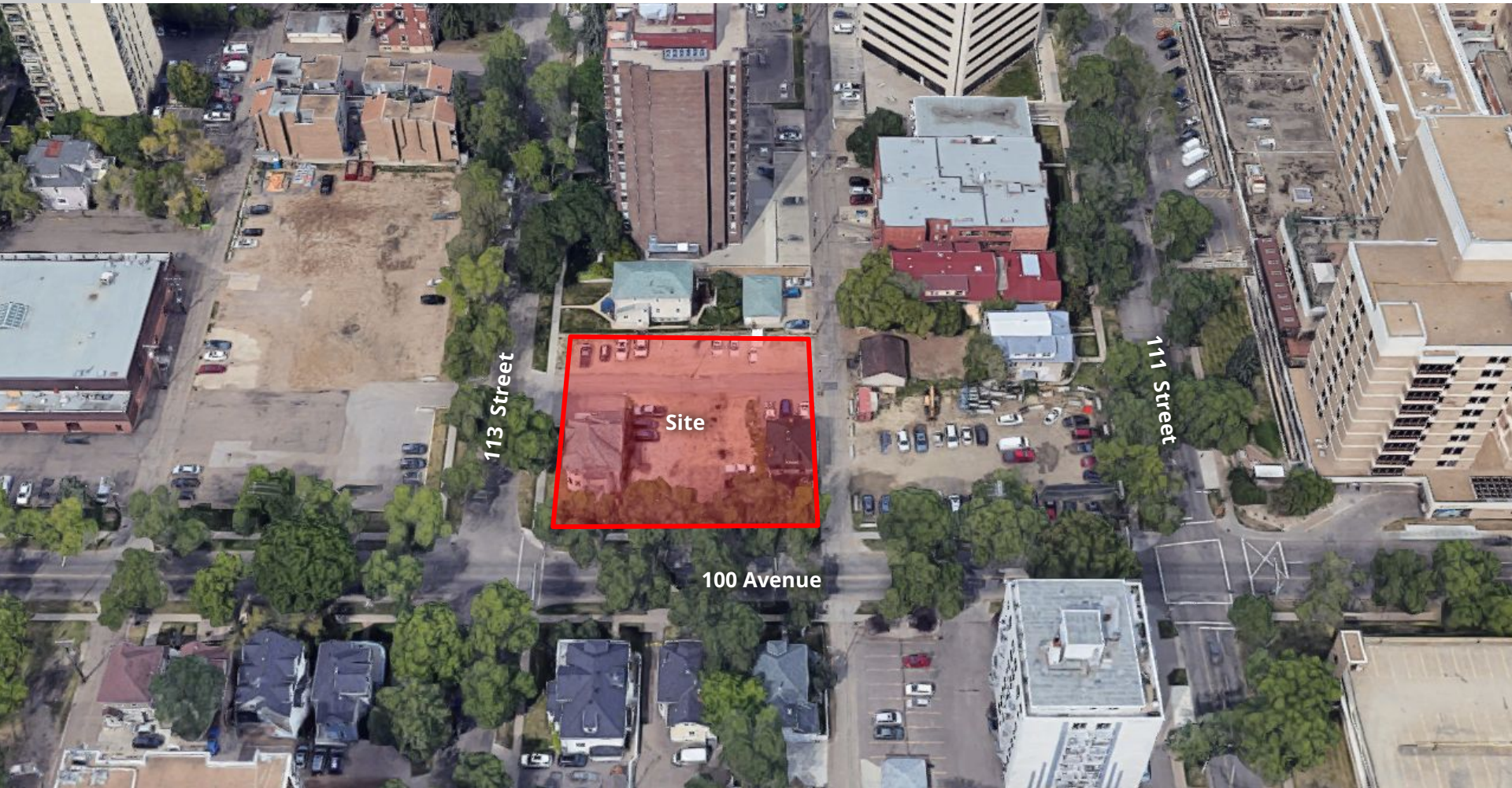




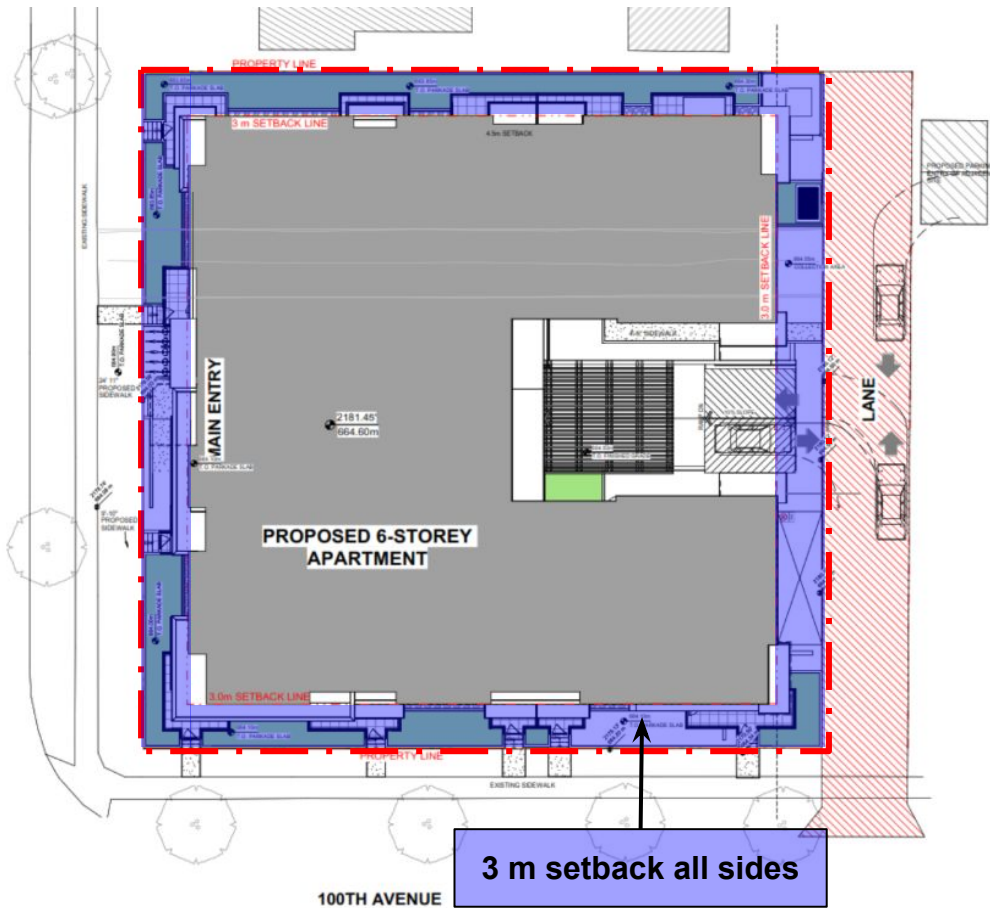
ITEM 3.5 & 3.6
BYLAW 20370 & CHARTER BYLAW 20371
OLIVER

