

1255 Marchant Rd - Development Permit Application

Proposal Summary

Areas

Lot Size 1,189 Sq M (12,798 Sq Ft)

Building A Site Coverage: 90.2 Sq M, 7.6 %
 Building B Site Coverage: 90.2 Sq M, 7.6 %
 Building C Site Coverage: 97.3 Sq M, 8.2 %
 Building D Site Coverage: 97.3 Sq M, 8.2 %
 Total Proposed Lot Coverage: 375.0 Sq M, 31.6%
 Maximum Lot Coverage: 45 %
 Total Soft Landscape Area: 451 Sq, 37.8%

Building A Floor Area: 194.6 Sq M
 Building A Gross Floor Area: 174.1 Sq M
 Building A FAR: .146
 Building B Floor Area: 194.6 Sq M
 Building B Gross Floor Area: 174.1 Sq M
 Building B FAR: .146

Building C Floor Area: 209.3 Sq M
 Building C Gross Floor Area: 186.8 Sq M
 Building C FAR: .157

Building D Floor Area: 209.3 Sq M
 Building D Gross Floor Area: 186.8 Sq M
 Building D FAR: .157

Total Gross Floor Area: 721.8 Sq M
 Proposed Gross FAR: .607
 Maximum Permitted FAR: .650

Proposed Zoning

USE: Residential Neighbourhood (RN)

Building A
 Building Height: 6.54 M
 West Set Back: 1.51 M
 East Set Back: 12.62 M
 North Set Back: 6.55 M
 South Set Back: 37.30 M

Building B
 Building Height: 6.52 M
 West Set Back: 12.62 M
 East Set Back: 1.51 M
 North Set Back: 6.55 M
 South Set Back: 37.30 M

Building C
 Building Height: 6.61 M
 West Set Back: 1.51 M
 East Set Back: 11.56 M
 North Set Back: 35.76 M
 South Set Back: 8.00 M

Building D
 Building Height: 6.63 M
 West Set Back: 11.56 M
 East Set Back: 1.51 M
 North Set Back: 35.76 M
 South Set Back: 8.00 M

Bylaw
 8.0 M
 1.5 M (Side)
 1.5 M (Side)
 6.0 M (Front)
 7.0 M (Rear)

8.0 M
 1.5 M (Side)
 1.5 M (Side)
 6.0 M (Front)
 7.0 M (Rear)

8.0 M
 1.5 M (Side)
 1.5 M (Side)
 6.0 M (Front)
 7.0 M (Rear)

8.0 M
 1.5 M (Side)
 1.5 M (Side)
 6.0 M (Front)
 7.0 M (Rear)



PROFESSIONAL SEALS

List of Drawings

A1	Zoning Information
A2	Proposed Site Plan
A3	Landscape Plan
A4	Preliminary Servicing Plan
A5	Building A/B Elevations N/W
A6	Building A/B Elevations S/E
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A8	Building C/D Elevations N/S
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A10	Building C/D Floor Plan

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Unit Type and Details

Building A & B 1,874 Sq ft, 2 Story 3 Bed 2.5 bath
 Building C & D 2,011 Sq ft, 2 story 4 Bed 2.5 bath

Total Units 4

Variances

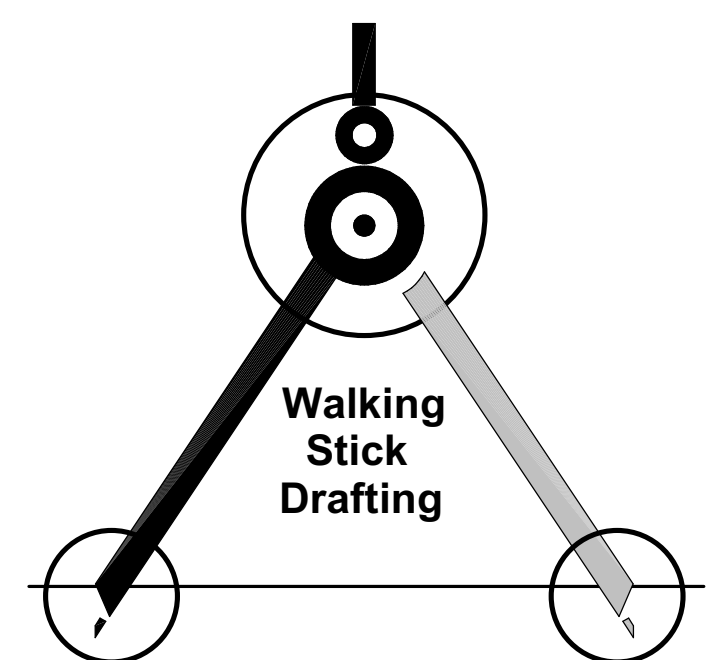
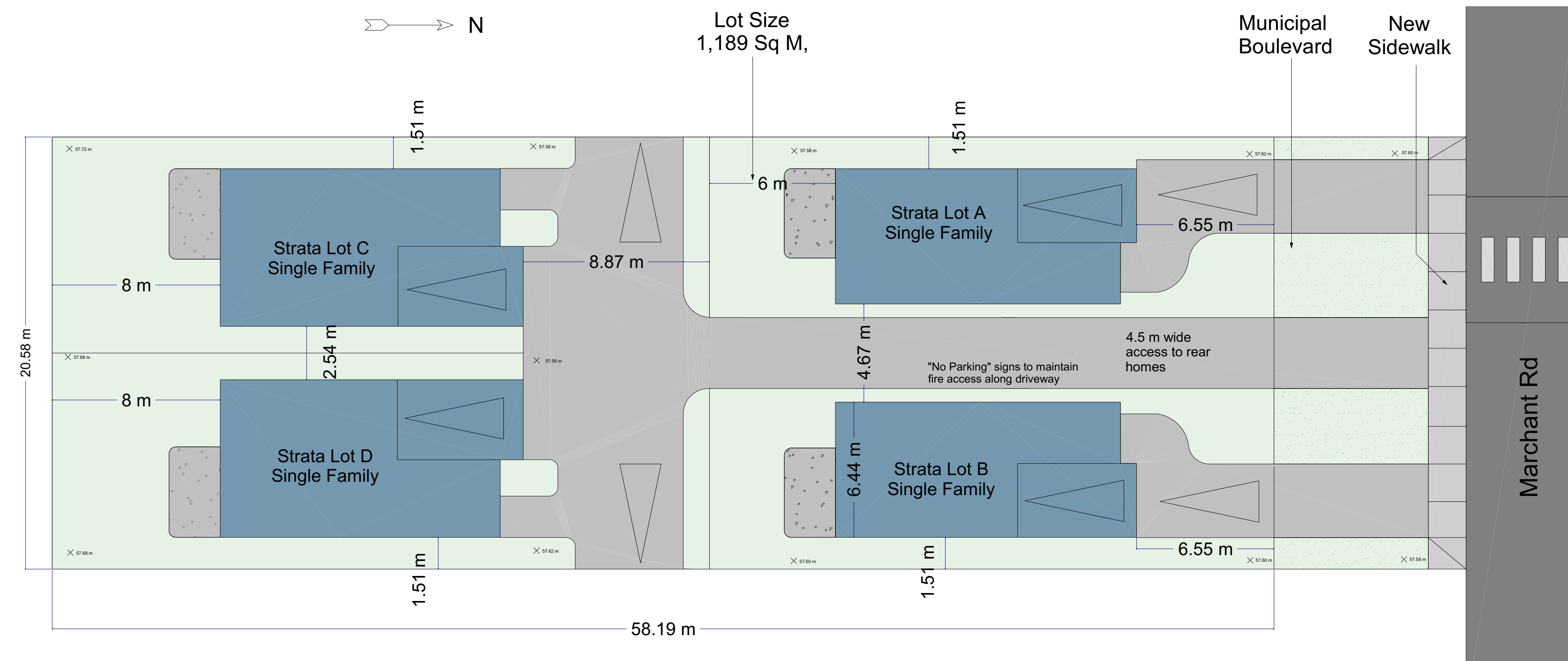
	Bylaw	Proposed
Number of Buildings:	2	4
ALR Additional Buffer	5.0 m	1.0 m

