

- A FAR of 1.75¹.
- 1,588 square feet of main floor commercial space fronting Clyde Avenue.
- 9,017 square feet² of residential area consisting of 8 units:
 - 4 units on the second floor.
 - 4 units on the third floor, with 2 of the units having mezzanine access to roof-top patios.
- 16 parking spaces (11 within an enclosed parkade and 5 surface spaces accessed from the lane).
- Natural stone cladding, cedar siding on the mezzanine level and metal overhead canopies at the street level.

Variations

A number of Zoning Bylaw variations are requested by the applicant in order to achieve the desired 1.75 FAR and building design. The variations are for:

- building height and number of storeys to accommodate the mezzanines for two of the upper residential units;
- front and rear yards to achieve the desired building character; and
- parking with regards to the number of spaces and small car ratio.

The requested variations are summarized in the Project Profile attached as Appendix B.

Items to Address

Specific items that staff would like the Committee to comment on include:

- 1) Does the proposed building mass fit contextually with the surrounding commercial and residential land uses?
- 2) Do the proposed dimensions and siting of the mezzanines respect view expectations from the residential tower to the north?
- 3) Is the architectural language of the building consistent with the Ambleside guidelines? Is there enough variation in building materials and are they balanced with the proposed architecture?
- 4) Are the landscaping plans consistent with the Ambleside Streetscape Standards?
- 5) Are the variations supported by the rationale provided? (Page A-1.4)
- 6) Are the sustainability commitments in keeping with District goals? (Page A-1.7)

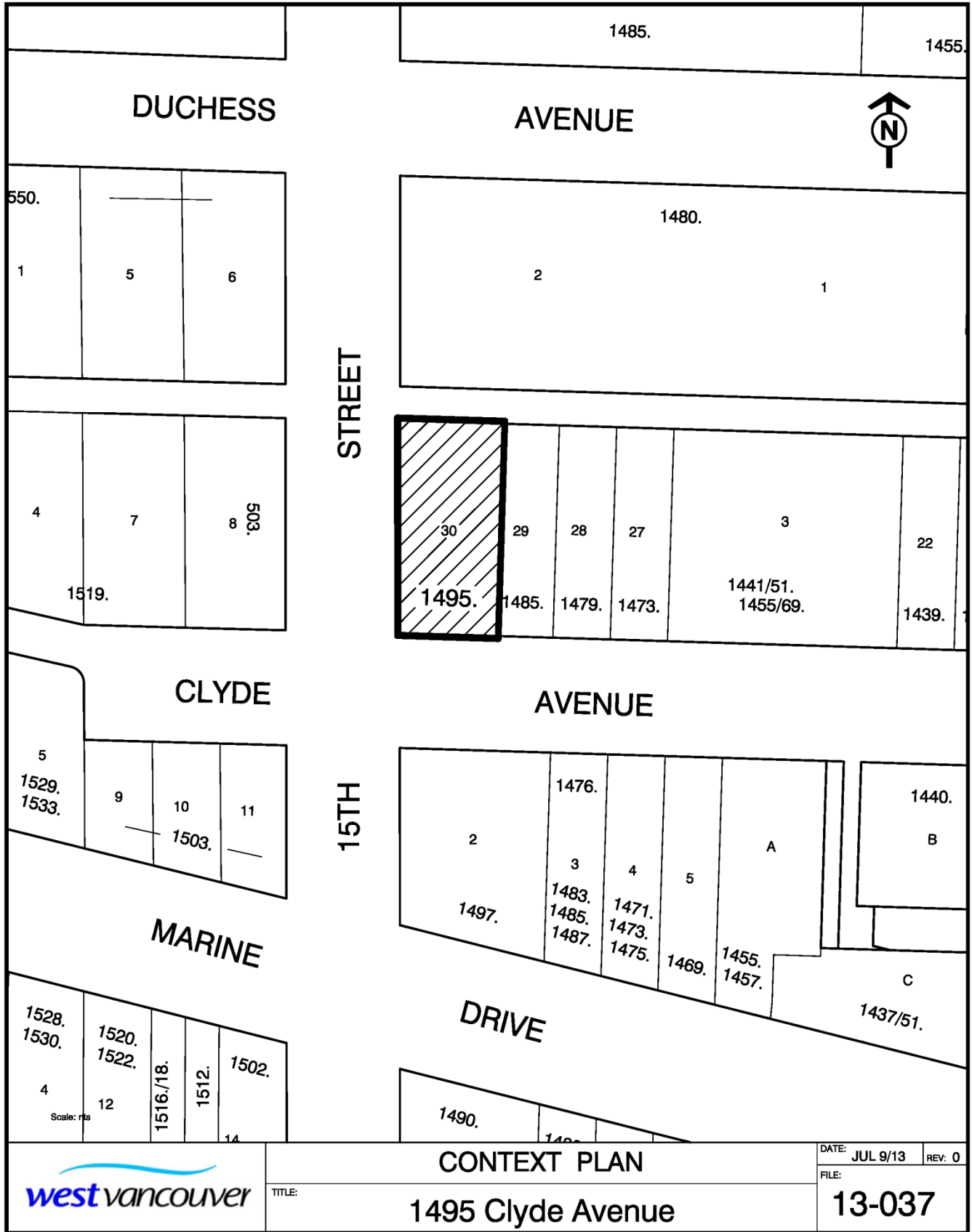
Attachments:

