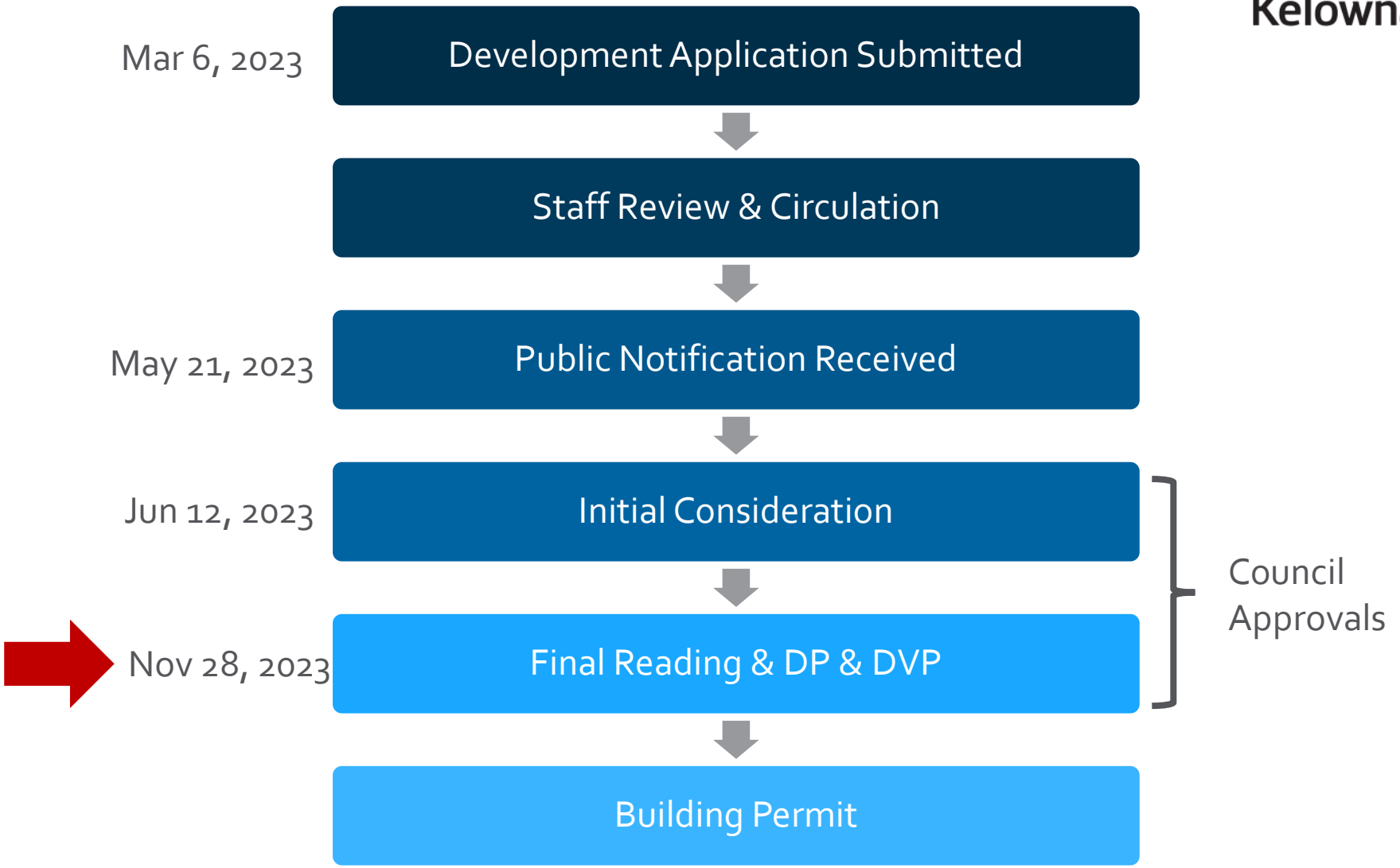
DP23-0046 DVP23-0047
285 Robson Rd W

Development Permit & Development Variance Permit

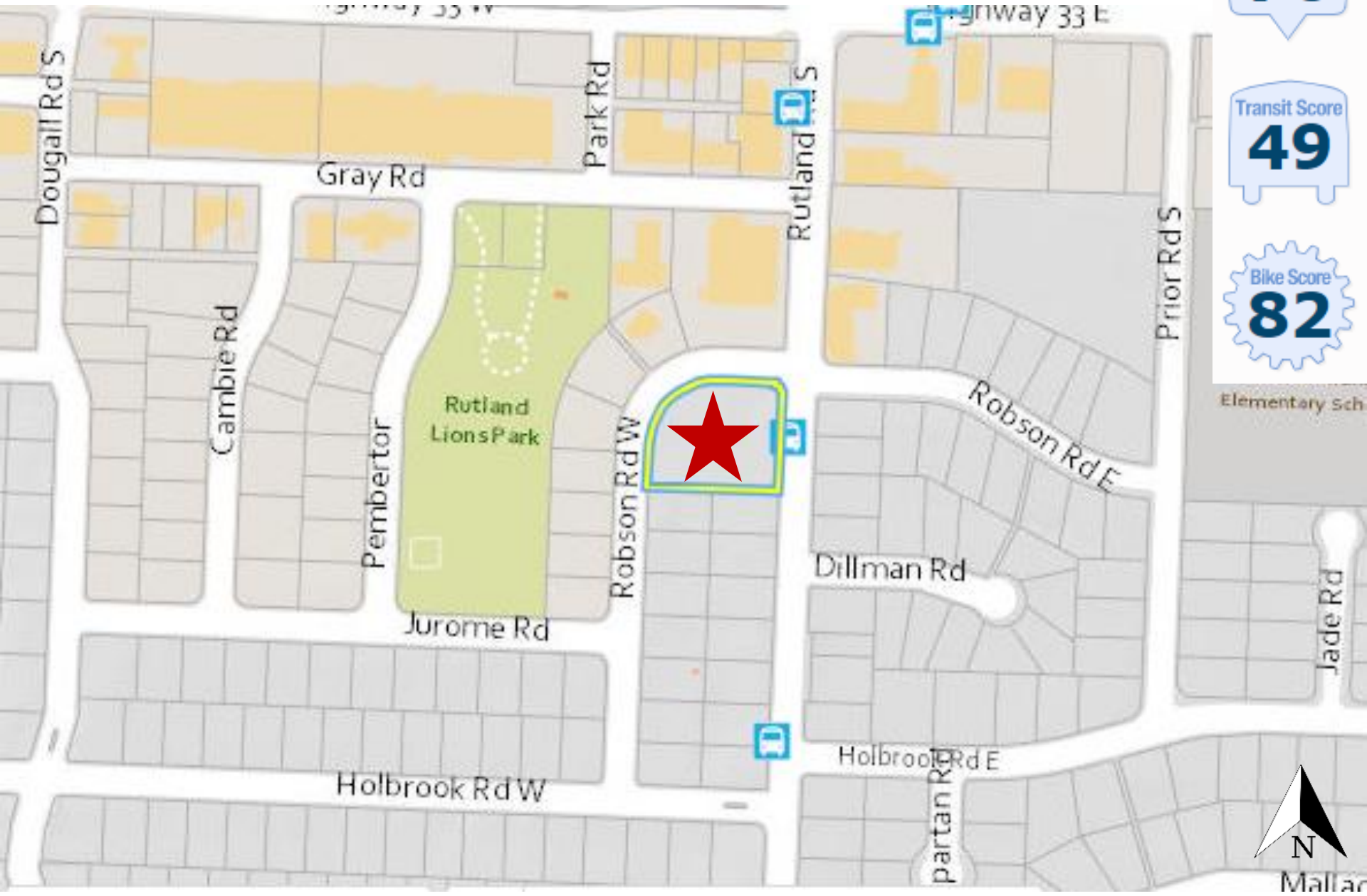
Purpose

- To issue a Development Permit and Development Variance Permit for the form and character of apartment housing with a variance to the flanking side yard setback.

