



741 Broadview Avenue

Zoning By-law Amendment

File: 21 113003 STE 14 OZ

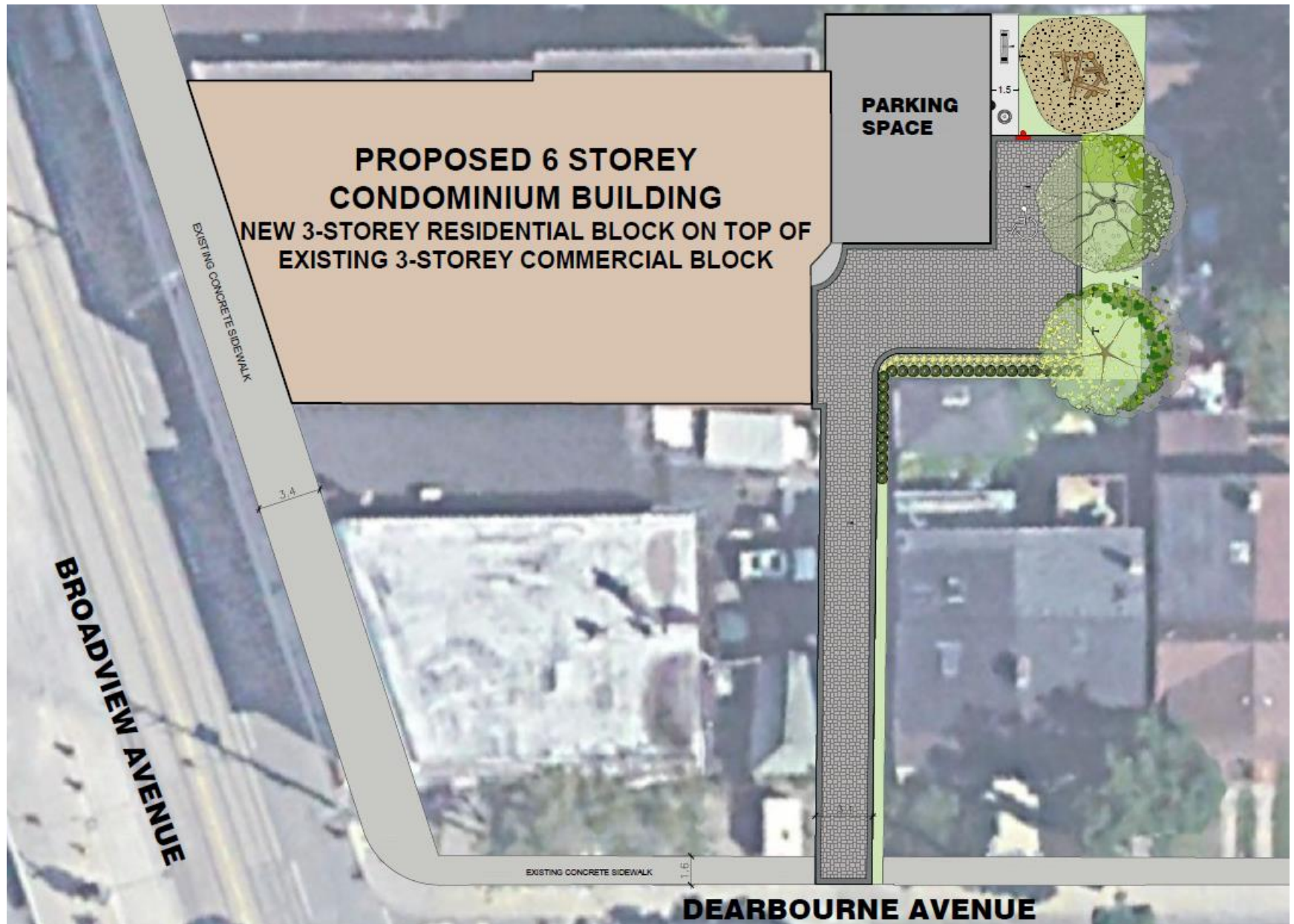
October 18, 2023

Subject Property



Development Statistics

Lot Area (gross)	981.61 square metres	
Coverage	672.00 square metres (68.5%)	
Non-Residential Gross Floor Area	Existing	1 611.00 square metres
	Proposed	1 490.70 square metres
Residential Gross Floor Area	Proposed	1 583.90 square metres
Unit Count	19 apartment dwelling units (New)	
Unit Mix	6 Studio Units 9 1-Bedroom Units 1 2-Bedroom Units 3 3-Bedroom Units	
Density (F.A.R)	Existing	1.64
	Proposed	3.13
Building Height	Existing	11.7 metres/ 3 storeys
	Proposed	21.2 metres/ 6 storeys
Parking	14 Parking Spaces (including 1 Visitor parking) 35 Bicycle Parking Spaces	



