



# DP19-0248 & DVP19-0249 4071 Lakeshore Rd.

Development Permit &

Development Variance Permit Application



# Proposal

- ▶ To consider the form and character of a proposed 5 storey apartment building; and to vary both the rear and side yard setbacks as well as building height on the subject property.

# Development Process

Dec. 20, 2019

Development Application Submitted



Staff Review & Circulation



Feb. 24, 2020

Public Notification Received



Aug. 24, 2020

Initial Consideration



Sept. 15, 2020

Public Hearing  
Second & Third Readings



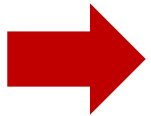
Nov. 17, 2020

Final Reading  
DP & Variances

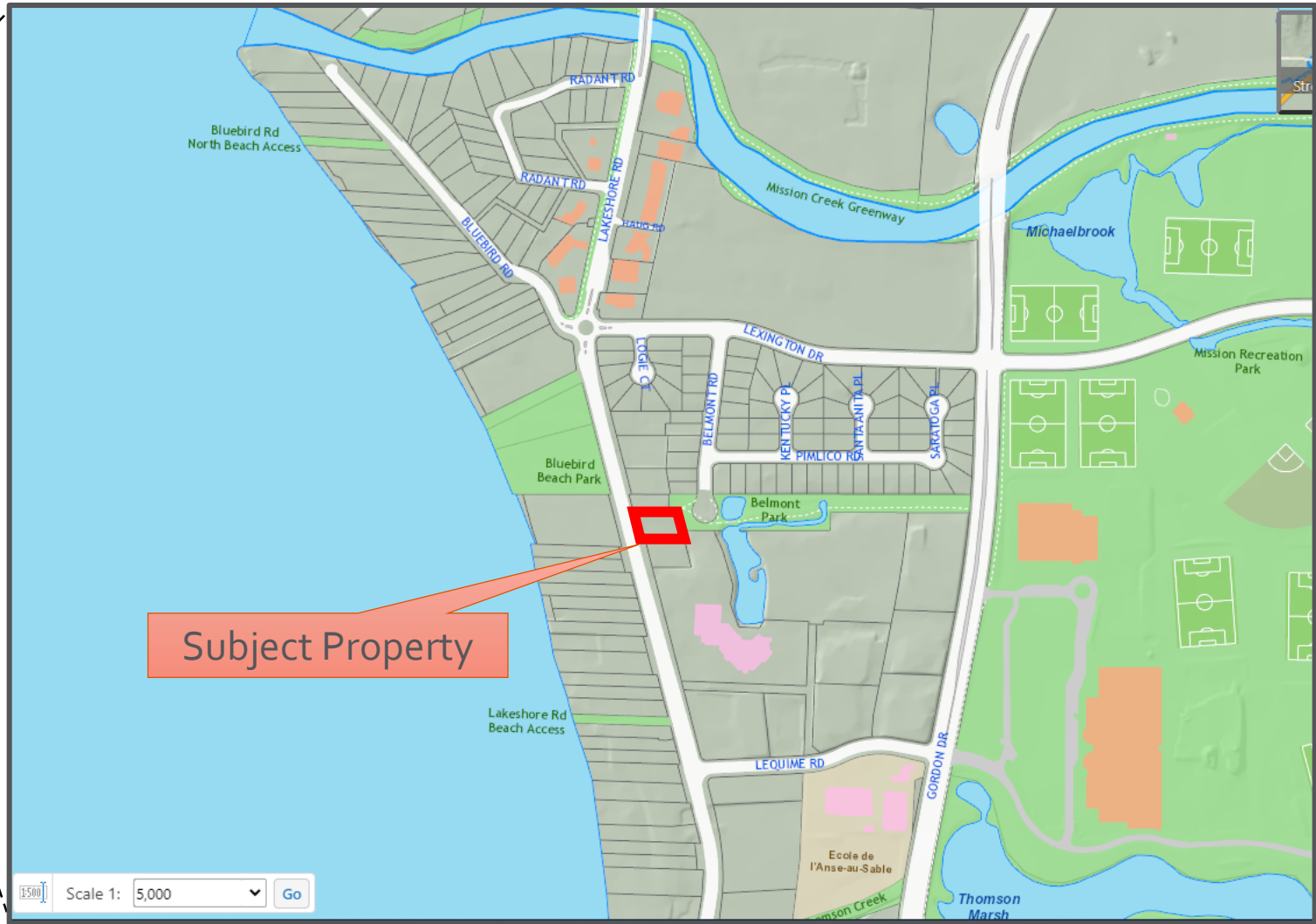
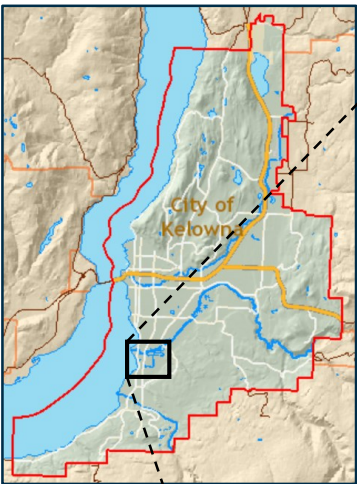


