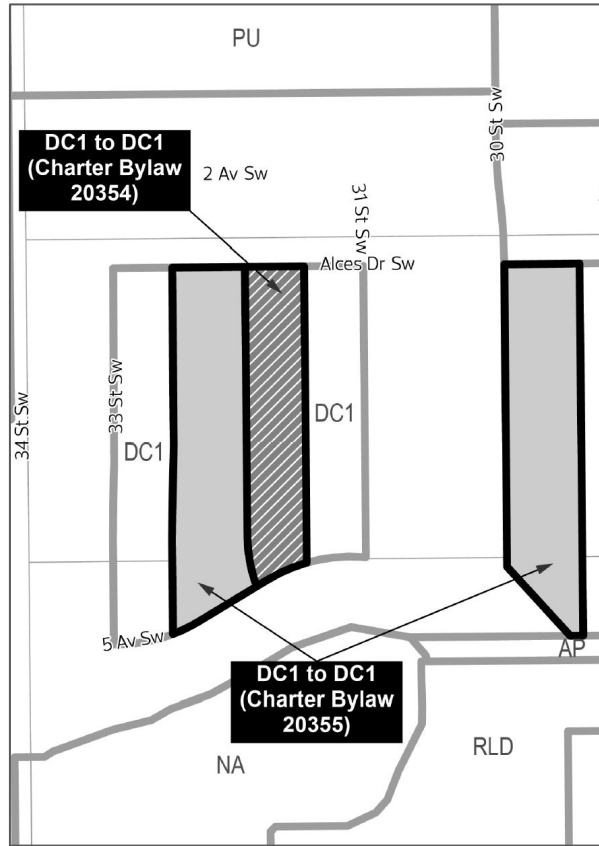


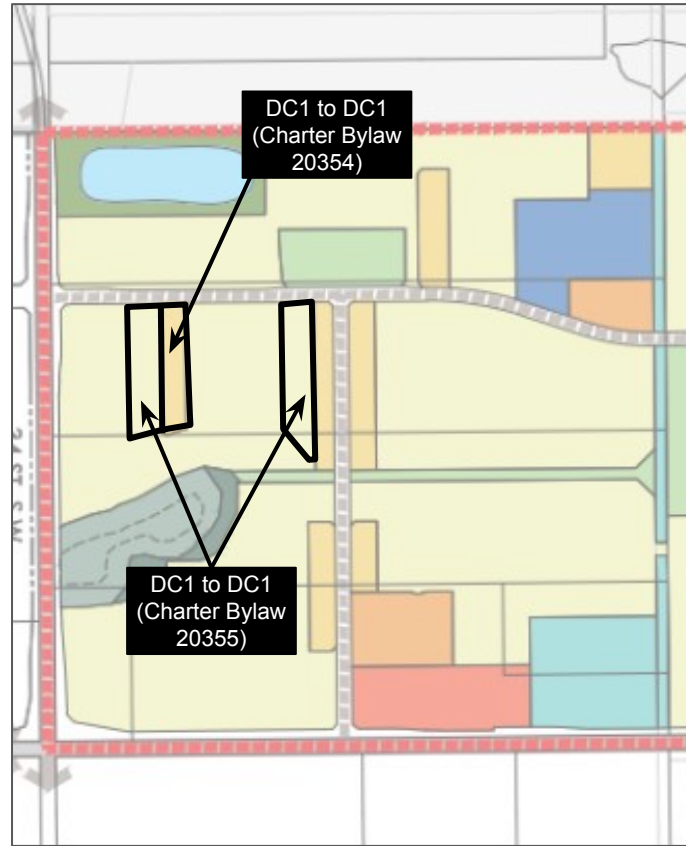
ITEMS 3.4 & 3.5
CHARTER BYLAW 20354 & 20355
ALCES

