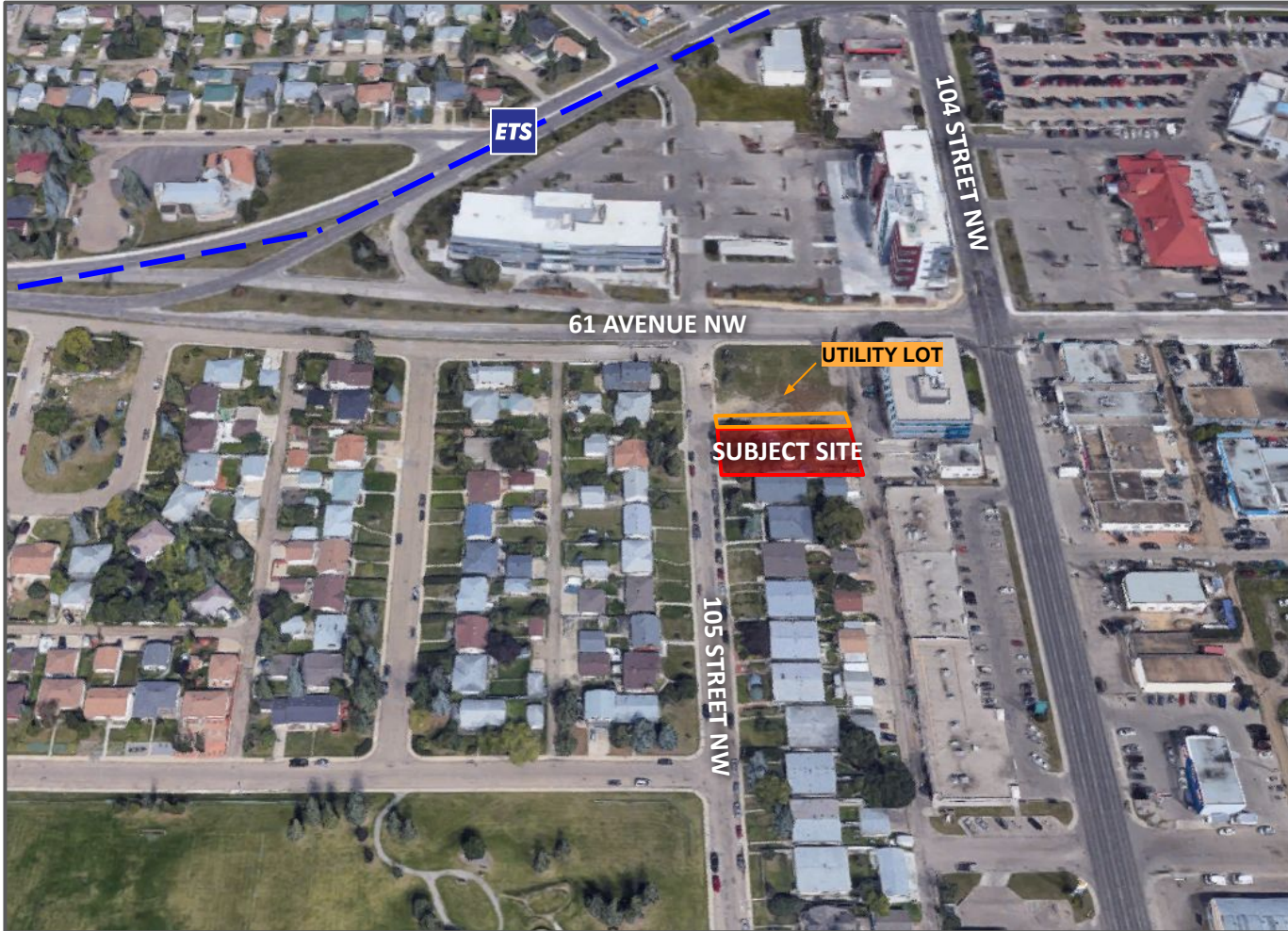




ITEM 3.14 - PLEASANTVIEW
CHARTER BYLAW 19778

DEVELOPMENT
SERVICES
July 6, 2021

2 Site and Surrounding Area



3 Zone Comparison

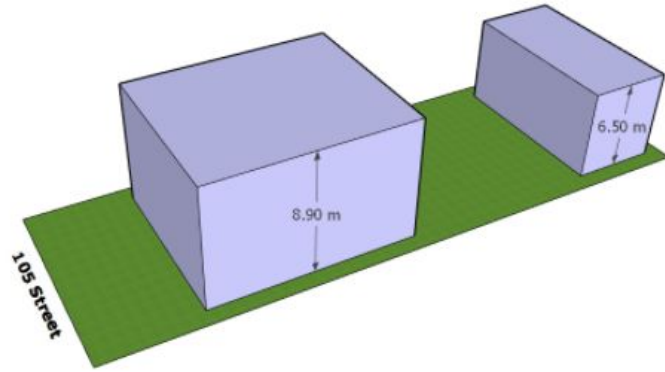
	RF4 + MNO <i>Current</i>	RF3 + MNO <i>Proposed</i>
<u>Principal Building</u>	Semi-detached Housing	Multi-Unit Housing
Height	8.9 m	8.9 m
Front Setback	Determined based on adjacent front setback	Determined based on adjacent front setback
Interior Side Setbacks	1.2 m	1.5 m (20% of Site Width)
Rear Setback (40% of Site Depth)	17.1 m	17.1 m
Maximum No. Dwelling Units	Two (2) Principal Dwellings; and Two (2) Secondary Suites; or Two (2) Garden Suites	Four (4) Principal Dwellings; and Four (4) Secondary Suites; and Four (4) Garden Suites
Site Coverage	40%	45%
<u>Accessory Building</u>	Detached Garage or Garden Suites	



ADMINISTRATION'S RECOMMENDATION: **APPROVAL**

5 Built Form Comparison

POTENTIAL RF4 BUILT FORM W/GARDEN SUITE SUITE



POTENTIAL RF3 BUILT FORM W/GARDEN

