



ITEMS 3.14 & 3.15
Bylaw 19544
Charter Bylaw 19545

Britannia Youngstown

DEVELOPMENT
SERVICES
February 23, 2021



The Site

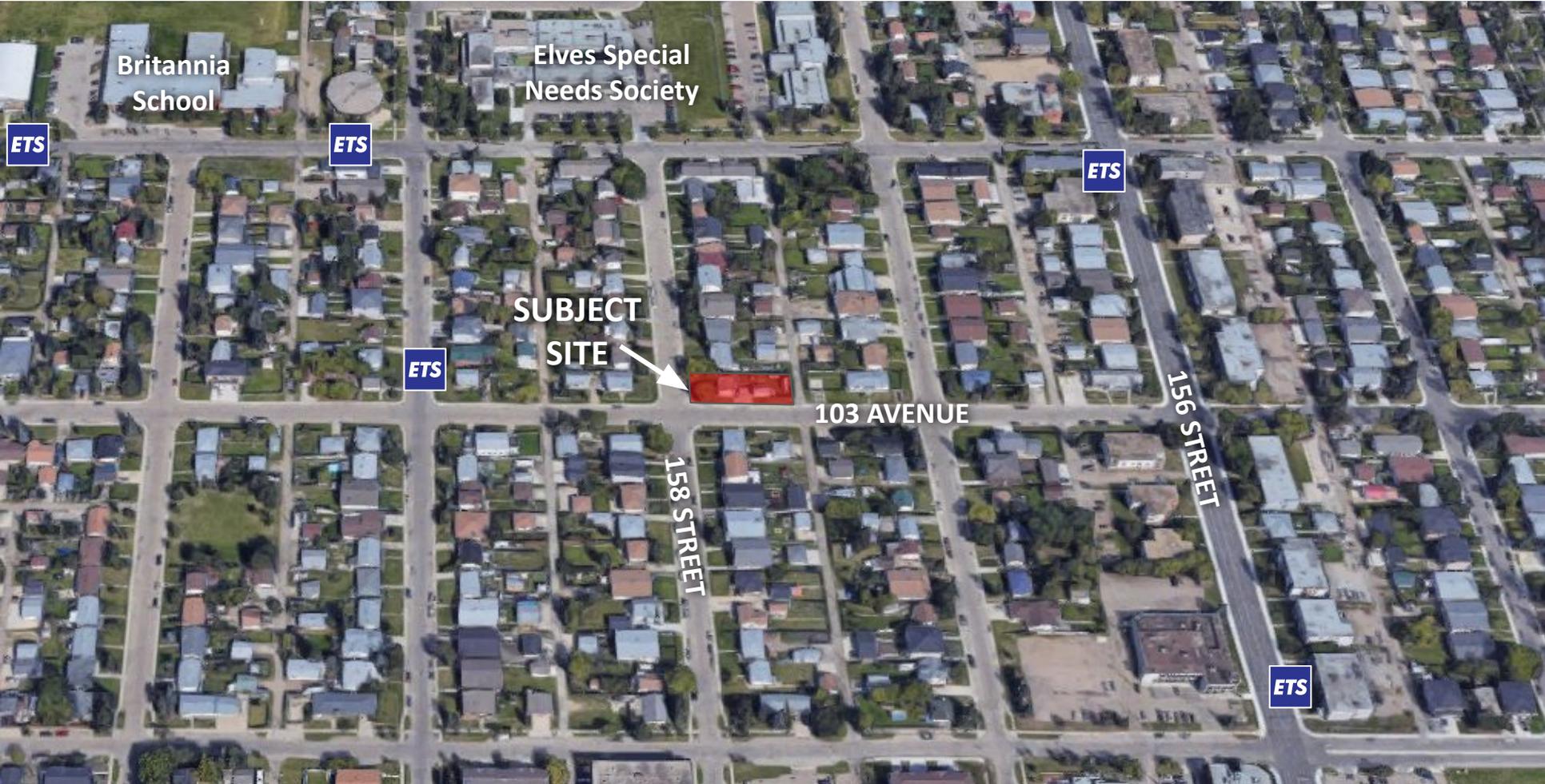


VIEW OF THE SITE LOOKING NORTHEAST



VIEW OF THE SITE LOOKING NORTHWEST

SITE CONTEXT



Britannia School

Elves Special Needs Society

SUBJECT SITE

103 AVENUE

158 STREET

156 STREET

ETS

ETS

ETS

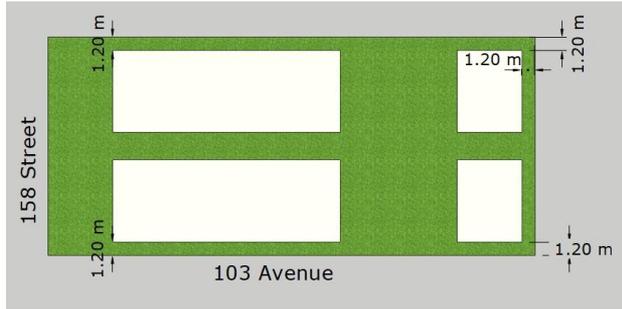
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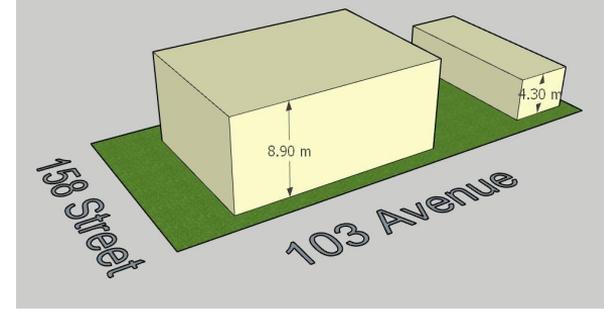
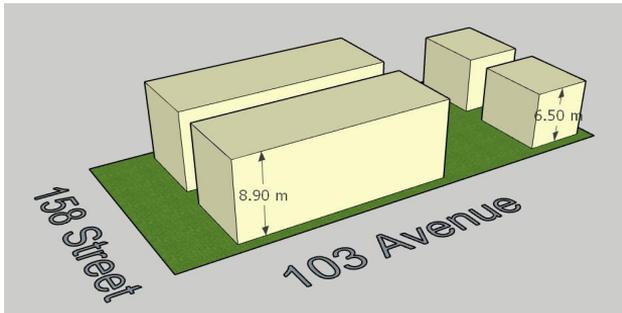
	RF4 <i>Current</i>	RF4 <i>Current</i>	RF3 <i>Proposed</i>
<u>Principal Building</u>	Single Detached Housing	Semi-Detached (permitted use)	Multi-Unit Housing
Height	8.9 m	8.9 m	8.9 m
Front Setback	Determined based on adjacent front setback	Determined based on adjacent front setback	Determined based on adjacent front setback
Interior Side Setback	1.2 m	1.2 m	3.0 m
Flanking Side Setback	1.2 m	1.5 m	2.0 m
Rear Setback (40% of Site Depth)	18.1 m	18.1 m	18.1 m
Maximum No. Dwelling Units	Two (2) Principal Dwellings Two (2) Secondary Suites Two (2) Garden Suites	Two (2) Principal Dwellings Two (2) Secondary Suites Two (2) Garden Suites	Four (4) Principal Dwellings Four (4) Secondary Suites Four (4) Garden Suites
<u>Accessory Building</u>	Garden Suite ¹	Detached Garage	Detached Garage
Height	6.5 m	4.3 m	4.3 m
Interior Side Setback	1.2 m	0.9 m	0.9 m
Flanking Side Setback	1.2 m	1.5 m	2.0 m
Rear Setback	1.2 m	1.2 m	1.2 m

RF4 & RF3 Comparison

POTENTIAL RF4 BUILT FORM



POTENTIAL RF3 BUILT FORM





ADMINISTRATION'S RECOMMENDATION: **APPROVAL**