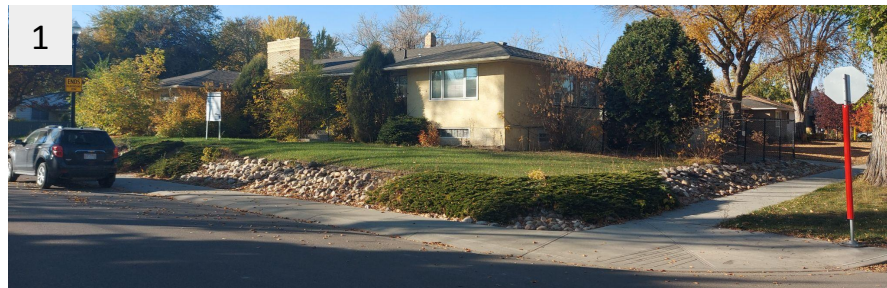
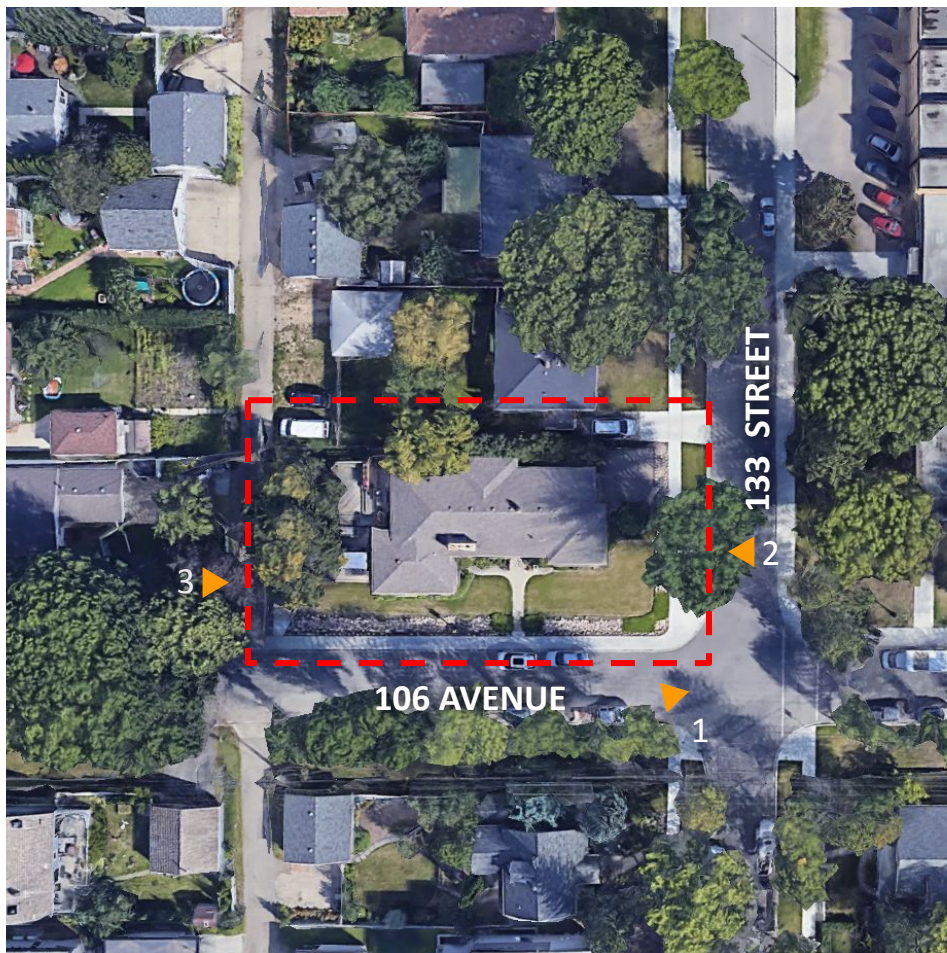


