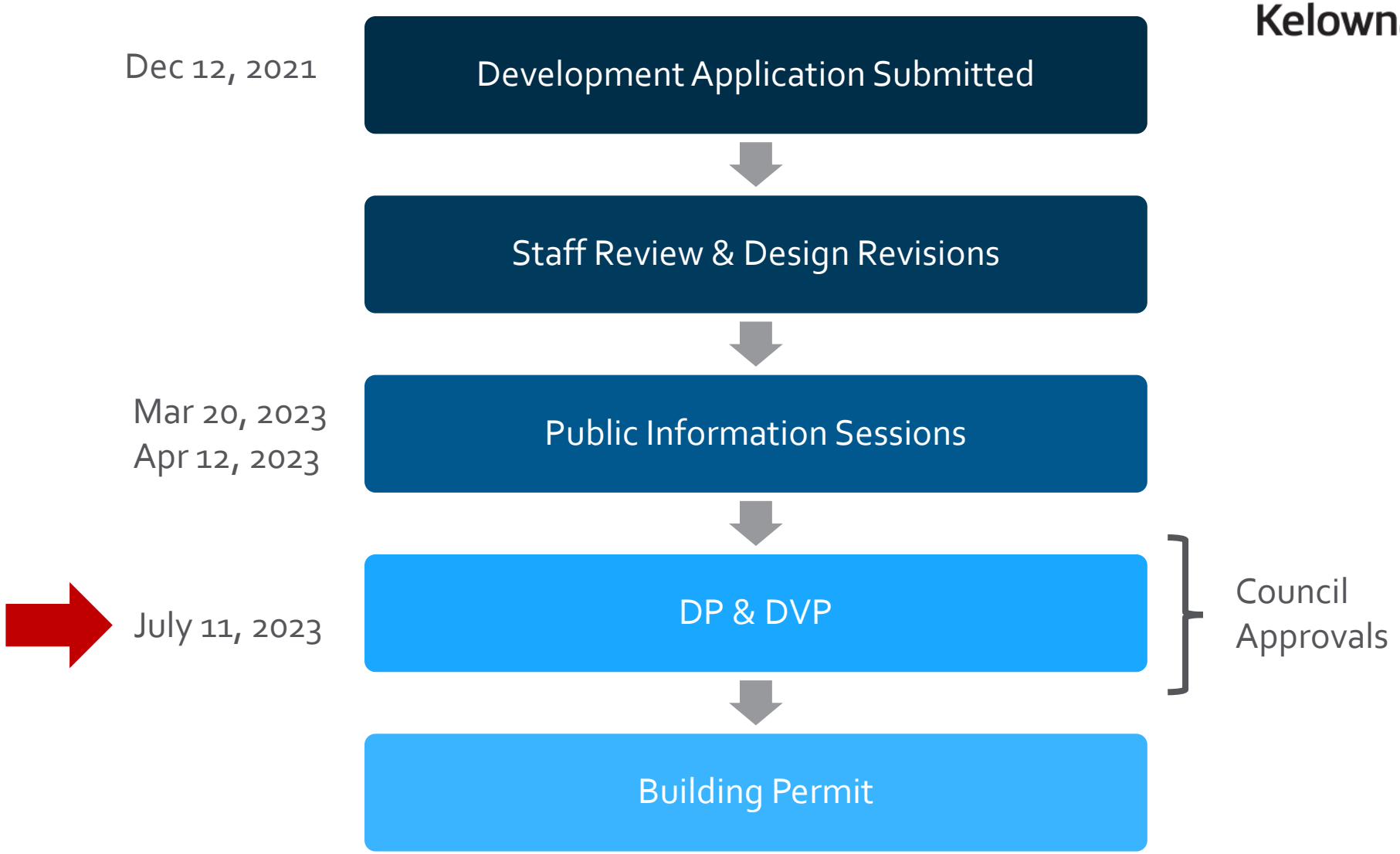
DP21-0277 DVP21-0278
1070-1130 Ellis St

Development Permit & Development Variance Permit

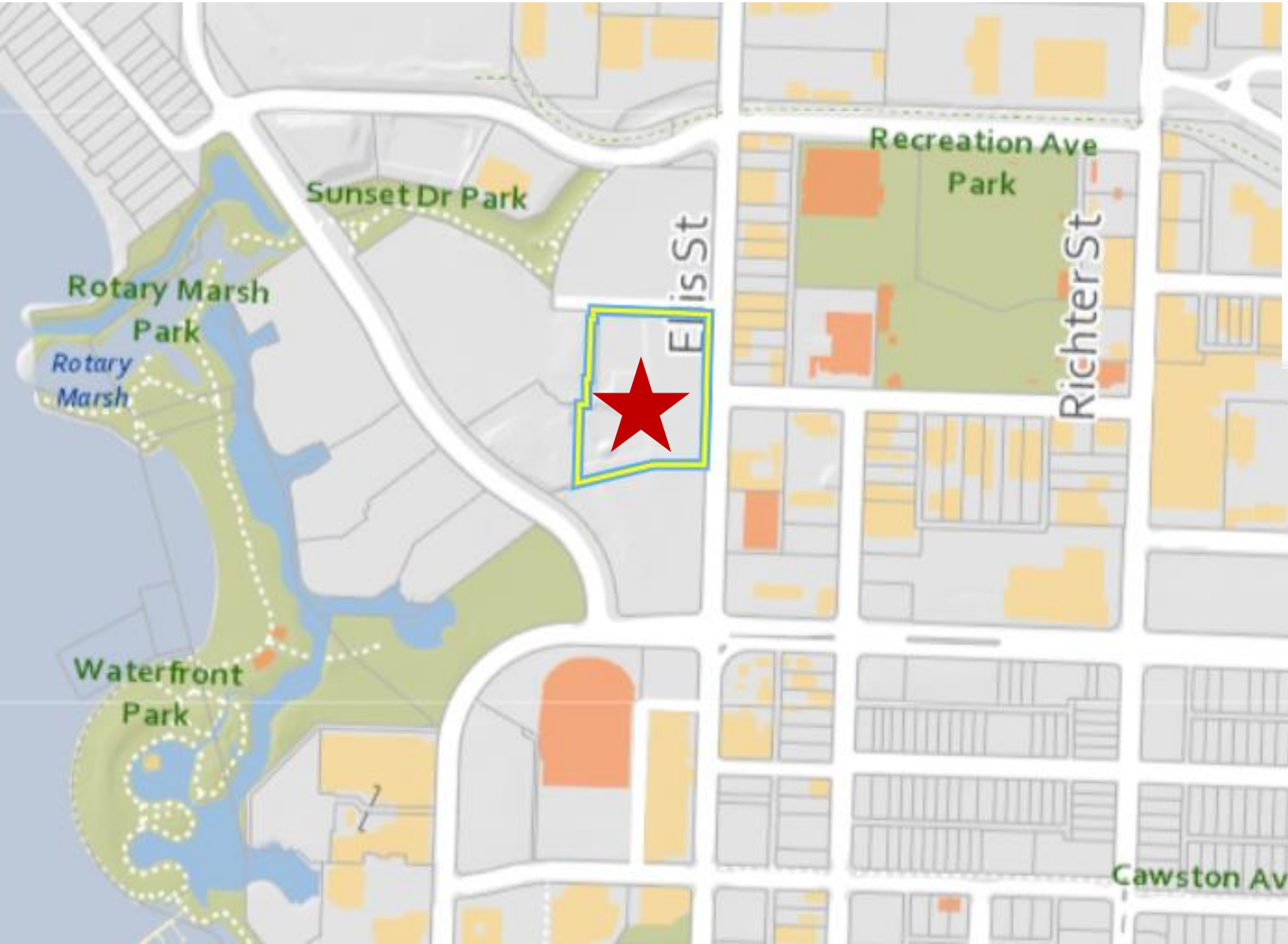
Purpose

- To issue a Development Permit for the form and character of four high-rise residential towers; with associated variances to Zoning Bylaw No. 12375 – Tall Building Regulations.

