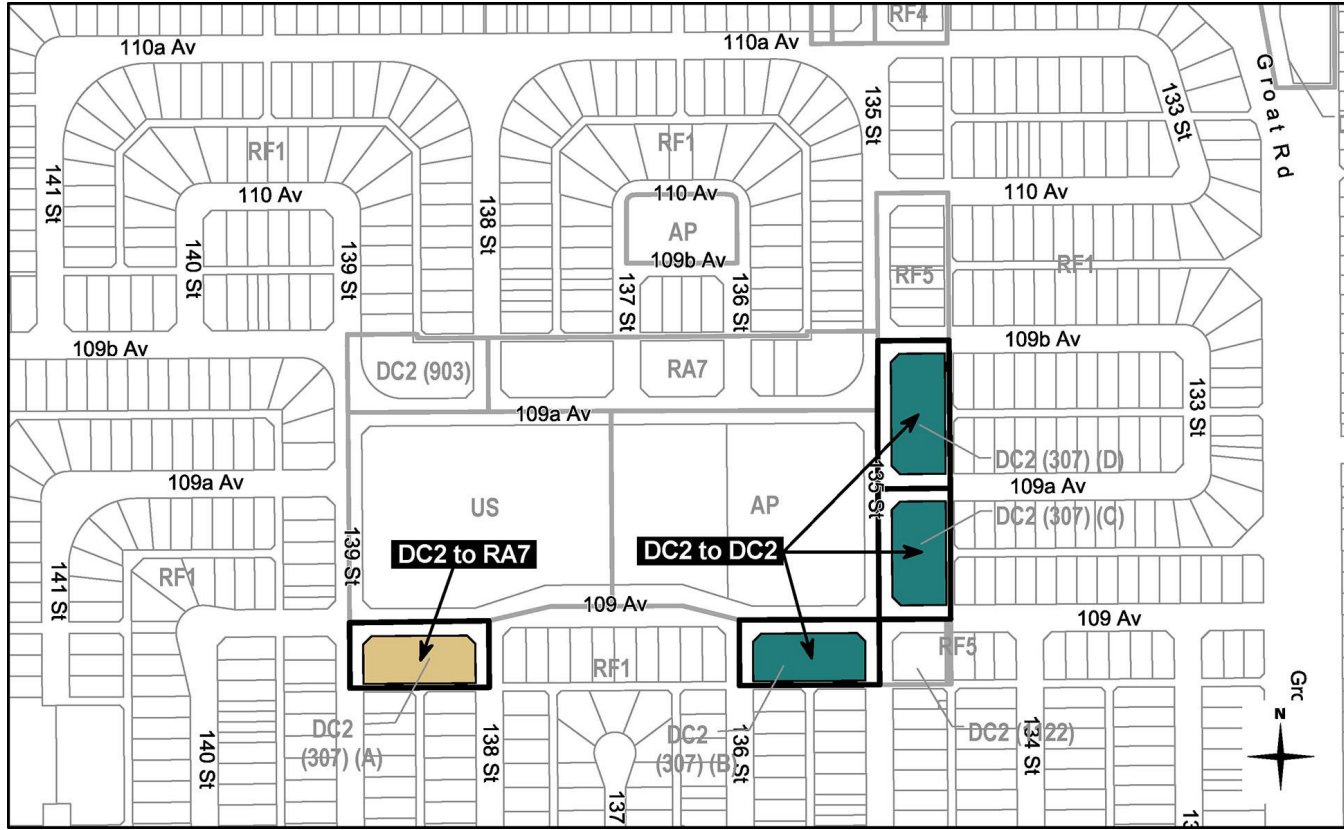
