



DP21-0037 & DVP21-0038 1451 Bertram St

Development Permit and Development Variance Permit
Applications

Proposal

- ▶ To consider the form and character development permit and the associated height variance for a mixed-use multiple dwelling housing development on the subject property.

Development Process

Feb 16, 2021

Development Application Accepted

Staff Review & Circulation

Apr 29, 2021

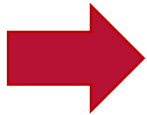
Public Consultation

Oct 5, 2021

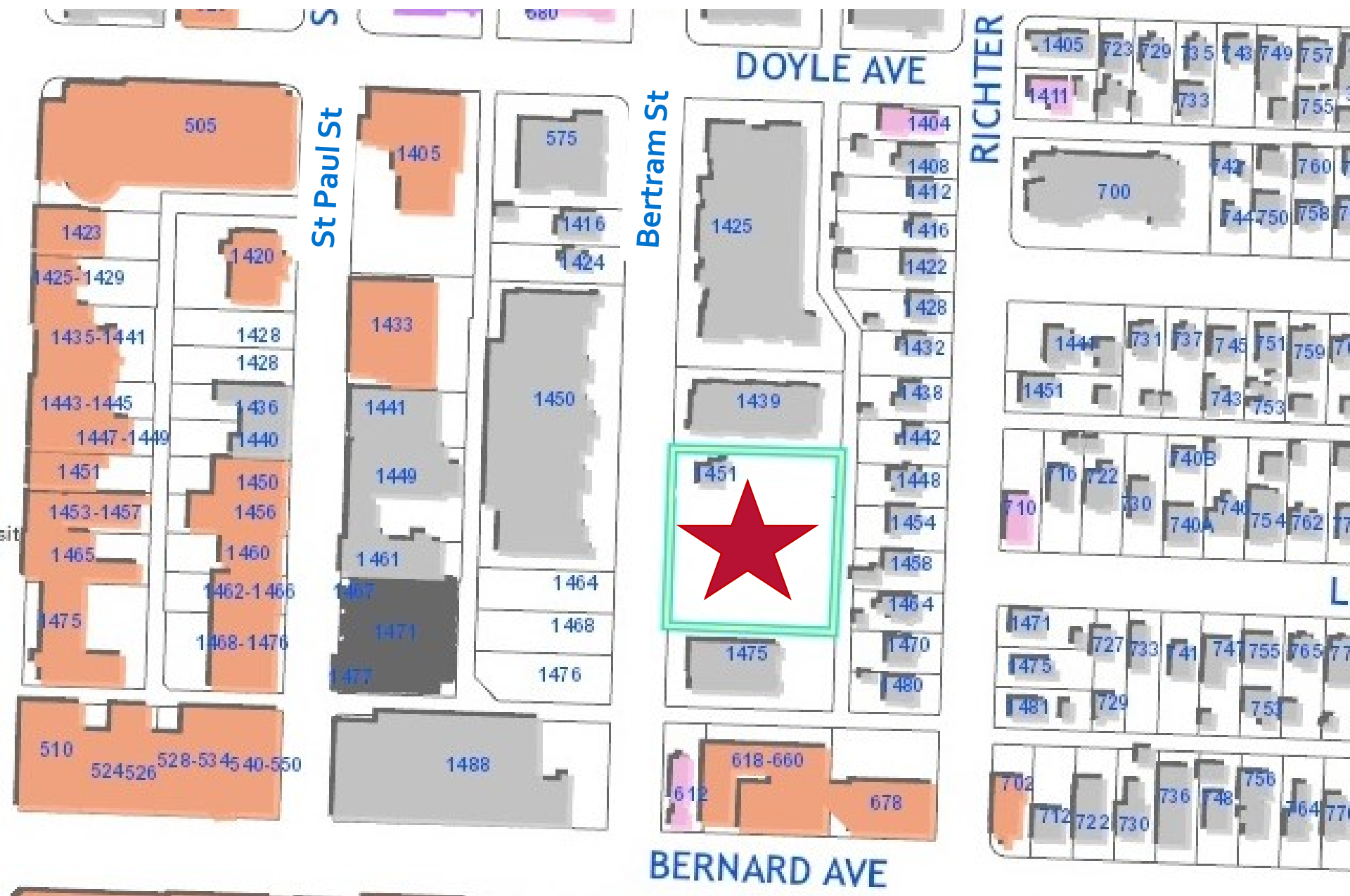
Final Reading and DP & Variances

Council Approvals

