

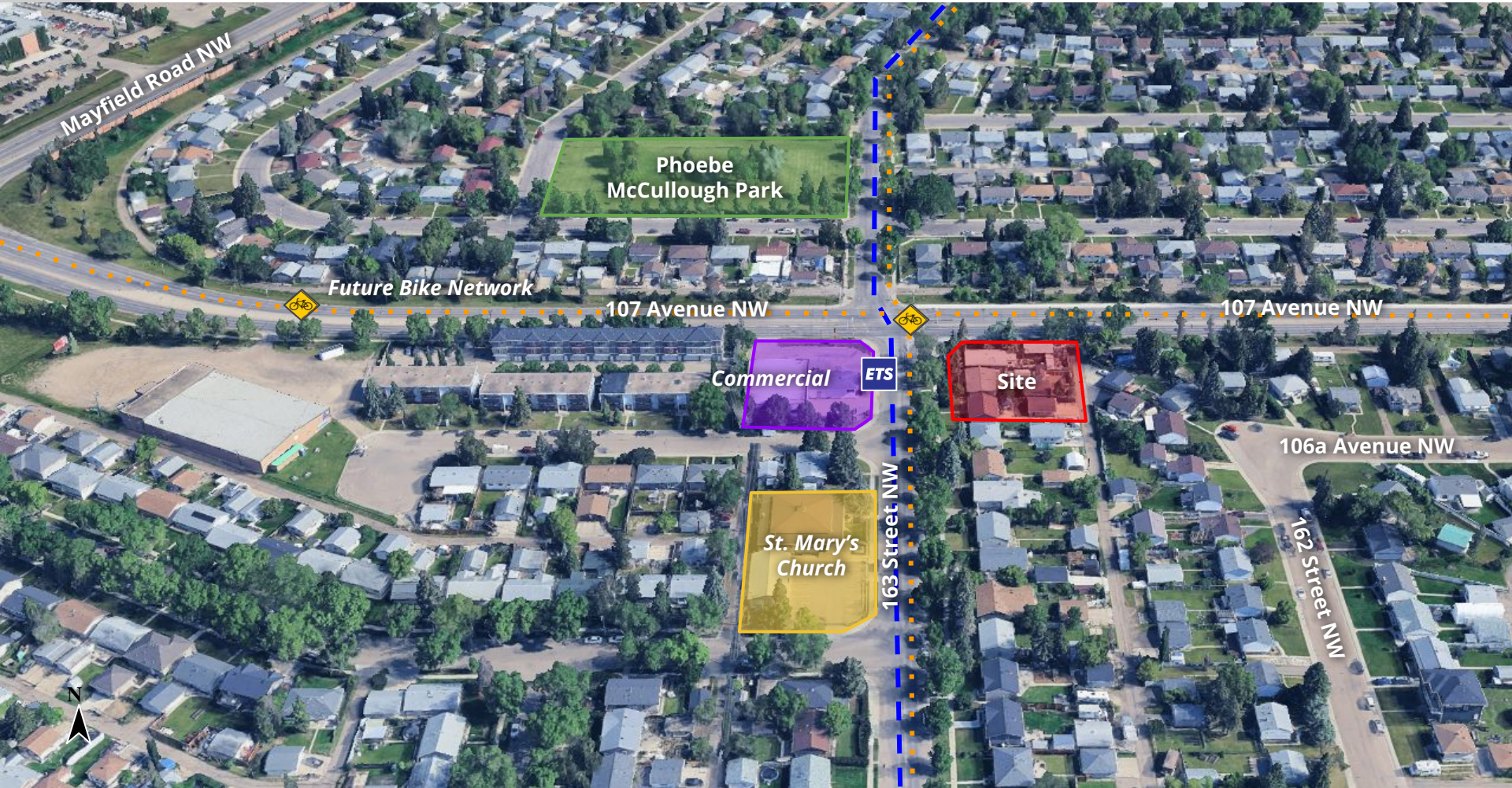


**RS & RM h16.0 to  
RM h23.0**

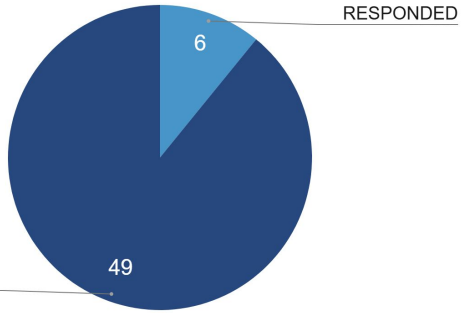
ITEM 4.13  
BYLAW 21484  
BRITANNIA YOUNGSTOWN

