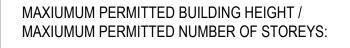


Site Statistics			Zoning Mechanism	Required	Provided (1151 Teron)	Provided (1131 Teron)	
Address:	1131 and 1151 Teron RoadR5A[2144] S327 (Residential Fifth Density Zone)174.4 metres			Maximum Building height Zoning Setback Schedule 131(6)(a)	<b>1151 Teron</b> See Zoning Setback Schedule (SP-02) <b>1131 Teron</b> 11m	4m (Floor 1) 22m (Floor 7) 28m (Floor 9)	9m
Zoning Designation:							
Lot Width:							
Total Lot Area:	14,807m <sup>2</sup>						
Number of Units Proposed:	Total	(1151 Teron)	(1131 Teron)	Minimum Width of Private Way 107(1)(a)(iii)	6.7m	6.7m	6.7m
	134	116	18				
				Min. Setback of any wall from a private way	1.8m	1.8m	9.5m
Zoning Mechanism	Required	Provided (1151 Teron)	Provided (1131 Teron)	Table 131(2)			
Min. Lot Width Table 164(1)	<b>1151 Teron</b> 25m <b>1131 Teron</b> 18m	128.7m	45.7m	Min. Setback for garage from private way Table 131(3)	5.2m	-	34m
Min. Lot Area Table 164(1)	<b>1151 Teron</b> 1000m <sup>2</sup> <b>1131 Teron</b> 540m <sup>2</sup>	13,416m <sup>2</sup>	1391m <sup>2</sup>	Min. Separation between buildings <i>Table 131(4)(b)</i>	3m	17.8m	-
Min. Corner Side Yard Setback Table 164(1) Zoning Setback Schedule	<b>1151 Teron</b> 6m <b>1131 Teron</b> 6m	6m or more	6m or more	Width of private way with parallel visitor parking <i>Table 131(5)(b)</i>	8.5m	9.3m	-
<b>Min. Interior Side Yard Setback</b> <i>Table 164(1)</i> <i>Zoning Setback Schedule</i>		13m (Floors 2-7)	7.5m or more	Minimum Parking Space Rates Area C Table 101(R11-12)	161 Spaces (134 units x 1.2)	72 Spaces on surface 68 Spaces underground	32 Spaces underground
		15.5m (Floors 8-9)				Total: 172 Spaces	
	7.5m			Minimum Visitor Parking Rates	27 Spaces	27 Spaces on surface	0 Spaces
Min Rear Yard Setback	1151 Teron	-	4.5m	Table 102(1)	(134 units x 0.2)		
Table 164(1) Zoning Setback Schedule	- <b>1131 Teron</b> 4.5m			<b>Reduced Size Parking Spaces</b> 106(3)(a)	Max. 64 Spaces (40% of 161)	19 Spaces	21 Spaces







Area A:	30m (9 storeys)	
Area B:	24m (7 storeys)	
Area C:	17m (5 storeys)	
Area D:	11m (3 storeys)	
Area E:	4m (1 storeys)	
Area F:	No buildings permitted	

3 T.O. UPPER ROOF - ZONING SETBACK SCHEDULE SP-02 SCALE: 1:200

ning Mechanism	Required	Provided (1151 Teron)	Provided (1131 Teron)	
cessible Parking Spaces ffic and Parking By-law 111(2)	3 Spaces	3 Spaces	1 Space	
ndscape for Parking Lots ble 110(b)	1.5m – Landscape Buffer 531m <sup>2</sup> – Interior Landscaping (Area of Parking Lot: 3541m <sup>2</sup> x 15%)	Min. 2.2m– Landscape Buffer >531m <sup>2</sup> – Landscaping	1.5m – Landscape Buffe	
ycle Parking Rates ble 111A(b)(i)	67 Spaces (134 units x 0.5)	47 Spaces + 10 Visitor Spaces	25 Spaces + 5 Visitor Spaces	
		Total: 72 + 15 Spaces		
enity Area ble 137(3-4)			Private Amenity Area: 182m <sup>2</sup>	
		Total Amenity Area: 2955m <sup>2</sup>		
n. Landscaped Area 3(9)	4442m <sup>2</sup> (30% of 14,807m <sup>2</sup> lot	6442m <sup>2</sup>	416m <sup>2</sup>	
	area)	Total Landscaped Area: 7028m <sup>2</sup>		

