



SUBJECT PROPERTY
 PORPOSED LOT A

PORPOSED LOT B



DRAWINGS LIST	
PAGE NO.	PAGE NAME
A000	COVER SHEET
A001	PROJECT CONTEXT
A100	SITE PLAN, PROJECT DATA



1995 Mathers Ave. (Mather's ave. looking north)



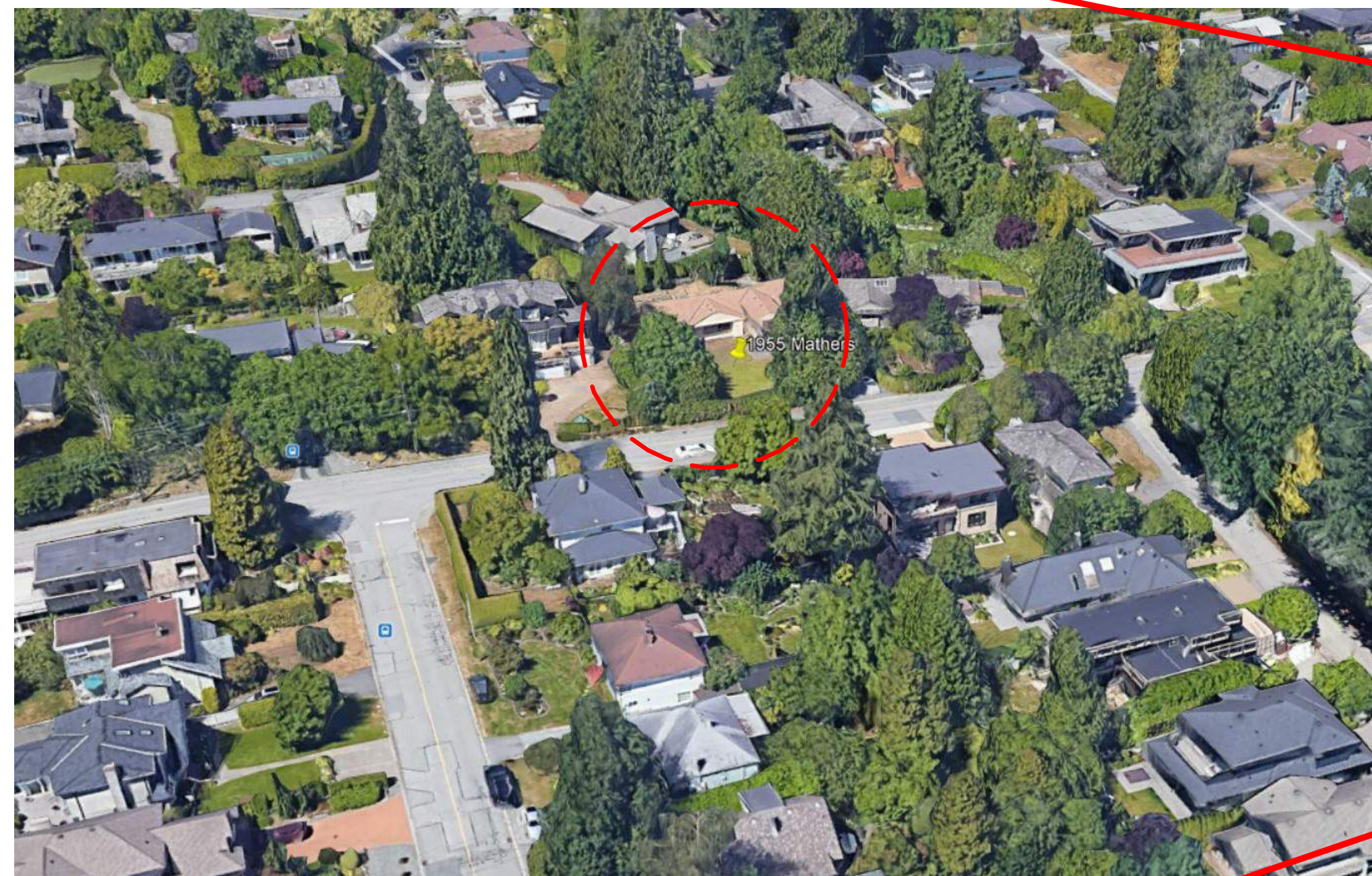
Project site - 1955 Mathers Ave



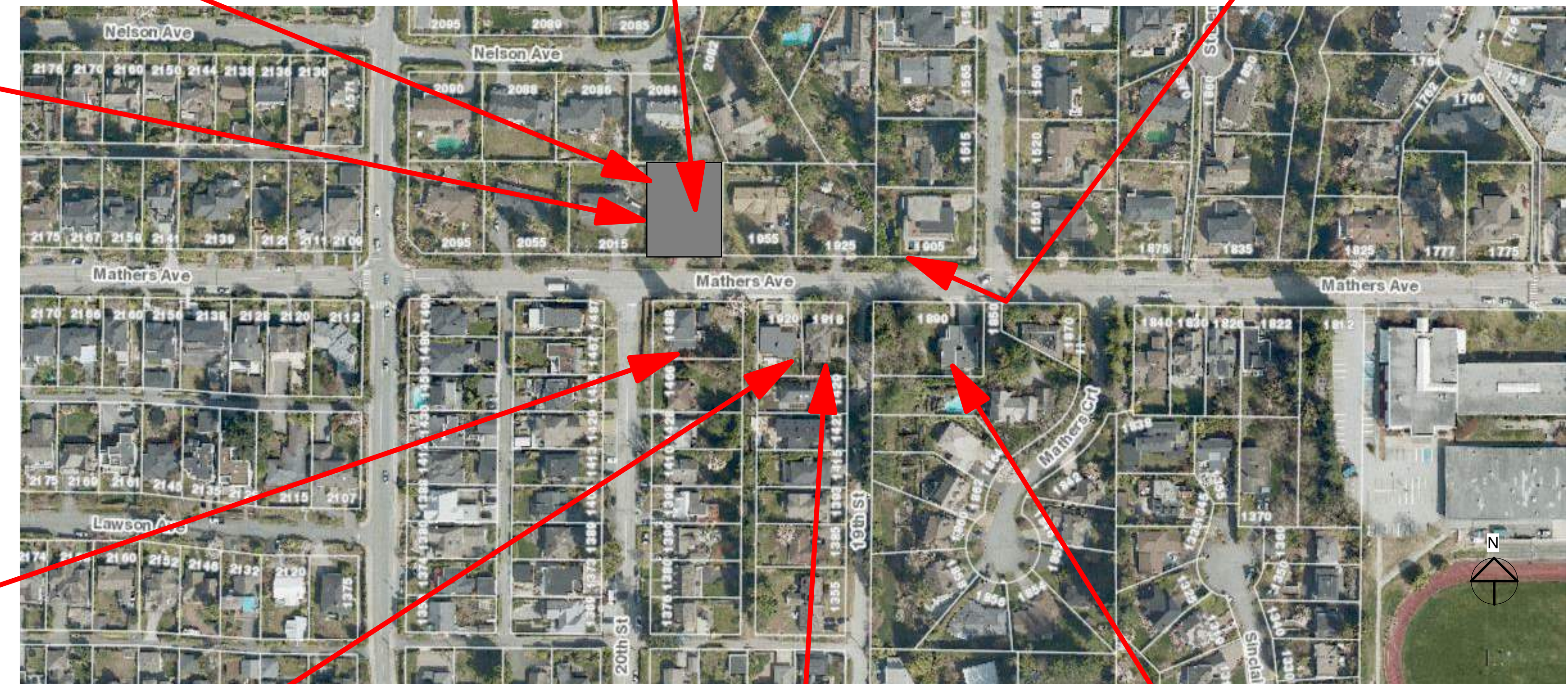
1925 Mathers Ave. (Mather's ave. looking north)



