

**DC2.912 to RA8**

102 Ave NW

RF4

RF5

102 Ave NW

161 St NW

159 St NW

CB1

158 St NW

DC2.913

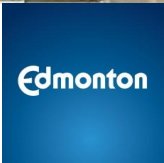
RA7

160 St NW

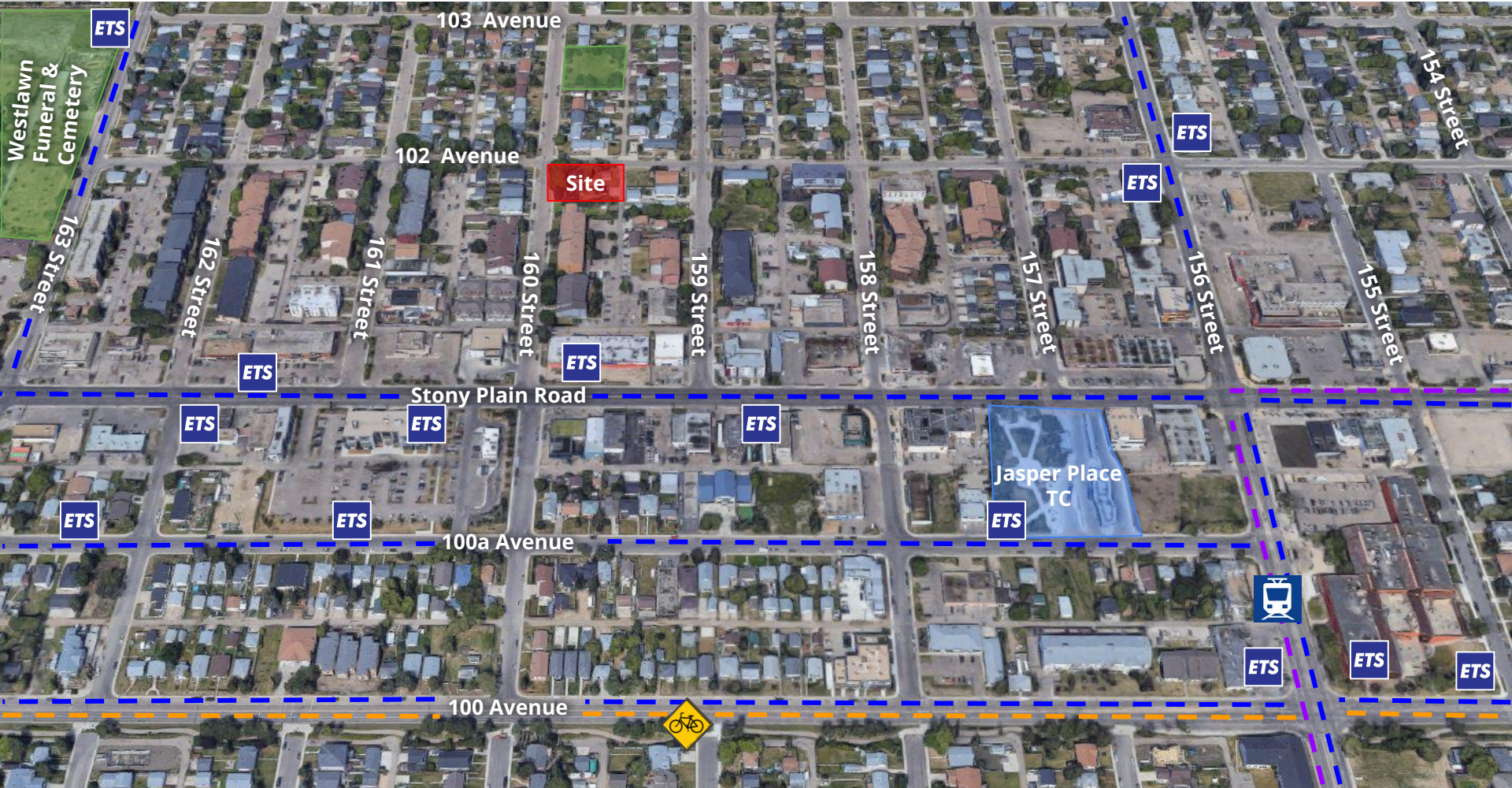
CB1

ITEMS 3.12 & 3.13  
 BYLAW 20412 & CHARTER BYLAW 20413  
 BRITANNIA YOUNGSTOWN

DEVELOPMENT  
 SERVICES  
 March 13, 2023



# SITE CONTEXT



## Comments

- The proposed development will create increased noise levels, traffic and parking congestion.
