

Development Permit & Development Variance Permit

350 Doyle Ave

DP24-0218 DVP24-0219



Purpose

- To issue a Development Permit and Development Variance Permit for the form and character of a high-rise mixed-use building with variances to bicycle parking, podium requirements, tower setback, and height.

Development Process

Nov 15, 2024

Development Application Submitted



Staff Review & Circulation



Mar 25, 2025

Public Notification Received



May 13, 2025

DP & DVP

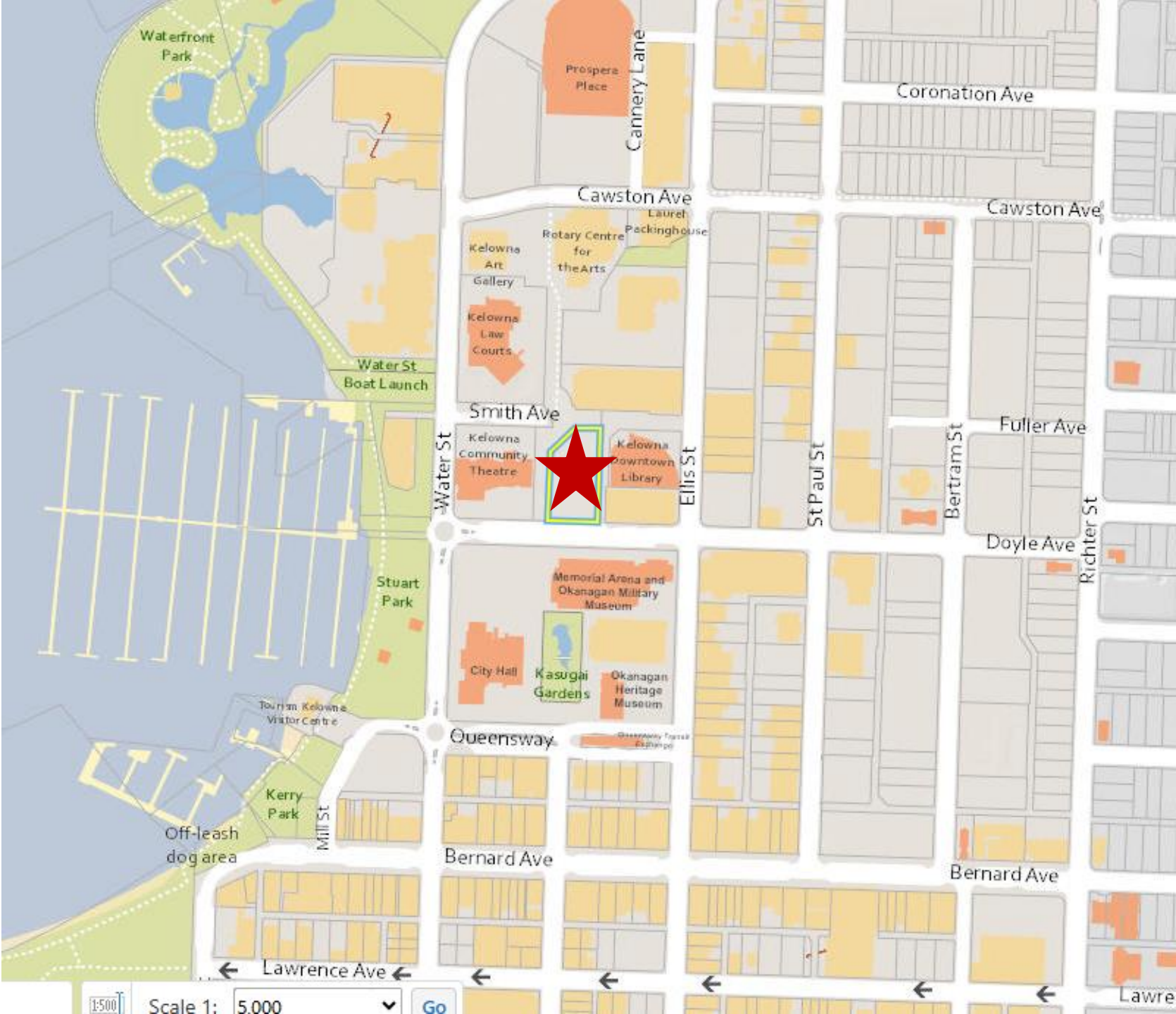
} **Council
Approvals**



Building Permit



Context Map





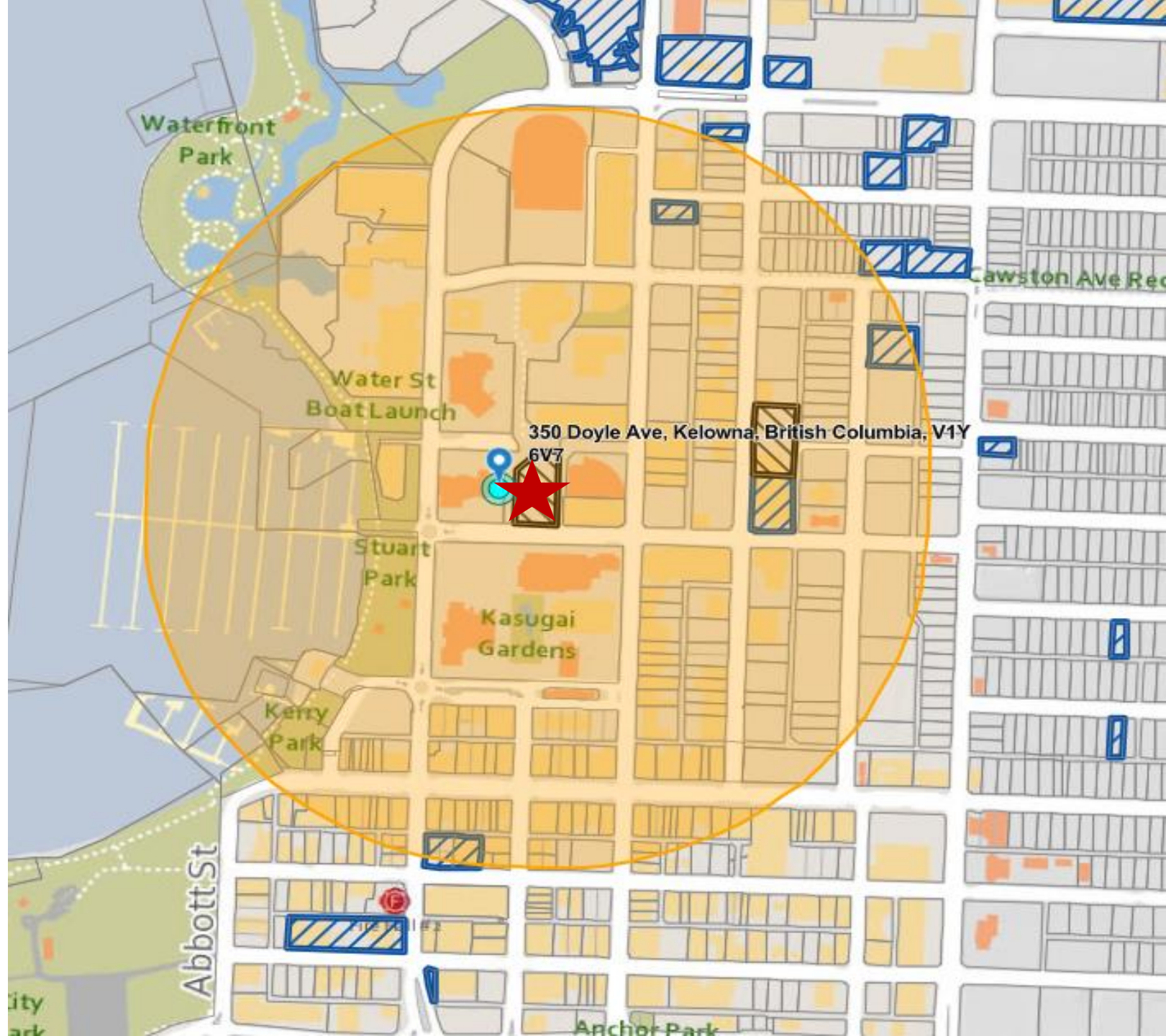
Model City

Estimated Population:

2,029

Estimated Jobs:

11,575





Subject Property Map



Site Photo



Technical Details

UC1r – Downtown Urban Centre Rental Only

- 25 storeys with 259 units
 - 100 Studio
 - 99 One - Bedroom
 - 60 Two - Bedroom
- 214 Parking Stalls
- 339 Long Term Bicycle Parking Stalls

Section 8:

-

Variances

Section 9:

- To vary the maximum podium height from 16.0 m permitted to 18.4 m proposed.
- To vary the maximum height of parking from 16.0 m permitted to 18.4 m proposed.
- To vary the number of parking spaces that do not have an overhead roof for weather protection from zero to twelve.



