
CITY OF KELOWNA
MEMORANDUM

Date: September 25, 2002
File No.: (3060-20) **DP02-0058**

To: City Manager

From: Planning & Development Services Department

Subject:

DEVELOPMENT PERMIT APPLICATION OWNER: RUBY HOLDINGS LTD
NO. DP02-0058 (INC. NO. 146725)

AT: GORDON DRIVE AND
LEQUIME ROAD

APPLICANT: WATER STREET
ARCHITECTURE

PURPOSE: TO SEEK A DEVELOPMENT PERMIT TO AUTHORIZE
CONSTRUCTION OF A 4 STOREY, 4,932.4 M², 47 UNIT
APARTMENT BUILDING

EXISTING ZONE: RM3 – LOW DENSITY MULTIPLE HOUSING
RM5 – MEDIUM DENSITY MULTIPLE HOUSING

REPORT PREPARED BY: PAUL McVEY

SEE ATTACHED FACT SHEET FOR COMPLETE APPLICATION DETAILS

1.0 RECOMMENDATION

THAT Municipal Council authorize the issuance of Development Permit No. DP02-0058; for Lot A, Sec. 6, Twp. 26, O.D.Y.D., Plan KAP70075, located on Gordon Drive, Kelowna, B.C., subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in general accordance with Schedule "A";
2. The exterior design and finish of the building to be constructed on the land be in general accordance with Schedule "B";
3. Landscaping to be provided on the land be in general accordance with Schedule "C";
4. The applicant be required to post with the City a Landscape Performance Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, as determined by a professional landscaper;

5. The applicant register a plan of subdivision at the land titles office in Kamloops for required lot line adjustment, and concurrent discharge of Road Reserve Agreement as shown on Plan KAP66417.

AND THAT the applicant be required to complete the above-noted conditions within 180 days of Council approval of the development permit application in order for the permit to be issued.

2.0 SUMMARY

The applicant seeks permission to construct the first phase of construction of a proposed low and medium density multiple unit residential development. This first phase is designed to consist of 47 residential units within a 4 storey building constructed on top of a concrete parking structure.

2.1 Advisory Planning Commission

The above noted application (DP02-0058) was reviewed by the Advisory Planning Commission at the meeting of July 23, 2002 and the following recommendations were passed:

That the Advisory Planning Commission supports Development Permit Application No. DP02-0058, by Water Street Architecture (Doug Lane), northwest corner of Lequime Road and Gordon Drive, Lot A, Plan 70075, Sec. 6, Twp. 26, ODYD, to seek a development permit to authorize construction of a 4 storey, 4932 m², 47 unit apartment building.

3.0 BACKGROUND

3.1 The Proposal

The former Fairview Golf Course property has been the subject of several development proposals over the years. The application in 1998 (Z98-1014) proposed to rezone the subject property from the P3 – Parks and Open space zone in order to add the RM3 – Low Density Multiple Housing and the RM5 – Medium Density Multiple Housing zones to the golf course property. The associated Development Permit application (DP99-10,095) proposed the development of low density and medium density multiple unit housing forms. That application proposed a number of 4 unit buildings in 4 building clusters or nodes, with the remainder of the site proposed for several apartment buildings. A major component of that proposal was to provide a park area across the north end of the site to provide a pedestrian connection from Gordon Drive through to Lakeshore Road to connect the Mission Sports Fields to the lake. As part of that proposal, there were no-build covenants registered to protect the area around the pond, and the southern tip of the site to protect a stand of trees. A road reserve to protect a future alignment for the extension of Lequime Road was also registered as part of that application. There was also a dedication for Thomson Creek.

In April 2000, the property was subdivided into 3 lots, which created the park site, as well as two development lots. The larger of the two remaining lots was then made the subject of a new Development Permit application (DP00-10,038) which proposed the development of 31 residential units in the form of 2 unit to 4 unit, linked-dwellings as part of the first phase of a revised development plan, which anticipated the development of up to 85 units. This Development Permit received Council consideration on October 2, 2000, and was authorized for issuance. However, that Development Permit was never issued, and subsequently lapsed.

