

Notes

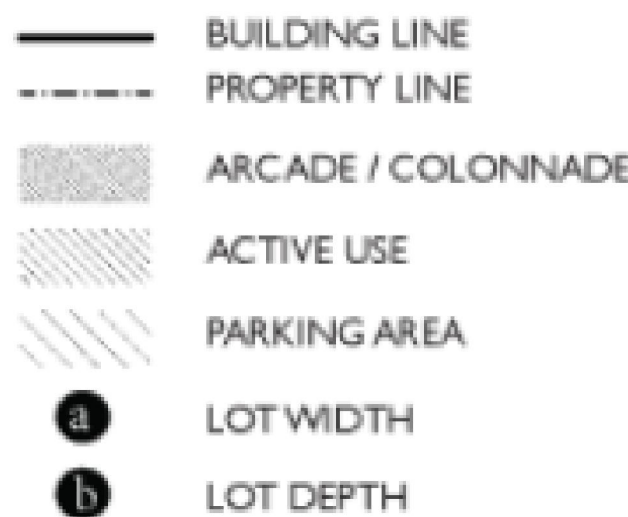
**DRC (DEVELOPMENT
REVIEW COMMITTEE)**
Not for construction

| Professionals |
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| Title |
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FLEX BUILDING TYPE

buildings designed to respond to changes of function in a flexible way. The flex building is able to accept different internal configurations and easily adapt to its surroundings.



| LOT STANDARDS: | MIN. | MAX. |
|--------------------------|---------|---------|
| a. Lot Width | 25' | 350' |
| b. Lot Depth | 70' | N/A |
| c. Lot Area | N/A | N/A |
| d. Impervious Area | N/A | 90% (1) |
| e. Pervious Area | 10% (1) | N/A |
| f. Interior Side Setback | 0' (2) | N/A |
| g. Rear Setback | 0' (2) | N/A |

h. Front and Street Side Setbacks and Building Frontage Requirements are provided in each TO Overlay District.

At grade.

- l. Setback shall be 30' minimum when abutting single family residential development. The 30' shall be provided as or preserved for an alley or service road capable of providing cross access.
- l. Setback shall be 15' minimum when abutting two family or townhouse development. The 15' shall be provided as or preserved for a pedestrian passage capable of providing cross access.

All multi-family residential, live-work units and mixed-use developments with residential dwellings shall reserve a minimum of 10% of the site for common, private open space.

For purposes of the building frontage, a forecourt shall be considered as a principal building. Where a forecourt is provided, the following shall apply:

1. The portion of the building fronting the forecourt may be set back up to 25 feet from the property line to accommodate a forecourt.
2. The forecourt shall not exceed sixty (60%) percent of the building frontage.
3. To preserve existing tree canopy, the forecourt setback or percent of building frontage may be greater, subject to Urban Forestry approval.

Diagram illustrating building massing. The diagram shows a 3D perspective view of a building complex. The building has a main rectangular volume and a smaller, taller volume attached to its side. The building is surrounded by a parking lot (brown area) and green spaces (green areas). Dimensions 'a' and 'b' are indicated by red arrows, representing the overall width and depth of the building footprint, respectively.

BUILDING CONFIGURATION

The diagram illustrates the building configuration. It shows a building with a colonnade on the left side. The building height is regulated by the Building Height Regulating Plan. A surface parking area is shown to the right of the building. The diagram also indicates the required setbacks for the building.

BUILDING SETBACKS

The diagram illustrates building setback requirements for a property. Key features include:

- Front Property Line:** The boundary closest to the street.
- Rear Property Line:** The boundary furthest from the street.
- Interior Side:** The side of the property not adjacent to the street.
- Setback Dimensions:**
 - Front Setback:** Minimum 30' for most lots, 10' for lots wider than 60 feet.
 - Rear Setback:** Minimum 30' for most lots, 10' for lots wider than 60 feet.
 - Side Setback:** Minimum 10' for lots wider than 60 feet.
 - Driveway Setback:** Minimum 24' for driveway width.
- Other Requirements:**
 - Wall required:** A wall is required for the front setback.
 - 24" Max. driveway width:** The maximum width of a driveway is 24 inches.
 - 8' Min. Setback required (7):** A specific setback requirement for a certain lot type.

1 FLEX BUILDING TYPE
A-004 SCALE: NTS