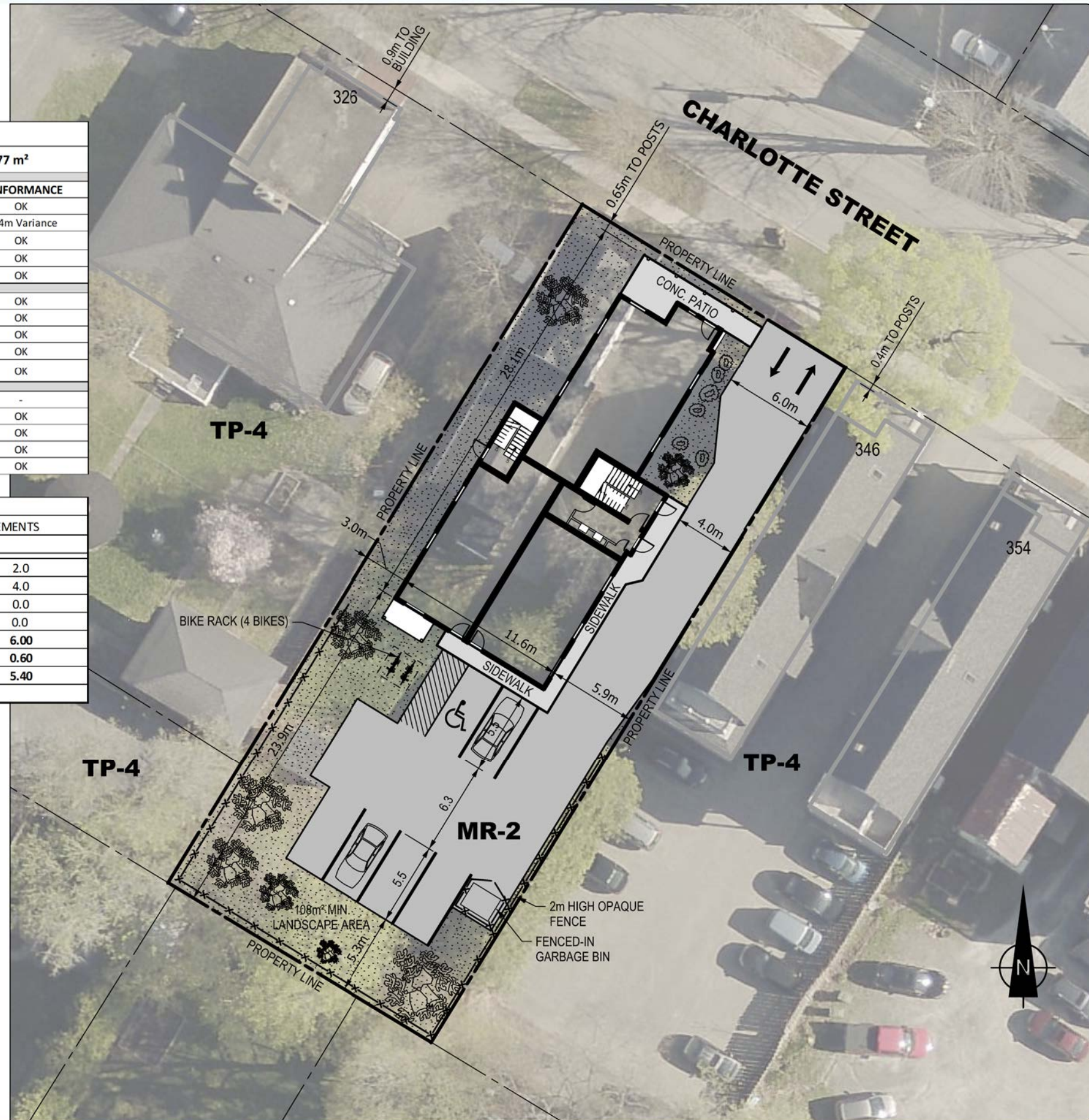
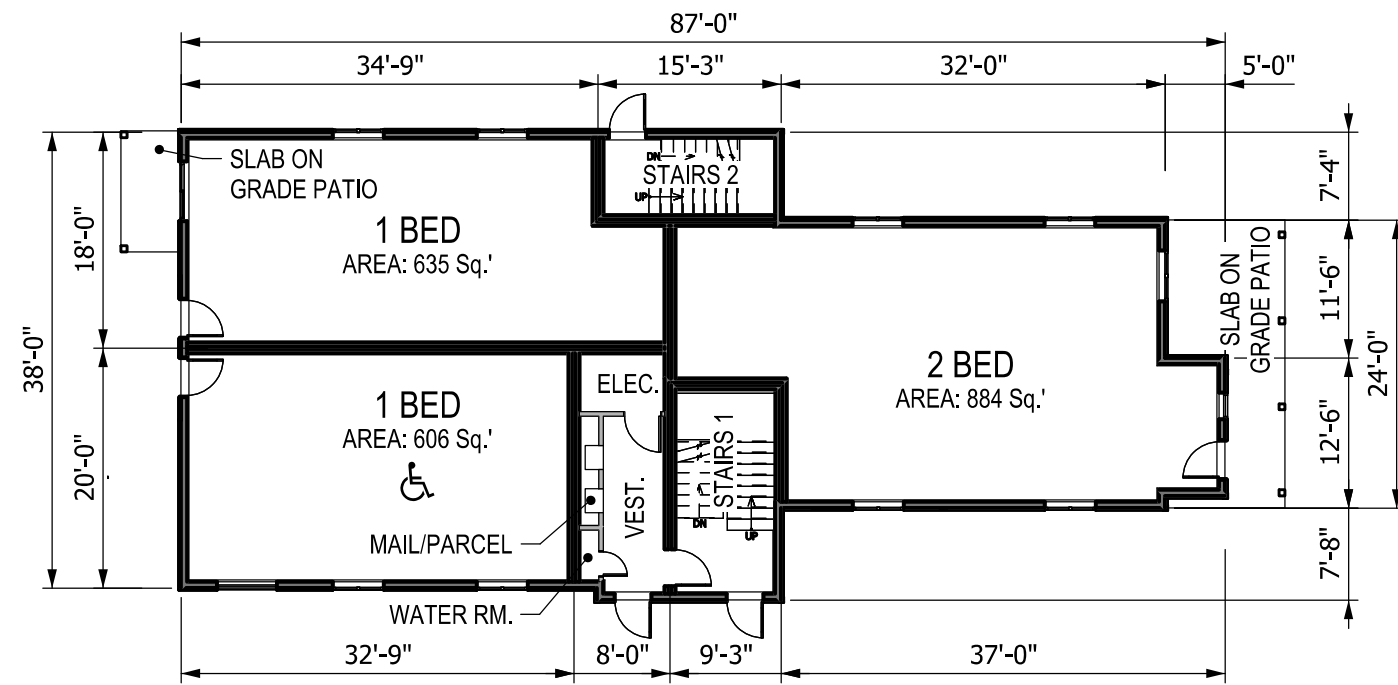