- A – Context Map
- B – Project Profile
- C – Proposed Development Application Booklet

¹ FAR excludes basement-level residential storage lockers, hallway/elevator area, and service rooms totalling 1,481 square feet. See Page A-1.1.

² Unit floor area only. Excludes lobby, elevator and stairwell (1,812.7 square feet). See Page A-1.1.

Appendix A – Context Map



CONTEXT PLAN

TITLE:

1495 Clyde Avenue

DATE: JUL 9/13 REV: 0

FILE:

13-037

Appendix B – Project Profile at October 10, 2013

Project:	1495 Clyde Avenue (Vet Clinic)
Application:	Development Permit No. 1010-13-037
Applicant:	Geocapital Development Corp.
Architect:	Fred Adab
Property Address:	1495 Clyde Avenue
Legal Description:	Lot 30 Block 13 District Lot 237 Plan 3459
OCP Policy	BF-C3 Ambleside Village Centre
DP Guidelines	BF-C3 Ambleside Village Centre Development Permit Area
Zoning	AC1 (Ambleside Centre Zone 1)
Proposal:	3-storey mixed use building (commercial & residential)

Site Area = 7,108 sq ft (660.3 sq m)

	AC1 Zone	PROPOSED ³ :
1. Floor Area Ratio:	1.75 max	1.75
2. Gross Floor Area:		13,899.5 sq ft
<i>1st floor</i>		<i>2,233 sq ft</i>
<i>2nd floor</i>		<i>4,765.25 sq ft</i>
<i>3rd floor</i>		<i>5,028.25 sq ft</i>
<i>Mezzanine level</i>		<i>392 sq ft</i>
<i>Exempted Area</i>		<i>1,481 sq ft</i>
3. Net Floor Area:		12,437 sq ft

4. Zoning Summary (AC1):

Provision	Bylaw	Proposed	Variance	Request
Height	11.3 m	13.3 m	2.0 m	To accommodate the mezzanines
Number of Storeys	3	4	1	To accommodate the mezzanines
Yards:				
Front Yard				
<i>1st Floor</i>	0.9 m	0.3 m	0.6 m	Closest distance 0.3 m • average proposed 0.55 m
<i>2nd Floor</i>	0.9 m	0.4 m	0.5 m	Closest distance 0.4 m • average proposed 1.6 m
<i>3rd Floor</i>	3.7 m	0.4 m	3.3 m	Closest distance 0.4 m • average proposed 1.6 m
Rear Yard				
<i>1st Floor</i>	1.2 m	5.7 m	n/a	Complies
<i>2nd Floor</i>	4.3 m	7.7 m	n/a	Complies
<i>3rd Floor</i>	7.3 m	6.4 m	0.9	Vary 3rd floor
Side Yards	0.0	0.0	n/a	Complies
Parking:				
<i># of spaces</i>	17	16	1	Vary 1 space
<i>Small car ratio</i>	30%	37%	7%	1 additional small car space is proposed

³ Source: Information provided by applicant