



DP21-0005 & DVP21-0006 417 Cedar Avenue

Development Permit and Development Variance Permit
Applications

Proposal

- ▶ To consider a form and character Development Permit and variances to facilitate a mixed-use development on the subject property.

Development Process

Jan 14, 2021

Development Application Accepted

Staff Review & Circulation

May 19, 2021

Public Consultation Completed

Aug 10, 2021

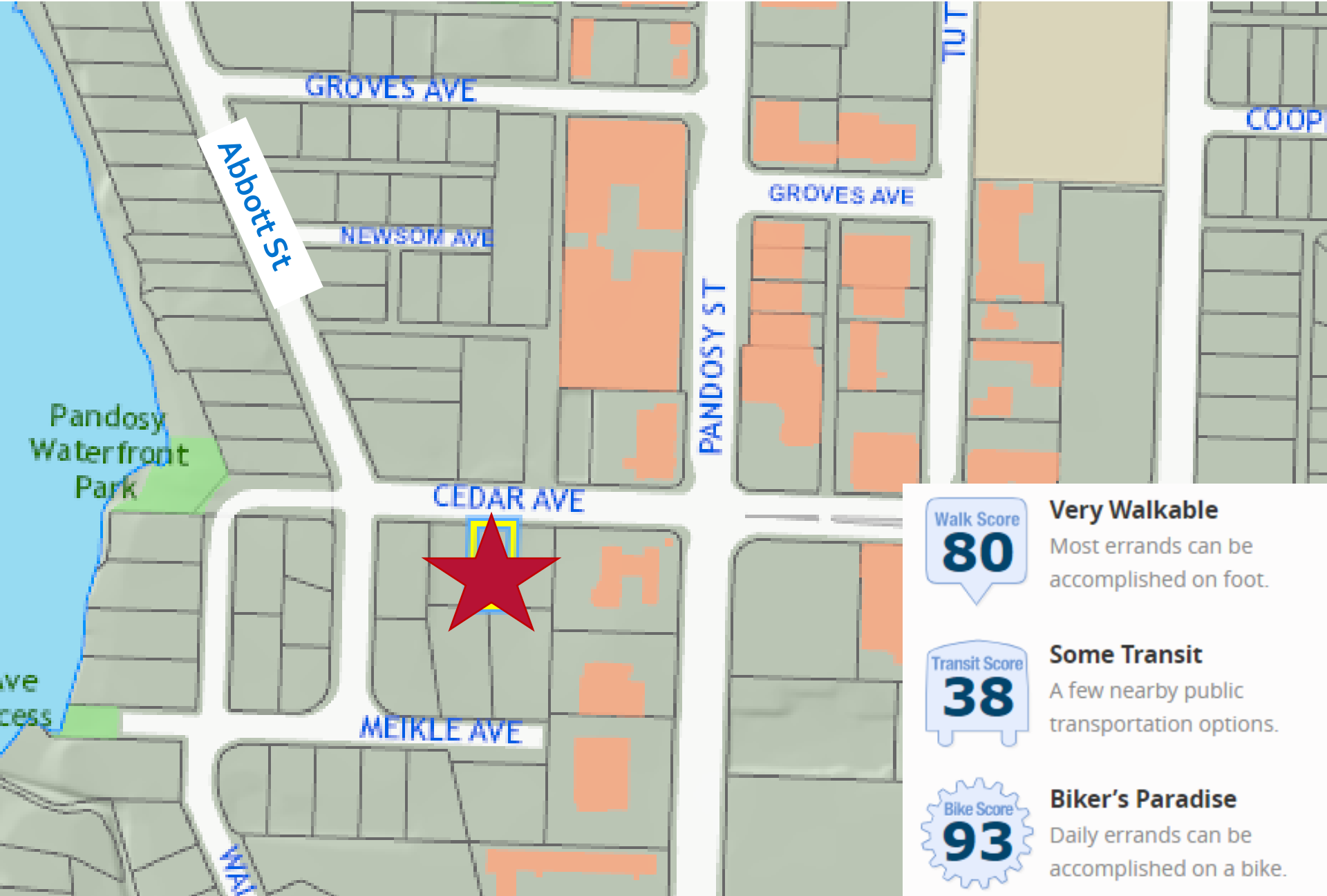
Final Reading and DP & Variances

Building Permit

Council Approvals



Context Map



Walk Score
80

Very Walkable
Most errands can be accomplished on foot.