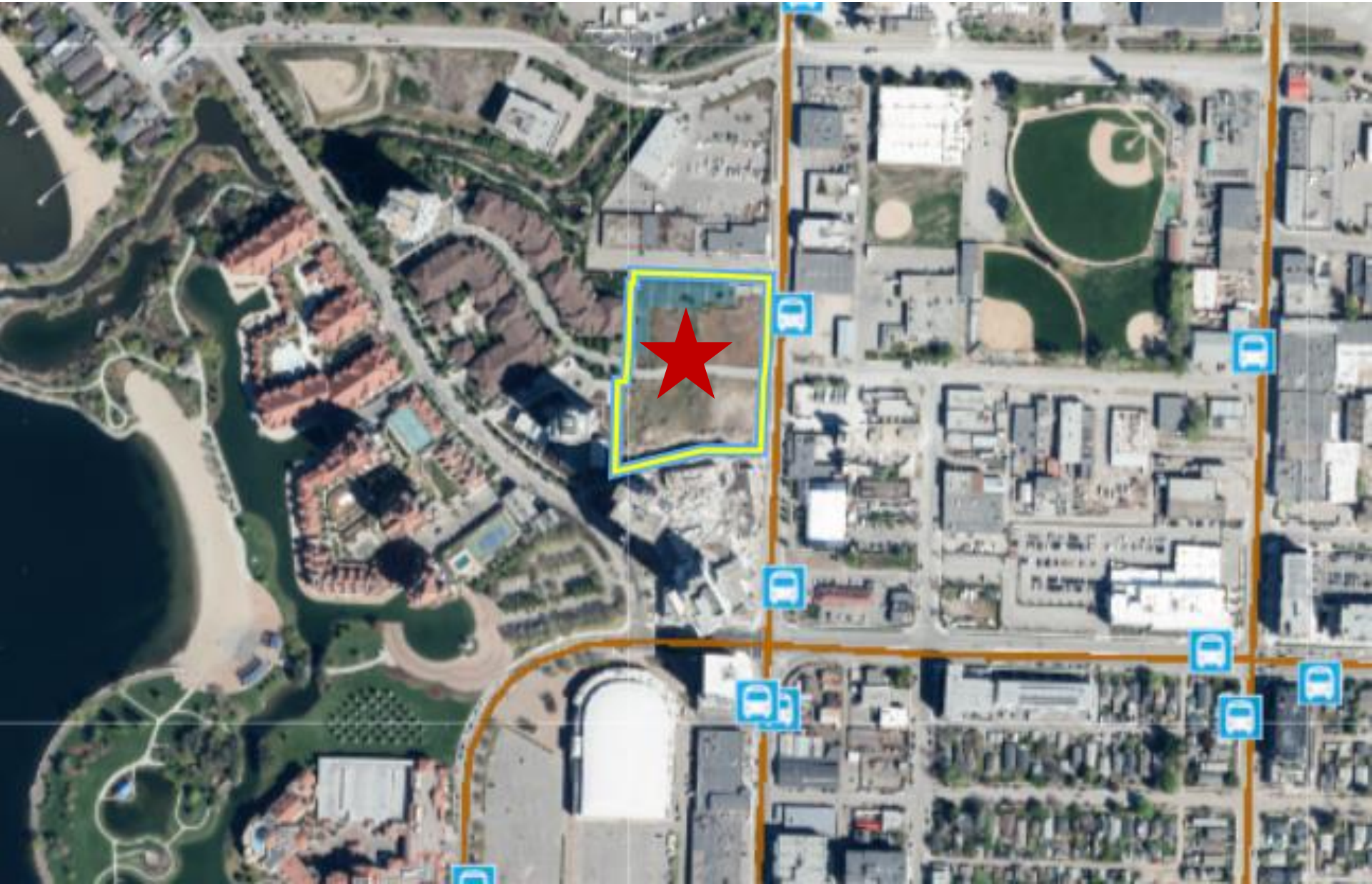
Development Process

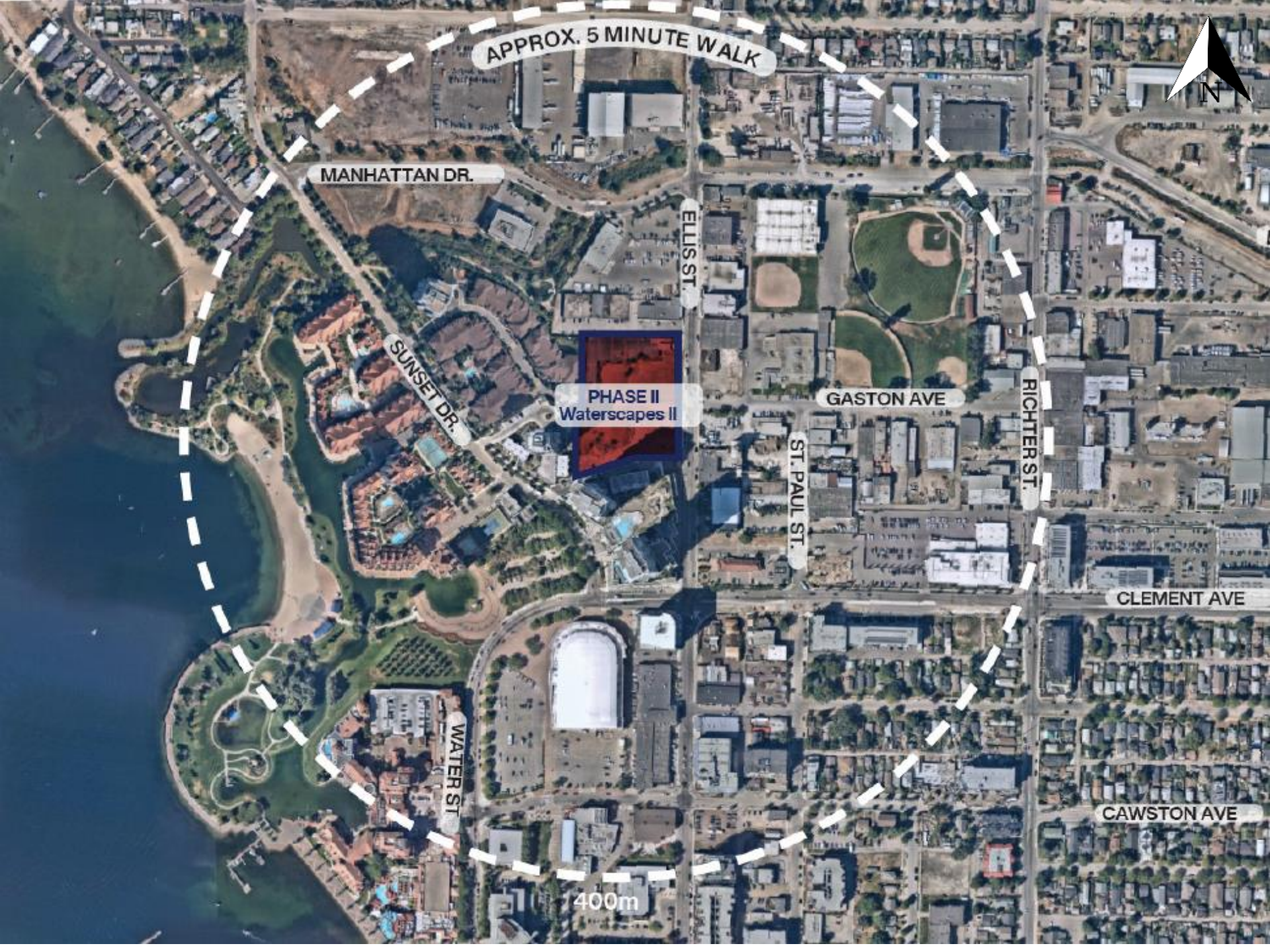


Context Map


Walk Score
55
Transit Score
40
Bike Score
99
Recreation Ave
Park
Sunset Dr Park
Ellis St
Richter St
Rotary Marsh
Park
Rotary
Marsh
Waterfront
Park
N

Subject Property Map




APPROX. 5 MINUTE WALK
N
MANHATTAN DR.
ELLIS ST.
SUNSET DR.
PHASE II
Waterscapes II
GASTON AVE
ST. PAUL ST.
RICHTER ST.
CLEMENT AVE
WATER ST
CAWSTON AVE
400m

Site Photos

Technical Details

- UC1 – Downtown Urban Centre
  - 1141 Units
    - One-bed: 238 (28 rental units)
    - Two-bed: 874 (12 rental units)
    - Three-bed: 29
  - Height: 28 – 36 storeys (four high-rise towers)
  - Podium: 16.0 m
  - Vehicle Parking: 1366 stalls
  - Bicycle Parking: 1142 stalls
  - Landscaping: 163 trees

Variances

- **Section 9.11.1 Table 9.11 – Tall Building Regulations:** To vary the minimum building separation measured from the exterior face of the building from 30.0 m required to 27.0 m proposed internal to the subject property;
- **Section 9.11.1 Table 9.11 – Tall Building Regulations:** To vary the maximum floor plate above 16.0 m from 750 m^2 required to 1,846 m^2 proposed on south podium for level 6 only, 751 m^2 proposed on tower three for level 6 only, and 860 m^2 on tower four for level 6 only;
- **Section 9.11.1 Table 9.11 – Tall Building Regulations:** To vary the tower stepback above podium on the front building façade of tower two on the south podium from 3.0 m required to 0.0 m;
- **Section 14.11 – Commercial and Urban Centre Zone Development Regulations:** To vary the minimum side yard setback above 16.0 m in height from 4.0 m required to 0.0 m proposed between 16.0 m and 16.6 m in height

Affordable Housing

- Contribution of $2.38 million
- Housing Opportunities Reserve Fund
  - For City to acquire land for affordable housing
- Section 6.8 Zoning Bylaw No. 12375
- Bonus height up to 40 storeys

Heights

N
The Vintage at Waterscapes
PHASE I
SUNSET DR.
ELLIS ST.
GASTON ST.
CLEMENT ST.
27
32
28
36
34
21
16
15
29
36
14

