



# DP19-0197 & DVP19-0198 969 Harvey Ave

Development Permit Application & Variances

# Purpose

- ▶ To consider the form and character of a proposed six and a half storey rental only apartment building.

# Development Process

September 30, 2019

Development Application Submitted

Staff Review & Circulation

November 28, 2019

Public Notification Received

March 2, 2020

Initial Consideration

March 17, 2020

Public Hearing  
Second & Third Readings

Nov 17<sup>th</sup> 2020

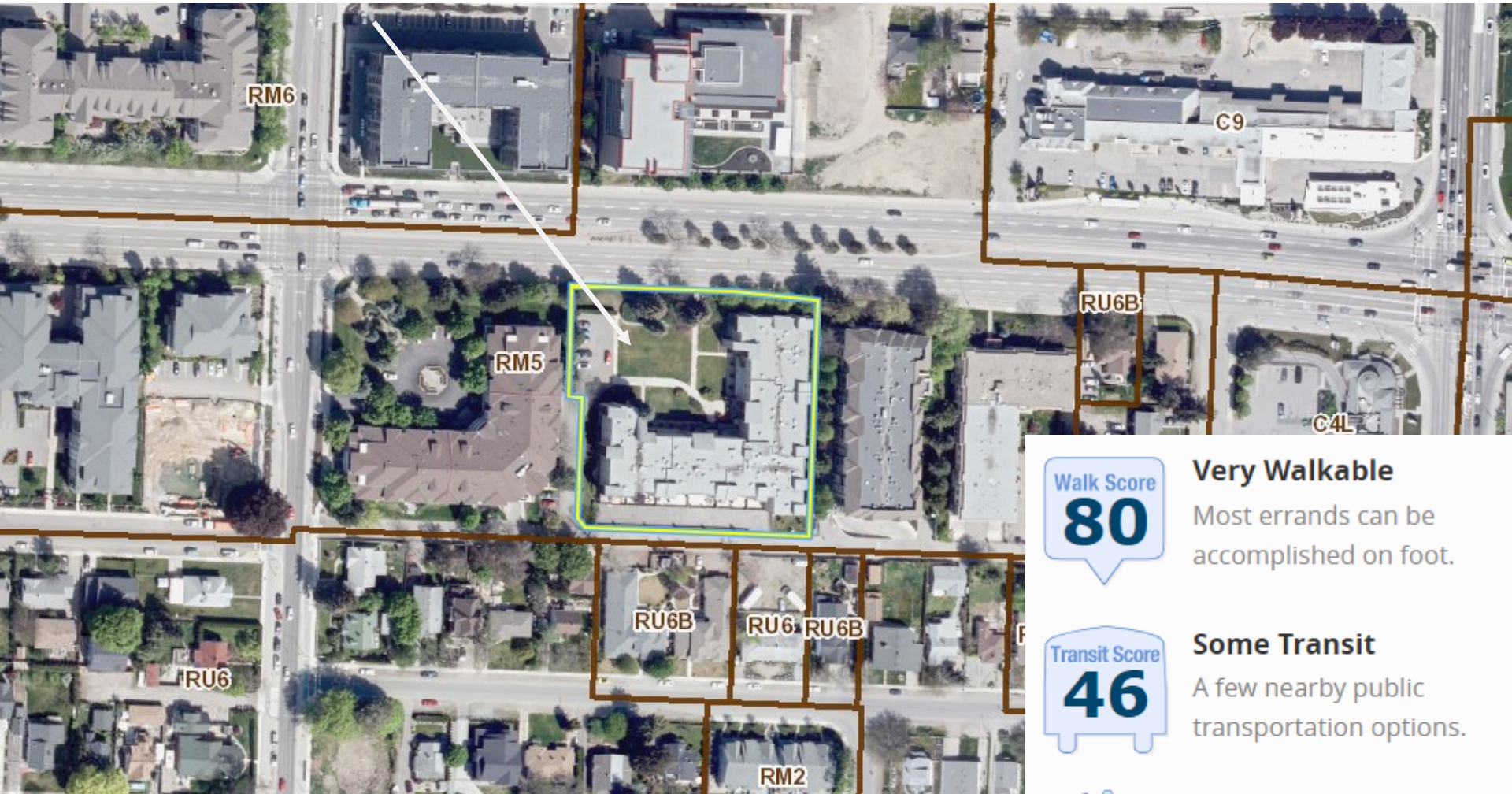
Final Reading, Development Permit, &  
Development Variance Permit

Building Permit

Council  
Approvals



# Subject Property



Walk Score  
**80**

## Very Walkable

Most errands can be accomplished on foot.

