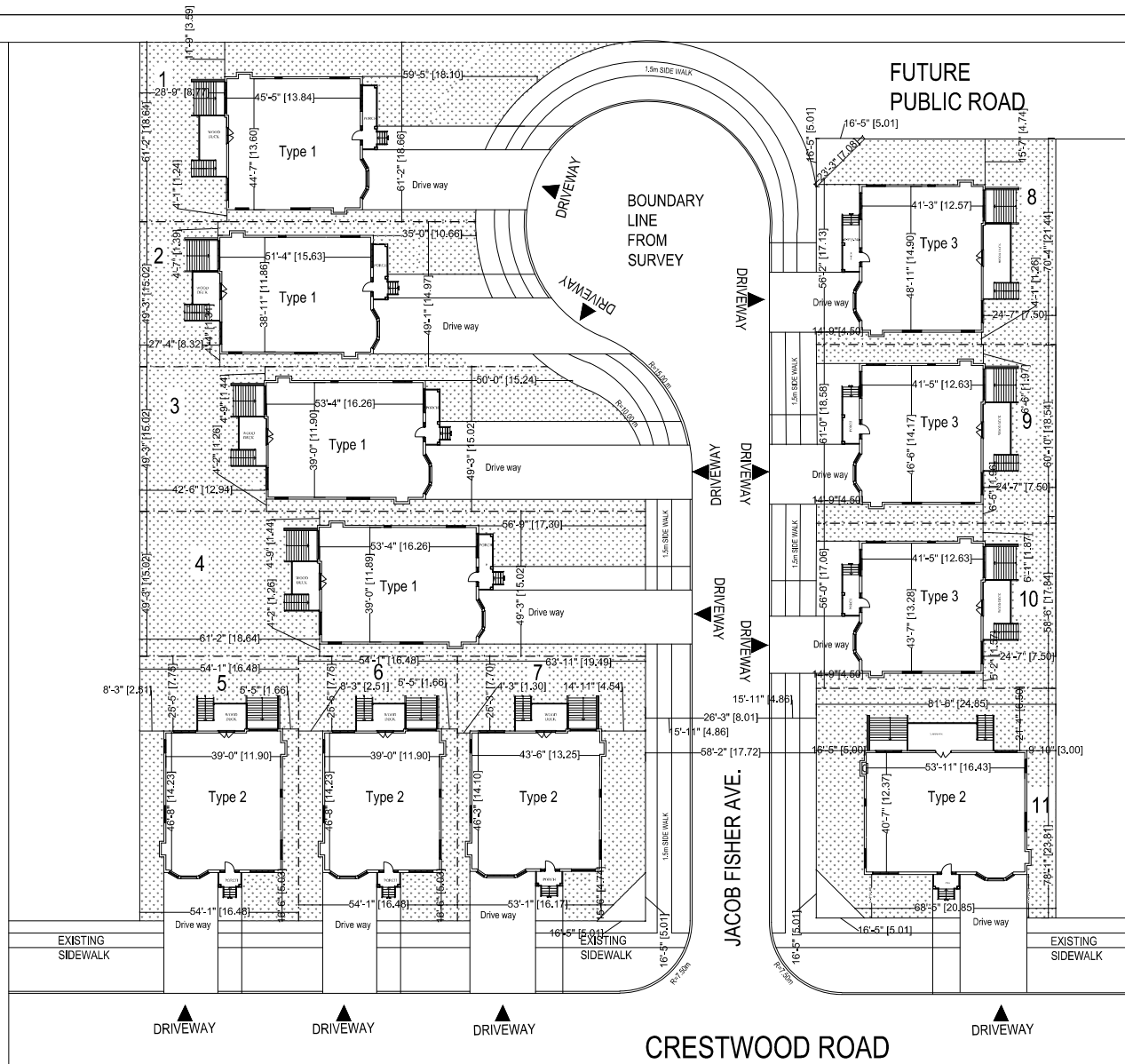


LEGEND

- Lot # 1,2,3,4: Type 1
- Lot # 5,6,7,11: Type 2
- Lot # 8,9,10: Type 3



EXISTING ZONING STANDARDS

LOT FORNTAGE:

- (15.00m) - INTERIOR LOT
- (15.00m) - EXTERIOR LOT

- (4.50m) MIN. FRONT YARD SETBACK HOUSE

- (1.20m) MIN. INTERIOR SIDE YARD

- (4.50m) MIN. EXTERIOR SIDE YARD

- (7.50m) MIN. REAR YARD

- (9.50m) BUILDING HEIGHT
(AVERAGE FINISHED GRADE AT
FRONT TO MIDPOINT)

- (40%) MAXIMUM LOT COVERAGE

LOT DEFINITION:

-FINISHED PORTION BETWEEN THE ROOF & CEILING OF THE TOP STOREY,
LOCATED INSIDE THE SLOPING ROOF. THE MAXIMUM FLOOR AREA CANNOT
EXCEED 25% OR 70 Sqm (753 SF), WHICHEVER IS LESS
OF THE FLOOR BELOW.

