



ITEM 3.4
CHARTER BYLAW 20606
GOLD BAR

DEVELOPMENT
SERVICES
Oct. 3, 2023



3 PROPOSED ZONING



REGULATION	RF1 Current Zoning	RF3 Proposed Zoning
Principle Building	Single Detached	Multi-Unit Housing
Site Coverage	40%	45%
Setbacks North South (106 Avenue) East (42 Street) West (Lane)	1.2 m 1.2 m 8.0 m - 10.9 m 16 m	3.0 m 2.0 m 6.3 m - 9.3 m 16 m

Comments (9)

In Opposition (5)

- Noise and parking issues
- Height and multi-unit housing
- Change to neighbourhood

Support (1)

- Adds density and revitalization to the street

Questions Only (3)

- Site and neighbourhood drainage



CITY WEBPAGE
July 5, 2023



MAILED NOTICE
July 18, 2023



1:1 COMMUNICATIONS
July 5 - Sept. 29, 2023



SITE SIGNAGE
July 25, 2023



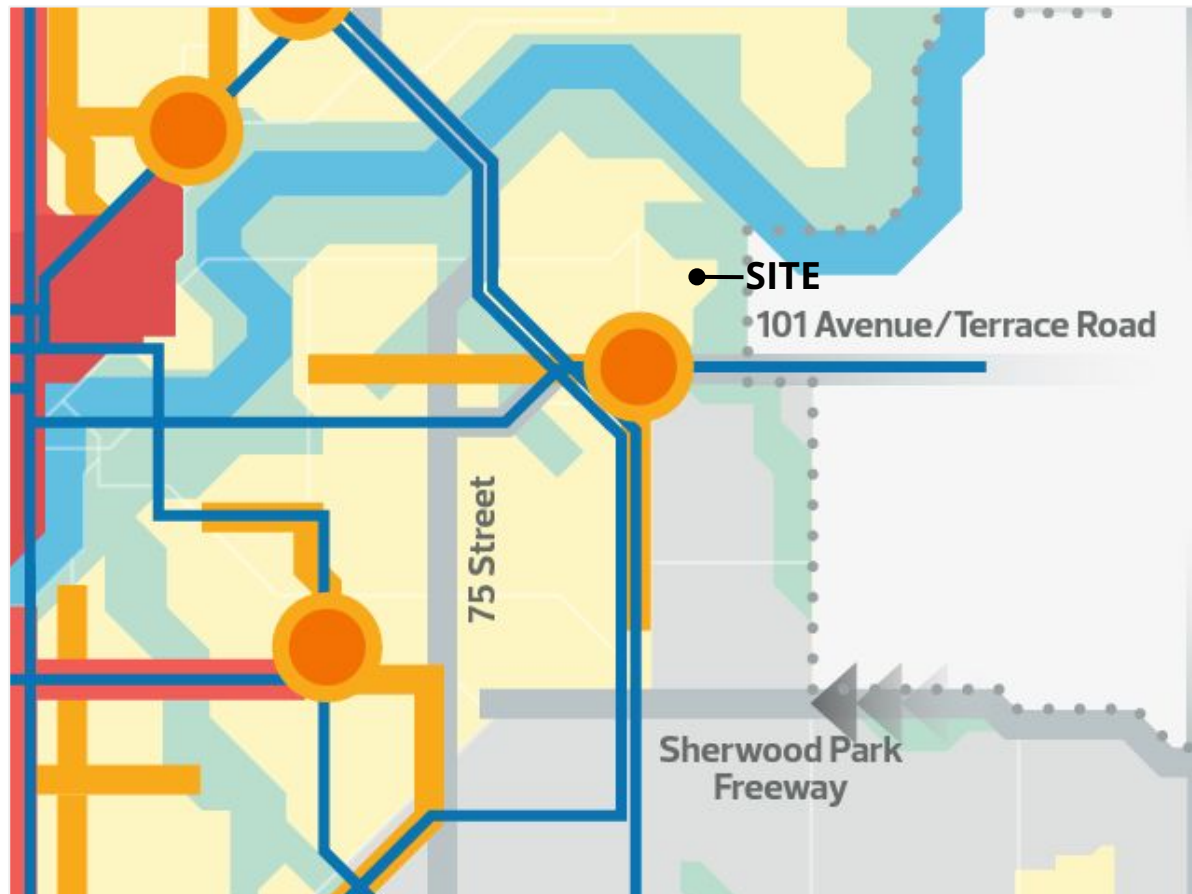
PUBLIC HEARING
NOTICE
Sept. 7, 2023



JOURNAL AD
Sept. 15 & 23, 2023



SITE VIEW



THE CITY PLAN



ADMINISTRATION'S RECOMMENDATION: **APPROVAL**