

# DEVELOPMENT APPEAL - LOCATION PLAN

ADDRESS: 3333 Ortona Street

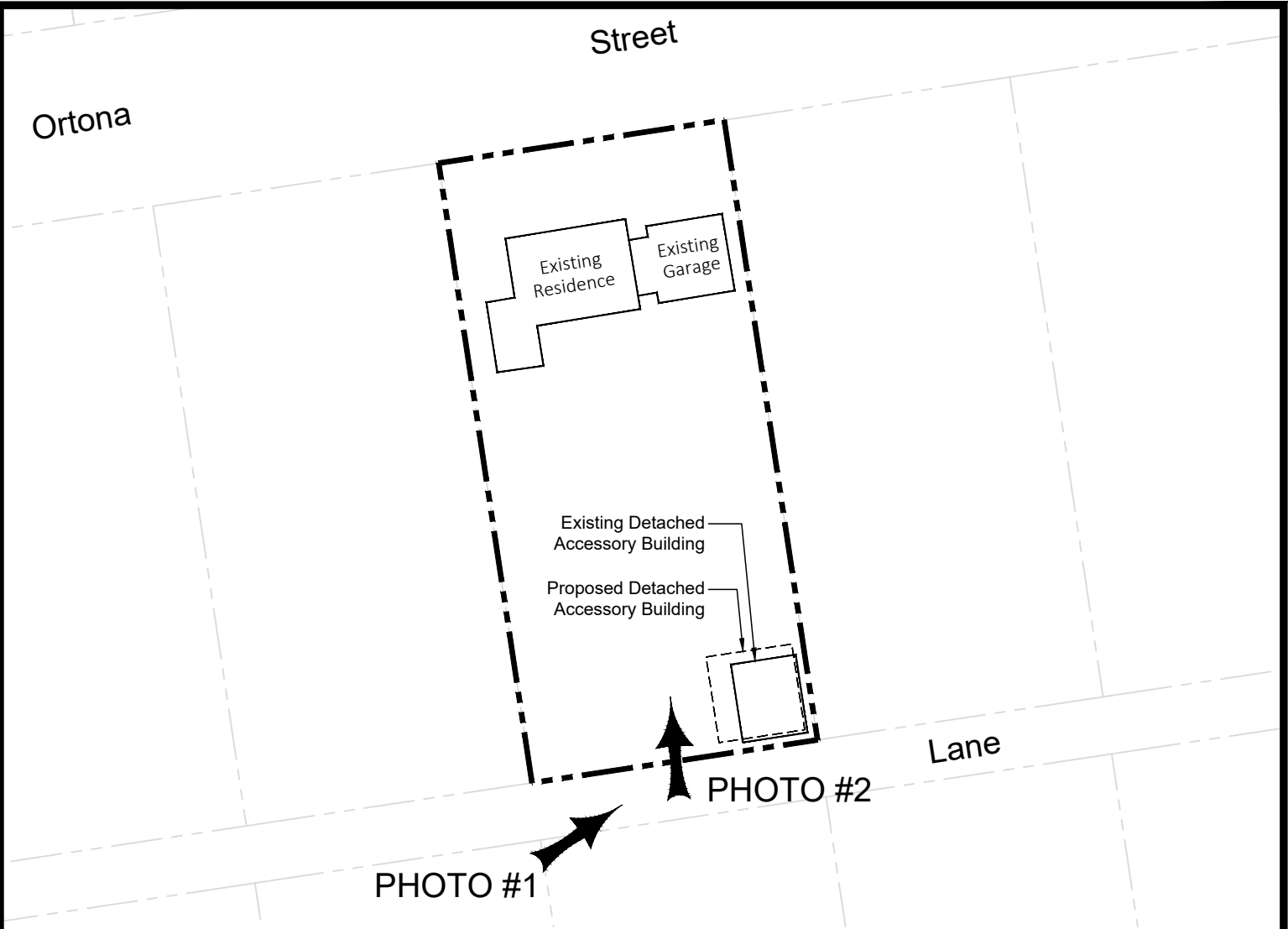
**R.3**

LOT: 18

BLOCK: 15

PLAN: G831

Received  
City Clerk's Office  
August 8, 2025



**Requirement:** Section 5.1.2(4)(b) states the area of the attached garage and the total floor area of all detached accessory buildings shall not exceed the above grade floor area of the principal building.

**Proposed:** The proposed detached accessory building is shown at 83.61 square metres.

As per building permit No. 1775/1959, the dwelling has an above-grade floor area of approximately 88.667 square metres. Under building permit No. 1135/1962 and No. 3802/2015, the existing attached garages and breezeway combined equal approximately 102.402 square metres.

**Deficiency:** This results in the total floor area of all detached and attached accessory buildings exceeding the dwelling area by 97.35 square metres.

DEVELOPMENT APPEAL - SITE PLAN

ADDRESS: 3333 Ortona Street  
LOT: 18  
BLOCK: 15  
PLAN: G831



PHOTO 1



PHOTO 2



2023 AERIAL PHOTOGRAPHY