



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 Facade Penetration (Section 161)	Must comprise of at least 25% windows Recessed front facade where no balconies or porches are provided - At least 20% of the front facade 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

BUILDING AREAS					
BASEMENT		GARBAGE REQUIREMENT			
BUILDING AREA (NEW)	280 m ²				
GROUND FLOOR		GARBAGE, RECYCLING AND COMPOSTING ARE TO BE STORED IN THE BASEMENT AND REMOVED PRIVATELY DURING COLLECTION			
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:		GARBAGE REQUIREMENT			
CALCULATED FROM EXISTING ELEVATION POINTS AT A DISTANCE EQUAL TO THE MINIMUM FRONT YARD & REAR YARD SETBACKS, AT THE INTERIOR SIDE PROPERTY LINES		GARBAGE, RECYCLING AND COMPOSTING ARE TO BE STORED IN THE GARBAGE ROOM AND REMOVED PRIVATELY DURING COLLECTION			
AVERAGE GRADE: 58.48m (58.20m + 58.34m + 58.85m + 58.53m) /4		SNOW REMOVAL REQUIREMENT			
		PROPERTY OWNER WILL BE RESPONSIBLE FOR THE REMOVAL AND STORAGE OF SNOW FOR ALL WALKWAYS THROUGHOUT THE WINTER			