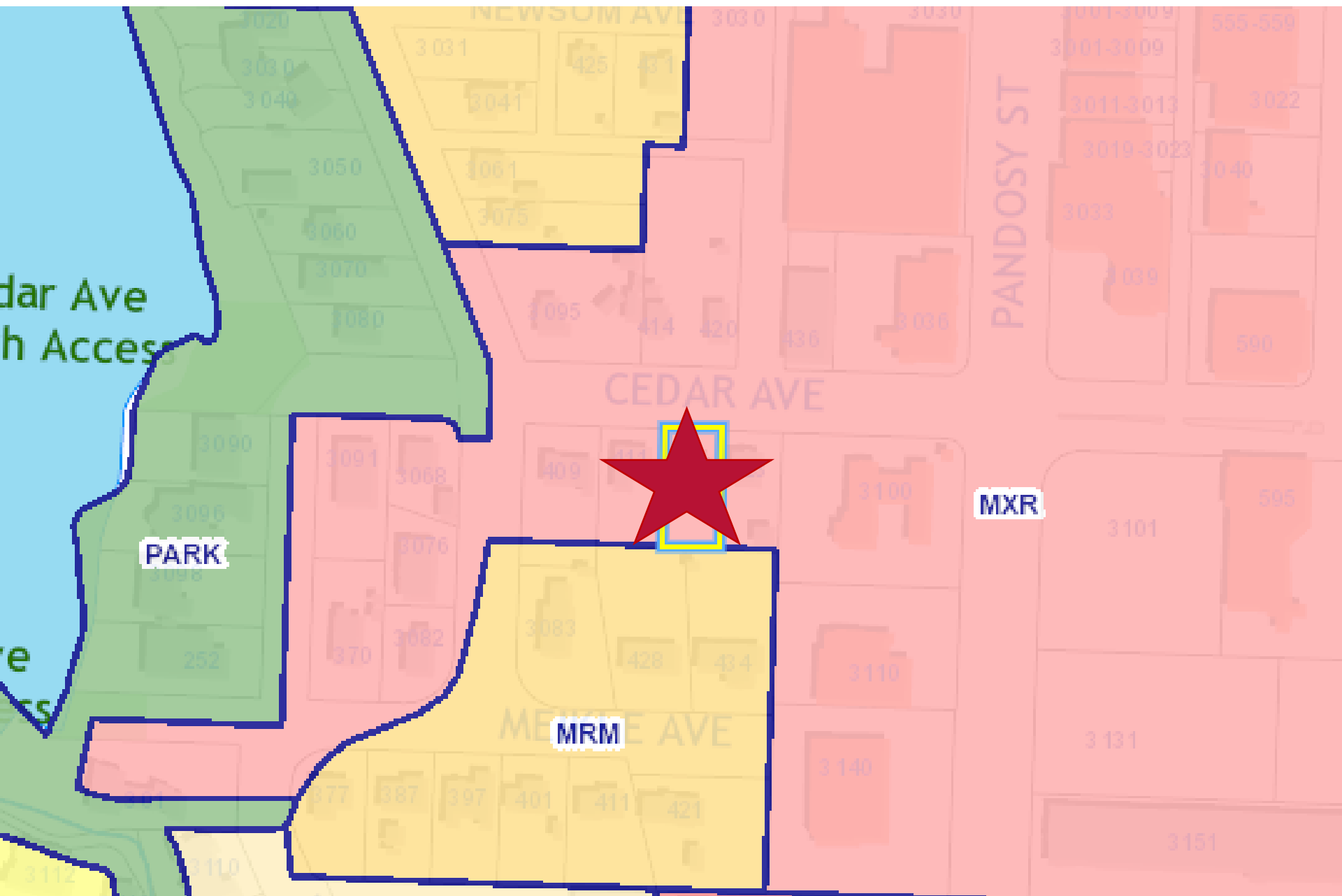
Transit Score
38

Some Transit
A few nearby public transportation options.

