

DUKE STREET W

## CONCEPT PLAN 2

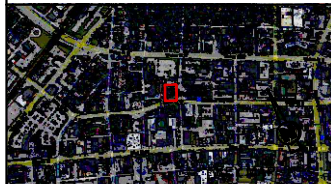
96 Duke Street West,  
66 Yonge Street West

PLAN 401 PT LOTS 6 & 7  
S/S WEBER W/S YOUNG  
PT LOTS 5 & 6 N/S DUKE  
W/S YOUNG RP 58R-11292  
PARTS 5-7



LANDPRO PLANNING  
SOLUTIONS INC.

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### LEGEND

----- Property Boundary

### NOTES:

Office District Zone (D-4)  
Density: +/-2780 units/ha

### D-4 ZONING

	REQUIRED	PROPOSED
Lot Area	N/A	0.2ha (0.5ac)
Footprint	N/A	+/- 1450m <sup>2</sup>
Frontage	N/A	31.17m
FY Setb.	3.0m, 1.2m	3.00m
RY Setb.	3.0m	2.81m
Int SY Setb.	N/A	5.71m
Ext SY Setb.	N/A	1.2m



SCALE: 1:350

DATE: 09-11-2023

DRAWING NO: 1/2

PLOT: 8.5x11"

DESIGNED BY: AL

REVIEWED BY: MS