

An architectural rendering of a modern, multi-story residential building. The building features a mix of light-colored (white or light grey) and dark grey exterior panels. It has several balconies with glass railings and wooden decking. Large windows are prominent on each floor. The building is set against a blue sky with light clouds. In the foreground, there are green trees and shrubs, and a paved area. A semi-transparent box with a dark border is overlaid on the bottom center of the image, containing text.

March 28, 2019

3368 Carling Ave.
Community Meeting

Agenda

The background

The proposal

The comments

The changes

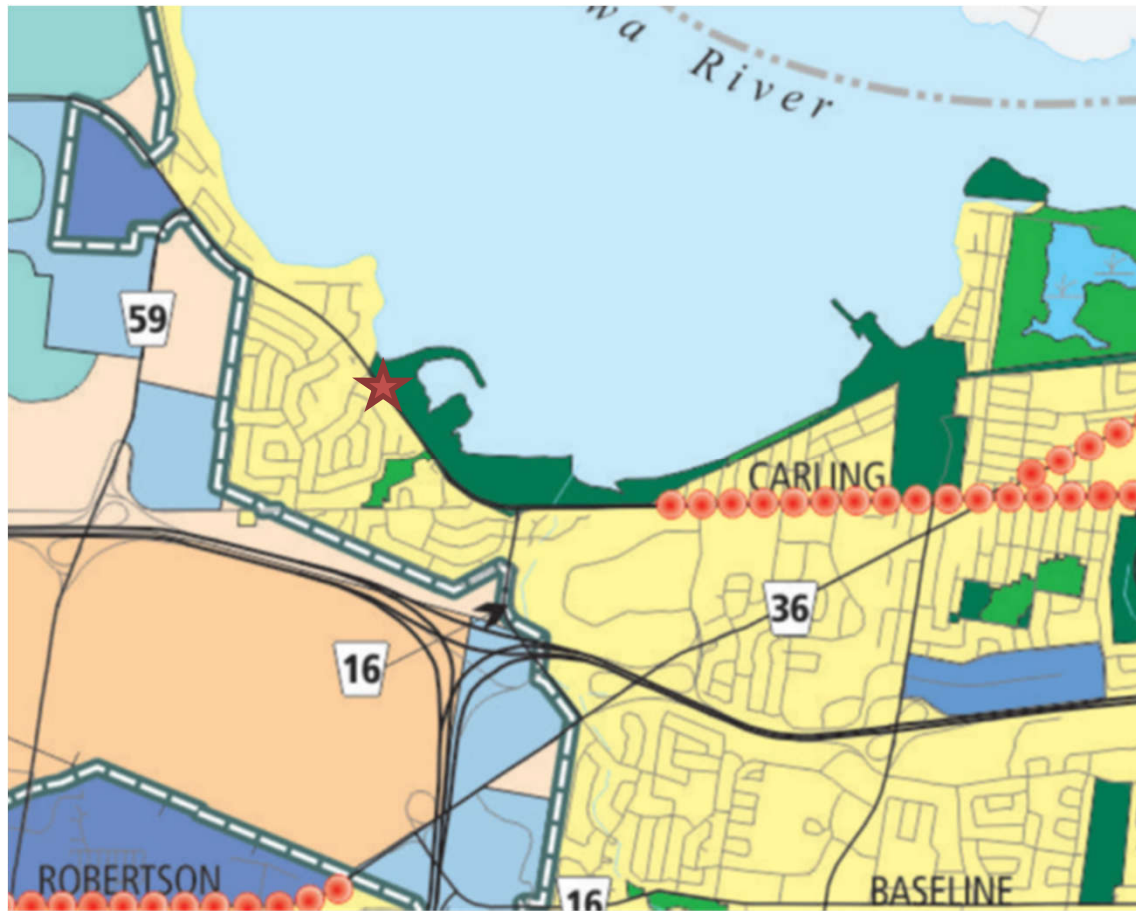
Questions?



