

# OAKWOODS

Zoning Variance Application

Lot 1 & Lot 2 Building  
Setbacks



April 7, 2025

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[illegible]

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The proposed zoning variance between Lot 1 and Lot 2 is required due to accommodations made on site to retain existing landscape and mature trees. Retaining walls were aligned within conformance of the required soils as to not disturb root retention of existing trees. Retaining walls were slightly altered with relation to the original proposed survey lines. The Intent is to vary the zone by referencing the new survey, and by varying the Site B setbacks to the new lot line.

The new survey lot line does not impact The building separations as the building footprints have not changed. A Zoning Variance is requested to record as built site conditions.

New survey drawings have been Prepared to reflect the original Lot areas and the overall FAR.  
(To note amendments reflect below allowable Bylaw requirements.)

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Building Setbacks	Proposed	Permitted
Front Lot Line	7.62m	7.5m
North Lot Line	6.18m	4.5m
Southern Lot Line	4.62m	4.5m
Site A / Site B shared lot line	0.82m/1.08m*	3.5m
Site A / Site B shared lot line	1.77m/1.32m*	7.5m (elements over 11m)

\* Request setback variance for Section 67.71 (18)(a)

#### Lot 1 (Site A)

Building #	Building Area (Sq.m)
Rosemead	611.02
Inn Wing	214.39
Total Building Area	825.41
Lot 1 Area	5070
Lot Coverage	16.3% (20% permitted)

#### Lot 1 (Site A)

Building #	Floor Area
Inn Wing	7906.0 sqft
Rosemead	14714.0 sqft
Total Floor Area	22620.0 sqft (2101 sqm)
Lot 1 Area	5070 sqm
FAR	0.41 (0.47 permitted)

#### Lot 2 (Site B)

Building #	Building Area (Sq.m)
Building 1 West	785.18
Building 1 East	762.06
Building 2	1182.44
Building 3 West	825.29
Building 3 East	393.41
Townhomes	456.57
Total Building Area	4404.95
Lot 2 Area	12,600
Lot Coverage	35.0% (50% permitted)

#### Lot 2 (Site B)

Building #	Building Area
Building 1	66084.62 sqft
Building 2	54602.44 sqft
Building 3	51455.68 sqft
Townhomes	11567.21 sqft
Total Floor Area	183709.95 sqft (17067 sqm)
Lot 2 Area	12581 sqm
FAR	1.36 (1.38 permitted)

Building areas have been provided by the project architect

## Images of Building to retaining wall conditions as of April 4,2025

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Building 1 Lobby to Inn Wing



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## Site conditions as of April 4, 2025

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View South between Bldg 1  
& Inn Wing



View North between Bldg 1 & Inn  
Wing (retaining wall lot line)

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Thank you!

For any questions or concerns?

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