Parking Specifications

Buildings A & B
 Number of Units: 2
 Spaces Provided: 4 (2 in garage)
 Bicycle Parking: 2 (1 in each garage)

Buildings C & D
 Number of Units: 2
 Spaces Provided: 4 (2 in garage)
 Bicycle Parking: 2 (1 in each garage)

Total Vehicle Spaces: 8 (4 with level 2 charging)
 Total Bicycle Spaces: 4 (each with charging)



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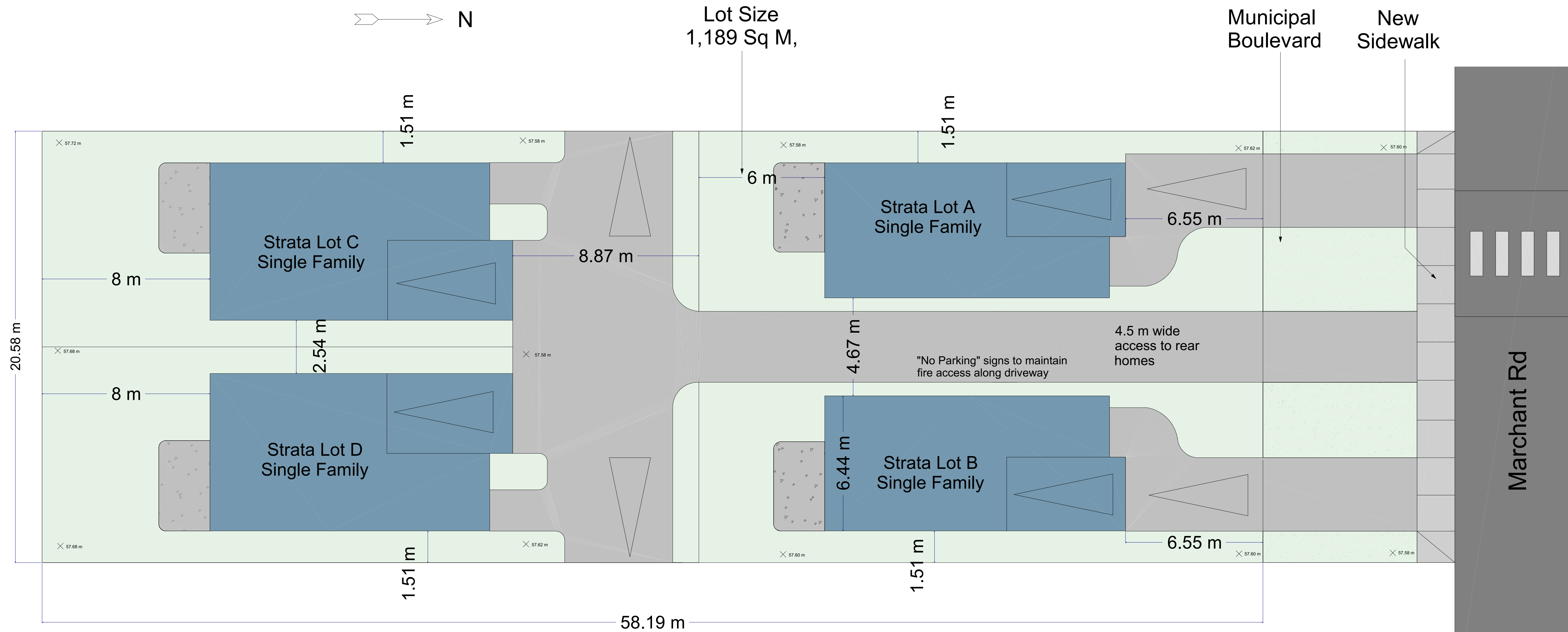
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Project:
 1255 Marchant Rd

Proposed Site Plan



PROFESSIONAL SEALS



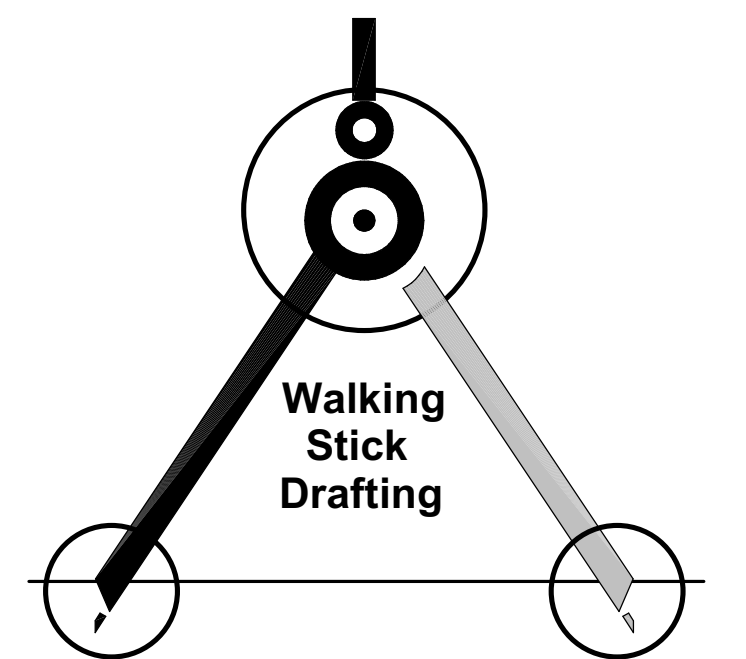
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Landscape Plan



