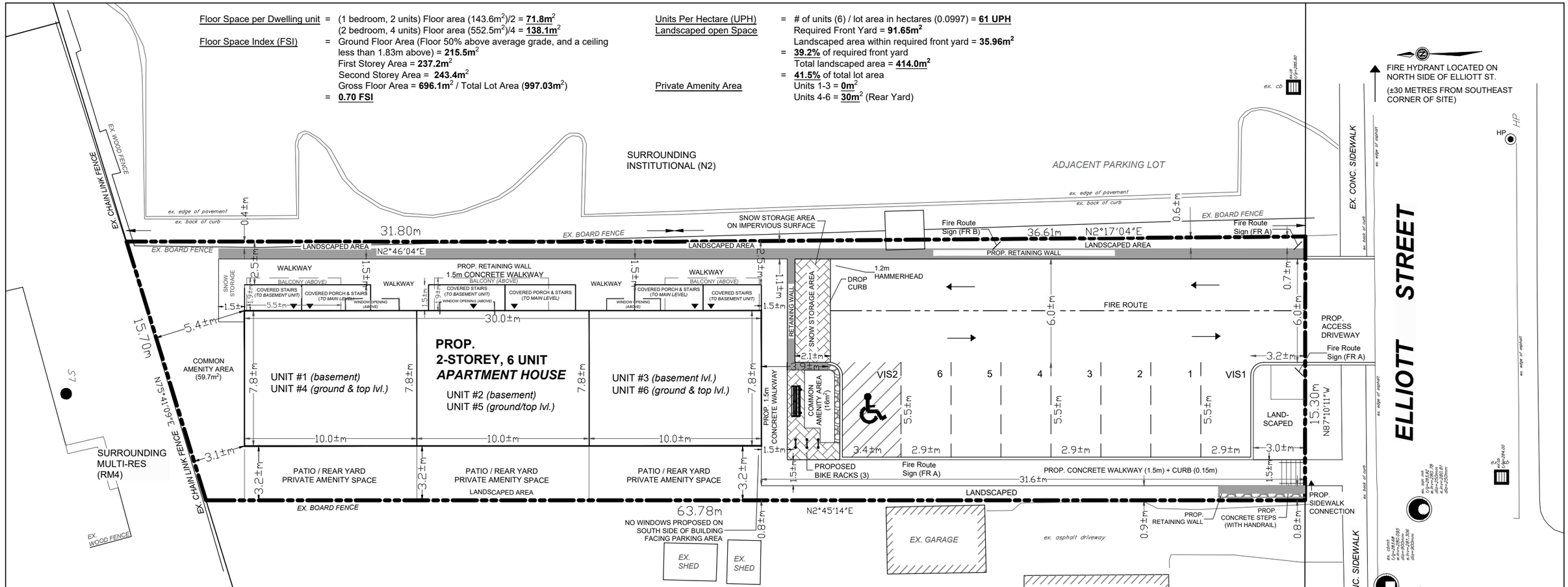
Floor Space per Dwelling unit = (1 bedroom, 2 units) Floor area (143.6m²)/2 = **71.8m²**
(2 bedroom, 4 units) Floor area (552.5m²)/4 = **138.1m²**

Floor Space Index (FSI) = Ground Floor Area (Floor 50% above average grade, and a ceiling less than 1.83m above) = **215.5m²**
First Storey Area = **237.2m²**
Second Storey Area = **243.4m²**
Gross Floor Area = **696.1m²** / Total Lot Area (**997.03m²**)
= **0.70 FSI**

Units Per Hectare (UPH) = # of units (6) / lot area in hectares (0.0997) = **61 UPH**

Landscaped open Space = Required Front Yard = **91.65m²**
Landscaped area within required front yard = **35.96m²**
= **39.2%** of required front yard
Total landscaped area = **414.0m²**
= **41.5%** of total lot area

Private Amenity Area = Units 1-3 = **0m²**
Units 4-6 = **30m²** (Rear Yard)



