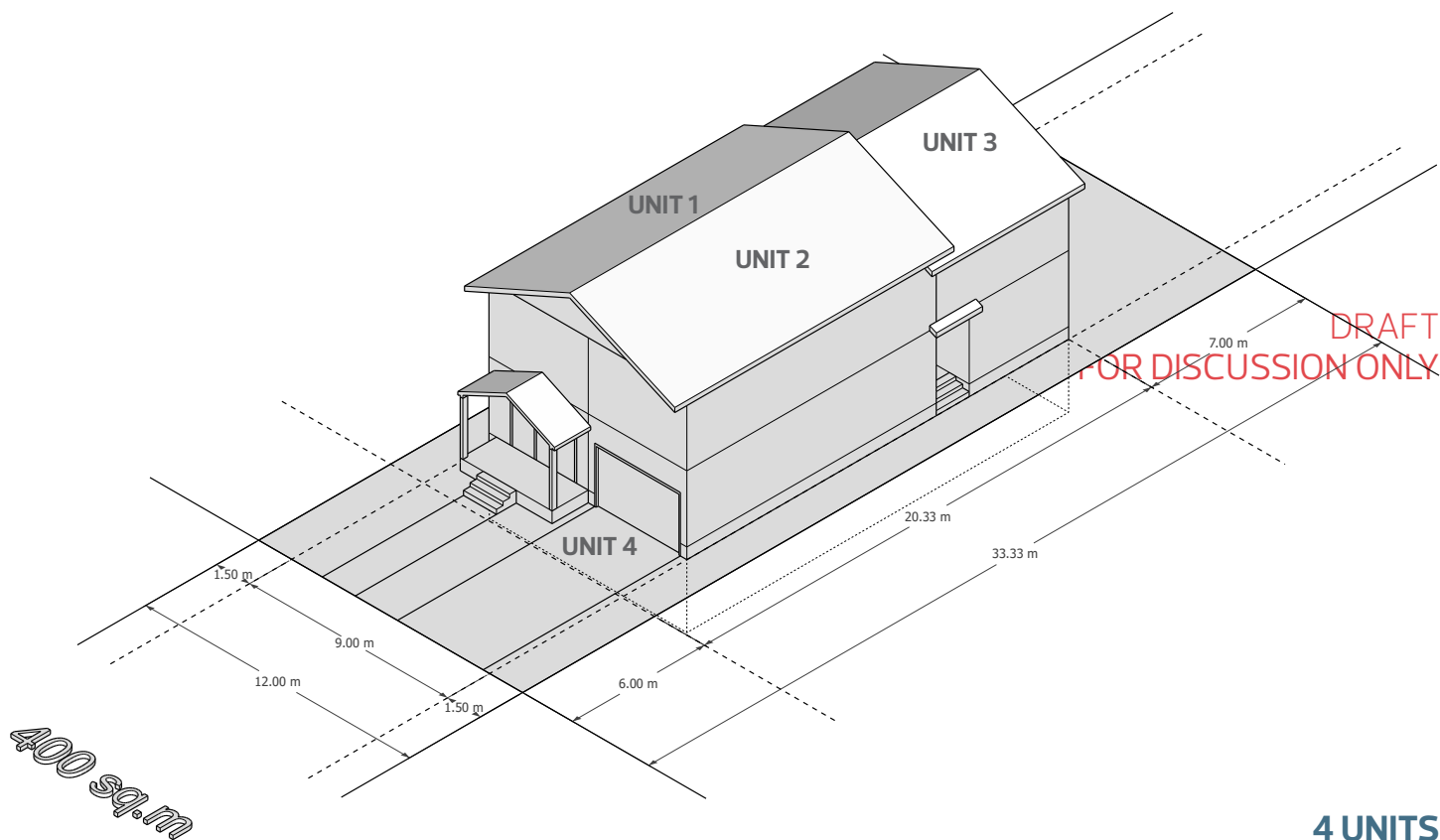


NEIGHBOURHOOD ZONE

SITE AREA: 400 SQ.M

FOURPLEX WITH SEC. SUITE



4 UNITS

AVERAGE UNIT SIZE: 106 m² (1141 ft²)

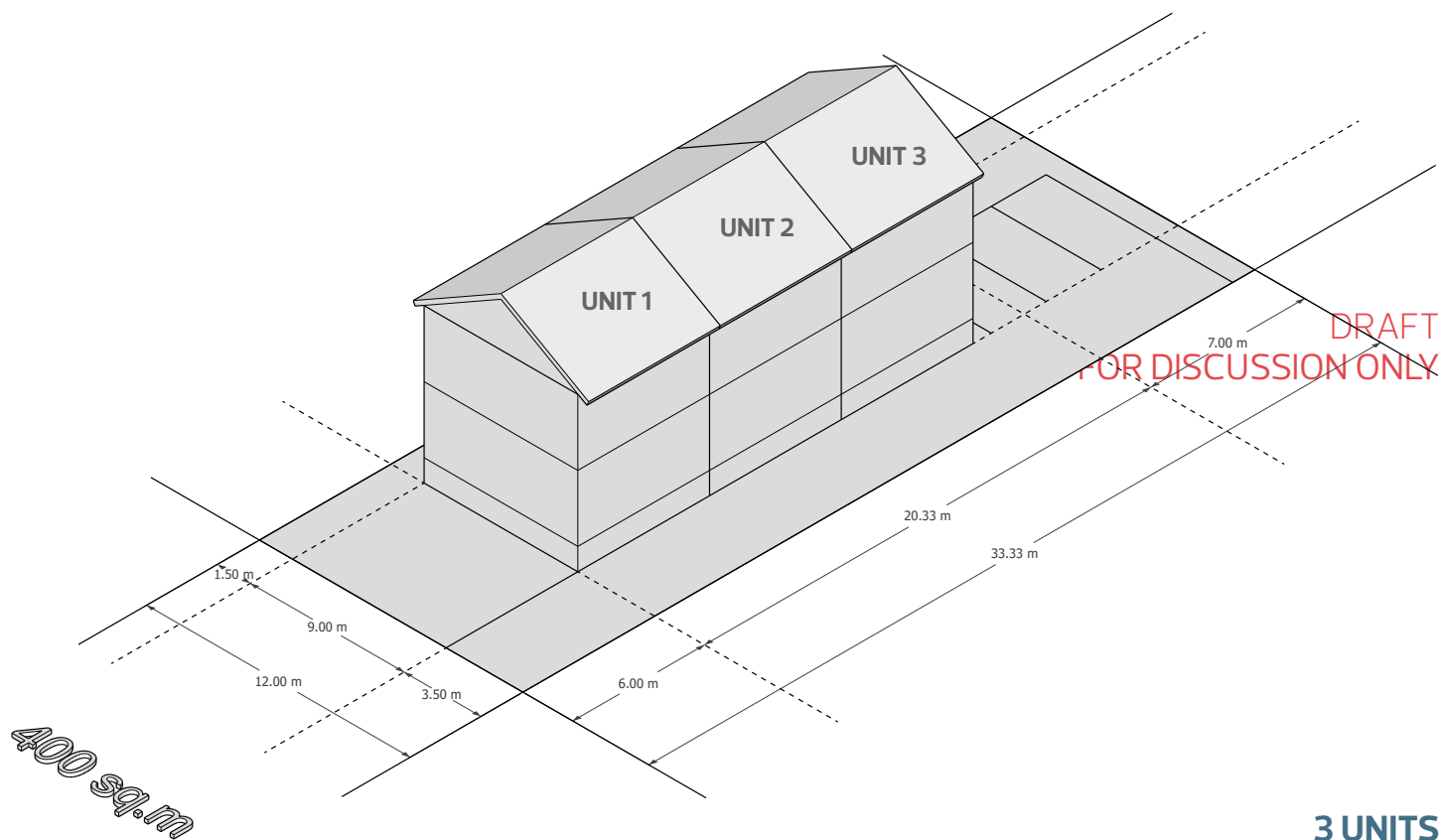
DEVELOPMENT STATISTICS

	REQUIRED/ PERMITTED	ACTUAL
SITE FRONTAGE	22m (Minimum)	12m
BUILDING HEIGHT	8m (for building containing 1 or 2 units) 11m (for buildings containing 3 or more units)	8m
FRONT SETBACK	6m	6m
REAR SETBACK	· 7m · 3m (For habitable dwellings less than 4.5 m)	9.47m
SIDE SETBACKS	· 1.5m (up to 8 m in height) · 2.5 m (up to 11 m in height) · 3.5 m (vehicular access to the rear)	1.5m
LOT COVERAGE	45%	39%
FAR	0.65	0.65
SOFT LANDSCAPING	15%	–

NEIGHBOURHOOD ZONE

SITE AREA: 400 SQ.M

TRIPLEX



3 UNITS

AVERAGE UNIT SIZE: 87 m² (936 ft²)

