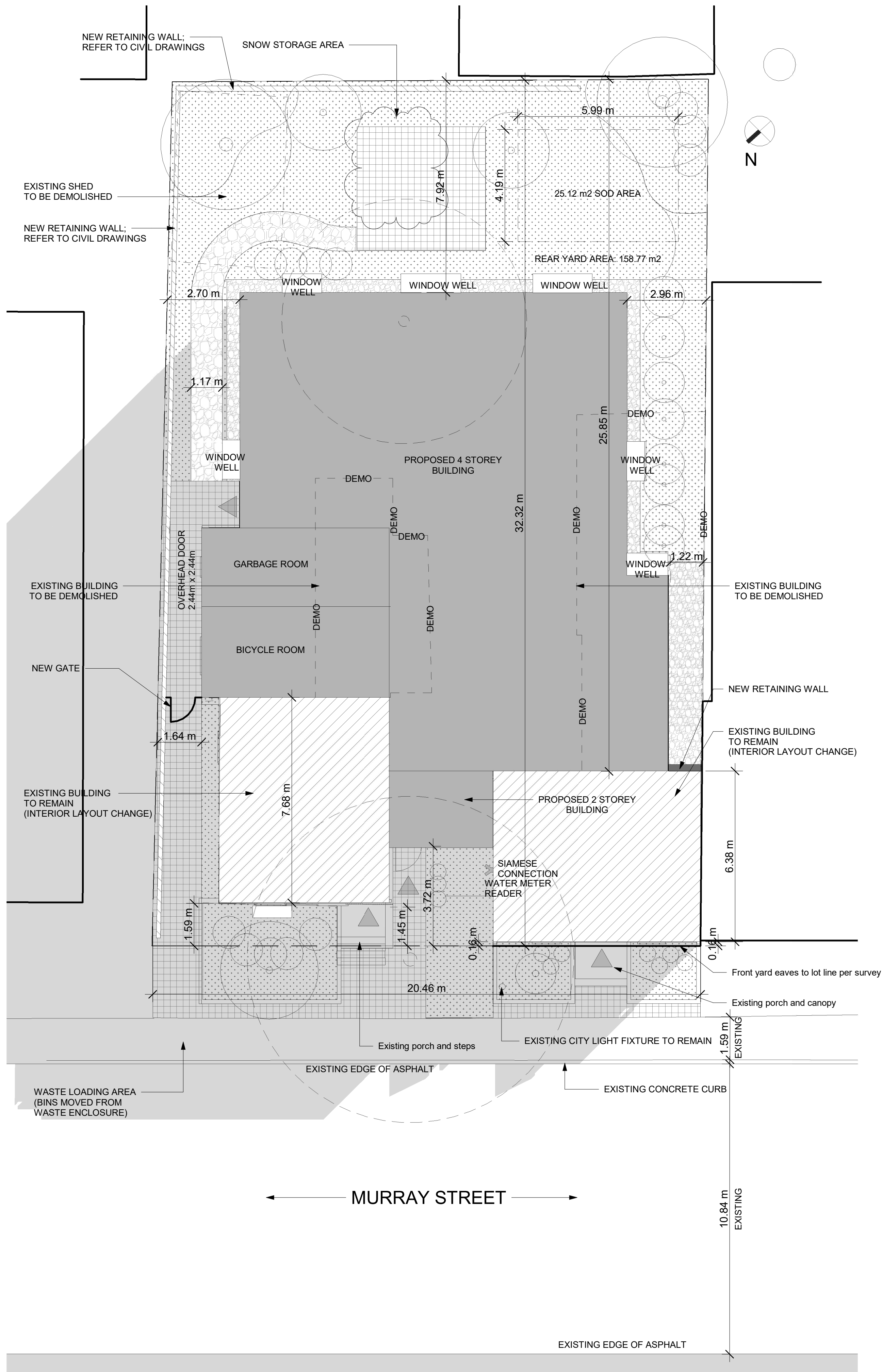




1 SITE PLAN
1/8" = 1'-0" SCALE:1/100

168-174 Murray Street Zoning 2008-250: R4UD [952] S74; Heritage Overlay; Mature Neighbourhood Overlay Dwelling Type: 4-storey addition to existing 2-storey buildings			
Zoning Mechanism	Required	Provided	Compliance
Minimum Lot Width (Section 162)	15 m	20.46 m	Yes
Minimum Lot Area (Section 162)	450 m ²	645.2 m ²	Yes
Front Yard Setback – Existing (Section 144)	Required front yard setback must align with the average of the abutting lots (not less than 1.5 m or more than 4.5 m) 0.2 m + 1.63 m / 2 = 0.915 m	Existing setbacks: 0.16 m, 1.45 m, 1.59 m	Non-complying (Existing building)
Front Yard – Addition (Section 60)	Must not extend in the front yard beyond that of the heritage building	Addition setback: 3.72 m	Yes
Interior Side Yard Setback – Existing (Section 162)	1.5 m	Existing setback (east): 1.638 m Existing setback (west): 0 m	Non-complying (Existing building)
Interior Side Yard Setback – Addition (Section 60)	Must be at least 60 cm. greater than that of the wall of the building located closest to the side lot line	Addition setback (east): 1.48 m Addition setback (west): 1.223 m	No Yes
Rear Yard Setback – Existing (Section 144)	Any lot with a lot depth > 25m, distance equal to 30% of the lot depth must comprise at least 25% of the area of the lot Minimum Setback: 9.69 m Minimum Area: 163.5 m ²	Existing setback: 23.05 m & 25.85 m Rear Yard Area: 158.77 m ² in area	Non-complying (Existing buildings)
Rear Yard Setback – Addition (Section 60)	Must be located entirely within the rear yard, or in the interior yard abutting the rear yard and complies with the rear yard setback of the underlying zone, except where the building has a non-complying rear yard setback the addition may be built to that rear yard setback, but in no case may be less than 3.0 metres Minimum Setback: 9.69 m	Addition setback: 7.916 m	No
Building Height Addition (Schedule 74)	168 Murray: 5.8 m (9.14 m from front lot line), 9.3 m (rear) 174 Murray: 7.0 m (9.14 m from front lot line); 10.5 m (rear)	13.12 m	No
Projections into Required Yards (Section 65)	Open Stairways, Stoops, Landing Steps: where at or below the floor level of the first floor and in the case of the front yard or corner side yard: no closer than 0.6 m to a lot line Eaves, eaves-troughs, and gutters – 1m, but not closer than 0.3m to a lot line.	Existing heritage building stairways projected beyond the front lot line, abutting the front lot line Only the existing heritage building at 168 Murray has existing eaves on the property line but will be removed.	Non-complying (Existing buildings) Yes

Vehicle and Bicycle Parking Requirements (Area X, Schedule 1A)		