DEVELOPMENT
SERVICES
January 23, 2023

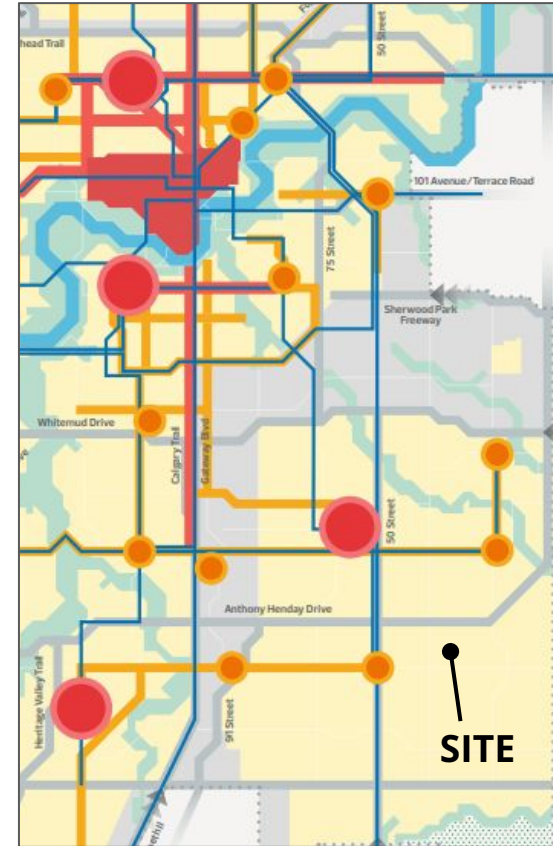




REZONING MAP



ALCES NSP



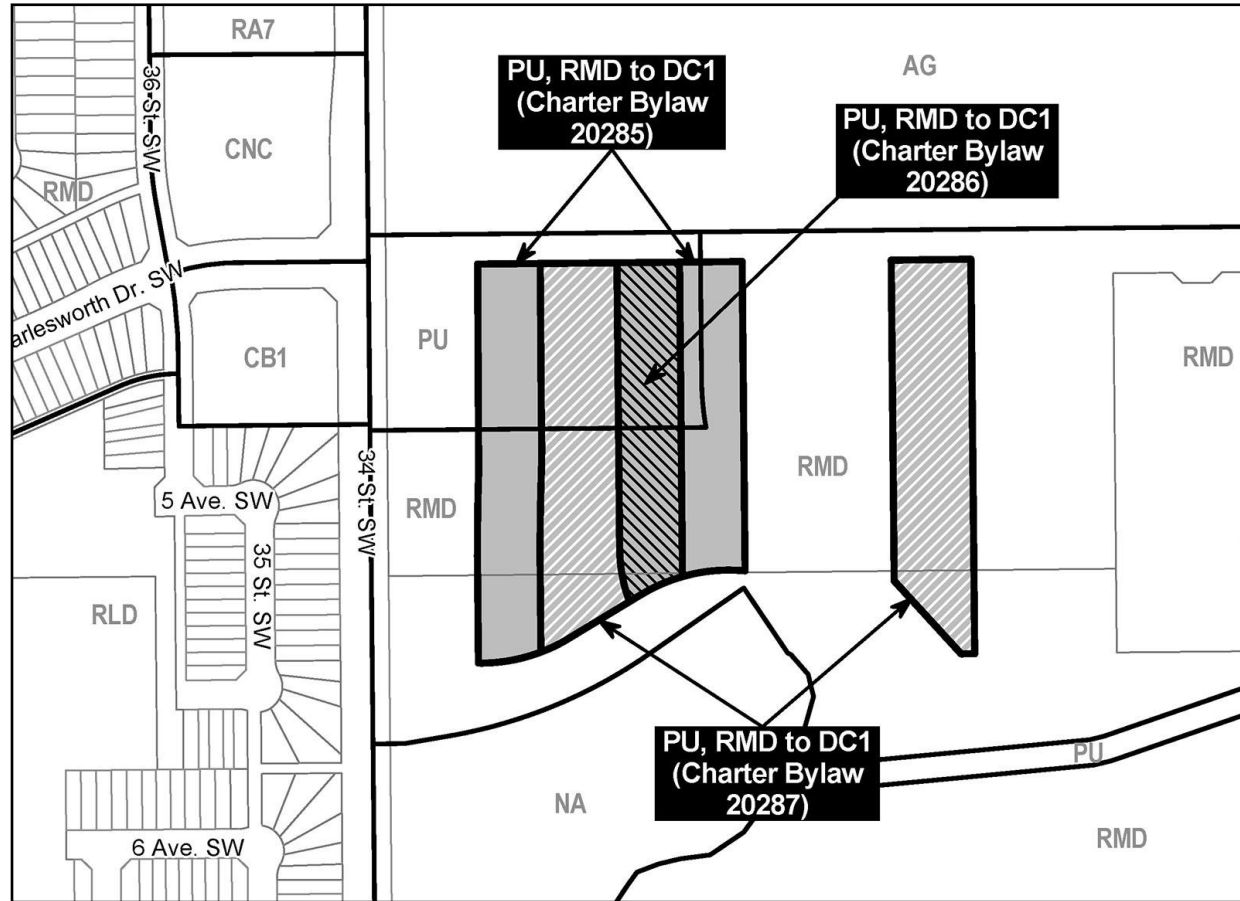
THE CITY PLAN

3 APPLICATION HISTORY

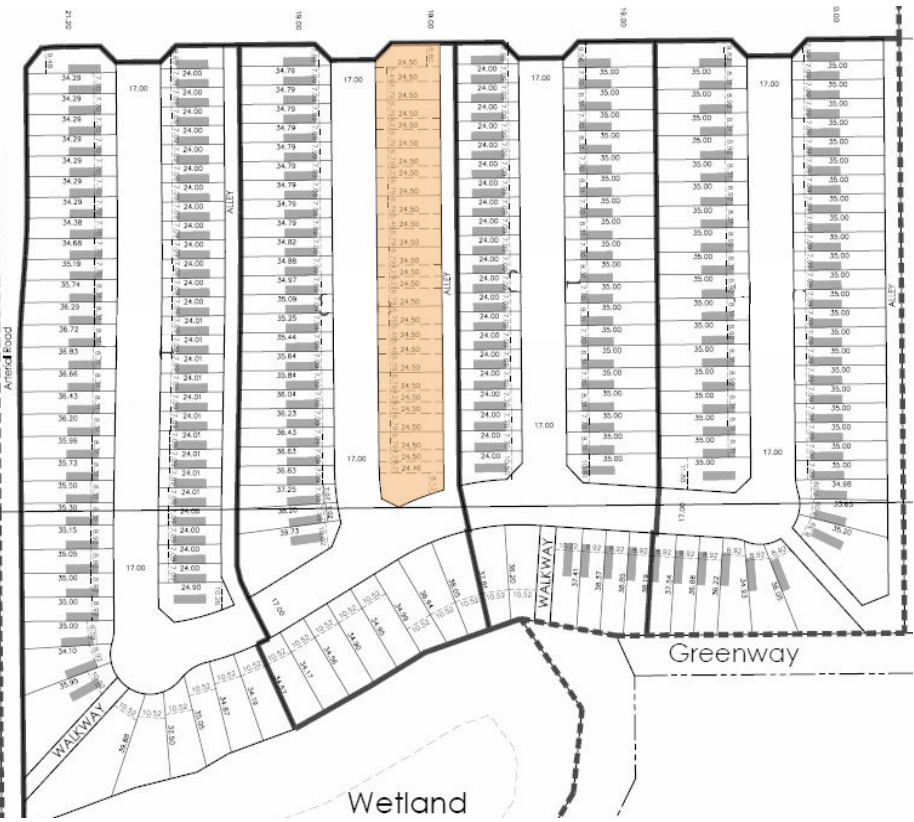
October 4, 2022

Public Hearing Council Motion

That Administration return to a future City Council Public Hearing with new Direct Control Provisions based on Charter Bylaws 20286 and 20287 but to add the Supportive Housing and Secondary Suite use to the uses of the DC1s, as appropriate.

