



# DP21-0155/DVP21-0272 2339 Highway 97N

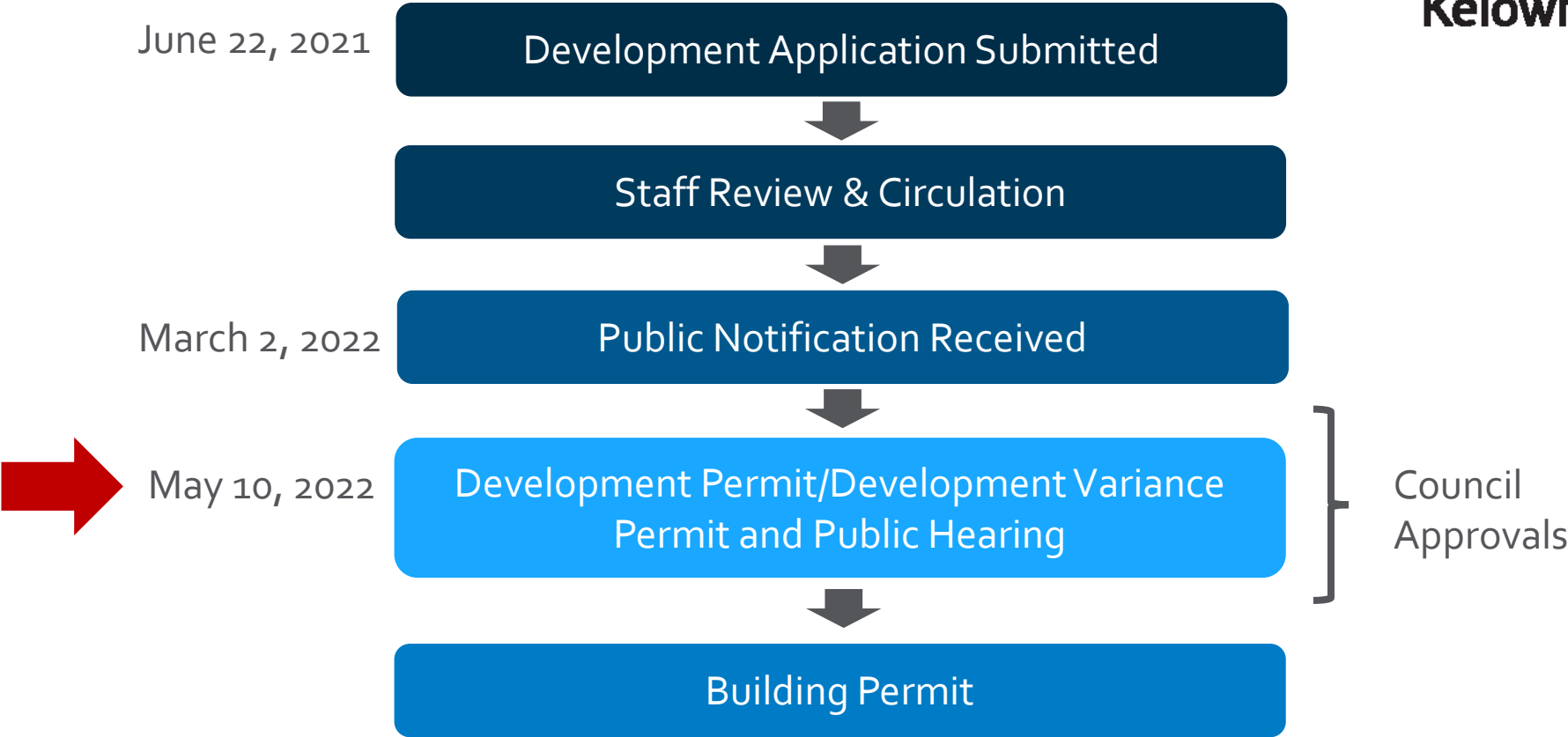
Development Permit and Development Variance Permit  
Application



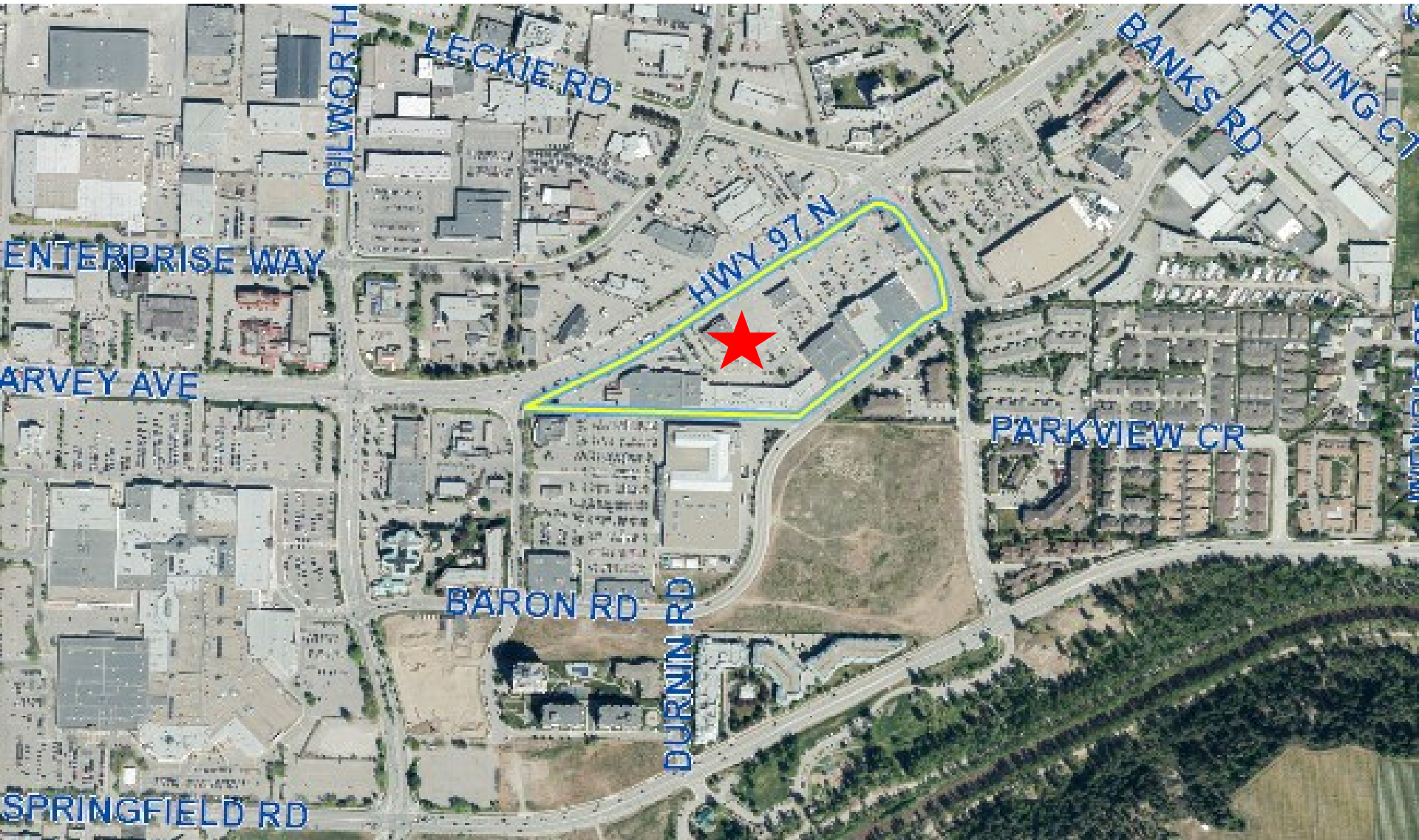
# Proposal

- ▶ To consider the form and character of a residential and commercial mixed use development and a variance to decrease the minimum commercial space on the first floor fronting an arterial road from 90% to 16.3%.

