

Special Council Meeting

September 4, 2019

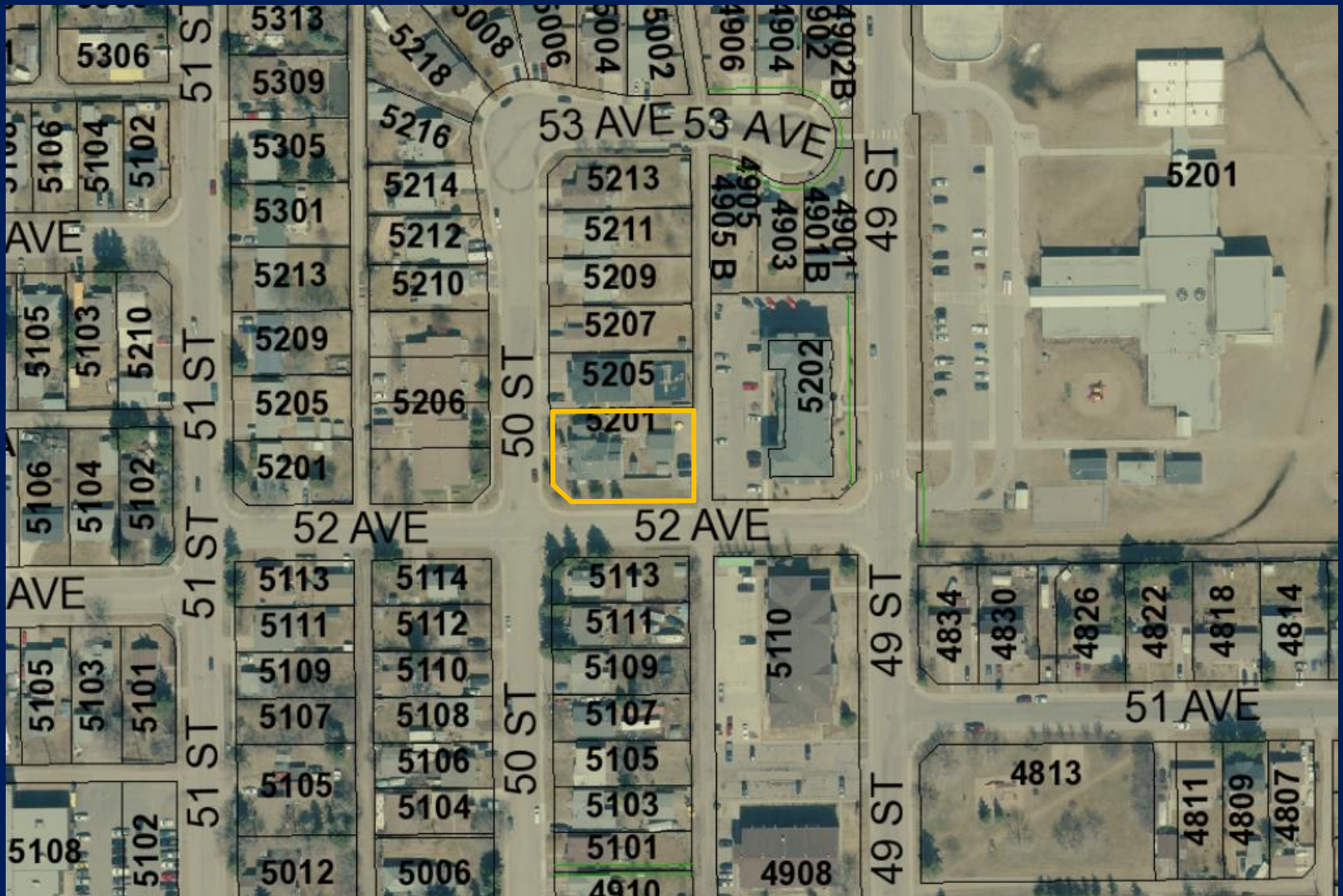
Development Permit No. 219096
Detached Garage Extension

Applicant: Dr. Margaret Savage Crisis
Centre

Proposed Development

- The applicant is proposing to construct an extension to the existing detached garage at 5201 50 Street.
- The proposed use of the extension is to provide additional storage space as well as to accommodate pets belonging to clients on an occasional basis.

