
Development Variance Permit Application for 121 Menzies Street



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2

Existing Subject Building



3

Existing Adjacent Building (North)



4

Existing Adjacent Building (South)



5

Existing Side Yards



North



South



6

Existing Rear Yard



Looking South



Looking North

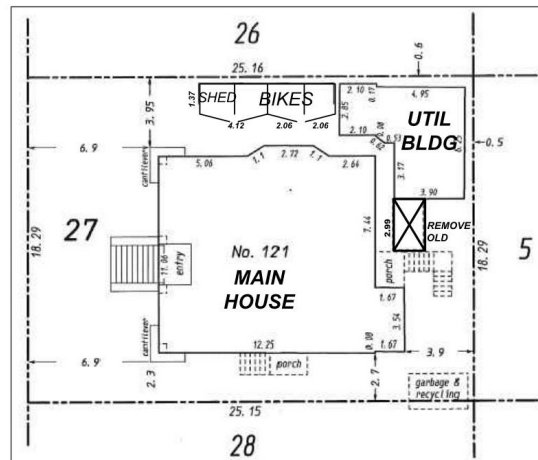


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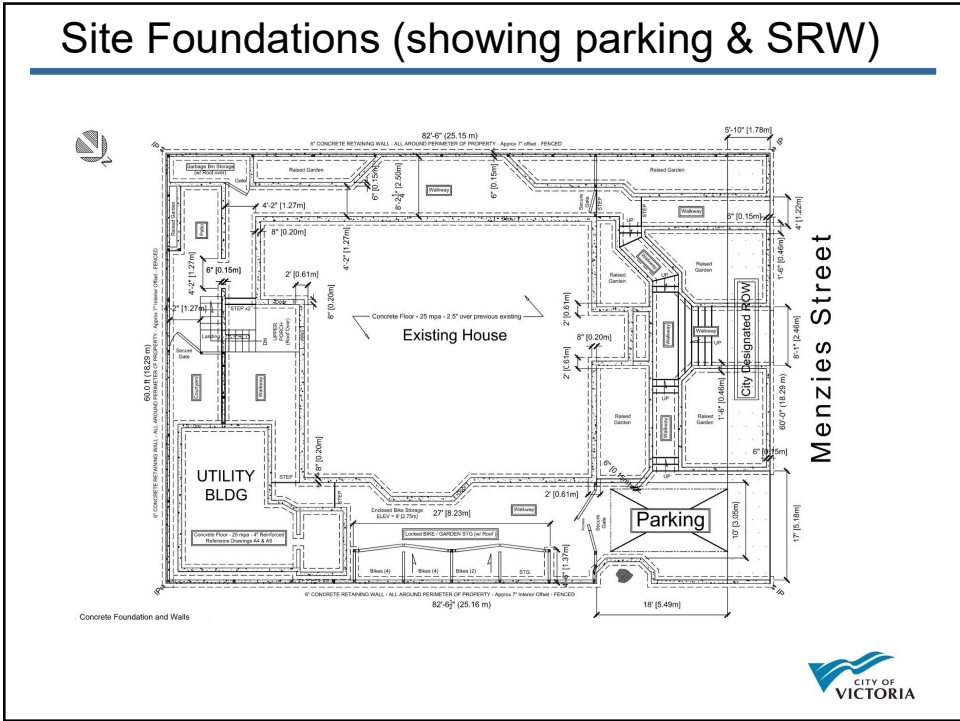
Site Layout



