



DP 21-0199 DVP 21-0200 1274 Devonshire Avenue

Development Permit and Development Variance Permit

Proposal

- ▶ To consider the form and character of a multiple dwelling housing development and to consider variances to site coverage and building height.

Development Process

Aug 17, 2021

Development Application Accepted

Staff Review & Circulation

Oct 26, 2021

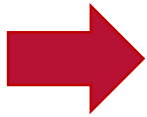
Neighbourhood Notification

Apr 12, 2022

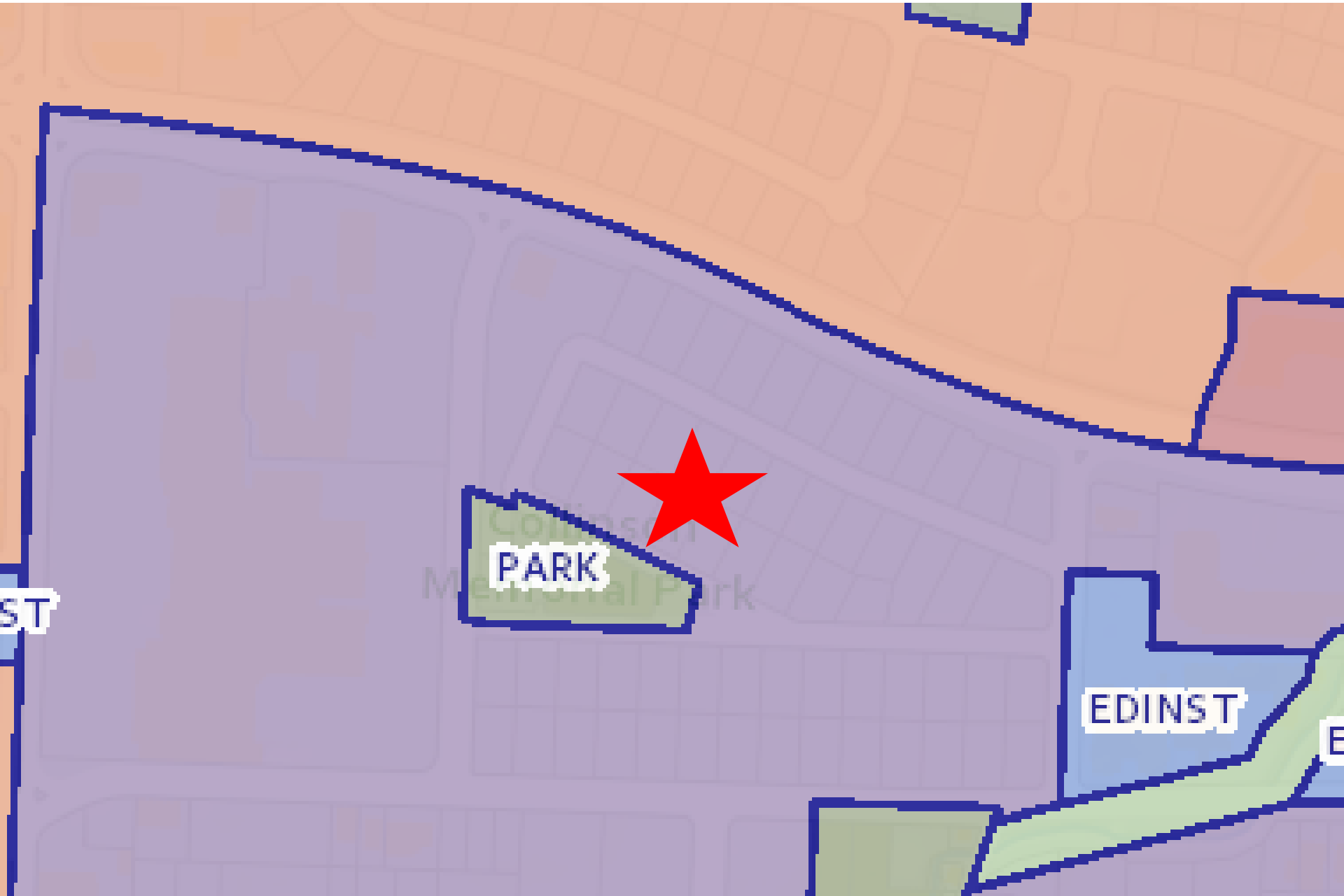
Development Permit and Variances

Building Permit

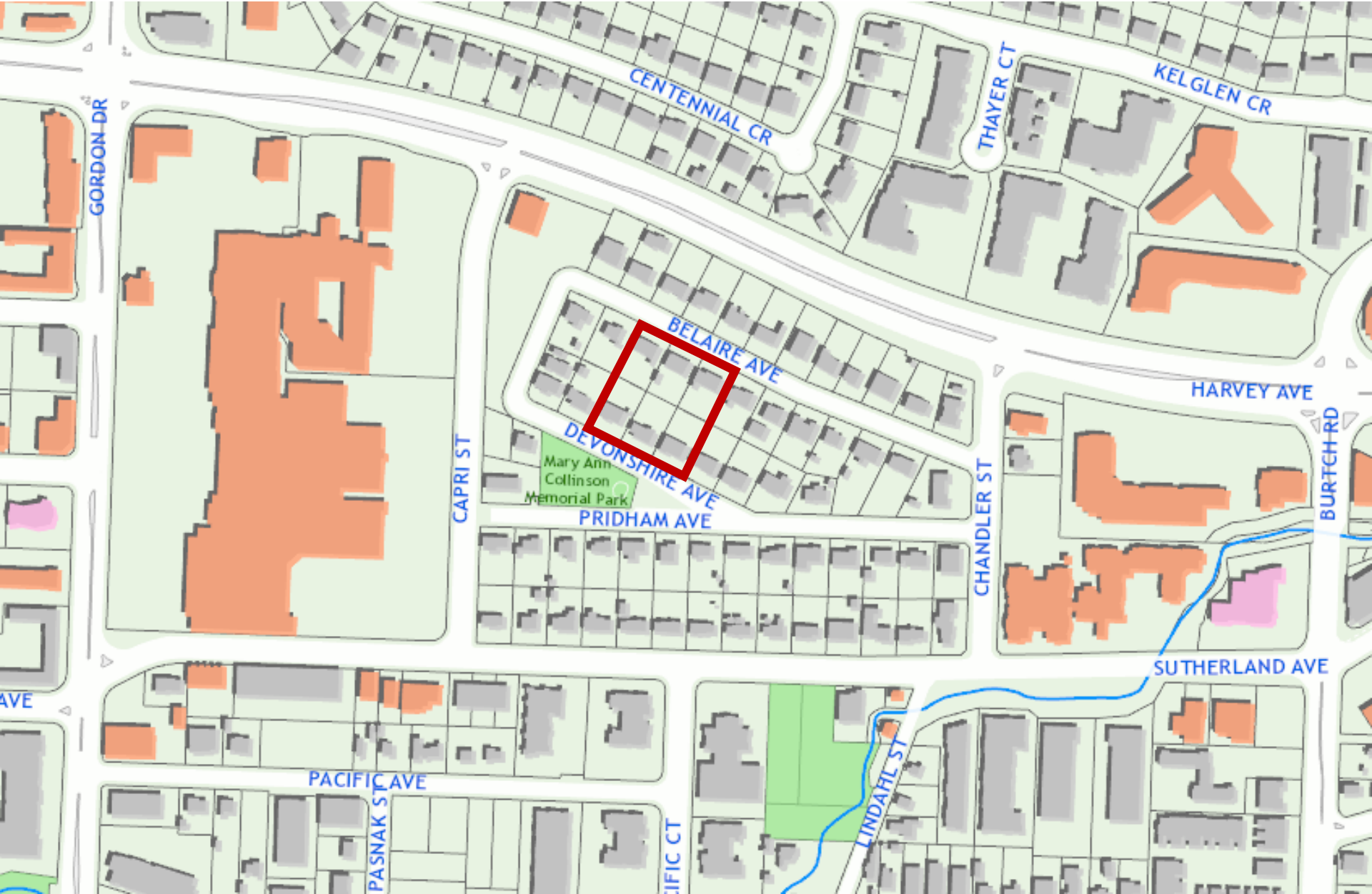
Council Approvals



OCP Future Land Use / Zoning



Context Map



Subject Property Map



Harvey Ave

Belaire Ave

Devonshire Ave

Pridham Ave

Technical Details

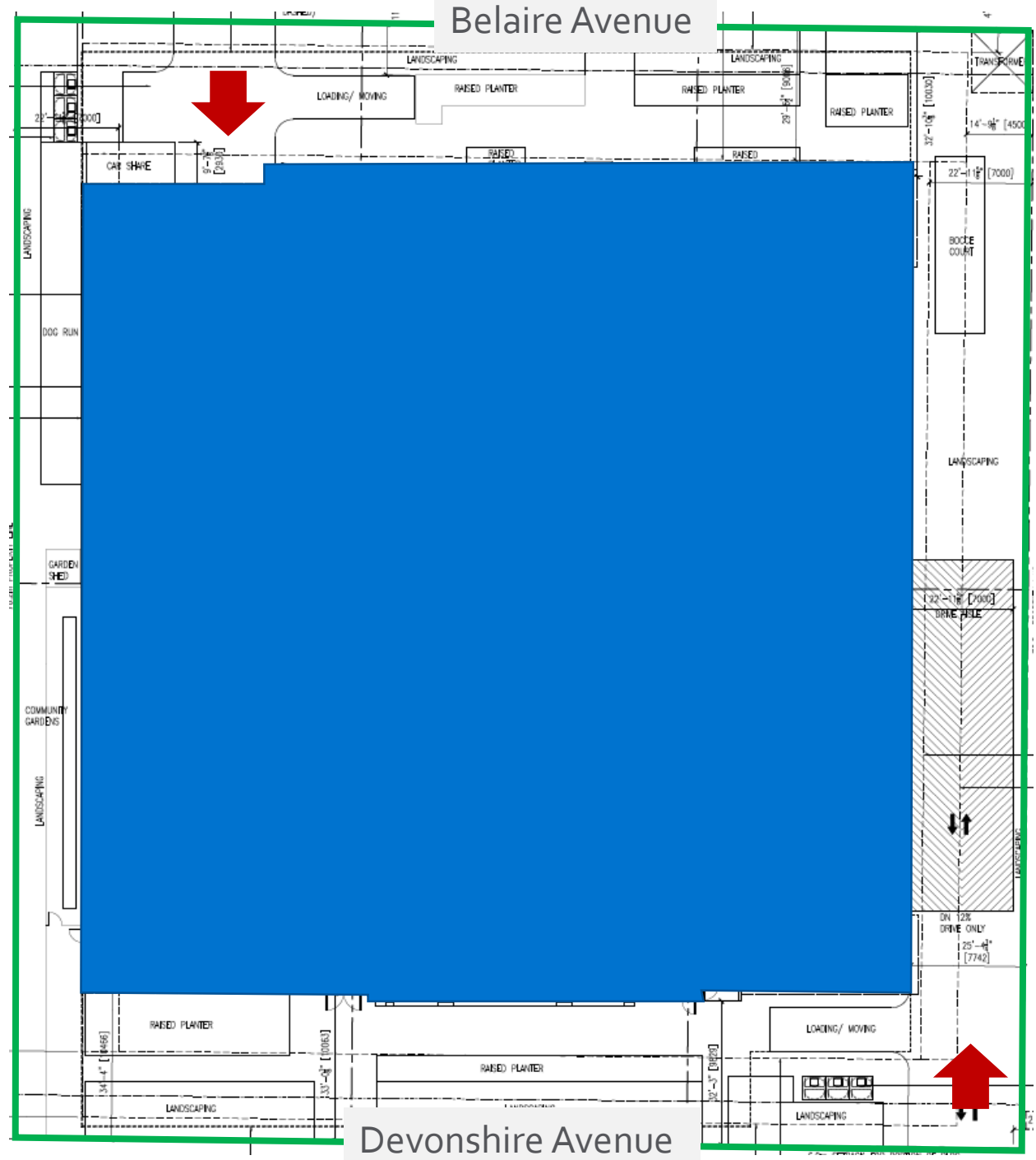
- ▶ 6 storeys, 206 units
 - ▶ 165 micro-suites
 - ▶ 38 one-bedroom
 - ▶ 3 two-bedroom
- ▶ Voluntary monetary contribution in lieu of DCC's (250 k)
- ▶ All units have balconies as private amenity space
- ▶ Multiple share building amenities
 - ▶ Dog run, bocce court, container gardening, seating areas
 - ▶ Yoga pavilion, games area, outdoor kitchen/bbq area, lounge areas
 - ▶ Gym, office/meeting space, bike storage, storage lockers
- ▶ 206 parking stalls to meet Zoning Bylaw requirements
 - ▶ 29 visitor parking spaces
 - ▶ 2 car share stalls
- ▶ 211 long term bike stalls, 39 short term bike stalls

