

410 HEATHER STREET

RESUBMITTED FOR: REZONING AND DEVELOPMENT PERMIT

DATE: AUG 8, 2023

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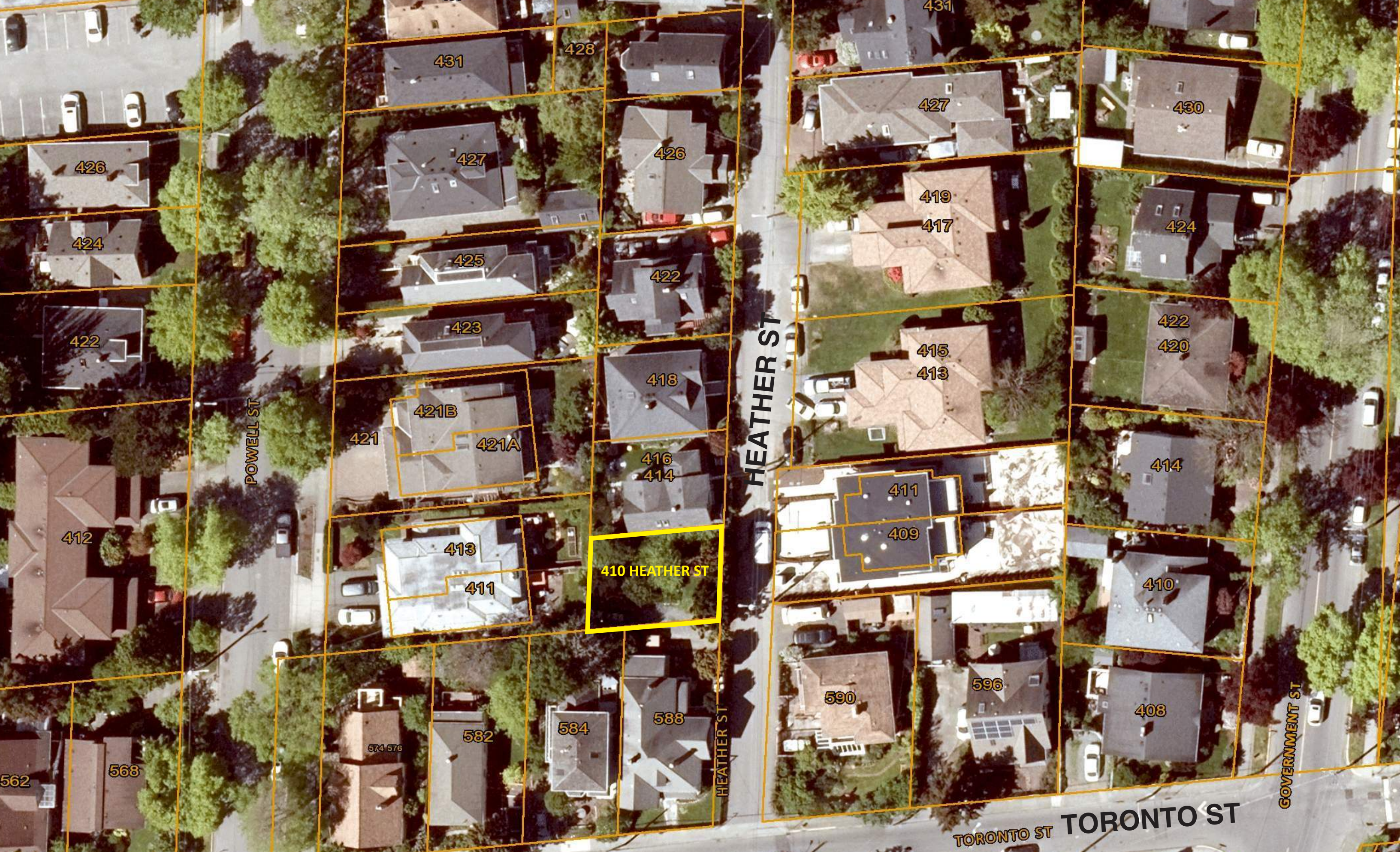
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LOW HAMMOND ROWE ARCHITECTS







