

## DEVELOPMENT APPEAL - LOCATION PLAN

ADDRESS: 201 8th Street West

LOT: 50

BLOCK: 2

PLAN: 102384110

**R.2**

RECEIVED  
CIT CLERK'S OFFICE  
MAY 12, 2025

**1. Requirement:** Section 5.3.14.2 states the side yard setback if not less than 1 metre shall be provided on one side of the site.

**Proposed:** The side yard setback along the East side yard is proposed at 0.914 metres.

**Deficiency:** This results in a side yard setback deficiency on one side of the site of 0.086 metres.

**2. Requirement:** Section 5.3.14(9)(b) states the gross floor area of a garage suite shall not exceed the gross floor area of the principal building or 100 square metres, whichever is greater and in no case shall the gross floor area of a garage suite exceed 167 square metres. For reference, section 5.3.14(9)(d) notes the gross floor area of a principal building includes all areas above grade, and section 5.3.14(9)(e) further notes the gross floor area of a garage suite includes all areas above grade.

**Proposed:** The existing principal dwelling has an above grade gross floor area of 107.183 square metres. The proposed garage suites above grade gross floor area is 124.17 square metres.

**Deficiency:** This results in the garage suite exceeding the principal building's gross floor area by 16.99 square metres.

**3. Requirement:** Section 5.3.14(9)(g) states when the garden or garage suite has two storeys, the gross floor area of the second storey shall not exceed 80% of the gross floor area of the first storey.

**Proposed:** The main floor of the garage suite is 67.144 square metres and the second floor is 57.026 square metres. The second floor is 84.931% of the main floor.

**Deficiency:** The second floor exceeds the allowable size by 4.931%.

**4. Requirement:** Section 5.1.17(4)(b) states cantilevered balconies may project into a required side yard, provided they do not project more than 1.8 metres and are less than 25% of the width of a required side yard, whichever is the lesser.

**Proposed:** The cantilevered balcony projects 0.61 metres, or 61% into the required East side yard.

**Deficiency:** The cantilevered balcony exceeds the allowed side yard projection by 0.36 metres, or by 36% of the maximum permitted in the required side yard.

**5. Requirement:** Section 5.3.14(7) states a garden or garage suite shall be connected to the front yard of the site by means of an internal path, the width of which should accommodate barrier free access. Where lanes exist, a garden or garage suite must be connected to the rear yard by means of a path.

**Proposed:** An internal path is not provided.

**Deficiency:** This is deficient in a internal path to both the front yard and rear lane from the garage suite.

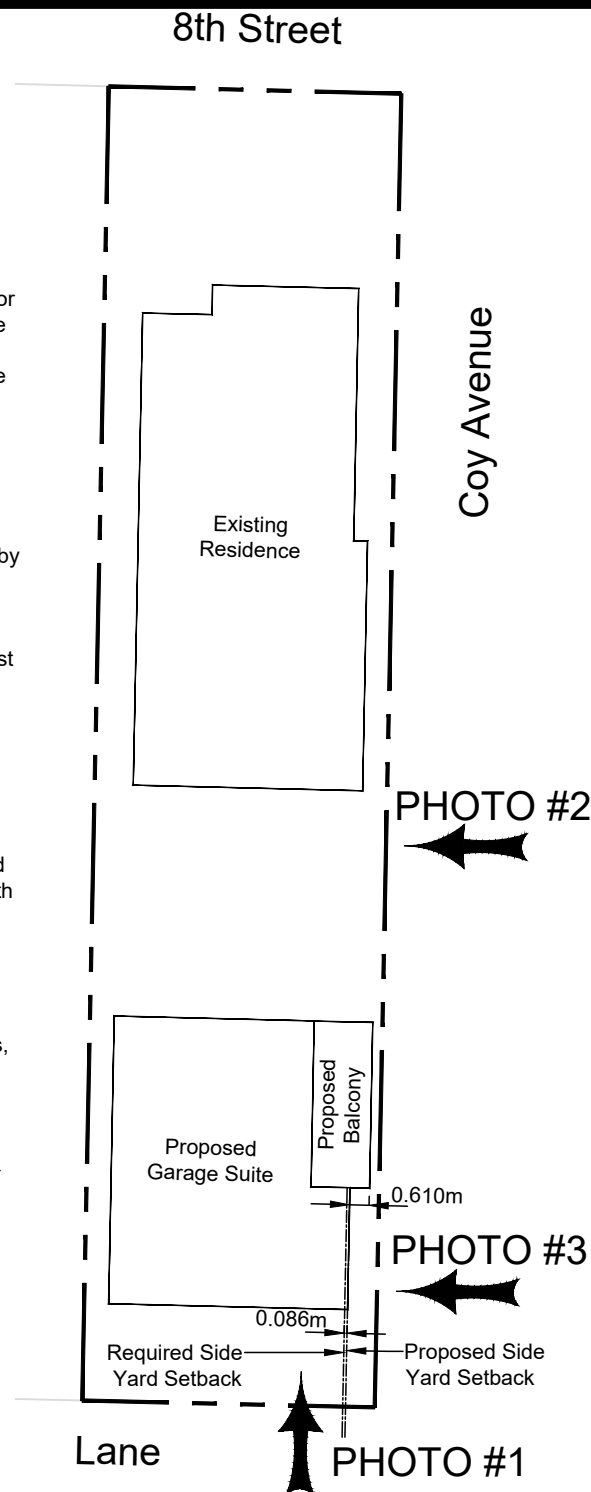


PHOTO 1

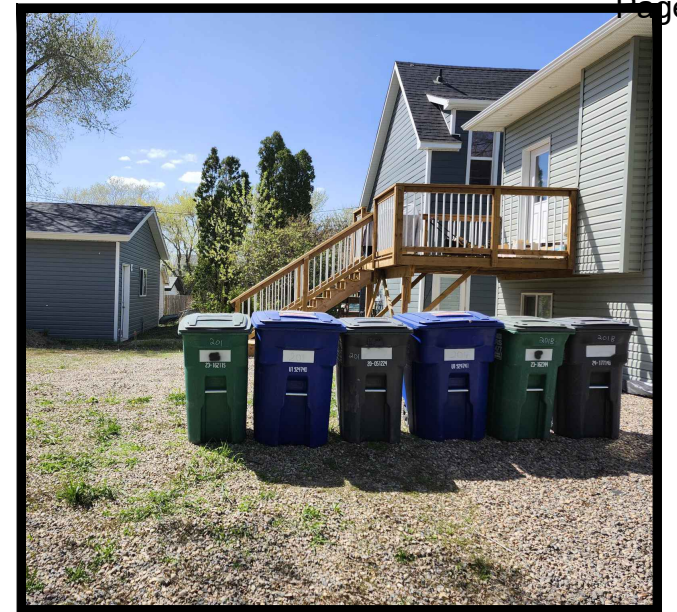


PHOTO 2



PHOTO 3



2021 AERIAL PHOTOGRAPHY

## DEVELOPMENT APPEAL - SITE PLAN

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LOT: 50

BLOCK: 2

PLAN: 102384110