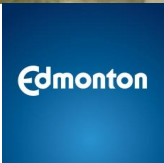
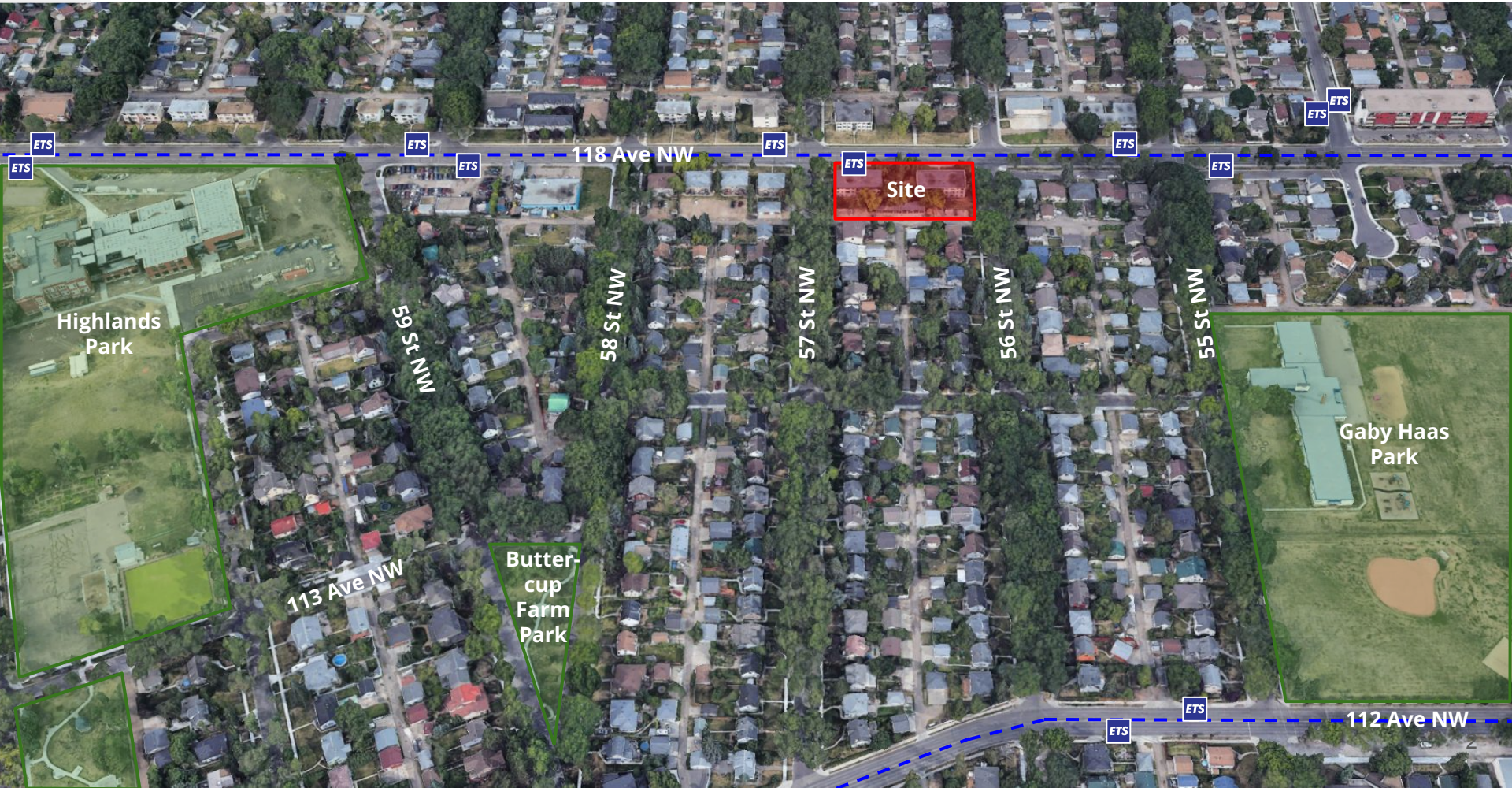