In October 2001, a 2.04 Ha portion located at the southern end of Lot 3, Plan KAP66568 was subdivided off to create a development site for the Okanagan Academy school facility. At the same time, the right of way for revised Lequime Road was dedicated to facilitate the required drainage works associated with the Mission Sports Field project. Application Z01-1034 rezoned the new Lot B, Plan KAP70075 to the P2 – Education and Minor Institutional zone to permit the development of the site for education purposes. The Okanagan Academy owns that property, and there is a new school facility currently under construction on that site.

This current application proposes the first phase development of the subject property (Lot A, Sec. 6, Twp. 26, O.D.Y.D., Plan KAP70075), located at the north west corner of Lequime Road and Gordon Drive. This application proposes the development of the south east corner of the subject property with a of 47 unit, 5,709.8 m² (GFA), 4 storey apartment building constructed on top of a concrete parking structure, partially buried in the ground. The proposed building is designed in an “L” shape, with a circular drive aisle located on the within the interior side of the “L”. There is also a surface parking lot for 21 vehicles located at the north side of the building. The building and surface parking area will be accessed from a private access driveway located along the west side of the building, which will provide access to future development phases of the property. Currently, there has been an application to subdivide the subject property into 4 lots with a private access driveway along the west side of the site.

The site plan is arranged in such a manner that the main vehicle entrance is located in the middle of the proposed western property line. The vehicle access forms a circular driveway to provide a drop off point to the main building entry, as well as to provide access to both the surface parking and the under building parking area. The site plan also indicates a pedestrian access from Gordon Drive that is identified with the use of an entrance feature incorporated into the landscaping along the Gordon Drive frontage. The landscape plan indicates a substantial amount of landscaping around the site and the base of the building.

The exterior finishes of the proposed building are designed to consist of horizontal siding combined with built out corner and accent details. The eaves and gables area utilize exposed rafter elements and beam ends. There are also stucco finished wall areas between the wall area finished with the horizontal siding to add additional visual interest to the façade. The base of areas of the walls and column bases are finished with split faced concrete block, as is the entrance to the under building parking structure. The horizontal siding is proposed to be finished in a dark green colour, while the trim and fascia pare proposed to be finished in a dark orange colour. The vinyl window trim is coloured a dark tan.

The main pedestrian access to the building is located within the junction of the two wings of the “L” shape of the building, facing the circular driveway. Several of the residential units on the ground floor have direct access to grade outdoors. There is also a common amenity room located on the ground floor level, adjacent to the main entrance lobby. Also included within the lobby area is a public seating area with a fireplace. The entire building is developed with 11 one bedroom units and 36 two bedroom units. All of the one bedroom units also contain a den.

The proposal as compared to the RM5 zone requirements is as follows:

CRITERIA	PROPOSAL	RM5 ZONE REQUIREMENTS
Site Area (m ²)	5,210 m ²	1,400 m ²
Site Width (m)		30 m
Site Coverage (%)	30% Building 58% Building & pvmt	40% Building 60% Building & Pvmt
Total Floor Area (m ²)	5,709.8 m ² (gross) 4,932.4 m ² (net)	
F.A.R.	0.93	1.1 base, + .138 bonus underbuilding parking max. = 1.238 max.
Storeys (#)	4 storeys (16.5m)	4 storeys (16.5 m) max.
Setbacks (m)		
- Front (Lequime Rd.)	6.0 m	6.0 m
- Rear	18.5 m	9.0 m
- West Side	14 m	The minimum site side yard is 4.5m for a portion of a building not over 2½ storeys, and 7.5m for portions of a building in excess of 2½ storeys
- East Side (Gordon Dr.)	7.5 m	The minimum site side yard is 4.5m for a portion of a building not over 2½ storeys, and 7.5m for portions of a building in excess of 2½ storeys, and 7.5 m from a flanking street.
Parking Stalls (#)	47 under building 21 surface 68 stalls provided	68 stalls required
Private open space	1,860 m ² Provided	15 m ² for 1 Br = 165 m ² 25 m ² per 2 Br = 900 m ² 1,060 m ² Req'd