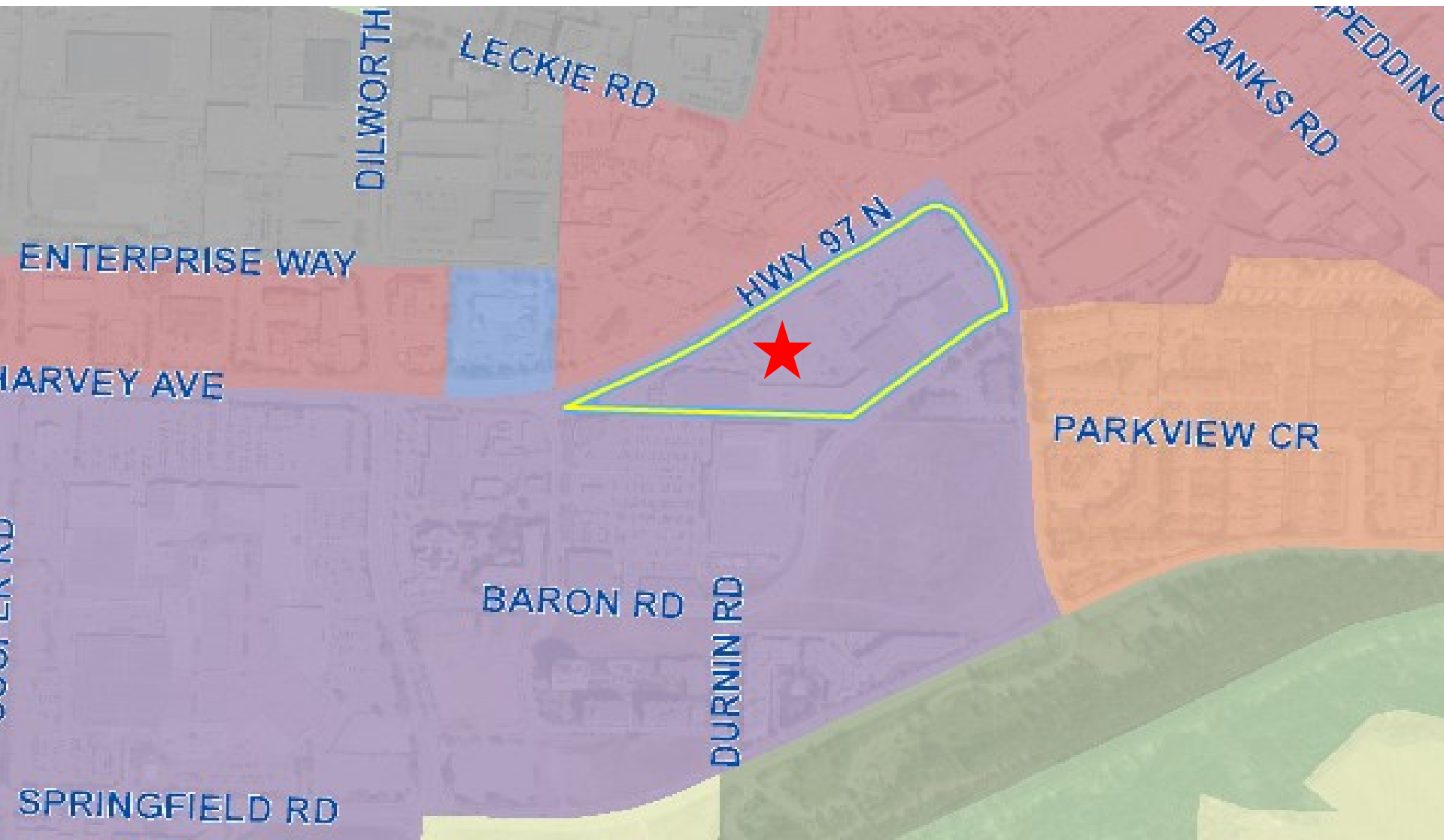
# Development Process



# Context Map



# OCP Future Land Use / Zoning

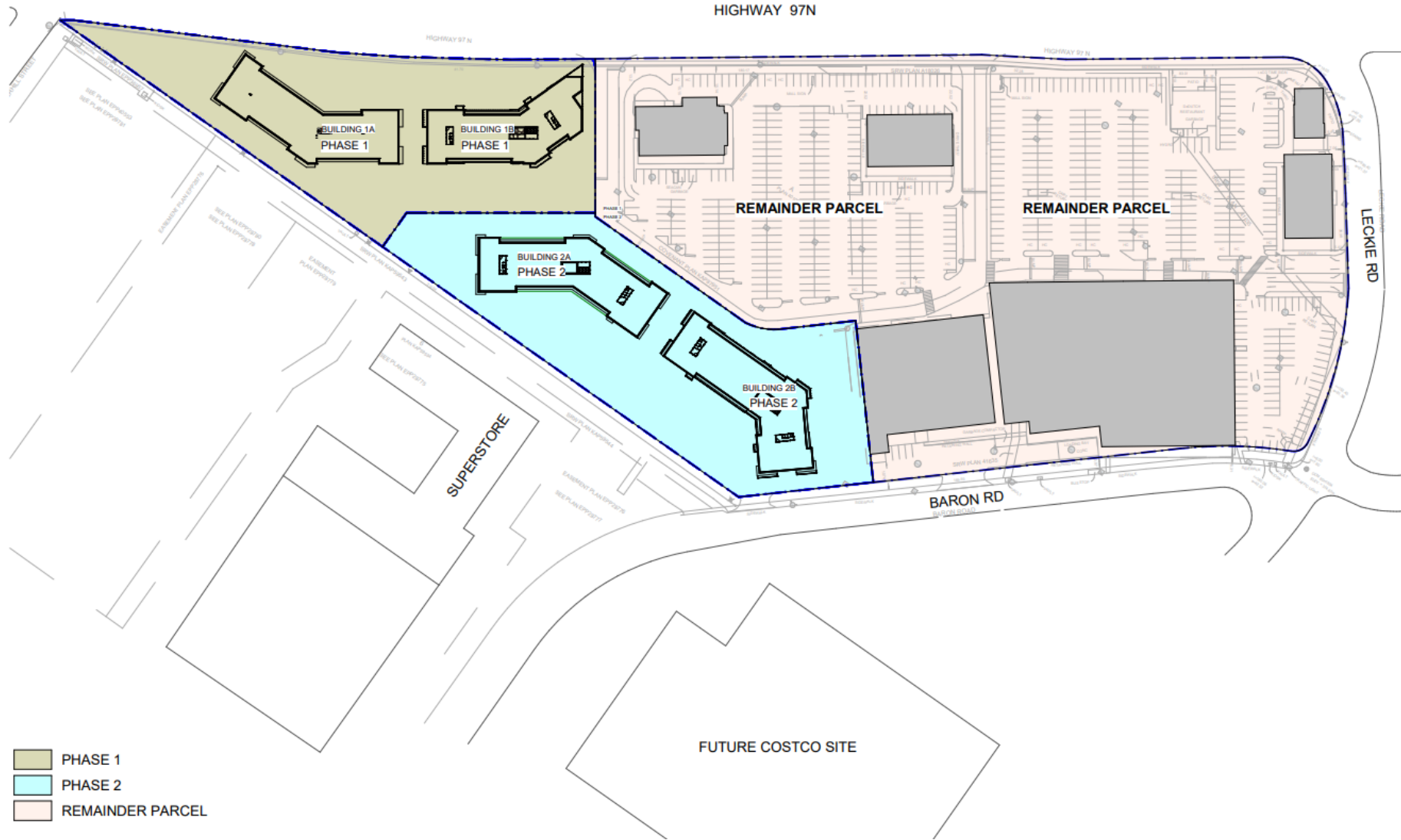


# Subject Property Map





# Layout Plan



- PHASE 1
- PHASE 2
- REMAINDER PARCEL

# Project Details

- ▶ Property is the current Dilworth Shopping Centre Commercial retail space and parking area.
- ▶ Proposed Four Mixed Use Commercial and Residential Buildings
  - ▶ 490 rental residential units
  - ▶ 15,000ft<sup>2</sup> of commercial space
  - ▶ Mix of townhouse, one, two and three bedroom units (~450-1000ft<sup>2</sup>)
  - ▶ Over 84,000ft (7887m<sup>2</sup>) of indoor, outdoor amenity and private open space
- ▶ 6 Storey buildings with underground parking
- ▶ One identified variance
  - ▶ decrease the minimum commercial space on the first floor fronting an arterial road from 90% to 16.3%.



# Overall Layout



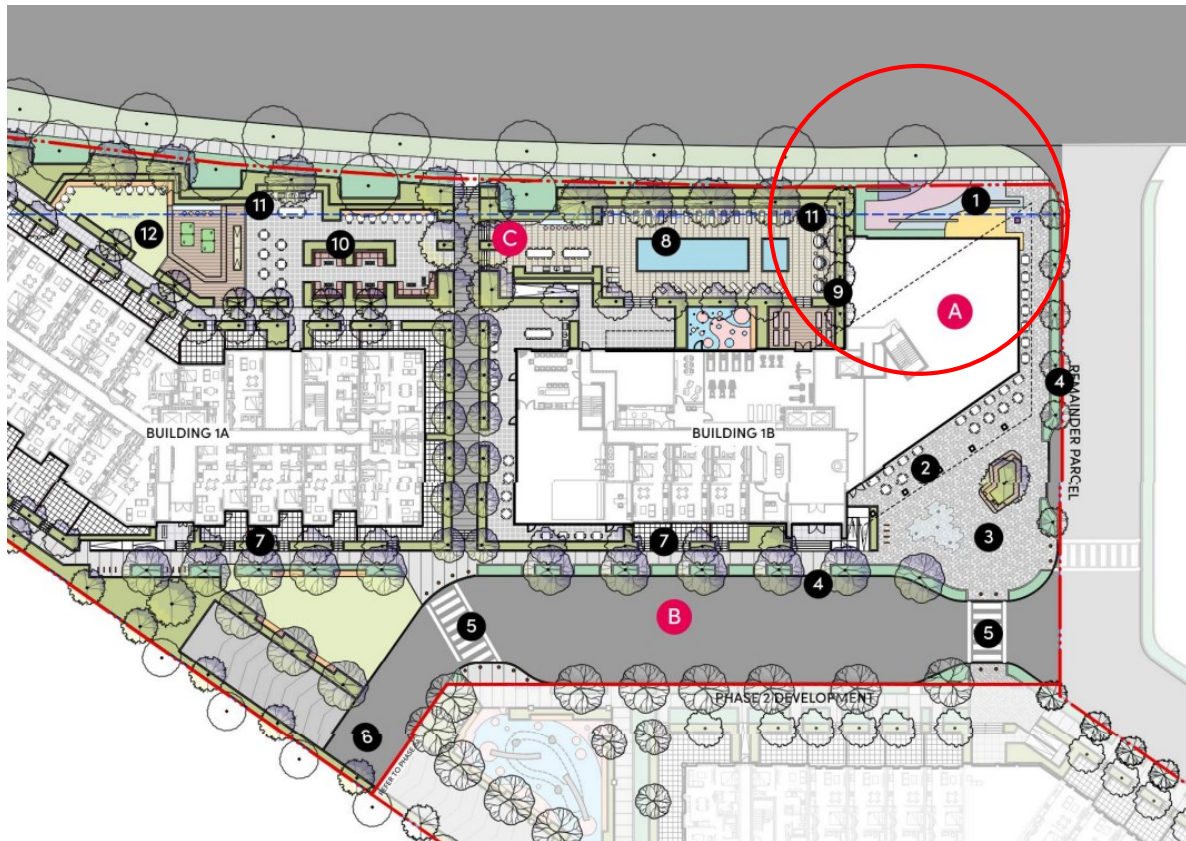
## KEY LEGEND

- A** MAIN ENTRY DRIVE COURT + PLAZA
- 1** FEATURE ACCENT PLANTING, SIGNAGE, ARCH. SCREENS
- 2** RETAIL FRONTAGE, CAFE-STYLE SEATING
- 3** HIGH STREET PLAZA; FIXED SEATING, POSSIBLE PUBLIC ART
- B** INTERNAL STREETS + TOWNHOME FRONTAGE
- 4** STREETSIDE PARKING AND PLANTED BOULEVARD + TREES
- 5** PEDESTRIAN CROSSINGS AT KEY BUILDING ENTRIES
- 6** PARKADE ENTRY
- 7** PRIVATE PATIOS + UNIT WALK-UPS (RAISED)
- C** POCKET PARK (PUBLIC ACCESS)
- 8** PIP RUBBER SURFACE + PLAY EQUIPMENT (9-12 YEARS OLD)
- 9** COVERED AREAS WITH SEATING
- 10** MULTI-USE PUBLIC PATH
- D** BARON ROAD PLAZA
- 11** GATHERING NODE WITH FEATURE PAVING, SEATING, PUBLIC ART
- 12** RETAIL FRONTAGE - SHADE TREES + SEATING
- 13** NEW TREE-LINED INTERNAL ROAD
- 14** LOADING AREA AND ACCESS TO PUBLIC PATH

