

FILE: DP 2012-5065

DATE: August 6, 2013

REQUESTED BY: Lindsey Glover

BYLAW CHECK BY: Matt Straub

LAND USE: DC6D2012 (M-H1)

ADDRESS: 90, 94, 98 Mission Road South West

PROJECT DESCRIPTION: New: Multi-Residential Development, Retail and Consumer Service (2 buildings, 48 units)

Relaxations
Granted:

(This entire chart)

Bylaw Discrepancies		
Regulation	Standard	Provided
Building Setbacks As per DC	15(1) The minimum building setback from a property line shared with a street is zero metres.	Plans indicate the maximum building setback from the South property line is 6.90m (+2.90m).
	15(2) The Maximum building setback from a property line and a street is 4.0 metres.	Plans indicate the maximum building setback from the West property line is 5.10m (+1.10m). Plans indicate the maximum building setback from the North property line is 6.80m (+2.80m).
	15(5) - The minimum building setback from a property line shared with another parcel designated a residential district is 1.2 metres.	Plans indicate the minimum building setback from the South East property line is 0.00m (-1.20m).
	15(6) - The Maximum building setback from a property line shared with another parcel is 7.0 metres.	Plans indicate the maximum building setback from the South East property line is 37.30m (+30.30m).
549 Projections Into Setback Areas	(5) Eaves and window wells may project a max. of 0.6 m into any setback area.	Plans indicate the South eaves project 0.10m (+0.10m) into the setback area. Plans indicate the West eaves project 0.46m (+0.46m) into the setback area. <i>Note: Eaves project past the property lines</i>
	(6) Landings not exceeding 2.5 square m, ramps other than wheelchair ramps and unenclosed stairs may project into any setback area.	Plans indicate landings within the setback area that exceed 2.5m ² .
550 General Landscaped Area Rules	(5) All soft surfaced landscaped areas must be irrigated by an underground irrigation system, unless a low water irrigation system is provided.	Plans indicate the parcel is to be manually irrigated from hose bibs.

	<p>(6) Unless otherwise referenced in subsections (7) and (8), all areas of a parcel, except for those portions specifically required for motor vehicle access, motor vehicle parking stalls, loading stalls, garbage facilities, or any purpose allowed by the Development Authority, must be a landscaped area.</p> <p>(7) All setback areas adjacent to a street or another parcel, except for those portions specifically required for motor vehicle access, must be a landscaped area.</p> <p>(8) All setback areas adjacent to a lane, except for those portions specifically required for motor vehicle access, motor vehicle parking stalls, loading stalls or garbage facilities must be a landscaped area.</p>	<p>Plans do not indicate the surface material used for portions of the site.</p> <p>Plans indicate portions of the building to be located within the setback area.</p>
643 Landscaping and 551 Specific Rules for Landscaped Areas	<p>(3) The max. hard surfaced landscaped area is: (b) 40.0 % of the req. L.S. area, in all other cases.</p>	Plans indicate 44.29% (+4.29%) or 369.13m ² (+35.73m ²) of the parcel is hard surface landscaped.
555 Enhanced Landscaping Option	(b) deciduous trees a min. calliper of 65 mm. 50.0% of the provided deciduous trees must have a min. calliper of 85 mm.	Plans indicate the number of deciduous trees provided with a caliper of 85 mm is 12 (-2).
557 Amenity Space	(4) The req. min. amenity space is 5.0 m ² /unit.	Plans indicate 150.18m ² (-89.83m ²) of amenity space is provided for the units.
	Private amenity space 8 (b) have no min. dimensions of less than 2.0 m.	Plans indicate the private amenity space provided has dimensions less than 2.0m.
	Common Amenity space Outdoors 9 (c) must have a contiguous area of not less than 50.0 m ² .,	Plans indicate the area of the common amenity space provided is 44.17m ² (-5.83m ²).
	Common Amenity space Outdoors 9 (c) No dimension less than 6.0 m.;	Plans indicate a dimension of the common amenity space provided is 3.50m (-2.50m).
570 Retaining Walls	<p>(1) A retaining wall must be less than 1.0 m. in height, measured from lowest grade at any point next to the retaining wall: (b) within 3.0 m. of a property line.</p>	Plans indicate retaining walls within 3.0m of a property line that exceed 1.0m in height.
556 Garbage	(2) A garbage container enclosure: (a) must not be located between a building and a public street; and	Plans indicate the proposed garbage enclosure is located between a building and a public street.
	(2) A garbage container enclosure: (b) unless specified in subsection (3) must not be located in a setback area.	Plans indicate the garbage enclosure provided is within a setback area.

Loading Stalls

See Parking Spreadsheet

Plans indicate 0 (-1) loading stalls.