

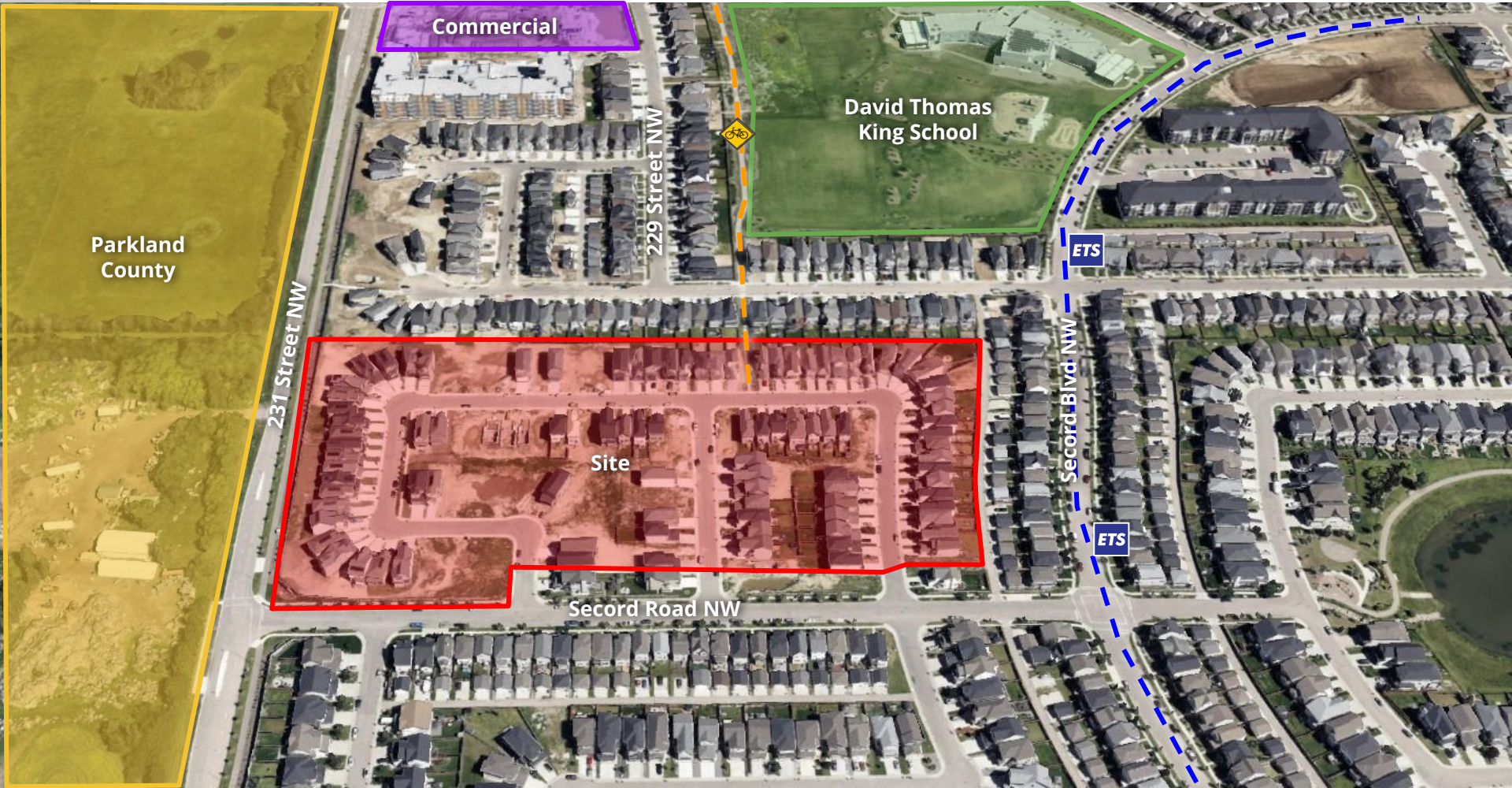


ITEM 3.17
BYLAW 21086
SECORD

DEVELOPMENT
SERVICES
MAR 17, 2025



SITE CONTEXT



3 COMMUNITY INSIGHTS

Respondents (10)

Opposition (8)

- Increase in Density
- Community Character
- Traffic and Parking
- Too many uses
- Insufficient Public Engagement

Questions/Mixed (2)

- Application Intent



CITY WEBPAGE
Jan 9, 2025



MAILED NOTICE
Jan 12, 2025



1:1 COMMUNICATION
Ongoing



PUBLIC HEARING
NOTICE
Feb 20, 2025



JOURNAL AD
Feb 28 & March
10, 2025

PROPOSED ZONING



REGULATION	DC1.17623 Current Zoning	RSF Proposed Zoning
Principal Building	Single-detached Semi-detached	Single-detached Semi-detached Row Housing
Height	10.0 m	12.0 m
Minimum Site Width	7.6 m	7.5 m
Setbacks Front Rear Interior Flanking	5.5 m 4.5 - 7.5 m 0 - 1.5 m 4.5 m	4.5 m 6.0 m 0 - 1.5 m 4.5 m
Max Dwellings	2	Limited by regulations



ADMINISTRATION'S RECOMMENDATION: **APPROVAL**