

PRESENT:	P. Byer, Chairperson J. Vasto R. Dhall F. Kubacki
ABSENT:	J. Muego P. Rust S. Greysen, BIA Representative
NON-VOTING MEMBERS:	None
GUESTS:	Harbhinder Deol, Owner
STAFF:	A. Berry, Director of Planning & Development Services N. Syam, Planner J. Pelzman, Planning & Development Assistant II

1. CALL TO ORDER

The meeting was called to order at 3:36pm.

2. ADOPTION OF AGENDA

It was **MOVED** by P. Byer and **SECONDED** by F. Kubacki to amend the Agenda and move the adoption of the Minutes to the end of the meeting to accommodate R. Dhall, Panel Member, who had to leave early at 5:15pm and **THAT** the Advisory Design Panel adopts the July 19, 2022, Agenda as amended.

CARRIED

4-0

3. APPLICATION SUBMISSION TO THE ADVISORY DESIGN PANEL

N. Syam, Planner, provided an overview of the policy and regulatory framework applicable to the application under review by the ADP. The following subsection outlines the Minutes of the meeting as they relate to the application.

3.1. Application: 15439 Oxenham Avenue – Proposed Duplex – Harbhinder Deol, Owner

The Owner provided an overview of their proposed duplex development.

Members of the Panel asked the applicant about the following to clarify the application:

- A question was raised about the drawings showing cedar hedges around the perimeter of the backyard and whether there was fencing bordering the property (*The Owner confirmed that there will be fencing*).

- A question was raised about the location of the western hedging and which side of the property line it is on. *(The Owner said that the hedging is mostly on the neighbouring property).*
- Questions were raised about the front pathways next to the driveway and why they were not connected. *(The Owner indicated that it is due to the property line).*
- A question was raised about the large glass surfaces on the main floor and whether they are sliding doors. *(The Owner confirmed that they are sliding doors).*
- A question was raised about whether the front yard building setback was the same as the neighbouring properties. *(The Owner confirmed that they are aligned with the neighbouring properties).*
- Questions were raised about whether the house design could be moved back a meter to accommodate the front pathway connections. *(The Owner acknowledged that it is something that can be considered but would result in a smaller rear yard).*
- A question was raised about the drawings indicating that the large, covered deck to control solar gains is on the south facing façade in the rear yard when it appears to be in the front yard. *(The Owner indicated that it appears to have been an oversight by the designer).*
- A question was raised about why there were no trees planted in the front right side of the property. *(The Owner said that it is due to the City boulevard).*
- A question was directed to City staff about whether there are plans improve the City boulevard or plant trees in the front. *(City staff confirmed that there are long term plans to install a sidewalk. New trees may need to be removed to accommodate the sidewalk in the future).*
- A question was raised about whether the driveway and the pathways in the drawings were intended to be poured concrete. *(The Owner confirmed that was the intent).*

Members identified their issues and concerns about the proposal as summarized below:

- Concerns were raised about the lack of distinct features in the design between the two units and what appears to only be material changes on the surface.
- Concerns were raised about increased solar gains due to the lack of overhangs, roofline changes, black roof, and large windows.
- A concern was raised about the glass guard rails at grade on the rear and how they would be difficult to maintain free of dirt.
- A concern was raised about the large number of impermeable surfaces which could be made more permeable.
- Concerns were raised about the lack of connections in the front and side yards between the pathways and the driveways.

- Concerns were raised about the narrow side yard setbacks and the lack of soft areas between the building and the property lines.
- A concern was raised about the steep driveway slope at the property line and how it could be improved with a more gradual slope.
- Concerns were raised about the lack of separation and privacy both between the units and the neighbouring properties.

Following the receipt of final comments, the Chairperson asked for a motion.

It was **MOVED** by R. Dhall and **SECONDED** by F. Kubacki

THAT the Advisory Design Panel defer the project pending the resolution of issues (to be listed by the Panel) following which the application would be brought back to the Panel and the Applicant would be expected to speak to how changes were made to address the issues.

