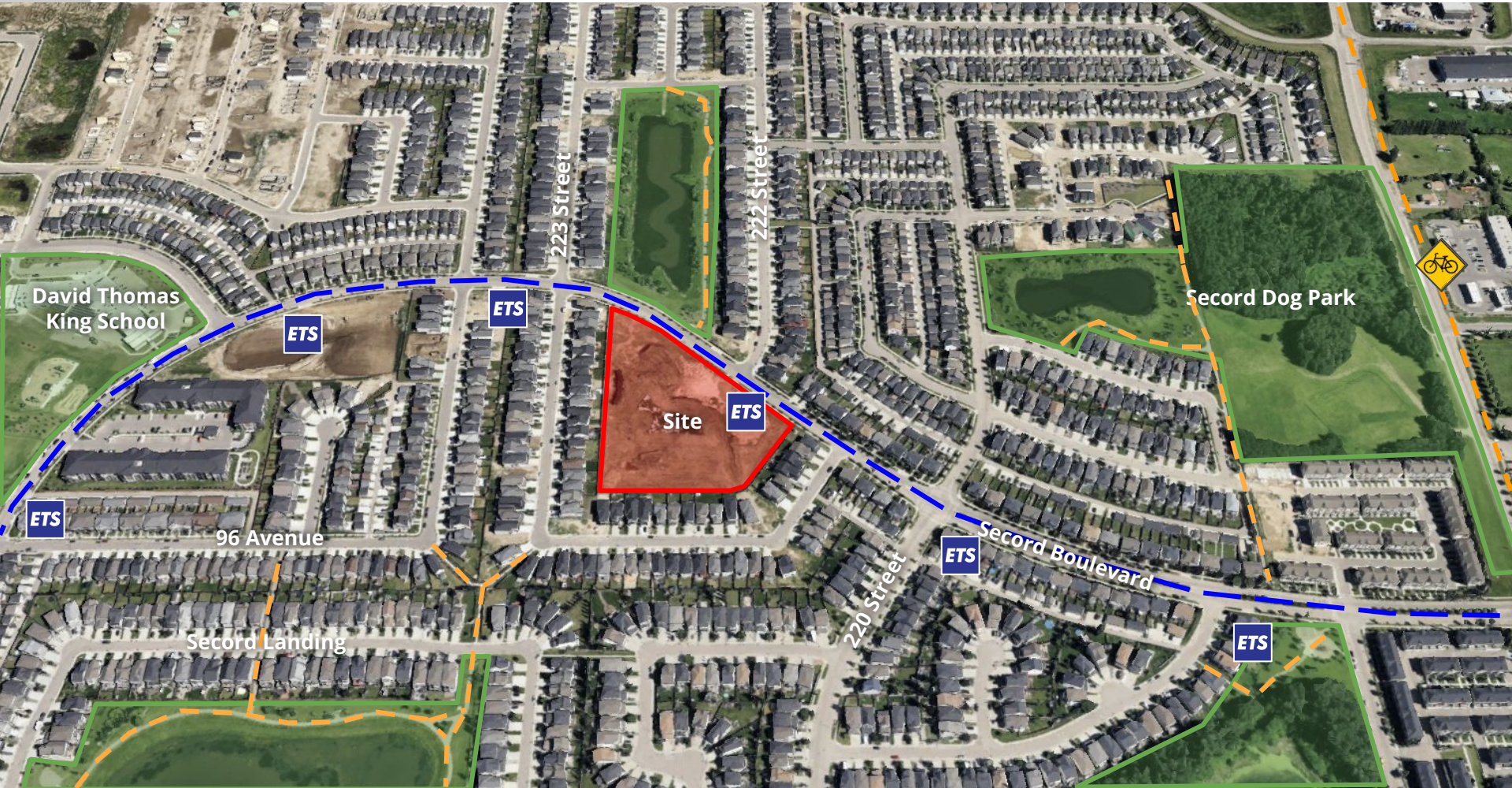




ITEMS 3.15 & 3.16  
BYLAW 20695 & CHARTER 20696  
SECOND

DEVELOPMENT  
SERVICES  
DEC 11, 2023





## Comments

City notice responses: 11

- Questions 1
- In opposition 10
  - Traffic congestion
  - On-street parking
  - Unsafe for pedestrian
  - Devalue homes
  - Prefer open space



