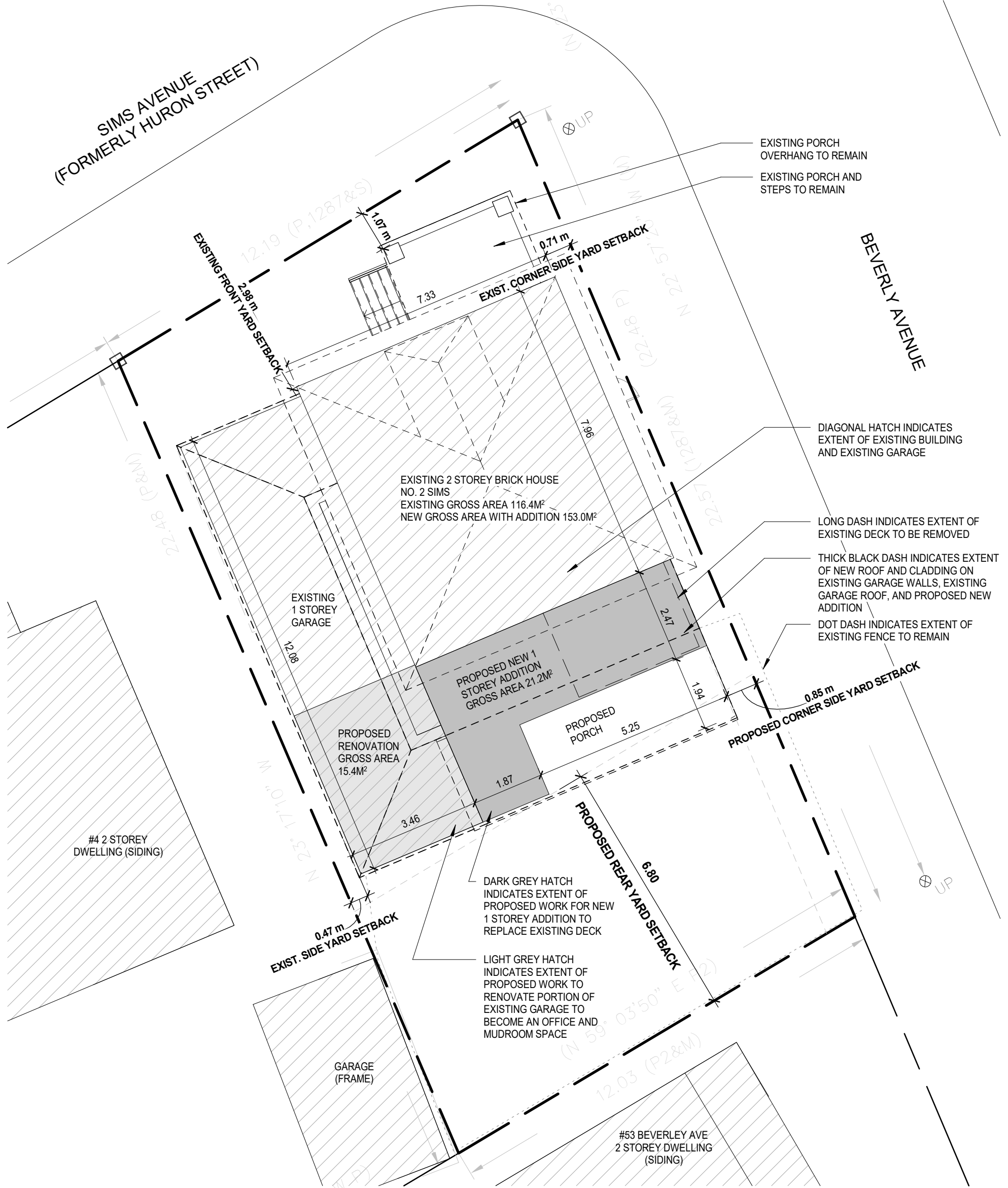
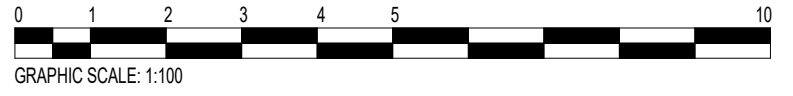
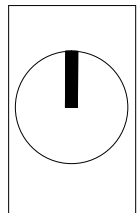


