



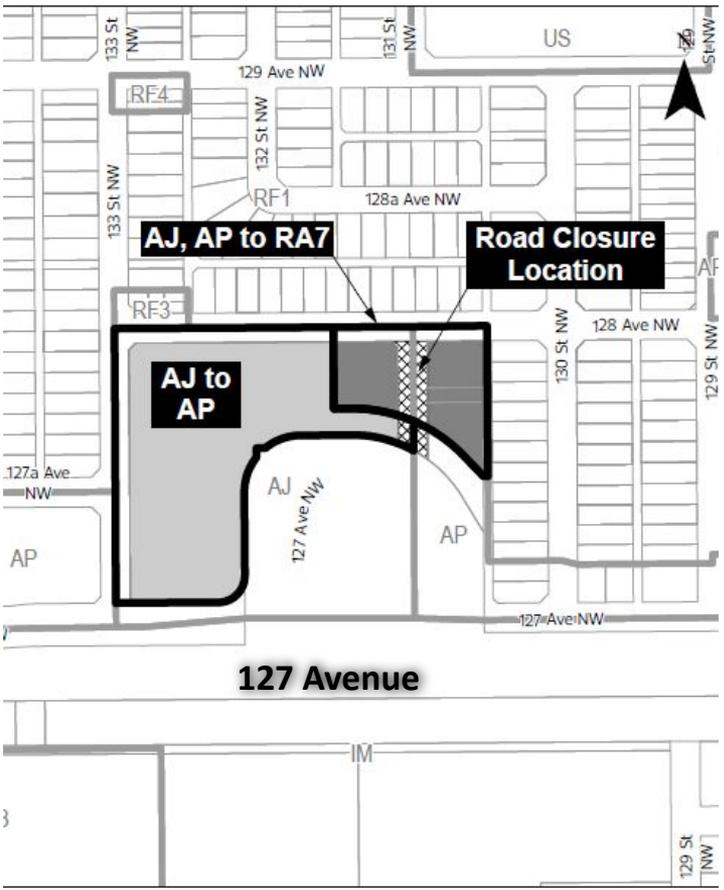
ITEMS 3.8 & 3.9
BYLAW 20616 & CHARTER BYLAW 20617
ATHLONE

