

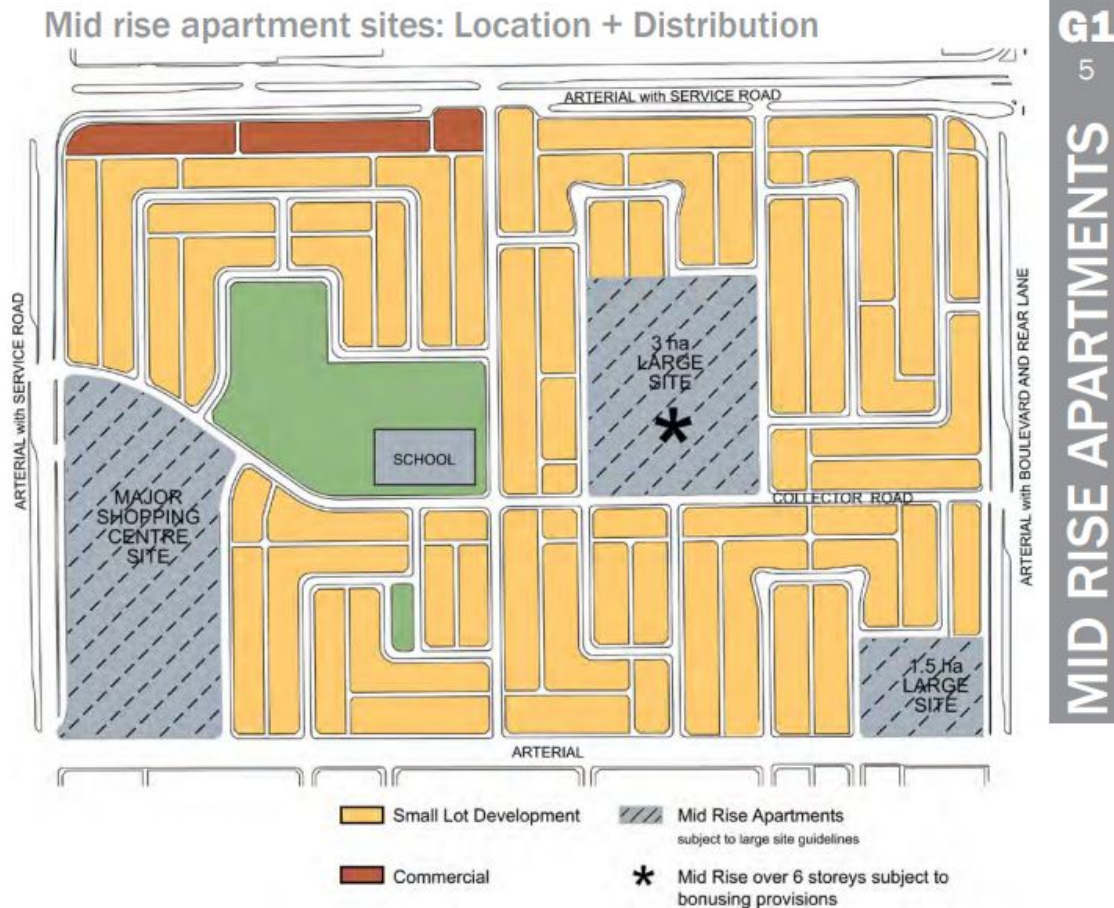
Charter Bylaw 19651

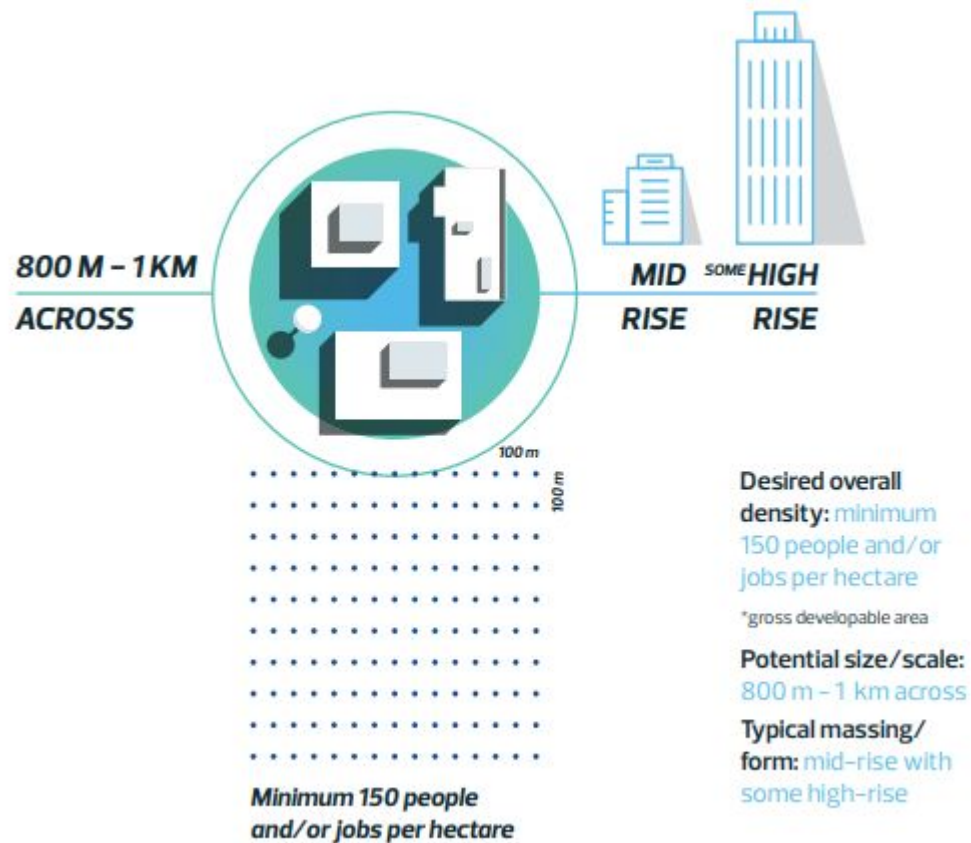




3.11 - Woodcroft

	RF1 Zone <i>Current</i>	RF3 Zone <i>Current</i>	RA7 Zone <i>Proposed</i>
Maximum Height	8.9 m	8.9 m	14.5 m flat roof/ 16.0 m pitched roof
Maximum Floor Area Ratio (FAR)	n/a	n/a	2.3
Maximum Density	Two (2) Principal Dwellings Two (2) Secondary Suites Two (2) Garden Suites	Six (6) Principal Dwellings Six (6) Secondary Suites Six (6) Garden Suites	No maximum
Minimum Setbacks and Stepbacks			
North	Determined based on adjacent front setback	Determined based on adjacent front setback	4.5 m
West	1.2 m	1.2 m	1.2 m 3.0 m above 10.0 m
South	15.2 m 40% of Site Depth	15.2 m 40% of Site Depth	7.5 m
East	n/a	2.0 m	1.2 m 3.0 m above 10.0 m







ADMINISTRATION'S RECOMMENDATION: **APPROVAL**