



RF5 to RA7

ITEMS 3.8 & 3.9
 BYLAW 20524 & CHARTER BYLAW 20525
 CLAREVIEW TOWN CENTRE

DEVELOPMENT
 SERVICES
 July 10, 2023





Comments

- The site was initially planned for a park/stormwater management facility
- Do not want more multi-unit development
- Will increase Traffic/Crime
- Too much commercial in the neighbourhood



MAILED NOTICE
April 12, 2023



CITY WEBPAGE
April 12, 2023



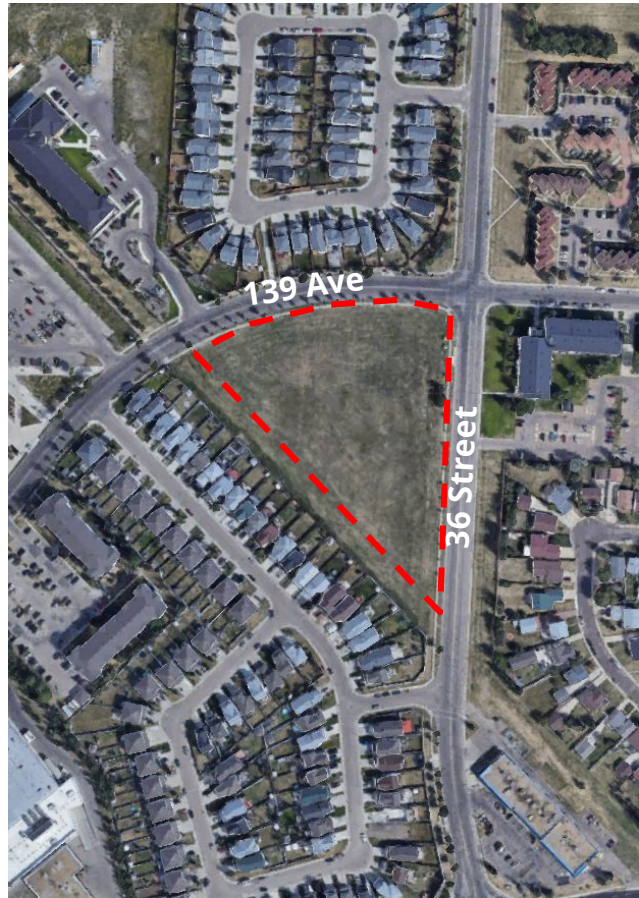
PUBLIC HEARING
NOTICE
June 20, 2023



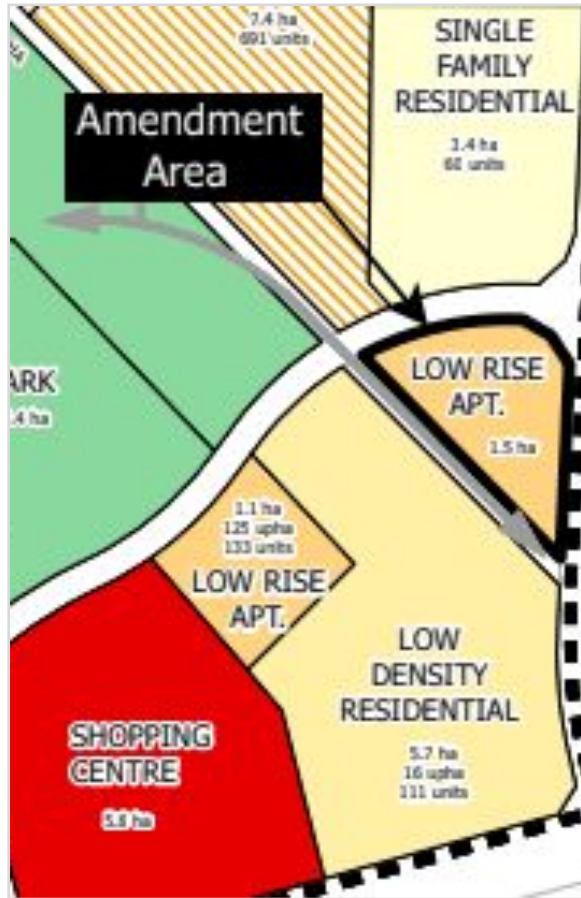
JOURNAL AD
June 23 & 30,
2023



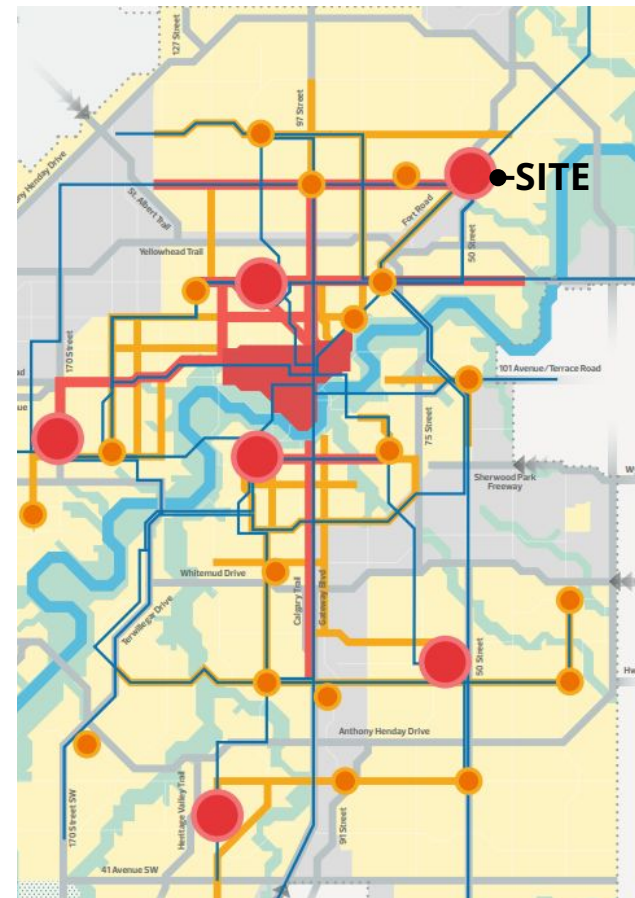
REGULATION	RF5 Current Zoning	RA7 Proposed Zoning
Principle Building	Multi-Unit Housing	Multi-Unit Housing
Height	10.0 m	14.5 m - 16.0 m
Site Coverage	50-52%	N/A
Setbacks Front Int. Side Flk. Side Rear	4.5 m 1.2 m 1.2 m - 3.0 m 5.5 m - 7.5 m	4.5 m 1.5 m - 3.0 m 3.0 m 1.2 m - 7.5 m



SITE VIEW



CLAREVIEW TOWN CENTRE NASP



THE CITY PLAN



ADMINISTRATOR'S RECOMMENDATION: **APPROVAL**

	RF5 Current	RA7 Proposed	RM - Medium Scale Residential Zone
Principal Building	Multi-Unit Housing	Multi-unit housing	Multi-unit housing
Maximum Height	10.0 m	14.5 m for flat, mansard and gambrel roofs, or 16.0 m for a roof type with a pitch of 4/12 (18.4 degrees) or greater	16 .0 m
Front Setback	4.5 m	4.5 m	4.5 m (36 Street) 1.0 m (grounded floor, non-residential on main street)
Minimum Interior Side Setback	1.2 m	1.5 m < 10.0 m building Height, 3.0 m > 10 m building height	3.0 m > 12 m building height
Minimum Flanking Side Setback	1.2 m except 3.0 m flanking public roadway other than a Lane	3.0 m Abutting a flanking roadway	3.0 m (treed Blvd, 193 Avenue) 1.0 m (grounded floor, non-residential on main street)
Minimum Rear Setback (Lane)	7.5 m except it may be reduced to 5.5 m where there is a rear attached Garage: 6.5 m or less in Height may have a minimum Rear Setback of 1.2 m	7.5 m, except that individual buildings that are 6.5 m or less in Height may have a minimum Rear Setback of 1.2 m	3.0 m
Maximum Site Coverage	50 - 52%	N/A	2.3 - 2.8 FAR