



ITEMS 3.16 & 3.17
 BYLAW 19993 & CHARTER BYLAW 19994
 Glenwood

DEVELOPMENT
 SERVICES
 March 15, 2022



2 SITE CONTEXT



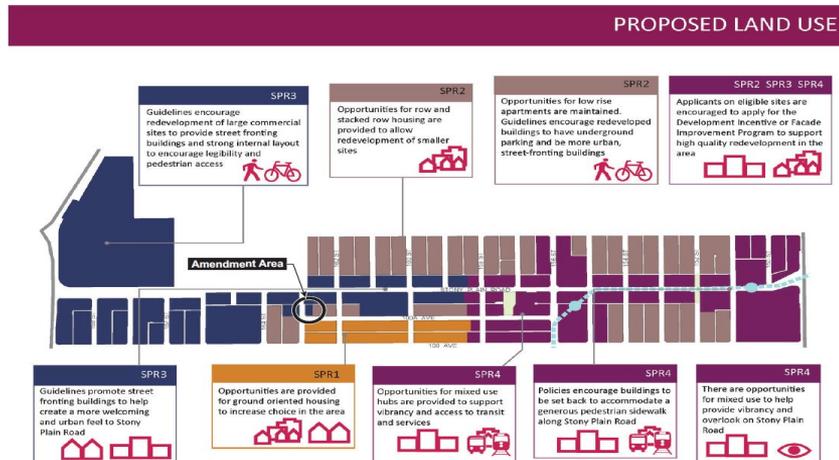
3 PROPOSED ZONING

	RF1 Zone <i>Current</i>	CB1 Zone <i>Proposed</i>
Maximum Height	8.9 m	12.0 m
Maximum Floor Area Ratio (FAR)	n/a	2.0 1.5 for residential uses
Maximum Density	Two (2) Principal Dwellings Two (2) Secondary Suites Two (2) Garden Suites	No maximum
Minimum Setbacks		
Front	Determined based on adjacent front setback	1.0 - 2.5 m
West	2.45 m	3.0 m
Rear	17.8 m	0 m
East	1.2 m	3.0 m

POLICY REVIEW



SITE VIEW



ARP MAP



CITY PLAN



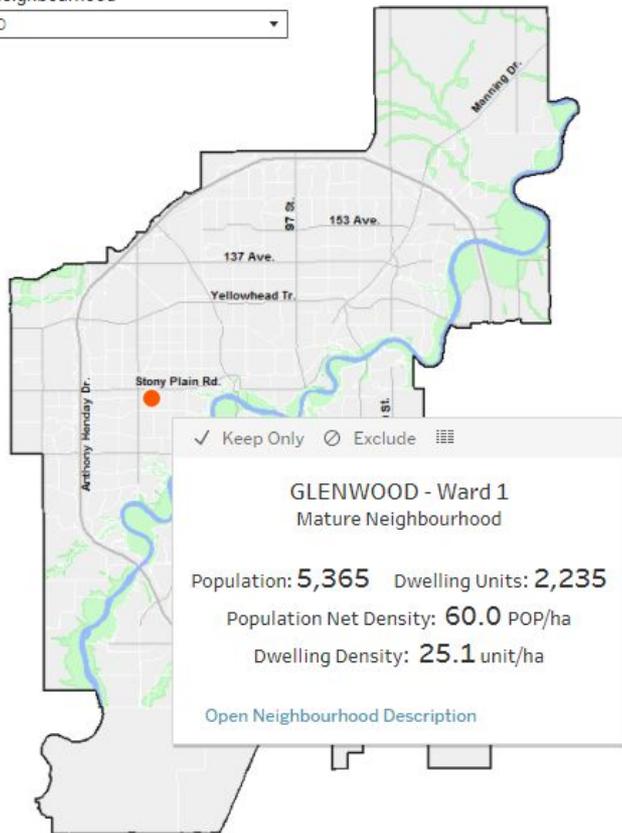
ADMINISTRATION'S RECOMMENDATION: **APPROVAL**

Neighbourhood Profile

Federal Census 2016 - Glenwood (Ward 1)

Select a Neighbourhood

GLENWOOD



Note:





Looking north from 100 Ave and 158 Street