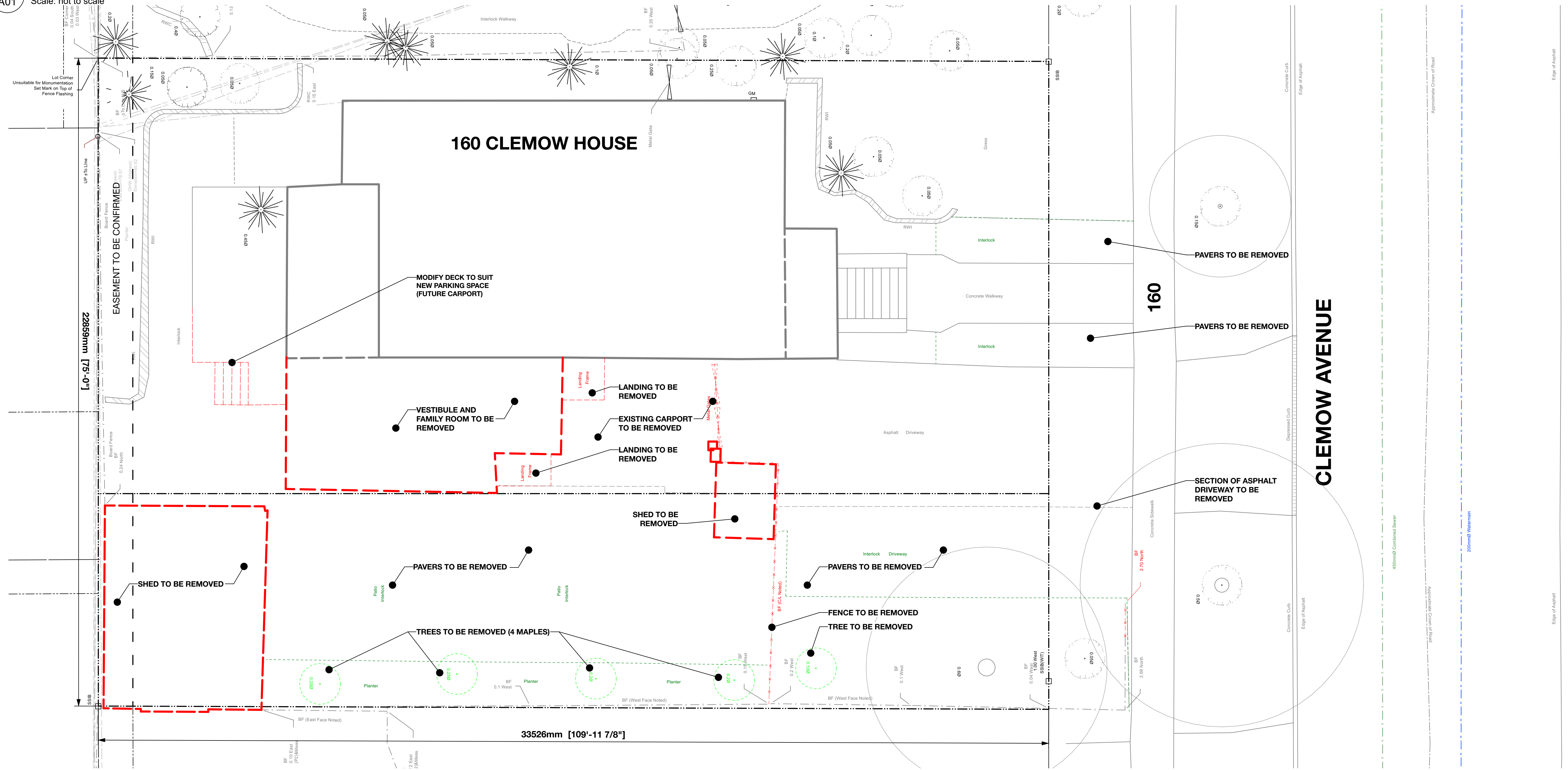
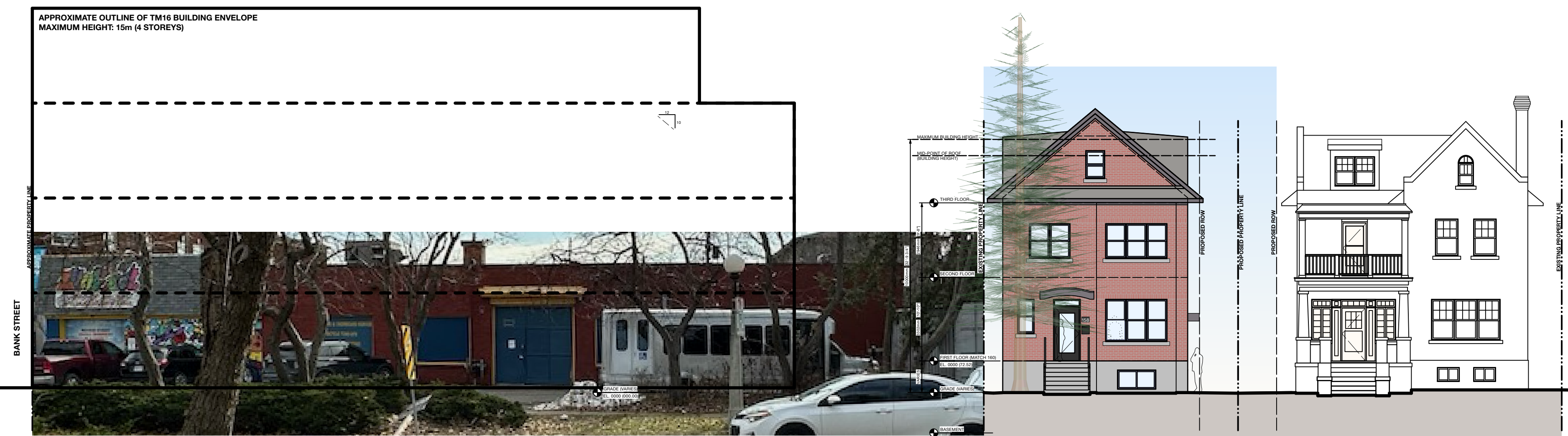