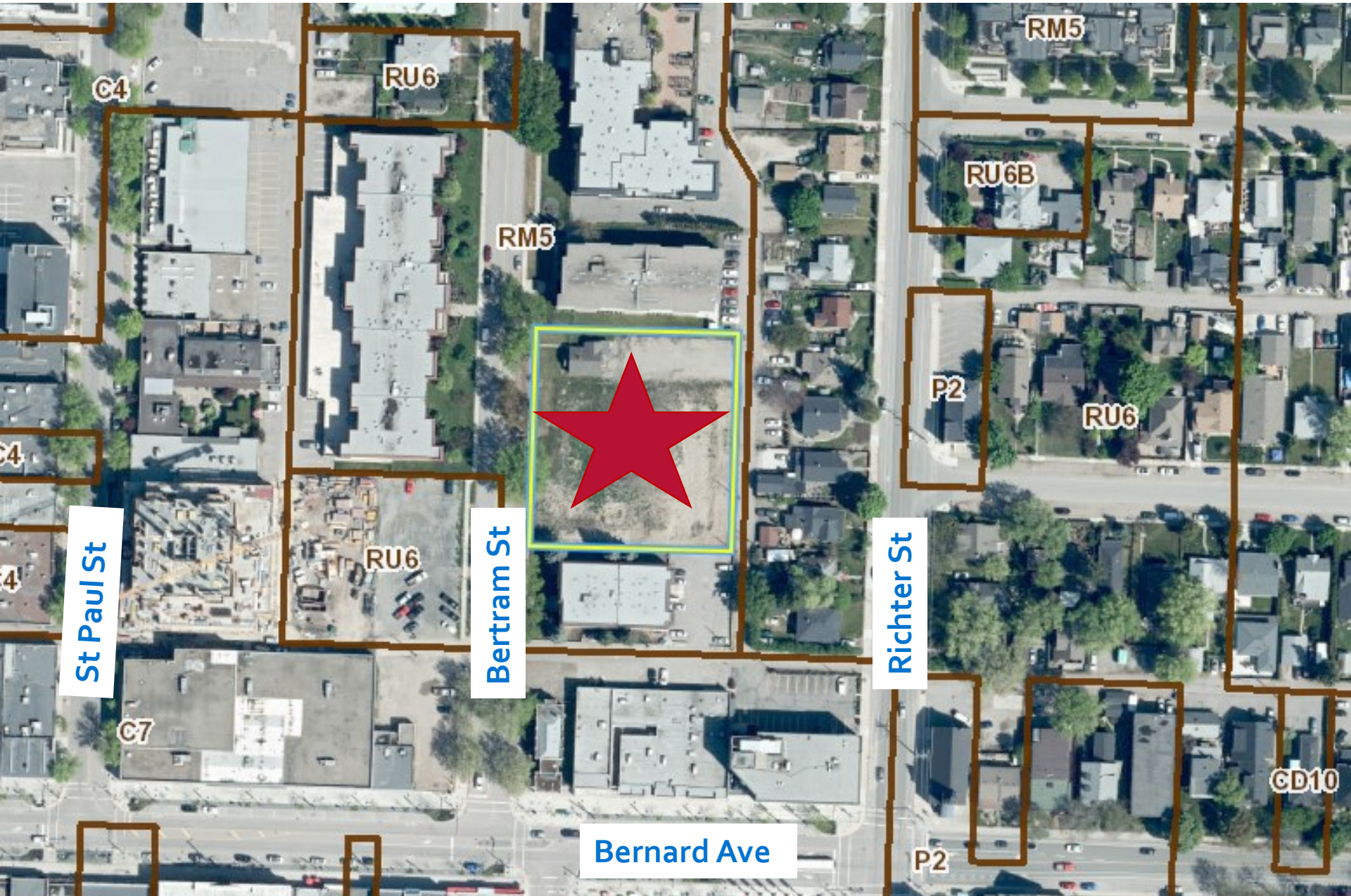
Building Permit



Context Map



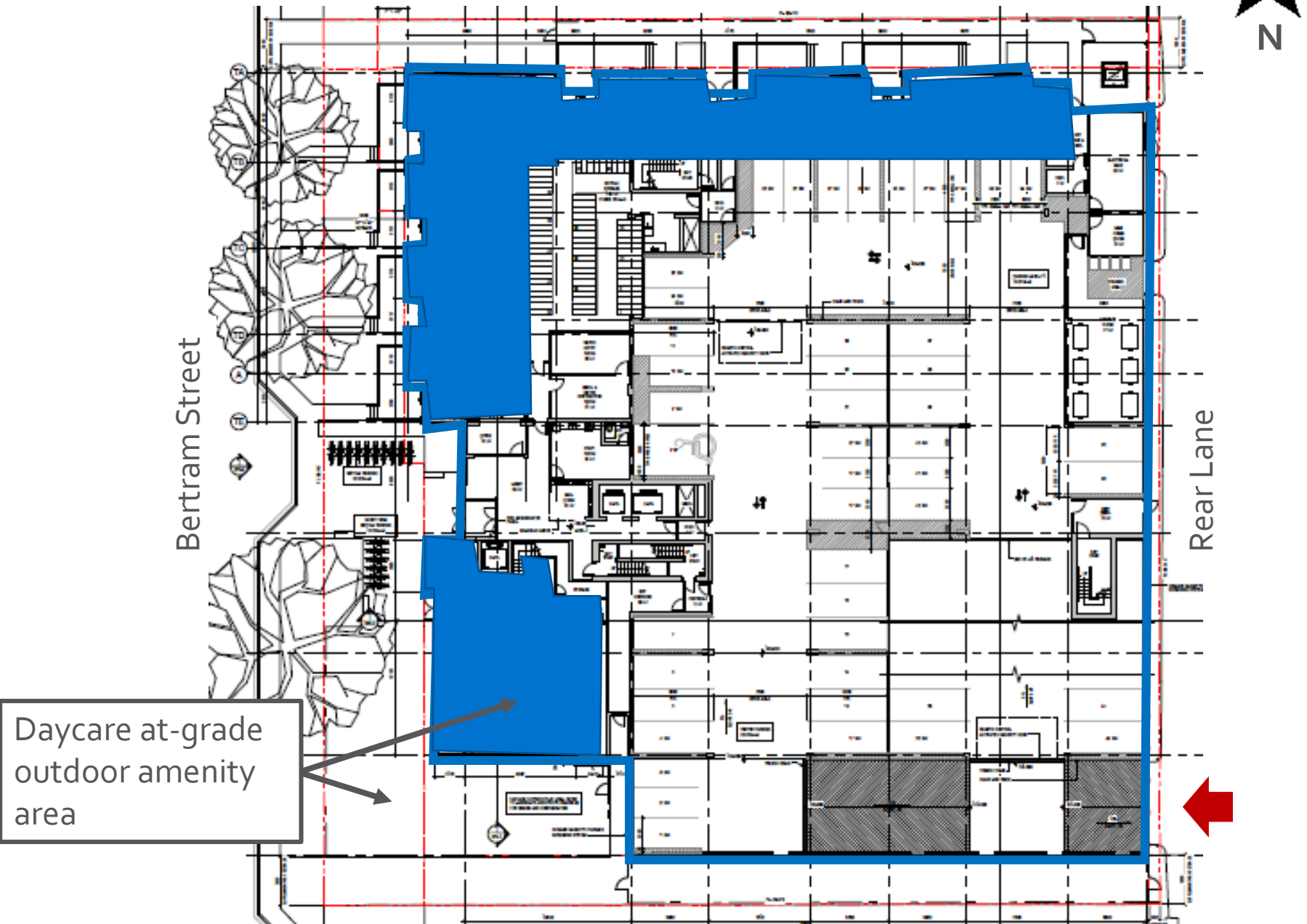
Subject Property Map



Project Details

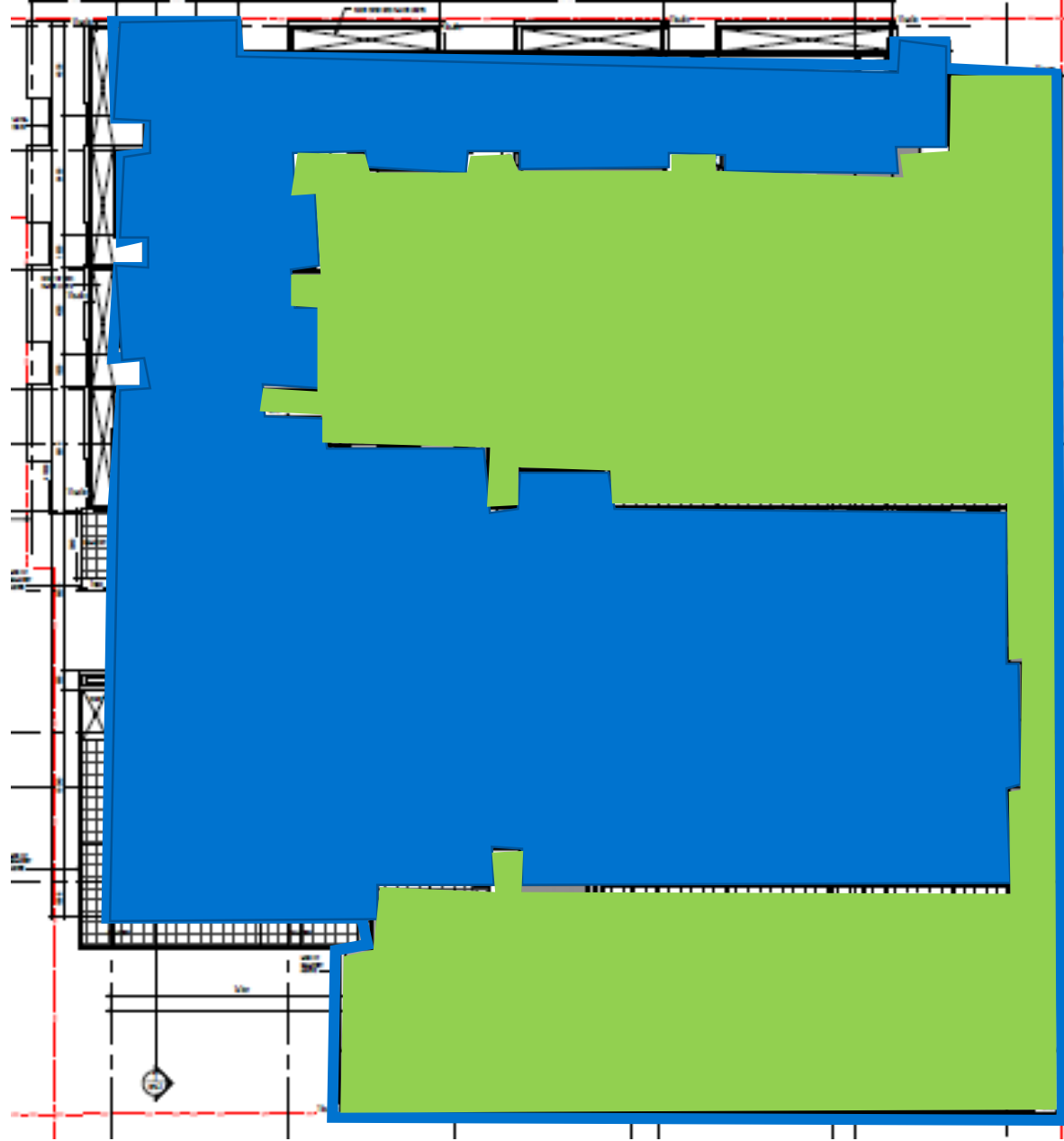
- ▶ FAR 3.88
- ▶ 20-storeys (17-storey residential tower on 3-storey parking podium)
- ▶ 176 residential rental units
 - ▶ Studio – 4 units (3%)
 - ▶ 1-Bedroom – 73 (44%)
 - ▶ 2 Bedroom – 56 (32%)
 - ▶ 3 Bedroom -43 (24%)
- ▶ Daycare and 14 townhomes to screen parkade along Bertram St and north shared property line
- ▶ 165 parking stalls provided (156 stalls required)

