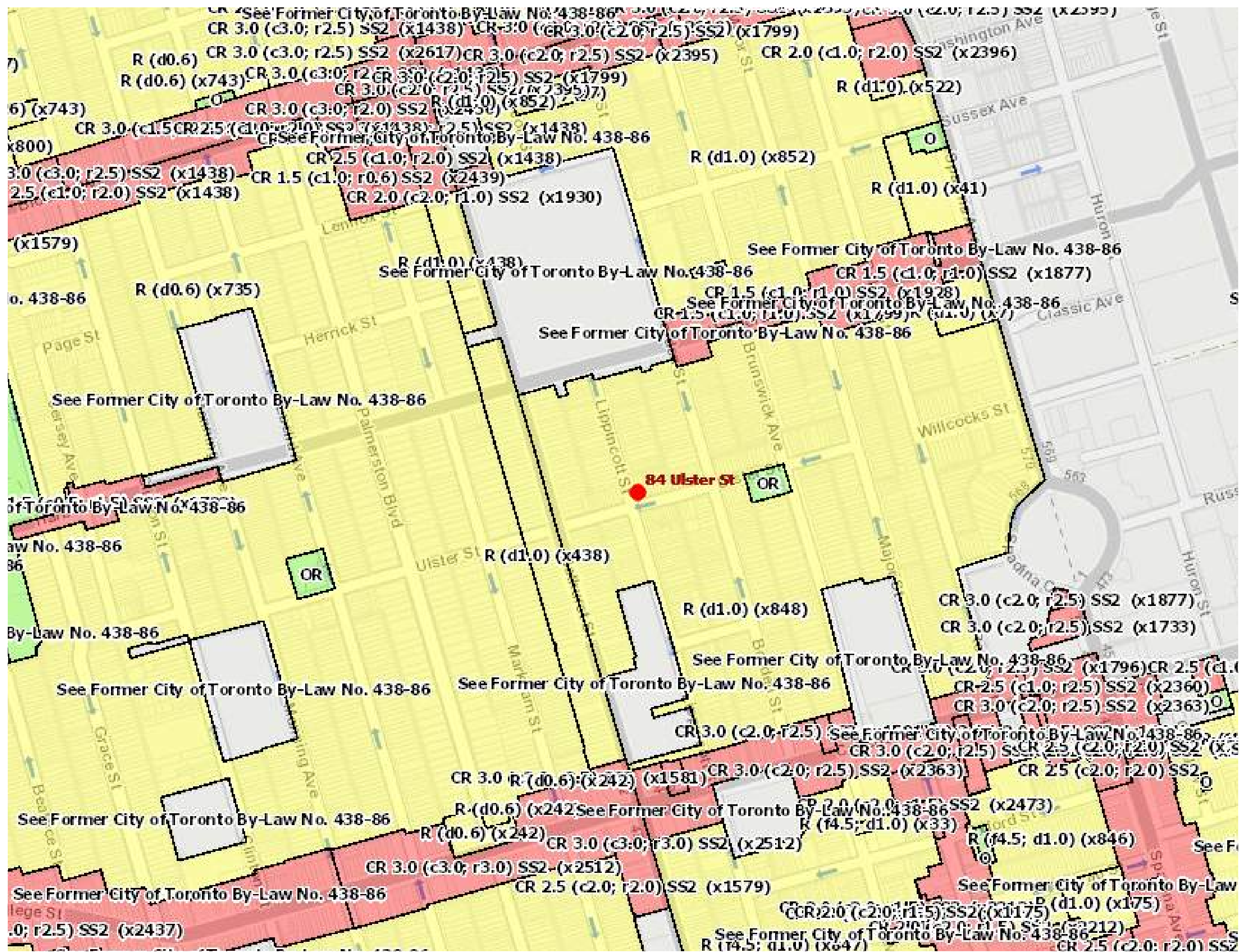


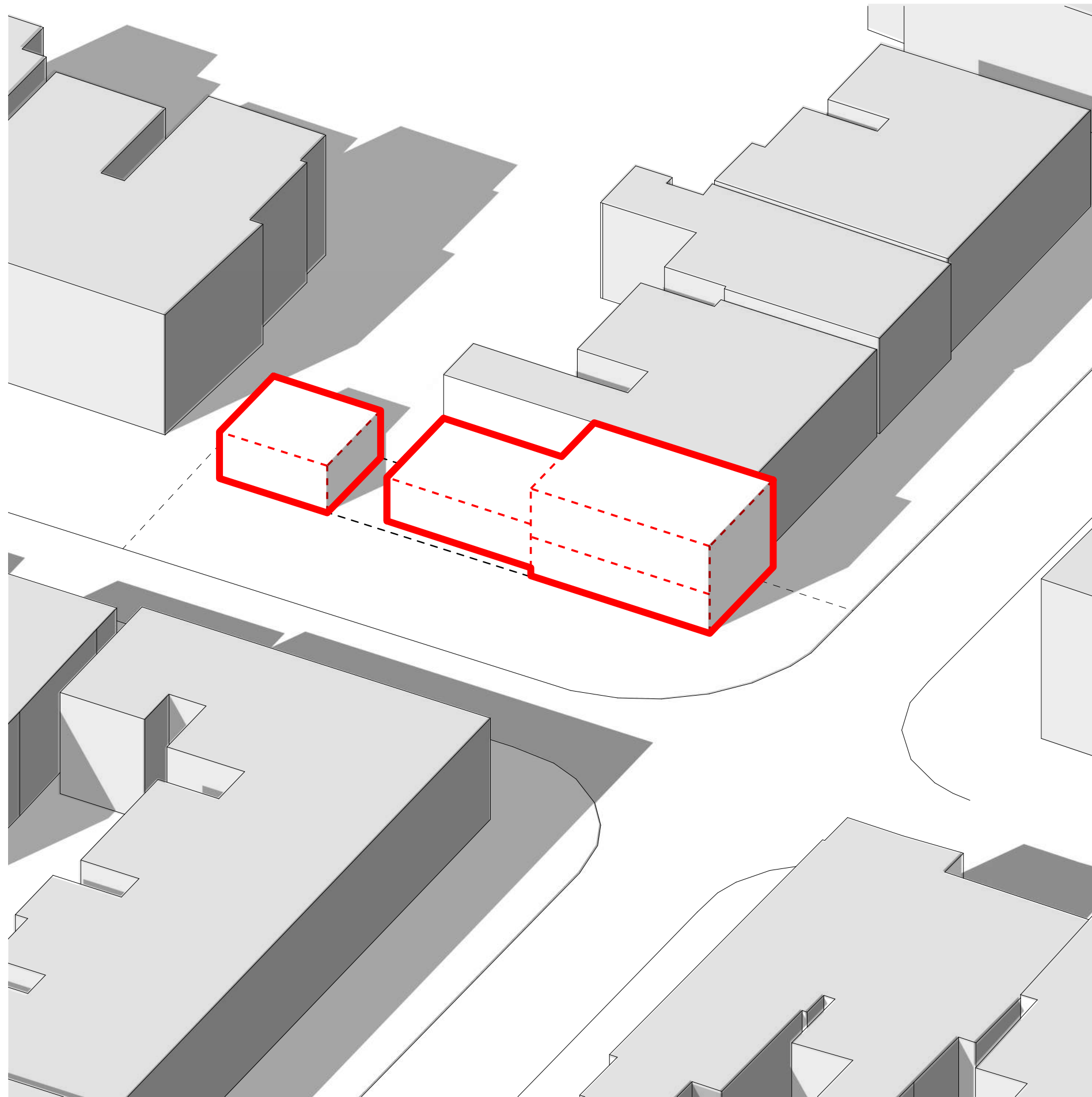
84 ULSTER STREET
A CASE FOR THE YELLOWBELT

