

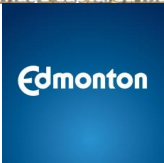
Aerial Image captured May 2022

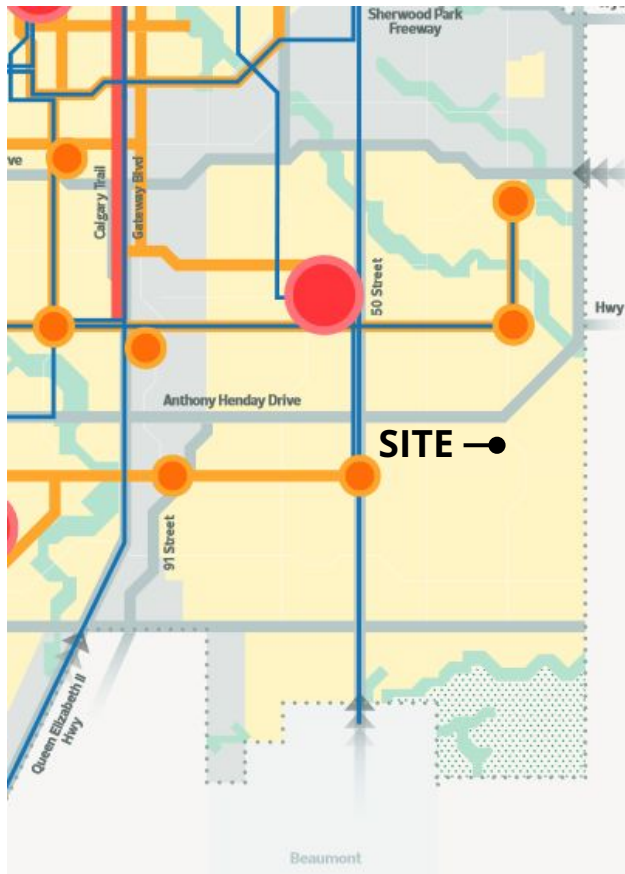
ITEMS 3.8, 3.9 & 3.10

BYLAW 20729, BYLAW 20730 & CHARTER BYLAW 20731

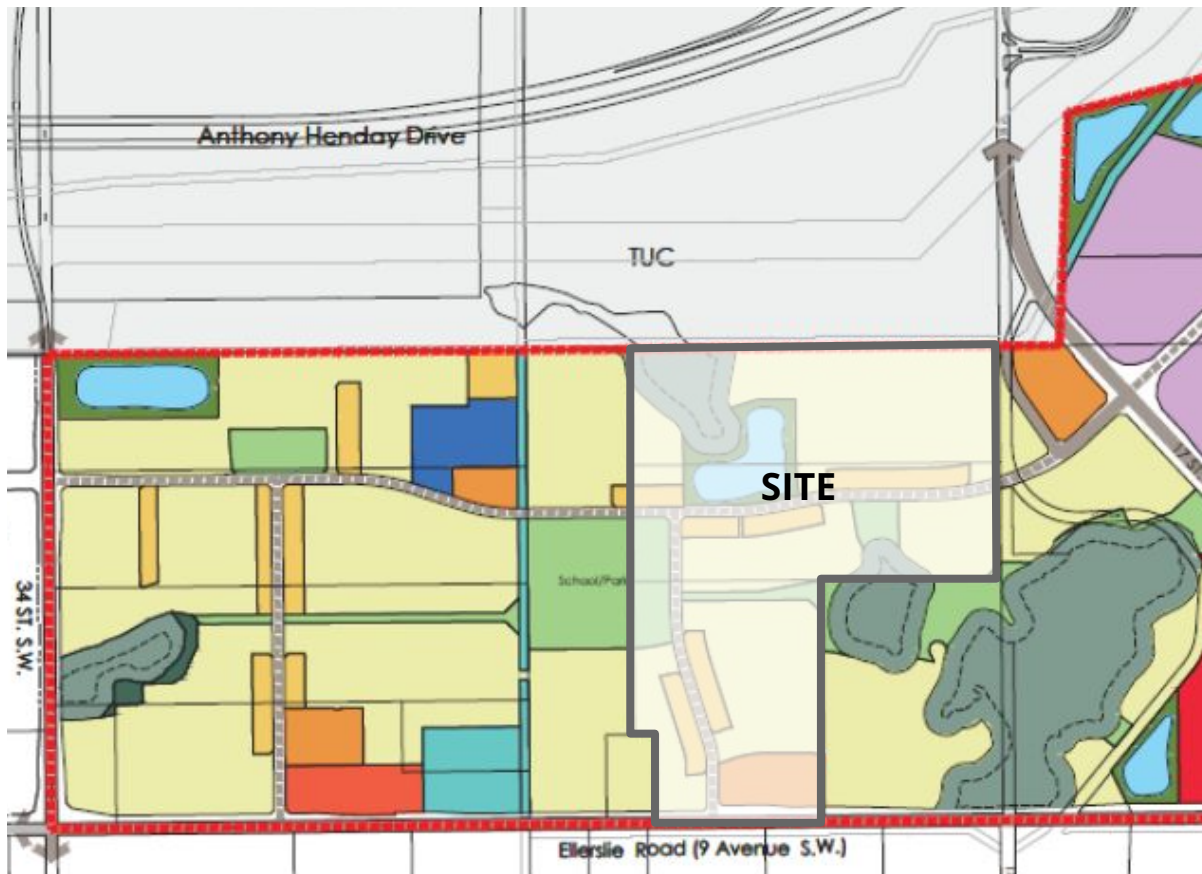
ALCES

DEVELOPMENT  
SERVICES  
FEB 20, 2024