Site Plan

Phase 1

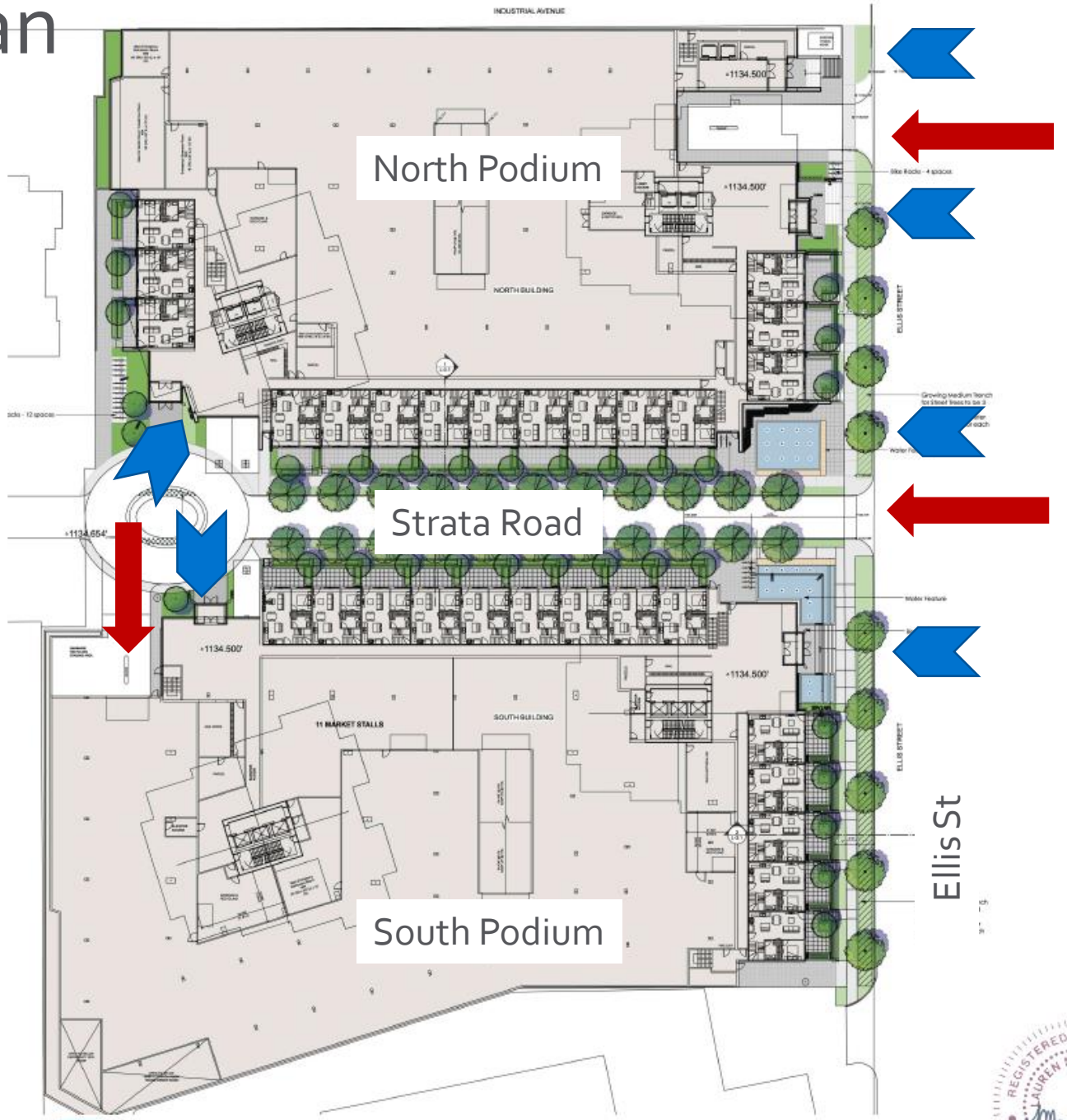


Figure 1-22: Site plan

N

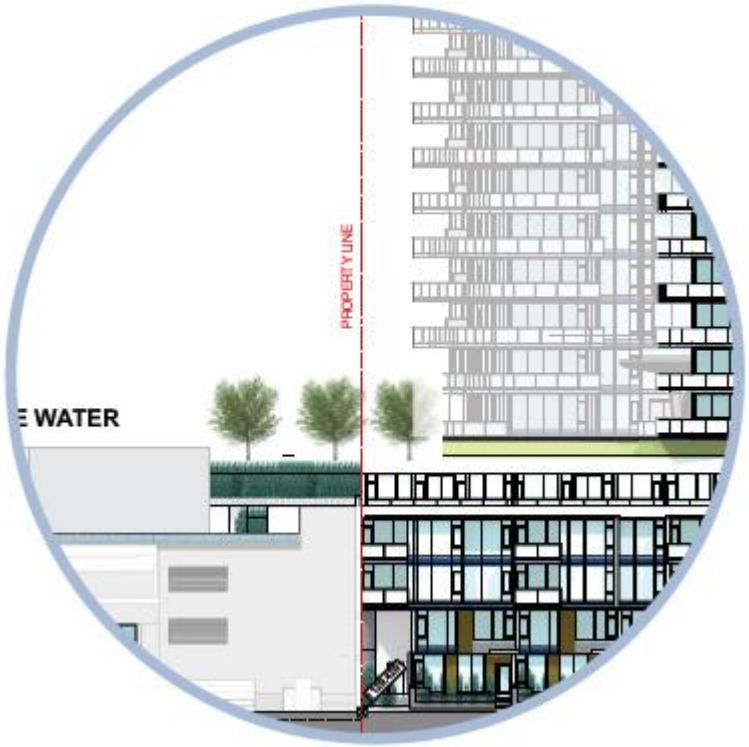
REGISTERED ARCHITECT
LAUREN MACAULAY

Site Plan

N
NORTH BUILDING
Pedestrian Connection/Strata Road
Ellis St
+1134.500'
+1134.500'
11 MARKET STALLS
SOUTH BUILDING
ELLIS STREET

Elevation – East (Ellis St)

Site Integration - South (One Water)



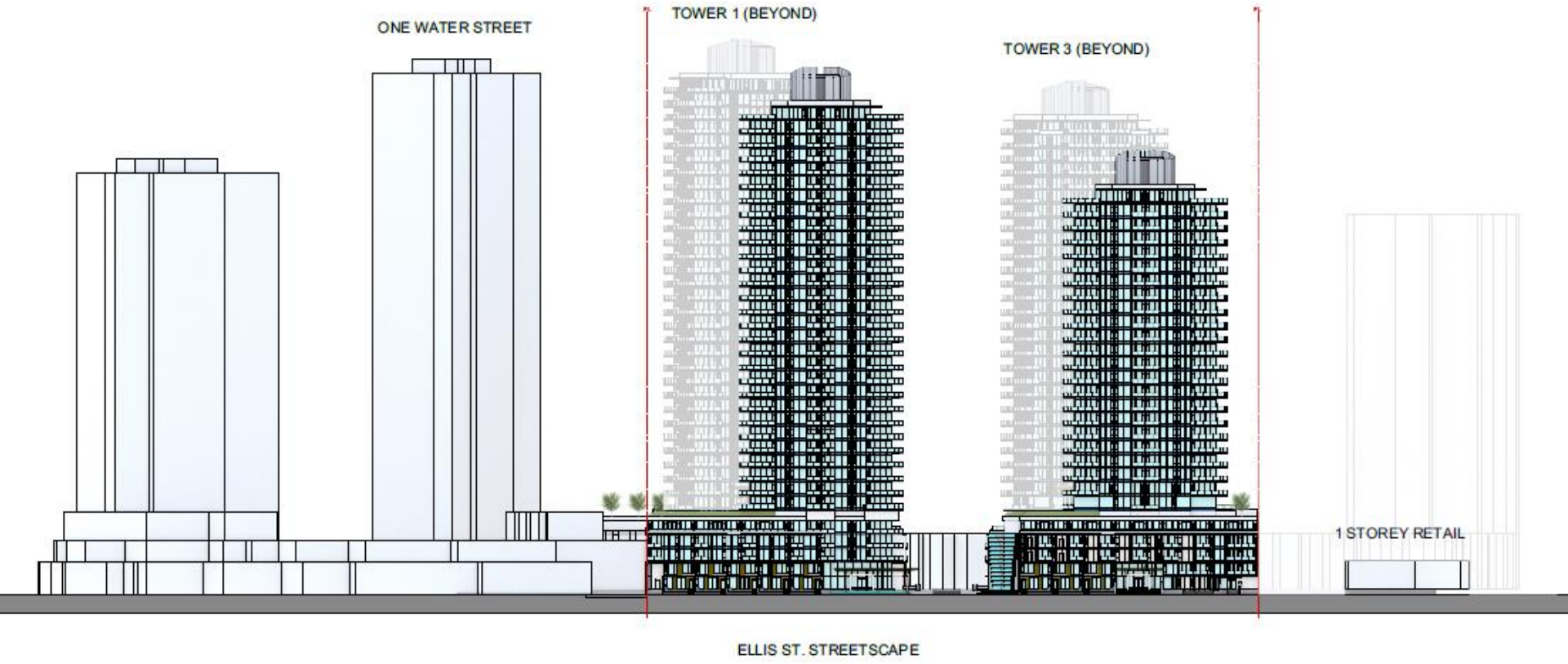
Elevation – West (Facing Phase 1)

