

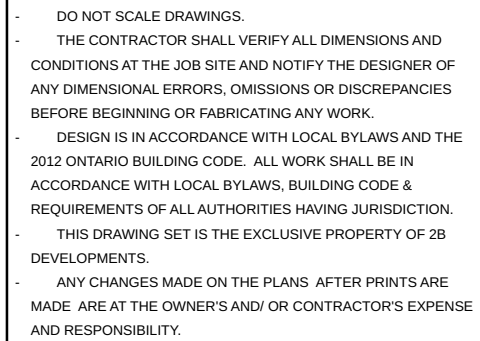
The subject property is zoned Residential Fourth Density – Subzone H (R4H). The intent of this R4 Zone is to allow a wide mix of residential building forms, including low rise apartment dwellings, up to a height of four storeys in lands designated “General Urban Area” in the Official Plan.

Provision	Performance Standard	Proposed	
Lot Width (m)	Min: 12 m (apartment)	15.7 m	✓
Lot Area (m ²)	Min: 360 m ² (apartment)	429.4 m ²	✓
Height (m)	Max: 11 m	7.81 m	✓
Front Yard Setback (minimum)	Non-conforming existing setback: 1.15 m For additions: average of abutting lots: (0.91+2.13)/2 = 1.52 m, capped at 3 m	1.15 m	✓
Rear Yard Setback (m)	Permitted reduced rear yard setback: 7.9 m 25% of lot area: 107.35 m ²	29% (7.9 m) 28% (124 m ²)	✓ ✓
Interior Side Yard (m)	Non-complying existing eastern setback: 0 m Permitted reduced western setback = 1.25 m	E: 0 m W: 1.25 m	E: ✓ W: ✓
Permitted Projections	Stairs: where at or below the floor level of the first floor in the interior side yard or rear yard: no limit	Rear stairs: 2.41 m	✓
Unit count	Permitted max. 6 units permitted for "apartment, low-rise" use	6 units	✓
Parking (Area X)	Residential + Visitor: none for first 12 units = 0 spaces	0 space	✓
Required bicycle parking	0.5 per unit: 0.5*6 = 3 spaces 50% horizontal, may be located in any yard, max. 15 spaces in landscaped area	6 spaces	✓

Walkways	Must extend from driveway to door or sidewalk to door Permitted increased max. 2.23 m width	Width: 2.23 m	✓
Waste management	Permitted reduced 1.17 m path to street Storage as per Solid Waste Management By-law	1.17 m path to street, Compliant	✓ ✓
Landscaping	Min. 30% of lot area: 429*0.3 = 128.7 m²	40% soft landscape (173 m²)	✓
Accessory Structures	Setback from rear and interior side lot lines: 0.6m Max. height: 3.6m Max. area: 55 m ² Min. distance from other buildings on lot: 1.2 m	Setback from rear and interior side lot lines: 0.9m Height: 3m Area: 14.4 m ² Distance from other building on lot: 1.24m	✓
Amenity Area	15m ² /unit for first 8 units: 15*6=90 m ² 100% of required area must be communal, 80% soft landscaped (72 m ²) and located at-grade in rear yard	91 m ² communal 91 m ² (100%) soft landscaped	✓

In order to permit the proposed development, relief from several provisions of the Zoning By-law is required. Relief from the following provisions was requested and granted as per Minor Variance Application #A-00289

1. To permit a total of six units, whereas the Zoning By-law permits a maximum of four units for an apartment, low rise;
2. To permit a reduced west side yard setback of 1.25 metres whereas a 1.5 metre setback is required for any new additions.
3. To permit a reduced rear yard setback of 29% of the lot depth (7.9 m) whereas the Zoning By-law requires a minimum rear yard setback of 30% of the lot depth (8.2 m);
4. To permit a reduced path width of 1.17m to access waste and bicycle parking whereas the Zoning By-law requires a minimum width of 1.2m.
5. To permit an increased path width of 2.23m to access the front yard waste bin whereas the Zoning By-law requires a maximum width of 1.25m.



#	REVISION	DATE
01	ISSUED FOR CITY REVIEW	08/20/19
02	REVISION	09/04/19
03	REVISION	01/19/20
04	REVISION	03/26/20
04	REVISION	06/08/20
05	REVISION	07/31/20