Main Floor Plan



4th Floor Plan

Bertram Street



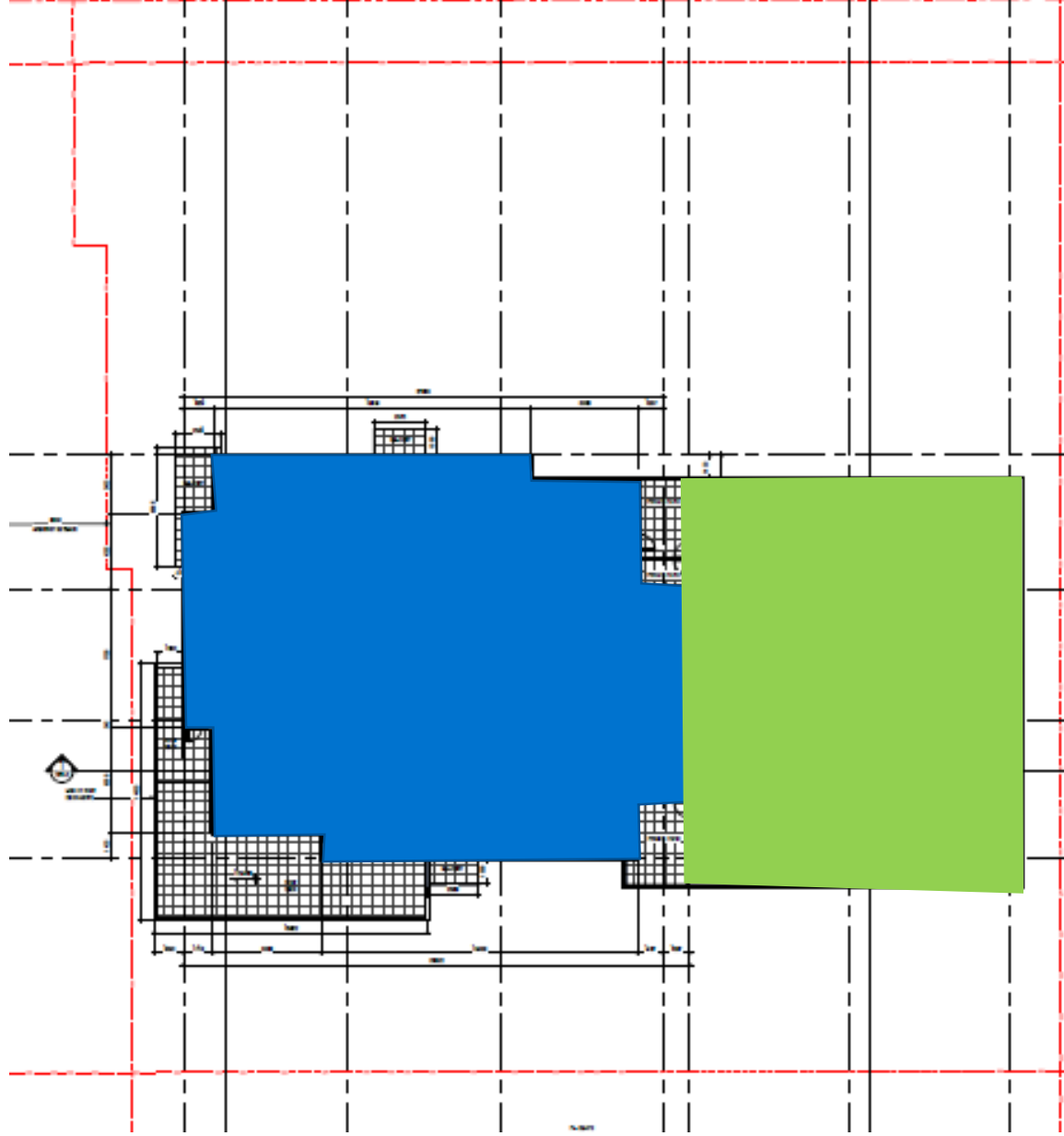
Rear Lane



8th Floor Plan

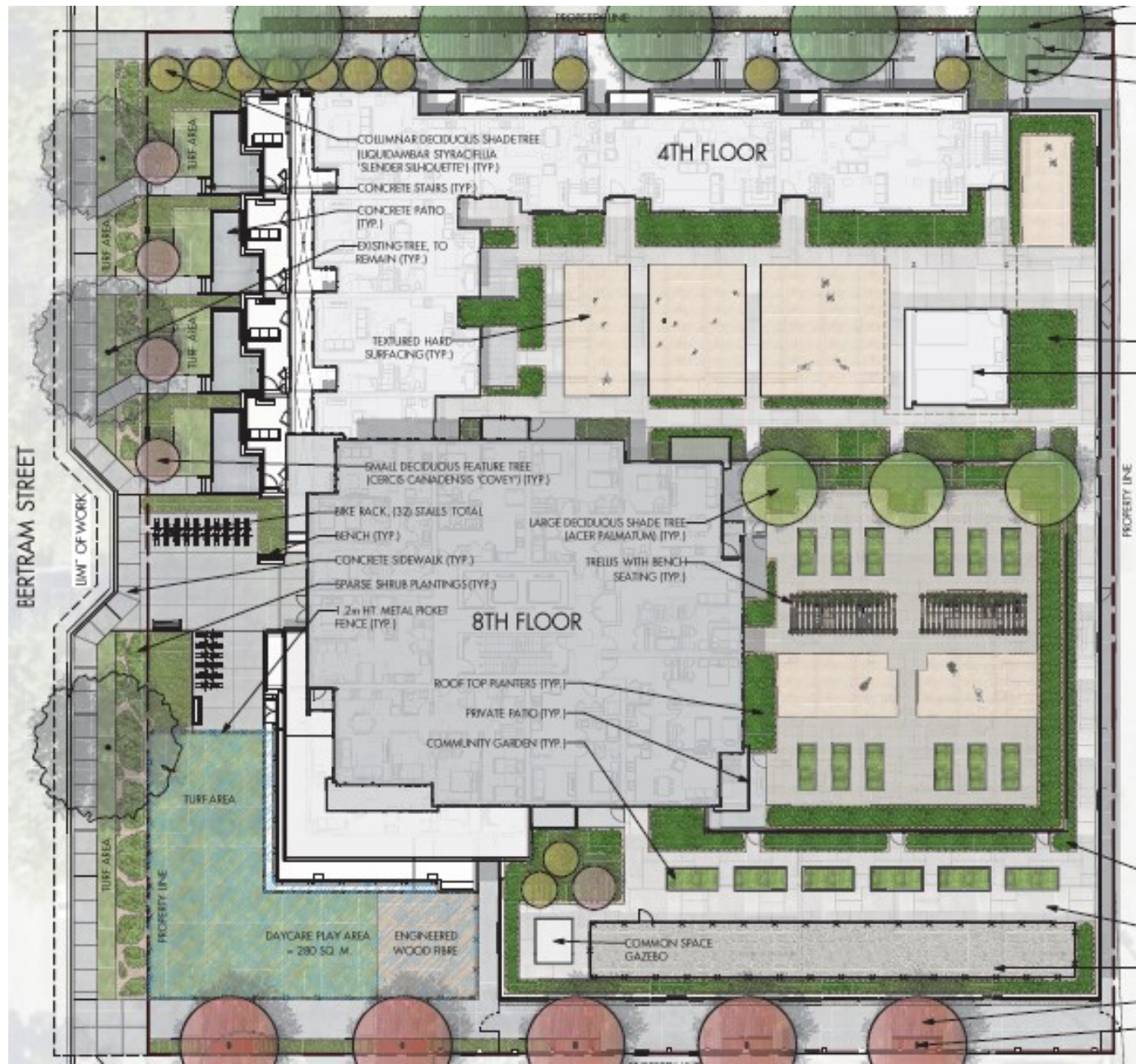


Bertram Street



Rear Lane

Landscape Plan



Elevations

7 Storey Apartments

5 Storey Townhomes

3 Storey Parkade



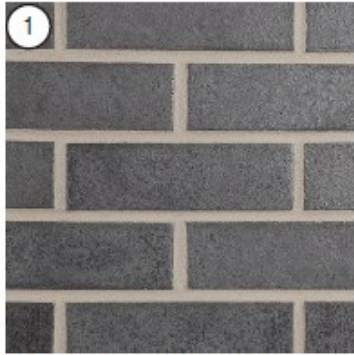
North Elevation

Elevations

West Elevation (Bertram)