- The proposed development is too high and developers should find another location for the proposed development.
- Additional density could increase crime and vandalism in the neighbourhood.



ADVANCED NOTICE  
November 23, 2022



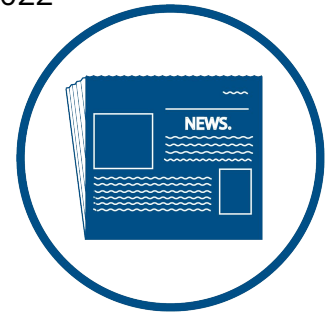
CITY WEBPAGE  
November 28,  
2022



SITE SIGNAGE  
December 13,  
2022

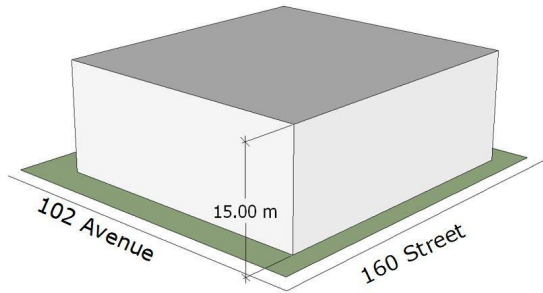
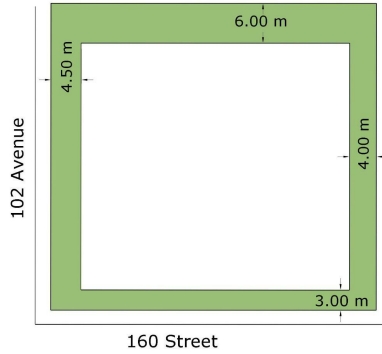
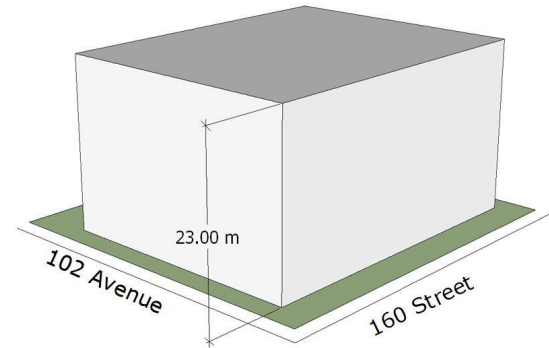
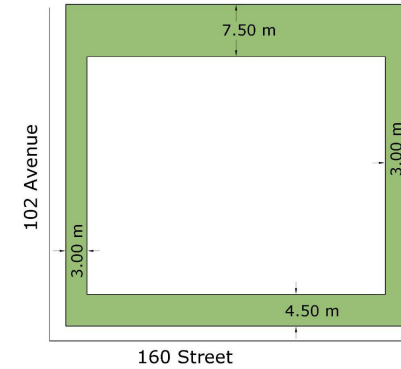


