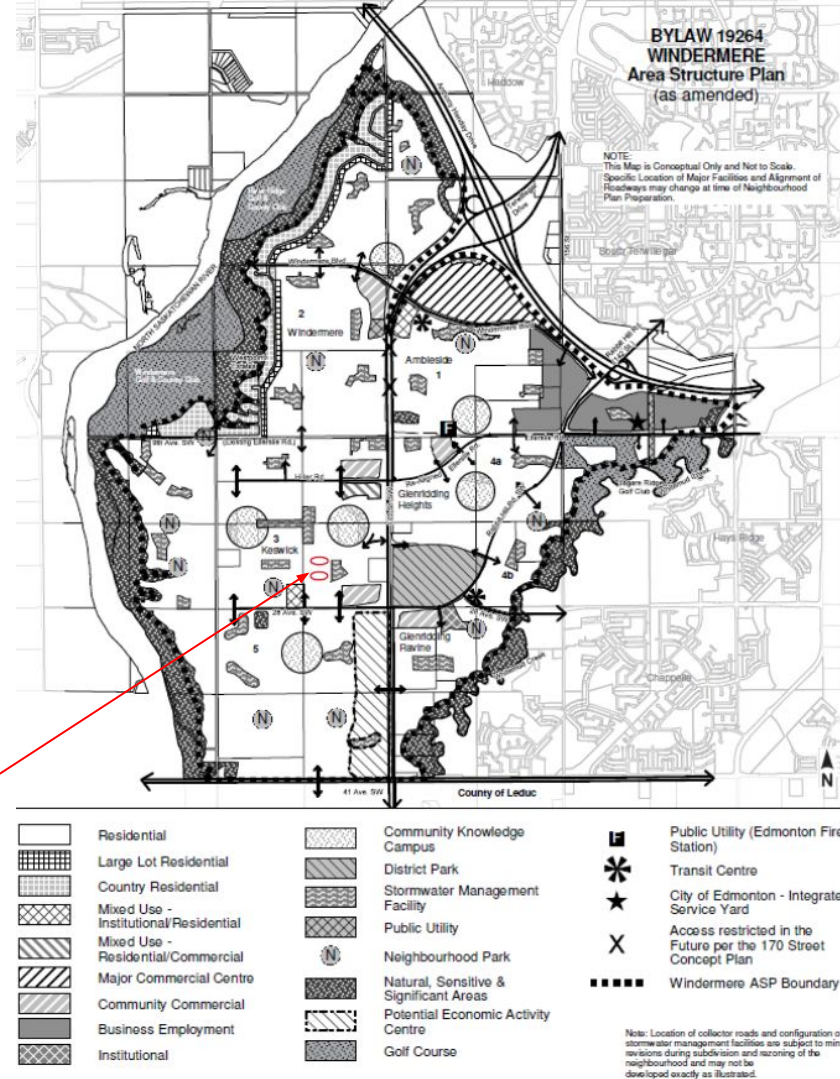
RF6

CSC

ADMINISTRATION'S RECOMMENDATION: **APPROVAL**



Rezoning sites



	RMD (current)	RLD (proposed)
<u>Principal Use</u>	Low Density Housing	Low Density Housing
All Uses in both Zones are identical except for:	Row Housing	Duplex Housing Lodging Houses
<u>Development Regulations</u>	RMD	RLD
Total Site Coverage	45% to 55%	50% - 55%
Height	10 m 12.0 m (Row Housing)	10 m
Minimum Site Width	5.0 m to 7.6 m	No minimum
Minimum Site Depth	30.0 m	27.0 m
Setbacks		
Front Setback	3.0 m - 5.5 m	3.0 m - 5.5 m
Side Setback	0 m - 4.5 m ^x	0 m - 4.5 m ^x
Rear Setback	7.5 m 4.5 m (Corner Site)	7.5 m 4.5 m (Corner Site)

^xZero lot line development is permitted within this zone which would allow for an interior side setback of 0.0 m.