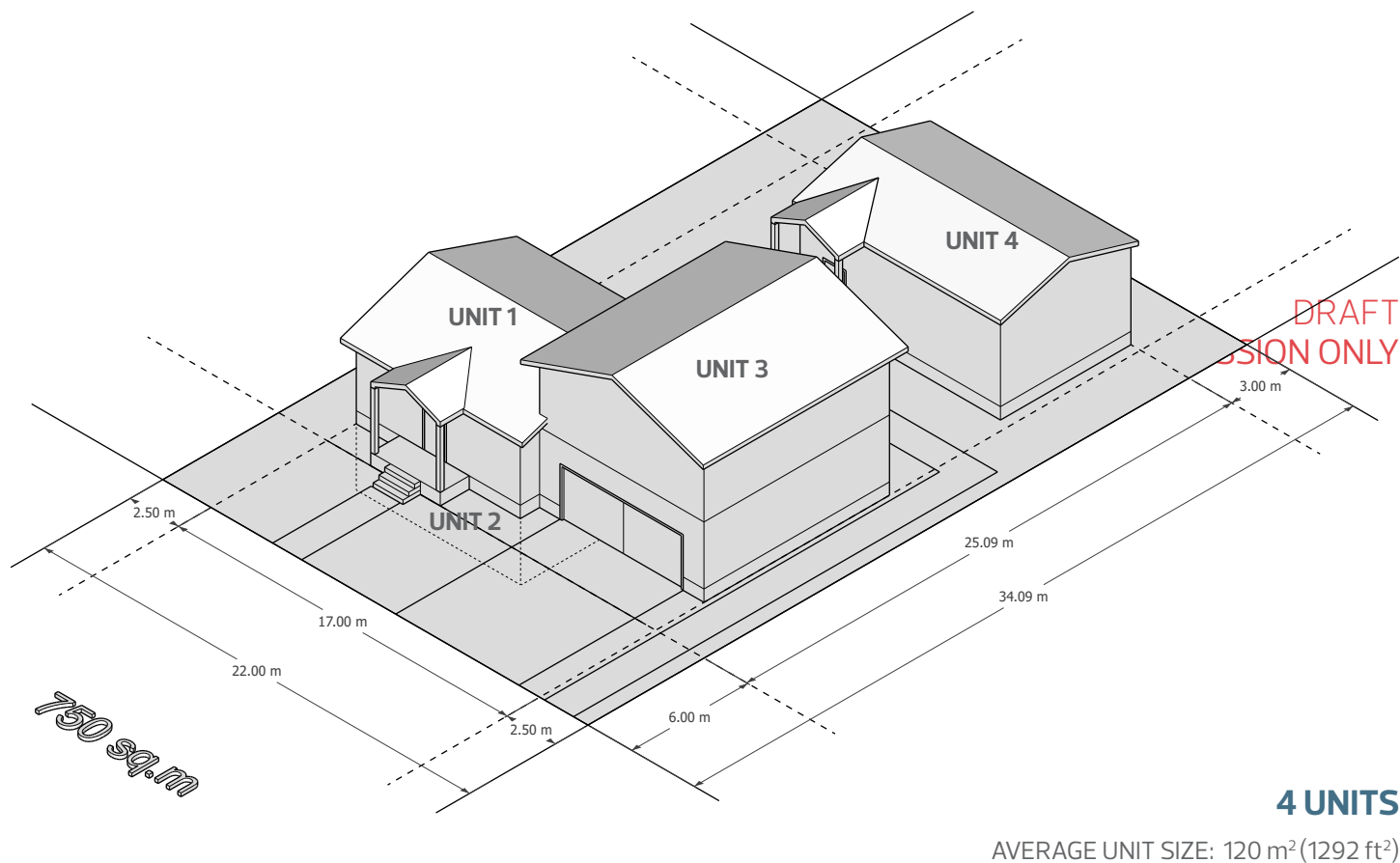
DEVELOPMENT STATISTICS

	REQUIRED/ PERMITTED	ACTUAL
SITE FRONTAGE	22m (Minimum)	12m
BUILDING HEIGHT	8m (for building containing 1 or 2 units) 11m (for buildings containing 3 or more units)	8m
FRONT SETBACK	6m	6m
REAR SETBACK	· 7m · 3m (For habitable dwellings less than 4.5 m)	9.3m
SIDE SETBACKS	· 1.5m (up to 8 m in height) · 2.5 m (up to 11 m in height) · 3.5 m (vehicular access to the rear)	1.5m 3.5m
LOT COVERAGE	45%	32%
FAR	0.65	0.65
SOFT LANDSCAPING	15%	-

NEIGHBOURHOOD ZONE

SITE AREA: 750 SQ.M

DETACHED DWELLING WITH SEC. SUITE



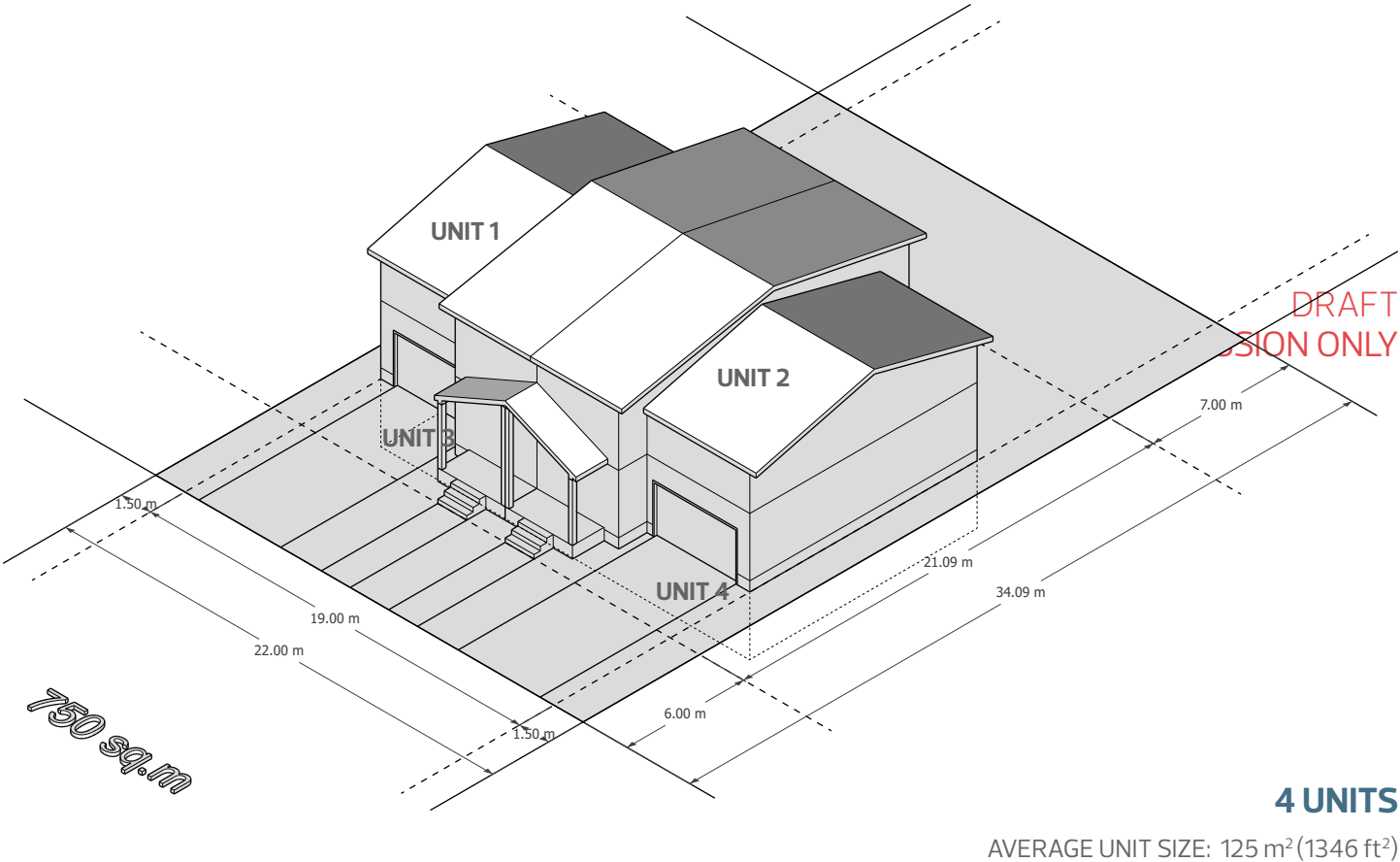
DEVELOPMENT STATISTICS

	REQUIRED/ PERMITTED	ACTUAL
SITE FRONTAGE	22m (Minimum)	22m
BUILDING HEIGHT	8m (for building containing 1 or 2 units) 11m (for buildings containing 3 or more units)	8m
FRONT SETBACK	6m	6m
REAR SETBACK	· 7m · 3m (For habitable dwellings less than 4.5 m)	3m
SIDE SETBACKS	· 1.5m (up to 8 m in height) · 2.5 m (up to 11 m in height) · 3.5 m (vehicular access to the rear)	2.5m
LOT COVERAGE	45%	31.5%
FAR	0.65	0.35
SOFT LANDSCAPING	20%	-

NEIGHBOURHOOD ZONE

SITE AREA: 750 SQ.M

DUPLEX WITH SEC. SUITE



4 UNITS

AVERAGE UNIT SIZE: 125 m² (1346 ft²)

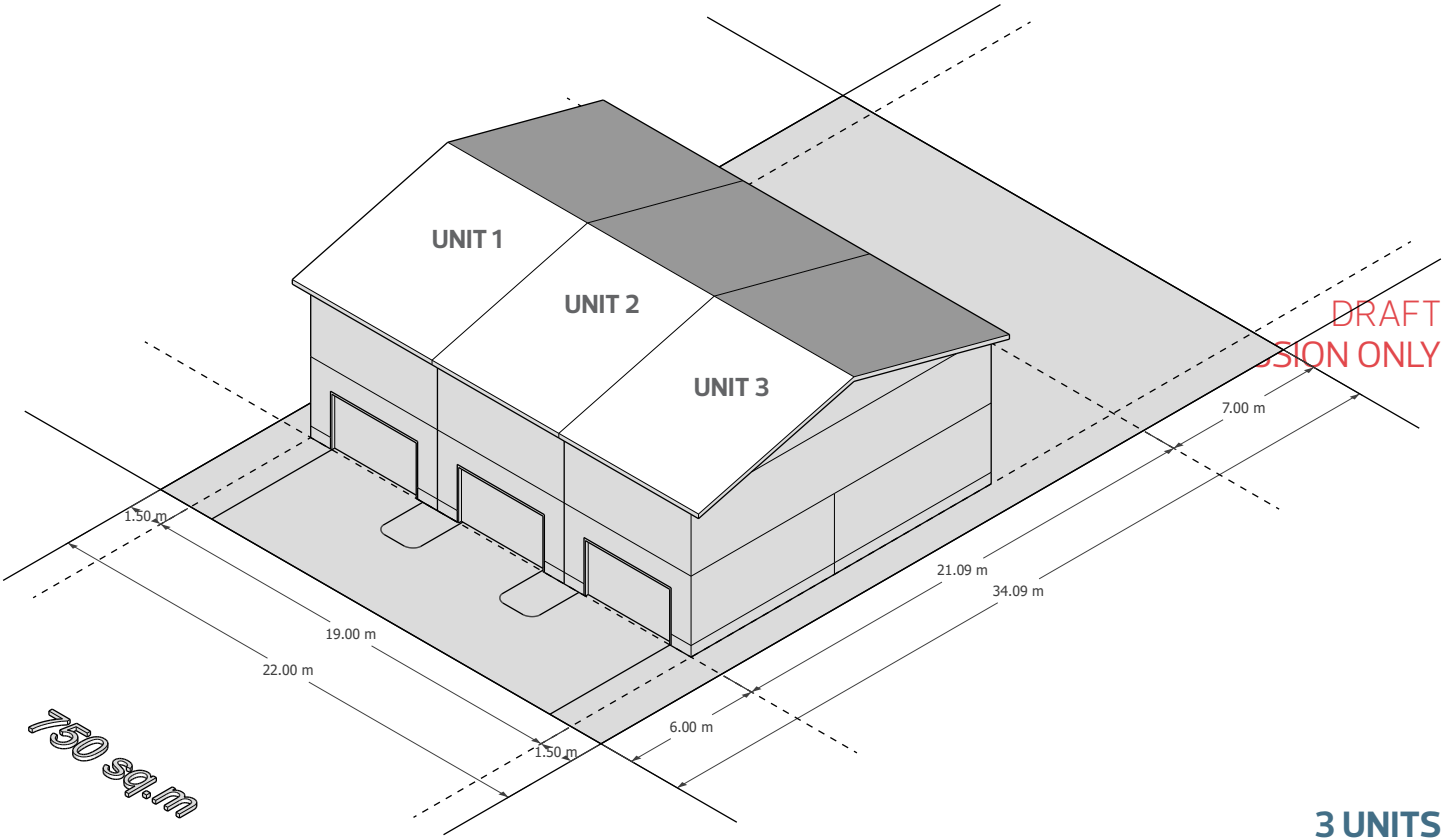
DEVELOPMENT STATISTICS

	REQUIRED/ PERMITTED	ACTUAL
SITE FRONTAGE	22m (Minimum)	22m
BUILDING HEIGHT	8m (for building containing 1 or 2 units) 11m (for buildings containing 3 or more units)	8m
FRONT SETBACK	6m	6m
REAR SETBACK	<ul style="list-style-type: none"> 7m 3m (For habitable dwellings less than 4.5 m) 	10.5m
SIDE SETBACKS	<ul style="list-style-type: none"> 1.5m (up to 8 m in height) 2.5 m (up to 11 m in height) 3.5 m (vehicular access to the rear) 	1.5m
LOT COVERAGE	45%	37.33%
FAR	0.65	0.65
SOFT LANDSCAPING	20%	-