Map View



Site Overview



Application Analysis

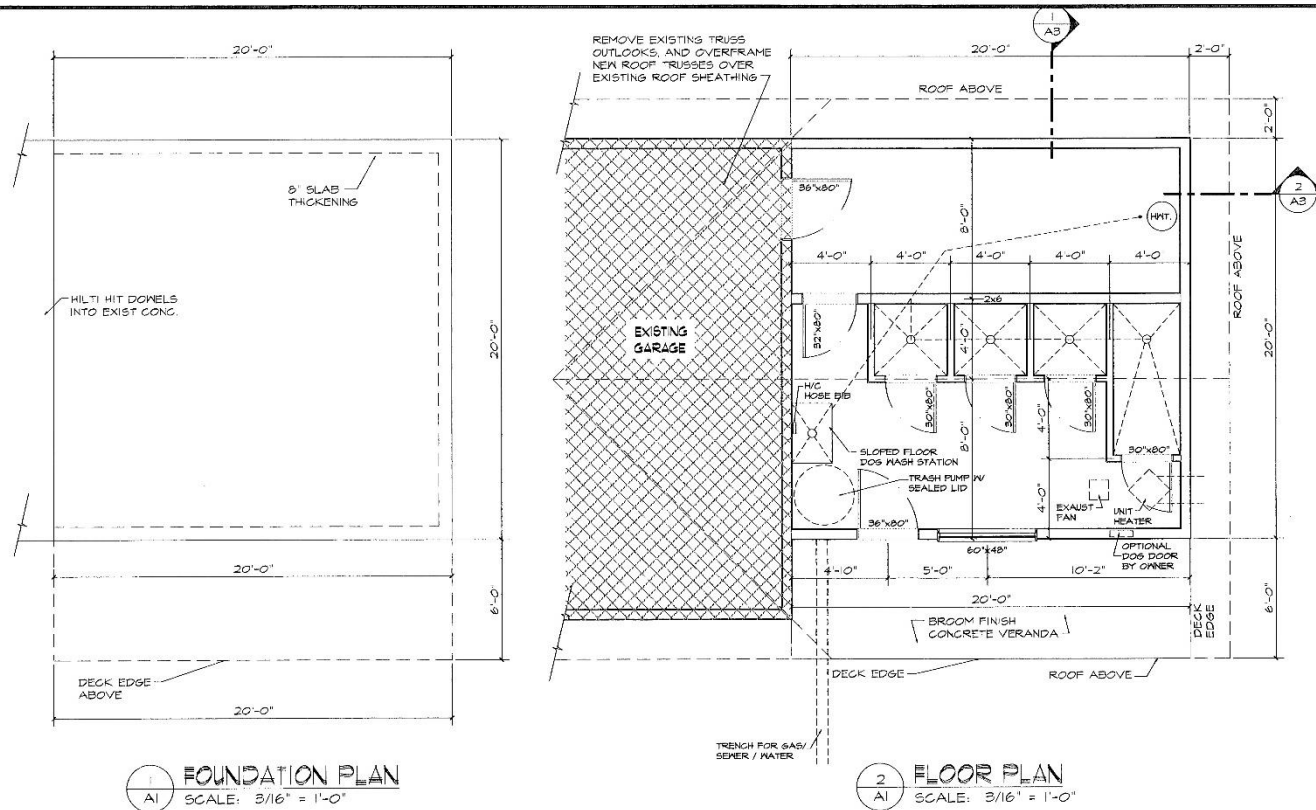
Proposed Development

- The Land Use Bylaw (LUB) classifies the detached garage as a “accessory building”:
 - *“ACCESSORY BUILDING means a building, structure or use detached from a principal building, normally incidental, or secondary to the principal building or use. The building or use is subordinate in area, extent or purpose to the principal building or use and is located on the same site as the principal building or use. Accessory buildings shall not be used as a separate dwelling unit. For the purpose of this Bylaw, an accessory building may include a private garage garden shed, carport, and in a residential lakeshore area, a boat house.”*

The site plan shows a property bounded by 50th Street to the north, 52nd Avenue to the south, and a Lane to the east. The plan includes several numbered areas (1, 2, 3, 4, 6) and various structures and features:

