



ITEM 3.1  
BYLAW 21025  
GARNEAU

DEVELOPMENT  
SERVICES  
MAR 17, 2025



## Respondents (16)

### Opposition (16)

- Historic character of block (x12)
- No spot zoning outside Priority Growth Area Rezoning (x8)
- Scale should be on corner sites or major roads (x6)
- Street parking congestion (x5)
- Goes against maintaining housing diversity (x4)
- Shadow impacts (x3)
- Decreased property values (x3)
- Potential construction damage (x3)
- Lot too small for larger building (x3)



CITY WEBPAGE  
Oct 24, 2024



MAILED NOTICE  
Oct 25, 2024



1:1 COMMUNICATION  
Ongoing



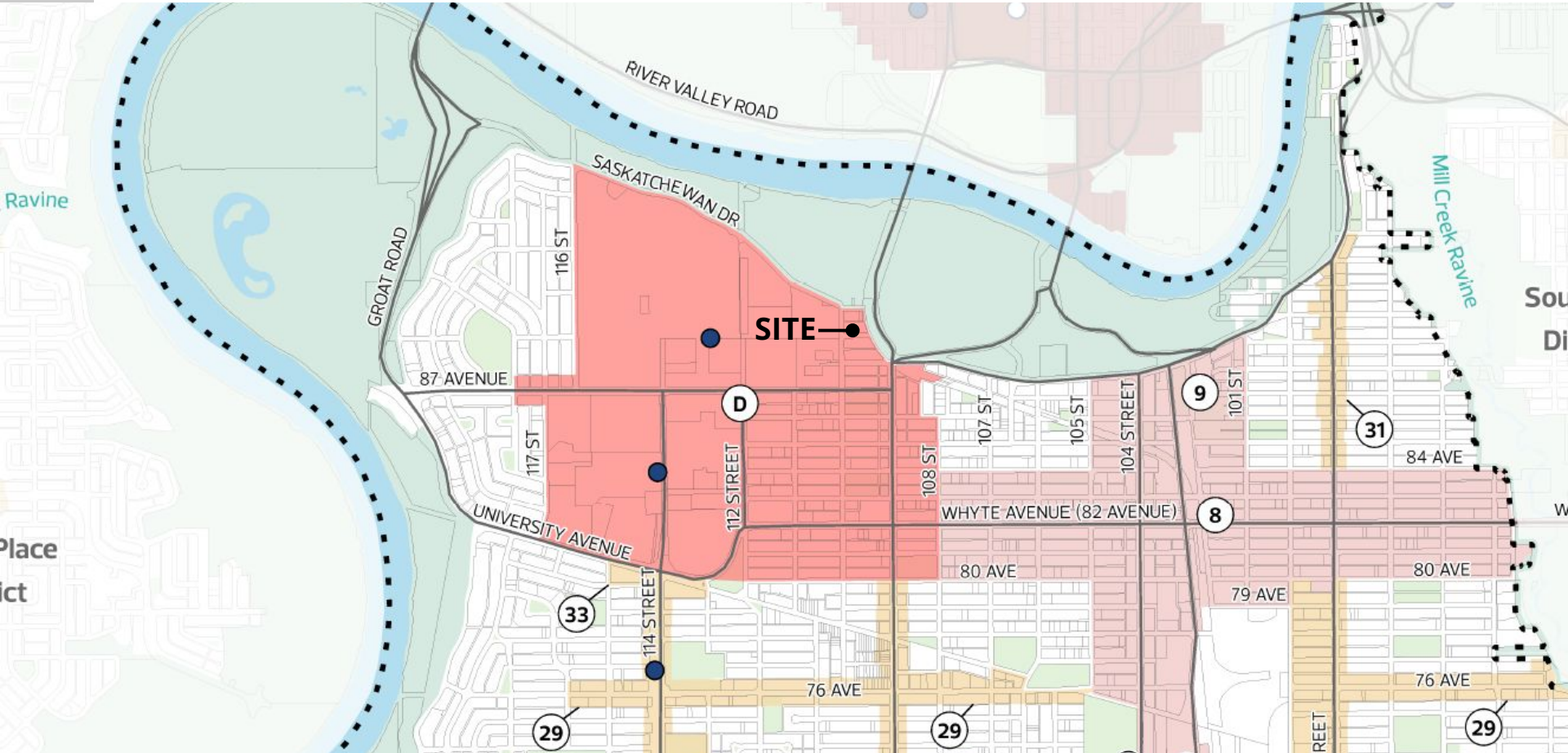
SITE SIGNAGE  
Nov 13, 2024



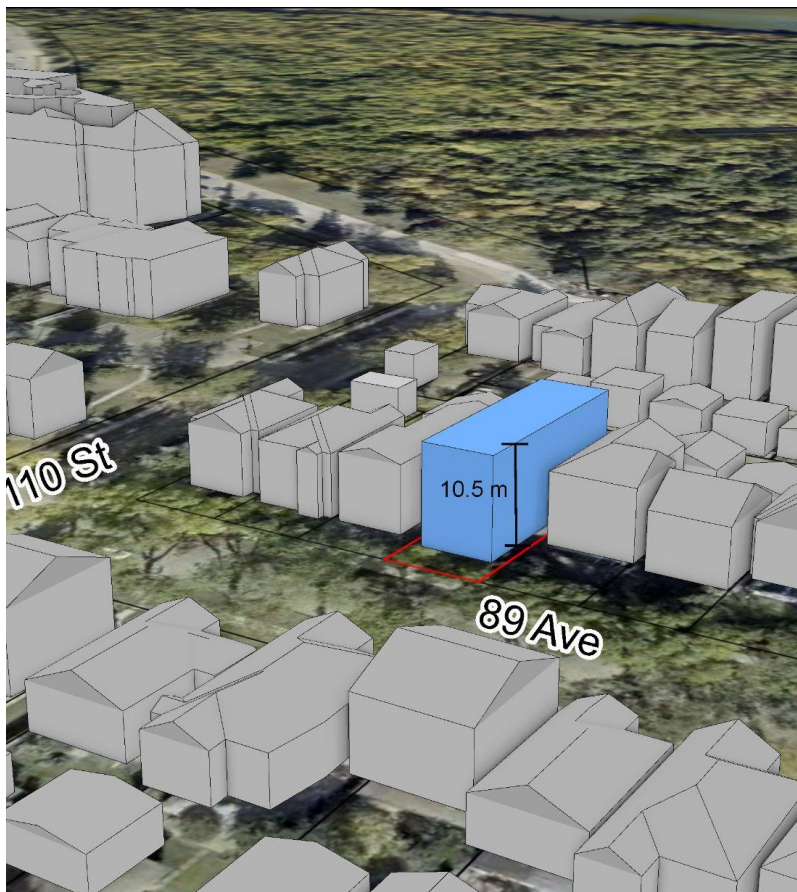
PUBLIC HEARING  