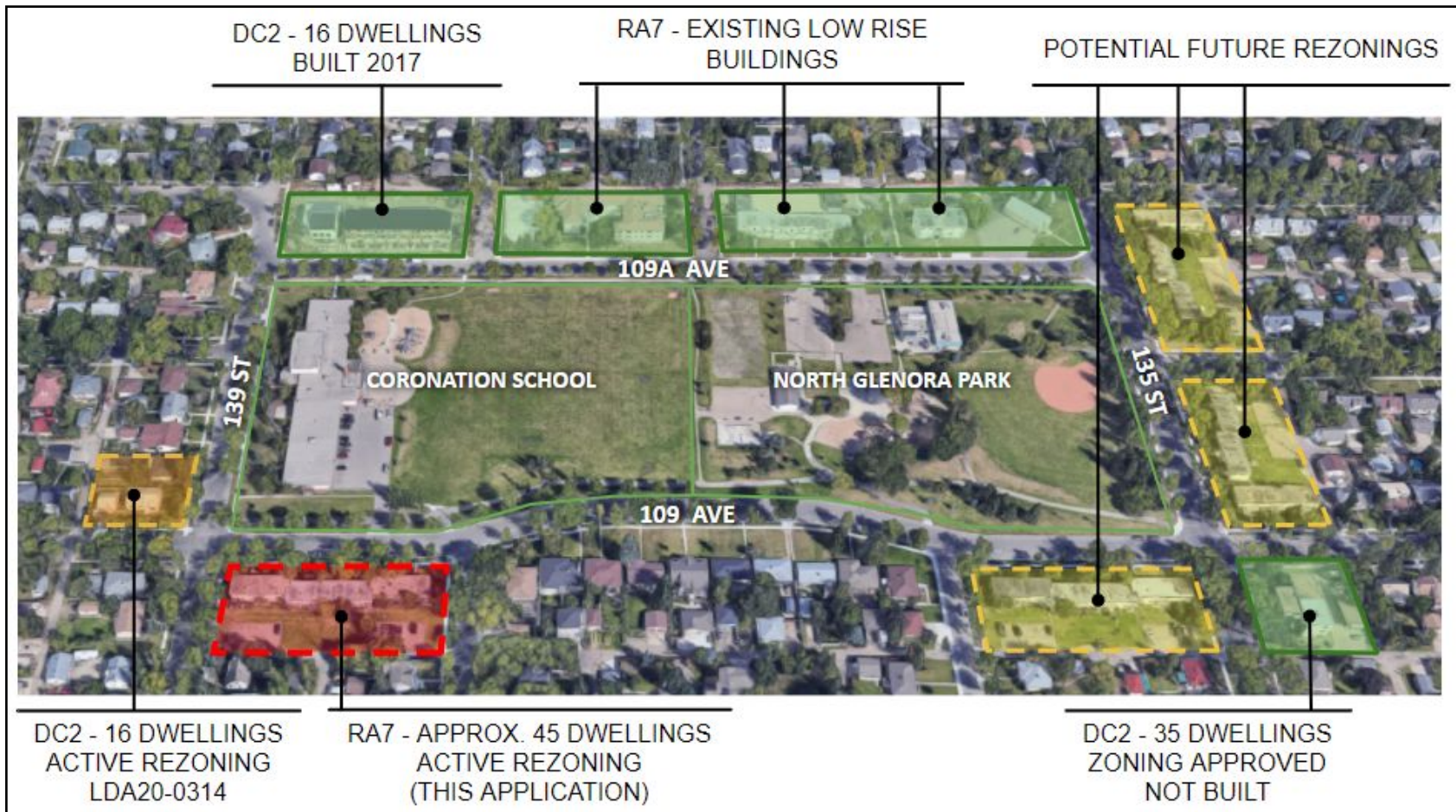