SITE STATISTICS	REQUIREMENTS		EXISTING	TOTAL INCL. ADDITION	ZONING DESIGNATION	R4-UB (MATURE NEIGHBOURHOODS OVERLAY)
	MINIMUM	MAXIMUM				
LOT AREA	225.0 m ²	1070.0 m ²	270.3 m ²	NO CHANGE		
LOT WIDTH	7.5 m	38.0 m	12.19 m	NO CHANGE		
BUILDING HEIGHT		10.0 m	9.90 m	(ADDITION) 4.50 m		
GFA			116.4 m ²	153.0 m ²		
FSI			0.43	0.57		
SETBACKS:						
FRONT - NORTH	4.50 m		2.98 m	NO CHANGE		
REAR - SOUTH	5.60 m		7.09 m	(ADDITION) 6.80 m		
SIDE - WEST	0.60 m		0.47 m	NO CHANGE		
CORNER/SIDE - EAST	4.50 m		0.71 m	(ADDITION) 0.85 m		



A100

NOT FOR CONSTRUCTION

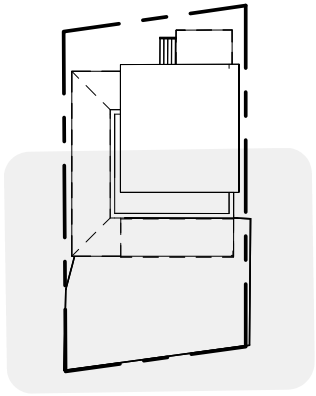


PROJECT	2 SIMS ADDITION	
DRAWING	SITE PLAN	
SCALE	1 : 100	DO NOT SCALE THE DRAWINGS
DATE	2023-02-07 11:05:08 AM	

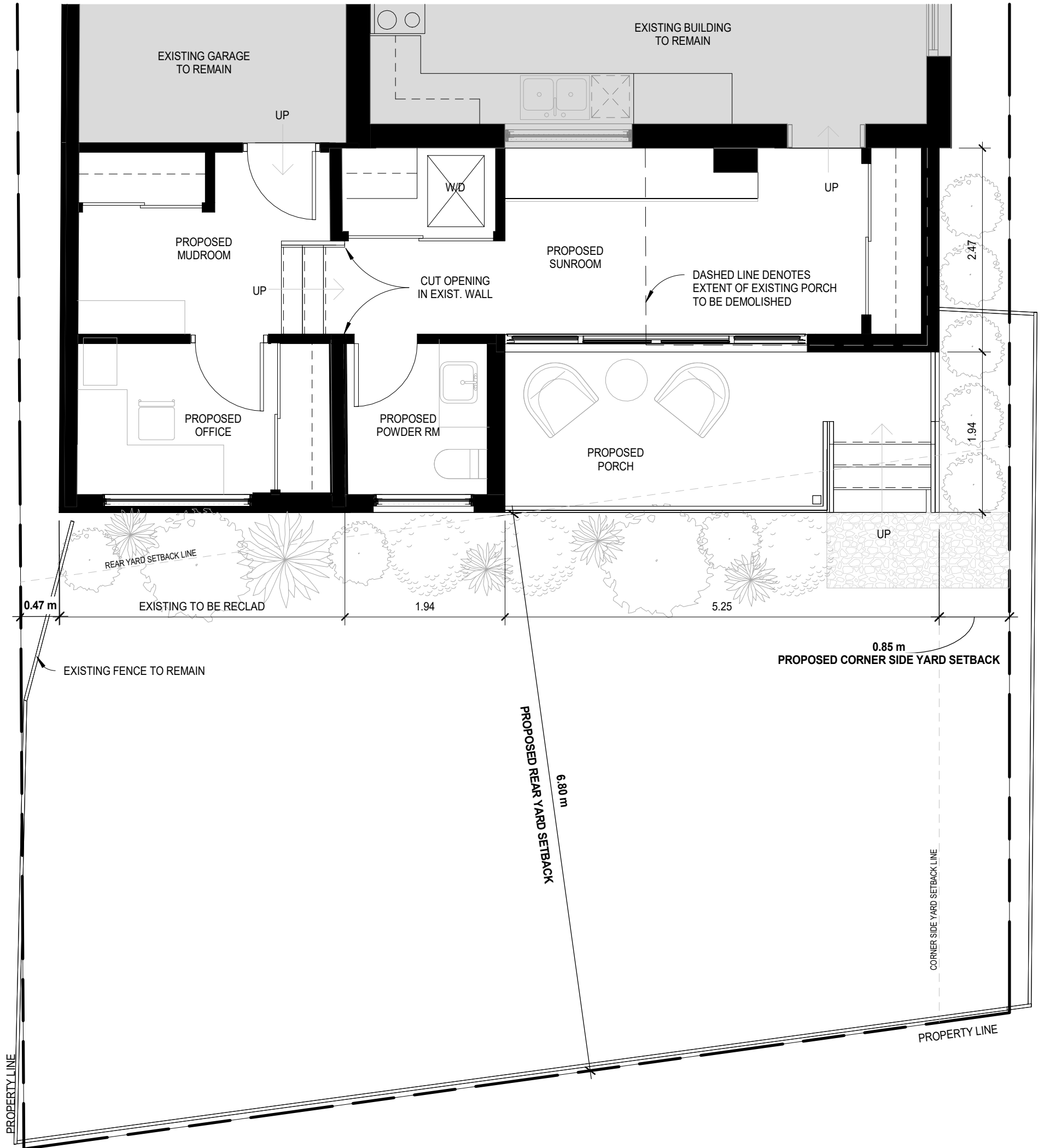
ISSUED FOR COMMITTEE OF ADJUSTMENT	
ISSUE DATE	2023 FEBRUARY 7

