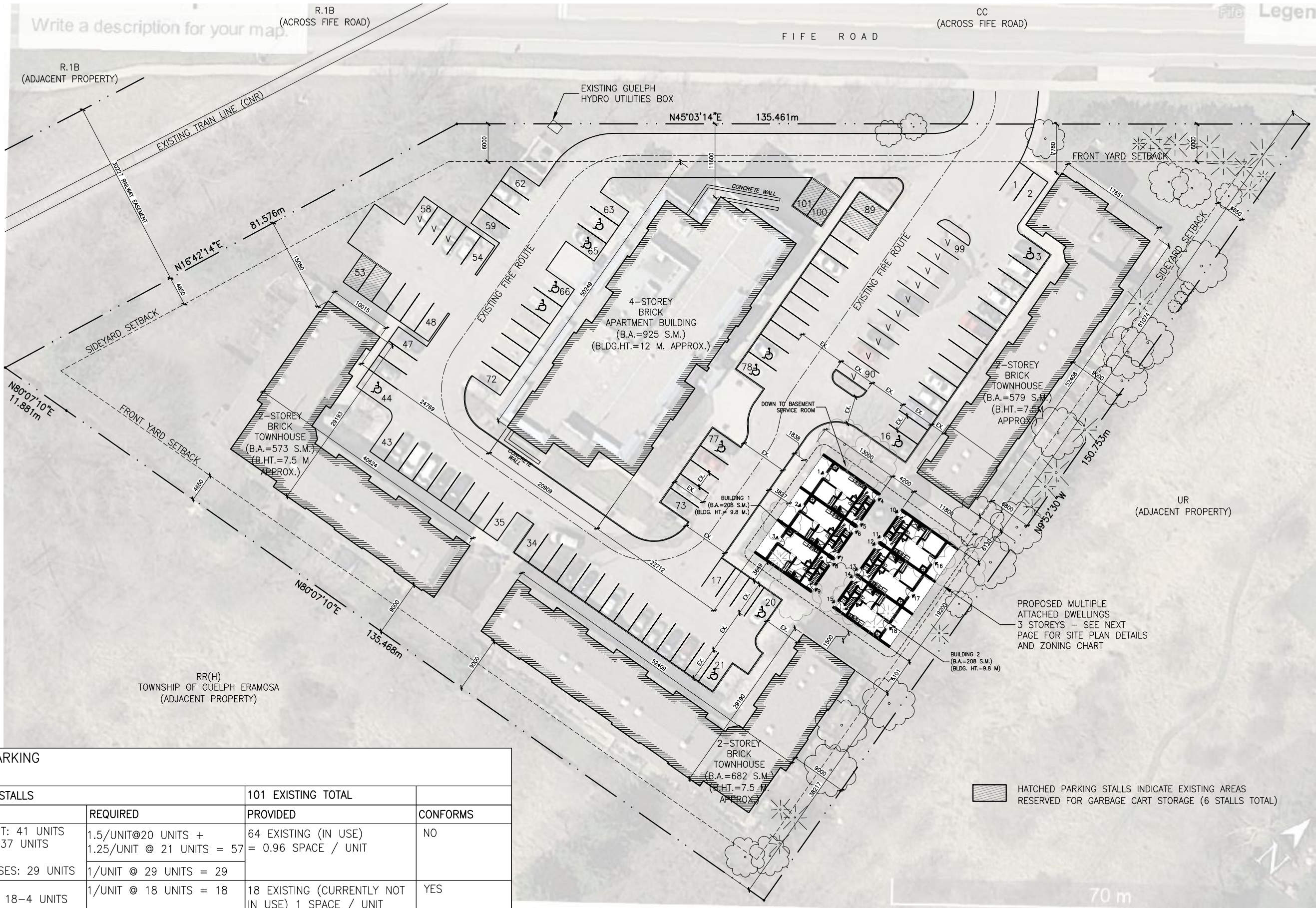
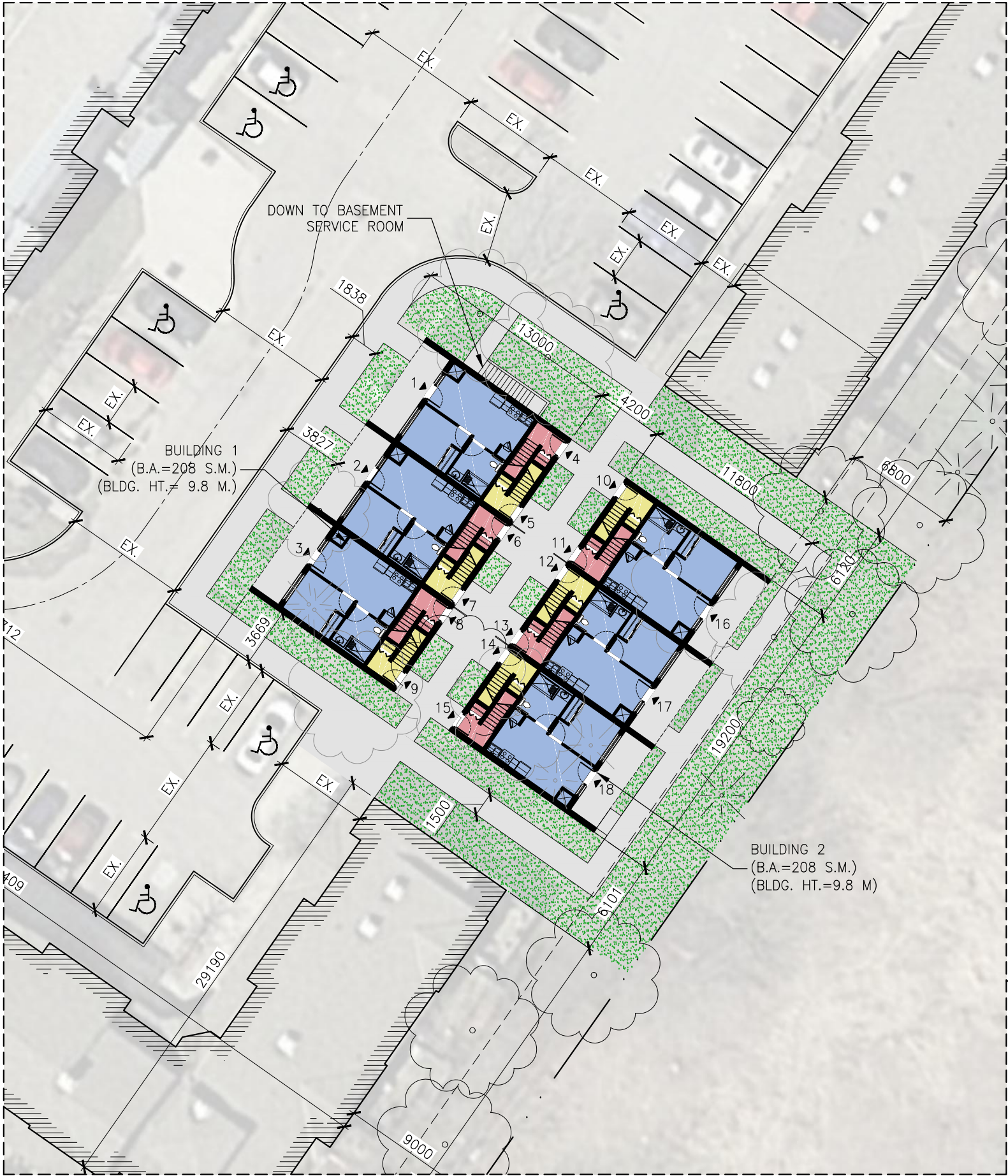


OFF-STREET PARKING			
EXISTING PARKING STALLS		101 EXISTING TOTAL	
	REQUIRED	PROVIDED	CONFORMS
EXISTING APARTMENT: 41 UNITS -4 WITH DEMO = 37 UNITS	1.5/UNIT@20 UNITS + 1.25/UNIT @ 21 UNITS = 57	64 EXISTING (IN USE) = 0.96 SPACE / UNIT	NO
EXISTING TOWNHOUSES: 29 UNITS	1/UNIT @ 29 UNITS = 29		
NEW TOWNHOUSES: 18-4 UNITS	1/UNIT @ 18 UNITS = 18	18 EXISTING (CURRENTLY NOT IN USE) 1 SPACE / UNIT	YES
VISITOR PARKING (4.13.6)	20% OF TOTAL REQ'D = 20	13 EXISTING	NO
TOTAL REQUIRED	120	95 EXISTING	NO





ZONING CHART			
CURRENT ZONING: R.3A-4			
REGULATIONS (R.3A & R.3A-4)	REQUIRED/PERMITTED	PROPOSED (NEW BUILDING)	CONFORMS
PERMITTED USES	TOWNHOUSES APARTMENT BUILDING	MULTIPLE ATTACHED DWELLINGS	NO
MIN. LOT AREA	1.21 ha	1.37 ha	YES
MIN. LOT FRONTAGE	18m	135m	YES
