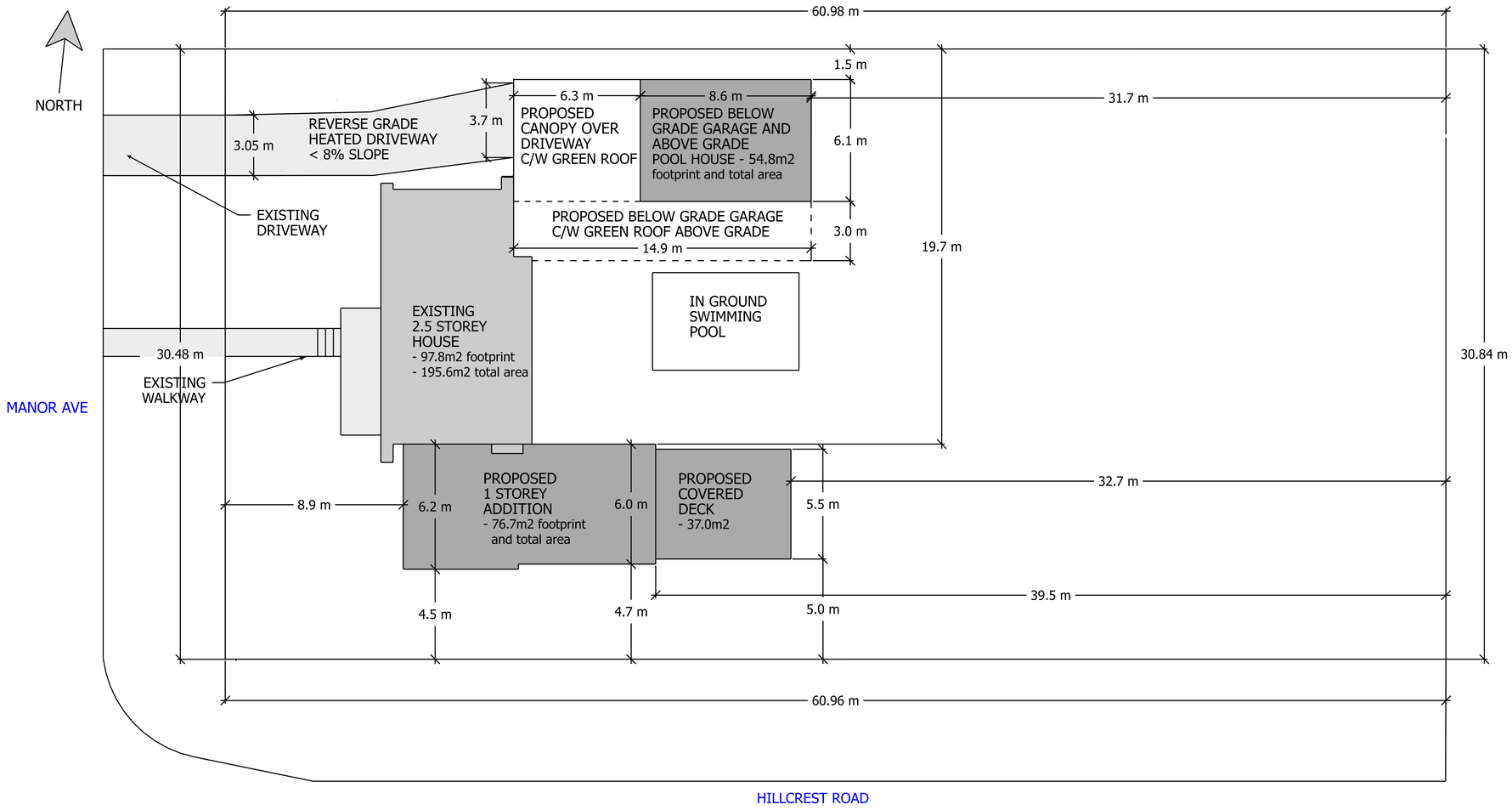

514 MANOR AVE
LANDSCAPING PLAN
MARCH 20 2023

ZONING - UNSEVERED LOT
EXISTING HOUSE + ADDITION

LOT WIDTH
REQUIRED - 30.0m min
PROPOSED - 30.48m

LOT AREA
REQUIRED - 1110m2
PROPOSED - 1869m2

BUIDING HEIGHT
(ADDITION ONLY)
REQUIRED - 8.5m
PROPOSED - 4.5m

FRONT YARD SETBACK
(ADDITION ONLY)
REQUIRED - 7.5m
PROPOSED - 8.9m

REAR YARD SETBACK
(ADDITION ONLY)
REQUIRED - 12.0m
PROPOSED - 39.5m

CORNER SIDE YARD SETBACK
(ADDITION ONLY)
REQUIRED - 4.5m
PROPOSED - 4.5m

INTERIOR SIDE YARD SETBACK
(ADDITION ONLY)
REQUIRED - 4.5m
PROPOSED - 19.7m

LOT COVERAGE
(INCLUDING POOL HOUSE + BELOW GRADE GARAGE)
REQUIRED - 25.0% max
PROPOSED - 12.5%

FLOOR SPACE INDEX
(INCLUDING POOL HOUSE + BELOW GRADE GARAGE)
REQUIRED - 0.35 max
PROPOSED - 0.175

DRIVEWAY WIDTH AT LOT LINE
REQUIRED - 3.05m
PROPOSED - 3.05m

ZONING - UNSEVERED LOT
POOL HOUSE + BELOW GRADE GARAGE

BUIDING HEIGHT
REQUIRED - 4.5m
PROPOSED - 3.6m

REAR YARD SETBACK
REQUIRED - 1.5m
PROPOSED - 31.7m

INTERIOR SIDE YARD SETBACK
REQUIRED - 1.5m
PROPOSED - 1.5m

SOFT LANDSCAPING STRIP BETWEEN
INTERIOR SIDE LOT LINE AND DRIVEWAY
REQUIRED - 1.5m
PROPOSED - 1.5m