

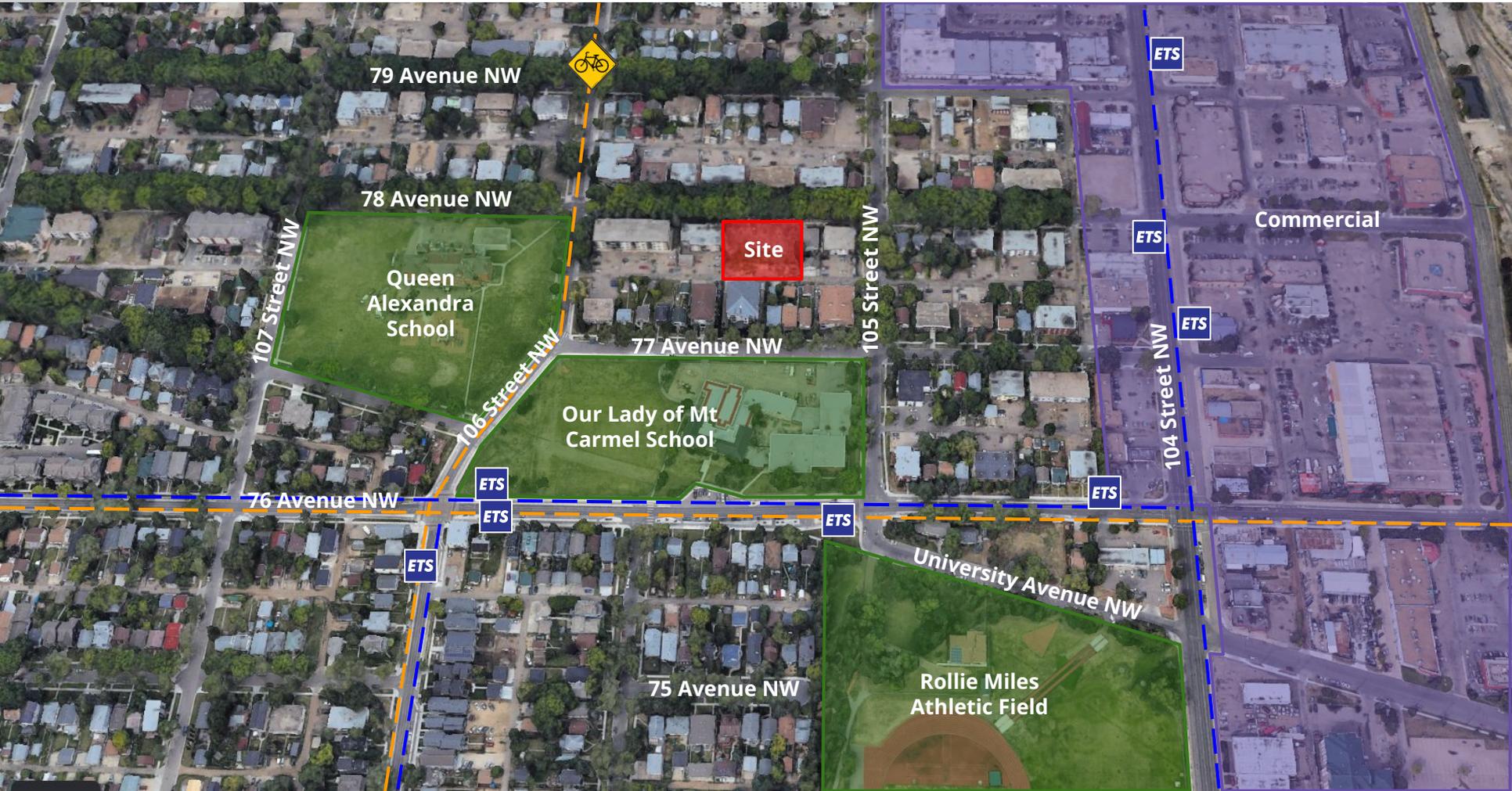


**DC2.1013
to RA8**

ITEM 3.15
CHARTER BYLAW 20348
QUEEN ALEXANDRA

DEVELOPMENT
SERVICES
JAN 23, 2023





Comments (3)

Concerns:

- State of the vacant lot
- City oversight for private construction
- Incompatibility of commercial uses
- Height
- Affordability and availability to families
- Emergency response
- Traffic and parking congestion
- Impacts to the lane and mitigation