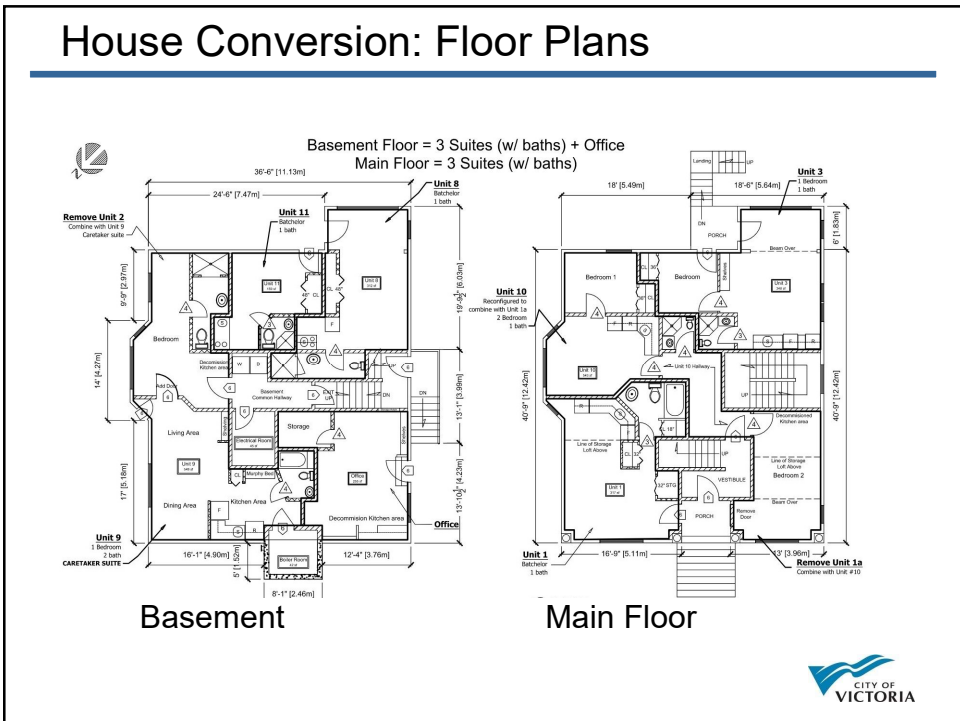
Menzies Street



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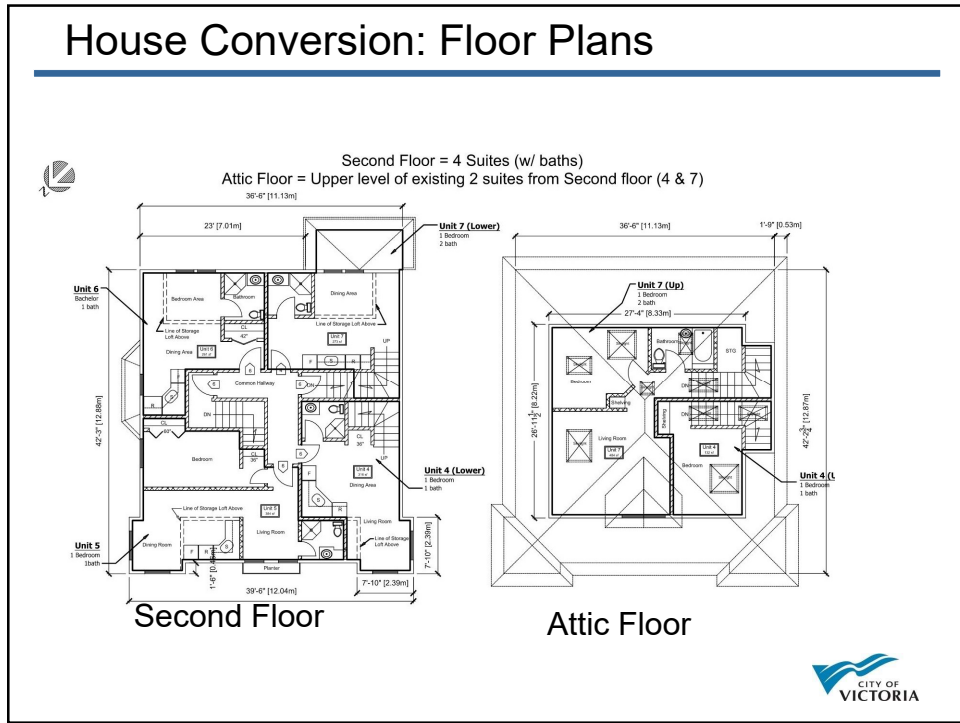


