

# 56 Wallace Street and 1 Memorial Hill Drive

## Zoning By-law Amendment Application Z.21.021

**COMMUNICATION C2**

**ITEM NO. 1**

**COMMITTEE OF THE WHOLE  
(PUBLIC MEETING)**

**September 13, 2021**

# Public Meeting

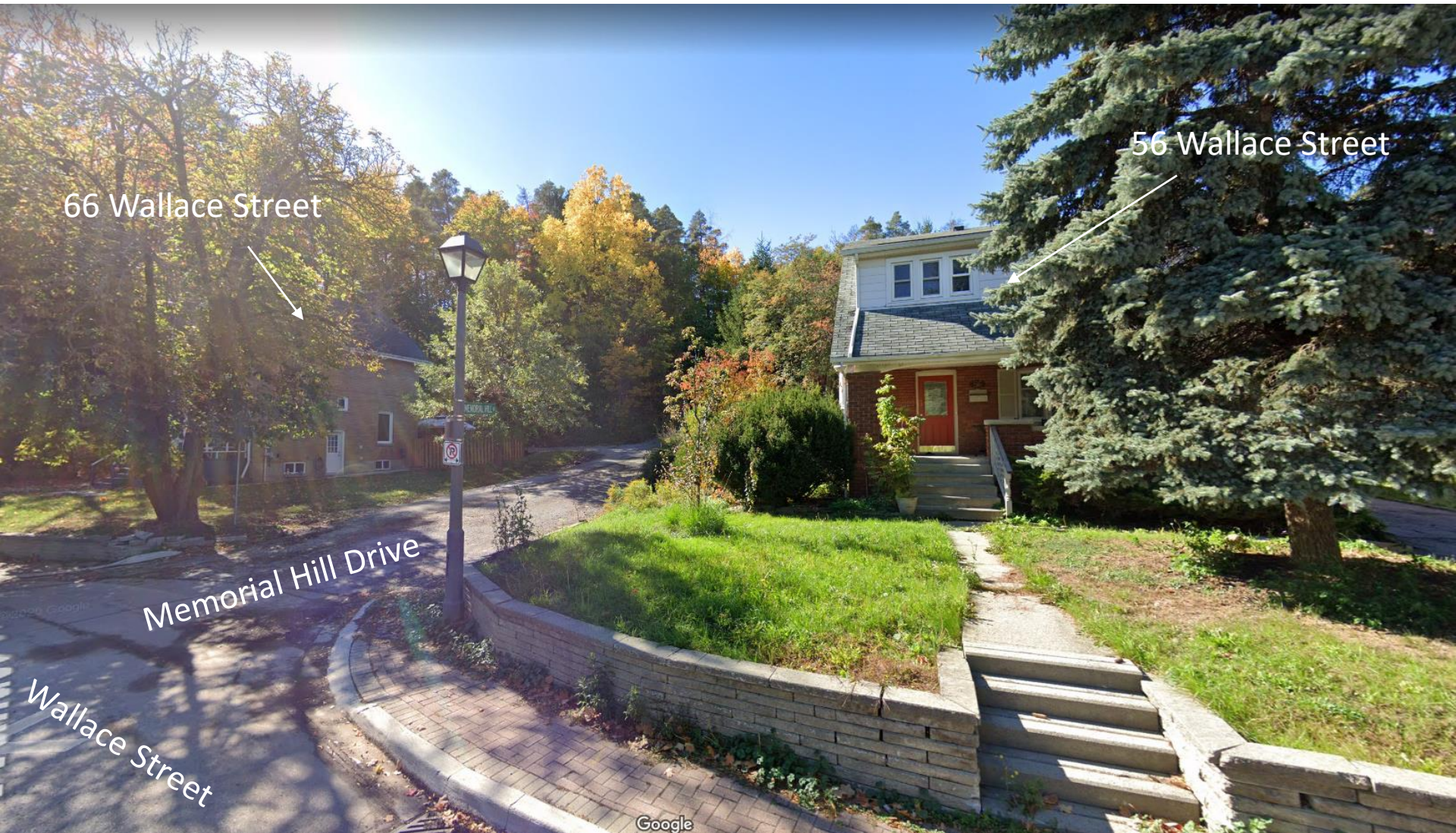
## September 13, 2021



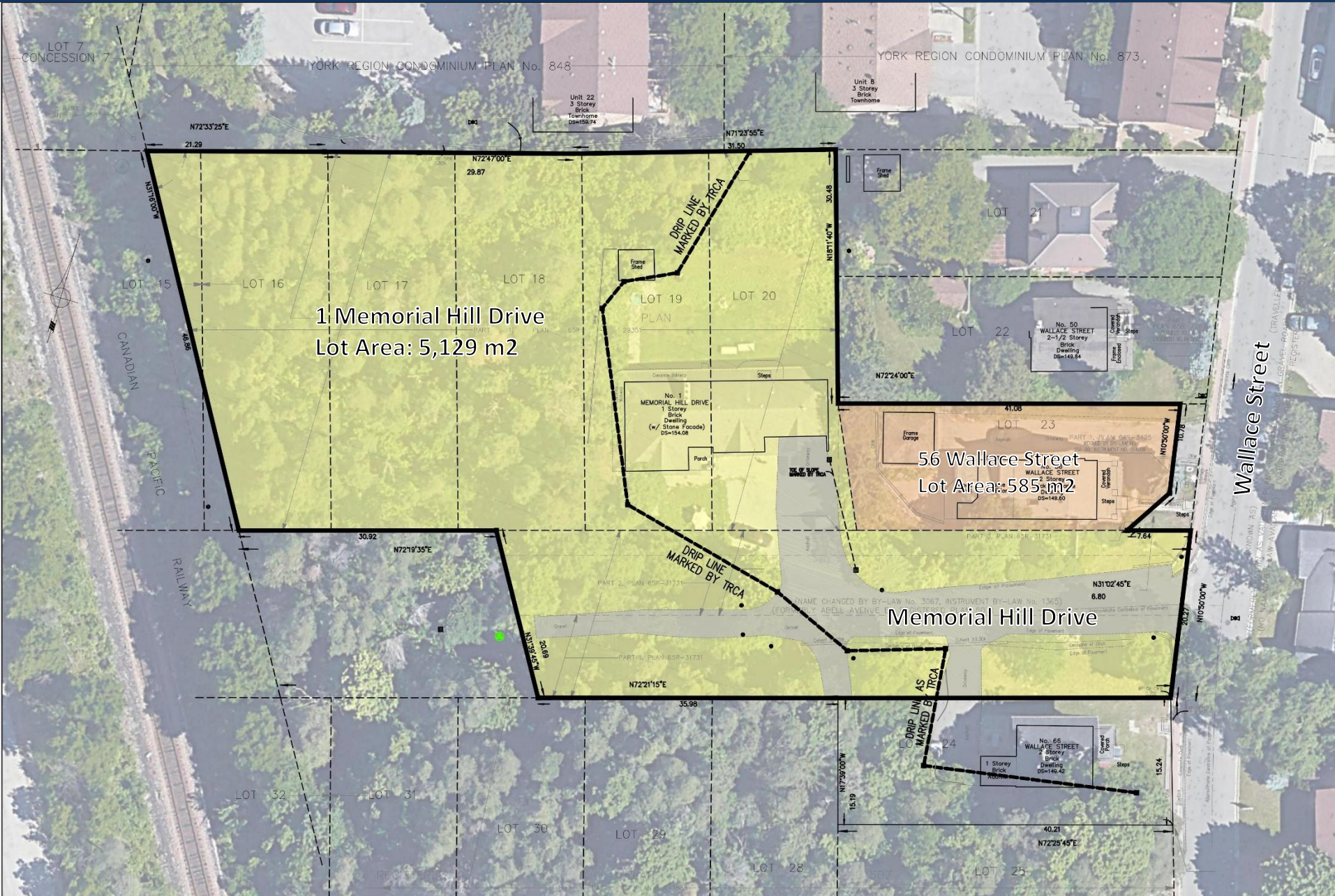