ADVANCED NOTICE
September 29, 2022



CITY WEBPAGE
October 10, 2022



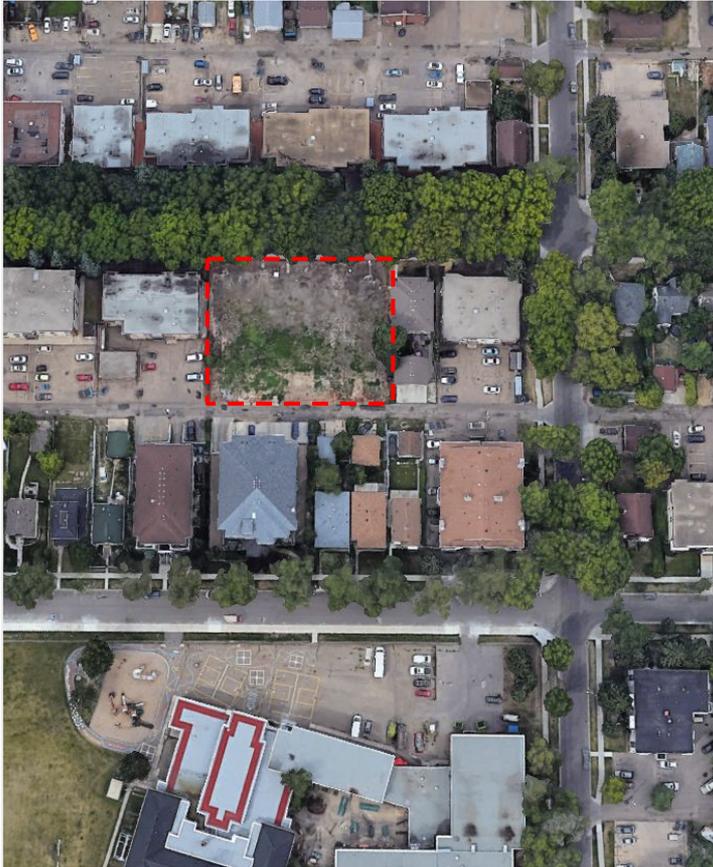
SITE SIGNAGE
October 27, 2022



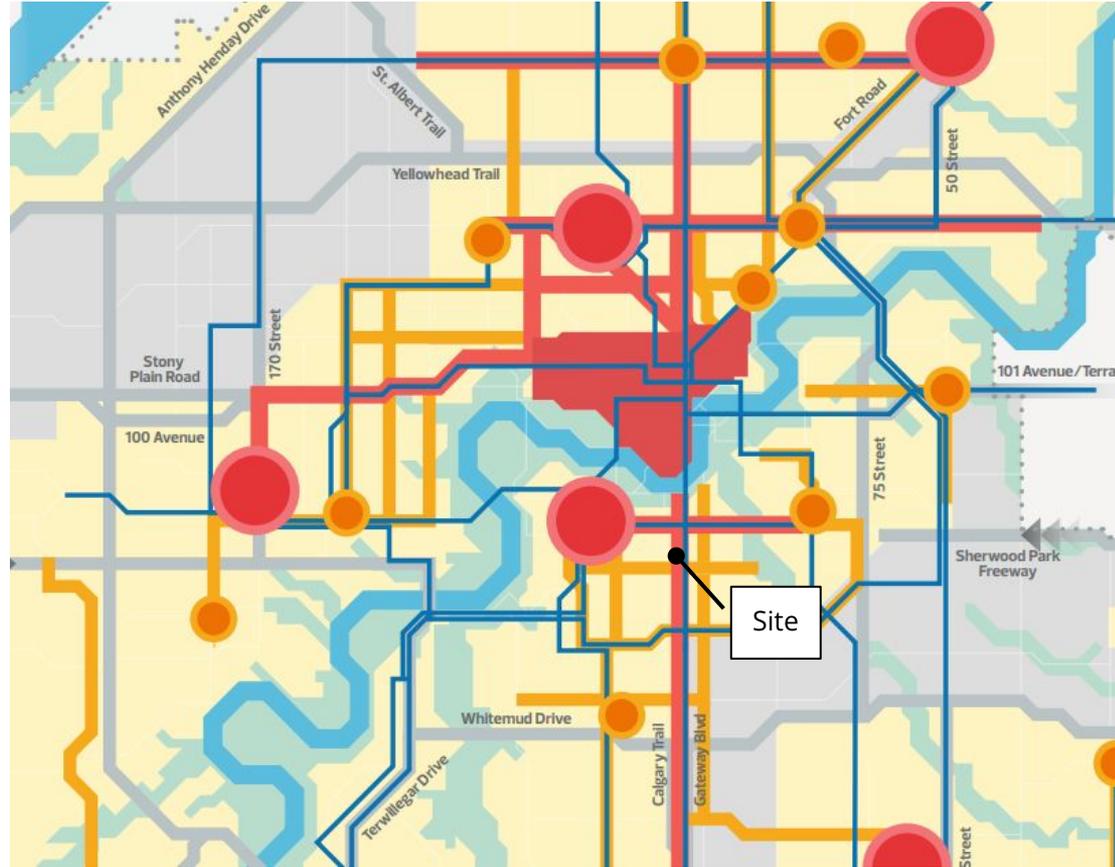
PUBLIC HEARING NOTICE
December 15, 2022



JOURNAL AD
January 6 and 14, 2023



SITE VIEW



THE CITY PLAN

5 PROPOSED ZONING

Current: DC2.1013



Proposed: RA8



	Current: DC2.1013	Proposed: RA8
Floor Area Ratio	3.0	3.0
Height	18.5 m (approx. 5 storeys)	23.0 m (approx. 6 storeys)
Density	Max: 50 Dwellings	Max: None
Setbacks		
North (78 Ave NW)	5.5 m	4.5 m
South (Lane)	4.0 m	7.5 m
East	3.0 m	3.0 m
West	3.0 m	3.0 m



ADMINISTRATION'S RECOMMENDATION: **APPROVAL**