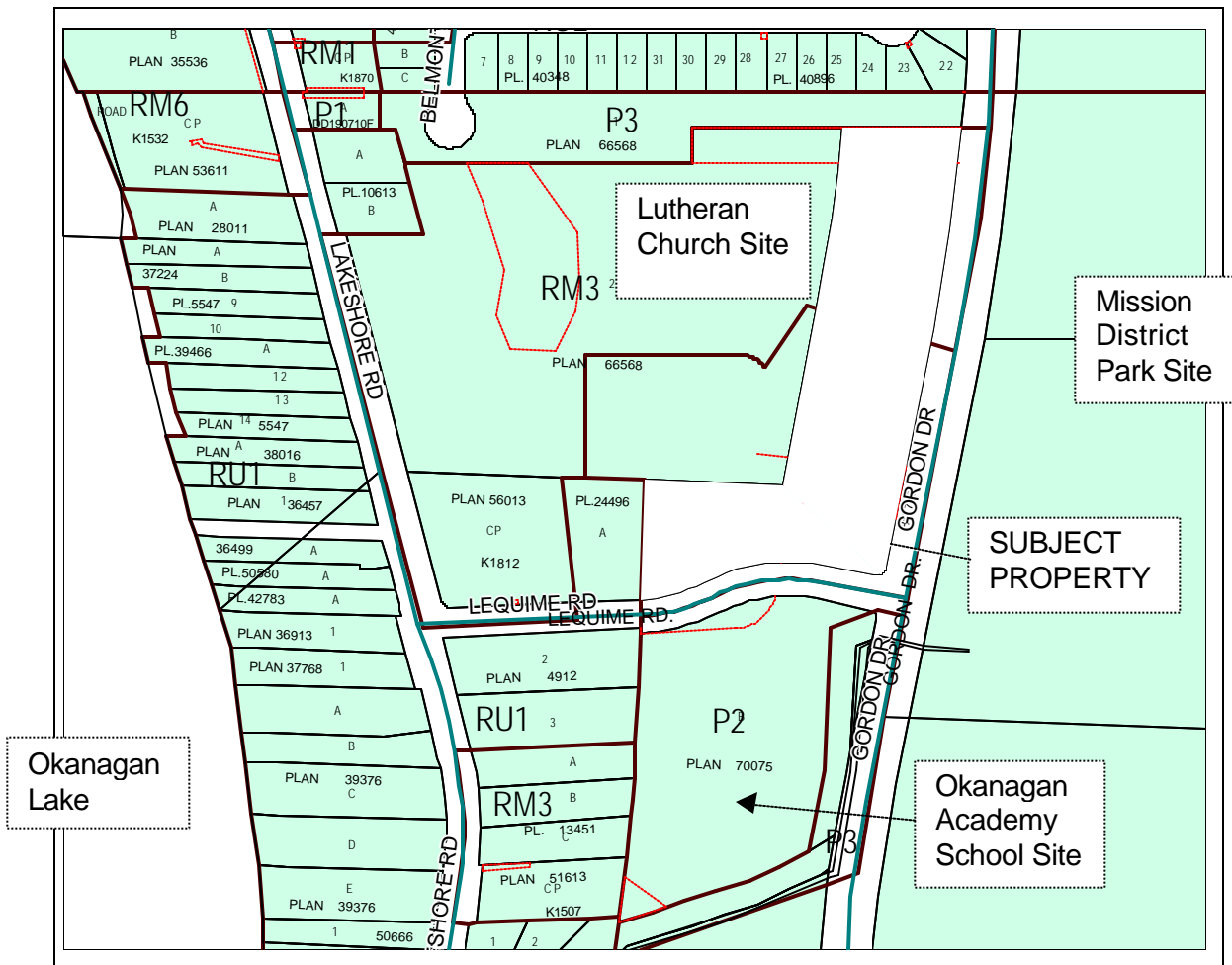
Parking Calculations;

One bedroom units	11 x 1.25	=	14 stalls
Two bedroom units	36 x 1.5	=	54 stalls
Total parking required			68 stalls

3.2 Site Context

The subject property was part of the former Fairview Golf Course site. The golf course has not operated on this property for approximately 3 or 4 years. The subject property is generally level, and is adjacent to Gordon Drive on the east side.

SUBJECT PROPERTY



Adjacent zones and uses are, to the:

- North - P3 – Parks and Open Space / new linear park
- East - A1 – Agricultural 1 / Mission District Park and Wet Lands
- South - P2 – Education and Minor Institutional / Lequime Rd., Okanagan Academy Site
- West - RU1 – Large Lot Housing / Group Home
- RM3 – Low Density Multiple Housing / future Lutheran Church Property
- RM5 – Medium Density Multiple Housing / future Lutheran Church Property

3.3 Current Development Policy

3.3.1 Kelowna Official Community Plan

The current Official Community Plan designates the future land use of the subject property as a combination of multi-family residential – low density and multi-family residential – medium density. It also designates Park and Open Space along the length of Thompson Creek.

