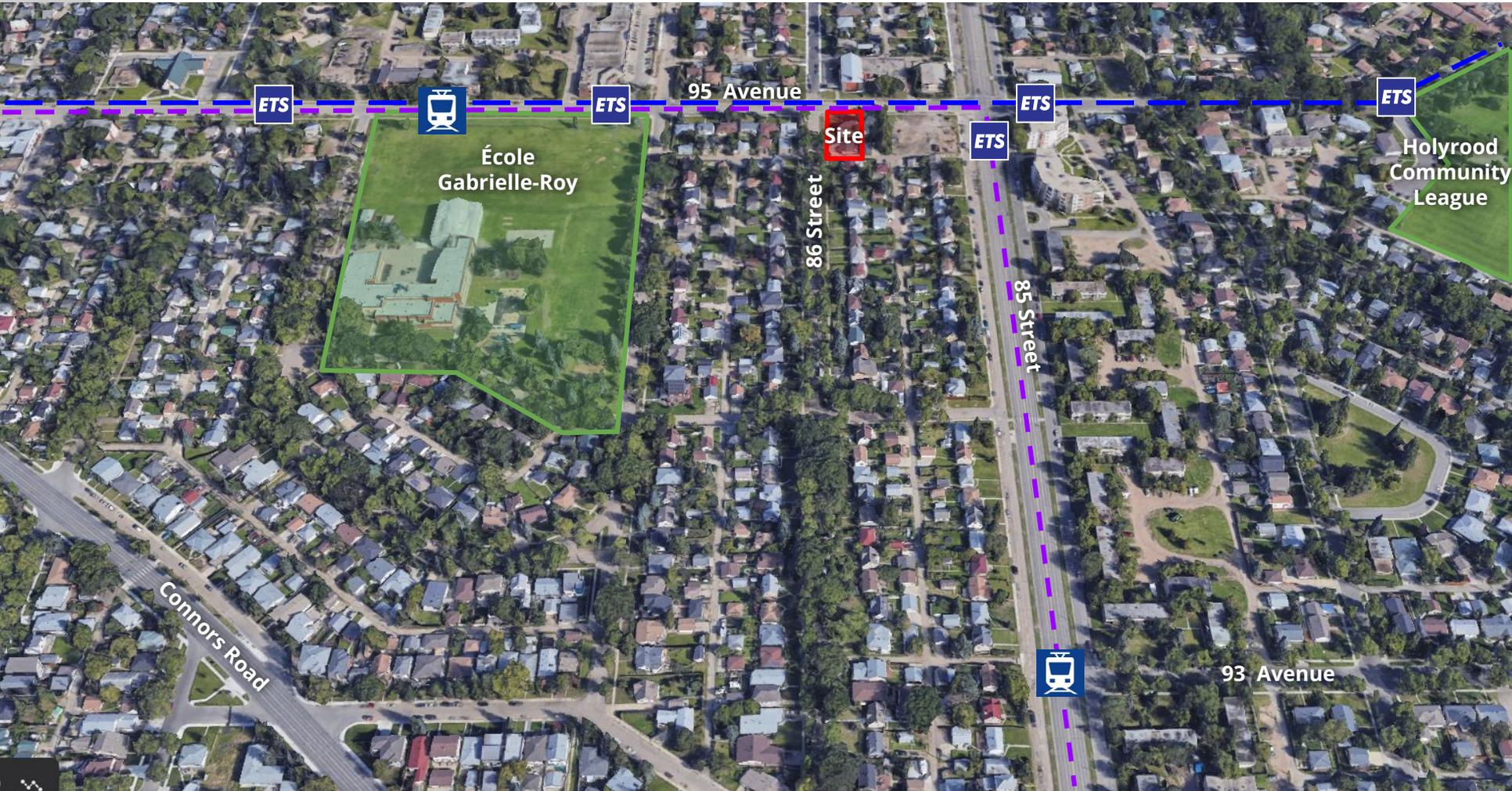




ITEM 3.11  
CHARTER BYLAW 19926  
STRATHEARN

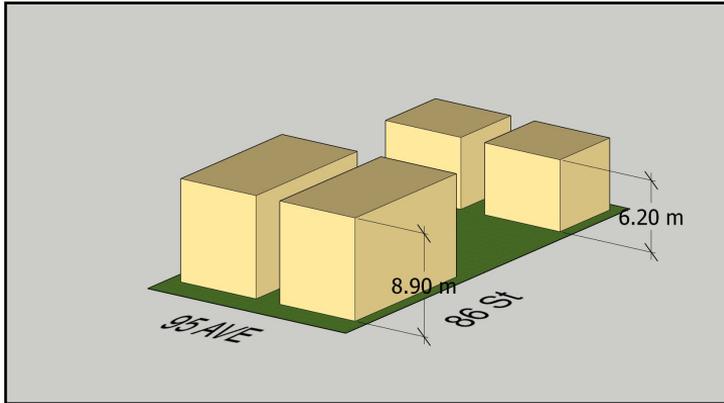
DEVELOPMENT  
SERVICES  
JAN 25, 2022



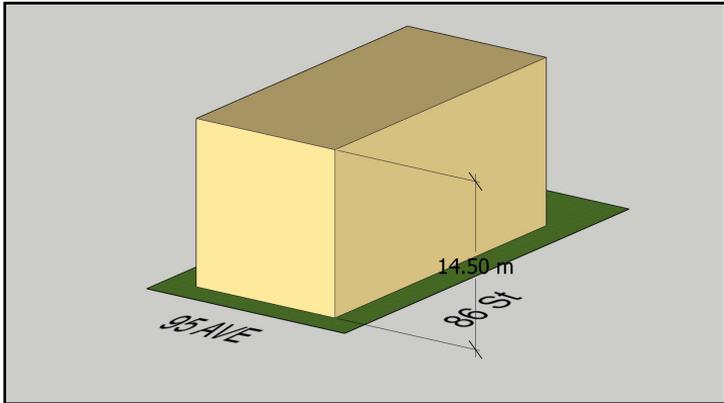




## ZONING COMPARISON



CURRENT RF1 + MNO



PROPOSED RA7

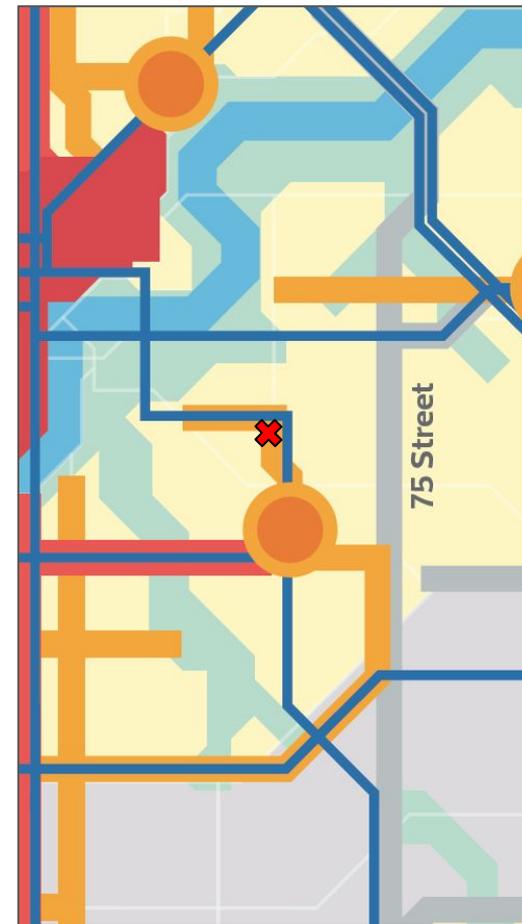
REGULATION	RF1 + MNO Current Zoning	RA7 Proposed Zone
<b>Height</b>	8.9 m	16.0 m (pitched roof)
<b>Density (Dwellings)</b>	Two (2) Principal Dwellings Two (2) Secondary Suites Two (2) Garden Suites	No maximum