NOTICE  
Feb 20, 2025



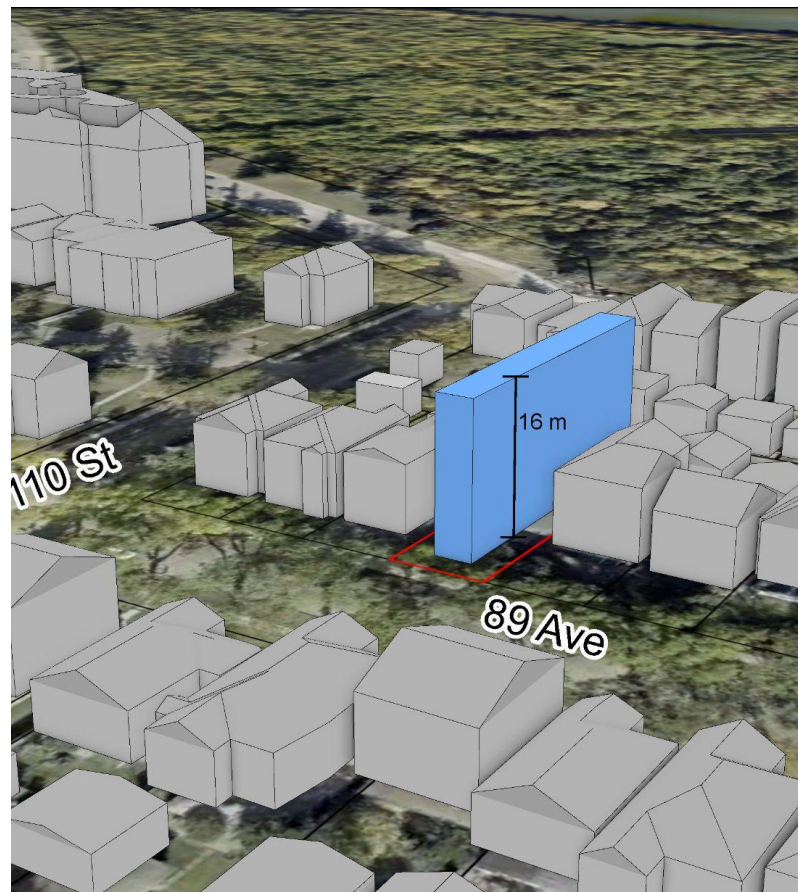
JOURNAL AD  
Feb 28 & Mar 8,  
2025



## PROPOSED ZONING

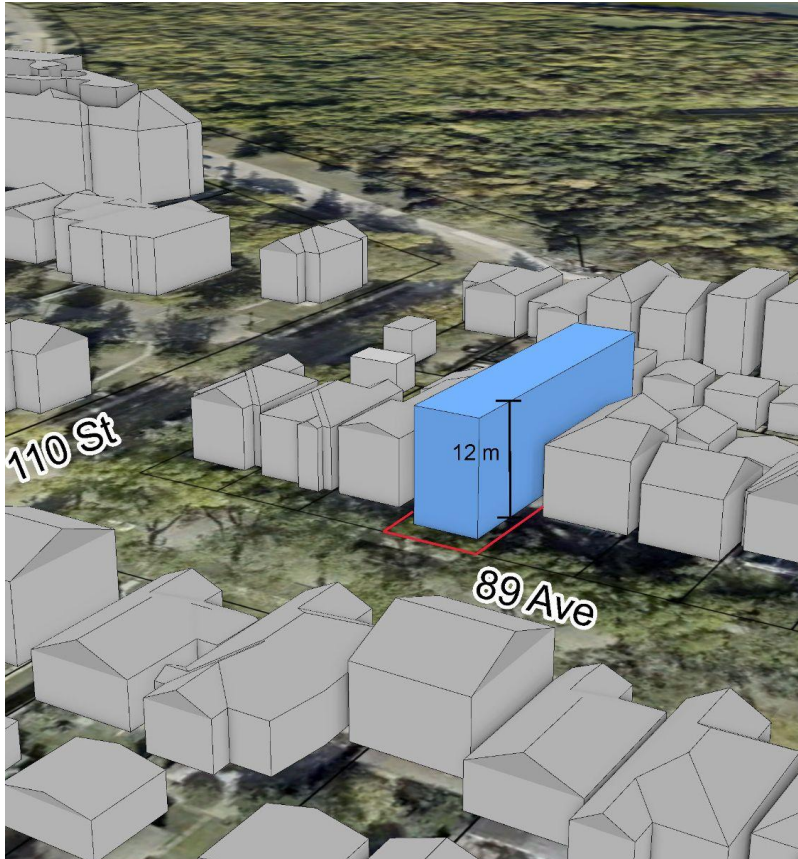


CURRENT RS ZONE



PROPOSED RM H16.0 ZONE - FULL HEIGHT/SETBACKS

## PROPOSED ZONING



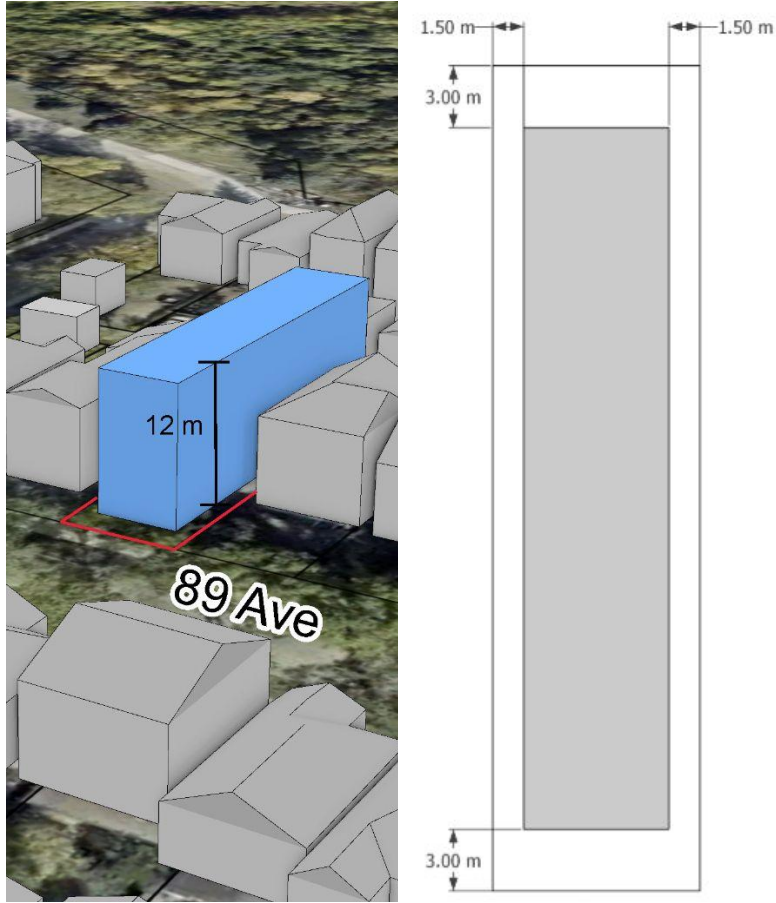
PROPOSED RM H16.0 ZONE  
REDUCED HEIGHT/SETBACKS