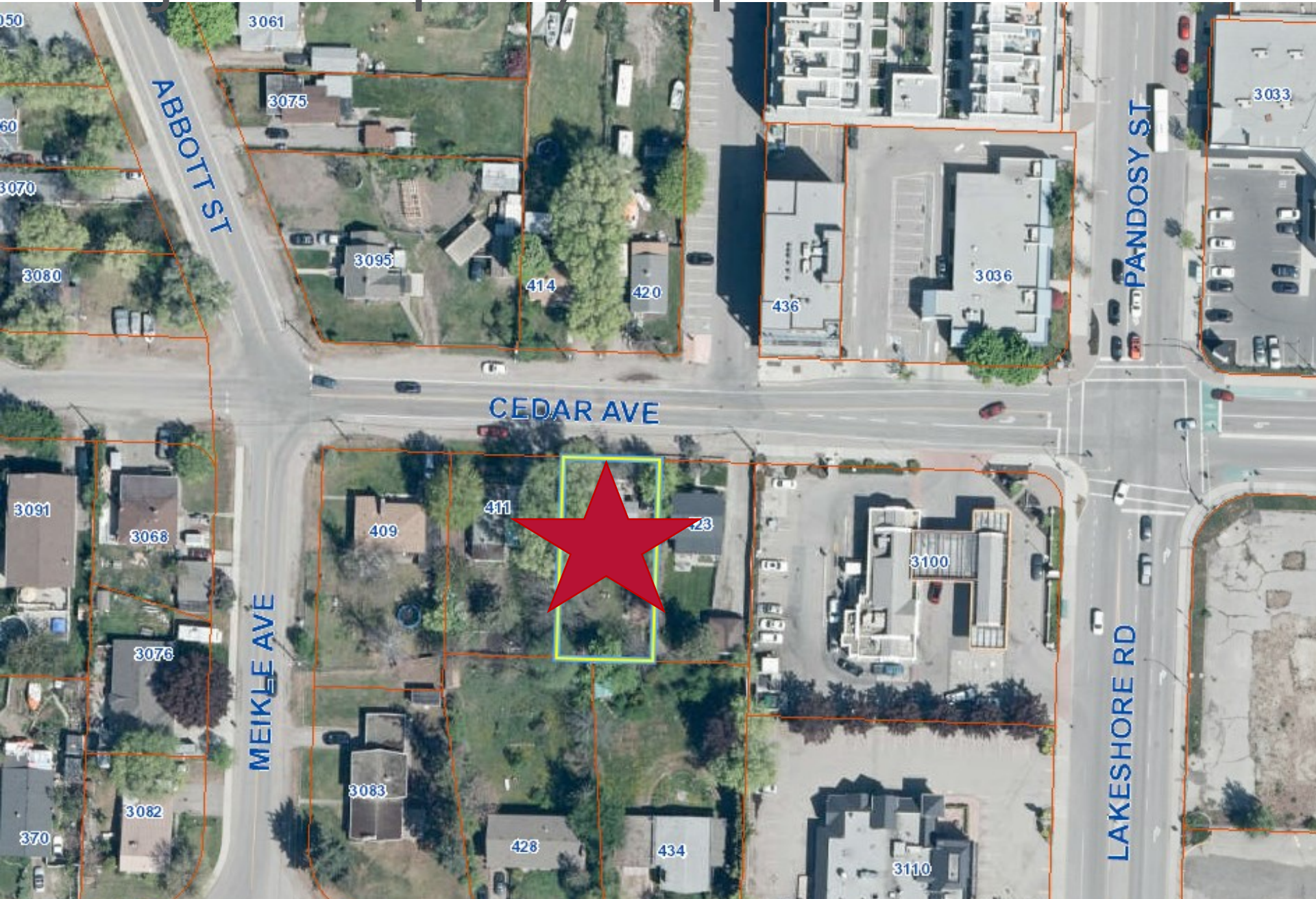
Bike Score
93

Biker's Paradise
Daily errands can be accomplished on a bike.