2 STREETScape
A01 Scale: not to scale

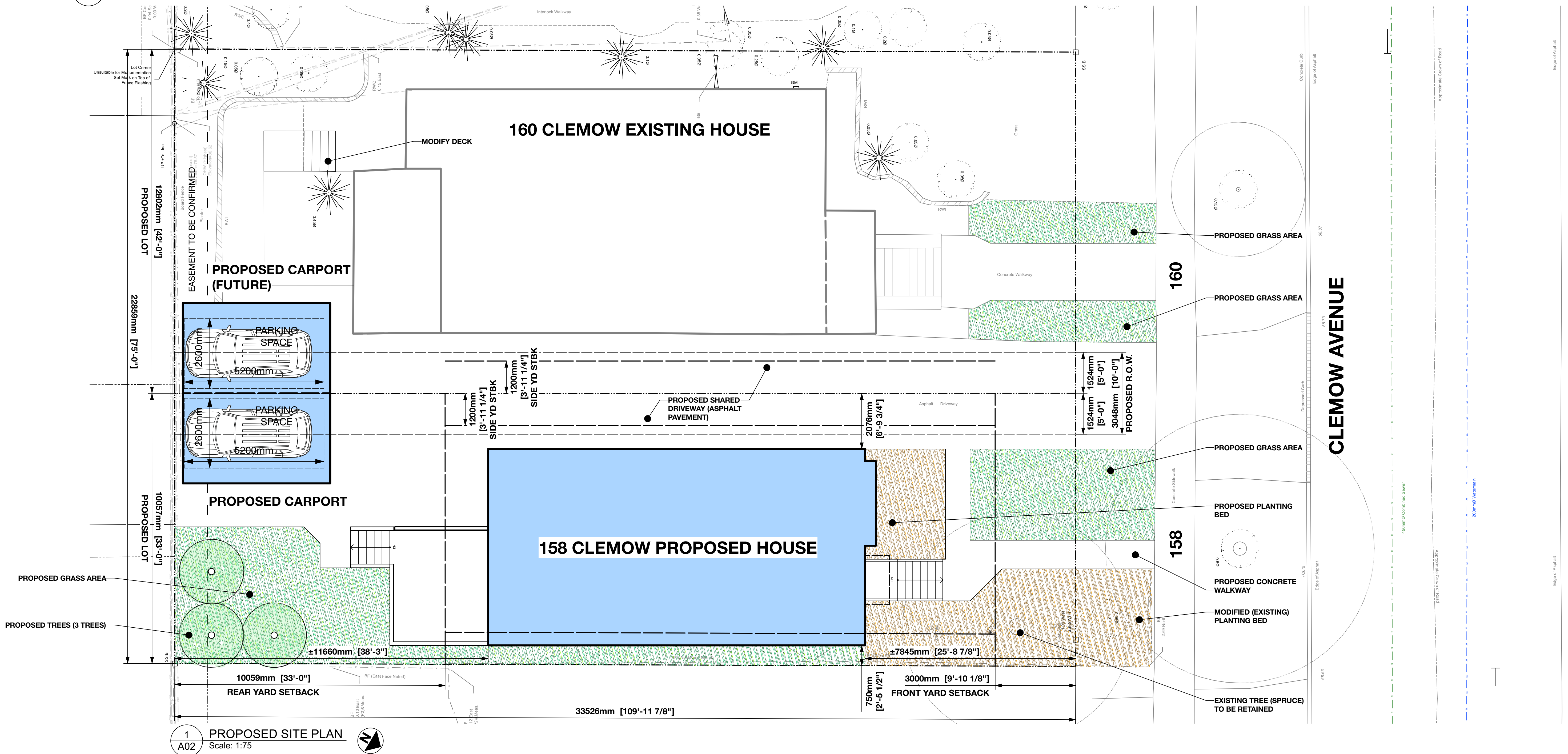


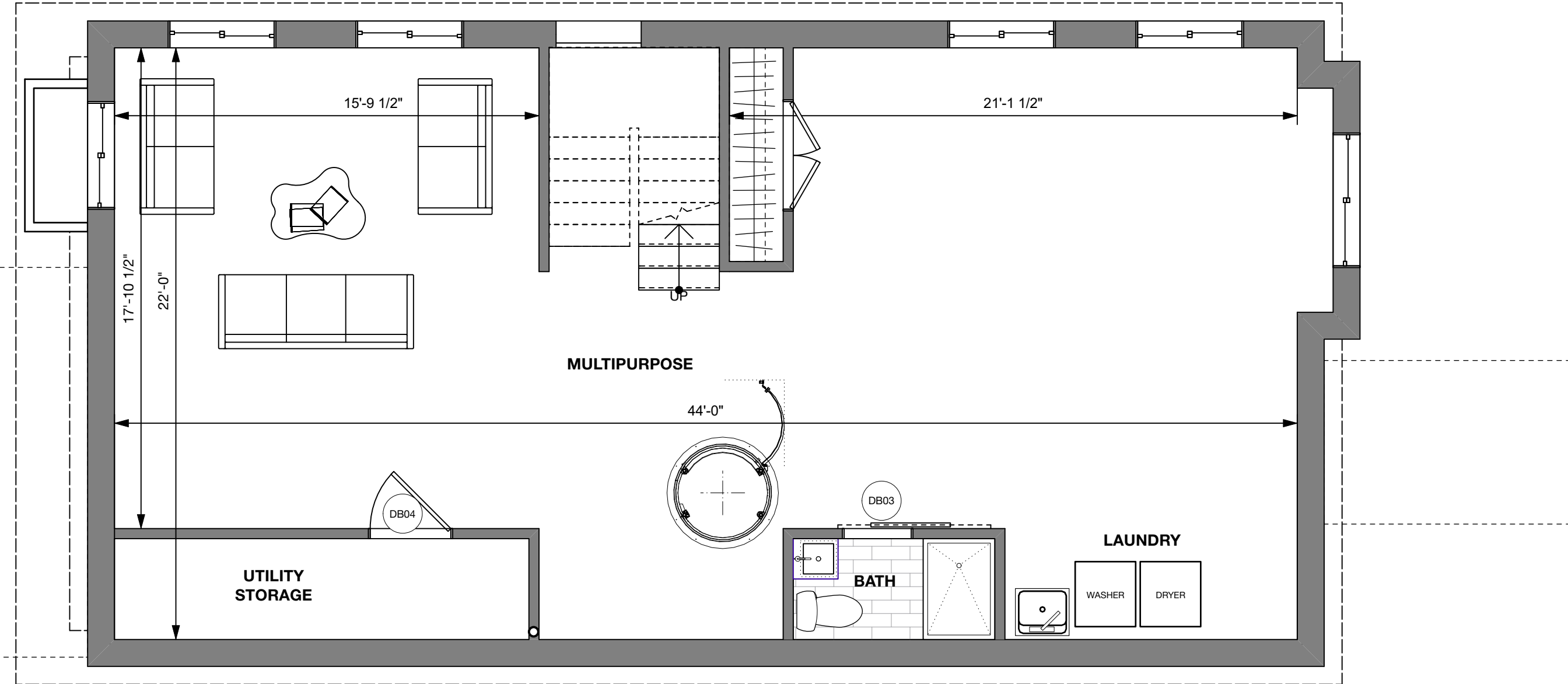
1 EXISTING SITE PLAN
A01 Scale: 1:75



160 Clemow Zoning:	R1MM H(10)*	*Maximum Height Limit = 10m							
I Sub-Zone	II Minimum Lot Width (m)	III Minimum Lot Area (m ²)	IV Maximum Building Height (m)	V Minimum Front Yard Setback (m)	VI Minimum Corner Side Yard Setback (m)	VII Minimum Rear Yard Setback (m)	VIII Minimum Interior Side Yard Setback (m)	IX Maximum Lot Coverage (And Other Provisions)	X End Notes (See Table 156B)
MM 5	15	450	8.5	3	3	10.06m *7 (30% lot depth)	1.2. *4	na 4,5,7	
4 Despite the minimum interior side yard setback provision in column VIII of Table 156A, the combined minimum required interior side yard setback									
(i) 36 metres or greater; must increase by 1 m for each additional 1 m of lot width, to a maximum of 40% of the lot width, and									
(ii) with one yard no less than the minimum interior side yard setback of the applicable zone or subzone. (By-law 2020-288)									
5 Where development is proposed on a corner lot, See Part V, Section 144:									
(i) Despite the minimum front yard setback provision in column V of Table 156A, on an interior lot with a lot width no part of an attached or detached garage or carport may be located closer to the front lot line than the front wall of the principal building.									
(ii) See Part V – Section 144 for yard setbacks and corner lot regulations, and Section 139 and 140 for garage regulations. (By-law 2020-288)									
7 For lots located within S. 342 and whose rear lot line abuts an R1, R2, R3 or R4 zone, see Part V, Section 144 – Alternative Yard Setbacks for Low-rise Dwellings in the Greenbelt. In all other cases the minimum rear yard setback is 25% of the lot depth which must comprise at least 25% of the area of the lot, however it may not be less than 6.0 m and need not exceed 7.5 m, except on lots with depths of 15 metres or less, in which case the minimum rear yard setback is 4 m. (By-law 2022-103)									