DECEMBER 5, 2019





ZONING: RESIDENTIAL



EXISTING BUILDING: SINGLE FAMILY HOUSE

DENSITY (FSI): 1.59

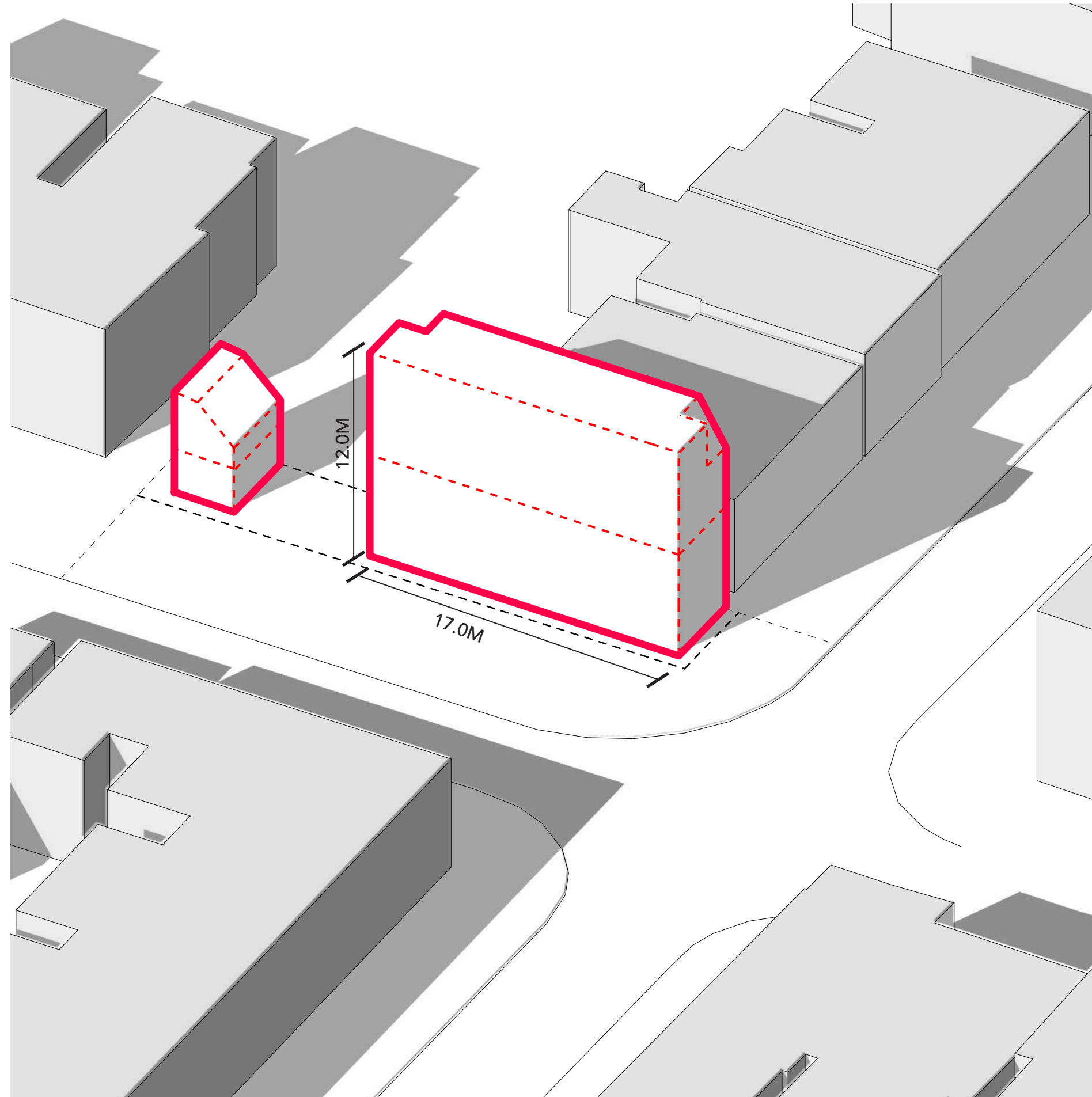
SETBACKS (FRONT, SIDE): 0.0M, 0.0M

BUILDING LENGTH: 19.2M

BUILDING HEIGHT: 5.5M

PARKING: 2

LANEWAY HOUSE PERMITTED?: YES