1905 Mathers Ave. (Mather's ave. looking north)



AERIAL VIEW



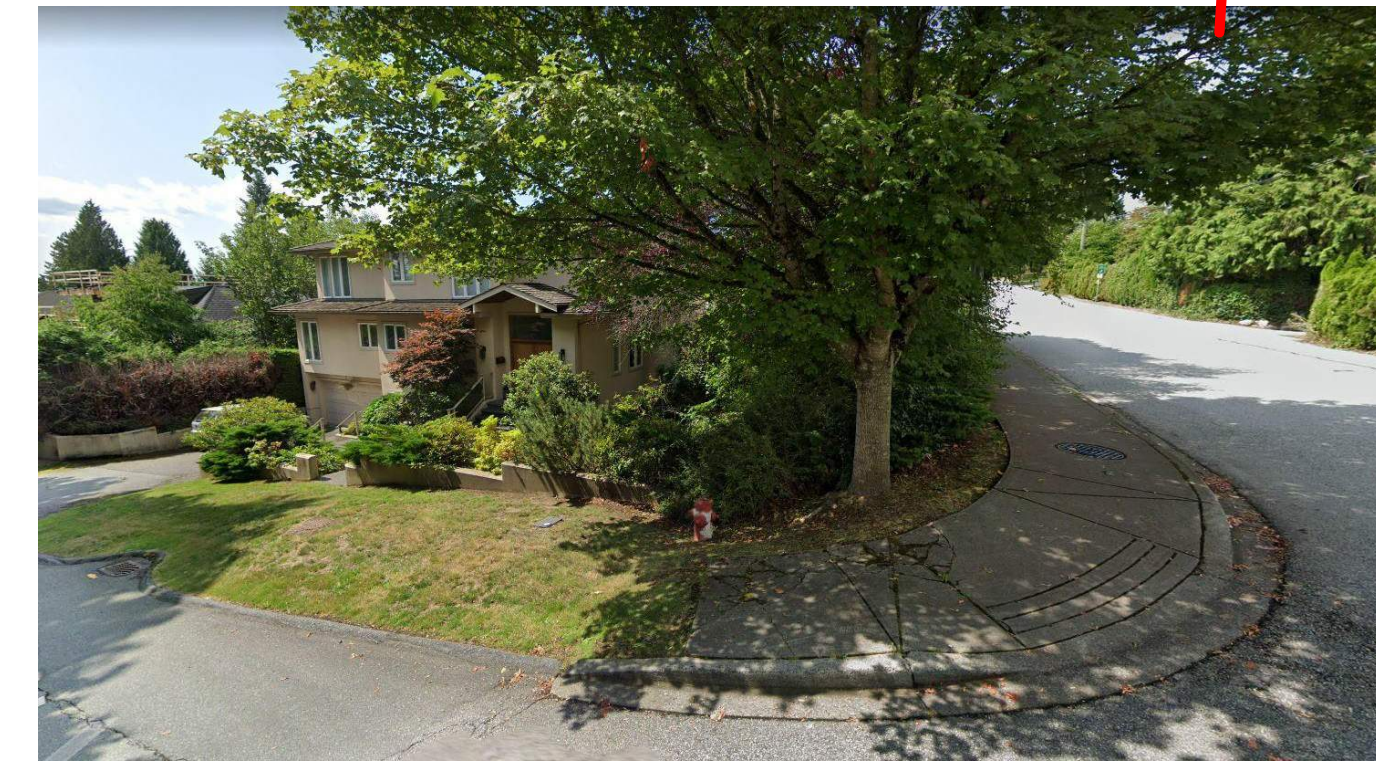
CONTEXT MAP



1488 20th st. (20th st. looking east)