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KEYPLAN

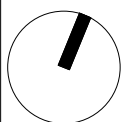


1

ADDITION FLOOR PLAN
1 : 50



A201



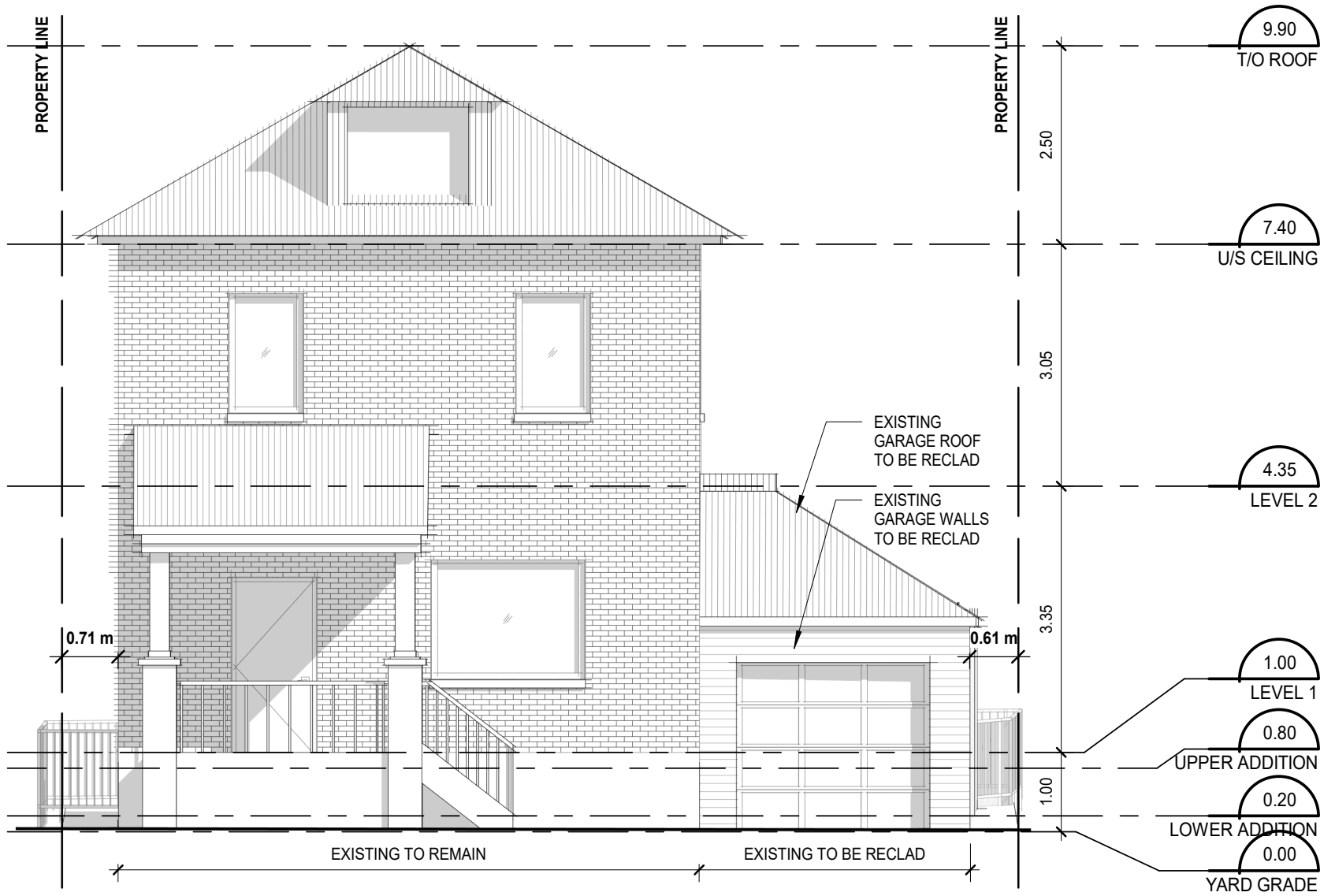
PROJECT	2 SIMS ADDITION
DRAWING	GROUND FLOOR PLAN
SCALE	As indicated DO NOT SCALE THE DRAWINGS
DATE	2023-02-07 10:52:34 AM