NEIGHBOURHOOD ZONE

SITE AREA: 750 SQ.M

TRIPLEX- OPTION 1



3 UNITS

AVERAGE UNIT SIZE: 190 m² (2045 ft²)

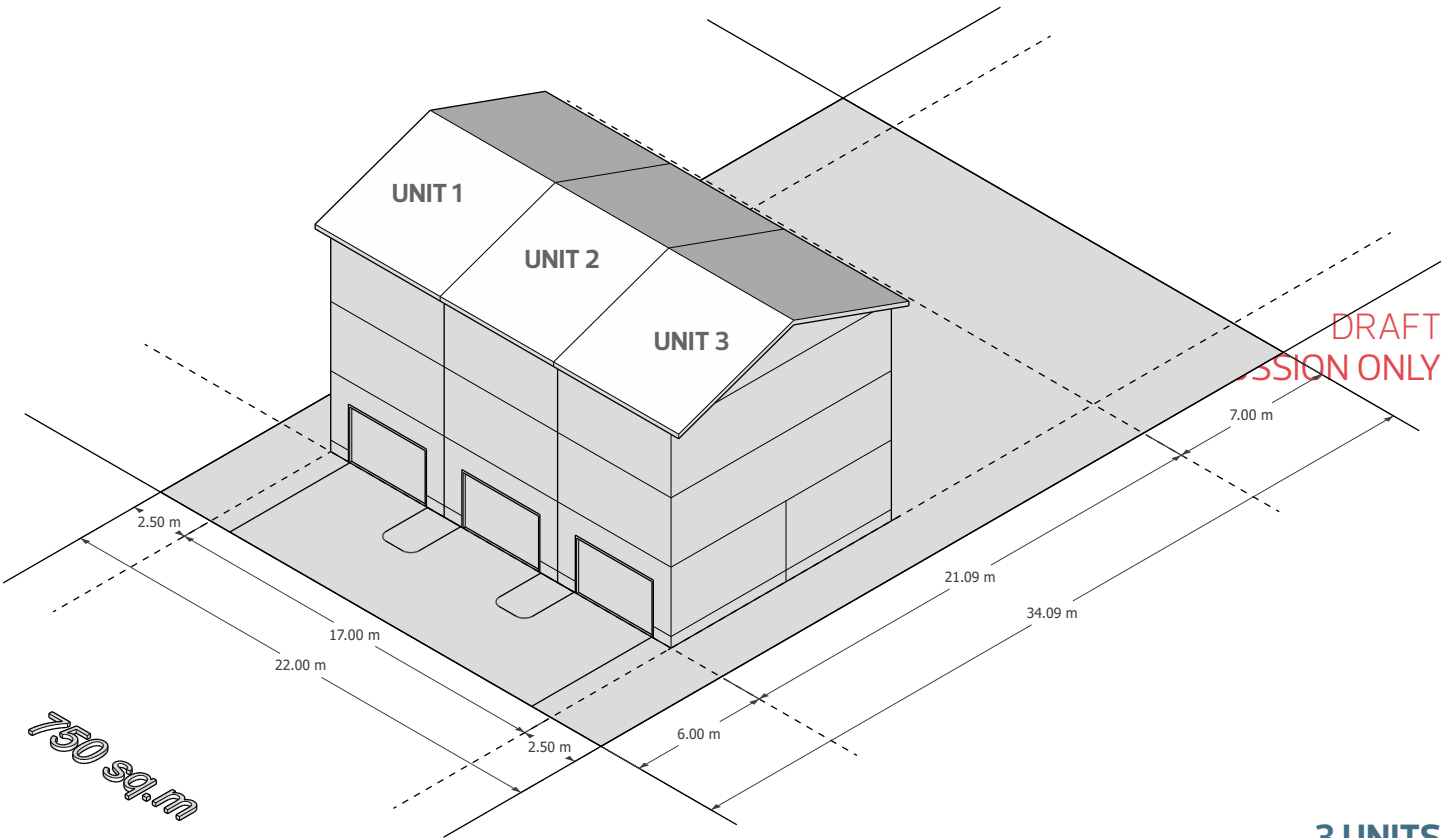
DEVELOPMENT STATISTICS

	REQUIRED/ PERMITTED	ACTUAL
SITE FRONTAGE	22m (Minimum)	22m
BUILDING HEIGHT	8m (for building containing 1 or 2 units) 11m (for buildings containing 3 or more units)	8m
FRONT SETBACK	6m	6m
REAR SETBACK	<ul style="list-style-type: none"> 7m 3m (For habitable dwellings less than 4.5 m) 	15.55m
SIDE SETBACKS	<ul style="list-style-type: none"> 1.5m (up to 8 m in height) 2.5 m (up to 11 m in height) 3.5 m (vehicular access to the rear) 	1.5m
LOT COVERAGE	45%	38%
FAR	0.65	0.65
SOFT LANDSCAPING	20%	-

NEIGHBOURHOOD ZONE

SITE AREA: 750 SQ.M

TRIPLEX- OPTION 2



DRAFT
FOR DISCUSSION ONLY

3 UNITS

AVERAGE UNIT SIZE: 187 m² (2014 ft²)

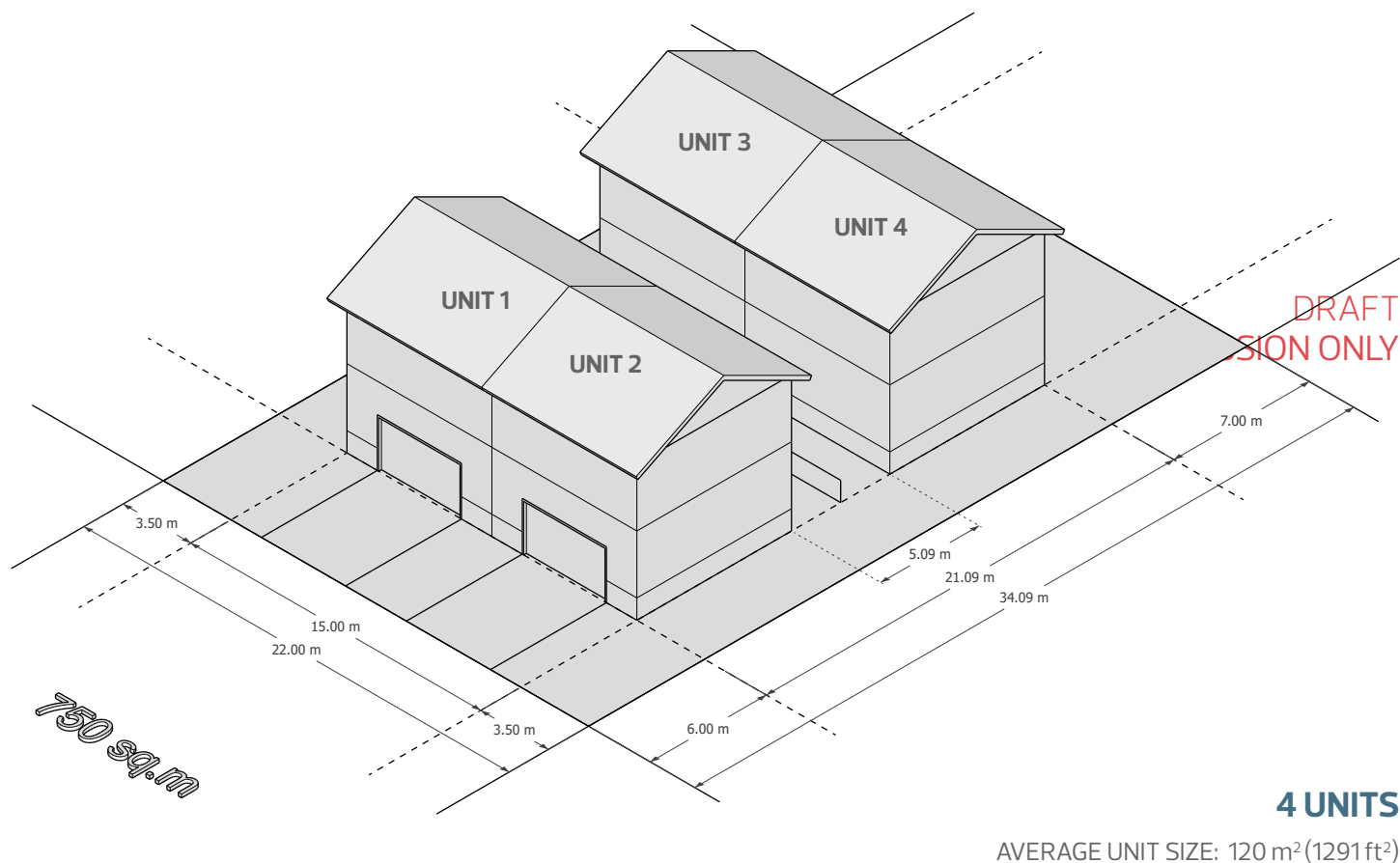
DEVELOPMENT STATISTICS

	REQUIRED/ PERMITTED	ACTUAL
SITE FRONTAGE	22m (Minimum)	22m
BUILDING HEIGHT	8m (for building containing 1 or 2 units) 11m (for buildings containing 3 or more units)	11m
FRONT SETBACK	6m	6m
REAR SETBACK	· 7m · 3m (For habitable dwellings less than 4.5 m)	17.1m
SIDE SETBACKS	· 1.5m (up to 8 m in height) · 2.5 m (up to 11 m in height) · 3.5 m (vehicular access to the rear)	2.5m
LOT COVERAGE	45%	25%
FAR	0.65	0.64
SOFT LANDSCAPING	20%	-

NEIGHBOURHOOD ZONE

SITE AREA: 750 SQ.M

TWO DUPLEXES



4 UNITS

AVERAGE UNIT SIZE: 120 m² (1291 ft²)