1920 Mathers Ave. (Mather's ave. looking south)

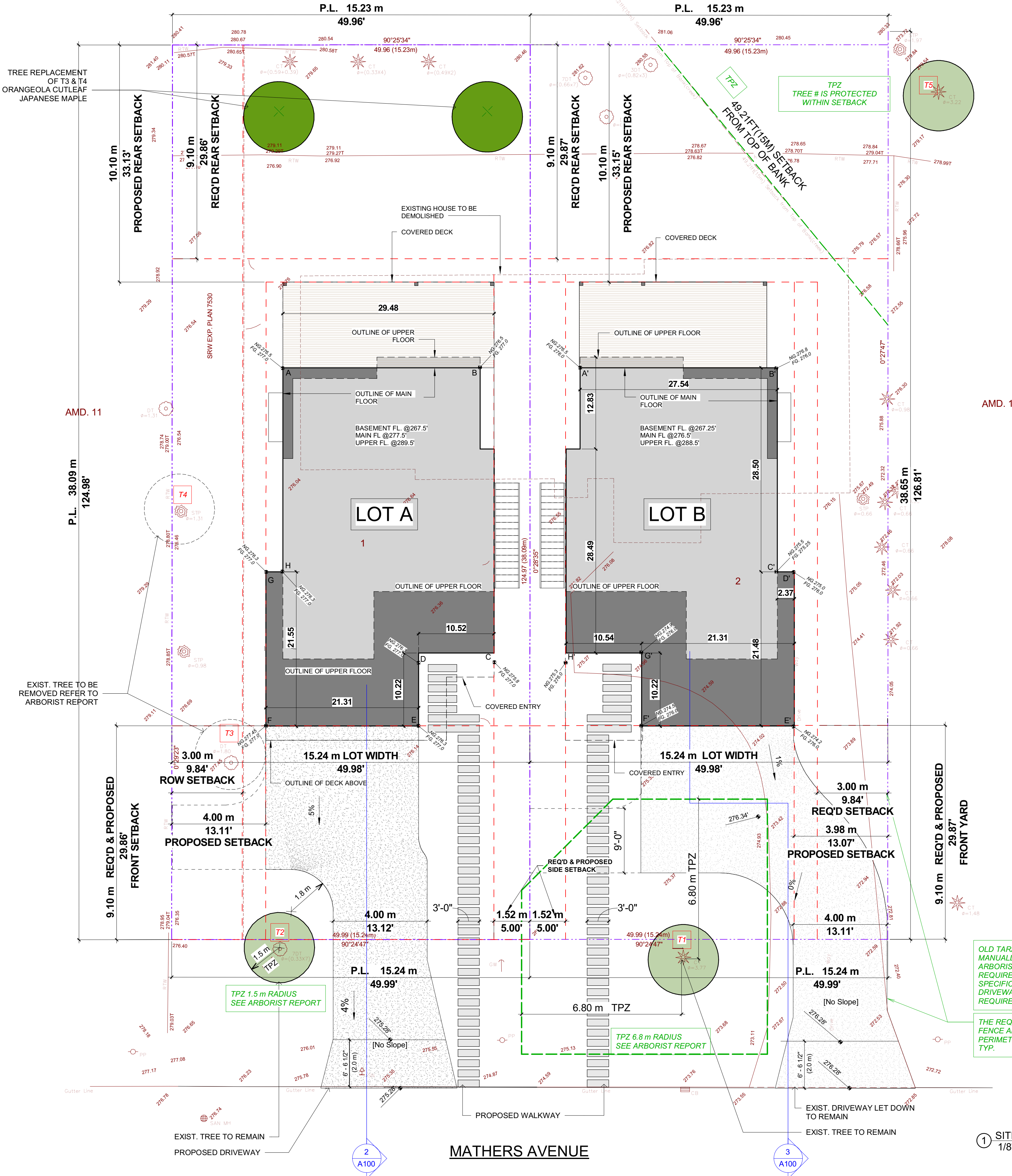


1918 Mathers Ave. (Mather's