

1102 Commercial Drive Heritage Designation

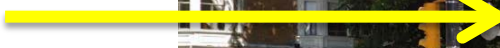


The Florida Market at 1102 Commercial Drive





Recently Restored



Rendering (Looking South East)

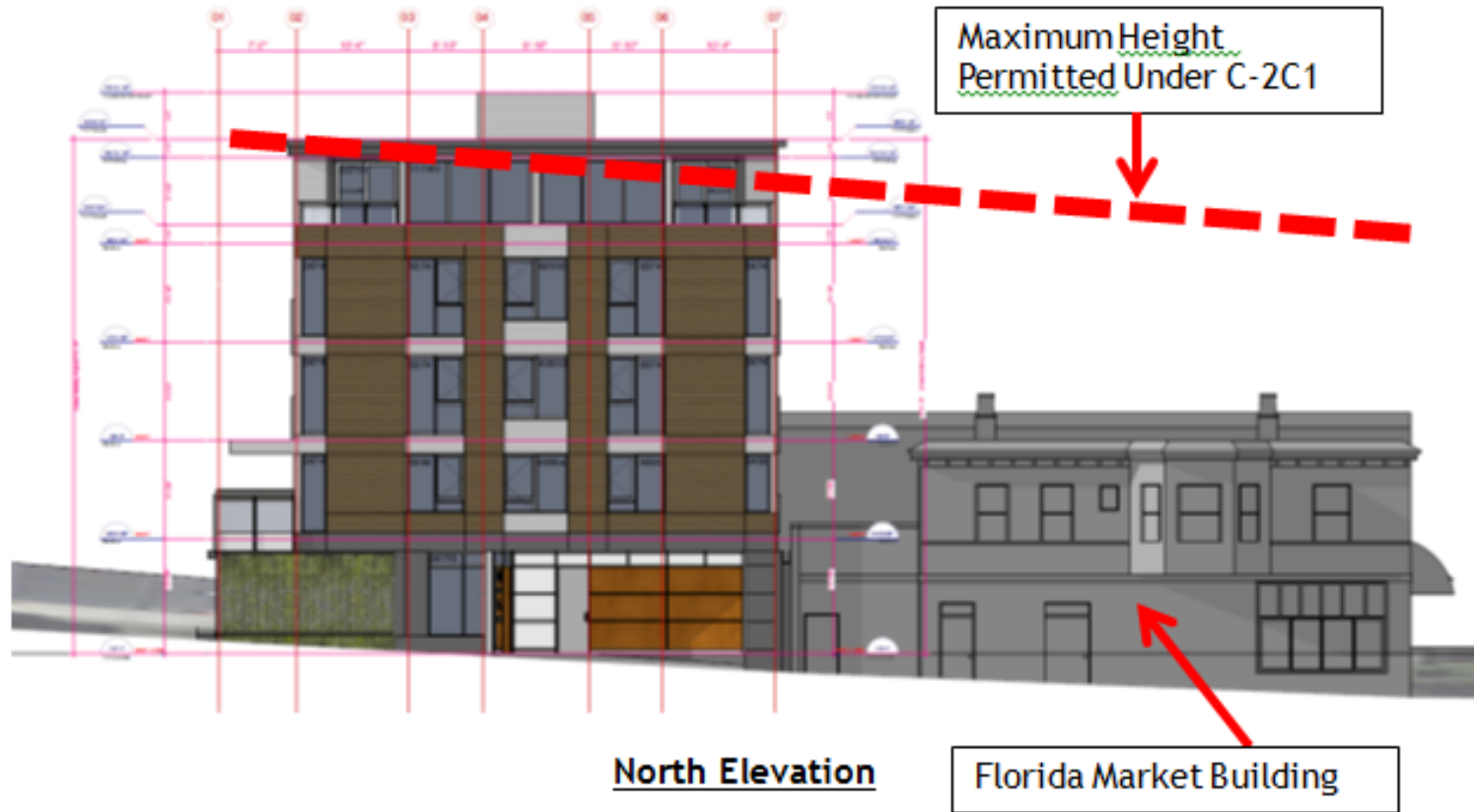
New Addition

Florida Market

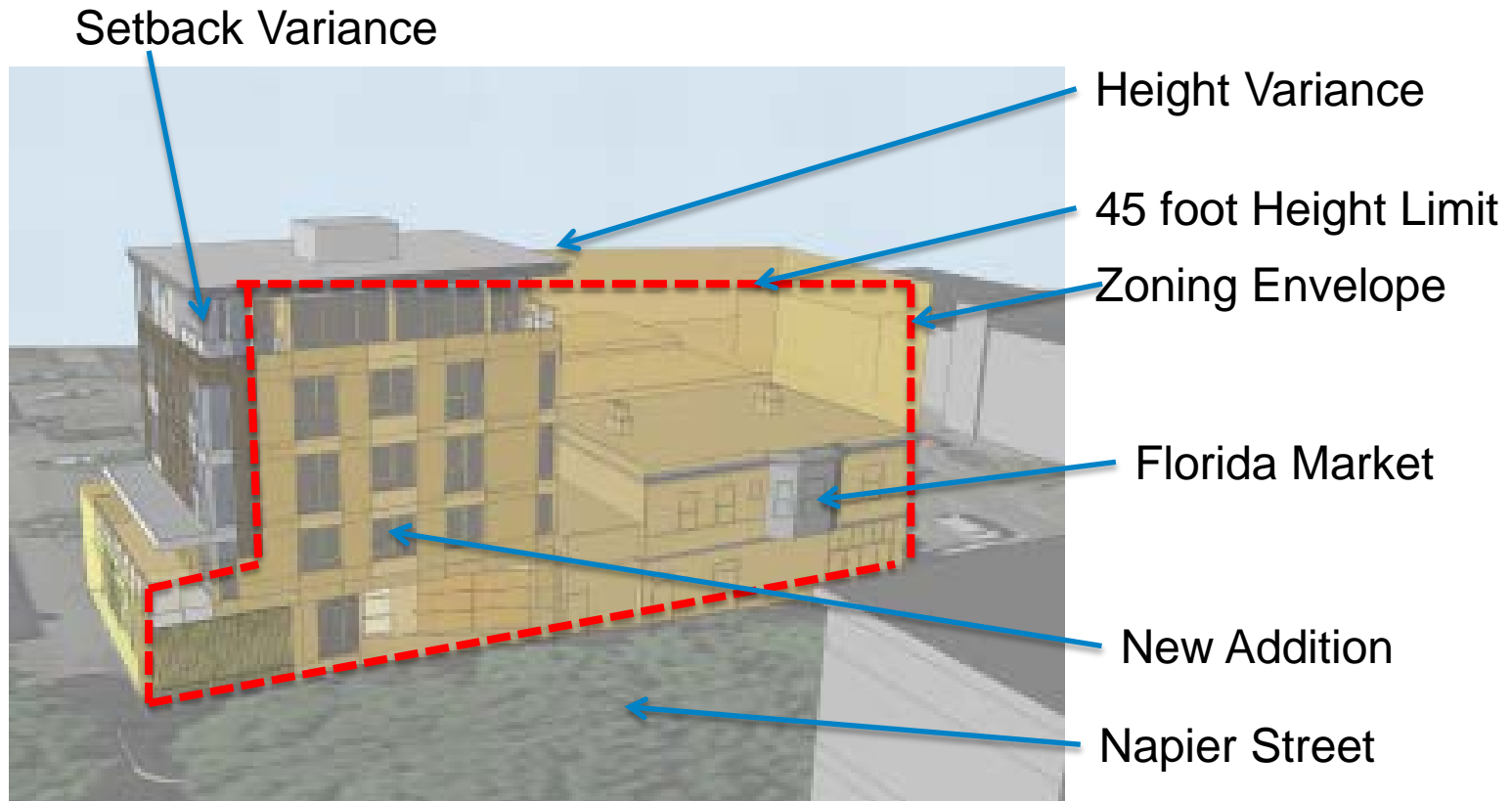


- A relaxation of the rear yard residential setback and a nominal height relaxation are proposed.
- The proposed density is 2.6 FSR which is less than the maximum permitted density of 3.0 FSR for the C-2C1 zoning.
- Council Approval of the relaxations proposed is not required.

Item	Existing	Permitted or Required	Proposed
Rear Yard Setback – Ground Level	16.6 metres 54.5 feet	0.6 metres (2 feet) minimum	0.6 metres (2 feet)
Rear Yard Setback Residential	16.6 metres 54.5 feet	4.6 metres (15 feet) minimum	2.8 metres 9.2 feet
Height	7.62 metres 25 feet	13.8 metres (45.25 feet) maximum	14.5 metres (47.5 feet) mid block and 13.8 metres (45.25 feet) at the lane
Density	0.9 FSR 314 m ² (3,375 sq. ft.)	3.0 FSR 1,030 m ² (11,085 sq. ft.) maximum	2.6 FSR 889 m ² (9,560 sq. ft.)



Comparison - Proposal versus Zoning



View Looking South-West From Napier Street

Hypothetical new building with no heritage retention



Shadow Analysis and Comparison of Proposal with Hypothetical Redevelopment

Chestnut Street Tree



Looking SW From Lane

Site

Subject Tree and Encroaching Portion



Looking SE From Napier Street

Summary and Conclusion

- The proposal retains and preserves a valued heritage resource in the community;
- The proposal provides for much needed secured rental housing in the area; and
- The proposal is generally in compliance with the zoning.