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Subject: Appeal No. 9-2025 1202/1204 College Drive
Date: Wednesday, March 26, 2025 1:31:00 AM
Attachments: [Closed Courtyard Detail.png](#)
[Closed courtyard Detail 2.png](#)
[Open Courtyard Plan.png](#)
[Enclosed Courtyard Plan.png](#)

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Dear Development Appeals Board: kindly accept the following as part of your review:

Please find a brief explanation for our for Appeal No, 9-2025 1202/1204 College Drive: the proposed new six storey mixed use building - apartment and with ground level commercial - at College Drive and Munroe Avenue.

The project is an exciting one in that it fits well with the new Corridor Station Zoning CS1 that has been adopted. The design intention is to try to achieve the intent of the bylaw, such as increased density, street level retail, pedestrian, bicycle and commuter oriented, and limited and screened parking. This new zoning has been a significant change from previous zoning.

A review of a preliminary design of the project revealed some shortfalls, for instance insufficient ground level transparent glazing on Munroe Avenue for "retail" presentation, incorrect grade slope up to accessible "retail" entrances on College Drive, a required accessible parking stall too far from building entry location, and loading zone and waste stall size. The design is being adjusted to fully conform to all of these requirements. Please withdraw our Appeal item regarding the Loading Stall encroaching the sideyard flanking landscaping, we will comply with the Bylaw.

The zoning permits zero sideyard to adjacent property at ground level and above, however zero sideyard to adjacent property at ground level but 1.5 metres sideyard if openings are facing the adjacent property and 3.0 metres sideyard above the 12.0 metre building height level if openings are facing the adjacent property. This is what we are Appealing. Regardless, there is no requirement for sideyard at adjacent property at the ground level floor.

We are proposing both zero sideyard to adjacent property at ground level and above, and zero sideyard to adjacent property at ground level and 3.0 metres sideyard with openings (doors and windows) facing the adjacent property.

In general the building is a basic box main floor retail / visitor parking / services and has five U-shaped floors above with residential apartments - there is no sideyard requirement for main floor abutting the adjacent property. The U-shaped floors above have stairs at the side, which frees up main floor space for parking maneuverability / circulation and possible future retail expansion. Two residential units per floor are planned on the interior of the U, they face the adjacent property, three metres away. There is not enough site depth to fit these interior units facing each other.

Window options for these particular interior residential units are: 1) no windows and doors, 2) windows and doors into an interior courtyard, ending with a slab wall at property line three metres away (forming a shear massive block of building at east sideyard), or by way of Appeal 3) windows and doors into a courtyard, but without a wall at property line (forming an inset stepped to break the shear massive slab of building at east sideyard)..

Option 1) is a non-starter regardless that it can still meet building code; Option 2) gives the neighbour a massive wall slab facing them; Option 3) makes the most sense - aside from the more amenable courtyard with fresh air and likely more daylight, the neighbour has a relief inset on the massive slab of building wall.

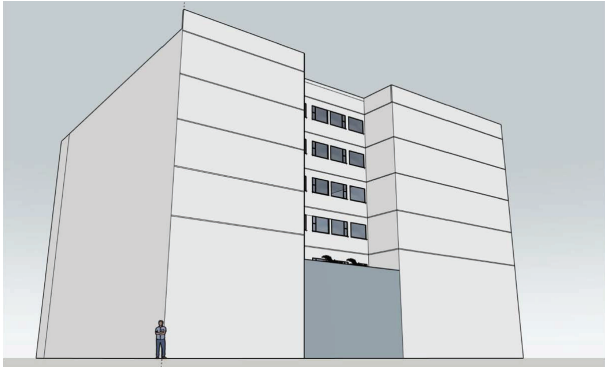
See schematic illustrations for reference:

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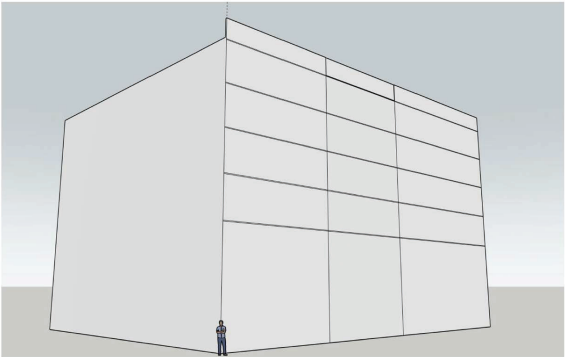
1202 College Open Courtyard



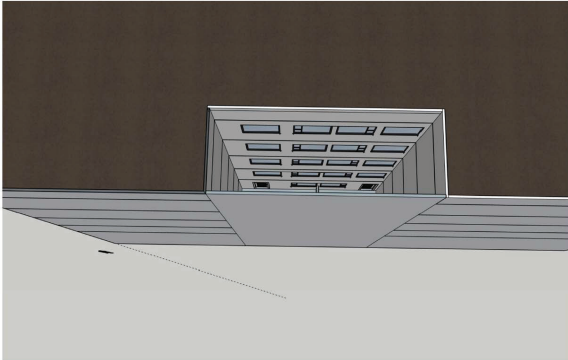
1202 open courtyard



1202 closed courtyard



1202 closed courtyard



closed courtyard details



closed courtyard details

