
CITY OF KELOWNA

MEMORANDUM

Date: April 1st, 2004
File No.: DP03-0099/DVP03-0142

To: City Manager

From: Planning and Corporate Services Department

Subject:

APPLICATION NO. DP03-0099
DVP03-0142

OWNER: LCC Holdings Inc.

AT: 1094 Lawson Avenue

APPLICANT: Colin Darrow
(Denver Carrington Developments Inc.)

PURPOSE: TO CONSTRUCT A 3.5 STOREY, 15 UNIT APARTMENT BUILDING ON THE SUBJECT PROPERTY

TO VARY THE LOT WIDTH IN THE RM4 – TRANSITIONAL LOW DENSITY HOUSING ZONE FROM 30.0M REQUIRED TO 27.48M PROPOSED

TO VARY THE PROPOSED BUILDING HEIGHT WHICH WILL EXCEED THE MAXIMUM OF THREE STOREYS PERMITTED IN THE RM4 ZONE (3.5 STOREYS PROPOSED)

TO VARY THE FRONT YARD SETBACK (FROM ROAD RESERVE) FROM 6.0M REQUIRED TO 5.0M PROPOSED.

TO VARY THE MINIMUM DRIVE AISLE WIDTH FROM 7.0M REQUIRED TO 5.5M PROPOSED.

TO VARY THE MINIMUM SETBACK FOR REFUSE/RECYCLING BINS ABUTTING A RESIDENTIAL ZONE FROM 3.0M REQUIRED TO 0.0M PROPOSED

TO VARY THE MAXIMUM PROJECTION INTO A REQUIRED SIDE YARD FROM 0.6M PERMITTED TO 2.0M PROPOSED.

EXISTING ZONE: LAND USE CONTRACT (RU6 IS UNDERLYING ZONE)

PROPOSED ZONE: RM4 – TRANSITIONAL LOW DENSITY HOUSING

REPORT PREPARED BY: RYAN SMITH

SEE ATTACHED FACT SHEET FOR COMPLETE APPLICATION DETAILS

1.0 RECOMMENDATION

THAT Final Adoption of Zone Amending Bylaw No. 9136 not be considered by Council;

AND THAT Final Adoption of Official Community Plan Amending Bylaw No. 9135 not be considered by Council;

AND THAT Council not authorize the issuance of Development Permit No. DP03-0099 for Lot 2, District Lot 138, ODYD Plan 3809, located on Lawson Avenue, Kelowna, B.C.;

AND THAT Council not authorize the issuance of Development Variance Permit No. DVP03-0142; Lot 2, District Lot 138, ODYD Plan 3809, located on Lawson Avenue, Kelowna, B.C.

2.0 SUMMARY

The applicants are proposing to construct a 15-unit condo/apartment building on the subject property. There is an existing land-use contract that currently limits the use of the subject property to parking. The applicant is proposing to discharge this land use contract as it has outlasted its usefulness. The applicant is also proposing a rezoning from the RU6- Two Dwelling Housing zone that underlies the land use contract to the RM4-Transitional Low Density Housing Zone. As the future land use designation for the subject property is Multiple Unit Residential Low Density, the applicant is also seeking an amendment to the Official Community Plan to allow a future land use designation of Multiple Unit Residential Medium Density.

3.0 ADVISORY PLANNING COMMISSION

At the regular meeting of October 7th, 2003 it was resolved:

THAT the Advisory Planning Commission supports Land Use Contract No. LUC03-0002, LCC Holdings Ltd (Terry Feeny), to discharge the Land Use Contract;

AND THAT the Advisory Planning Commission supports OCP03-0011 and Z03-0047 by LCC Holdings Ltd (Terry Feeny), to amend the Official Community Plan's Future Land Use designation from Multiple Unit Residential Low Density, to Multiple Unit Residential Low Density Transitional and to rezone to the RM4-Transitional Low Density Housing zone;

AND THAT the Advisory Planning Commission not consider support for Development Permit Application No. DP03-0099 by LCC Holdings Ltd (Terry Feeny), to obtain a development permit for the construction of a 15 unit, 3 storey multi-family residential building until either a Development Variance Permit application is submitted for APC review, or the proposal has been revised to meet all zoning bylaw requirements.