The Official Community Plan also contains the following statements;

Objectives for Multiple Unit Residential Development:

- All development should be an appropriate response to its physical context, or anticipated future context where an area is designated for increased density or land use transition in the OCP.
- All development should facilitate access by, and minimize conflicts among pedestrian, bicycle, and vehicular modes of transportation (access, mobility).
- All development should promote safety and security of persons and property within the urban environment (CPTED).

Guidelines for Multiple Unit Development:

In issuing conditions relating to a development permit the City will specify how development permit objectives can be satisfied. This should include consideration of the following guidelines, as examples of how to meet the objectives:

Relationship to the Street

- First storey units should ideally provide ground-level access and outdoor amenity space
- The principle front entranceway should be clearly identified and in scale with the development.

Building Massing

- Developments with multiple, separate buildings should be designed in such a manner that individual buildings contain different, but compatible shapes, masses, and/or exterior finishes.
- Developments should be sensitive to and compatible with the massing and rhythm of the established streetscape.
- Sub-roofs, dormers, balconies, and bay windows should be encouraged.

Walls

- End walls visible from a public street or residential lot should be finished to provide an attractive appearance. Blank or solid walls (without glazing) should not be longer than 5 m. Walls longer than 5 m should incorporate wall detailing that will provide visual interest.

Views

- View corridors should, wherever possible, be preserved.
- All buildings and structures on lots along the Okanagan Lake foreshore should be sited so as to minimize any obstruction of lake views from established abutting development.
- Buildings along the lakefront should not be taller than those permitted further inland such that lakefront views are not obscured. Special circumstances may suggest relaxation of this policy to allow for a landmark development that is in the public's interest.

Crime Prevention

- Guidelines for Crime Prevention Through Environmental Design Guidelines (CPTED) should be followed.

Amenities

- Appropriate high quality public spaces, which provide links to surrounding areas and open space relief within the development should be encouraged.

Parking

- Underground parking is encouraged.

3.3.2 City of Kelowna Strategic Plan (1992)

The project is consistent with the Urban Form objectives of the Strategic Plan which encourages a “more compact urban form by increasing densities through infill and redevelopment within existing urban areas...”

3.3.3 North Mission/Crawford Sector Plan

The North Mission/Crawford Sector Plan generally supports the proposed land uses. Most of the site specific development criteria listed on Illustrative Concept #5 in the Sector Plan has been addressed through the conceptual development plans

3.3.4 Crime Prevention Through Environmental Design

The City of Kelowna Crime Prevention Through Environmental Design guidelines include the following suggestions for Multiple Unit Residential Developments;

Natural Surveillance

- building entrances and exterior doors should be clearly visible from the street or by neighbours;
- all four facades of a building should have windows;
- visitor parking should be designated;
- parking areas should be visible from windows and doors;
- parking areas and pedestrian walkways should be well-lit;
- dumpsters should not create blind spots or hiding areas;
- elevators and stairwells should be clearly visible from windows and doors;
- buildings should be sited so that the windows and doors of one unit are visible from another;

Territorial Reinforcement

- property lines should be defined by landscaping or fencing which does not create a visual barrier;
- building entrances should create a strong sense of identity and presence on the street with the use of architectural elements, lighting and /or landscaping;
- balconies should be large enough to provide a useable activity area for residents, thereby increasing influence over the adjacent neighbourhood;

Natural Access Control

- balcony railings should never be a solid opaque material;
- entrances into parking lots should be defined by landscaping, or architectural design;
- where feasible, no more than four apartments should share the same entrance;
- elevators and stairwells should be centrally located;
- access to the building should be limited to no more than two points.

Target Hardening

- cylinder dead bolt locks should be installed on all exterior doors;
- common building entrances should have locks that automatically lock when the door closes;

4.0 TECHNICAL COMMENTS

The application has been circulated to various technical agencies and City departments and the following relevant comments have been submitted:

4.1 Agricultural Advisory Committee

Adjacent property recently excluded from the ALR modifications to map and database are underway.

