



ITEM 3.3 CHARTER BYLAW 20369 KESWICK

DEVELOPMENT
SERVICES
APR 03, 2023

PROPOSED ZONING AND RSL & RLD COMPARISON



	RSL (Current)	RLD (Proposed)
<u>Principal Use</u>	Low Density Housing	Low Density Housing (Including Zero lot line development)
<u>Dev. Regulations</u>		
Total Site Coverage	45% to 47%	50% to 58%
Height	10 m	10 m
Minimum Site Width	10.0 m	No minimum
Minimum Site Depth	30.0 m	27.0 m
Front Setback	5.5 m	3.0 m - 5.5 m
Side Setback	1.2 m - 4.5 m	0 m - 4.5 m (allows Zero lot line development)
Rear Setback	7.5m 4.5 m (Corner Site)	7.5m 4.5 m (Corner Site)

Comments

Two responses with concerns were received.

- likelihood of backing onto “small lots” / zero lot line properties resulting in a dense population.

- purchased our property based on builder’s information that everything west of 182 Street will be zoned RSL.

- rezoning will negatively affect our property value.



NOTICE OF PROPOSAL
June 7, 2022



CITY WEBPAGE
July 5, 2022



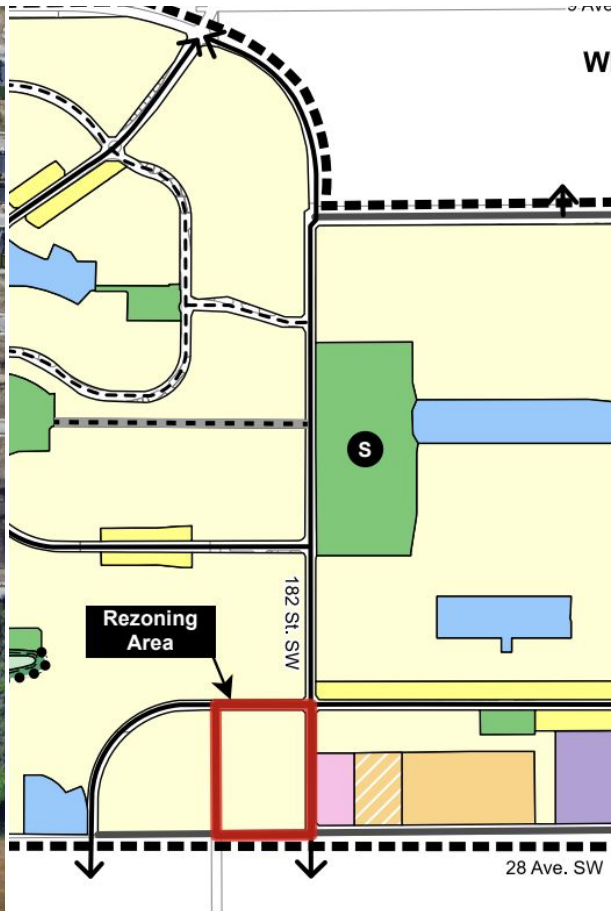
PUBLIC HEARING NOTICE
March 10, 2023



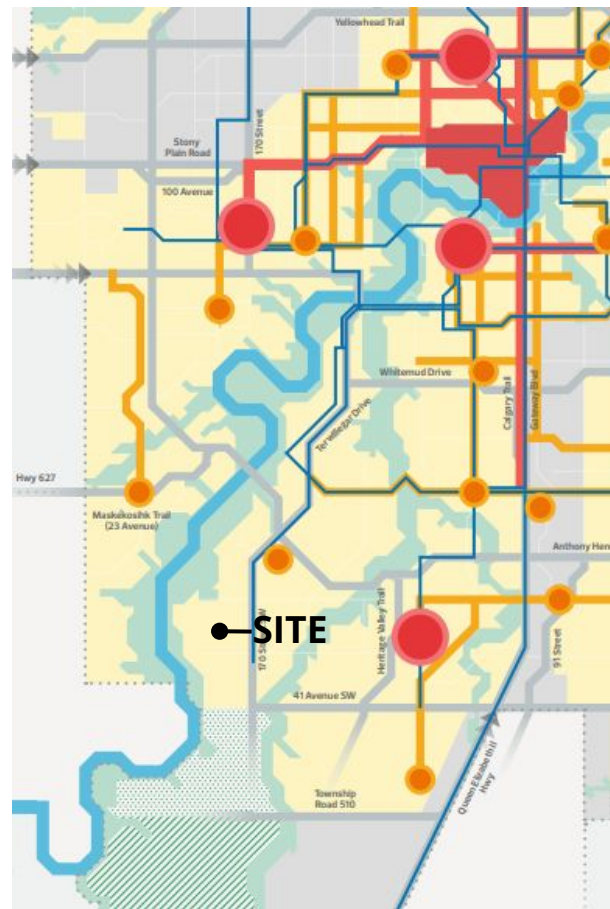
JOURNAL AD
March 17 & 25, 2023



Site View



Keswick NSP



The City Plan



ADMINISTRATION'S RECOMMENDATION: **APPROVAL**