DEVELOPMENT
SERVICES
FEBRUARY 6, 2023





3 PROPOSED ZONING



REGULATION	RA9 Current Zoning	DC2 Proposed Zone
Height	60.0 m (18 Storeys)	23.0 m (6 Storeys)
Floor Area Ratio (FAR)	4.3	3.7
Density (Dwellings)	114	95
Setbacks		
North/Side	7.5 m	3.0 m
West/Front (113 St)	3.0 m	3.0 m
East/Rear (Lane)	4.5 m	3.0 m
South/Side (100 Ave)	3.0 m	3.0 m



West Elevation



South Elevation

Comments

- Good location for a mid-rise building
- Pedestrian safety
- Desire for a higher quality of design
- Desire for commercial uses at ground level



ADVANCED NOTICE
Oct 18, 2022



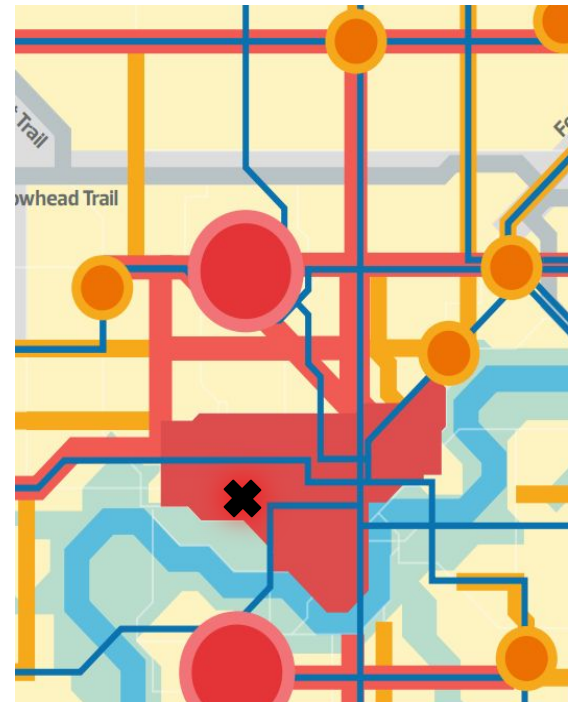
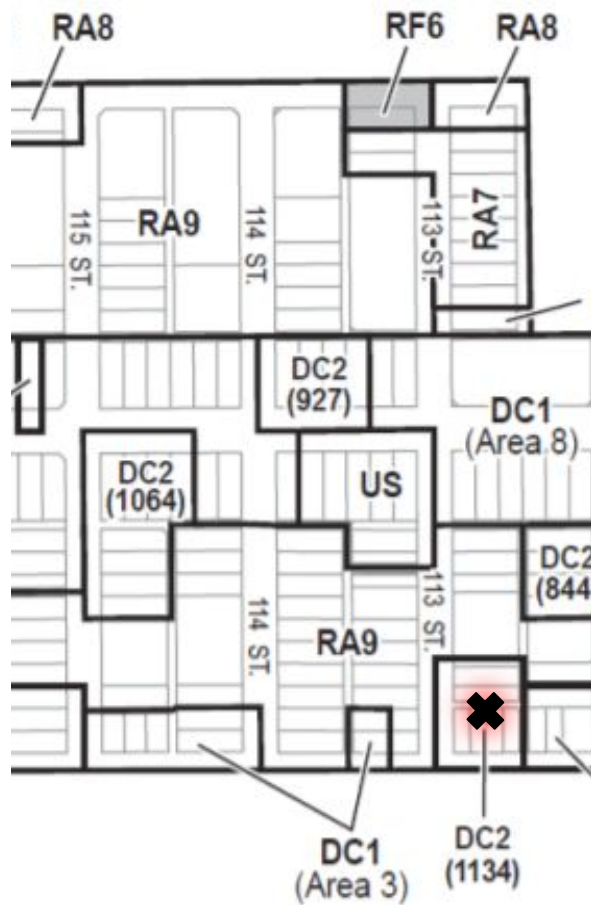
CITY WEBPAGE
Aug 25, 2022



PUBLIC HEARING NOTICE
January 12, 2023



JOURNAL AD
Jan 20 & 28, 2023





ADMINISTRATION'S RECOMMENDATION: **APPROVAL**