

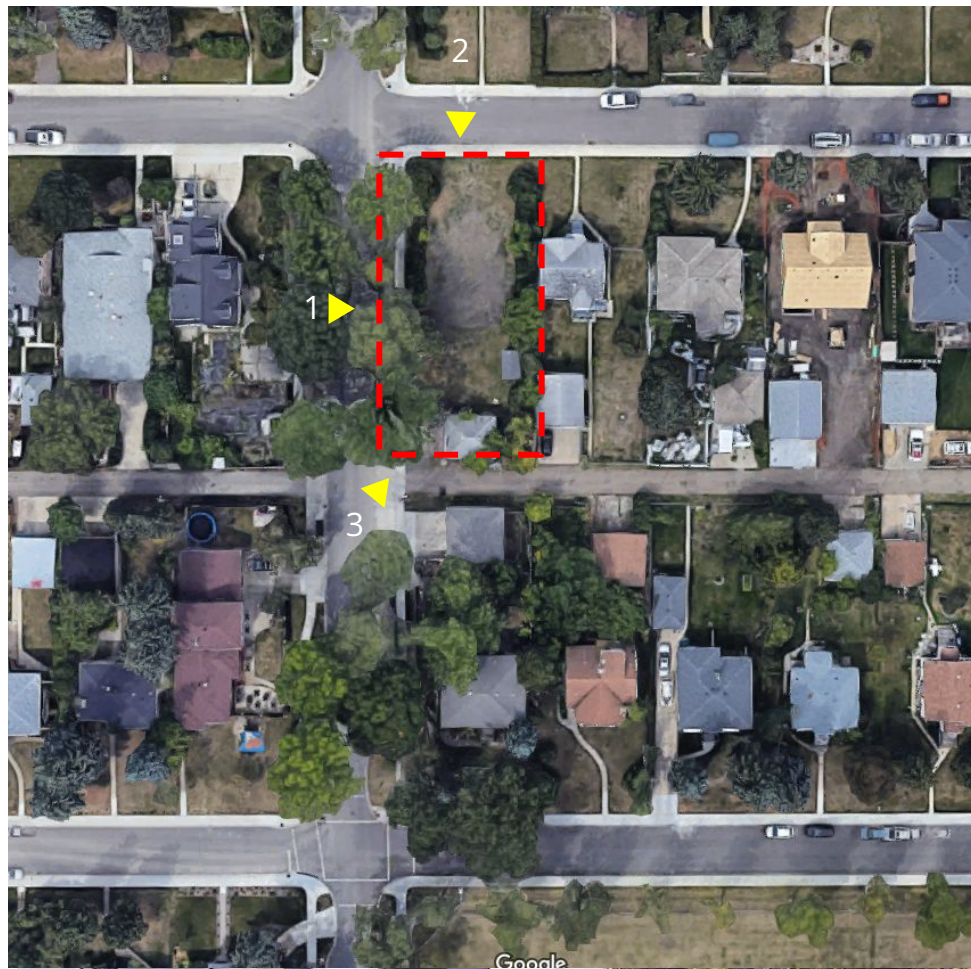


ITEMS 3.12 & 3.13
BYLAW 20105 & CHARTER BYLAW 20106
QUEEN MARY PARK

DEVELOPMENT
SERVICES
May 25, 2022

2

SITE VIEW





Comments

- Increased units will contribute to vehicular congestion with potential parking impacts
- Intended row housing is out of character
- Increased height and coverage will block view and sunlight



ADVANCED NOTICE
Feb 17, 2022



SITE SIGNAGE
Mar 16, 2022



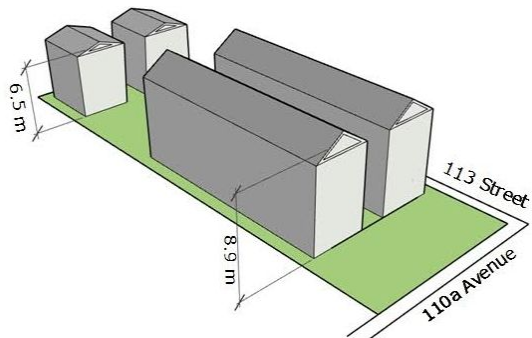
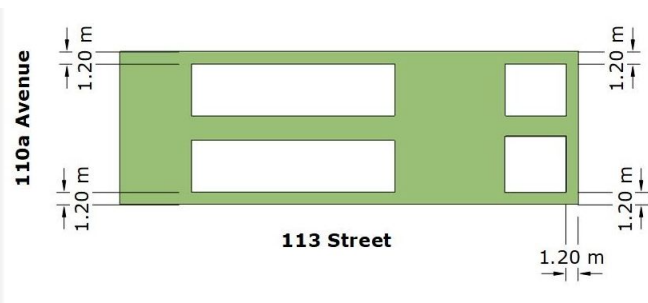
PUBLIC HEARING
NOTICE
Apr 28, 2022