1 3.16 - North Glenora

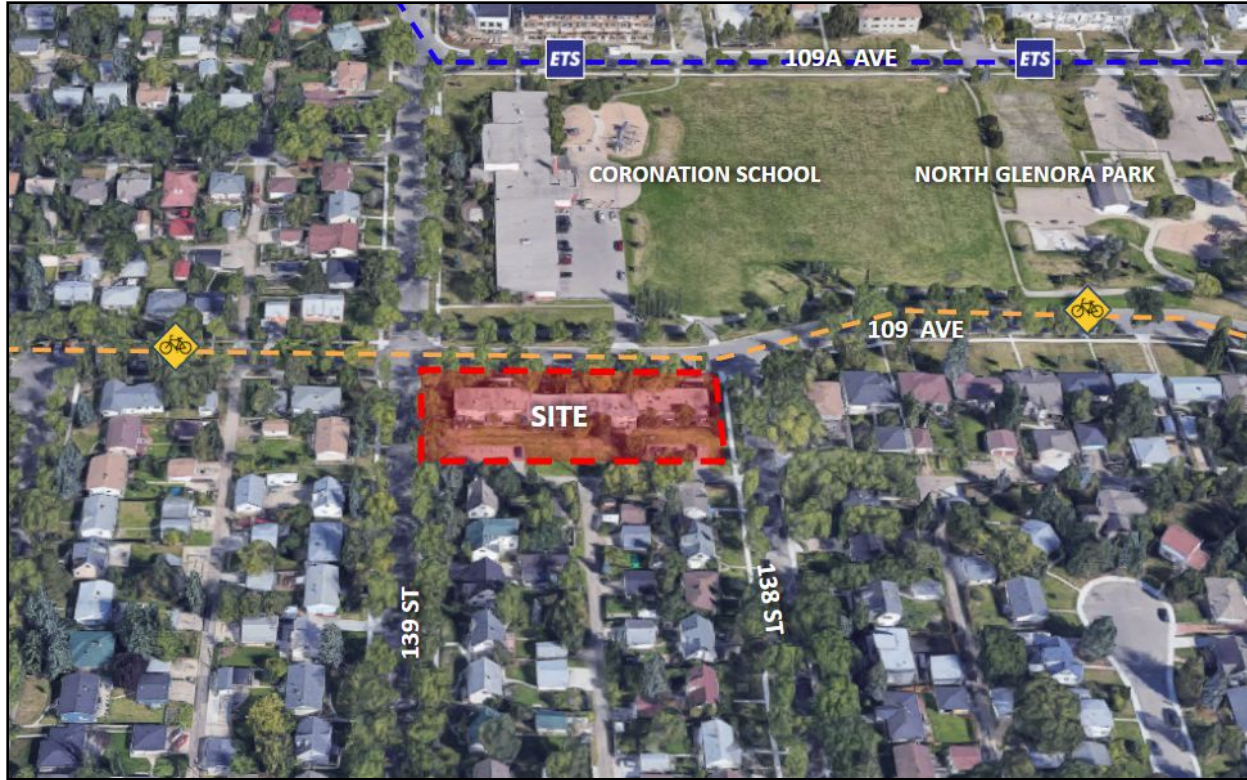


Charter Bylaw 19660

3.16 - North Glenora

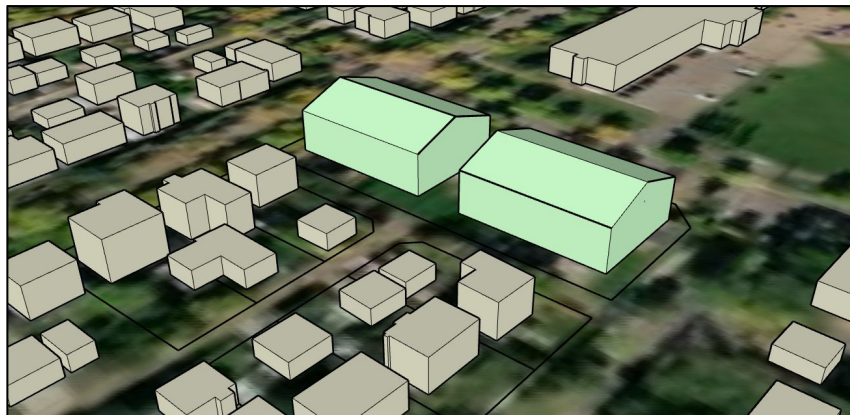


3 3.16 - North Glenora

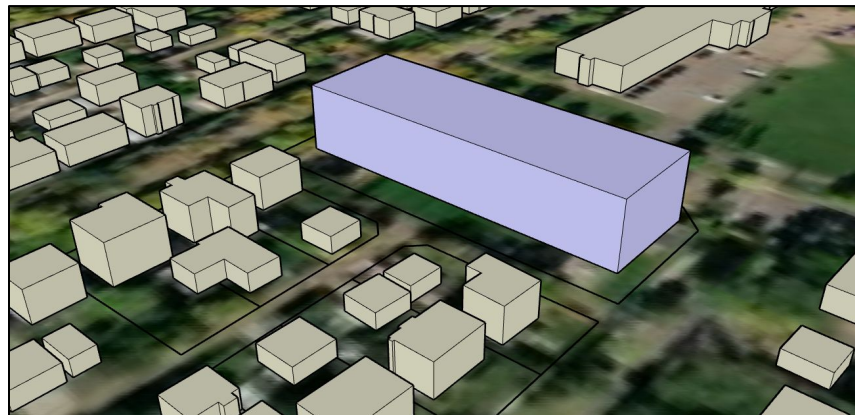


4 3.16 - North Glenora

REGULATION	CURRENT DC2 (307-A)	PROPOSED RA7
Height	13 m (3 storeys) - sloped roof	14.5 m - flat roof 16.0 m - sloped roof (approximately 4 storeys)
Floor Area Ratio	1.5	2.3 - 2.5
Number of Dwellings	36	13 minimum, no maximum
Setbacks		
North	6.0 m	4.5 m
South	6.0 m	7.5 m
West & East	4.5 m	4.5 m