Building Permit

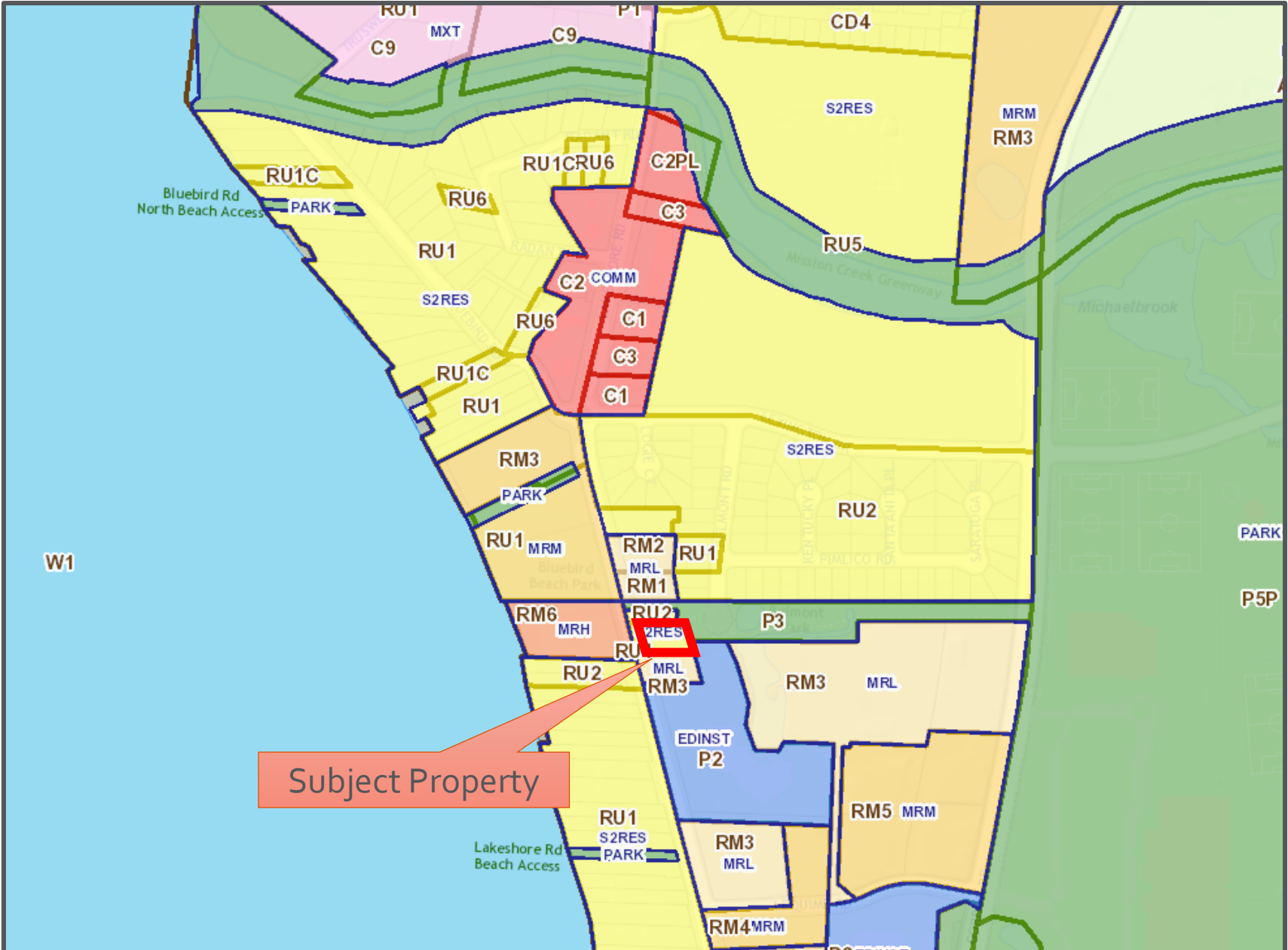
Council  
Approvals



# Context Map



# OCP Future Land Use / Zoning





# Subject Property Map



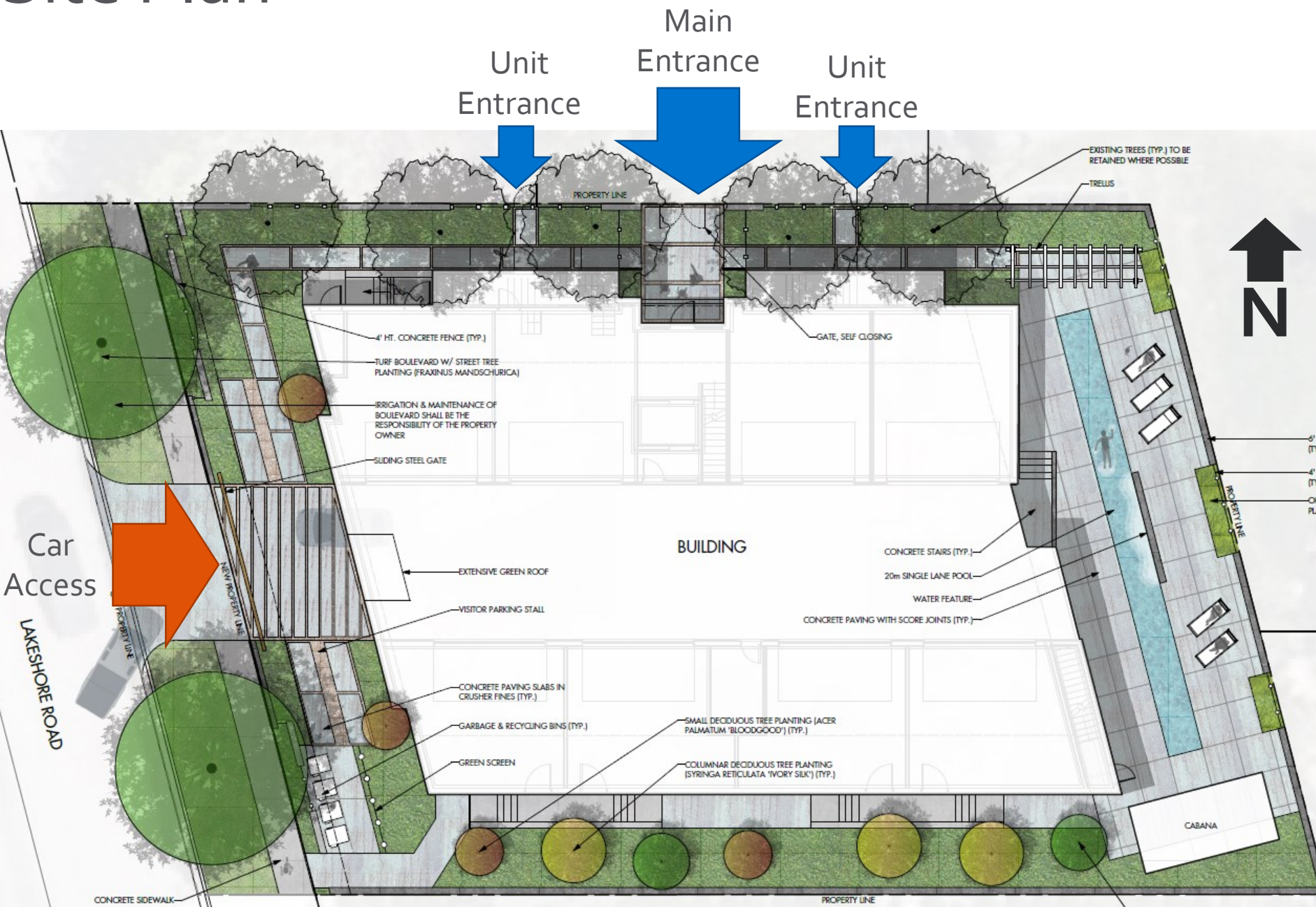


# Project/technical details

- ▶ 5 storey apartment building
- ▶ 8 units
- ▶ Concealed parking
- ▶ Ground-oriented housing facing north
- ▶ 3 variances



# Site Plan



Unit Entrance  
Main Entrance  
Unit Entrance

Car Access



LAKESHORE ROAD

EXISTING TREES (TYP.) TO BE RETAINED WHERE POSSIBLE

TRELLIS

PROPERTY LINE

GATE, SELF CLOSING

4' HT. CONCRETE FENCE (TYP.)

TURF BOULEVARD W/ STREET TREE PLANTING (FRAXINUS MANDSCHURICA)

IRRIGATION & MAINTENANCE OF BOULEVARD SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER

SLIDING STEEL GATE

BUILDING

CONCRETE STAIRS (TYP.)

20m SINGLE LANE POOL

WATER FEATURE

CONCRETE PAVING WITH SCORE JOINTS (TYP.)

5' HT. (TYP.)

4' HT. (TYP.)

ORNA PLANT

PROPERTY LINE

EXTENSIVE GREEN ROOF

VISITOR PARKING STALL

CONCRETE PAVING SLABS IN CRUSHER FINES (TYP.)

GARBAGE & RECYCLING BINS (TYP.)

GREEN SCREEN

SMALL DECIDUOUS TREE PLANTING (ACER PALMATUM 'BLOODGOOD') (TYP.)