*Note: The Development Permit and Development Variance Permit applications were forwarded to the December 9, 2003 meeting of the Advisory Planning Commission for consideration as unfinished business. The Advisory Commission resolved not to support the applications at that time.

4.0 BACKGROUND

The existing land-use contract limits the permitted uses on this site to parking for the employees of People's Food Market. The contract allows that "On or after (10) years from the date of the contract, in its sole discretion, the municipality may unilaterally terminate all or any part of this contract provided that:

- The municipality before adopting any such resolution shall hold a public hearing thereon in the manner provided for in Section 703 of the Municipal Act, RSBC, 1960, Chapter 255 and amendments thereto;
- Any such resolution shall be registered in the Land Registry Office at the City of Kamloops in the same manner as this contract.

The People's Food Market and its successor IGA are no longer in operation and the current Zoning Bylaw requirement for parking can be met without the use of the subject property.

4.1 The Proposal

The applicants are proposing to construct a 15-unit condo/apartment building on the subject property. There is an existing land-use contract that currently limits the use of the subject property to parking. The applicant is proposing to discharge this land use contract as it has outlasted its usefulness. The applicant is also proposing a rezoning from the RU6- Two Dwelling Housing zone that underlies the land use contract to the RM4-Transitional Low Density Housing Zone. As the future land use designation for the subject property is Multiple Unit Residential Low Density, the applicant is also seeking an amendment to the Official Community Plan to allow a future land use designation of Multiple Unit Residential Medium Density. Council advanced the zone amending bylaw, the OCP amending bylaw and the land use contract discharge bylaw to third reading on January 13, 2004.

The proposed 15-unit building will be 3.5 storeys in height and will be accessed via a driveway from Lawson Avenue. The development will accommodate 19 stalls in the parkade under the building and 2 stalls at grade. The applicant is planning to provide 4 two-bedroom suites and 1 one-bedroom suite on each of three floors. The pedestrian entrance to the building is also via Lawson Avenue and identified by a porte-cochere feature.

The applicant has chosen a olive/tan stucco to finish the exterior walls of the building. The base of the building (exposed parkade walls) will be finished with a stone-tile application. A brick or cultured stone feature will be applied on the first storey and will extend vertically in several areas to the cornice line.

As a significant amount of mature vegetation currently exists along the Gordon Drive frontage of the property the applicant has indicated that every attempt will be made to retain as much of this vegetation as possible, however, much of this vegetation will be located within the road reserve. The applicant will also attempt to incorporate existing vegetation located along the western property line into the landscape plan.

The applicant is seeking a development variance permit to address the front and side yard setbacks on Gordon Drive and Lawson Avenue as well as variance for the minimum lot width for the RM4 zone (30m required-27.48m proposed). The original plans submitted by the applicant appeared to meet the required setbacks, however, these plans did not account for the road reserves and dedications on Lawson

Avenue and Gordon Drive required by the Works and Utilities Department. To accommodate the 2.5m road reserve required on Gordon Drive the applicant has also reduced the size of the two-way drive aisle from 7m required to 5.5m proposed.

In addition the applicant is seeking to vary the height from 3 storeys permitted to 3.5 storeys proposed to accommodate a parkade structure that will lie partly below grade.