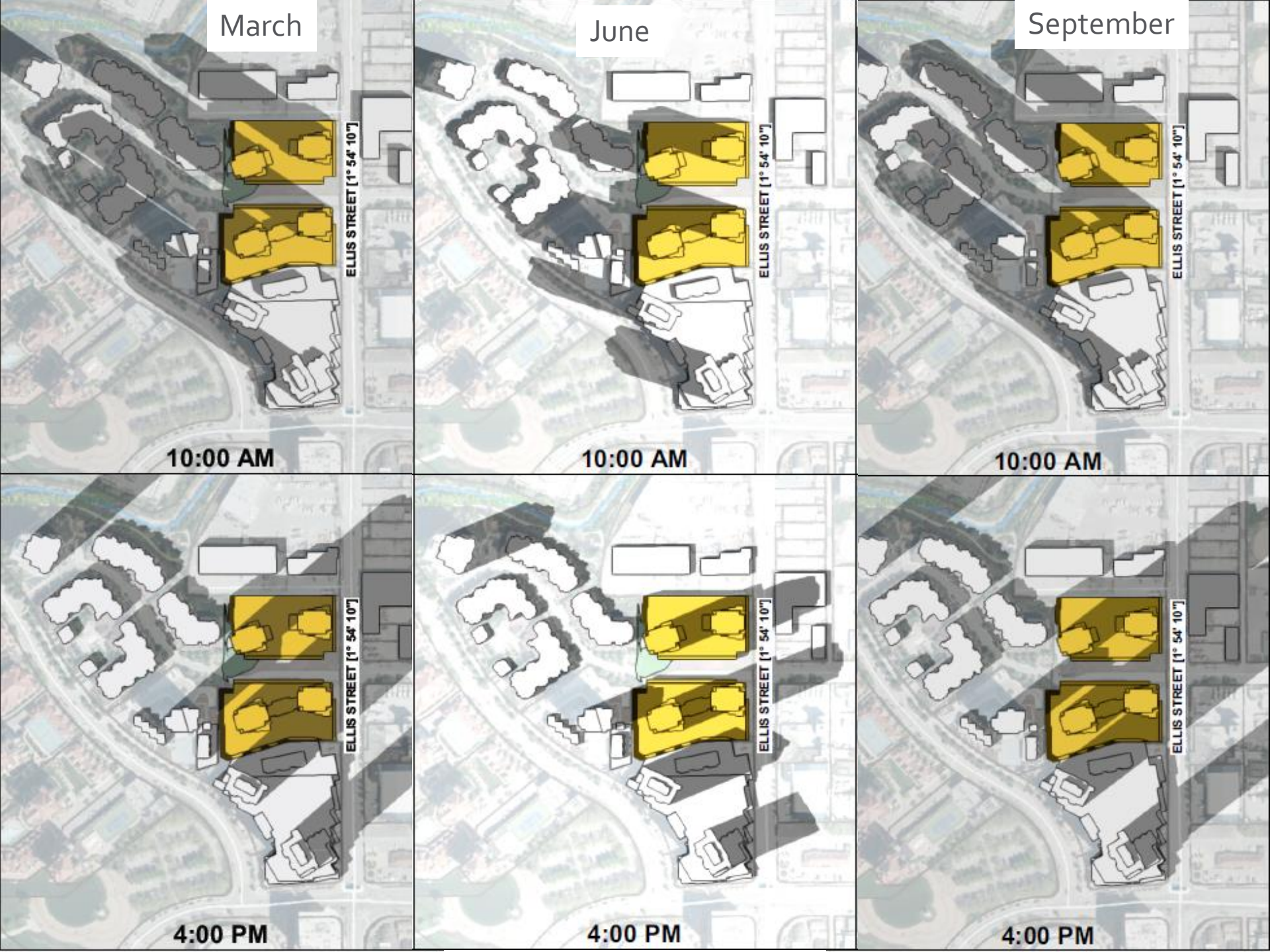
Site Integration – West (Ph 1)

Elevation – Facing South Strata Road

Elevation – North

Streetscape Elevation




March
June
September
ELLIS STREET [1° 54' 10"]
10:00 AM
4:00 PM

Materials Board

LIST OF MATERIALS

1 WINDOW WALL SYSTEM:
A. VISION GLASS LOW-E INSULATED GLASS UNITS
B. ANODIZED ALUMINUM FRAMES
C. SPANDREL GLASS ICD OPACI-COAT #6-3377 - Water Fairy

2 GLAZED BALCONY GUARDS-
ANODIZED TOP MOUNTED ALUMINUM FRAMING
CLEAR TEMPERED GLASS

3 PAINTED CONCRETE
A. BENJAMIN MOORE "ICE MIST" 2123-70
B. RGB "9 -39 -58" (COLOUR TO MATCH "#6-3377 - Water Fairy" SPANDREL)

