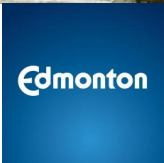


ITEM 3.11  
BYLAW 20853  
BONNIE DOON

DEVELOPMENT  
SERVICES  
JUL 2, 2024





## Comments

- Support
  - Add to existing mix of small businesses
- Concerns
  - Mobility (speeding, traffic, parking, etc.)
  - Impacts on nearby residential lots (noise, garbage, dog waste, loitering on residential property, etc.)



PRE-APPLICATION  
Feb 22, 2024



CITY WEBPAGE  
Mar 22, 2024



MAILED NOTICE  
Apr 5, 2024



1:1 COMMUNICATION



SITE SIGNAGE  
Apr 18, 2024



PUBLIC HEARING  
NOTICE  
Jun 6, 2024



JOURNAL AD  
Jun 14 & 22, 2024

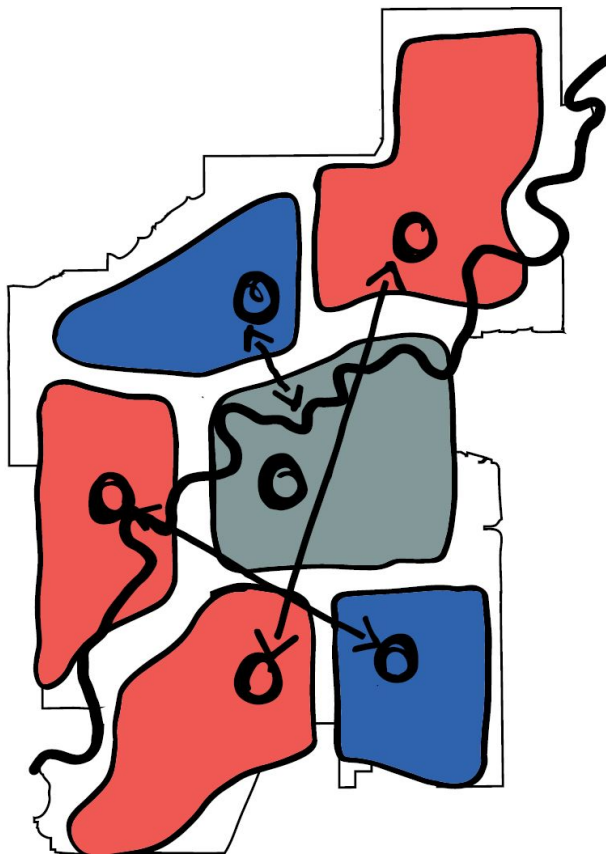


APPLICANT RENDERINGS

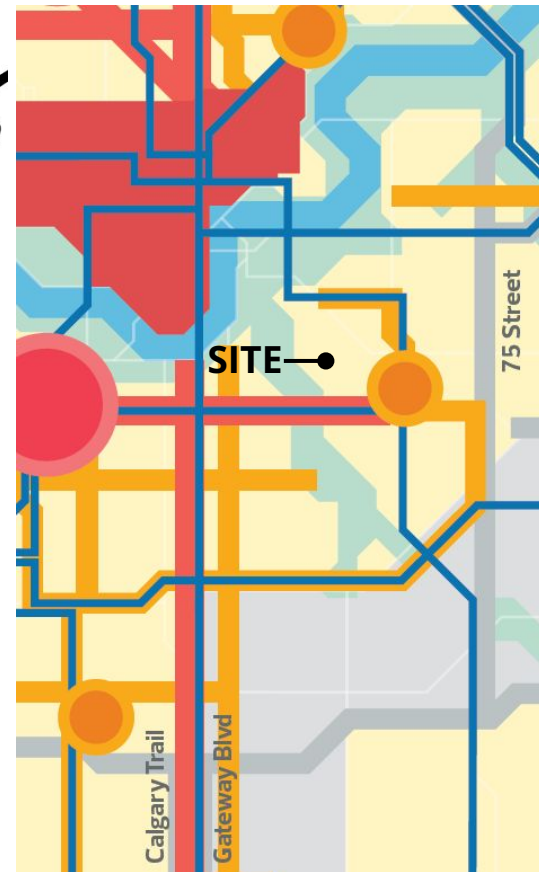
REGULATION	RS Current Zoning	DC Proposed Zone	MUN Equivalent Standard Zone
<b>Maximum Height</b>	10.5 m	9.5 m	16.0 m
<b>Maximum Floor Area Ratio (FAR)</b>	N/A	1.0	3.5 - 4.2
<b>Maximum Site Coverage</b>	45% - 47%	55%	N/A
<b>Setbacks</b> Front (92 St) Sides Rear (alley)	4.5 m 1.2 m 10.0 m	4.5 m 1.2 m 5.5 m	0.0 m - 3.0 m 3.0 m 0.0 m



