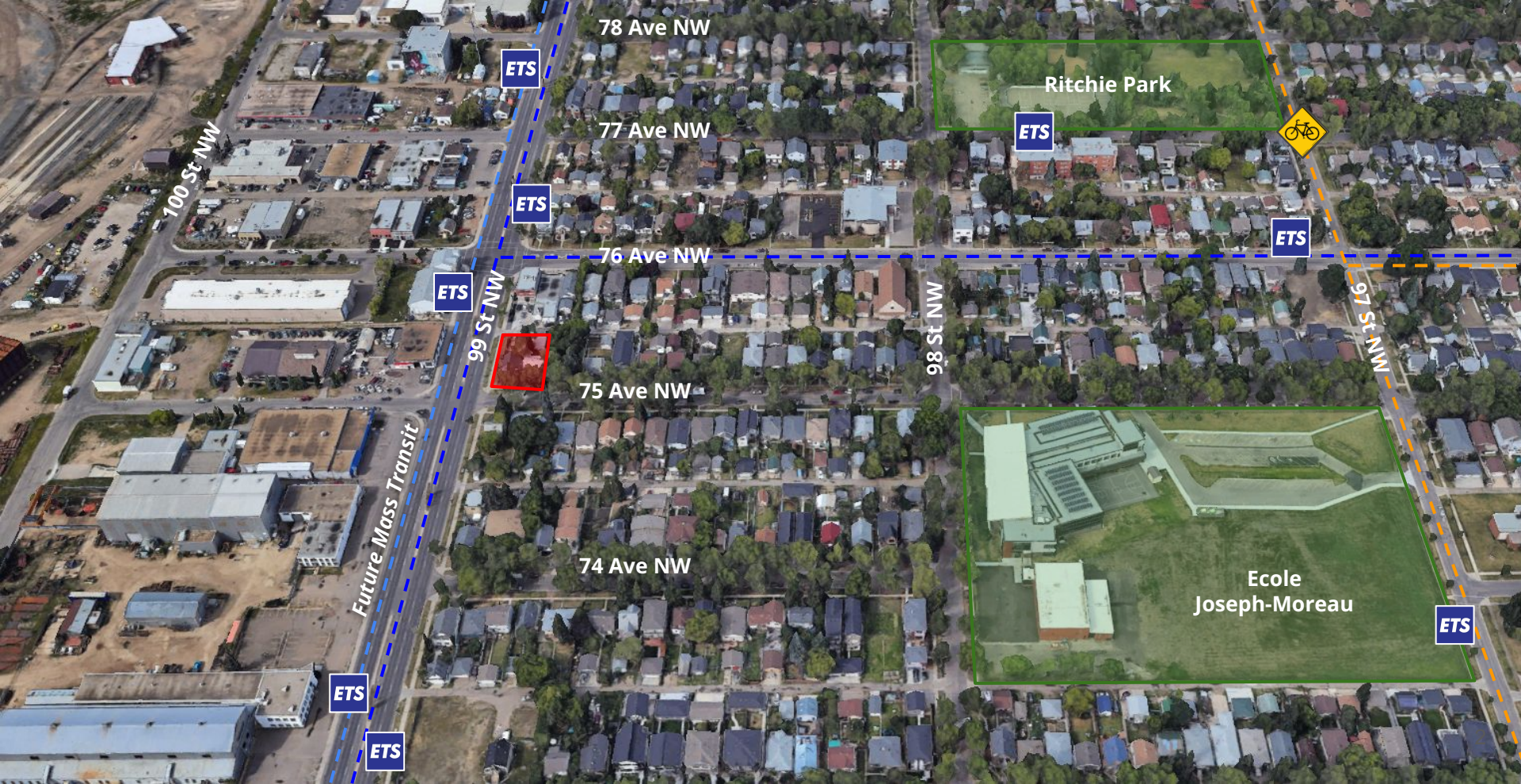


ITEM 3.8
CHARTER BYLAW 20551
RITCHIE

DEVELOPMENT
SERVICES
AUG 21, 2023





3 PROPOSED ZONING



REGULATION	RF3 Current	RA7 Proposed
Principal Building	Multi-Unit housing	Multi-Unit housing
Max. Height	8.9 m	14.5 m flat 16.0 m pitch
Max. FAR	n/a	2.3 - 2.5
Min. Setbacks North (lane) South (75 Ave NW) East West (99 St NW)	13.7 m 4.0 - 6.0 m 3.0 m 2.0 m	7.5 m 4.0 m 3.0 m 3.0 m
Commercial Uses Permitted	n/a	Limited at grade

Responses

Support (1):

- Housing diversity
- Residential and commercial intensification near amenities and transit

Questions/neutral (3)

Concerns (4 people + letter signed by 12 people):

- Height, shading, visual impact
- Out of character
- Precedent
- Existing high traffic volumes and on-street parking use
- Mature tree removal
- Ownership versus rental units
- Infrastructure capacity