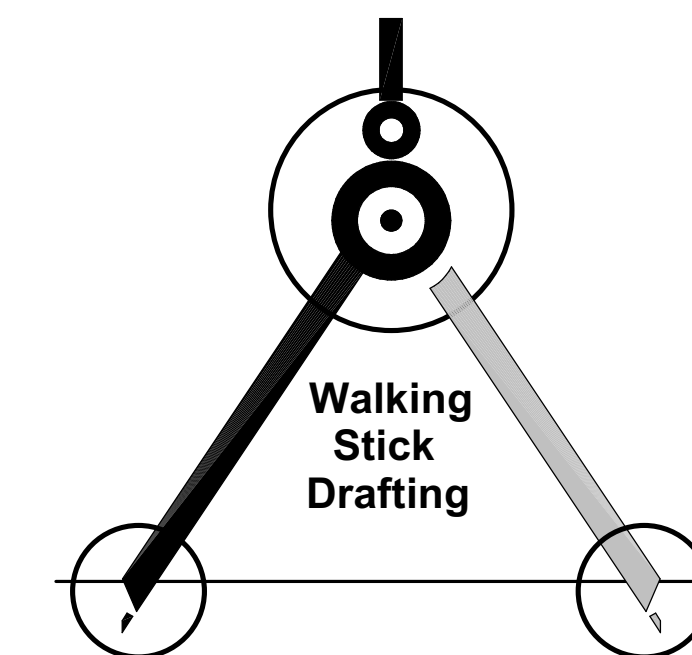
PROFESSIONAL SEALS

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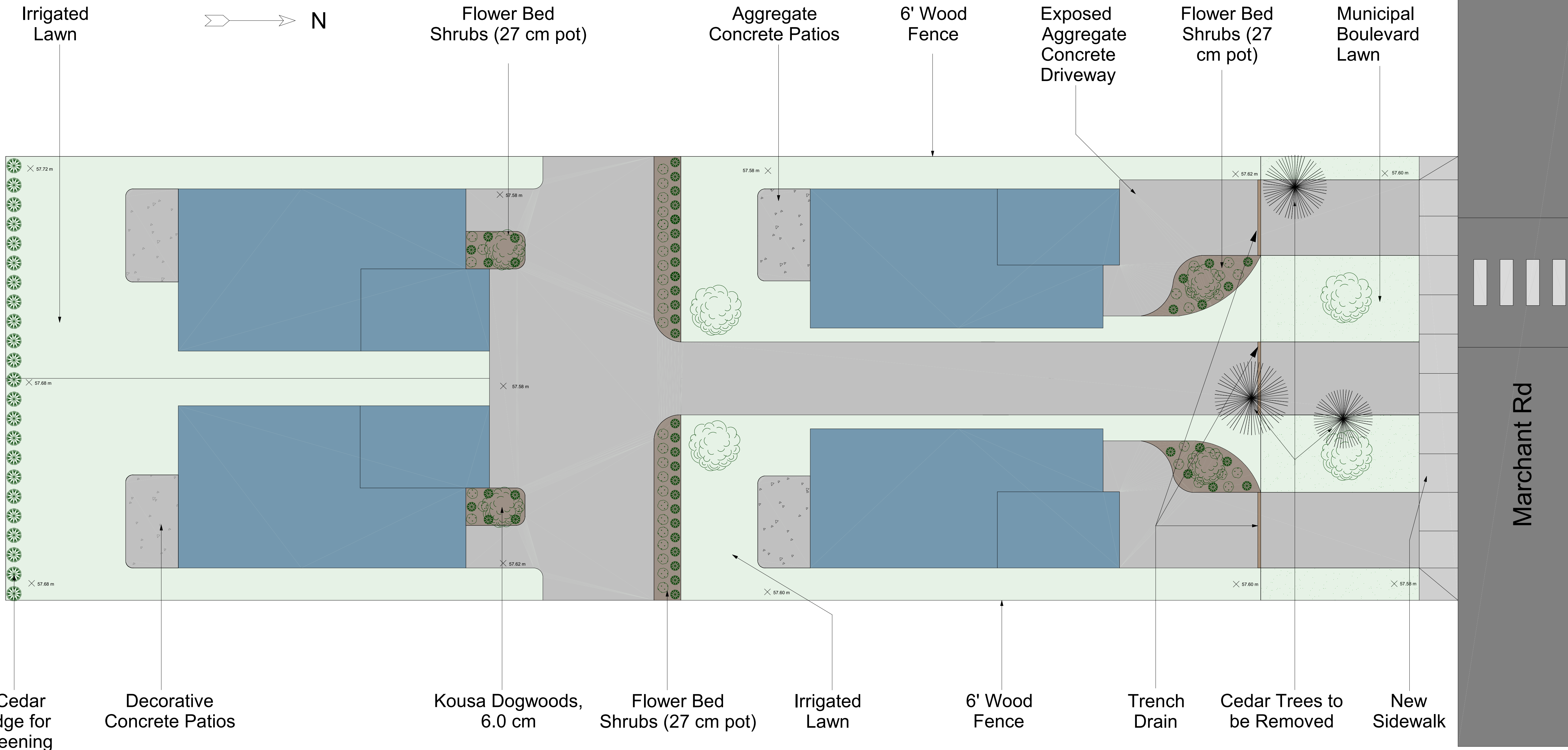
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6' Cedar Hedge for Screening Decorative Concrete Patios Kousa Dogwoods, 6.0 cm Flower Bed Shrubs (27 cm pot) Irrigated Lawn 6' Wood Fence Trench Drain Cedar Trees to be Removed New Sidewalk



6' Cedar Fence Detail

-  Kousa Dogwoods, 6.0 cm
-  Shrubs (27 cm pot)