DEVELOPMENT  
SERVICES  
APR 27, 2026





# 3 COMMUNITY INSIGHTS



## Opposition (6)

- Rear alley
- Street parking
- Shadow impact
- Privacy



CITY WEBPAGE  
Jan 21, 2026



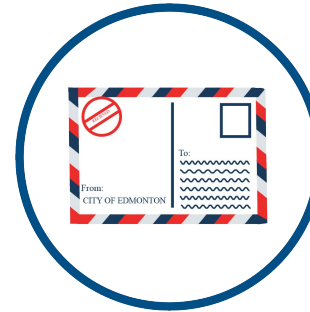
MAILED NOTICE  
Feb 6, 2026



1:1 COMMUNICATION  
Ongoing



SITE SIGNAGE  
Feb 27, 2026

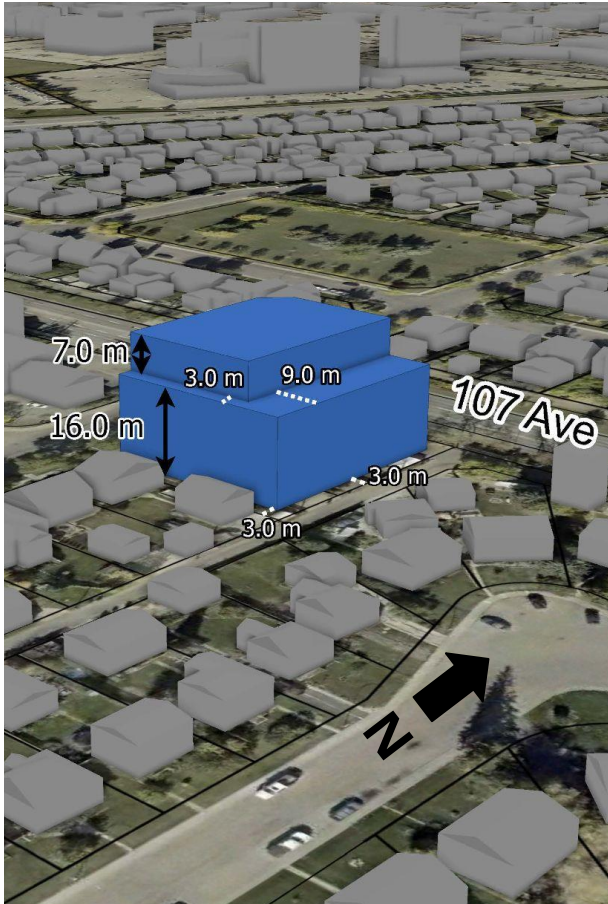


PUBLIC HEARING NOTICE  
Apr 7, 2026



JOURNAL AD  
Apr 10 & 18 2026

## PROPOSED ZONING



<b>REGULATION</b>	<b>RS</b> Current Zoning	<b>RM h16</b> Current Zoning	<b>RM h23</b> Proposed Zoning
<b>Principal Building</b>	Single Detached Housing	Multi-Unit Housing	Multi-Unit Housing
<b>Height</b>	10.5 m	16.0 m	23.0 m
<b>Maximum Site Coverage</b>	45%	N/A	N/A
<b>Maximum Floor Area Ratio</b>	N/A	2.3	3.0
<b>South Setback (abutting lot)</b>	1.2 m	3.0 m	3.0 m





ADMINISTRATION'S RECOMMENDATION: **APPROVAL**