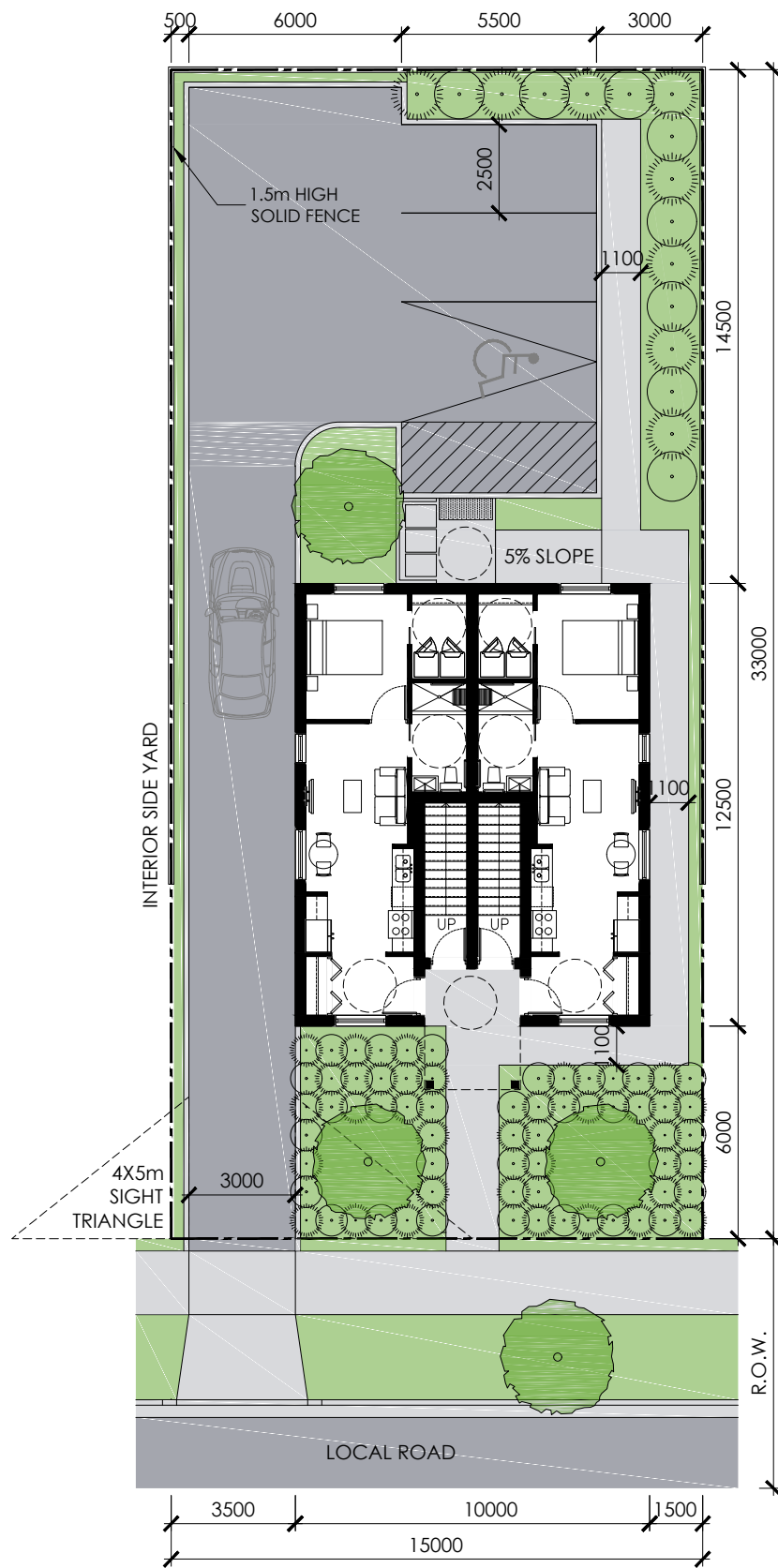
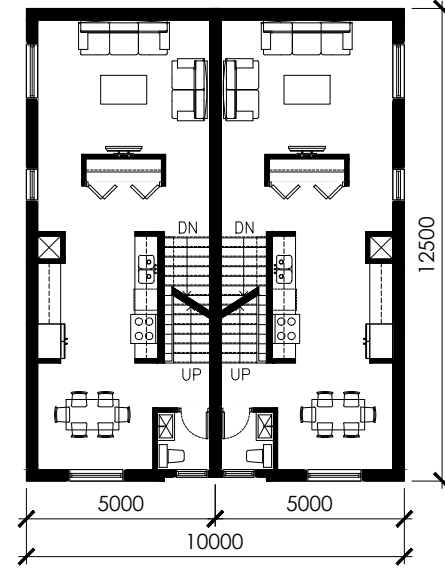