Transit Score  
**46**

## Some Transit

A few nearby public transportation options.

Bike Score  
**91**

## Biker's Paradise

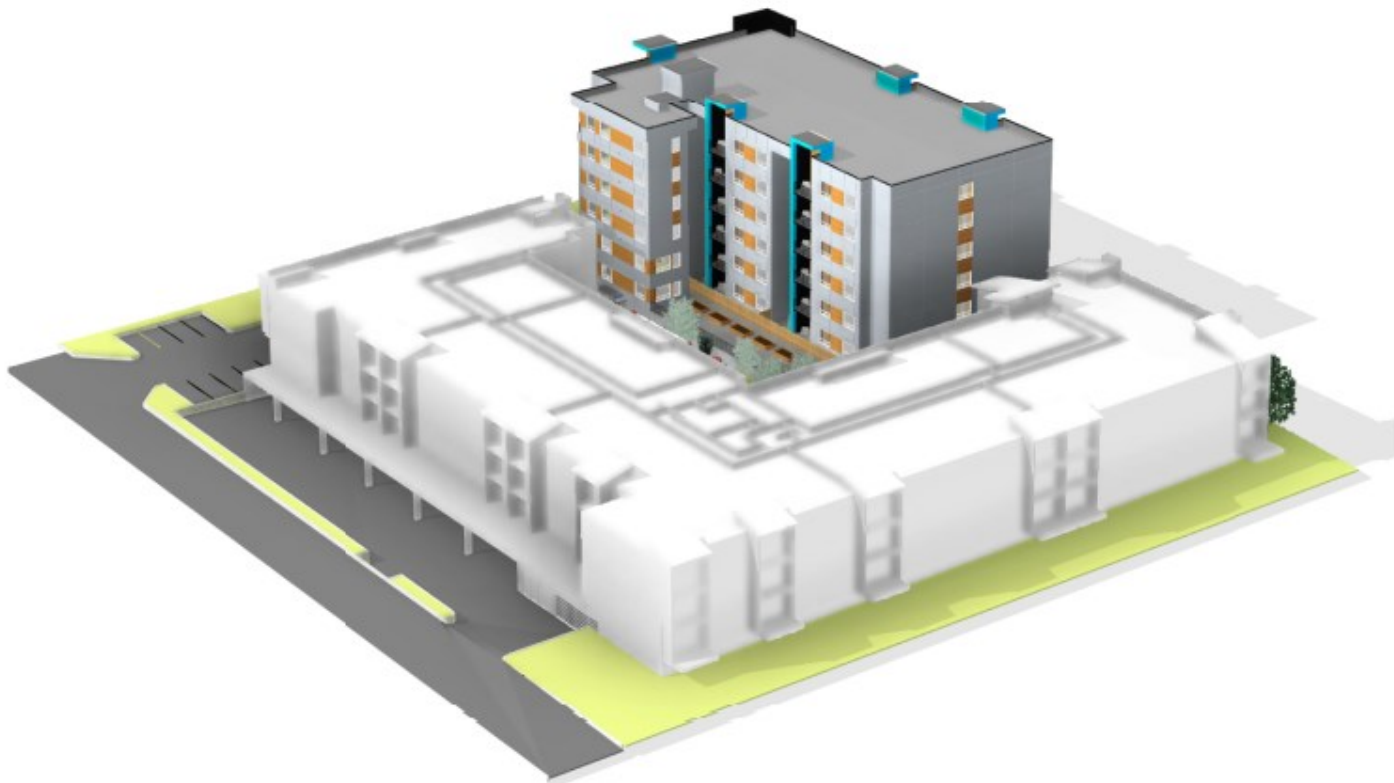
Daily errands can be accomplished on a bike.