ISSUED FOR COMMITTEE OF ADJUSTMENT
ISSUE DATE 2023 FEBRUARY 7

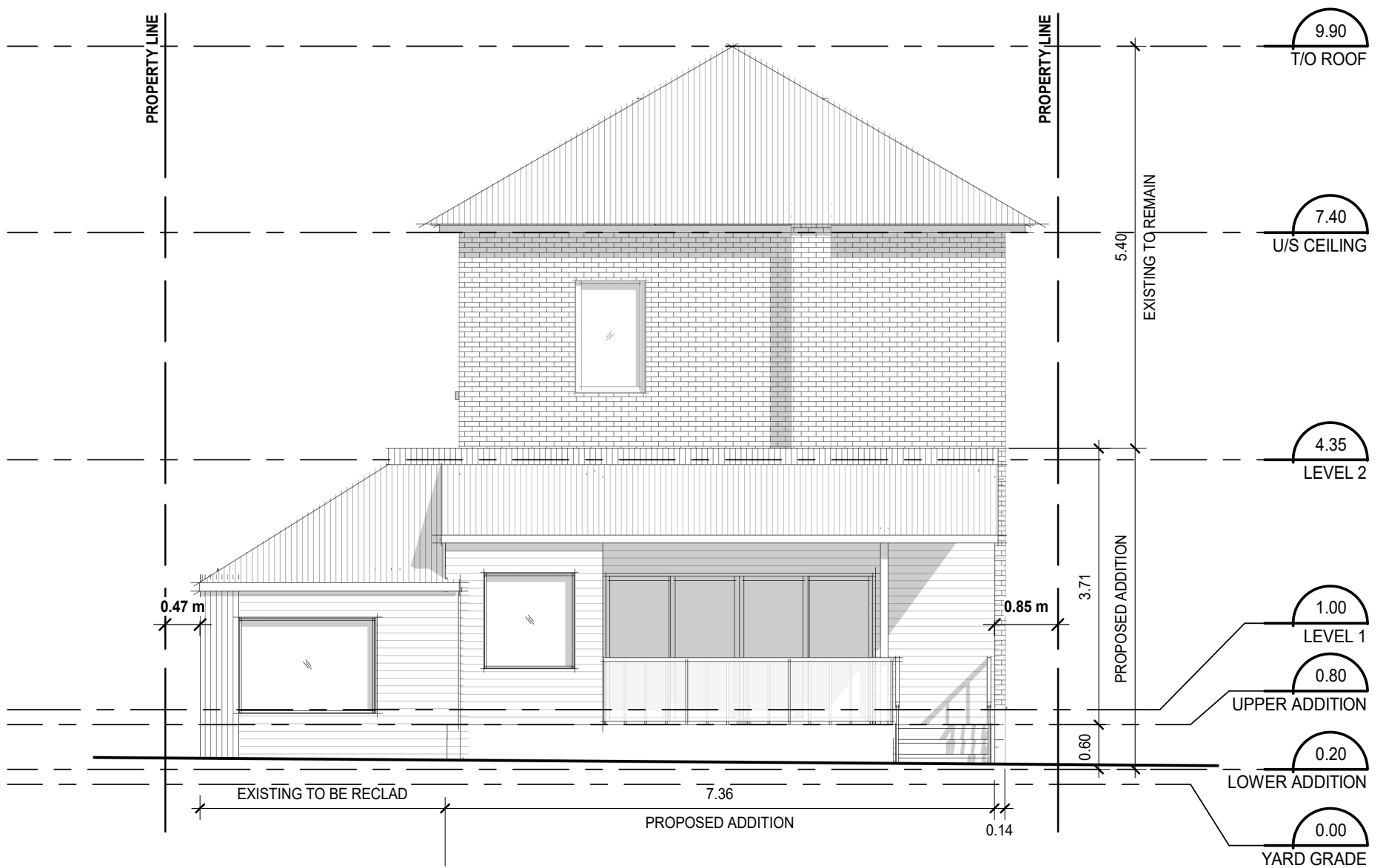
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1 ELEVATION - NORTH
1 : 75



2 ELEVATION - SOUTH
1 : 75



A301

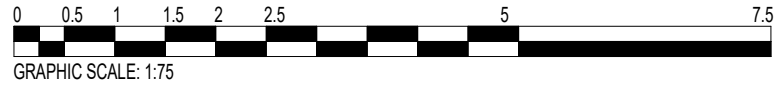
NOT FOR CONSTRUCTION

PROJECT 2 SIMS ADDITION
DRAWING NORTH & SOUTH ELEVATION
SCALE 1 : 75 DO NOT SCALE THE DRAWINGS
DATE 2023-02-07 11:00:28 AM