ZBA/OPA SITE CONCEPT PLAN

36 ELLIOTT STREET
PLAN 445, PT LOT 11
CITY OF CAMBRIDGE
REGION OF WATERLOO
ROLL # 300601003108200

PROPOSED ZONING: RM3 Residential

3.1.2.6

	REQUIRED	PROVIDED	COMPLIANCE
LOT AREA	*N/A*	997.03 m²	*YES*
LOT FRONTAGE *(ZBA)*	20.0 m	15.30 m	NO (ZBA)
FRONT YARD SETBACK	6 m	31.6 ±m	*YES*
SIDE YARD SETBACK	7.5 m (interior)	3.2 ±m	NO (ZBA)
REAR YARD SETBACK	3.0 m (to RM-class)	3.1 ±m	*YES*
GROSS FLOOR AREA (m² / *DWELLING UNIT*)	50 sq.m (per one-bedroom unit)	71.8 ±sq.m *(per unit)*	*YES*
GROSS FLOOR AREA (m² / *DWELLING UNIT*)	60 sq.m (per two-bedroom unit)	138.1 ±sq.m *(per unit)*	*YES*
MAX NUMBER OF UNITS	6 (ATTACHED)	6	*YES*
MAX. LOT COVERAGE	*40%*	23.6%	*YES*
PRIVATE AMENITY (1-3)	30 Sq.m/Unit	0 sq.m	NO (ZBA)
PRIVATE AMENITY (4-6)	32 sq.m/Unit	30 sq.m	*YES*
COMMON AMENITY	75.7 sq.m	N/A	*YES*
LANDSCAPED OPEN SPACE WITHIN *"FRONT YARD"*:	*Min.* 45% of the req. *front yard* area	39.2%	NO (ZBA)
ENTIRE SITE:	Minimum of 30%	41.5%	*YES*
MAX. DENSITY (*Official Plan*)	40 units/hec.(*UPH*)	61 *UPH*	NO (OPA)
MAX. DENSITY (*Zoning Bylaw*)	40 units/hec.(*UPH*)	61 *UPH*	NO (ZBA)
PARKING	1 space /unit (6); plus 1 space for each 4 units for visitors only (2)	6 Resident + 2 Visitor *(8 total)*	*YES*

PROPOSED ZBA/DEVELOPMENT

Proposing a Zoning By-Law Amendment (ZBA)
•• to change the zoning from R4, to RM3 Residential with site-specific provisions, to allow for the development of a 6-unit *cluster duplex terrace* on the subject lands
•• The requested site-specific provisions are:
1. Recognize the existing *lot frontage* of 15.30m; whereas the by-law requires 20m
2. Relief to allow a *side yard setback* of 3.0±m; whereas the by-law requires 7.5m
3. Permit an increased density of 61 units per hectare; whereas the by-law permits a maximum of 40 units per hectare
4. Relief to allow the landscaped area to cover 39.2% of the Required front yard; whereas the by-law requires a minimum of 45%
5. Relief from the requirement of a 1.5m solid fence on the south west portion of the lot; whereas the by-law requires a 1.5m high solid fence where a parking lot for row housing is within 1.5m-3m of an R-class zone.
6. Relief from the requirement of 30m² of private amenity area for units 1, 2 and 3

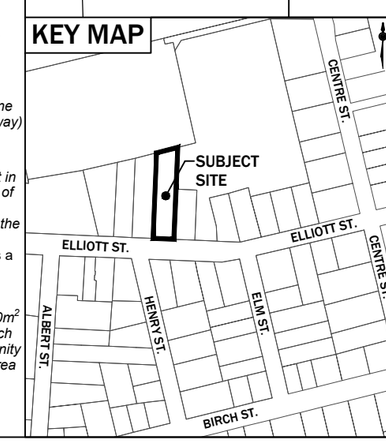
Proposing an Official Plan Amendment (OPA)
•• to establish a site-specific policy for the lands to permit an increased density of 61 units per hectare; (whereas the 'Low / Medium Density Residential' designation currently permits a maximum of 40 units per hectare)
•• On-street garbage collection

ADDITIONAL NOTES

Relevant Zoning By-law Policies:

- Section 2.2.4.1(a) states that the driveway width may be reduced to a min of 4 metres if: *"no more than ten motor vehicles are required by this by-law to be provided in the parking lot to be served by the access driveway".*
  •• By-law requires 8 total parking spaces for this development.
- Section 2.2.2.3 permits for parking facilities to be located between the *street line* and *building line*, as long as the *parking facilities* (other than the *access driveway)* are located closer than 3.0m to the *street line.*
  •• Parking Facilities are located at least 3.0m from the street line (3.2±m)
- Section 2.2.2.3(f) states "*No access driveway, aisle, parking stall or parking lot in an RM-class zone shall be located within 6 m of a window of a habitable room of a dwelling unit as measured perpendicular to the wall containing such window, where the surface of the floor in such habitable room is less than 1.0 m above the finished grade.".*
  •• The nearest wall of the building is located 3.9±m from the parking area. As a result, no windows facing into a habitable room will be located on this wall facing the parking area *(basement and ground level only)*
- 3.1.2.6(h) states *"Attached one-family dwellings (row housing) shall provide 40m² located adjacent to the rear or side wall of the unit, provided, however, that such private amenity area may be reduced to a minimum of 30m² if a common amenity area is provided at a ratio of 3m² per dwelling unit, but the common amenity area shall not be less than 75m² total"*
  •• 75.7m² of common amenity space is provided, at a ratio of 12.5m² per dwelling unit

KEY MAP



DATE: April 20, 2024
DRAWN BY: B.L./A.M.
SCALE: 1:225
JOB NO.: 16790 - 36 Elliott Street
DWG NO.: 1 (Site Concept Plan)

REVISION: October 23, 2024
-Accessible space reclassified as Visitor space
-VIS2 reclassified as Resident Space 1
-Clarified ZBA request No. 5.

DRYDEN & SMITH HEAD
Planning Consultants Ltd.