

ITEM 3.12  
CHARTER BYLAW 20753  
GLENORA

DEVELOPMENT  
SERVICES  
Feb 20, 2024





## Comments

- Impacts of a taller building in area 4 (shadow, privacy, etc.)
- Against cannabis retail stores
- Increased traffic and parking issues
- Construction fatigue



PRE-APPLICATION  
Jun 23, 2023



CITY WEBPAGE  
Oct 12, 2023



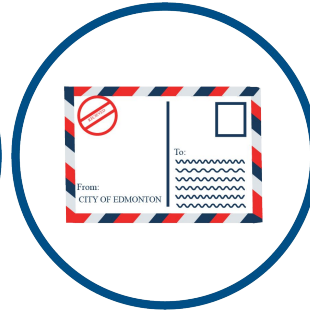
MAILED NOTICE  
Oct 25, 2023



1:1 COMMUNICATION



SITE SIGNAGE  
Jan 26, 2024

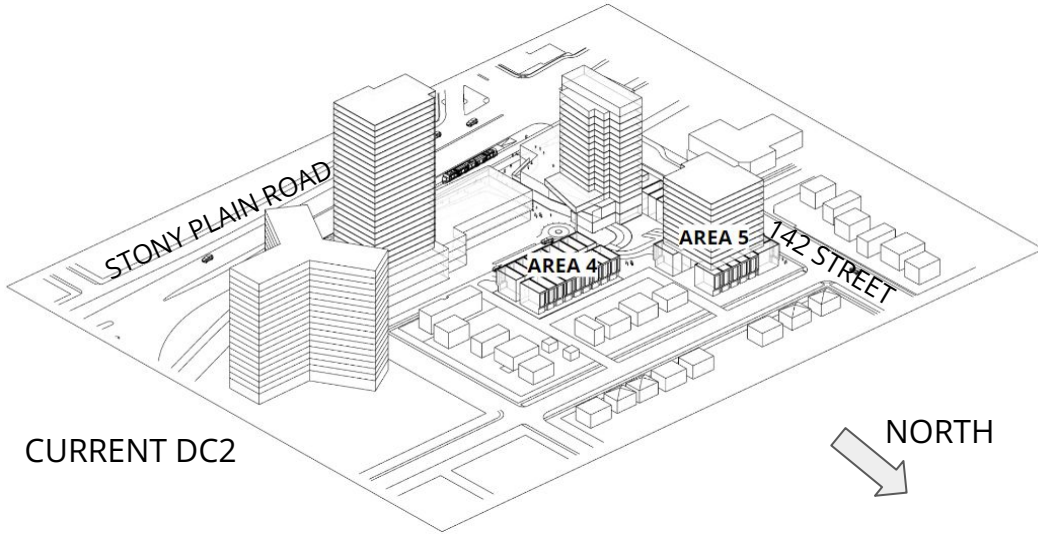


PUBLIC HEARING  
NOTICE  
Jan 25, 2024

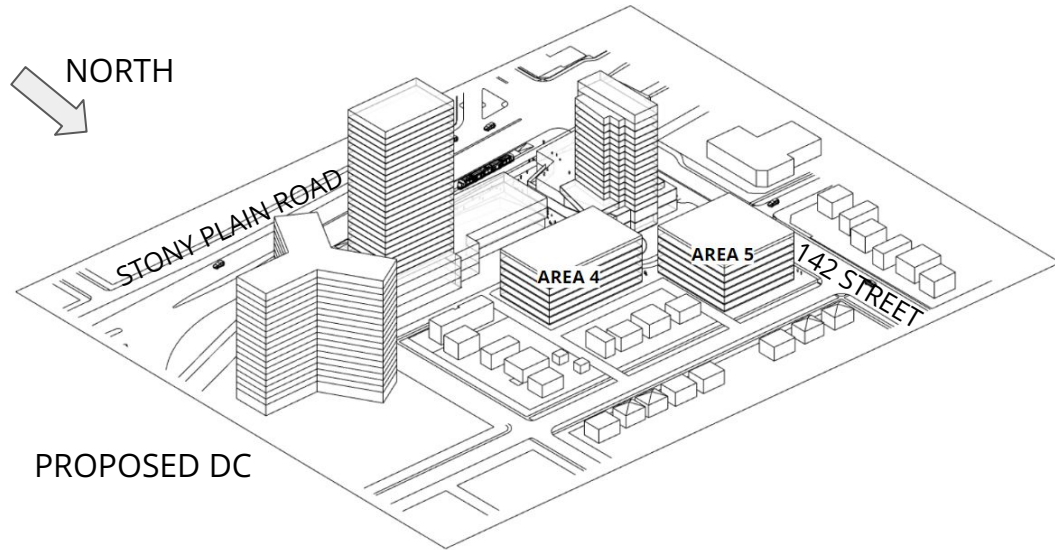


JOURNAL AD  
Feb 2 & 10, 2024

## PROPOSED ZONING

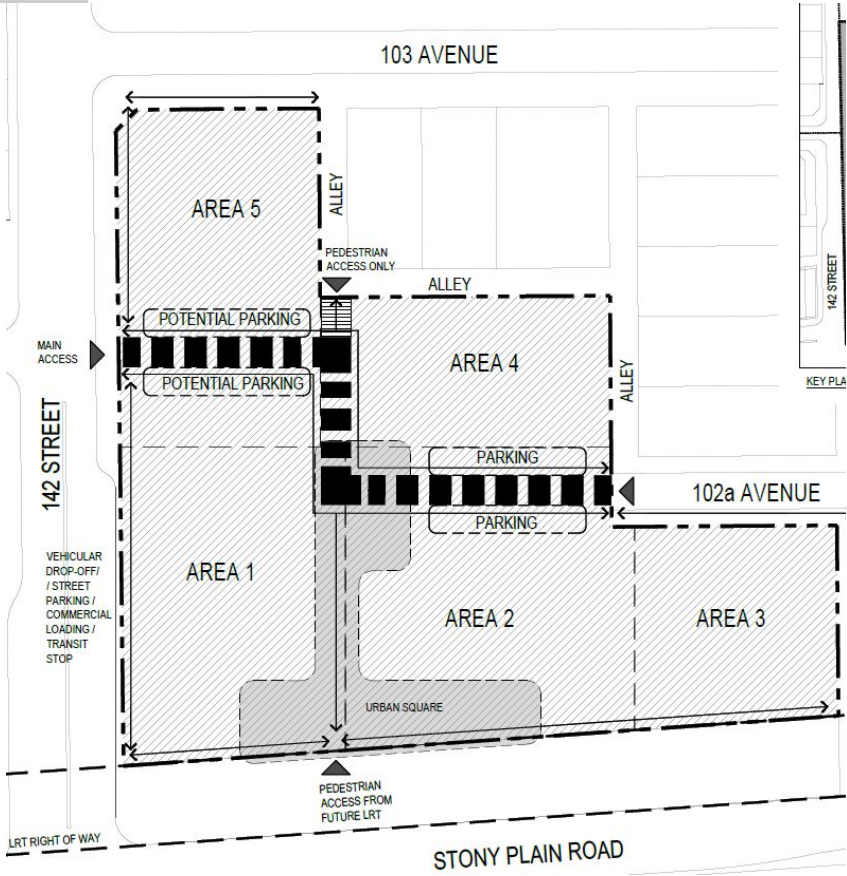


CURRENT DC2



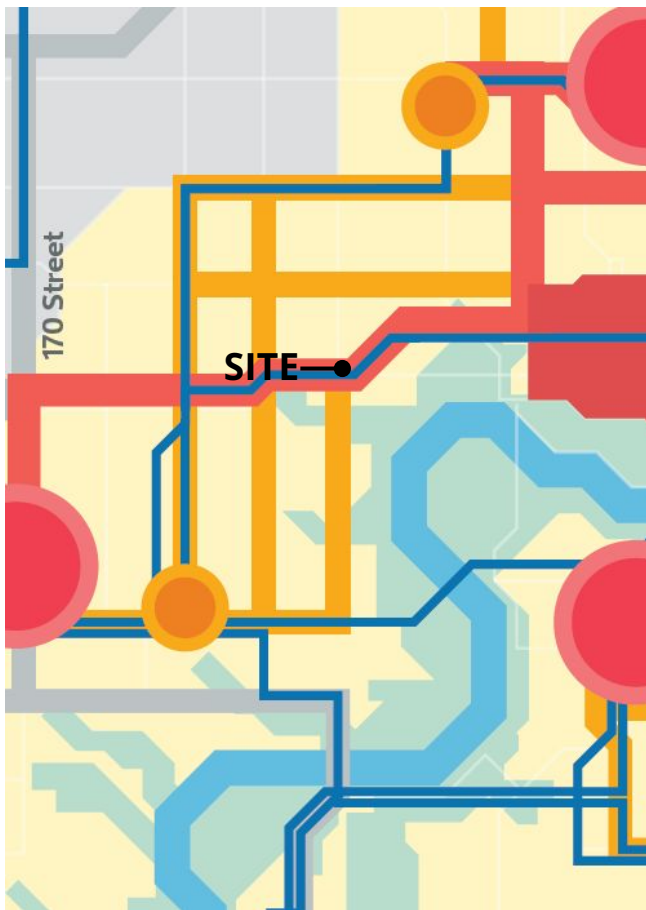
PROPOSED DC

