Rezoning & Development Permit with Variances Application

for

1302 Finlayson Street

1302 Finlayson

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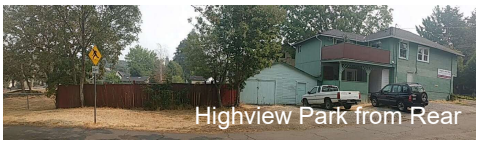
Neighborhood Photos



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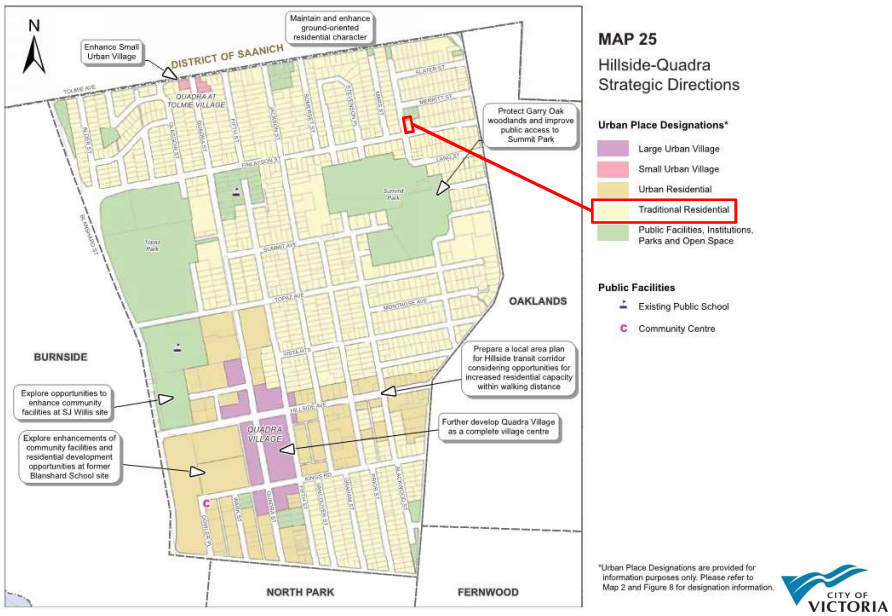
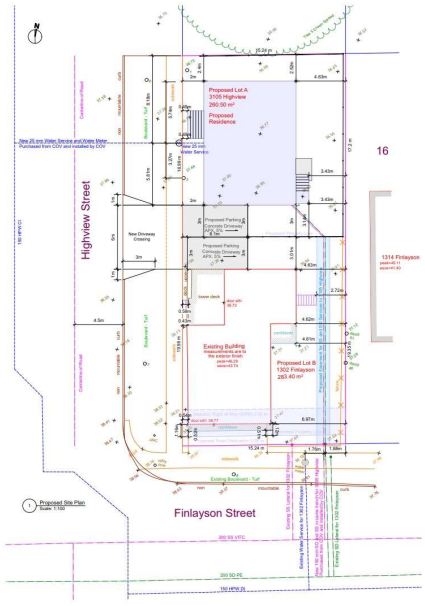


Proposed Site Plan



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Front Elevation – Facing Highview Street

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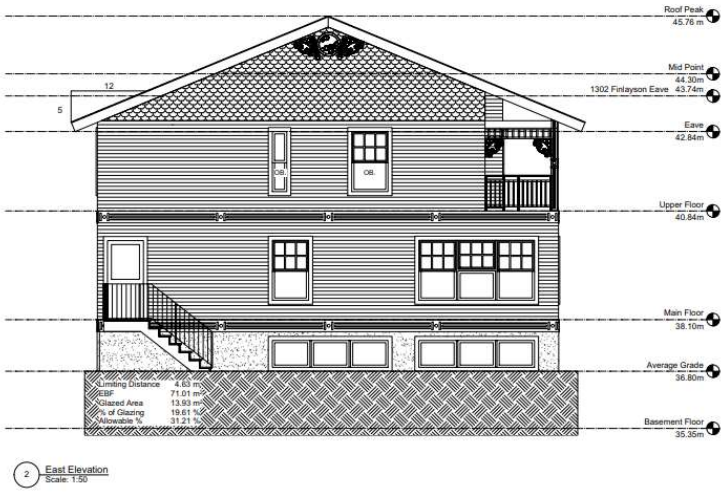
Rear Elevation



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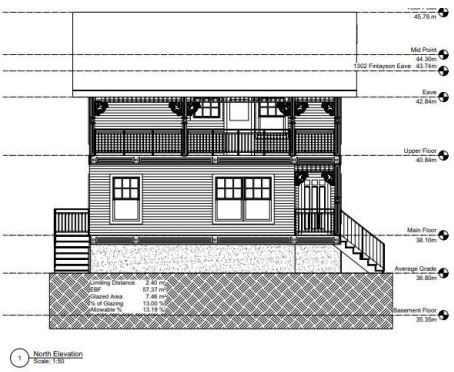
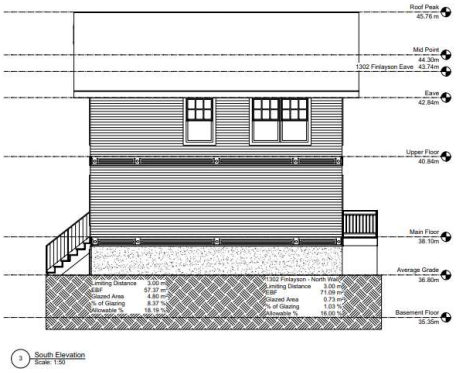


