



**SUBJECT PROPERTY**

**CAPP**

**INST**

**355**

**152**

**PATON ST**

**R1**

**154**

**4**

**151**

**39**

**6**

**8**

**UNIVERSITY AVE**

**R1**

**HATCHER ST**

**153**

**10**

**R1**

**156**

**155**

**3**

Available Building Envelope - 88m<sup>2</sup>  
 Front/ Rear Setback - 6m  
 Note: additional will not be this exact shape, and only serves as what is available to be built with all easements / setbacks considered.

Square Footage of front yard - 221 m<sup>2</sup>  
 Square Footage of front yard landscaping 174m<sup>2</sup> or 79%  
 Total Area Lot - 688.8m<sup>2</sup>  
 Total Area Lanscaped - 369m<sup>2</sup> or 54%

Proposed Variance to decrease setback from 6m to 5.4 m from West boundary in Pink

Existing Dwelling 110m<sup>2</sup>

Driveway 3 x 6 m - 18.5m<sup>2</sup>

Driveway 3 x 7 m - 21m<sup>2</sup>

16m driveway sight line University/Hatcher

14m driveway - Sight line University/Hatcher

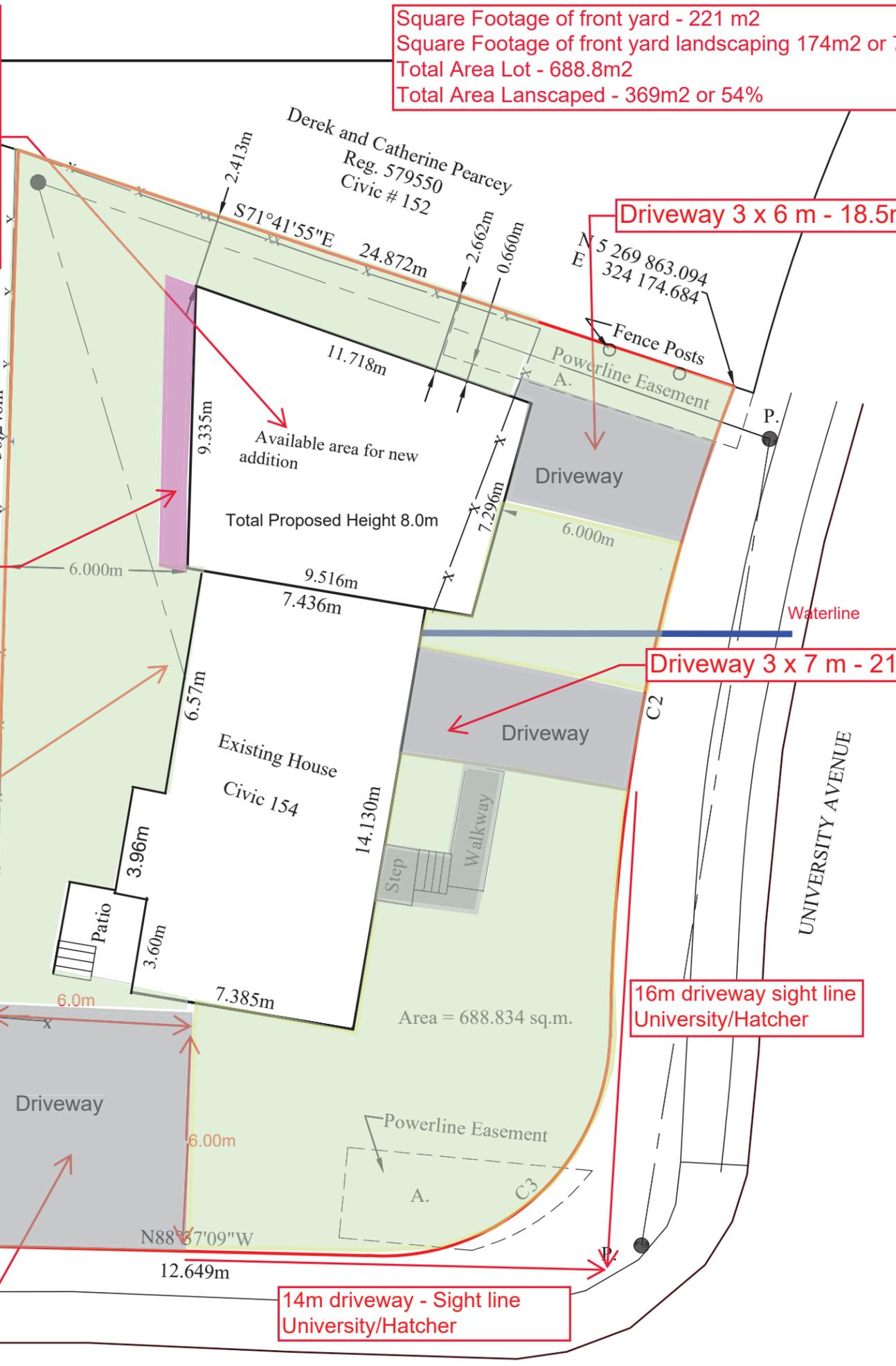
Driveway for 2 Units: 6m x 6m - 36m<sup>2</sup>

CURVE	DELTA	ARC	RADIUS	BEARING	DISTANCE
C2	20°59'11"	21.977m	60.000m	S10°46'30"W	21.854m
C3	91°59'53"	12.043m	7.500m	S47°44'54"W	10.790m

All Power line easements shown are more particularly described in Registration No.707304 in the Provincial Registry of Deeds.