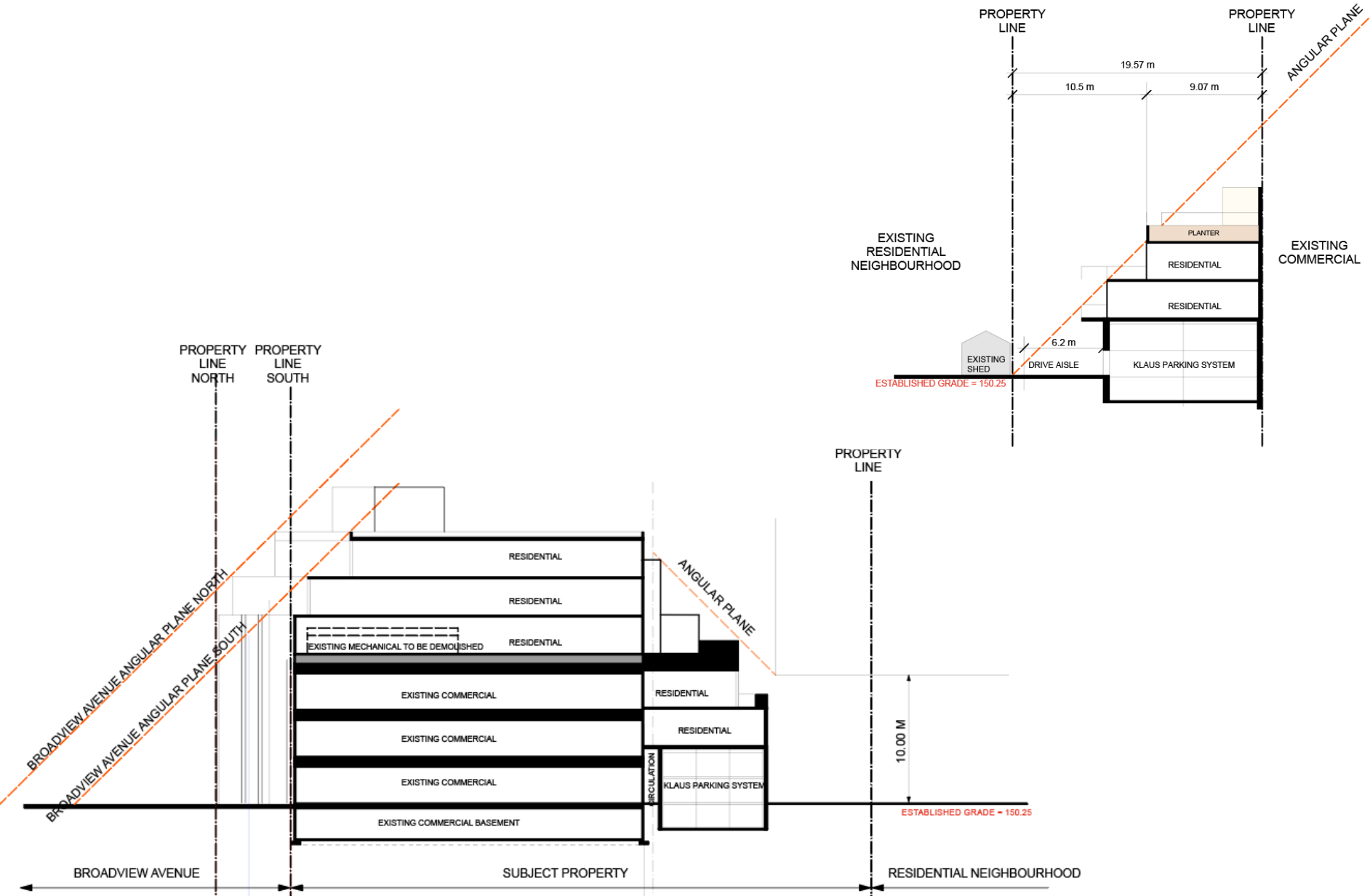
Street View



Addition

Existing

Angular Plane



View Looking Northeast



View Looking Southeast





Thank you