4 COMPOSITE METAL PANEL - "ARCTIC WHITE"

5 COMPOSITE METAL PANEL - "WOODGRAIN"
ALUCOBOND PLUS (4 MM ACM) CHESTNUT

6 FROSTED GLASS PRIVACY SCREEN

7 PERFORATED METAL SCREEN

2

1B

WINDOW FRAMES
GUARDS

1C

7

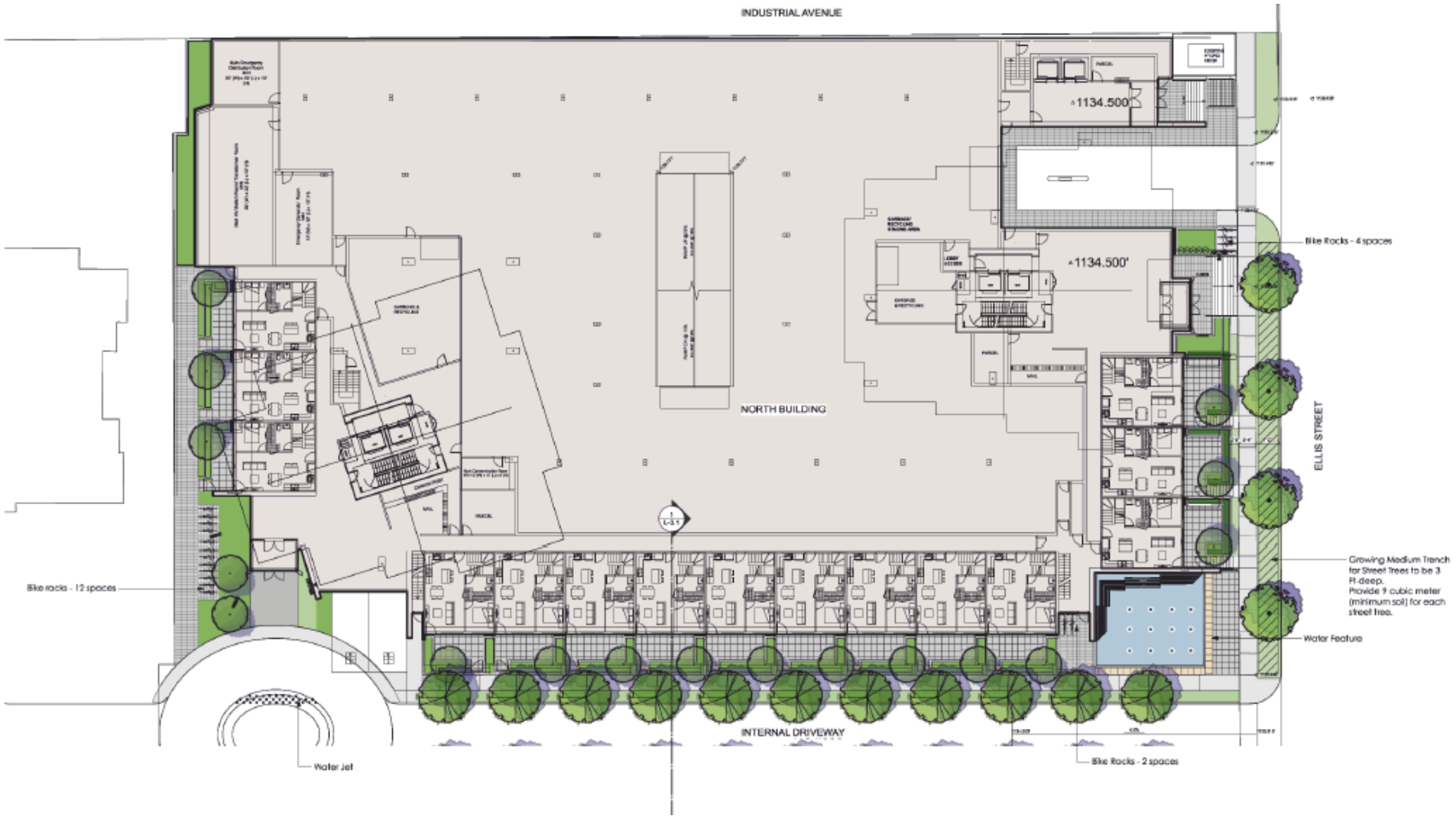
3A

3B

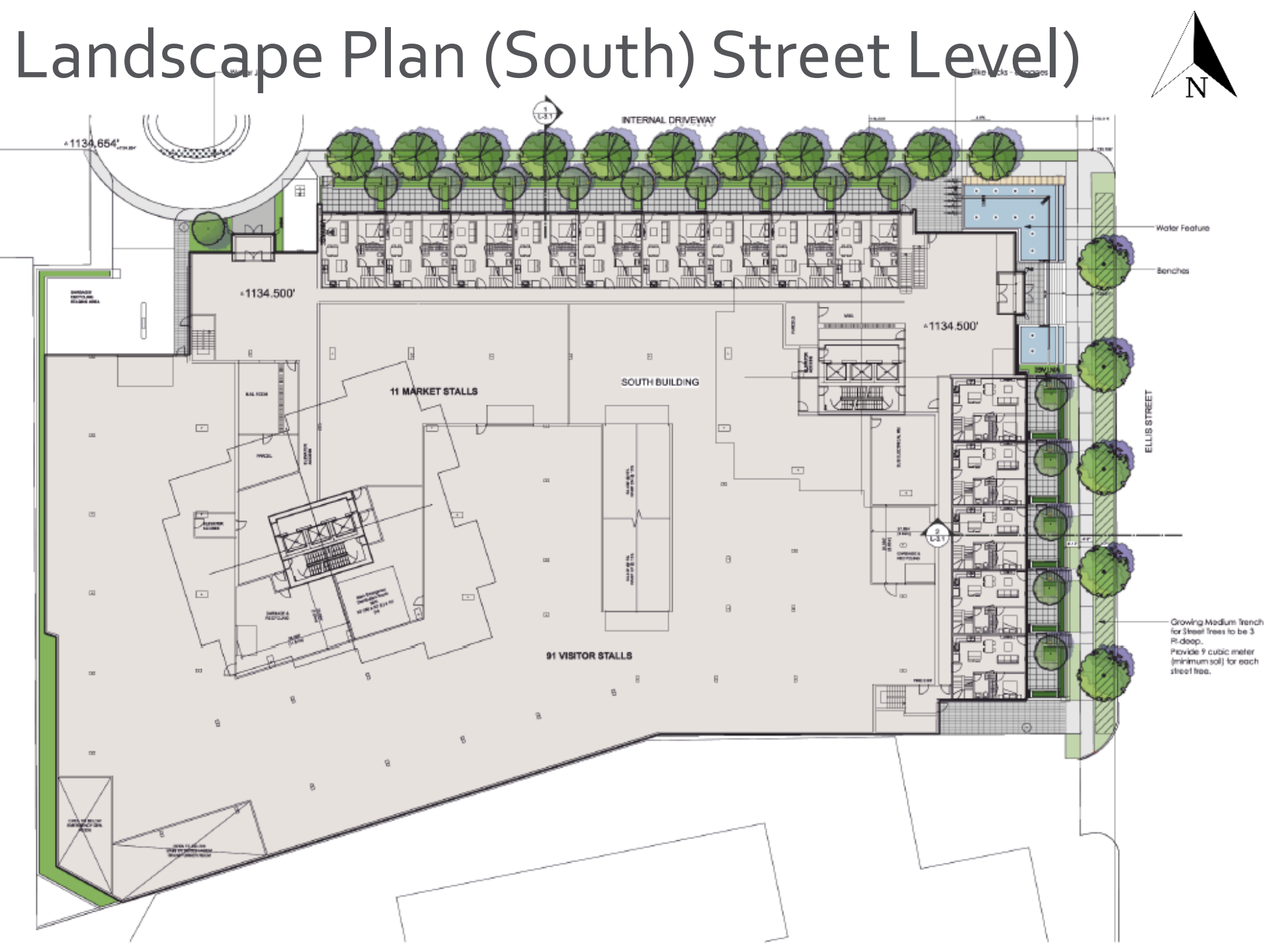
4

5

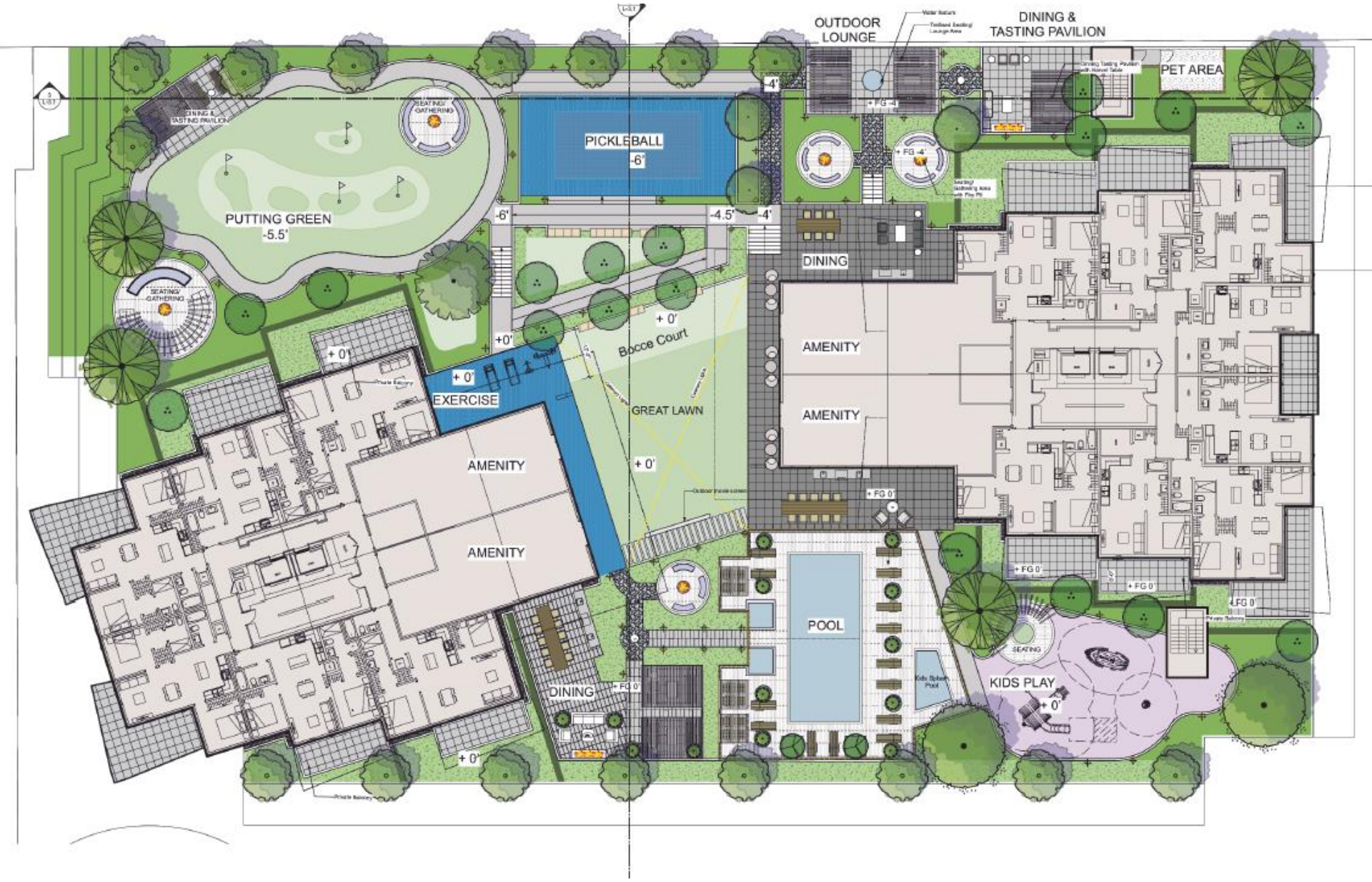
Landscape Plan (North Street Level)



Landscape Plan (South) Street Level)