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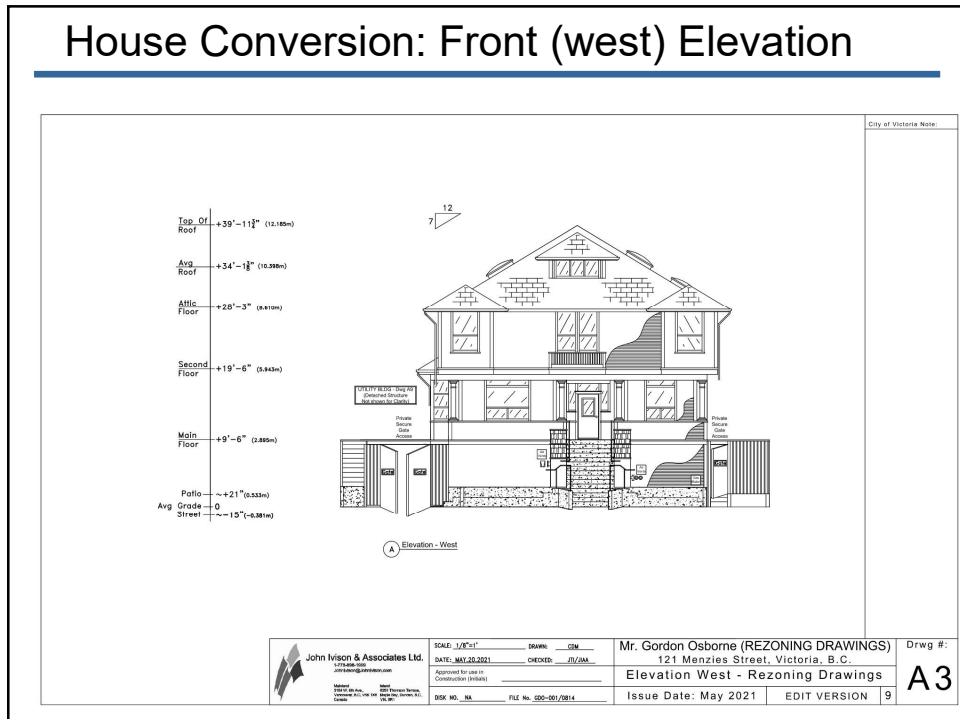
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House Conversion: Floor Plans



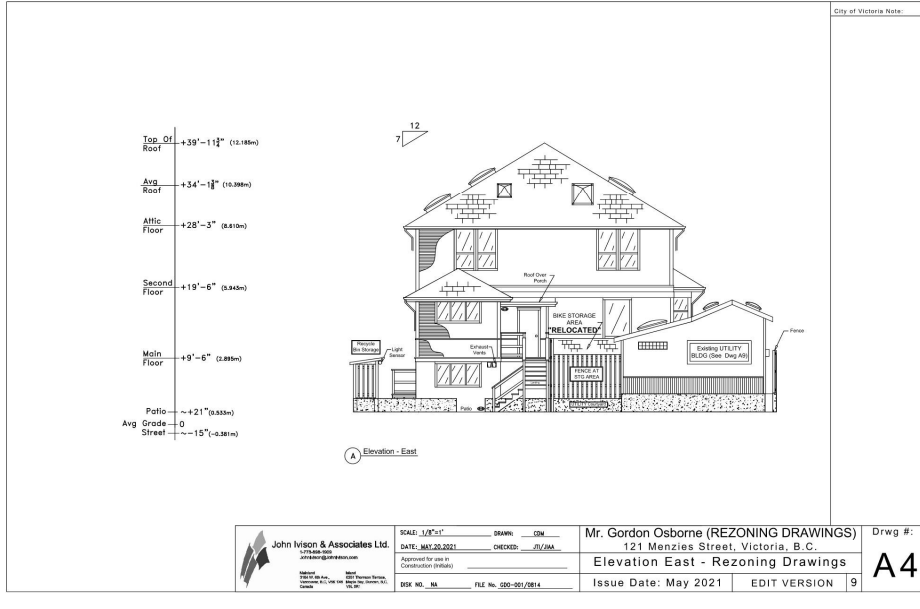
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House Conversion: Front (west) Elevation