ALLOWABLE MASSING: SINGLE FAMILY HOUSE

DENSITY (FSI): 1.0

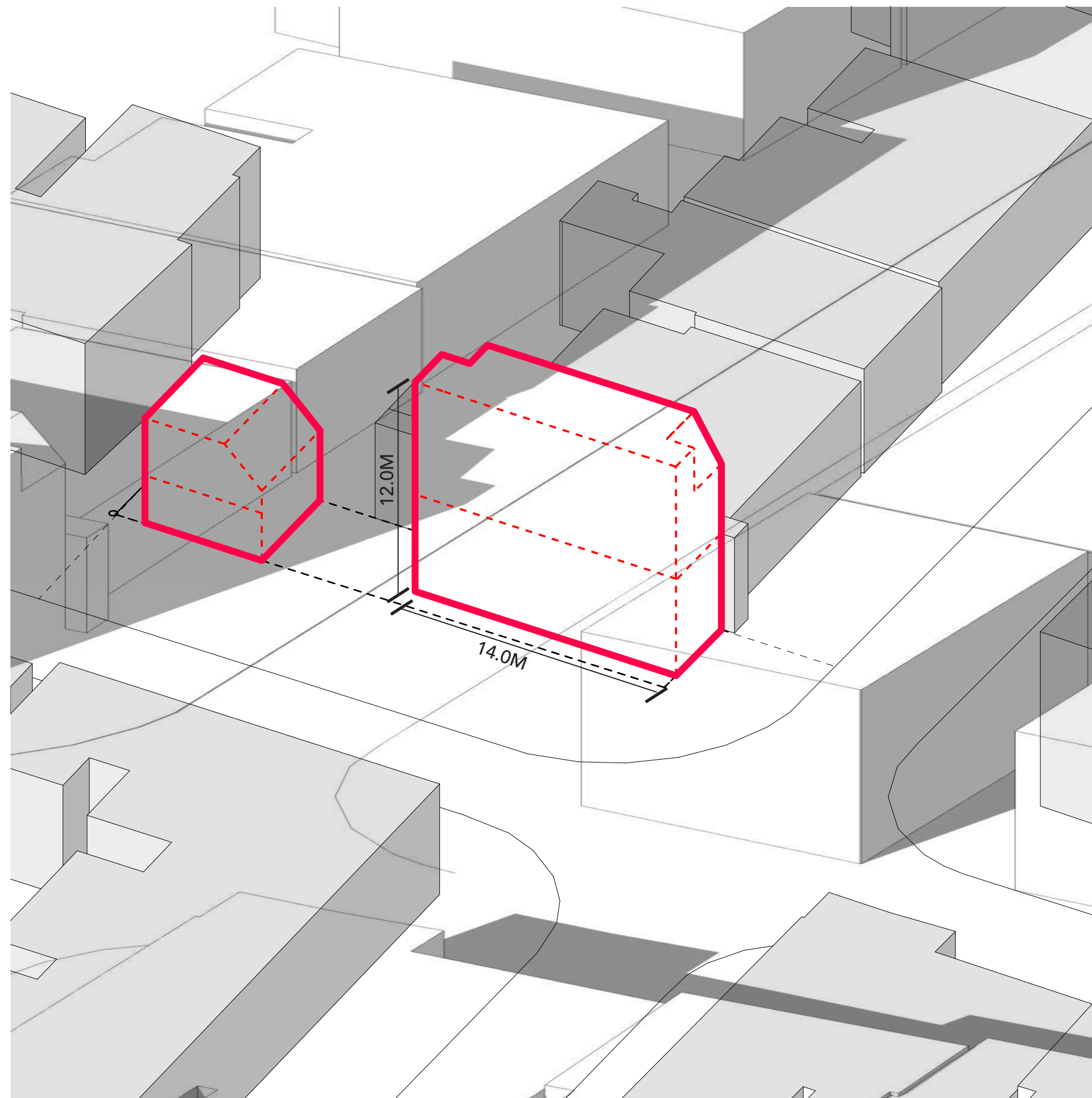
SETBACKS (FRONT, SIDE): 1.1M, 0.9M

BUILDING LENGTH: 17M

BUILDING HEIGHT: 12M

REQUIRED PARKING: 0

LANEWAY HOUSE PERMITTED?: YES



ALLOWABLE MASSING: FOURPLEX

DENSITY (FSI): 1.0

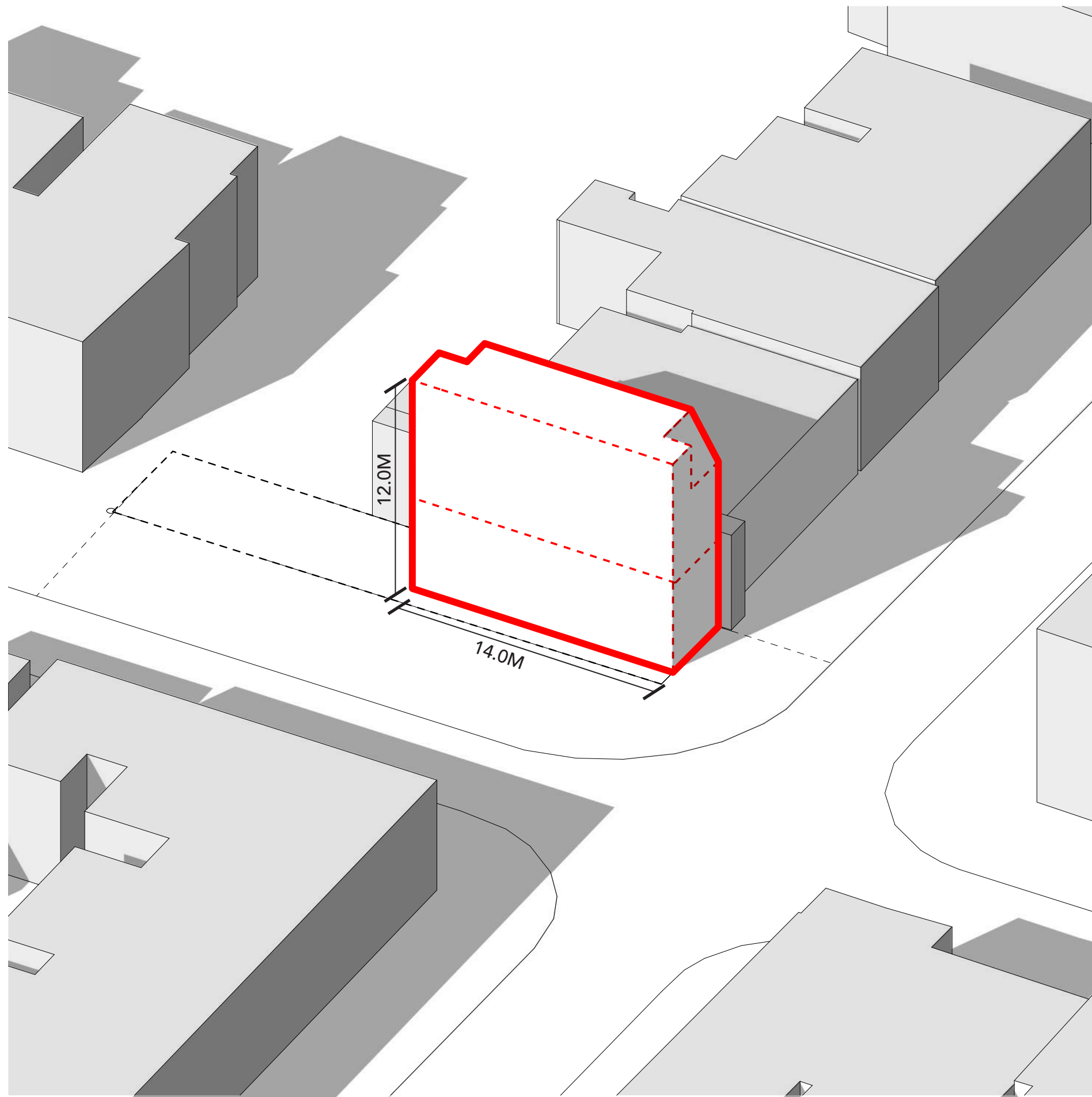
