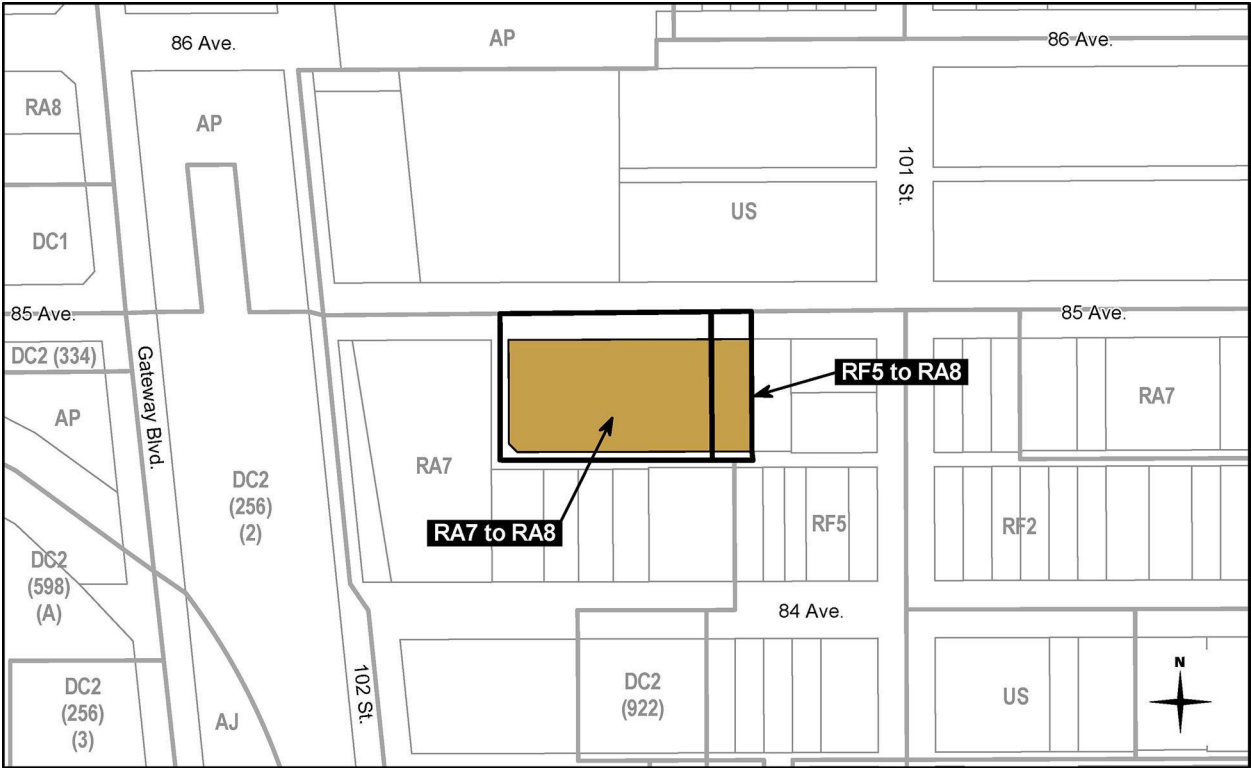


1 3.20 & 3.21 - Strathcona

Bylaw 19597

Charter Bylaw 19598



2 3.20 & 3.21 - Strathcona



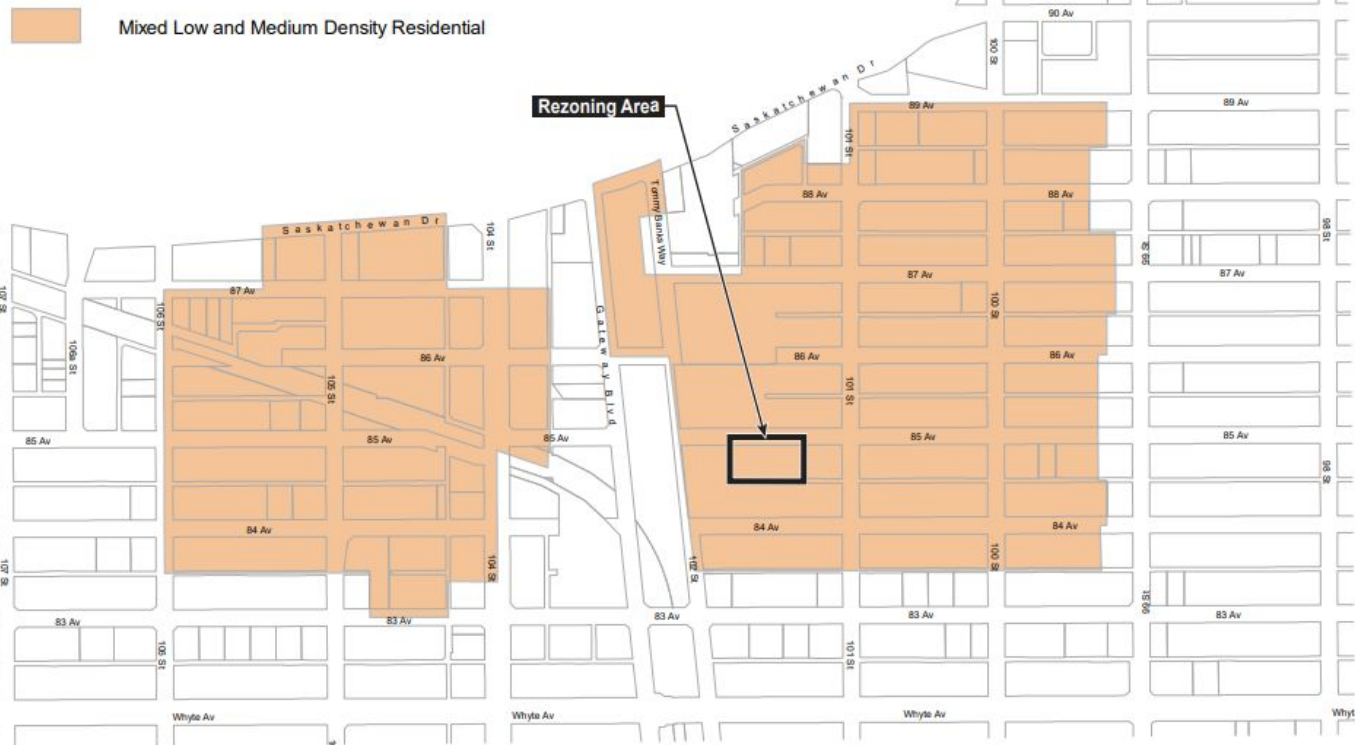
3 3.20 & 3.21 - Strathcona

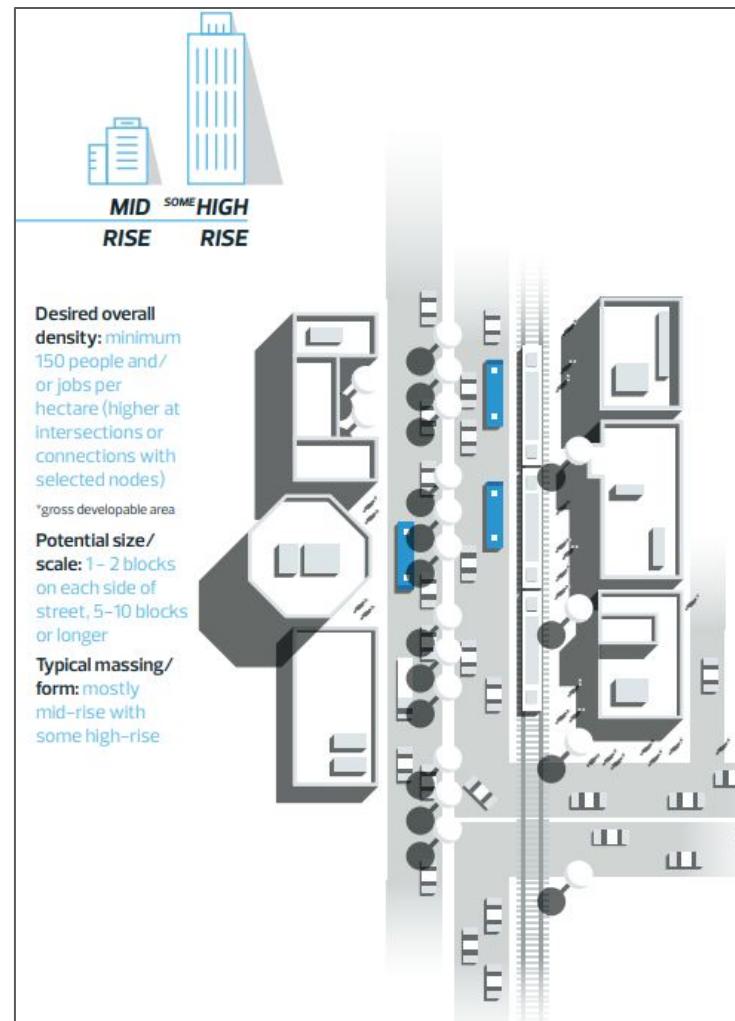


STRATHCONA

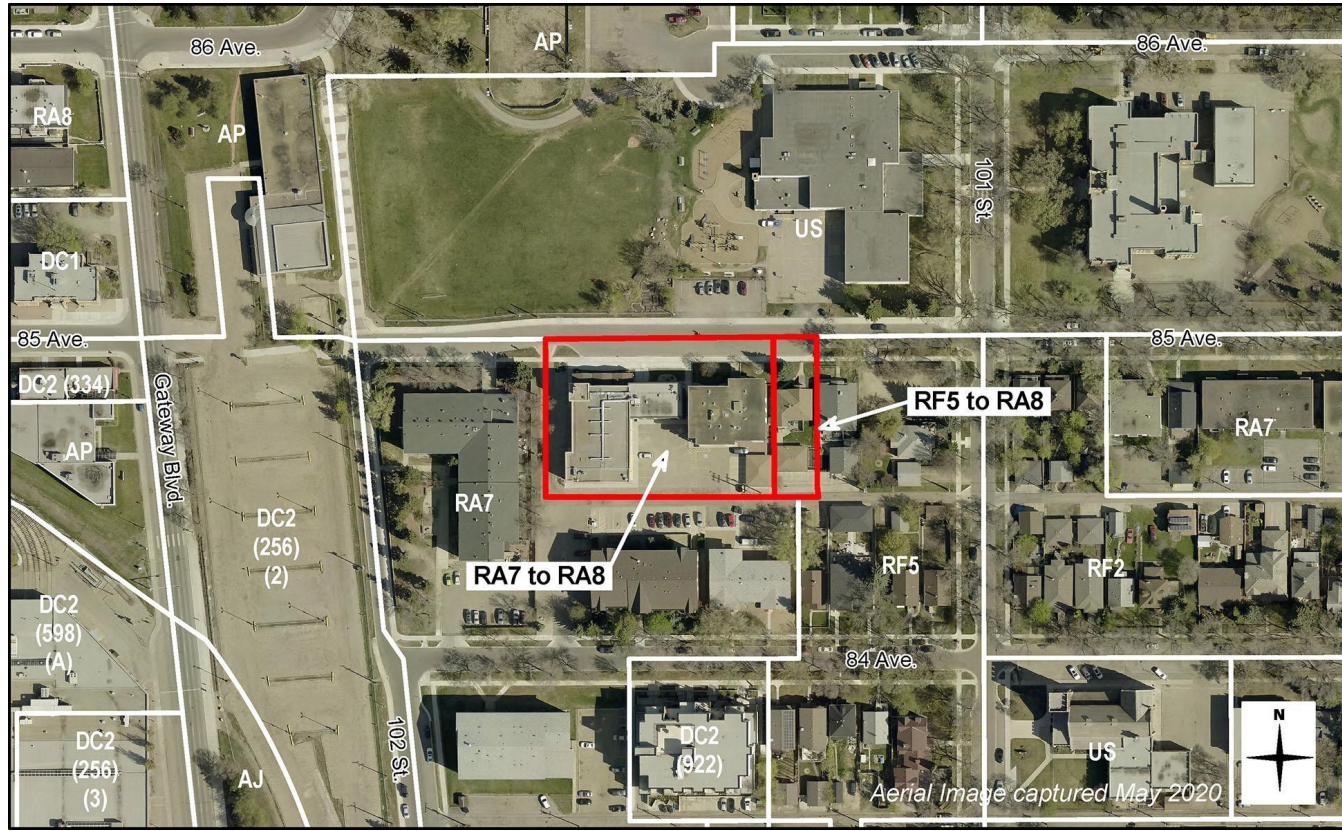
Area Redevelopment Plan

Figure 2





6 3.20 & 3.21 - Strathcona



ADMINISTRATION'S RECOMMENDATION: **APPROVAL**

7 3.20 & 3.21 - Strathcona

	RF5 Zone <i>Current</i>	RA7 Zone <i>Current</i>	RA8 Zone <i>Proposed</i>
Maximum Height	10 m	14.5 m flat roof/ 16.0 m pitched roof	23.0 m
Maximum Floor Area Ratio (FAR)	n/a	2.3	3.0
Maximum Density	Four (4) Principal Dwellings Four (4) Secondary Suites Four (4) Garden Suites	No maximum	No maximum
Minimum Setbacks and Stepbacks			
North	Determined based on adjacent front setback	4.5 m	4.5 m
West	1.2 m	1.2 m 3.0 m above 10.0 m	1.2 m 3.0 m above 10.0 m
South	15.8 m	7.5 m	7.5 m
East	1.2 m	1.2 m 3.0 m above 10.0 m	1.2 m 3.0 m above 10.0 m