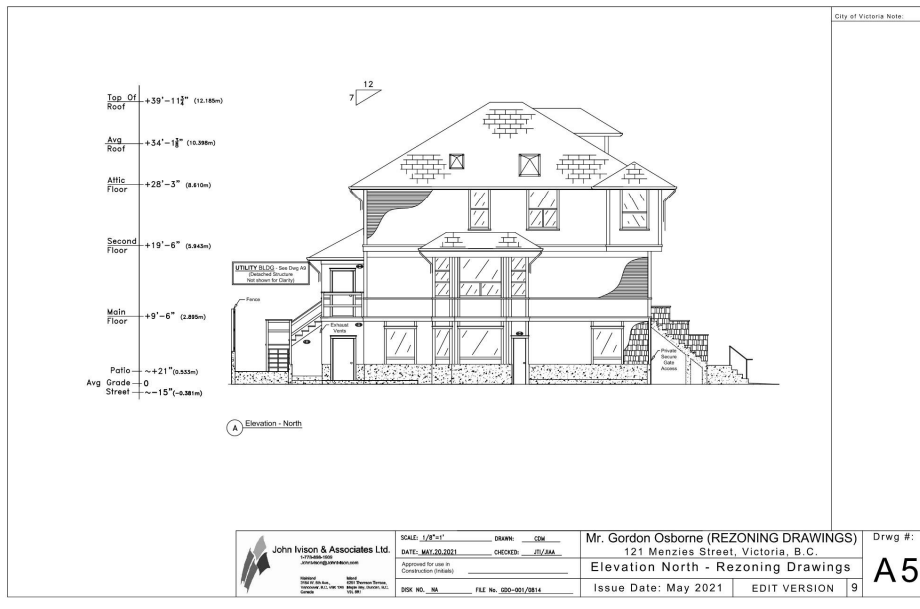
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House Conversion: Rear (east) Elevation



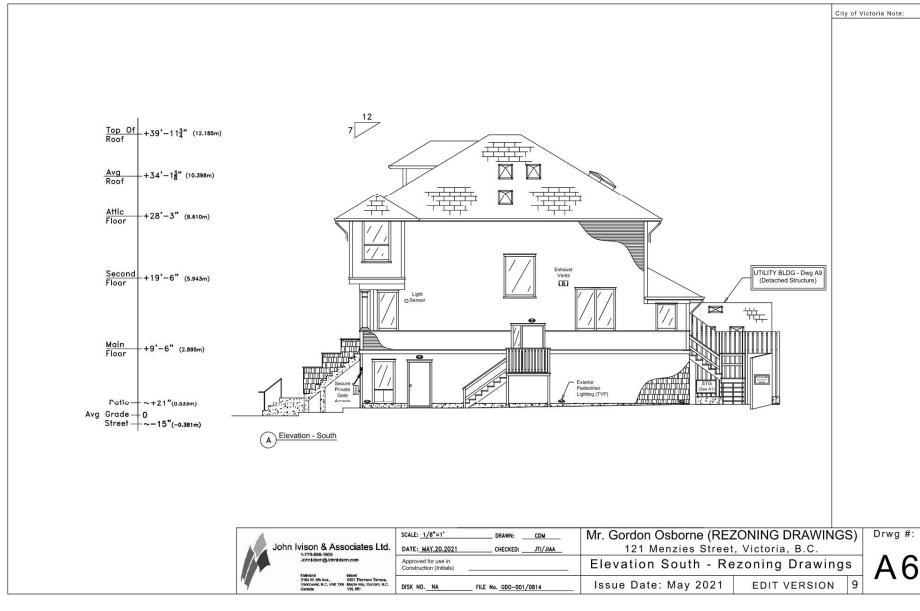
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House Conversion: Side (north) Elevation



