

Date: September 12, 2016
To: Design Review Committee
From: Lisa Berg, Senior Community Planner
Re: **Duplex Development Permit Exemption for 103 Glengarry Crescent
(RESUBMISSION)**

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2. The applicant has removed both pathways.
3. The asphalt driveway has been replaced with pavers constrained within 12" concrete bands.
4. Concrete pads have been provided on either side of the driveway to facilitate curb-side garbage and recycling collection.

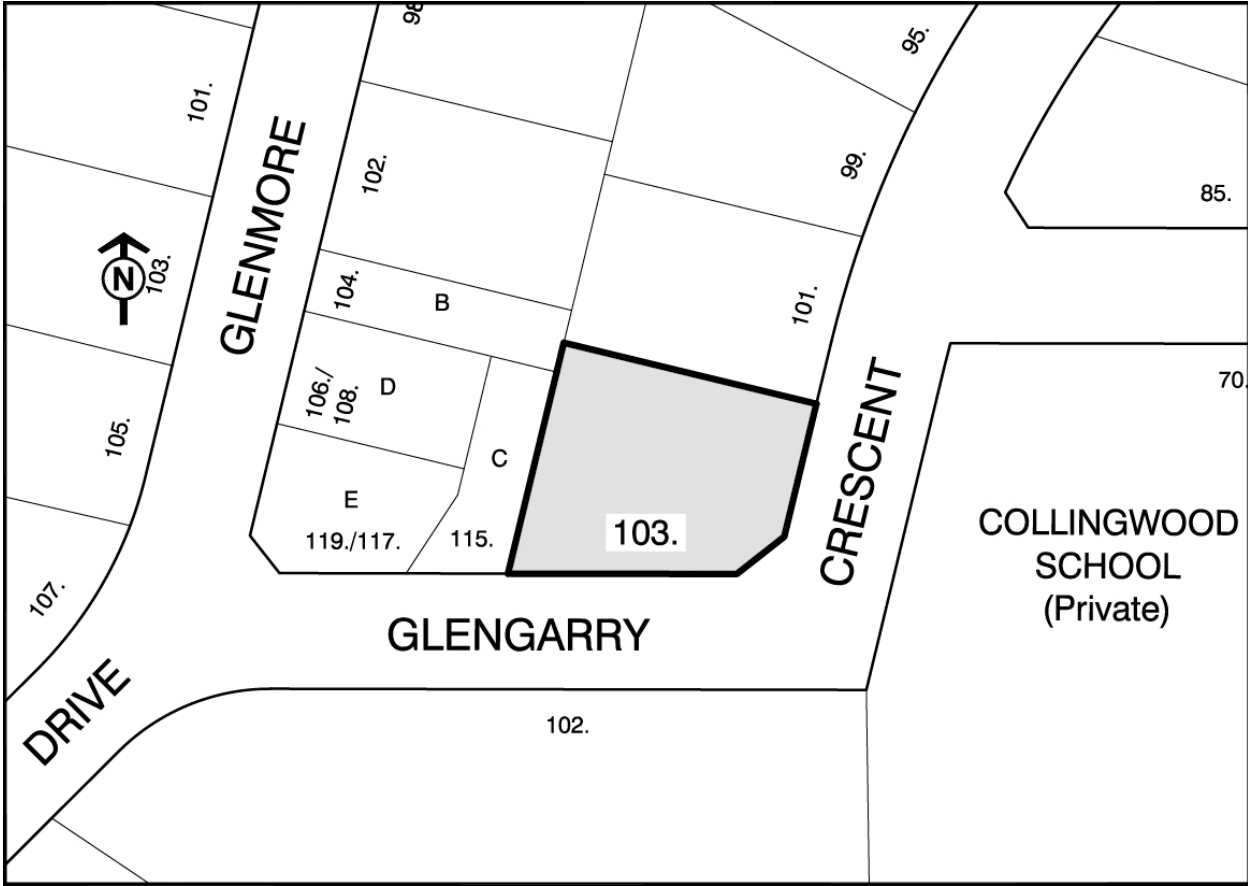
Items to Address:

1. How well has the applicant responded to the recommendations of the DRC?

Attachments:

- A. Context Map
- B. Revised Project Profile
- C. Revised Development Proposal (September 2016 edition)

Attachment 'A' – Context Map



Attachment 'B' – Project Profile

at September 2016

Project:	Glengarry Duplex
Application:	DPX 15-055
Applicant:	Tina Imam
Architect:	Abdallah Jamal (Relative Form Architecture Studio)
Address:	103 & 105 Glengarry Crescent
Legal Description:	Lot 15 Block 3 of Block C District Lot 603 Plan 9152
PID:	009-732-616
OCP Policy:	BF-B11 Duplex Areas
Zoning:	RD1
Community Heritage Register	No
Previously Before Council:	Not previously before Council
Summary:	Duplex Development Permit (Exemption)

Site Area: 558.2 sq m (6,008.4 sq ft)

	BYLAW RD1	PROPOSED ¹	COMMENTS
Lot Width	14.3 m	17.63 m	Complies
Floor Area		2,837.6 sq ft*	Complies
Floor Area Ratio	0.50	0.47	Complies
Site Coverage	40%	30%	Complies
Setbacks			
Front Yard (south & east) (Glengarry Cres)	7.6 m	7.6 m	Complies
Rear Yard	n/a	n/a	Continuous Frontage
Side Yard (north)	1.52 m	2.0 m	Complies
Side Yard (west)	1.52 m	1.52 m	Complies
Combined	3.52 m	3.52 m	Complies
Building Height	7.62 m	6.89 m	Complies
Highest Bldg Face	6.7 m	6.7 m	Complies
No. of Storeys	2 + bsmt	2 + bsmt	Complies
Parking	1 per unit	2 (enclosed)	Complies
Secondary Suite:	Permitted	Not proposed	
Min. Suite Size	20 sq m	n/a	
Max. Suite Size	90 sq m or 40%	n/a	

*plus basements & exempted areas

¹ Source: Information provided by applicant

1153019v1

Attachment 'B' – Project Profile

Planning:

LUC/DAA	No
DPA	Yes
Heritage	No
ROWs	None
Easements	None
Covenants	

Engineering:

Rock Removal	To be determined.
Max Driveway Slope	20%
Roads	Glengarry Crescent
Sanitary	Glengarry Crescent (south)
Storm Water	Unknown
Water	Glengarry Crescent (south)