

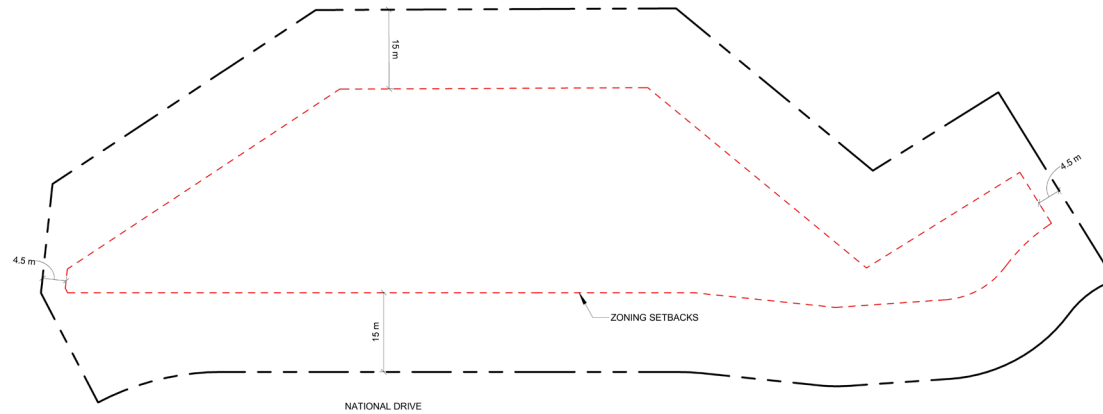


## Site & Neighbourhood Context



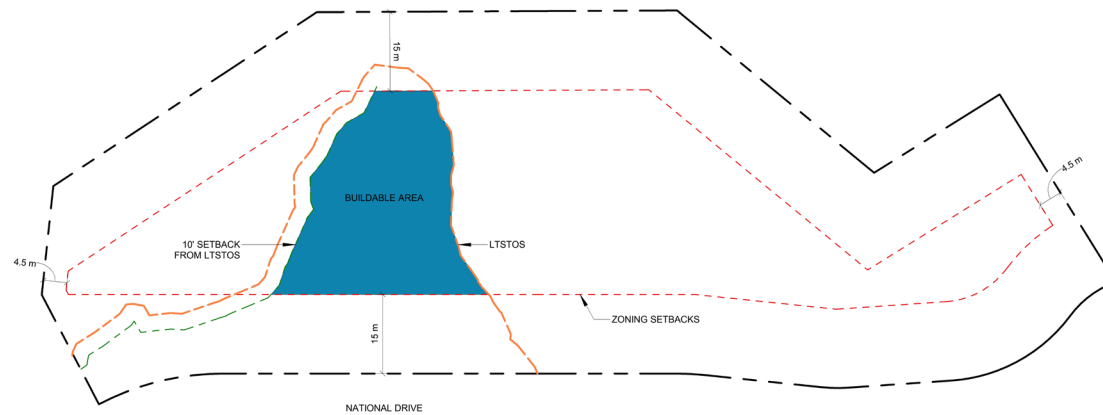


### Lot Area vs. Buildable Area



LOT AREA  
**= 11,077.67m<sup>2</sup>**  
**(2.73 acre)**

Fig. 1 – Site with zoning setbacks



BUILDABLE AREA WITHIN  
ZONING AND TRCA  
SETBACKS  
**= 1,010m<sup>2</sup>**  
(9% of the lot area)

The minimum lot area  
in ER and RR Zones is  
4,000m<sup>2</sup>  
The buildable area is at  
least 75% smaller than any  
other lot in this  
neighbourhood

Fig. 2 – Buildable area based on zoning setbacks and setbacks from LTSTOS



### Lot Area vs. Buildable Area

- D** LOT AREA = 11,077.68m<sup>2</sup>
- A** AREA WITHIN BUILDABLE ZONING SETBACKS = 4,808.55m<sup>2</sup>
- B** BUILDABLE AREA POST TRCA EVALUATION = 1,010.4m<sup>2</sup>
- C** PROPOSED INCREASED BUILDING AREA = 802m<sup>2</sup>

