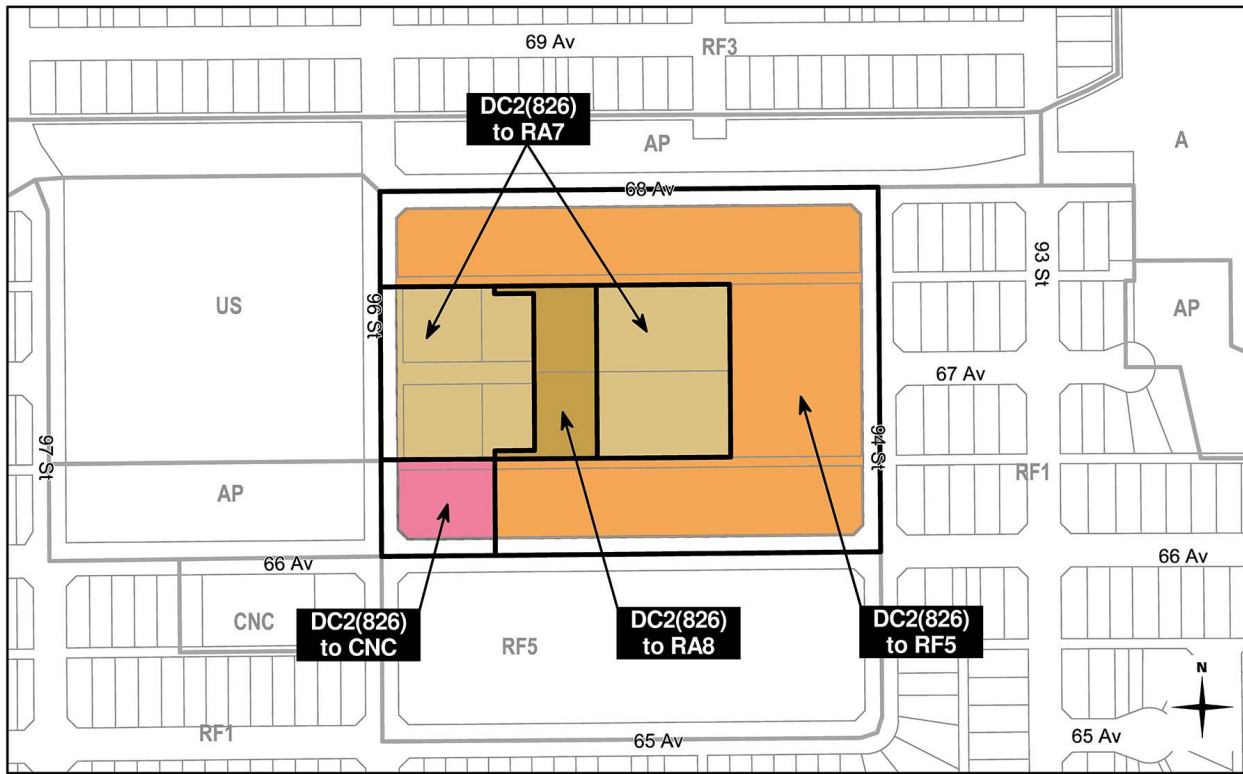




ITEM 3.10

CHARTER BYLAW 19415

HAZELDEAN

September 22, 2020

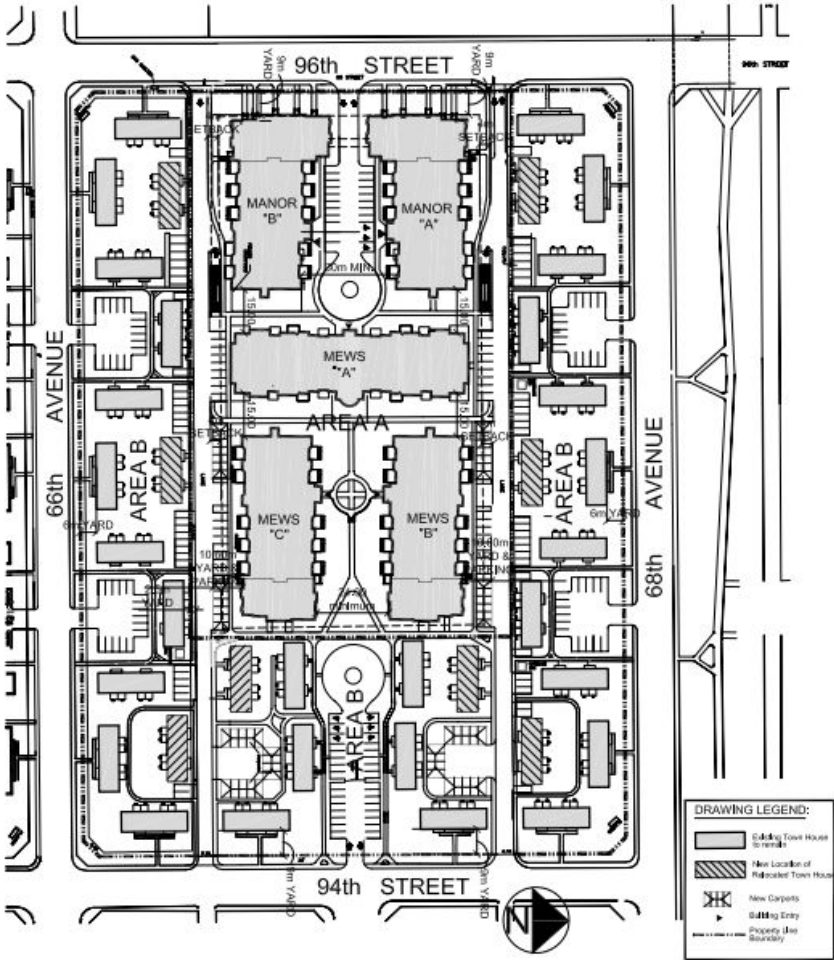
SITE CONTEXT



CURRENT DC2

SOUTHWOODS AT HAZELDEAN VILLAGE