<b>Setbacks</b> North (front) East (side) West (side) South (rear)	3.0 m 1.2 m 1.2 m 16.1 m	2.8 m 3.0 m 3.0 m 7.5 m



SITE VIEW



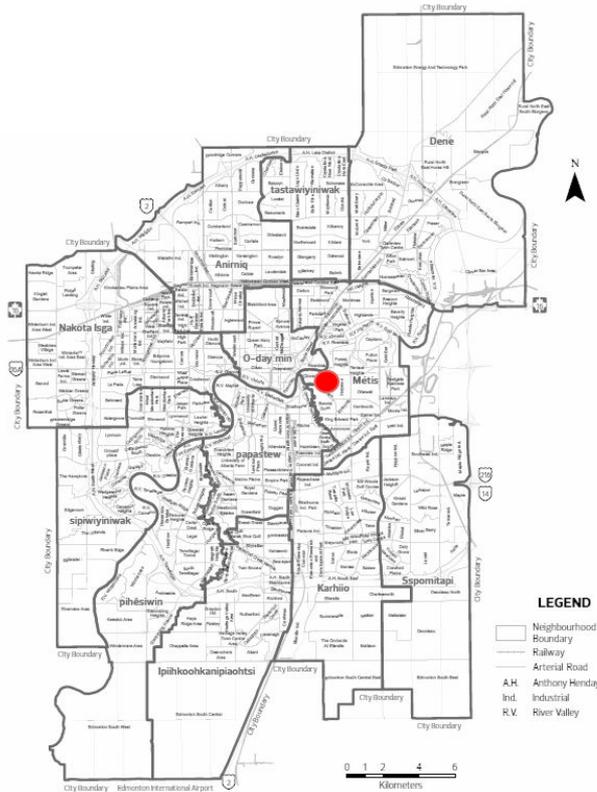
TOD GUIDELINES



THE CITY PLAN



ADMINISTRATION'S RECOMMENDATION: **APPROVAL**



## **STRATHEARN**

Population **2,710**

Population Net Density **55.0 population/ha**

Dwelling Units **1,175**

Dwellings Density: **24.1 units/ha**

Private Dwellings by Structure Type

