

# DP19-0195 & DVP19-0196 145 Sadler Road

Development Permit and Development Variance Permit  
Applications

# Proposal

- ▶ To consider a Development Permit for the form and character of a mixed-use development and to consider a Development Variance Permit to vary the maximum height, the minimum side yard setback, the minimum setback for a portion of a building above 4 storeys or 16.0 m, and the minimum functional commercial space on the first floor.

# Development Process



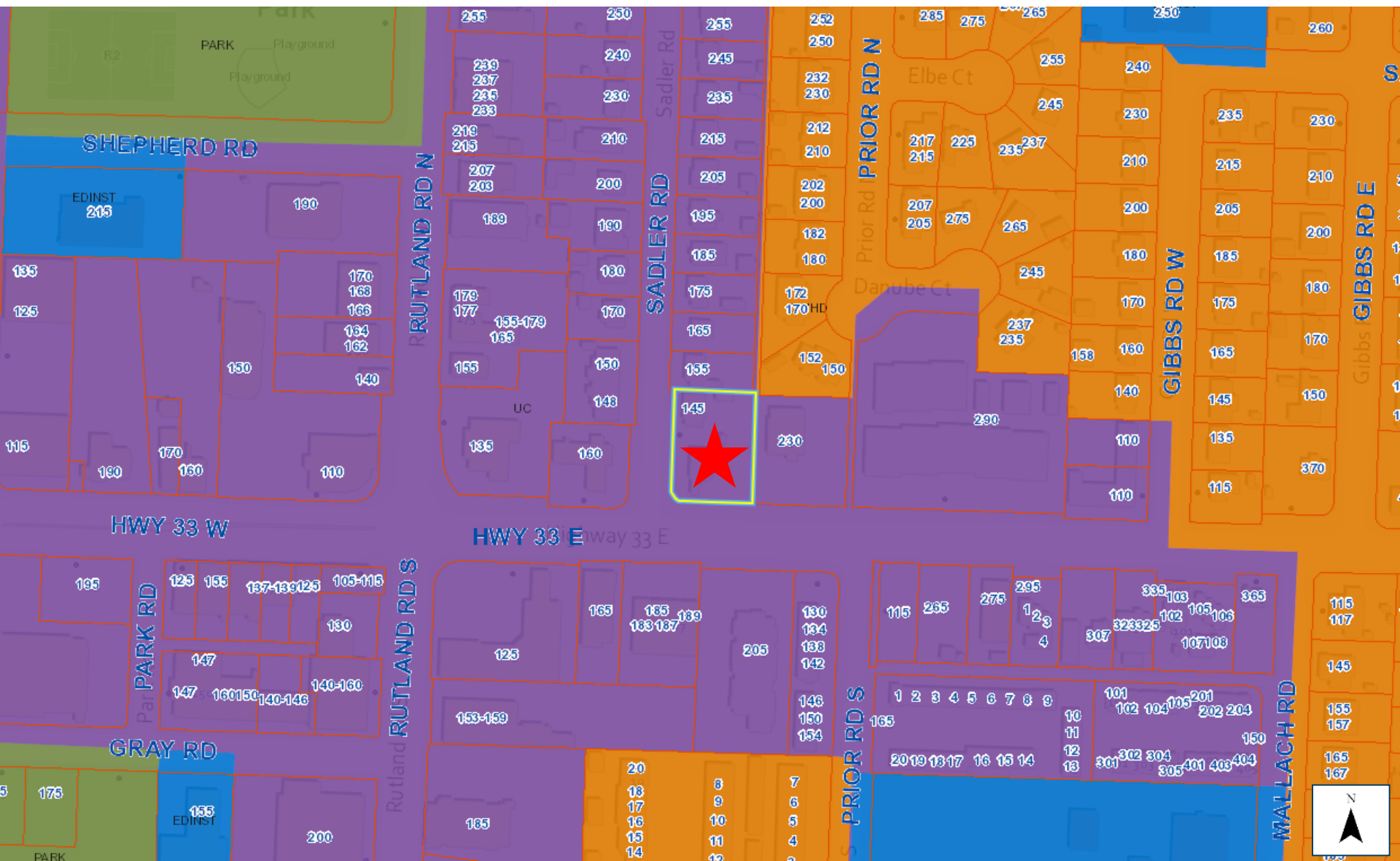


# Context Map





# Future Land Use



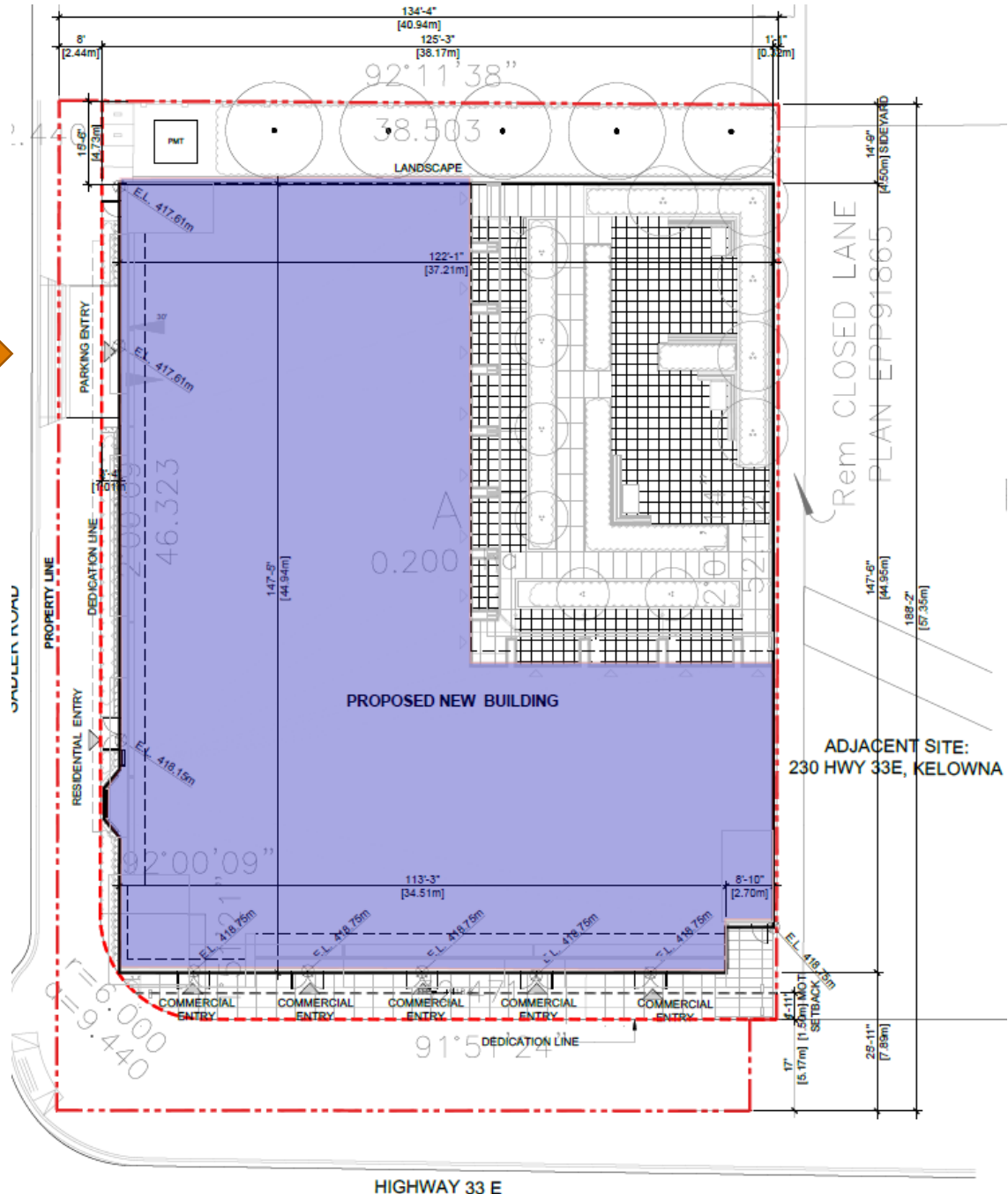
