



DP20-0037

Lakeshore Road 3787 – 3795

Development Permit Application

# Purpose

- ▶ To consider the form and character Development Permit of a three phase townhouse development.

# Development Process

March 4<sup>th</sup> 2019

Development Application Submitted

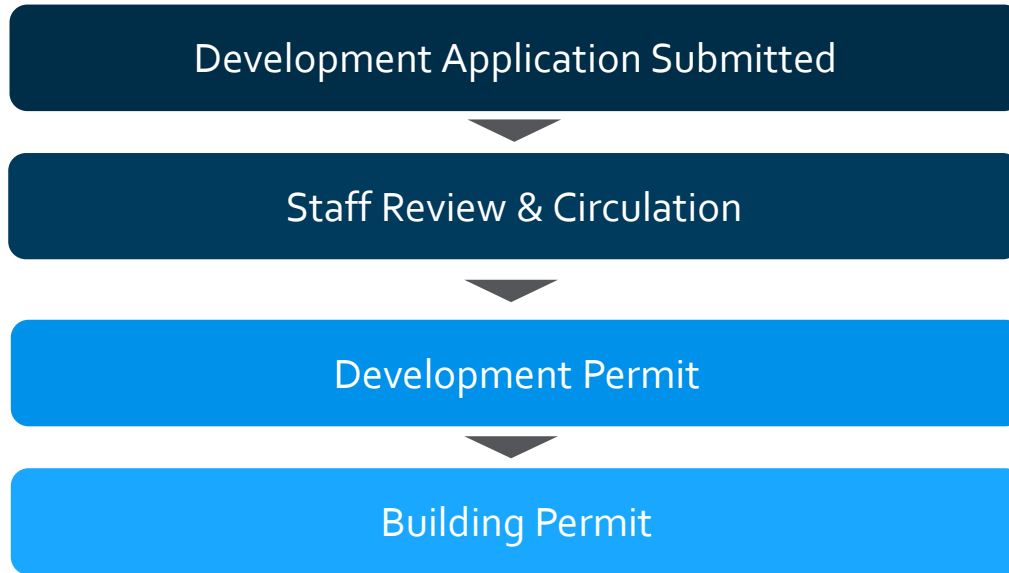
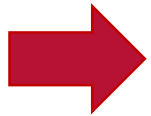
Staff Review & Circulation

