



BUILDING SERVICES DIVISION - ZONING SECTION
**ZONING AMENDMENT AND
SITE PLAN COMMENT FORM**

**Appendix D
SRPI.21.014
File: D02-20023**

DATE: November 10, 2020

TO: Philip Liu, Planner I – Site Plans
Planning and Regulatory Services

FROM: Afshin Bazar, Zoning Examiner

RE: Comments for App. Nos.: D02-20023 (Zoning By-law Amendment)

Location: 19 Pearson Ave

I have reviewed the proposal against the draft zoning By-law provided and offer the following comments:

- R3 zone under by-law 2523 only allows unenclosed and/or uncovered porches to encroach 3' into the minimum required front, side and rear yards. Applicant is proposing porches, decks and stairs that encroaches beyond this amount on both lots.
- In order to determine compliance with height provision of the by-law, we need dimension lines showing height of the building as well as roof layout plan indicating the type and slope of the roof.
- Applicant to confirm the lot area and lot coverage calculations provided are based on the final shape of the corner lot after all deductions associated with road widening and land conveyance.

"AFSHIN BAZAR"

Afshin Bazar, Zoning Examiner