

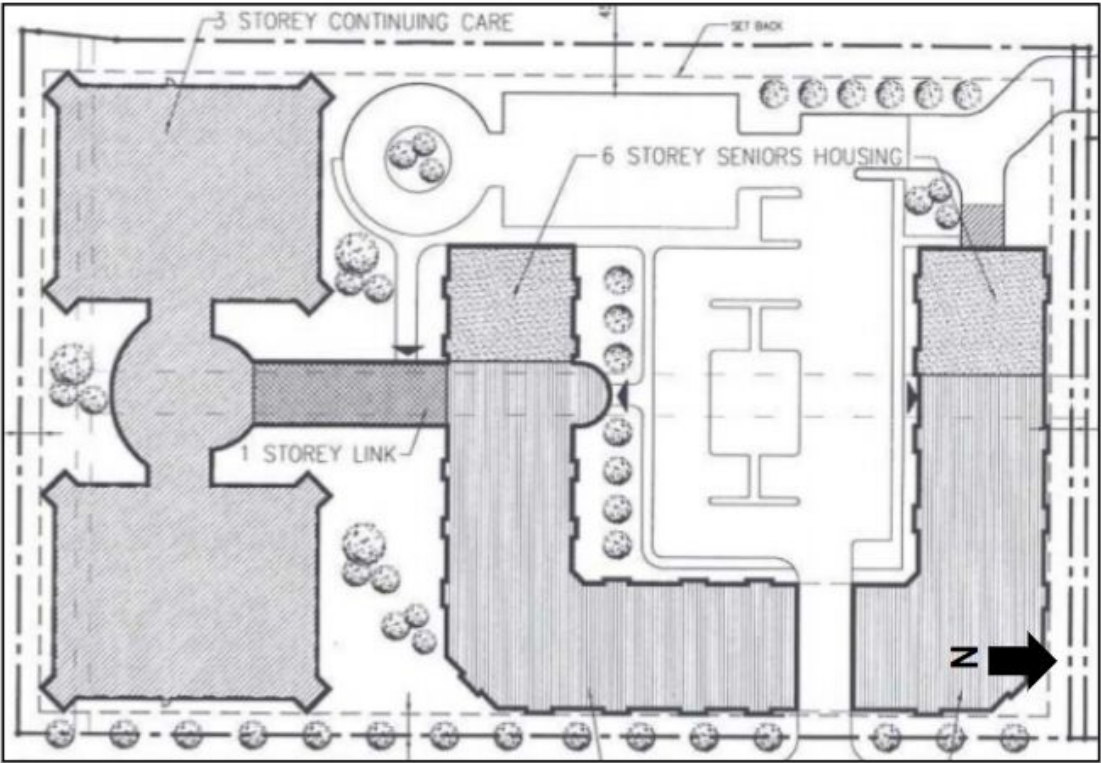
ITEM 3.17
CHARTER
BYLAW 19675
CENTRAL
McDOUGALL

DEVELOPMENT
SERVICES
April 20, 2021





3 CURRENT ZONING



REGULATION	DC2.1098 Current Zone
Height	30.0 m
FAR	3.5
Max Dwellings	200
Setbacks	
North	3.0 m
South	3.0 m
East	3.0 m
West	4.5 m

4 PROPOSED ZONING



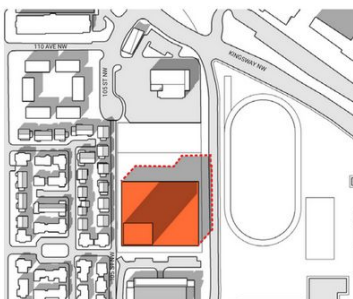
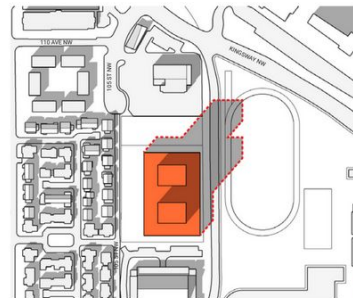
REGULATION	DC2.1098 Current Zone	CB2 & MSO Proposed Zone
Height	30.0 m	23.0 m ¹⁶
FAR	3.5	3.5
Max Dwellings	220	None
Setbacks		
North	3.0 m	1.0 m
South	3.0 m	4.5 m
East	3.0 m	1.0 m
West	4.5 m	6.0 m

