

Development Permit & Development Variance Permit

Purpose

➤ To issue a Development Permit for the form and character of apartment housing and a Development Variance Permit to vary the minimum front yard building stepback from 3.0 m required to 0.0 m proposed.

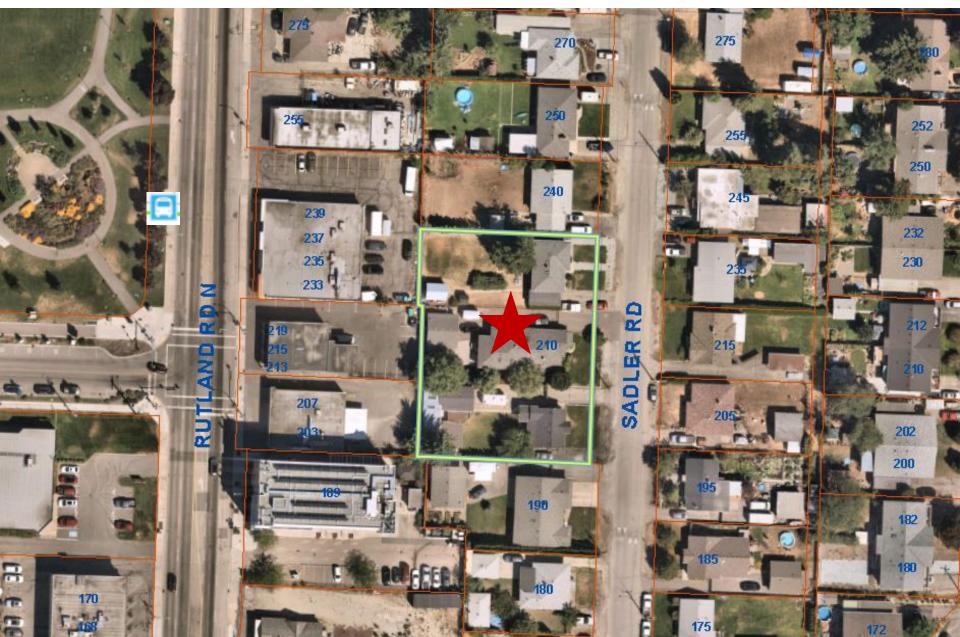
Development Process



Context Map Walk Score **Transit Score** Rutland Rd Briarwood Park Rutland Bloff Linear Park Centennia" Park Roxby Square **Hwy 33** Brighton South Rutland Park Rutland Elementary School Lions Park nd RdS llywood

Subject Property Map





Technical Details

- ► UC4r Rutland Urban Centre Rental Only
 - ▶ 115 units
 - ▶ 11 bachelor (micro-suite)
 - 24 one-bedroom
 - ▶ 69 two-bedroom
 - ▶ 11 three-bedroom
 - ▶ 6 storeys in height
 - ▶ 100 Parking Stalls
 - 2 cash-in-lieu of parking stalls
 - ▶ 96 Long-term Bicycle Parking Stalls
 - ▶ 3 Large Trees

Variances

Section 14.11: To vary the minimum stepback from 3.0 m required to 0.0 m proposed.





East Elevation
Facing Sadler Rd

North Elevation
Facing adjacent property

Variances – 6th Floor Plan





Site Plan EXIT PATH - REFER TO CODE PLAN TIE-IN - REFER TO CIVIL & MECH. EXIT PATH - REFER TO CODE PLAN Property line STORMWATER CAPTURE TANKS -REFER TO CIVIL OPEN AIR RECYCLING ENCLOSURE PARKADE ENTRY PAD MOUNTED TRANSFORMER (4.8m x 4.8m SRW) - REFER TO ELEC. (6A) (2A) Sadler Rd

Elevation – East



Sadler Rd

Elevation – West



Elevation – South

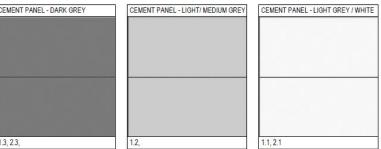


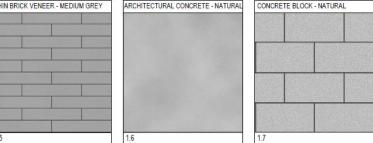
Elevation – North

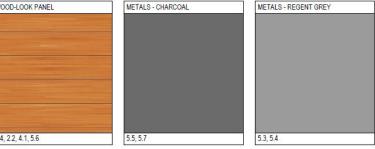


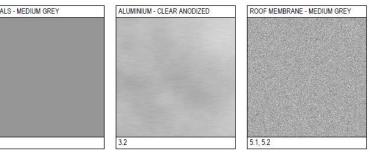
Materials Board











Landscape Plan RETAINING WALL(TYP.) PLAY EQUIPMENT -SAFETY SURFACING (TYP.) 1.25M HT. BLACK CHAIN LINK GARDEN TOOLS STORAGE BOX--CONCRETE PATHWAY (TYP.) DOG RUN RAISED PLANTER (TYP.) -2.0M HT. SOUD SCREEN FENCE TABLE ANDLOOSE CHAIRS (TYP.) BBQ KITCHEN (TYP.) -PICNIC TABLE (TYP.) COMPOSITE WOOD-CONCRETE PAVERS ON PEDESTALS (TYP.) ON PEDESTALS (TYP.) CONCRETE PAVERS ON PEDESTALS (TYP.) BARREL SAUNA (TYP.) ELEVATED COMMUNITY GARDEN BOX (TYP.) -GRANULAR FILL (TYP.) SYNTHETIC LAWN ON-PEDESTALS (TYP.) -DECORATIVE SHRUB, PERENNIAL, & ORNAMENTAL GRASS PLANTINGS (TYP.) GRANULAR ROCK (TYP.)-SMALL DECIDUOUS TREE-JAMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE') (TYP.) SMALL DECIDUOUS TREE-TREE GRATE (TYP.) PARKADE EXHAUST VENT-(SYRINGA RETICULATA 'NORY SILK') (TYP.) BIKE RACK (6 STAILS) (TYP.) -MEDIUM DECIDUOUS TREE LARGE DECIDUOUS TREE-[CARPINUS CAROLINIANA] [TYP.] [QUERCUS MACROCARPA BURR OAK] TURF (TYP.)

Sadler Rd

Rendering – NW



Shadow Study



1) March 21: 9 am



2) March 21: 12 noon



3) March 21: 3 pm



4) December 21: 9 am



5) December 21: 12 noon



6) December 21: 3 pm

OCP Design Guidelines

- Orienting the primary building façade and entries to Sadler Rd
 - ► Incorporating individual ground floor entrances
- Locating balconies and windows to create an active frontage with 'eyes on the street'
- Screening parking from public view
- Articulating the front building façade and utilizing a consistent range of materials and colours

Staff Recommendation

- Staff recommend **support** for the proposed development permit and development variance permit as it:
 - Meets majority of OCP Design Guidelines
 - Variances created due to bylaw change when project was already in-stream