Grass		MONUMENTS USED: (NAD83)  N/A
Concrete / Pavement		
<b>LEGEND:</b> A. = anchor o.h.w. = overhead wire ● = pole □ = found iron pin ○ = placed iron pin		

Property: 154 University Avenue



**RESIDENTIAL 1 (R1) ZONE****R1****(1) PERMITTED USES**

Accessory Building	Park
Community Garden	Single Detached Dwelling
Home Office	Subsidiary Dwelling Unit

**(2) DISCRETIONARY USES**

Adult Day Centre	Home Occupation
Bed and Breakfast	Parking Lot
Daycare Centre	Public Utility
Heritage Use	

**(3) ZONE STANDARDS FOR SINGLE DETACHED DWELLINGS**

(a)	Lot Area (minimum)	450 metres square
(b)	Lot Frontage (minimum)	15 metres
(c)	Building Line (minimum)	6 metres
(d)	Building Height (maximum)	8 metres
(e)	Side Yards (minimum)	Two of 1.2 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 6 metres
(f)	Rear Yard (minimum)	6 metres

**(4) ZONE STANDARDS FOR ALL OTHER USES SHALL BE IN THE DISCRETION OF COUNCIL.**

**RESIDENTIAL 2 (R2) ZONE**

**R2**

**(1) PERMITTED USES, except Shea Heights (Planning Area 14) and 591-609 Southside Road (PID #s 44135, 47622, 44136, 15246)**

Accessory Building	Park
Bed and Breakfast	Semi-Detached Dwelling
Community Garden	Single Detached Dwelling
Duplex Dwelling	Subsidiary Dwelling Unit
Home Office	Townhouse
Lodging House	

**(2) DISCRETIONARY USES, except Shea Heights (Planning Area 14) and 591-609 Southside Road (PID #s 44135, 47622, 44136, 15246)**

Adult Day Centre	Heritage Use
Apartment Building, maximum of 6 dwelling units	Home Occupation
Bed and Breakfast	Parking Lot
Daycare Centre	Personal Care Home
Four-plex	Public Utility

**(3) PERMITTED USES SHEA HEIGHTS (PLANNING AREA 14)**

Townhouse is not permitted

**(4) PERMITTED USES 591-609 SOUTHSIDE ROAD (PID #S 44135, 47622, 44136, 15246)**

Accessory Building	Single Detached Dwelling
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**(5) ZONE STANDARDS FOR SINGLE DETACHED DWELLINGS**

- (a) Lot Area (minimum) 350 metres square
- (b) Lot Frontage (minimum) 12 metres
- (c) Building Line (minimum) 6 metres
- (d) Building Height (maximum) 8 metres
- (e) Side Yards (minimum) Two of 1.2 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 6 metres
- (f) Rear Yard (minimum) 6 metres



**(6) ZONE STANDARDS FOR SEMI-DETACHED DWELLING**

- (a) Lot Area (minimum) 270 metres square
- (b) Lot Frontage (minimum) 9 metres
- (c) Building Line (minimum) 6 metres
- (d) Building Height (maximum) 8 metres
- (e) Side Yards (minimum) Two of 1.2 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 6 metres
- (f) Rear Yard (minimum) 6 metres

**(7) ZONE STANDARDS FOR DUPLEX DWELLING**

- (a) Lot Area (minimum) 510 metres square
- (b) Lot Frontage (minimum) 17 metres
- (c) Building Line (minimum) 6 metres
- (d) Building Height (maximum) 8 metres
- (e) Side Yards (minimum) Two of 1.2 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 6 metres
- (f) Rear Yard (minimum) 6 metres

**(8) ZONE STANDARDS FOR TOWNHOUSE**

- (a) Lot Area (minimum) 180 metres square
- (b) Lot Frontage (minimum) 6 metres
- (c) Building Line (minimum) 6 metres
- (d) Building Height (maximum) 10 metres

- (e) Side Yards (minimum) 0 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 6 metres and except for the end unit where the Side Yard on the unattached side shall be 1.2 metres
- (f) Rear Yard (minimum) 6 metres

**(9) ZONE STANDARDS FOR APARTMENT BUILDING**

- (a) Lot Area (minimum) 90 metres square Lot Area per Dwelling Unit
- (b) Lot Frontage (minimum) 18 metres
- (c) Building Line (minimum) 6 metres
- (d) Building Height (maximum) 10 metres
- (e) Side Yards (minimum) Two of 1.2 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 6 metres
- (f) Rear Yard (minimum) 6 metres
- (g) Landscaping (minimum) 40%

**(10) ZONE STANDARDS FOR FOUR-PLEX**

- (a) Lot Area (minimum) 360 metres square
- (b) Lot Frontage (minimum) 20 metres
- (c) Building Line (minimum) 6 metres
- (d) Building Height (maximum) 8 metres
- (e) Side Yards (minimum) Two of 1.2 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 6 metres
- (f) Rear Yard (minimum) 6 metres
- (g) Landscaping (minimum) 40% of Lot, 30% of Front Yard



**(11) ZONE STANDARDS FOR PERSONAL CARE HOME**

- |     |                           |   |
|-----|---------------------------|---|
| (a) | Lot Area (minimum)        | 750 metres square   |
| (b) | Lot Frontage (minimum)    | 18 metres   |
| (c) | Building Line (minimum)   | 6 metres  |
| (d) | Building Height (maximum) | 10 metres   |
| (e) | Side Yards (minimum)      | Two of 1.2 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 6 metres |
| (f) | Rear Yard (minimum)       | 6 metres  |
| (g) | Landscaping (minimum)     | 30%   |

**(12) ZONE STANDARDS FOR ALL OTHER USES SHALL BE IN THE DISCRETION OF COUNCIL.**