SETBACKS (FRONT, SIDE): 1.1M, 1.2M

BUILDING LENGTH: 14M

BUILDING HEIGHT: 12M

REQUIRED PARKING: 0

LANEWAY HOUSE PERMITTED?: YES



ALLOWABLE MASSING: APARTMENT

DENSITY (FSI): 1.0

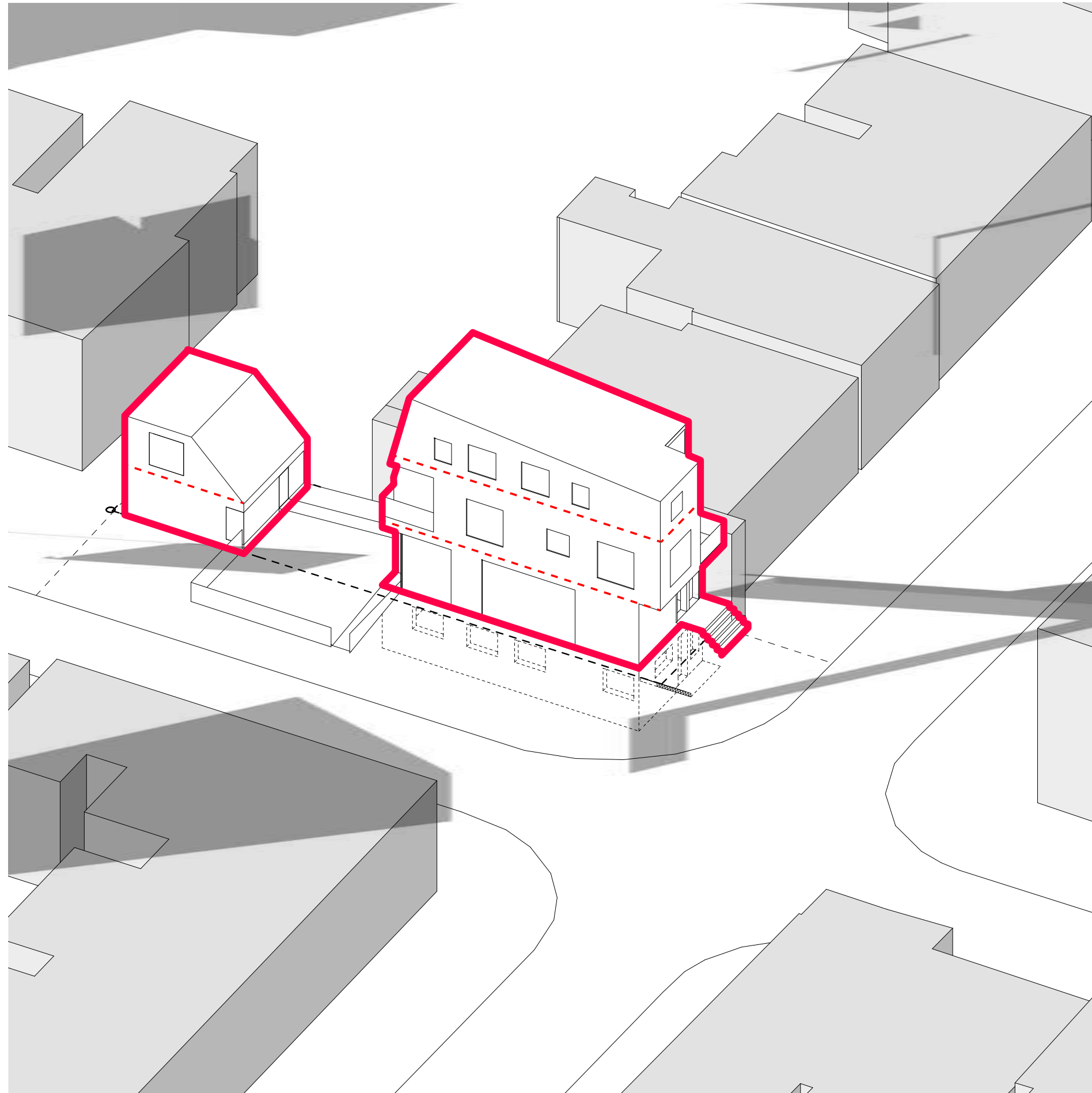
SETBACKS (FRONT, SIDE): 1.1M, 1.2M

BUILDING LENGTH: 14M