Note: *The form and character of the proposal that was originally submitted for Council consideration with the Zoning and Official Community Plan Amendment has been revised from the original proposal. The footprint of the building and unit distribution remain the same however the roofline and exterior treatments differ.*

The application meets the requirements of the RM4 – Transitional Low-Density Housing zone as follows:

CRITERIA	PROPOSAL	RM4 ZONE REQUIREMENTS
Lot Area (m ²)	1494m ² (Includes required road widening)	900m ²
Lot Width (m)	30.45m	30m
Lot Width (m) (after dedication)	27.45m ❶	30m
Lot Depth (m)	49.0m	30m
Area of Buildings at Grade	635.3m ²	746.7m ²
Area of Pavement, Accessory Buildings, etc...	786.3m ²	896.1m ²
Site Coverage (%) (Buildings)	42.5%	50%
Site Coverage (%) (Buildings and paved areas)	52.6%	60%
Total Floor Area (m ²)	2264m ²	
Net Floor Area (m ²)	1250m ²	
Floor Area Ratio (FAR)	0.78 (after dedication)	0.84
Parking Spaces	22	22
Bicycle Parking	10	10
Storeys (#)	3.5 ❷	3
Setbacks (m)		
- Front	5.0m ❸	6.0m
- Rear	11.2m	9.0m
- Side (n)	4.9m	4.5m
- Side (s)	4.5m	4.5m
Drive Aisle Width	5.5m ❹	7.0m
Refuse Bins (Setback from abutting residential areas)	0.0m ❺	3.0m
Projections into Yards (Open Access Stair in Interior Side Yard)	2m ❻	0.6m

❶ Applicant seeking to vary the lot width in the RM4 zone from 30.0m required to 27.48m proposed.

❷ Applicant is seeking a variance for the height of the proposed building that exceeds the maximum of three storeys permitted in the RM4 zone.

❸ Applicant is seeking to vary the front yard setback (from road reserve) from 6.0m required to 5.0m proposed.

- ④ Applicant is seeking to vary the minimum drive aisle width from 7.0m required to 5.5m proposed.
- ⑤ Applicant is seeking to vary the minimum setback for refuse/recycling bins abutting a residential zone from 3.0m required to 0.0m proposed.
- ⑥ Applicant is seeking to vary the maximum projection into a required side yard from 0.6m permitted to 2.0m proposed.

4.2 Site Context

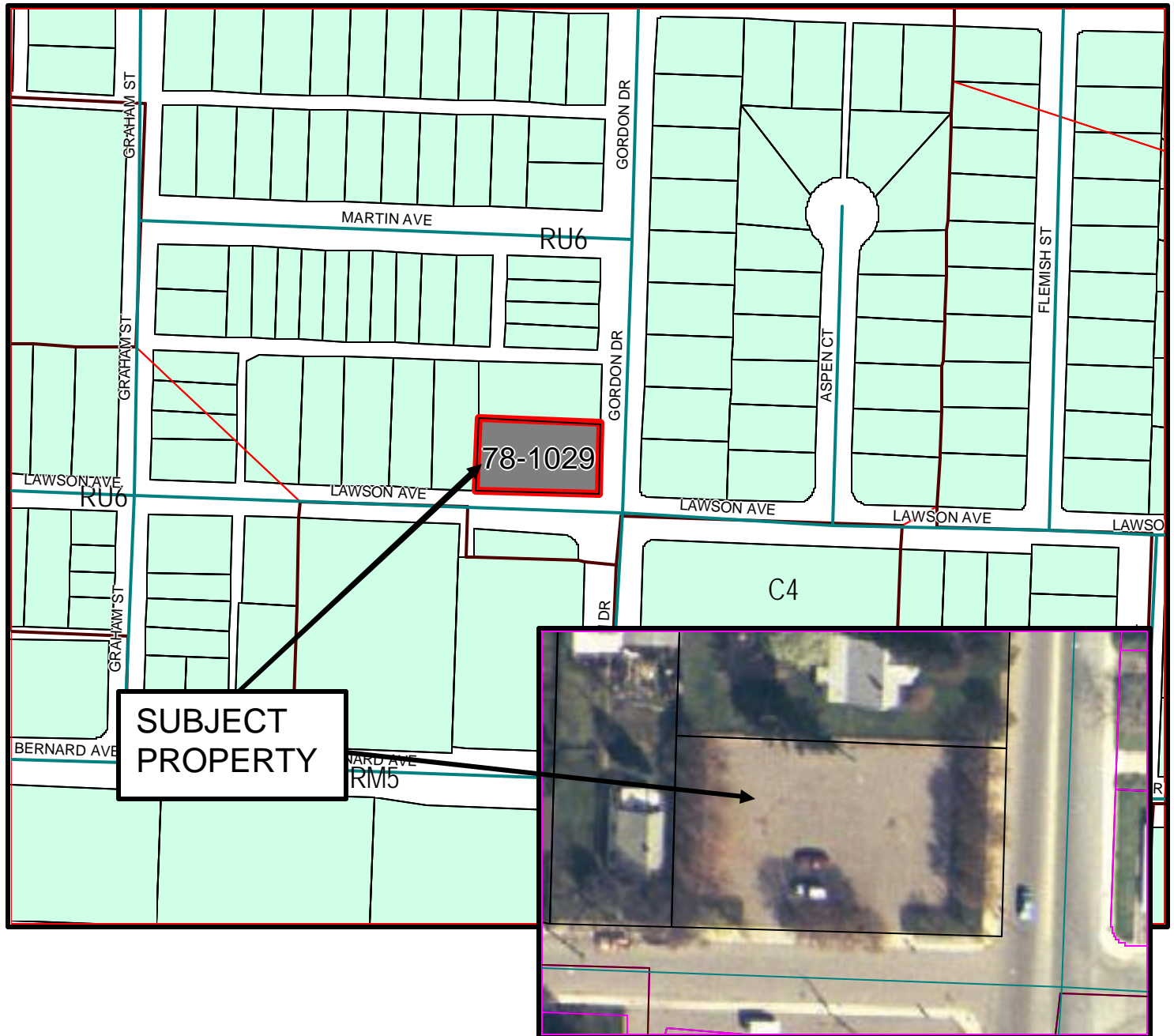
The subject property is located on the north west corner of Gordon Drive and Lawson Avenue. The current use of the property (as dictated by a land use contract) is a parking lot.