ave. looking south)



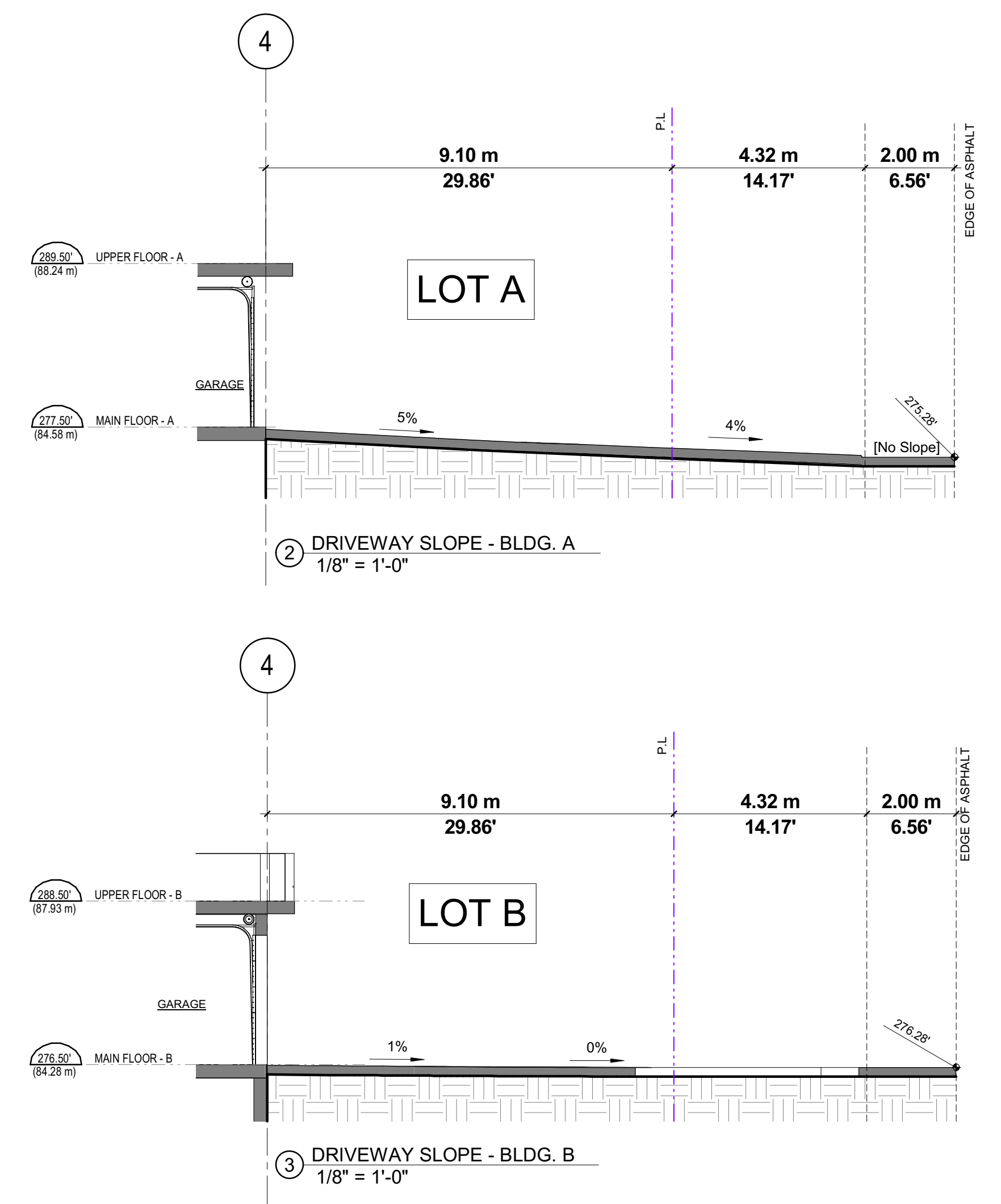
1890 Mathers Ave. (Mather's ave. looking south)