# Air Photo



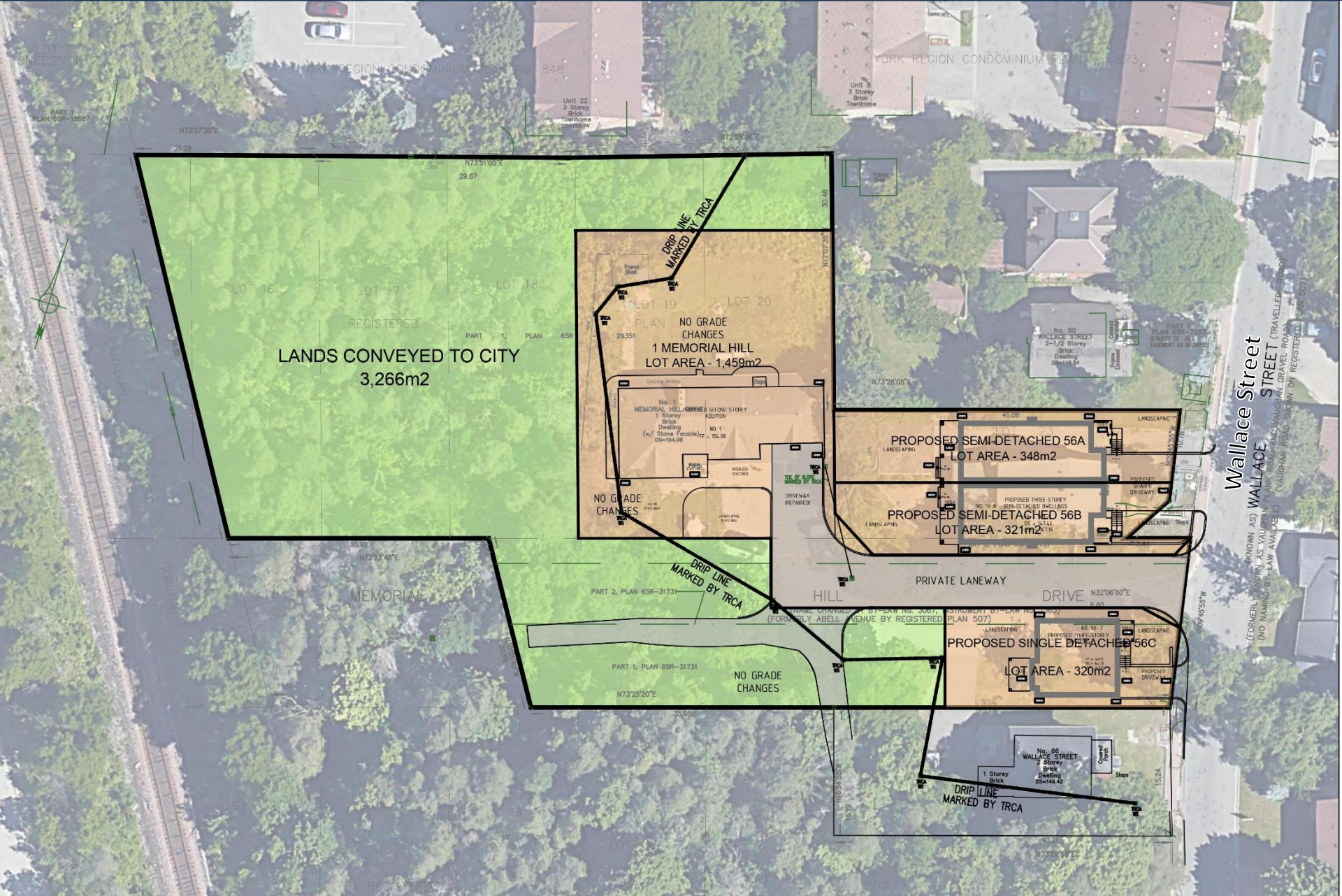
# Street Views



# Site Context



# Proposed Development



LANDS CONVEYED TO CITY  
3,266m<sup>2</sup>

NO GRADE CHANGES  
1 MEMORIAL HILL  
LOT AREA - 1,459m<sup>2</sup>

PROPOSED SEMI-DETACHED 56A  
LOT AREA - 348m<sup>2</sup>

PROPOSED SEMI-DETACHED 56B  
LOT AREA - 321m<sup>2</sup>

PROPOSED SINGLE DETACHED 56C  
LOT AREA - 320m<sup>2</sup>

Wallace Street

STREET (TRAVELLER ROAD)

FORMERLY (KNOWN AS) WALLACE STREET (TRAVELLER ROAD) (NO NAMING BY-LAW AVAILABLE) (VAUGHAN ROAD SHOWN ON REGISTERED PLAN 507)

