



ITEMS 3.17 & 3.18
BYLAW 20691 & CHARTER BYLAW 20692
CASHMAN

DEVELOPMENT
SERVICES
DEC 11, 2023



SITE CONTEXT



7 Comments

- 3 in Opposition
 - Traffic concerns
 - Loss of wildlife habitat and green space
 - Inability to sell dwelling units
- Request for additional information



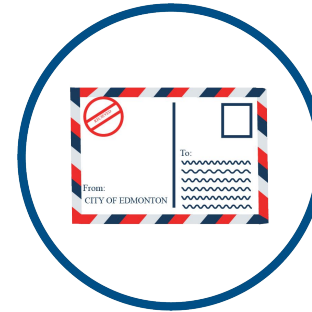
MAILED NOTICE
March 23, 2023



CITY WEBPAGE
March 7, 2023



SITE SIGNAGE
Feb 24, 2023

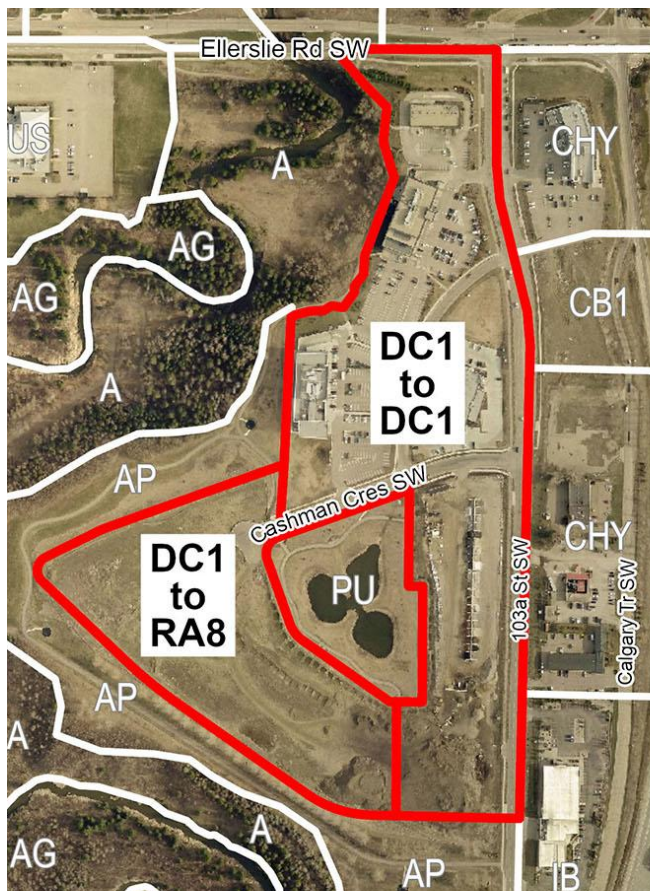


PUBLIC HEARING
NOTICE
Nov 16, 2023

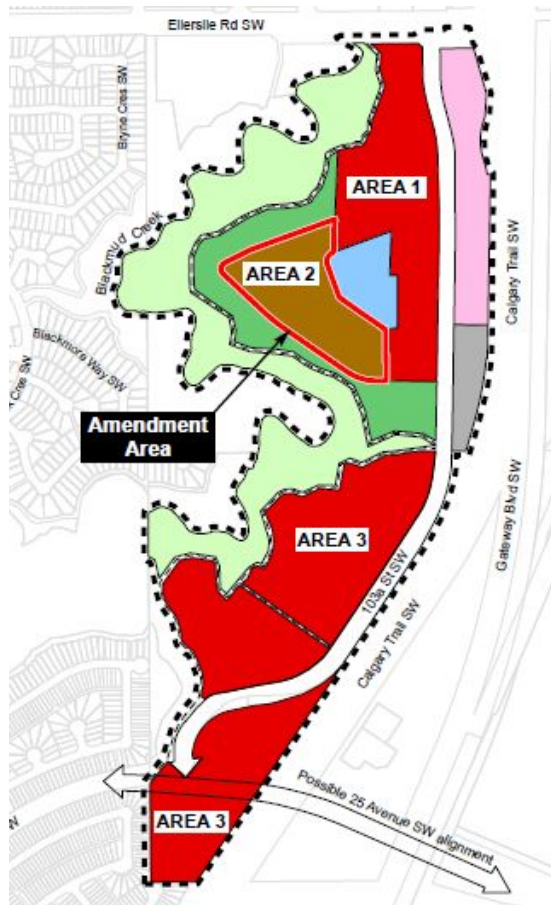


