

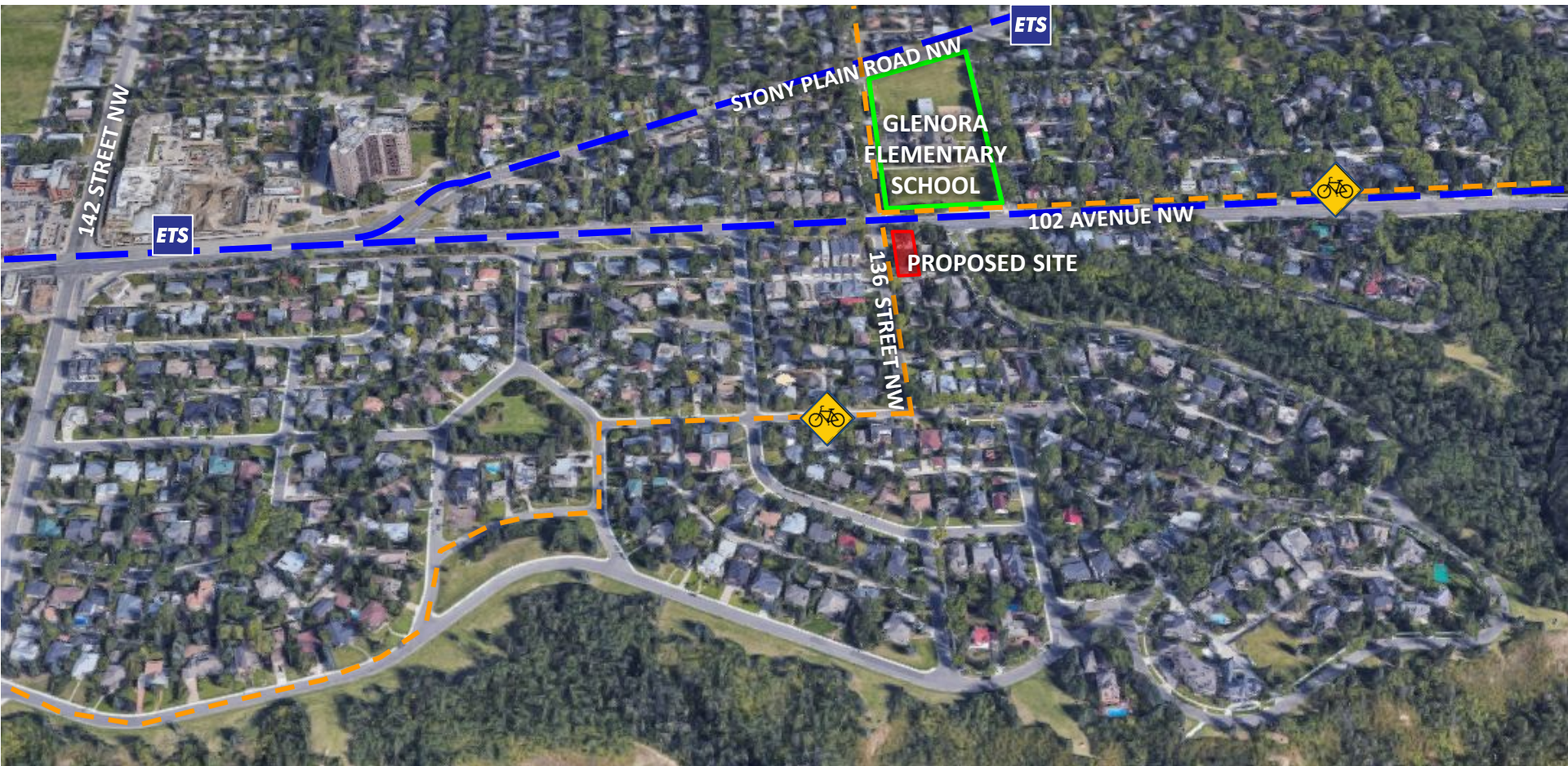


ITEM 3.23 - GLENORA CHARTER BYLAW 19735

DEVELOPMENT
SERVICES
June 23, 2021



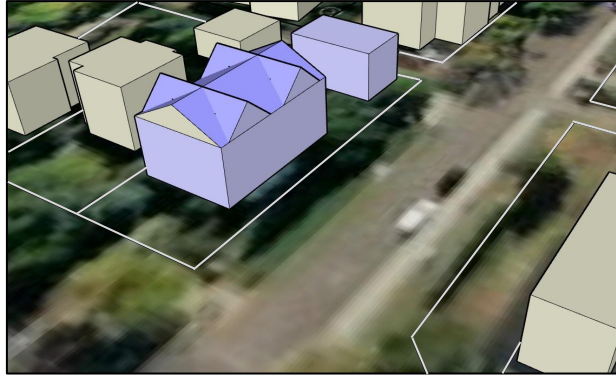
Site and Surrounding Context



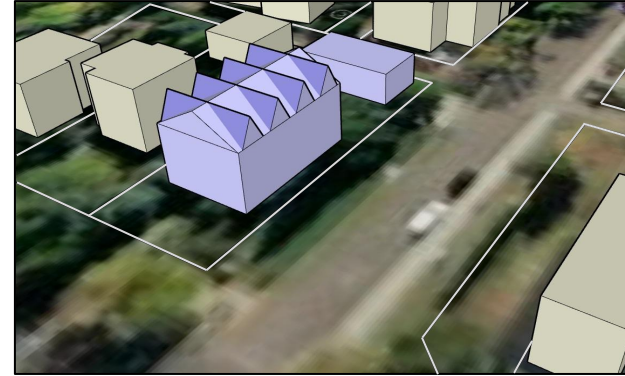
3 Built Form Comparison



RF1
Single Detached



RF1
Semi Detached



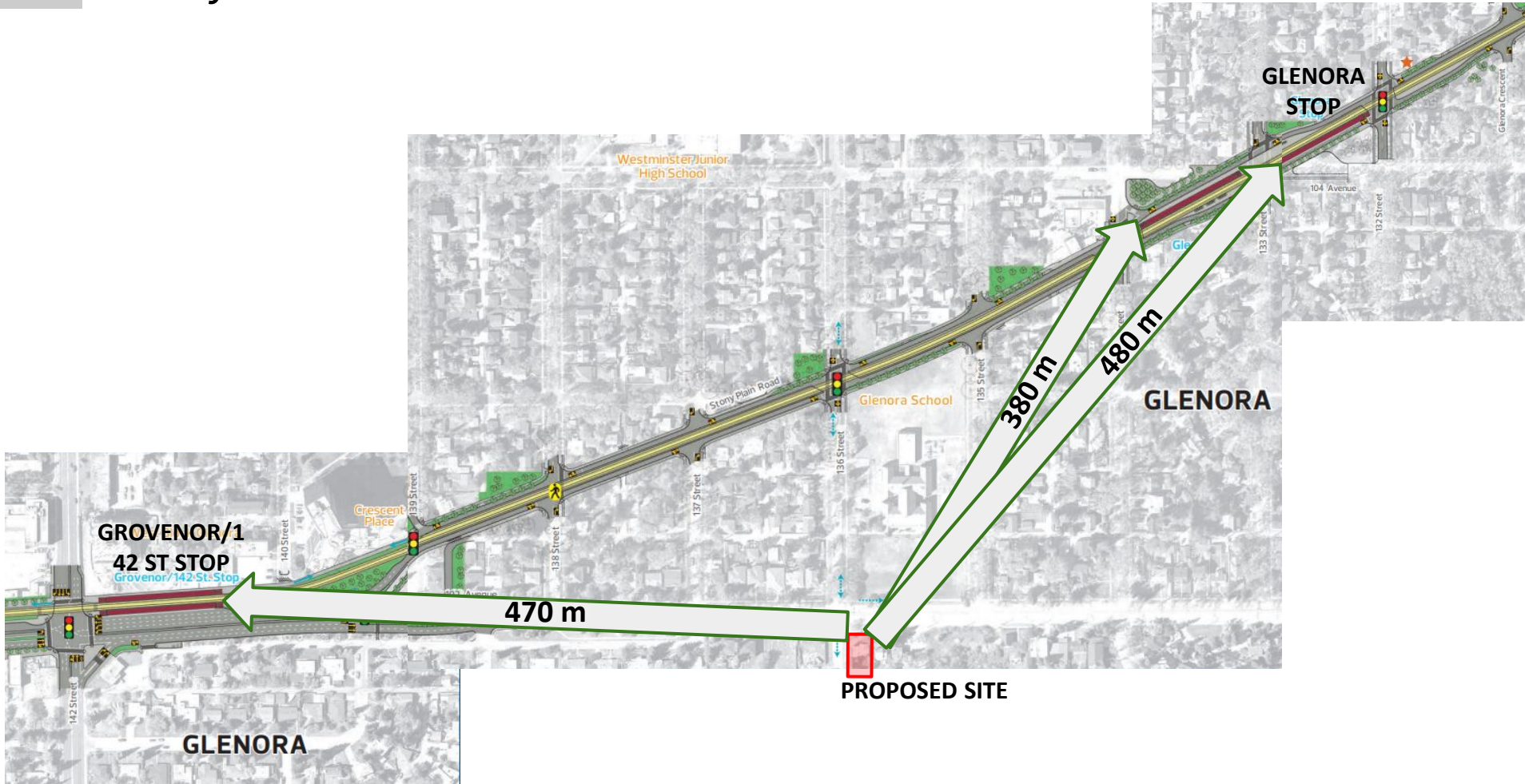
RF3
Multi-unit

4 Zone Comparison

	RF1 + MNO <i>Existing</i>	RF3 + MNO <i>Proposed</i>
<u>Principal Building</u>	Single or Semi Detached Housing	Multi-Unit Housing
Height	8.9 m	8.9 m
Front Setback <i>102 Ave</i>	~ 8.5 m	~ 8.3 m
Interior Side Setback	1.2 m	3.0 m
Flanking Side Setback	1.2 m (subdivided) 3.0 m (not subdivided)	2.0 m
Rear Setback	Approximately 17.1 m	
Site Coverage	40%	45%
Maximum Dwelling Units	Two (2) Principal Dwellings Two (2) Secondary Suites Two (2) Garden Suites	Four (4) Principal Dwellings Four (4) Secondary Suites Four (4) Garden Suites
<u>Accessory Building</u>	Detached Garage or Garden Suites	



6 Valley Line West LRT



3.21 - Glenora



Glenora Subdivision Plan (1911)

Reg. Plan. N° 5875 P.
 Reg. Plan. N° 6876 K.
 Examined and Approved
 26.4.1911 by the City of Edmonton

GLENORA
 PART OF RIVER LOT 2



9 Community Feedback





ADMINISTRATION'S RECOMMENDATION: **APPROVAL**