COLUMNAR DECIDUOUS TREE PLANTING (SYRINGA RETICULATA 'IVORY SILK') (TYP.)

CABANA

CONCRETE SIDEWALK

PROPERTY LINE



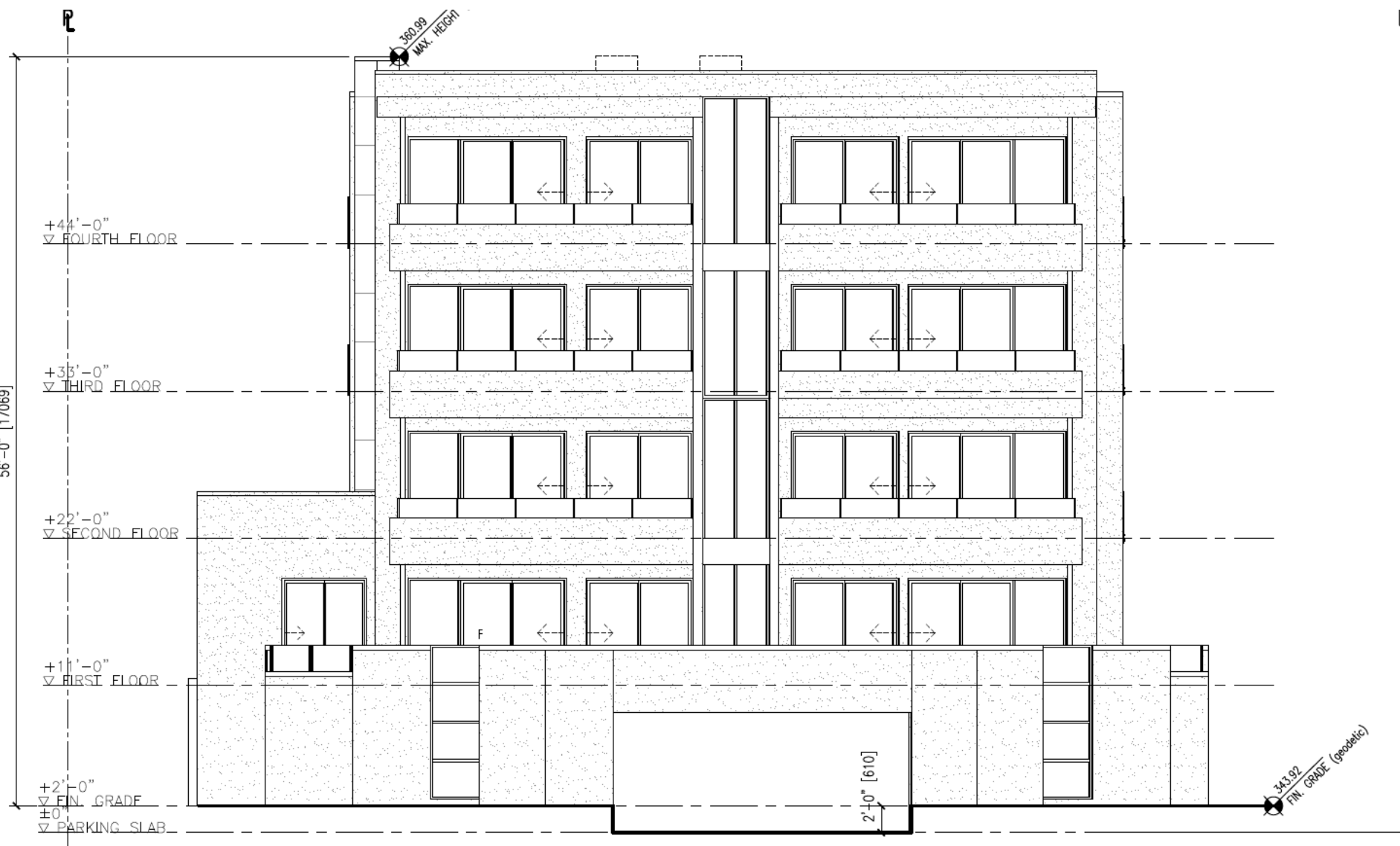
# Elevations – North



# Elevations – South

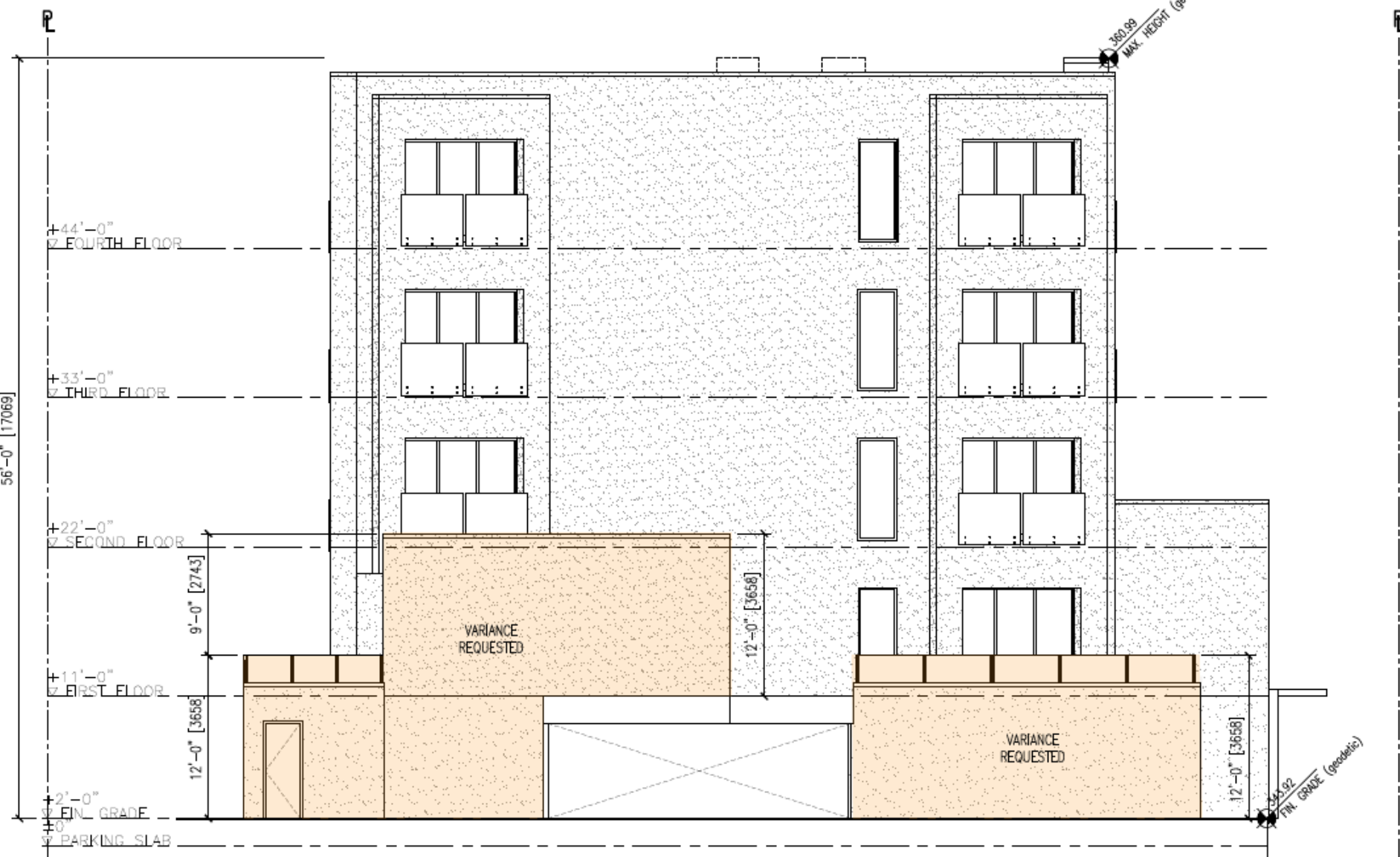


# Elevations – West





# Elevations – East



# Rendering

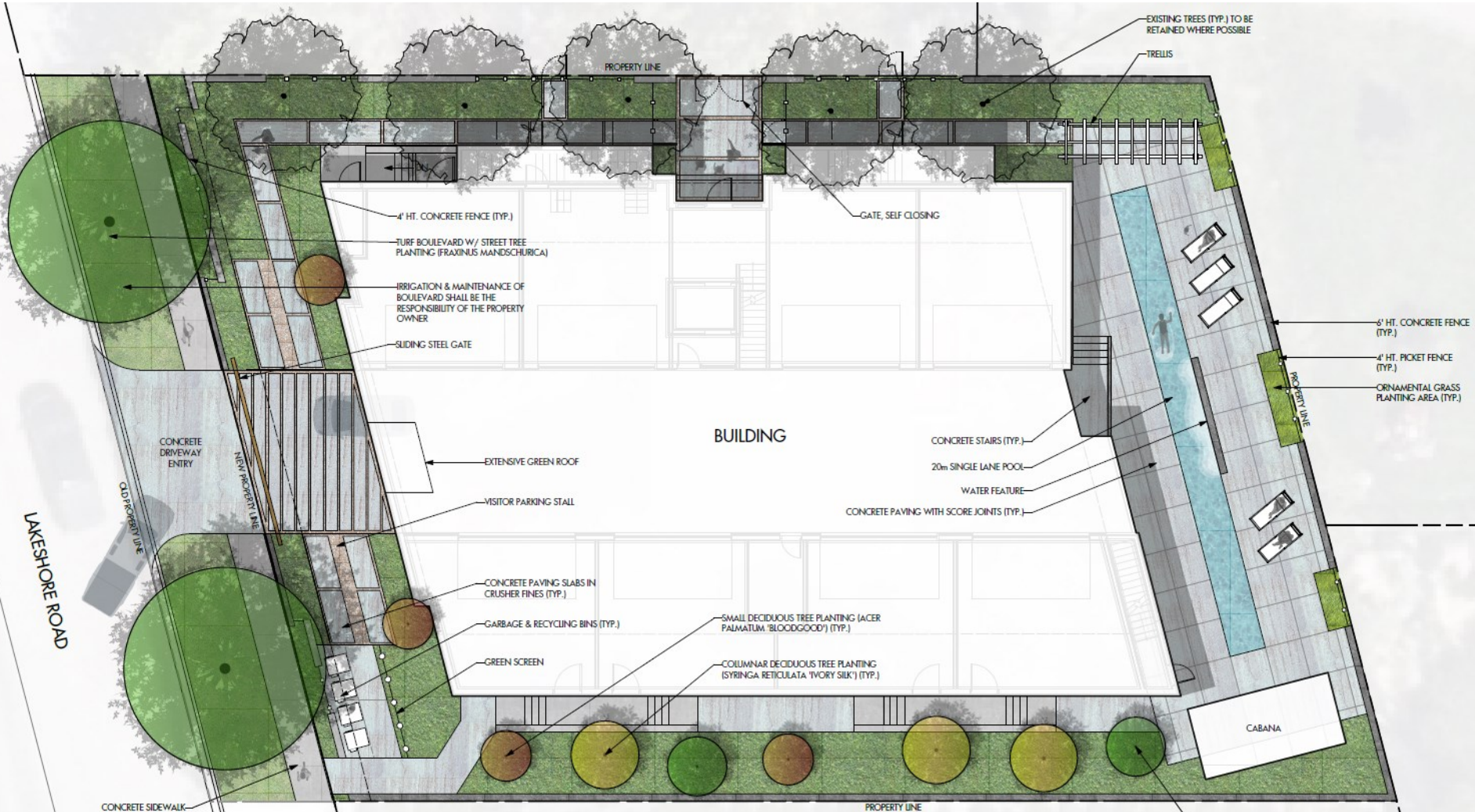


WORMAN  
HOUSING DESIGN + COMMUNITY DEVELOPMENT

ILLUSTRATION / THE ARTS ALIVE



# Landscape Plan



## PLANT LIST

BOTANICAL NAME	COMMON NAME	QTY	SHRUBS, PERENNIALS & GRASSES	QTY
<b>TREES</b>				
ACER PALMATUM 'BLOODGOOD'	BLOODGOOD JAPANESE MAPLE	4	DESCHAMPSIA CESPITOSA 'GOLDTAU'	GOLD DEW TUFTED HAIR GRASS
FRAXINUS MANDSCHURICA	MANCHURIAN ASH	2	MISCANTHUS SINENSIS GRACILLIMUS'	MAIDEN GRASS
MALUS 'SPRING SNOW'	SPRING SNOW CRABAPPLE	2	MOLINIA ARUNDINACEA	TALL MOOR GRASS
SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK TREE LILAC	3	PANICUM VIRGATUM 'ROSTRALBUSCH'	RED SWITCH GRASS
			PENNISETUM ALOPECUROIDES 'RED HEAD'	RED HEAD FOUNTAIN GRASS
			YUCCA FILAMENTOSA 'GOLD SWORD'	GOLD SWORD YUCCA
				109
				42
				42
				61
				61
				44