- E** SOUTH AMENITY DECK
- 15** SOCIAL AREA, OUTDOOR BBQ/KITCHEN, LOUNGE AREA
- 16** GAMES AREA - BOCCIE, RING PONG, ETC.
- 17** RAISED POOL DECK + HOT TUB
- 18** OUTDOOR KITCHEN/BAR
- 19** STAIRS + RAMP
- C** NORTH AMENITY DECK
- 20** RAISED POOL DECK WITH PERIMETER SEATING
- 21** BUFFER / PRIVACY PLANTING FROM LEVEL 2 DECKS
- 22** SOCIAL + GAMES AREA, COVERED BBQ
- 23** FLEX-LAWN FOR INFORMAL GAMES, YOGA, ETC.
- 24** MULTI-USE SPORTS COURT WITH BLEACHER SEATING
- 25** DOG RUN WITH WEATHER PROTECTION

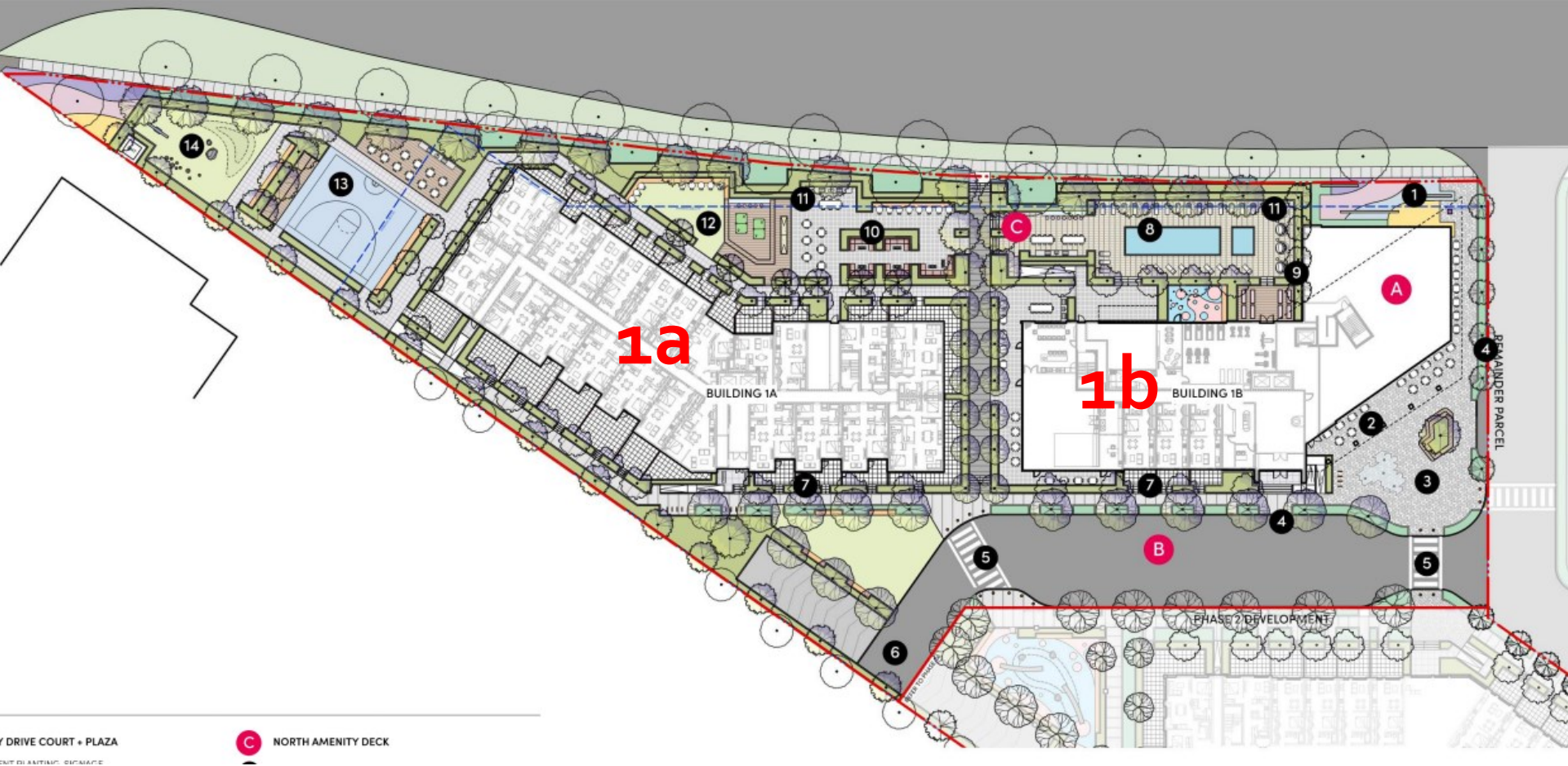
# Variance

- ▶ decrease the minimum commercial space on the first floor fronting an arterial road from 90% to 16.3%.





# Site Plan – Buildings 1a & 1b



# Renderings – Buildings 1a & 1b



VIEW A



VIEW B



VIEW C



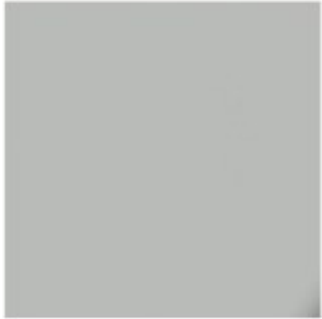
VIEW D





# Buildings 1a & 1b

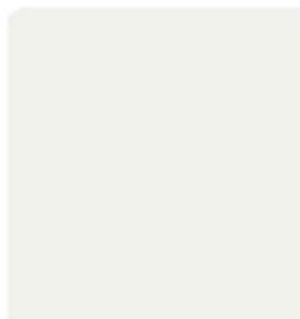
## Phase 1 Material Palette



CEMENT BOARD PANELS:  
Manufacturer: James Hardie  
Product: Reveal Panel System  
Colour: Coventry Gray;  
Benjamin Moore HC-169



BRICK  
Manufacturer: Endicott  
Colour: Manganese Ironspot  
Finish: Velour  
Size: Standard



CEMENT BOARD PANELS:  
Manufacturer: James Hardie  
Product: Reveal Panel System  
Colour: White Dove  
Benjamin Moore OC-17



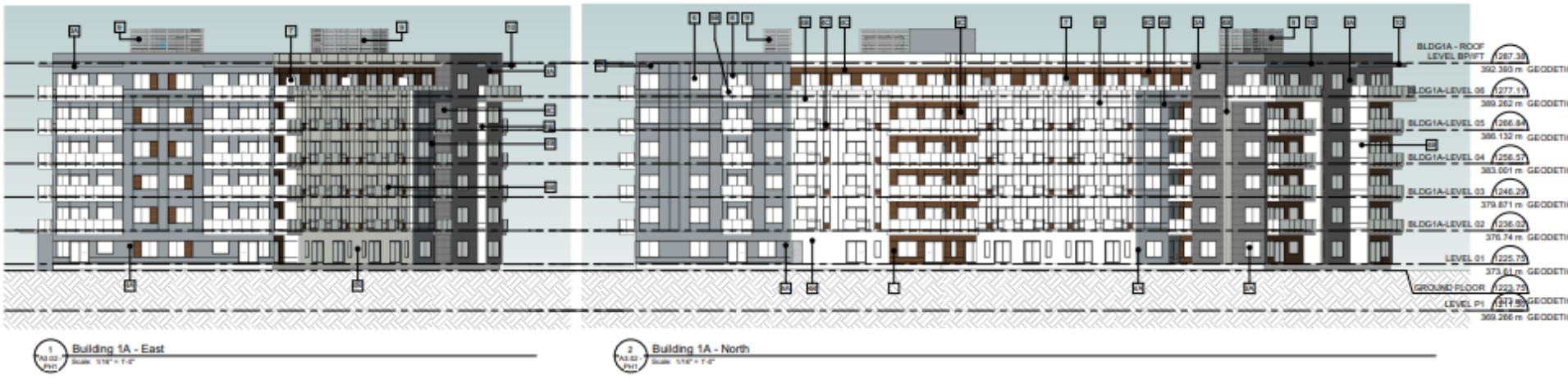
Hardie Panel Wood  
Tone Accent



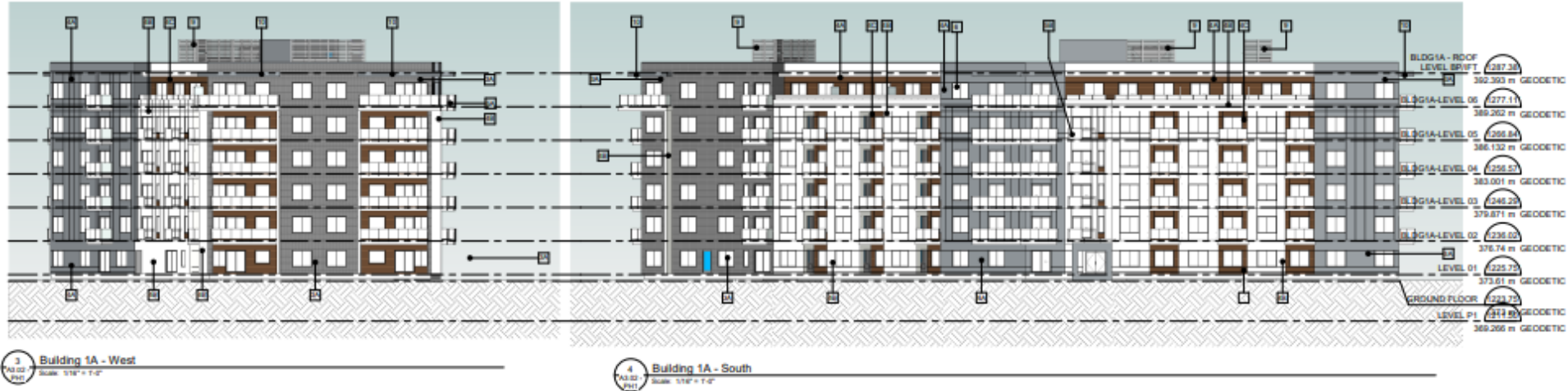
Powder Coated  
Aluminum Windows  
/ Railings