# 5 PROPOSED ZONING

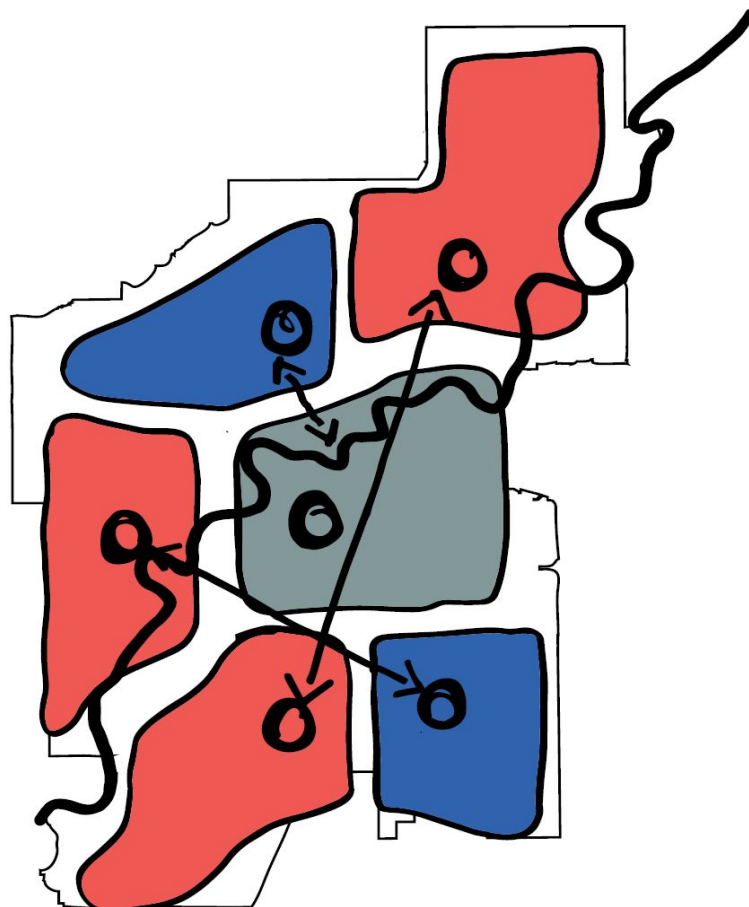


SITE PLAN

REGULATION	DC2 Current Zoning	DC Proposed Zoning
<b>Uses</b>	Mixed Use	Mixed Use (adding Cannabis Retail Store, Custom Manufacturing, Park, Special Event, Transit Facility)
<b>Height</b>	Area 4 - 15 m Area 5 - 45 m	Area 4 - 23 m Area 5 - 23 m
<b>Alley Setback north of Area 4</b>	2.5 m	6.0 m

