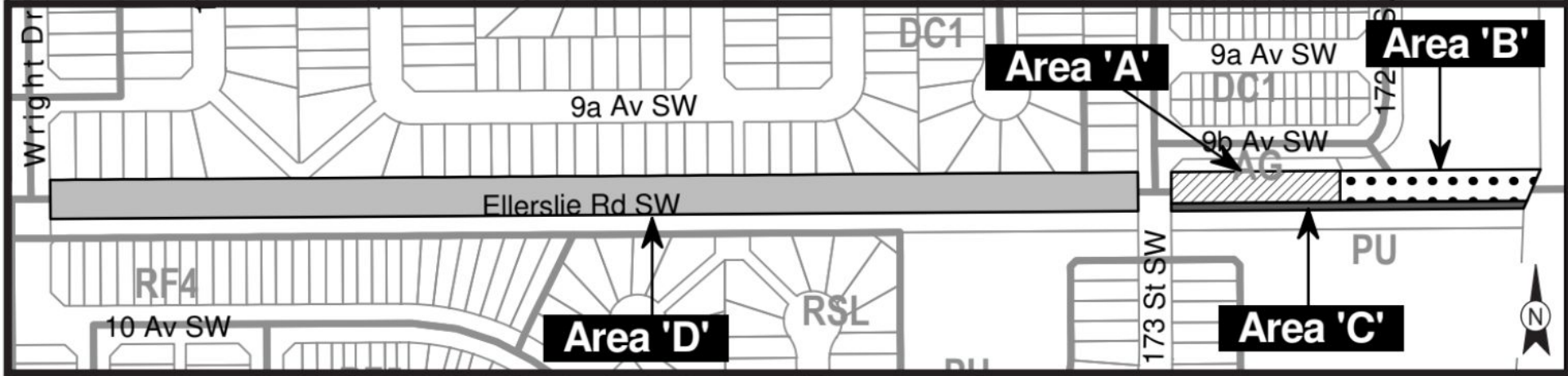


ITEMS 3.16, 3.17, 3.18, 3.19 & 3.20
BYLAWS 20267, 20268, 20269 & 20270
CHARTER BYLAW 20262
WINDERMERE

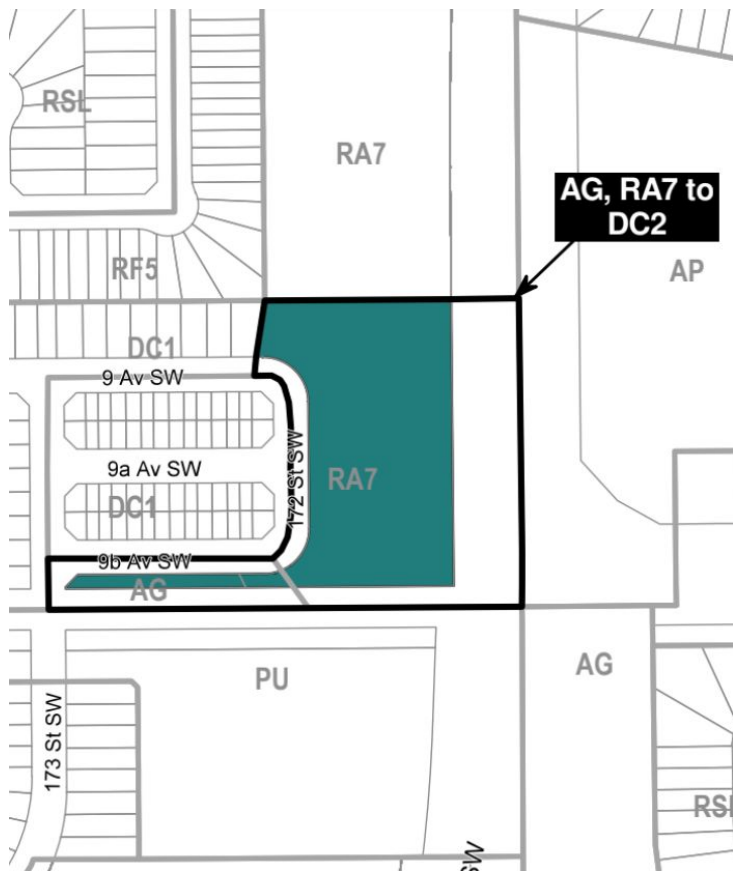
DEVELOPMENT
SERVICES
September 13, 2022



2 ELLERSLIE ROAD CLOSURES

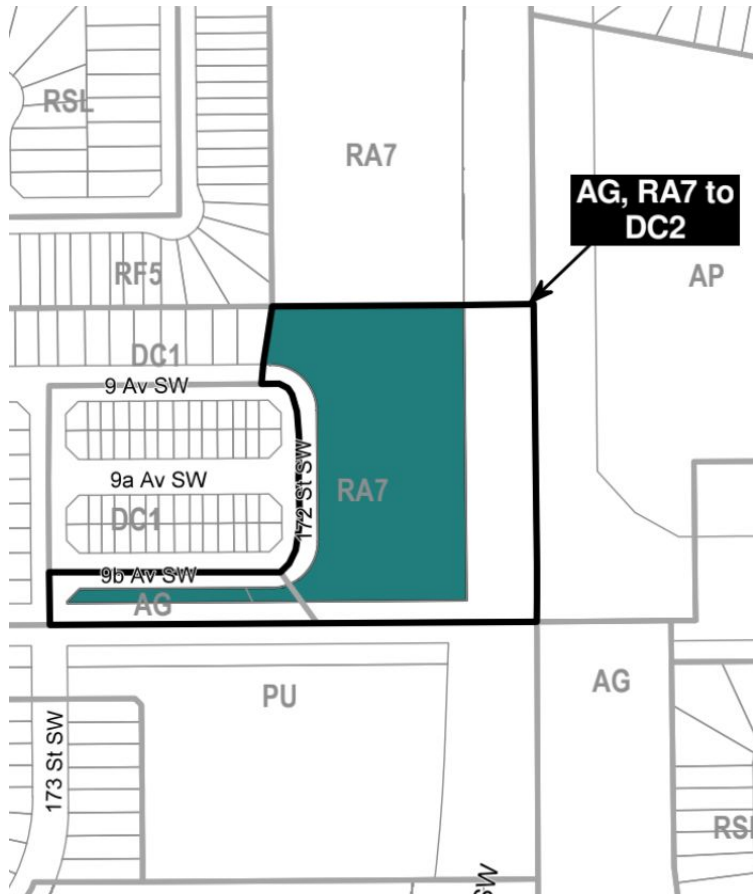