Future Land Use



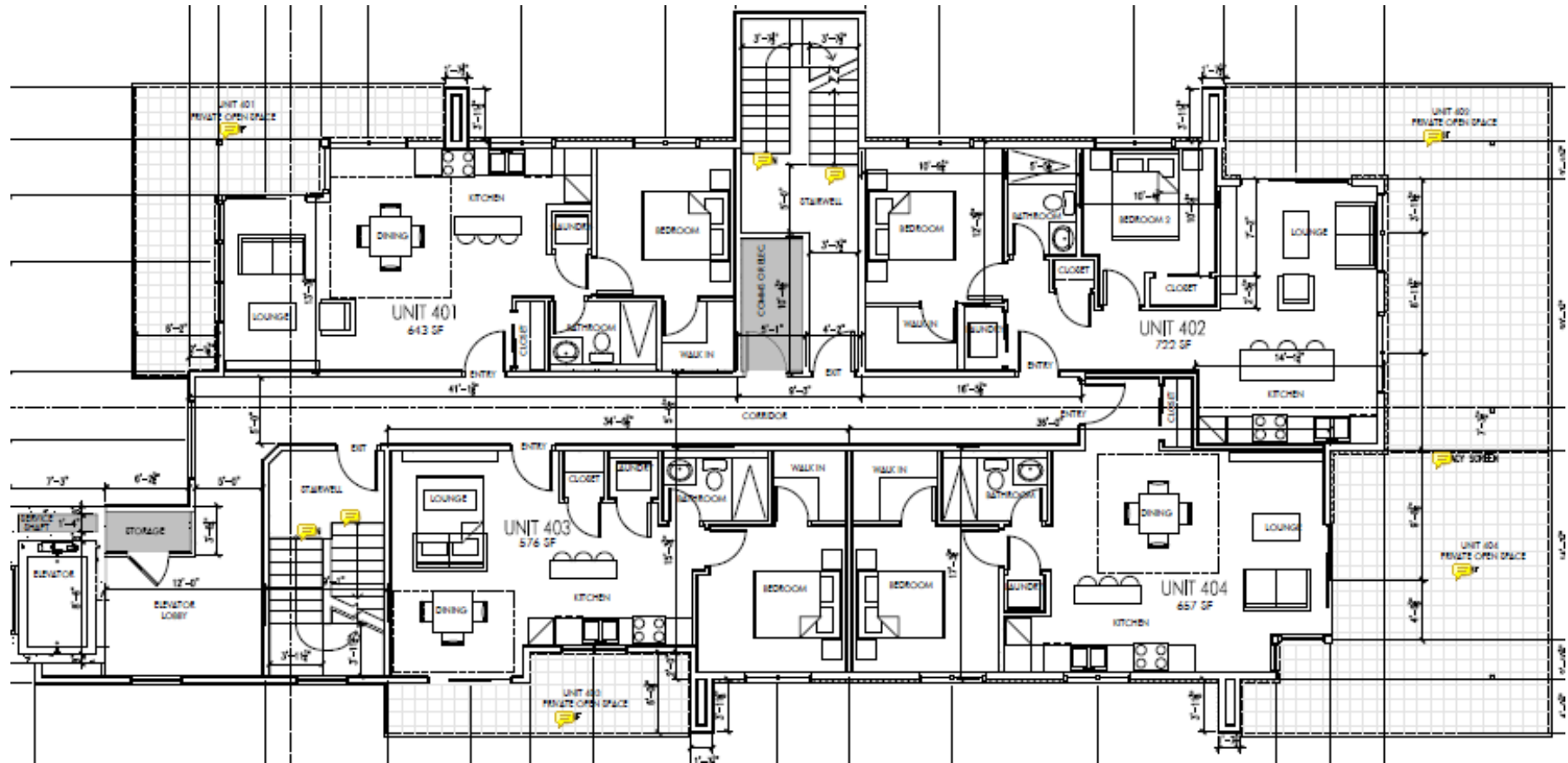
Subject Property Map



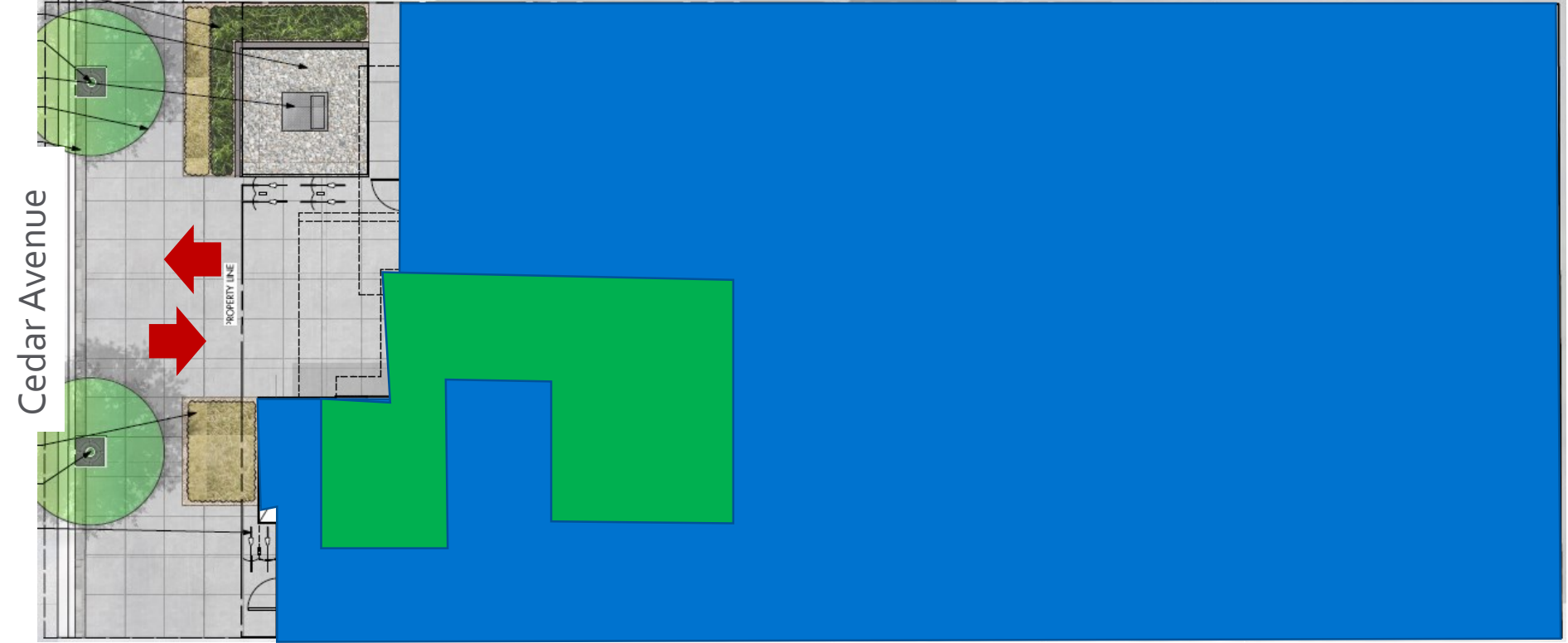
Site Plan