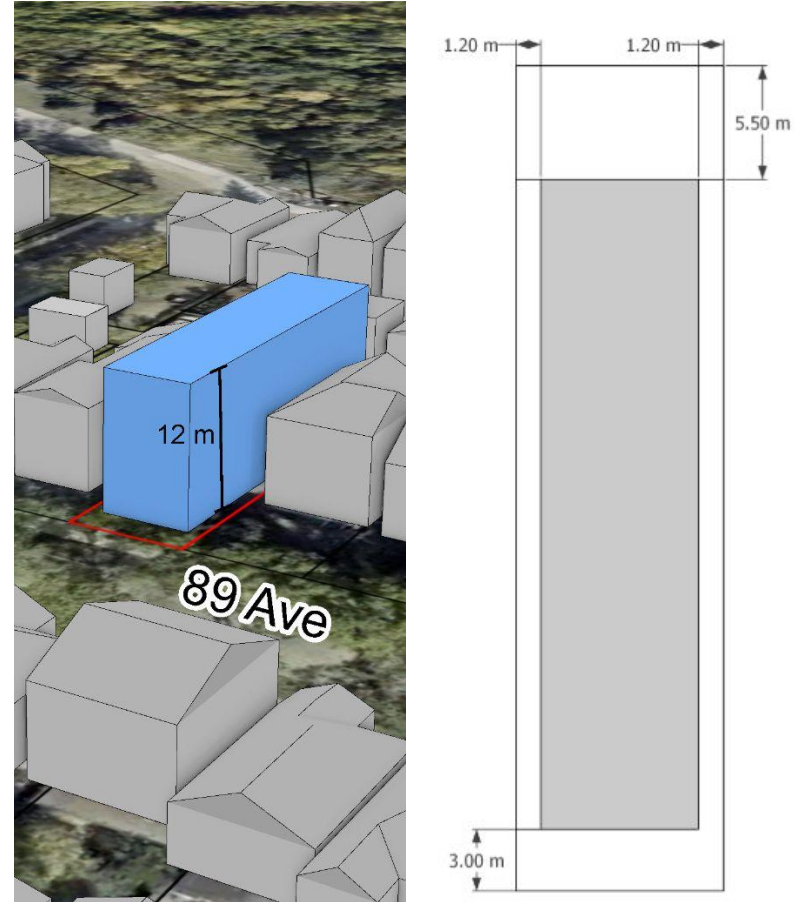
8715 - 110 STREET NW -12 METRES

REGULATION	RM h16.0 Zone (12 m Height Option)	RSM h12.0 Zone
<b>Maximum Height</b>	12.0 m	12.0 m
<b>Maximum Floor Area Ratio</b>	2.3 (Approx. 1.8 achievable with setbacks)	Not regulated (Approx. 1.8 achievable with setbacks)
<b>Maximum Site Coverage</b>	Not regulated (Approx. 60% achievable with setbacks)	60%
<b>Typical Uses</b>	Residential with limited commercial at ground level	Residential
<b>Setbacks</b> Front (89 Ave) Sides Rear (Alley)	3.0 m 1.5 m 3.0 m	3.0 m 1.2 m 5.5 m

# 8 ZONING COMPARISON



PROPOSED RM H16.0 ZONE (12 M HEIGHT)



COMPARABLE RSM H12.0 ZONE





ADMINISTRATION'S RECOMMENDATION: **APPROVAL**