BUILDING HEIGHT: 12M

REQUIRED PARKING: YES

LANEWAY HOUSE PERMITTED?: NO



PROPOSED MASSING: FOURPLEX

DENSITY (FSI): 1.89

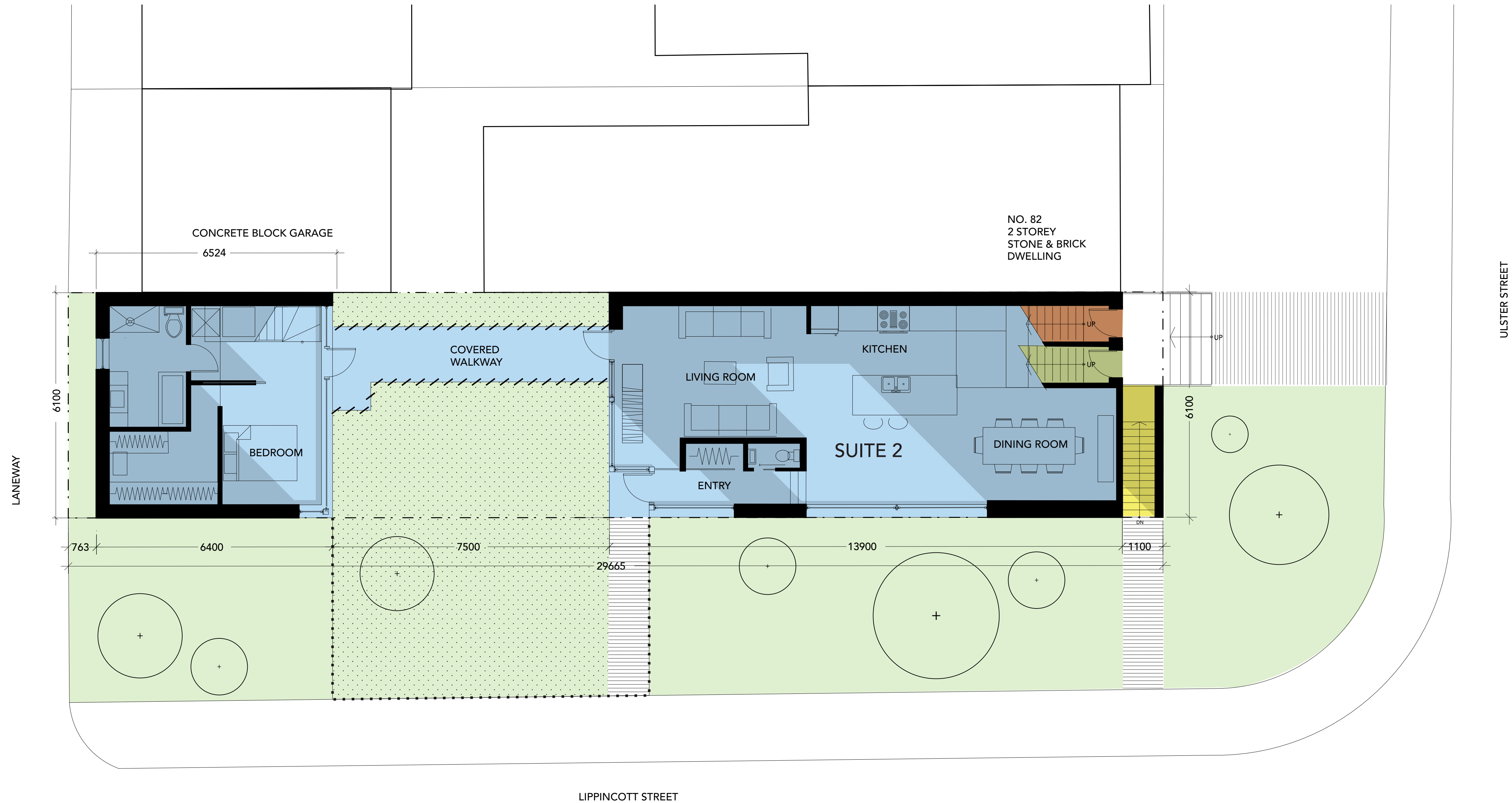
SETBACKS (FRONT, SIDE): 1.1M, 0.0M

BUILDING LENGTH: 15M

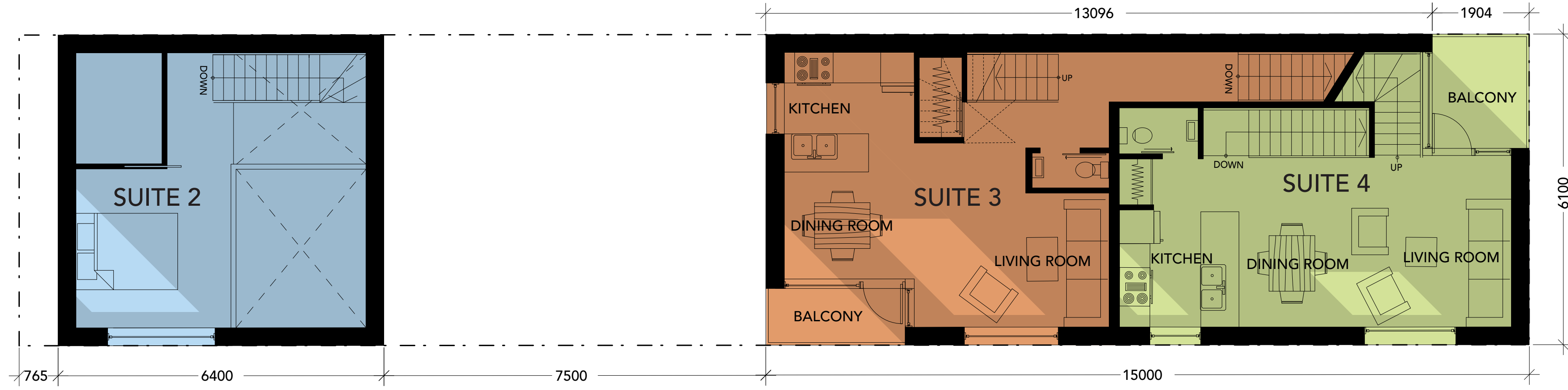
BUILDING HEIGHT: 12M