3 PROPOSED ZONING

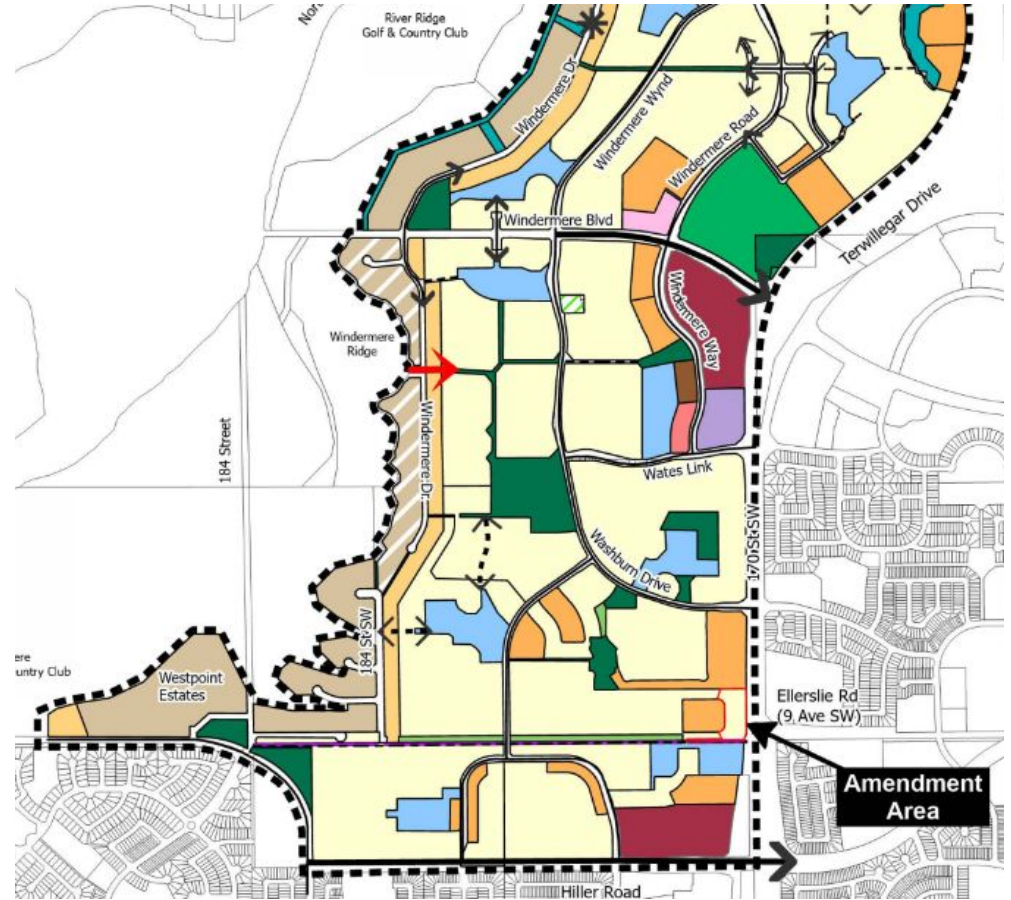


PROPOSED REZONING

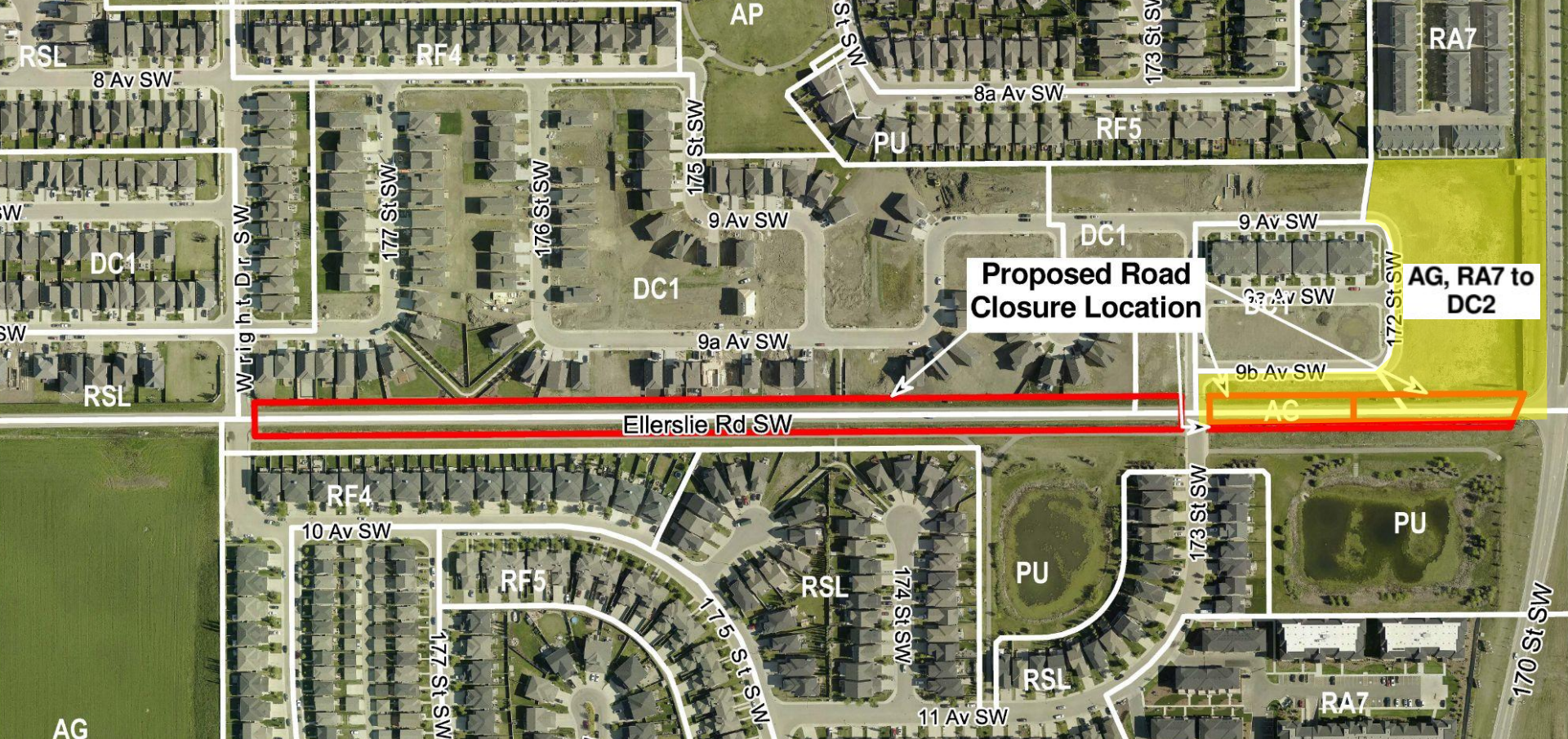
REGULATION	RA7 Current Zone	DC2 Proposed Zone
Principle Building	Multi-Unit Housing	Single Detached Semi-detached Duplex
Height	14.5 - 16.0 m	11.0 m
Density	Min: 45 du/ha Max: None	Min: 28 du/ha Max: None
Setbacks from Site		
North	3 m	4.5 m
South	1.2 m	4.5 m
East (Lane)	1.2 m	4.5 m
West (173 Street)	7.5 m	4.5 m
West (172 Street)	4.5 m	2.4 m
Maximum Site Coverage	None	55%



PROPOSED REZONING



PROPOSED WINDERMERE NSP AMENDMENT



ADMINISTRATION'S RECOMMENDATION: **APPROVAL**