# Street Views



43 & 49 Wallace Street



57 Wallace Street



65 Wallace Street



44 & 50 Wallace Street

# Building Elevations – Proposed Single and Semi-Detached



# Building Elevations – Expanded 1 Memorial Hill Drive

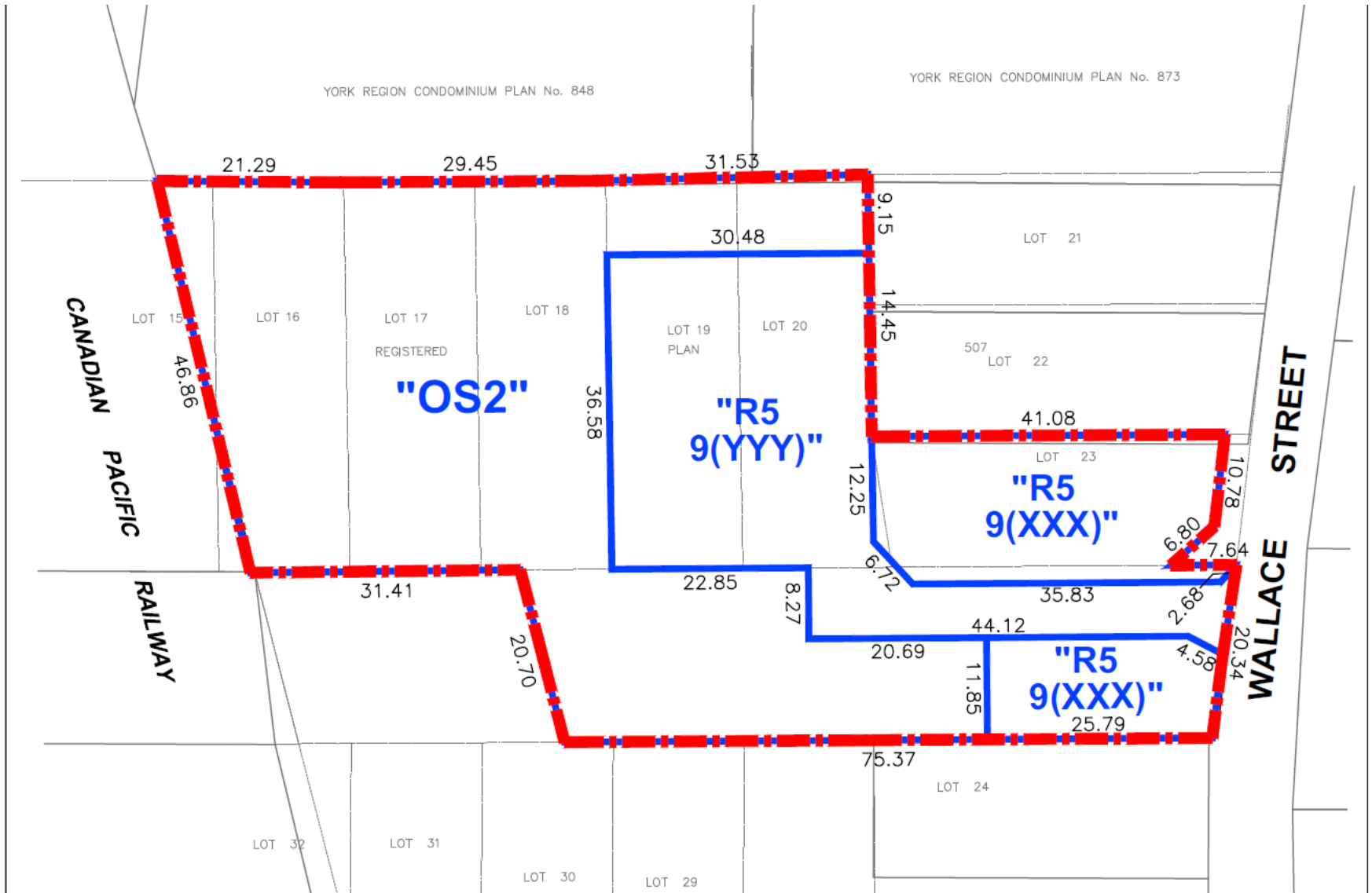




# Zoning Stats

	Proposed Semi-Detached	Proposed Single-Detached	1 Memorial Hill Drive	R5 Zone Standards
<b>R5 Zone Permits the Uses of Single Detached Dwelling and Semi-detached Dwelling</b>				
<b>Lot Area</b>	56A - 347.99 sqm 56B - 321.40 sqm	56C - 319.48 sqm	1458.36 sqm	225 sqm (Complies)
<b>Lot Frontage</b>	56A – 8.56m 56B – 8.56m	56C - 9.49m	6.3m (Laneway width)	7.5m (To amend for 1 Memorial Hill Drive)
<b>Height</b>	11.33 (To be lowered to 11m)	56C - 9.83m	7.72m	11m (Complies)
<b>Minimum Side Yard</b>	56A – 1.21m 56B – 1.22m	56C – 1.20m	1.18m	1.2m (To amend for 1 Memorial Hill Drive)
<b>Minimum Front Yard</b>	56A – 7.64m 56B – 3.34m (To garage)	56C – 5.9m (To garage)	N/A	4.5m & 6.4m to a garage (To Amend for 56B and 56C)
<b>Maximum Lot Coverage</b>	56A – 39.06% 56B – 36.08%	56C – 30.86%	14.40%	50% (Complies)
<b>Maximum Driveway Width for Lots with Frontage between 6-6.99m</b>	N/A	N/A	6.3m	3.5m (To Amend for 1 Memorial Hill Drive)

# Proposed Zoning By-law Amendment



Thank You