The following items were listed by the Panel:

- Reduce solar gains.
- Improve differentiation between two units.
- Improve privacy between two units.
- Increase side yard setbacks to ensure retention of hedges and enhance privacy.
- Increase permeability of hardscape surfaces.
- Improve connections between driveway, front entrances, and side pathways.

CARRIED

4-0

4. ADOPTION OF MINUTES

It was **MOVED** by R. Dhall and **SECONDED** by F. Kubacki

THAT the Advisory Design Panel adopts the Minutes from the May 17, 2022, meeting as circulated.

It was **MOVED** by P. Byer and **SECONDED** by R. Dhall to amend the Minutes to remove the first "**CARRIED**" in Section 3.

CARRIED

4-0

It was **MOVED** by R. Dhall and **SECONDED** by F. Kubacki to adopt the Minutes as amended.

CARRIED

4-0

5. CONCLUSION OF THE MEETING

There being no further business, the Chairperson declared the meeting concluded at 5:00 pm.

P. Byer
Chairperson, Advisory Design Panel

A. Berry
Director of Planning & Development Services,
City of White Rock

SUMMARY of Changes Template Letter.

Application: 15439 Oxenham Avenue – Proposed Duplex – Harbhinder Deol, Owner

ADP Comment

- ☐ A question was raised about the drawings showing cedar hedges around the perimeter of the backyard and whether there was fencing bordering the property

ADP Response

(The Owner confirmed that there will be fencing).

There is a note on all 3 sides showing the fence is to be included. There hasn't been any graphics showing a hedge around the perimeter and there isn't one proposed in the new landscaping. There are trees already in the backyard which will remain.

ADP Comment

- ☐ A question was raised about the location of the western hedging and which side of the property line it is on.

ADP Response

(The Owner said that the hedging is mostly on the neighbouring property).

Note still showing that branches encroaching into the site will be pruned as/if required

ADP Comment

- ☐ Questions were raised about the front pathways next to the driveway and why they were not connected.

ADP Response

(The Owner indicated that it is due to the property line).

Steps/landings/walk now indicated are connected as the home has been pushed back.

ADP Comment

- ☐ A question was raised about the large glass surfaces on the main floor and whether they are sliding doors.

ADP Response

(The Owner confirmed that they are sliding doors).

However we have changed the front to the one accordion door and one French door to differentiate the units and avoid large glass surfaces on the main floor.

ADP Comment

- ☐ Questions were raised about whether the house design could be moved back a meter to accommodate the front pathway connections.

ADP Response

(The Owner acknowledged that it is something that can be considered but would result in a smaller rear yard).

This has been completed, also to stagger the duplex to further differentiate the homes.

ADP Comment

- ☐ A question was raised about why there were no trees planted in the front right side of the property

ADP Response

There really isn't room, have removed trees from the front yard so roots aren't going to interfere with hard landscaping and tree canopies won't encroach into adjoining yards. Also limited soil volume for new trees' growth

ADP Comment

- ☐ A question was raised about whether the front yard building setback was the same as the neighbouring properties.

ADP Response

(The Owner confirmed that they are aligned with the neighbouring properties).

ADP Comment

- ☐ Questions were raised about whether the house design could be moved back a meter to accommodate the front pathway connections.

ADP Response

(The Owner acknowledged that it is something that can be considered but would result in a smaller rear yard). Same as above.

This has been completed, also to stagger the duplex to further differentiate the homes.

ADP Comment

- ☐ A question was raised about the drawings indicating that the large, covered deck to control solar gains is on the south facing façade in the rear yard when it appears to be in the front yard.

ADP Response

(The Owner indicated that it appears to have been an oversight by the designer).

We have increased the roof hangers, which helps with solar gains and the color off the roof is neutral. We also decreased window sizes and made the front decks fully covered. For the back yard we have added a fence between the two units to show privacy. The hedges on the west side of the property and the trees in the rear yard will remain.

ADP Comment

- ☐ A question was raised about why there were no trees planted in the front right side of the property.

ADP Response

(The Owner said that it is due to the City boulevard).

ADP Comment

- ☐ A question was directed to City staff about whether there are plans improve the City boulevard or plant trees in the front.

ADP Response

(City staff confirmed that there are long term plans to install a sidewalk. New trees may need to be removed to accommodate the sidewalk in the future).