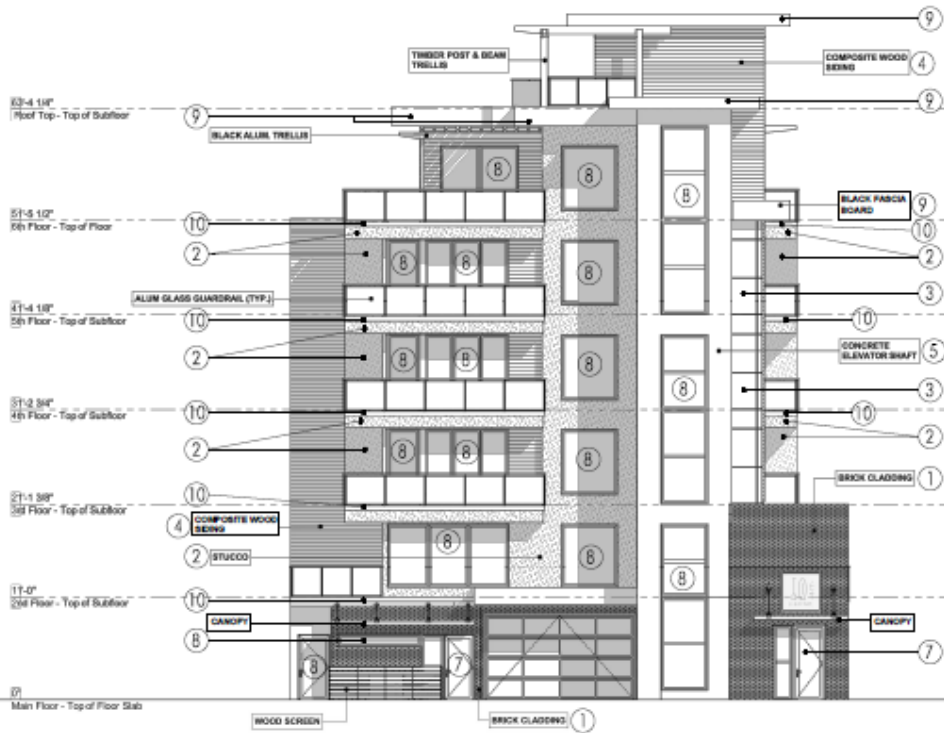
Floor Plan



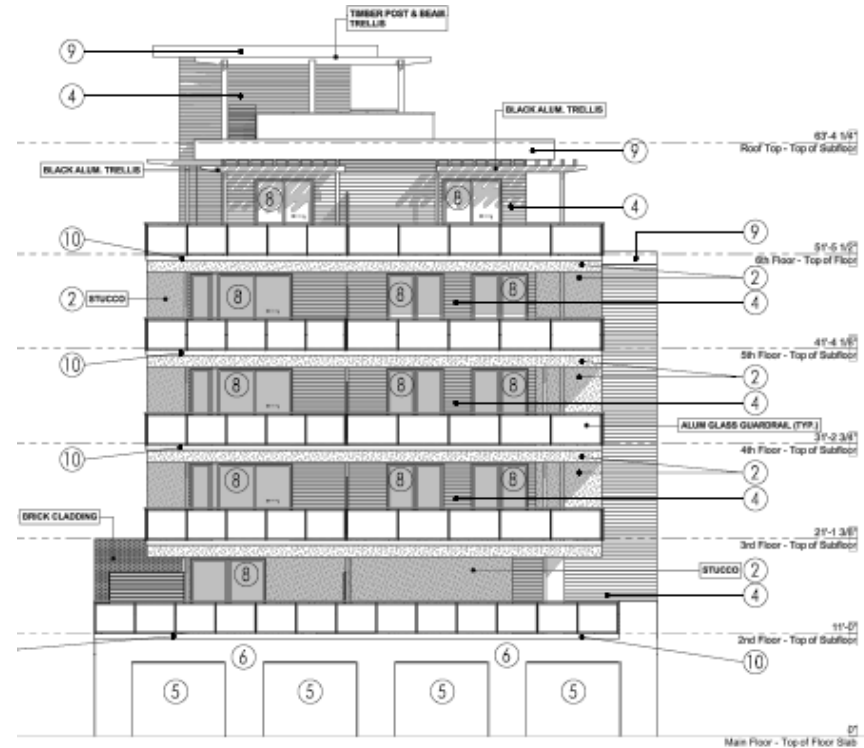
Landscape Plan



Elevations

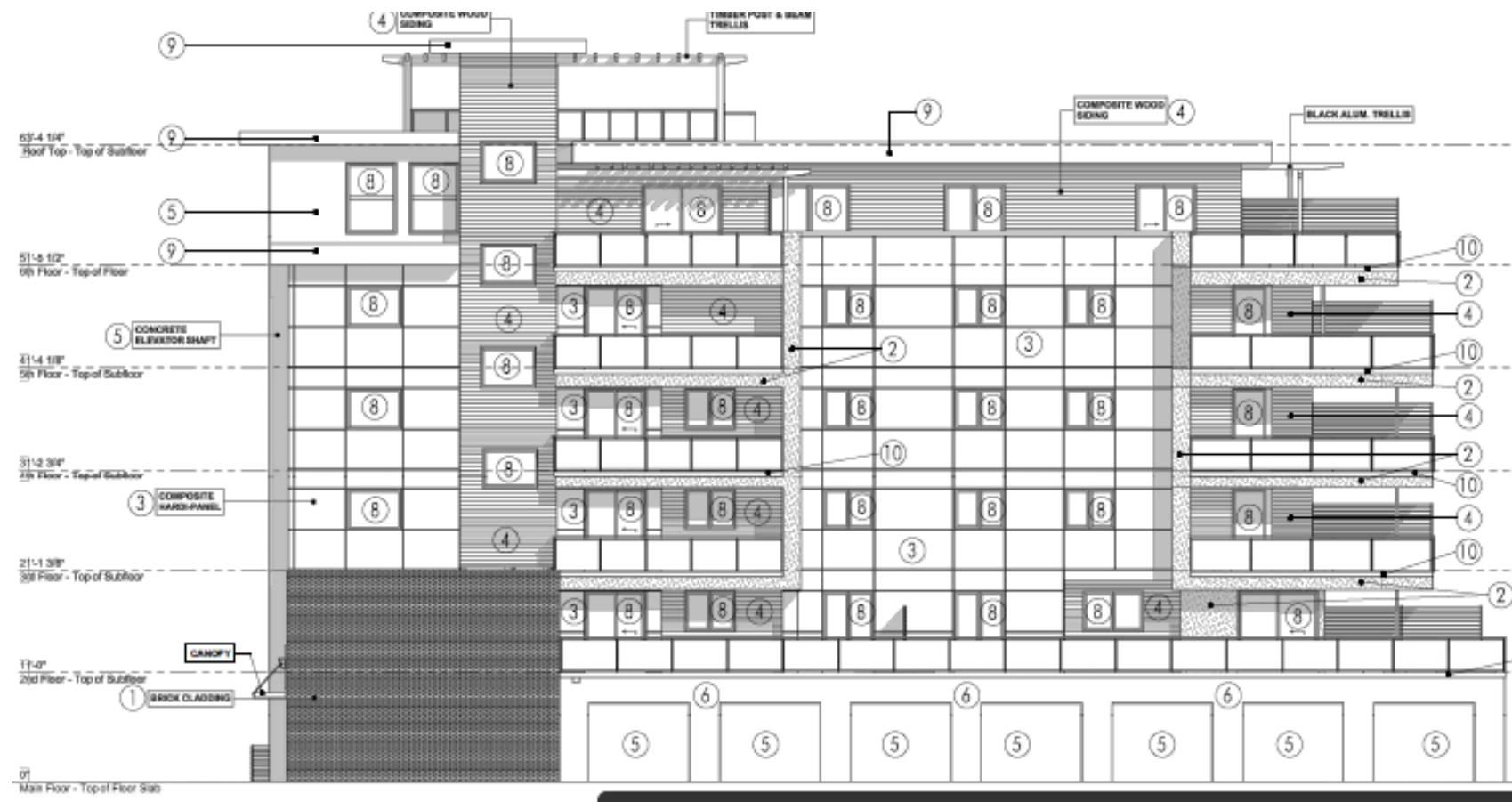