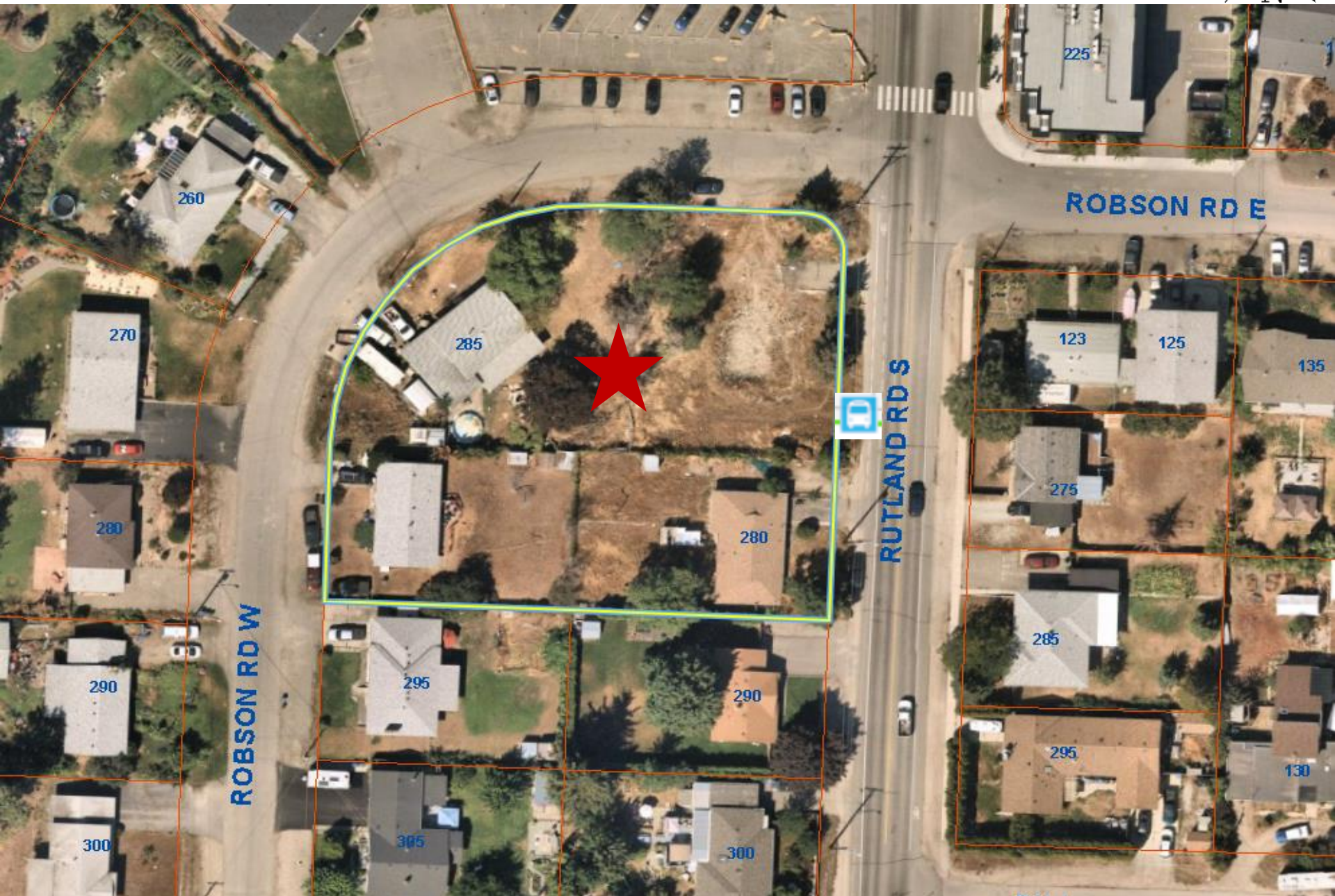
Development Process



Context Map


Walk Score
70
Transit Score
49
Bike Score
82
Dougall Rd S
Park Rd
Rutland Rd S
Gray Rd
Prior Rd S
Cambie Rd
Pembertor
Rutland
Lions Park
Robson Rd W
Robson Rd E
Dillman Rd
Jade Rd
Jurome Rd
Holbrook Rd W
Holbrook Rd E
N