# Subject Property Map



# Project/technical details

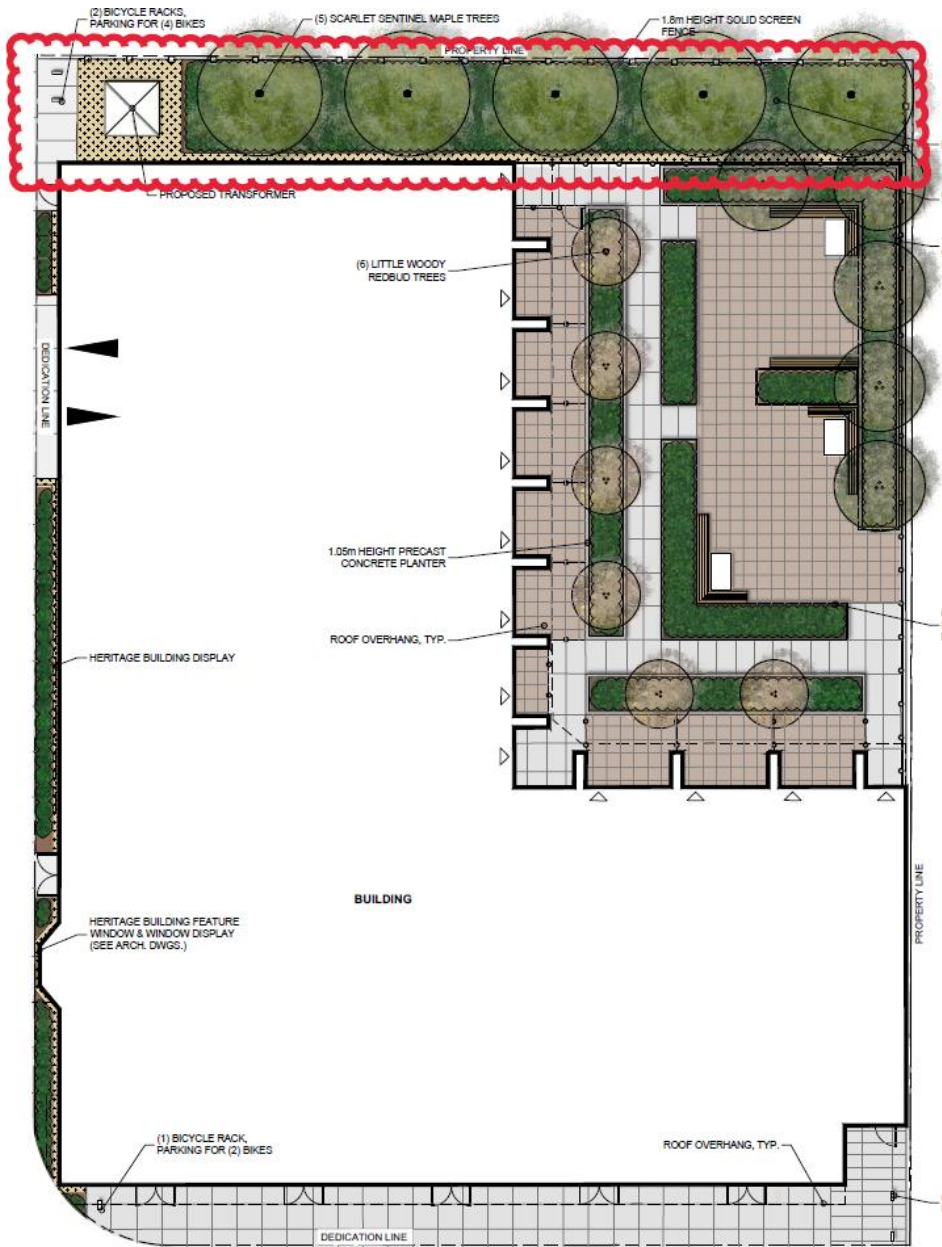
- ▶ 5-storey mixed use condo building
- ▶ 84 residential units
  - ▶ 21 micro-suites, 36 bachelor units, 18 one-bedroom units, 8 two-bedroom units, 1 three-bedroom unit
- ▶ 2 commercial units
- ▶ Incorporates heritage murals and display
- ▶ 2 levels of structured parking (one level is below grade)
- ▶ 86 parking stalls accessed from Sadler Road

# Site Plan





# Landscape Plan



# South Elevation (Hwy 33)



# West Elevation (Sadler Rd)



1 WEST ELEVATION  
Scale: 1/8"= 1'-0"



# North Elevation



1 NORTH ELEVATION  
Scale: 1/8" = 1'-0"

# East Elevation



2 EAST ELEVATION  
Scale: 1/8" = 1'-0"

# Render





# Renderings



1 SOUTHWEST  
N.T.S.



2 SOUTHWEST  
N.T.S.



3 SOUTHEAST  
N.T.S.



4 NORTHWEST  
N.T.S.

# Staff Recommendation

- ▶ Staff recommend **support** for the proposed Development Permit and Development Variance Permit
  - ▶ Meets the intent of the Official Community Plan
    - ▶ UC – Urban Centre Designation and Policies for the Rutland Urban Centre
  - ▶ Conforms to the Form & Character Design Guidelines for Low & Mid-Rise Residential Mixed-Use Buildings
  - ▶ Impact of variances has been mitigated through design



*Conclusion of Staff Remarks*