



DP19-0214 & DVP19-0215 320 Mills Rd.

Development Permit &
Development Variance Permit



Proposal

- ▶ To consider a Development Permit for the form and character of a 3 storey apartment building, and a Development Variance Permit to vary the following: height; site coverage; and parking setback at the side and rear lot lines.

Development Process

Nov. 21, 2019

Development Application Submitted



Staff Review & Circulation



Sept. 21, 2020

Public Notification Received



Oct. 26, 2020

Initial Consideration



Nov. 17, 2020

Public Hearing
Second & Third Readings



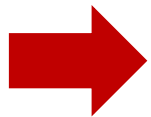
Jan. 19, 2021

Final Reading
DP & Variances

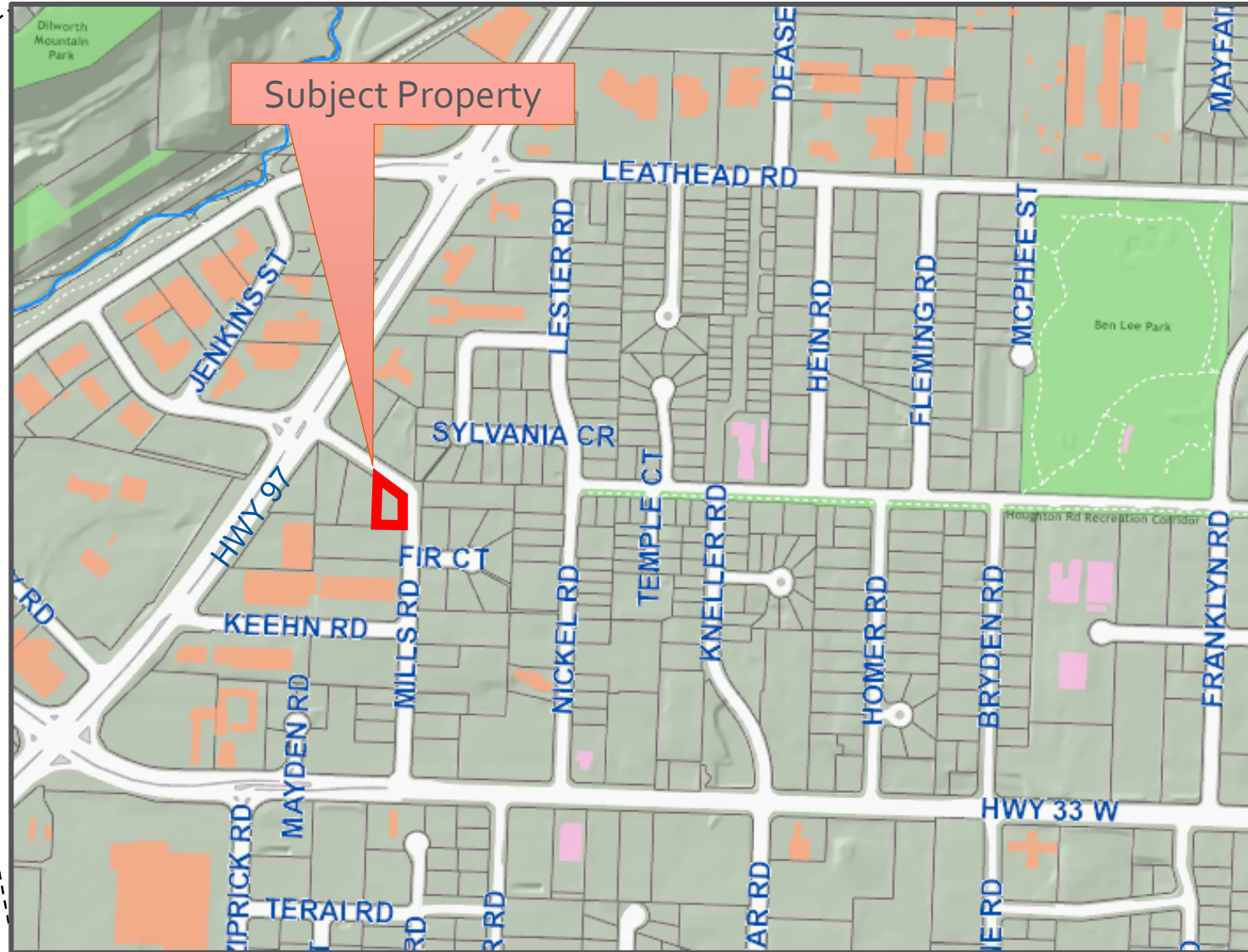
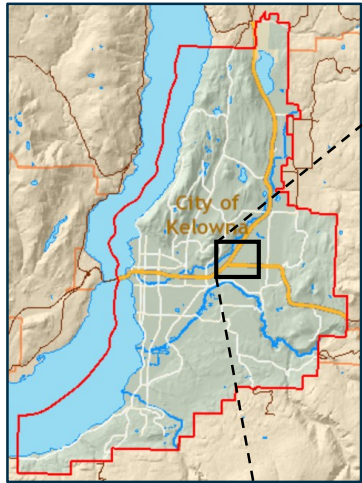


