

## Development Permit (DP2022-00785) Summary

A development permit application (DP2022-00785) was submitted by FAAS Architecture on 2022 February 07. The development permit application proposes a two-unit semi-detached dwelling with two backyard suites accessed by the rear lane. The following excerpts (Figures 1, 2 & 3) from the development permit submission provide an overview of the proposal and are included for information purposes only.

Administration's review of the development permit will determine the ultimate building design and site layout details such as parking, landscaping, and site access. No decision will be made on the development permit application until Council has made a decision on this land use redesignation.

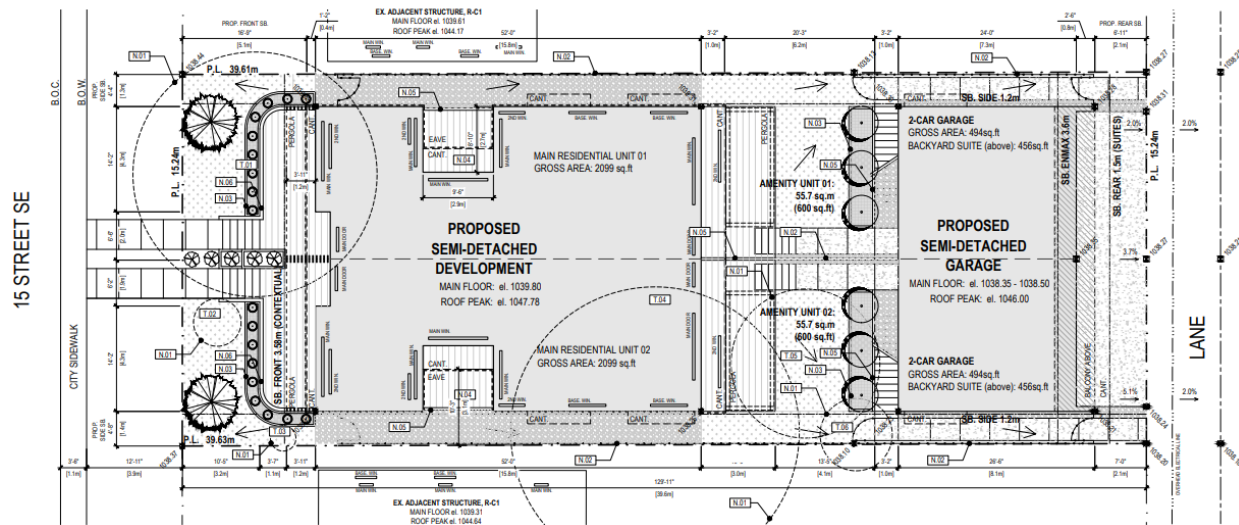
**Figure 1:** Building Elevations



Figure 2: Streetscape



Figure 3: Site Plan



1 SITE PLAN  
SD-1.0 SCALE: 1/8" = 1'-0"

PROJECT INFORMATION

PARCEL ADDRESS:

- LEGAL: L: S 6 & B: B: PLAN 598L  
- MUNICIPAL: 1429 15 STREET SE  
- COMMUNITY: INGELWOOD

ZONING:

- EXISTING: R-22  
- PROPOSED: R-42 (CONCURRENT DP TO LOC2021-0152)

PARCEL COVERAGE:

- SITE AREA: 893.39 sq.m (344.4 sq.ft)  
- RESIDENCE FOOTPRINT: 179.39 sq.m (1327.8 sq.ft)  
- GARAGE FOOTPRINT: 81.72 sq.m (887.3 sq.ft)  
- TOTAL FOOTPRINT: 271.31 sq.m (2923.2 sq.ft)

DENSITY:

- MAX COVERAGE: 45.5%  
- PROPOSED COVERAGE: 43.0%  
- MAXIMUM ALLOWABLE DENSITY: 75 UNITS/ha  
- PROPOSED UNITS: 2  
- PROPOSED DENSITY: 33 UNITS/ha

BUILDING HEIGHT:

- MAXIMUM ALLOWABLE HEIGHT: 11.0m  
- PROPOSED BUILDING HEIGHT: 8.6m

SETBACKS (REQ'D):

- EAST, REAR SETBACK: 1.5m (SUITE), 2.1m PROP.
- SOUTH, SIDE SETBACK: 3.6m (ENMAX 4.7m POLE 4), SEE DP 201
- NORTH, SIDE SETBACK: 1.2m REQ'D, 1.4m PROP.
- WEST, FRONT SETBACK: 1.2m REQ'D, 1.3m PROP.
- WEST, FRONT SETBACK: 3.58m (CONTEXTUAL) REQ'D, 5.1m PROP.

PRIVATE AMENITY SPACE (OUTDOOR):

- MINIMUM AREA PER UNIT: 29 sq.m (215 sq.ft)  
- PROPOSED AREA PER UNIT: 83.7 sq.m (902 sq.ft)  
- MINIMUM AREA PER SUITE: 7.5 sq.m (81 sq.ft)  
- PROPOSED AREA PER SUITE: 8.65 sq.m (92.7 sq.ft)

PARKING:

- 4 PARKING STALLS PROVIDED IN GARAGE (1 STALL/UNIT + 1 STALL/SUITE)

SHEET NOTES

- EXISTING TREES (N1) TO BE REMOVED
- PROPOSED 6'-0" FENCE
- PRESSURE-TREATED PLANTER
- PROPOSED COURTYARD
- CEDAR PRIVACY SCREEN
- CEDAR SLATS FOR GROWING HOPS / CLIMBING PLANTS
- EXISTING GEODETIC ELEVATION
- PROPOSED GEODETIC ELEVATION

LANDSCAPE INFORMATION

TREES:

- MINIMUM 2.0 TREES PER UNIT, CLAUSE 346.1(2) IN LAND USE BYLAW.  
- PROPOSED 4 TREES PER UNIT + 8 TREES.

EXISTING TREES

ID	TYPE	DBH	HT	COND	ACT	REMARKS
1	DECIDUOUS TREE	0.5	10.0	10.0		REMOVE
2	BUSH	2.0	2.0			REMOVE
3	DECIDUOUS TREE	0.2	1.0	5.0		REMOVE
4	DECIDUOUS TREE	0.8	10.0	10.0		REMOVE
5	DECIDUOUS TREE	0.4	0.5	7.0		REMOVE
6	DECIDUOUS TREE	0.4	3.0	5.0		REMOVE

PROPOSED PLANTINGS

SYMBOL	RECOMMENDATION	COMMON NAME	QUANTITY	DEPTH	SPACING
	CRATAEGUS	HAWTHORN	2	6.0m	(2x3m)
	POPULUS TREMULA	COLUMBIAN ASPEN	4	6.0m	(2x3m)
	HUMULUS LUPULIFOLIA	HOPS	16	0.3	(0.3m)
	SARIBERRY	SARIBERRY	2	0.8	(0.8m)