APPENDIX 2A SITE PLAN



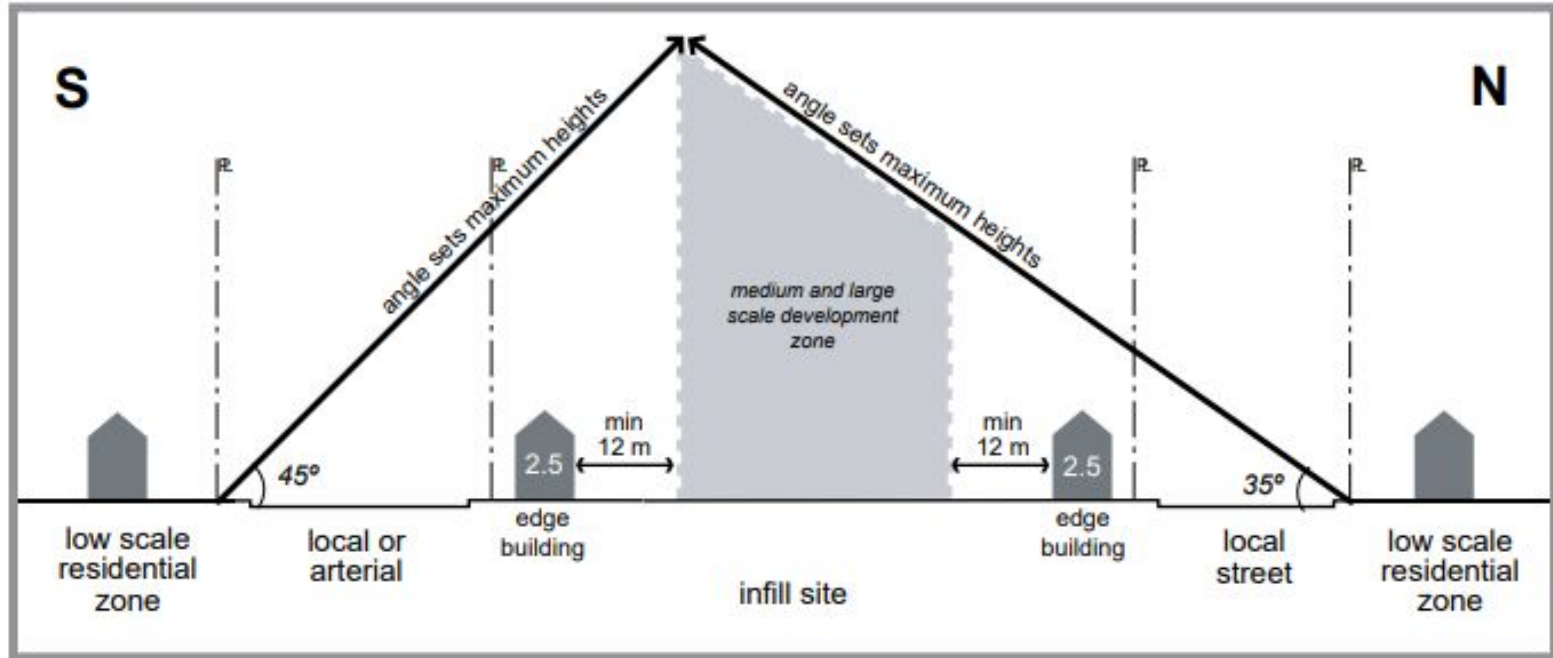
BUILT FORM COMPARISON

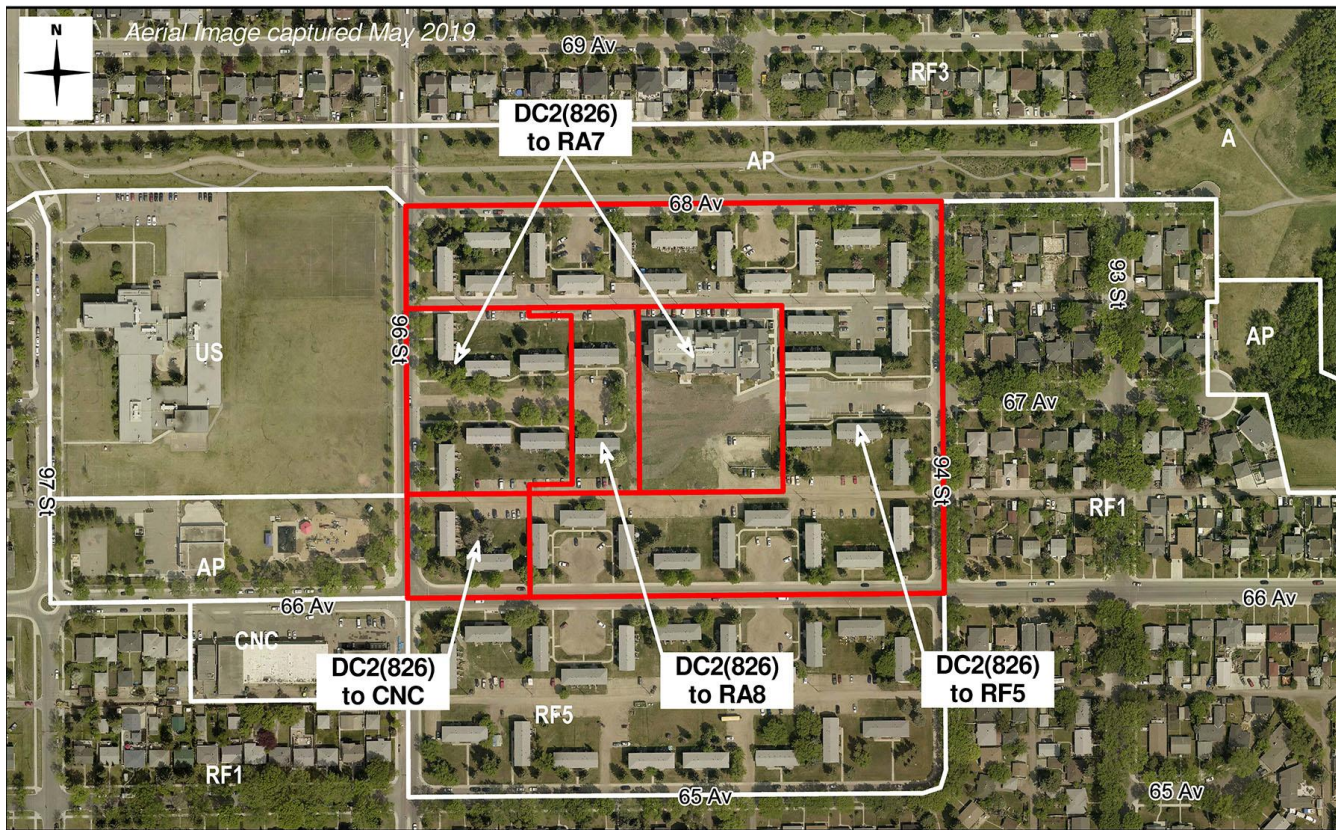
	DC2.826 Area A	RA7 Low Rise Apartment Zone	RA8 Medium Rise Apartment Zone
Height	14 m	14.5 - 16 m	23 m
Maximum Floor Area Ratio	1.4	2.3	3.0
Maximum Units	264 Dwellings	n/a	n/a
Minimum Parking Spaces	329	Open Option Parking	Open Option Parking