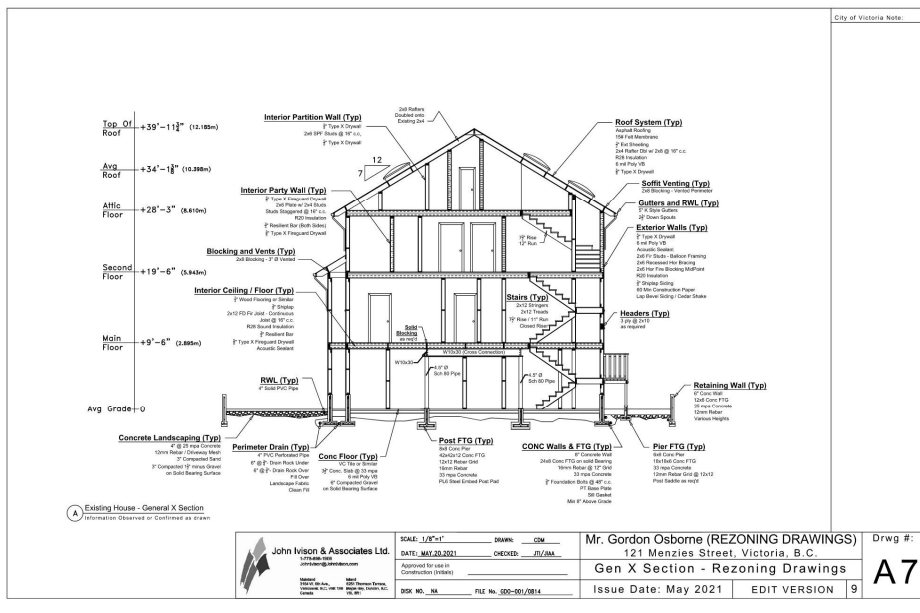
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House Conversion: Side (south) Elevation



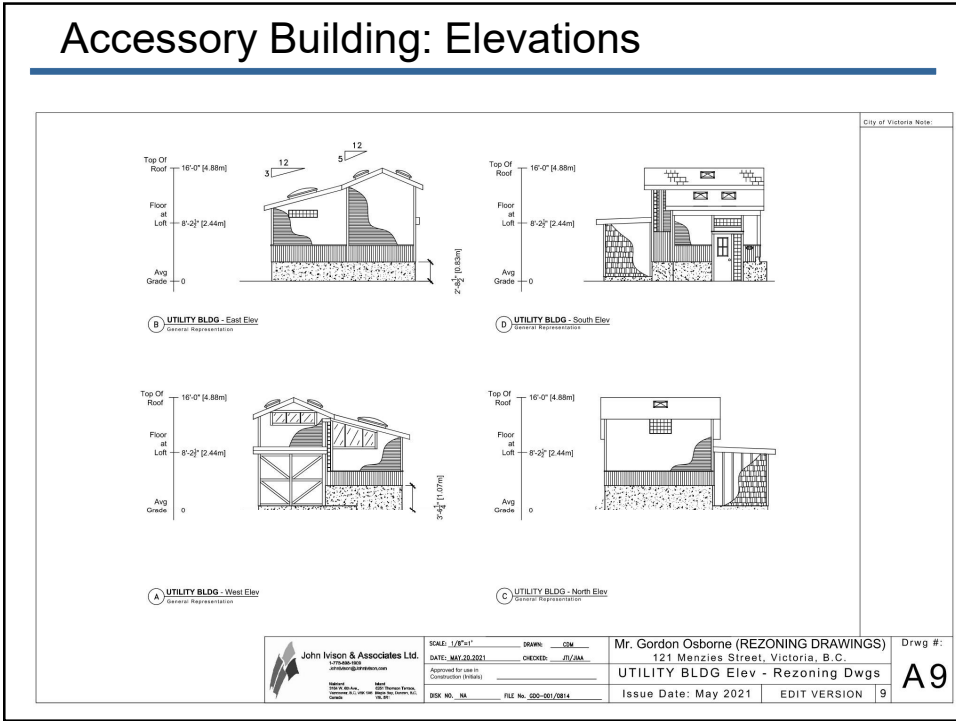
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House Conversion: Section