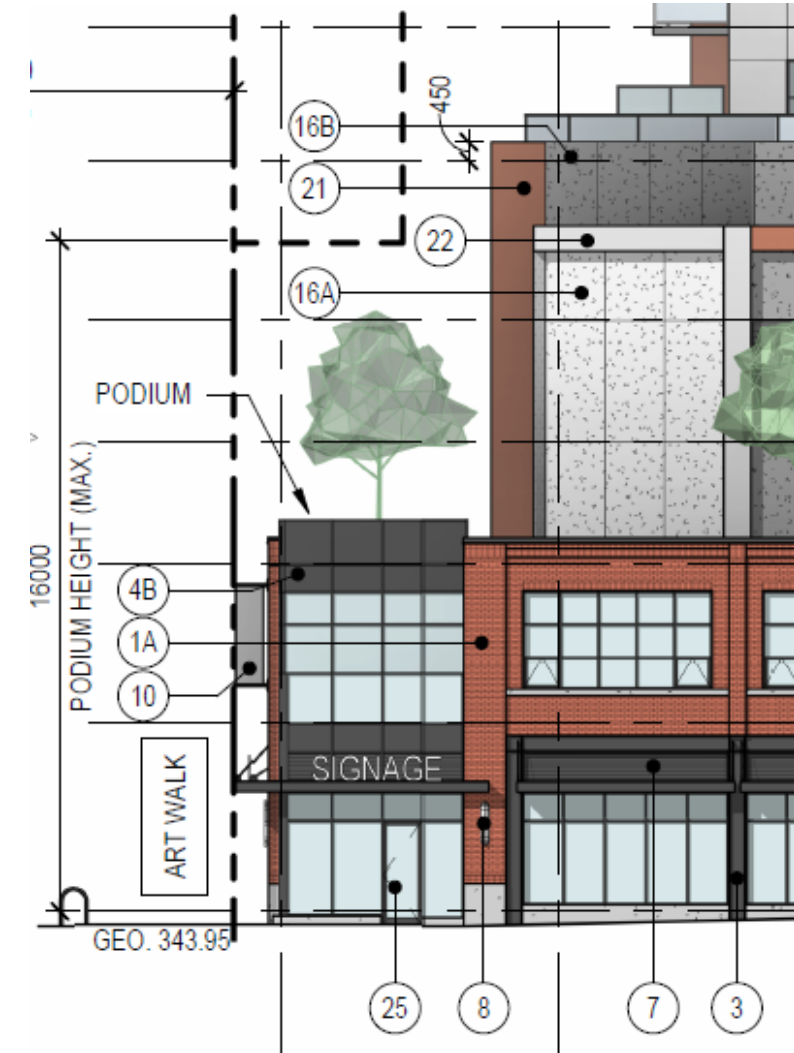
Rendering Doyle Ave and Artwalk



Variances

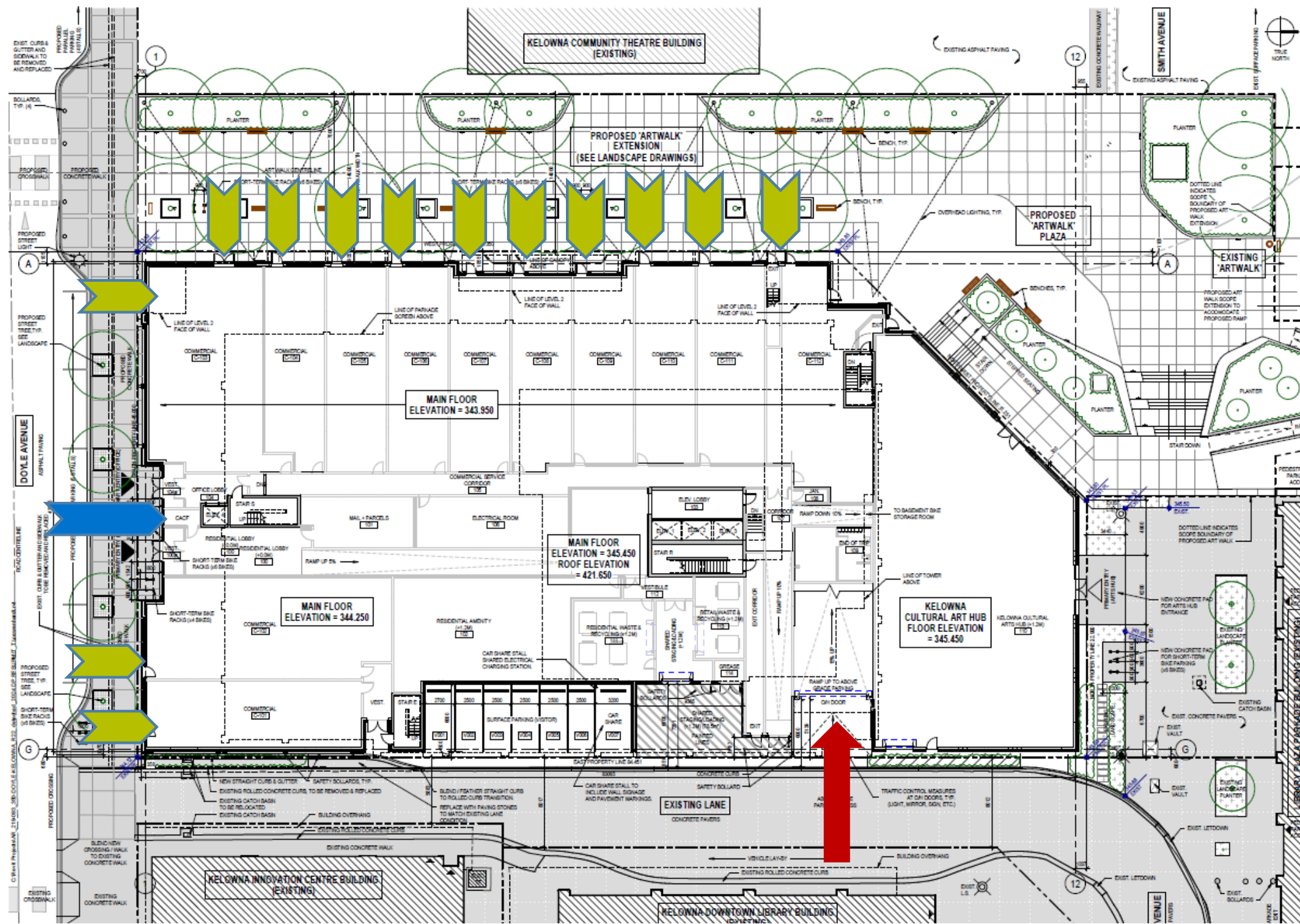
Section 14:

- To vary the required maximum height from 15 storeys / 56.0 m permitted to 25 storeys / 77.4 m proposed
- To vary the minimum setback above 16.0 m from 3.0 m required to 0 m proposed.

