

ITEMS 3.7 & 3.8 BYLAW 20140 & CHARTER BYLAW 20141 CHARLESWORTH

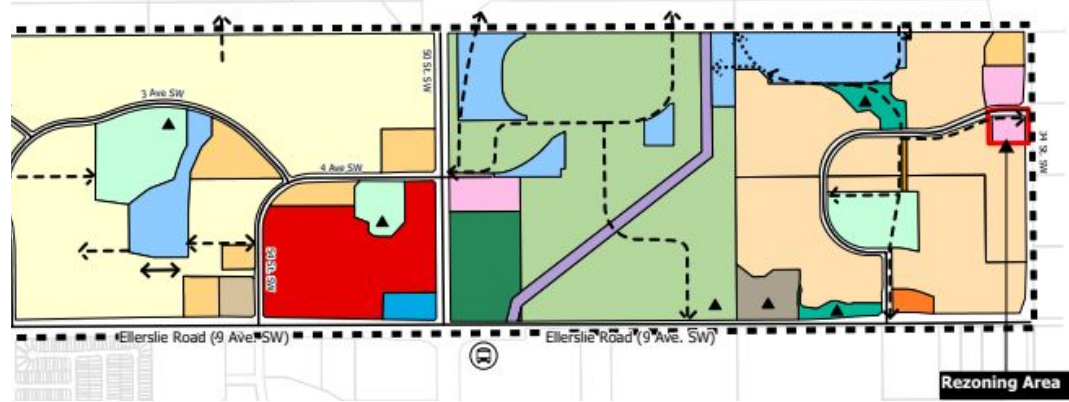
DEVELOPMENT
SERVICES
July 05, 2022







SITE VIEW

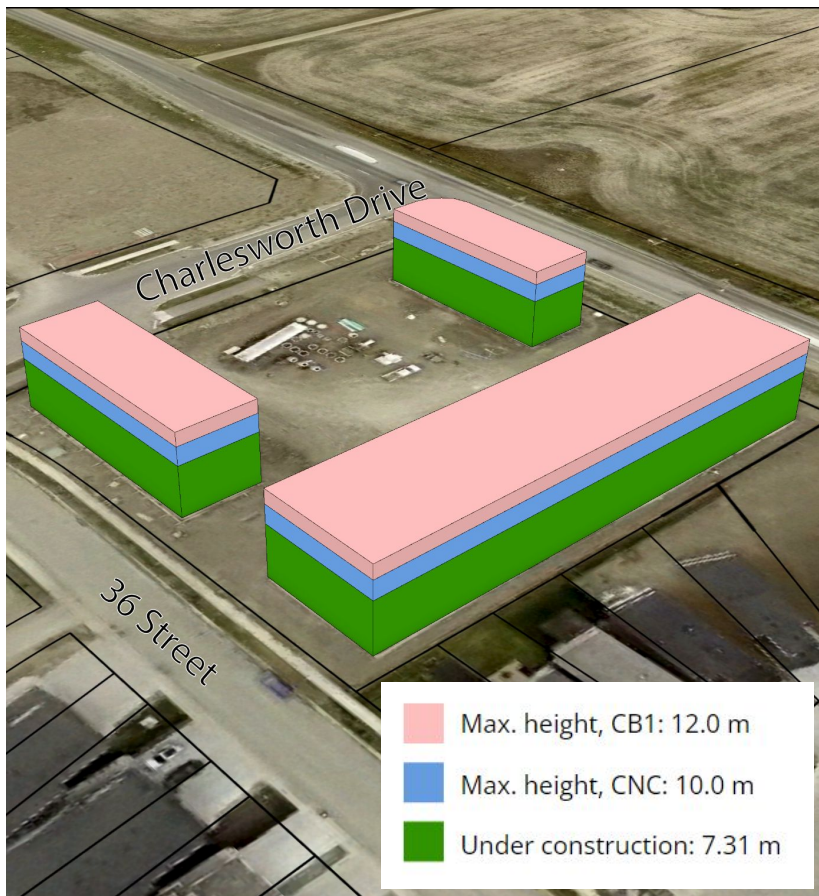


CHARLESWORTH NSP



CITY PLAN

4 PROPOSED ZONING



REGULATION	CNC Current Zone	CB1 Proposed Zone
Principal Building	Commercial structure with opportunities for Multi-Unit Housing above-grade	
Maximum Height	10.0 m	12.0 m
Max. Floor Area Ratio (FAR)	1.0	2.0
Setbacks		
North	4.5 m	3.0 m
East	4.5 m	3.0 m
West	4.5 m	3.0 m
South	3.0 m	3.0 m

Comments

- Shadow Impacts
- Privacy Impacts
- Feel existing commercial uses are sufficient
- Concerns over property value impact



ADVANCED NOTICE
April 25, 2022



CITY WEBPAGE
May 16, 2022



APPLICANT-HOSTED MEETING
May 26, 2022



PUBLIC HEARING NOTICE
June 9, 2022



SITE SIGNAGE
June 13, 2022



JOURNAL AD
June 17, 2022 &
June 25, 2022



ADMINISTRATION'S RECOMMENDATION: **APPROVAL**