Dec 7<sup>th</sup> 2020

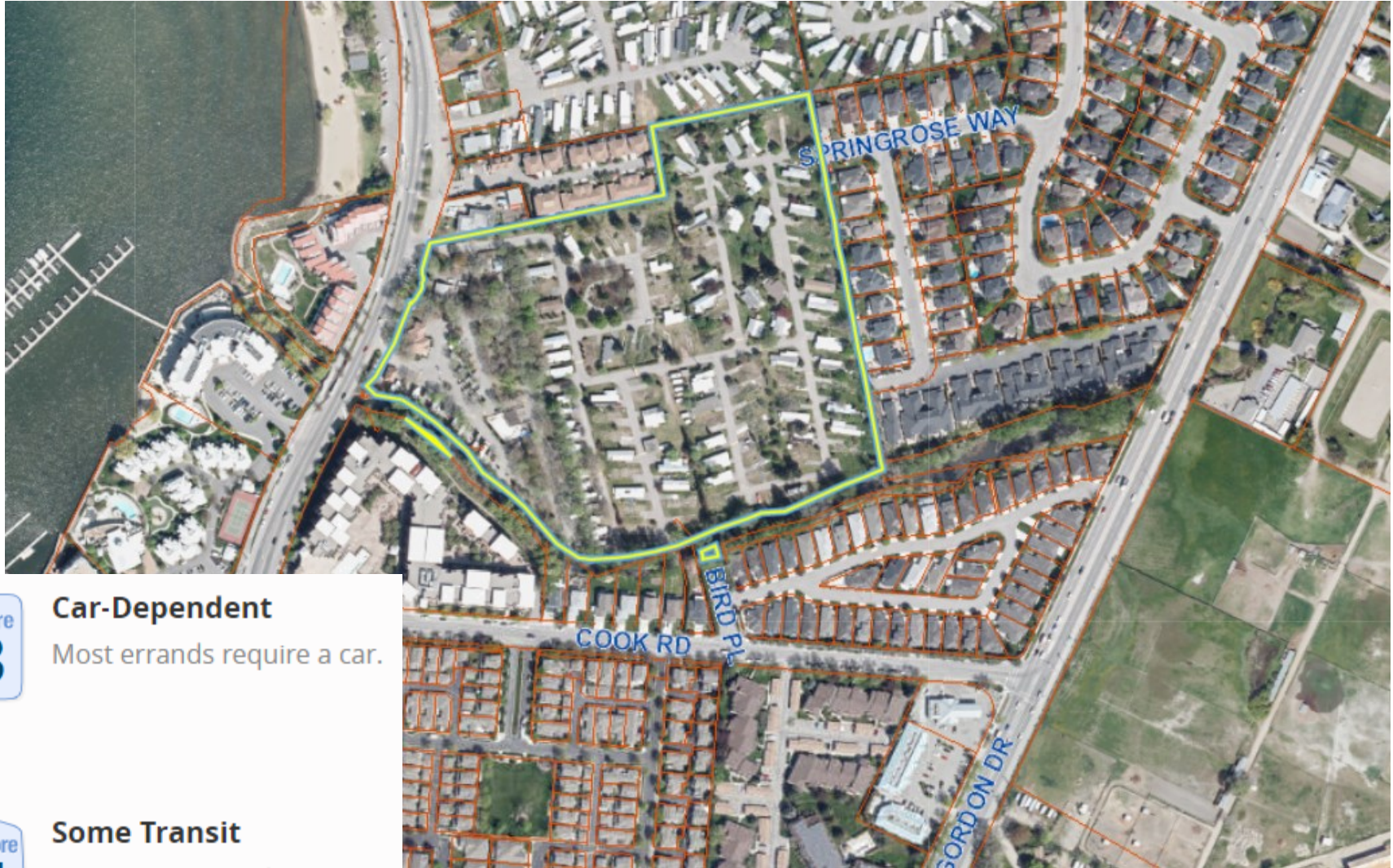
Development Permit

Building Permit

Council Approvals



# Subject Property



Walk Score  
**33**

## Car-Dependent

Most errands require a car.

Transit Score  
**35**

## Some Transit

A few nearby public transportation options.