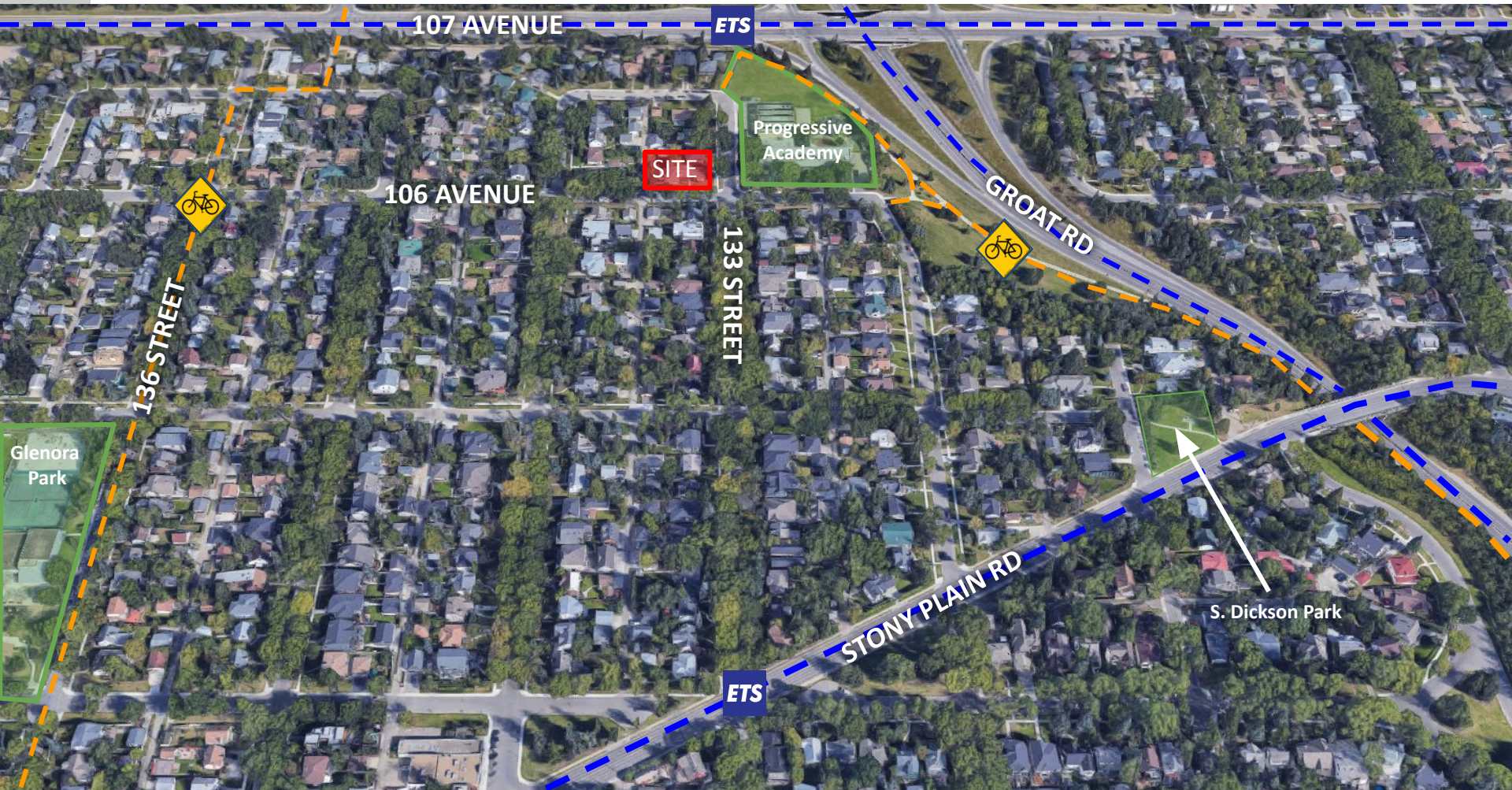


ITEMS 3.19
CHARTER BYLAW 19890
GLENORA

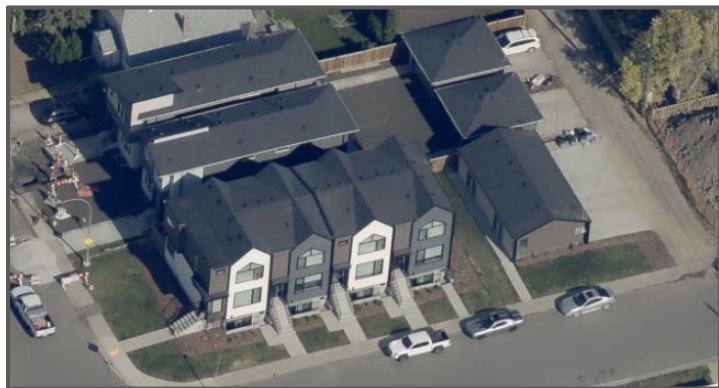
DEVELOPMENT
SERVICES
NOV 23, 2021



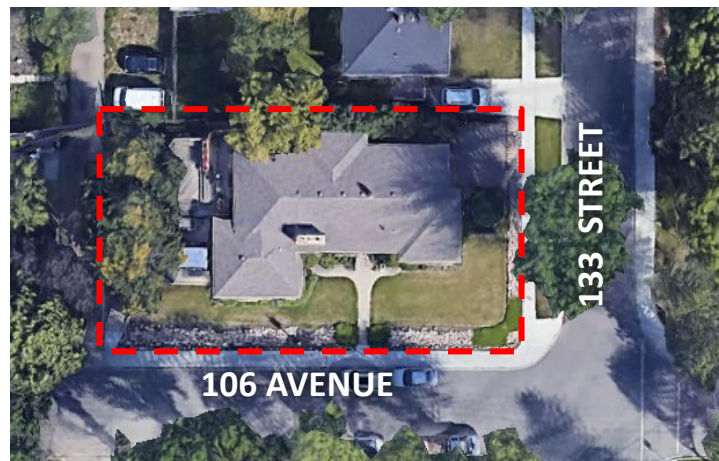




4 PROPOSED ZONING



ROW HOUSING EXAMPLE

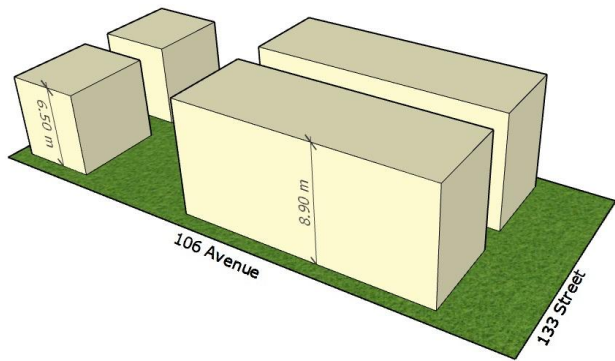
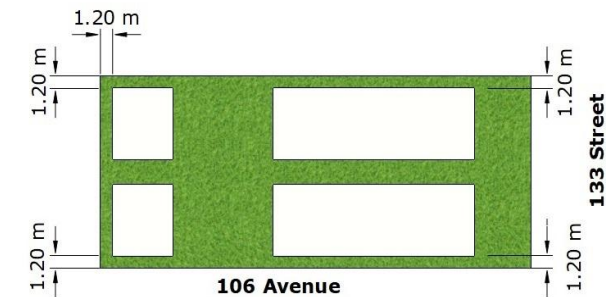


SUBJECT SITE

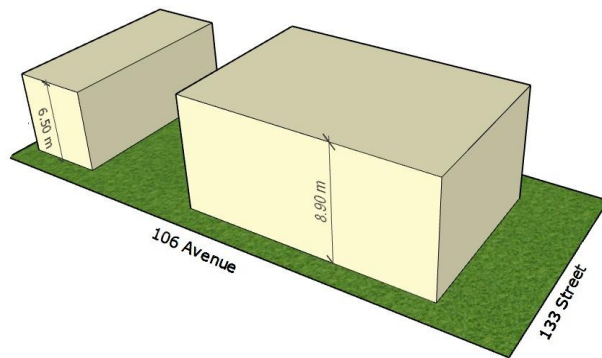
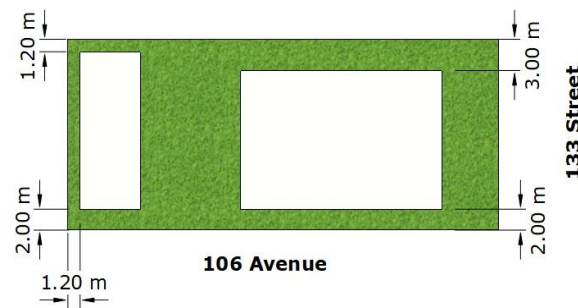
	Current RF1 + MNO	Proposed RF3 + MNO
Principal Building	Single Detached Housing	Multi-Unit Housing
Maximum Height	8.9 m	8.9 m
Front Setback Range (133 Street)	5.7 m - 8.7 m	5.7 m - 6.0 m
Minimum Interior Side Setback	1.2 m	3.0 m
Minimum Flanking Side Setback (106 Avenue)	1.2 m	2.0 m
Minimum Rear Setback (Lane)	17.0 m (40% of Site Depth)	17.0 m (40% of Site Depth)
Maximum No. Dwelling Units	Two (2) Principal Dwellings Two (2) Secondary Suites Two (2) Garden Suites	Five (5) Principal Dwellings Five (5) Secondary Suites Five (5) Garden Suites

PROPOSED ZONING

(RF1) Single Detached Residential Zone (Current)



(RF3) Small Scale Infill Development Zone (Proposed)





ADMINISTRATION'S RECOMMENDATION: **APPROVAL**

Glenora Neighbourhood Profile - Federal Census 2016



Private Dwellings by Structure Type