TORONTO & HEATHER



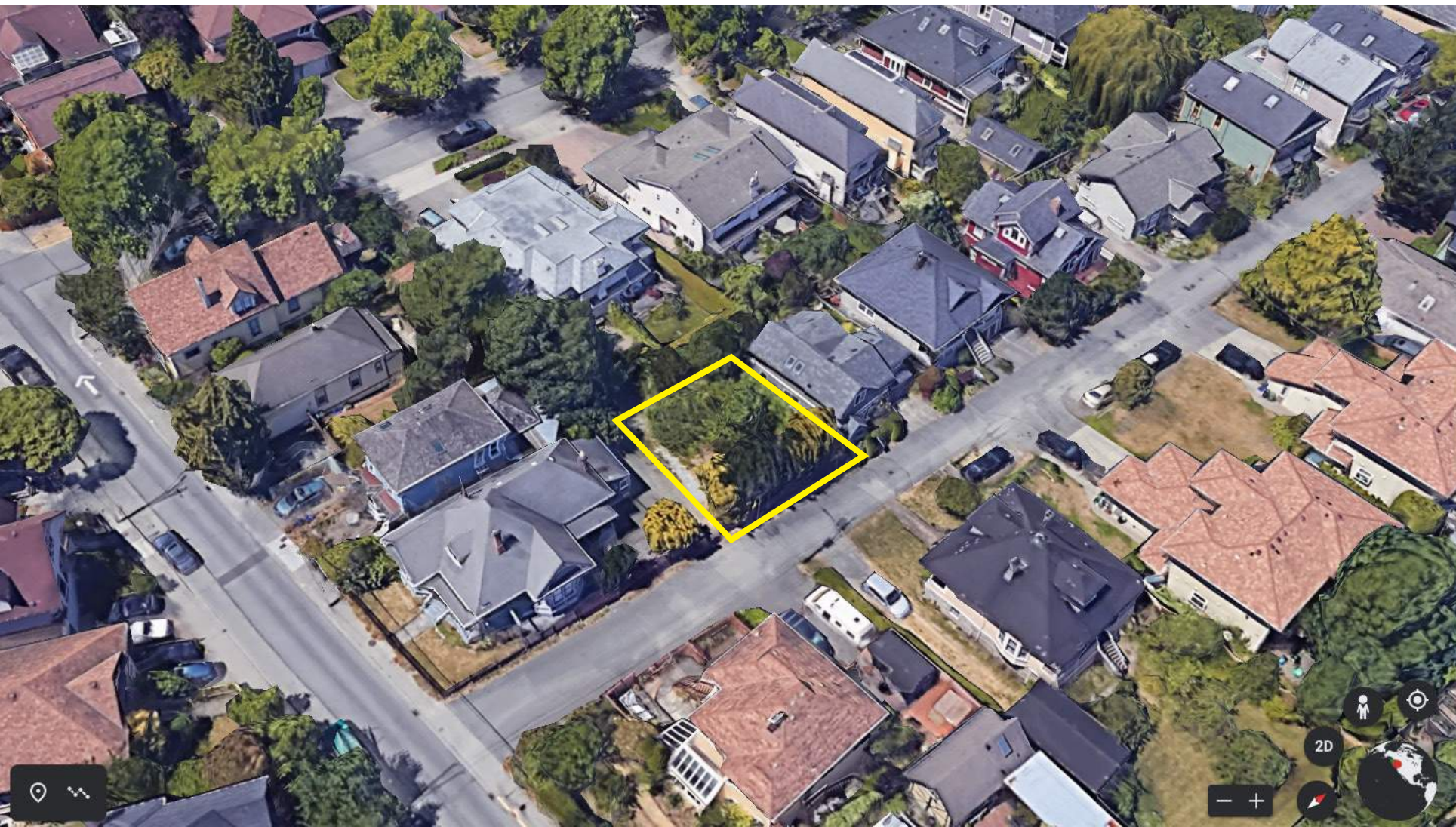
588 TORONTO ST @ HEATHER ST



410 HEATHER STREET

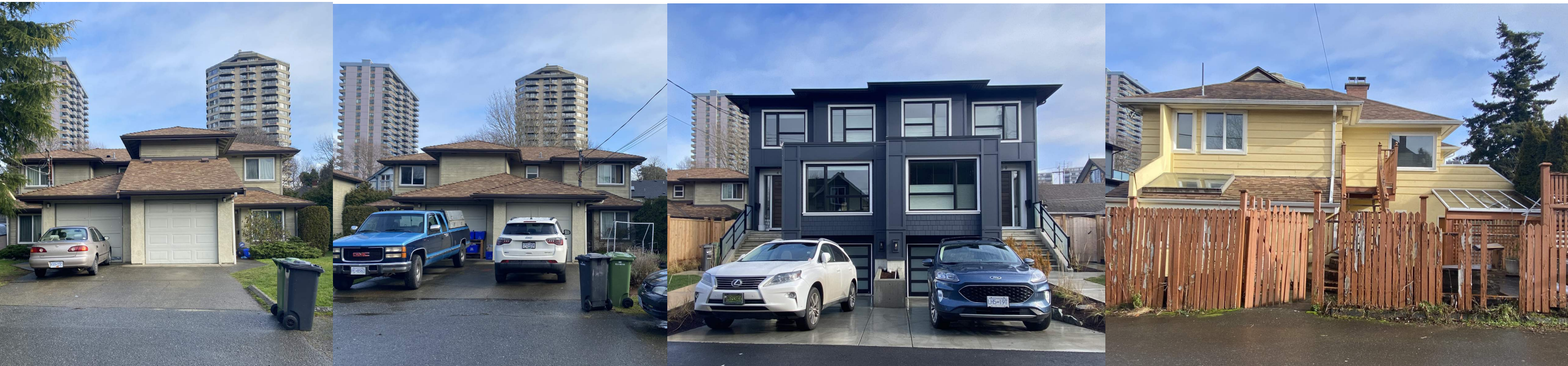


414-416 HEATHER STREET



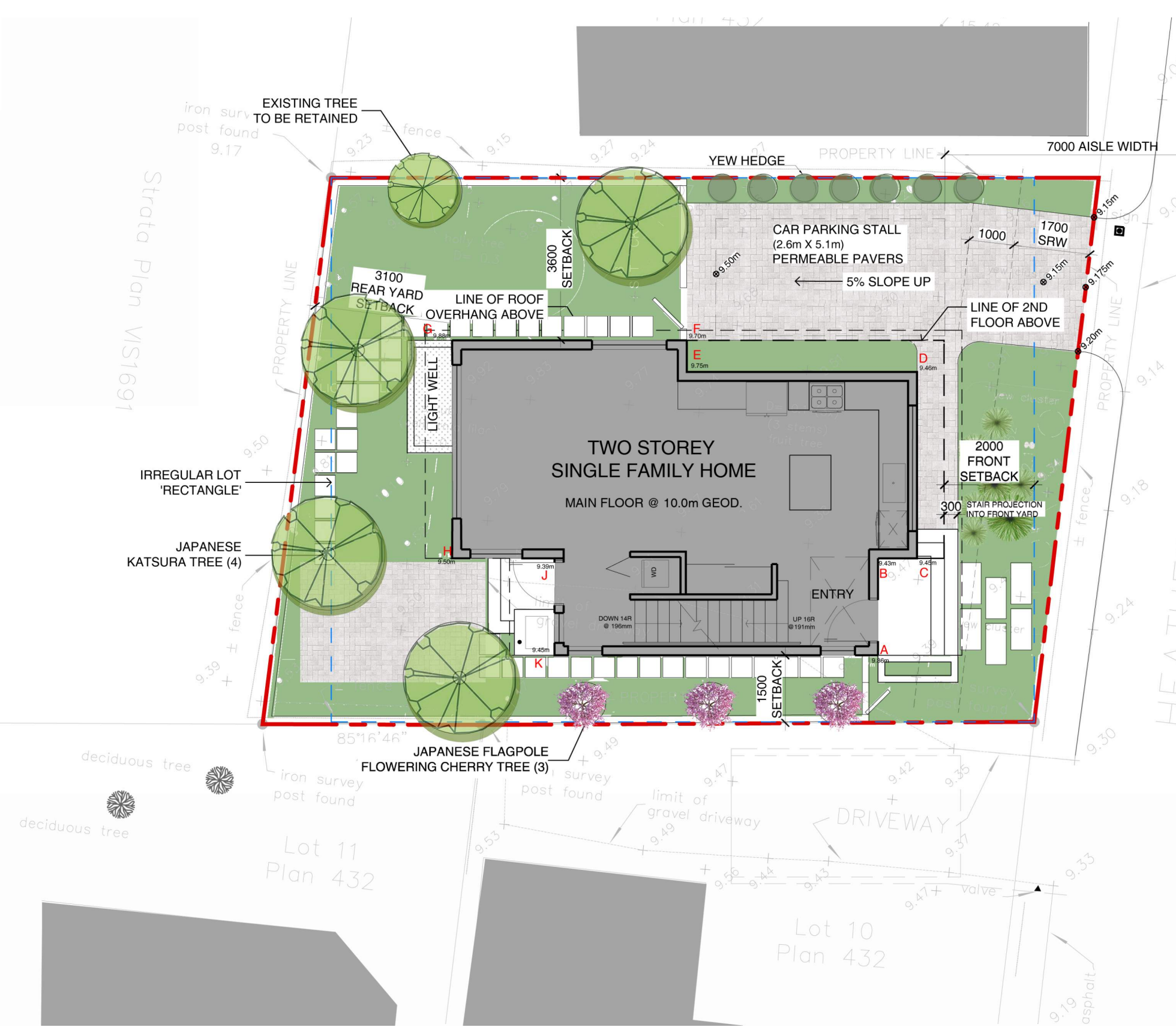


HEATHER STREET - WEST FRONTAGE



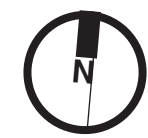
HEATHER STREET - EAST FRONTAGE