Adjacent zones and uses are:

North - RU6 – Two Dwelling Housing – Single Family Dwelling
East - RU6 – Two Dwelling Housing – Single Family Dwelling
South - RM5 – Medium Density Multiple Housing – Apartments
West - RU6 – Two Dwelling Housing – Single Family Dwelling

4.3 Site Location Map

Subject Properties: 1094 Lawson Avenue



4.4 Existing Development Potential

The development potential of the property is currently limited by a land use contract that limits potential uses to a parking lot.

4.5 Current Development Policy

4.5.1 Kelowna Official Community Plan

The subject properties are designated multi-family low-density in the Kelowna Official Community Plan future land-use designation. The OCP also supports amendments and rezonings to higher densities greater than those provided for on the general land-use map in cases where:

- Supporting infrastructure is sufficient to accommodate the proposed development;
- Proposed densities do not exceed the densities provided for on map 19.1 by more than one increment;
- Provided the project can be sensitively integrated into the surrounding neighbourhood;
- Contributes to the City's goal of over the 1994-2013 timeframe of having 67% of new residential units to be in the form of apartments, townhouses and multi-unit dwellings;
- Support a land use approach where residential densities increase as proximity to the core of Urban Centres increases, as shown on future land use map 19.1.

4.5.2 Kelowna Strategic Plan (1992)

The City of Kelowna Strategic Plan encourages the development of a more compact urban form by increasing densities through infill and redevelopment within existing urban areas and to provide for increased densities within future urban areas. Also redeveloping transitional area to increase densities for more efficient use of existing land. Also recommended is that the City will emphasize a density of development higher than presently occurring to allow for more efficient use of the land.

5.0 TECHNICAL COMMENTS

5.1 Works and Utilities Department

5.1.1 Domestic Water and Fire Protection

a) The proposed development site is serviced with a 13mm diameter water service. The developer must engage a consulting mechanical engineer to determine the domestic and fire flow requirements of this development, a larger service will be required. Only one water service is permitted. Unused services must be removed by City forces at the applicant's cost.

