



PARKING LOT RECONFIGURED AND DEFINED TO PROVIDE ADDITIONAL 22 STALLS FOR PUBLIC PARKING

NUMBER ON PLAN	COMMENTS
1	NORTH SIDE YARD 0m TO GARBAGE ENCLOSURE AND DECK IN LIEU OF 1.5m REQUIRED.
2	SOUTH SIDE YARD 1.2m TO PARKING STALL IN LIEU OF 3.0m REQUIRED.
3	SOUTH SIDE YARD CONTINUOUS LANDSCAPED BUFFER STRIP 1.2-1.5m IN LIEU OF 3.0m REQUIRED.
4	NO 3m WIDE CONTINUOUS LANDSCAPED BUFFER ALONG MINNESOTA STREET
5	DAY NURSERY PARKING 1 STALL ON SITE IN LIEU OF 11.23 STALLS REQUIRED.
6	RESIDENT PARKING 32 STALLS ON SITE IN LIEU OF 48 STALLS REQUIRED.
7	VISITOR PARKING 0 STALLS ON SITE IN LIEU OF 6 STALLS REQUIRED.
8	ON SITE PARKING STALL LENGTH OF 3.79m IN LIEU OF REQUIRED 6m (BALANCE 2.21m ENCROACHES INTO PUBLIC RIGHT OF WAY)
9	NO OFF-ROAD LOADING SPACE FOR THE 564 m <sup>2</sup> DAY NURSERY IN LIEU OF 1 LOADING SPACE REQUIRED BECAUSE THE DAY NURSERY IS OVER 500 m <sup>2</sup> .
10	DOCK PROJECTION 30.4m IN LIEU OF REQUIRED 20m FROM HWL.
11	DOCK SIZE 113m <sup>2</sup> IN LIEU OF REQUIRED 80m <sup>2</sup> FROM HWL.

ALTERNATIVE EQUIVALENT COMPLIANCE FOR THE PROPOSED YARD VARIANCES (1 AND 2) THE SOUTH SIDE YARD LANDSCAPE BUFFER (3) WILL BE PROVIDED AS FOLLOWS:	
A	NORTH SIDE YARD. THE BALANCE OF THE SIDE YARD IS 3m AND WILL BE LANDSCAPED WITH A FENCE AND TREES. THE YARD ADJACENT TO THE BUILDING IS 3m.
B	SOUTH SIDE YARD. THE PROPOSED 1.2m YARD TO PARKING AND 1.5m YARD TO SIDEWALK WILL BE LANDSCAPED WITH A FENCE AND TREES PROVIDING THE REQUIRED CONTINUOUS LANDSCAPED BUFFER STRIP. THE YARD ADJACENT TO THE BUILDING IS 3m.
C	MINNESOTA STREET CONTINUOUS LANDSCAPE BUFFER STRIP WITH AVERAGE WIDTH OF 3m WILL BE PROVIDED WITHIN THE ADJACENT PUBLIC BOULEVARD THAT IS ±5m WIDER THAN STANDARD BOULEVARD WIDTH.

# MINNESOTA STREET MIXED-USE DEVELOPMENT

## VARIANCE PLAN

JULY 18, 2024  
SCALE 1:500

