

DP22-0051 & DVP22-0052

540 Osprey Ave

Development Permit and Development Variance Permit
Applications

Proposal

- ▶ To issue a Development Permit for the form and character of a 6-storey commercial building and to vary the minimum front yard setback, minimum flanking side yard setback, and minimum commercial floor area on a retail street.

Development Process

Feb 25, 2022

Development Application Submitted



Staff Review & Circulation



April 5, 2022

Public Notification Received



Oct 4, 2022

Development Permit
Development Variance Permit

} Council
Approval

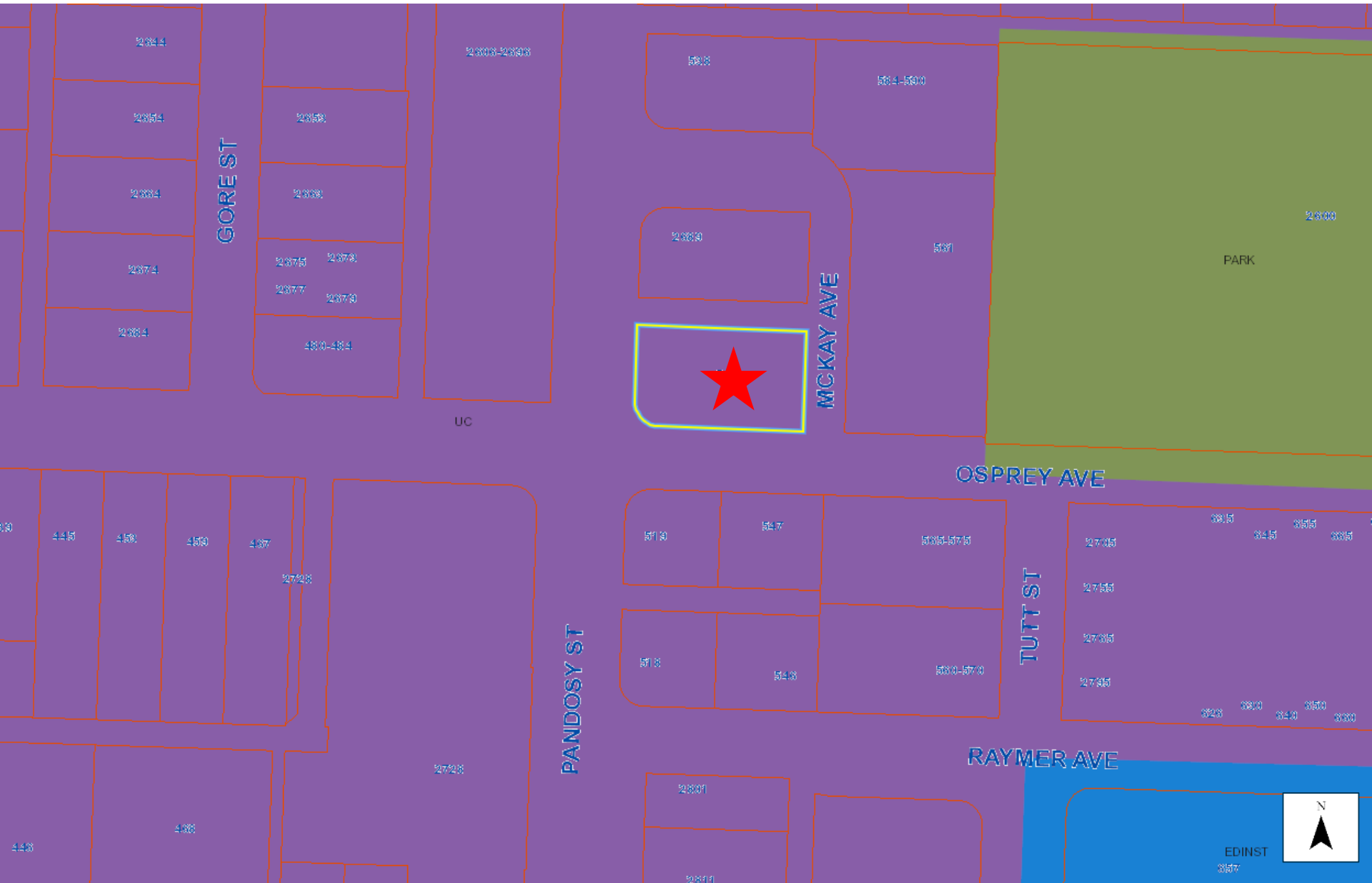


Building Permit

Context Map



Future Land Use / Zoning



UC5 – Pandosy Urban Centre

- ▶ UC5 is a new zone for the South Pandosy Urban Centre. Previously a combination of multiple zones including C4, and various multiple housing zones.
- ▶ The purpose is to provide a mixed commercial and residential zone for developments within the South Pandosy Urban Centre.

