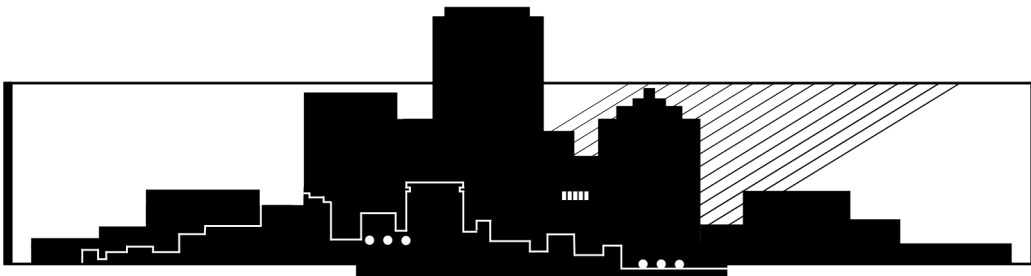


**Addendum No. 1  
Hearing No. 4.3 – 237 Cheltenham Rd.  
File No. A-084/2024**

**Committee of Adjustment  
Hybrid Meeting  
February 5, 2025  
5:30 pm**

**AGENDA**



Staff have prepared an addendum to clarify two typographical errors in the staff report for 237 Cheltenham Road (File A-084-24). Specifically, the staff report incorrectly states the proposed lot coverage as "27.4 percent" on page 34 under the Official Plan evaluation section. The corrected information is provided below to ensure accuracy in the Committee's review.

The third line in the second paragraph under the Official Plan test reads:

*"The proposed lot coverage is 179.18m<sup>2</sup> (27.4 per cent) (including a 7.8m<sup>2</sup> accessory structure)."*

Whereas the correct statement is:

*"The proposed lot coverage is 179.18m<sup>2</sup> (27.4m<sup>2</sup>) (including a 7.8m<sup>2</sup> accessory structure)."*

In addition, to the above correction, the following is provided to clarify the statistics in the report:

According to the site statistics shown on the site plan (SP1.02), the existing lot coverage of all structures on the property is 23.3%, calculated as follows:

House: 133.9m<sup>2</sup>

Shed: 7.8m<sup>2</sup>

Total: 141.7m<sup>2</sup>

Lot Area: 608.7m<sup>2</sup>

Lot Coverage:  $141.7\text{m}^2 / 608.7\text{m}^2 = 23.3\%$

On page 35 of the report, it states:

"As noted previously, the applicant is proposing an increase of 4.5 per cent lot coverage to what currently exists, a small increase to the existing lot coverage"

The sentence should read:

"The proposed coverage of 29.5% represents an increase of 4.5% over the maximum amount permitted in the Zoning Bylaw (25%) and 6.2% more than what currently exists (23.3%), a small increase to the existing lot coverage"