Variations

To vary:

- ▶ Site coverage of buildings from 50% permitted to 58.4% proposed; and Site coverage of buildings, driveways and parking from 65% permitted to 76.7% proposed;
- ▶ Building height from 18.0 m or 4.5 storeys permitted to 20.5 m & 6 storeys proposed.

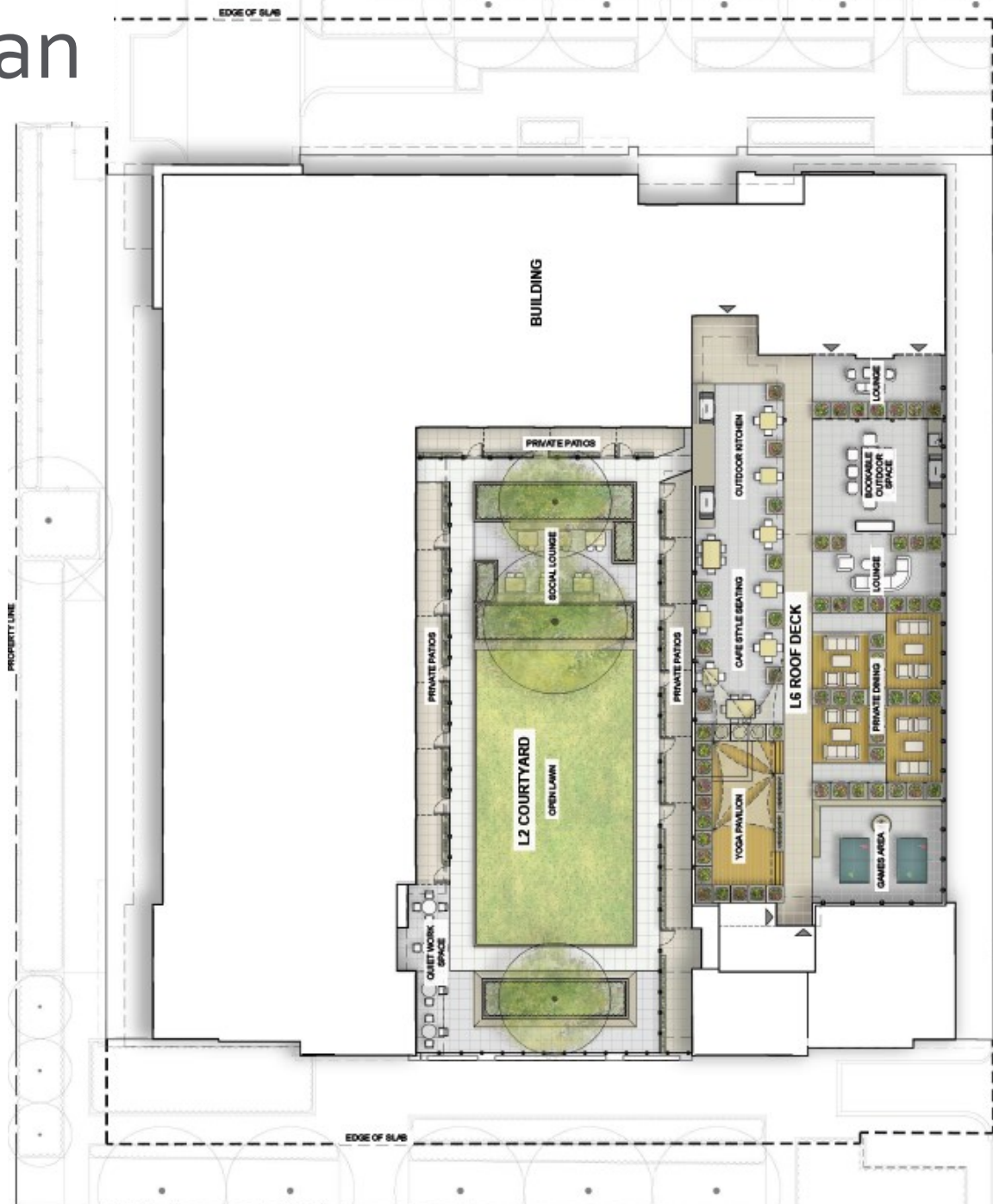
Site Plan



Landscape Plan



Landscape Plan



Material Board

EXTERIOR FINISH AND COLOUR LEGEND



EF.01

MANUFACTURER: MAC METAL ARCHITECTURAL
MODEL: HARRYWOOD
CODE: WOOD COLLECTION
FINISH: SMOKED BIRCH – HORIZONTAL LAYOUT
QUANTITY: -
DIMENSIONS: -



EF.02

MANUFACTURER: MAC METAL ARCHITECTURAL
MODEL: METAL BLOCK
CODE: SIGNATURE COLLECTION
FINISH: ANTHRACITE – 45° DIAGONAL LAYOUT
QUANTITY: -
DIMENSIONS: -



EF.03

MANUFACTURER: MUTUAL MATERIALS
MODEL: NORTHWEST COLLECTION
CODE: COATED BRICK
FINISH: TRADITIONAL IRON WASH – COAL CREEK
QUANTITY: -
DIMENSIONS: 2-1/2 STD - 756/P



EF.04

MANUFACTURER: PAINTED STUCCO – BENJAMIN MOORE
MODEL: ACADIA WHITE
CODE: OC-38
FINISH: FLAT
QUANTITY: -
DIMENSIONS: -



Proposed Elevations



East Elevation

Proposed Elevations



West Elevation

Proposed Elevations



South Elevation – Devonshire Avenue

Proposed Elevations



North Elevation – Belaire Avenue

Proposed Rendering



View from Belaire Avenue

Proposed Rendering



View from Devonshire Avenue

Development policy

- ▶ Meets the intent of Official Community Plan Form and Character Development Permit Design Guidelines:
 - ▶ 4.1.1 – Provide attractive and human scale amenities;
 - ▶ 4.1.6 – Break up building mass
 - ▶ 4.1.4 – Mitigate visual impacts of above grade structured parking.
- ▶ Consistent with the Future Land Use → UC – Urban Centre
- ▶ Capri Landmark Urban Centre Plan envisions much higher density developments for the area.

Staff Recommendation

- ▶ **Support** of the Form and Character Development Permit and the associated variances:
 - ▶ Meets many objectives in the OCP
 - ▶ The project provides a transition to greater density on a smaller scale to build towards the vision of the Capri Landmark Urban Centre Plan.



Conclusion of Staff Remarks