



DEVELOPMENT APPEAL - LOCATION PLAN

ADDRESS: 1205 Spadina Crescent East **R.2**

LOT: 35

BLOCK: 14

PLAN: I196

Received
City Clerk's Office
April 16, 2025



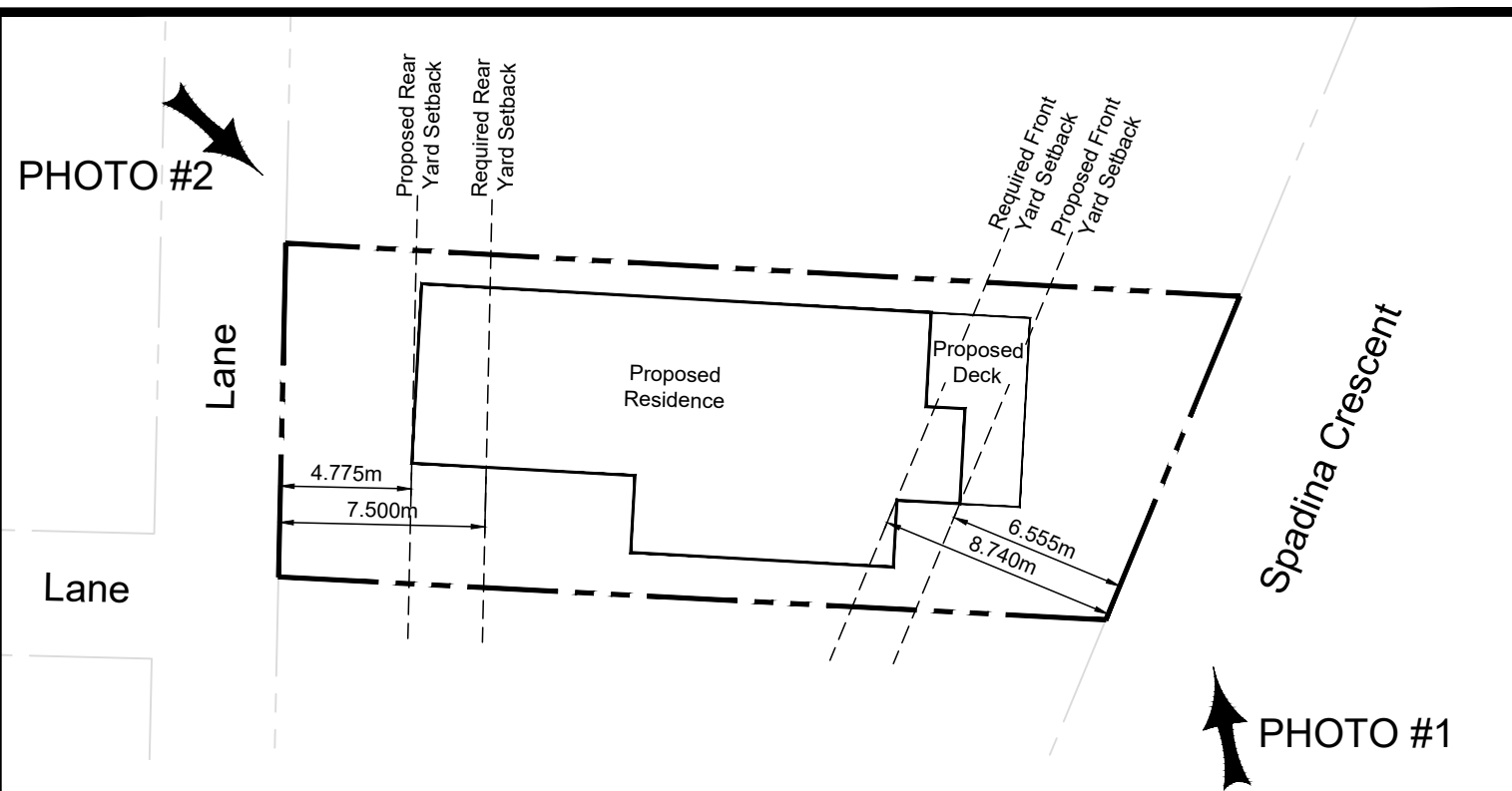


PHOTO 1



PHOTO 2



2023 AERIAL PHOTOGRAPHY

Requirement: Section 8.4.4 (3)(a) states:

"The front yard setback requirements for OUDs, TUDs, SDDs and MUDs containing up to four dwelling units in established neighbourhoods shall not vary by more than 3 metres from the average front yard setback of the principal buildings on adjacent flanking sites, provided that in no case shall the setback be less than 6 metres."

The adjacent properties have existing front yard setbacks of:

1207 Spadina Crescent East = 13.21m

1203 Spadina Crescent East = 10.27m

Average = 11.74m

Based on the average front yard setback of the adjacent properties (11.74m), the minimum front yard setback shall not be less than 8.74m (11.74m - 3m).

Proposed: The proposed One Unit Dwelling has a front yard setback of 6.555m.

Deficiency: This proposed front yard setback is deficient 2.185m (7.168ft).

Requirement: Section 8.4.2 states the minimum rear yard setback for a One Unit Dwelling on an interior site is 7.5m.

Proposed: The proposed One Unit Dwelling has a rear yard setback of 4.775m.

Deficiency: This proposed rear yard setback is deficient 2.725m (8.94ft).

DEVELOPMENT APPEAL - SITE PLAN

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