

Nine Peaks – 1590 Piercy Avenue

Development Proposal

Perspective Design Build LTD is applying to change the Zoning of 1590 Piercy avenue from R-2 to R-3 for the purpose of constructing nine townhouse units. Seven of these townhouses will be two-bedroom units and two will be three-bedroom units. They will be separated into three buildings: a two unit building facing Piercy Avenue, a four unit building in the heart of the property and a three unit building along the rear.

The lot will be developed to have a driveway, onsite parking, a garbage enclosure, bicycle parking facilities, green space, an amenity area, pathways, and a variety of native and ornamental plants and trees. Two large maple trees on the property will be retained. The driving infrastructure and the parking infrastructure will be permeable and consist of core gravel and core grass.

The proposed development conforms with the R-3 Zoning as follows:

Section 8.3.1 Permitted Uses: The project is a multi-family residential dwelling which conforms to the usage.

Section 8.3.2 Lot Size: The lot is 2030 meters squared which is above the minimum of 1250 meters squared.

Section 8.3.4 Floor area ratio: The proposed floor area ratio is 38.27%, below the 40% maximum.

Section 8.3.5 Setbacks: All of the setbacks are observed.

Section 8.3.6 Height of Buildings: At 6.5 meters in height the proposed development is below the 10 meter maximum.

Section 8.3.7 Usable open Space: The development is required to have 450 meters squared of open usable space and the project is designed to have 1065 meters squared.

Section 8.3.9 Off-Street Parking: The on-site parking supply is 10 spaces and 30 bicycle parking spaces. A minimum of 10% of these spaces will have e-bike charging capacity and a minimum of 10% of these spaces are sized to accommodate cargo bicycles. These designs are in accordance with the parking study supplied by Watt Consulting for the project.

Section 8.3.3 Lot frontage: The required minimum lot frontage is 30 meters and this lot only has a frontage of 21.644 meters. The added setback challenges and lot coverage challenges have been addressed and the lot will function well as an R-3 lot. The neighboring lot Strata Plan EPS3363 Has a similar frontage and is a successful multifamily development.