

	LATIONS GOVERNING R4, STACKED TOWN			
ROM	REGULATION	REQUIRED	PROPOSED	COMPLIES
в	MIN. LOT AREA	700 SQ.M.	1478.8 SQ.M.	YES
С	MIN. LOT FRONTAGE	20 m	35.1 m	YES
_	MAX. DENSITY UNITS/HA		N/A	N/A
D	MIN. FRONT YARD	6.0 m OR IN ACCORDANCE WITH SECTION 4.35	4.34 m	NO
E	MIN. EXT. SIDE YARD	6.0 m OR IN ACCORDANCE WITH SECTION 4.35	4.36 m	NO
F	MIN. SIDE YARD	1/2 THE BUILDING HEIGHT BUT NO LESS THAN 3 M. 5.62M REQUIRED.	13.62 m	YES
G	MIN. REAR YARD	1/2 THE BUILDING HEIGHT BUT NO LESS THAN 7.5m. 7.5m REQUIRED.	22.54 m	YES
н	MAX. BLDG HEIGHT	4 STOREYS BUT NO MORE THAN 15 m	3 STOREYS + BASEMENT (ACTUAL BUILDING HEIGHT = 11.23 m)	YES
Ι	MIN. DISTANCE BETWEEN BUILDINGS	WHERE TWO OR MORE BUILDINGS ARE LOCATED ON ANY ONE LOT, THE DISTANCE BETWEEN THE FACE OF ONE BUILDING AND THE FACE OF ANOTHER BUILDING SHALL BE AT LEAST 15 M	N/A	N/A
	MINIMUM COMMON AMENITY AREA	A) 30 M² (322.9 FT²) OF COMMON AMENITY AREA SHALL BE PROVIDED FOR EACH OF THE FIRST 20 DWELLING UNITS, AND AN ADDITIONAL 20 M² (215.3 FT²) PROVIDED FOR EACH ADDITIONAL UNIT ABOVE 20. COMMON AMENITY AREAS SHALL BE AGGREGATED INTO AREAS OF NOT LESS THAN 50 M² (538 FT²).	360 m² REQUIRED 244 m² PROVIDED	NO
		B) COMMON AMENITY AREAS SHALL BE DESIGNED AND LOCATED SO THAT THE LENGTH DOES NOT EXCEED 4 TIMES THE WIDTH.		YES
		C) A COMMON AMENITY AREA SHALL BE LOCATED IN ANY YARD OTHER THAN THE REQUIRED FRONT YARD OR REQUIRED EXTERIOR SIDE YARD.		YES
		D) LANDSCAPED OPEN SPACE AREAS, BUILDING ROOF TOPS, PATIOS, AND ABOVE GROUND DECKS MAY BE INCLUDED AS PART OF THE COMMON AMENITY AREA IF RECREATIONAL FACILITIES ARE PROVIDED AND MAINTAINED (E.G. SWIMMING POOLS, TENNIS COURTS, LOUNGES, AND LANDSCAPED AREAS).		N/A
К	MINIMUM LANDSCAPED OPEN SPACE	40% OF THE LOT AREA	REQUIRED: 1478.8 m ² x 40% = 591.5 m ² PROPOSED: 905.4 m ² (61.2%)	YES
L	PRIVATE AMENITY AREA	FOR STACKED TOWNHOUSE UNITS ABOVE GRADE, EACH PRIVATE AMENITY AREA SHALL:	MINIMUM 4.56m ² BALCONY TO BE PROVIDED FOR EACH STACKED TOWNHOUSE UNIT	NO
		 A) HAVE A MINIMUM AREA OF 10 M² (107.6 FT²); B) CONSIST OF A PATIO OR 		
		TERRACE; AND		
		C) BE DEFINED BY A WALL OR RAILING BETWEEN ADJACENT UNITS TO A HEIGHT OF 1.8 M (5.9 FT).		
	PARKING SETBACK	3.0 M	1.86 m	NO
5.5	PARKING PROVISION	1.0 SPACE PER DWELLING UNIT PLUS 0.5 SPACES PER UNIT FOR THE FIRST 20 UNITS AND 0.25 SPACES PER UNIT FOR EACH ADDITIONAL UNIT.	18	YES
4.35	SIGHT TRIANGLE	TOTAL REQUIRED = 18 9.0 M ALONG AN ARTERIAL OR COLLECTOR ROAD, 7.5 M	PROVIDED AS REQ'D	YES

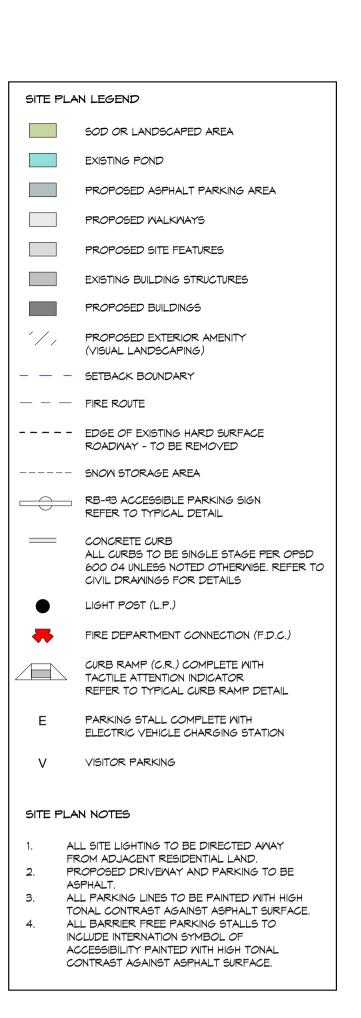
AREA SCHEDULE

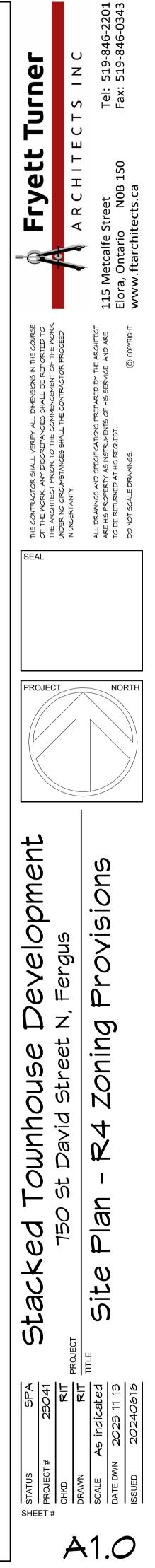
ALL UNITS ARE 2 BEDROOM

BASEMENT & MAIN FLOOR LEVELS: 2 @ 838 sf, 2 @ 860 sf, 2 @ 880 = 5,156 sf

2ND & 3RD FLOOR LEVELS: 2 @ 931 sf, 2 @ 970 sf, 2 @ 982 s.f. = 5,766 sf

TOTAL RENTABLE SPACE = 10,922 sf GROSS FLOOR AREA = 11,080 sf





8 Final ZBA Revisions REVISIONS 20241016 DATE