The estimated cost for the new service for bonding purposes is \$7,500.00

b) 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.

c) City of Kelowna water will be used for on-site irrigation and within the fronting road boulevards. After the site is connected to City of Kelowna sanitary sewer, a “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).

5.1.2 Sanitary Sewer

a) The proposed development site is serviced with a 100mm-diameter sanitary service. The developer’s consulting mechanical engineer will determine the requirements of this development.

b) Only one sanitary service is permitted and all unused services must be removed by City forces at the applicant’s cost. A larger sanitary sewer service will likely be required.

c) The estimated cost for bonding purposes is \$5,500.00.

5.1.3 Storm Drainage

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.

b) To utilize the existing 200mm storm service as a overflow service, the construction of a build-over manhole on the existing service will be required just inside the property line. The consulting engineer will determine the 100 year hydraulic grade line and the need for a backflow prevention devise and sump pump system inside the building.

c) No storm drywells to be constructed within the requested road reserve.

5.1.4 Road Improvements

a) Lawson Avenue: The existing easterly access to Lawson Avenue must be removed. This work will require asphalt removal and boulevard restoration.

Damage to existing curb and sidewalk sections will likely occur during the excavation and construction period. Replacement of damaged works will be at the developer’s expense. Replacement of the new concrete driveway

access will require removing existing curb and sidewalk sections and it may be necessary to relocate or adjust existing facilities.

The cost for bonding purposes is \$4,000.00

b) Gordon Drive has been fully urbanized and no further work is anticipated at this time.

5.1.5 Road Dedication and Subdivision Requirements

a) By registered plan to provide the following:

- Grant statutory rights of way if required for utility services.
- Provide an additional highway allowance widening of 3.14 m for the widening of Lawson Avenue and dedicate a 6.0 m corner rounding at the Gordon Drive intersection.
- Register a 2.5 m wide Road Reserve along the full frontage of Gordon Drive as well as the required 6.0 m corner rounding at the intersection.

5.1.6 Electric Power and Telecommunication Services

The electrical and telecommunication services to this building 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 which would be at the applicant's cost.

5.1.7 Street Lighting

Ornamental street lighting including underground ducts have been installed on all roads 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.

5.1.8 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.

5.1.9 Geotechnical Report

a) 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:

- Area ground water characteristics, including water sources on the site.
- Site suitability for development; i.e. unstable soils, foundation requirements etc.
- 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.
- List extraordinary requirements that may be required to accommodate construction of roads and underground utilities as well as building foundation designs.
- Additional geotechnical survey may be necessary for building foundations, etc.

5.1.10 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.

5.1.11 Bonding and Levy Summary

a) Bonding

Road access modifications	\$ 4,000.00
Water service upgrades	\$ 7,500.00
Sanitary service upgrades	\$ 5,500.00
Total Bonding	\$17,000.00

NOTE: The bonding amounts shown above are comprised of estimated construction costs escalated by 140% to include engineering design and contingency protection and are provided for information purposes only. The owner should engage a consulting civil engineer to provide detailed designs and obtain actual tendered construction costs if he wishes to do so. Bonding for required off-site construction must be provided as a condition of

subdivision approval or building permit issuance, and may be in the form of cash or an irrevocable letter of credit, in an approved format.

b) The owner must also enter into a servicing agreement in a form provided by the City prior to 4th reading of the zone amending bylaw or issuance of a building permit.

5.1.12 Development Permit and Site Related Issues

a) The developer must obtain the necessary permits.

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.

5.1.13 Access and Maneuverability

a) The site plan should illustrate the ability of an SU-9 standard size vehicle to maneuver 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.

b) The site access and egress design onto the frontage roads as well as the parking lot configuration must be submitted for approval by the City Works & Utilities Department before final adoption of the development permit. This is required to guarantee that the requirements and the limitations of access and egress required by the City have been addressed to the City's satisfaction.

***Note:** Revised site plan reviewed and approved by the Works and Utilities Department.

c) The property has several mature trees within its boundaries. Excavation, lot grading and material storage within the drip-line of the tree will have to be done with great care.