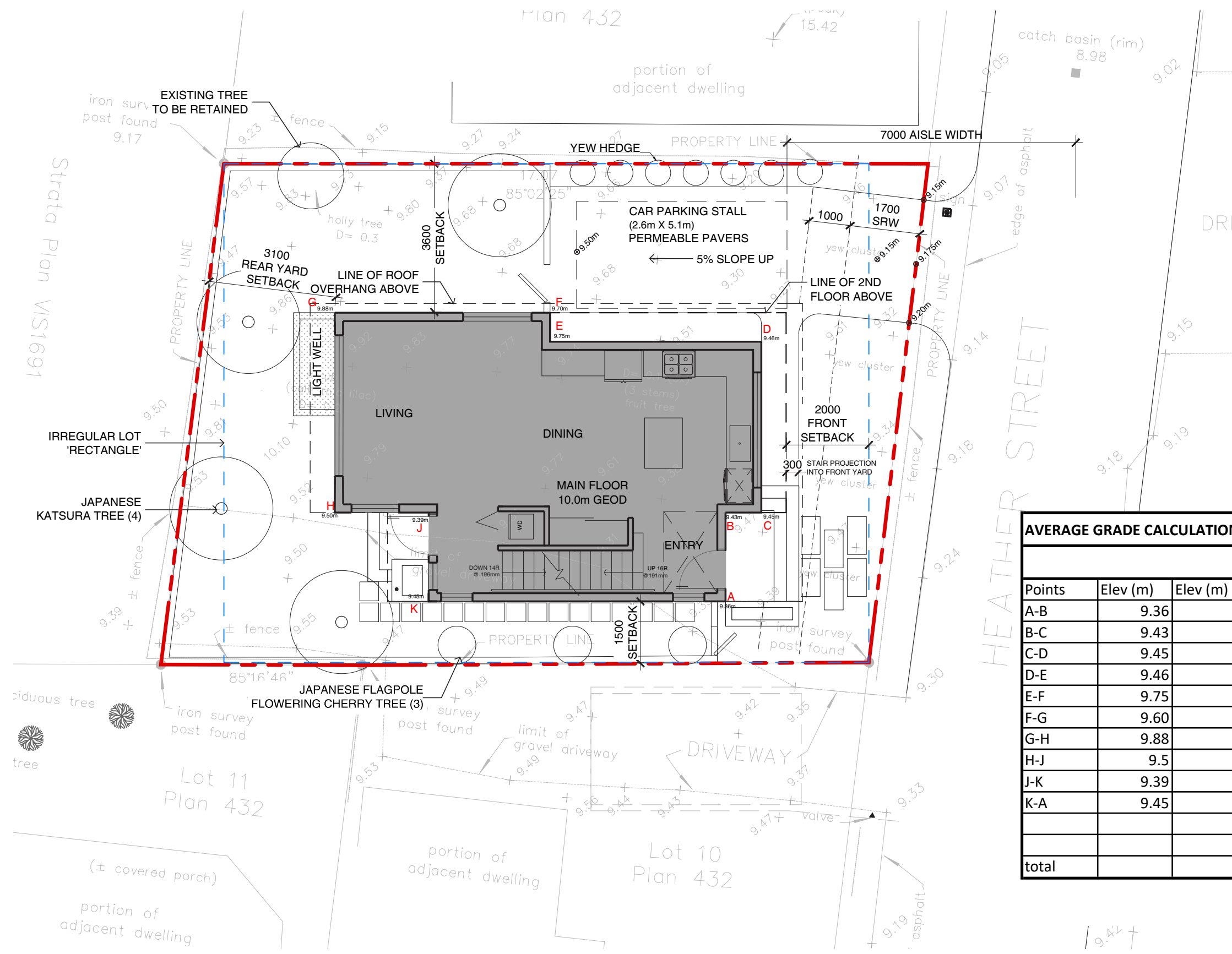




EXISTING ZONE	= R2 (Two Family Dwelling)
PROPOSED ZONE	= R1-S2
LOT AREA	= 207.8m² (260m² MIN)
HEIGHT	= 7.5m MAX = 6.6m
FLOOR AREA	= 124.68m ² MAX = 116.8m ²
FSR	= 0.6 MAX = 116.8/207.8 = 0.56
SITE COVERAGE	= 40% MAX = 37.86% (78.67/207.8)
OPEN SITE SPACE	= 50.4% (104.8m ² / 207.8m ²)
SETBACKS	
FRONT	= 6.0m MIN = 2.0m PROPOSED
REAR	= 6.0m MIN = 3.1m PROPOSED
SIDE 1	= 1.5m MIN = 1.5m PROPOSED
SIDE 2	= 2.4m MIN = 3.6m PROPOSED
PARKING	
	1 Surface Stall provided in side yard - 5.1m x 2.6m Parking of adjacent property to be relocated.
Schedule C - 2.2.3.	Parking to be minimum 1.0m away from street.