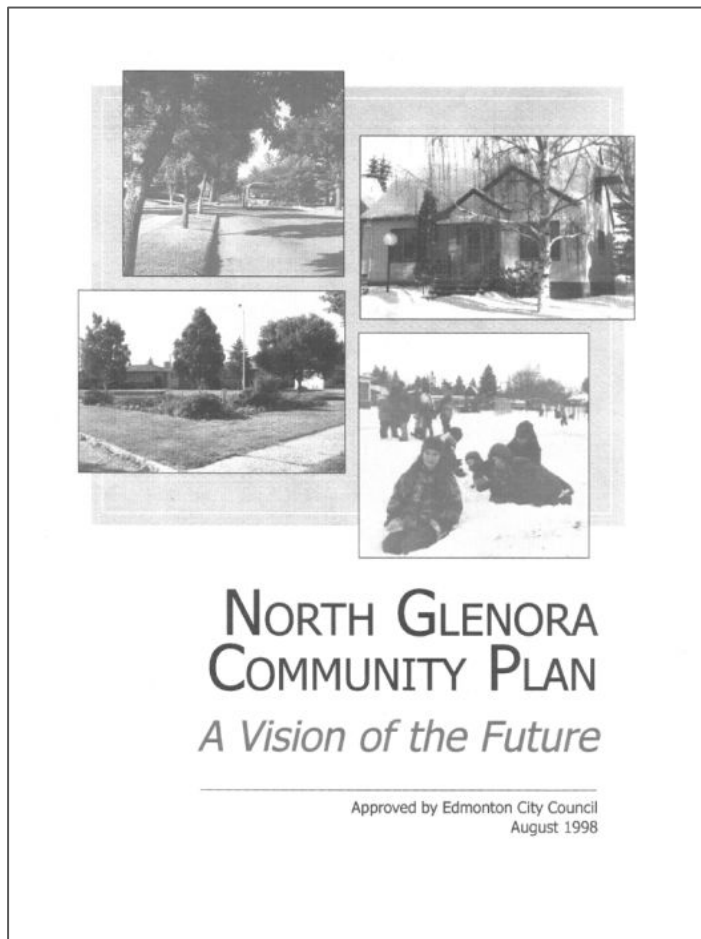


Current DC2 - Looking Northwest

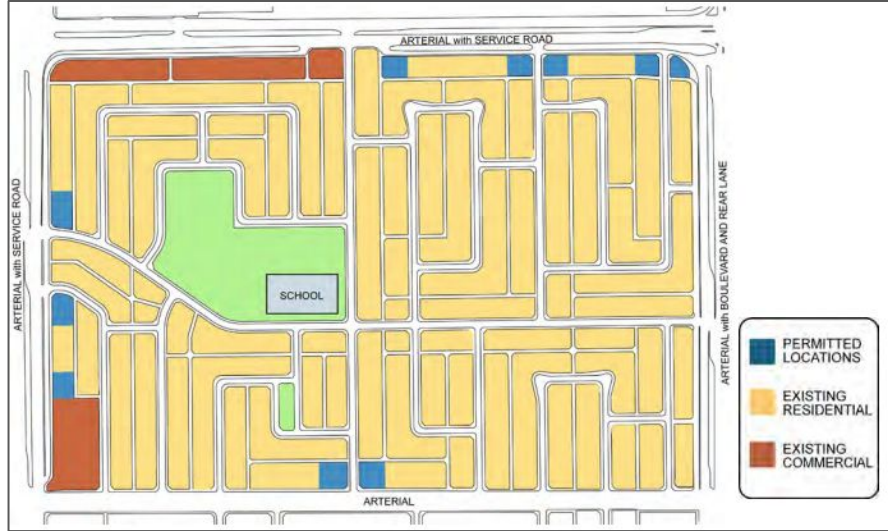


Proposed RA7 - Looking Northwest

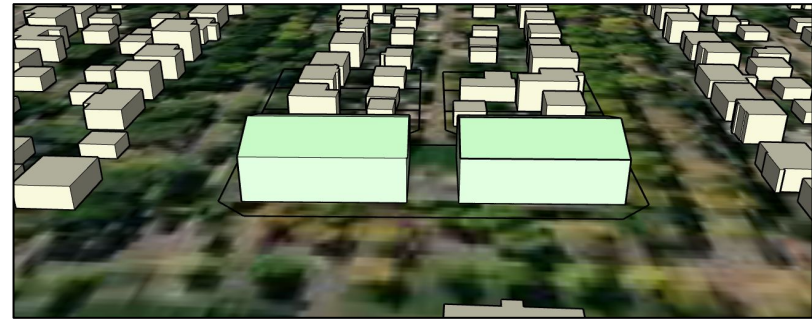
3.16 - North Glenora



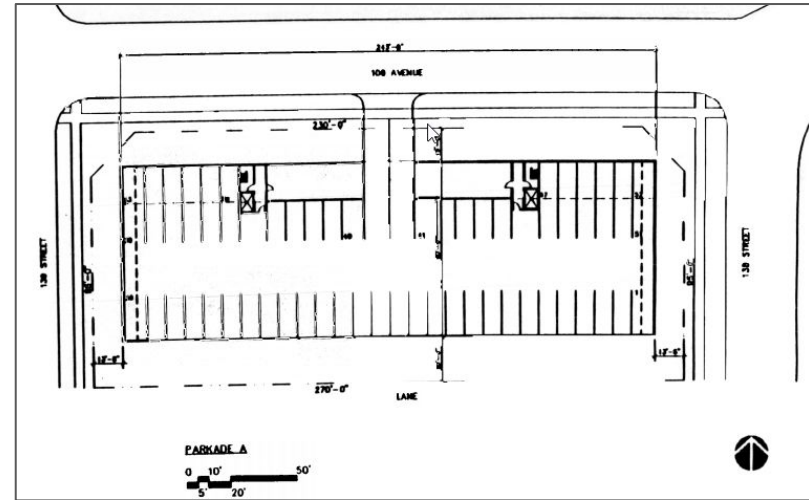
6 3.16 - North Glenora