Building Permit

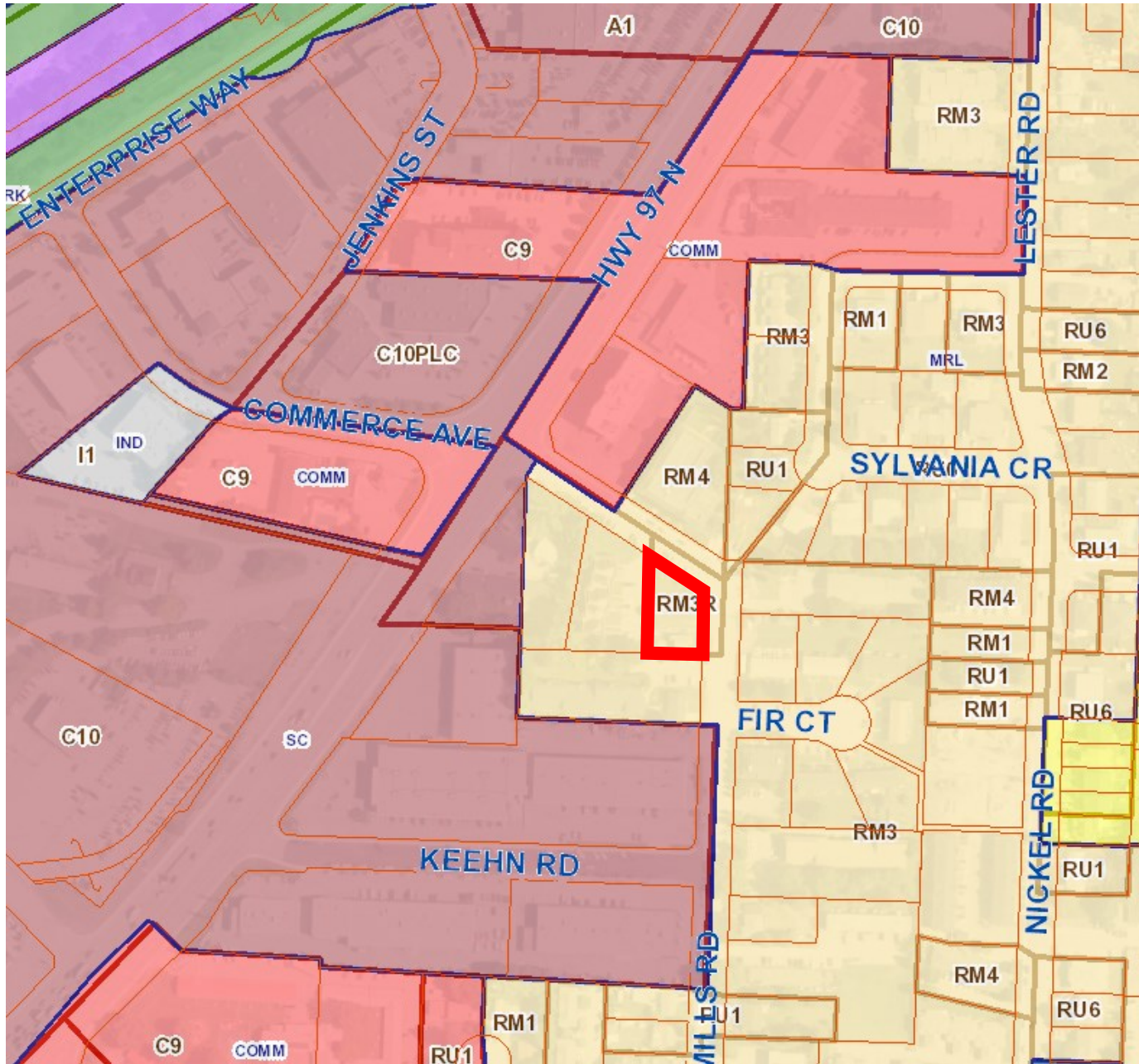
Council
Approvals



Context Map



OCP Future Land Use / Zoning



Subject Property Map

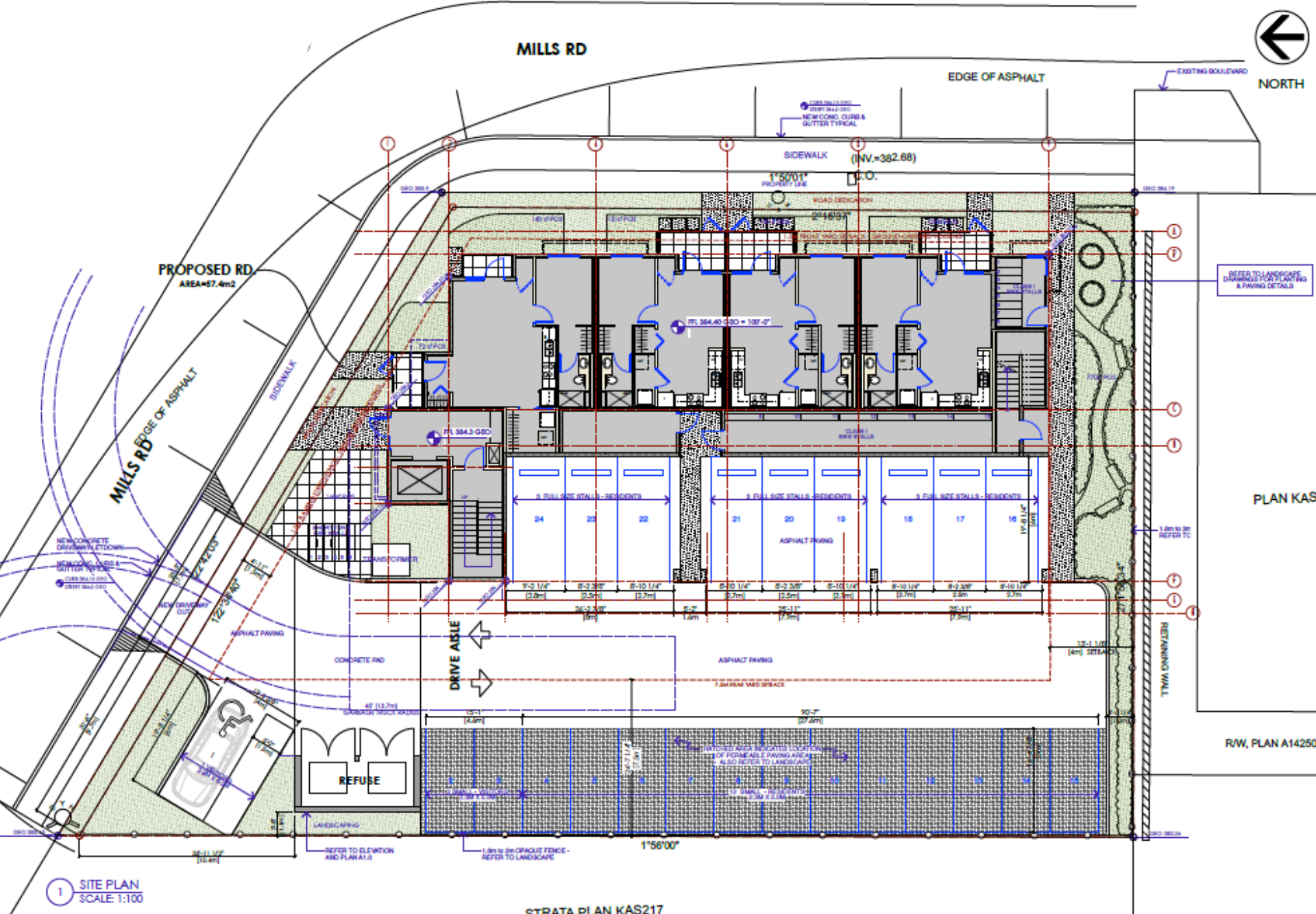


Project/technical details

- ▶ 3 storey rental apartment building, 18 units
- ▶ Ground-oriented units facing Mills Rd. to the east
- ▶ Parking at grade to the rear with ½ the stalls tucked beneath an overhang (at west).
- ▶ 3 outdoor amenity areas
 - ▶ Communal garden
 - ▶ Picnic area
 - ▶ Landscaped roof-top patio



