

Vesta Properties (Maple Bay) Ltd.

Kingsview Phase 3 – Rationale for Development Variance Permit

Purpose of Development Variance Permit:

1. To permit curbside pickup of garbage, recycling, and compost per townhouse unit, rather than requiring a communal garbage location for the entire townhouse site.
2. To remove the Off-Street Loading requirement.

Summary:

Vesta Properties (Maple Bay) Ltd. is submitting a development variance permit application encompassing all five townhouse sites within Kingsview Phase 3 – Lot 49, 50, 51, 74 & 75. The main purpose of the variance is to allow individual curbside pickup for each townhouse unit, rather than requiring communal garbage, recycling and organics bins on the property. Accompanying the garbage requirement is also a loading zone requirement, which would typically be located in front of or near the garbage bins. Removing the communal bins would also eliminate the need for the loading zone.

Each townhouse site has also been designed to include two car parking in as many driveways as possible, in addition to the two-car garage parking. Where a full driveway length was not possible, a slightly smaller driveway was still included to accommodate at least a temporary loading area for each unit.

While the common garbage bin requirement is typical for an apartment development, a townhouse development is much better served by individual curbside pickup. This will not only enhance the overall site planning of the development but will more importantly improve the overall living experience for the future residents.

Individual curbside pickup will improve convenience, accessibility, aesthetics and smell.

Convenience & Accessibility

Bringing one's own garbage, recycling and organics to their own garage or just outside the garage is always going to be easier than bringing it to a communal location somewhere in a townhouse site. The ability to conveniently go back and forth from one's kitchen and garage for garbage plays a major factor in everyday convenient living. This is amplified when considering the number of trips required per week for all the garbage, recycling and compost a unit generates.

In addition to simple physical proximity, there are other factors to consider as well, such as slope and weather. Not every resident is necessarily going to have the physical capabilities of walking through and entire townhouse site to get to the communal garbage bins. Given that Kingsview is located on the slopes of Mount Tzouhalem, most of the sidewalks, pathways and roads are sloped, making the trips to and from the garbage facility even more challenging for an individual with accessibility issues.



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Given that it rains approximately eight months out of the year on the west coast, being exposed to weather is another concern. Allowing individual curbside pickup enables residents to have protection from the weather as they take out their garbage through the week.

Aesthetics

There are a number of changes to the site plans that would be required in order to accommodate an enclosed garbage structure within the site.

The first significant change would be retaining walls. As previously mentioned, Kingsview is located on the slopes of Mount Tzouhalem, so rarely is there already a flat space large enough to accommodate communal garbage, recycling and organics bins. In order to create a flat enough space, a number of retaining walls would be required on multiple sides of the concrete pad, resulting in additional dirt works and hard scape elements to what could otherwise be kept as a landscaped area.

If the concrete pad and retaining walls for the garbage enclosure are not required, this space is able to be replaced with grass, shrubs and trees. Additional landscaped areas are generally always preferred in terms of stormwater management, environmental quality, and visual appeal.

Not only will individual pickup reduce the amount of retaining walls, but removing the garbage enclosure opens up additional view corridors through the site. This is of particular importance in Kingsview as the views are one of the major appeals of the community. With the view corridors opened up and additional space available to landscaping, the overall streetscape of each townhouse site will be drastically improved.

Smell

Smell is probably the most self-explanatory issue. 25 units worth of garbage, recycling and organics will smell much worse than everyone maintaining their own individual bins. This would most significantly affect the units that are within close proximity to the communal garage bins.

Availability of Service

Vesta Properties has already reached out to Water Management and can confirm they are able to service these townhouse sites with individual curbside pickup.

Conclusion:

Vesta Properties respectfully requests approval of this Development Variance Permit to permit individual curbside pickup for garbage, recycling and organics rather than requiring communal bins, for improved resident convenience, accessibility, and overall visual appeal of the townhouse developments at Kingsview Phase 3.