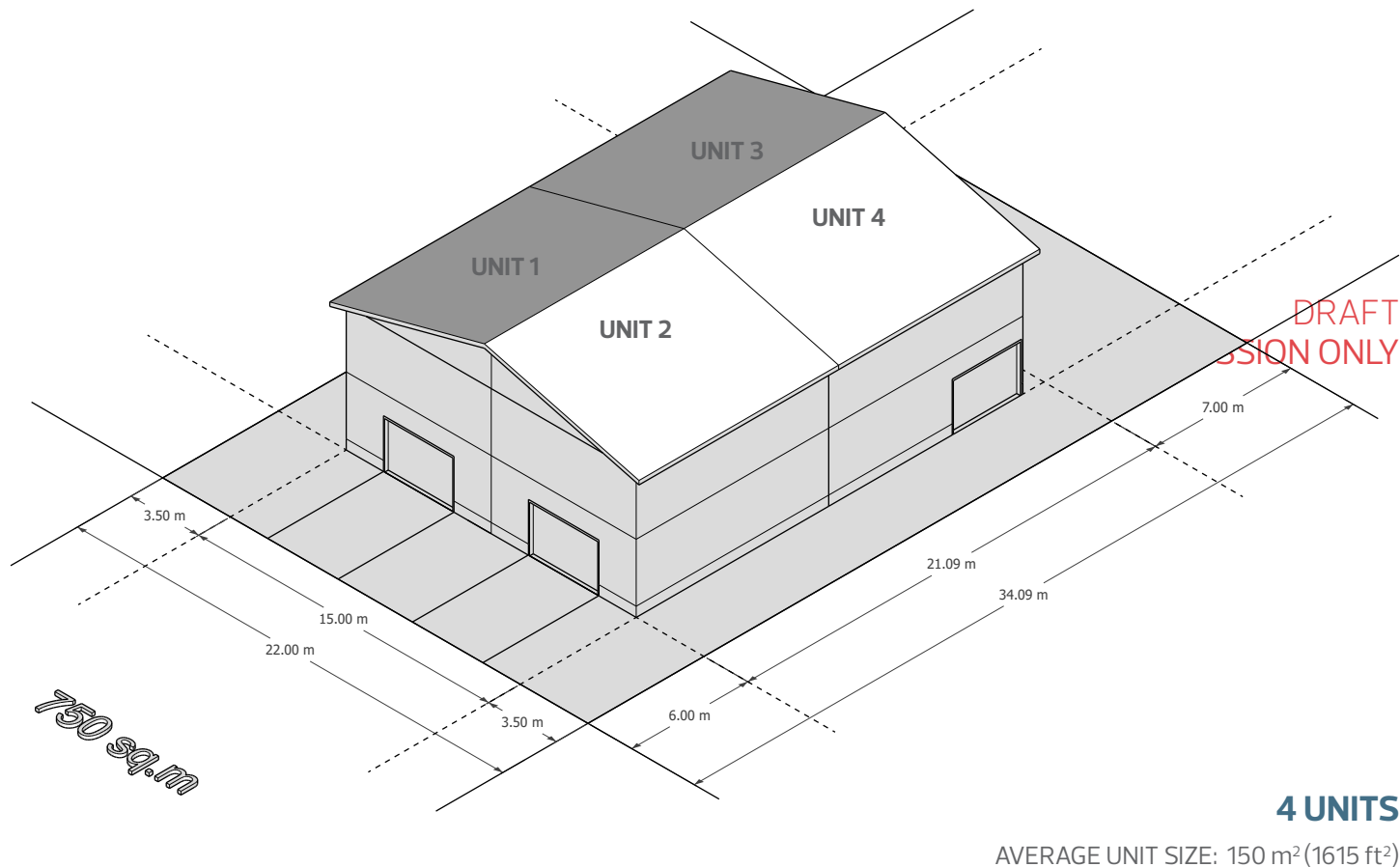
DEVELOPMENT STATISTICS

	REQUIRED/ PERMITTED	ACTUAL
SITE FRONTAGE	22m (Minimum)	22m
BUILDING HEIGHT	8m (for building containing 1 or 2 units) 11m (for buildings containing 3 or more units)	8m
FRONT SETBACK	6m	6m
REAR SETBACK	· 7m · 3m (For habitable dwellings less than 4.5 m)	7m
SIDE SETBACKS	· 1.5m (up to 8 m in height) · 2.5 m (up to 11 m in height) · 3.5 m (vehicular access to the rear)	3.5m
LOT COVERAGE	45%	32%
FAR	0.65	0.64
SOFT LANDSCAPING	20%	-

NEIGHBOURHOOD ZONE

SITE AREA: 750 SQ.M

FOURPLEX



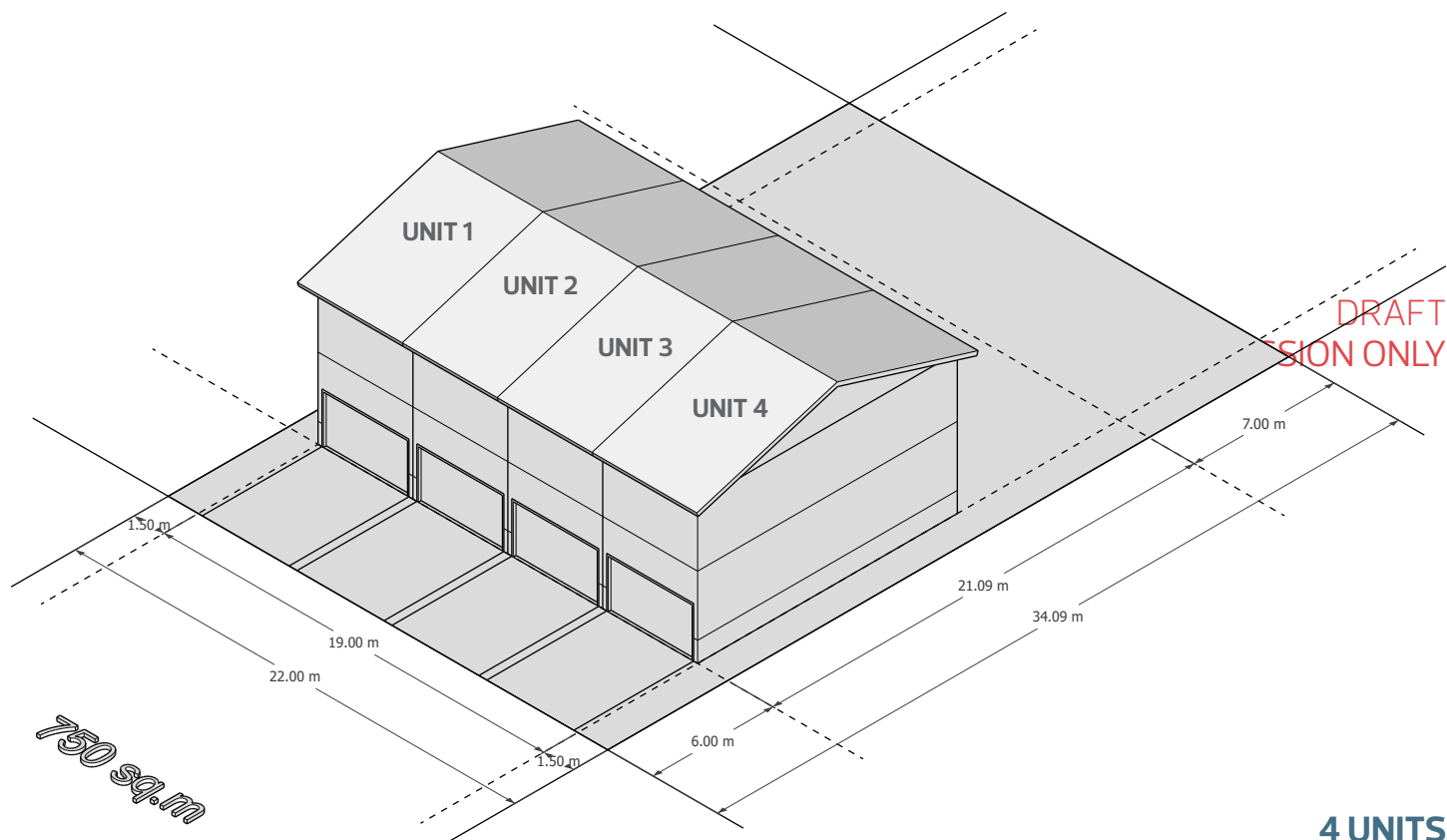
DEVELOPMENT STATISTICS

	REQUIRED/ PERMITTED	ACTUAL
SITE FRONTAGE	22m (Minimum)	22m
BUILDING HEIGHT	8m (for building containing 1 or 2 units) 11m (for buildings containing 3 or more units)	8m
FRONT SETBACK	6m	6m
REAR SETBACK	· 7m · 3m (For habitable dwellings less than 4.5 m)	8.1m
SIDE SETBACKS	· 1.5m (up to 8 m in height) · 2.5 m (up to 11 m in height) · 3.5 m (vehicular access to the rear)	3.5m
LOT COVERAGE	45%	40%
FAR	0.65	0.65
SOFT LANDSCAPING	20%	-

NEIGHBOURHOOD ZONE

SITE AREA: 750 SQ.M

FOURPLEX



4 UNITS

AVERAGE UNIT SIZE: 125.5 m² (1330 ft²)