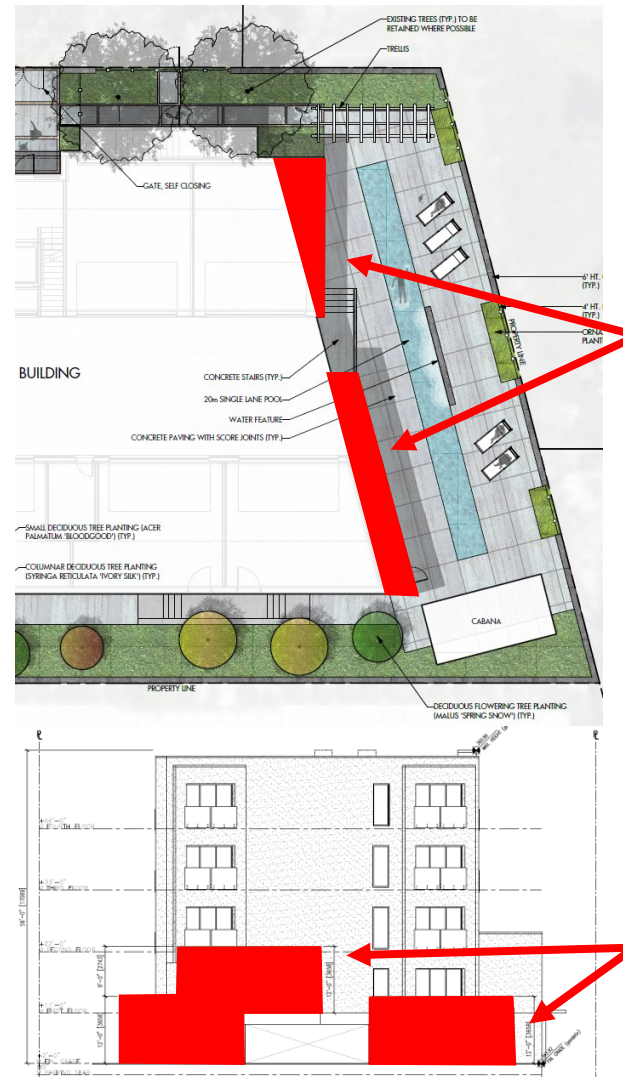
# Variance 1: Side Yard Setback

- ▶ Reduce side yard setback below 2.5 storeys from 4m to 2.9m for north lot line.
- ▶ Applies only to unit entrances facing north
- ▶ RM5 zone allows setback facing street to be reduced to 1.5m for ground-oriented housing
- ▶ Ground-oriented housing faces park space



# Variance 2: Rear Yard Setback

- ▶ Reduce rear yard setback from 9m to 6.8m.
- ▶ Applies only to 2 small areas of the building
- ▶ Areas face Belmont Park to the east
  - ▶ No impact on private property / privacy



Variance  
Area

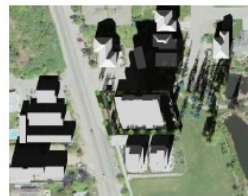
Variance  
Area

# Variance 3: Height (Storeys)

- ▶ Increase height from 4.5 storeys to 5 storeys.

- ▶ Measured height of building remains below permitted limit of 18m (17.1m)
- ▶ Lot surrounded on all sides by either park or multi-family housing
- ▶ Does not stand to negatively impact surrounding properties

## Shadow Study



JANUARY 01, 2PM



FEBRUARY 01, 2PM



MARCH 01, 2PM



APRIL 01, 2PM



MAY 01, 2PM



JUNE 01, 2PM



JULY 01, 2PM



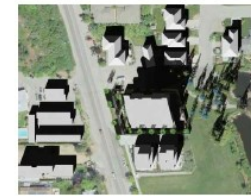
AUGUST 01, 2PM



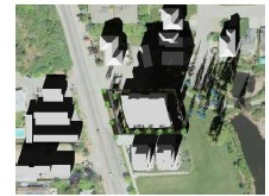
SEPTEMBER 01, 2PM



OCTOBER 01, 2PM



NOVEMBER 01, 2PM



DECEMBER 01, 2PM



# Development Policy

- ▶ Modern style, articulation provided through balconies windows and unit entrances
- ▶ Windows and balconies put 'eyes-on-the-street' and 'eyes-on-the-park' adding a sense of safety
- ▶ Ground-oriented entrances integrate and connect bldg. with the park / pathway
- ▶ Landscaping softens the modern design and integrates the development with the surrounding park



# Staff Recommendation

- ▶ Staff support the Development Permit and proposed Variances:
  - ▶ Proposed development substantially meets the Comprehensive Design Guidelines
  - ▶ Side yard setback variance meets intent of ground-oriented housing
  - ▶ Rear yard setback variance does not impact private property / privacy
  - ▶ Height of building remains below sheer height limit and does not unduly impact neighbouring properties