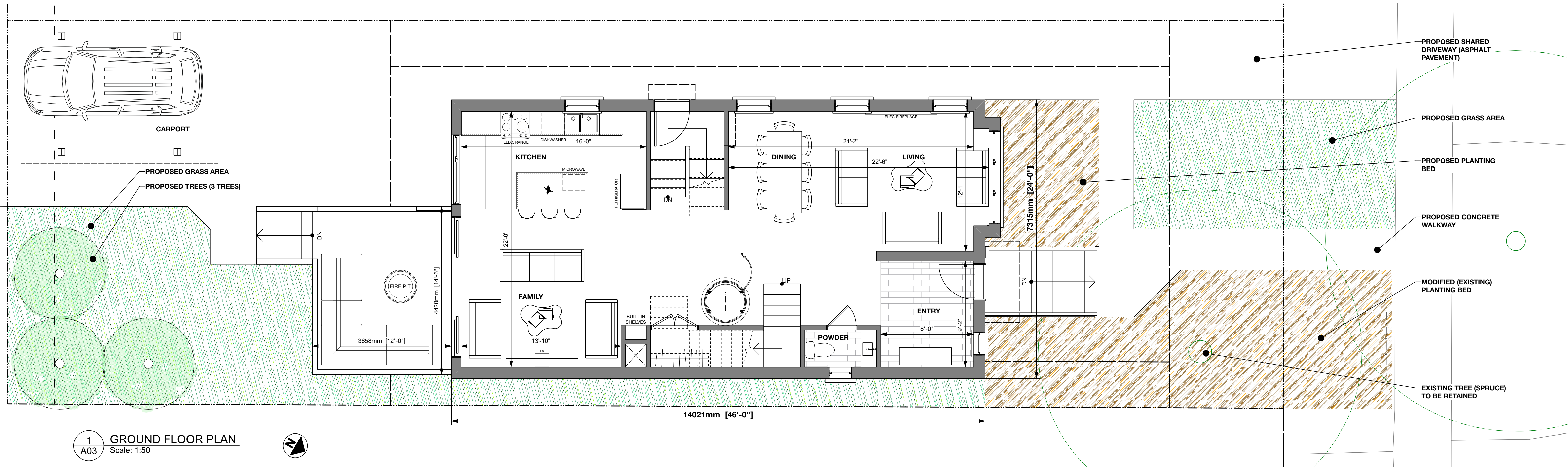
2 STREETScape
A02 Scale: not to scale



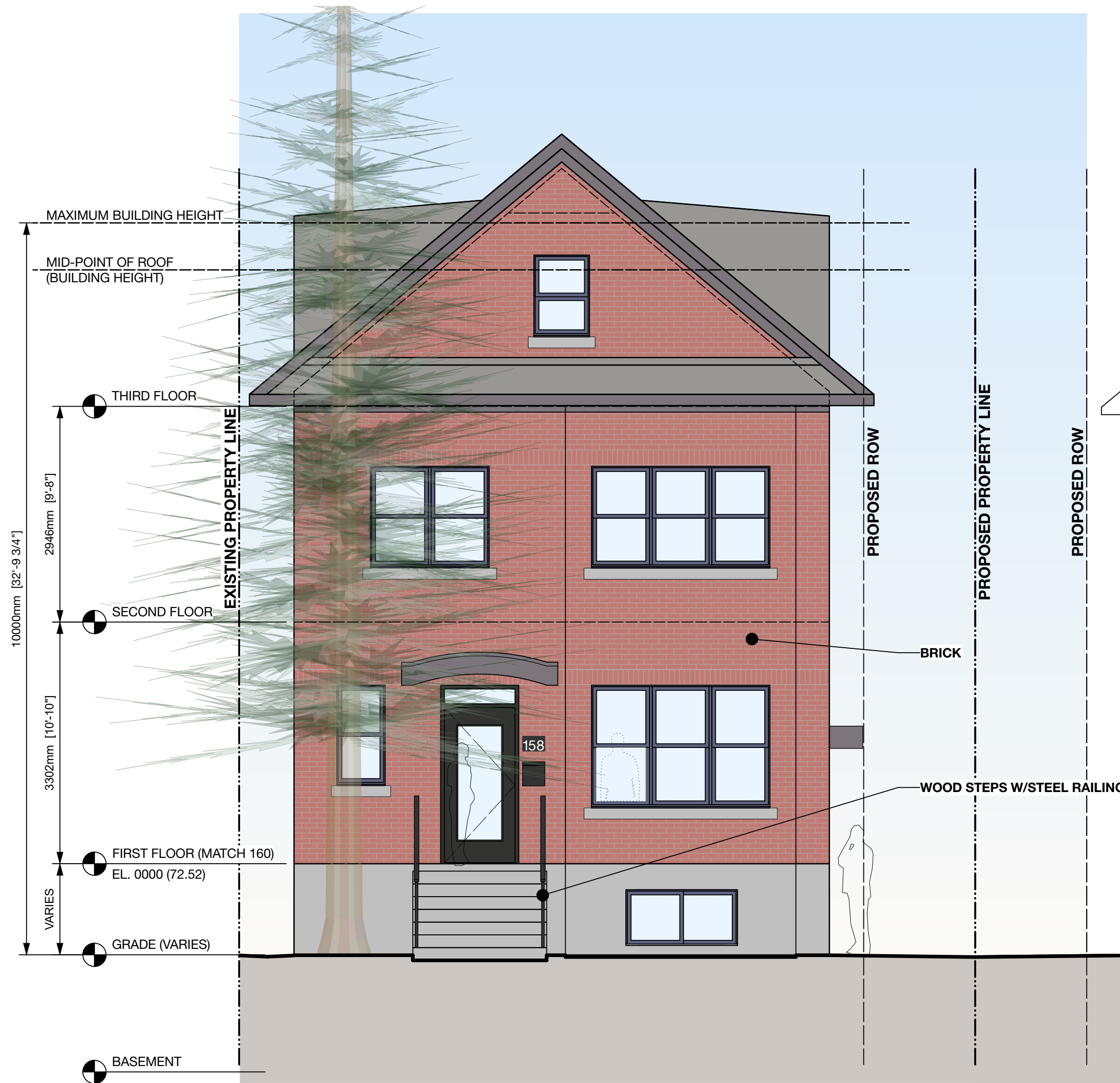