4.2 Aquila Networks Canada

ANC will provide underground electrical service.

4.3 B.C. Gas

Gas will be available on Lequime Road. Applications required.

4.4 Canada Post

This application will require the installation of centralized mail delivery equipment.

4.5 Fire Department

Fire department access and hydrants as per the BC Building Code and City of Kelowna Subdivision By-law.

4.6 Inspection Services Department

Inspection services has reviewed the application as presented and offer the following comments:

this building is 4 storeys, facing 3 streets with a maximum building area of 1800 m2, and shall conform to Section 3.2.2.45 of the B.C. Building Code. The main floor shall be a maximum of 2 meters above grade. The water table may push the building up to that elevation. The building shall be sprinklered.

4.7 Parks Manager

1. Landscape plan does not key plant material to location.

2. All entry feature signs for the proposed development to be located on private property and not on city Blvd. This includes any landscape treatment.

Landscape Plan Requirements:

3. The following applies for all boulevard (BLVD) landscape on city ROW and is standard information required on a landscape plan:
 - A. Planting plan to include a plant materials list:
 - i) Latin name
 - ii) common name
 - iii) size at planting
 - iv) plant symbol key
 - v) indicate existing trees
 - vi) indicate existing trees to be removed
 - B. Minimum plant material specifications for blvds. as follows:
 - i) Deciduous Tree – caliper @300mm above rootball (min. 60mm)
 - ii) Deciduous Shrub - spread (min. 450mm)
 - iii) Coniferous Tree - height (min. 2.5m)
 - iv) Coniferous Shrub - spread (min. 450mm)
 - v) Seed/Sod Mix according to location and proposed activity use.
 - C. Shrub beds require plastic edge beside all areas abutting a city sidewalk or city land to prevent migration of mulch.
 - D. Scale of plan and north arrow clearly indicated on plan.
 - E. Planting plan to include all u/g utility locations in BLVD.
4. All plant material (trees, shrubs, ground covers and seed/sod) used in BLVD to be reviewed by City Parks Division. All materials located in BLVD to meet city standard for size and method of installation.
5. **BLVD maintenance** (irrigation, shrubs, ground cover, sod, and seeded areas) is the responsibility of owner/occupant.
6. **BLVD tree maintenance** is responsibility of Parks Division.
7. Planting plan to include all u/g utility locations in BLVD.
8. All trees planted in sidewalk and not in grass Blvd will require a vault and grate and/or root shield barriers. All trees in grass Blvd to use root shield barriers beside concrete infrastructure.

4.8 Shaw Cable

Owner/contractor to supply & install conduit system as per Shaw Cable drawings and specifications

4.9 Telus

Telus will provide underground facilities to this development. Developer will be required to supply and install as per Telus policy.

4.10 Works and Utilities Department

The Works & utilities Department has the following comments and requirements associated with this application for the proposed Phase 1 – 24 Unit Multi – Family Development. The existing parcel is split zoned RM-5 and RM-3. The road and utility upgrading requirements outlined in this report are provided for information purposes.

1. General

Requirements of the Rezoning Reports Z98-1014 and Z01-1034 must be satisfied before development approval.

2. Servicing Requirements

Should the proposed Subdivision Application S02-0080 proceed, all servicing requirements for this development application will be deferred to subdivision stage.

3. Domestic Water and Fire Protection

(a) A new 200mm diameter domestic water and fire protection service for this development has been provided from a watermain on Lequime Road. Service changes shall be at the developer's cost.

(b) The subject lot is included into Water Specified Area Number 1.

4. Sanitary Sewer

(a) A 200mm diameter sanitary sewer service for this development has been provided from a sanitary sewer main on Lequime Rd. The Sanitary main on Lequime Road has recently been constructed and paid for by the City Parks Department. Latecomer protection is being executed for this sanitary sewer main. The developer of the subject parcel will be required to pay Latecomer charges of \$13,268.00 before connecting to the new service from Lequime road.

Service changes shall be at the developer's cost.

(b) The subject lot must be included into Sanitary Sewer Specified Area Number 1. A map amendment will be required.

