

Attachment 2 – Rendering, Architectural Elevations, and Site Plan

Figure 1: Conceptual Rendering of the proposed new construction at 33-35 James St W



Figure 2: Architectural elevation of the facade

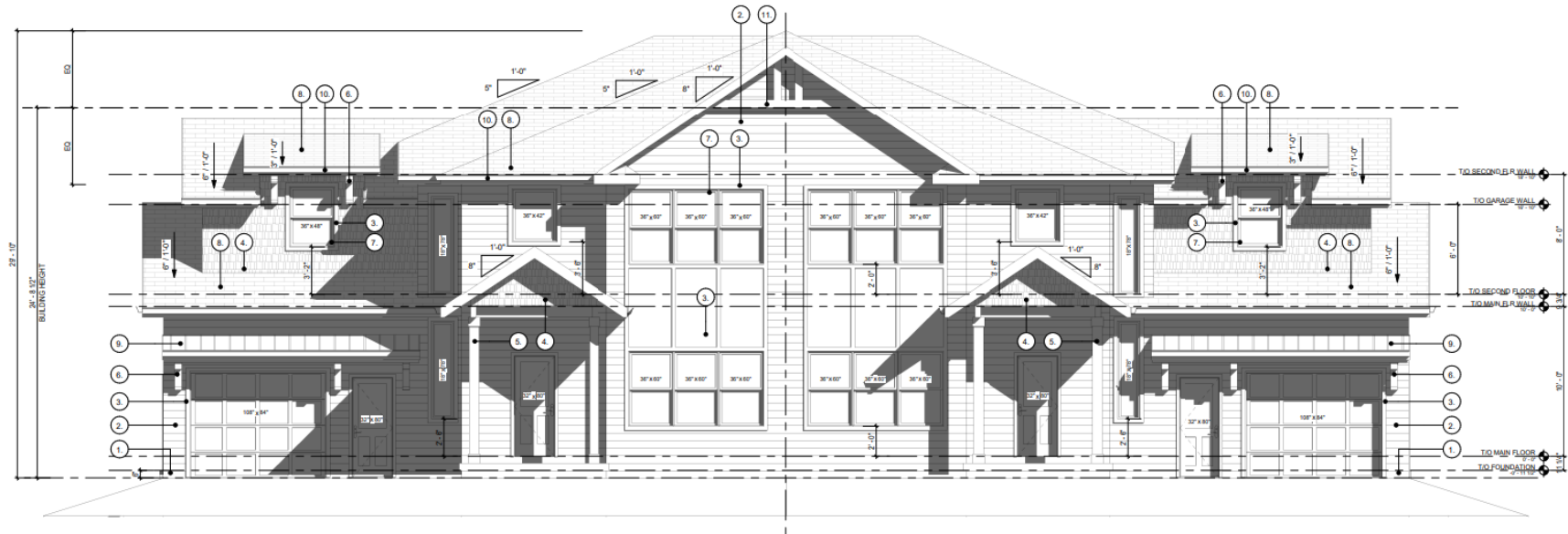


Figure 3: West elevation

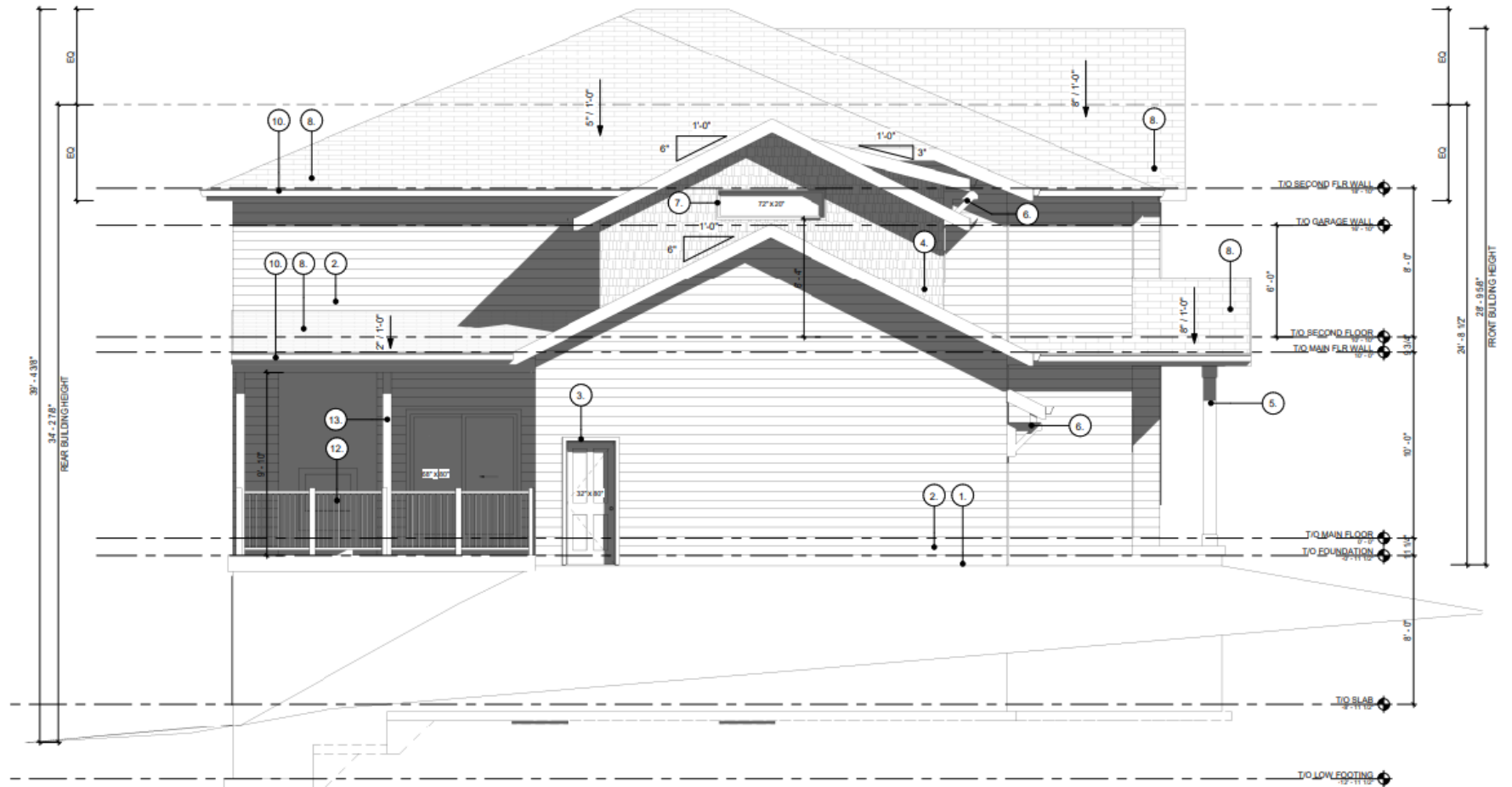
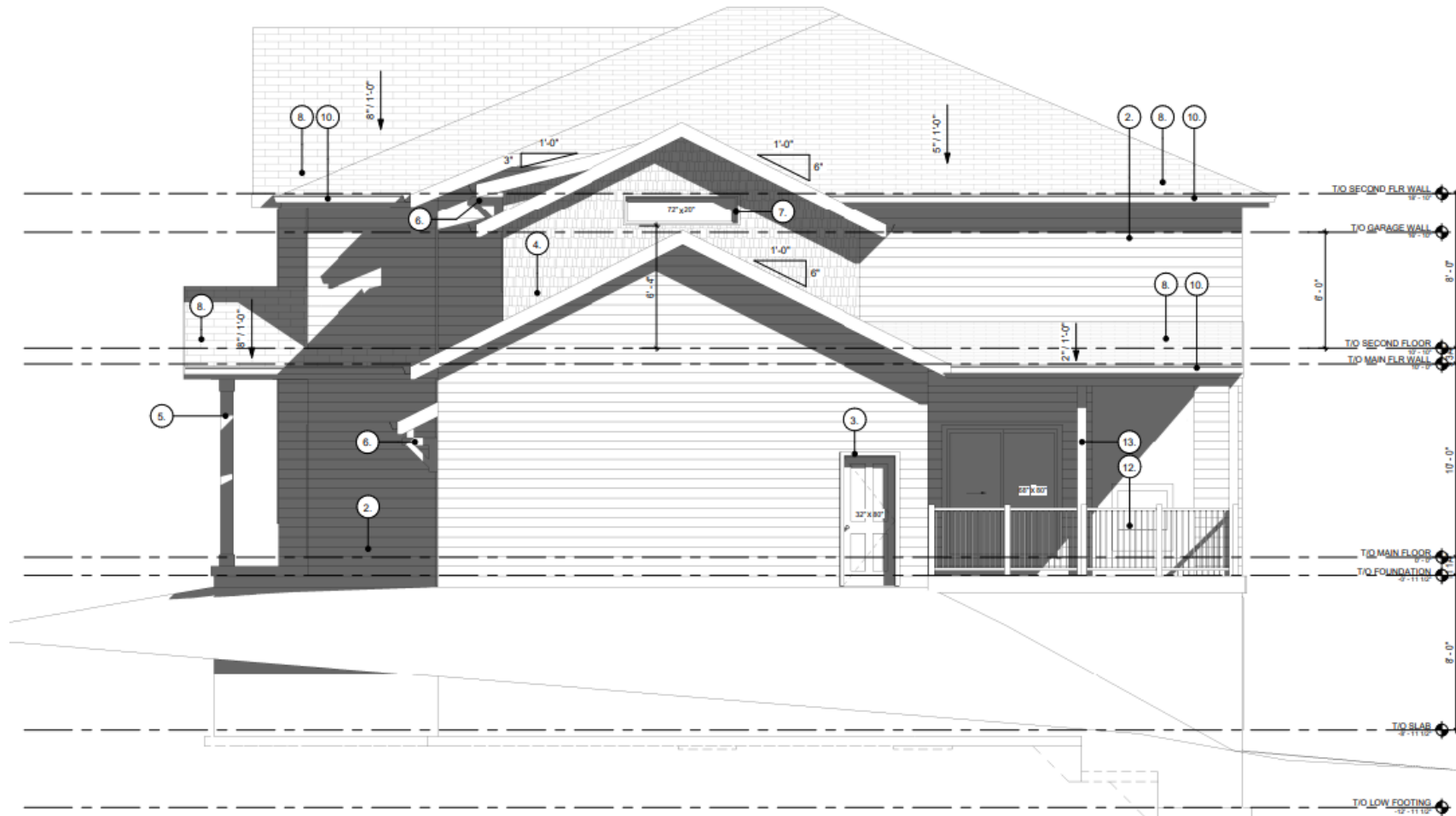


