



DEVELOPMENT APPEAL - LOCATION PLAN

ADDRESS: 1202/1204 College Drive

R.8

LOT: 21, 22, 23, 35, 43, & 44

BLOCK: 35

PLAN: F5527 & 101356253

Received
City Clerk's Office
March 24, 2025

Requirement: Section 10.4.4(2)(b) states for multiple unit dwellings or where dwelling units are erected above commercial, office or institutional, an interior side yard shall be provided for the part of the building containing such dwelling units of 1.5 metres, up to a height of 12 metres and 3 metres or that portion of the building in excess of 12 metres in height. No such side yard shall be required when no window, door or other opening is provided in the wall facing the adjacent property.

Proposed: Based on the information submitted dwelling units are provided on the 2nd to 6th floors, with windows and doors along the East wall facing the adjacent property. A 0-metre interior side yard setback is proposed from the East portion of the building containing dwellings, to the East property line.

Deficiency: This results in an East interior side yard deficiency of 1.5 metres for the first 12 metres of the building containing dwelling units, and a 3 metre East side yard for the portion of the building in excess of 12 metres in height. No such side yard shall be required when no window, door or other opening is provided in the wall facing the adjacent property.

Requirement: Section 5.2.6(2)(a) states waste spaces must be not less than 3 metres by 7.5 metres.

Proposed: Based on the information provided the waste space is 3 metres by 6 metres.

Deficiency: This results in a waste space deficiency of 1.5 metres in length.

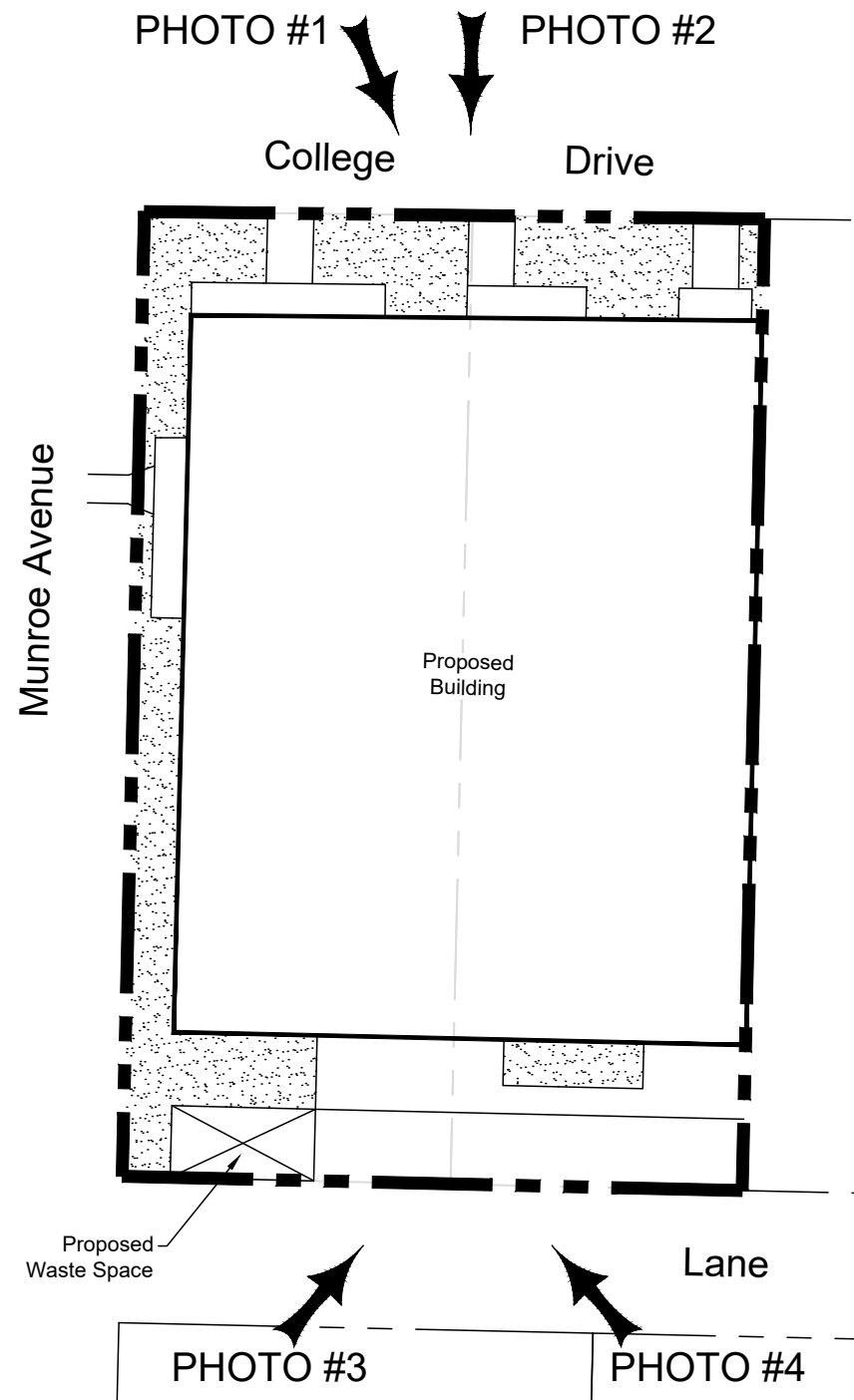


PHOTO 1



PHOTO 2



PHOTO 3



PHOTO 4



2023 AERIAL PHOTOGRAPHY

DEVELOPMENT APPEAL - SITE PLAN

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