# Rendering

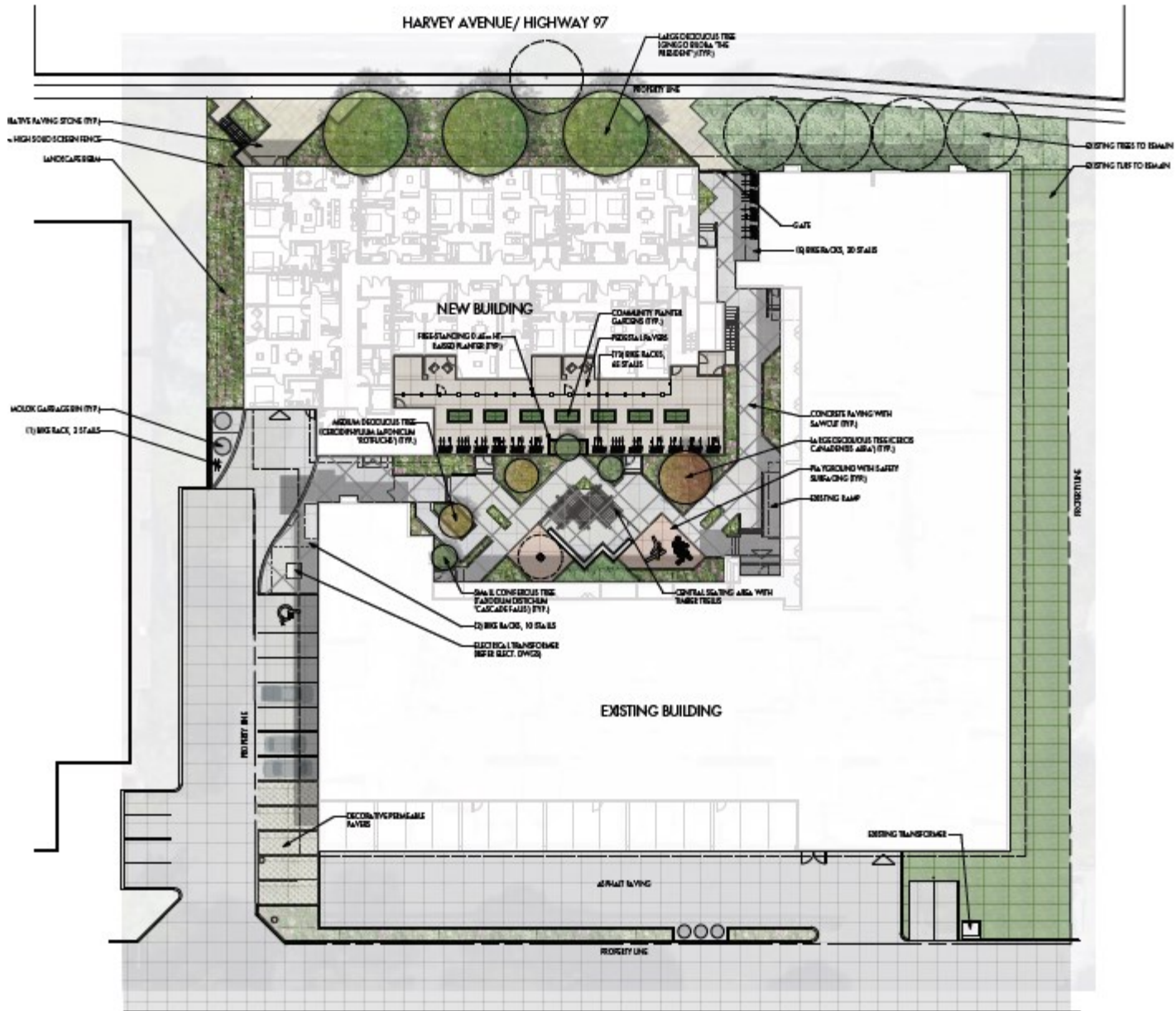








Distance Interval (M)	Bare ground (%)	Low vegetation (%)	Medium vegetation (%)	High vegetation (%)
0-5	10	10	10	10
5-10	10	10	10	10
10-15	10	10	10	10
15-20	10	10	10	10
20-25	10	10	10	10