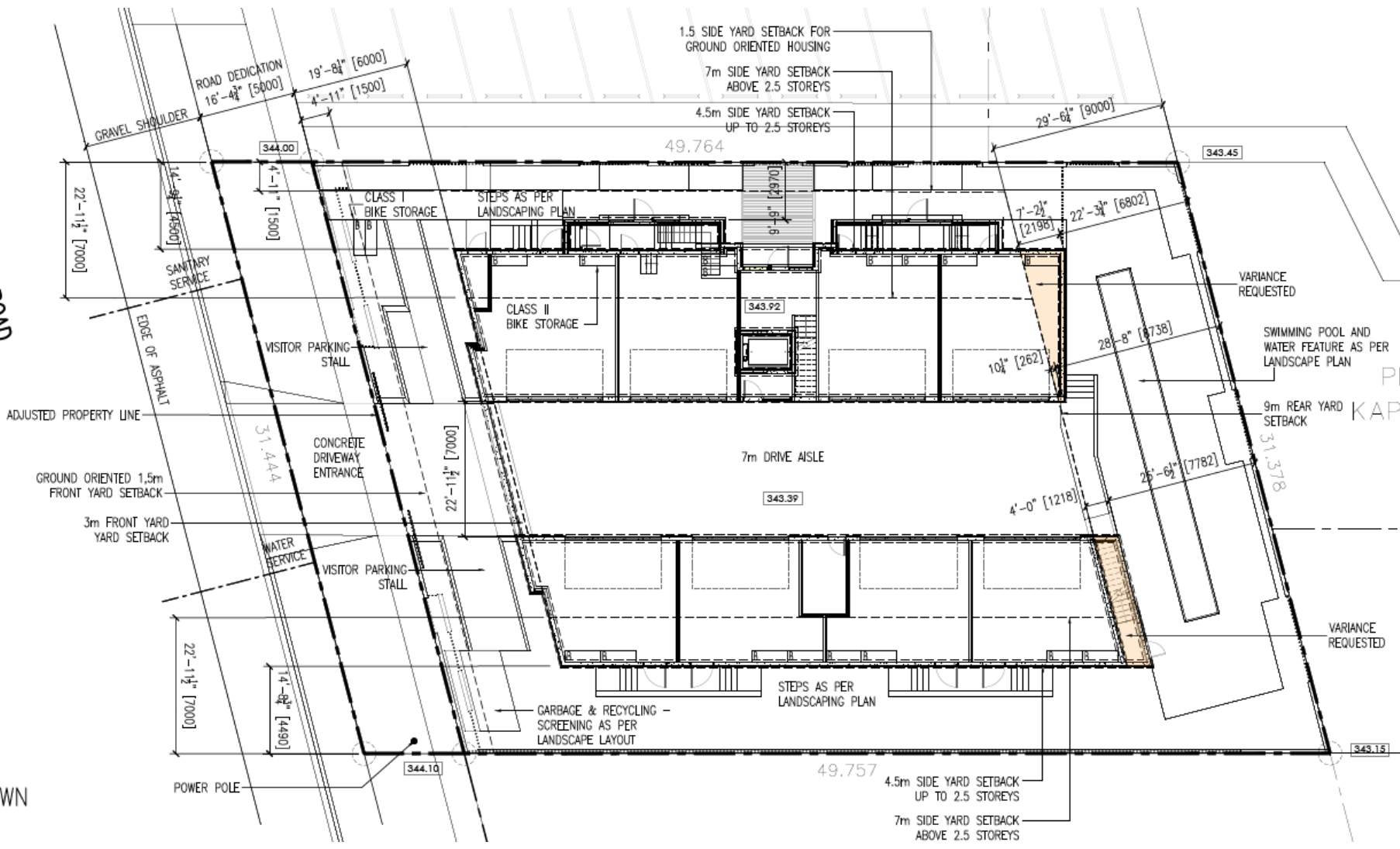


## *Conclusion of Staff Remarks*

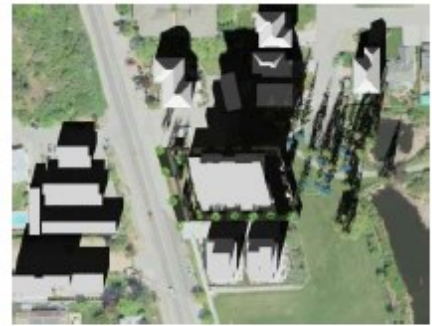


# Site Plan

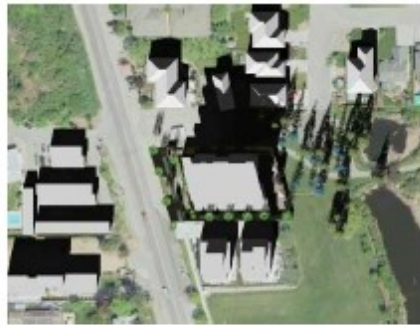
LAKESHORE ROAD



# Shadow Study



JANUARY 01, 2PM



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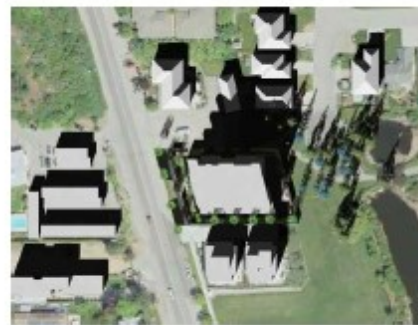
AUGUST 01, 2PM



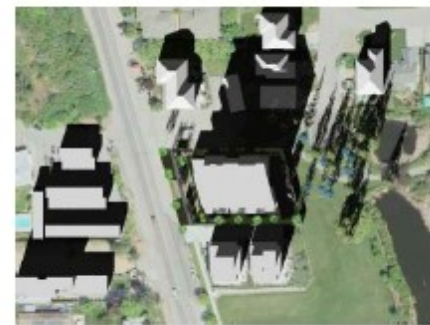
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NOVEMBER 01, 2PM



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