



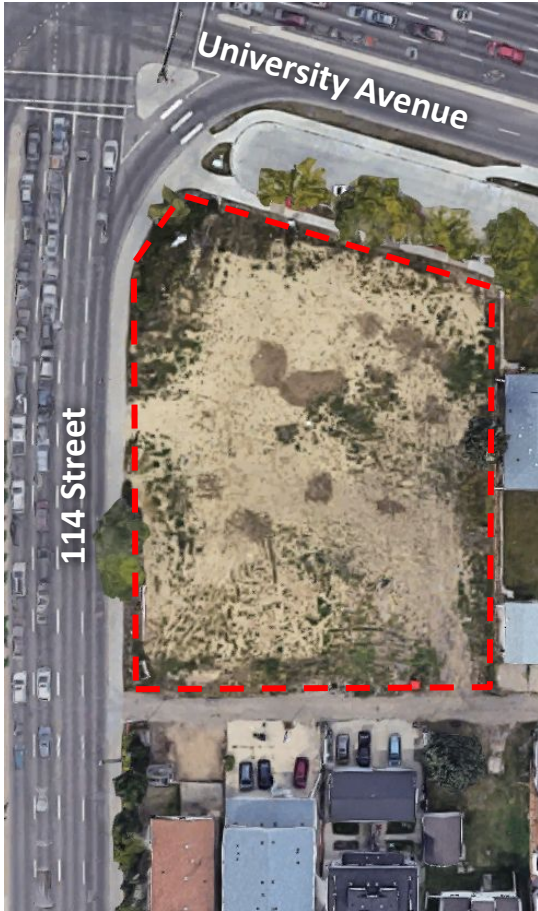
ITEM 3.16
CHARTER BYLAW 20361
MCKERNAN

DEVELOPMENT
SERVICES
JANUARY 23, 2023





3 PROPOSES ZONING



REGULATION	DC2 Current Zoning	RA8 Proposed Zoning
Principle Building	Multi-Unit Housing	Multi-Unit Housing
Height	25.0 m	23.0 m
FAR	3.5	3.0 - 3.3
Density	Max: 155	Max: None
Commercial Uses Permitted	Limited at Grade	Limited at Grade

