



ITEM 3.14 & 3.15
RESOLUTION & CHARTER BYLAW 20298
CANON RIDGE

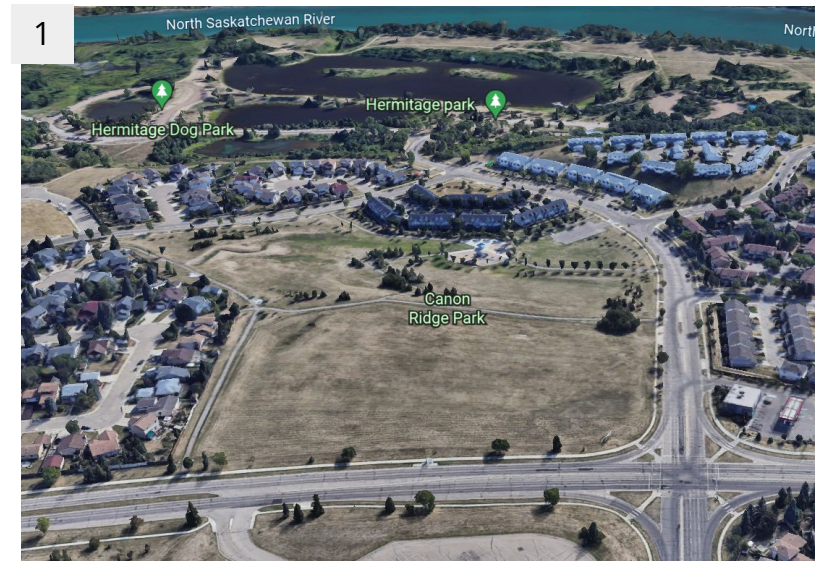
DEVELOPMENT
SERVICES
October 18, 2022





3

SITE VIEW



Comments

Advance notice:

- More multi-family units will add to on-street parking shortages and exacerbate traffic congestion in the neighbourhood.
- Apartment housing up to 6-storeys is not in keeping with the character of the neighbourhood.
- Single family homes are preferred.
- The development will result in a loss of views,.
- Property values could go down.



FIRST ADVANCED
NOTICE
May 3, 2020



SITE SIGNAGE
June 3, 2020



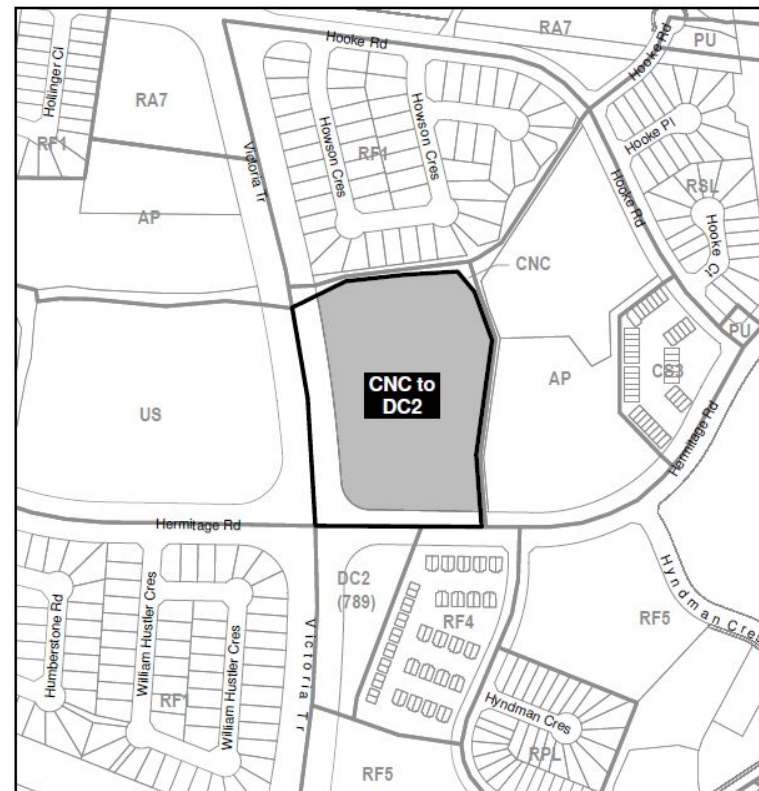
CITY WEBPAGE
July 5, 2020



PUBLIC HEARING
NOTICE
September 22, 2022



JOURNAL AD
September 30 &
October 8, 2022



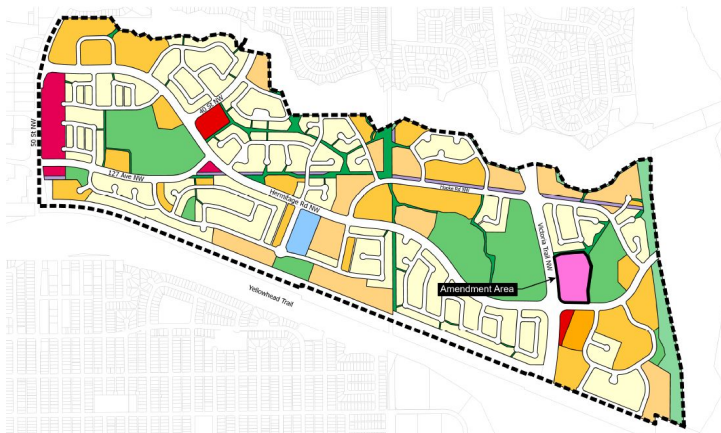
PROPOSED REZONING - Canon Ridge

From: (CNC) Neighbourhood Convenience Commercial Zone
To: (DC2) Site Specific Development Control Provision