# Site Photos



AERIAL 1



AERIAL 2



PHOTO 1

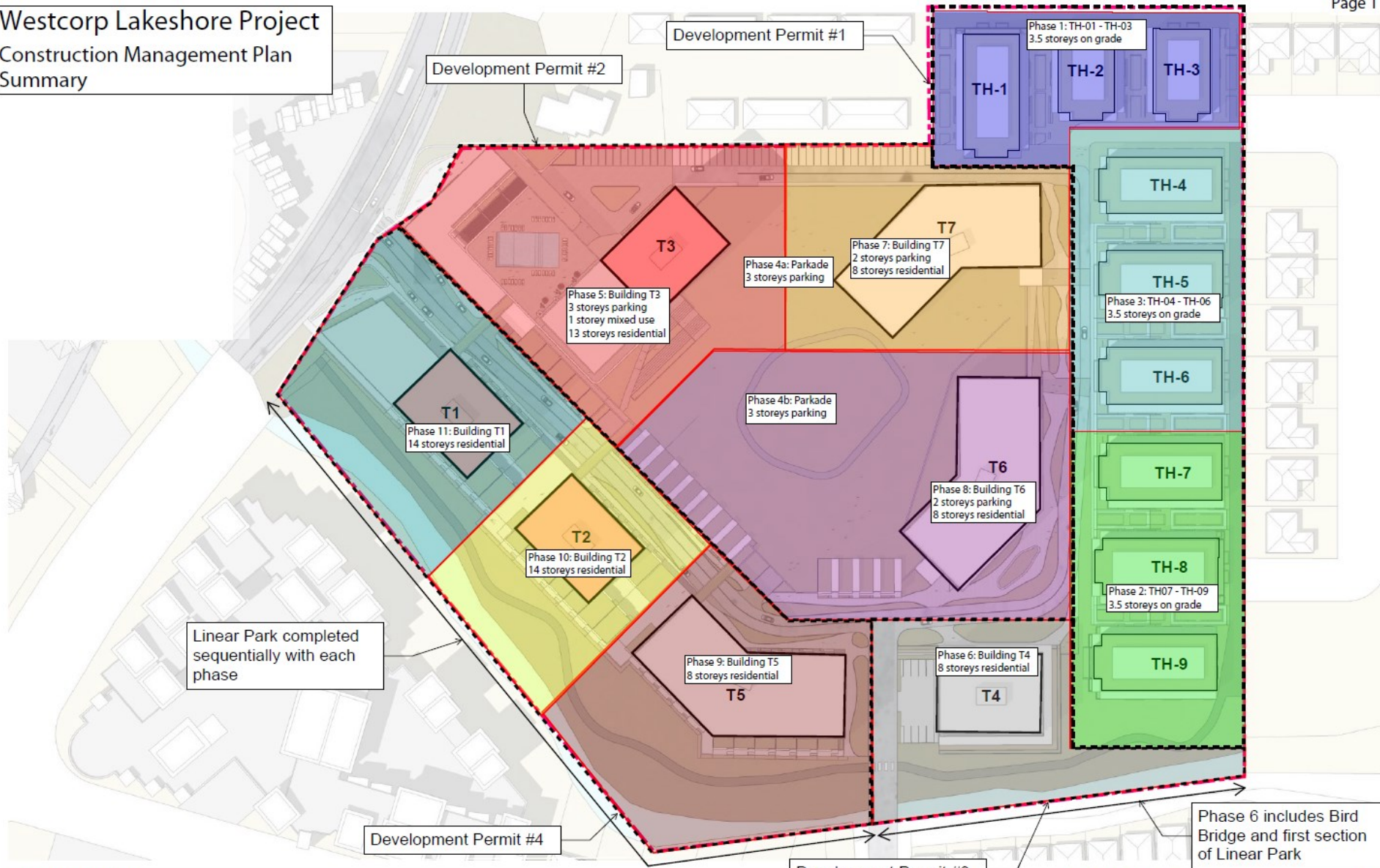


PHOTO 2



PHOTO 3

# Westcorp Lakeshore Project Construction Management Plan Summary



Linear Park completed sequentially with each phase

Phase 6 includes Bird Bridge and first section of Linear Park



DENOTES LIMITS OF DEVELOPMENT  
PERMIT APPLICATION



7

8

9

10

11

12  
PLAN 44234

13

14

15

16

PLAN KAS1563

PREVIOUS LIMIT OF WORK

PARK

PREVIOUS LIMIT OF WORK

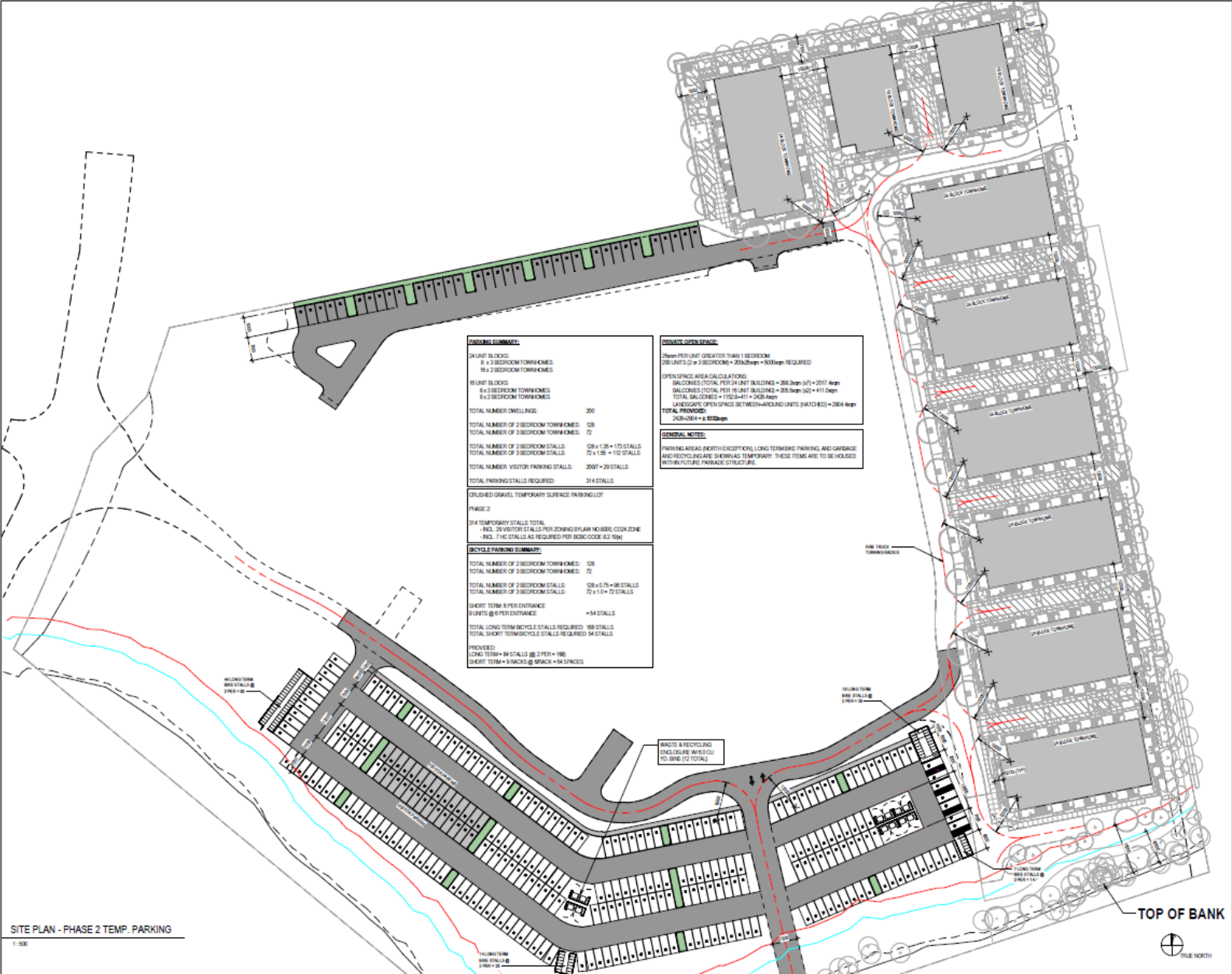


0 5 10 15 20m  
SCALE 1:400





# Phase 3



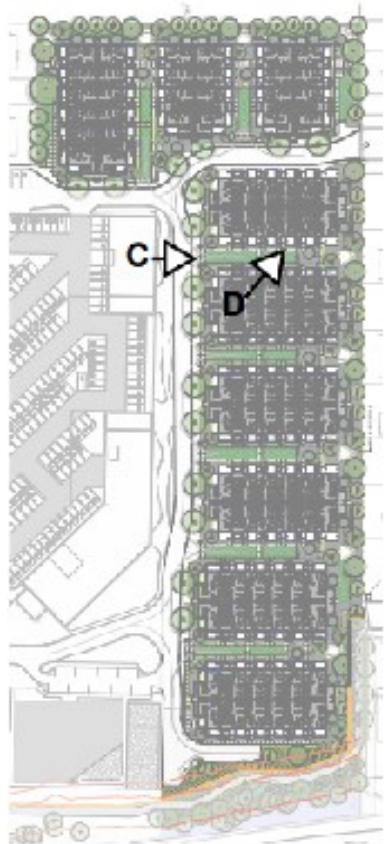
PROPERTY SUMMARY:	
24 UNIT BLOCKS:	8 x 2 BEDROOM TOWNHOMES 16 x 2 BEDROOM TOWNHOMES
16 UNIT BLOCKS:	8 x 2 BEDROOM TOWNHOMES 8 x 2 BEDROOM TOWNHOMES
TOTAL NUMBER DWELLING:	208
TOTAL NUMBER OF 2 BEDROOM TOWNHOMES:	128
TOTAL NUMBER OF 3 BEDROOM TOWNHOMES:	72
TOTAL NUMBER OF 2 BEDROOM STALLS:	128 x 1.25 = 170 STALLS
TOTAL NUMBER OF 3 BEDROOM STALLS:	72 x 1.50 = 110 STALLS