ISSUED FOR COMMITTEE OF ADJUSTMENT
ISSUE DATE 2023 FEBRUARY 7

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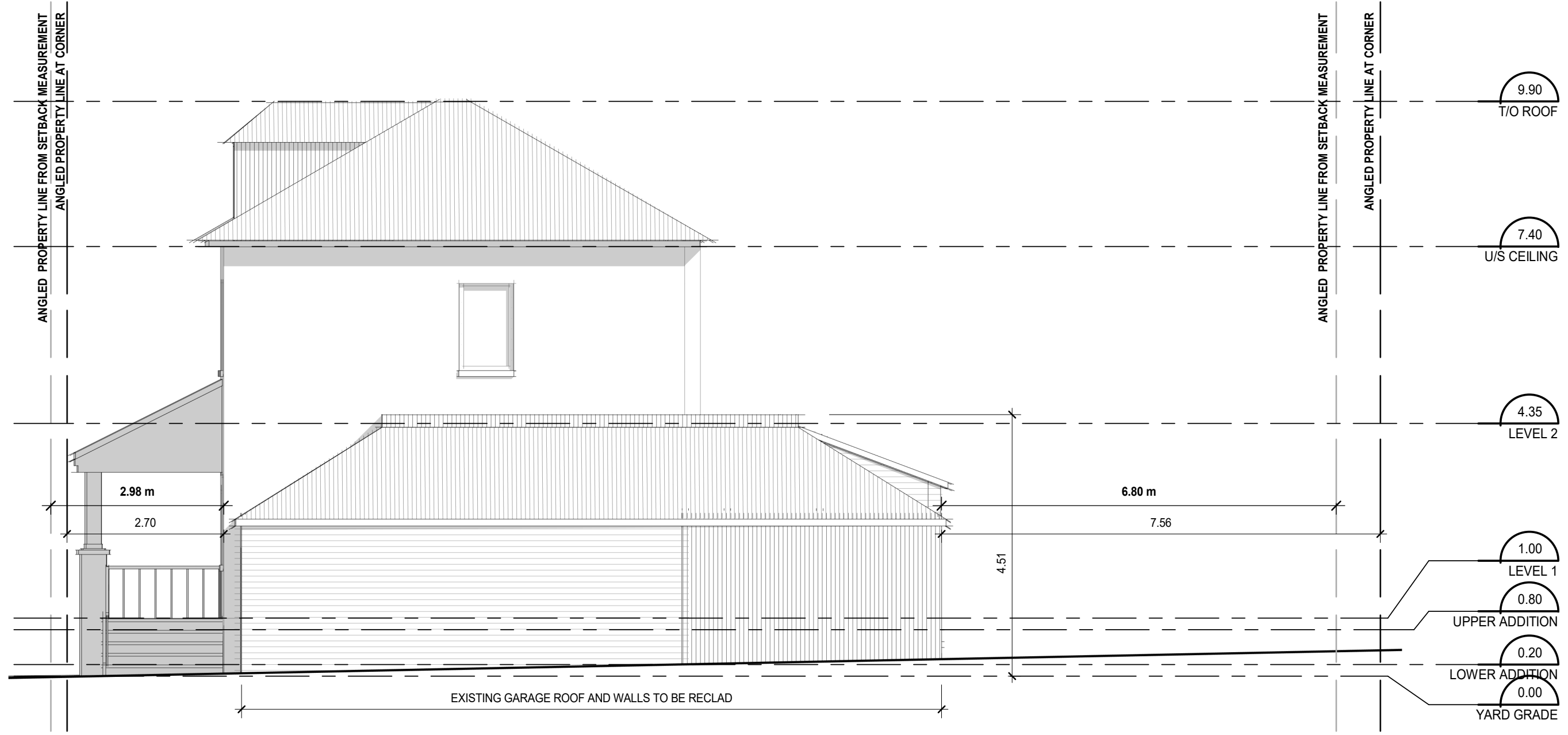
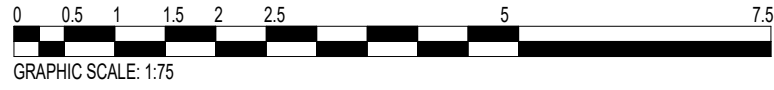