# Elevations – Building 1a

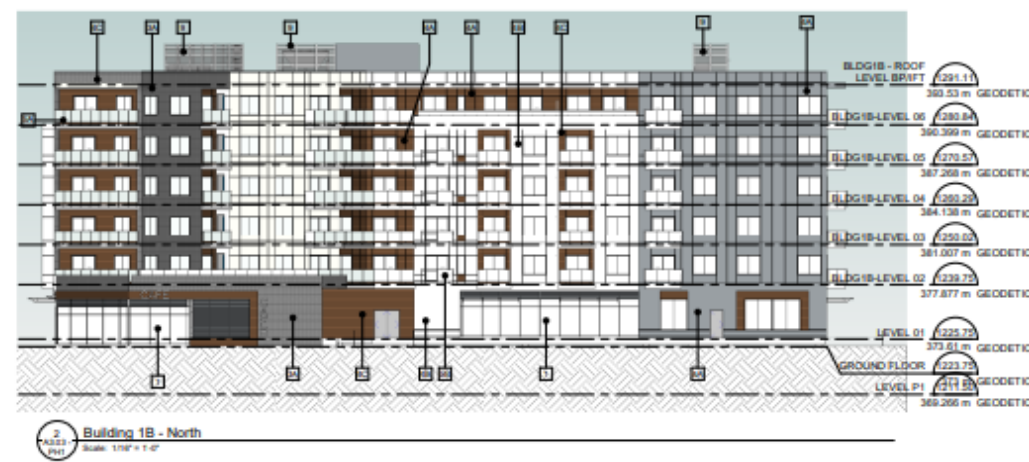


KEYNOTE - EXTERIOR ELEVATIONS	
TYPE	DESCRIPTION
1	CURTAIN WALL - STOREFRONT GLAZING SYSTEM
1A	STANDARD FULL BRICK CLADDING - DARK GREY
1A	HARDE PANEL SYSTEM - LIGHT GREY
1B	HARDE PANEL SYSTEM - WHITE
1C	HARDE PANEL SYSTEM - WOOD ACCENT CHOCOLATE ASPEN
1A	GLAZED ALUMINUM GUARDRAIL - BLACK POWDER COAT
1B	GLAZED ALUMINUM JULIETTE GUARDRAIL - BLACK POWDER COAT
1C	PUNCHED WINDOW SYSTEM - BLACK POWDER COAT
1	FROSTED GLASS PRIVACY SCREEN
1	GLAZED SLIDING DOOR
1	ROOF SCREENING
1S	DANDY

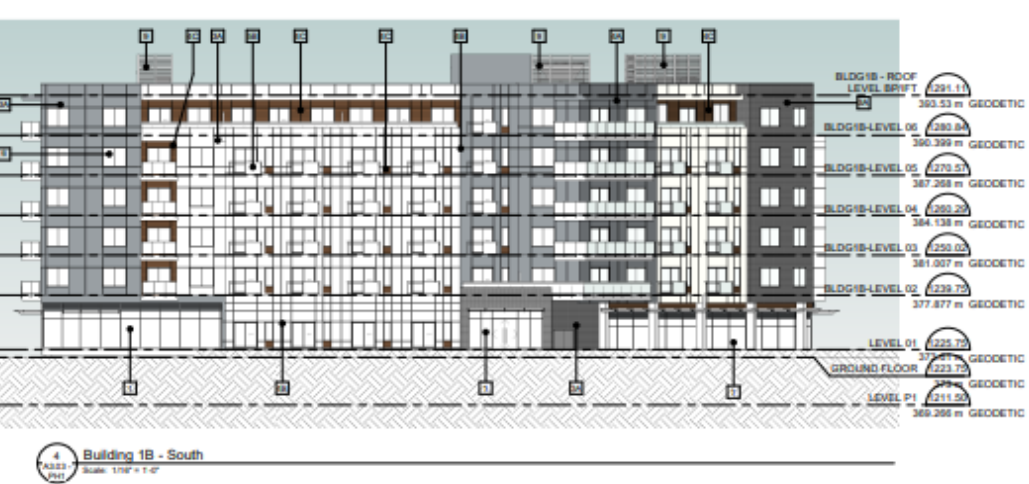
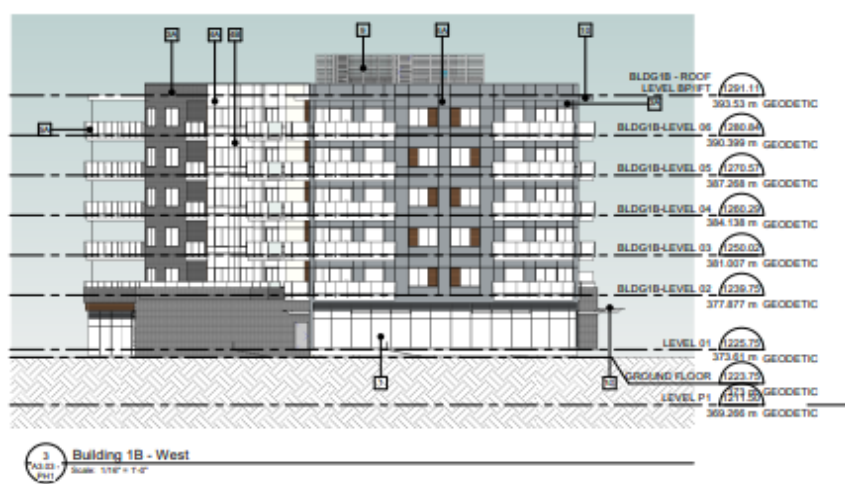




# Elevations – Building 1b



KEYNOTE - EXTERIOR ELEVATIONS	
TYPE	DESCRIPTION
1	CURTAIN WALL - STOREFRONT GLAZING SYSTEM
3A	STANDARD FULL BRICK CLADDING - DARK GREY
4A	HARDBE PANEL SYSTEM - LIGHT GREY
4B	HARDBE PANEL SYSTEM - WHITE
4C	HARDBE PANEL SYSTEM - WOOD ACCENT, CHOCOLATE ASPEN
5A	HARDBE ALUMINUM SIDING - BLACK POWDER COAT
5B	GLAZED ALUMINUM JULIETTE CASING - BLACK POWDER COAT
6	PUNCHED WINDOW SYSTEM - BLACK POWDER COAT
7	FROSTED GLASS PRIVACY SCREEN
8	GLAZED SLIDING DOOR
9	ROOF SCREENING
10	CANOPY







# Renderings – Buildings 2a & 2b



VIEW A



VIEW B



VIEW C

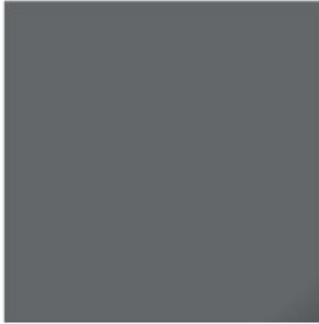


VIEW D



# Renderings – Buildings 2a & 2b

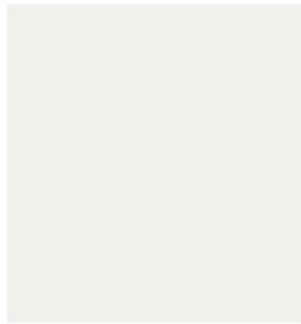
## Phase 2 Material Palette



**CEMENT BOARD PANELS:**  
Manufacturer: James Hardie  
Product: Reveal Panel System  
Colour: Charcoal Slate  
Benjamin Moore HC-178



**BRICK**  
Manufacturer: Interstate  
Colour: Arctic White



**CEMENT BOARD PANELS:**  
Manufacturer: James Hardie  
Product: Reveal Panel System  
Colour: White Dove  
Benjamin Moore OC-17