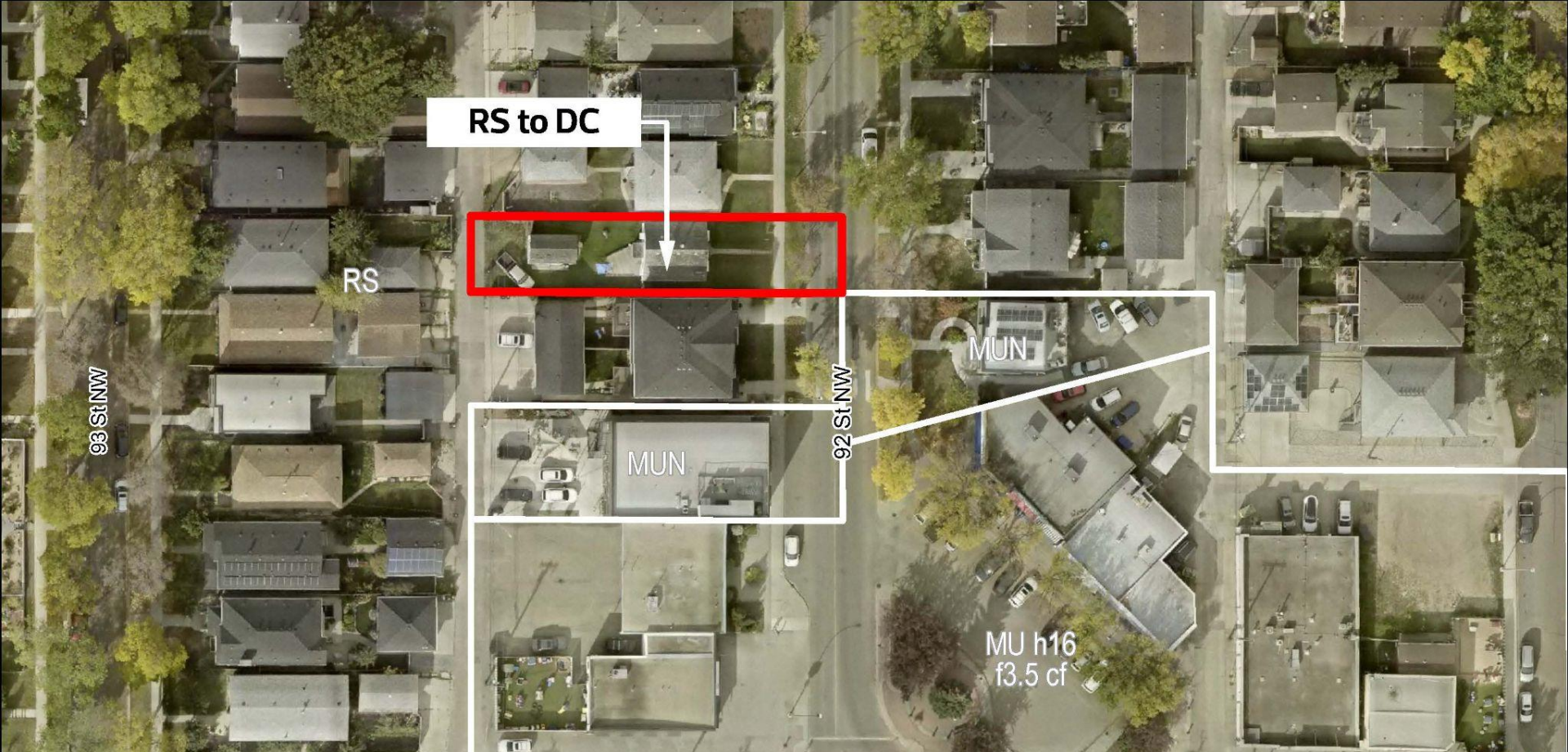
APPLICANT RENDERINGS



COMMUNITY OF COMMUNITIES



THE CITY PLAN



ADMINISTRATION'S RECOMMENDATION: **APPROVAL**