APPLICANT NOTICE  
May 1, 2023



ADVANCED NOTICE  
Feb 13, 2023



CITY WEBPAGE  
Feb 20, 2023



SITE SIGNAGE  
Mar 3, 2023

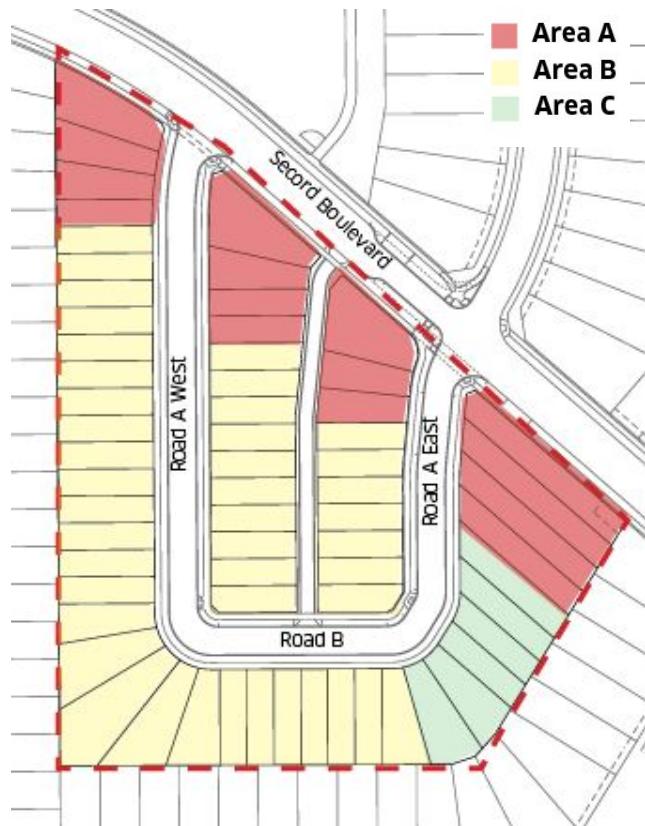


PUBLIC HEARING  
NOTICE  
Nov 21, 2023



JOURNAL AD  
Nov 24 & Dec 2  
2023

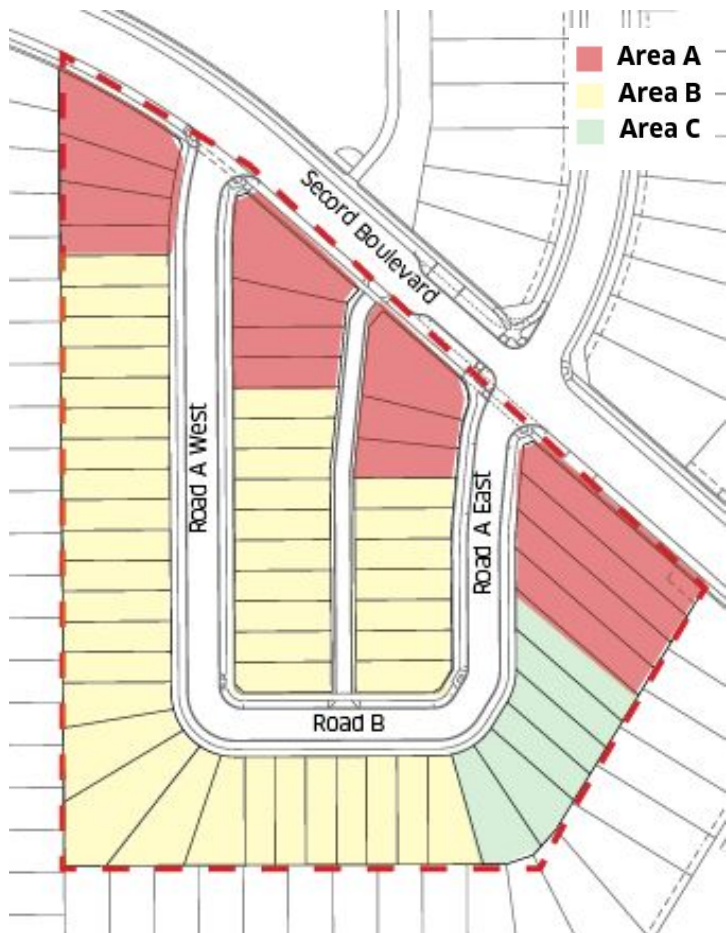