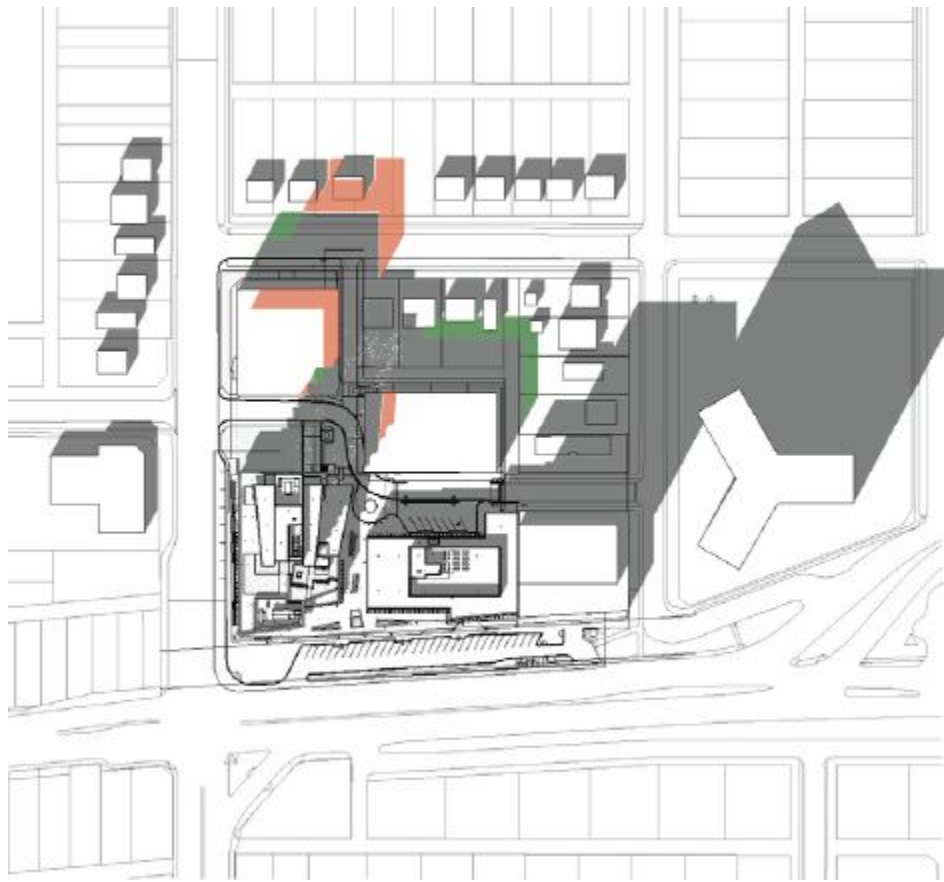


THE CITY PLAN



COMMUNITY OF COMMUNITIES

# 7 SHADOW IMPACT CHANGES

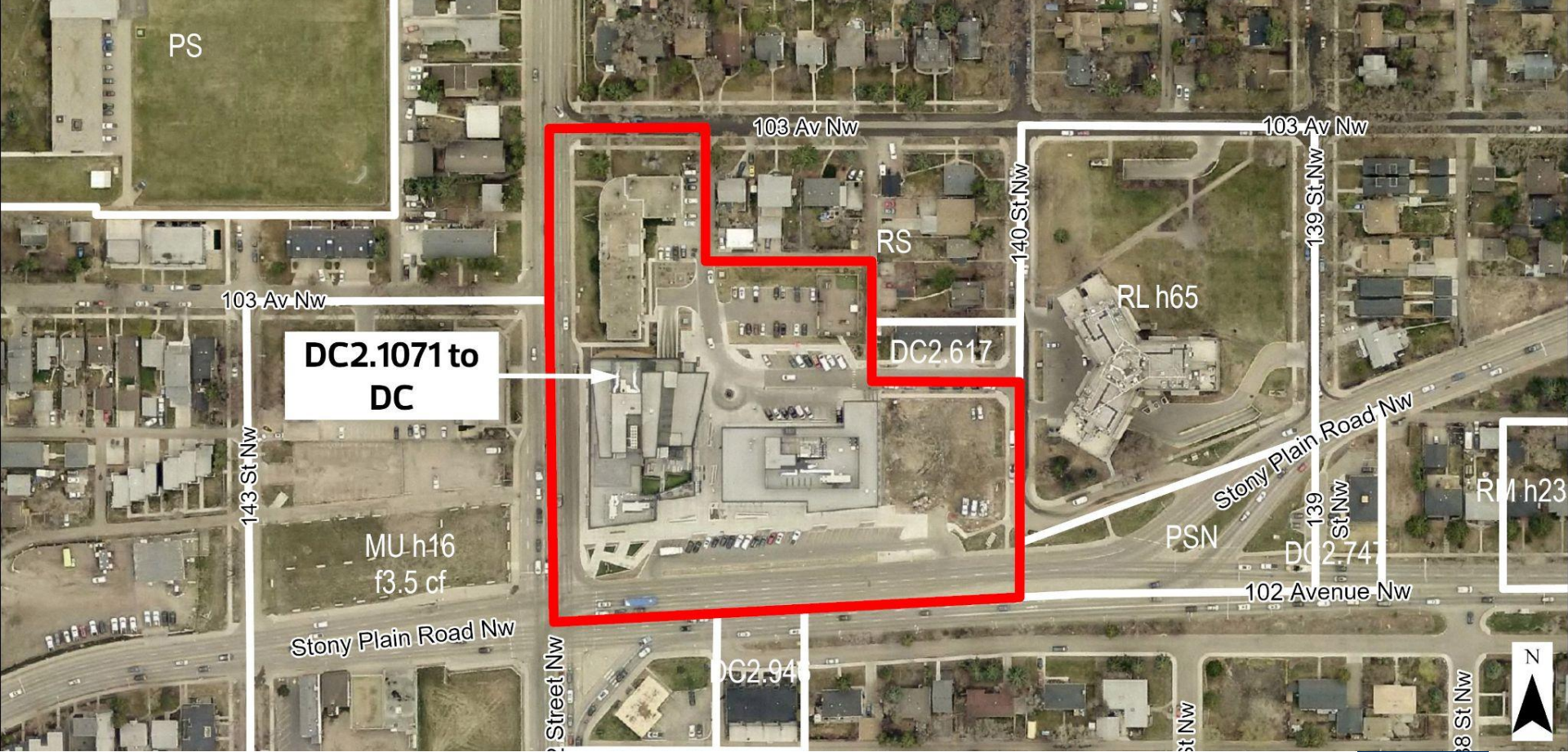


Existing DC2 Shadow  
Removed



Proposed DC Shadow  
Added

MARCH/SEPTEMBER EQUINOX, 1200PM



**DC2.1071 to  
DC**

ADMINISTRATION'S RECOMMENDATION: **APPROVAL**