CITY BY-LAW CONFORMANCE (Z-5)				
P.I.D. 01444470		ZONE MR-2	LOT AREA = 1077 m ²	
BYLAW	STANDARDS	REQUIRED	ACTUAL	CONFORMANCE
9.3(4)(a)(i)	Lot Density (MAX # of Units)	See Lot Density Calcs.	8 Units	OK
9.3(4)(c)(i)	Lot Frontage (m MIN)	34 m MIN.	20.6 m	13.4m Variance
9.3(4)(d)(i)	Lot Depth (m MIN)	30 m MIN.	52.6m	OK
9.3(4)(e)(i)	Building Height (m MAX)	14 m MAX.	10.5 m	OK
9.3(4)(g)(i)	Landscaped Area (m ² MIN)	35% of LOT AREA = 377 m ² MIN.	395 m ²	OK
9.3(4)(h)(i)	Parking (SEE PARKING CALCS)	6 SPACES	6	OK
	Parking Barrier-Free (MIN)	2-15 sp REQUIRES = 1	1	OK
	Parking Bicycle (MIN)	0.3/UNIT = 2.4	4	OK
	Barrier-Free Units (NBAA Clause 3.8.1.1(6))	1 PER 20 UNITS = 1 REQUIRED	1 UNITS	OK
9.3(4)(i)(i)	Lot Coverage (m ² MAX)	45% of LOT AREA = 485 m ² MAX.	255 m ²	OK
9.3(4)(j)	Building Setback (m MIN)	-	-	-
7.2(2) (a)	Front (North) - Charlotte Street	Average setback 0.9m & 0.4m = 0.65m	0.65 m	OK
9.3(4)(j)(ii)	Side (East)	3 m	5.9 m	OK
9.3(4)(j)(iii)	Side (West)	3 m	3 m	OK
9.3(4)(j)(iv)	Rear	7.5 m	23.9 m	OK