REQUIRED PARKING: 0

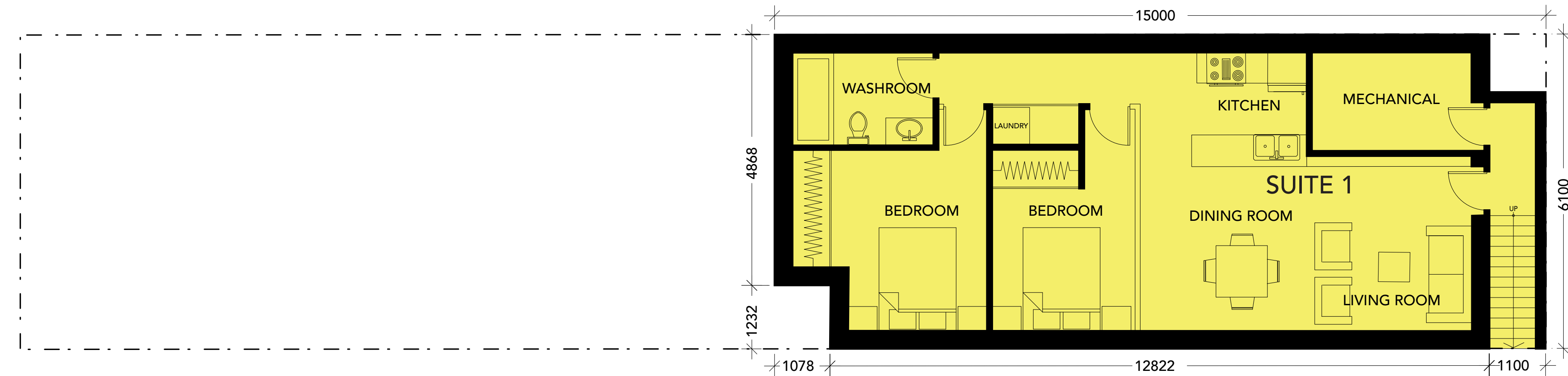
LANEWAY HOUSE PERMITTED?: YES



PROPOSED MASSING: FOURPLEX / FIRST FLOOR PLAN

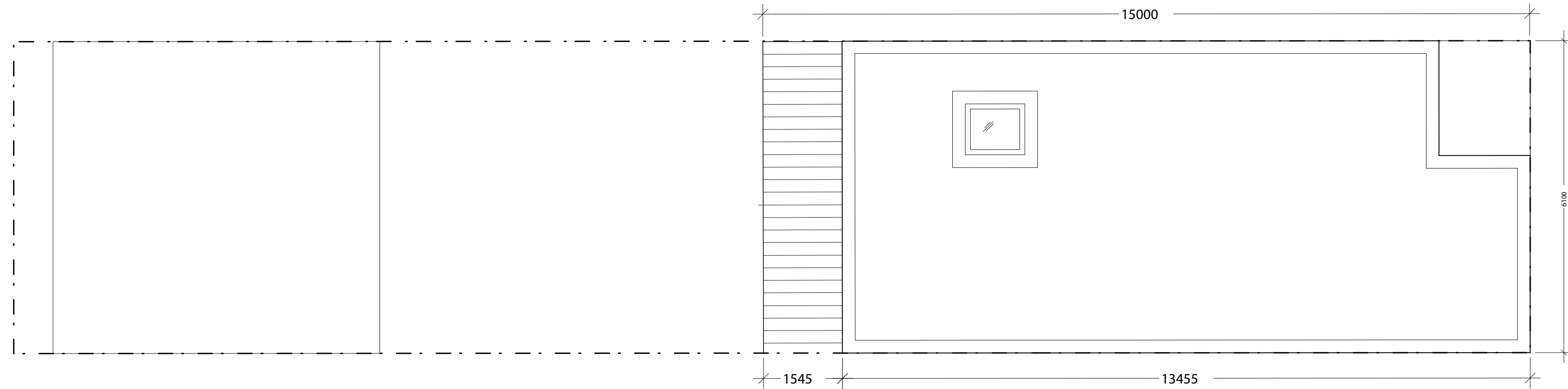


SECOND FLOOR

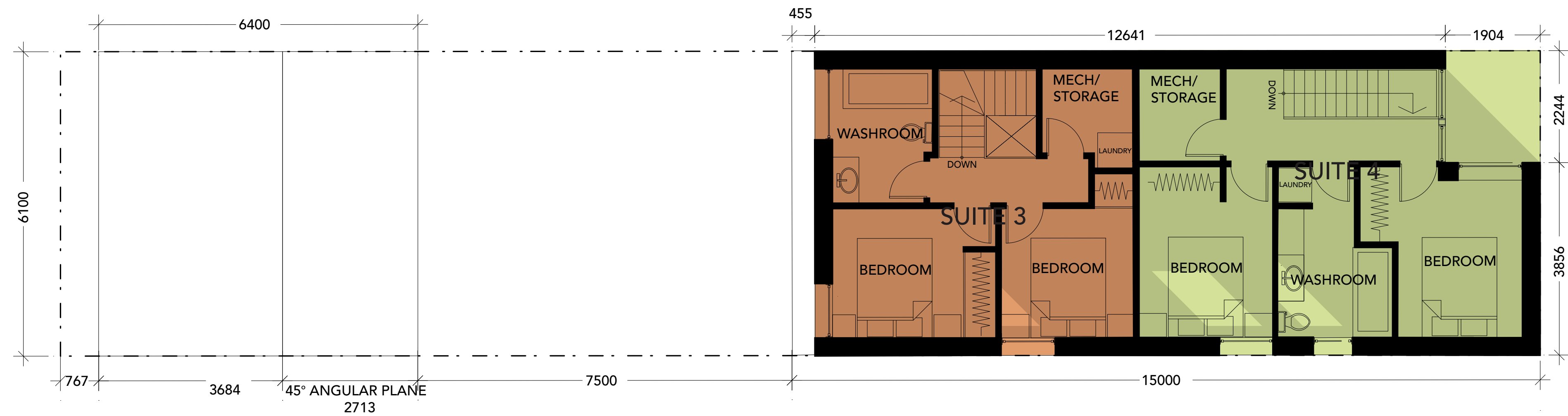


BASEMENT

PROPOSED MASSING: FOURPLEX