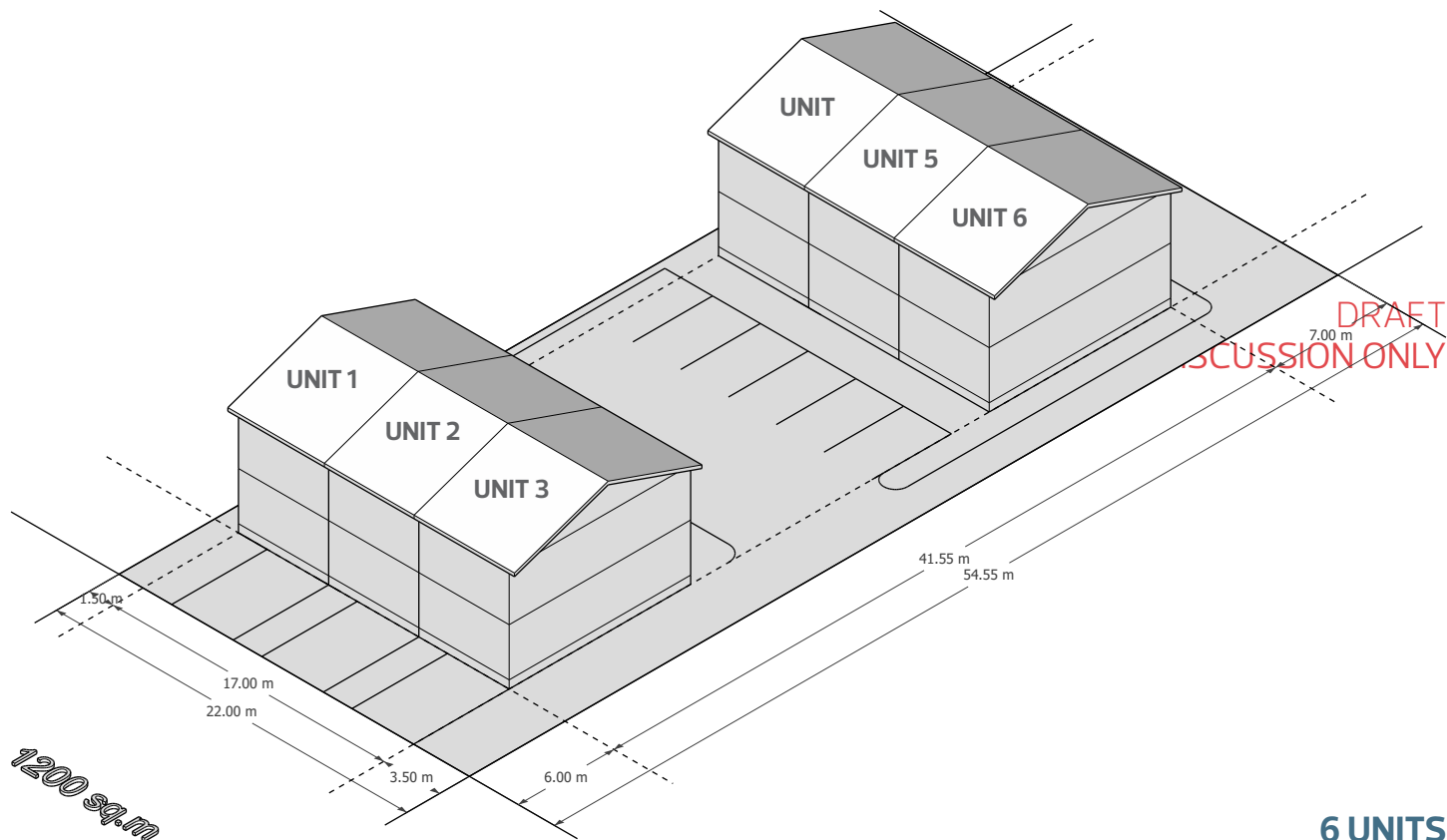
DEVELOPMENT STATISTICS

	REQUIRED/ PERMITTED	ACTUAL
SITE FRONTAGE	22m (Minimum)	22m
BUILDING HEIGHT	8m (for building containing 1 or 2 units) 11m (for buildings containing 3 or more units)	8m
FRONT SETBACK	6m	6m
REAR SETBACK	· 7m · 3m (For habitable dwellings less than 4.5 m)	15.1m
SIDE SETBACKS	· 1.5m (up to 8 m in height) · 2.5 m (up to 11 m in height) · 3.5 m (vehicular access to the rear)	1.5m
LOT COVERAGE	45%	33%
FAR	0.65	0.65
SOFT LANDSCAPING	20%	-

NEIGHBOURHOOD ZONE

SITE AREA: 1200 SQ.M

TWO TRIPLEXES



6 UNITS

AVERAGE UNIT SIZE: 130 m² (1400 ft²)

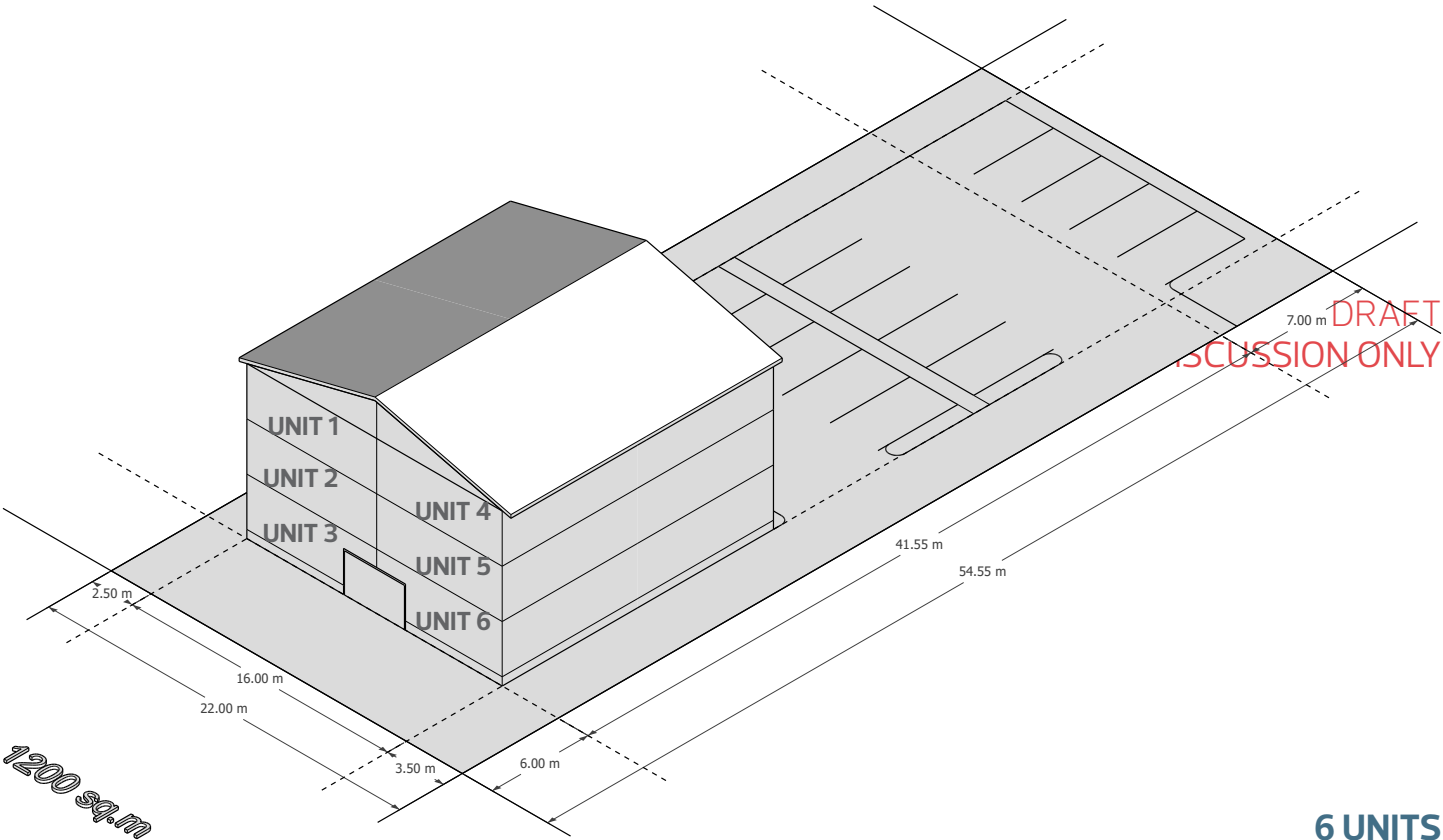
DEVELOPMENT STATISTICS

	REQUIRED/ PERMITTED	ACTUAL
SITE FRONTAGE	22m (Minimum)	22m
BUILDING HEIGHT	8m (for building containing 1 or 2 units) 11m (for buildings containing 3 or more units)	8m
FRONT SETBACK	6m	6m
REAR SETBACK	· 7m · 3m (For habitable dwellings less than 4.5 m)	7m
SIDE SETBACKS	· 1.5m (up to 8 m in height) · 2.5 m (up to 11 m in height) · 3.5 m (vehicular access to the rear)	1.5m 3.5m
LOT COVERAGE	45%	32.33%
FAR	0.7	0.65
SOFT LANDSCAPING	20%	-

NEIGHBOURHOOD ZONE

SITE AREA: 1200 SQ.M

SIXPLEX



6 UNITS

AVERAGE UNIT SIZE: 135 m² (1453 ft²)

DEVELOPMENT STATISTICS

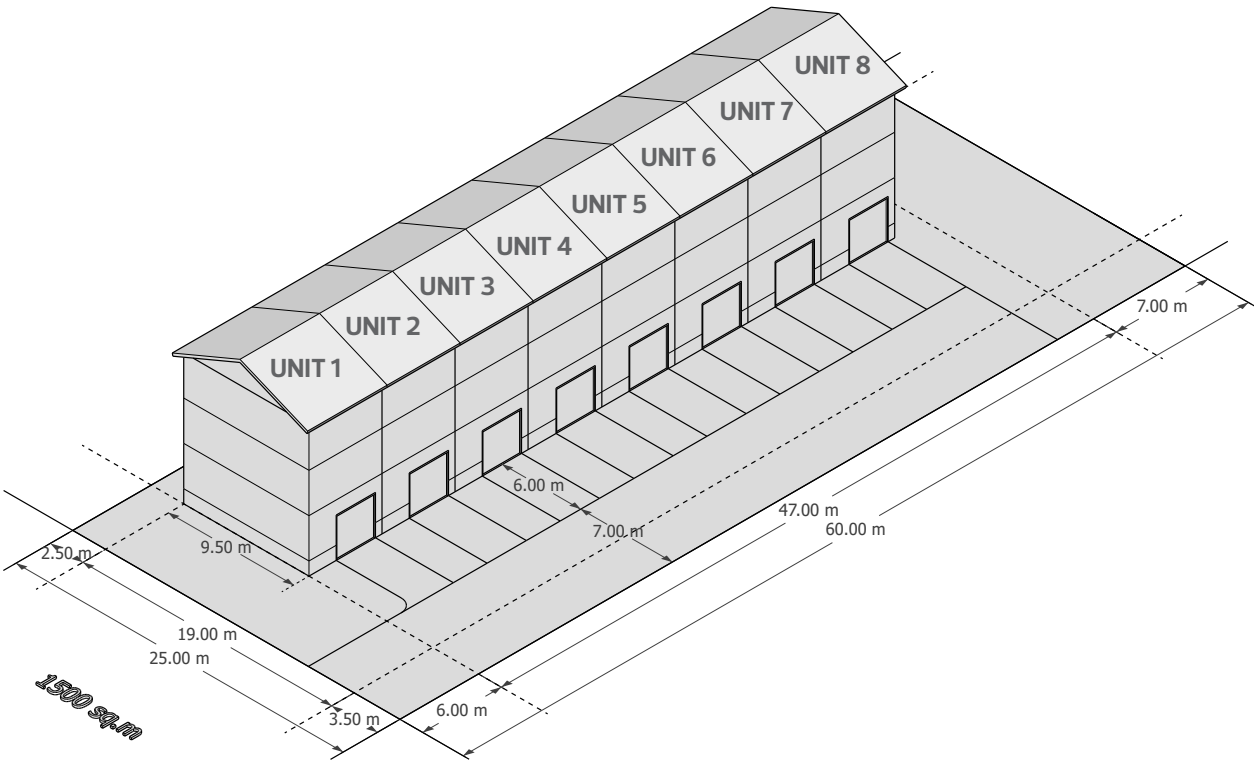
	REQUIRED/ PERMITTED	ACTUAL
SITE FRONTAGE	22m (Minimum)	22m
BUILDING HEIGHT	8m (for building containing 1 or 2 units) 11m (for buildings containing 3 or more units)	11m
FRONT SETBACK	6m	11m
REAR SETBACK	· 7m · 3m (For habitable dwellings less than 4.5 m)	26.55m
SIDE SETBACKS	· 1.5m (up to 8 m in height) · 2.5 m (up to 11 m in height) · 3.5 m (vehicular access to the rear)	2.5m 3.5m
LOT COVERAGE	45%	22.7%
FAR	0.7	0.68
SOFT LANDSCAPING	20%	-

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NEIGHBOURHOOD ZONE

SITE AREA: 1500 SQ.M

TOWNHOUSES



8 UNITS

AVERAGE UNIT SIZE: 131.4 m² (1414 ft²)