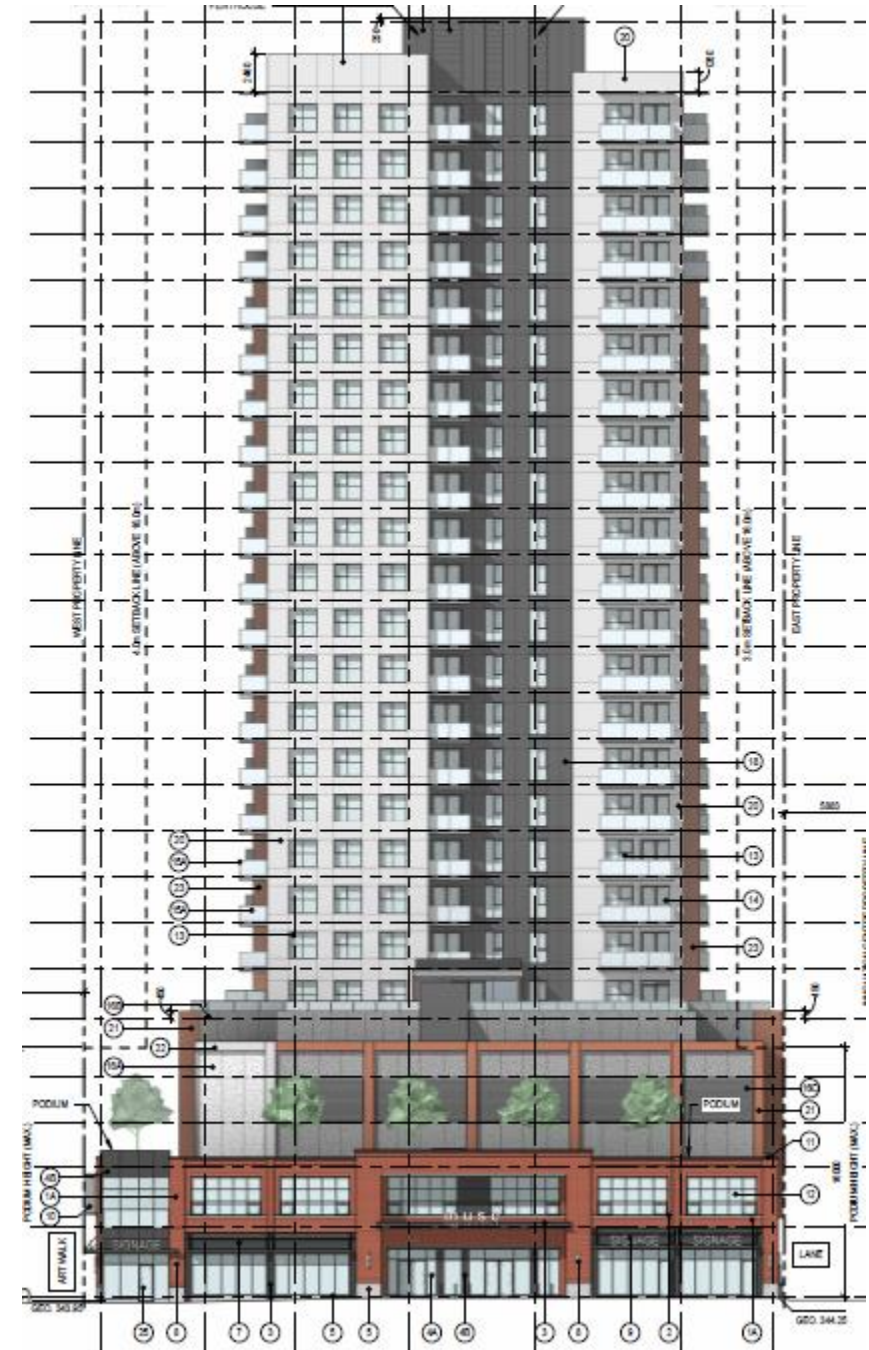


Site Plan

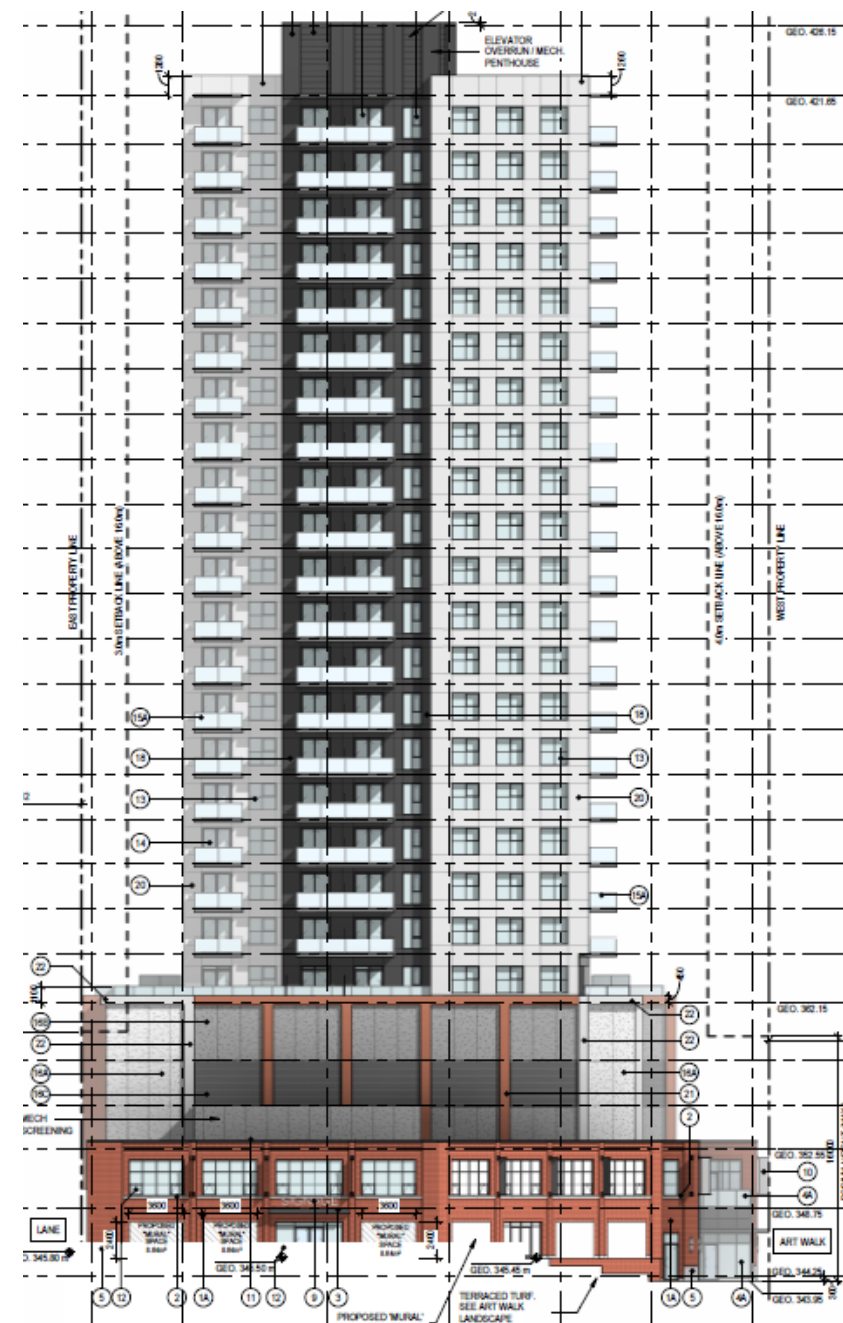
Doyle Ave



Elevation (South)



Elevation (North)