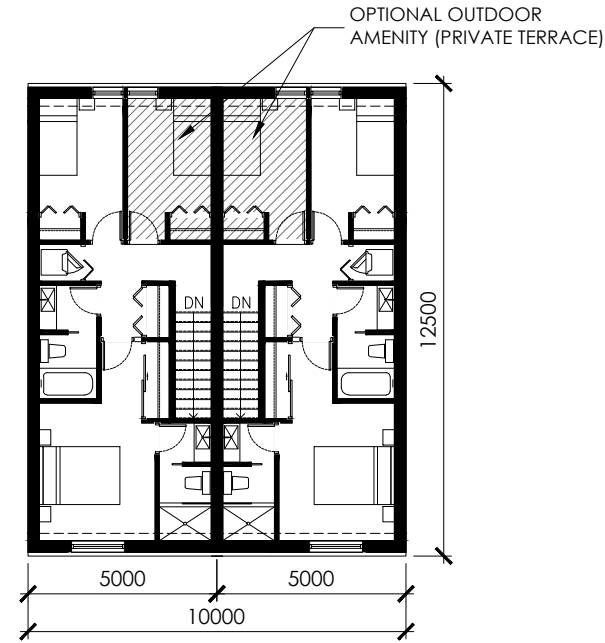
Attachment 13- 4-Unit Demonstration Plan



Site Plan



Level 2 Floor Plan



Level 3 Floor Plan

Building Statistics

Building Gross Floor Area: 369.4m² (Including Stairs)
 Unit Area (Drywall-to-Drywall):
 Unit 1 = 44.7m² (B.F.)
 Unit 2 = 44.7m² (B.F.)
 Unit 3 = 107.3m²
 Unit 4 = 107.3m²
 Unit Type: 1-Bed and 3-Bed Units
 Private Amenity: N/A
 Height (Storeys): 3
 Barrier-Free Units: 2

Site Plan Statistics

Building Type: Fourplex
 Lot Width: 15.0m
 Lot Depth: 33.0m
 Lot Area: 495.0m²
 Landscaped Open Space: 38.6%
 Waste Storage Location: Rear Yard (Common)

Triplex means a building consisting of 3 dwelling units functioning independently, which are horizontally and/or vertically attached, which are entered from an independent entrance directly from the outdoors or from an internal entry vestibule and which share common facilities such as common amenity area, parking and driveways.	
Regulations	RL.1 and RL.2: Triplex
Minimum Lot Frontage	RL.1 - 15m RL.2 - 9m
Minimum Lot Area	RL.1 - 460m ² RL.2 - 275m ²
Minimum Front Yard Setback	6m
Minimum Exterior Side Yard Setback	4.5m
Minimum Interior Side Yard Setback	RL.1 - 1.5m RL.2 - 1.2m
Minimum Rear Yard Setback	7.5m or 20% of lot depth, whichever is less
Minimum Landscaped Open Space	0.5m between driveway and nearest lot line. Front yard except driveway shall be landscaped. Minimum 35% Landscaped Open Space Minimum 50% of Front Yard should consist of soft landscaping
Maximum Building Height	3 Storeys
Minimum Common Amenity Area	None Required
Parking Requirements	4 Parking Spaces No Visitor Parking Required
Parking Dimensions	Interior: 3m X 6m Exterior: 2.5m X 5.5m
Accessible Parking	Type A: 1 Accessible Parking Space (Inclusive of the 3 Required Parking) Dimensions: 3.4m X 5.5m Access Aisle: 2m
Driveway Width	3m (Min.) 6m (Max. for 12m Lot) If located in the Rear Yard, the parking area shall be set back a min. 0.5m from any lot line. 1.5m high solid fence required No stacked Parking Only 1 driveway per lot.
Zoning Implications	Add Fourplex definition Reduce required parking to 0.75 spaces per unit



Street Elevation