ITEM 3.15
CHARTER BYLAW 20536
HIGHLANDS

DEVELOPMENT
SERVICES
JULY 10, 2023



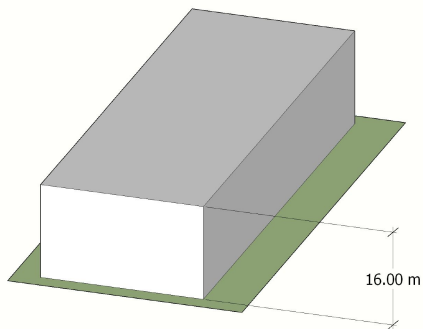


3

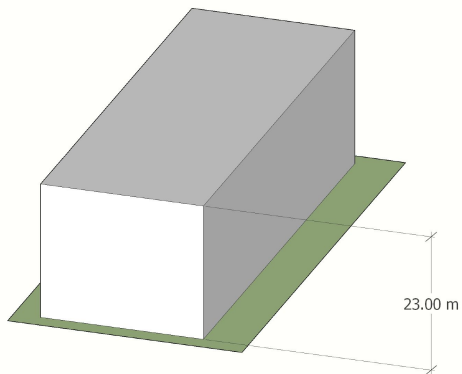
SITE VIEW



PROPOSED ZONING



Current: RA7



Proposed: RA8

REGULATION	RA7 CURRENT	RA8 PROPOSED
Maximum Height:	14.5 m (flat roof) 16.0 m (pitched roof)	23.0 m
Maximum Floor Area Ratio:	2.3 - 2.5	3.0 - 3.3
Minimum Density:	14 dwellings (45 du/ha)	24 dwellings (75 du/ha)
Minimum Setbacks:	<ul style="list-style-type: none"> ● Front ● Side ● Flanking Side ● Rear 	<ul style="list-style-type: none"> ● 4.5 m ● 3.0 m ● 3.0 m ● 7.5 m

Responses (13)

Opposition:

- Lack of certainty
- Loss of privacy
- Property values
- Density and crime
- Introduction of uses
- On-street parking use
- Current tenants

Support:

- Scale
- Ground level commercial

Suggestions:

- Include affordable units
- Reduce required parking
- Shorter building with increased site coverage



ADVANCED NOTICE
Mar 28, 2023



SITE SIGNAGE
Mar 30, 2023



CITY WEBPAGE
Apr 6, 2023



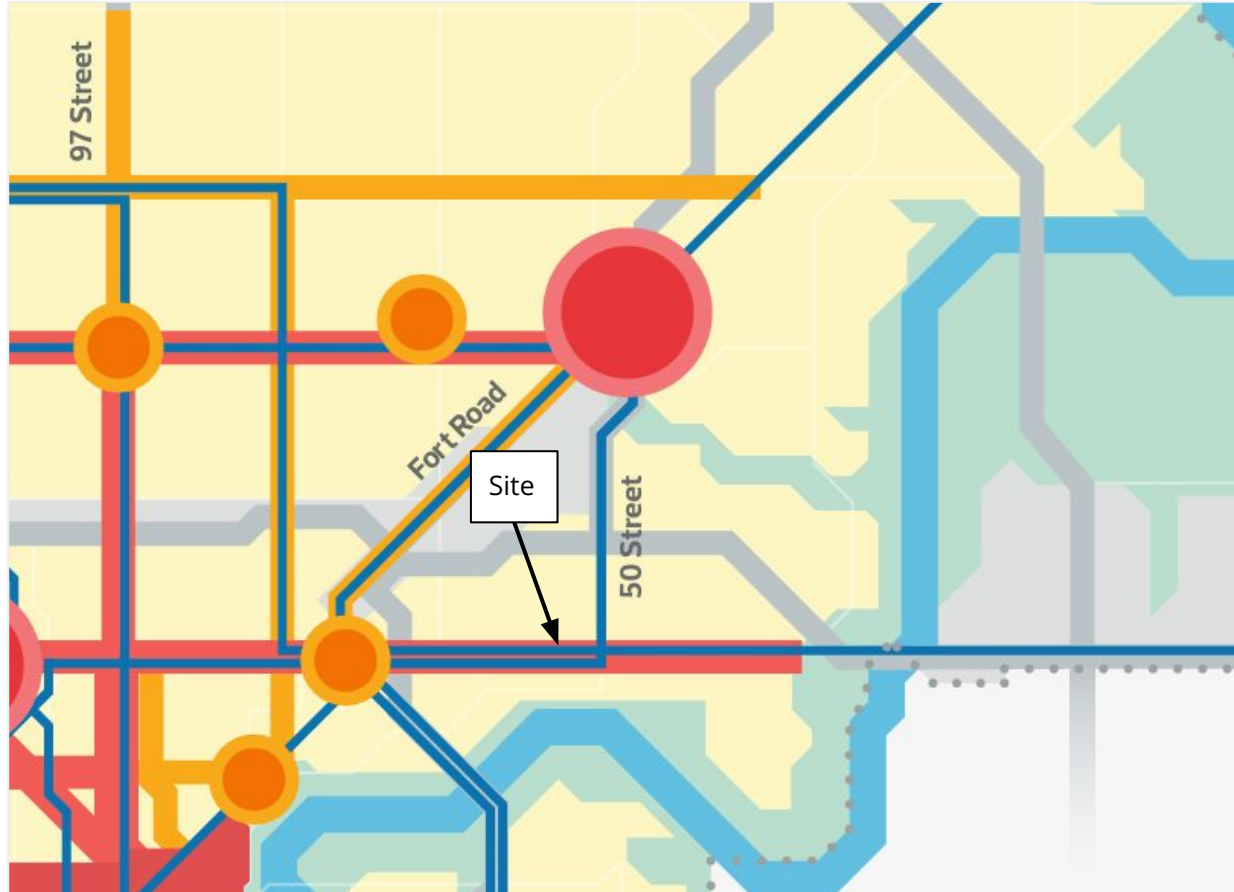
PUBLIC HEARING
NOTICE
June 15, 2023



JOURNAL AD
June 23 and 30,
2023



AERIAL



THE CITY PLAN



ADMINISTRATION'S RECOMMENDATION: **APPROVAL**

