



# 979-983 Coronation Ave

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Public Hearing | April 18, 2023

Thank you

Our Neighbours

Mayor and Council

The City's Planning and  
Development Departments

## Why MF2 vs. Existing MF1?

NO INCREASE IN DENSITY REQUESTED (0.8 FAR)

The sole variance to MF1 is Height  
(Asking for MF2 to have no variances)

Striking a balance of secured parking and livable units, while maximizing greenspace

# Overall Improvements with MF2

2.5x distance of side yard setbacks

Provision of Common and Private Amenity Space  
(not required in MF1)

- Private Front Yards
- Common Rooftop Gardens
- Private Rooftop Patios
- Private Balconies

18% more off-street parking

Height allows for reduced building & site coverage,  
increasing greenspace

- Extra ~160 SM (~1726 SF) of greenspace provided

# Alternatives

If unsuccessful, MF1 would force a reduced height. In order for the project to maintain feasibility and create a net improvement of unit count on the site, the following would occur

- **Reduced Greenspace**
  - Building & Site Coverage would be maximized
- **Reduced Setbacks**
  - Setbacks reduced to 1.2m from side yards
- **Reduced Off-Street Parking**
- **Eliminate Common Amenity Space**
- **Reduced Ground-Oriented Housing in the Downtown Community**
  - Larger units would be required to maintain allowable density
  - Reduced Attainability due to larger unit sizes
  - Reduced unit count in close proximity to active transit and public transit corridors



# PLACEHOLDER

Presentation by Architect

Addressing Technical Compliance and Key Design Features