2 BASEMENT FLOOR PLAN
A03 Scale: 1:50

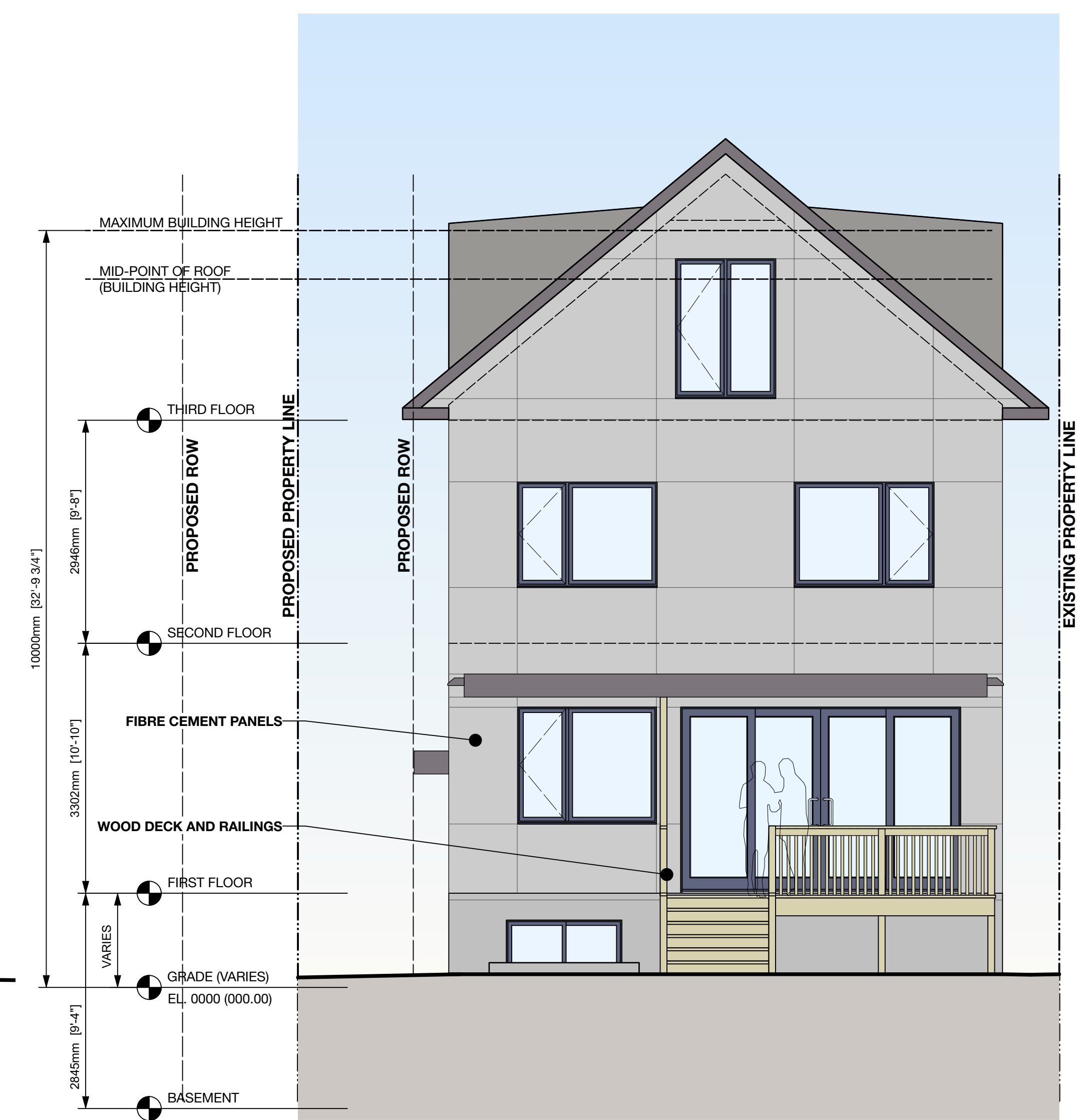