Comments

- None



ADVANCED NOTICE
Sep 20, 2022



CITY WEBPAGE
Sep 22, 2022



PUBLIC HEARING
NOTICE
Dec 15, 2022



JOURNAL AD
Jan 6 & Jan 14,
2022

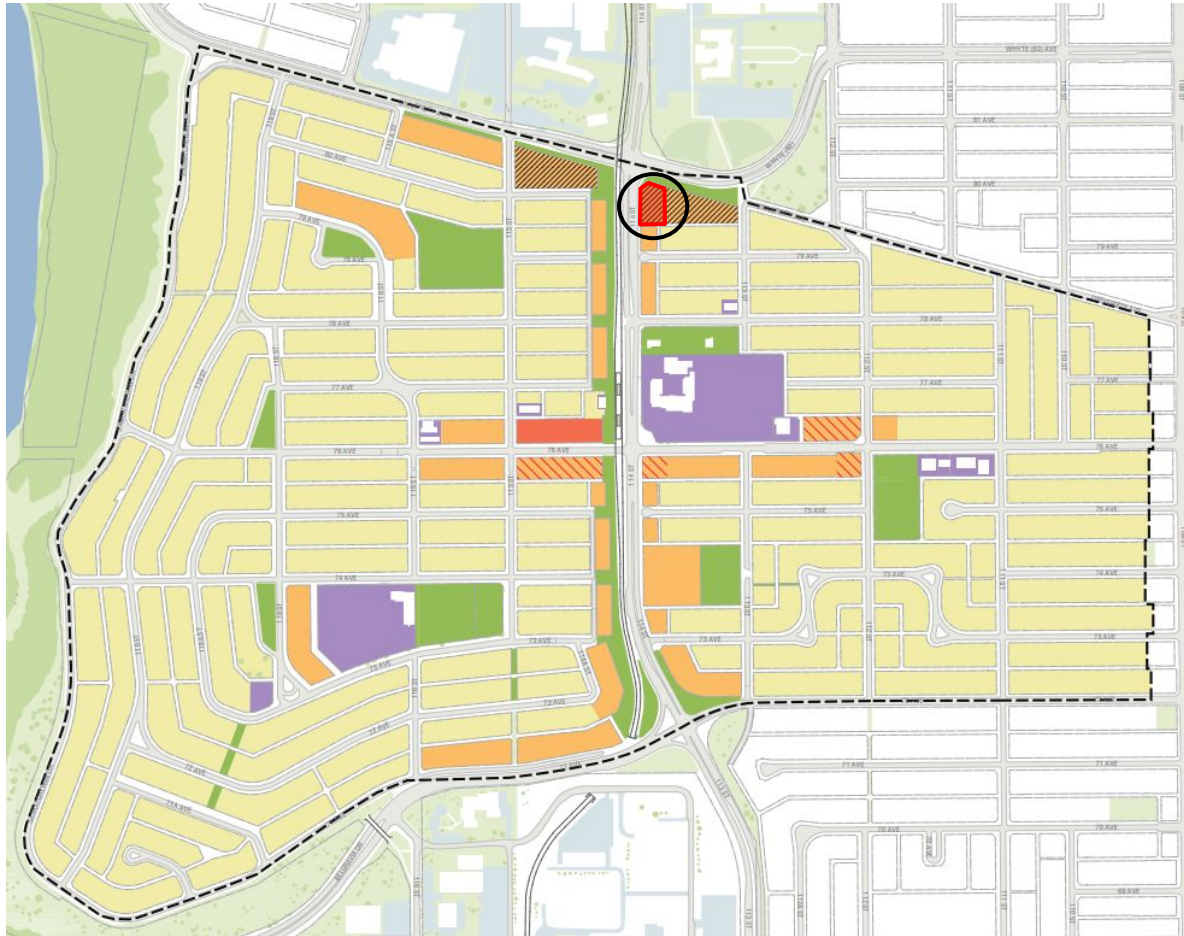
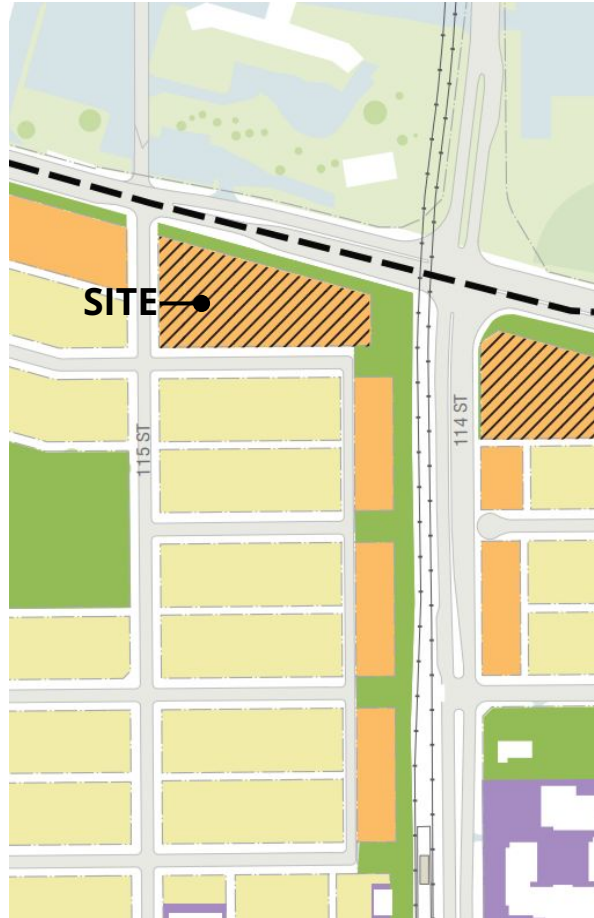


Figure 15: Development Concept

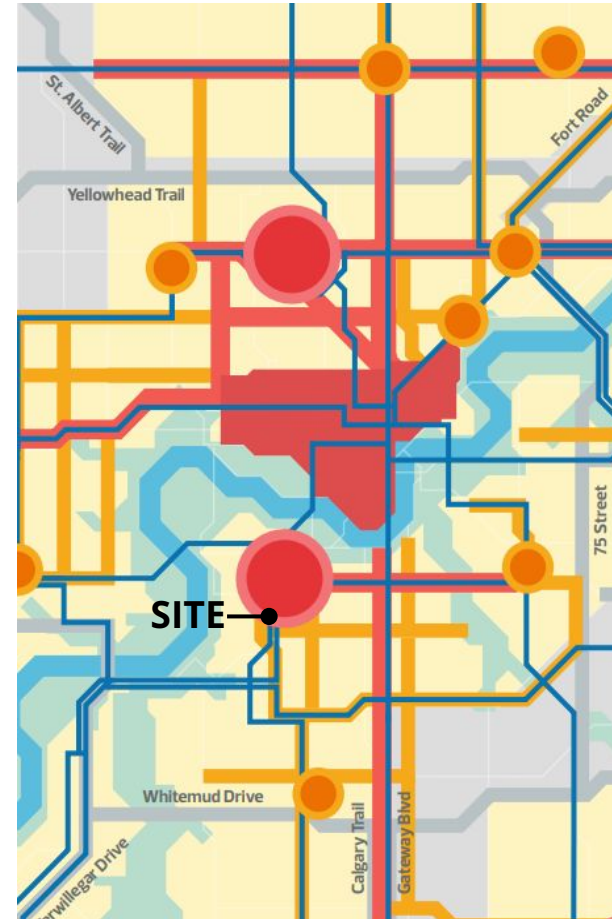
- Mixed Use Residential (Commercial Required)
- Mixed Use Residential (Commercial Allowed)
- Residential (6 storey max)
- Residential (4 storey max)
- Small Scale Residential Infill
- Parks and Open Space
- Institutional / Public Utility Uses



