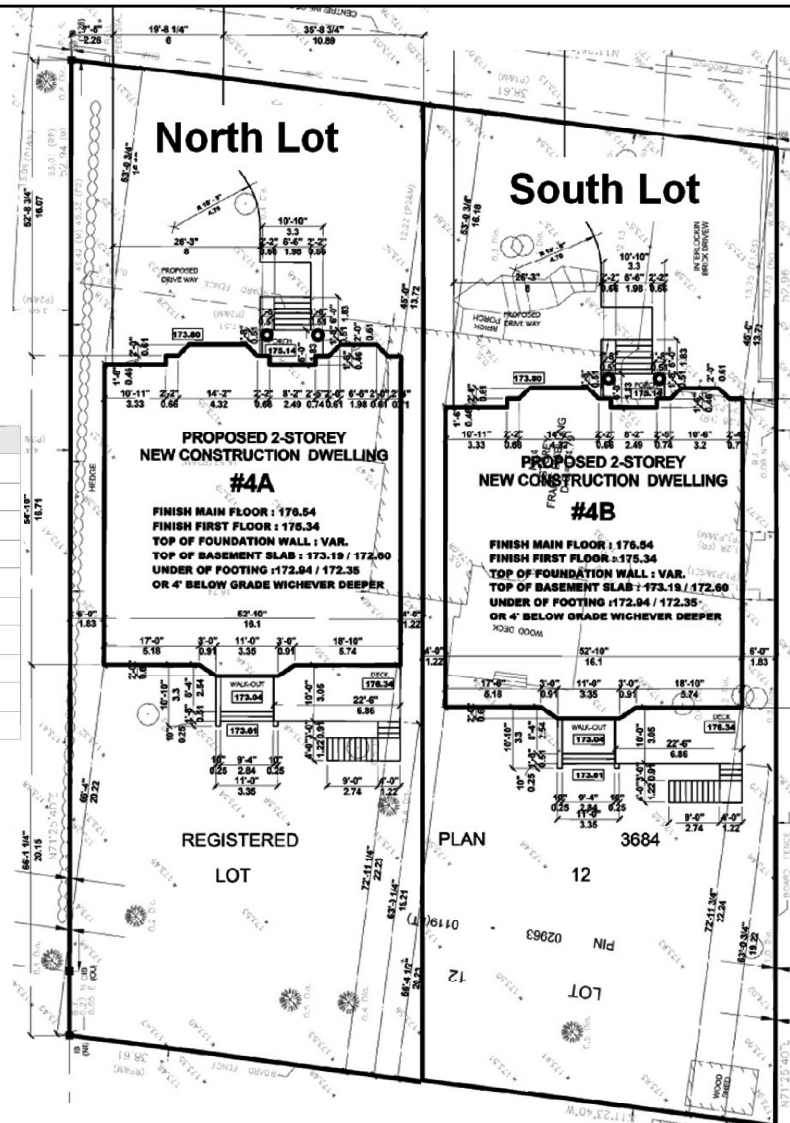




Proposed Development Standards: 4 Sabiston Drive – Lot 1 – North

R3 Zone Regulations	Requirements	Proposal
Min. Lot Area	696.77 m ² (7,500 ft ²)	1,014 m ² (10,914.61 ft ²)
Min. Lot Frontage	18.28 m (60 ft)	19.30 m (63.32 ft)
Min. Front Yard Setback	7.62 m (25 ft)	13.72 m (45.01 ft)
Min. Rear Yard Setback	7.62 m (25 ft)	20.22 m (66.34 ft)
Min. Side Yard Setback	1.82 m (6 ft)	1.22 m (4 ft)
Max. Building Height	9.8m (32 ft)	10.6 m (34.7 ft)
Max. Lot Coverage	33.3 %	27.47%
Net Floor Area Ratio	47%	60%
Max. Number of Storeys	2	3

Proposed Development Standards: 4 Sabiston Drive – Lot 2 - South

R3 Zone Regulations	Requirements	Proposal
Min. Lot Area	696.77 m ² (7,500 ft ²)	1,014.2 m ² (10,917 ft ²)
Min. Lot Frontage	18.28 m (60 ft)	19.30 m (63.32 ft)
Min. Front Yard Setback	7.62 m (25 ft)	13.72 m (45.01 ft)
Min. Rear Yard Setback	7.62 m (25 ft)	20.23 m (66.34 ft)
Min. Side Yard Setback	1.82 m (6 ft)	1.22 m (4 ft)
Max. Building Height	9.8m (32 ft)	10.6 m (34.7 ft)
Max. Lot Coverage	33.3 %	27.47%
Net Floor Area Ratio	47%	60%
Max. Number of Storeys	2	3

SITE PLAN - LOTS 1 & 2 - 4 SABISTON DRIVE

APPLICANT: Regency Property Inc. (Reego Xue)
4 Sabiston Drive

FILE No. PLAN 21 130958, PLAN 21 130969, PLAN 21 130977

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