# 4 PROPOSED DC1 Provision



Site Plan

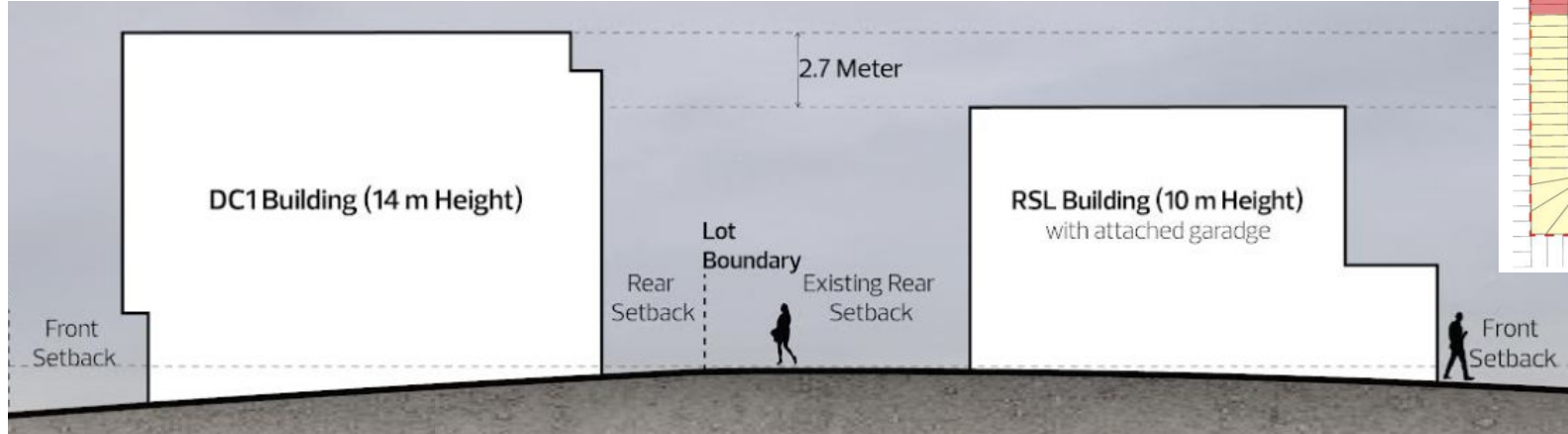


# 5 PROPOSED DC1 Provision

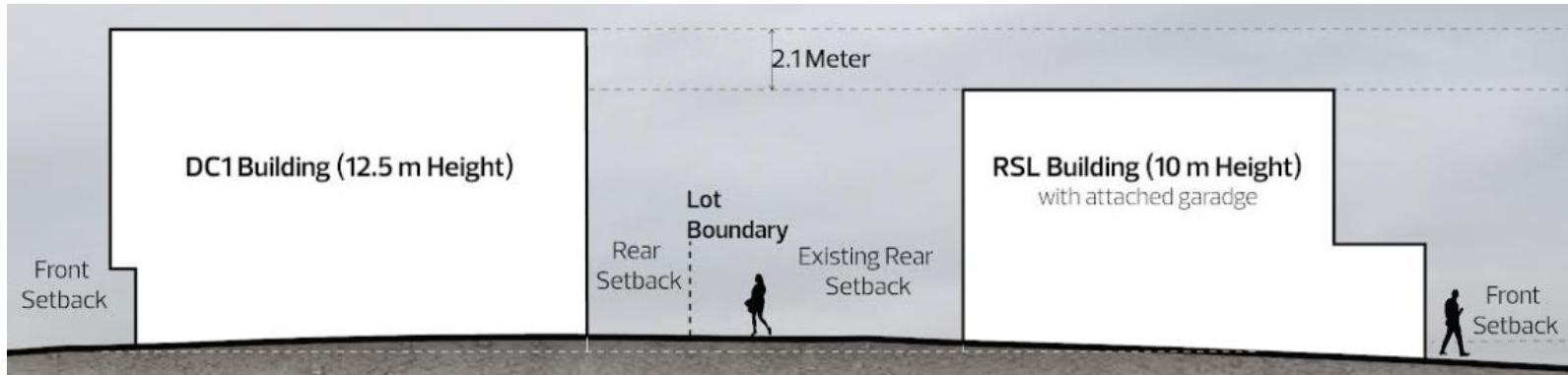


	Area A	Area B	Area C
Uses	Additional uses: Business Support Services Child Care Services Convenience Retail Stores Health Services Professional, Financial and