

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

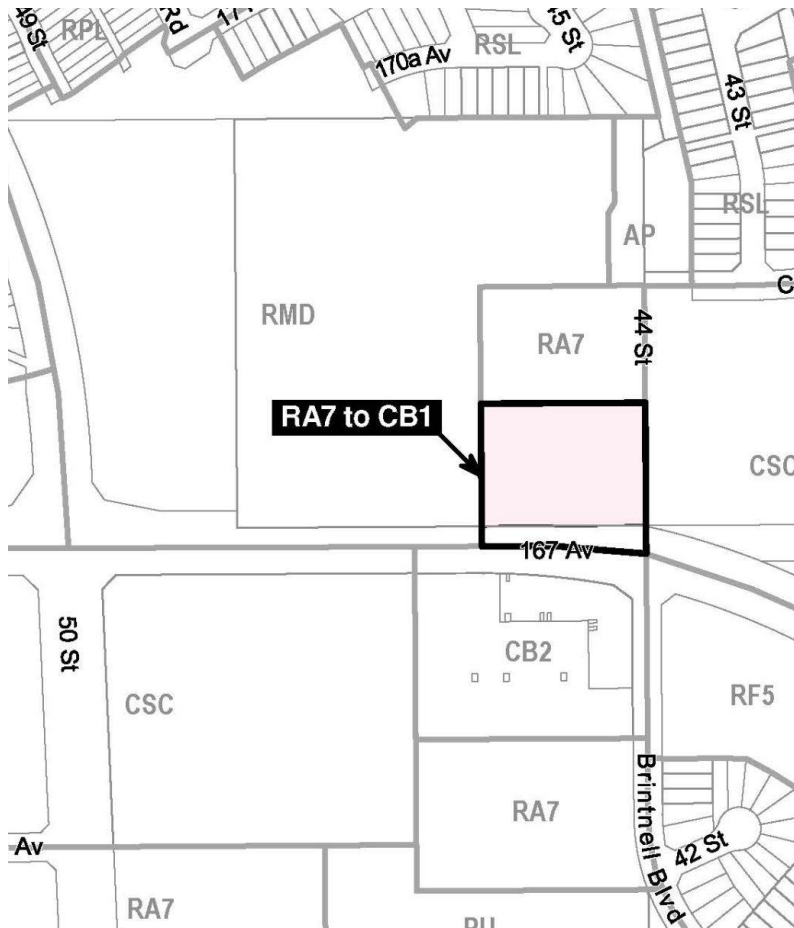
DEVELOPMENT  
SERVICES  
October 18, 2022







# 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**