JOURNAL AD
Nov 24 & Dec 2,
2023

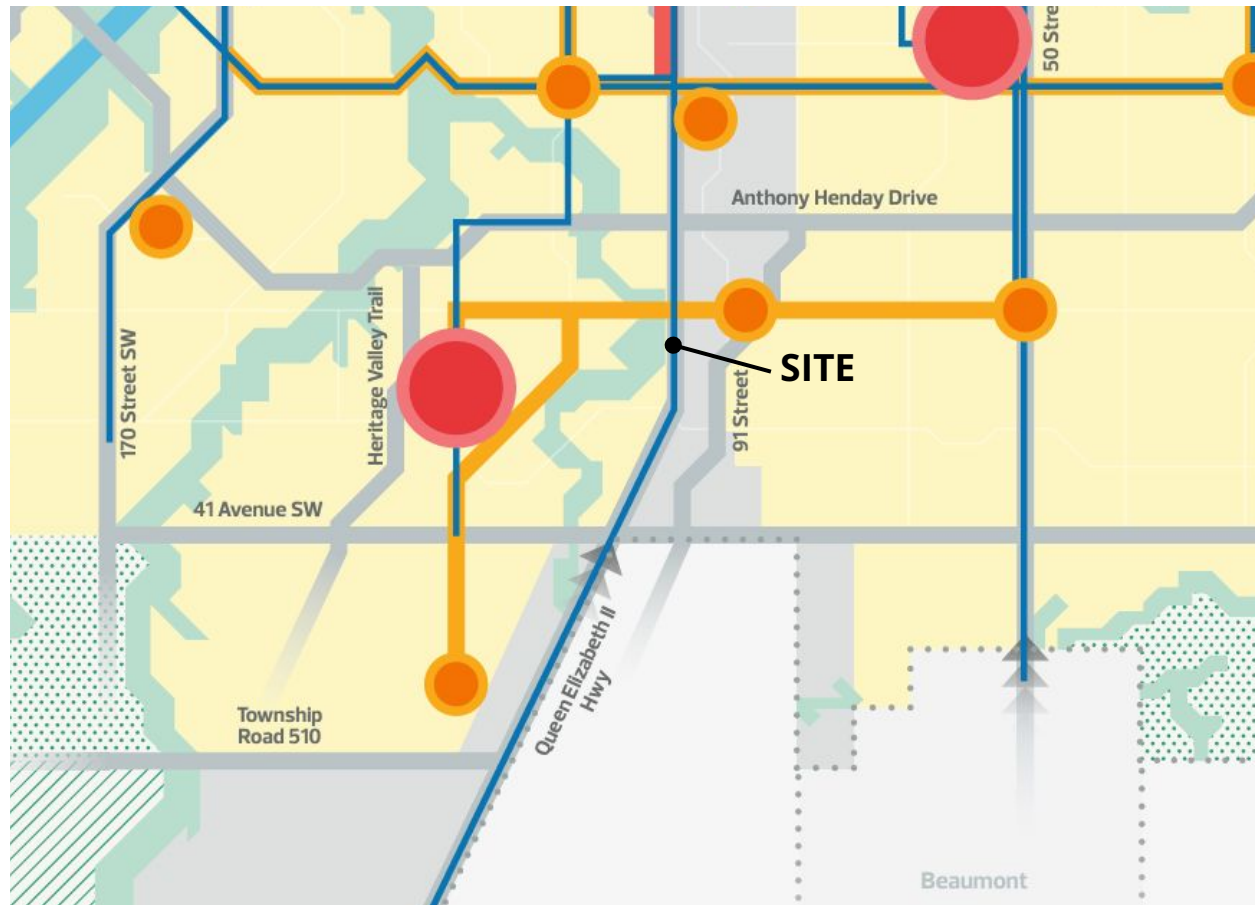
PROPOSED ZONE



	DC1 Current Zoning	RA8 Proposed Zone	RM h.23 ZB 20001
Max. Height	20.0 m (4 Storeys)	23.0 m (6 Storeys)	23.0 m (6 Storeys)
Floor Area Ratio (FAR)	1.3	3.0	3.0 - 3.7
Min. Density (dwellings/ha)	N/A	75	75
Max. Density (dwellings/ha)	125	N/A	N/A
Setbacks			
Front	6.0 m	4.5 m	4.5 m
Side	2.0 m (or 1.0 / storey)	3.0 m	3.0 m
Rear	7.5 m	7.5 m	3.0 m (6 to 9 m abutting residential)



CASHMAN NASP



THE CITY PLAN



ADMINISTRATION'S RECOMMENDATION: **APPROVAL**