3 RENDERING
A03 Scale: not to scale



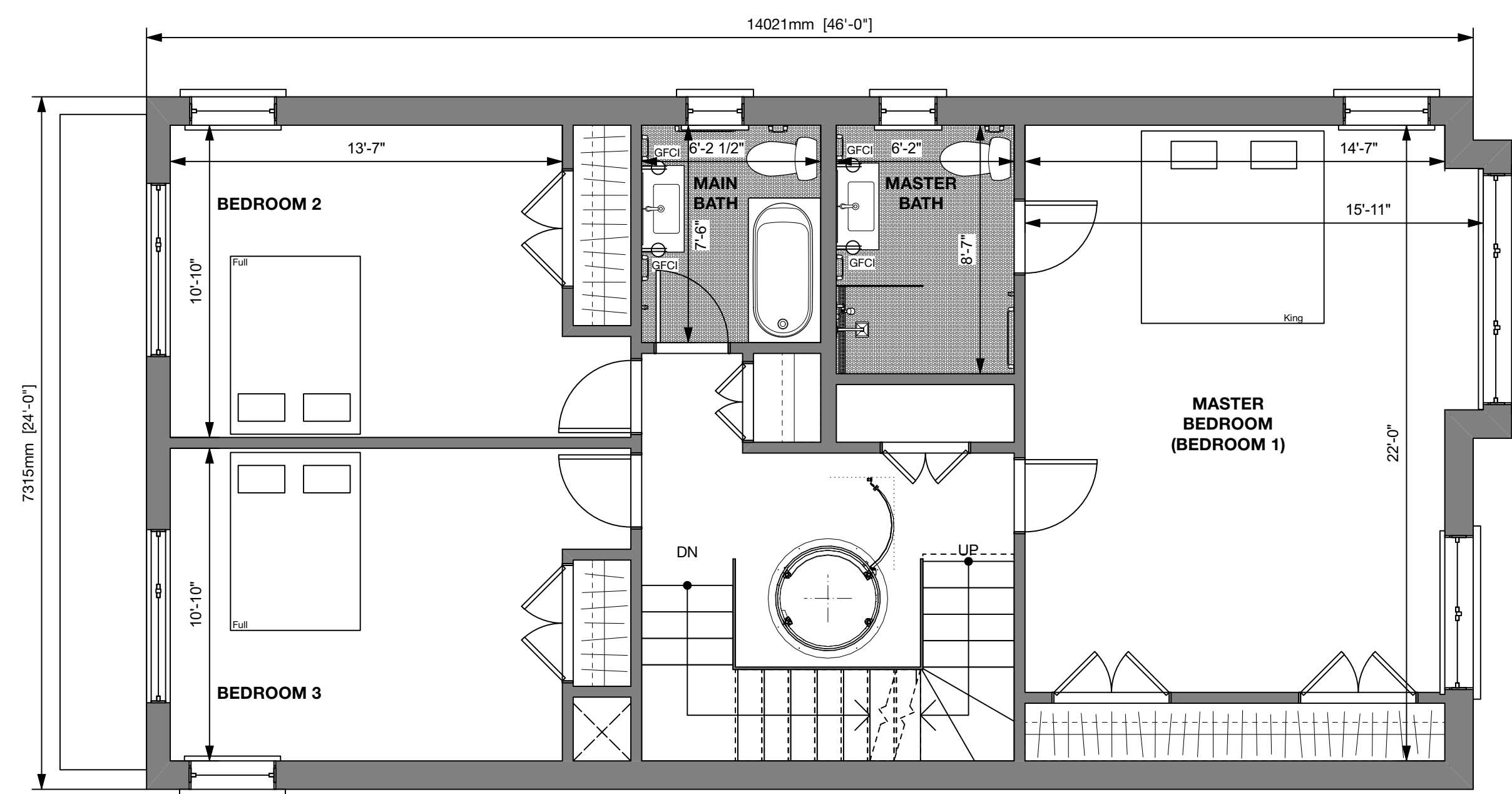
1 GROUND FLOOR PLAN