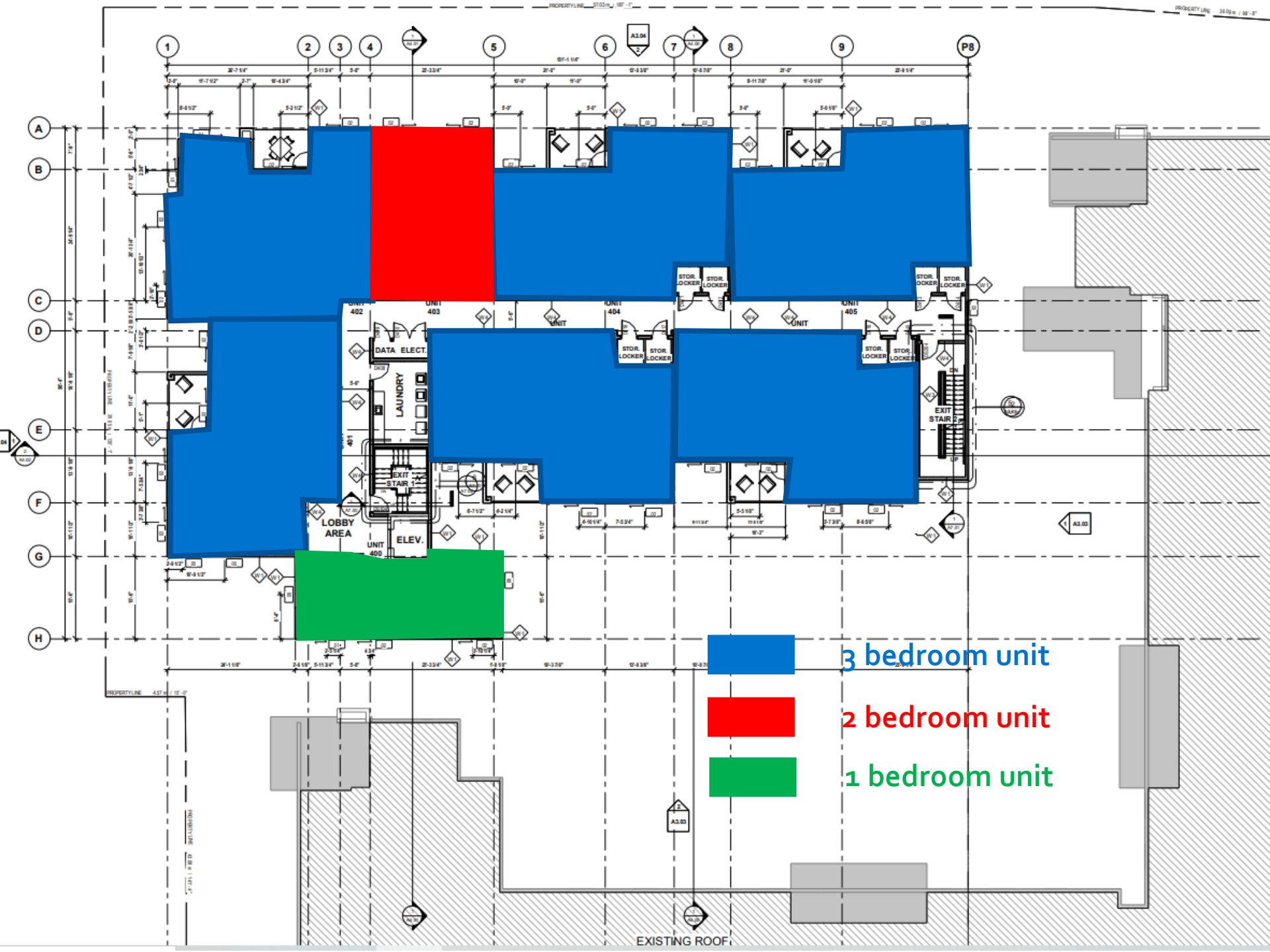


[illegible]