Recommended Locations for Low Rise Apartments (blue)

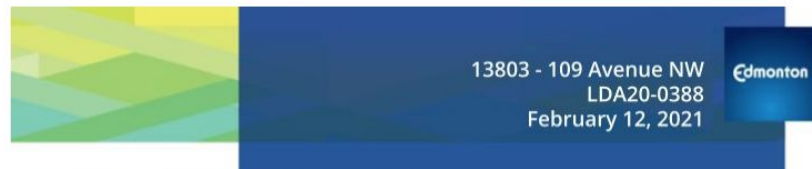


Massing of Existing DC2 Provision Showing Break in 109 Avenue NW Facade



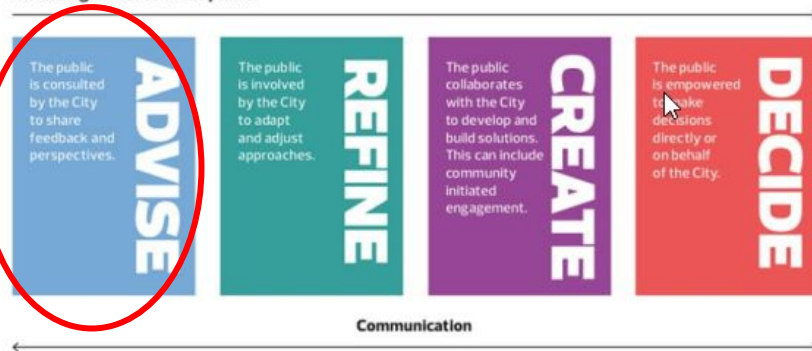
Existing DC2 Provision Appendix Showing Vehicle Access from 109 Avenue NW