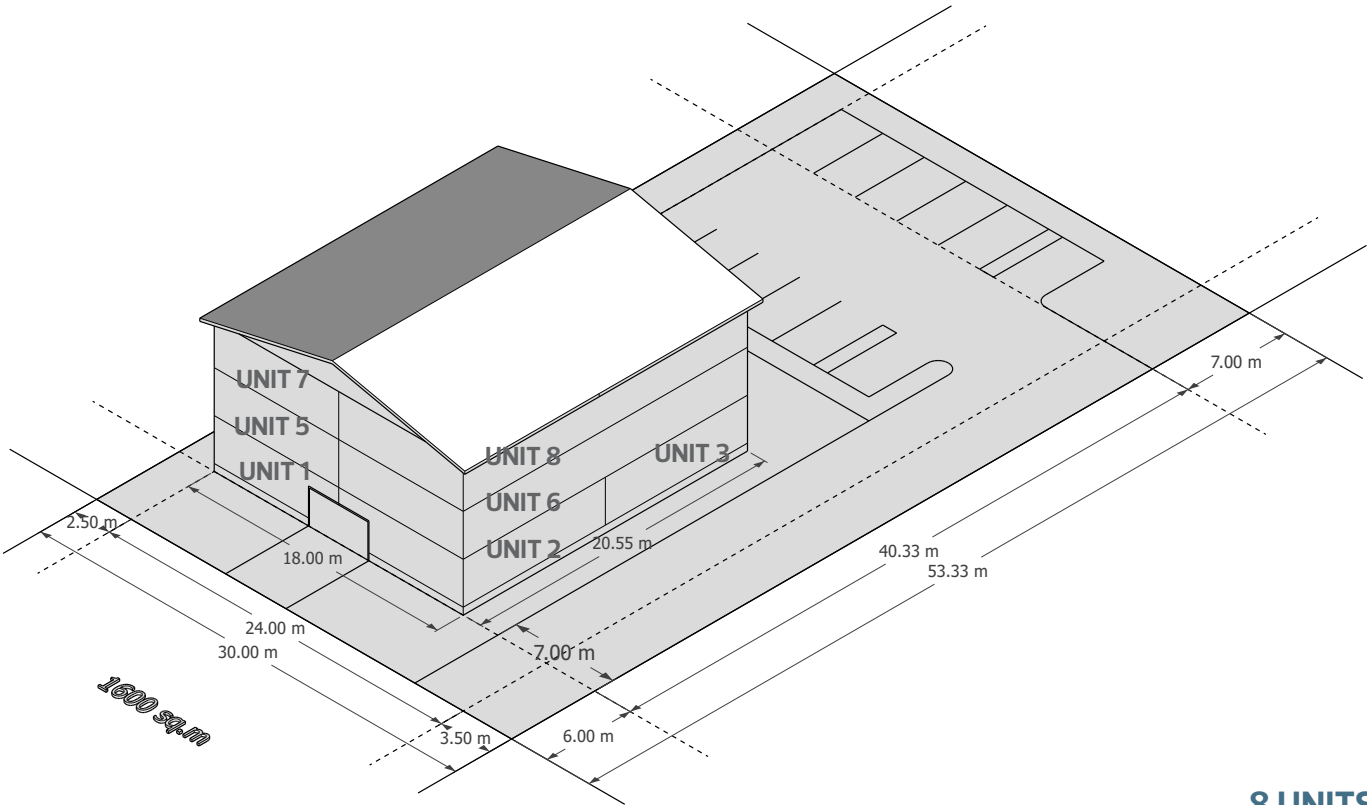
DEVELOPMENT STATISTICS

	REQUIRED/ PERMITTED	ACTUAL
SITE FRONTAGE	22m (Minimum)	25m
BUILDING HEIGHT	8m (for building containing 1 or 2 units) 11m (for buildings containing 3 or more units)	11m
FRONT SETBACK	6m	6m
REAR SETBACK	· 7m · 3m (For habitable dwellings less than 4.5 m)	9.24m
SIDE SETBACKS	· 1.5m (up to 8 m in height) · 2.5 m (up to 11 m in height) · 3.5 m (vehicular access to the rear)	2.5m 13m
LOT COVERAGE	45%	28.33%
FAR	0.7	0.7
SOFT LANDSCAPING	20%	-

NEIGHBOURHOOD ZONE

SITE AREA: 1600 SQ.M

3-STOREY APARTMENT



8 UNITS

AVERAGE UNIT SIZE: 185 m² (1990 ft²)
& 92.5m² (995 ft²)

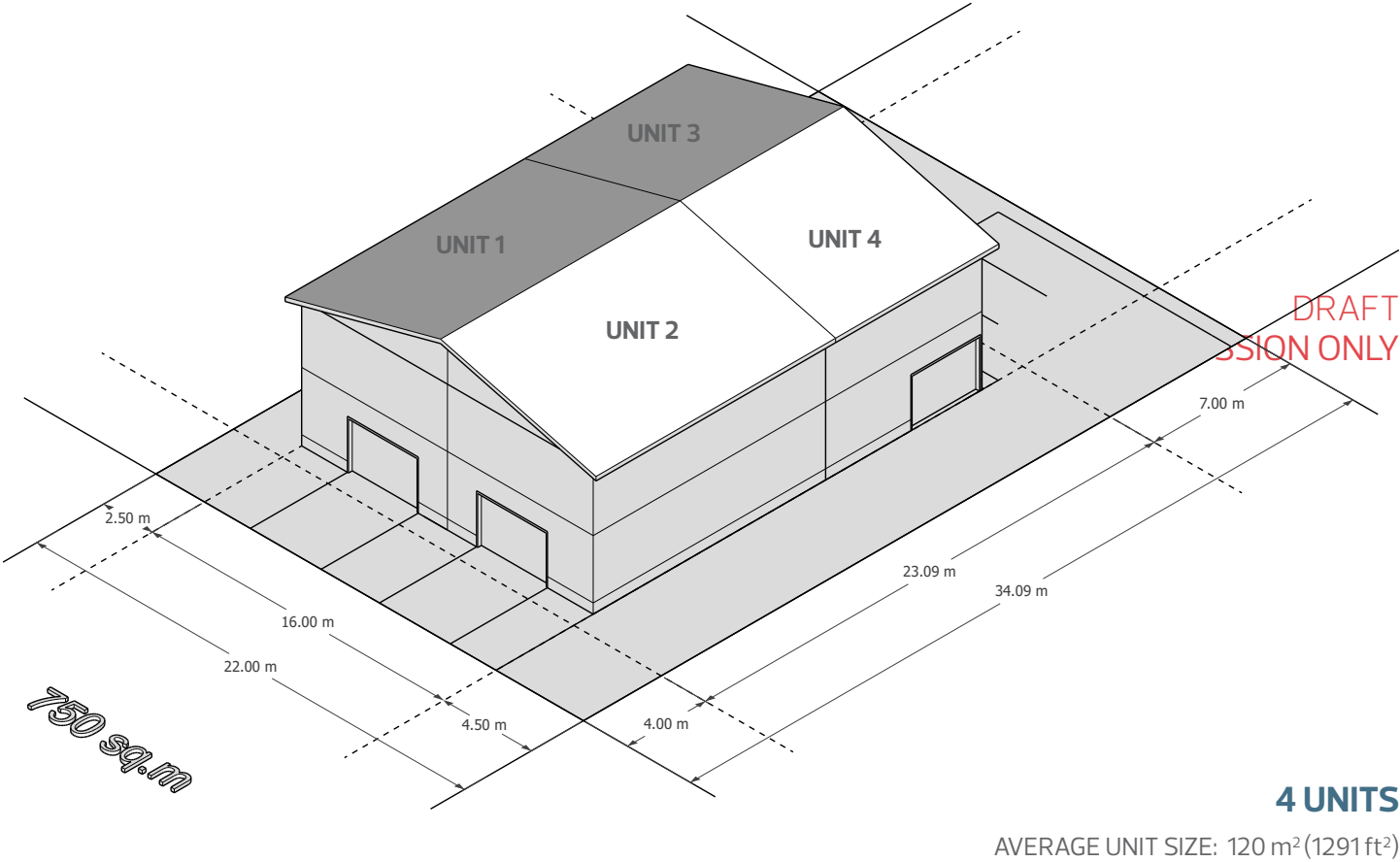
DEVELOPMENT STATISTICS

	REQUIRED/ PERMITTED	ACTUAL
SITE FRONTAGE	22m (Minimum)	30m
BUILDING HEIGHT	8m (for building containing 1 or 2 units) 11m (for buildings containing 3 or more units)	11m
FRONT SETBACK	6m	6m
REAR SETBACK	· 7m · 3m (For habitable dwellings less than 4.5 m)	27.33m
SIDE SETBACKS	· 1.5m (up to 8 m in height) · 2.5 m (up to 11 m in height) · 3.5 m (vehicular access to the rear)	2.5m 9m
LOT COVERAGE	45%	23%
FAR	0.7	0.7
SOFT LANDSCAPING	20%	-

