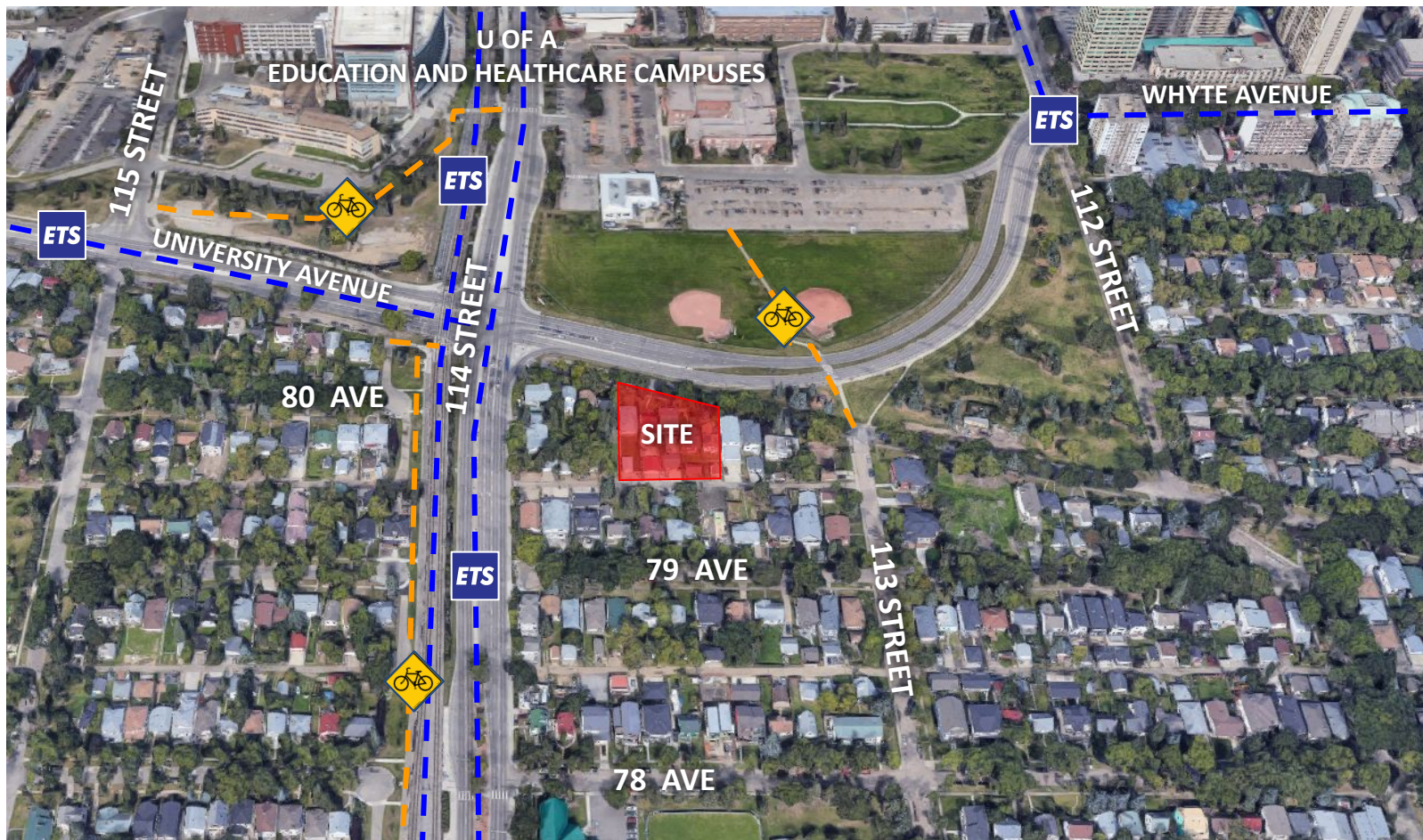


Charter Bylaw 19630





REGULATION	RA8	PROPOSED DC2
Height	23.0 m	23.0 m
Floor Area Ratio	3.0 - 3.3	3.4
Maximum Density	No Maximum	132 Dwellings
Setbacks		
Front (North)	2.0 m	3.0 m
Sides	1.2 m - 3.0 m	3.0 m
Rear (South)	7.5 m	4.0 m - 17.0 m