Total Soft Landscape Area: 451 Sq Metres

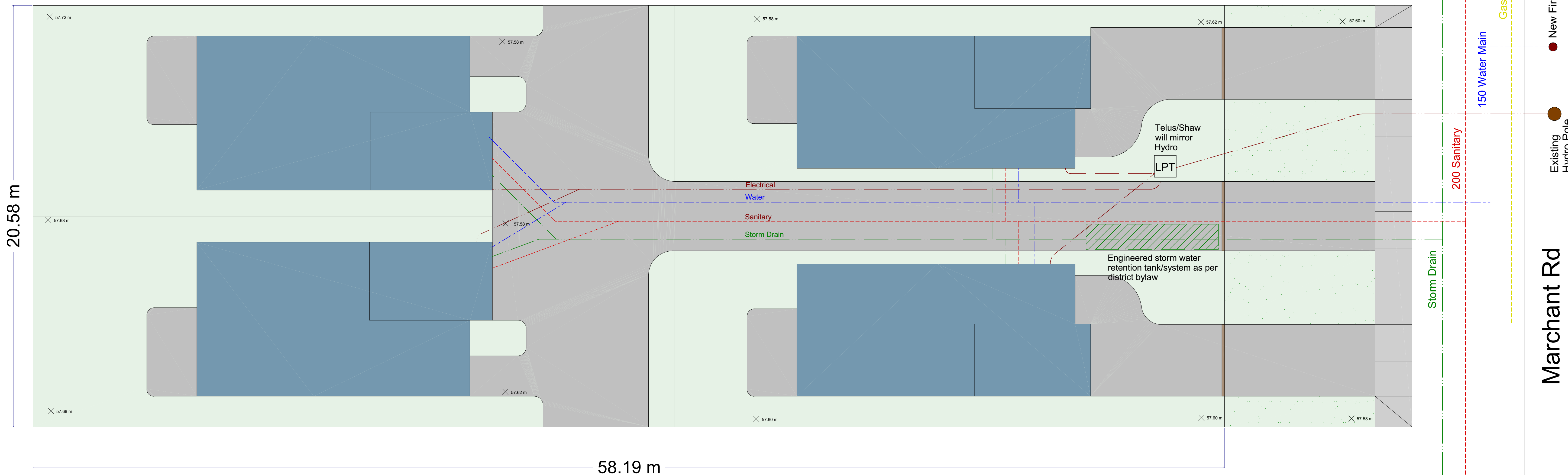
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Note: Landscape areas are to be irrigated with a fully automatic underground irrigation system.