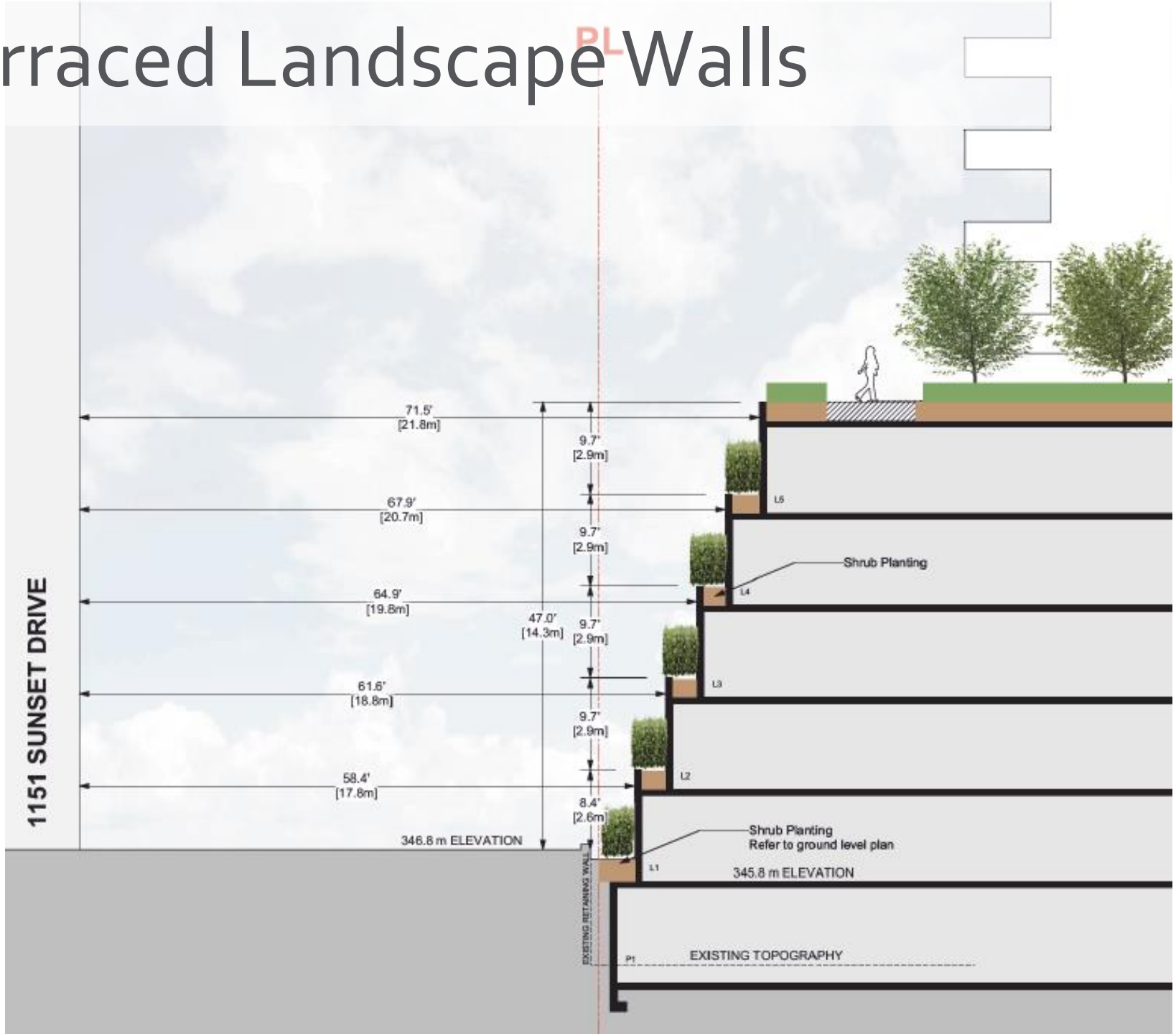


Amenity Level North

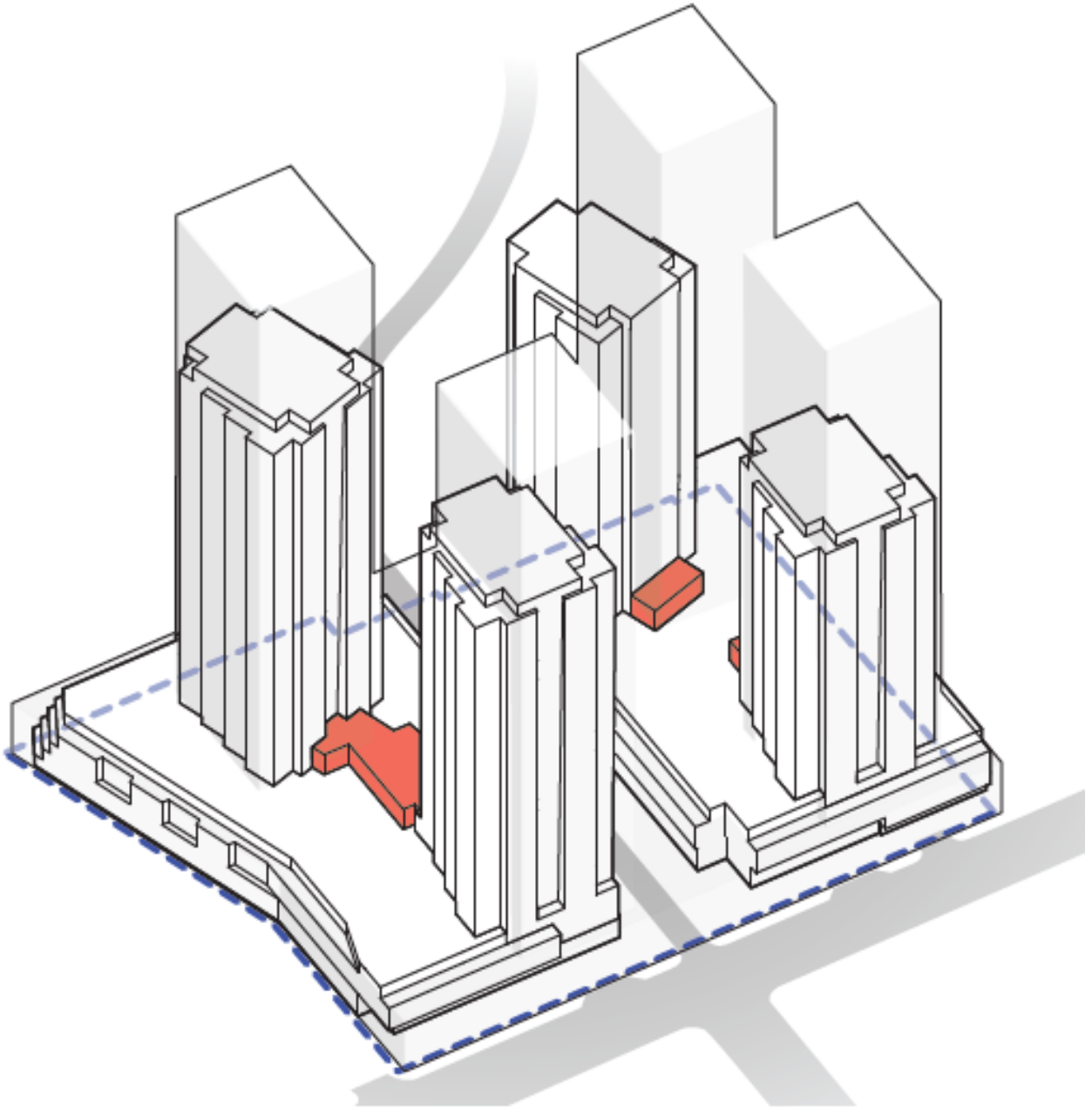


Amenity Level South

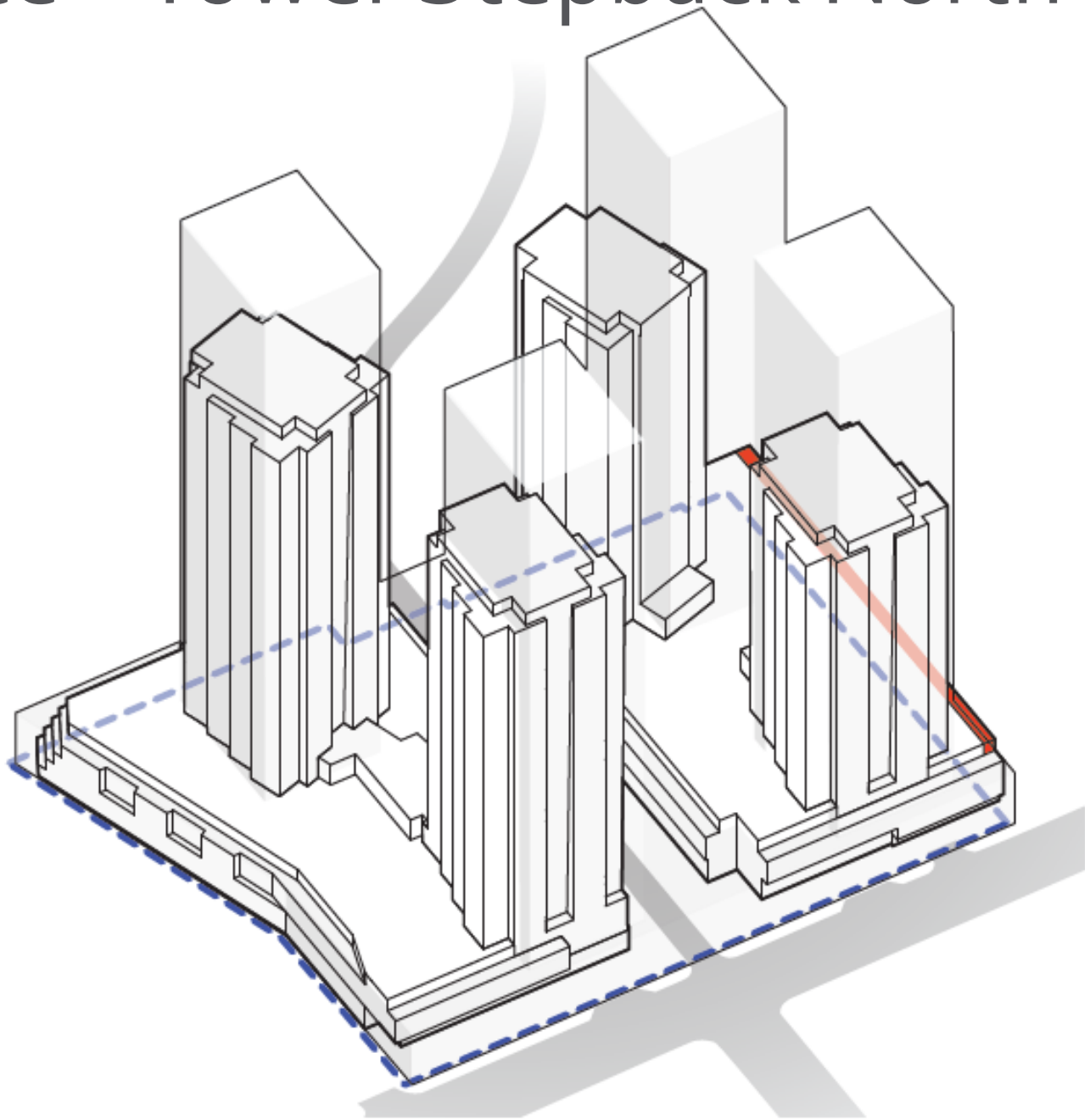
Terraced Landscape Walls



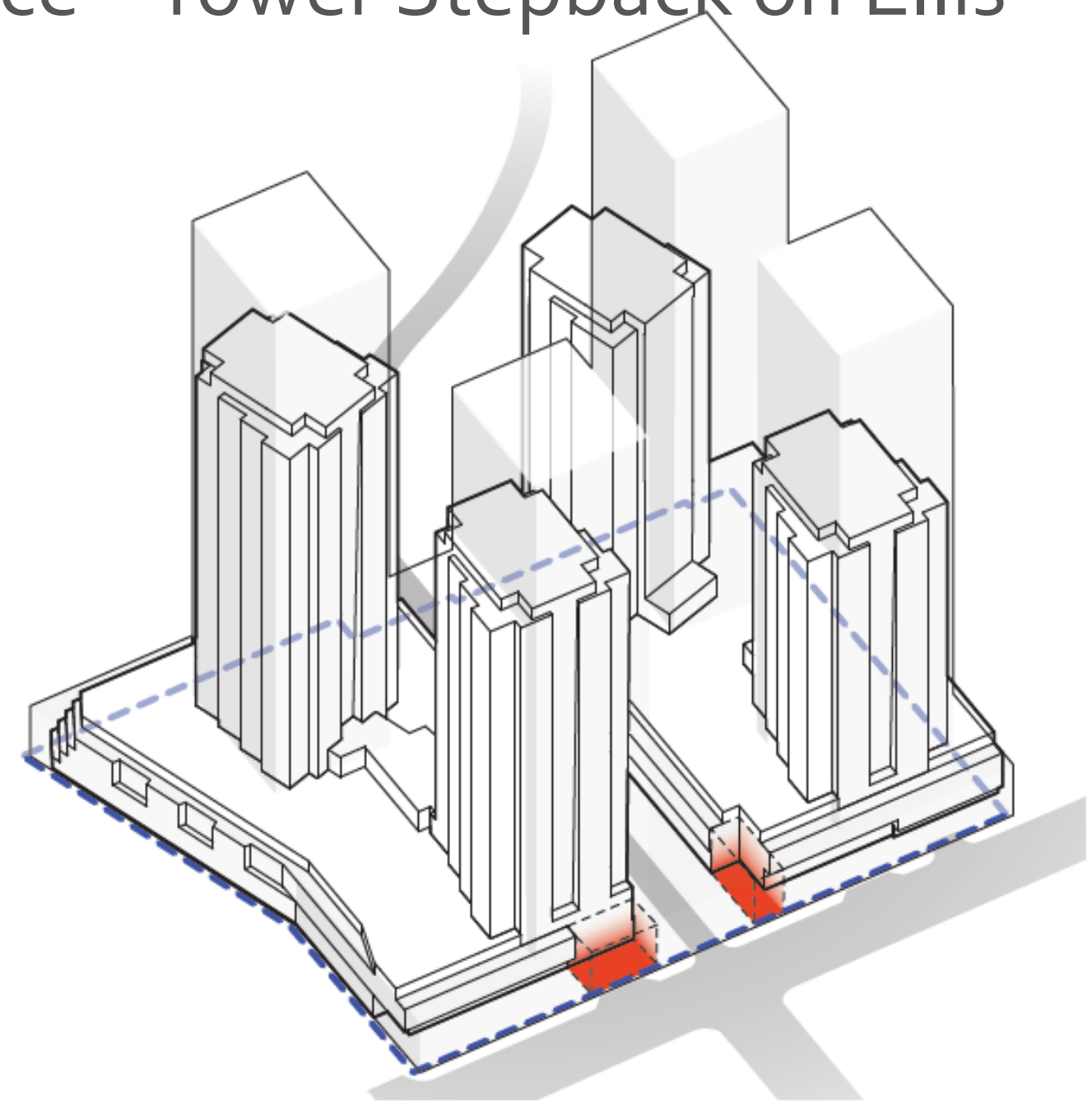
Variance – Floor Plate Amenity Level



