

36 Elliott Street

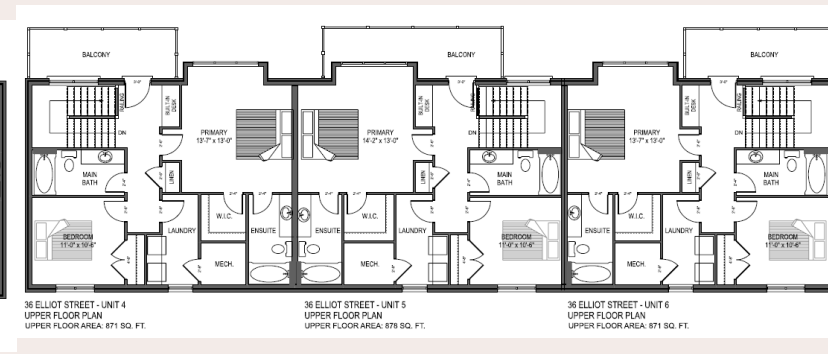
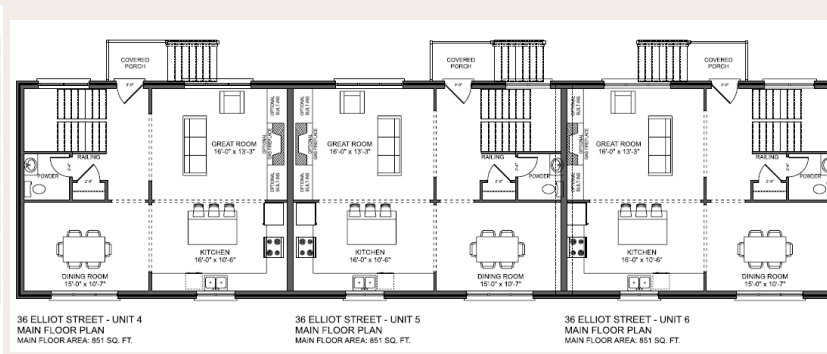
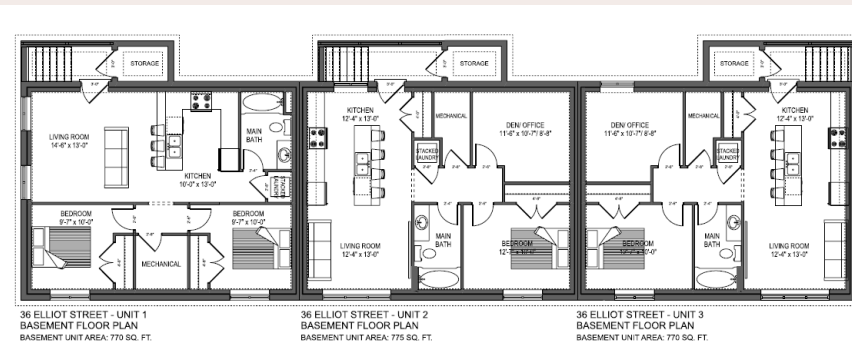
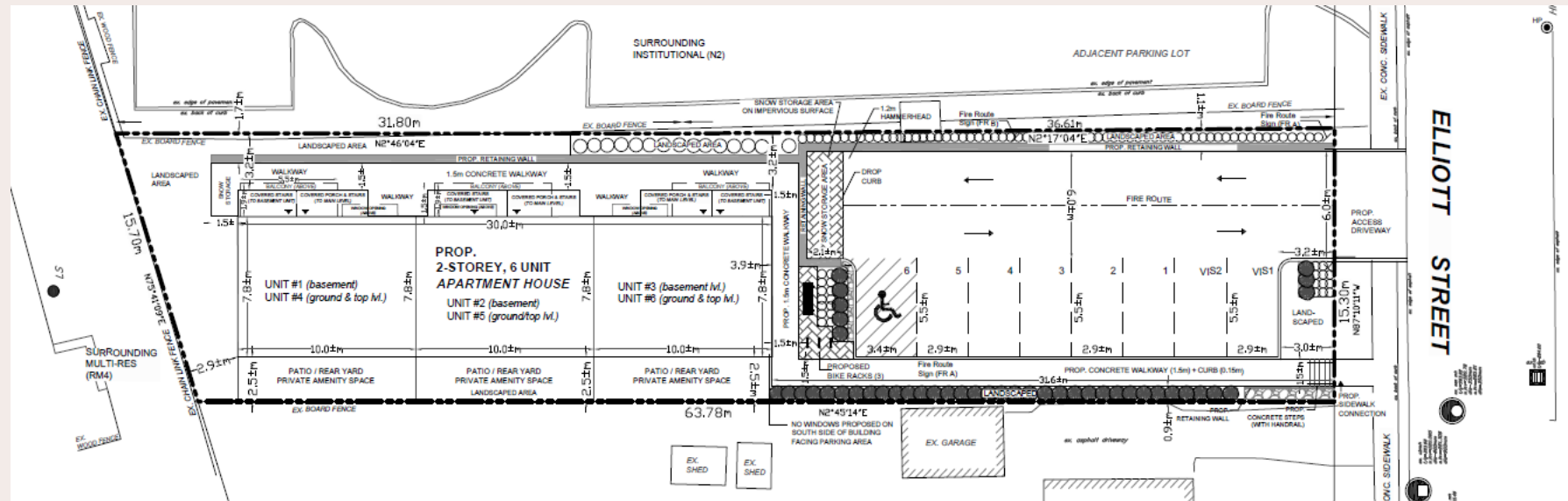