Subject Property Map

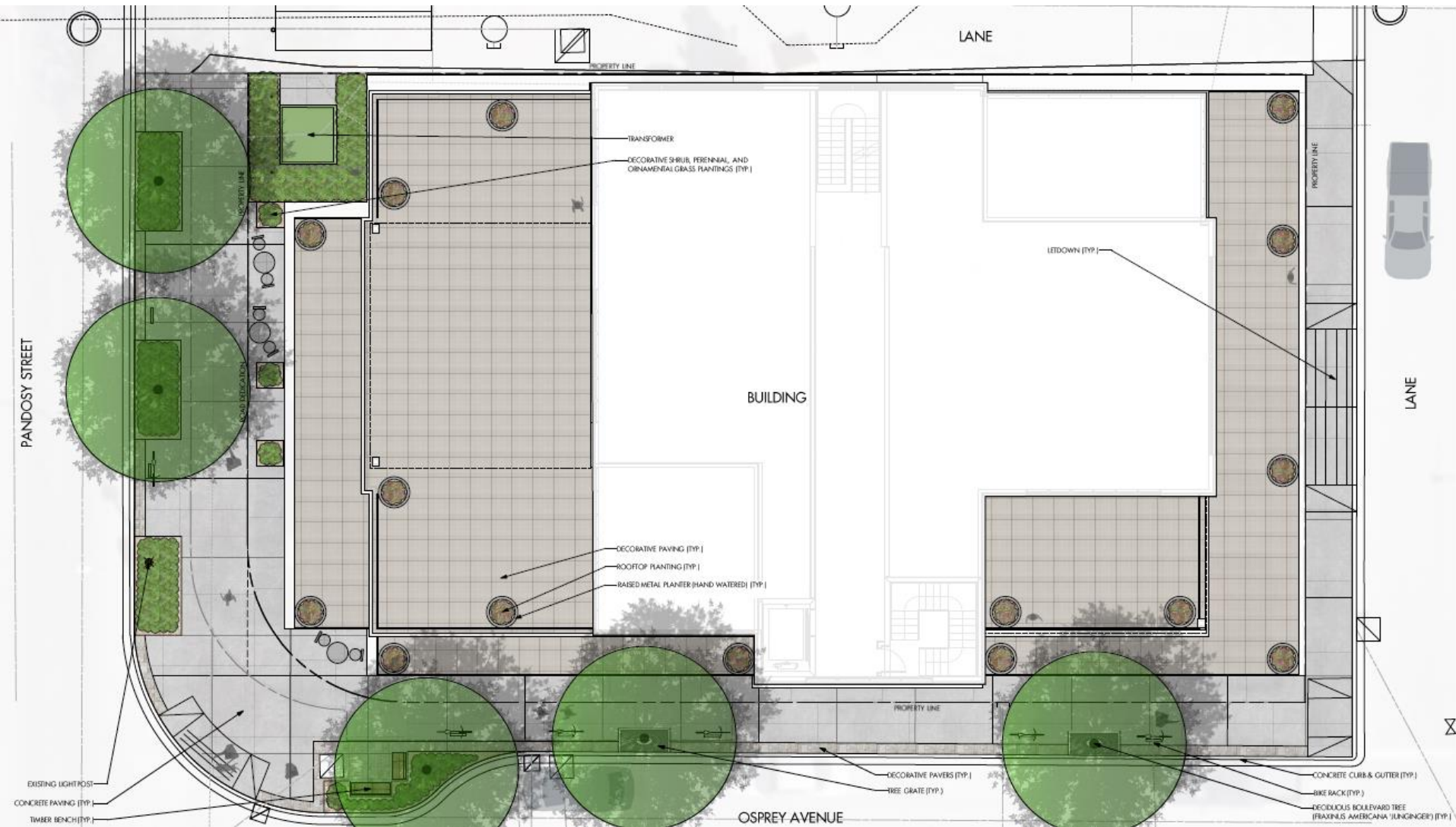


Project/technical details

- ▶ 6-storey commercial building
- ▶ 1 commercial unit at-grade
- ▶ Offices on 2nd to 6th storeys
- ▶ 33 parking stalls
 - ▶ 10 at-grade (screened behind garage doors)
 - ▶ 23 on the second storey (accessed via car elevator)
- ▶ Variances:
 - ▶ Upper floor setback
 - ▶ Front yard setback (Osprey Ave)
 - ▶ Flanking side yard setback (McKay Ave)
 - ▶ Commercial floor area (McKay Ave)

The site plan illustrates the proposed 100,000 sq. ft. retail building and its surroundings. The building footprint is shown in yellow, with a central area labeled 'OUTLINE OF EXISTING BUILDING'. The plan includes 10 parking spaces (P1-P10) and a large loading dock. A vehicle elevator is located near the top right corner. The plan also shows various utility connections, including existing storm and sanitary sewer systems and new city water connections. The building is situated at the intersection of Pandosy Street and McKay Avenue, with Osprey Avenue to the south. The plan includes property lines, canopy overhead lines, and road reserve lines. A hatched area of bulk extension is shown at the intersection. The plan is titled 'PROPOSED 100,000 SQ. FT. RETAIL BUILDING' and includes a north arrow.

Landscape Plan



Elevations



South Elevation (Osprey Ave)



West Elevation (Pandosy St)



North Elevation (lane)



East Elevation (McKay Ave)

Rendering (Osprey Ave)



Rendering (Pandosa St)



Rendering (McKay Ave)