**Hardie Panel Wood  
Tone Accent**

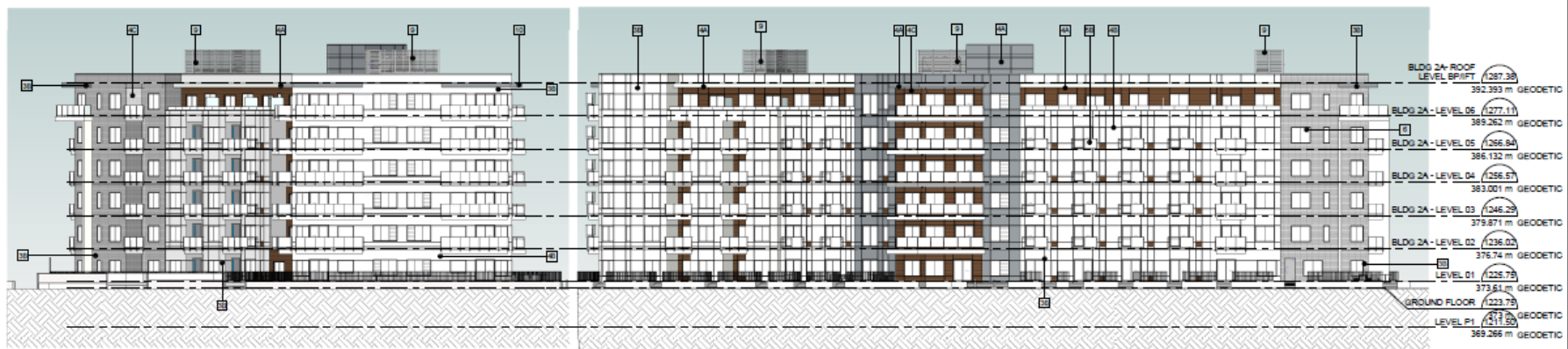


**Powder Coated  
Aluminum Windows  
/ Railings**





# Elevations – Building 2a

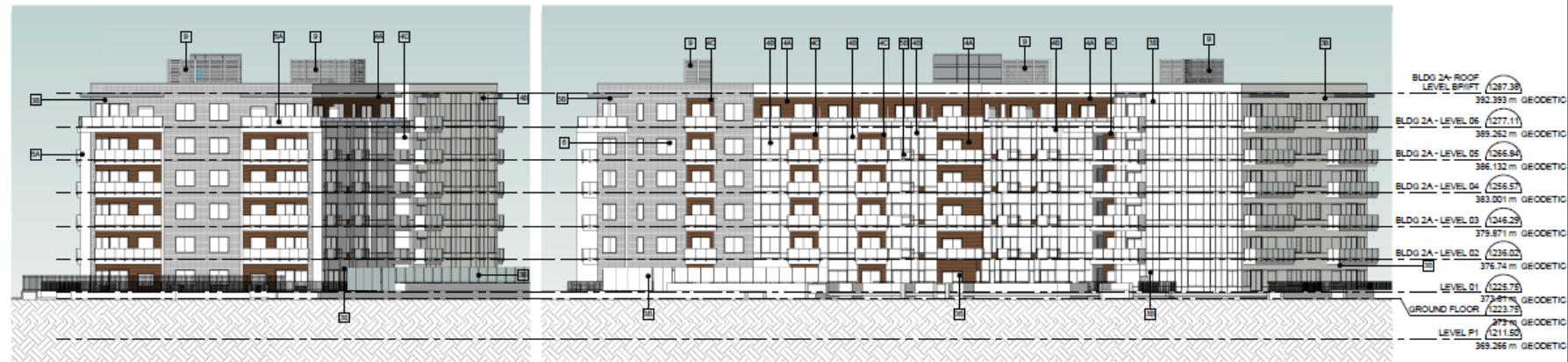


1 Building 2A - East  
Scale: 1/16" = 1'-0"

2 Building 2A- North  
Scale: 1/16" = 1'-0"

KEYNOTE - EXTERIOR ELEVATIONS	
TYPE	DESCRIPTION
3B	STANDARD FULL BRICK CLADDING - WHITE
4A	HARDEE PANEL SYSTEM - LIGHT GREY
4B	HARDEE PANEL SYSTEM - WHITE
4C	HARDEE PANEL SYSTEM - WOOD ACCENT CHOCOLATE ASPEN
5A	GLAZED ALUMINUM GUARDRAIL - BLACK POWDER COAT
5B	GLAZED ALUMINUM JUILLETTE GUARDRAIL - BLACK POWDER COAT
6	PUNCHED WINDOW SYSTEM - BLACK POWDER COAT
7	GLASSY 16 VIEW DOOR
8	ROOF SCREENING
EC7	CANOPY

- BLDG 2A- ROOF LEVEL BPI/FT (287.38) 392.393 m GEOODETIC
- BLDG 2A- LEVEL 06 (277.11) 389.262 m GEOODETIC
- BLDG 2A- LEVEL 05 (266.84) 386.132 m GEOODETIC
- BLDG 2A- LEVEL 04 (256.57) 383.001 m GEOODETIC
- BLDG 2A- LEVEL 03 (246.29) 379.871 m GEOODETIC
- BLDG 2A- LEVEL 02 (236.02) 376.74 m GEOODETIC
- LEVEL 01 (225.75) 373.61 m GEOODETIC
- GROUND FLOOR (223.75) 369.286 m GEOODETIC
- LEVEL P1 (211.50) 369.286 m GEOODETIC

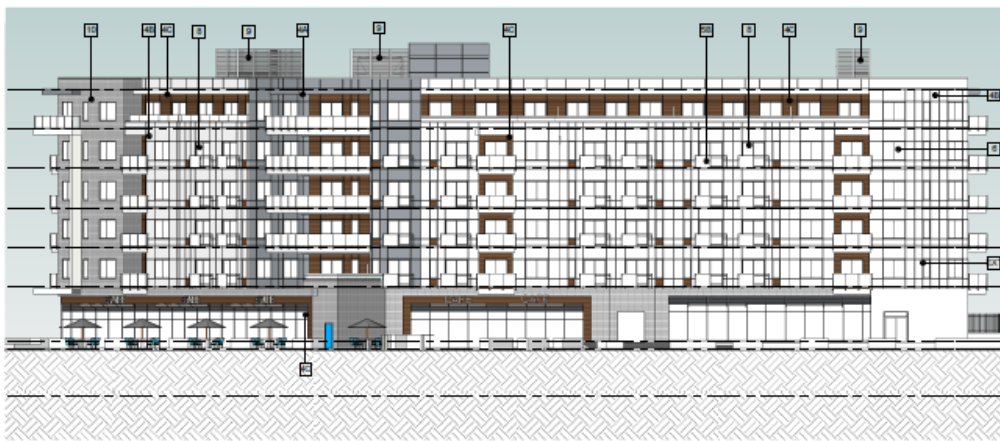


3 Building 2A - West  
Scale: 1/16" = 1'-0"

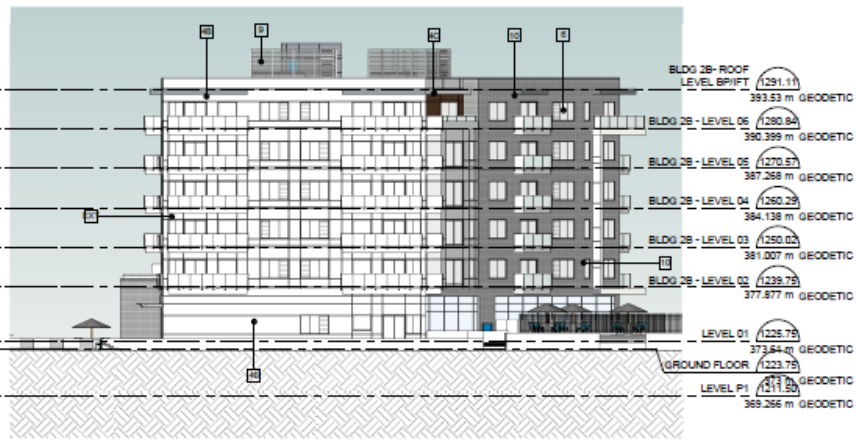
4 Building 2A - South  
Scale: 1/16" = 1'-0"

- BLDG 2A- ROOF LEVEL BPI/FT (287.38) 392.393 m GEOODETIC
- BLDG 2A- LEVEL 06 (277.11) 389.262 m GEOODETIC
- BLDG 2A- LEVEL 05 (266.84) 386.132 m GEOODETIC
- BLDG 2A- LEVEL 04 (256.57) 383.001 m GEOODETIC
- BLDG 2A- LEVEL 03 (246.29) 379.871 m GEOODETIC
- BLDG 2A- LEVEL 02 (236.02) 376.74 m GEOODETIC
- LEVEL 01 (225.75) 373.61 m GEOODETIC
- GROUND FLOOR (223.75) 369.286 m GEOODETIC
- LEVEL P1 (211.50) 369.286 m GEOODETIC

# Elevations – Building 2b

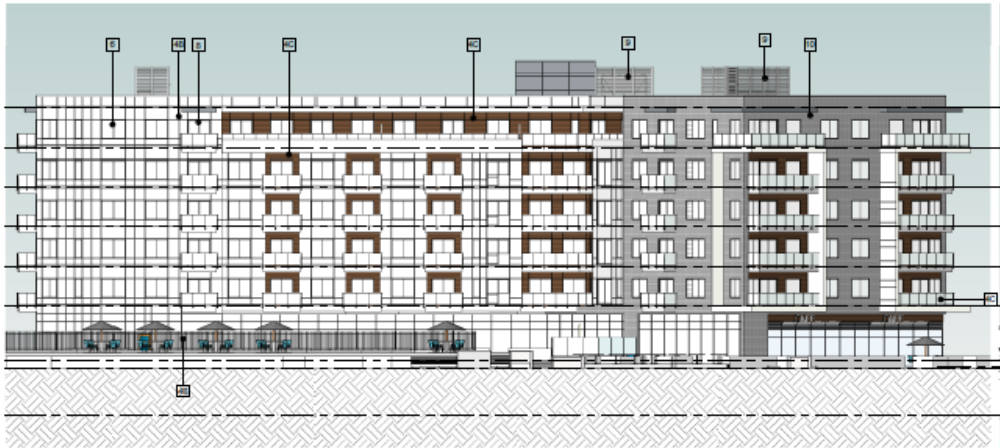


1 Building 2B - East  
Scale: 1/16" = 1'-0"

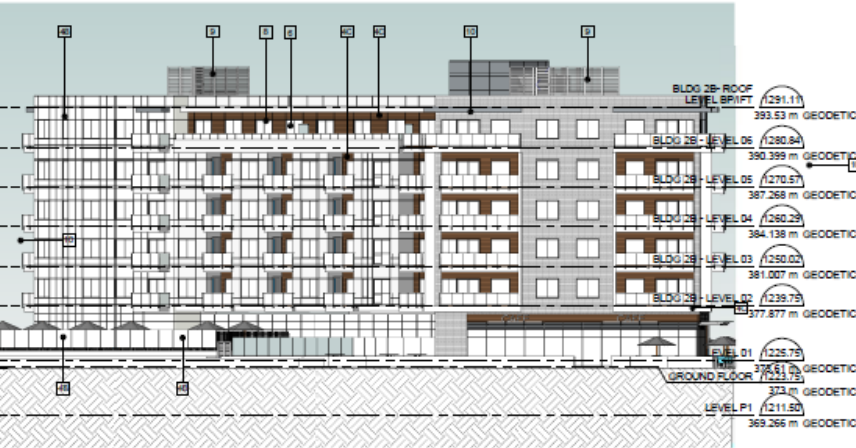


2 Building 2B - North  
Scale: 1/16" = 1'-0"

KEYNOTE - EXTERIOR ELEVATIONS	
TYPE	DESCRIPTION
3B	STANDARD FULL BRICK GLAZING - WHITE
4A	HARDEE PANEL SYSTEM - LIGHT GREY
4B	HARDEE PANEL SYSTEM - WHITE
4C	HARDEE PANEL SYSTEM - WOOD ACCENT - CHOCOLATE ASPEN
5A	GLAZED ALUMINUM GUARDRAIL - BLACK POWDER COAT
5B	GLAZED ALUMINUM JULIETTE GUARDRAIL - BLACK POWDER COAT
6	FINISHED WINDOW SYSTEM - BLACK POWDER COAT
7	GLAZED SCREENING DOOR
8	ROOF SCREENING
IS	CANOPY
EXT	