PUBLIC HEARING  
NOTICE  
February 16, 2023



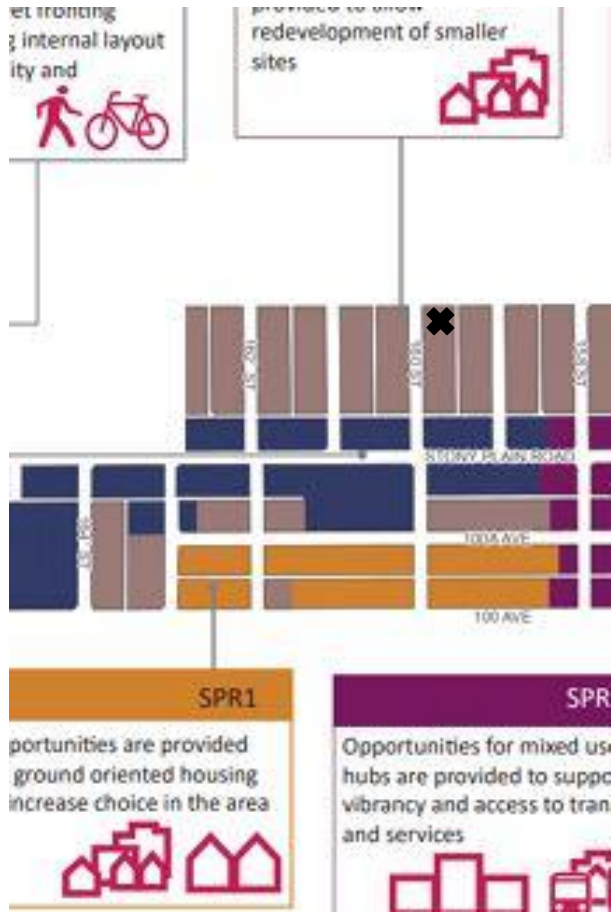
JOURNAL AD  
February 24 and  
March 4, 2023

## PROPOSED ZONING

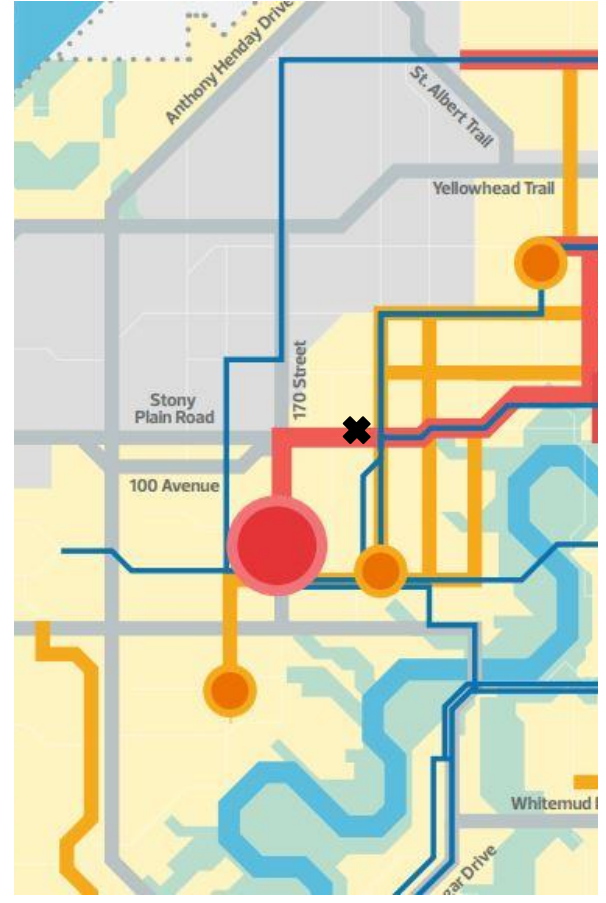
**Potential DC2.912 Built Form****Potential RA8 Built Form**



