





Comments

Responses (1)

Opposition

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



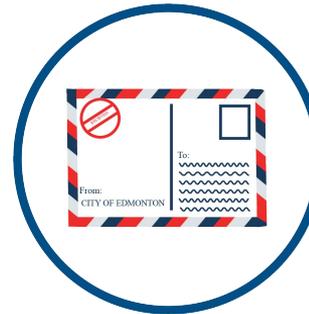
ADVANCED NOTICE
April 12, 2023



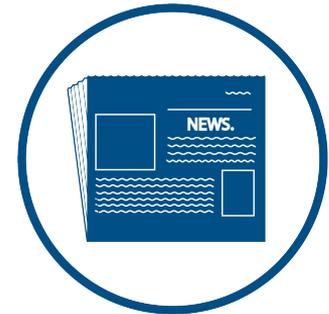
SITE SIGNAGE
April 26, 2023



CITY WEBPAGE
April 26, 2023

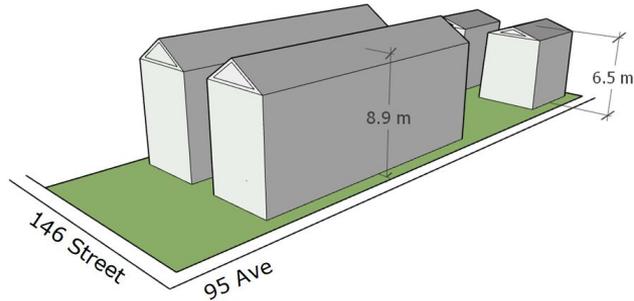
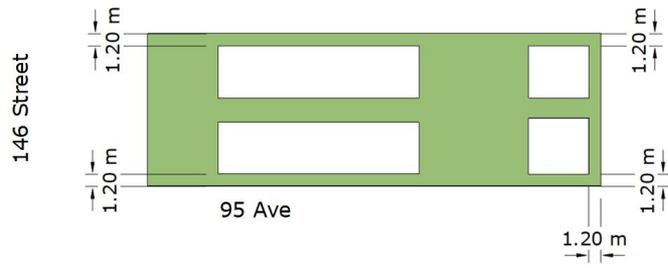
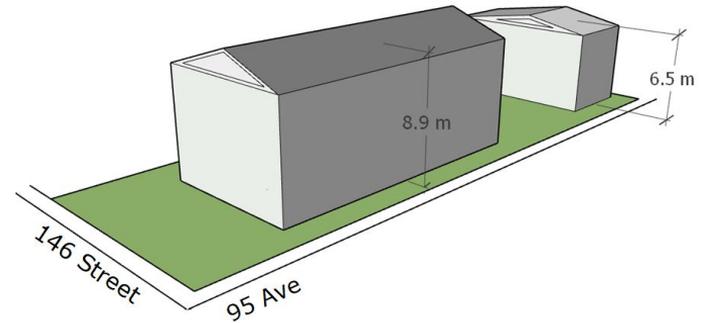
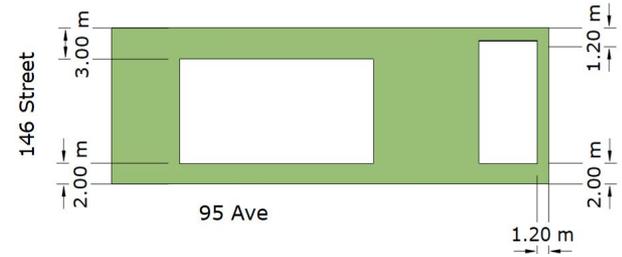