Location Map

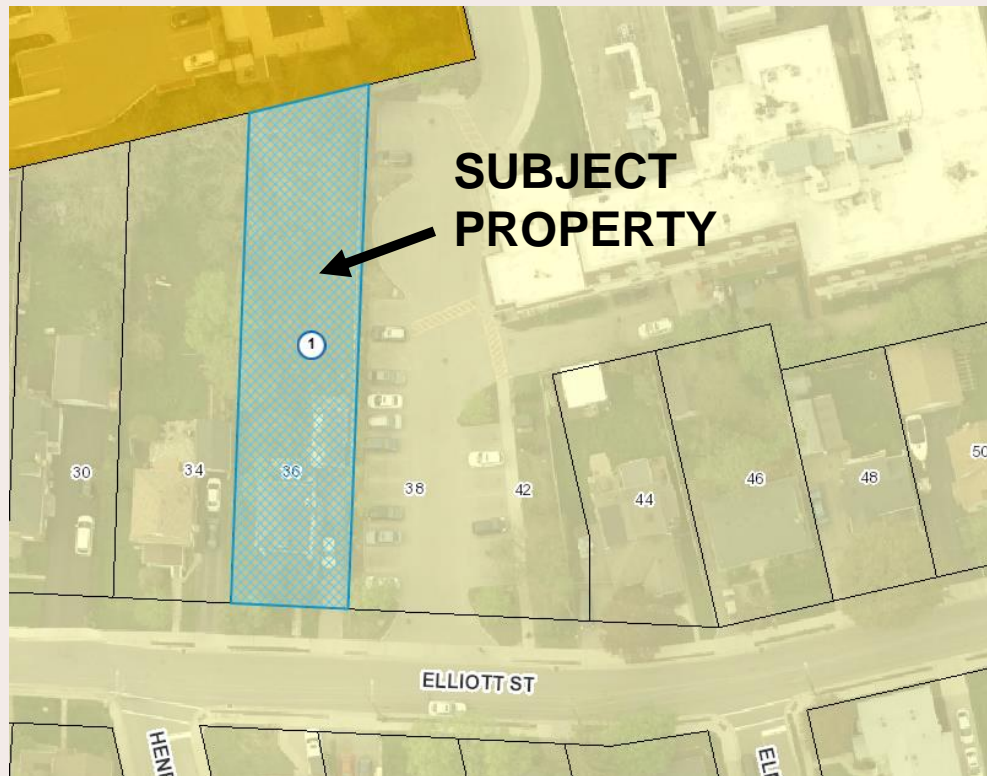


Proposed Development

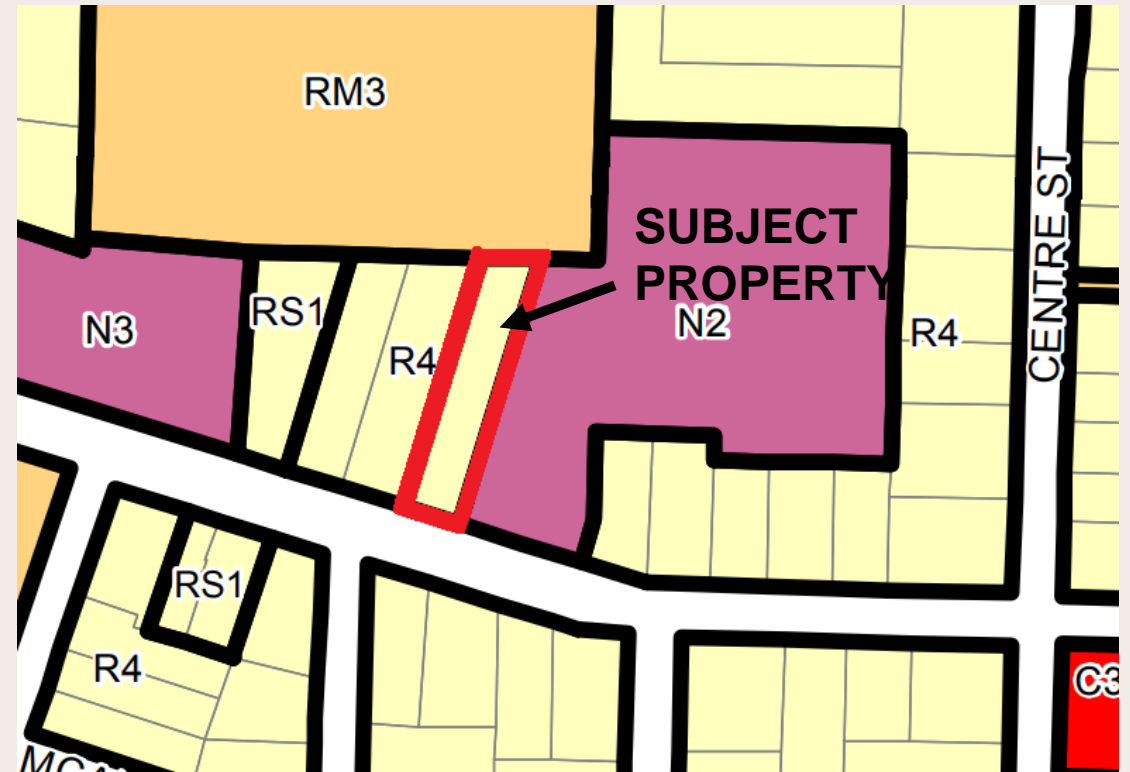
- Four 2-bedroom units, two 1-bedroom units (plus den)
- 8 Parking spaces (6 for residents, 2 Visitor)



Official Plan and Zoning By-Law Amendment



Map 2 of the Official Plan -
Low/Medium Density Residential



Existing zoning map

Zoning By-Law Amendment

- Change zoning from R4 to RM-3
 - To allow for Row Houses
- Site Specific provisions:
 - 2.4.1 Requiring planting strips and fencing along the whole parking lot
 - 3.2.2.6:

	Provided	Required	Difference
Lot Frontage	15.30±m	20m	4.7±m
Side yard Setback	2.5±m	7.5m	5±m
Rear yard Setback	2.9±m	3.0m	0.1±m
Density	61 UPH	40 UPH (Max)	21UPH
Landscaped Area	38.2% (of required front yard)	45% (of required front yard)	6.8%

DRYDEN
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HEAD
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