PARKING REQUIREMENTS:

- MIN. 2 SPACES PER DWELLING UNIT
- PARALLEL PARKING SPACE (2.70M X 6.00M)

GARAGE REQUIREMENTS:

MIN. DIMENSION: 3.00M (9'-10") X 6.00M (19'-6")

DRIVEWAYS:

- MAX. WIDTH OF DRIVEWAY AT STREET CURB & CURB CUT IS 6.00m
- MAX. DRIVEWAY WIDTH FRO LOTS GREATER THAT 12.00m IS 9.00m (29'-6")

MINIMUM SOFT LANDSCAPED AREA:

- MIN 60% OF THE MIN. LANDSCAPED FRONT OR EXTERIOR YARD.

PROPOSED ZONING STANDARDS

1. ALLOWABLE ENCROACHMENTS FOR COVERED, OPEN AND UNENCLOSED PORCH WITH UNDERGROUND COLD CELLARS MAY ENCROACH MAX. 1.83M INTO A FRONT YARD AND EXTERIOR YARD. STEPS MAY BE ALLOWED TO ENCROACH AND ADDITIONAL 1.12M.
2. INCREASED BUILDING HEIGHT TO 11.0M.
3. MINIMUM REAR YARD SETBACK 7.50 M FOR LOTS 1-11 INCLUSIVE.
4. MINIMUM FRONT YARD SETBACK 4.50 M FOR LOTS 1-11 INCLUSIVE.

SITE STATICS

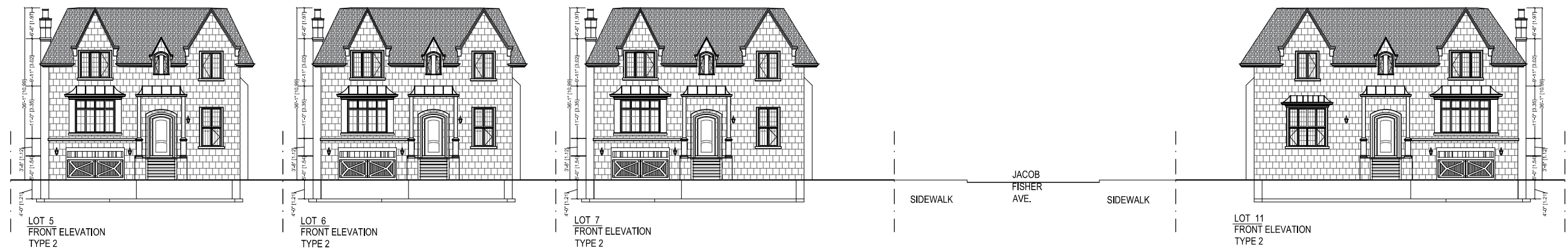
TOTAL DEVELOPMENT AREA: 6241.96 sqm (72.31%)
ROAD ALLOWANCE: 2290.41 sqm (26.58%)
FUTURE ROAD ALLOWANCE: 310.15 sqm (3.60%)
LANDSCAPE AREA: 2,585.00 sqm (29.95%)
COVERAGE: 2,146 sqm (35.68%)

SITE AREA: 8615.120 sqm (2.13 acres, 0.86 ha)
DENSITY: 4.69 u/acres, 11.63 U/HA
GFA: 3,890 SQM [41,860 SF] (46.34%)

GENERAL NOTES:

1. -ALL SQUARE FOOTAGES SHOWN ARE FOR 2 STOREY UNITS.
2. -SQUARE FOOTAGES SHOWN FOR LOTS 1-11 ARE FULLY BUILT OVER TO FRONT OF GARAGE AND 3'-0" BEYOND SECOND FLOOR PAST GARAGE.

TYOLOGIES SITE PLAN FOR 11 SINGLE FAMILY HOUSES



NORTH ELEVATION FROM CRESTWOOD ROAD