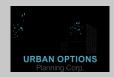
2257 Speer Road

Development Permit and Variance

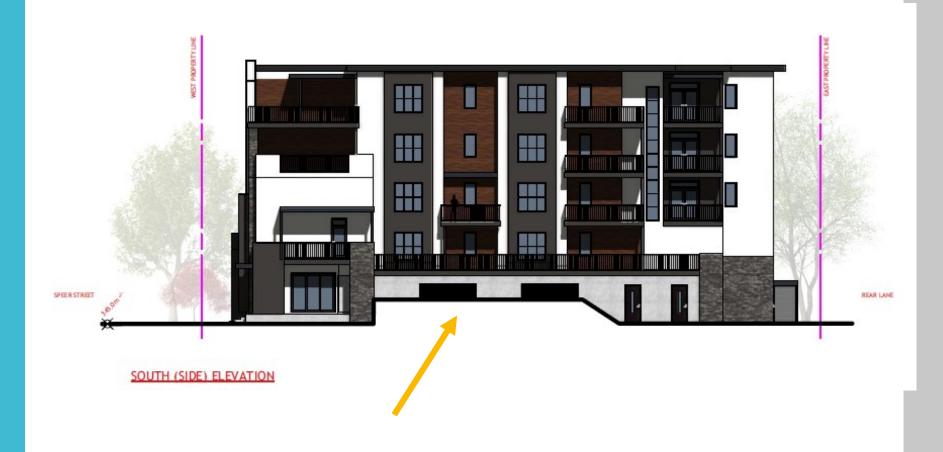




Variances sought

- Original plan had 2 variances:
 - Front yard setback from 4.5m required to 3.0m proposed
 - Rear yard setback from 4.5m required to 1.5m proposed
- Due to the water table the Parkade height is > 2.0m above grade and we are also seeking the following variances:
 - Site Coverage: 55% permitted to 67.36% proposed
 - North and South side yard setback: 4.5m to 1.5m proposed.
 - Building height over 12.0m

South side yard with mitigating burn



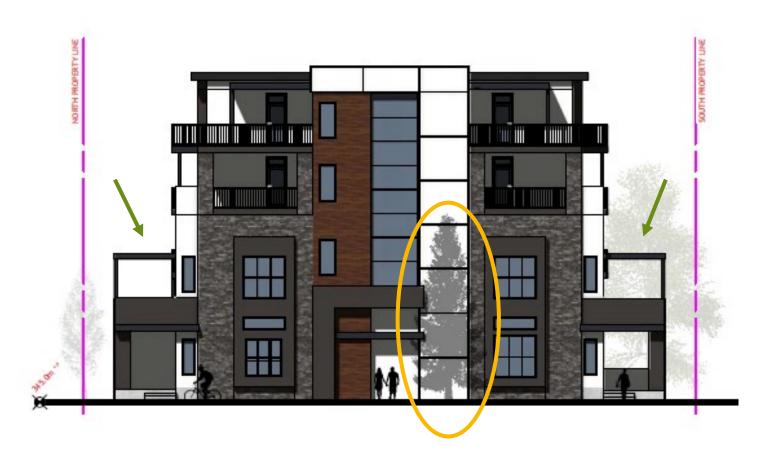
North Side Yard



NORTH (SIDE) ELEVATION

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Speer Street elevation



WEST (FRONT) ELEVATION

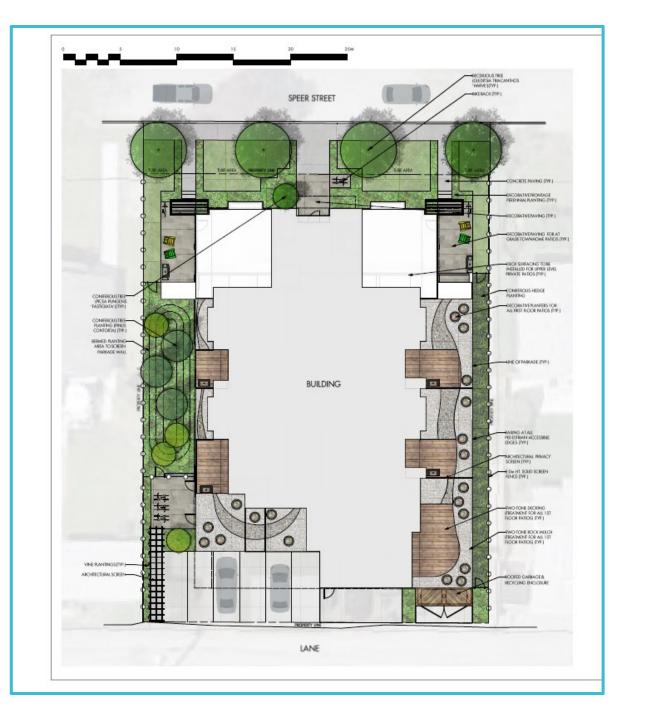
Lane view



EAST (REAR) ELEVATION

•What we heard from the neighbourhood?

Landscape Plan



Questions?



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