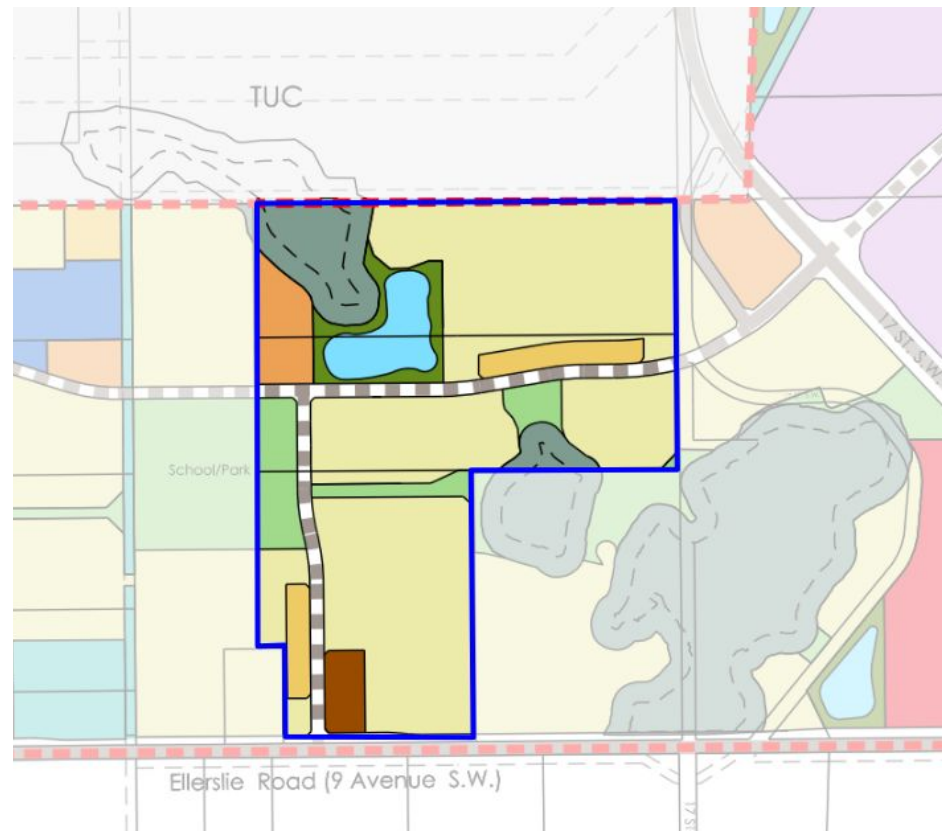
THE CITY PLAN



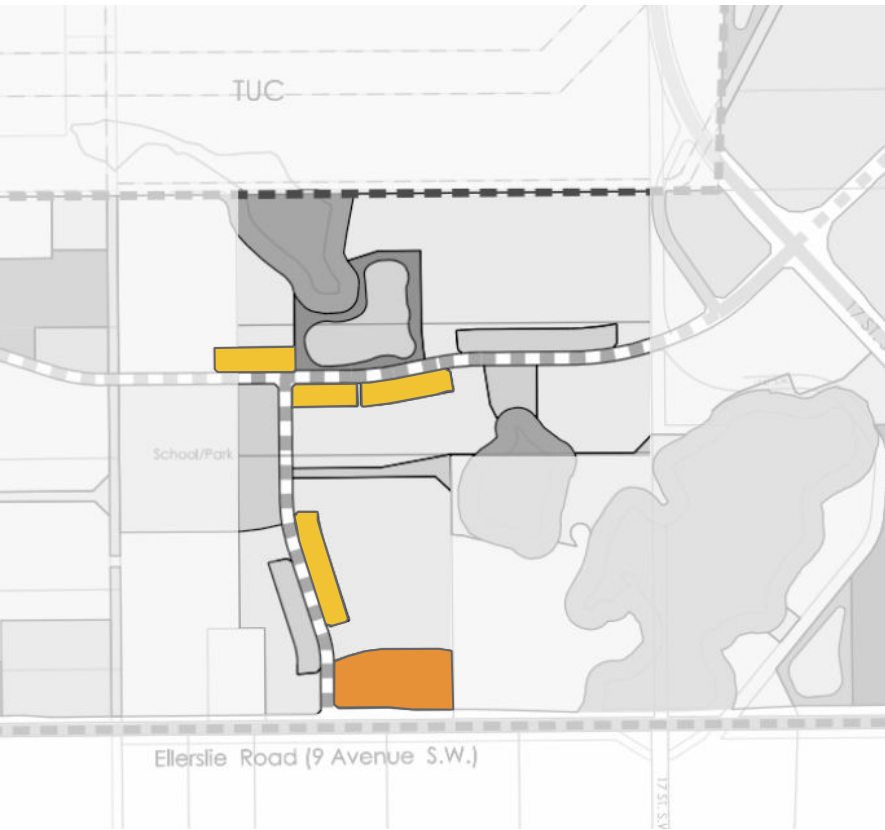
ALCES NSP



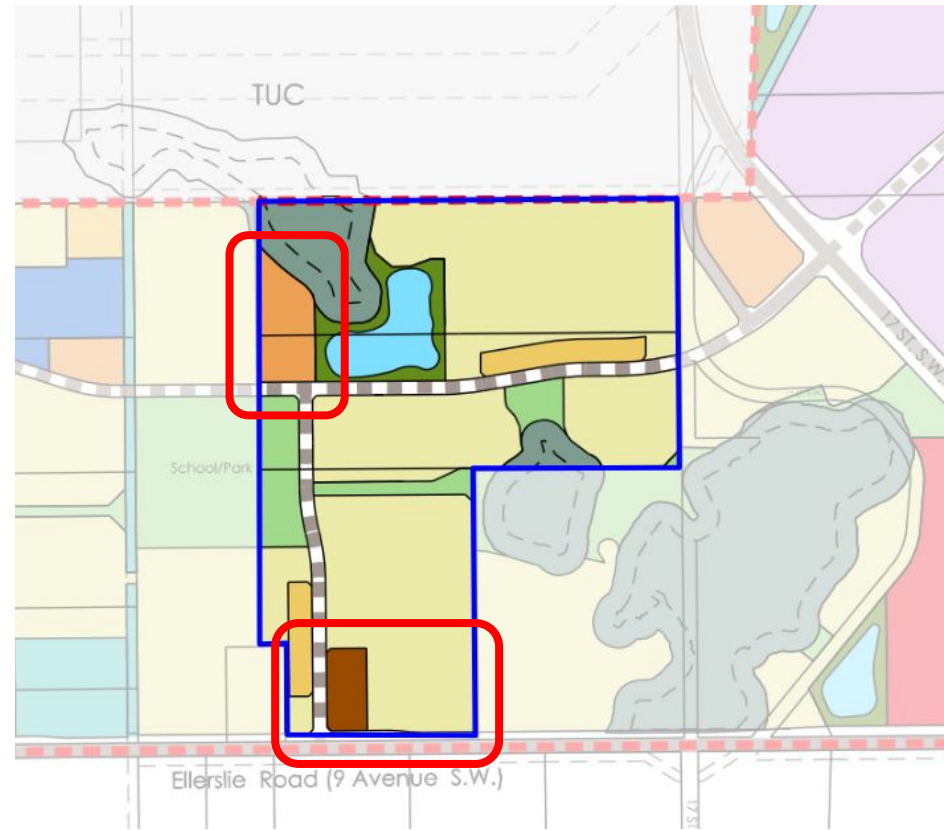
CURRENT LAND USE CONCEPT



PROPOSED LAND USE CONCEPT

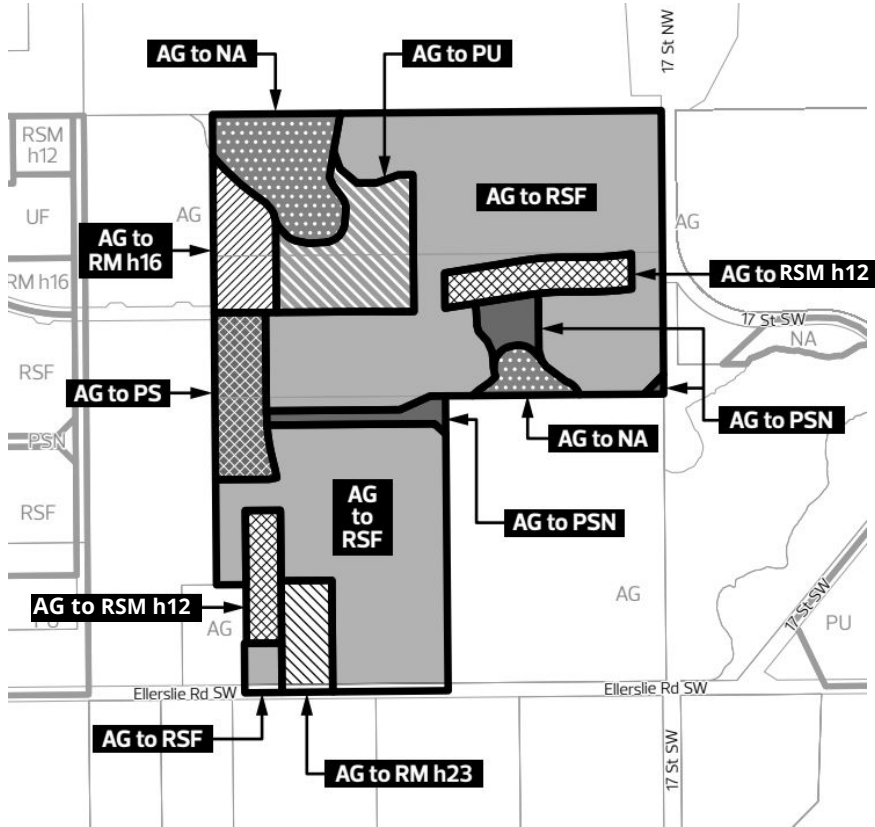


CURRENT LAND USE CONCEPT



PROPOSED LAND USE CONCEPT

# 6 PROPOSED ZONING



	<b>RSF</b> Proposed Zone	<b>RSM h12.0</b> Proposed Zone	<b>RM h16.0</b> Proposed Zone	<b>RM h23.0</b> Proposed Zone
<b>Typical Uses</b>	Residential	Residential	Residential	Residential
<b>Height</b>	12.0 m	12.0 m	16.0 m	23.0 m
<b>FAR / Site Coverage</b>	55%	60%	2.3 FAR	3.0 FAR
<b>Setbacks</b>				
Front	3.0 - 4.5 m	3.0 - 4.5 m	3.0 - 4.5 m	3.0 - 4.5 m
Interior	0.0 - 1.2 m	1.2 m	1.5 - 3.0 m	1.5 - 3.0 m
Flanking	2.0 m	2.0 m	3.0 - 4.5 m	3.0 - 4.5 m
Rear	6.0 m	5.5 m	5.5 m	3.0 m