SITE PLAN - LANDSCAPE
1:100



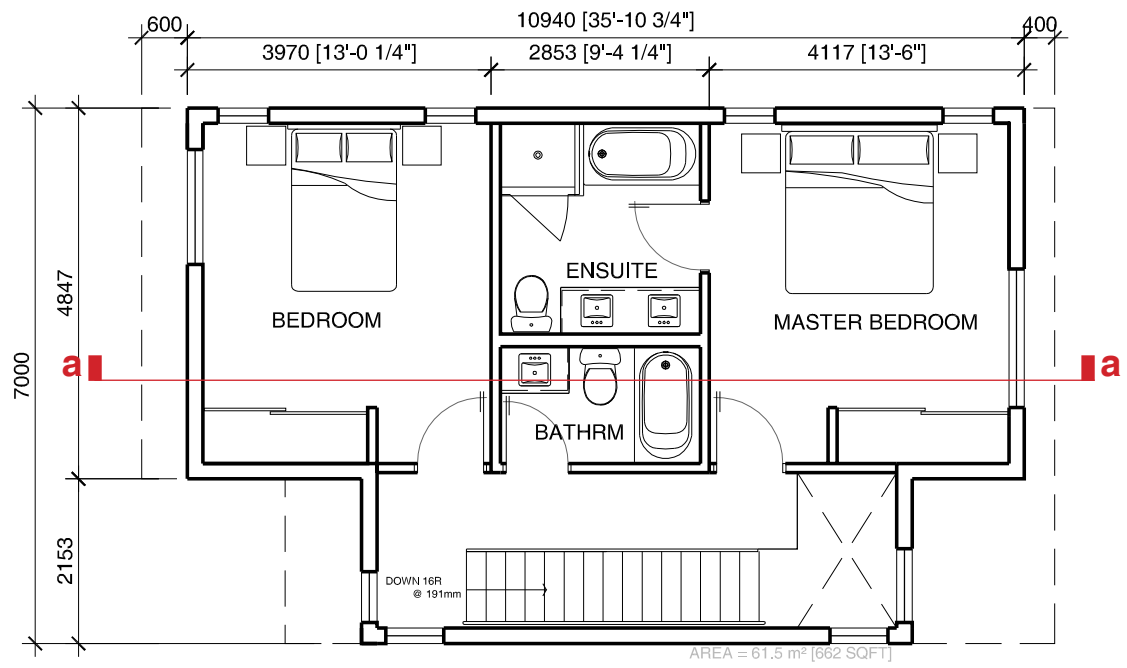


	existing	proposed
A	9.36	10.00
B	9.43	10.00
C	9.45	10.00
D	9.46	9.46
E	9.75	9.75
F	9.70	9.60
G	9.88	9.88
H	9.50	9.70
J	9.39	10.00
K	9.45	9.50

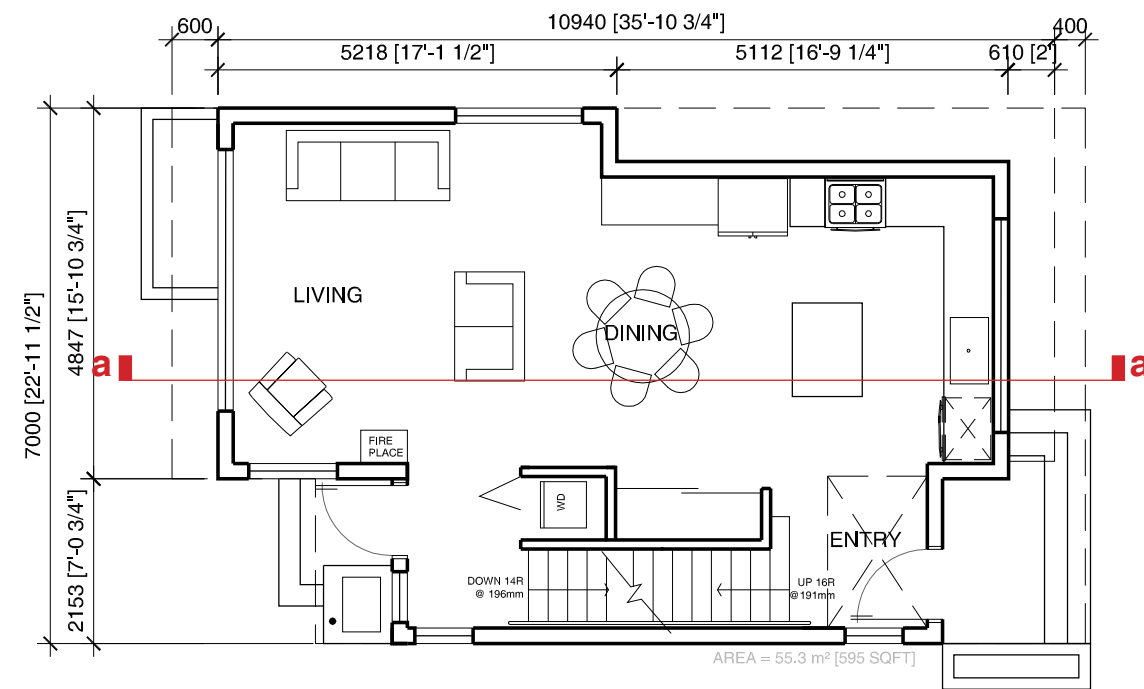
AVERAGE GRADE CALCULATIONS - 410 HEATHER ST					
Points	Elev (m)	Elev (m)	Avg (m)	Dist (m)	Total (m)
A-B	9.36	9.43	9.395	2.153	20.22744
B-C	9.43	9.45	9.44	0.9	8.496
C-D	9.45	9.46	9.455	4.147	39.20989
D-E	9.46	9.75	9.605	5.077	48.76459
E-F	9.75	9.7	9.725	0.693	6.739425
F-G	9.60	9.88	9.74	5.235	50.9889
G-H	9.88	9.5	9.69	4.869	47.18061
H-J	9.5	9.39	9.445	2.278	21.51571
J-K	9.39	9.45	9.42	2.153	20.28126
K-A	9.45	9.36	9.405	7.2	67.716
total				34.705	331.1198
				Avg Grade (m)	9.540983