ISSUED FOR COMMITTEE OF ADJUSTMENT	
ISSUE DATE	2023 FEBRUARY 7

PROJECT	2 SIMS ADDITION
DRAWING	EAST ELEVATION
SCALE	1 : 75
DATE	2023-02-07 10:54:00 AM
DO NOT SCALE THE DRAWINGS	

A302

NOT FOR CONSTRUCTION



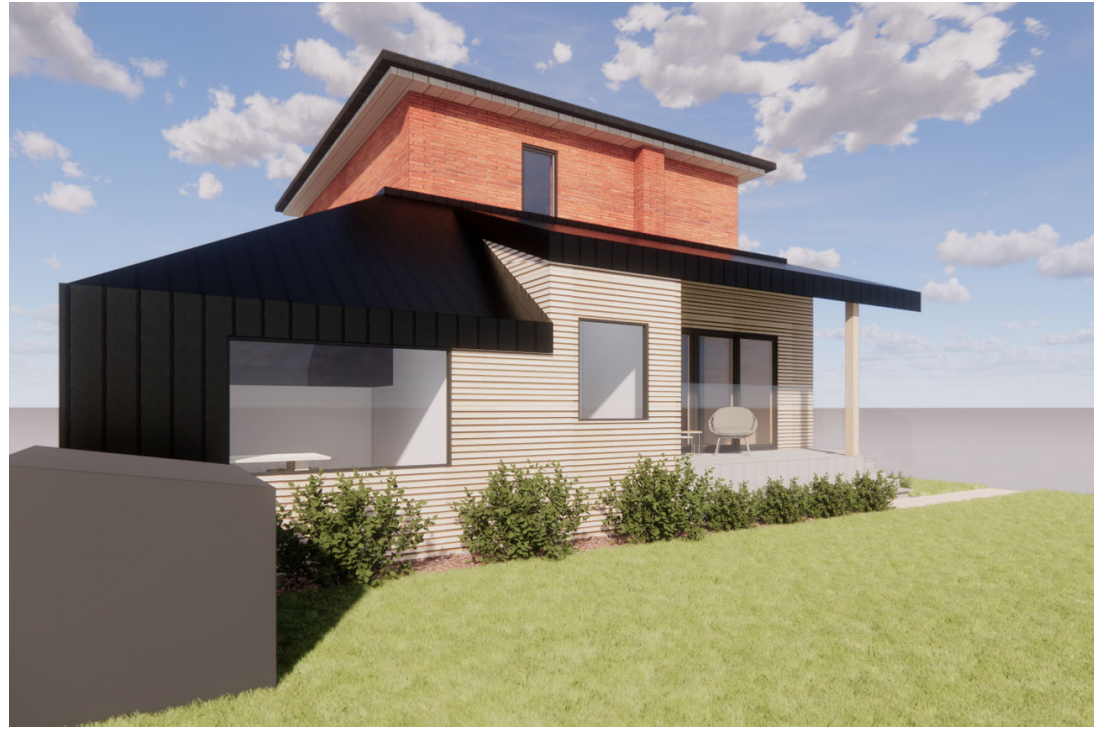
ISSUED FOR COMMITTEE OF ADJUSTMENT	
ISSUE DATE	2023 FEBRUARY 7

PROJECT	2 SIMS ADDITION
DRAWING	WEST ELEVATION
SCALE	1 : 75
DATE	2023-02-07 10:54:01 AM
DO NOT SCALE THE DRAWINGS	

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A303

NOT FOR CONSTRUCTION