The services plan shows where a street tree would go if the road is changed. No trees are included currently as they would interfere with the future sidewalk and current overhead power lines

ADP Comment

- ☐ A question was raised about whether the driveway and the pathways in the drawings were intended to be poured concrete.

ADP Response

(The Owner confirmed that was the intent).

Have changed walkways to permeable pavers

ADP Comment

- ☐ Concerns were raised about the lack of distinct features in the design between the two units and what appears to only be material changes on the surface.

ADP Response

Have staggered the home and added earth tone colors, and changed windows and doors to differentiate both units.

ADP Comment

- ☐ Concerns were raised about increased solar gains due to the lack of overhangs, roofline changes, and large windows.

ADP Response

We have increased the roof hangers, which helps with solar gains and the color off the roof is neutral. We also decreased window sizes and made the front decks fully covered.

ADP Comment

- ☐ A concern was raised about the glass guard rails at grade on the rear and how they would be difficult to maintain free of dirt.

ADP Response

Changed the rear glass railing to spindle white steal railing.

ADP Comment

- ☐ Concerns were raised about the lack of connections in the front and side yards between the pathways and the driveways.

ADP Response

Moved the house back for connection between all the pathways and driveways.

ADP Comment

- ☐ Concerns were raised about the narrow side yard setbacks and the lack of soft areas between the building and the property lines.

ADP Response

The gravel strips beside the walkways have been replaced with low groundcover planting

ADP Comment

- ☐ A concern was raised about the steep driveway slope at the property line and how it could be improved with a more gradual slope.

ADP Response

There is now way around having to drive up from the garage, however, the slope is slightly less now with the building pushed back

ADP Comment

- ☐ Concerns were raised about the lack of separation and privacy both between the units and the neighbouring properties.

ADP Response

There are trees proposed across the back which will provide privacy. There are trees already in the property behind as well. There is the existing hedge on the west side in the neighbour's yard, and there is some planting along the fence on the east neighbour's side as well. Due to those factors, I don't think a hedge around the perimeter of the backyard is required.

MOTION

THAT the Advisory Design Panel defer the project pending the resolution of issues (to be listed by the Panel) following which the application would be brought back to the Panel and the Applicant would be expected to speak to how changes were made to address the issues.

The following items were listed by the Panel:

ADP Comment

- ☐ Reduce solar gains.

We have increased the roof hangers, which helps with solar gains and the color off the roof is neutral. We also decreased window sizes and made the front decks fully covered. For the back yard we have added a fence between the two units to show privacy. The hedges on the west side of the property and the rear yard will remain.

- ☐ Improve differentiation between two units.

Have staggered the home and added earth tone colors, and changed windows and doors to differentiate both units.

- ☐ Improve privacy between two units.

Added fencing in rear yard and staggered the homes. Moved it back to allow for separate connection from driveway to pathways.

- ☐ Increase side yard setbacks to ensure retention of hedges and enhance privacy.

We have made the change in materials and will now be using stamped concrete for the driveway and permeable pavers for the walkways on both sides. This improves connections between driveway, front entrances and side pathways.

- ☐ Increase permeability of hardscape surfaces.

We have made the change in materials and will now be using stamped concrete for the driveway and permeable pavers for the walkways on both sides. This improves connections between driveway, front entrances and side pathways.

- ☐ Improve connections between driveway, front entrances, and side pathways.

We have made the change in materials and will now be using stamped concrete for the driveway and permeable pavers for the walkways on both sides.

This improves connections between driveway, front entrances and side pathways.

THE CORPORATION OF THE
CITY OF WHITE ROCK
STAFF REPORT



DATE: November 15, 2022

TO: Advisory Design Panel

FROM: Neethu Syam, Planner

SUBJECT: 15439 Oxenham Avenue (revised submission) – Rezoning and Minor Development Permit

RECOMMENDATION(S)

THAT the Advisory Design Panel:

- A. Support the project proceeding to Council, as presented;
 - OR
 - B. Support the project proceeding to Council, subject to considerations (specifics to be listed by the Panel) made to the satisfaction of Staff
-

EXECUTIVE SUMMARY

This report provides the ADP with a summary of the revisions made based on the previous submission on July 19, 2022. The proposed duplex is located at 15439 Oxenham Avenue, between Best Street and Finlay Street. Staff support this application and is prepared to present it to the Land Use & Planning Committee (LUPC).