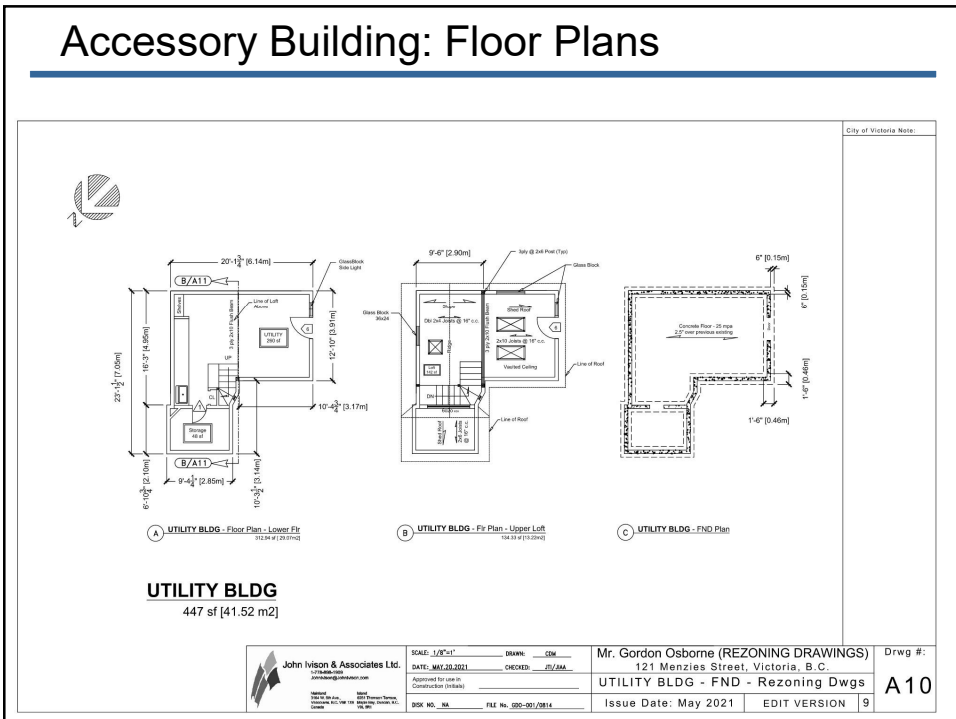
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Accessory Building: Elevations



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Accessory Building: Floor Plans



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Proposed Variances

- i. decrease the dwelling unit floor area (minimum) from 33.00m² to ~~28.98m²~~ 14.79m²;
- ~~ii. decrease the number of parking stalls from eight to one;~~
- iii. locate the parking in the front yard;
- iv. locate accessory buildings in the side yard;
- v. increase total site coverage from 40% to 42.30%;
- vi. increase the height of one accessory building from 3.50m to 4.41m;
- vii. decrease the rear setback of an accessory building from 0.60m to 0.50m;
- viii. decrease the side setback of accessory buildings from 0.60m to 0.40m;
- ix. decrease the separation space between an accessory building and a principle building from 2.40m to 1.0m;
- x. increase the rear yard site coverage for an accessory building from 25.00% to 29.80%;
- xi. increase the combined floor area for an accessory building from 37.00m² to 41.61m².**