Required Parking Spaces (Section 101, 103)	Section 101 (4): where a residential use is located within a building of four or fewer storeys, no offstreet vehicle parking is required to be provided	0 spaces Yes
Visitor Parking Spaces (Section 102)	20 - 12 x 0.1 = 1 space required	0 spaces No
Bicycle Parking Rates (Section 111)	0.5 / dwelling unit 20 x 0.5 = 10 spaces required	22 spaces total (stacked) Yes
Bicycle Parking Space Dimensions (Section 111)	Horizontal: 0.6 m x 1.8 m Stacked: 0.37 m x 1.8 m	Stacked: 0.37 m x 1.8 m Yes
Bicycle Parking Aisle Dimension (Section 111)	Minimum width: 1.5 m	1.5 m Yes

Other Applicable Zoning Provisions			
Front Yard Softscaping (Table 161)	No minimum, but all lands within the front yard that are not used by permitted projections, driveways and walkways, must consist of soft landscaped area	All lands within the front yard that are not used by permitted projections and walkways consist of soft landscaping	Yes
Rear Yard Softscaping (Section 139)	15%	75.7%	Yes
Front Façade Fenestration (Section 161)	Must comprise of at least 25% windows Recessed front façade where no balconies or porches are provided - At least 20% of the front façade must be recessed an additional 0.6m from the front setback line	N/A as subject lands are within a district designated under Part V of the <i>Ontario Heritage Act</i>	N/A

LEGEND	
	NEW TREE
	EX. TREE TO BE REMOVED
	PROPOSED BUILDING
	EXISTING BUILDING TO REMAIN
	EXISTING BUILDING TO BE DEMOLISHED
	PROPOSED / EXISTING ENTRY / EXIT
	PROPERTY LINE
	DENOTES HARD LANDSCAPING
	DENOTES SOFT LANDSCAPING
	NEW RETAINING WALL

BUILDING AREAS					
BASEMENT BUILDING AREA (NEW)	280 m ²	GARBAGE REQUIREMENT GARBAGE, RECYCLING AND COMPOSTING ARE TO BE STORED IN THE BASEMENT AND REMOVED PRIVATELY DURING COLLECTION			
GROUND FLOOR BUILDING AREA (NEW)	280 m ²				
BUILDING AREA (EXISTING)	97 m ²	SNOW REMOVAL REQUIREMENT			
SECOND FLOOR BUILDING AREA (NEW)	280 m ²				
BUILDING AREA (EXISTING)	97 m ²				
THIRD FLOOR BUILDING AREA (NEW)	269 m ²				
FOURTH FLOOR BUILDING AREA (NEW)	269 m ²				
		1 BED	2 BED	3 BED	TOTAL
EXISTING BUILDING (RENOVATED)		0	1	1	2
PROPOSED ADDITION		13	5	0	18
TOTAL		13	6	1	20
REQUIRED 2+ BEDROOM		5			
PROPOSED 2+ BEDROOM		7			
AVERAGE GRADE: CALCULATED FROM EXISTING ELEVATION POINTS AT A DISTANCE EQUAL TO THE MINIMUM FRONT YARD & REAR YARD SETBACKS, AT THE INTERIOR SIDE PROPERTY LINES AVERAGE GRADE : 58.48m (58.20m + 58.34m + 58.85m + 58.53m) /4		GARBAGE REQUIREMENT GARBAGE, RECYCLING AND COMPOSTING ARE TO BE STORED ON THE GROUND FLOOR AND REMOVED PRIVATELY DURING COLLECTION SNOW REMOVAL REQUIREMENT PROPERTY OWNER WILL BE RESPONSIBLE FOR THE REMOVAL AND STORAGE OF SNOW FOR ALL WALKWAYS THROUGHOUT THE WINTER			

