

DEVELOPMENT
SERVICES
OCTOBER 3, 2023



3

SITE VIEW



1



2



Comments 3

In opposition:

- Increased Traffic
- Increased Population
- Limited commercial uses and mid-rises are not compatible with surrounding low rise buildings and adjacent commercial shopping centre



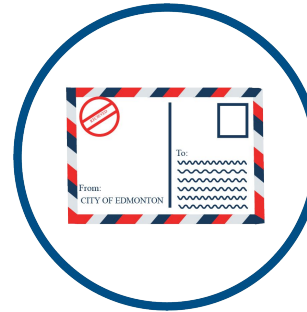
ADV. NOTICE
June 22, 2023



Rezoning App
Webpage



SITE SIGNAGE
July 14, 2023



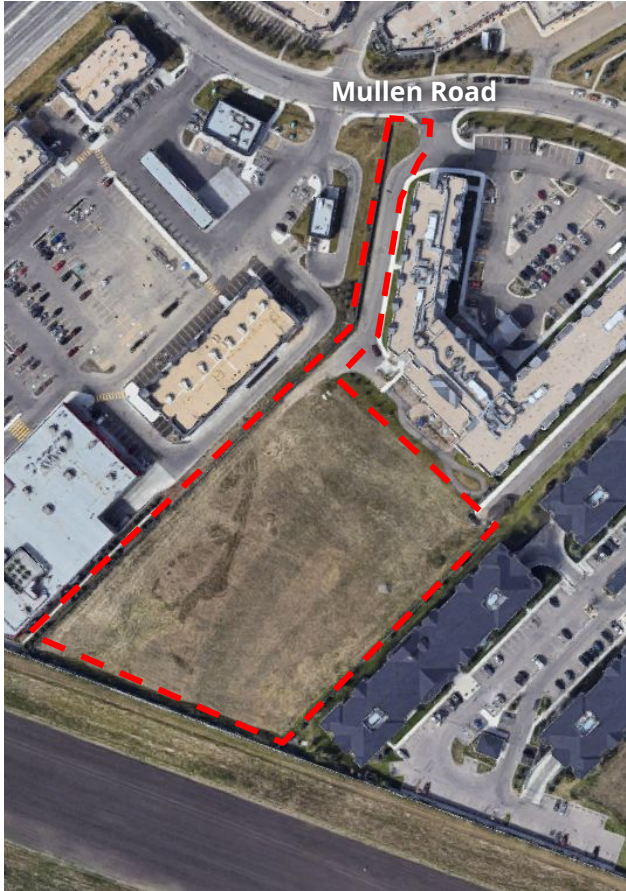
PUBLIC HEARING
NOTICE
September 7, 2023



JOURNAL ADS
September 16, 2023
September 23, 2023

5

ZONING COMPARISON



	RA7 Current	RA8 Proposed
Uses	Multi-unit Housing with Commercial opportunities	Multi-unit Housing with Commercial opportunities
Max. Height	16.0 m	23.0 m
Max . FAR	2.3	3.0
Setbacks (Min) Front Side Rear	4.5 m 3.0 m 7.5 m	4.5 m 3.0 m 7.5 m
Density	Min: 45 Dwellings/ha	Min: 75 Dwellings/ha



NOTE: In case of contradiction between the land use concept and other figures in the plan, the concept takes precedence.



ADMINISTRATION'S RECOMMENDATION: **APPROVAL**