SITE PLAN
1:100

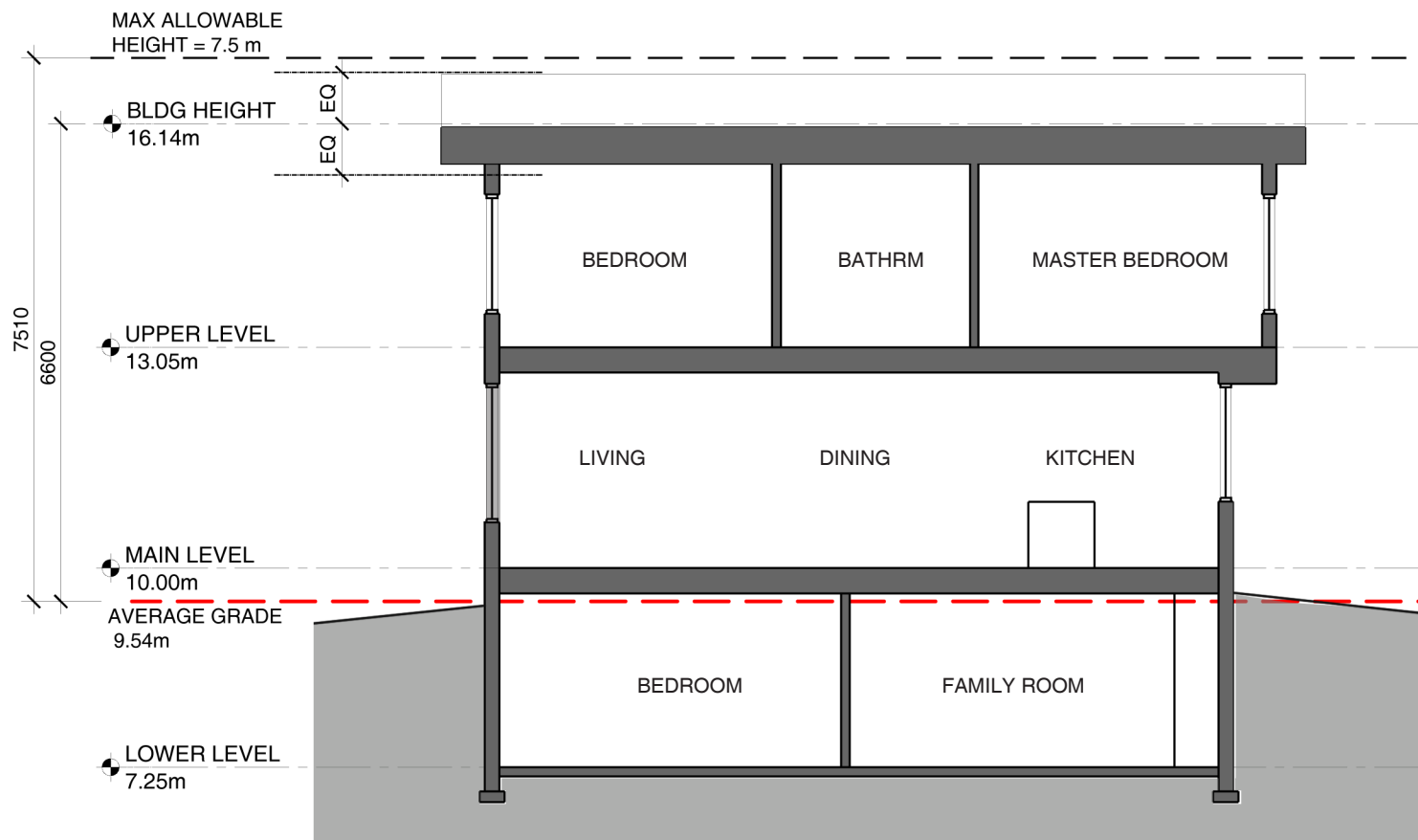




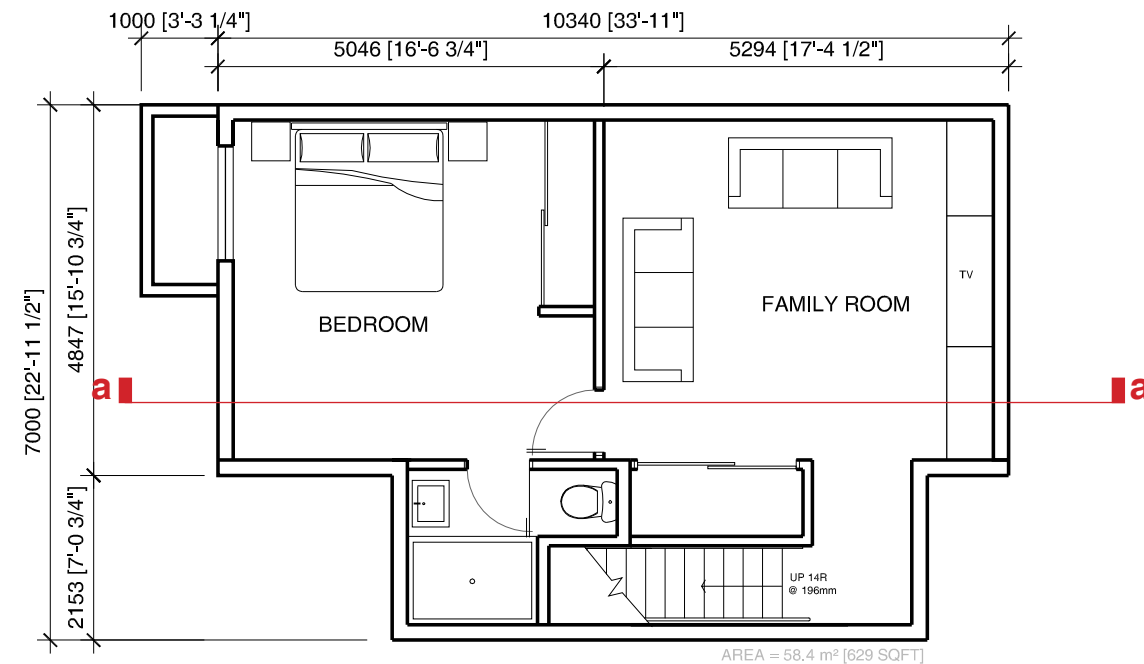
level 2 floor plan
1:100



level 1 floor plan
1:100



section a-a

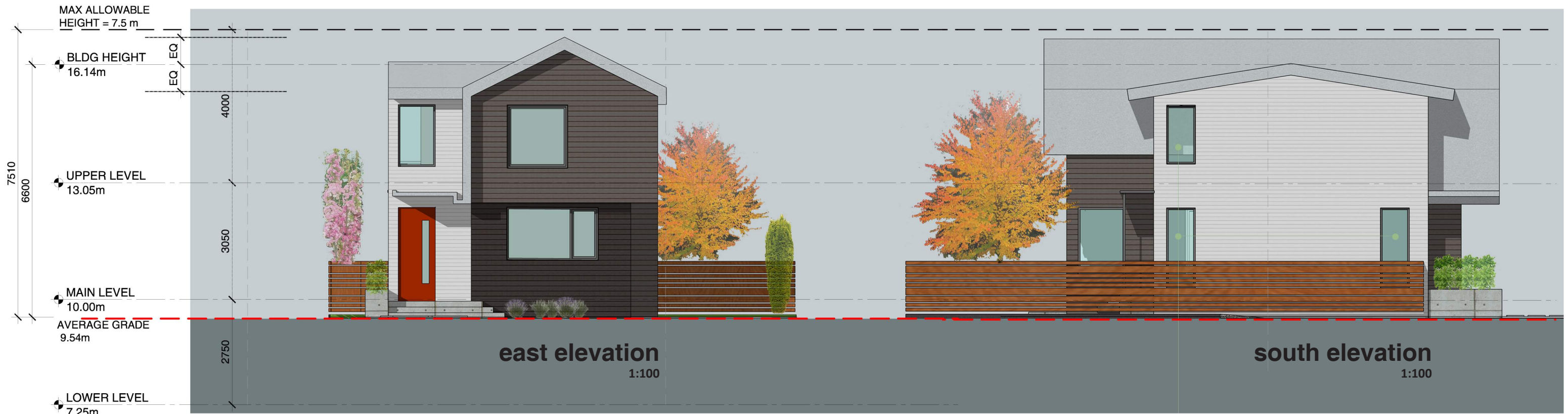


basement floor plan
1:100

LEVEL 1 FLOOR AREA = 55.3 m² (595 SQ FT)
 LEVEL 2 FLOOR AREA = 61.5 m² (662 SQ FT)
 BASEMENT FLOOR AREA = 58.4 m² (629 SQ FT)

TOTAL FLOOR AREA PER ZONING = 116.8 m² (1257 SQ FT)





TRANSLUCENT
GLAZED WINDOWS
(3) @ WEST FACADE



TRANSLUCENT
GLAZED WINDOWS (4)
@ UPPER FLOOR
NORTH FACADE



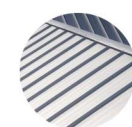
WHITE 4"
CEDAR SIDING



GRAY 4"
CEDAR SIDING



CHARCOAL 4"
CEDAR SIDING



GALVANIZED
STANDING SEAM
METAL ROOF



BLACK FRAME
LOW E VINYL
WINDOWS



HORIZONTAL
STAINED WOOD
PRIVACY FENCE



PART 3, SECTION 3.2.3 used to determine spatial separation and unprotected opening limits.
 Building is sprinklered. Table 3.2.3.1.-D is used to calculate percentage of openings allowed.