PUBLIC HEARING
NOTICE
June 15, 2023



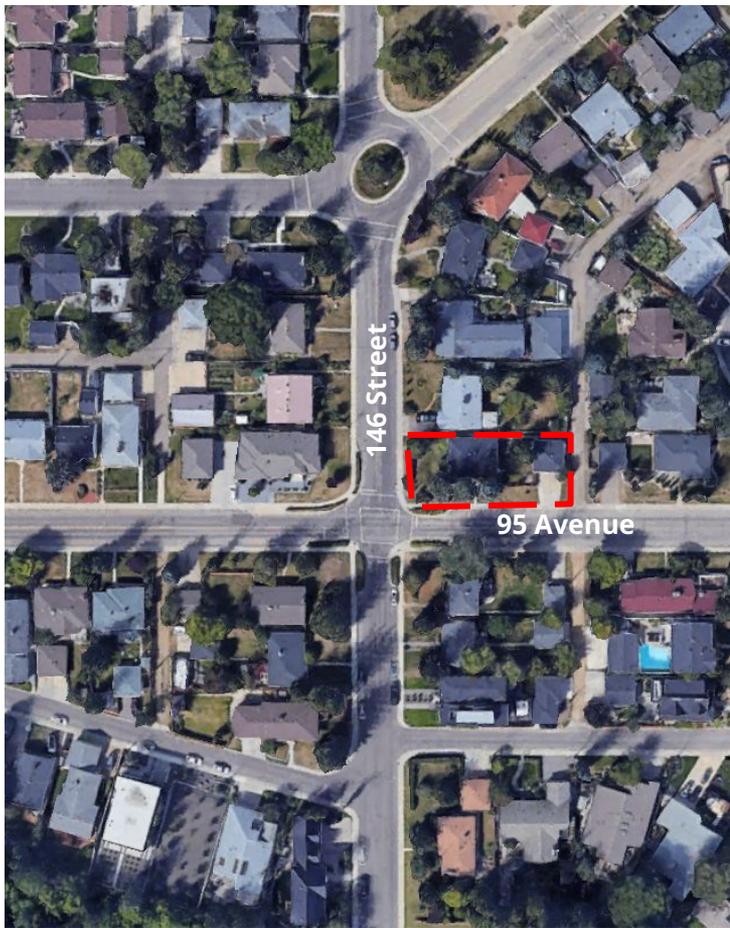
JOURNAL AD
June 23 and 30,
2023

PROPOSED ZONING

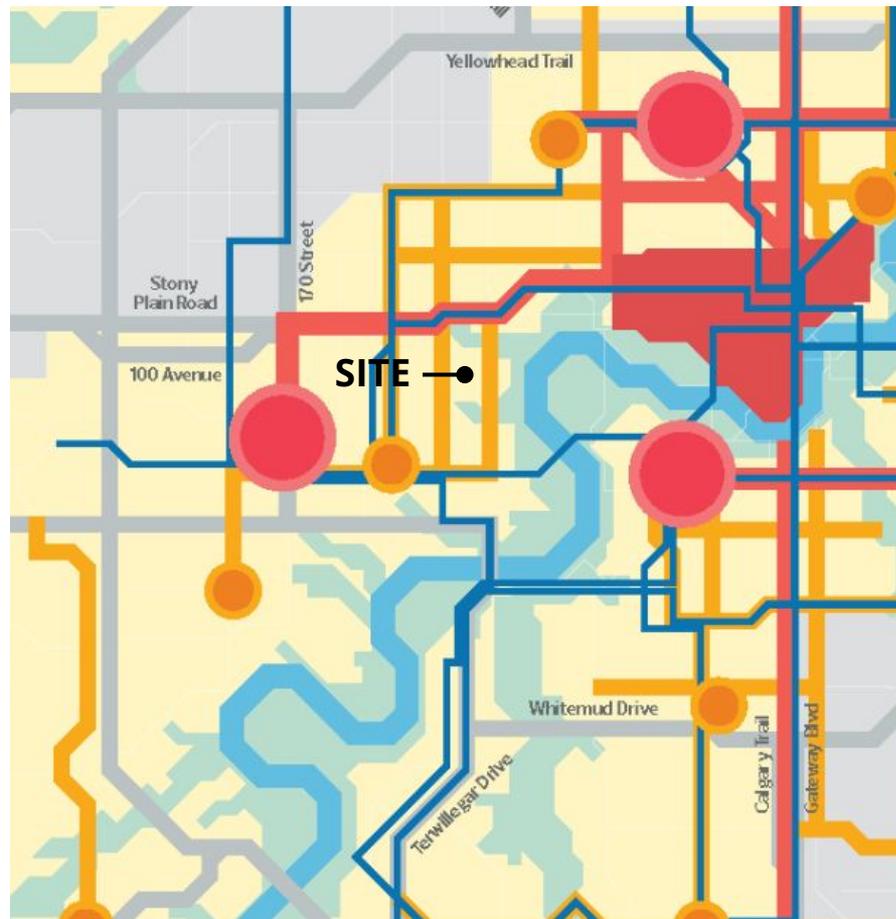
**Potential RF1 Built Form****Potential RF3 Built Form**

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%
Setbacks 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**