REGULATION	RF5 Comparable Zone	RA8 Comparable Zone	DC2 PROVISION
Height	10.0 m (2.5 Storeys)	23.0 m (6 Storeys)	12.0 m (Row Housing) 23.0 m (Apartment Housing)
Floor Area Ratio (FAR)	None	3.0	None
Minimum Density	45 units/ha	75 units/ha	None
Setbacks Front (Victoria Trail) Side - Flanking (Hermitage Road) Side - Interior Rear	3.0 m - 4.5 m 3.0 m 1.2 m 5.5 m - 7.5 m	3.0 m 3.0 m 3.0 m 7.5 m	3.0 m 3.0 m None 1.5 m - 3.0 m

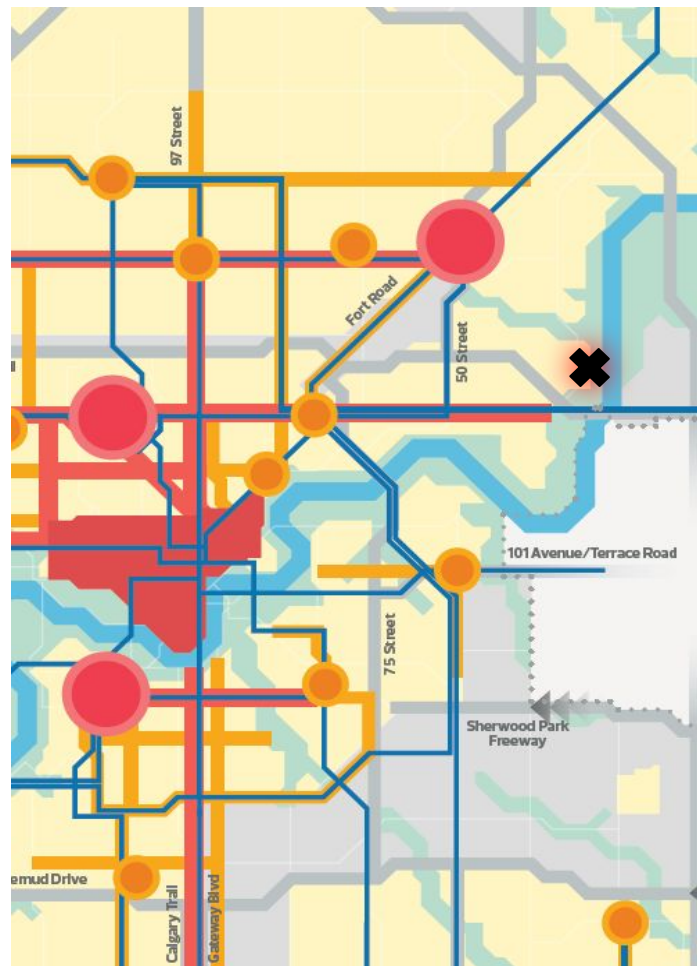
POLICY REVIEW



OUTLINE PLAN



REZONING



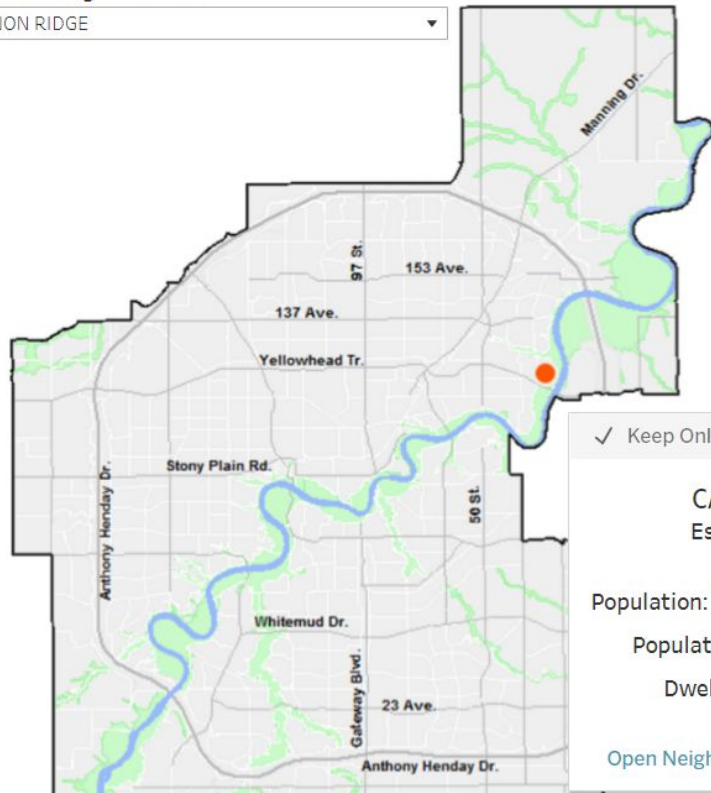
CITY PLAN



ADMINISTRATION'S RECOMMENDATION: **APPROVAL**

Selected Neighbourhood

CANON RIDGE



✓ Keep Only ○ Exclude ⓘ ☰

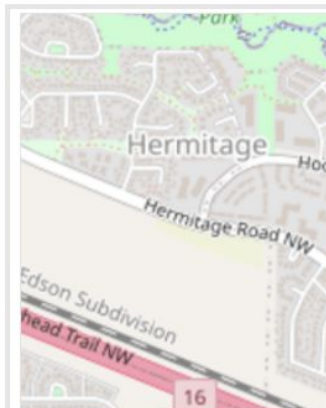
CANON RIDGE - Ward 4 Established Neighbourhood

Population: 2,265 Dwelling Units: 1,040

Population Net Density: 84.0 POP/ha

Dwelling Density: 38.9 unit/ha

[Open Neighbourhood Description](#)



1 Private Dwellings by Structure Type