CORRIDOR ZONE

SITE AREA: 750 SQ.M

FOURPLEX



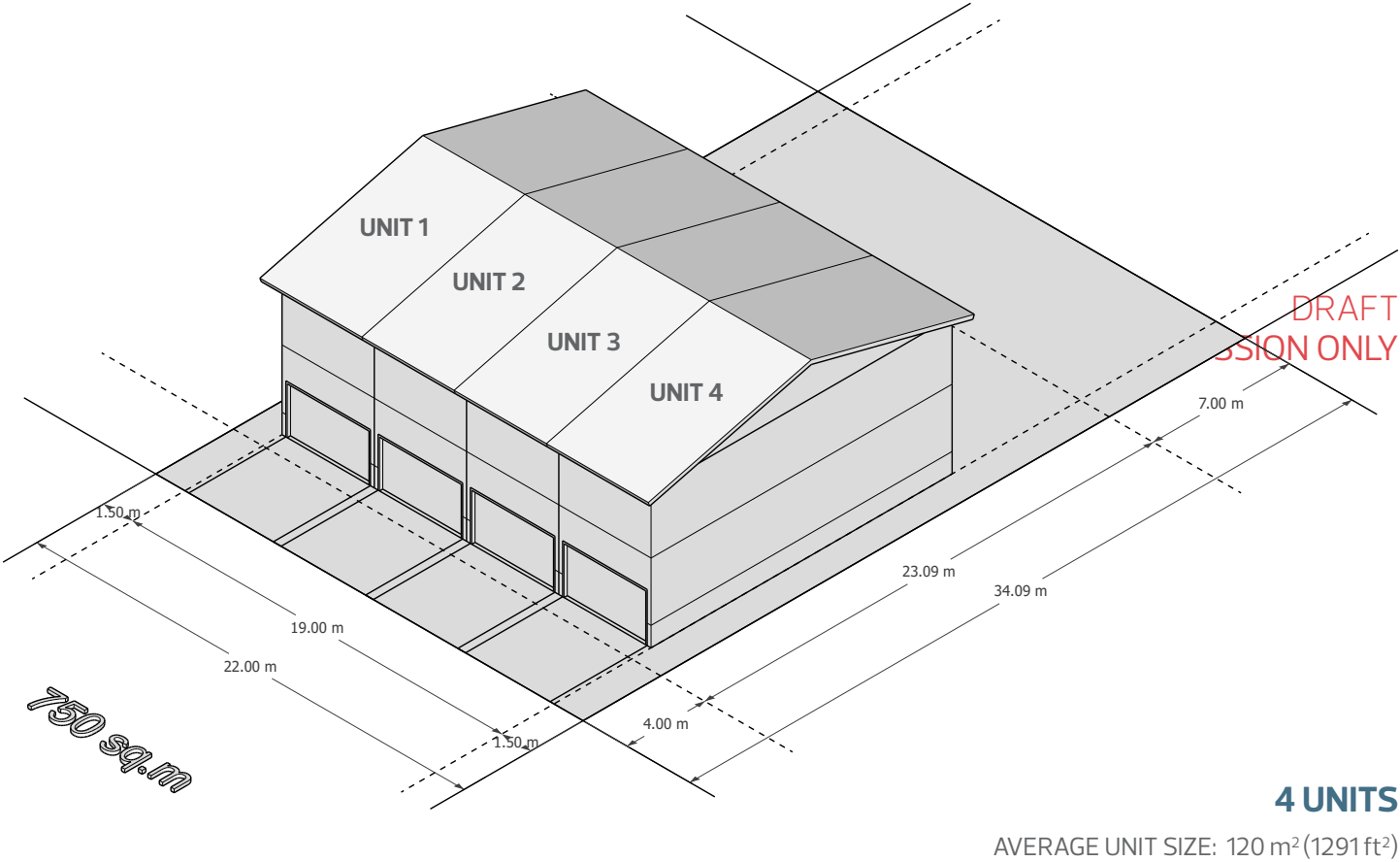
DEVELOPMENT STATISTICS

	REQUIRED/ PERMITTED	ACTUAL
SITE FRONTAGE	22m (Minimum)	22m
BUILDING HEIGHT	8m (for building containing 1 or 2 units) 11m (for buildings containing 3 or more units)	8m
FRONT SETBACK	4m	5m
REAR SETBACK	· 7m · 3m (For habitable dwellings less than 4.5 m)	9.1m
SIDE SETBACKS	· 1.5m (up to 8 m in height) · 2.5 m (up to 11 m in height) · 3.5 m (more than 11 m in height) · 4.5 m (vehicular access to the rear)	2.5m 4.5m
LOT COVERAGE	50%	40%
FAR	0.65	0.65
SOFT LANDSCAPING	20%	-

CORRIDOR ZONE

SITE AREA: 750 SQ.M

FOURPLEX



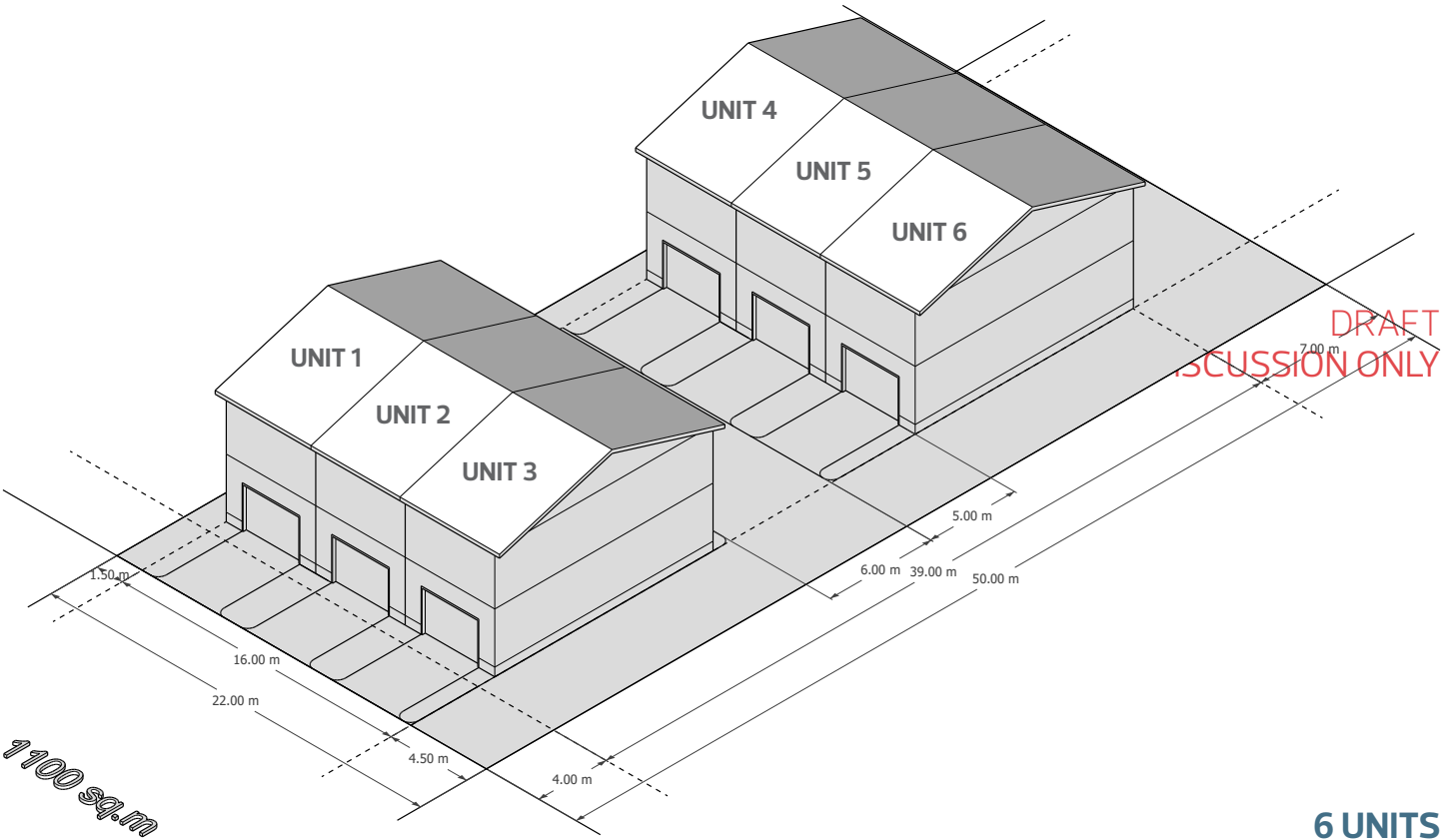
DEVELOPMENT STATISTICS

	REQUIRED/ PERMITTED	ACTUAL
SITE FRONTAGE	22m (Minimum)	22m
BUILDING HEIGHT	8m (for building containing 1 or 2 units) 11m (for buildings containing 3 or more units)	8m
FRONT SETBACK	4m	5m
REAR SETBACK	· 7m · 3m (For habitable dwellings less than 4.5 m)	13.6m
SIDE SETBACKS	· 1.5m (up to 8 m in height) · 2.5 m (up to 11 m in height) · 3.5 m (more than 11 m in height) · 4.5 m (vehicular access to the rear)	1.5m 1.5m
LOT COVERAGE	50%	39.3%
FAR	0.65	0.64
SOFT LANDSCAPING	20%	-

CORRIDOR ZONE

SITE AREA: 1100 SQ.M

2 TRIPLEXES



6 UNITS

AVERAGE UNIT SIZE: 110.5 m² (1190 ft²)

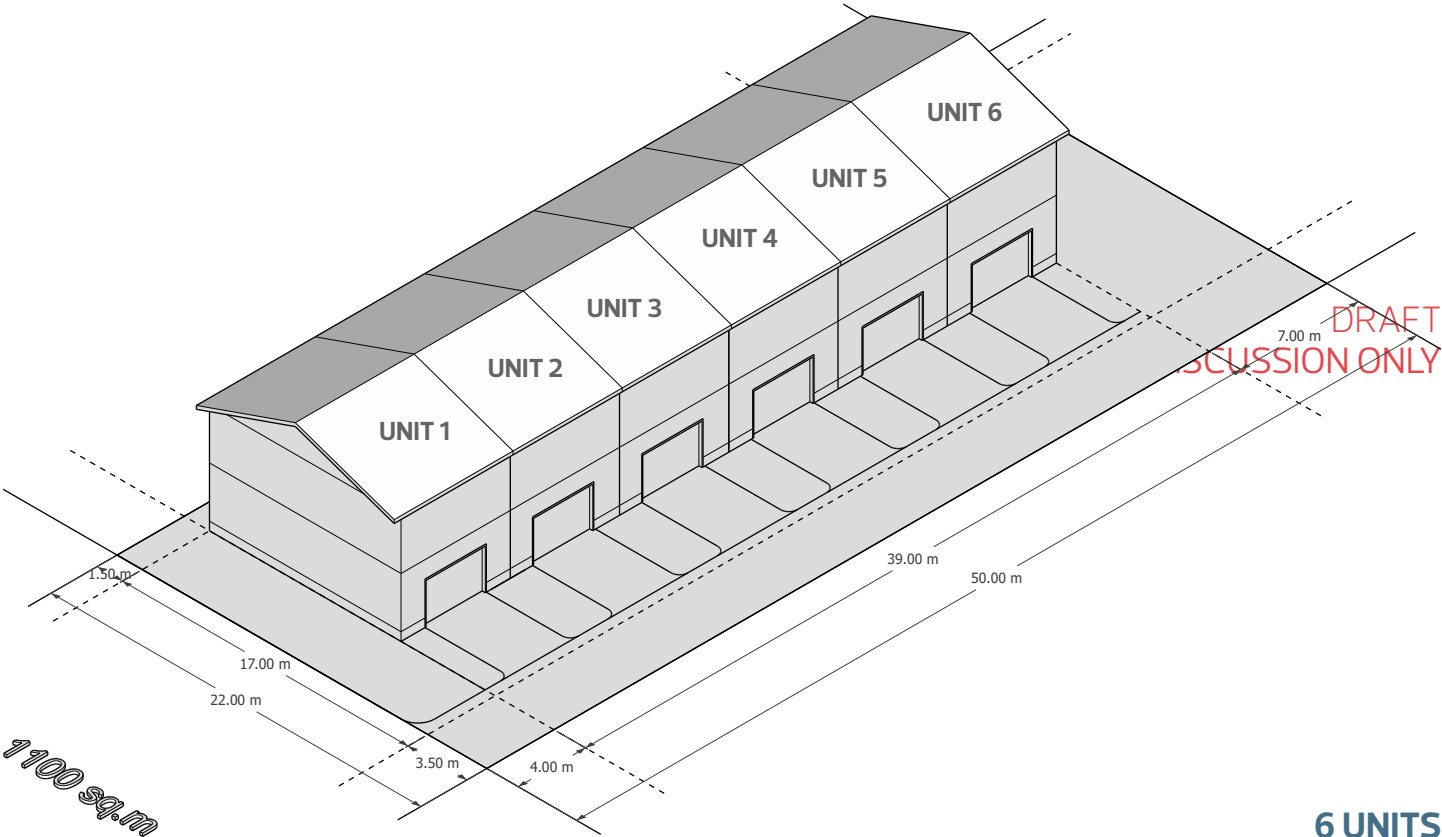
DEVELOPMENT STATISTICS

	REQUIRED/ PERMITTED	ACTUAL
SITE FRONTAGE	22m (Minimum)	22
BUILDING HEIGHT	8m (for building containing 1 or 2 units) 11m (for buildings containing 3 or more units)	8m
FRONT SETBACK	4m	5m
REAR SETBACK	· 7m · 3m (For habitable dwellings less than 4.5 m)	7m
SIDE SETBACKS	· 1.5m (up to 8 m in height) · 2.5 m (up to 11 m in height) · 3.5 m (more than 11 m in height) · 4.5 m (vehicular access to the rear)	1.5m 4.5m
LOT COVERAGE	50%	38%
FAR	0.7	0.60
SOFT LANDSCAPING	20%	-