Rendering SW



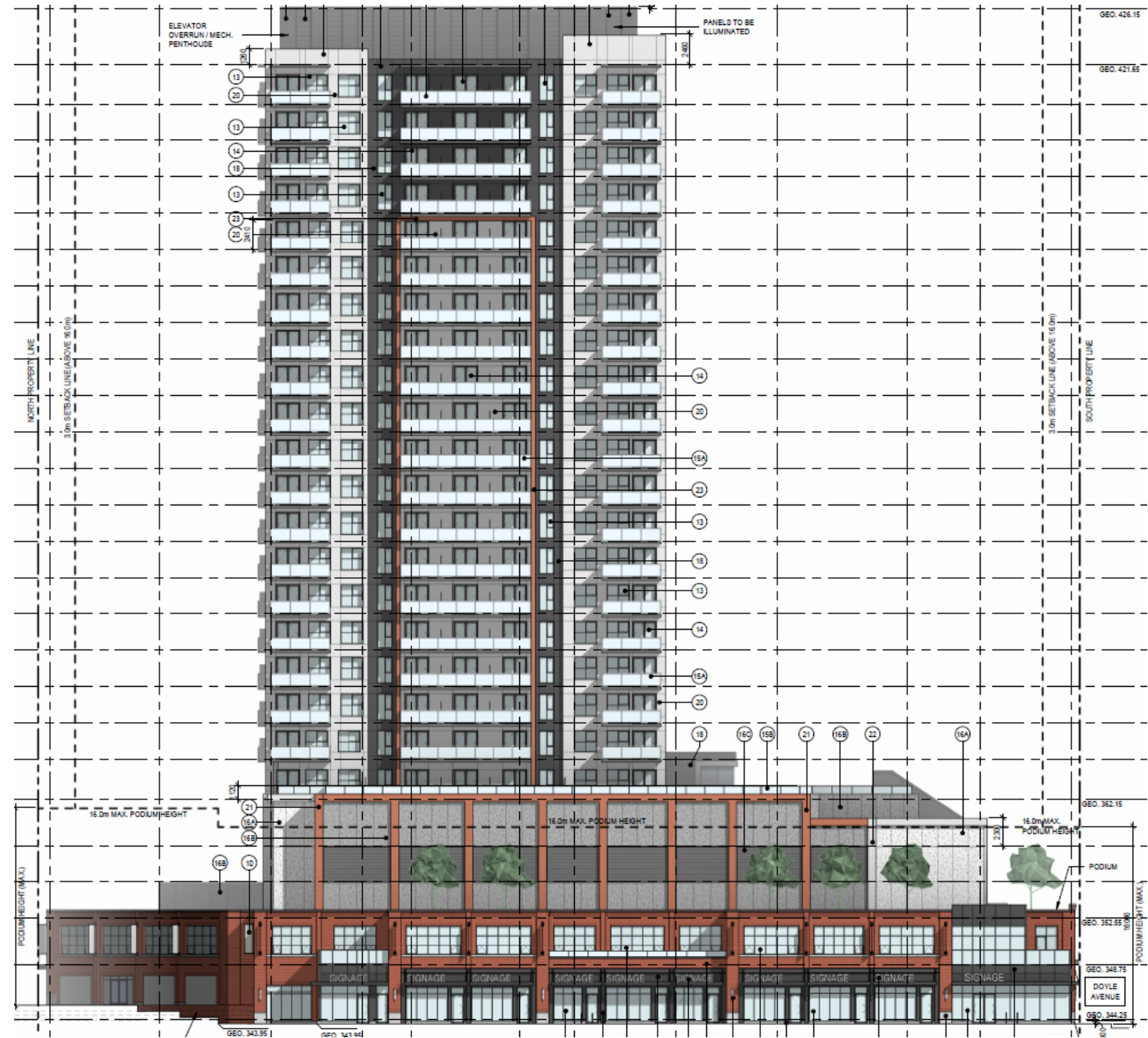
Rendering SW



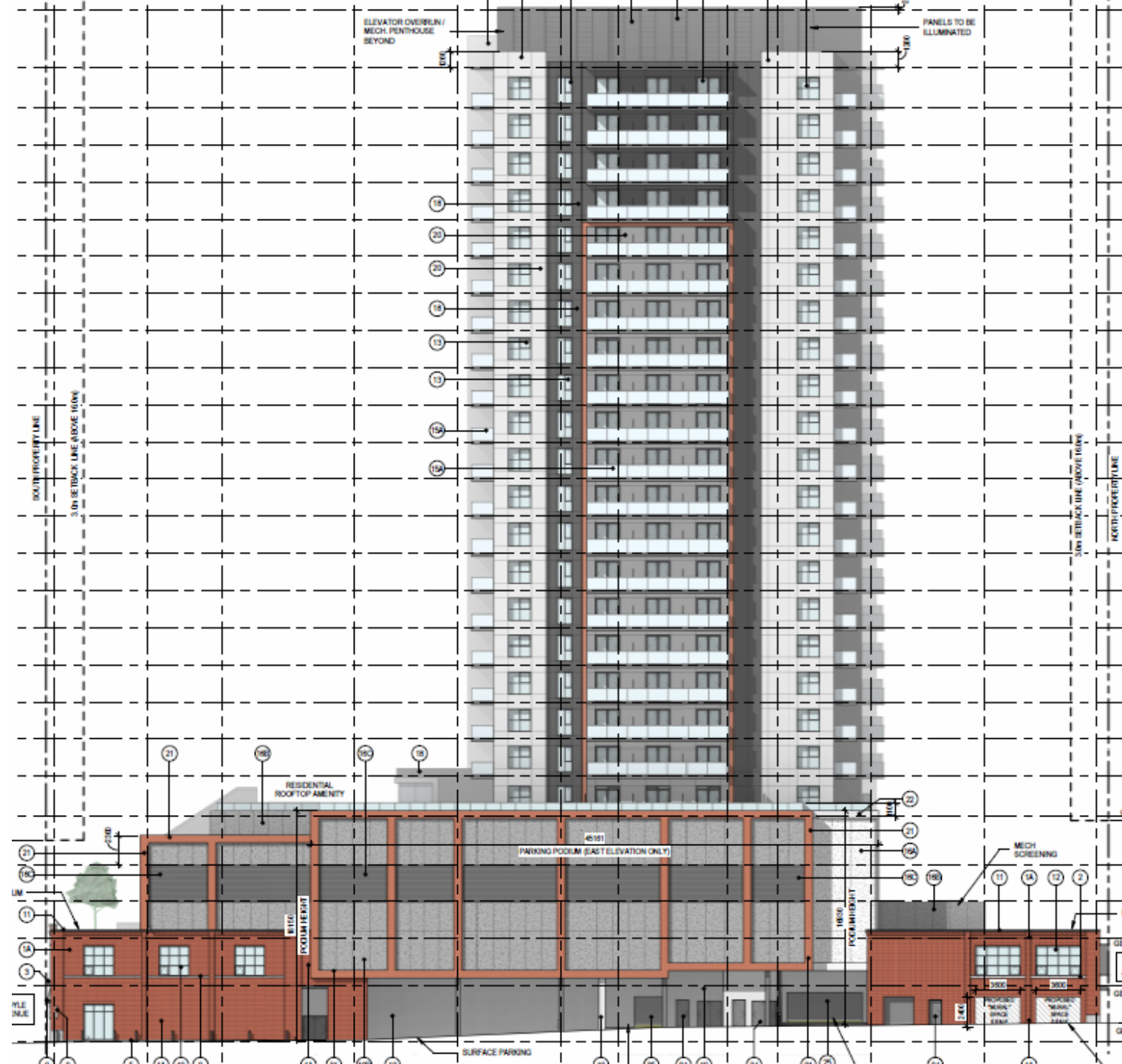
Rendering NW



Elevation (West)



Elevation (East)



Rendering Doyle Ave and Artwalk



Materials Board

EXTERIOR MATERIALS

The exterior design for MUSE (350 DOYLE) includes a variety of exterior materials and detailing, which includes the following:

LOWER PODIUM MATERIALS & DETAILS:



1A.: BRICK MASONRY VENEER
COLOUR: HISTORIC RED (TUMBLED),
SIZE: MODULAR, RUNNING BOND.



**RETAIL STOREFRONT CANOPY
DETAILING:**
