



DC2.47 to RM h23.0

PSN

RS

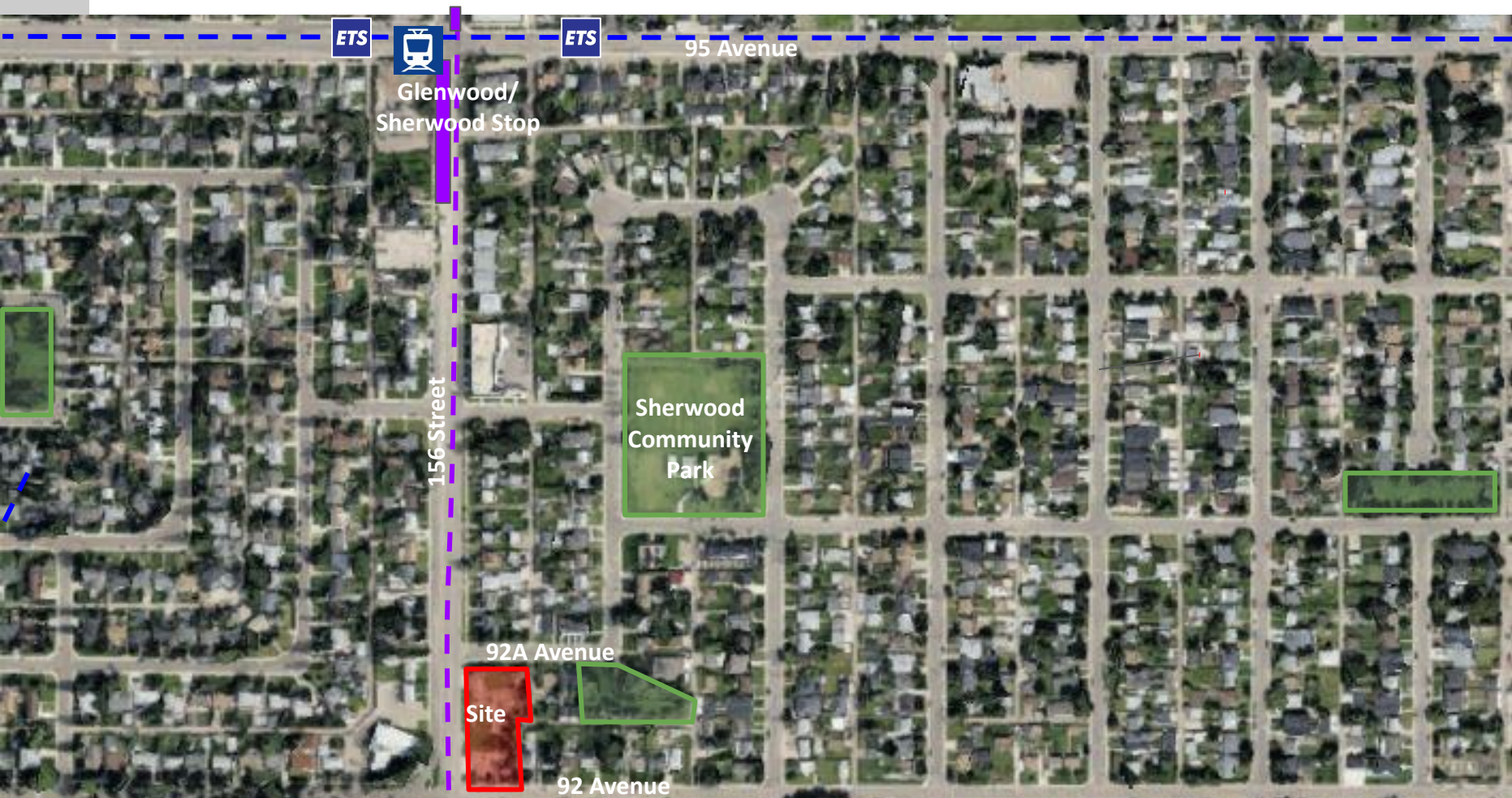
CN

ITEM 3.12
BYLAW 20896
SHERWOOD

DEVELOPMENT
SERVICES
Sept. 9, 2024



Aerial Image captured Fall 2023

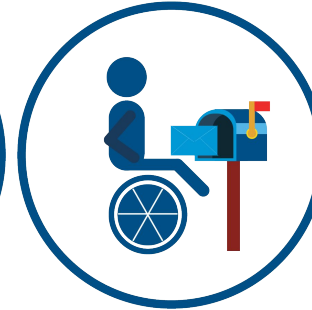


Four Responses: Opposed

- Shadowing and impact to garden
- Loss of privacy
- Construction noise
- Increased traffic congestion
- Safety
- Lack of services for additional density
- Renters