MAX NUMBER OF DWELLING UNITS	70 (R.3A-4)	66 EXISTING + 18 NEW = 84 UNITS	NO
MIN. FRONT YARD	6m	EXISTING	YES
MIN. SIDE YARD	0.5xBLDNG.HEIGHT (4.65m)	6m	YES
MIN. REAR YARD	0.5xBLDNG.HEIGHT (4.65m)	EXISTING	YES
MAX. BUILDING HEIGHT	4 STOREYS (R.3A-4)	3 STOREYS	YES
MIN DISTANCE BETWEEN BUILDINGS	6m (R.3A-4)	6.1m	YES
MIN. COMMON AMENITY AREA	TOWNHOUSES: 5m²/CLUSTER UNIT @29 UNITS = 145m² 10m²/STACKED UNIT @18 UNITS = 180m² APARTMENT: 30m²/UNIT FOR FIRST 20 = 600m² 20m²/UNIT FOR REMAINING 21 UNITS = 420m²	1,820.0m² OUTDOOR (EXISTING *PER ORIGINAL DEVELOPMENT SITE PLAN APPROVAL) 122.5m² INDOOR (EXISTING) 1,942.5m² TOTAL (EXISTING)	YES*
MIN. PRIVATE AMENITY AREA	20m²/UNIT.	YES (12m²/UNIT)	NO
MIN. LANDSCPED OPEN SPACE (%)	40%	EXISTING: 6,395.0m² = 46%	YES
BUFFER STRIPS	YES	EXISTING	YES
GARBAGE, REFUSE STORAGE & COMPOSTERS	PER 4.9.1	EXISTING	-