Preliminary Servicing Plan



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Marchant Rd

New Fire Hydrant

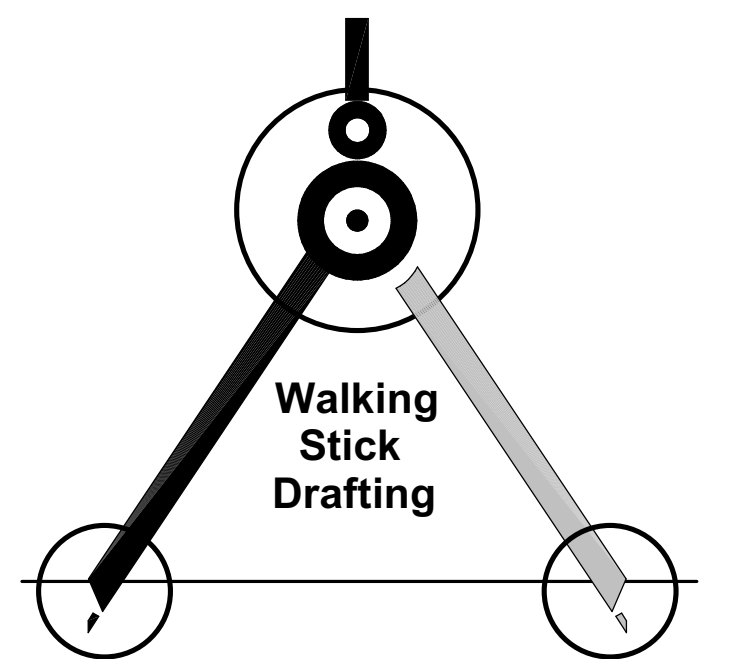
Existing Hydro Pole

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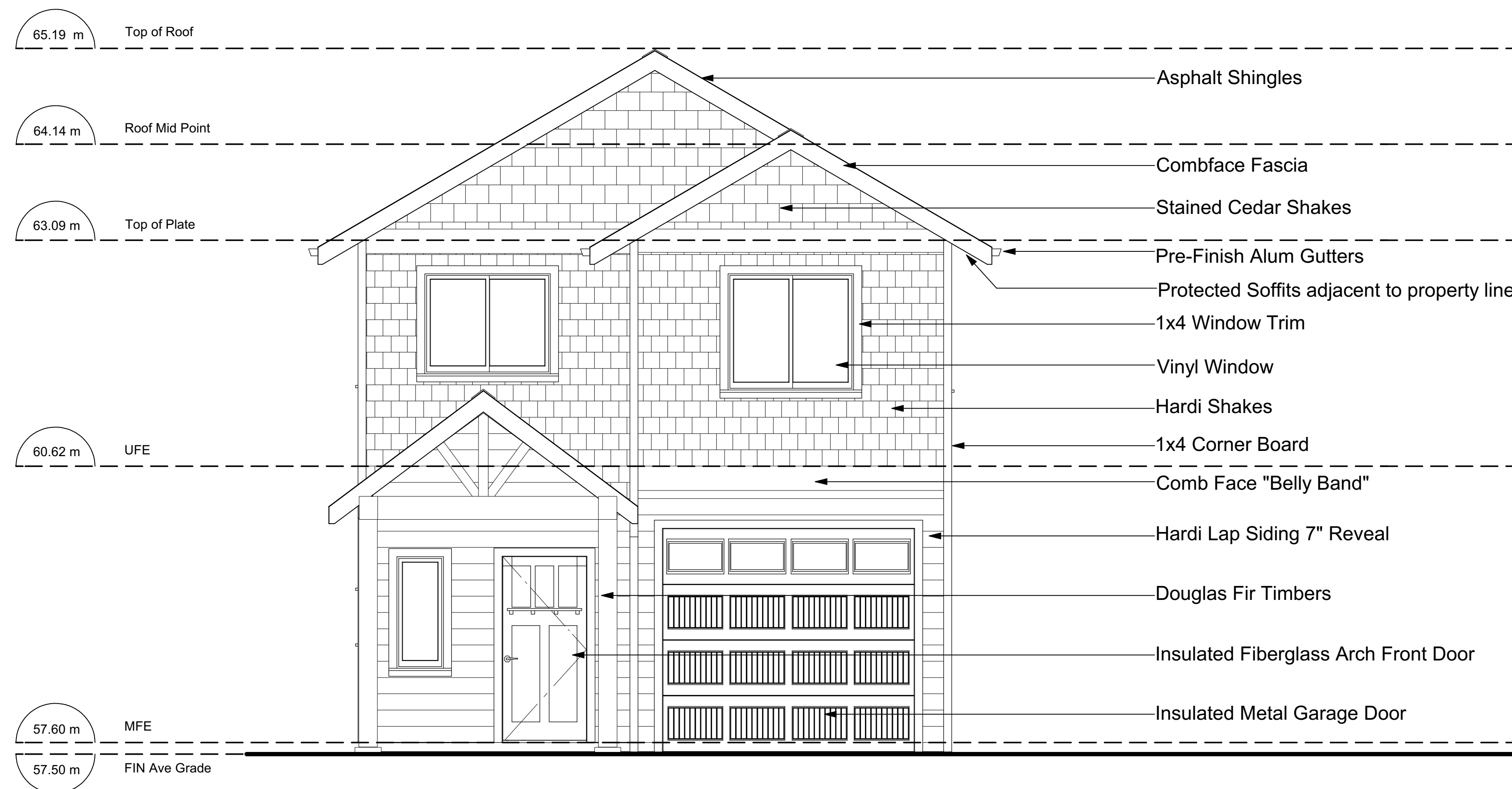
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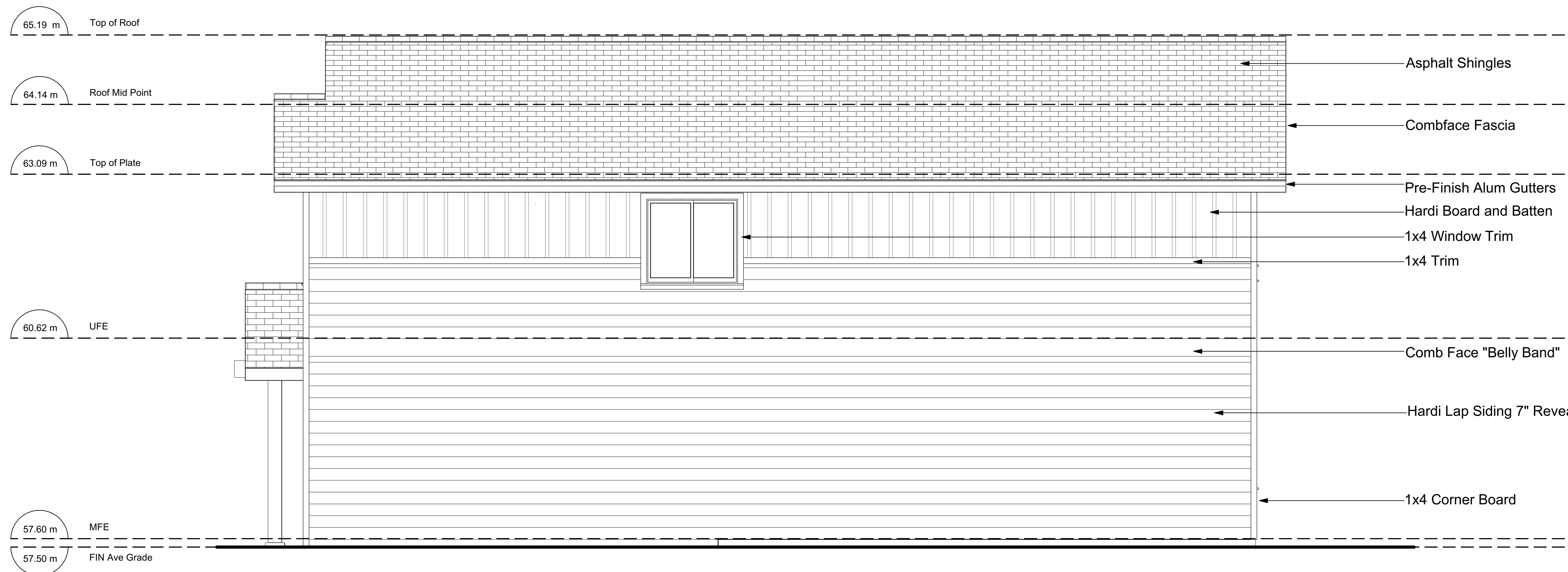
Strata Unit A Elevations (Unit B mirror image)