5. Storm Drainage

(a) A storm drainage system on Lequime Road has been completed by the City Drainage / Solid Waste Division. The applicant's contribution towards the construction of this 1200mm storm main is based on a 250mm main. Latecomer protection is being executed for this storm sewer main. The developer of the subject parcel will be required to pay Latecomer charges of \$24,738.40 before connecting to the new service from Lequime road. Service changes shall be at the developer's cost.

(b) Storm drainage systems and overflow service(s) for the site will be reviewed and approved by Engineering when a site servicing design is submitted.

6. Road Dedication and Subdivision Requirements

(a) Grant statutory rights of way if required for utility services.

7. Electric Power and Telecommunication Services

The electrical and telecommunication services to this building as well as the local distribution wiring must be installed in an underground duct system, and the building must be connected by an underground service. It is the developer's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for these services.

8. Street Lighting

Ornamental street lighting including underground ducts has been installed on the road fronting on the proposed development. It may be necessary to relocate or add new light standards. The cost of this requirement will be at the applicant's cost.

9. Engineering

Road and utility construction design, construction supervision, and quality control supervision of all off-site and site services including on-site ground recharge drainage collection and disposal systems, must be performed by an approved consulting civil engineer. Designs must be submitted to the City Engineering Department for review and marked "issued for construction" by the City Engineer before construction may begin.

10. Development Cost Charge Reduction Consideration

Not applicable.

11. Latecomer Protection

(a) Latecomer protection has been applied to this lot for sanitary sewer main and storm drainage systems constructed on Lequime Road. Latecomer charges must be paid by this developer prior to connecting to these systems on Lequime Road.

(b) Under the provisions of the Municipal Act, Latecomer provisions are available for the following item:

(i) Storm sewer installation on Gordon Drive

The consulting engineer is to prepare and submit the Latecomer Agreement(s) for the above item. The Latecomer Agreements must be submitted for Council's adoption prior to the notice to proceed with the works.

12. Geotechnical Report

As a requirement of this application and building permit approval the applicant must provide a comprehensive geotechnical report prepared by a Professional Engineer qualified in the field of hydro-geotechnical survey to address the following:

- (a) Area ground water characteristics, including water sources on the site.
- (b) Site suitability for development; i.e. unstable soils, foundation requirements etc.
- (c) Drill and/or excavate test holes on the site and install piezometers if necessary. Log test hole data to identify soil characteristics, identify areas of fill if any. Identify unacceptable fill material, analyse soil sulphate content, identify unsuitable underlying soils such as peat, etc. and make recommendations for remediation if necessary.
- (d) List extraordinary requirements that may be required to accommodate construction of roads and underground utilities as well as building foundation designs.

13. Survey Monuments and Iron Pins

If any legal survey monuments or property iron pins are removed or disturbed during construction, the developer will be invoiced a flat sum of \$1,200.00 per incident to cover the cost of replacement and legal registration. Security bonding will not be released until restitution is made.

14. Development Permit

- (a) The developer must engage a consulting civil engineer to provide a storm water management plan for this site which meets the requirements of the City Storm Water Management Policy and Design Manual. The plan must accommodate the requirements to contain a 1 in 10-year storm event within pipes and identify overland drainage routes for a 100-year storm event and possible provision of storm water retention facilities. The storm water management plan must also include provision of a lot grading plan, provide minimum basement elevation (MBE), and provide on-site drainage containment and disposal systems. The on-site drainage system may be connected to the street drainage system with an overflow service.
- (b) The development will be required to contain and dispose of site generated storm water on the site by installing a ground recharge system consisting of drywells and perforated pipe bedded in drain rock.
- (c) Damage to existing works may likely occur during the excavation and construction period. Replacement of damaged works will be at the developer's expense
- (d) Grade the fronting road boulevards in accordance with the standard drawing and provide a minimum of 50 mm of topsoil. Major cut/fill slopes must start at the property lines.
- (e) A water meter is mandatory for this development and must be installed inside the building on the water service inlet as required by the City Plumbing Regulation and Water Regulation bylaws. The developer or building contractor must purchase the meter from the City at the time of application for a building permit from the Inspection Services Department, and prepare the meter setter at his cost. .

- (f) If any City of Kelowna water will be used for irrigation on this site after the site is connected to City of Kelowna sanitary sewer, then an “irrigation sewer credit meter” must also be purchased from the City and installed on the irrigation branch line. This development will have to be billed for sewer-use as a commercial account. (Sewer-use charge by metered consumption).
- (g) Landscaped boulevards, complete with underground irrigation, are required for the full frontage of Lequime Road and Gordon Drive. Adjustments to the irrigation system for credit metering may be made after each phase of development is complete.
- (h) Access and Manoeuvrability

Private access roads must be constructed and paved to the City standard SS-R2.