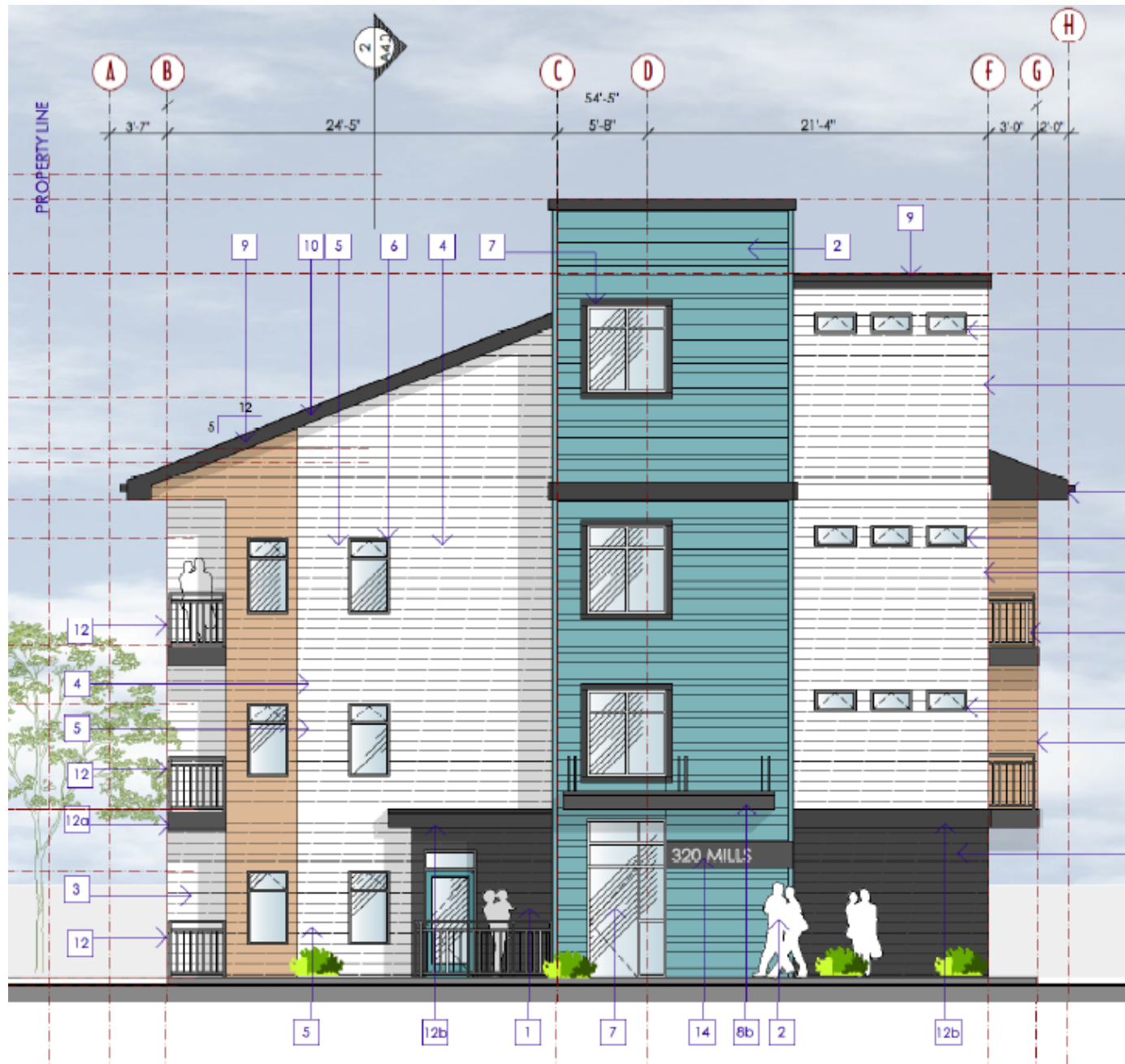
Site Plan



Elevations



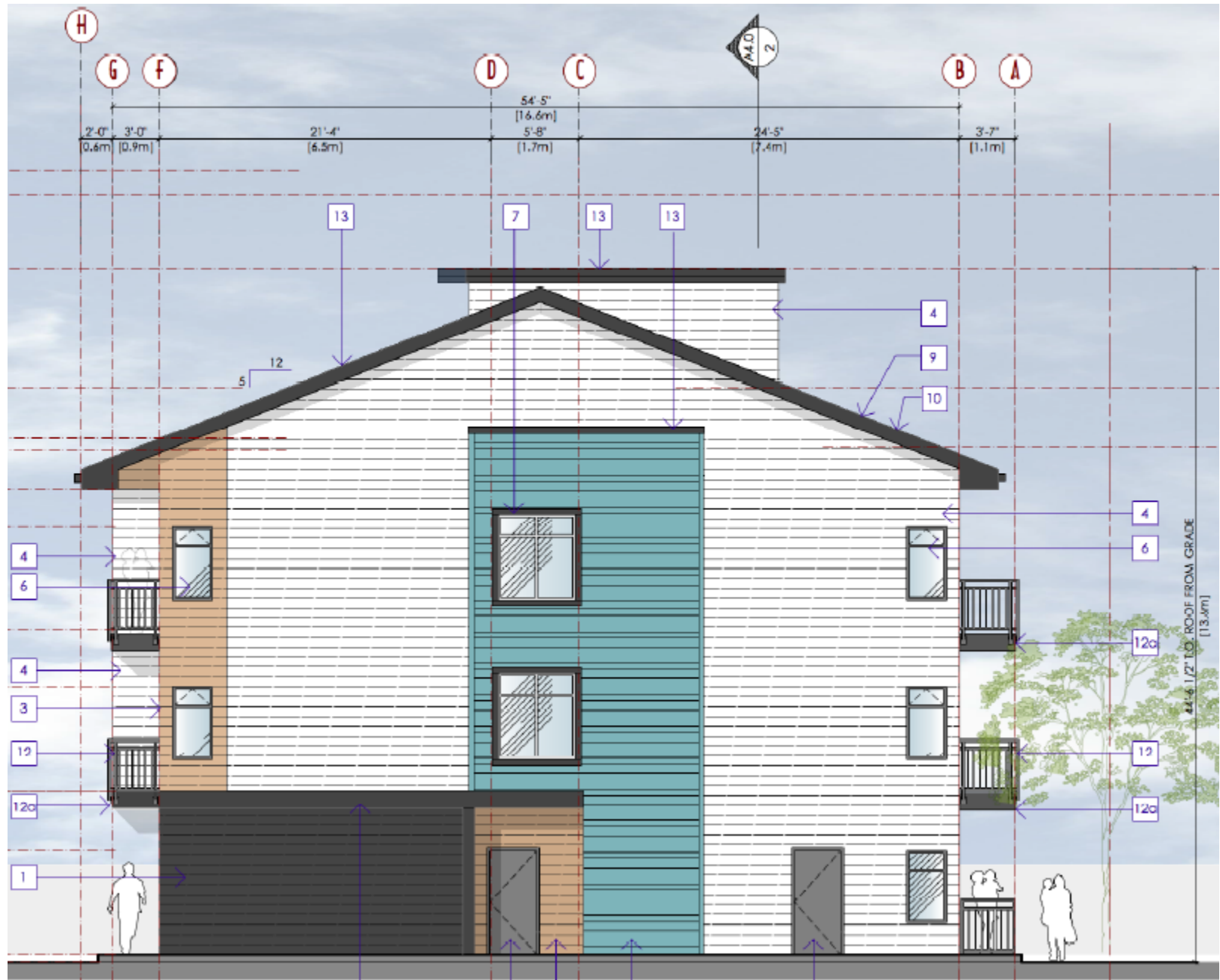
Elevations



Elevations



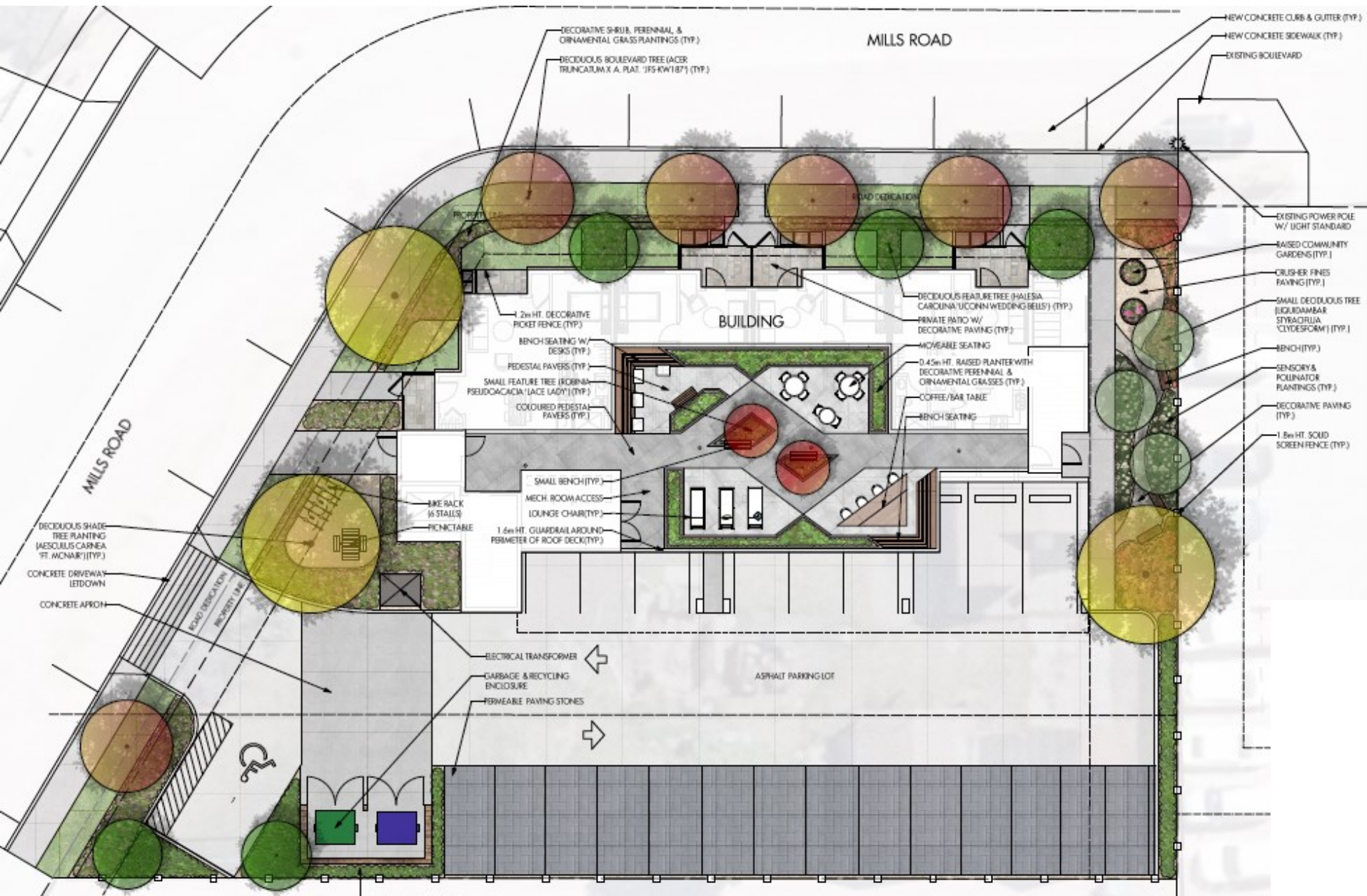
Elevations



Renderings



Landscape Plan



Landscape Plan

PLANT LIST

BOTANICAL NAME

COMMON NAME

QTY

TREES

ACER TRUNCATUM X A. PLAT. 'JFS-KW187'	URBAN SUNSET MAPLE	6
AESCULUS CARNEA 'FT. MCNAIR'	PINK HORSE CHESTNUT	3
HALESIA CAROLINA 'UCONN WEDDING BELLS'	WEDDING BELLS SILVERBELL	5
LIQUIDAMBAR STYRACIFLUA 'CLYDEFORM'	EMERALD SENTINEL SWEETGUM	3
ROBINIA PSEUDOACACIA 'LACE LADY'	TWISTY BABY LOCUST	2

SHRUBS

BUXUS 'GREEN VELVET'	GREEN VELVET BOXWOOD	12
CORNUS SANGUINEA 'WINTER BEAUTY'	BLOOD TWIG DOGWOOD	5
PHYSOCARPUS OPULIFOLIUS 'MINDIA'	COPPERTINA NINEBARK	3