SITE PLAN, PROJECT DATA



TREE REPLACEMENT LEGEND	
SYMBOL	DESCRIPTION
	TREE NUMBER
	TREE PROTECTION ZONE (TPZ)
	EXISTING TREE TO BE REMOVED (PERMITTED)
	EXISTING TREE TO REMAIN AS PER ARBORIST REPORT
	NEW TREE

	PROPOSED LOT A		PROPOSED LOT B		RS3 Regulation	RS3 Regulation (incl. Step 4 with Low-Carbon Energy System) Bylaw 120.29	VARIANCE
LOT AREA	580.20 m ²	6245.2 sqf	580.20 m ²	6245.2 sqf	975 MIN. m ²		394.8 m ²
LOT WIDTH	15.23 m	49.98 ft	15.23 m	49.98 ft	18.3 MIN. m		3.1 m
LOT DEPTH	38.1 m	124.97 ft	38.1 m	124.97 ft			
SITE COVERAGE AREA	166.3 m ²	1790 sqf	166.3 m ²	1,790 sqf	232.1 m ²	41.6%	
SITE COVERAGE %		28.7%		28.7%	40.0%		
FAR (30%)	174.06 m²	1,873.6 sqf	174.06 m²	1,873.6 sqf	174.06 m ²	181.02 m ²	
FAR w/ Energy Step Code 4 adjustment for	181.02 m²	1,948.5 sqf	181.02 m²	1,948.5 sqf	174.06 m ²	181.02 m ²	
MAIN FLOOR	88.1 m ²	948.5 sqf	88.1 m ²	948.5 sqf			
SECOND FLOOR	92.9 m ²	1000 sqf	92.9 m ²	1000 sqf			
GARAGE/Accessory	40.9 m ²	440 sqf	40.9 m ²	440 sqf			
BASEMENT	129.0 m ²	1388.5 sqf	129.0 m ²	1388.5 sqf			
TOTAL	350.9 m ²	3777 sqf	350.9 m ²	3777.0 sqf			
SETBACKS							
FRONT	9.10 m	29.9 ft	9.10 m	29.86 ft	9.10 m	8.95 m	
REAR	10.10 m	33.13 ft	10.10 m	33.13 ft	9.10 m	8.95 m	
SIDE(EAST)	1.52 m	5.00 ft	3.98 m	13.07 ft	1.52 m	1.37 m	
SIDE(WEST)	4.00 m	13.1 ft	1.52 m	5.00 ft	3.00 m	2.85 m	
COMBINED SETBACK	5.52 m	18.1 ft	5.51 m	18.07 ft	25% LOT WD: 3.81m...	25% LOT WD: 3.81m, no...	
FRONT YARD AREA		47%		50%	MAX. 50%		
PERMEABLE AREA		1492.83 sqf		1492.83 sqf			
		706 sqf		751 sqf			



OLD TARMAAC TO BE REMOVED MANUALLY. ARBORIST SUPERVISION IS REQUIRED. DETAILED SPECIFICATIONS OF THE NEW DRIVEWAY CONSTRUCTION ARE REQUIRED.

THE REQUIRED CONSTRUCTION FENCE AROUND THE SITE PERIMETER MAY ACT AS TPB TYP.