



ITEM 3.4  
CHARTER BYLAW 20526  
CRESTWOOD

DEVELOPMENT  
SERVICES  
July 10, 2023





## Comments

### Responses (1)

#### Opposition

- Decreases property values
- Changes the single family character of the neighbourhood



ADVANCED NOTICE  
April 12, 2023



SITE SIGNAGE  
April 26, 2023



CITY WEBPAGE  
April 26, 2023

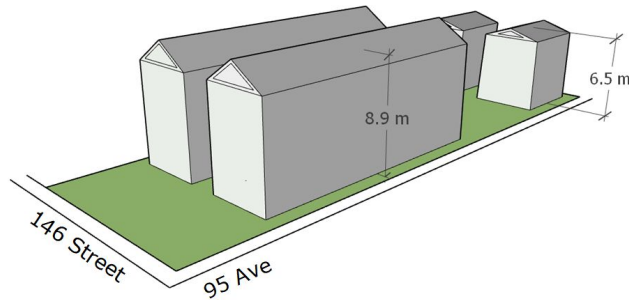
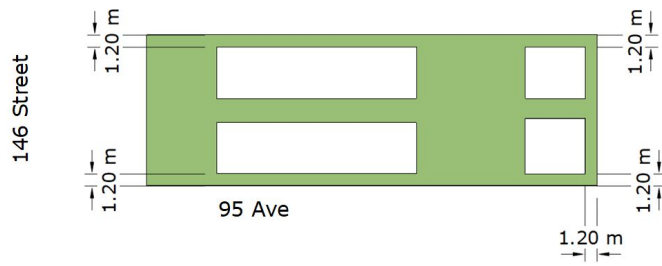
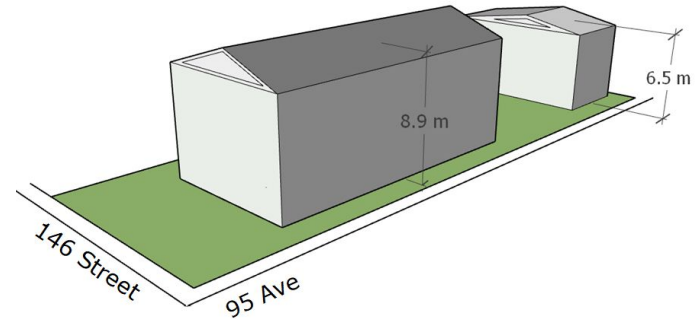
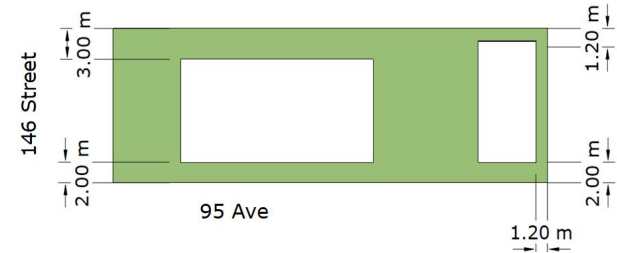