Figure 4: South elevation (rear yard)





Site Plan Details:

- Lot 6, PIN 71238-0079:** The main subject lot, showing two proposed semi-detached dwellings (No. 33 and No. 35) and their respective driveways.
- Proposed Semi-Detached Dwelling No. 33:**
 - Area: $178 \pm m^2$
 - Dimensions: 12.7m (width), 6.7m (depth), 5.0m (garage width), 6.0m (garage depth), 1.1m (driveway width), 2.5m (driveway depth), 6.6m (overall width), 3.5m (overall depth).
 - Includes a garage and a proposed driveway.
- Proposed Semi-Detached Dwelling No. 35:**
 - Area: $178 \pm m^2$
 - Dimensions: 12.7m (width), 6.7m (depth), 5.0m (garage width), 6.0m (garage depth), 1.1m (driveway width), 2.5m (driveway depth), 6.6m (overall width), 3.5m (overall depth).
 - Includes a garage and a proposed driveway.
- Driveways:**
 - Proposed Driveway (B): 5.0m wide, 6.0m deep.
 - Proposed Driveway (A): 5.0m wide, 6.0m deep.
- Other Features:**
 - Existing Dwelling #31 (to the right).
 - Existing Dwelling #39 (to the left).
 - Shed (top left).
 - Shed (top right).
 - Retaining Wall with Fence on Top (left side).
 - Retaining Wall (bottom left).
 - Side Walk (bottom center).
 - Existing Asphalt (bottom left and right).
- Dimensions and Areas:**
 - Overall Lot Width: 14.1m.
 - Overall Lot Depth: 23.8m.
 - Area to be Severed: $337 \pm m^2$.
 - Area to be Retained: $337 \pm m^2$.
- Zoning and Compliance:**
 - Zoning: RL.1.
 - Compliance: Complies.