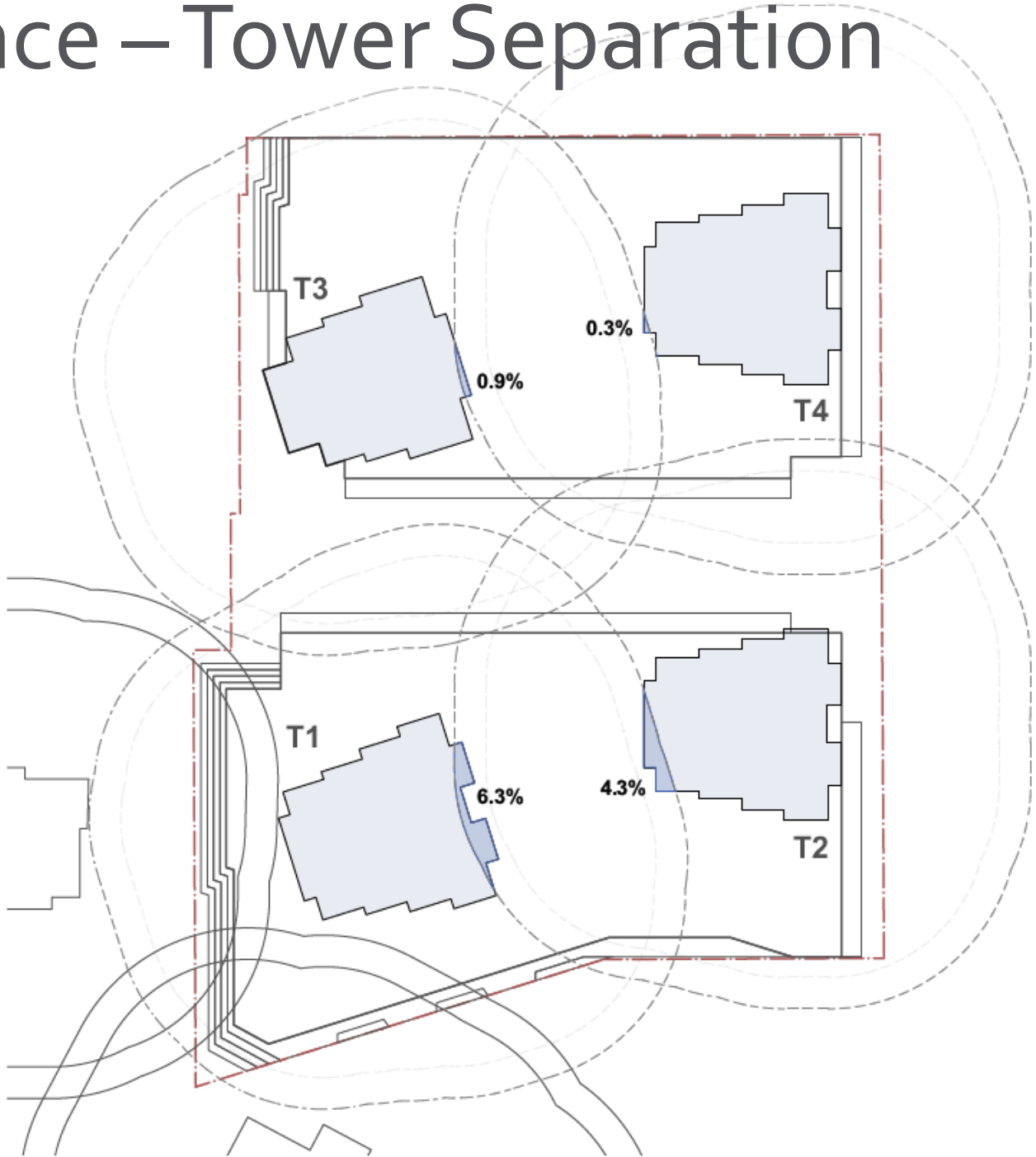
Variance – Tower Stepback North



Variance – Tower Stepback on Ellis



Variance – Tower Separation



Rendering – Aerial View

Rendering – Ellis St

Rendering – Residential Lobbies

Renderings – Amenities

1.