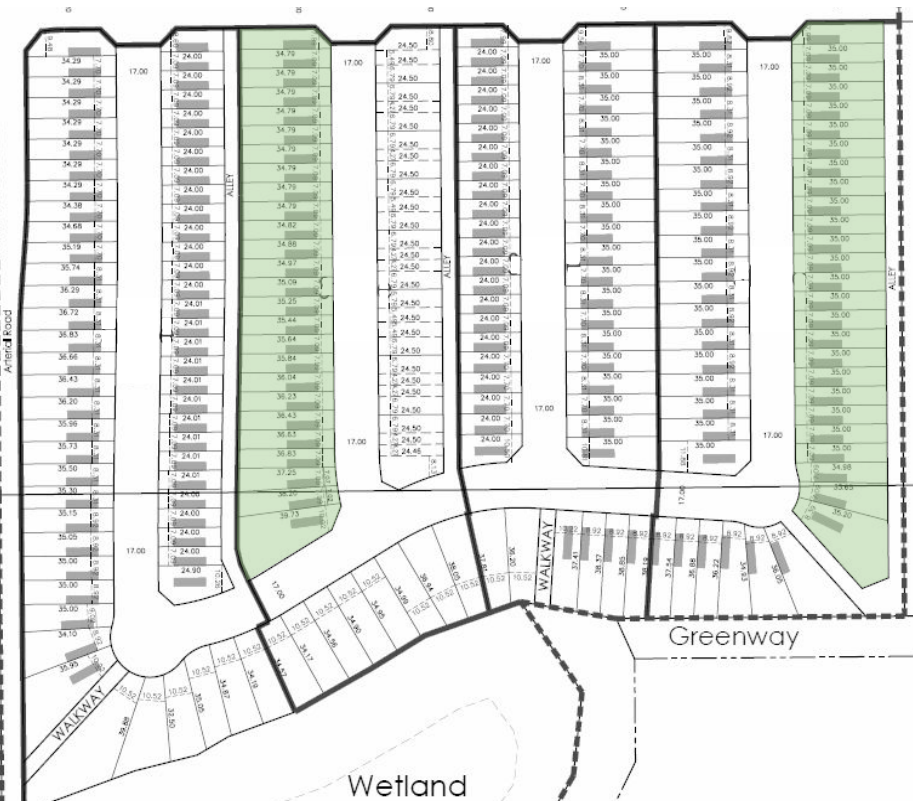


4 PROPOSED ZONING

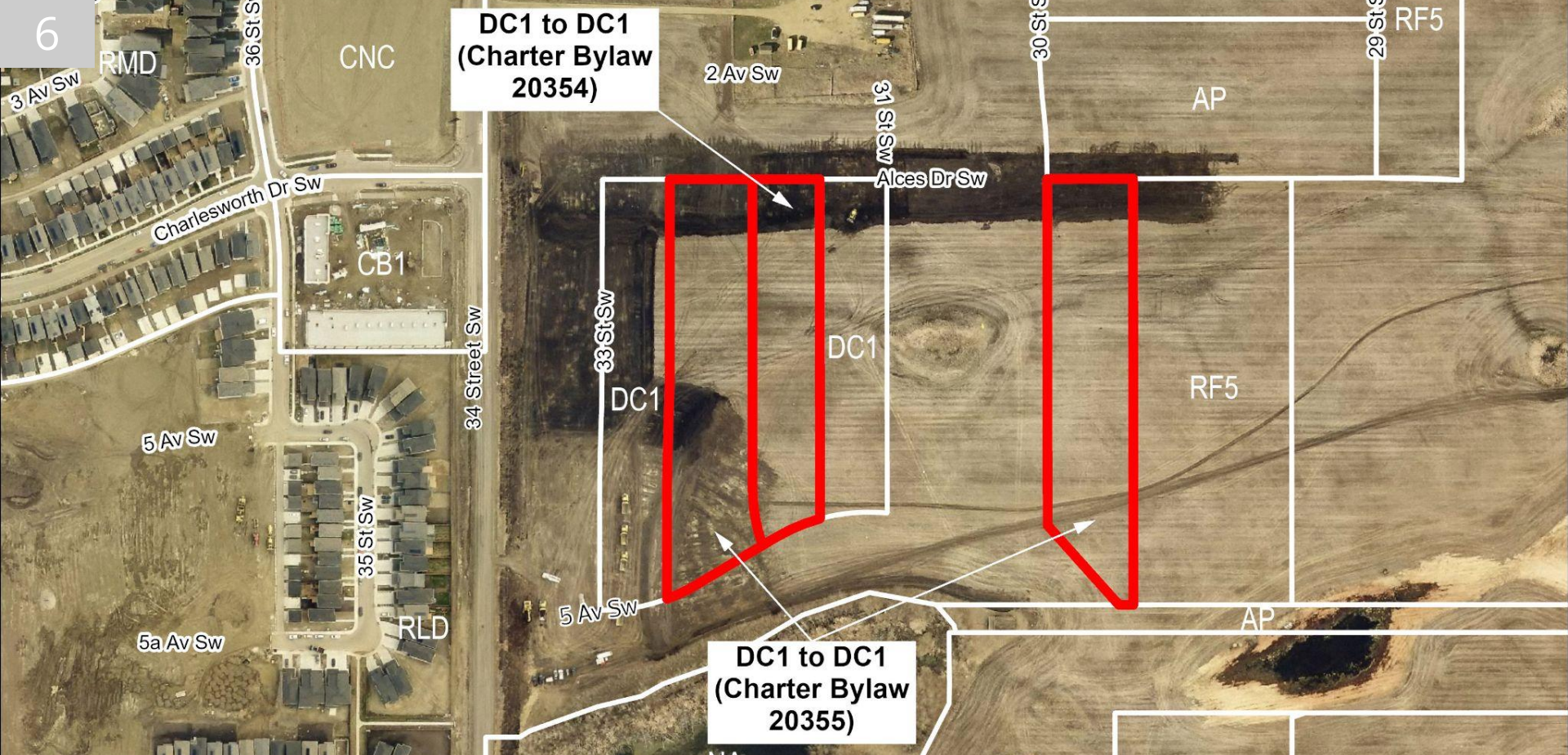


REGULATION	DC1 Charter Bylaw 20286 Current Zoning	DC1 Charter Bylaw 20354 Proposed Zoning
Principal Building	Semi-detached Multi-unit Housing	Semi-detached Multi-unit Housing
Added Uses		Limited Supportive Housing Secondary Suites
Max. Height	12.5 m	12.5 m
Building Setbacks Front Interior Flanking Rear	4.5 m 1.2 m 2.4 m 5.5 m	4.5 m 1.2 m 2.4 m 5.5 m

5 PROPOSED ZONING



REGULATION	DC1 Charter Bylaw 20287 Current Zoning	DC1 Charter Bylaw 20355 Proposed Zoning
Principal Building	Single-detached Housing with opportunities for a Secondary Suite and a Garden Suite	Single-detached Housing with opportunities for a Secondary Suite and a Garden Suite
Added Uses		Limited Supportive Housing
Max. Height	10.0 m	10.0 m
Building Setbacks Front Interior Flanking Rear	4.5 m 0 - 1.2 m 2.4 m 4.0 m	4.5 m 0 - 1.2 m 2.4 m 4.0 m



ADMINISTRATION'S RECOMMENDATION: **APPROVAL**