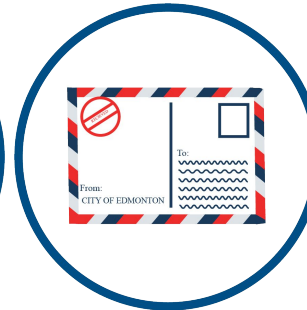
CITY WEBPAGE
May 21, 2024



MAILED NOTICE
May 31 & June 11,
2024



SITE SIGNAGE
June 13, 2024



PUBLIC HEARING
NOTICE
Aug. 15, 2024



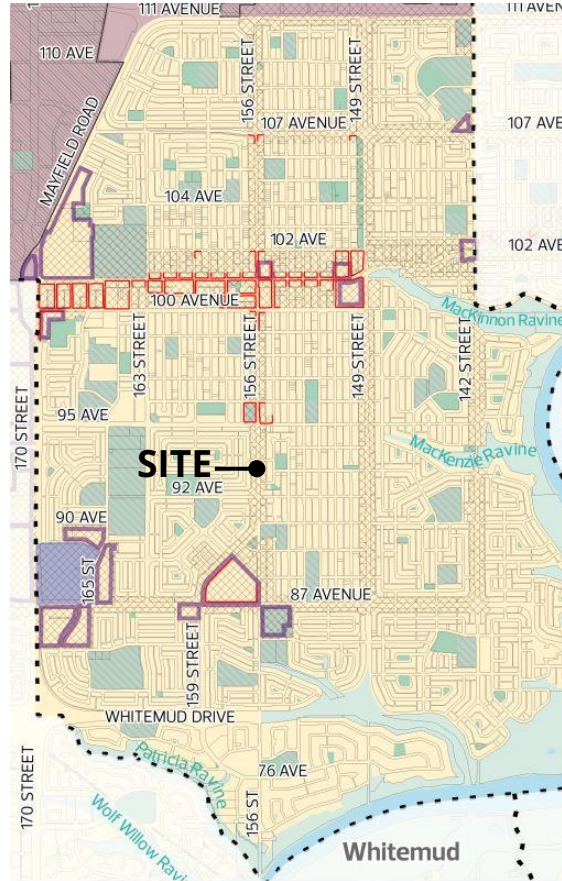
JOURNAL AD
Aug. 23 & 31,
2024



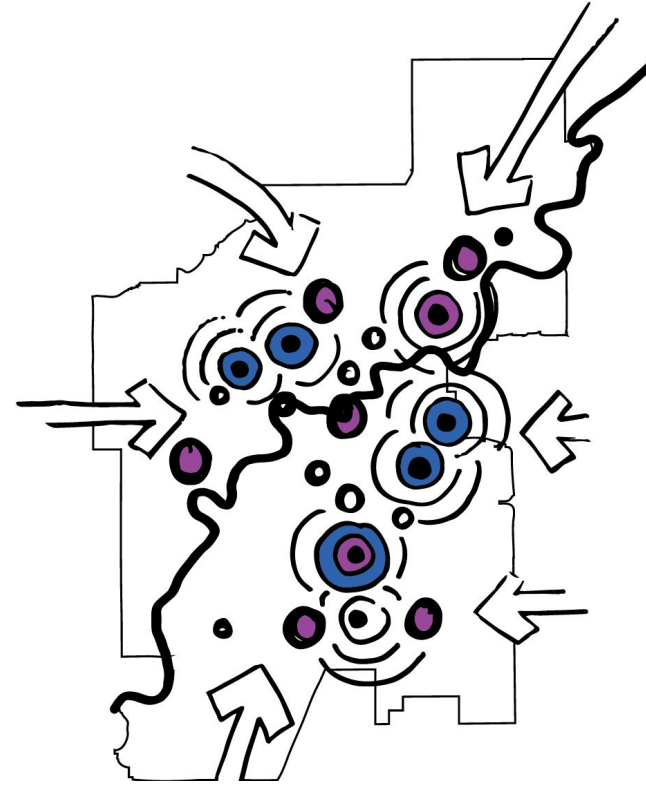
REGULATION	DC2.47 Current Zoning	RM h23.0 Proposed Zoning
Uses	Commercial (Vehicle Oriented)	Multi-Unit Housing
Height	6.0 m	23.0 m
FAR	1.0	3.0
Density	N/A	Min: 75 du/ha Max: None
Setbacks North (92A Ave) South (92 Ave) East (Lane/RS) West (156 St)	3.0 m 6.0 m 3.0 0 / 5.0 m 3.0 m	4.5 m 4.5 m 3.0 m + 3.0 m



SITE VIEW



JASPER PLACE DISTRICT PLAN



THE CITY PLAN - Rebuildable City



DC2.47 to RM h23.0

PSN

RS

92 Ave NW

RM h16

156 St NW

CN

92 Ave NW

Aerial Image captured Fall 2023



ADMINISTRATION'S RECOMMENDATION: **APPROVAL**