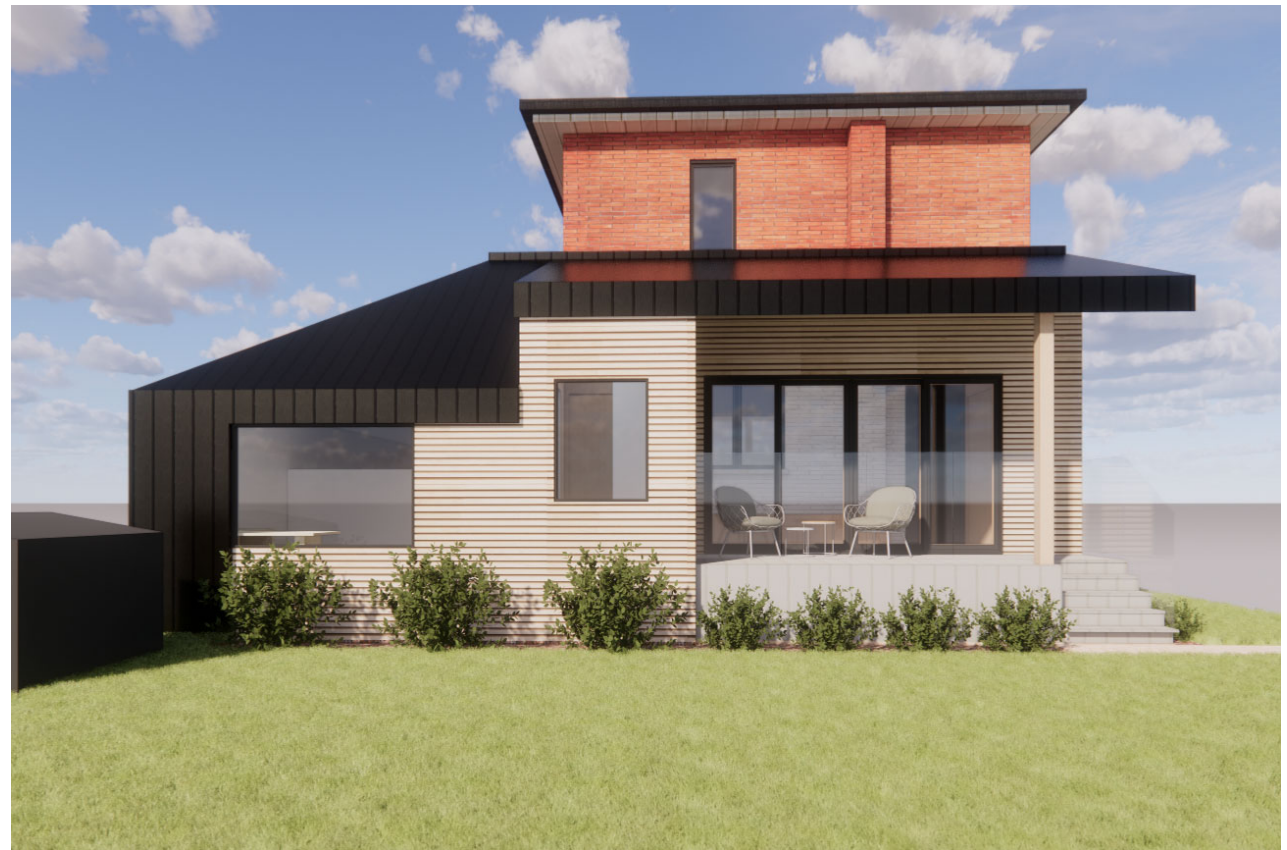
PERSPECTIVE VIEW OF ADDITION



PERSPECTIVE VIEW OF ADDITION FROM BEVERLEY AVENUE



PERSPECTIVE VIEW OF EXISTING PROPERTY WITH RECLAD GARAGE ON SIMS AVENUE



PERSPECTIVE VIEW OF ADDITION SOUTH ELEVATION

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ISSUED FOR COMMITTEE OF ADJUSTMENT

ISSUE DATE 2023 FEBRUARY 7

PROJECT 2 SIMS ADDITION

DRAWING 3D VIEWS

SCALE DO NOT SCALE THE DRAWINGS

DATE 2023-02-07 10:54:01 AM

A901

NOT FOR CONSTRUCTION