***Note:** The Works and Utilities Department has reviewed the proposed site plan and parking layout and has no significant concerns. Although the site design could be improved, the design submitted is acceptable.

5.1.14 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.

5.2 Inspection Services Department

a) The definition of bedroom includes a den. This would change the 2 bedroom suite count therefore the parking calculations.

**Note: Parking calculation in this report reflects this comment.*

b) The water table should be established to ensure building height.

c) A second exit is required from the parkade. Typically the one into the lobby is locked.

d) The second exit stair need to be redesigned as it comes down into the parkade affecting stalls 4 & 5.

e) A path through the landscaping is required for the rear exit stair.

f) The storage lockers shall be sprinklered.

5.3 Fire Department

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

b) Engineered fire flows will be required, and should determine hydrant requirement(s).

5.4 Parks Manager

a) All entry feature signs for the proposed development to be located on private property and not on City Blvd.

b) Shrub beds require plastic edge beside all areas abutting a city sidewalk or city land to prevent migration of mulch.

c) All trees in grass Blvd to use root shield barriers, min 18" depth beside concrete infrastructure.

d) BLVD maintenance (irrigation, shrubs, ground cover, sod, and seeded areas) is the responsibility of owner/occupant.

e) BLVD tree maintenance is the responsibility of Parks Division. However, the adjacent owner is responsible for watering and replacement of trees during the establishment period, for at least two years after planting.

5.5 Shaw Cable

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

5.6 Telus

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

6.0 PLANNING AND CORPORATE SERVICES DEPARTMENT

The Planning and Corporate Services Department is generally supportive of the character of the proposed development; however, would like to note several concerns regarding the site design and development variance permit. Although generally satisfied with the character of the proposed development, the required road reservation and dedication, when taken into account, effect this proposal and trigger a variety of variances that would not otherwise be required. Originally the Works and Utilities Department had sought a 7.5m road reserve along Gordon Drive; however, this has since been reduced to 2.5m after a consultation with the City Clerk and the City's solicitor. Nevertheless the road reserve and dedication along Lawson Avenue will have a significant impact on the development. Staff recognize that the required road reservation and dedication reduce the building envelope on the subject property, however, encouraged the applicant to revisit the proposal and attempt to increase the size of the side yards on Lawson Avenue and Gordon Drive. This could be accomplished by reducing the overall size of the building.

It should also be noted that in 1999 staff supported several similar variances on the lot to the south of the subject property due to the small size of the lot and future road improvements that were required. However, in that example, the applicant was not proposing to rezone the subject property. Council supported those variances.

7.0 ALTERNATE RECOMMENDATION

THAT Final Adoption of Zone Amending Bylaw No. 9136 be considered by Council;

AND THAT Final Adoption of Official Community Plan Amending Bylaw No. 9135 be considered by Council;

AND THAT Council authorize the issuance of Development Permit No. DP03-0099 for Lot 2, District Lot 138, ODYD Plan 3809, located on Lawson Avenue, 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 be required to register the road reserve and dedications as required by the Works and Utilities Department;

AND THAT Council authorize the issuance of Development Variance Permit No. DVP03-0142; Lot 2, District Lot 138, ODYD Plan 3809, located on Lawson Avenue, Kelowna, B.C.;

AND THAT variances to the following sections of Zoning Bylaw No. 8000 be granted:

Section 13.10.5 (a):

Vary the lot width in the RM4 zone from 30.0m required to 27.48m proposed

Section 13.10.6 (c):

Vary the maximum height for a building in the RM4 zone from 3 storeys permitted to 3.5 storeys proposed

Section 13.10.6 (d):

Vary the front yard setback (from road reserve) from 6.0m required to 5.0m proposed.

Section 13.10.6 (e):

Vary the side yard (south) setback from 4.5m required to 1.43m proposed.

Section 8.1.12:

Vary the minimum drive aisle width from 7.0m required to 5.5m proposed.

