



3535 sf / 328.4m² Lot Size

Current RS Zone
Allows 1 unit/75m²
= 4.38 units

4 units allowed in RS Zone



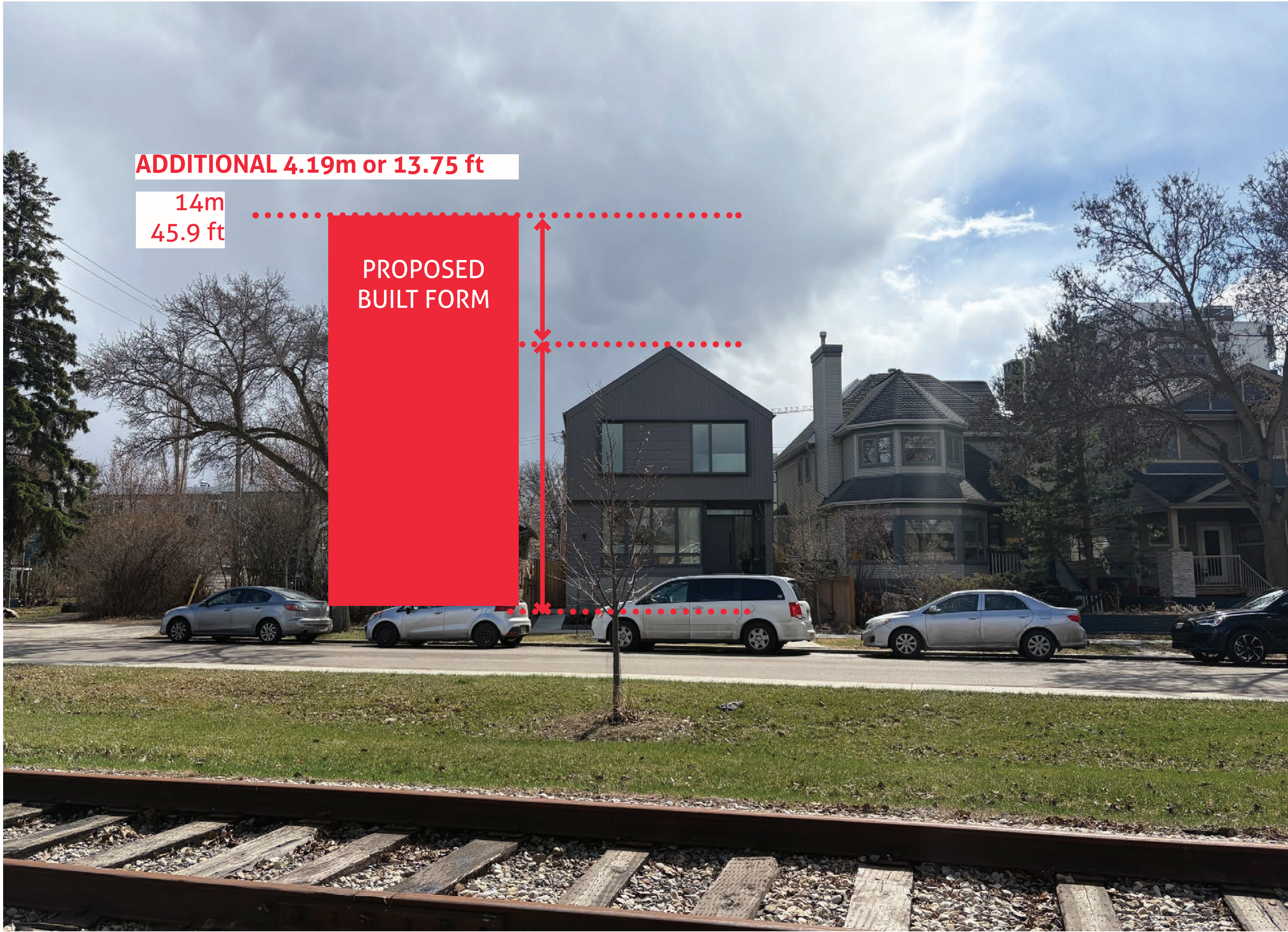


ADDITIONAL 4.19m or 13.75 ft

14m
45.9 ft

9.81m
32.19 ft

EXISTING
HOUSE



ADDITIONAL 4.19m or 13.75 ft

14m
45.9 ft

PROPOSED
BUILT FORM

14m
45.9 ft

**Double the Height
of Neighbour Garage Suite**

6.92m
22.7 ft



View from West Neighbour Yard



View from Lane looking North

14m
45.9 ft

**Double the Height
of Neighbour Garage Suite**

VIEW OF MASSING
FROM WEST
NEIGHBOUR YARD

PROPOSED
BUILT FORM

6.92m
22.7 ft



View from West Neighbour Yard



View from Lane looking North



April 23, 2025 - 10am - FULL 14M HEIGHT



June 22, 2025 - 10am - FULL 14M HEIGHT



April 23, 2025 - 4pm - FULL 14M HEIGHT



June 22, 2025 - 4pm - FULL 14M HEIGHT

Typical Weekday Parking Conditions @ 3pm on 85 Ave

Photos taken Wednesday April 23rd - **Note: No Street Parking Available**