DEVELOPMENT
SERVICES
November 20, 202X

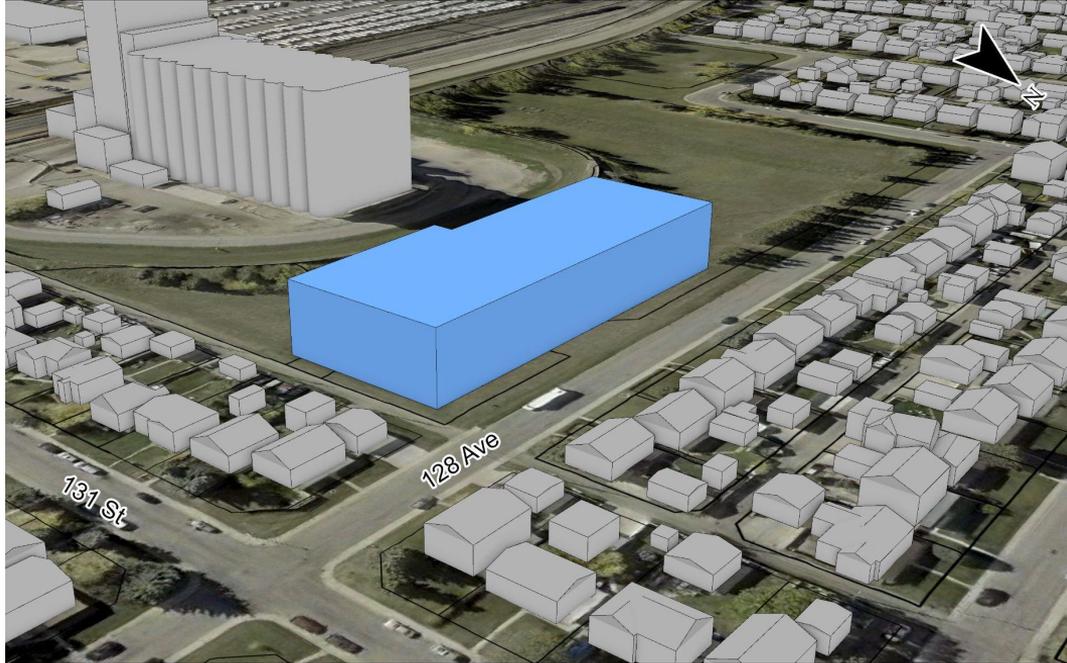




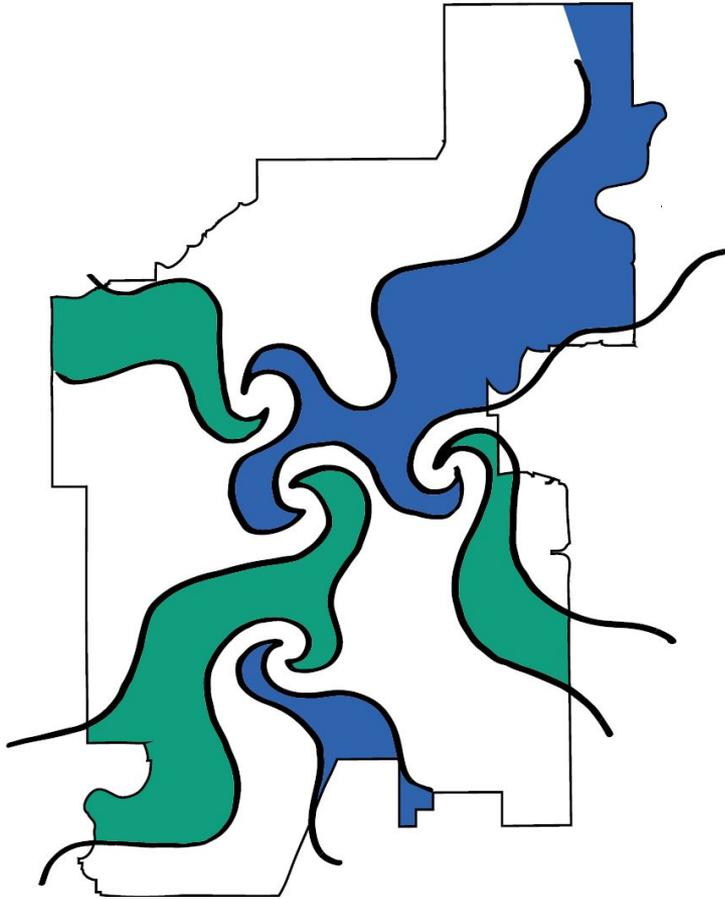
3 PROPOSED ZONING



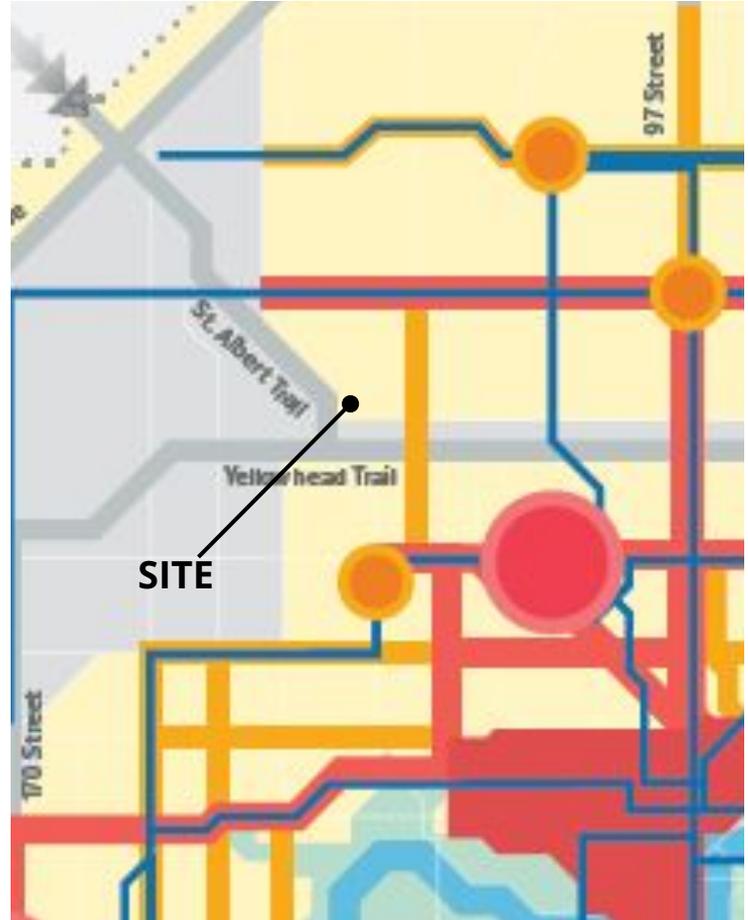
PROPOSED ZONING



REGULATION	RA7 Proposed Zone	ZBR Equivalent Zone Comparable Zone
Height	16.0 m (4 Storeys)	16.0 m (4 Storeys)
Floor Area Ratio (FAR)	2.3	2.3
Density (Dwellings)	Min: 75 (45 units/ha)	Min: 75 (45 units/ha)
Setbacks		
Front	4.5 m	4.5 m
Side	1.5 - 3.0 m	3.0 m
Rear	7.5 m	3.0 m



THE CITY PLAN
INCLUSIVE AND COMPASSIONATE



THE CITY PLAN

Comments

Support

- Housing diversity
- Affordability
- Maintaining the park

Opposition

- Far from amenities
- Crime
- Greenspace/Habitat loss
- Insufficient consultation
- Loss of view and privacy
- Traffic & Parking
- Wellington School site preferred
- Proximity to granary