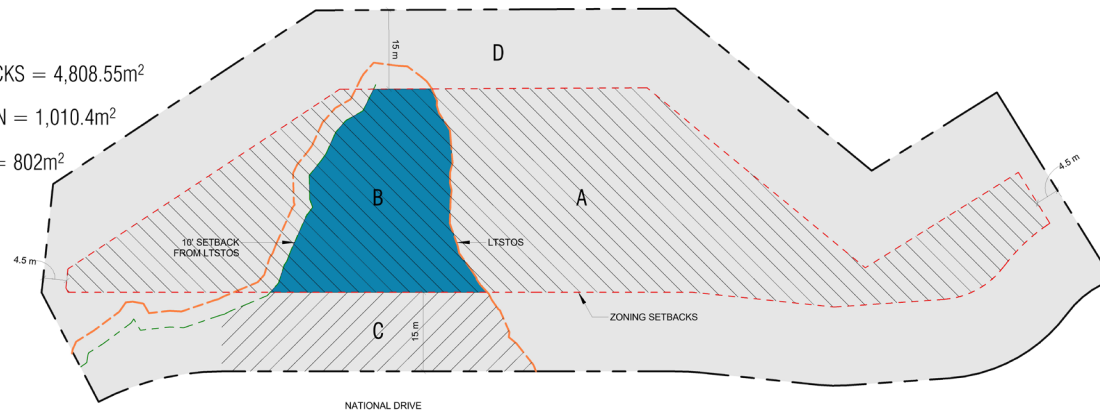


Fig. 3 – Buildable areas on the lot based on zoning setbacks and TRCA setbacks

PROPOSING TO INCREASE BUILDABLE AREA  
**B+C = 1,812m<sup>2</sup>**

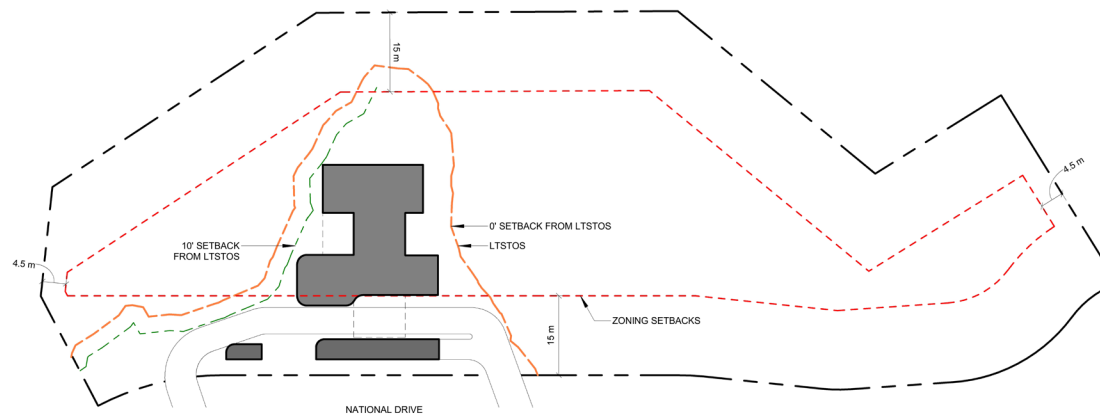


Fig. 4 – Proposed development on lot with zoning and TRCA setbacks

LOT COVERAGE = 6.28%  
(<3.72% Less than max allowable)

BUILDING HEIGHT = 8.15M  
(1.35m Less than max allowable)

FRONT YARD LANDSCAPING = 94%  
(44% More than min. Requirement)





## Requested Variance

### 1. ~~Zoning By-law 001-2021 Section 7.2.2~~

- A minimum front yard setback of 15.0m is required
- The proposed front yard setback is 3.0m to an enclosed ramp and stair structure and 2.33m to below grade structure.

**Previously 1.2m**

Addressed comments received from development and urban planning staff.