**3.: METAL C-CHANNEL FRAMING / METAL
BREAK-SHAPE – COLOUR: BLACK**
**6.: METAL TRELLIS CANOPY (C/W TIE-
BACK RODS AS SHOWN) – COLOUR:
BLACK**
**7.: MECHANICAL LOUVER PANEL –
COLOUR: BLACK**

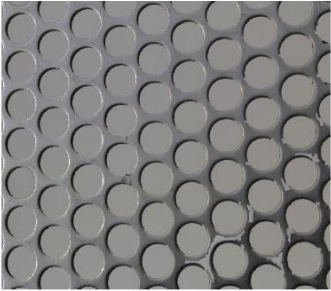


5.: PRECAST CONCRETE WALL BASE
LOCATED AT BRICK PILASTERS, C/W
REVEAL LINES.

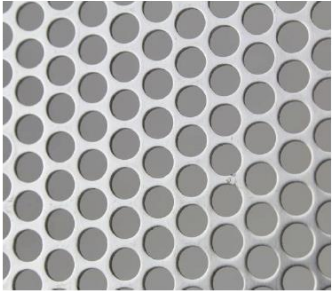


DOYLE AVENUE PERSPECTIVE VIEW

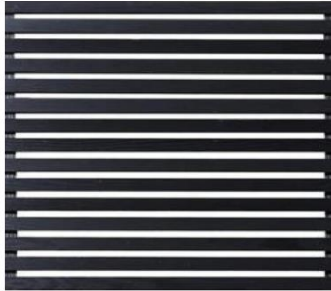
UPPER PARKING PODIUM & TOWER MATERIALS & DETAILS:



16A.: PARKADE SCREENING
PREFINISHED PERFORATED METAL
PANEL, MIN. 50% OPENINGS – COLOUR