Cedar Avenue Elevation



Rear Elevation



Elevations

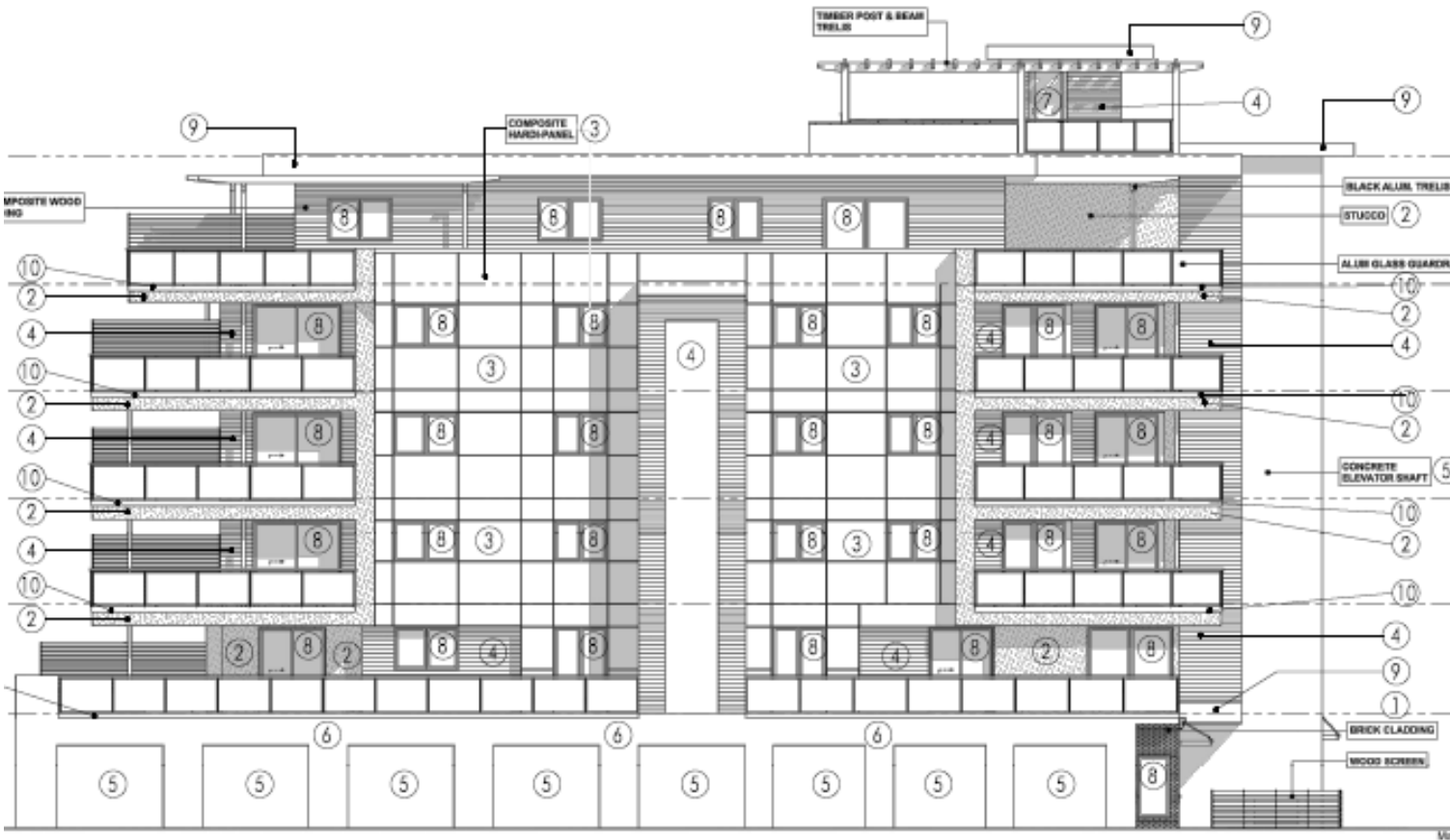


West Elevation

Elevations

PROJECT MATERIALS:

- ①  BRICK CLADDING:
TRADITIONAL RED-BROWN BRICK VENEER
- ②  STUCCO:
OFF-WHITE STUCCO FINISH
- ③  COMPOSITE HARD PANEL:
BOOTH-BAY BLUE
- ④  COMPOSITE WOOD SIDING AND SOFFITS:
MEDIUM BROWN FOR WOOD METAL SIDING
- ⑤  BOARD FORM CONCRETE:
NATURAL COLOUR
- ⑥  STANDARD CONCRETE FINISH
- ⑦  STOREFRONT ENTRY:
BLACK ANODIZED ALUMINUM STOREFRONT
- ⑧  WINDOWS AND DOORS:
BLACK
- ⑨  FASCIA BOARD:
BLACK
- ⑩  PRE-FINISHED ALUMINUM FLASHING:
BLACK



East Elevation

Project Details

- ▶ 6 storey condo building
- ▶ 17 residential units (1 is a live/work)
- ▶ FAR 1.7
- ▶ One level at-grade parking podium – 17 stalls provided
- ▶ Modern Building Design
- ▶ Finish Materials:
 - ▶ Stucco – Off-white
 - ▶ Hardi-panel siding – Boothbay Blue
 - ▶ Composite metal siding – Wood finish
 - ▶ Brick veneer – Red-Brown finish
 - ▶ Board form/ Standard concrete – Parkade & Elevator Shaft



317
CEDAR



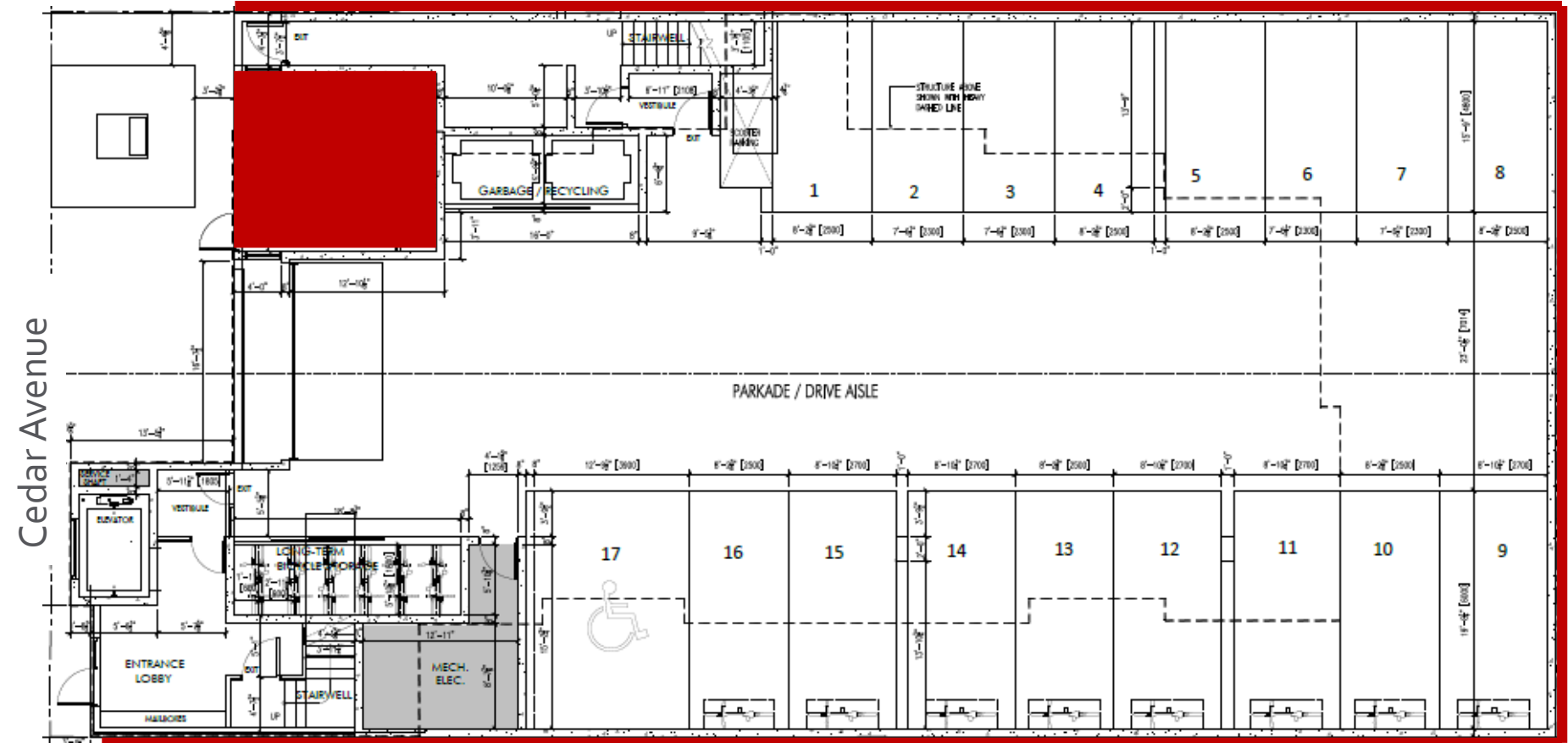


Variiances

To vary:

- ▶ Site coverage from 75% permitted to 91.5% proposed;
- ▶ Side setback from 2.0 m required to 0.0 m proposed (both sides);
- ▶ Rear setback from 6.0 m required to 0.0 m proposed;
- ▶ Functional commercial frontage from 90% required to 27% proposed;
- ▶ Building height from 15.0 m or 4 storeys permitted to 19.5 m & 6 storeys proposed.