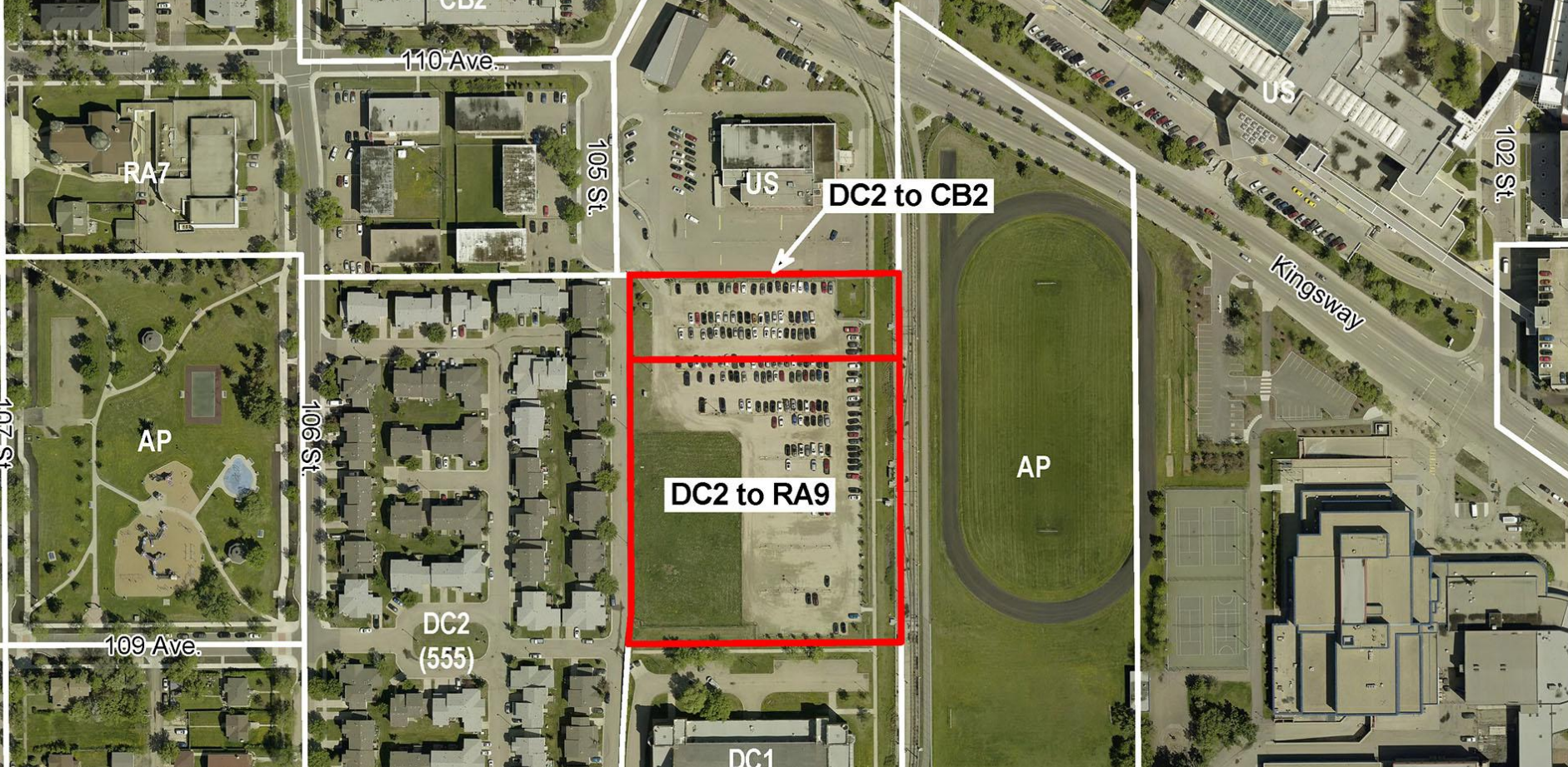
5 PROPOSED ZONING



REGULATION	DC2.1098 Current Zone	RA9 Zone Proposed Zone
Height	30.0 m	60.0 m
FAR	3.5	4.3
Max Dwellings	220	622
Setbacks		
North	3.0 m	6.0 m
South	3.0 m	7.5 m
East	3.0 m	7.5 m
West	4.5 m	7.5 m

6 PROPOSED ZONING





ADMINISTRATION'S RECOMMENDATION: **APPROVAL**