PRE-APPLICATION
May 3, 2023



MAILED NOTICE
May 24, 2023



CITY WEBPAGE
May 17, 2023



SITE SIGNAGE
Jun 5, 2023



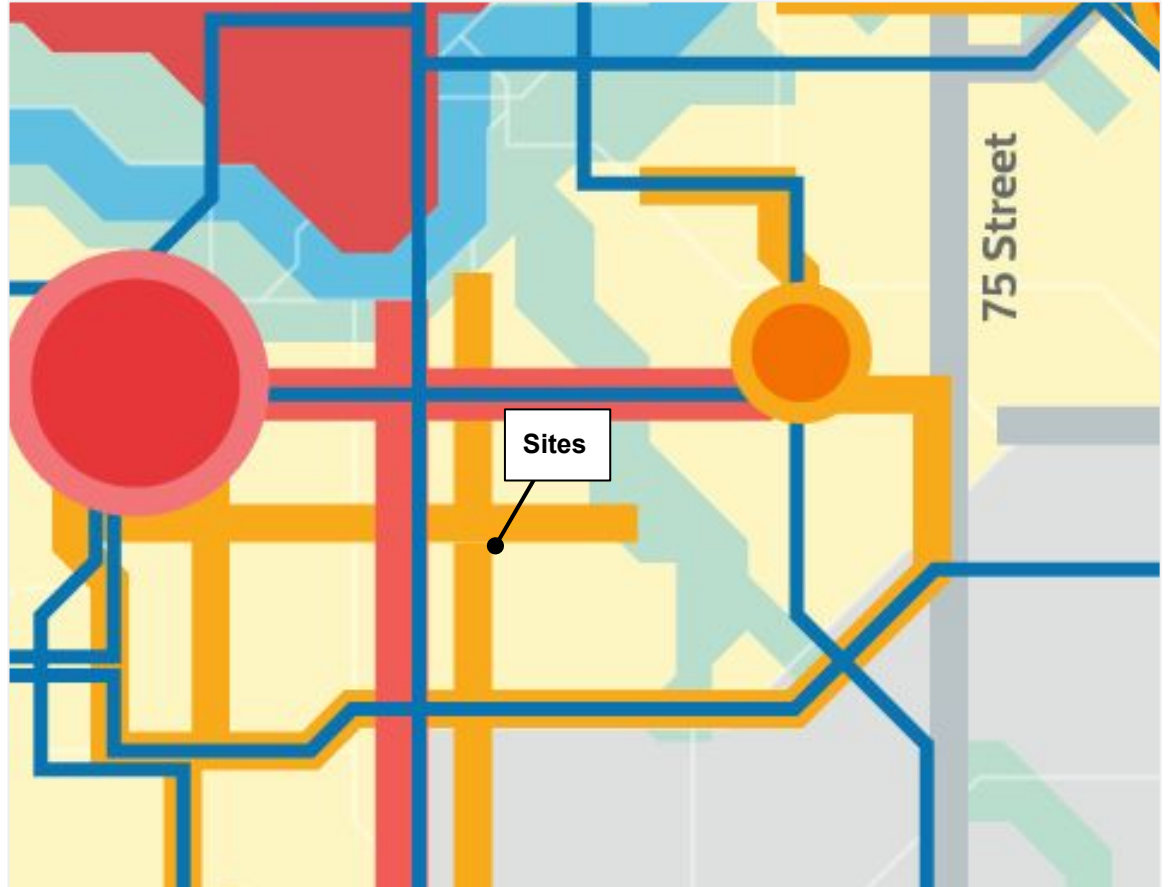
PUBLIC HEARING
NOTICE
Jul 27, 2023



JOURNAL AD
Aug 4 and 12,
2023

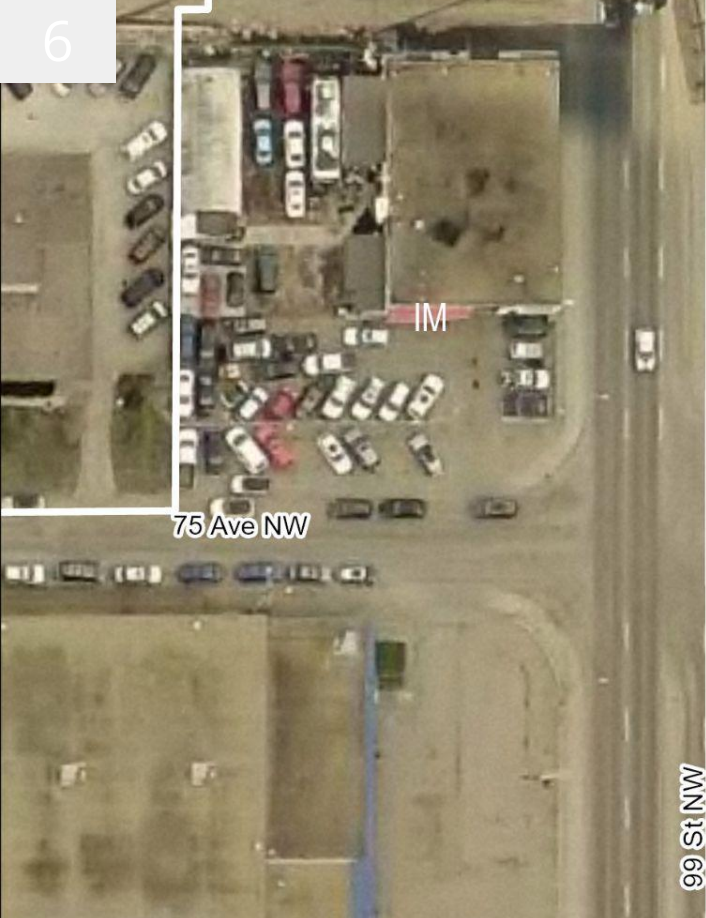


AERIAL



THE CITY PLAN

6



ADMINISTRATION'S RECOMMENDATION: **APPROVAL**