

2257 Speer Road

Development Permit and Variance



Variances sought

- Original plan had 2 variances:
 - Front yard setback from 4.5m required to 3.0m proposed
 - Rear yard setback from 4.5m required to 1.5m proposed
- Due to the water table the Parkade height is > 2.0m above grade and we are also seeking the following variances:
 - Site Coverage: 55% permitted to 67.36% proposed
 - North and South side yard setback: 4.5m to 1.5m proposed.
 - Building height over 12.0m

South side yard
with mitigating burn



North Side Yard




Speer Street elevation



Lane view



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- What we heard from the neighbourhood?



Questions?



AXOarchitecture
250-469-3190
andrea@axoarchitecture.ca