APPLICATION BACKGROUND

Owner/Applicant:	Berkshire Homes Ltd.
Designer:	Movado Homes and Designs Ltd.
Landscape Designer:	Samara Landscape Design
Civic Address:	15439 Oxenham Avenue
Lot Area:	approx. 7,973 ft ² , 740.75 m ²
OCP Designation:	Mature Neighbourhood
Zoning:	Comprehensive Development (CD) Zone
Form and Character DPA:	Mature Neighbourhood Infill Development Permit Area

PROJECT OVERVIEW

The proposed zoning amendment is from RS-1 one-unit residential zone to a property-specific Comprehensive Development (CD) zone. The side-by-side duplex has been designed per the

Mature Neighbourhood DPA Guidelines and the City of White Rock's Duplex Design Guidelines. See the revised rendering in Figure 1.

Duplex Design Guidelines (2012)

The City of White Rock has established guidelines to outline the design expectations for duplex and triplex projects throughout the City. These guidelines are to be used in conjunction with the RT-1 (duplex) and RT-2 (triplex) provisions of the City's zoning bylaw. The three key design principles to be considered while designing a duplex are:

- Neighbourhood context,
- Variety in design
- Landscaping

To achieve these design principles, the duplex design guidelines are aimed at addressing neighbourhood context, building form and elements, landscape design and overall streetscape analysis.

The project takes inspiration from the surrounding neighbourhood. It provides a staggered effect with varied setbacks, which breaks up the overall massing of the development. Variations in window sizes and styles, roof lines and placement of colour materials help distinguish between the two units. The materials used to combine elements, such as cedar shake wall siding, hardie plank horizontal lap siding and panelled wood columns, emphasize the individuality and character of each unit's façade.



Figure 1: Revised rendering of proposed duplex

Neighbourhood Character

The subject property is near the end of the block on the south side of Oxenham Avenue between Best Street and Finlay Street. The street is comprised of low-density, single-family homes, and the

lots are typically 18.0 m (59.0 ft) in width and 40.3 m (132.0 ft) in depth. Development of the two blocks north of the area has occurred under the 'South of the Hospital Lands' policies, allowing for infill redevelopment of narrow lots (9.1-metre width) per the RI-1 One Unit (Infill) Residential Zone. To the South and east of the site, most development is low-density single-family homes. To the west, the properties are designated 'Town Centre Transition,' consisting of three and four-storey apartment buildings. To the northeast, the 'East Side Large Lot Infill Area' consists of small-lot subdivisions and townhouse redevelopment. An orthographic location map shows the subject property (highlighted in red) and the surrounding properties (Figure 2).