PUBLIC HEARING  
NOTICE  
June 15, 2023



JOURNAL AD  
June 23 and 30,  
2023

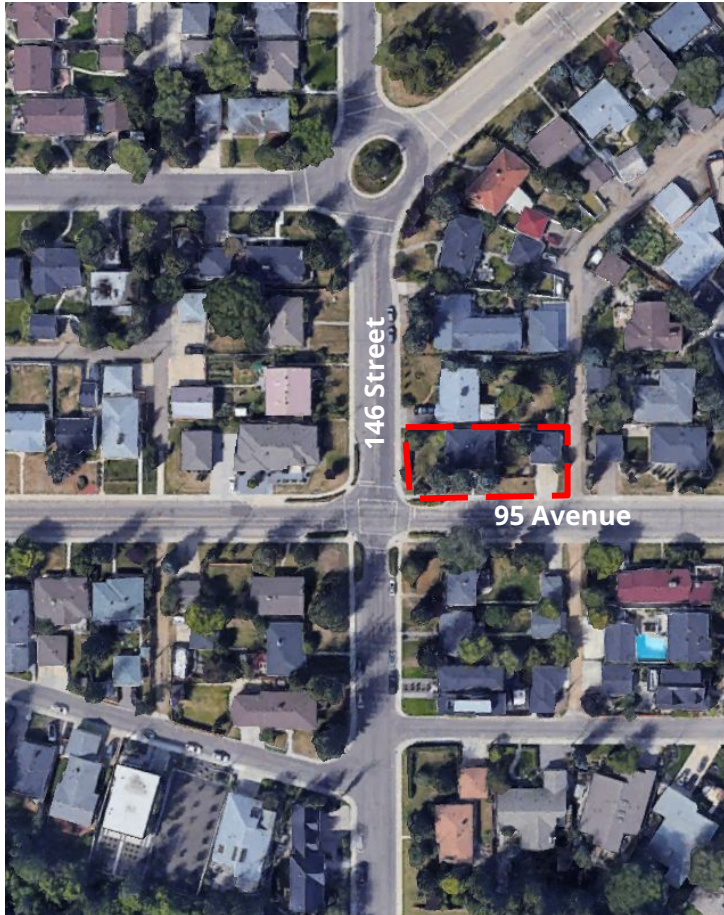
## PROPOSED ZONING

**Potential RF1 Built Form****Potential RF3 Built Form**

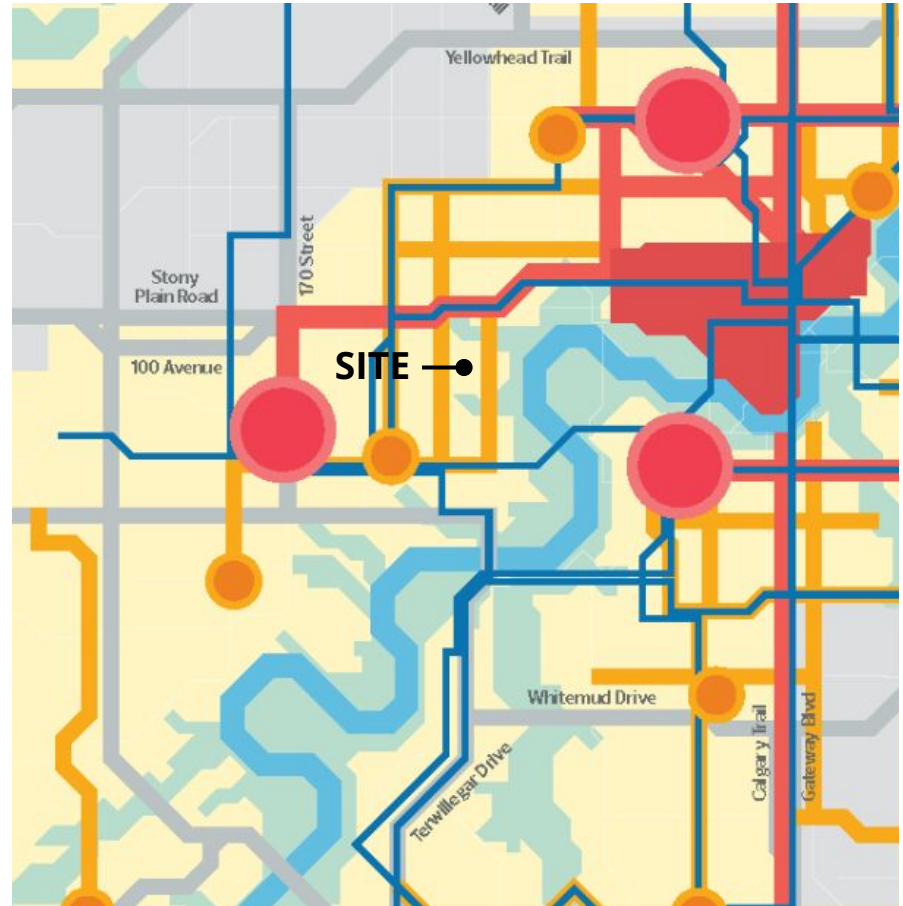
# 5 ZONING COMPARISON

REGULATION	RF1 + MNO Current Zoning	RF3 + MNO Proposed Zoning	Small Scale Residential Zone (RS)
Height	8.9 m	8.9 m	10.5 m
Site Coverage	40%	45%	47%
<b>Setbacks</b> Front (146 Street) Interior Rear Flanking (95 Avenue)	6.5 m - 9.5 m 1.2 m 17.4 m 1.2 m	3.0 m 3.0 m 17.4 m 2.0 m	3.0 m 1.2 m 10.0 m 2.0 m
Uses	Residential + Minor Home based business	Residential + Minor Home based business	Residential + Limited Commercial Uses





SITE VIEW



THE CITY PLAN





ADMINISTRATION'S RECOMMENDATION: **APPROVAL**