Comments

No responses were received



MAILED NOTICE  
May 15, 2023



CITY WEBPAGE  
June 22, 2023



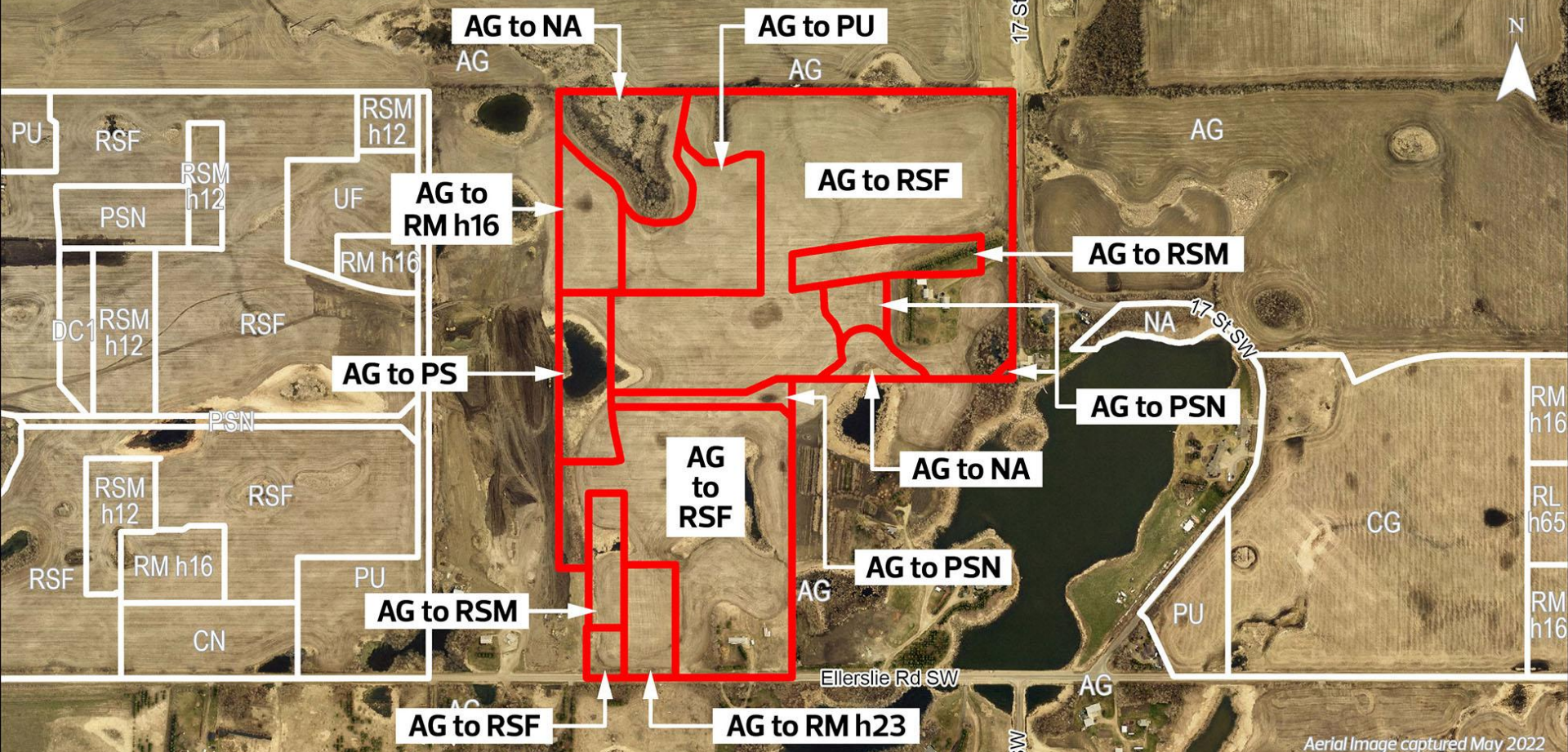
SITE SIGNAGE  
June 27, 2023



PUBLIC HEARING  
NOTICE  
Jan 25, 2024



JOURNAL AD  
Feb 2 & 10, 2024



Aerial Image captured May 2022

ADMINISTRATION'S RECOMMENDATION: **APPROVAL**