①

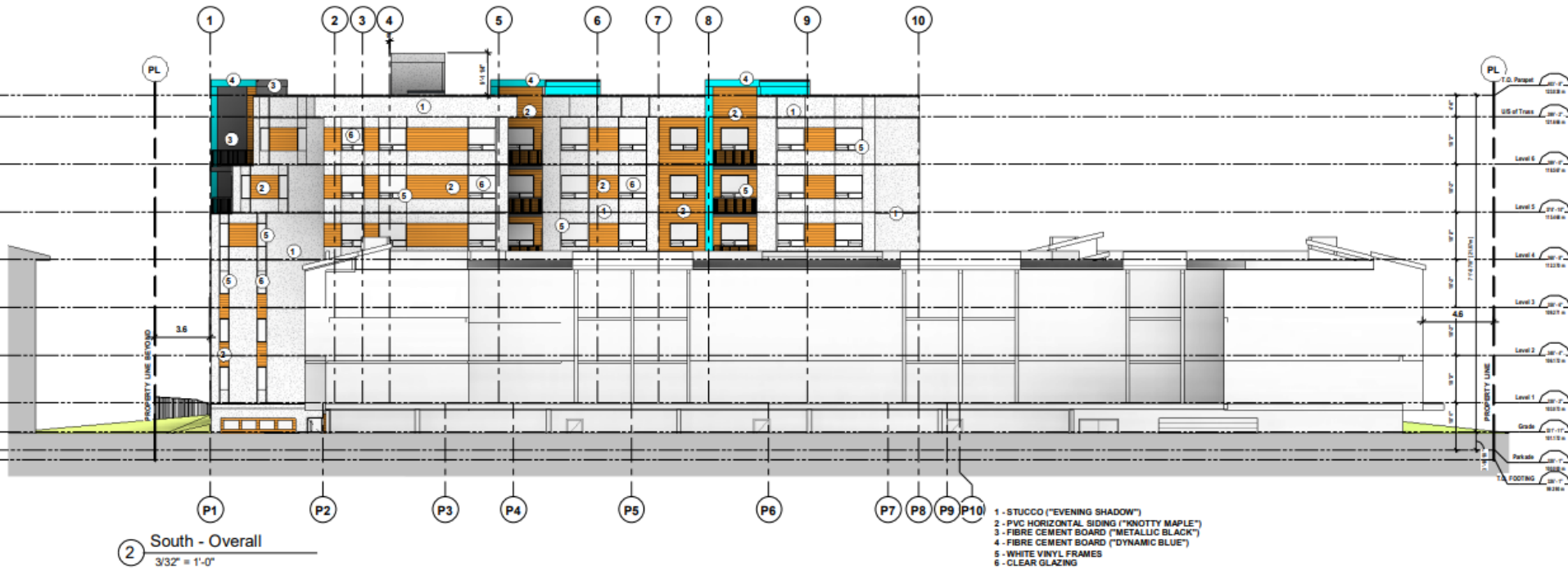
[illegible]