	DC2.826 Area B	RF5 Row Housing Zone
Height	9 m	10 m
Maximum Site Coverage	30%	50%
Maximum Units	144 Dwellings	223 Dwellings
Minimum Parking Spaces	204	Open Option Parking

RESIDENTIAL INFILL GUIDELINES

1. Large site surrounded by low scale residential and local streets

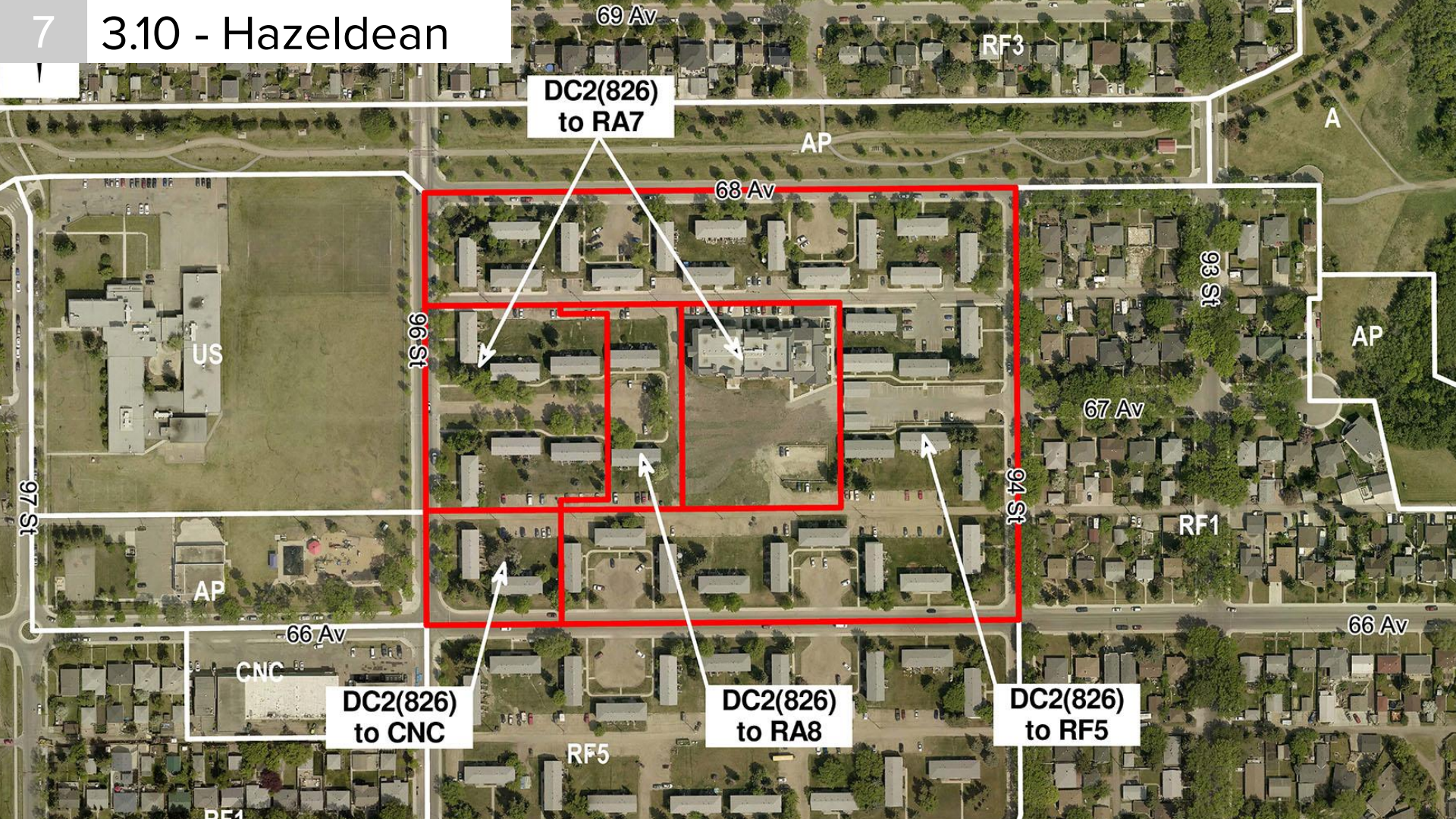




ADMINISTRATION'S
RECOMMENDATION

APPROVAL

7 3.10 - Hazeldean



8 3.10 - Hazeldean