Perimeter access must comply with the BC Building Code.

The site plan illustrates the ability of an SU-9 standard size vehicle to manoeuvre onto and off the site without requiring a reverse movement onto public roadways. If the development plan intends to accommodate larger vehicles, the site plan should be modified and illustrated accordingly.

15. Administration Charge

An administration charge will be assessed for processing of this application, review and approval of engineering designs and construction inspection. The administration charge is calculated as 3% of the total off-site construction costs, not including design. 7% GST will be added.

5.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT COMMENTS

The Planning and Development Services Department does not have concerns with this proposal for the first phase of development of the subject property. The proposed development is consistent with the RM5 zone, with the exception of the proposed building height. The proposed development is a reasonable form of multiple family residential development as the design of the buildings incorporate a high level of architectural detailing to provide for a visually interesting building.

The applicant has adjusted the proposed lot grading for the development in order that the proposed building grade complies with bylaw definition requirements. Owing to the high ground water elevations of the site, it will not be possible to construct the floor slab of the parking garage much below the existing grade. The existing site has had a substantial amount of “peat” soils removed from the site, and new gravel material placed. Since the road construction for both Gordon Drive and Lequime Road has been completed, the final grades along the road frontages has been established. The final lot grading will determine the ultimate building height. The applicant has submitted revised

drawings to demonstrate that it will be possible to grade the site from the building to the property lines and meet the zoning bylaw definition requirements so that the under-building parking structure will not protrude greater than 600 mm (2 ft.) above finished grade, and thus will not be considered a ½ storey.

In light of the above, the Planning and Development Services Department supports this application, and recommends for positive consideration by Council.

Andrew Bruce
Current Planning Manager

Approved for inclusion

R.L. (Ron) Mattiussi, ACP, MCIP
Director of Planning & Development Services

PMc/pmc
Attach.

FACT SHEET

- | | |
|---|---|
| 1. APPLICATION NO.: | DP02-0058 |
| 2. APPLICATION TYPE: | Development Permit |
| 3. OWNER:
· ADDRESS
· CITY/POSTAL CODE | Ruby Holdings Ltd. (Inc. No. 146725)
1081 Mission View Ct.
Kelowna , BC V1Z 3R3 |
| 4. APPLICANT/CONTACT PERSON:
· ADDRESS
· CITY/POSTAL CODE
· TELEPHONE/FAX NO.: | Water Street Architecture / Doug Lane
1485 Water Street
Kelowna, BC V1Y 1J6
762-2235/762-4584 |
| 5. APPLICATION PROGRESS:
Date of Application:
Date Application Complete:
Servicing Agreement Forwarded to Applicant:
Servicing Agreement Concluded:
Staff Report to Council: | June 21, 2002
June 24, 2002
August 23, 2002
September 25, 2002
September 25, 2002 |
| 6. LEGAL DESCRIPTION: | Lot A, Sec. 6, Twp. 26, O.D.Y.D., Plan KAP70075 |
| 7. SITE LOCATION: | North West Corner Lequime road and Gordon Drive |
| 8. CIVIC ADDRESS: | West of Gordon Drive |
| 9. AREA OF SUBJECT PROPERTY: | 22,594 m ² |
| 10. TYPE OF DEVELOPMENT PERMIT AREA: | General Multiple Family |
| 11. EXISTING ZONE CATEGORY: | RM3 – Low Density Multiple Housing
RM5 – Medium Density Multiple Housing |
| 12. PURPOSE OF THE APPLICATION: | To Seek A Development Permit To Authorize Construction Of A 4 Storey, 4,932.4 M ² , 47 Unit Apartment Building |
| 13. DEVELOPMENT VARIANCE PERMIT VARIANCES: | N/A |
| 14. VARIANCE UNDER DEVELOPMENT PERMIT: | N/A |
| 15. DEVELOPMENT PERMIT MAP 6.2 IMPLICATIONS | N/A |

Attachments

Subject Property Map
Schedule A, B & C (4 pages)
2 pages of floor plans