- Proposed Building:** A large rectangular structure in the center, with a ramp and a typical section labeled (6). It is adjacent to a proposed retaining wall (0.30m in height) and a proposed line of subdivision.
- Existing House:** Located in the lower-left area, with a deck and a walkway.
- Existing Garage:** A green-outlined structure in the lower-right area, with a proposed extension indicated by a red dashed line.
- Shed:** A small structure located between the existing house and the existing garage.
- Existing Playground:** A large rectangular area in the upper-right, adjacent to the proposed building.
- Garbage Bin:** Located on a concrete pad with wood privacy fencing, near the lane.
- Other Features:** A back of walk, lip of gutter, and various dimensions (e.g., 15.85, 11.62, 8.62, 41.76, 17.75, 2.76, 3.03, 13.56, 12.95, 47.85, 2.77, 18.44, 4.88, 0.61, 2.90, 6.00, 9.74, 2.50, 4.09, 2.40, 1.20, 1.35, 2.28, 0.30, 4.57, 1.83, 6.66, 2.76, 15.85, 17.75, 41.76) are shown throughout the plan.

Floor Plan



CONSTRUCTION NOTES:

- ALL WORKMANSHIP TO CONFORM TO THE STANDARDS OF GOOD BUILDING PRACTICES AND CURRENT BUILDING CODES
- CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE DESIGNER OF ANY DIMENSIONAL ERRORS, OMISSIONS, OR DISCREPANCIES.

MECHANICAL:

- OWNER TO PROVIDE DETAILS ON HEATING SYSTEM AND ELECTRICAL REQUIREMENTS.
- PROVIDE AS PER MANUFACT. CLEARANCE FROM ALL MECHANICAL FLUES TO COMBUSTIBLE CONSTRUCTION MATERIALS

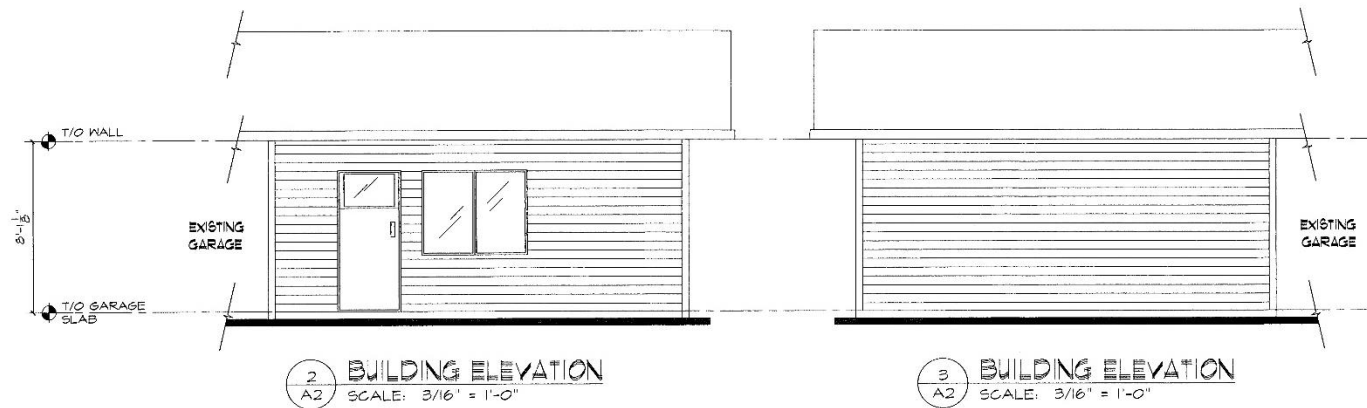
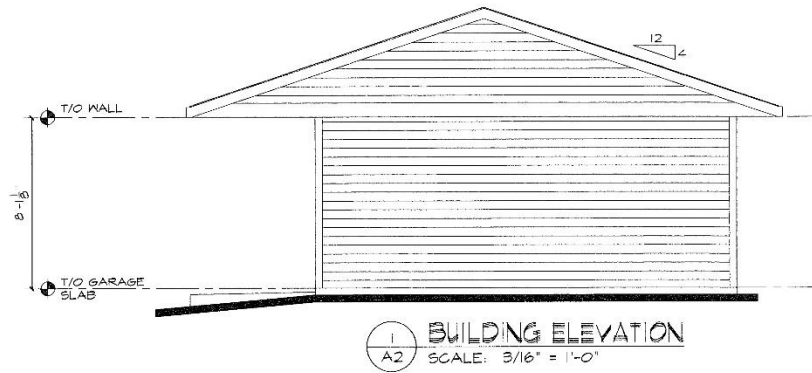
CARPENTRY:

- ALLOW MIN 6" TO ALL OPENINGS TO CORNER IN FRAMED WALLS
- PROVIDE ACOUSTIC SEALANT BETWEEN VAPOUR BARRIER AND SILL PLATE
- PROVIDE SILL GASKET BETWEEN CONCRETE AND COMMON FRAMING
- FLASH HEADS OF WINDOWS AND INSTALL WINDOWS AS MFG'S INSTRUCTIONS, INCLUDING CAULKING AND AIR BARRIERS
- ALLOW FOR VENTING OF ROOF AT RIDGE AND EAVE
- GUARDRAILS REQ'D WHEREVER DISTANCE FROM FLOOR TO GROUND IS GREATER THAN 24". WHEN REQ'D, THEY SHOULD BE MIN 36" TALL AND HAVE NO OPENING GREATER THAN 3 1/8"

ROOFING:

- INSTALL ICE AND WATER SHIELD AT ALL VALLEYS

Elevations



Land Use Bylaw Analysis

- This application is unique in that the property is zoned DC-Direct Control.
- Under the DC zoning, any decisions respecting development of the property are made directly by Council.
- Within the DC district, all regulations with respect to the use and physical parameters of the development (setbacks, height, lot coverage, etc.) are at the discretion of Council.
- The key item to consider when reviewing an application in a DC district is whether the proposed development is, in Council's opinion, appropriate for the site and compatible with the character of the surrounding development.

Land Use Bylaw Analysis

- Although all site development regulations are at the discretion of Council, the applicant has ensured that the proposed development respects the residential character of the surrounding neighbourhood in terms of building appearance, height, setbacks, and lot coverage.
- The following slide illustrates how the proposed development relates to the regulations of the neighbouring R1B-Residential District.

Land Use Bylaw Analysis

Required	Actual
LUB Section 6.2 (1) (b): Accessory buildings shall not be constructed over an easement	Checked SPIN and GIS - Conforms
LUB Section 6.2 (1) (c): An accessory building may be required to have a greater setback to protect utilities and URWs as required by the Development Authority	Checked SPIN and GIS - Conforms
LUB Section 6.2 (1) (f): Not used for habitation unless approved as a secondary suite	No suite within the building - Conforms
LUB Section 6.2 (1) (g): Not located in a required front yard	Back yard - Conforms
LUB Section 6.2 (1) (i): Total area of accessory buildings on one parcel shall not exceed: <ul style="list-style-type: none"> Site coverage of 14% Total area of 140 m² 	Lot = 1456 m ² Existing Detached Garage - 58.50 m ² Existing Shed - 10.60 m ² Proposed Extension - 37.20 m ² 7.3 % - Conforms
Section 6.2 (2)(a)(i): Detached garage shall not exceed a maximum one storey or 5.00 m in height measured to the peak of the roof	3.90 m - Conforms
Section 6.2 (2)(a)(vii): Located no closer than 1.50 m from the side lot line (unless it is a mutual garage on the common property line)	7.6 m / 13.6 m - Conforms
Section 6.2 (2)(a)(iii): Where a lane is provided, access to the garage must be off the lane or flanking roadway	Conforms
Section 6.2 (2)(a)(iv): located on a corner lot, a minimum setback of 4.00 metres is required from the property line to the entrance of the garage and a minimum setback of 1.50 metres is required from the side wall of the garage to the rear property line	7.6 m - Conforms
Section 6.2 (2)(a)(v): With its garage door facing the lane, a minimum setback of 1.5 m or 6.0 m is required between the entrance of the garage and the rear property line	7.4 m - Conforms
Section 12.10 (3)(b)(i): Detached garages shall be a minimum of 3.05 m from the main building.	9.00 m - Conforms

Site Photos



Site Photos



Recommendation

Administration provides the following reasons for APPROVAL of the proposed development:

- a) The proposed development respects the residential character of the surrounding neighbourhood with regard to building appearance, height, setbacks and lot coverage.
- b) The proposed development allows the Crisis Centre to offer additional supportive services for clients.

Recommendation

Administration recommends that Council approve development application 219096 subject to the following conditions:

1. Meeting all other requirements of the Land Use Bylaw 382-LU-10 as amended.
2. Meeting the requirements of the Current Alberta Building Code and Safety Codes Act.
3. Meeting all other requirements of the City of Cold Lake Engineering Standards.
4. Meeting the requirements of the Animal Care and Control Bylaw 535-PL-14.
5. Meeting the requirements of other legislation.
6. The Developer shall prevent noise, dust, odour and other nuisances from adversely affecting neighbouring properties.

QUESTIONS?