



ITEM 3.14
CHARTER BYLAW 20362
THORNCLIFF

DEVELOPMENT
SERVICES
January 23, 2023





Comments (3)

- Not suitable for commercial
- Not compatible with the surrounding residential area.



ADVANCED NOTICE
October 27, 2022



SITE SIGNAGE
November 4, 2022



CITY WEBPAGE
November 10, 2022



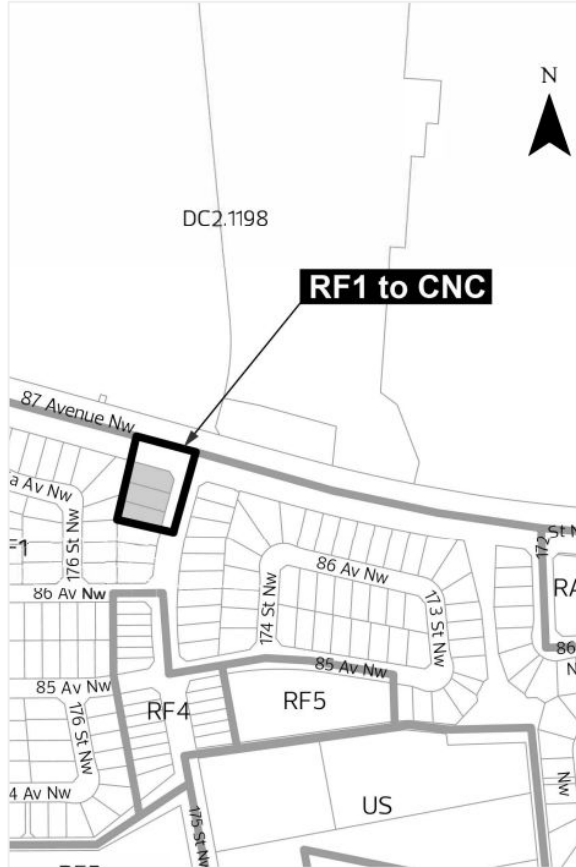
PUBLIC HEARING NOTICE
December 15, 2022



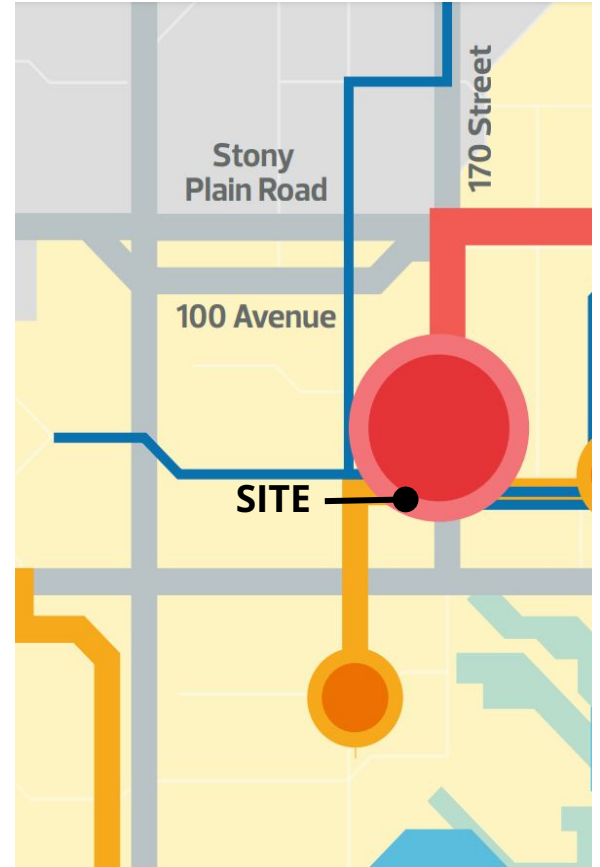
JOURNAL AD
January 6 & 14, 2023



SITE VIEW



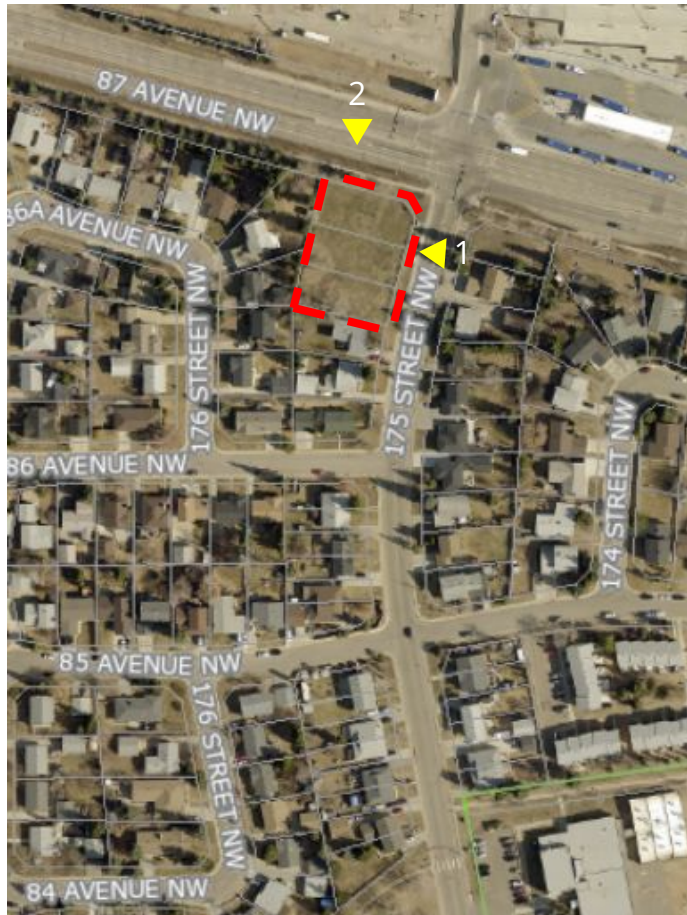
REZONING MAP



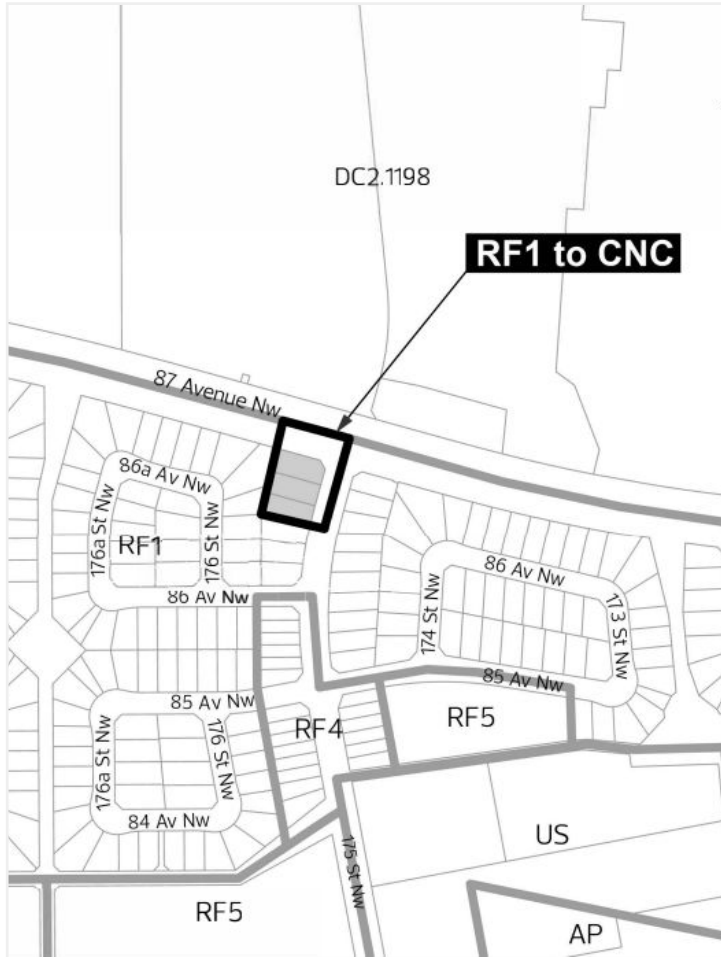
THE CITY PLAN

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SITE VIEW



6 PROPOSED ZONING



REGULATION	RF1 Current Zoning	CNC +MSO Proposed Zoning
Principle Building	Single Detached Housing Duplex Housing Semi-detached Housing	Commercial Uses first storey Multi-Unit Housing above commercial
Max. Height	10.0 m	14.5 - 16.0 m
Stepbacks	N/A	2.5 m stepback above 8.9 m in height
Setbacks	4.5 m Front (175 Street NW) 1.2 m Side (internal site) max 4.5 m (87 Avenue) 4.5 m Rear (corner site with attached garage flanking road) 7.5 m Rear (internal site)	1.0 m (87 Avenue and 175 Street) Adjacent to residential: 3 m if Height is < 12m 6 m if Height is > 12m



ADMINISTRATION'S RECOMMENDATION: **APPROVAL**

