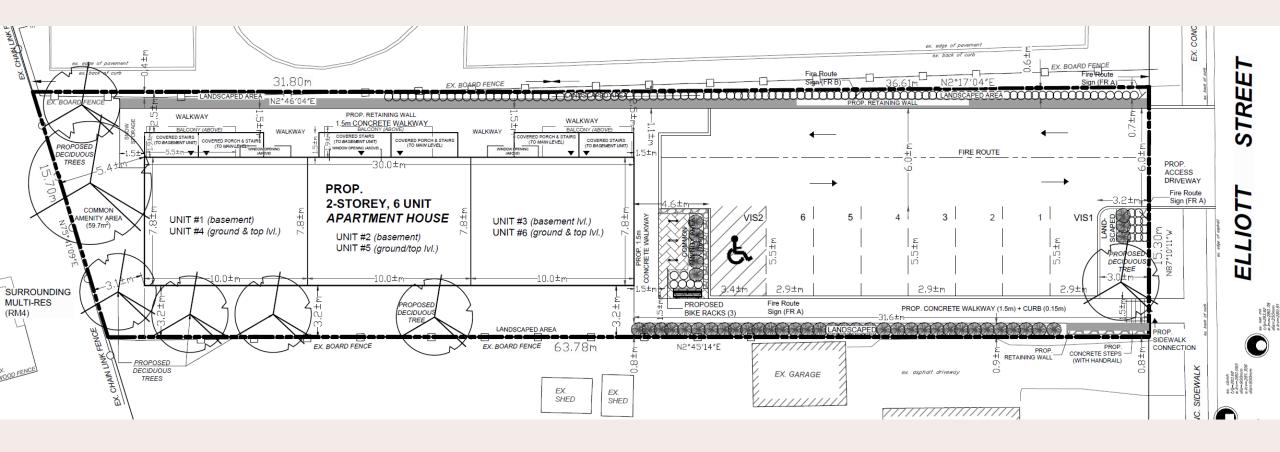
# 36 Elliott Street





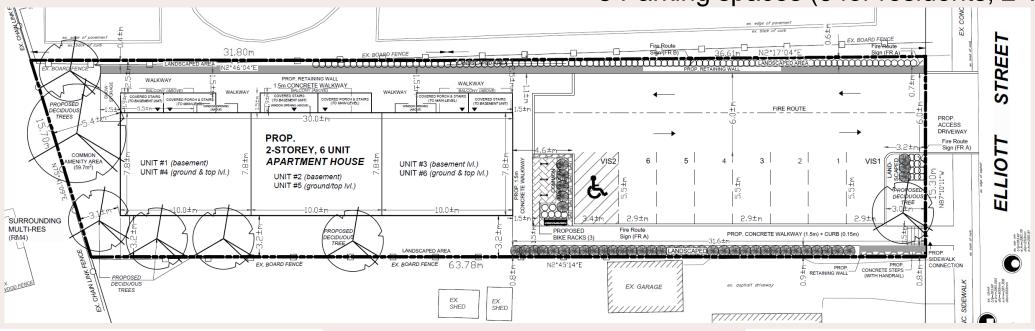
### Official Plan and Zoning By-Law Amendment

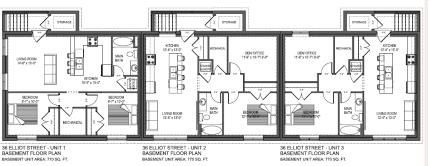




## Proposed Development

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











# Zoning By-Law Amendment

- Change zoning from R4 to RM-3 to allow for a mixed terrace (stacked townhouse)
- Site Specific provisions:

<b>Development Standard</b>	Provided	Required	Difference
Minimum Lot Frontage	15.30 m	20 m	4.7±m
Minimum Interior Side Yard Setback (west)	3.2 m	7.5 m	4.3±m
Minimum Interior Side Yard Setback (east)	2.5 m	3 m	
Maximum Density	61 UPH	40 UPH	21UPH
Minimum Landscaped Area within Required Front Yard	39%	45%	6%
Minimum Common Amenity Area	12.5 m <sup>2</sup> /unit	30 m²/unit	17.5 m <sup>2</sup> /unit
Minimum % of windows and/or door openings on street facing building façade	30%	N/A	
Minimum Planting Strip Width	1.5 metres with a 1.5 metre high solid fence or wall provided along the lot line	0.9 metres with a 1.5 metre high solid fence or wall provided along the lot line (reduction applies only to the area adjacent to the proposed parking)	
		1.5 metre planting strip to include trees or vegetation not less than 1.5 metres in height	

# DRYDEN SMITH SHEAD Planning Consultants Ltd.