Average Existing Grade: 57.60 M

Building Height : 6.54 M



1
A5 North Elevation
1/3" = 1' 0"



2
A5 West Elevation
1/3" = 1' 0"



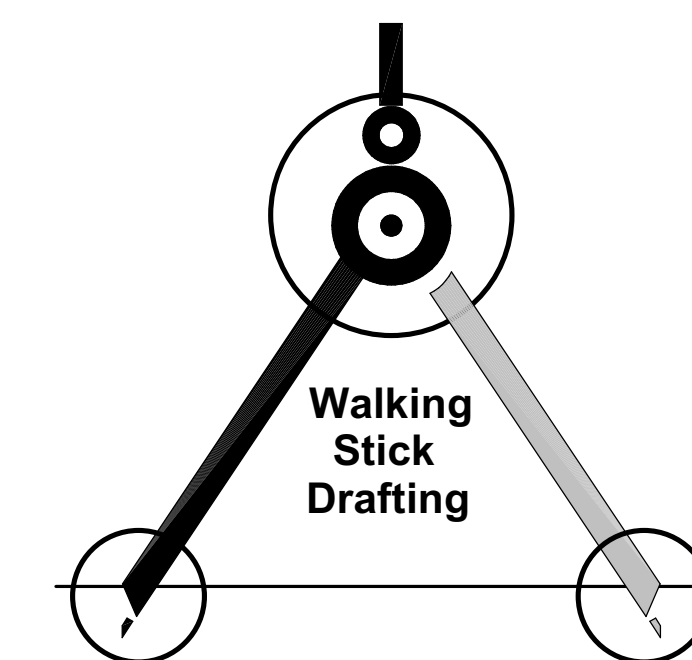
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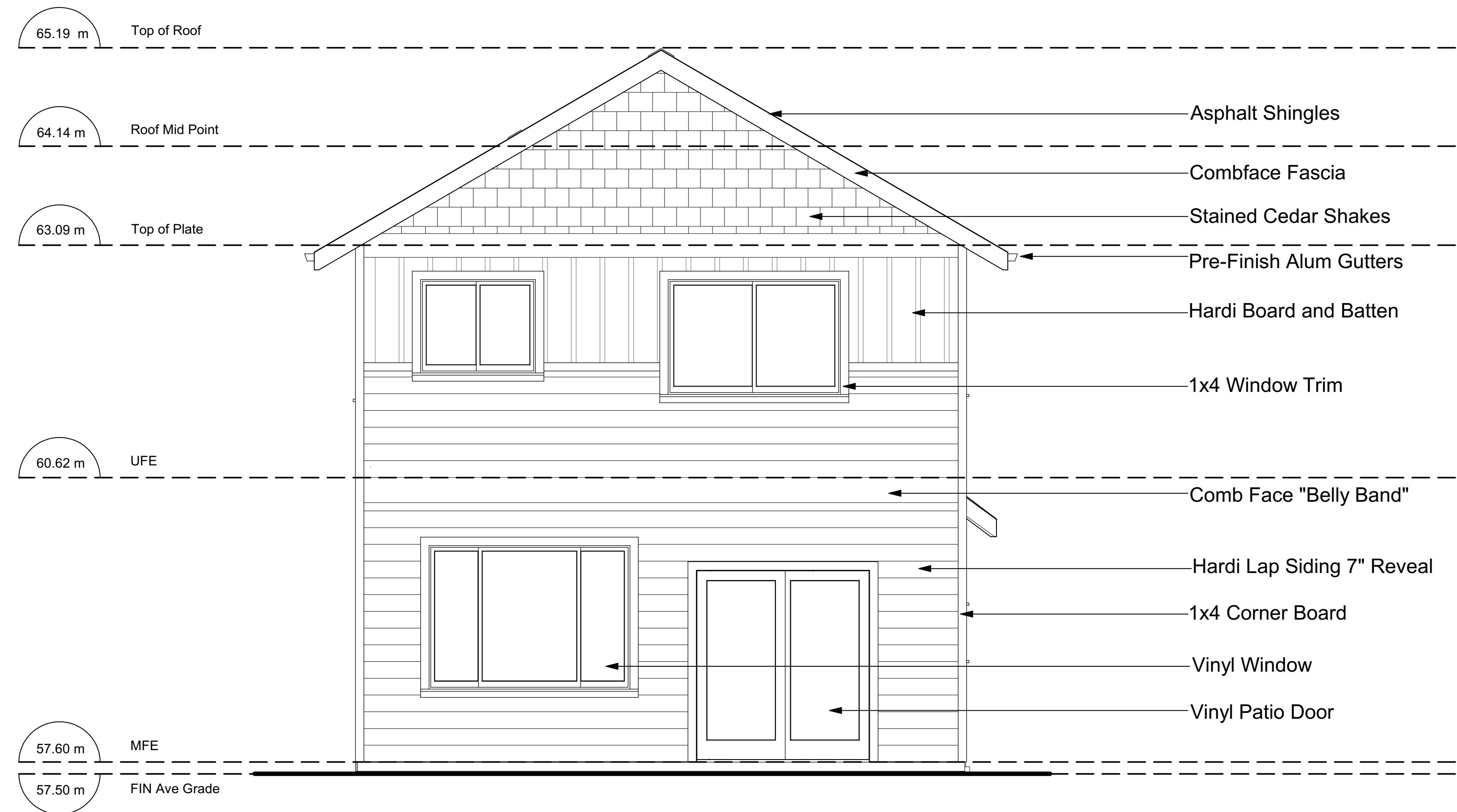
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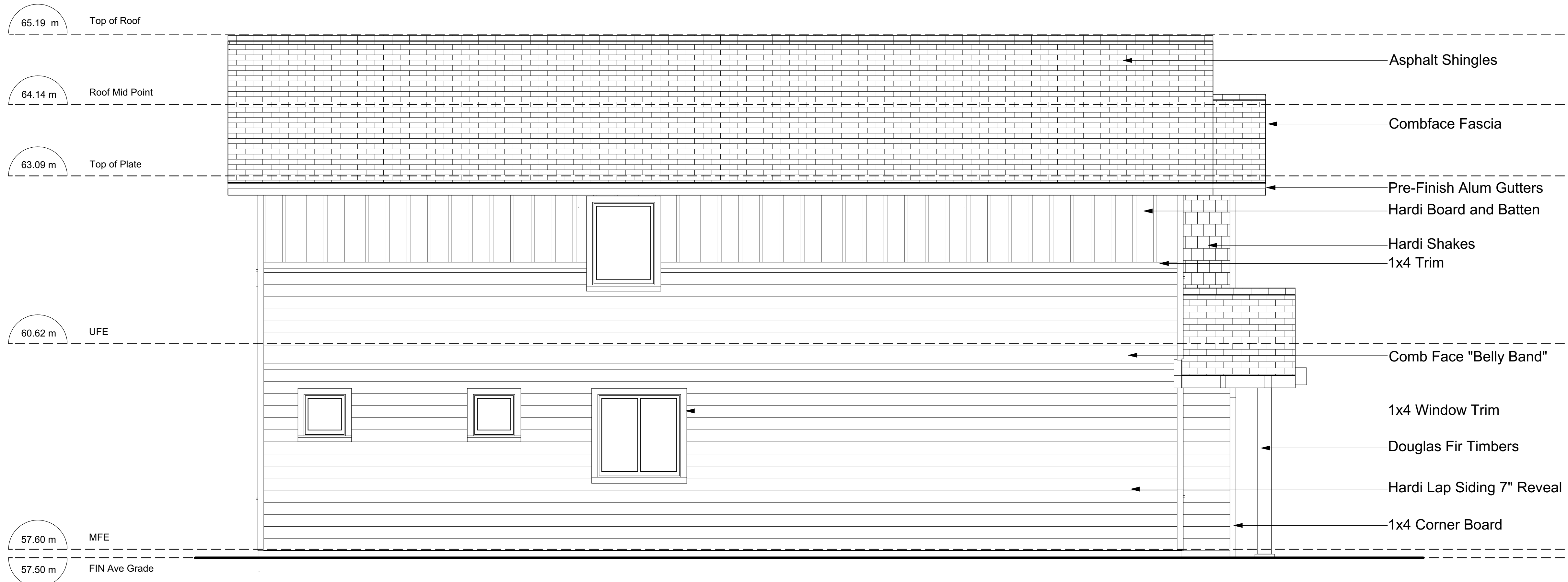
Strata Unit A Elevations (Unit B mirror image)