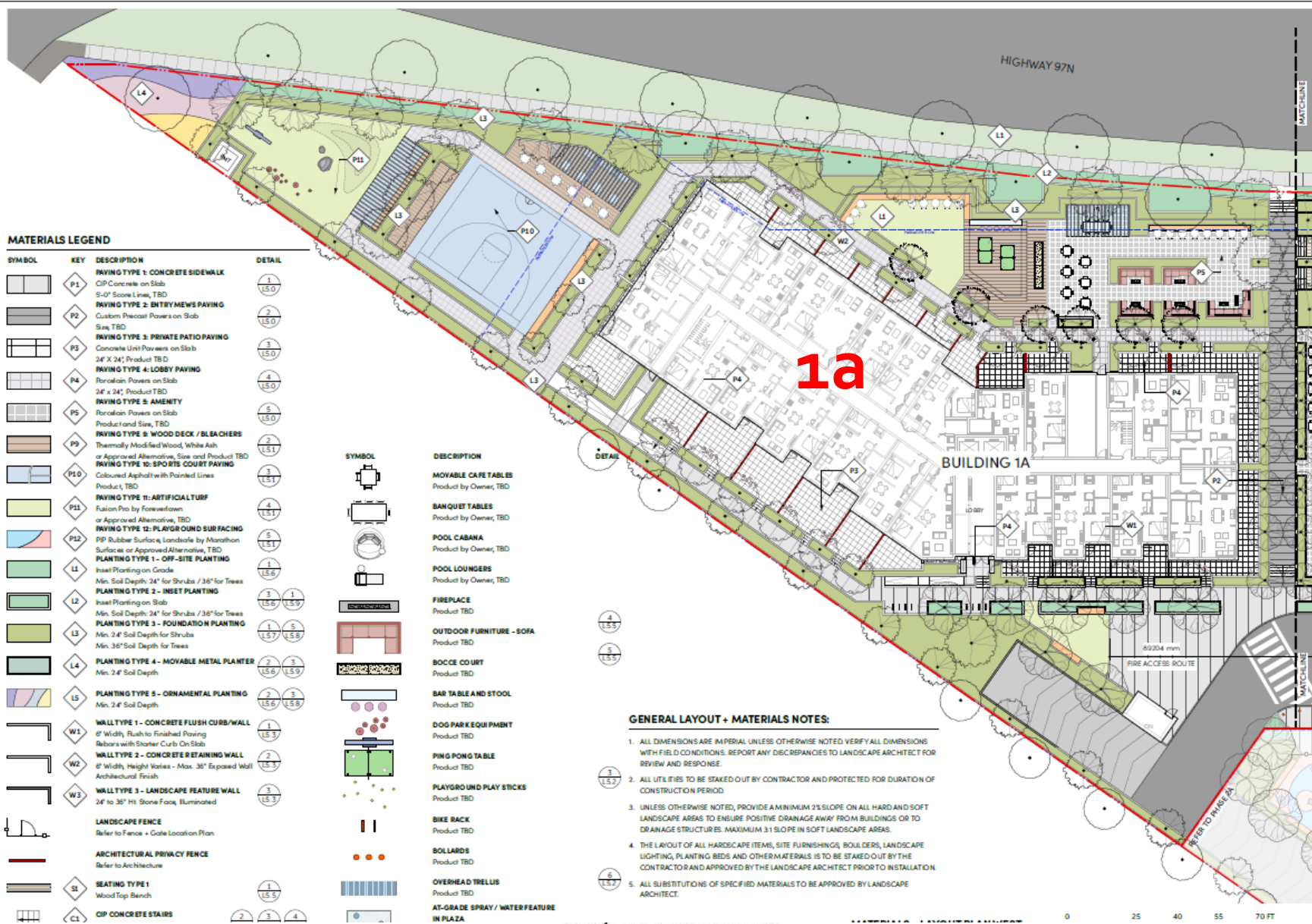
3 Building 2B - West  
Scale: 1/16" = 1'-0"



4 Building 2B - South  
Scale: 1/16" = 1'-0"



# Landscaping Plan – Building 1a



### MATERIALS LEGEND

SYMBOL	KEY	DESCRIPTION	DETAIL
	P1	<b>PAVING TYPE 1: CONCRETE SIDEWALK</b> CIP Concrete on Slab S&P Stone Lines, TBD	
	P2	<b>PAVING TYPE 2: ENTREMEWS PAVING</b> Custom Precast Pavers on Slab See, TBD	
	P3	<b>PAVING TYPE 3: PRIVATE PATIO PAVING</b> Concrete Unit Pavers on Slab 24" X 24" Product TBD	
	P4	<b>PAVING TYPE 4: LOBBY PAVING</b> Porcelain Pavers on Slab 24" x 24" Product TBD	
	P5	<b>PAVING TYPE 5: AMENITY</b> Porcelain Pavers on Slab Product and Size, TBD	
	P9	<b>PAVING TYPE 2: WOOD DECK / BLEACHERS</b> Thermally Modified Wood, White Ash or Approved Alternative, Size and Product TBD	
	P10	<b>PAVING TYPE 10: SPORTS COURT PAVING</b> Coloured Asphalt with Painted Lines Product, TBD	
	P11	<b>PAVING TYPE 11: ARTIFICIAL TURF</b> Fusion Pro by Foreverlawn or Approved Alternative, TBD	
	P12	<b>PAVING TYPE 12: PLAYGROUND SURFACING</b> PP Rubber Surface, Landscare by Marathon Surface or Approved Alternative, TBD	
	L1	<b>PLANTING TYPE 1 - OFF-SITE PLANTING</b> Inset Planting on Grade Min. Soil Depth: 24" for Shrubs / 36" for Trees	
	L2	<b>PLANTING TYPE 2 - INSET PLANTING</b> Inset Planting on Slab Min. Soil Depth: 24" for Shrubs / 36" for Trees	
	L3	<b>PLANTING TYPE 3 - FOUNDATION PLANTING</b> Inset Planting on Slab Min. 36" Soil Depth for Trees	
	L4	<b>PLANTING TYPE 4 - MOVABLE METAL PLANTER</b> Min. 2' 4" Soil Depth	
	L5	<b>PLANTING TYPE 5 - ORNAMENTAL PLANTING</b> Min. 2' 4" Soil Depth	
	W1	<b>WALL TYPE 1 - CONCRETE FLUSH CURB/WALL</b> 8" Width, Flush to Finished Paving Rebar with Stagger Curb On Slab	
	W2	<b>WALL TYPE 2 - CONCRETE RETAINING WALL</b> 8" Width, Height Varies - Max. 36" Exposed Wall Architectural Finish	
	W3	<b>WALL TYPE 3 - LANDSCAPE FEATURE WALL</b> 24" to 36" Hi Stone Face, Illuminated	
		<b>LANDSCAPE FENCE</b> Refer to Fence + Gate Location Plan	
		<b>ARCHITECTURAL PRIVACY FENCE</b> Refer to Architecture	
	S1	<b>SEATING TYPE 1</b> Wood Top Bench	
	CL	<b>CIP CONCRETE STAIRS</b>	

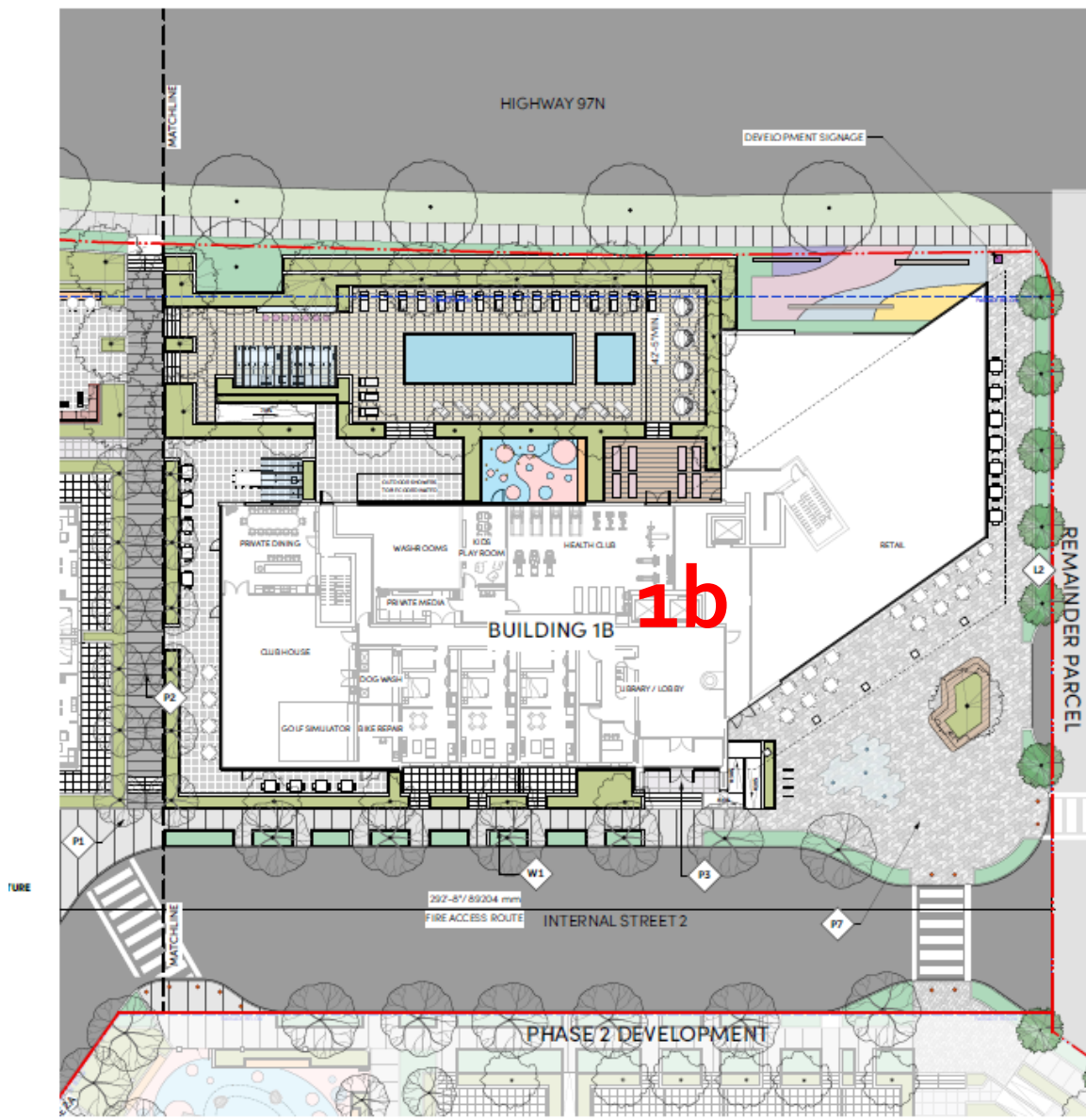
SYMBOL	DESCRIPTION
	<b>MOVABLE CAFE TABLES</b> Product by Owner, TBD
	<b>BANQUET TABLES</b> Product by Owner, TBD
	<b>POOL CABANA</b> Product by Owner, TBD
	<b>POOL LOUNGERS</b> Product by Owner, TBD
	<b>FIREPLACE</b> Product TBD
	<b>OUTDOOR FURNITURE - SOFA</b> Product TBD
	<b>BOCCE COURT</b> Product TBD
	<b>BAR TABLE AND STOOL</b> Product TBD
	<b>DOG PARK EQUIPMENT</b> Product TBD
	<b>PING PONG TABLE</b> Product TBD
	<b>PLAYGROUND PLAY STICKS</b> Product TBD
	<b>BIKE RACK</b> Product TBD
	<b>BOLLARDS</b> Product TBD
	<b>OVERHEAD TRELLIS</b> Product TBD
	<b>AT-GRADE SPRAY / WATER FEATURE IN PLAZA</b>