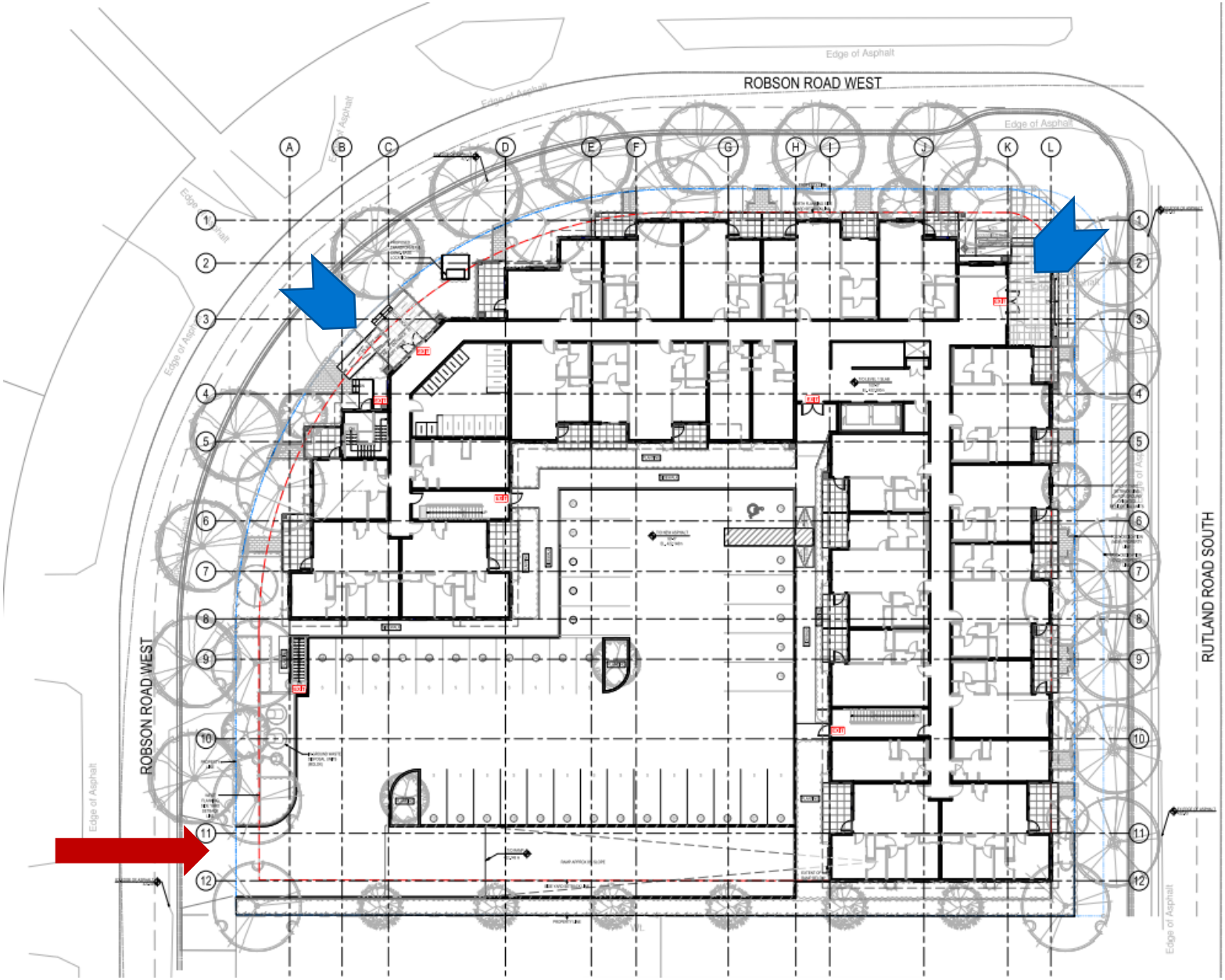
Subject Property Map



Technical Details

- MF3r – Apartment Housing Rental Only
  - 106 units
    - 20 Bachelor
    - 51 1-Bedroom
    - 35 2-Bedroom
  - 5 storeys in height
  - 133 Parking Stalls
  - 114 Bicycle Stalls