Variations



Site coverage from 75% allowed to 91.5% proposed

Setbacks – Sides 2.0 m required to 0.0 m proposed

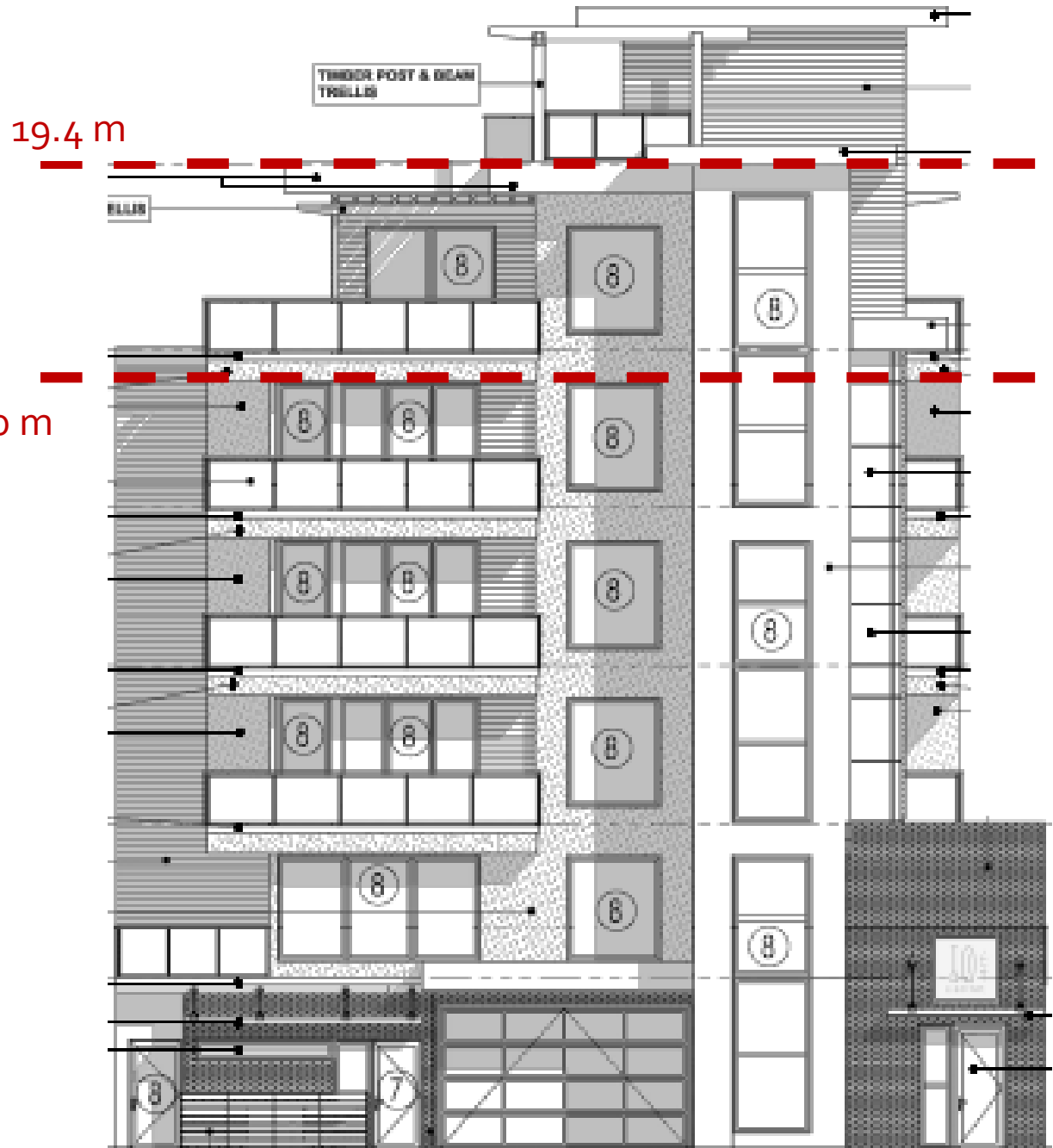
- Rear 6.0 m required to 0.0 m proposed

Commercial Frontage from 90% required to 27% proposed

Variations

Building Height:
Max. of 15.0 m or 4
Storeys to
19.5 m & 6 storeys
proposed.

Approx 15.0 m



Development Policy

- ▶ Proposed design substantially meets many of the OCP Urban Design Guidelines
 - ▶ Respond architecturally to summer sun with buildings that have overhangs and recesses of sufficient depth to provide comfort and shade;
 - ▶ Provide generous outdoor spaces, including rooftops, balconies, patios and courtyards, to allow residents to benefit from the favourable Okanagan weather;
 - ▶ Exterior building materials should be selected for their functional and aesthetic quality, and should exhibit qualities of workmanship, durability, longevity and ease of maintenance;

Staff Recommendation

- ▶ Staff supports the proposed form and character Development Permit and associated variances.
 - ▶ Variances are supported due to the site constraints



Conclusion of Staff Remarks