A03 Scale: 1:50



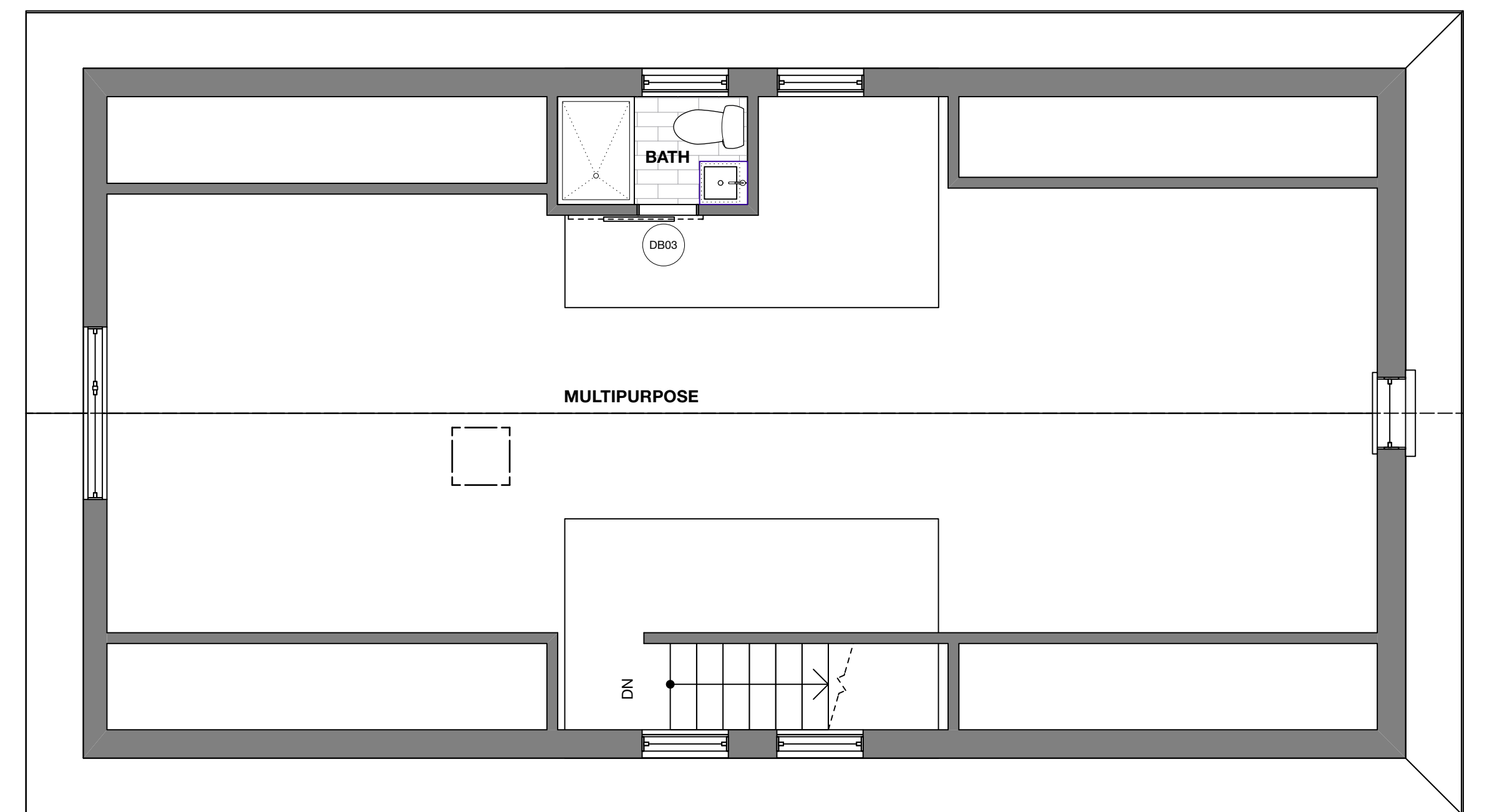
3 NORTH ELEVATION W/160 CLEWOW
A04 Scale: 1:50