Average Existing Grade: 57.60 M

Building Height : 6.54 M



1
A6 South Elevation
1/3" = 1' 0"



2
A6 East Elevation
1/4" = 1' 0"



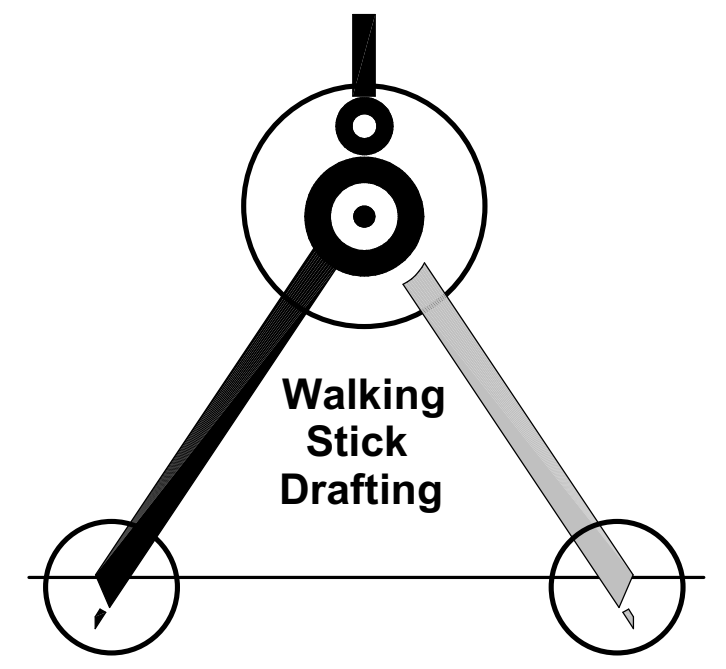
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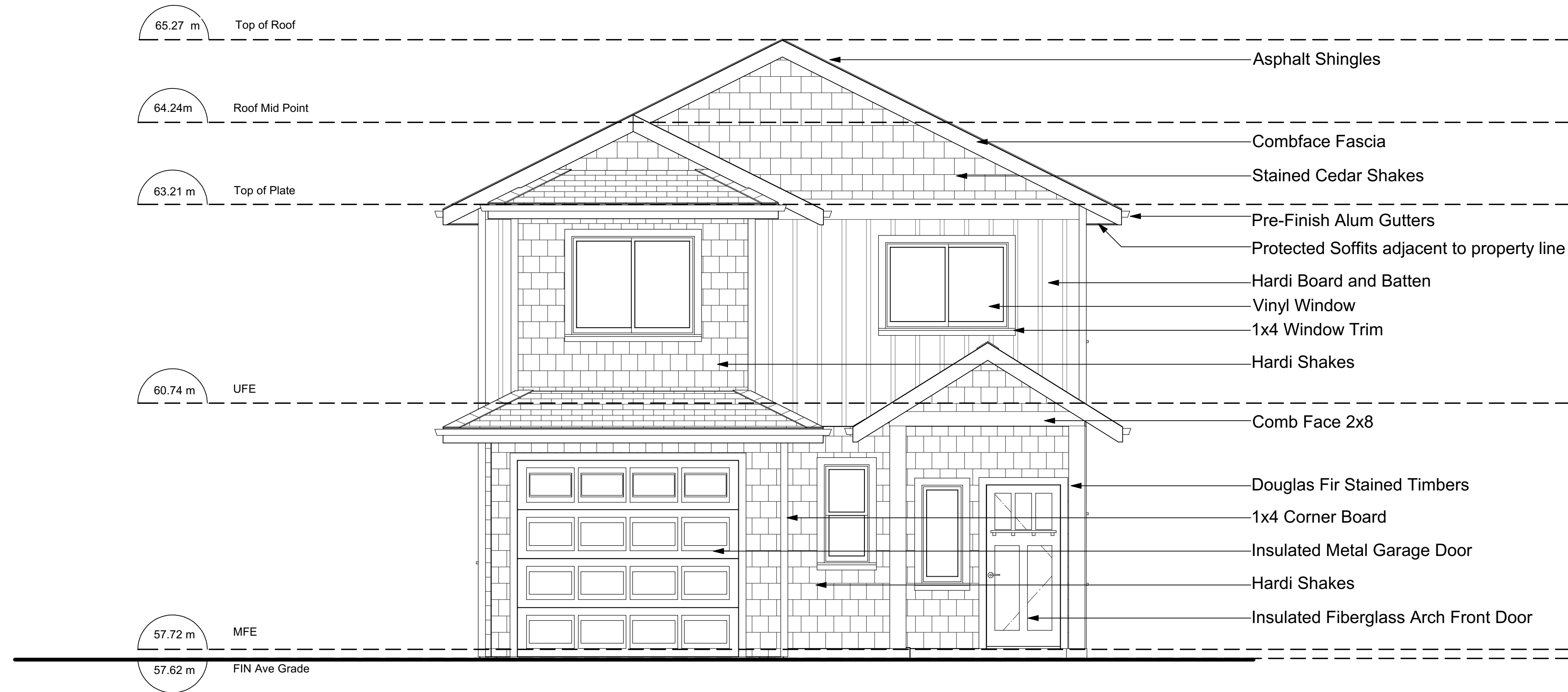
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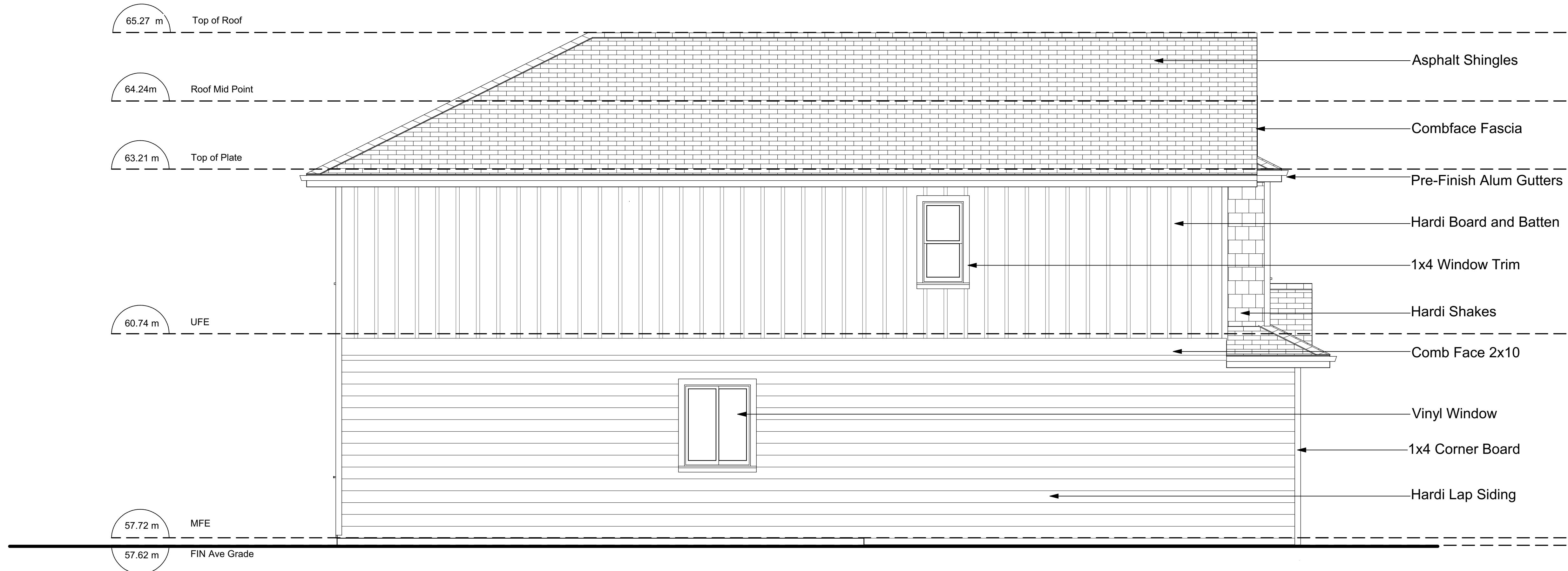
Strata Unit C Elevations (Unit D mirror image)