Office Support Services Restaurants	Multi-unit Housing Single Detached Semi-detached Secondary Suites Home-based business	
Height	Area A 16.0 (with commercial) Area A 14.0 (no commercial)	14.0 m	12.5 m

# PROPOSED / EXISTING DEVELOPMENT



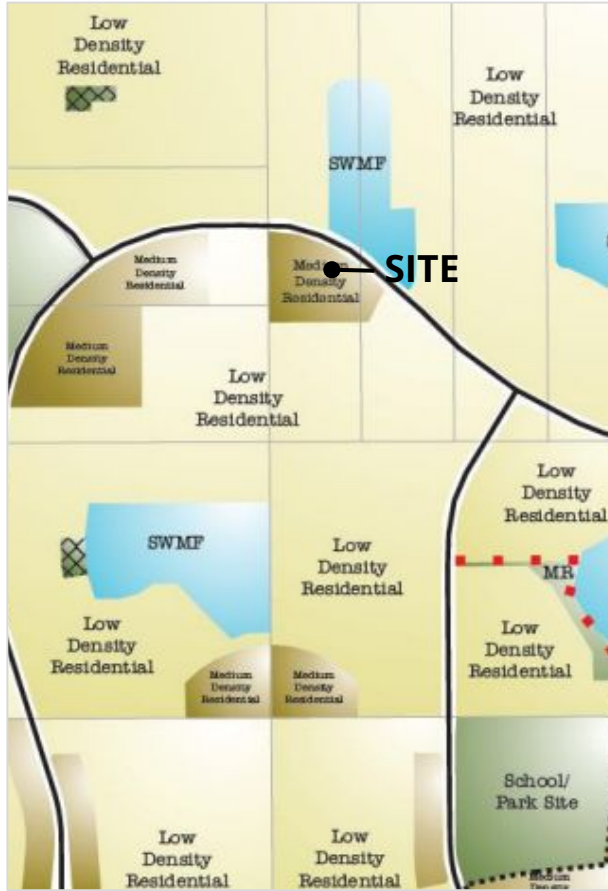
Cross Section (Area B)