North Elevation



East Elevation











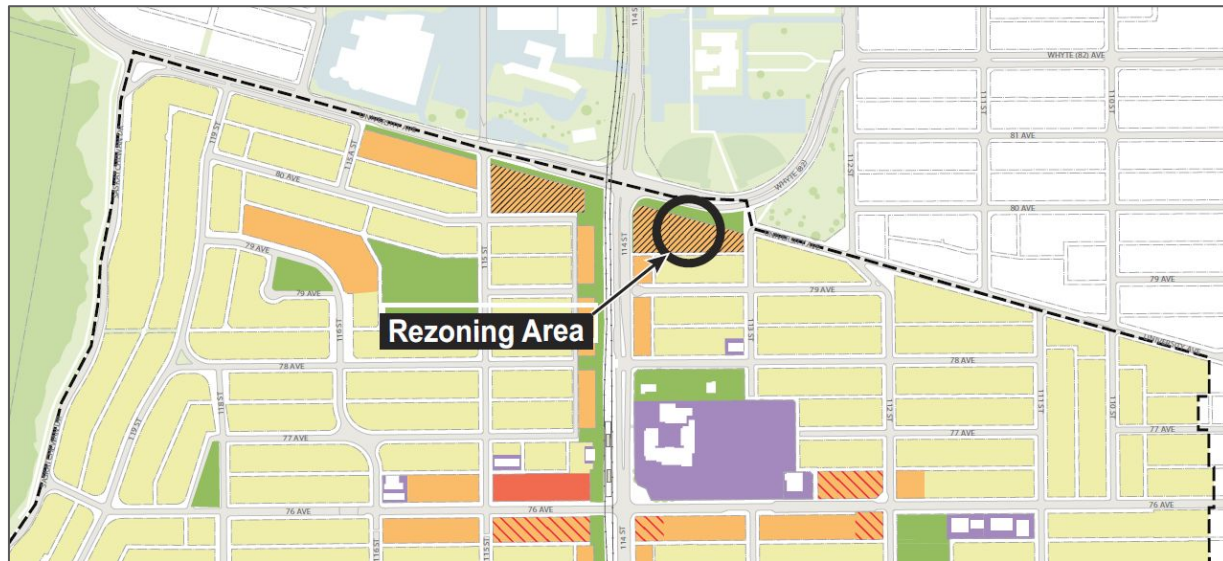
South Elevation



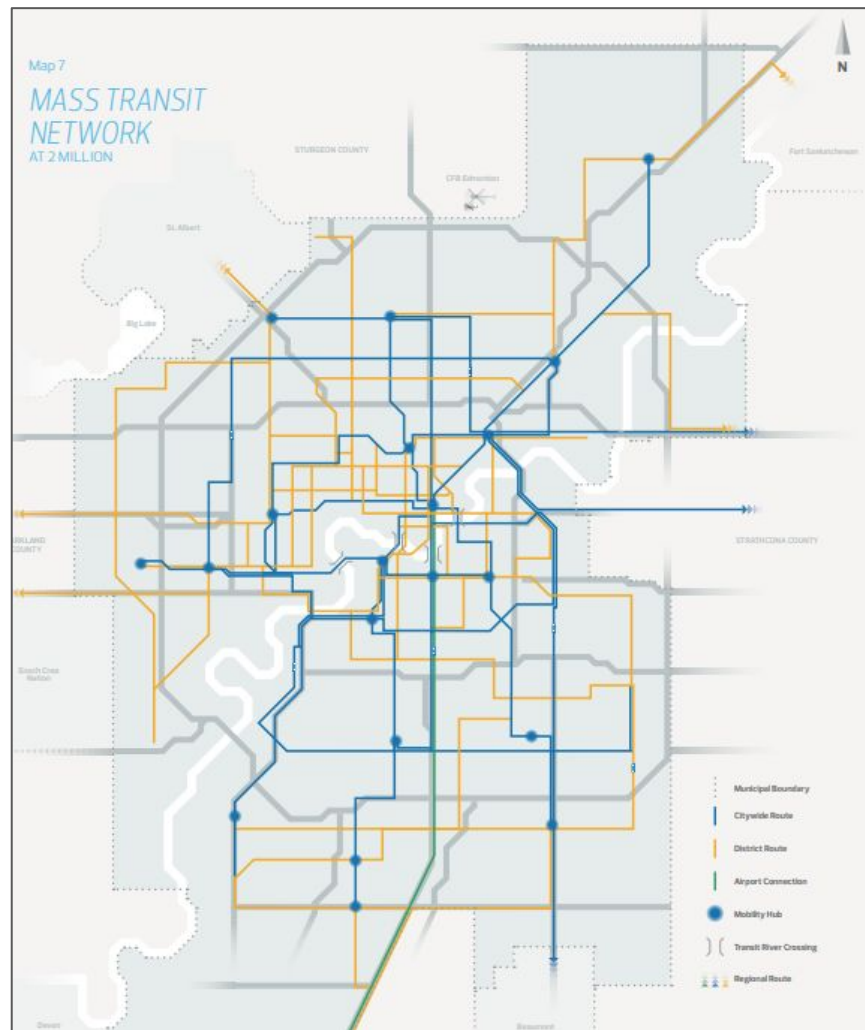
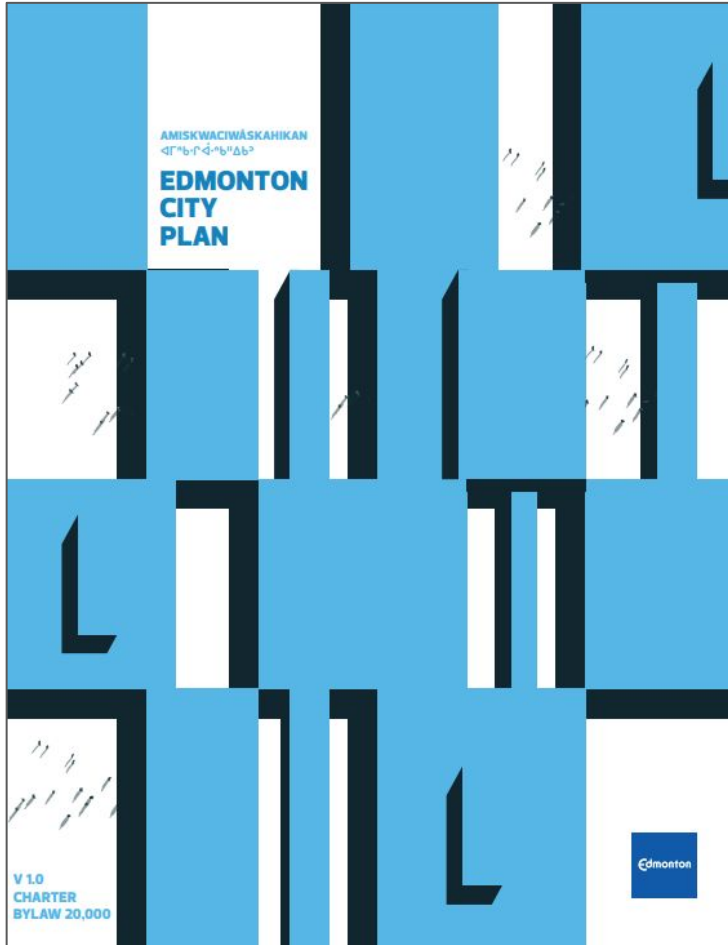
West Elevation

Figure 15: Development Concept

-  Mixed Use Residential (Commercial Required)
-  Mixed Use Residential (Commercial Allowed)
-  Residential (6 storey max)
-  Residential (4 storey max)
-  Small Scale Residential Infill
-  Parks and Open Space
-  Institutional / Public Utility Uses
-  Plan Boundary



