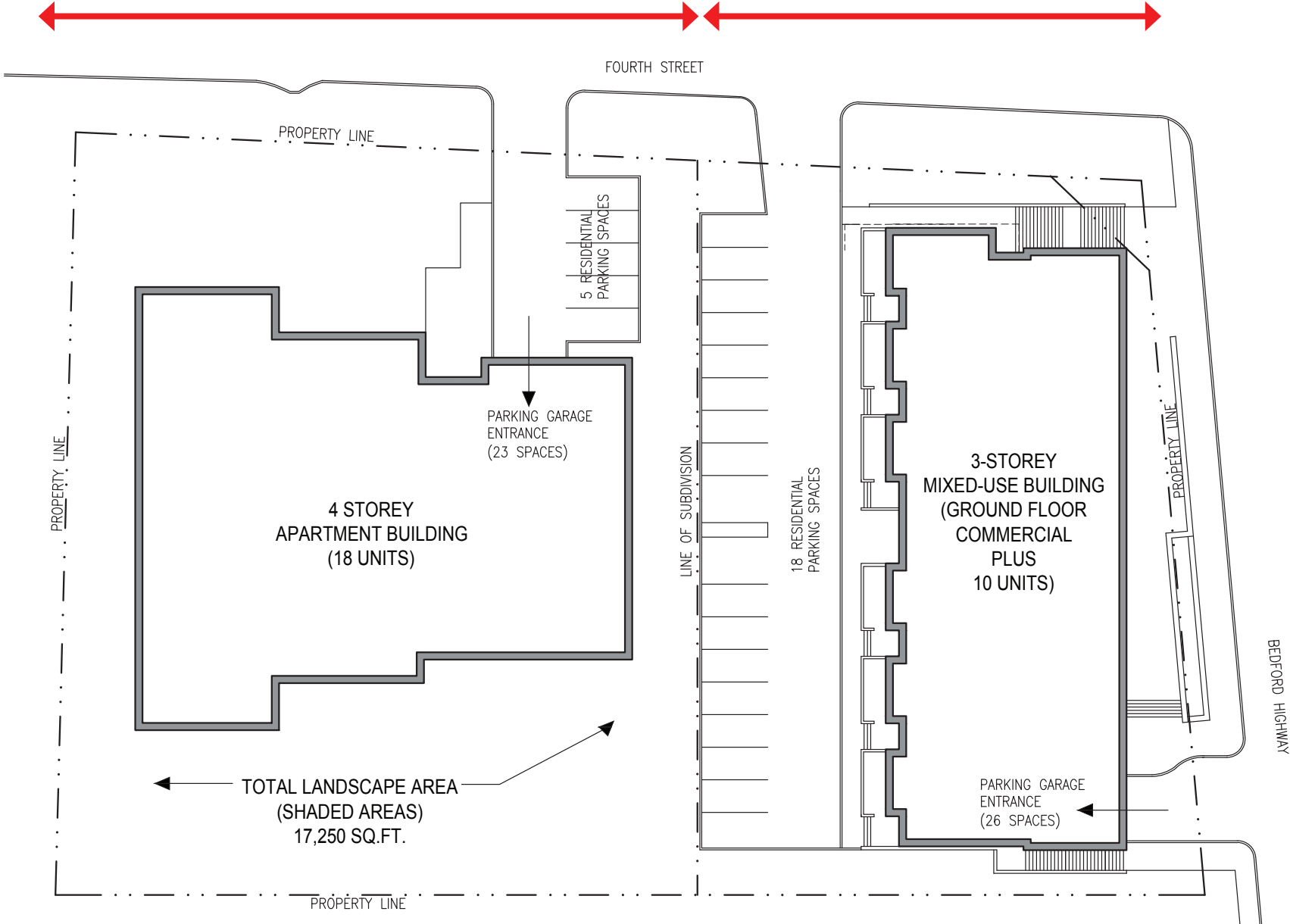




APPROVED

DEVELOPMENT AGREEMENT

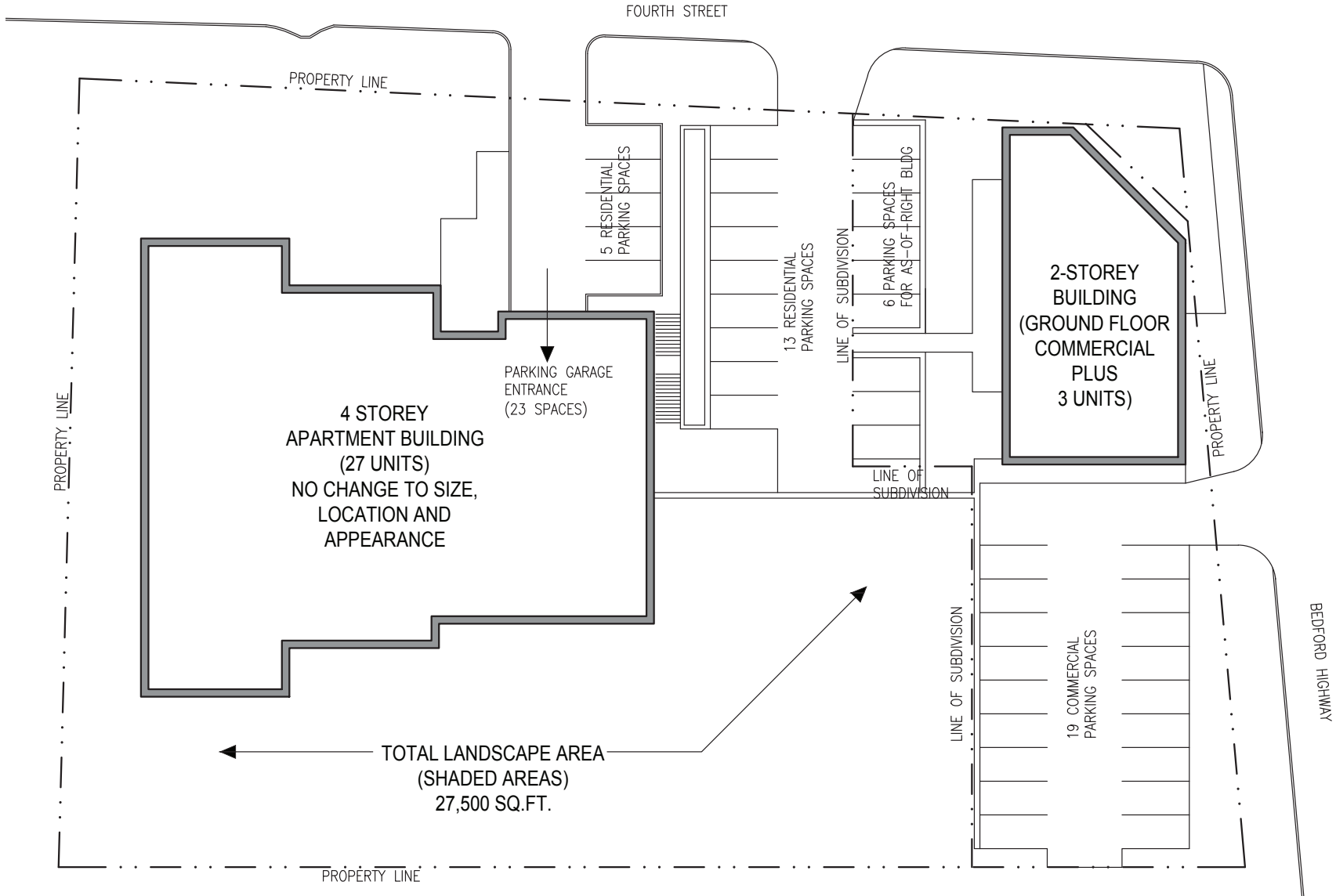
AS-OF-RIGHT



AMENDED

AMENDED DEVELOPMENT AGREEMENT

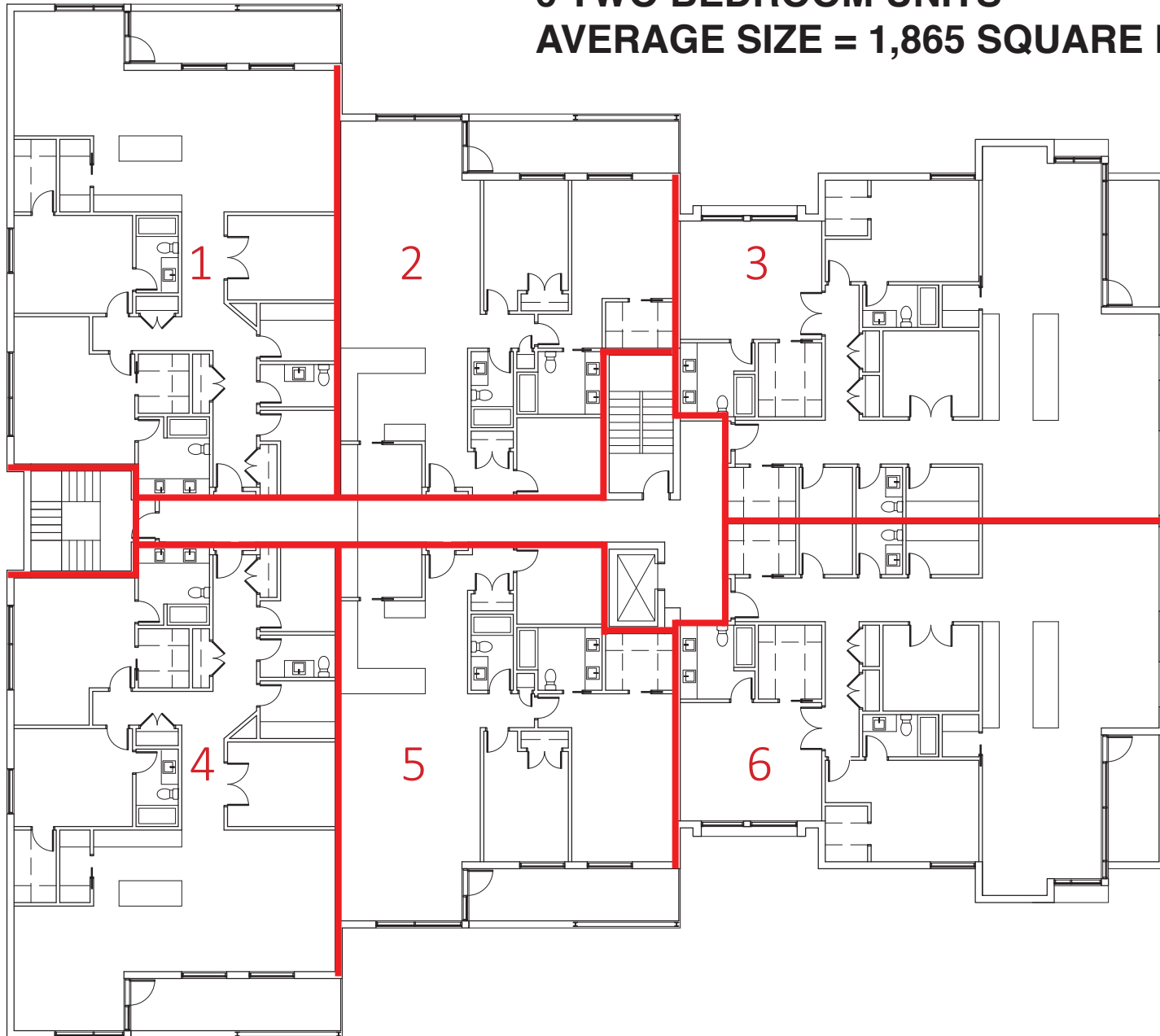
AS-OF-RIGHT



