

## ITEM 3.7

CHARTER BYLAW  
19296

EVANSDALE

June 9, 2020

# SITE CONTEXT





# PROPOSED SITE LAYOUT

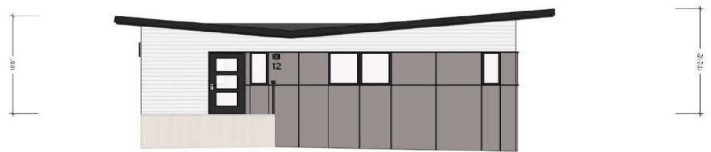


# PROPOSED DEVELOPMENT

UNITS D1 – D4



ACCESSIBLE UNIT



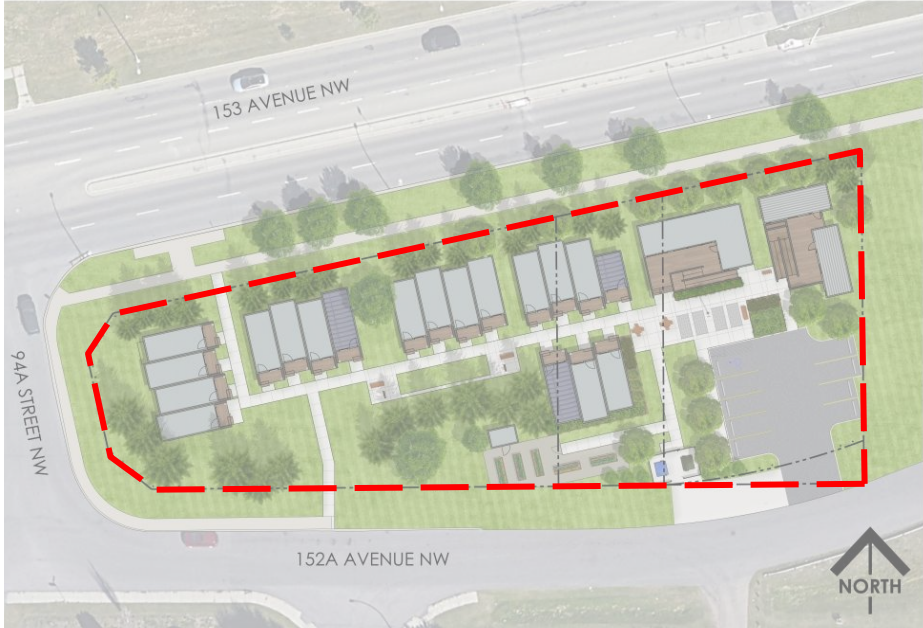
UNITS E1 – E3



AMENITY BUILDING



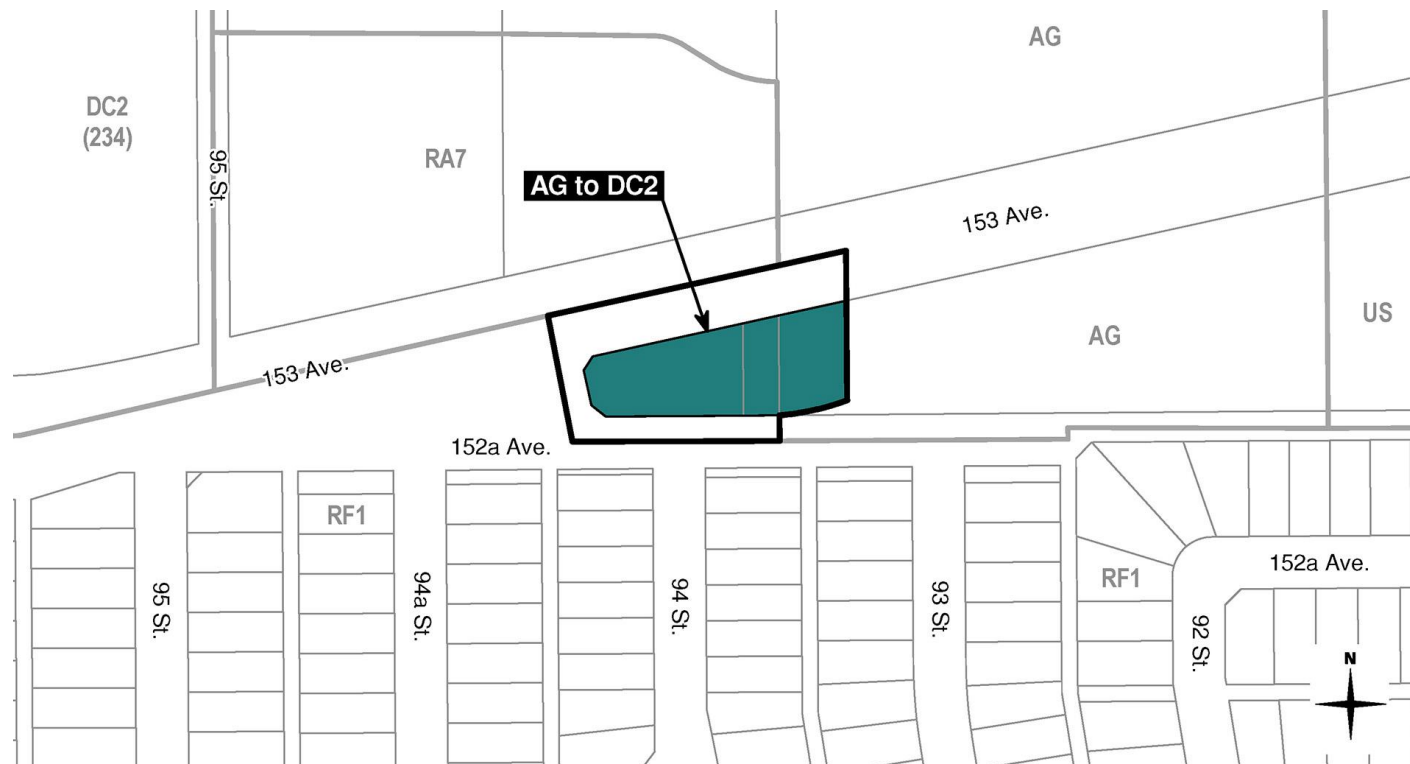
# ZONING COMPARISON



REGULATION	Comparable: RF3 Zone (MNO)	Comparable: RF5 Zone (MNO)	Proposed DC2 Provision
Max Height	8.9 m	10.0 m	8.9 m (one storey max)
Max Site Coverage	45%	50%	45%
Max Dwellings	22 Dwellings	26 Dwellings	21 Dwellings
Setbacks			
North - 153 Ave	~ 2.4 m	3.0 m	3.0 m
West (Front)- 94a St	4.5 m	4.5 m	4.5 m
South - 152a Ave	~2.4 m	3.0 m	3.0 m
East (Rear) - Open Space	0.6 m - ~40 m	1.2 m - ~40 m	1.2 m







ADMINISTRATION'S RECOMMENDATION: **APPROVAL**

## 3.8 - Amendment to CSC zone

### **CHARTER BYLAW 19223 TEXT AMENDMENT**

The purpose of proposed Charter Bylaw 19223 is to amend the text of Zoning Bylaw 12800. The proposed amendment will add Minor Impact Utility Services as a permitted use in the (CSC) Shopping Centre Zone. This will allow transit centres and other minor utilities to be developed on shopping centre sites.

Administration **supports** this proposed Charter Bylaw.