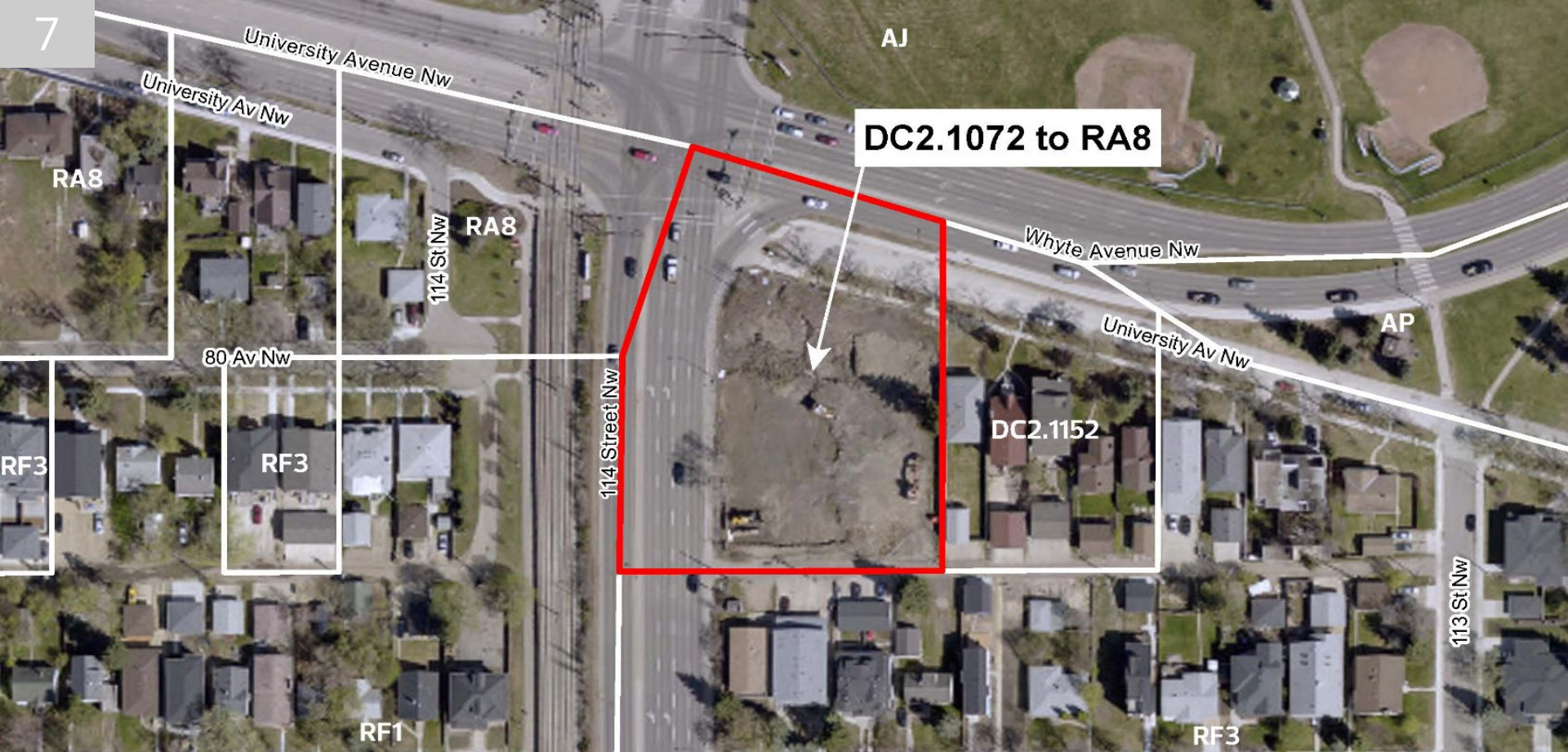
SITE VIEW



ARP



THE CITY PLAN



ADMINISTRATION'S RECOMMENDATION: **APPROVAL**