

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.

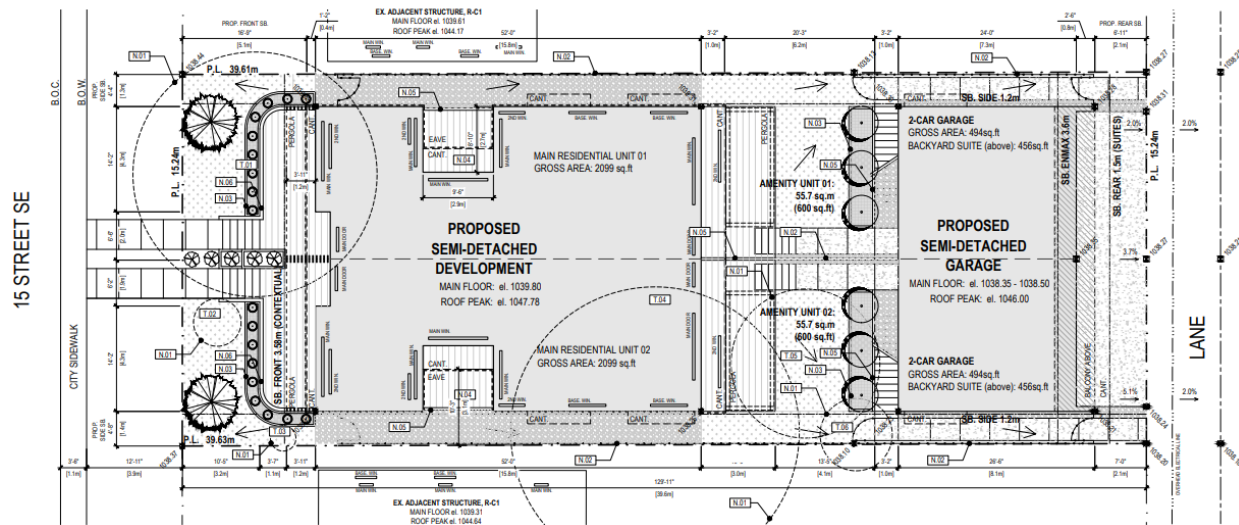
Figure 1: Building Elevations



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 8 & B: B: PLAN 598L
- MUNICIPAL: 1429 15 STREET SE
- COMMUNITY: INGELWOOD

ZONING:

- EXISTING: R-C2
- PROPOSED: R-60 (CONCURRENT DP TO LOC2021-0152)

PARCEL COVERAGE:

- SITE AREA: 803.39 sq.m (244,4 sq.ft)
- RESIDENCE FOOTPRINT: 179.39 sq.m (1737.9 sq.ft)
- GARAGE FOOTPRINT: 81.72 sq.m (873 sq.ft)
- TOTAL FOOTPRINT: 271.31 sq.m (2913.2 sq.ft)

DENSITY:

- MAX COVERAGE: 45.5%
- PROPOSED COVERAGE: 43.9%

BUILDING HEIGHT:

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

SETBACKS (REQ'D):

- EAST, REAR SETBACK: 1.5m (SUITE), 3.1m PROP.
- SOUTH, SIDE SETBACK: 3.6m (ENMAX), 4.7m (POLE-L), 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: 28 sq.m (215 sq.ft)
- PROPOSED AREA PER UNIT: 83.7 sq.m (900 sq.ft)
- MINIMUM AREA PER SUITE: 7.5 sq.m (81 sq.ft)
- PROPOSED AREA PER SUITE: 8.05 sq.m (86.7 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(1) IN LAND USE BY-LAW.
- PROPOSED 4 TREES PER UNIT + 8 TREES.

EXISTING TREES

ID	TRN	TRN	TRN	TRN	TRN	TRN	TRN	TRN
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	0.0	10.0	10.0				REMOVE
5	DECIDUOUS TREE	0.4	0.0	7.0				REMOVE
6	DECIDUOUS TREE	0.4	0.0	5.0				REMOVE

PROPOSED PLANTINGS

SYMBOL	RECOMMENDATION	COMMON NAME	QUANTITY	SIZE (CALIBER)
	CRATAEGUS	HAWTHORN	2	6.0" (CALIBER)
	POPULUS TREBALLA TRICEPS	COLUMBIAN ASPEN	4	6.0" (CALIBER)
	HUMULUS LUPULIFOLIOS	HOPS	16	0.3 (DIAMETER)
	SARBERBERIS	SARBERBERIS	2	0.8 (DIAMETER)