CORRIDOR ZONE

SITE AREA: 1100 SQ.M

SIXPLEX



6 UNITS

AVERAGE UNIT SIZE: 148.3 m² (1597 ft²)

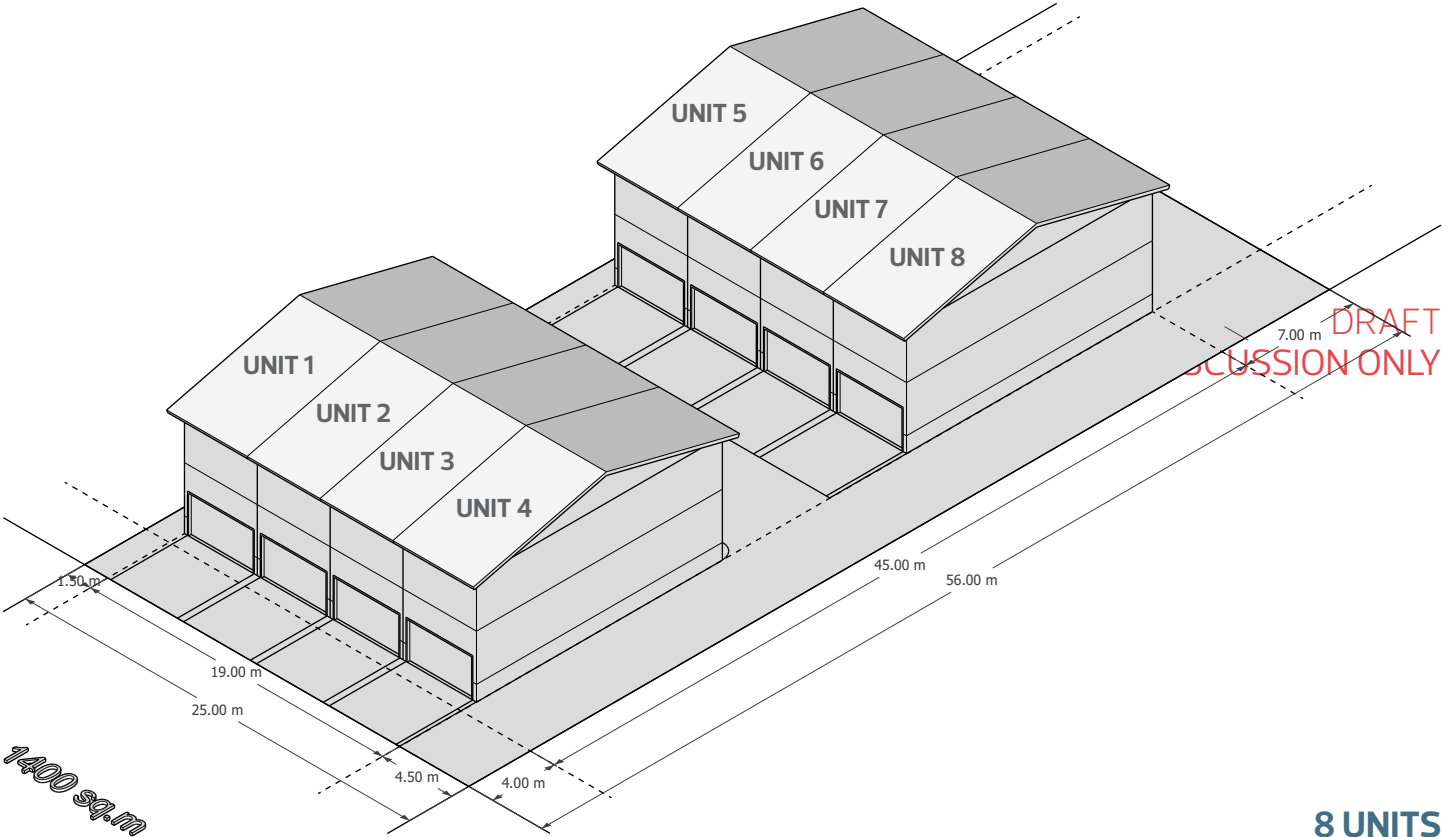
DEVELOPMENT STATISTICS

	REQUIRED/ PERMITTED	ACTUAL
SITE FRONTAGE	22m (Minimum)	22m
BUILDING HEIGHT	8m (for building containing 1 or 2 units) 11m (for buildings containing 3 or more units)	8m
FRONT SETBACK	4m	4m
REAR SETBACK	· 7m · 3m (For habitable dwellings less than 4.5 m)	7m
SIDE SETBACKS	· 1.5m (up to 8 m in height) · 2.5 m (up to 11 m in height) · 3.5 m (more than 11 m in height) · 4.5 m (vehicular access to the rear)	1.5m 9.1m
LOT COVERAGE	50%	40.45%
FAR	0.7	0.66
SOFT LANDSCAPING	20%	-

CORRIDOR ZONE

SITE AREA: 1400 SQ.M

2 FOURPLEXES



8 UNITS

AVERAGE UNIT SIZE: 123.6 m² (1330 ft²)

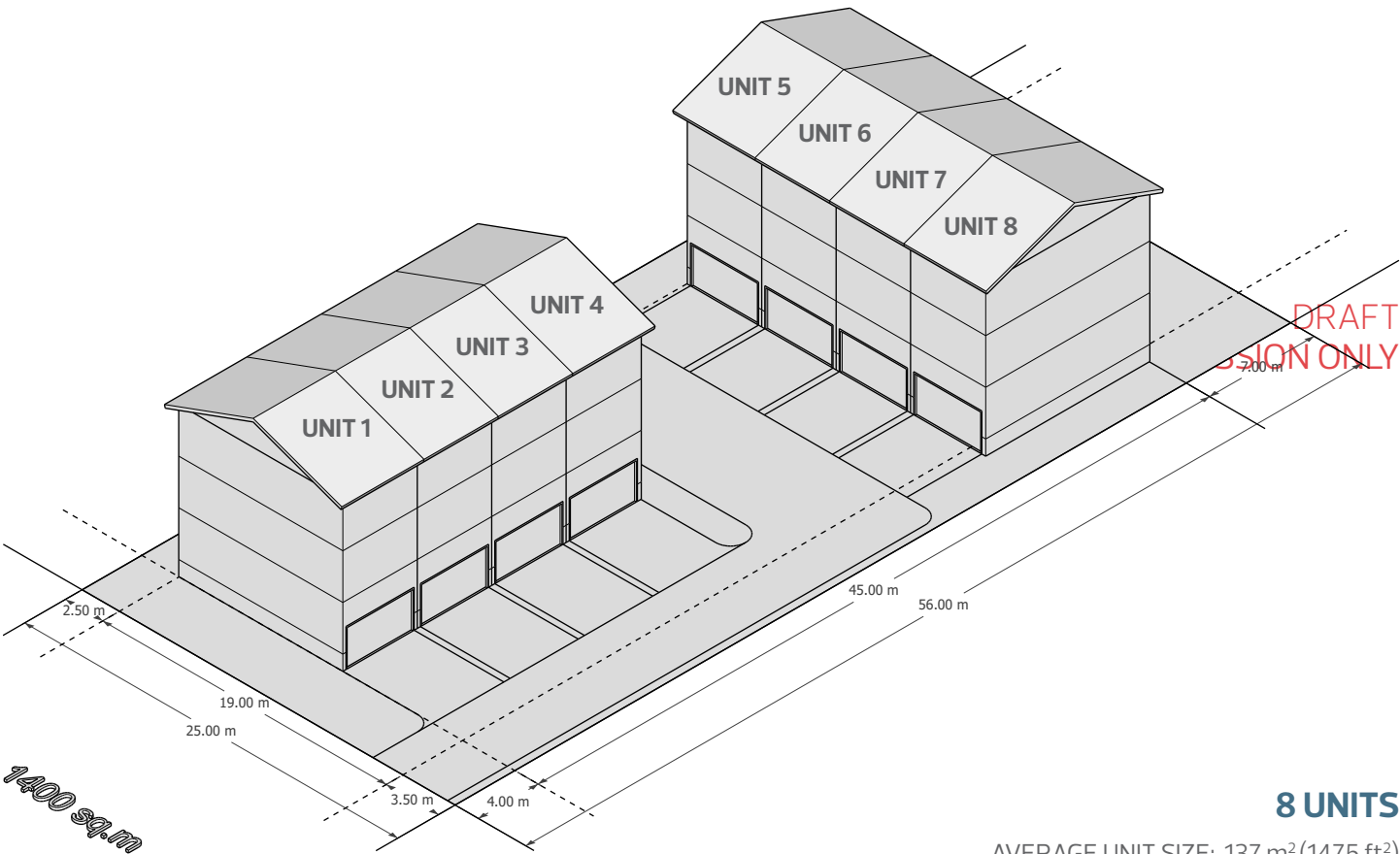
DEVELOPMENT STATISTICS

	REQUIRED/ PERMITTED	ACTUAL
SITE FRONTAGE	22m (Minimum)	25m
BUILDING HEIGHT	8m (for building containing 1 or 2 units) 11m (for buildings containing 3 or more units)	8m
FRONT SETBACK	4m	5m
REAR SETBACK	<ul style="list-style-type: none"> 7m 3m (For habitable dwellings less than 4.5 m) 	7m
SIDE SETBACKS	<ul style="list-style-type: none"> 1.5m (up to 8 m in height) 2.5 m (up to 11 m in height) 3.5 m (more than 11 m in height) 4.5 m (vehicular access to the rear) 	1.5m 3.5m
LOT COVERAGE	50%	43.4%
FAR	0.75	0.71
SOFT LANDSCAPING	20%	-

CORRIDOR ZONE

SITE AREA: 1400 SQ.M

2 FOURPLEXES



8 UNITS

AVERAGE UNIT SIZE: 137 m² (1475 ft²)

DEVELOPMENT STATISTICS

	REQUIRED/ PERMITTED	ACTUAL
SITE FRONTAGE	22m (Minimum)	25m
BUILDING HEIGHT	8m (for building containing 1 or 2 units) 11m (for buildings containing 3 or more units)	11m
FRONT SETBACK	6m	4m
REAR SETBACK	<ul style="list-style-type: none"> 7m 3m (For habitable dwellings less than 4.5 m) 	7m
SIDE SETBACKS	<ul style="list-style-type: none"> 1.5m (up to 8 m in height) 2.5 m (up to 11 m in height) 3.5 m (more than 11 m in height) 4.5 m (vehicular access to the rear) 	1.5m 3.5m
LOT COVERAGE	50%	30%
FAR	0.75	0.74
SOFT LANDSCAPING	20%	-