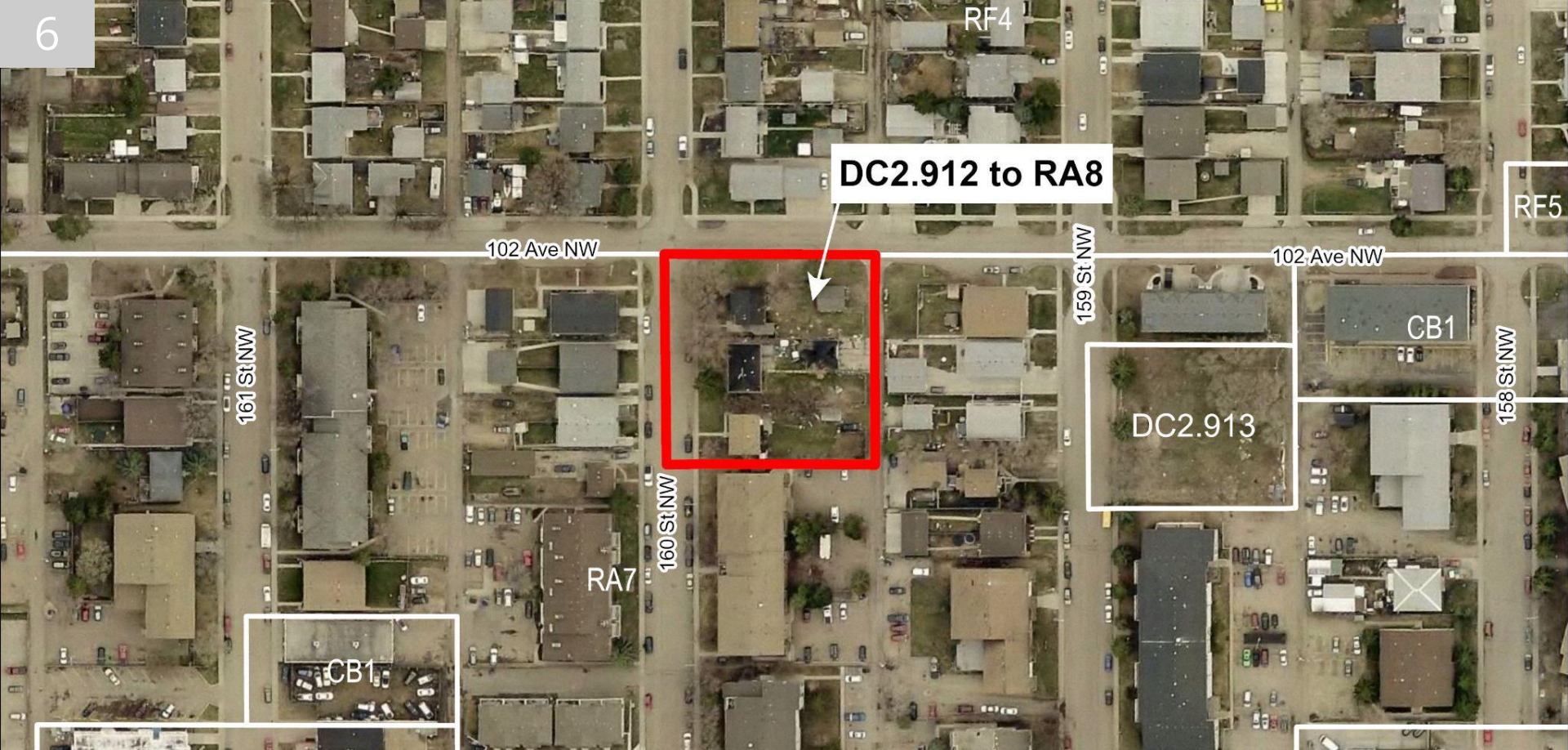
SITE VIEW



JASPER PLACE ARP



THE CITY PLAN



DC2.912 to RA8

102 Ave NW

159 St NW

102 Ave NW

161 St NW

160 St NW

158 St NW

RA7

CB1

CB1

DC2.913

ADMINISTRATION'S RECOMMENDATION: **APPROVAL**

