



**RF1 to RF2**

111 St

Aerial Image captured May 2020

ITEM 3.9  
CHARTER BYLAW 19937  
PLEASANTVIEW

DEVELOPMENT  
SERVICES  
January 25, 2022

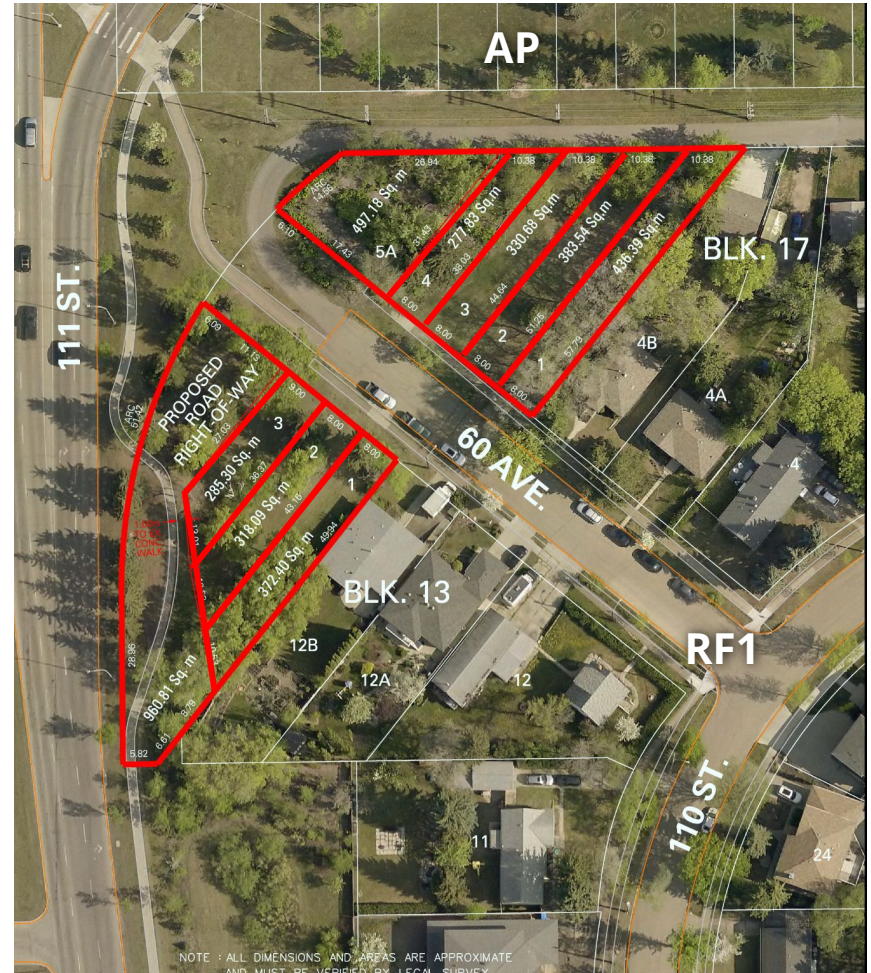


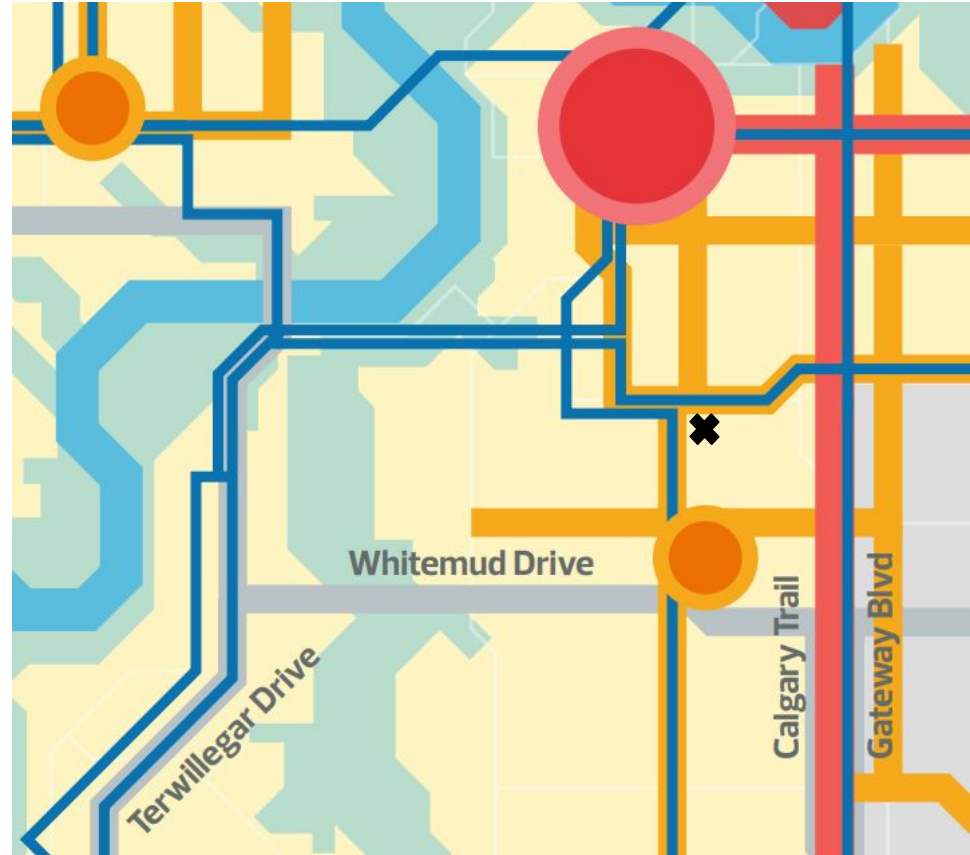
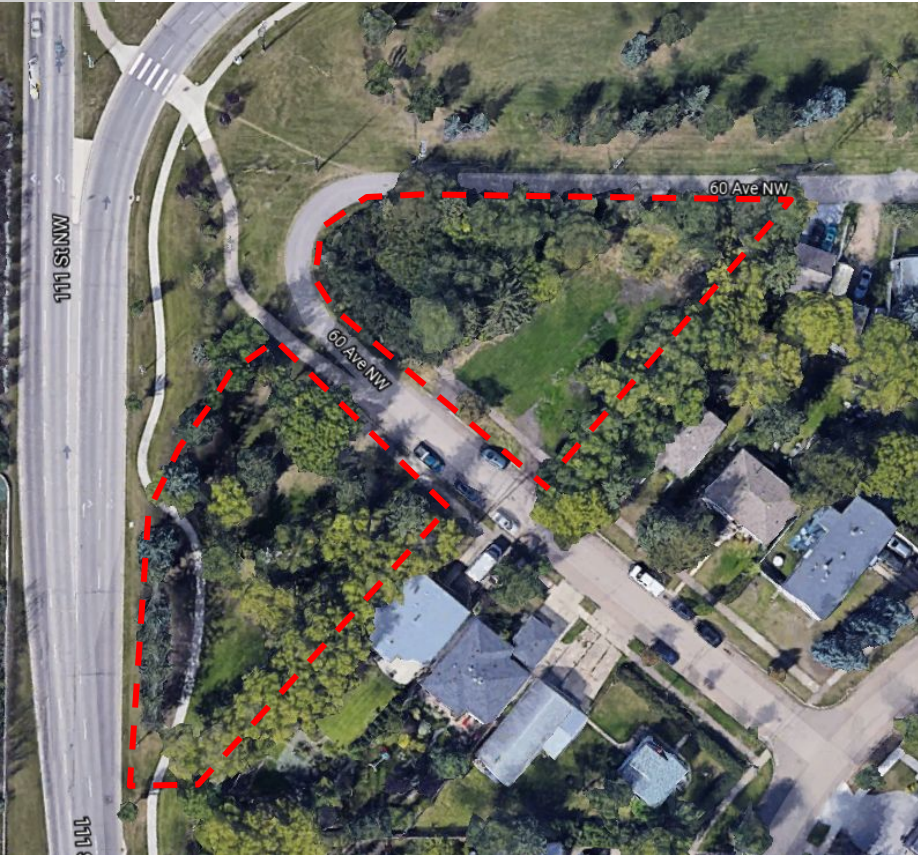
## SITE CONTEXT



# ZONING COMPARISON & SUBDIVISION CONTEXT

	<b>RF1 + MNO</b> Current	<b>RF2 + MNO</b> Proposed
<b>Principal Building</b>	Single Detached Housing	Single Detached Housing
<b>Height</b>	8.9 m	8.9 m
<b>Front Setback</b>	1.5 m less than adjacent	1.5 m less than adjacent
<b>Side Setback</b>	1.2 m	1.2 m
<b>Rear Setback</b>	40% of Site Depth	40% of Site Depth
<b>Maximum No. Dwelling Units</b>	4 Principal Dwellings 4 Secondary Suites 4 Garden Suites	8 Principal Dwellings 8 Secondary Suites 8 Garden Suites