Section 7.3.6:

Vary the minimum setback for refuse/recycling bins abutting a residential zone from 3.0m required to 0.0m proposed.

Section 8: Table 8.1: Apartment Housing:

Vary the required parking from 22 stalls required to 21 stalls proposed.

Section 6: Projections Into Yards: 6.4.2:

Vary the maximum projection into a required side yard from 0.6m permitted to 2.0m proposed.

AND FURTHER 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.

Andrew Bruce
Development Services Manager



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

RM/AB/rs
Attach.

FACT SHEET

- | | | |
|-----|--|---|
| 1. | APPLICATION NO.: | DP03-0099/DVP03-0142 |
| 2. | APPLICATION TYPE: | Development Permit/ Development Permit |
| 3. | OWNER: | LCC Holdings Inc. |
| | . ADDRESS | #24-1470 Leathhead Road |
| | . CITY | Kelowna, BC |
| | . POSTAL CODE | V1A 7J6 |
| 4. | APPLICANT/CONTACT PERSON: | Colin Darrow |
| | . ADDRESS | Denver Carrington Developments Ltd. |
| | . CITY | Kelowna, BC |
| | . POSTAL CODE | |
| | . TELEPHONE/FAX NO.: | 868-7317 |
| 5. | APPLICATION PROGRESS: | |
| | Date of Application: | August 27, 2003 |
| | Date Application Complete: | August 27, 2003 |
| | Servicing Agreement Forwarded to Applicant: | N/A |
| | Servicing Agreement Concluded: | N/A |
| | Staff Report to APC: | October 7, 2003 |
| | Staff Report to Council | N/A |
| 6. | LEGAL DESCRIPTION: | Lot 2, District Lot 138, ODYD Plan 3809 |
| 7. | SITE LOCATION: | The subject property is located on the north west Corner of Gordon Drive and Lawson Avenue. |
| | | The current use of the property (as dictated by a land use contract) is a parking lot. |
| 8. | CIVIC ADDRESS: | 1094 Lawson Avenue |
| 9. | AREA OF SUBJECT PROPERTY: | 1494m ² |
| 10. | AREA OF PROPOSED REZONING: | 1494m ² |
| 11. | EXISTING ZONE CATEGORY: | Land Use Contract (RU6 underlying) |
| 12. | PROPOSED ZONE: | RM4 – Transitional Low Density Housing |

13. PURPOSE OF THE APPLICATION:

TO CONSTRUCT A 3.5 STOREY, 15 UNIT APARTMENT BUILDING ON THE SUBJECT PROPERTY

TO VARY THE LOT WIDTH IN THE RM4 ZONE FROM 30.0M REQUIRED TO 27.48M PROPOSED

TO VARY THE PROPOSED BUILDING HEIGHT WHICH WILL EXCEED THE MAXIMUM OF THREE STOREYS PERMITTED IN THE RM4 ZONE (3.5 STOREYS PROPOSED)

TO VARY THE FRONT YARD SETBACK (FROM ROAD RESERVE) FROM 6.0M REQUIRED TO 5.0M PROPOSED.

TO VARY THE MINIMUM DRIVE AISLE WIDTH FROM 7.0M REQUIRED TO 5.5M PROPOSED.

TO VARY THE MINIMUM SETBACK FOR REFUSE/RECYCLING BINS ABUTTING A RESIDENTIAL ZONE FROM 3.0M REQUIRED TO 0.0M PROPOSED

TO VARY THE MAXIMUM PROJECTION INTO A REQUIRED SIDE YARD FROM 0.6M PERMITTED TO 2.0M PROPOSED.

**14. MIN. OF TRANS./HIGHWAYS FILES NO.:
NOTE: IF LANDS ARE WITHIN 800 m OF A
CONTROLLED ACCESS HIGHWAY**

N/A

ATTACHMENTS

(not attached to the electronic version of the report)

- Location of subject property
- Site plan
- Floor plans
- Elevations
- Landscaping plan
- Colour Board