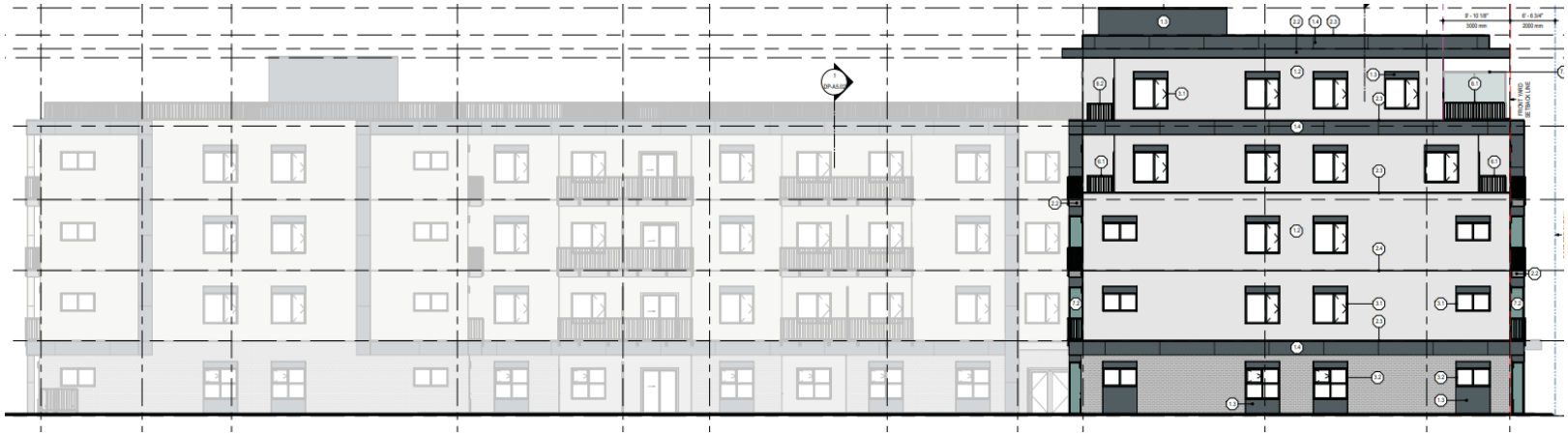
Site Plan


N
ROBSON ROAD WEST
RUTLAND ROAD SOUTH
ROBSON ROAD WEST
Edge of Asphalt

Elevation – North

Elevation – West

Elevation – South



Elevation – East

Materials Board

BUILDING ELEVATION KEYNOTE SCHEDULE

FIBRE CEMENT PANEL - LIGHT GREY	FIBRE CEMENT PANEL - MEDIUM GREY	FIBRE CEMENT PANEL - DARK BLUE	METALS - MEDIUM GRAY	ROOF MEMBRANE - MEDIUM GRAY
1.6	1.5	1.4, 2.2	2.3, 2.4, 6.1, 6.2, 6.3	5.1
BRICK - DARK GRAY	CEMENT STUCCO - DARK BLUE	CEMENT STUCCO - LIGHT GRAY	CEMENT STUCCO - MEDIUM GRAY	
1.7	1.3	1.2	1.1	

Landscape Plan

Rooftop Plan

Rendering – NE

Rendering – NW

Rendering – SE

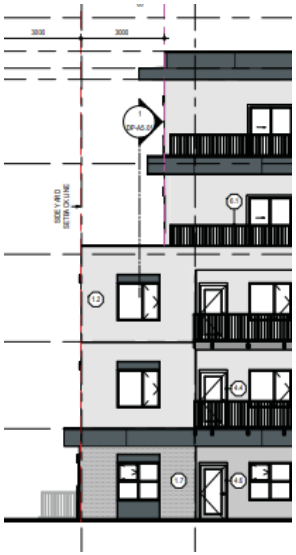
Rendering – Amenity Level

Variances

- Variance to the flanking side yard from 4.5 m required to 2.1 m proposed.
- Levels 2-4.
- Robson Road Frontage.

OCP Design Guidelines

- Ensure buildings contribute positively to the neighbourhood context and provide a sensitive transition in scale to existing and future buildings, parks, and open spaces.



OCP Design Guidelines

- Orient entries, windows, patios and balconies to face the fronting street. Ensure primary building entries are directly accessible from the fronting public sidewalk.
- Provide access to underground or above ground on-site parking from secondary streets or lanes
- Incorporate distinct architectural treatments for corner sites and highly visible buildings such as varying the roofline, articulating the facade, adding pedestrian space, increasing the number and size of windows, and adding awnings and canopies.

Staff Recommendation

- Staff recommend **support** for the proposed development permit and development variance permit as it:
  - Meets majority of OCP Design Guidelines
  - Impact of the variance considered minimal