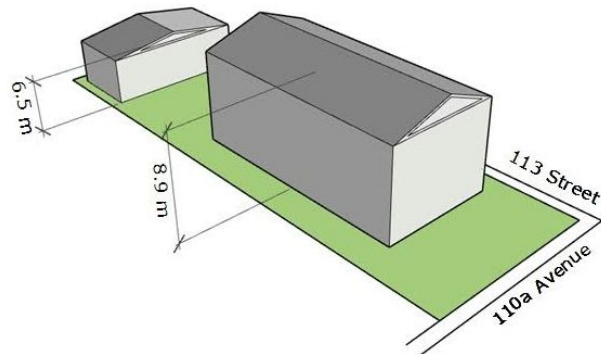
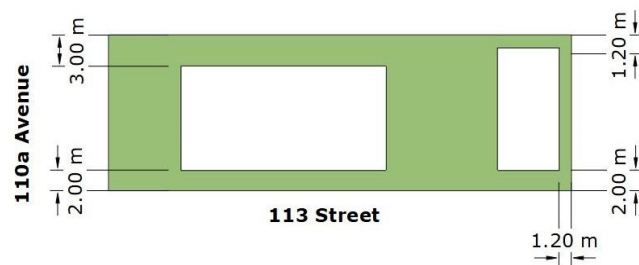
JOURNAL AD
May 6 and May 14,
2022

ZONE COMPARISON

RF1 Zone
Existing

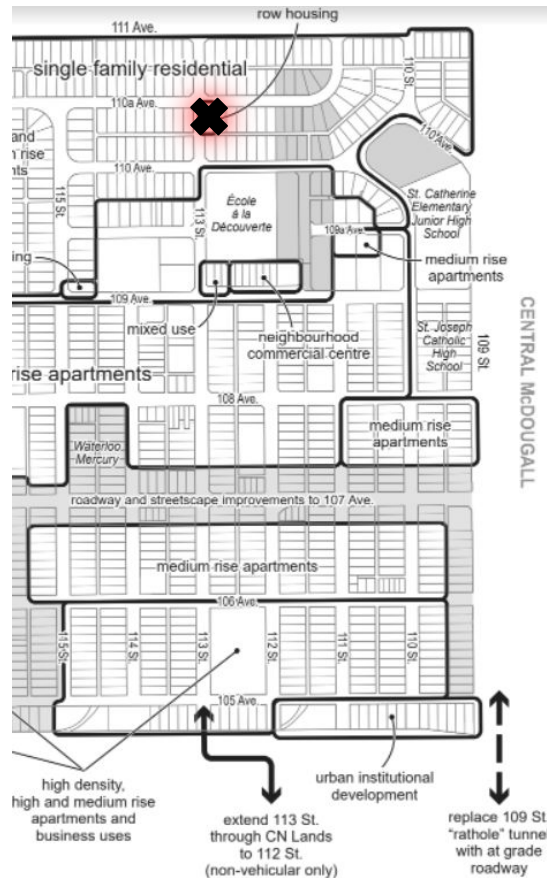


RF3 Zone
Proposed

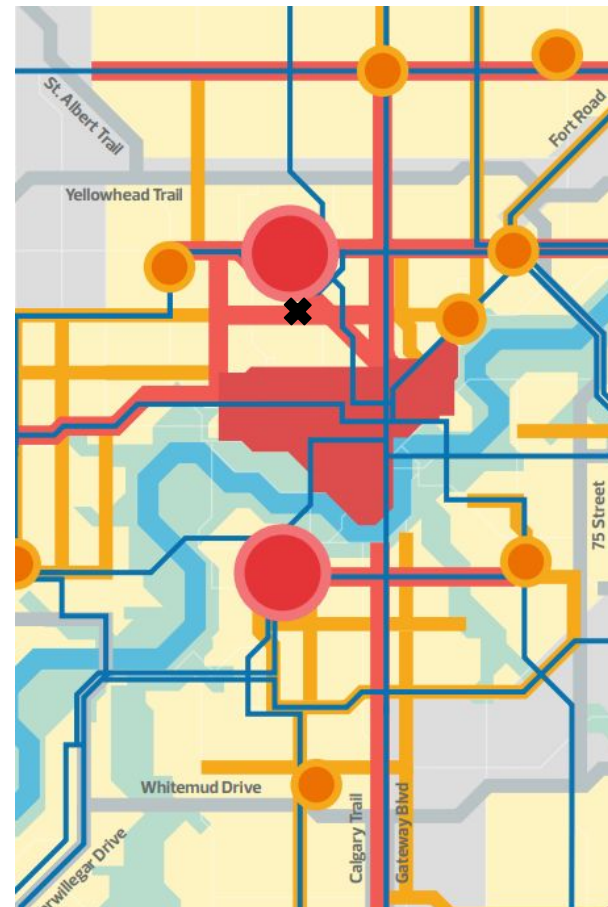




SITE VIEW



ARP MAP



CITY PLAN



ADMINISTRATION'S RECOMMENDATION: **APPROVAL**