

ITEM 3.14

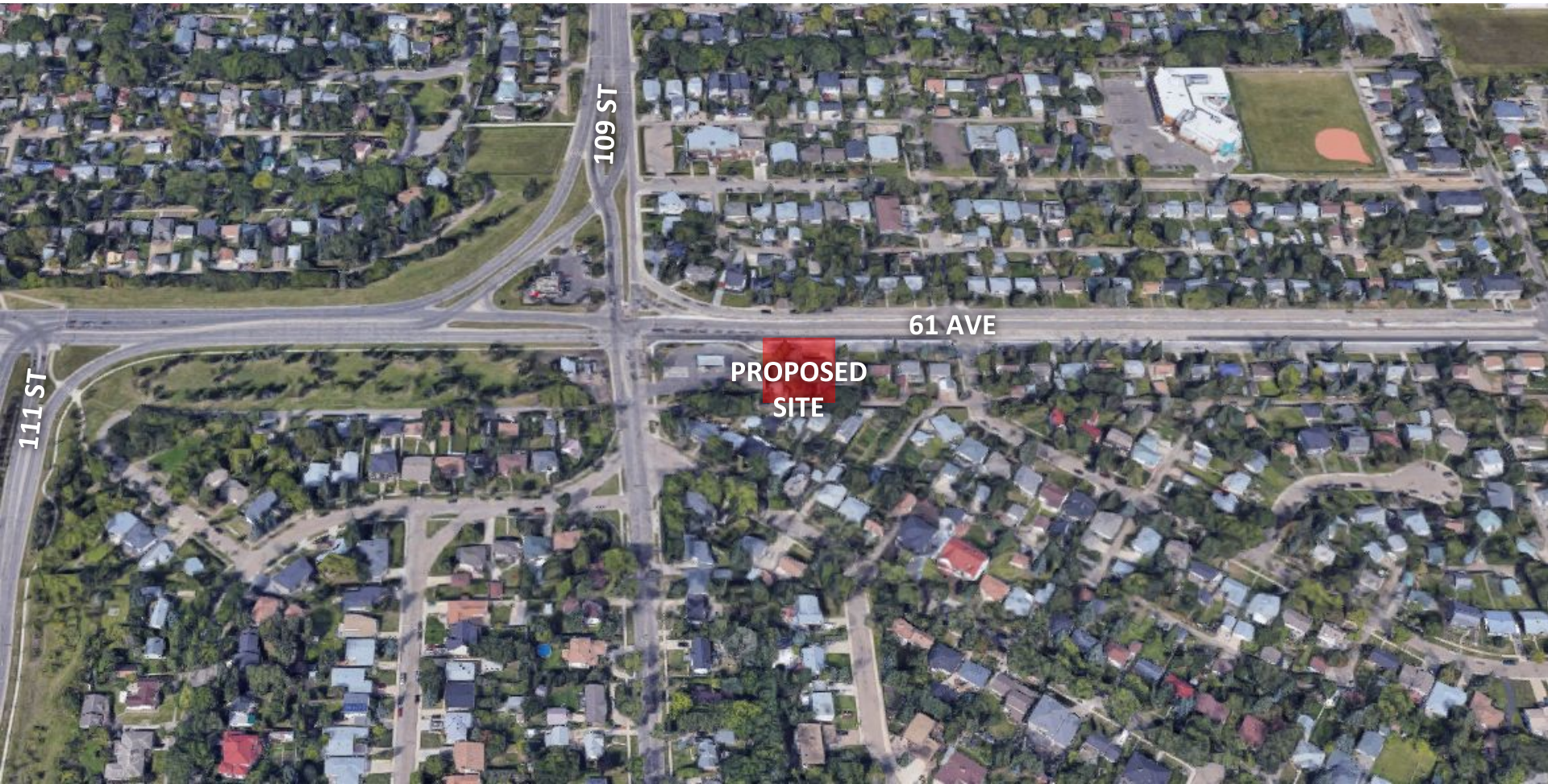
CHARTER BYLAW 19487

PLEASANTVIEW



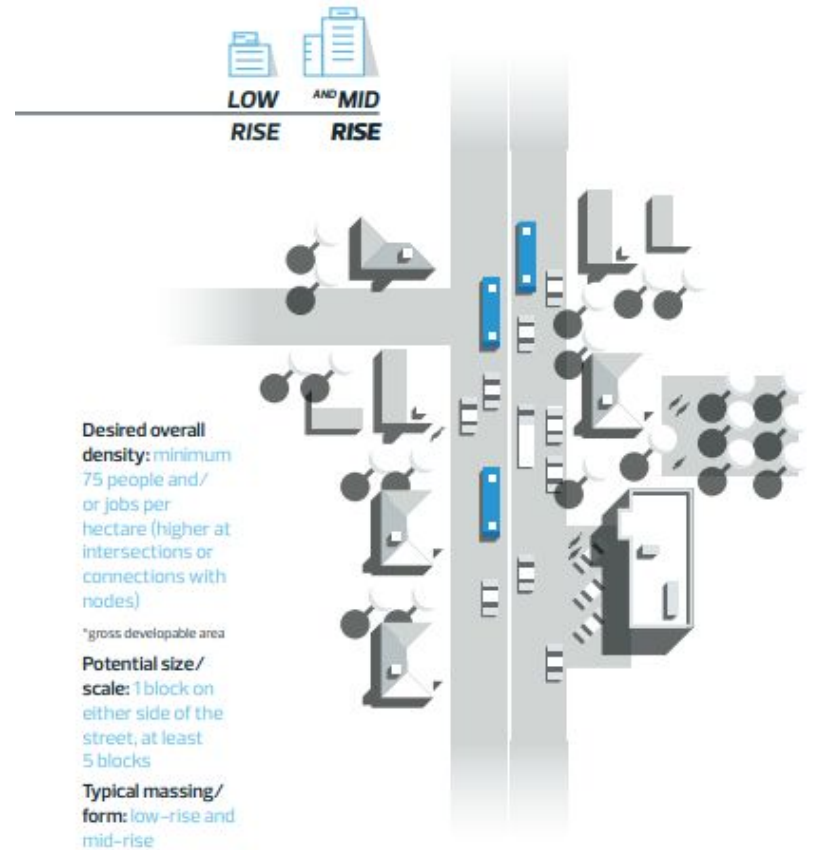
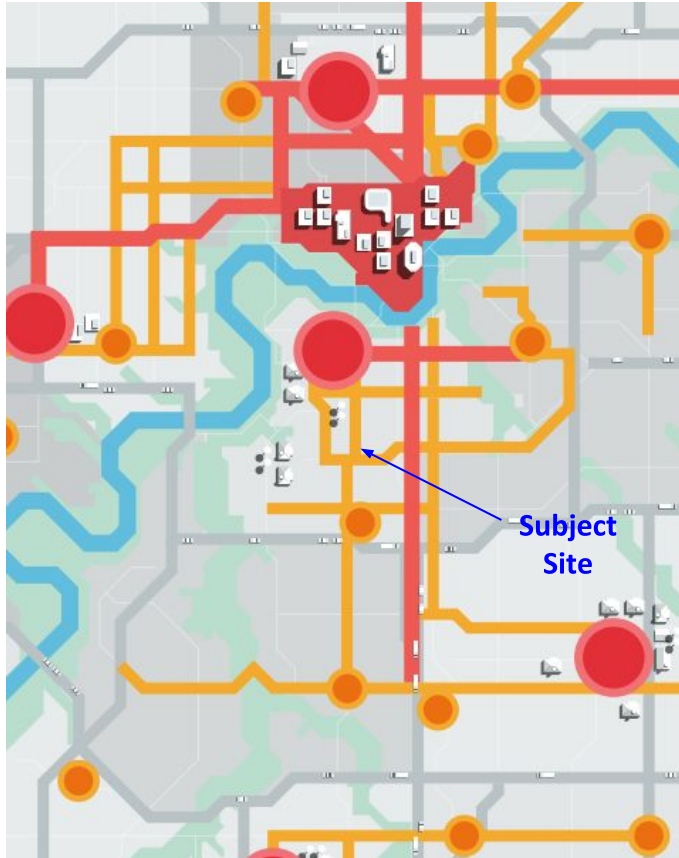
January 26, 2021

SITE CONTEXT



	RF1 Zone <i>Current</i>	CNC Zone <i>Similar</i>	DC2 Provision <i>Proposed</i>
Maximum Height	8.9 m	10.0 m	10.0 m
Maximum Floor Area Ratio (FAR)	N/A	3.0	3.0
Maximum Density	4 principal dwellings	No maximum	No maximum
Minimum Setbacks and Stepbacks			
North	Determined based on adjacent front setback	4.5 m	1.0 m minimum 2.5 m maximum
West	1.2 m	0 m	0 m
South	11.4 m	0 m	0 m
East	1.2 m	3.0 m	3.0 m

4 3.14 - Pleasantview





ADMINISTRATION'S RECOMMENDATION: **APPROVAL**