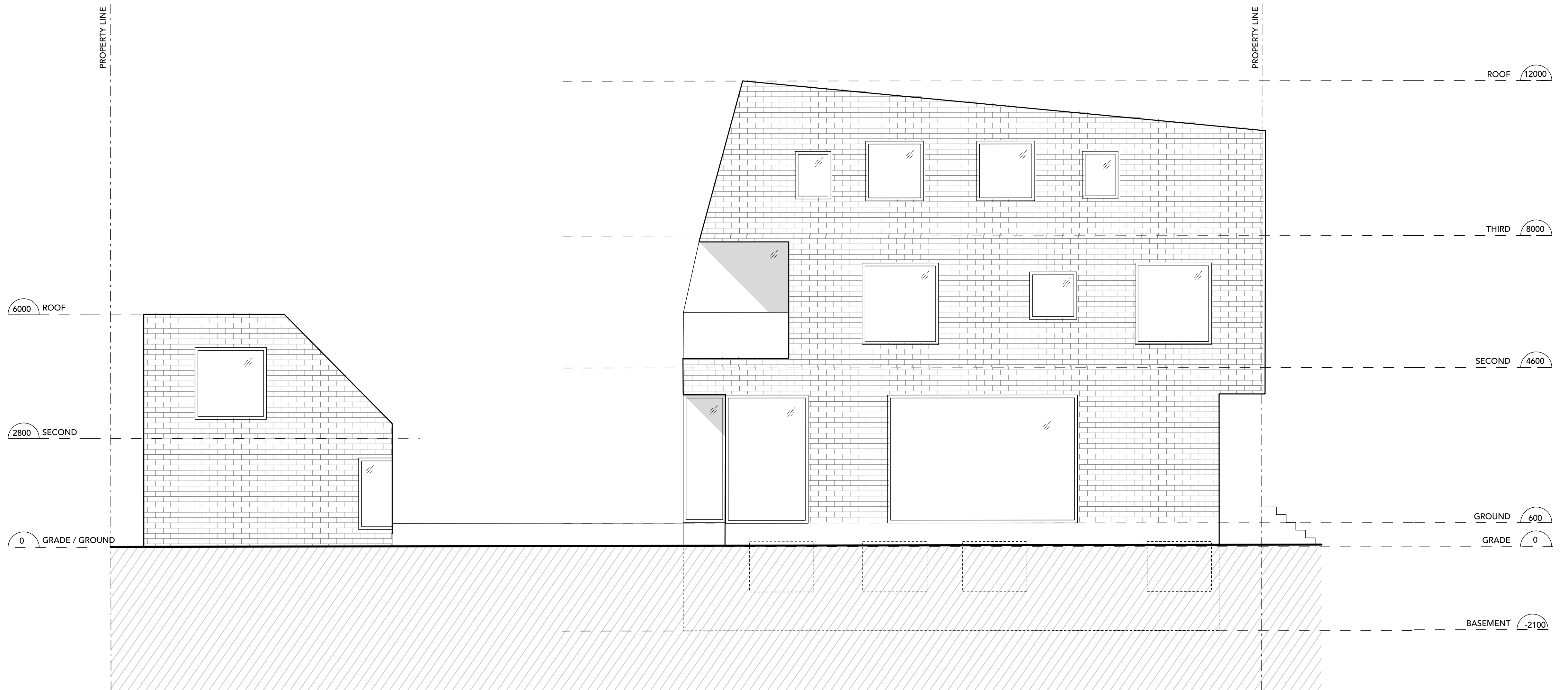


ROOF



THIRD FLOOR

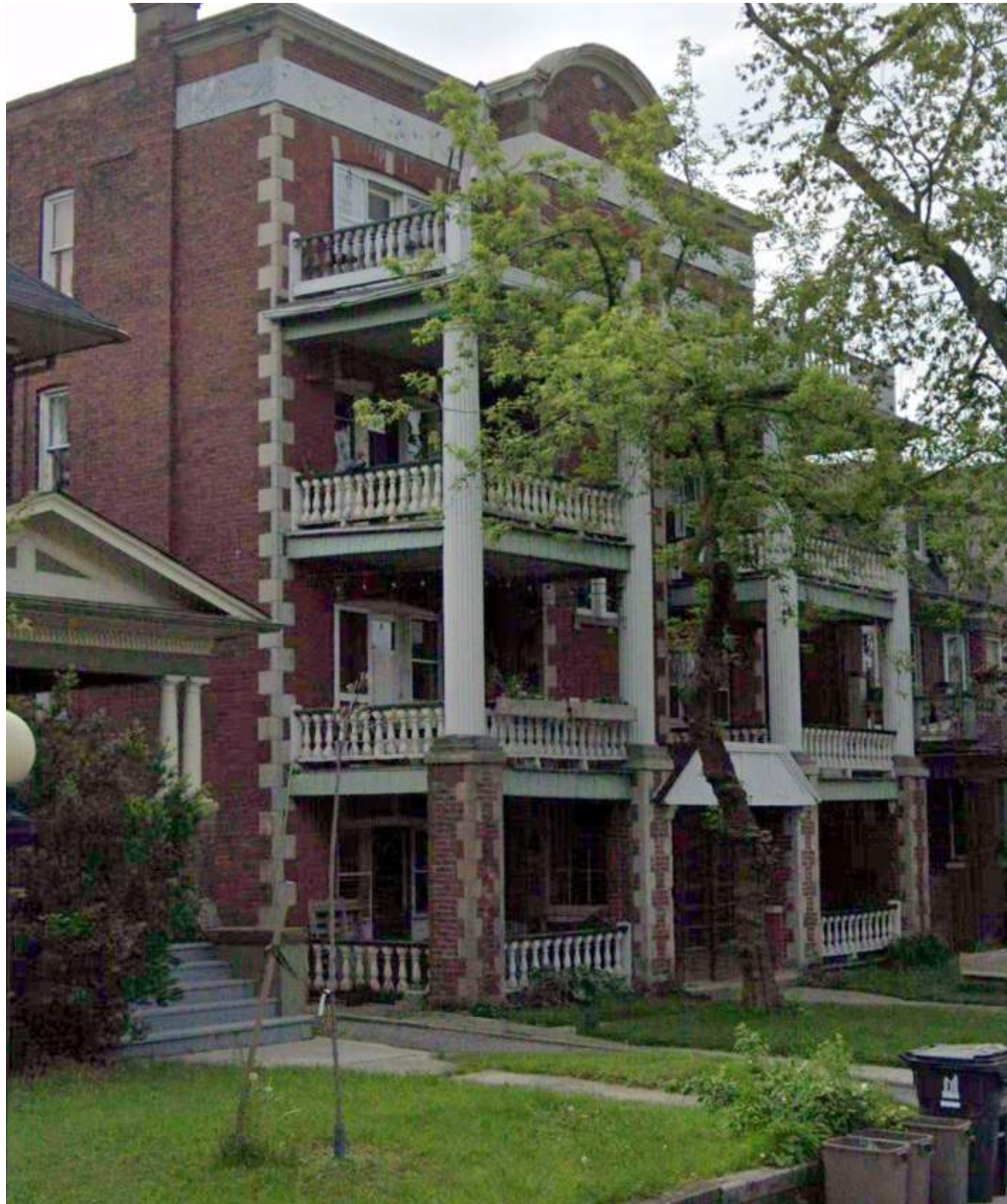
PROPOSED MASSING: FOURPLEX



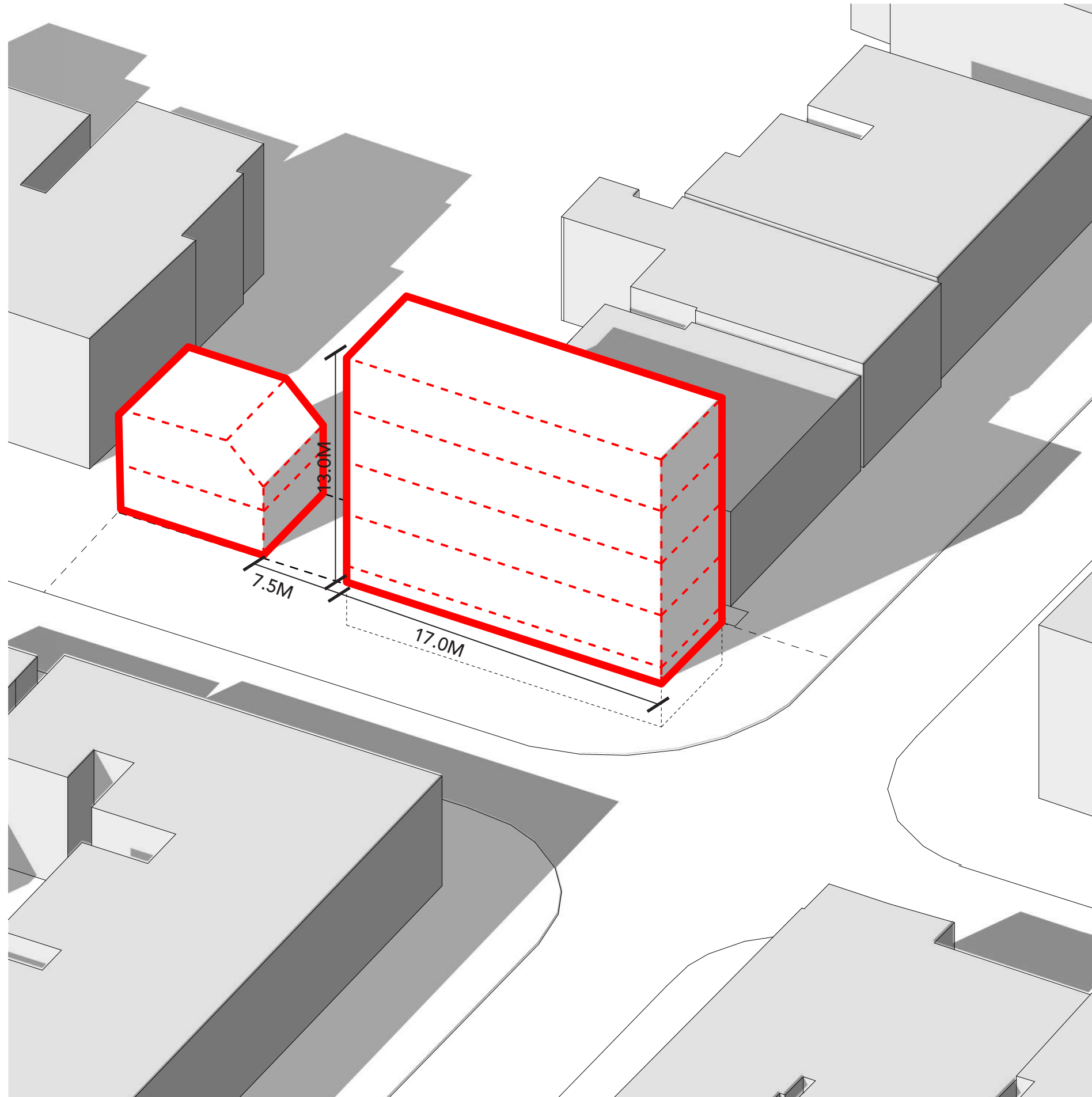
PROPOSED MASSING: WEST ELEVATION



PROPOSED MASSING: VIEW FROM ULSTER AND LIPPINCOTT



LOCAL PRECEDENTS



YELLOWBELT PROPOSED ZONING

PRINCIPLES FOR YELLOWBELT DEVELOPMENT:

1. ZONING

DENSITY (FSI): N/A
SETBACKS: 0.0M,
BUILDING LENGTH: 17M
BUILDING HEIGHT: 13M
PARKING: 0
BIKE PARKING: YES
LANEWAY STRUCTURE: 2 FLOORS,
6M HIGH

2. APPROVALS

AS OF RIGHT
NO SPA
VARIANCES BY COA

3. INCENTIVES

DC CHARGE FORGIVEN