TOTAL NUMBER VISITOR PARKING STALLS:	2000 = 20 STALLS
TOTAL PARKING STALLS REQUIRED:	314 STALLS
DESIGNED GRAVEL TEMPORARY SURFACE PARKING LOT	
PHASE 2:	
314 TEMPORARY STALLS TOTAL	
- INCL. 20 VISITOR STALLS PER ZONING PLAN NO. 8800, CDR ZONE	
- INCL. 714 STALLS AS REQUIRED PER 8800.0008, 8.3.3.008	
BIKE/PARKING SUMMARY:	
TOTAL NUMBER OF 2 BEDROOM TOWNHOMES:	128
TOTAL NUMBER OF 3 BEDROOM TOWNHOMES:	72
TOTAL NUMBER OF 2 BEDROOM STALLS:	128 x 0.75 = 96 STALLS
TOTAL NUMBER OF 3 BEDROOM STALLS:	72 x 1.0 = 72 STALLS
SHORT TERM @ PER ENTRANCE:	= 54 STALLS
BIKETS @ 8 PER ENTRANCE:	
TOTAL LONG TERM BIKE/STALLS REQUIRED:	96 STALLS
TOTAL SHORT TERM BIKE/STALLS REQUIRED:	54 STALLS
PROVIDED:	
LONG TERM = 96 STALLS @ 2 PER = 192	
SHORT TERM = 54 STALLS @ SPACE = 54 STALLS	

PRIVATE OPEN SPACE:	
2000 sqm PER UNIT GREATER THAN 1 BEDROOM	
20 UNITS @ 2000 sqm = 40000 sqm	
2000 sqm PER UNIT GREATER THAN 1 BEDROOM	
20 UNITS @ 2000 sqm = 40000 sqm	
2000 sqm PER UNIT GREATER THAN 1 BEDROOM	