PINUS SYLVESTRIS 'GLAUCA NANA'	DWARF BLUE SCOTCH PINE	4
SAMBUCUS NIGRA 'EVA'	BLACK LACE ELDERBERRY	4
SPIREA BULMALDA 'ANTHONY WATERER'	ANTHONY WATERER SPIREA	12
SYRINGA MEYERI 'PALIBIN'	DWARF KOREAN LILAC	5

PERENNIALS, GRASSES & GROUNDCOVERS

ALCHEMILLA MOLLISS	LADY'S MANTLE	15
CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FOERSTER'S FEATHER REED GRASS	11
HEMEROCALLIS 'STELLA D'ORO'	STELLA D'ORO DAYLILY	20
HOSTA 'NORTHERN EXPOSURE'	NOTHERN EXPOSURE HOSTA	4
LAVANDULA ANGUSTIFOLIA 'HIDECOTE'	HIDECOTE ENGLISH LAVENDER	15
PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	5
RUDBECKIA FULGIDA 'GOLDSTURM'	GOLDSTURM CONEFLOWER	15
SEDUM 'FIRECRACKER'	FIRECRACKER STONECROP	18
SCHIZACHYRIUM SCOPARIUM 'THE BLUES'	LITTLE BLUESTEM	15

Development Policy