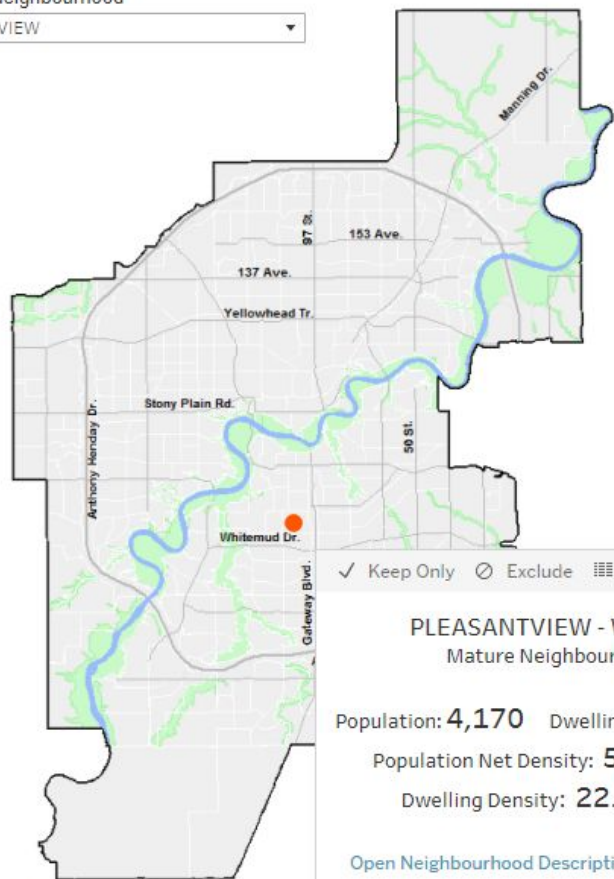
ADMINISTRATION'S RECOMMENDATION: **APPROVAL**





Select a Neighbourhood

PLEASANTVIEW



Keep Only  Exclude

**PLEASANTVIEW - Ward 10**  
Mature Neighbourhood

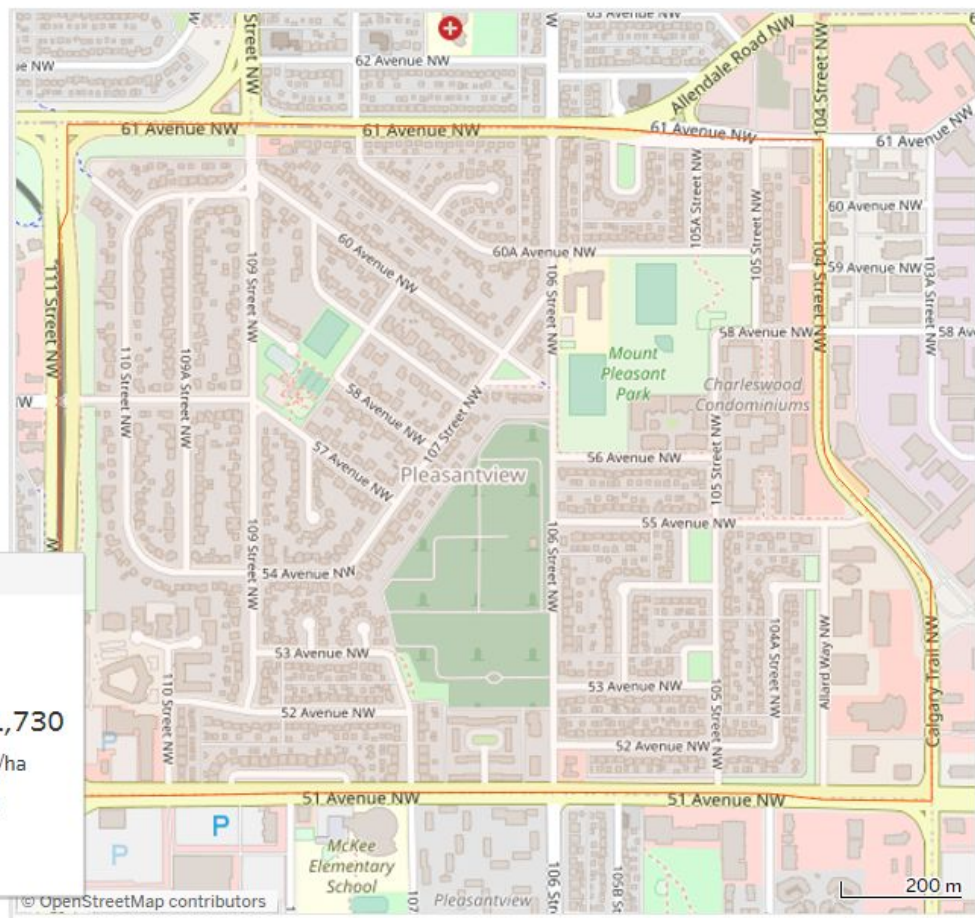
Population: **4,170** Dwelling Units: **1,730**

Population Net Density: **54.0** POP/ha

Dwelling Density: **22.8** unit/ha

[Open Neighbourhood Description](#)

(ward 10)



Note:  
\* Only residential neighbourhoods with a total population greater than 100 people are presented;