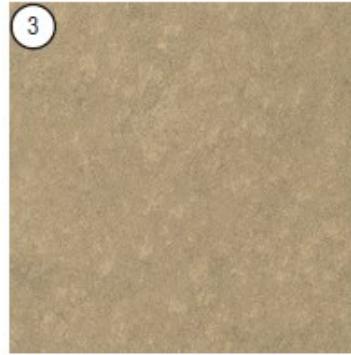
Material Board



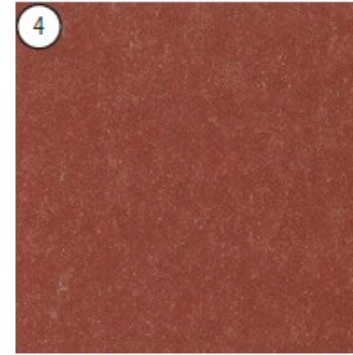
1
STACK BOND BRICK CLADDING -
CHARCOAL



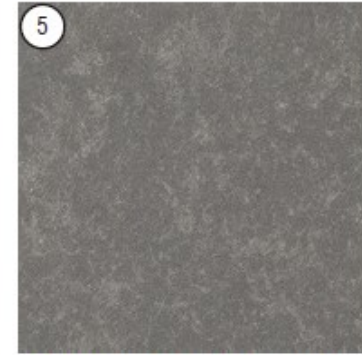
2
CEMENTITIOUS PANEL - WHITE



3
CEMENTITIOUS PANEL - TAUPE



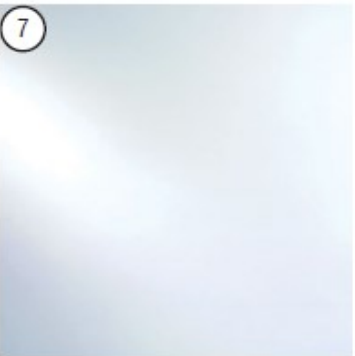
4
CEMENTITIOUS PANEL - TERRACOTTA



5
CEMENTITIOUS PANEL - CHARCOAL



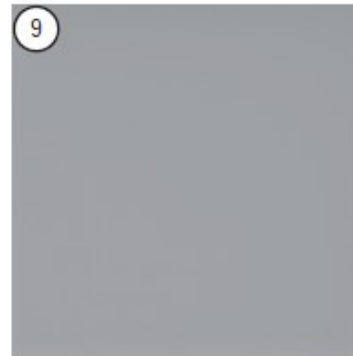
6
PREFINISHED ALUMINUM MULLION -
CHARCOAL



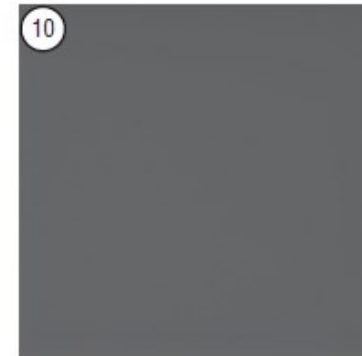
7
VISION GLAZING - CLEAR



8
SPANDREL PANEL - WHITE



9
SPANDREL PANEL - GREY



10
SPANDREL PANEL - CHARCOAL







Variance for Height

Max. of 37.0 m or 12 Storeys
to
63 m & 20 storeys proposed.

Approx 37.0 m / 12 storeys



Development Policy

- ▶ OCP Urban Infill Policies:
 - ▶ Provide a variety of housing types, affordable and special needs housing.
 - ▶ Purpose-built rental building
 - ▶ 22 universally accessible units (12.5%)
 - ▶ 43 three-bedroom units (24%)
 - ▶ Consider height variances to the Zoning Bylaw, provided this results in the creation of affordable housing or yields other significant community benefits.
 - ▶ Below Market and Market rental units
 - ▶ Child Care Centre
 - ▶ Tower design sensitively integrated to neighbouring properties.

Staff Recommendation

- ▶ Staff supports the proposed form and character Development Permit and associated variance.



Conclusion of Staff Remarks