- ▶ Proposal substantially meets the Comprehensive DP Guidelines.
 - ▶ Bldg. articulated through windows, balconies and ground-oriented units along Mills Rd.
 - ▶ Ground-oriented units activate street level.
 - ▶ Landscaping and trees and private yards protected by railings help establish a transition b/w public realm and private.
 - ▶ 3 landscaped, treed, outdoor amenity areas provide good usable green space.

Variance 1: Height

- ▶ Vary maximum height from 10m permitted to 11.5m proposed
 - ▶ Within the 3 storey height limit.
 - ▶ Allows for higher ceilings on each of the storeys.
 - ▶ Makes little difference to perceived massing of bldg.

Variance 2: Site Coverage

- ▶ Increase site coverage from 65% (with 5% permeable pavement) permitted to 71.6% proposed (with 10.5% permeable pavement).
 - ▶ Amount of permeable pavement double that required.
 - ▶ Loss of green space at grade made up for with high quality landscaping (incl. numerous trees) and landscaped roof-top patio.

Variance 3 & 4: Parking Setback at Rear and Side Yard

- ▶ Reduce parking setback at rear yard from 1.5m required to 0m.
- ▶ Reduce parking setback at side yard (south) from 1.5m required to 1m.
 - ▶ 6m opaque fence provided along both lot lines.
 - ▶ 1m landscape buffer provided on side (south) lot line.
 - ▶ Effectively mitigates against reduction in parking setback

Staff Recommendation

- ▶ Staff recommend support for the proposed DP & DVP
 - ▶ Proposal substantially meets DP guidelines
 - ▶ Proposed variances considered to be acceptable



Conclusion of Staff Remarks