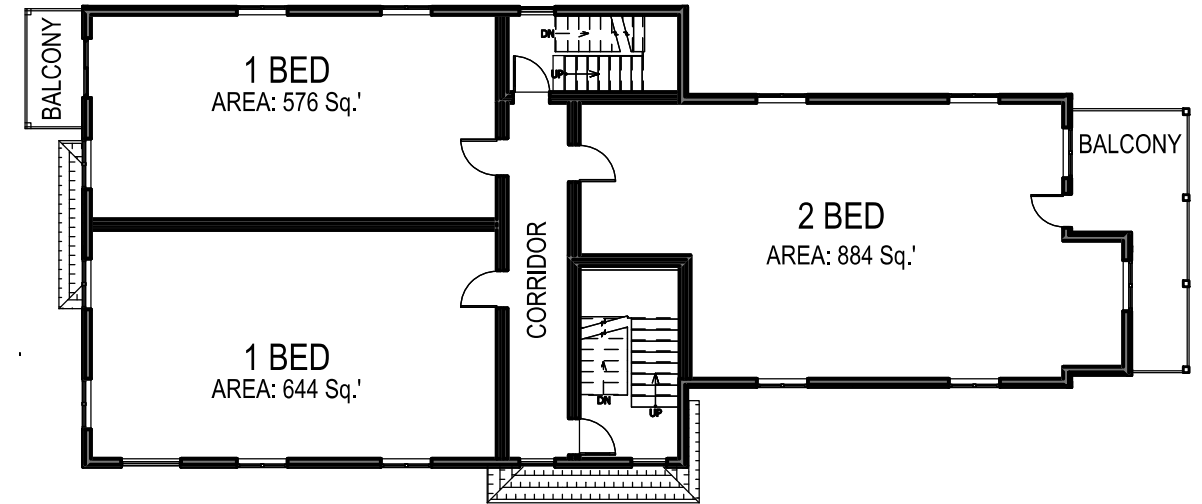
UNIT & PARKING CALCULATIONS			
DWELLING UNITS		PARKING REQUIREMENTS	
BUILDING (3 FLOORS)			
BACHLOR OR 1 BEDROOM	4	0.5	2.0
2 BEDROOM	4	1	4.0
3 BEDROOM	0	1	0.0
	30% Reduction for Affordable Units (5.2(12)(g)(iii))		0.0
		Spaces Required:	6.00
		10% Reduction transit w/in 150m	0.60
		Adjusted Spaces Required:	5.40
TOTAL NUMBER OF DWELLING UNITS	8		

LOT DENSITY CALCULATIONS				
BLDG AREA (m ²):	264	LOT AREA (m ²):	1077	
DWELLING TYPE	AREA PER DWELLING (m ²)	# OF UNITS	TOTAL AREA REQUIRED (m ²)	% of LOT AREA
Affordable Housing	45	2	90	8%
No Bonus	161	6	966	90%
Total:		8	1056	98%
Available Area:			21	

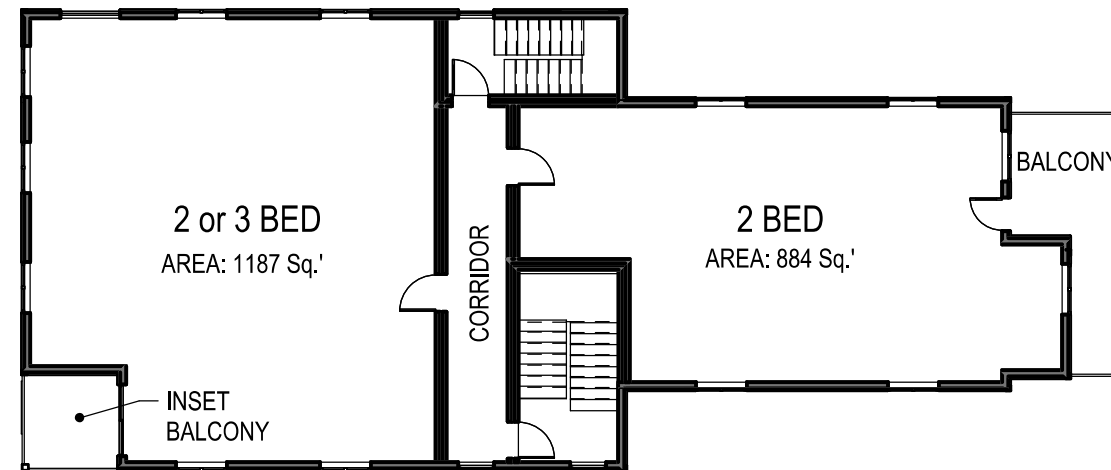
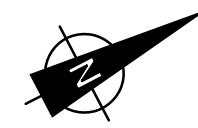




