

D.1 - 24 & D.1-27- DOWNTOWN ZONE			
REGULATIONS:	REQUIREMENTS: DOWNTOWN ZONE	PROVIDED	CONFORMS
MINIMUM FRONT OR EXTERIOR SIDE YARD	Om AND IN ACCORDANCE WITH SECTIONS 4.24	0.5m	YES
MAXIMUM FRONT OR EXTERIOR SIDE YARD	4m AND IN ACCORDANCE WITH SECTIONS 6.3.2.4.	0.5m	YES
MINIMUM SIDE YARD	3m WHERE A LOT LINE ABUTS AN R.1 ZONE Om ABUTTING D ZONE.	4.27M	YES
MINIMUM REAR YARD	0m	8.18m	YES
MAXIMUM BUILDING HEIGHT	IN ACCORDANCE WITH 6.3.2.4. MINIMUM BUILDING HEIGHT = 4 STOREYS.	4 STOREY ADDITION.	YES
ACCESS TO PARKING AREA	1 Driveway Permitted for Non Residential	1	YES
BUFFER STRIPS	3m REQUIRED WHERE A D.1 ZONE ABUTS AN R1 ZONE	3.0m	YES
GARBAGE, REFUSE STORAGE	IN ACCORDANCE WITH SECTION 4.9.	YES	YES
ENCLOSED OPERATIONS	IN ACCORDANCE WITH SECTION 4.22	N/A	N/A
FENCES	IN ACCORDANCE WITH SECTION 4.20	YES	YES
OFF-STREET PARKING	IN ACCORDANCE WITH SECTION 6.3.2.5.	43 SPACES	NO
EXTERIOR FINISHES REG.	IN ACCORDANCE WITH SECTION 6.3.2.7.1 AND DEFINED AREA MAP 64.	YES	YES
MINIMUM FLOOR SPACE INDEX (F.S.I.)	1.5	N/A	N/A
BUILDING STEPBACKS	IN ACCORDANCE WITH SECTION 6.3.2.1.3 AND 6.3.2.1.4	2 Storey Addition	YES
ACTIVE FRONTAGE AREA REGULATION	IN ACCORDANCE WITH SECTION 6.4.2.4 AND DEFINED AREA MAP 65	N/A	N/A
OUTDOOR STORAGE	IN ACCORDANCE WITH SECTION 4.12.	N/A	N/A

REQUIRED

715.61m2 <u>SECOND FLOOR:</u>

PARKING RATIO: 1 SPACE PER 67m²

715.61m2 / 67m2 = 11 SPACES

PARKING RATIO: 1 PER RESIDENTIAL

DWELLING UNIT PLUS 0.05 PARKING

 $28 \text{ UNITS } \times 0.05 = 2.0$

2.75m X 5.50m

2 spaces

1 space

3,415.29 m² (0.844 Acres)

0.00 m

4.27 m

0.00 m

8.18 m

TYPE A - 3.4m X 5.5m

TYPE B - 2.75m X 5.5m

22 BICYCLE PARKING (LONG TERM) 22 spaces

4 BICYCLE PARKING (SHORT TERM) 8 spaces

REQUIRED.

51 SPACES

THEREFORE 2 VISITOR SPACES

SPACES PER DWELLING FOR VISITORS

651.43 m2 / 67 m2 = 10 SPACES 10 SPACES

THIRD FLOOR/FOURTH FLOOR:
28 RESIDENTIAL UNITS= 28 SPACES 20 SPACES

ROVIDED

11 SPACES

21 SPACES

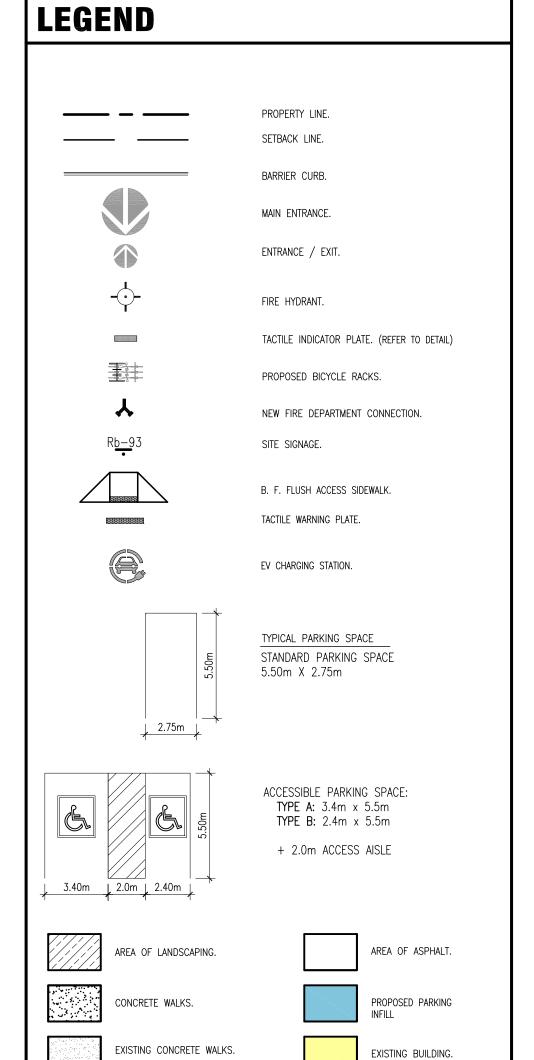
2 SPACES

43 SPACES

2 TYPE 'A'

1 TYPE 'B'

3 spaces



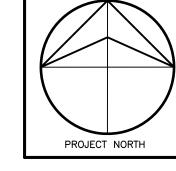
PROPOSED ONE STOREY ADDITION



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TRUE NORTH



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