Average Existing Grade: 57.63 M

Building Height : 6.61 M



1 North Elevation
A8 1/3" = 1' 0"



2 East Elevation
A8 1/3" = 1' 0"



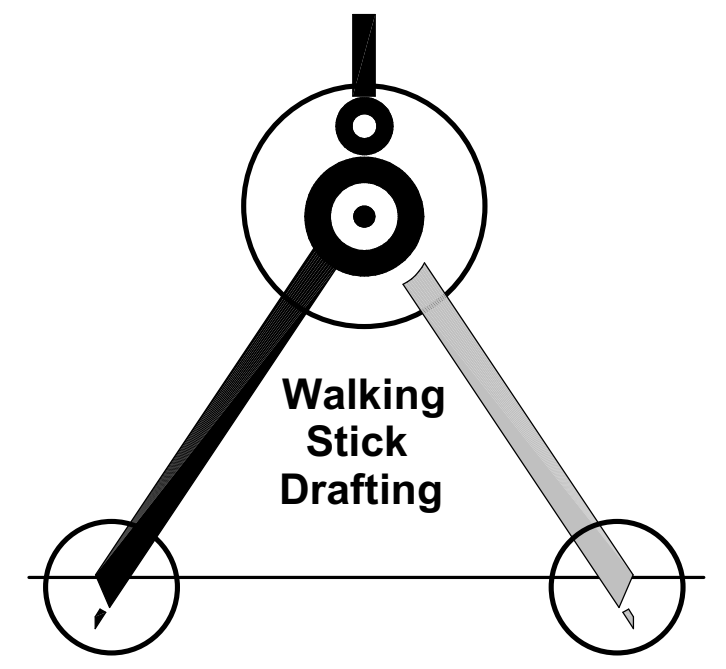
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Sheet No	A8
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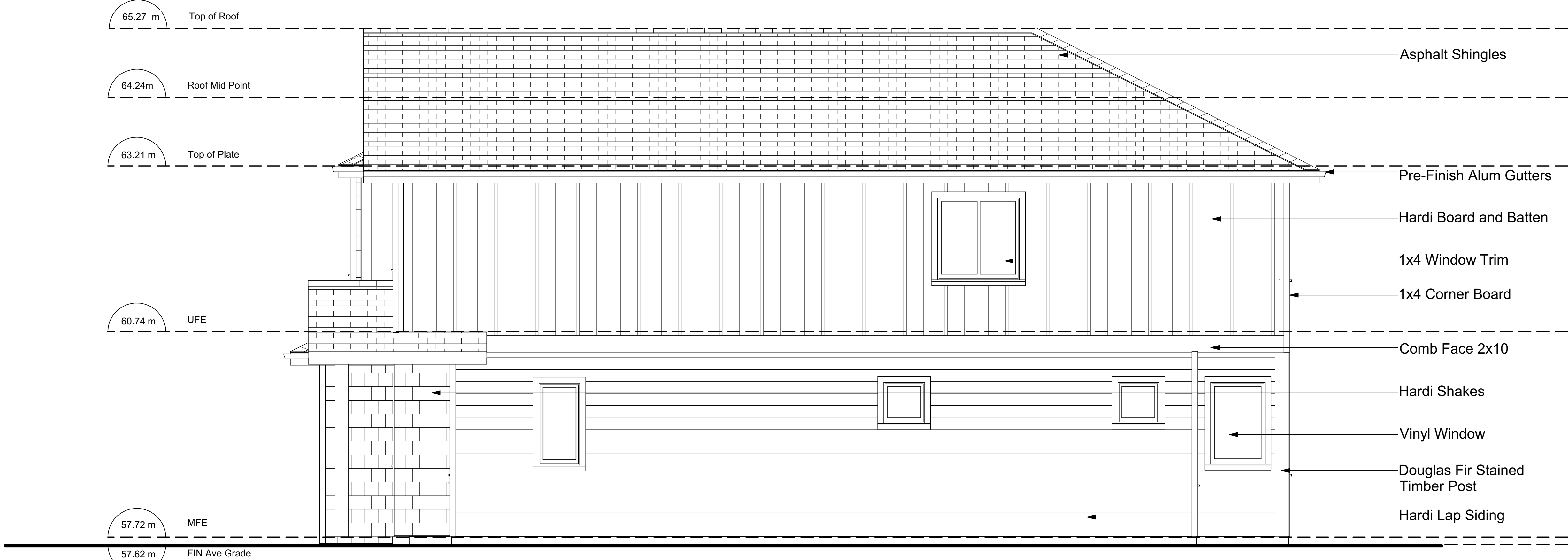
Strata Unit C Elevations (Unit D mirror image)

Average Existing Grade: 57.63 M

Building Height : 6.61 M



1
A9 South Elevation
1/3" = 1' 0"



2
A9 West Elevation
1/3" = 1' 0"



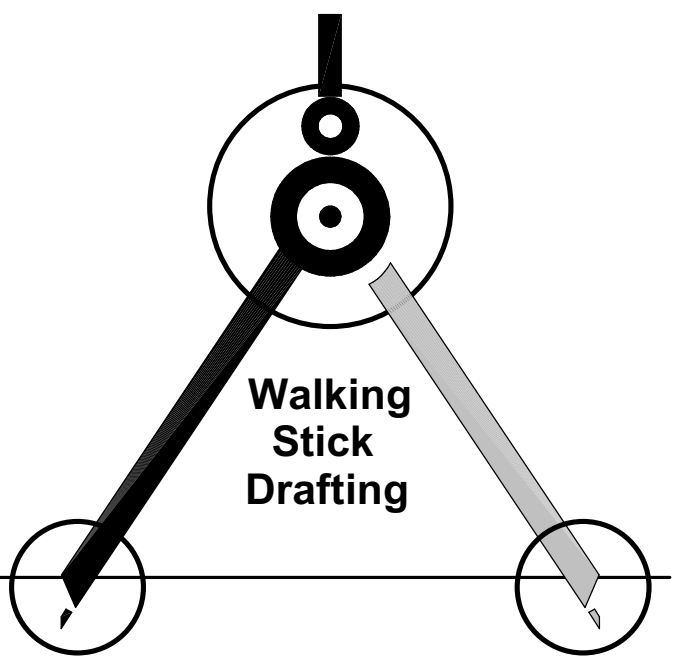
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