### GENERAL LAYOUT + MATERIALS NOTES:

1. ALL DIMENSIONS ARE IMPERIAL UNLESS OTHERWISE NOTED. VERIFY ALL DIMENSIONS WITH FIELD CONDITIONS. REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT FOR REVIEW AND RESPONSE.
2. ALL UTILITIES TO BE STAKED OUT BY CONTRACTOR AND PROTECTED FOR DURATION OF CONSTRUCTION PERIOD.
3. UNLESS OTHERWISE NOTED, PROVIDE A MINIMUM 2% SLOPE ON ALL HARD AND SOFT LANDSCAPE AREAS TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS OR TO DRAINAGE STRUCTURES. MAXIMUM 3:1 SLOPE IN SOFT LANDSCAPE AREAS.
4. THE LAYOUT OF ALL HARDSCAPE ITEMS, SITE FURNISHINGS, BOLLARDS, LANDSCAPE LIGHTING, PLANTING BEDS AND OTHER MATERIALS IS TO BE STAKED OUT BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
5. ALL SUBSTITUTIONS OF SPECIFIED MATERIALS TO BE APPROVED BY LANDSCAPE ARCHITECT.

0 25 40 55 70 FT

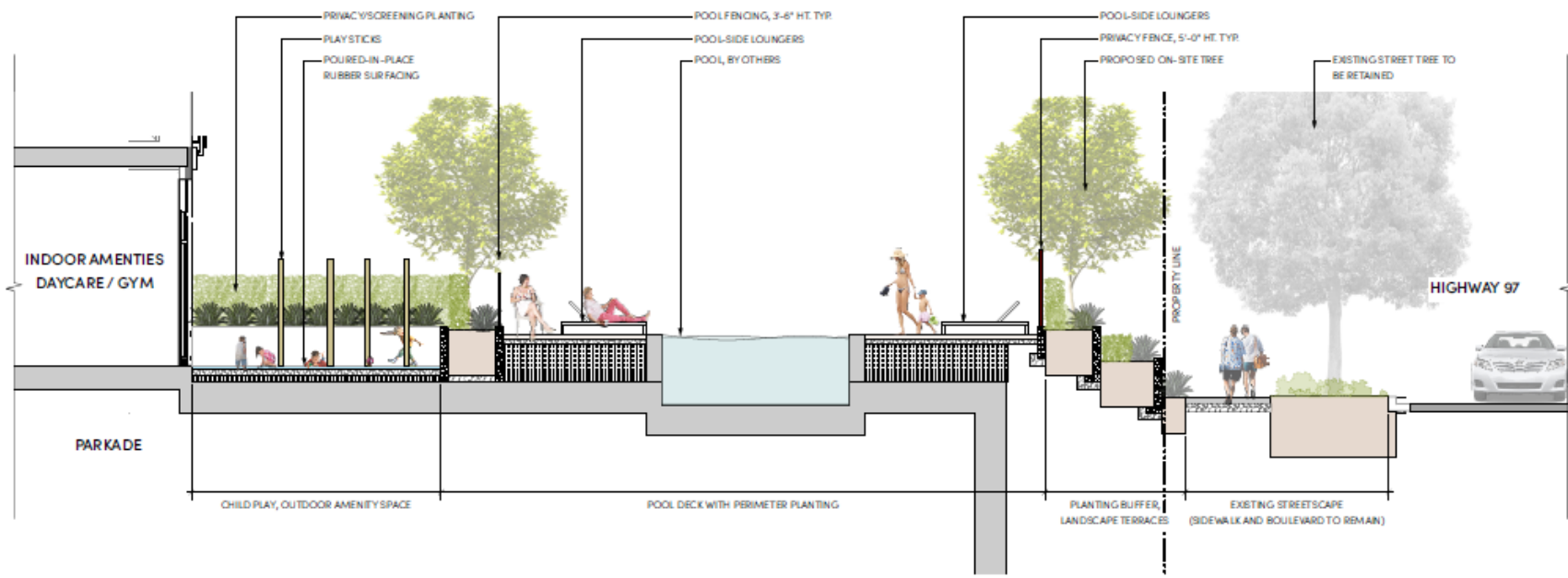
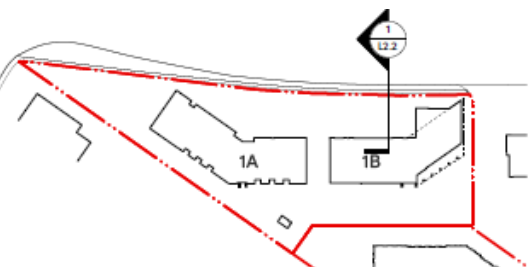
# Landscaping Plan – Building 1b