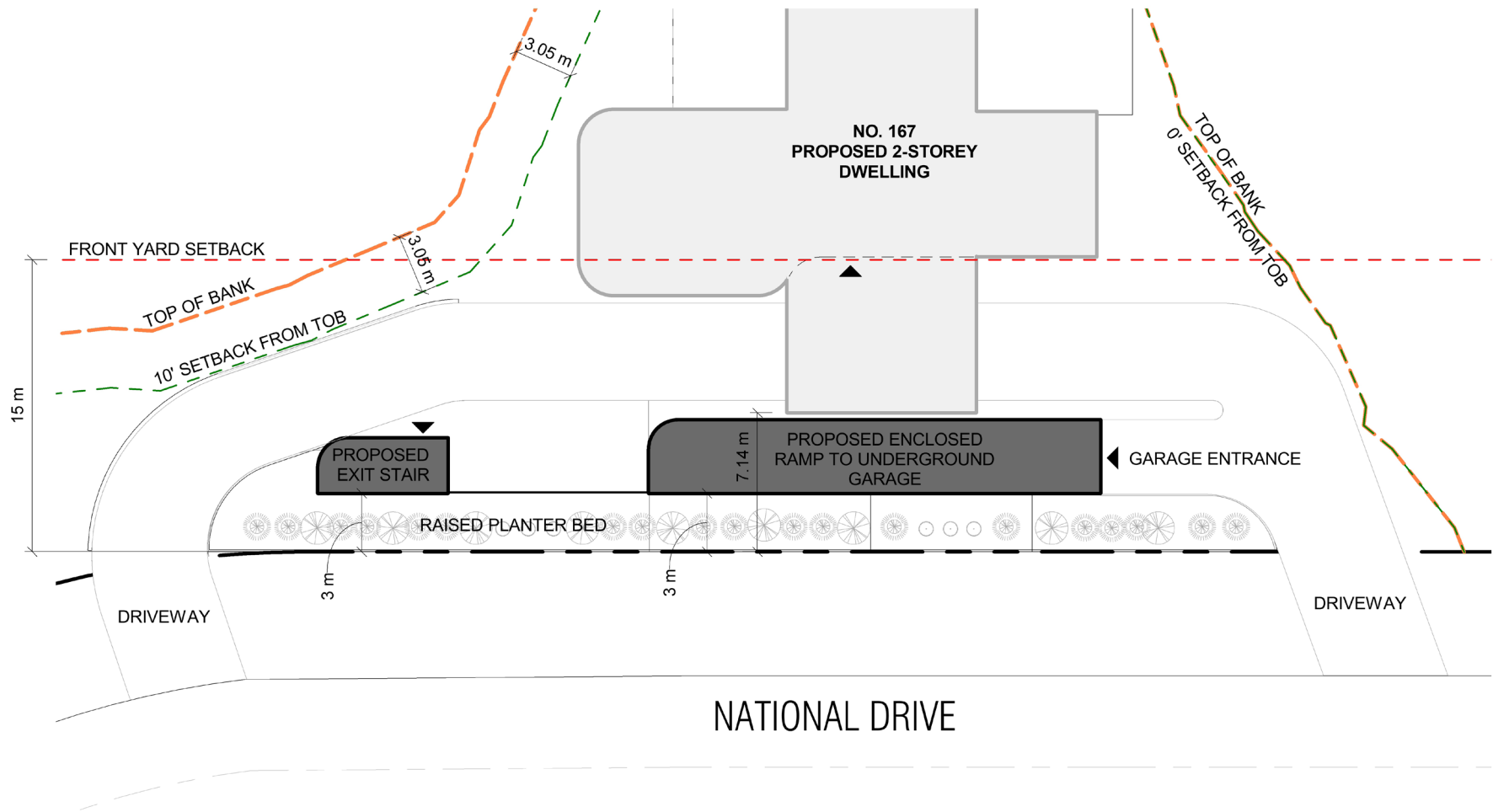
### 2. ~~Zoning By-law 1-88 Section 4.1.1.k~~

- ~~The 4.0 metre high architectural/design element (landscape wall) shall be set back from the property line a distance equal to the height of said architectural/design element.~~
- ~~To permit the 4.0 metre high architectural/design element (landscape wall) to be setback a minimum of 1.2 metres from the front lot line.~~

**Variance removed**



Front Yard Setback





### Proposed Front Elevation