1 Site Plan - Parkade SITE AREA = 7,225m<sup>2</sup>  
1/16" = 1'-0"





# Elevations



# Elevations

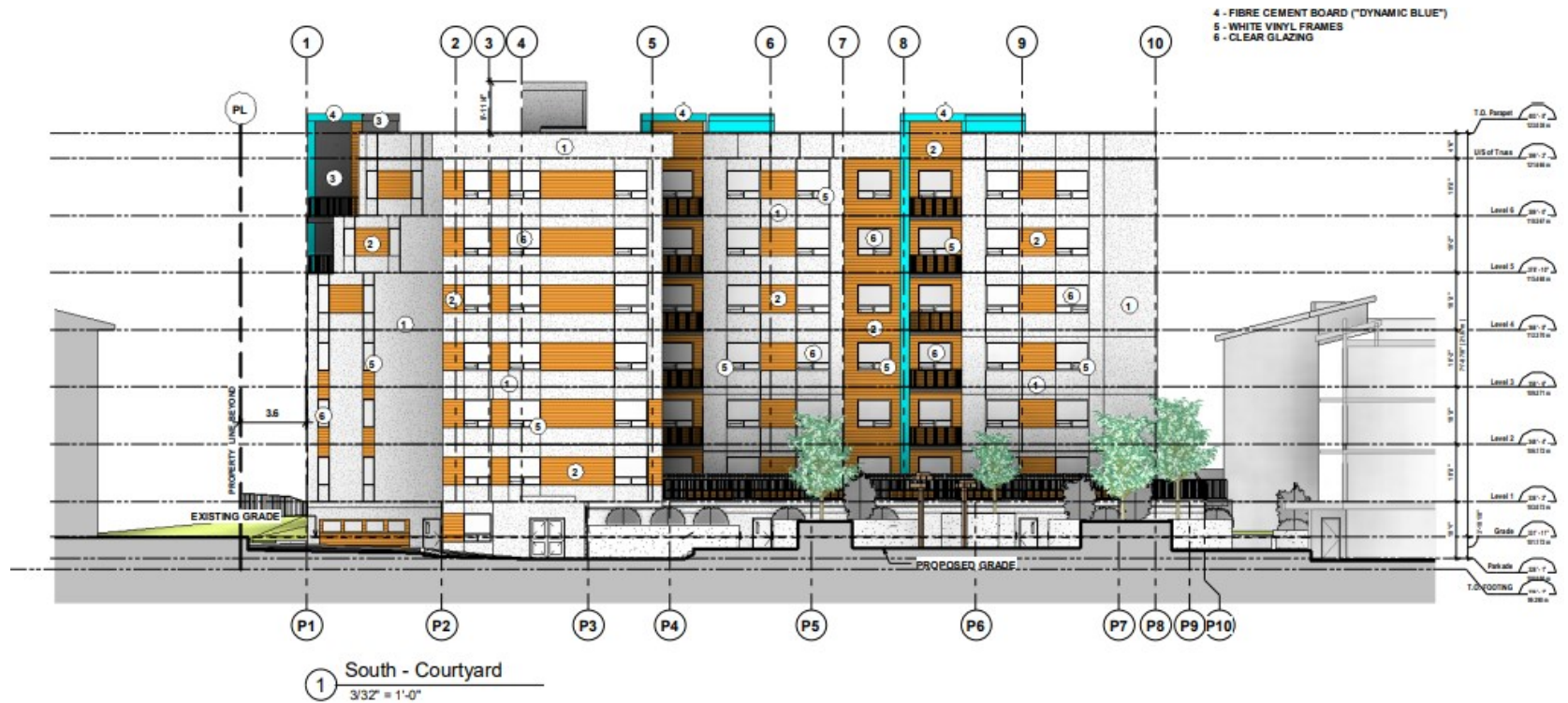


2 East - Courtyard  
3/32" = 1'-0"





# Elevations

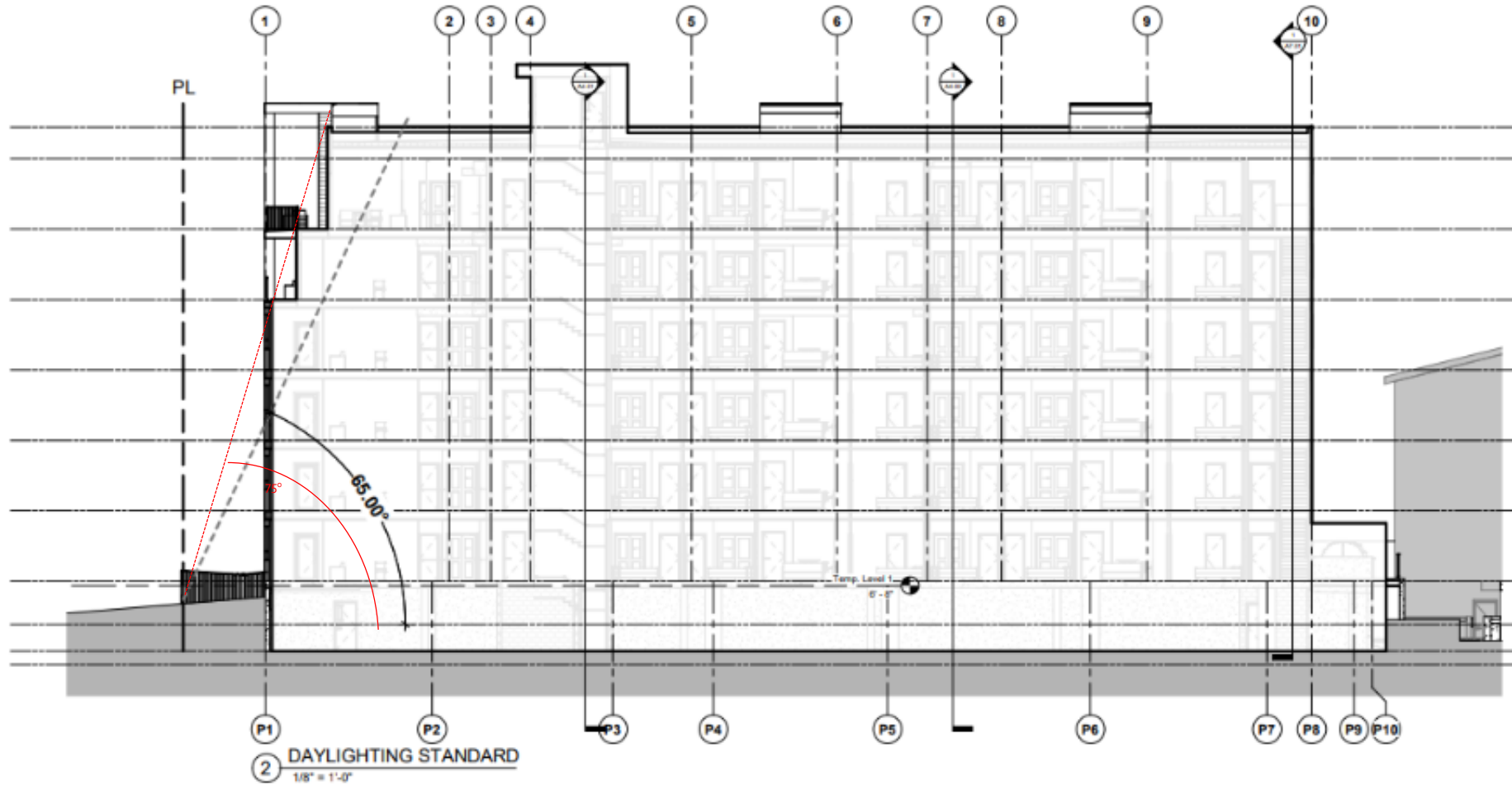


# Variances

The proposal requires two variances to the Zoning Bylaw:

1. A variance to increase the maximum site coverage by 20% (from 50% to 70%)
2. A variance to the site side yard setback from 4.5 metre to 3.6 metres along the western property line
3. A variance to decrease the minimum off-street parking from 78 stalls to 52 stalls
4. A variance to increase the inclined angle from 65° required to 75° proposed to the horizontal for all points along the western side property line

# Variances





# Variances



# Site Plan



# Development Policy

- ▶ Meets the intent of Official Community Plan Mixed Use and Urban Design Policies:
  - ▶ Compact Urban Form
  - ▶ Contain urban growth
  - ▶ Context sensitive built form
  - ▶ Massing, articulation, & height

# Staff Recommendation

- ▶ Staff recommend **support** of the Development Permit and Development Variance Permit
  - ▶ Affordable Housing
  - ▶ Add condition an arborist be retained for construction foundation and backfilling.





## *Conclusion of Staff Remarks*