2.

3.

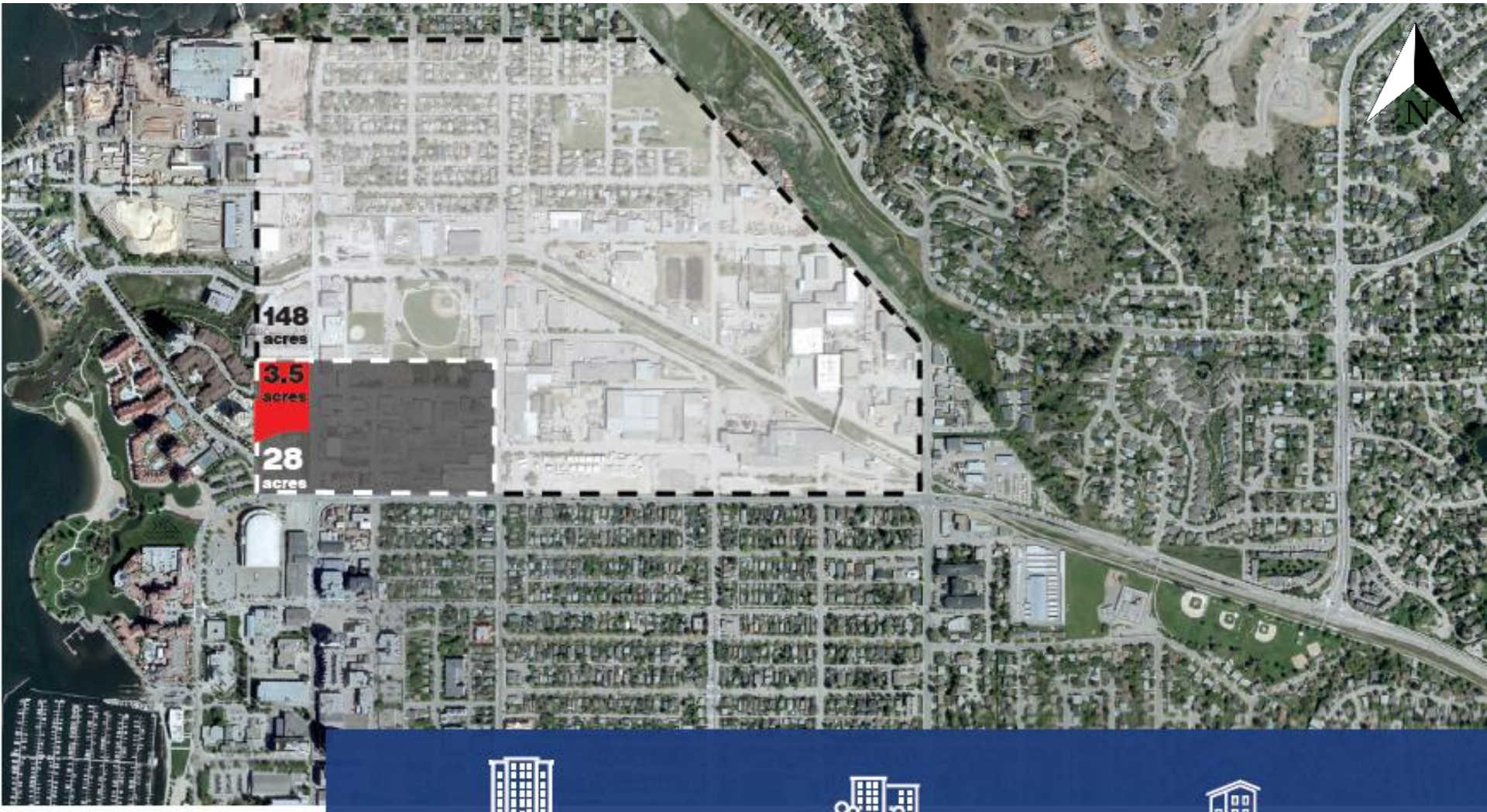
OCP Design Guidelines

- Wrap-around podium treatment
- Active frontages with ground-oriented units
- Public urban plaza
- Public art
- Articulated façades & towers - visual interest
- Water themed colour palette

Council Priorities

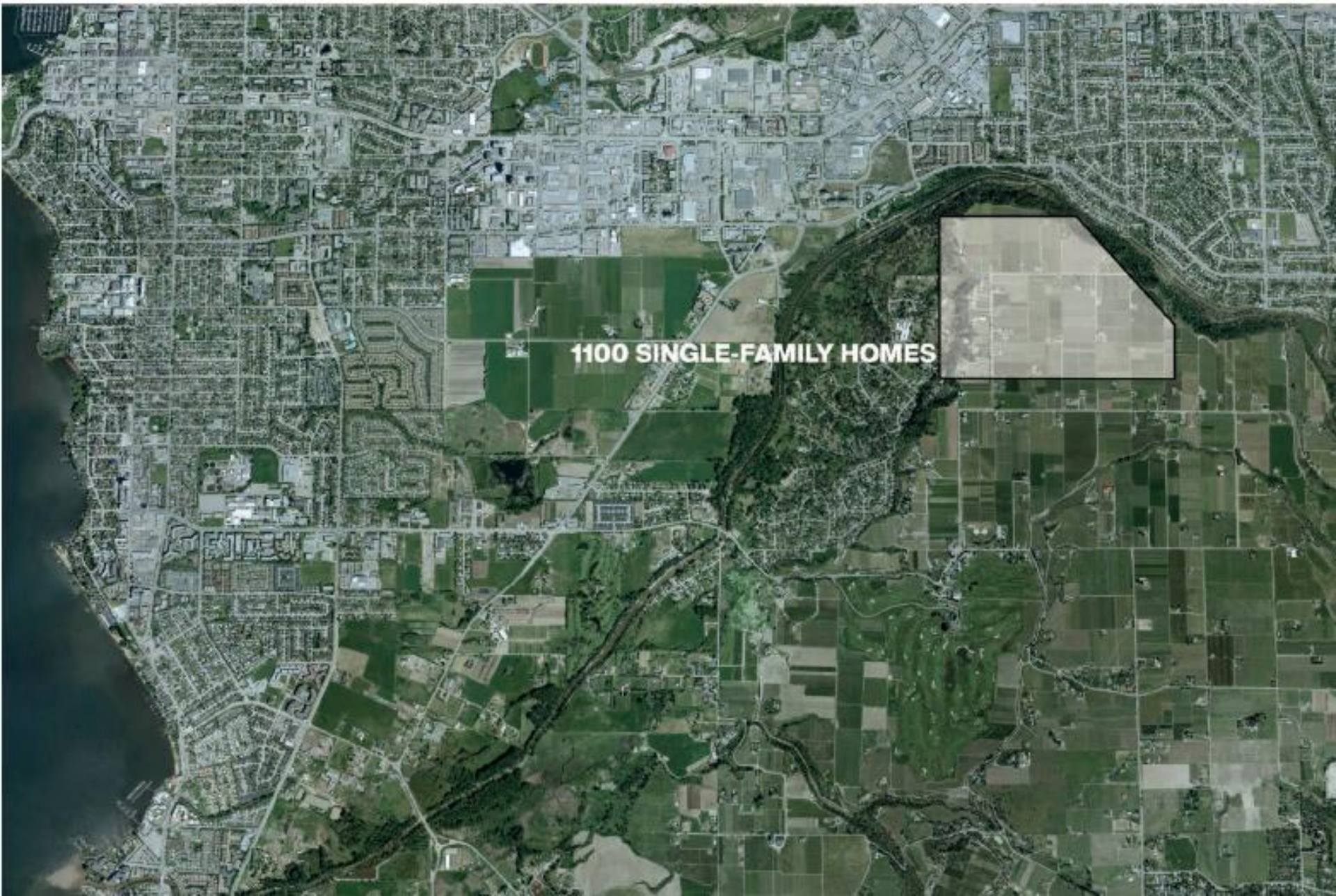
1. Crime Prevention Through Environmental Design:
   - Natural Surveillance (eyes on the street)
2. Affordable Housing:
   - $2.38 million to Housing Opportunities Reserve Fund
3. Transportation:
   - East/west sidewalk connection
4. Climate Lens:
   - Greenery on roof & landscaped walls
   - Sustainable Growth

Climate Lens – Sustainable Growth



Built Form Typology	Tower + Podium (The Vintage at Waterscapes)	4-5 Storey Midrise Blocks	Suburban Detached Houses
1,100 Unit Footprint	3.5 acres	28 acres	148 acres

Climate Lens – Sustainable Growth



Climate Lens – Sustainable Growth

Staff Recommendation

- Staff recommend **support** for the proposed development permit associated variances as it:
  - Meets majority of OCP Design Guidelines
  - Aligns with Council Priorities
  - Variances will have minimal impact on public realm or adjacent properties