Side Elevation – Facing Highview Park



Side Elevation – Facing Existing House

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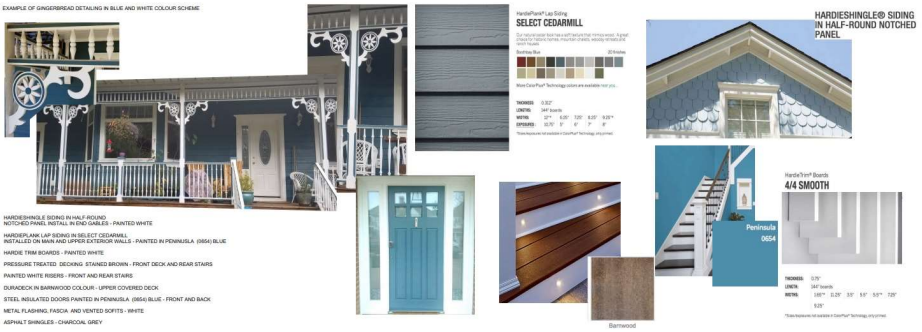
Materials Board



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Finlayson Street and Highview Street – Street Level Views

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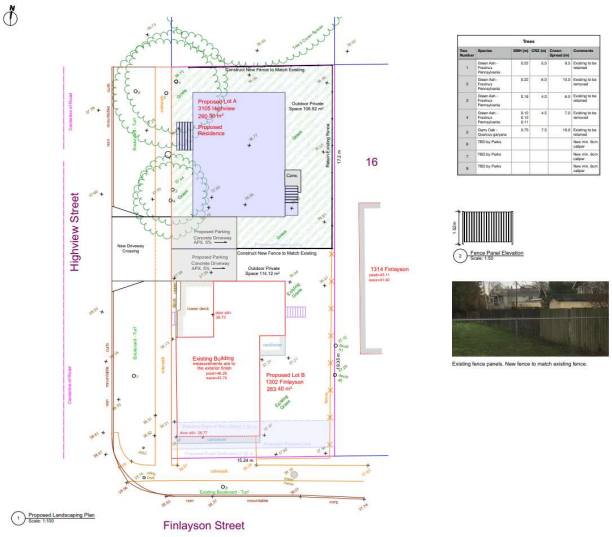
Landscape Plan



Trees

Tree Number	Species	DBH (m)	CRZ (m)	Crown Spread (m)	Comments
1	Green Ash - Fraxinus Pennsylvanica	0.22	6.0	9.5	Existing to be retained
2	Green Ash - Fraxinus Pennsylvanica	0.22	6.0	10.0	Existing to be removed
3	Green Ash - Fraxinus Pennsylvanica	0.19	4.0	6.5	Existing to be retained
4	Green Ash - Fraxinus Pennsylvanica	0.12 0.10 0.11	4.5	7.0	Existing to be removed
5	Garry Oak - Quercus garryana	0.75	7.5	19.0	Existing to be retained
6	TBD by Parks				New min. 6cm caliper
7	TBD by Parks				New min. 6cm caliper
8	TBD by Parks				New min. 6cm caliper

Existing fence panels. New fence to match existing fence.

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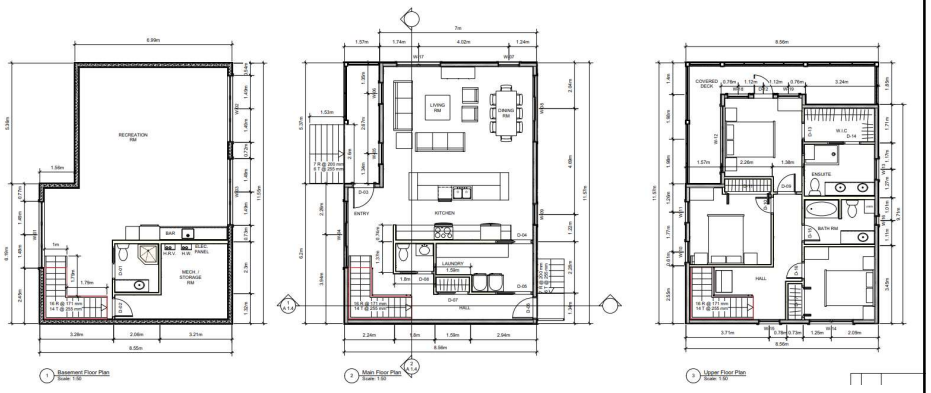
Floor Plan of Proposed New Single Family Home



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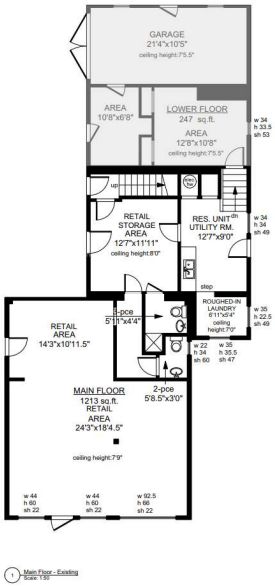
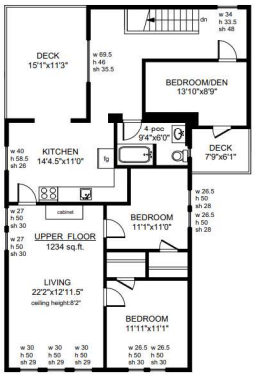
Floor Plan of Existing Building



NO CHANGE TO EXISTING DWELLING UNIT AND RETAIL STORE
DEMOLISH EXISTING GARAGE AND REPAIR EXTERIOR FINISH ON NORTH WALL OF EXISTING DWELLING UNIT AND STORE AREA TO BE REMOVED SHOWN IN GREY

Existing Retail Space on Main Floor 86.64 m²
Existing Residential Area on Main & Upper Floor 124.62 m²



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