



ITEMS 3.3 & 3.4
BYLAW 20806 & CHARTER BYLAW 20807
HAWKS RIDGE

DEVELOPMENT
SERVICES
MAY 13, 2024





Comments

- Height increase (2x)
- Impacts environment and wildlife (2x)
- Density (1x)
- Traffic (1x)
- Loss of commercial uses (1x)
- Lack of infrastructure, amenities, schools and police stations (2x)
- Opposed to apartment building (5x)
- Loss of sunlight (1x)
- Loss of privacy (1x)



PRE-APPLICATION
Aug. 30, 2023



CITY WEBPAGE
Feb. 8, 2024



MAILED NOTICE
Feb. 8, 2024



1:1 COMMUNICATION



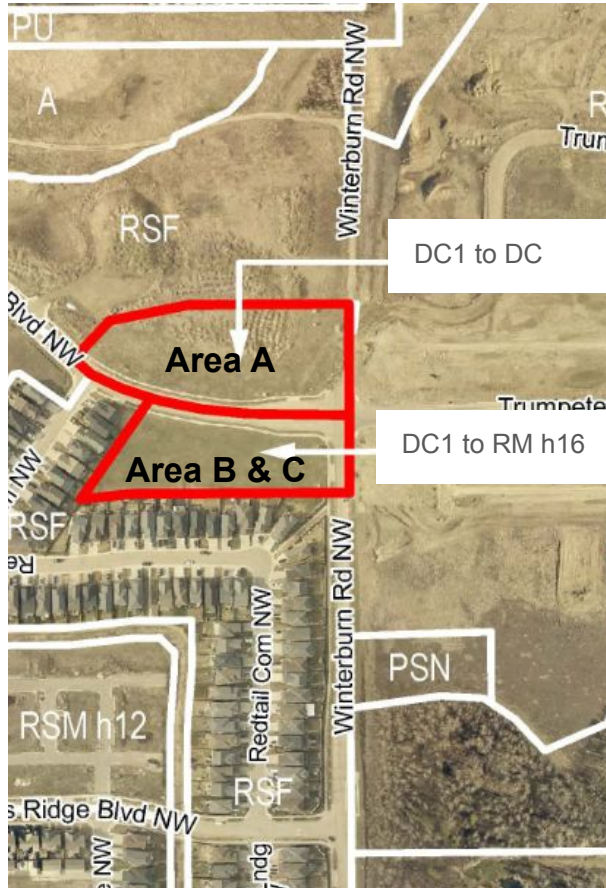
SITE SIGNAGE
Feb. 22, 2024