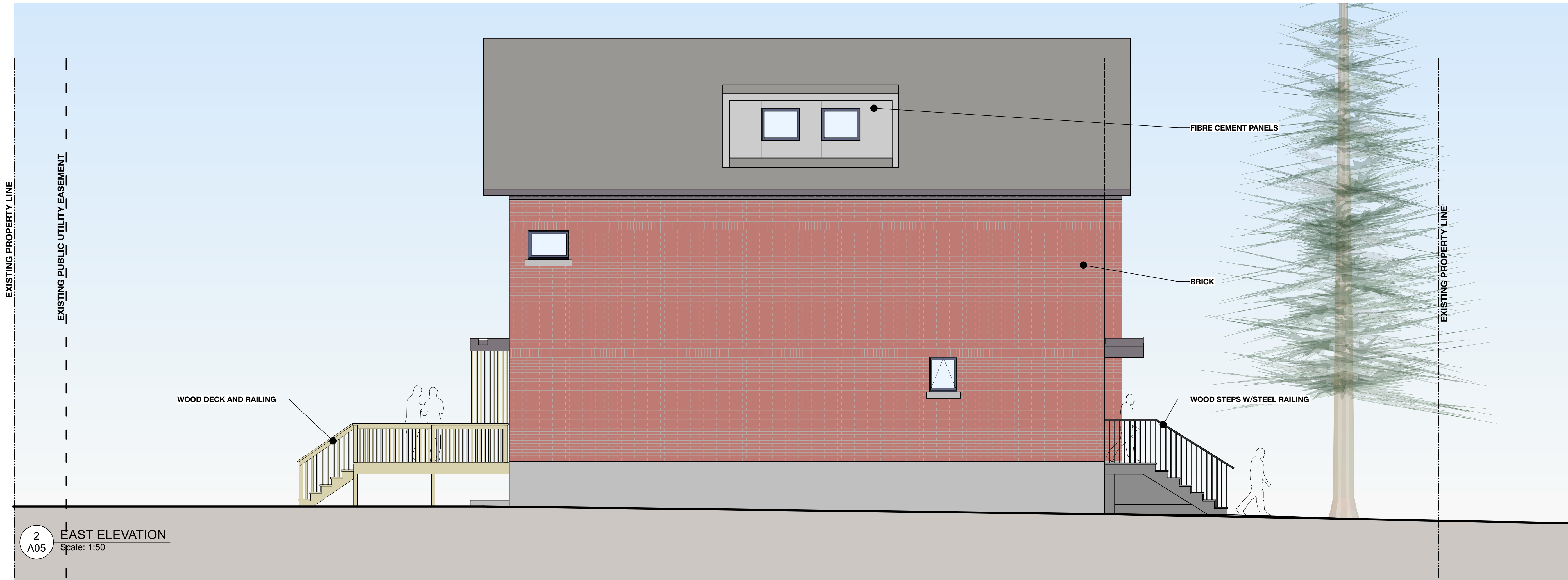
4 SOUTH ELEVATION
A04 Scale: 1:50



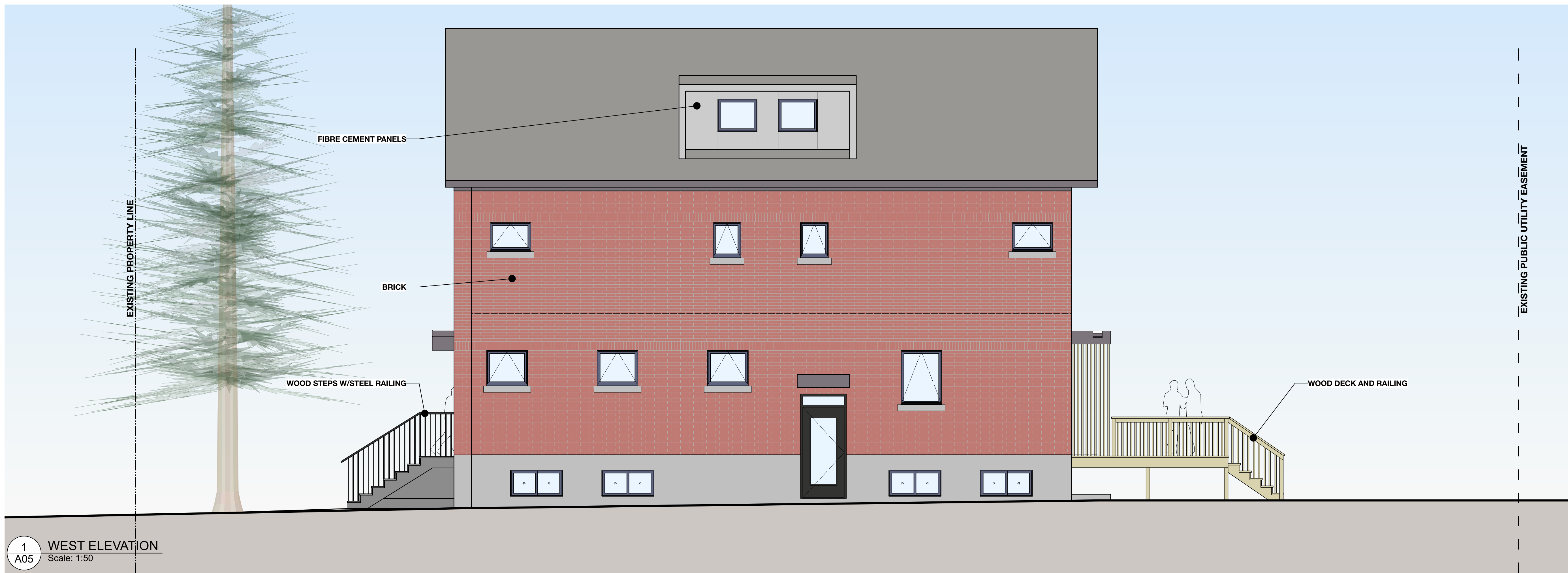
3 SECOND FLOOR PLAN
A04 Scale: 1:50



2 THIRD FLOOR PLAN
A04 Scale: 1:50



2 EAST ELEVATION
Scale: 1:50
A05



1 WEST ELEVATION
Scale: 1:50
A05