7 3.16 - North Glenora



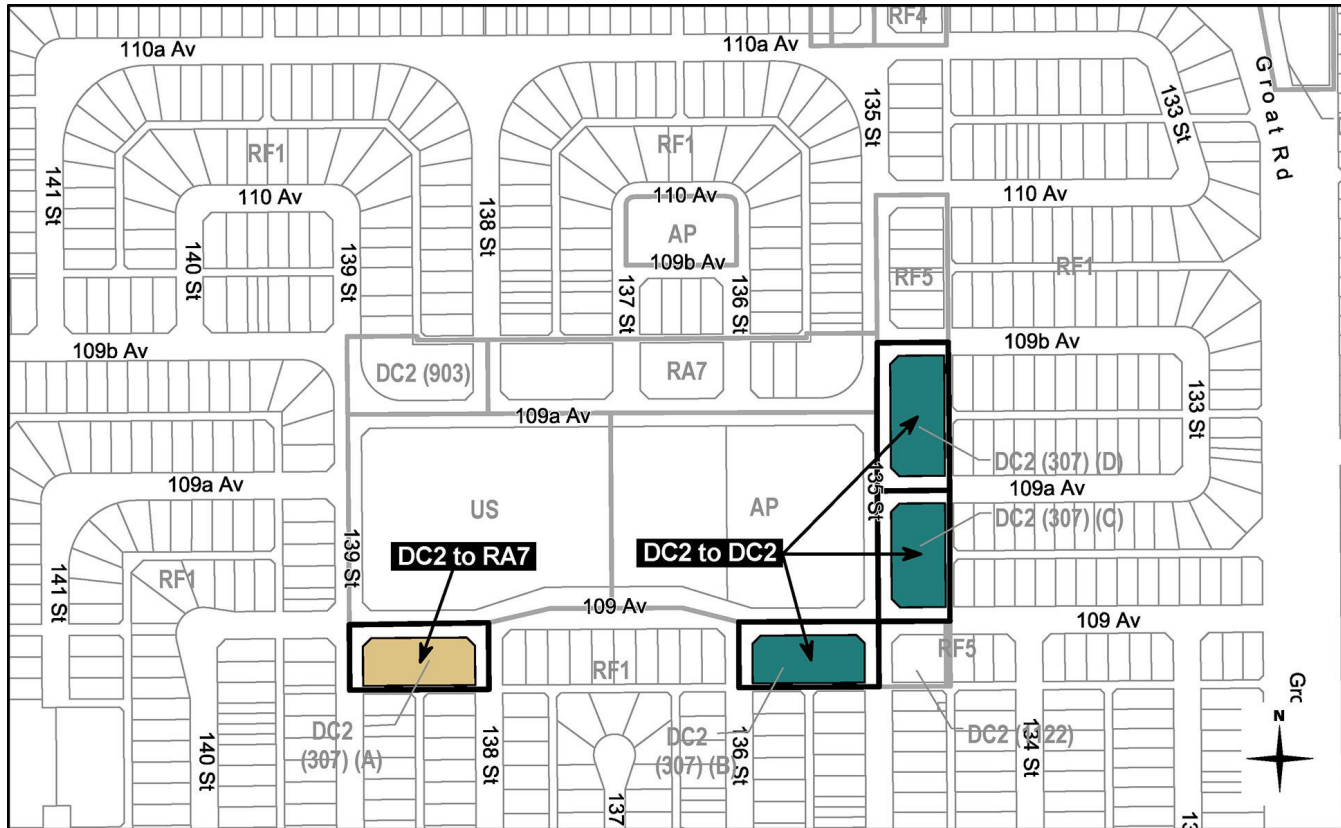
ZONING COMPARISON DOCUMENT

Increasing influence of the public



	Current DC2.307-A	Proposed RA7
Looking Southeast		
Looking South		
Looking Northwest		
Ground level looking southwest		

3.16 - North Glenora



ADMINISTRATION'S RECOMMENDATION: **APPROVAL**