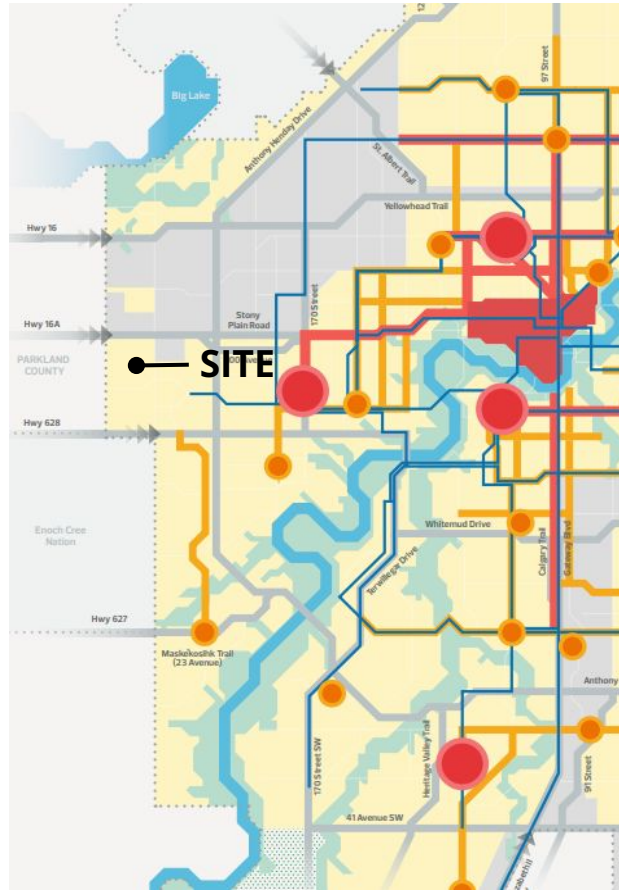
Cross Section (Area C)



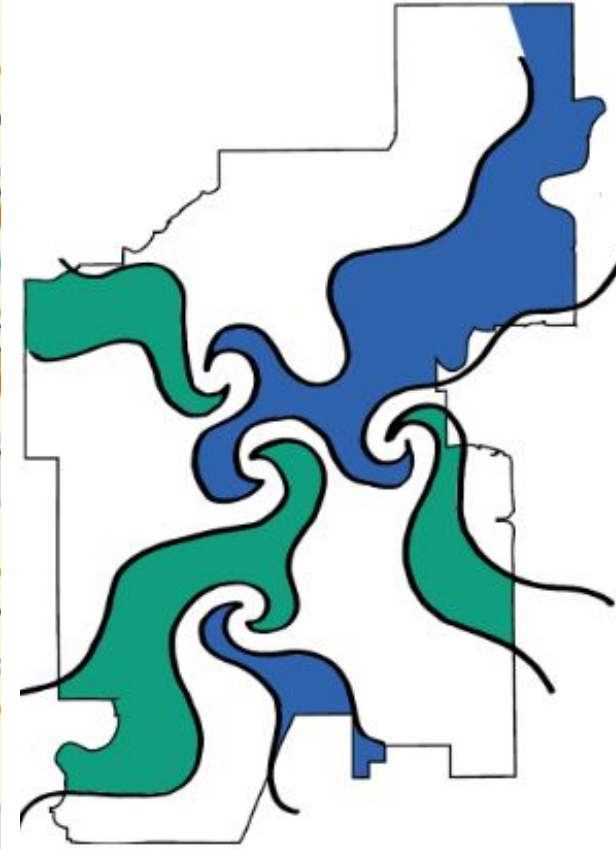
<b>REGULATION</b>	<b>RA7</b> Current Zoning	<b>DC1</b> Proposed Zoning
<b>Height</b>	16.0 m	12.5 m 14.0 m 16.0 m
<b>Density</b>	Min 45 du/ha Max: None	Min 60 du/ha Max: None
<b>Setbacks</b> Front Front Garage Rear Side	4.5 m N/A 7.5 m 1.5 to 3.0 m	3.0 m - 4.5 m 6.0 m 2.0 m - 5.2 m 0.0 m - 1.5 m
<b>Commercial Uses Permitted</b>	Limited at Ground Level	Limited at Ground Level



SECORD NSP



THE CITY PLAN



INCLUSIVE AND COMPASSIONATE





ADMINISTRATIONS RECOMMENDATION: **APPROVAL**