THE BACKGROUND



OFFICIAL PLAN



THE BACKGROUND

Site Plan
Application
Feb 2016



Committee
of
Adjustment
Jan 2017



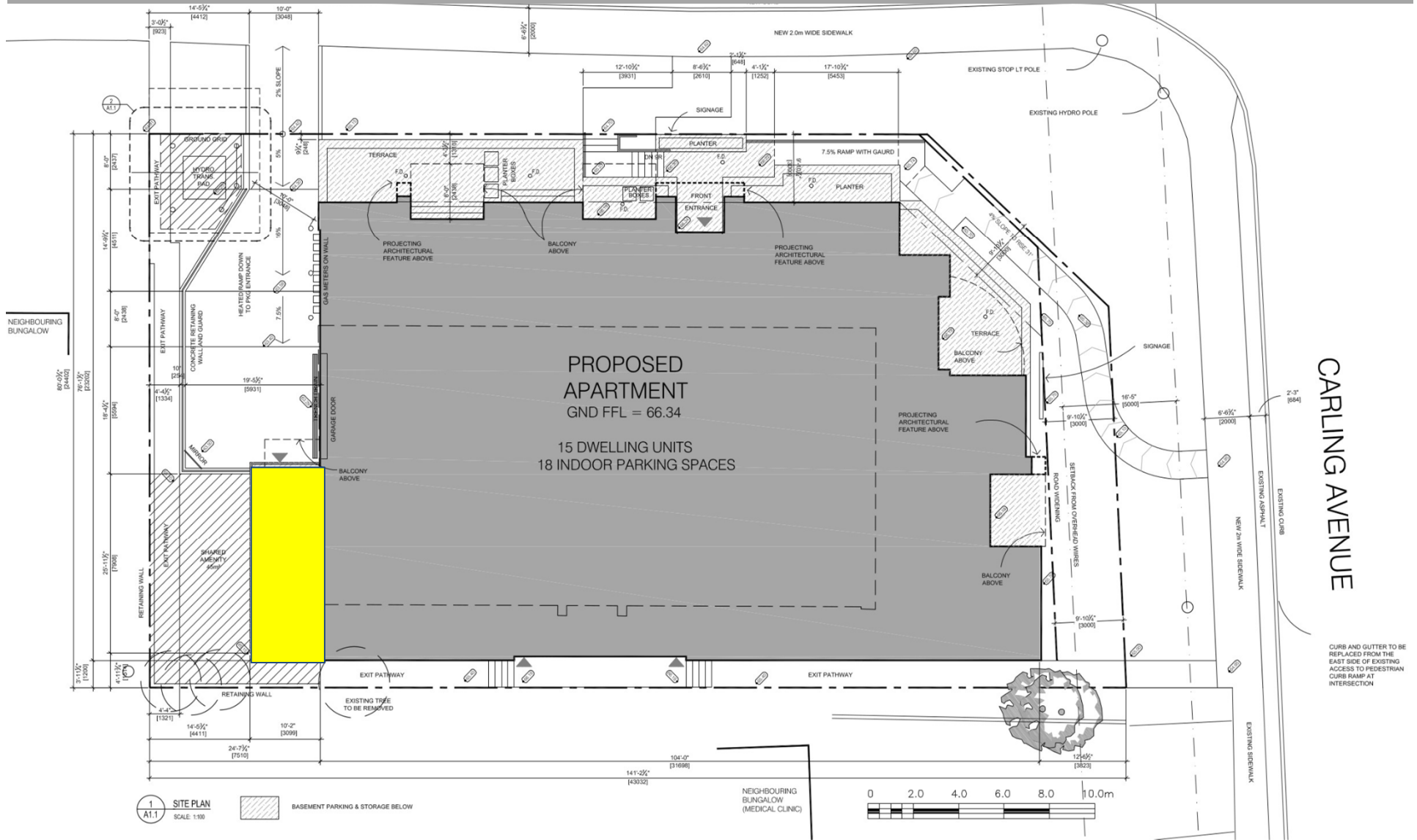
Committee
of
Adjustment
Jan 2019



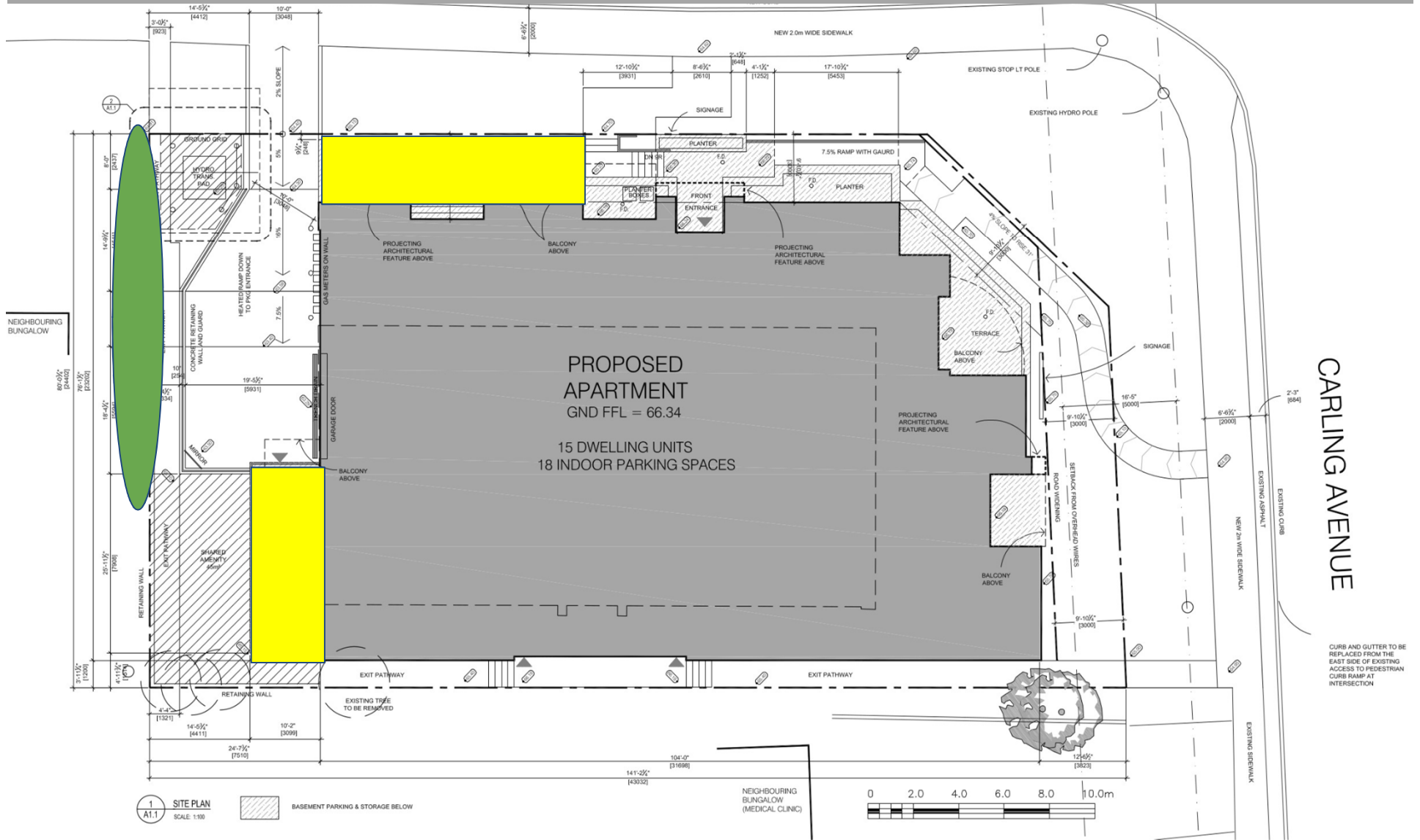
THE PROPOSAL



THE COMMENTS



THE COMMENTS



ELEVATIONS



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

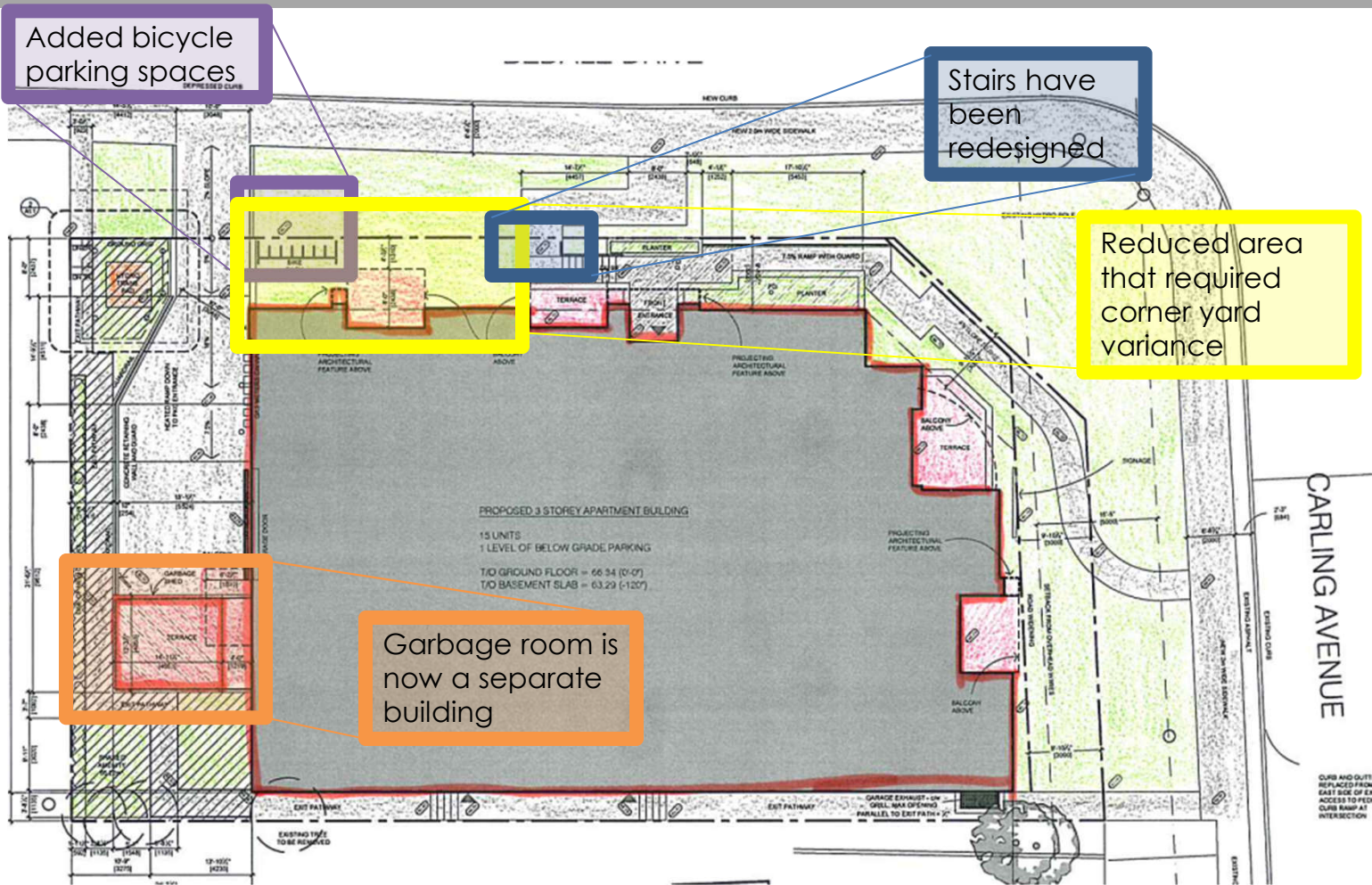
THE CHANGES

Added bicycle parking spaces

Stairs have been redesigned

Reduced area that required corner yard variance

Garbage room is now a separate building



SUMMARY OF VARIANCES

Original Variance Request	Adjustment
Building setback to be 3 m from corner property line (Bedale) We provided 0.2 m	Variance still required , however now it is only needed for the area of the accessibility ramp. The parking garage “wall” that was seen south of the main entrance has been removed.
Permitted Projection (Planter) cannot project more than 0.6 m, nor be closer than 0.6 m to the lot line We provided 0 m	City Staff determined we do not require this variance
Front staircase can be no closer than 0.6 m to a lot line We provided 0 m	Stairs have been redesigned. Variance no longer required.
Require 1.2 parking spaces per unit We provided 1	No change. Variance still required.
Building setback to be 7.5 m from rear property line We provided 4.4 m	Garbage will now be within a separate building. Variance no longer required.
Landscape strip to be 3 m when abutting a residential zone We provided 1.5 m	Variance still required , however we are confirming with our traffic consultant that we can narrow the ramp so that we can provide a row of cedars making the landscape strip 2 m.
Driveway width for 2 way traffic to be 6 m We provided 3 m	No change. Variance still required.
Access aisle to a bicycle parking space must be a minimum of 1.5 m We provided 0 m	Bicycle parking spaces will now be exterior to the building. Variance no longer required.

Next Steps

- Review comments received today
- Prepare to re-apply to the Committee of Adjustments



Thank you!
Questions