20 UNITS @ 2000 sqm = 40000 sqm	
OPEN SPACE AREA CALCULATION:	
BALCONIES TOTAL PER 24 UNIT BUILDING = 205 sqm (57) x 2017 Units	
BALCONIES TOTAL PER 16 UNIT BUILDING = 205 sqm (57) x 411 Units	
TOTAL BALCONIES = 152341 sqm	
LANDSCAPE OPEN SPACE BETWEEN AND AROUND UNITS (HATCHED) = 2004 sqm	
TOTAL PROVIDED:	2000 sqm x 2 = 4000 sqm

**GENERAL NOTES:**  
 PARKING AREAS NORTH (EXCEPTIONAL LONG TERM) PARKING AND GARBAGE AND RECYCLING ARE SHOWN AS TEMPORARY. THESE ITEMS ARE TO BE HOUSED WITH FUTURE PARKING STRUCTURE.









LIGHT

**MATERIAL PALETTE A**

 WOOD	 <b>WD</b>	 STUCCO	 <b>ST</b>
 POWDERCOATED STEEL	 <b>PS</b>	 STEEL CLADDING	 <b>SC</b>
 CONCRETE	 <b>C1</b>	 GLASS	 <b>G</b>
 MASONRY	 <b>M</b>	 ALUMINUM	 <b>AL</b>

DARK



LIGHT

**MATERIAL PALETTE B**

 STUCCO	 <b>ST</b>	 WOOD	 <b>WD</b>
 FIBERCEMENT CLADDING	 <b>FC</b>	 POWDERCOATED STEEL	 <b>PS</b>
 GLASS	 <b>G</b>	 CONCRETE	 <b>C1</b>
 ALUMINUM	 <b>AL</b>	 MASONRY	 <b>M</b>