The site plan illustrates the proposed 18-unit residential building and its surrounding context. The building is a rectangular structure with a yellow interior, divided into 18 units (P1-P18) and a vehicle elevator. It is situated at the intersection of Pandosy Street and Osprey Avenue. The plan shows the existing storm and sanitary sewer systems, a new city water connection, and an adjusted property line due to road widening. The building is outlined in blue, and the parking area is outlined in red. The plan also shows the location of the building relative to the street, sidewalk, and curb.

Key features and dimensions include:

- Building Footprint:** 116'-8" (35560) by 127'-8" (38913).
- Parking:** 10 spaces (P1-P10) and a vehicle elevator.
- Utilities:** Existing storm and sanitary sewer systems, new city water connection, and mechanical/electrical rooms.
- Street Layout:** Pandosy Street (15'-5" [4700] sidewalk), Osprey Avenue (10'-3" [3031] sidewalk), and a 7'-4" [2180] driveway.
- Property Lines:** Line of property, line of canopy overhead, line of road reserve, and adjusted property line due to road widening at rezoning.
- Other Features:** Outline of existing building, exit lobby, and a hatched area of build extension at intersection.

Variances



Variances



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 Pandosy Urban Centre
 - ▶ Conforms to the Form & Character Design Guidelines for Commercial
 - ▶ Variances are due to site constraints. Design of building mitigates the impact of variances.



Conclusion of Staff Remarks