CITY WEBPAGE
May 29, 2023



MAILED NOTICE
Jul 26, 2023



SITE SIGNAGE
Aug 2, 2023



ONLINE
ENGAGEMENT
Sep 25, 2023 to
Oct 9, 2023



PUBLIC HEARING
NOTICE
Oct 26, 2023



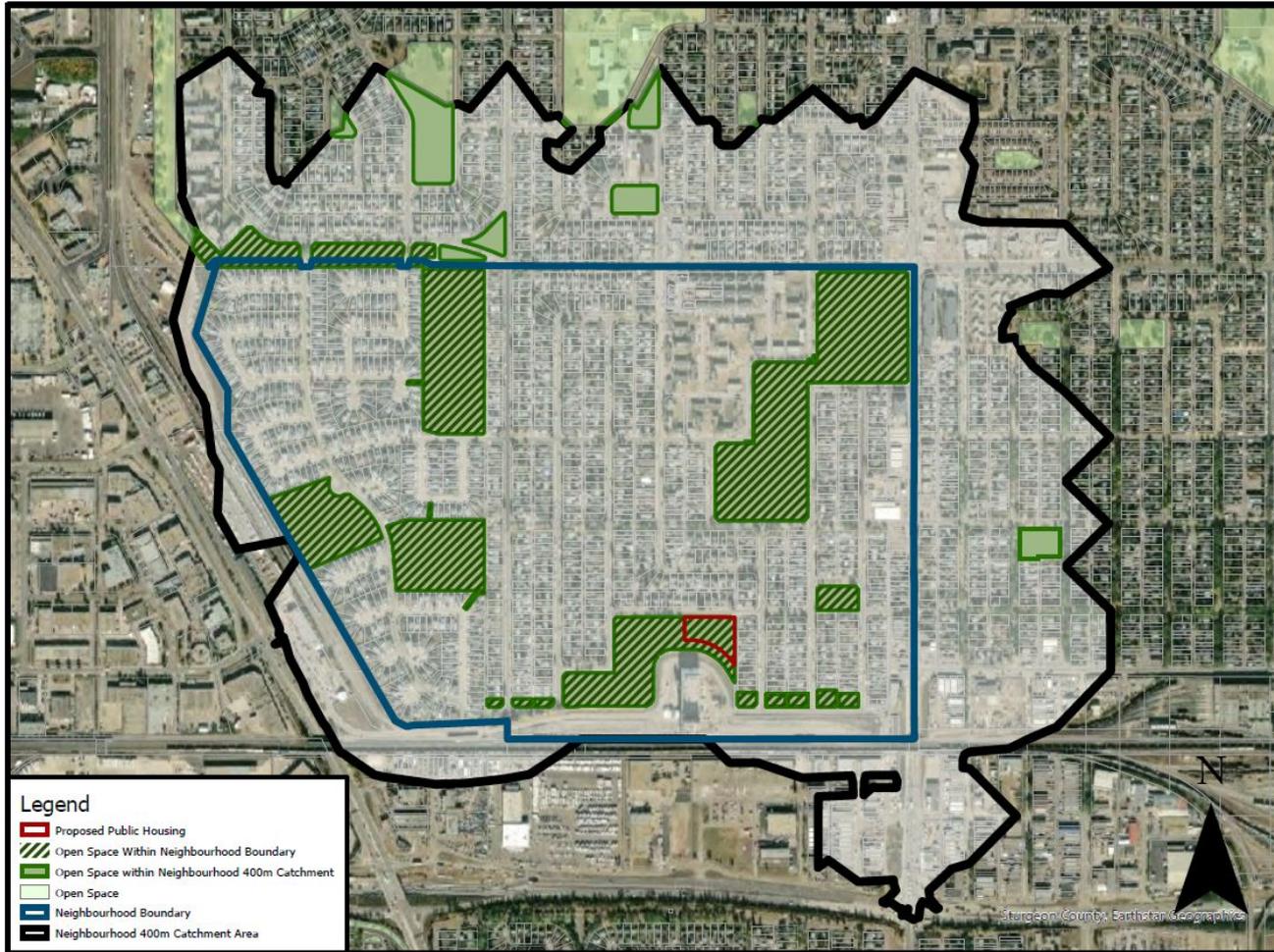
JOURNAL AD
Nov 3, 2023 &
Nov 10, 2023



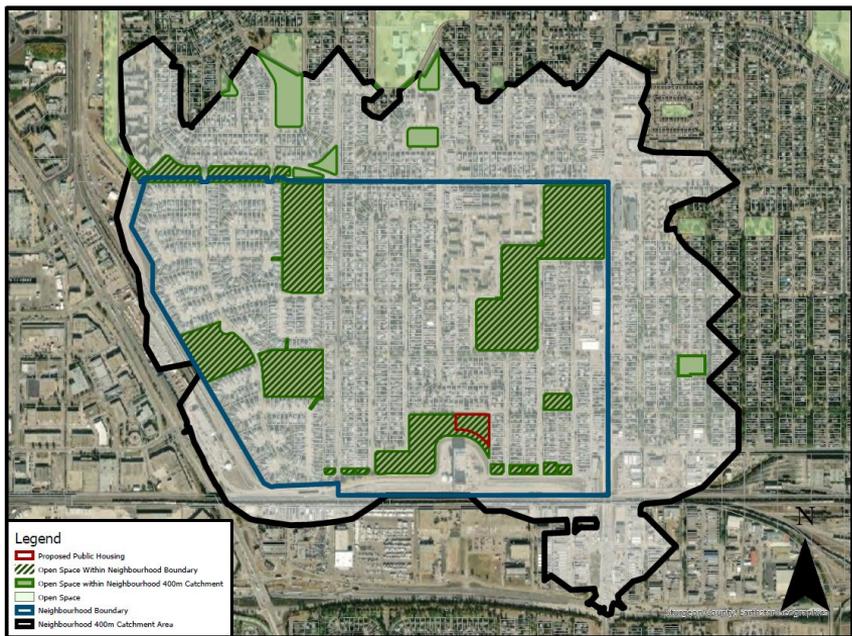
ADMINISTRATION'S RECOMMENDATION: **APPROVAL**



OPEN SPACE - Park Distribution Analysis



10 OPEN SPACE - Park Distribution Analysis



Boundary	Area	Hectares/1,000 residents
Targeted: Municipal Parks within Athlone only	19.43 ha	6.16 ha
Less surplus area	18.85 ha	5.97 ha
Expanded: All Open Space within 400 m	27.29 ha	8.65 ha
Less surplus area	26.70 ha	8.46 ha