APPROVED

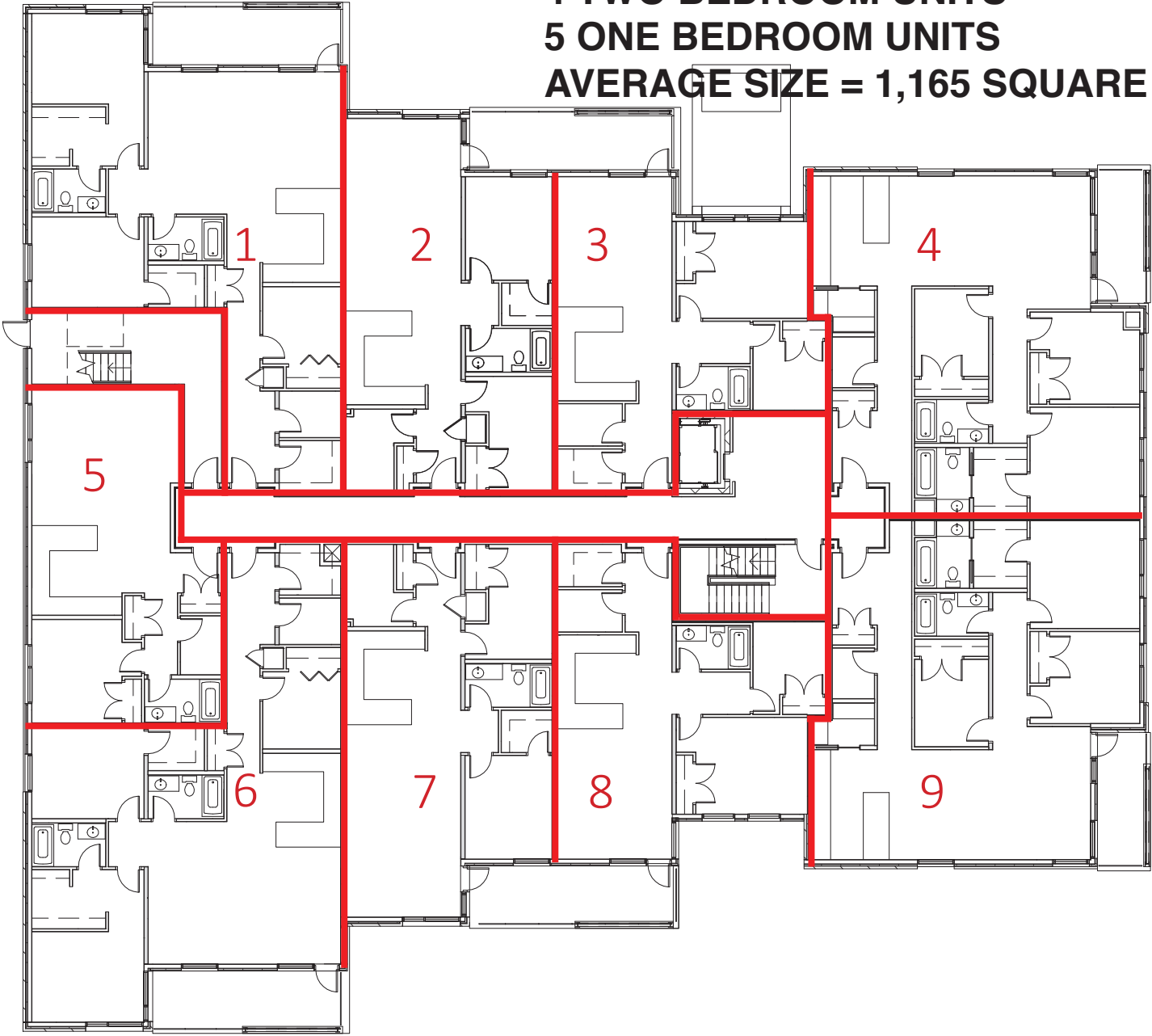
6 TWO BEDROOM UNITS

AVERAGE SIZE = 1,865 SQUARE FEET



AMENDED

4 TWO BEDROOM UNITS
5 ONE BEDROOM UNITS
AVERAGE SIZE = 1,165 SQUARE FEET



APPROVED AS-OF-RIGHT & **APPROVED** DEVELOPMENT AGREEMENT

		AS-OF-RIGHT	DEV. AGREEMENT	TOTAL
BUILDINGS				
1	GROSS FLOOR AREA	34,500	50,500	85,000
2	COMMERCIAL FLOOR AREA	7,000	0	7,000
3	RESIDENTIAL FLOOR AREA	15,900	32,700	48,600
4	NO. OF RESIDENTIAL UNITS	10	18	28
5	DENSITY (3 PERSONS/2 BR; 2 PERSONS/1BR)	30	54	84
PARKING				
1	TOTAL PARKING	44	28	72
2	PARKING ACCESSED FROM BEDFORD HWY	26	0	26
3	PARKING ACCESSED FROM FOURTH ST	18	28	46
LANDSCAPE				
1	TOTAL LANDSCAPE AREA	0	17,250	17,250