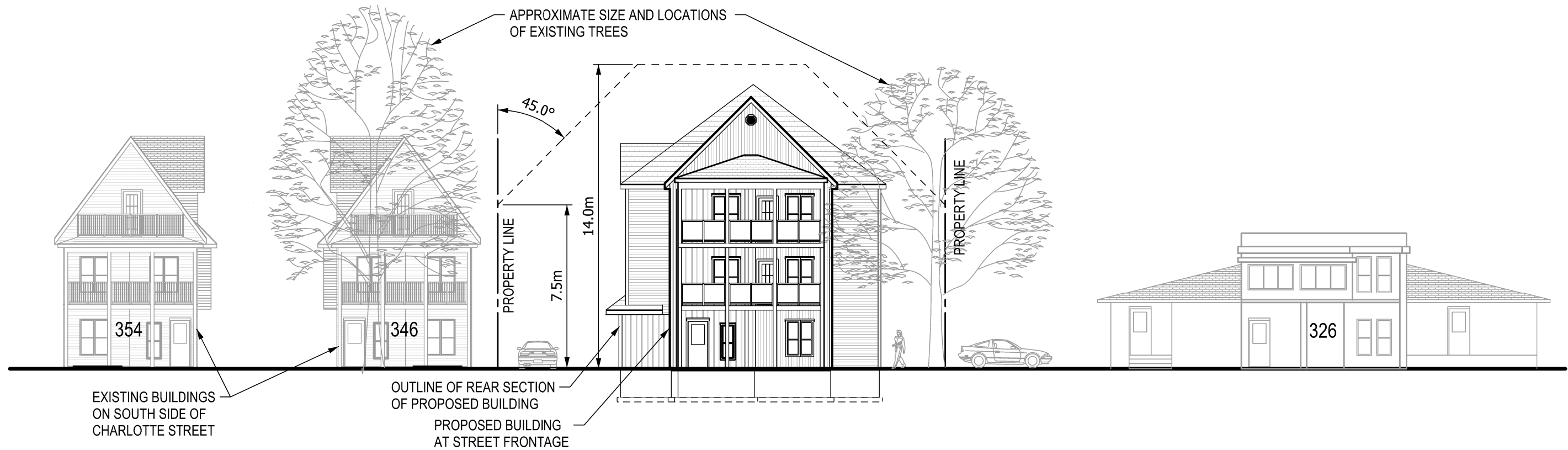
1ST FLOOR



2ND FLOOR

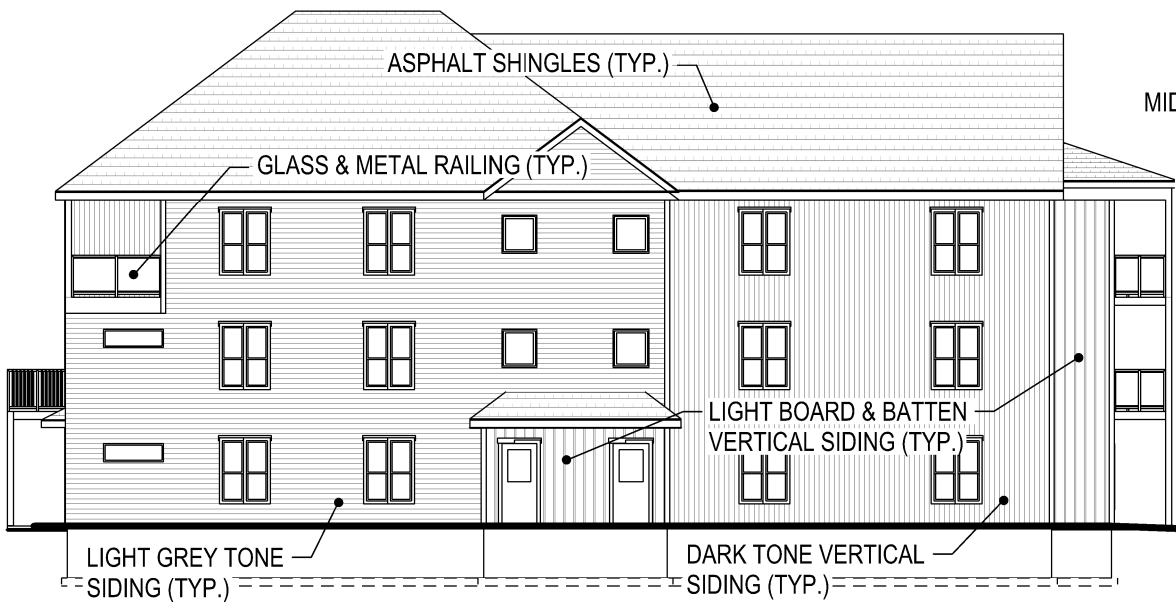


3RD FLOOR



**NORTH ELEVATION
(STREET)**

NOTE - ALL EXTERIOR CLADDING TO BE NON-VINYL MATERIAL



**EAST ELEVATION
(DRIVEWAY)**



**WEST ELEVATION
(RIGHT SIDE)**



**SOUTH ELEVATION
(REAR)**



PROPOSED STREET VIEW



EXISTING - STREET VIEW



PROPOSED - STREET VIEW 1



PROPOSED - STREET VIEW 2



PROPOSED - REAR PARKING VIEW