3.10 - McKernan

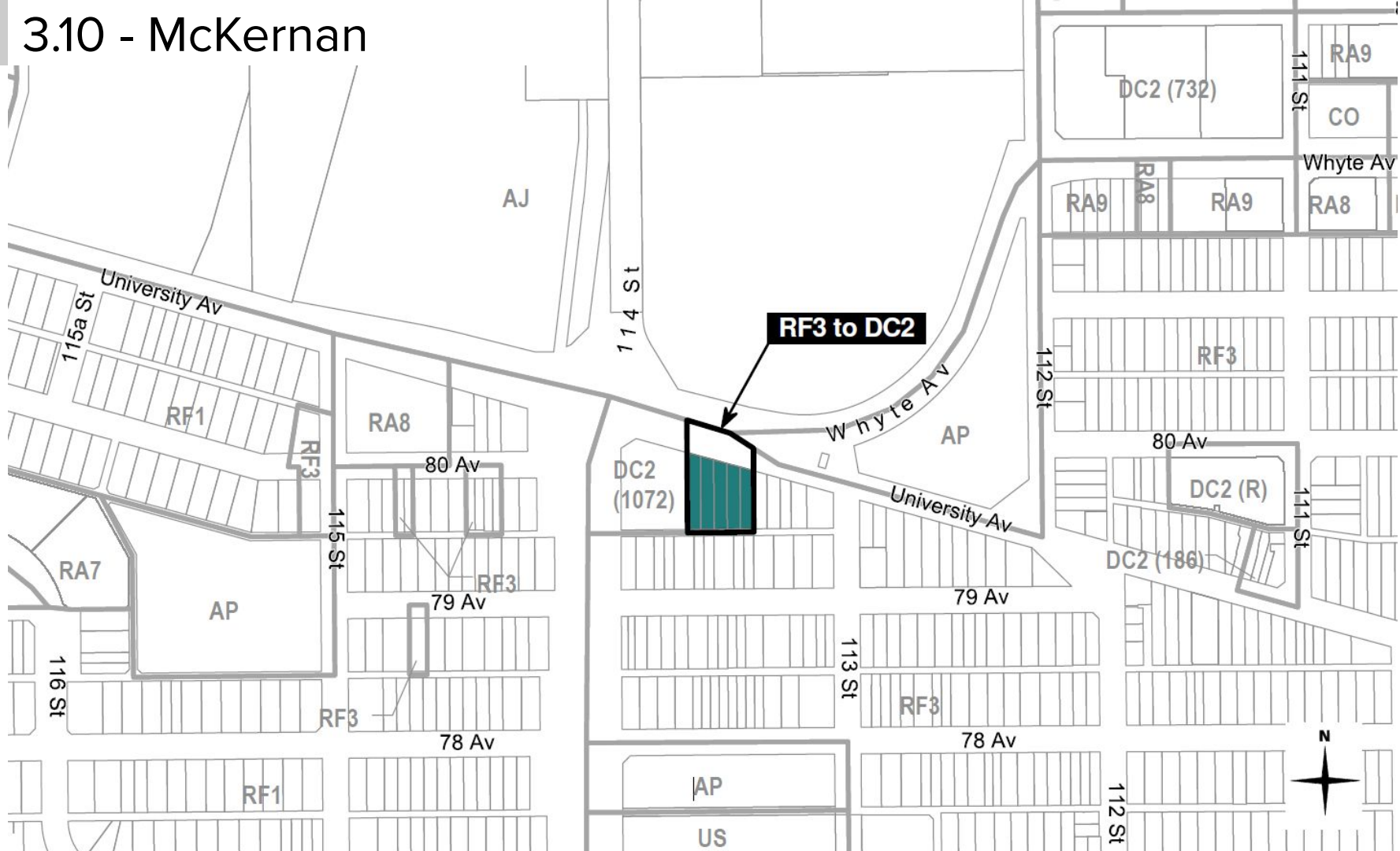


Recommendation:

Approval



3.10 - McKernan



3.10 - McKernan