APPROVED AS-OF-RIGHT & **AMENDED** DEVELOPMENT AGREEMENT

APPROVED AS-OF-RIGHT & AMENDED DEVELOPMENT AGREEMENT

		AS-OF-RIGHT	DEV. AGREEMENT	TOTAL
BUILDINGS				
1	GROSS FLOOR AREA	7,500	50,500	58,000
2	COMMERCIAL FLOOR AREA	3,685	0	3,685
3	RESIDENTIAL FLOOR AREA	3,500	32,700	36,200
4	NO. OF RESIDENTIAL UNITS	3	27	30
5	DENSITY (3 PERSONS/2 BR; 2 PERSONS/1BR)	9	64	73
PARKING				
1	TOTAL PARKING	25	41	66
2	PARKING ACCESSED FROM BEDFORD HWY	19	0	19
3	PARKING ACCESSED FROM FOURTH ST	6	41	47
LANDSCAPE				
1	TOTAL LANDSCAPE AREA	0	27,500	27,500

BUILDINGS

- **GROSS FLOOR AREA REDUCED BY 27,000 SQUARE FEET**
- **COMMERCIAL SPACE REDUCED BY 3,315 SQUARE FEET**
- **NUMBER OF RESIDENTIAL UNITS INCREASED BY 2**
- **RESIDENTIAL FLOOR AREA REDUCED BY 25%**
- **NUMBER OF RESIDENTS REDUCED BY 15%**

PARKING

- **PARKING REDUCED BY 6 SPACES**
- **PARKING FROM BEDFORD HWY REDUCED BY 7 SPACES**
- **PARKING FROM FOURTH ST INCREASED BY 1 SPACE**

LANDSCAPE AREAS

- **LANDSCAPE AREA INCREASED BY 10,250 SQUARE FEET
(160% INCREASE)**

TRAFFIC IMPACT

TRAFFIC IMPACT WILL BE **REDUCED**

- **DECREASE IN THE AMOUNT OF COMMERCIAL SPACE FROM 7,000 SF TO 3,685 SF**
- **DECREASE IN THE TOTAL NUMBER OF RESIDENTS DENSITY WILL DECREASE FROM 84 PERSONS TO 73 PERSONS**

LOSS OF VEGETATION

- THE LANDSCAPE AREA WILL **INCREASE**
ALMOST **TWO-FOLD** BETWEEN THE
BUILDING AND ADJACENT CHURCH PROPERTY
FROM 17,250 SF TO 27,500 SF

(AN OVERALL INCREASE OF **160%**)

IMPACT ON ADJACENT AREAS

WITH REGARDS TO THE NEW BUILDING, THERE IS **NO IMPACT** TO ADJACENT PROPERTIES.

- THE BUILDING REMAINS AS PER THE APPROVED DEVELOPMENT AGREEMENT
- REMAINS 4-STOREYS
- NO CHANGE TO SIZE & LOCATION

WITH REGARDS TO SITE DEVELOPMENT, THERE WILL BE AN **IMPROVEMENT** TO ADJACENT PROPERTIES.

- SIGNIFICANT INCREASE TO THE LANDSCAPE AREA BETWEEN THE CHURCH AND BUILDINGS TO THE BENEFIT OF THE SURROUNDING PROPERTIES

OVERALL COMPATIBILITY WITH THE EXISTING NEIGHBOURHOOD

THE DEVELOPMENT IS **100% COMPLIANT**
WITH THE LAND-USE BY-LAWS AND
MUNICIPAL PLANNING STRATEGY
REGARDING ZONING, USE, BUILDING DESIGN, SETBACKS,
HEIGHT, PARKING, LANDSCAPING & ALL OTHER REQ'TS

THERE ARE **NO VARIANCE** REQUESTS

THE DEVELOPMENT IS EFFECTIVELY **AS-OF-RIGHT**