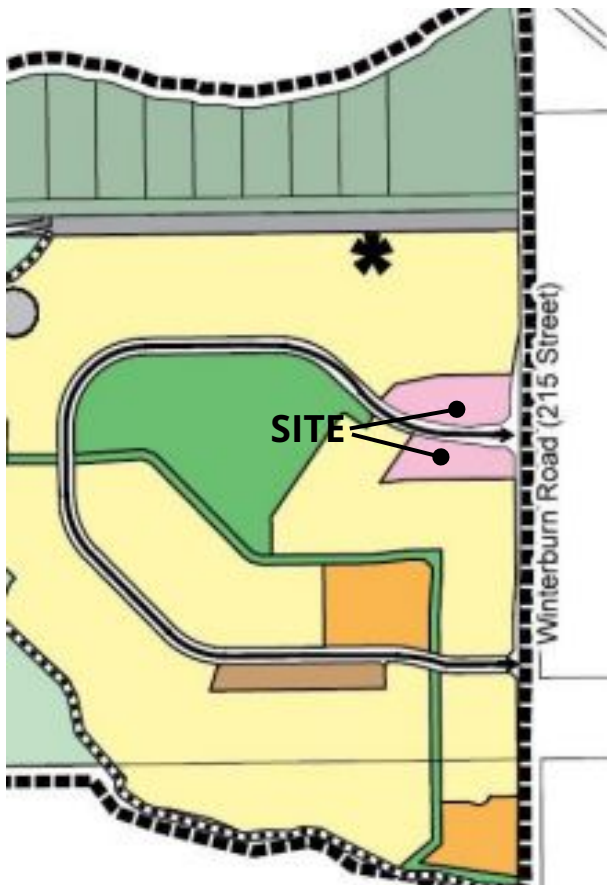
PUBLIC HEARING
NOTICE
April 18, 2024



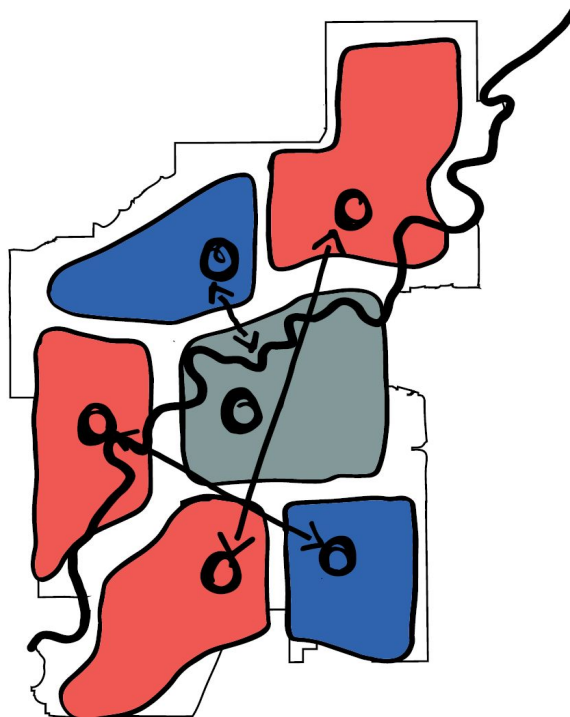
JOURNAL AD
Apr. 26 & May 4,
2024



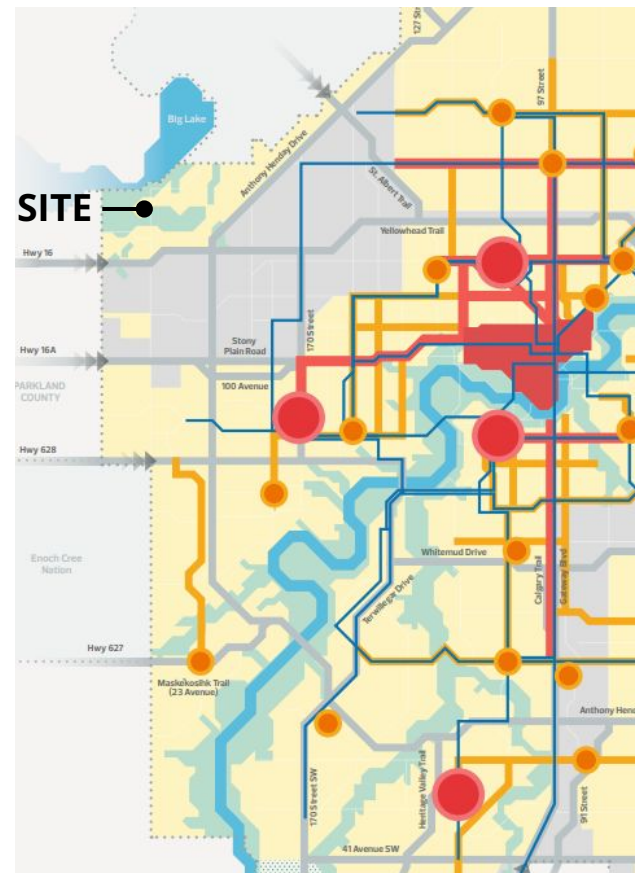
REGULATION	DC1(Areas B & C) Current Zoning	RM h16 Proposed Zoning
Typical Uses	Residential Housing Commercial	Residential Housing Commercial
Height	14.0 m	16.0 m
Density	Max: 54 du/ha	Min: 45 du/ha
Setbacks		
Front	1.2 m	1.2 m
Side	1.2 m	1.2 m
Rear	7.5 m	7.5 m
	4.5 m	4.5 m



HAWKS RIDGE NSP



COMMUNITY OF COMMUNITIES



THE CITY PLAN



ADMINISTRATION'S RECOMMENDATION: **APPROVAL**