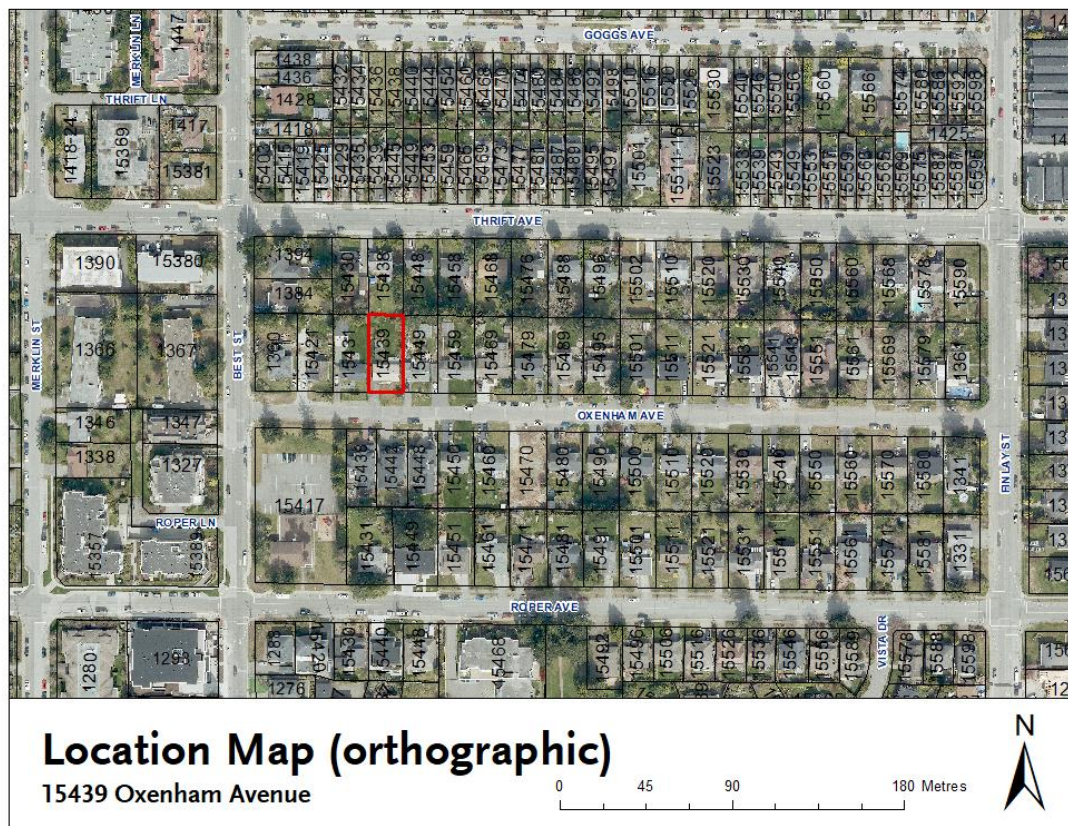


Figure 2: Neighbourhood Context

Official Community Plan

Development Permit Area – Mature Neighbourhood Infill Development Permit Area Guidelines

The OCP establishes development permit area (DPA) guidelines applicable to infill projects that take duplexes. This site is within the Mature Neighbourhood Infill Development Permit Area (DPA). The objectives of this Development Permit Area are to:

- Establish an attractive, comfortable, well-connected, pedestrian-oriented environment.
- Ensure the compatibility of infill development (i.e., duplexes, triplexes, small-lot single-family) within established neighbourhoods.
- Enhance quality of life.
- Conserve energy and water and reduce GHGs.
- Enhance the character of the built environment and public realm in the City of White Rock.

The guidelines in the DPA contain sections on building design, the public realm, landscaping, parking and functional elements.

This property's OCP land use designation is Mature Neighbourhood, and this designation is comprised of single-family housing. Future development in this area intends to build on the existing character of current mature single-family neighbourhoods while supporting housing choices and encouraging affordability. The goal is for gentle infill opportunities, such as the introduction of duplexes and triplexes. For example, policy 7.4.2 of the OCP encourages the spread of duplexes and triplexes throughout the City by limiting their numbers along a single block frontage to 20 percent of the total. In addition, the policy discourages duplexes or triplexes adjacent to one another (sharing interior side lot lines). This proposal complies with the above policies.

Zoning

The property meets the minimum depth and width requirements for the RT-1 Two-Unit (duplex) residential zone. The proposed development seeks relief from the minimum lot area from this zone. Per section 498.2(a) in the *Local Government Act*, a "variance" cannot be made to zoning standards tied to density. Therefore, a CD zone modelled around the RT-1 zone standards has been proposed (see Table 1 below). This is not uncommon in White Rock. This site-specific zone will support the future construction of a duplex with a lesser lot area. Secondary suites are currently not permitted for duplex developments within the RT-1 zone, and will apply to this proposal.