**1 MATERIALS + LAYOUT PLAN EAST**  
Scale: 1/16" = 1'-0"



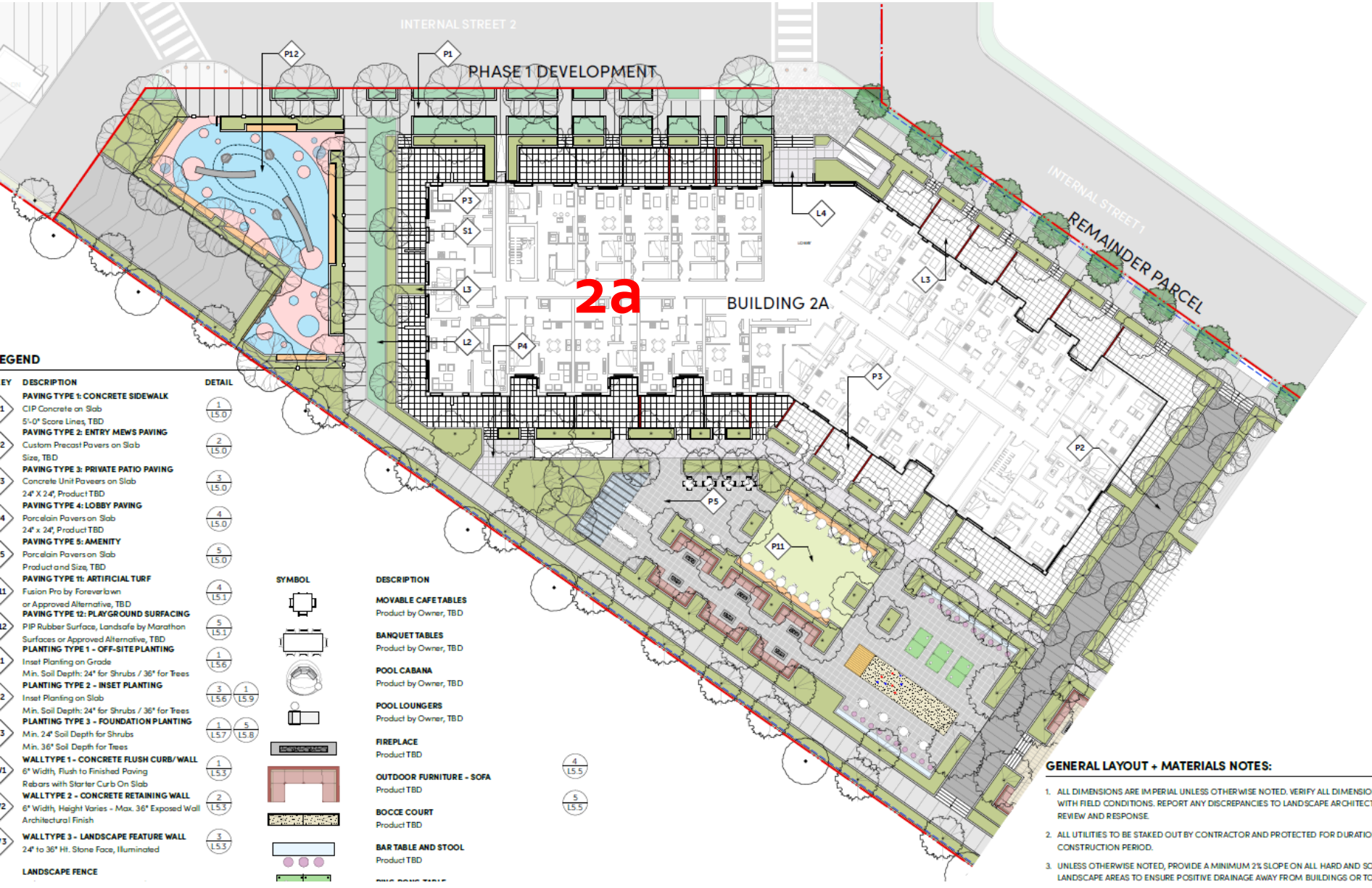
# Landscaping Plan – Cross Section



**1** BUILDING 1B POOL DECK AREA - LOOKING WEST  
 Scale: 1/4" = 1'-0"



# Landscaping Plan – Building 2a



**LEGEND**

KEY	DESCRIPTION	DETAIL
1	<b>PAVING TYPE 1: CONCRETE SIDEWALK</b> CIP Concrete on Slab 5/8" Score Lines, TBD	1 15.0
2	<b>PAVING TYPE 2: ENTRY MEWS PAVING</b> Custom Precast Pavers on Slab Size, TBD	2 15.0
3	<b>PAVING TYPE 3: PRIVATE PATIO PAVING</b> Concrete Unit Pavers on Slab 24" X 24", Product TBD	3 15.0
4	<b>PAVING TYPE 4: LOBBY PAVING</b> Porcelain Pavers on Slab 24" x 24", Product TBD	4 15.0
5	<b>PAVING TYPE 5: AMENITY</b> Porcelain Pavers on Slab Product and Size, TBD	5 15.0
11	<b>PAVING TYPE 11: ARTIFICIAL TURF</b> Fusion Pro by Foreverlawn or Approved Alternative, TBD	11 15.1
12	<b>PAVING TYPE 12: PLAYGROUND SURFACING</b> PIP Rubber Surface, Landstafe by Marathon Surfaces or Approved Alternative, TBD	12 15.1
1	<b>PLANTING TYPE 1 - OFF-SITE PLANTING</b> Inset Planting on Grade Min. Soil Depth: 24" for Shrubs / 36" for Trees	1 15.6
2	<b>PLANTING TYPE 2 - INSET PLANTING</b> Inset Planting on Slab Min. Soil Depth: 24" for Shrubs / 36" for Trees	2 15.6 15.9
3	<b>PLANTING TYPE 3 - FOUNDATION PLANTING</b> Min. 24" Soil Depth for Shrubs Min. 36" Soil Depth for Trees	3 15.7 15.8
1	<b>WALL TYPE 1 - CONCRETE FLUSH CURB/WALL</b> 6" Width, Flush to Finished Paving	1 15.3
2	<b>WALL TYPE 2 - CONCRETE RETAINING WALL</b> 6" Width, Height Varies - Max. 36" Exposed Wall Architectural Finish	2 15.3
3	<b>WALL TYPE 3 - LANDSCAPE FEATURE WALL</b> 24" to 36" Ht. Stone Face, Illuminated	3 15.3

SYMBOL	DESCRIPTION	DETAIL
	<b>MOVABLE CAFETABLES</b> Product by Owner, TBD	4 15.5
	<b>BANQUET TABLES</b> Product by Owner, TBD	5 15.5
	<b>POOL CABANA</b> Product by Owner, TBD	
	<b>POOL LOUNGERS</b> Product by Owner, TBD	
	<b>FIREPLACE</b> Product TBD	
	<b>OUTDOOR FURNITURE - SOFA</b> Product TBD	
	<b>BOCCIE COURT</b> Product TBD	
	<b>BAR TABLE AND STOOL</b> Product TBD	

SYMBOL	DESCRIPTION
	Concrete Curb
	Retaining Wall
	Landscape Feature Wall
	Landscape Fence

- GENERAL LAYOUT + MATERIALS NOTES:**
1. ALL DIMENSIONS ARE IMPERIAL UNLESS OTHERWISE NOTED. VERIFY ALL DIMENSIONS WITH FIELD CONDITIONS. REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT FOR REVIEW AND RESPONSE.
  2. ALL UTILITIES TO BE STAKED OUT BY CONTRACTOR AND PROTECTED FOR DURATION OF CONSTRUCTION PERIOD.
  3. UNLESS OTHERWISE NOTED, PROVIDE A MINIMUM 2% SLOPE ON ALL HARD AND SOFT LANDSCAPE AREAS TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS OR TO

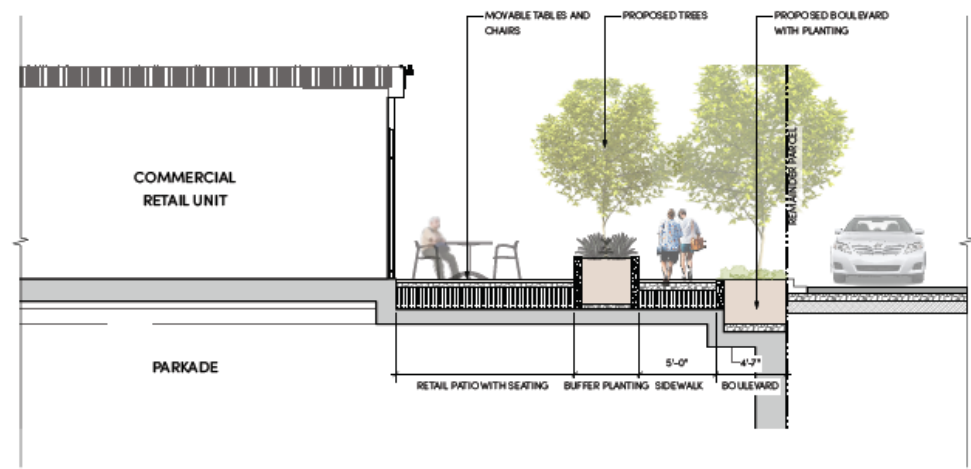
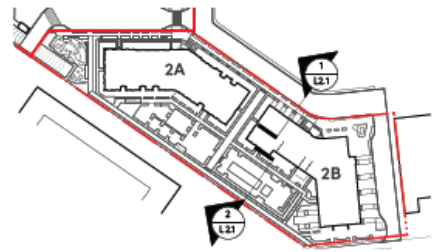
# Landscaping Plan – Buildings 2b



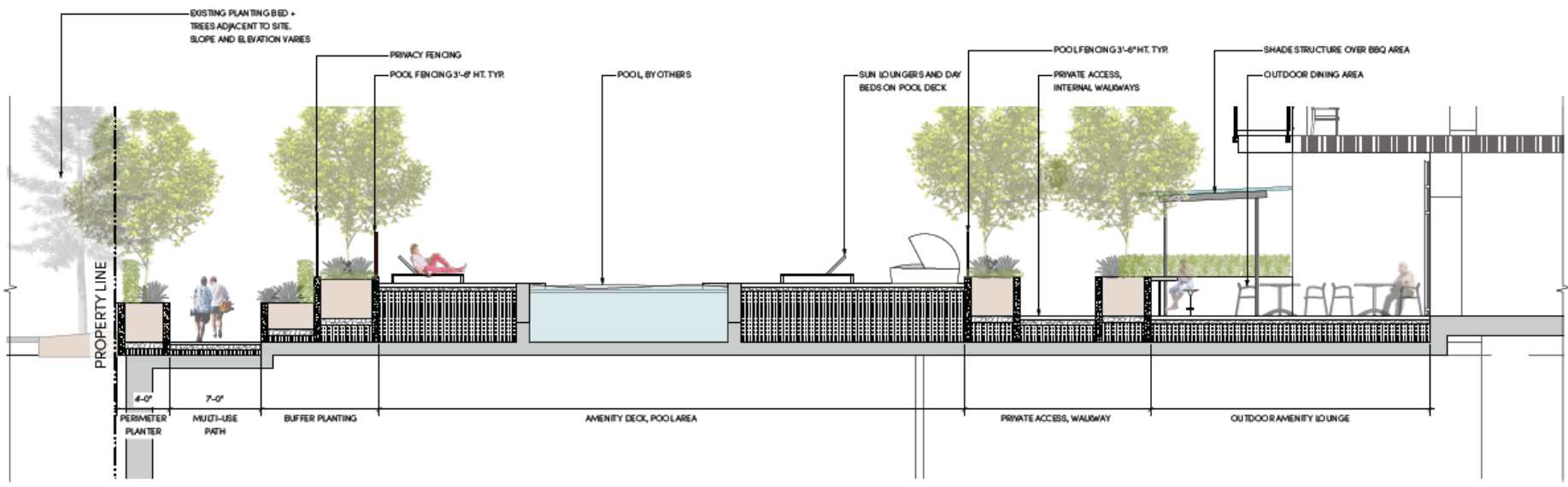
**GENERAL LAYOUT + MATERIALS NOTES:**

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2. ALL UTILITIES TO BE STAKED OUT BY CONTRACTOR AND PROTECTED FOR DURATION OF CONSTRUCTION PERIOD.
3. UNLESS OTHERWISE NOTED, PROVIDE A MINIMUM 2% SLOPE ON ALL HARD AND SOFT LANDSCAPE AREAS TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS OR TO DRAINAGE STRUCTURES. MAXIMUM 3:1 SLOPE IN SOFT LANDSCAPE AREAS.
4. THE LAYOUT OF ALL HARDSCAPE ITEMS, SITE FURNISHINGS, BOULDERS, LANDSCAPE

# Landscaping Plan – Cross Section



**1 BUILDING 2B - COMMERCIAL RETAIL FRONTAGE LOOKING WEST**  
Scale: 1/4" = 1'-0"



**2 BUILDING 2B - AMENITY POOL SECTION LOOKING WEST**  
Scale: 1/4" = 1'-0"



# Development Policy

## Objective 4.8 Support modest residential development to transition Midtown into a transit-supportive neighbourhood

<p>Policy 4.8.1 Midtown Residential Development</p>	<p>Prioritize the development of multi-unit residential uses over employment uses in Midtown to support a greater live work balance.</p> <p><i>The proposal adds 490 residential units in a predominately commercial area of the City providing housing options directly adjacent to employment and commercial amenities.</i></p>
<p>Policy 4.8.2 Midtown Urbanization</p>	<p>To address Midtown's deficiency in the pedestrian environment, poor street connectivity, lack of housing choices and public spaces, support the redevelopment of properties where the proposal demonstrates the following characteristics:</p> <ul style="list-style-type: none"> <li>Improved street connectivity, particularly east-west connectivity, through the identification of new streets and pathways that break up large blocks;</li> <li>Improved pedestrian environment;</li> <li>Identification and dedication of parks and public spaces;</li> <li>Integration of transit infrastructure, such as transit exchanges for example; and</li> <li>Housing mix, with consideration for affordable housing as outlined in the <a href="#">Healthy Housing Strategy</a>.</li> </ul> <p><i>The proposal provides a comprehensive package open private amenity and public open space which will greatly improve the pedestrian environment for the residents and general area. It also includes new east-west connectivity to break up the existing Dilworth Shopping Centre block. In addition to providing a variety of housing options.</i></p>

# Staff Recommendation

- ▶ Development Planning Staff recommend **support** for the proposed Development Permit and Development Variance Permit:
  - ▶ Meets the goals and objectives of the Midtown Urban Centre for residential housing and improved pedestrian environment
  - ▶ Provides substantial private amenity and open space for residents and shoppers
  - ▶ Provides significant rental options to the Midtown area directly adjacent to a Transit Supportive Corridor
  - ▶ Maintains over 15,000ft<sup>2</sup> of commercial space



## *Conclusion of Staff Remarks*