Table 3.2.3.1.-D
Unprotected Opening Limits for a Building or Fire Compartment that is Sprinklered Throughout
 Forming Part of Article 3.2.3.1.

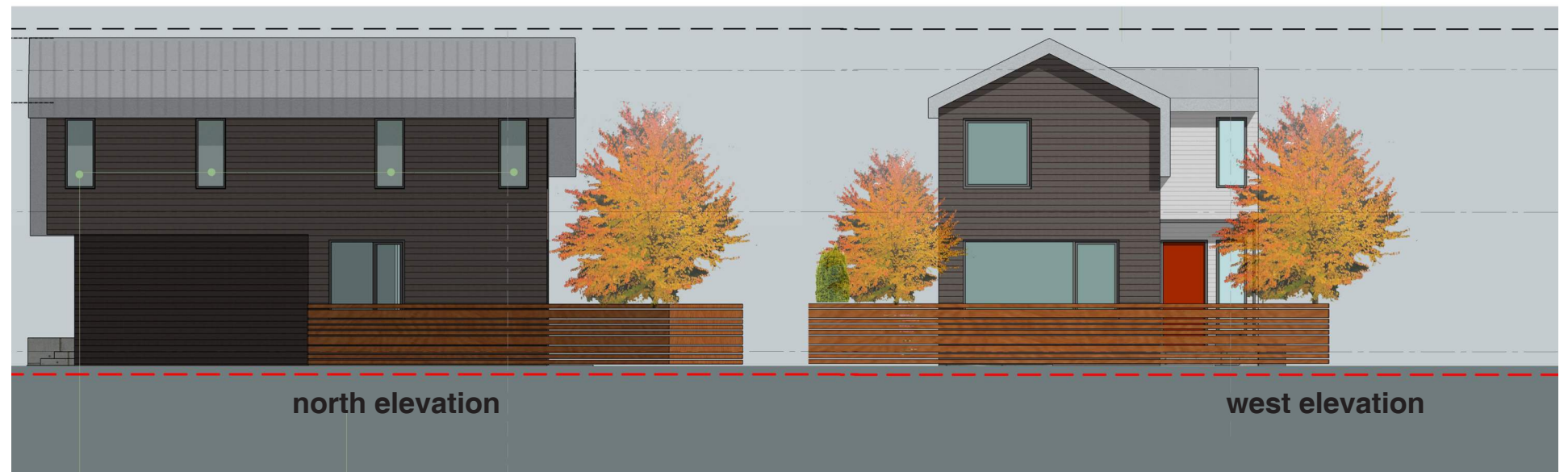
Exposing Building Face	Area of Unprotected Opening for Groups A, B, C, D and F, Division 3 Occupancies, %												
	Limiting Distance, m												
	0	1.2	1.5	2.0	2.5	3	4	5	6	7	8	9	
10	0	16	24	42	66	100							
15	0	16	20	34	50	74	100						
20	0	16	20	30	42	60	100						
25	0	16	18	26	38	52	90	100					
30	0	14	18	24	34	46	78	100					
40	0	14	16	22	30	40	64	96	100				
50	0	14	16	20	28	36	56	82	100				
60	0	14	16	20	26	32	50	72	98	100			
80	0	14	16	18	22	28	42	58	80	100			
100	0	14	16	18	22	26	36	50	68	88	100		
150 or more	0	14	14	16	20	22	30	40	52	66	82	100	

EAST ELEVATION:

limiting distance: 5.462m (to centre line of street)
 area of exposing building face: 36.37m²
 permitted openings: 97.8% = 35.57m²
 proposed openings: 1.55+2.53+3.22+2.6 = 9.72m²

SOUTH ELEVATION:

limiting distance: 1.5m
 area of exposing building face: 57.77m²
 permitted openings: 16% = 9.24m²
 proposed openings: 1.6+1.6+1.15+2.15 = 6.5m²



NORTH ELEVATION:

limiting distance: 3.6m
 area of exposing building face: 60.25m²
 permitted openings: 42.8% = 25.79m²
 proposed openings: 0.99+0.99+0.99+0.99+2.92 = 6.88m²

WEST ELEVATION:

limiting distance: 3.1m
 area of exposing building face: 36.37m²
 permitted openings: 43.822% = 15.94m²
 proposed openings: 2.32+6.03+1.03+1.4+2.49 = 13.27m²





HEATHER STREET ELEVATION



HEATHER STREET - IMMEDIATE NEIGHBOURS - ELEVATION





June 21

9am



12pm



3pm



6pm



March / Sept 21

9am



12pm



3pm



6pm



December 21

9am



12pm



3pm



