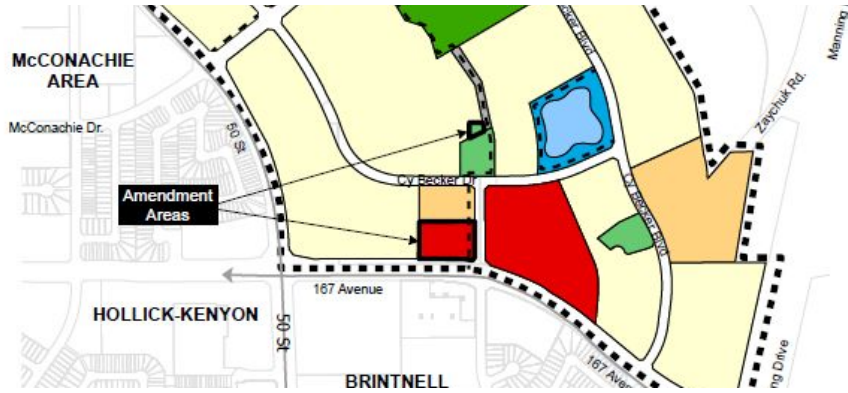


ITEMS 3.11, 3.12 & 3.13
BYLAWS 19471, 19472 & CHARTER BYLAW 19473
CY BECKER

DEVELOPMENT
SERVICES
October 18, 2022

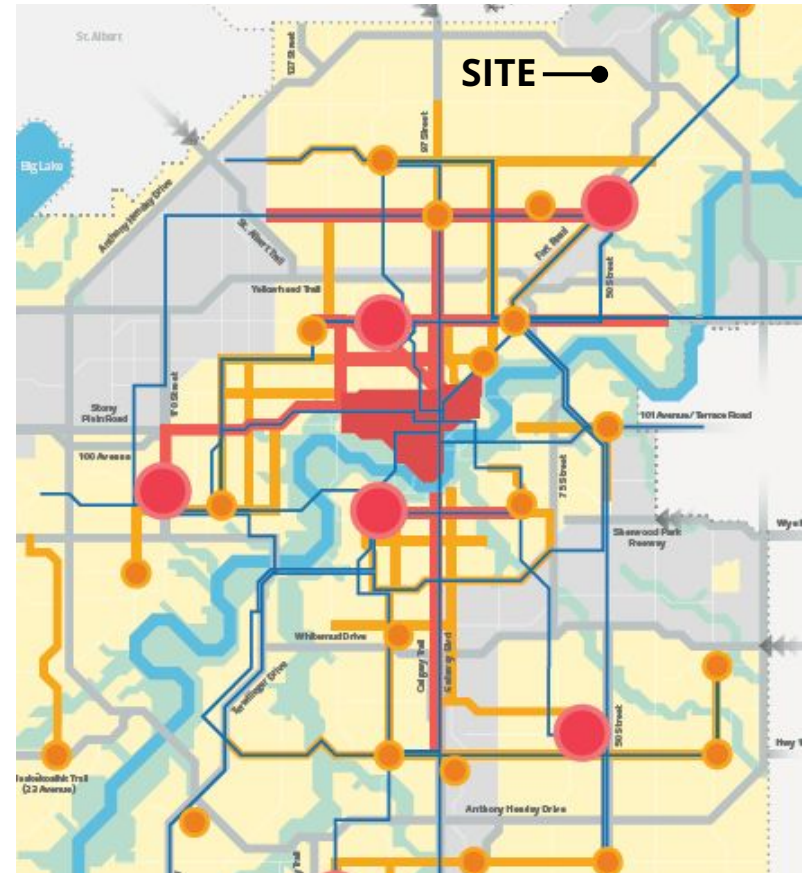




CY BECKER NSP

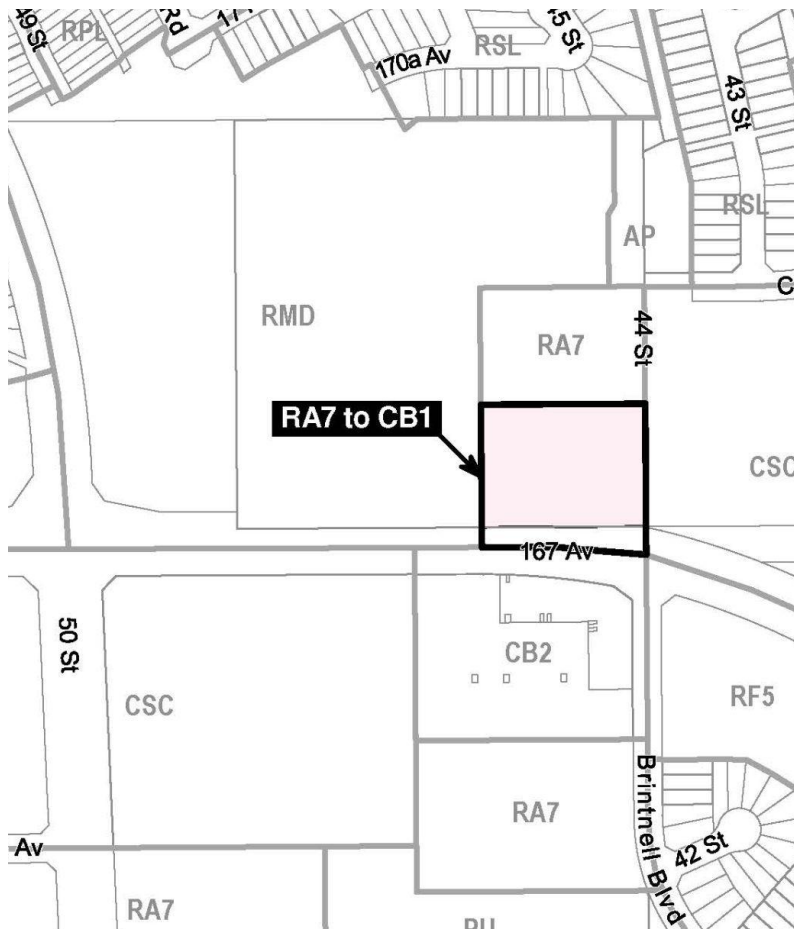


PILOT SOUND ASP



THE CITY PLAN

3 PROPOSED ZONING



REGULATION	RA7 Current Zoning	CB1 Proposed Zoning
Maximum Height	14.5 - 16.0 m	12.0 m
Maximum Floor Area Ratio	2.3 - 2.5	2.0
Density	Minimum 75 du/ha Maximum: None	None
Setbacks Front Interior Flanking Rear (Lane)	4.5 m 1.2 m 3.0 m 7.5 m	3.0 m 3.0 m 3.0 m 3.0 m

Comments

First Advance notice:

- Increased units will contribute to vehicular congestion with potential parking impacts to the neighbourhood.
- There is already an abundance of planned commercial land use in the area.
- Concerns over an increase in crime and the lowering of property values.

Second Advance notice:

- No comments



FIRST ADVANCED
NOTICE
September 15, 2020



SITE SIGNAGE
September 28,
2020



CITY WEBPAGE
July 23, 2020



SECOND ADVANCED
NOTICE
March 7, 2022



PUBLIC HEARING
NOTICE
September 22, 2022



JOURNAL AD
September 30 &
October 8, 2022



ADMINISTRATION'S RECOMMENDATION: **APPROVAL**