DARK





**LANDSCAPE LEGEND:**

	PROPERTY LINE		COBBLE
	METAL RAIL FENCE		GRAVEL
	PRECAST BOUNDARY WALL		DARK MULCH
	SYNTHETIC TURF		GARDEN FEATURE
	UNIT RIVERS		BENCH
	VEHICULAR PLAZA PAVING		BIKE RACK
	TURF CELL		

**PLANTING LEGEND:**

	PROPOSED DECIDUOUS TREES		GRASS, SHRUB AND PERENNIAL PLANTING
			HEDGE PLANTING
	EXISTING TREES		

**LANDSCAPE DEVELOPMENT DATA:**

1. PLANT MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MINIMUM STANDARDS ESTABLISHED IN THE CANADIAN LANDSCAPE STANDARDS (CURRENT EDITION).
2. THE LANDSCAPE DESIGN DESIGNATED HEREIN IS CONCEPTUAL BUT REFLECTS THE MINIMUM ACCEPTABLE QUALITY AND SIZE.
3. PLANT MATERIAL SELECTIONS ARE CONCEPTUAL ONLY. FINAL PLANTING SELECTIONS MAY VARY DEPENDING UPON AVAILABILITY.
4. ALL PLANTERS SHALL HAVE APPROVED MULCH.
5. ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN EFFICIENT AUTOMATIC IRRIGATION SYSTEM.
6. THIS DRAWING DEPICTS FORM AND CHARACTER AND IS TO BE USED FOR DEVELOPMENT PERMIT SUBMISSION ONLY. IT IS NOT INTENDED FOR USE AS A CONSTRUCTION DOCUMENT.



**LANDSCAPE LEGEND:**

	PROPERTY LINE		CORBEL
	METAL RAIL FENCE		GRAVEL
	PRECAST BOUNDARY WALL		DARK MULCH
	SYNTHETIC TURF		GARDEN FEATURE
	UNIT PAVERS		BENCH
	VEHICULAR PLAZA PAVERS		BREAKBACK
	TURF CELL		

**PLANTING LEGEND:**

	PROPOSED DECIDUOUS TREES		GRASS, SHRUB AND PERENNIAL PLANTING
	EXISTING TREES		HEDGE PLANTING

**LANDSCAPE DEVELOPMENT DATA:**

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01 GARDEN ENLARGEMENT PLAN  
LD4

SCALE: 1:100



0 1 2 3 4 5m SCALE: 1:100

LANDSCAPE LEGEND:

	PROPERTY LINE		COBBLE
	METAL RAIL FENCE		GRAVEL
	PRECAST BOUNDARY WALL		BARK MULCH
	SYNTHETIC TURF		GARDEN FEATURE
	UNIT PAVERS		BENCH
	VEGETABLE PLAZA PAVERS		BIKE RACK
	TURF CELL		

PLANTING LEGEND:

	PROPOSED DECIDUOUS TREES		GRASS, SHRUB AND PERENNIAL PLANTING
	EXISTING TREES		HEDGE PLANTING

LANDSCAPE DEVELOPMENT DATA:

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# Development Policy

- ▶ OCP Design Guidelines
- ▶ CD24 Design Guidelines
  - ▶ Building Siting, Massing, and Proportion
  - ▶ Building Heights and Setbacks
  - ▶ Building Entrances
  - ▶ Building Rooftops, Balconies, Overhands, and Soffits
  - ▶ Exterior Materials, Treatment, and Windows
  - ▶ Parking, Loading, Fire, and Emergency Access
  - ▶ Signage
  - ▶ Lighting
  - ▶ Screening and Fencing
  - ▶ Site Access and Connections
  - ▶ Public and Private Open Spaces
  - ▶ Landscape Design Guidelines

# Recommendation

- ▶ Staff recommend support for the proposed Development Permit
  - ▶ Consistent with OCP and CD24 Design Guidelines
  - ▶ Consistent with previous CD24 rezoning
  - ▶ Consistent with previous commitments on environmental and engineering conditions



## *Conclusion of Staff Remarks*