Table 1: Existing and Proposed Zoning requirements

	EXISTING	REQUIRED STANDARDS FOR DUPLEX	PROPOSED
OCP Designation	Mature Neighbourhood Infill		
Zoning	RS-1 zone	RT-1 zone	CD zone (*modelled around RT-1 zone standards)
Use	One-unit Residential (plus secondary suite)	Two-Unit Residential (Duplex)	Two-Unit Residential (Duplex)
Parking Spaces	2 (+1 for secondary suite)	2 per unit (4 in total)	2 per unit (4 in total)
Max. Height	7.7m	7.7 m	7.7 m
Minimum Lot Width	15.0m	18.0 m	18.29 m
Minimum Lot Depth	27.4m	30.5m	40.5m
Lot Area (m ²)	464 m ²	742.0 m ²	approx. 740.75 m ²
Max. Density (floor area)	0.5 times the lot area		
Setbacks			
Front lot line	7.5m	7.5m	7.5m
Rear lot line	7.5m	7.5m	7.5m
Interior side lot line	1.5m	1.5m	1.5m

REVISED APPLICATION

The revisions of the application include the following:

- Units have varied front and rear yard setbacks to break up the overall massing of the duplex.
- Revised the colour scheme for materials for each dwelling unit to provide more individuality.
- Reconfigured the floor layout for the west dwelling unit.
- Modified roof lines, increased roof overhangs and revised window style and locations in the front and rear elevations.
- Updated landscape master plan and planting plan to align with reconfigured unit layouts.
- Revised the elevations and 3D renderings for the proposed duplex.
- Applicant's summary response to ADP's comments to reflect the above changes.

Summary Responses to Issues listed by the ADP:

Reduce solar gains.

- The eaves for the roof have been extended further to help with solar gains and a lighter colour for the shingles roof.
- Window sizes have been reduced, and the front yard decks are proposed to be fully covered.

Improve differentiation between two units.

- The east unit is staggered backward by 1.5 metres creating varied front and rear yard setbacks. This helps break up the overall massing of the duplex.
- The colours for the wall and roof materials have been changed to an earth-tone colour palette to reflect the natural landscape and complement adjacent existing homes.
- Different window and door patterns and sizes have been introduced to provide each unit with its own visual identity.
- The internal floor layout for the east unit has been reconfigured.

Improve privacy between two units.

- The varied front yard setback between each unit allows for a separate connection from the driveway to the walkway for each unit
- A cedar fence is provided as a separation to individual backyards for future residents of each unit. This also acts as an additional privacy barrier between the units.

Increase side yard setbacks to ensure retention of hedges and enhance privacy.

- This application meets the minimum interior side yard requirements of the zoning bylaw.
- A fence bordering the third side of the property is proposed to enhance privacy.
- The existing hedge along the west property line is not a "protected tree" per the City's Tree Protection Bylaw No. 2407. However, the applicant has provided staff with a letter of permission and understanding from the owner at 15431 Oxenham Avenue for the retention and future construction of walkways near the hedge.

- There is a Tree Retention / Replacement plan required. The City's Arborist will monitor this.

Increase permeability of hardscape surfaces.

Improve connections between the driveway, front entrances, and side pathways.

- The material for the interior sideyard walkways has been changed from gravel to low groundcover planting to increase soft landscaping around the duplex.
- The hardscape surface material for the driveway is changed to stamped concrete and permeable pavers for the walkways on both sides. This would increase permeability and improve connections between the driveway, front entrances and side walkways.

OPTIONS / RISKS / ALTERNATIVES

The Advisory Design Panel can recommend to:

1. Defer the project pending the resolution of issues (to be listed by the Panel), following which the application would be brought back to the Panel

CONCLUSION

In general, this application meets the overall intent of the design guidelines for the Mature Neighbourhood Infill Development Permit Area and the City's Duplex Design Guidelines. This ADP is requested to evaluate and provide feedback on the form, character, and landscaping of this proposed residential development.

Respectfully submitted,



Neethu Syam
Planner, City of White Rock

PRESENT:	P. Byer, Chairperson P. Rust J. Muego R. Dhall
ABSENT:	J. Vasto F. Kubacki
NON-VOTING MEMBERS:	None
GUESTS:	Harbhinder Deol, Owner Harry Mann, House Designer
STAFF:	A. Wallace, Planning Manager N. Syam, Planner J. Pelzman, Planning & Development Assistant II

1. CALL TO ORDER

The meeting was called to order at 3:34 pm.

2. ADOPTION OF AGENDA

It was **MOVED** by P. Rust and **SECONDED** by J. Muego to amend the Agenda and move the adoption of the Minutes to the end of the meeting to accommodate J. Muego, Panel Member, who had to leave early at 4:45pm and **THAT** the Advisory Design Panel adopts the November 15, 2022, Agenda as amended.

CARRIED

4-0

3. APPLICATION SUBMISSION TO THE ADVISORY DESIGN PANEL

N. Syam, Planner, provided an overview of the policy and regulatory framework applicable to the application under review by the ADP. The following subsection outlines the Minutes of the meeting as they relate to the application.

3.1. Application: 15439 Oxenham Avenue – Proposed Duplex – Harbhinder Deol, Owner

The Owner provided an overview of updates to their proposed duplex development since the previous ADP review on July 19, 2022.

Members of the Panel asked the applicant about the following to clarify the application:

- A question was raised about the use of large trees at the rear of the property instead of smaller screening trees. *(The Owner said that they can change the design to include smaller trees).*

- A question was raised about the lack of separation elements other than a single cedar fence between the two rear yards. *(The Owner confirmed that there is only a fence, but additional plantings could be used to improve separation).*
- A question was raised about the renderings not showing a City sidewalk at the front of the property. *(The Owner said that the City plans to add a sidewalk but there is currently no sidewalk).*
- A question was raised about the building being compliant with any applicable setback requirements. *(The Owner confirmed that they are compliant with all City requirements).*
- A question was raised about the building being setback the same distance as the newly added connection at the front. *(The Owner confirmed that it is approximately 1 metre).*
- A question was raised to staff about City guidelines for transitions from the sloped driveway to the property line. *(Staff confirmed that it meets the requirements of the Street and Traffic Bylaw).*
- A question was raised about the driveway and pathway having the same slope. *(The Owner said that the driveway slope is 15% and the pathway is raised and relatively flat).*
- A question was raised about the colour of the roof. *(The Owner said it is an earth tone, but it can be made lighter).*

Members identified their issues and concerns about the proposal as summarized below:

- A concern was raised about the use of large trees along the back fence.
- Concerns were raised about the lack of differentiation between the units.
- Concerns were raised about the lack of transition between the units.
- A concern was raised about the narrow pathway at the bottom of the stairs in the rear yard not being safe for winter conditions.
- A concern was raised about the sloped front pathway connection limiting safe and easy access to the units.
- A concern was raised about the lack of landscaping in the front yard due to the driveway configuration.

Following the receipt of final comments, the Chairperson asked for a motion.

It was **MOVED** by R. Dhall and **SECONDED** by J. Muego

THAT the Advisory Design Panel supports the application for the development proposal at 15439 Oxenham Avenue proceeding to Council, subject to the following considerations made to the satisfaction of Staff:

The following items were listed by the Panel:

- Providing safe and easy pedestrian access to each of the units
- Ensuring that the application meets the Engineering and Bylaw requirements in respect to slope.

CARRIED

4-0

4. ADOPTION OF MINUTES

It was **MOVED** by P. Byer and **SECONDED** by R. Dhall

THAT the Advisory Design Panel adopts the Minutes from the July 19, 2022, meeting as circulated.

CARRIED

4-0

5. CONCLUSION OF THE MEETING

There being no further business, the Chairperson declared the meeting concluded at 4:50 pm.

P. Byer
Chairperson, Advisory Design Panel

A. Berry
Director of Planning & Development Services,
City of White Rock

SUMMARY of Changes Template Letter.

Application: 15439 Oxenham Avenue – Proposed Duplex – Harbhinder Deol, Owner

ADP Comment

- Providing safe and easy pedestrian access to each of the units
- Ensuring that the application meets the Engineering and Bylaw requirements in respect to slope.

ADP Response

As we have shown on our drawings for some time now, the entire city boulevard slopes at 2% down to the future curb/road. The curb slopes with the centerline of the road. As such, there are no flat spots.

The driveway from the house up to the crown where it then slopes the 2% back to the road meets, but does not exceed, the maximum slope of 15%.

All onsite work meets future offsite road works.

Addition of one step, from the sidewalk from the driveway to the main straight stretch of the sidewalk to the front door. (Step indicated from the driveway to the sidewalk for both front sidewalks).