MEDIUM GREY



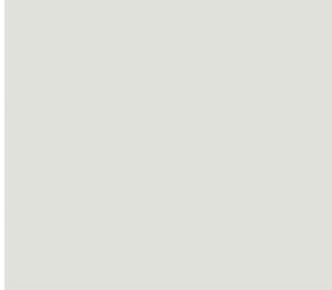
16B.: PARKADE SCREENING
PREFINISHED PERFORATED METAL
PANEL, MIN. 50% OPENINGS – COLOUR
BLACK



16C.: PARKADE SCREENING
PREFINISHED METAL HORIZONTAL SLAT
WALL, MIN. 50% OPENINGS – COLOUR
LIGHT GREY



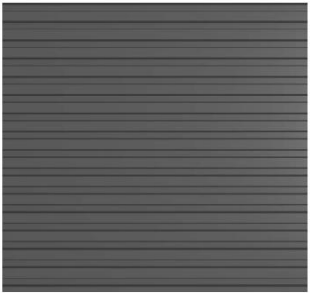
**23.: PARKADE PILASTERS / BALCONY
ACCENT FRAMES**
PPREFINISHED PANEL SYSTEM – COLOUR:
'TERRACOTTA' TO MATCH BRICK TONE



**20.: TOWER CLADDING - PREFINISHED
PANEL SYSTEM – COLOUR: WHITE**
**22.: PARKADE SCREENING – PILASTER
CORNER FRAME – COLOUR: WHITE**



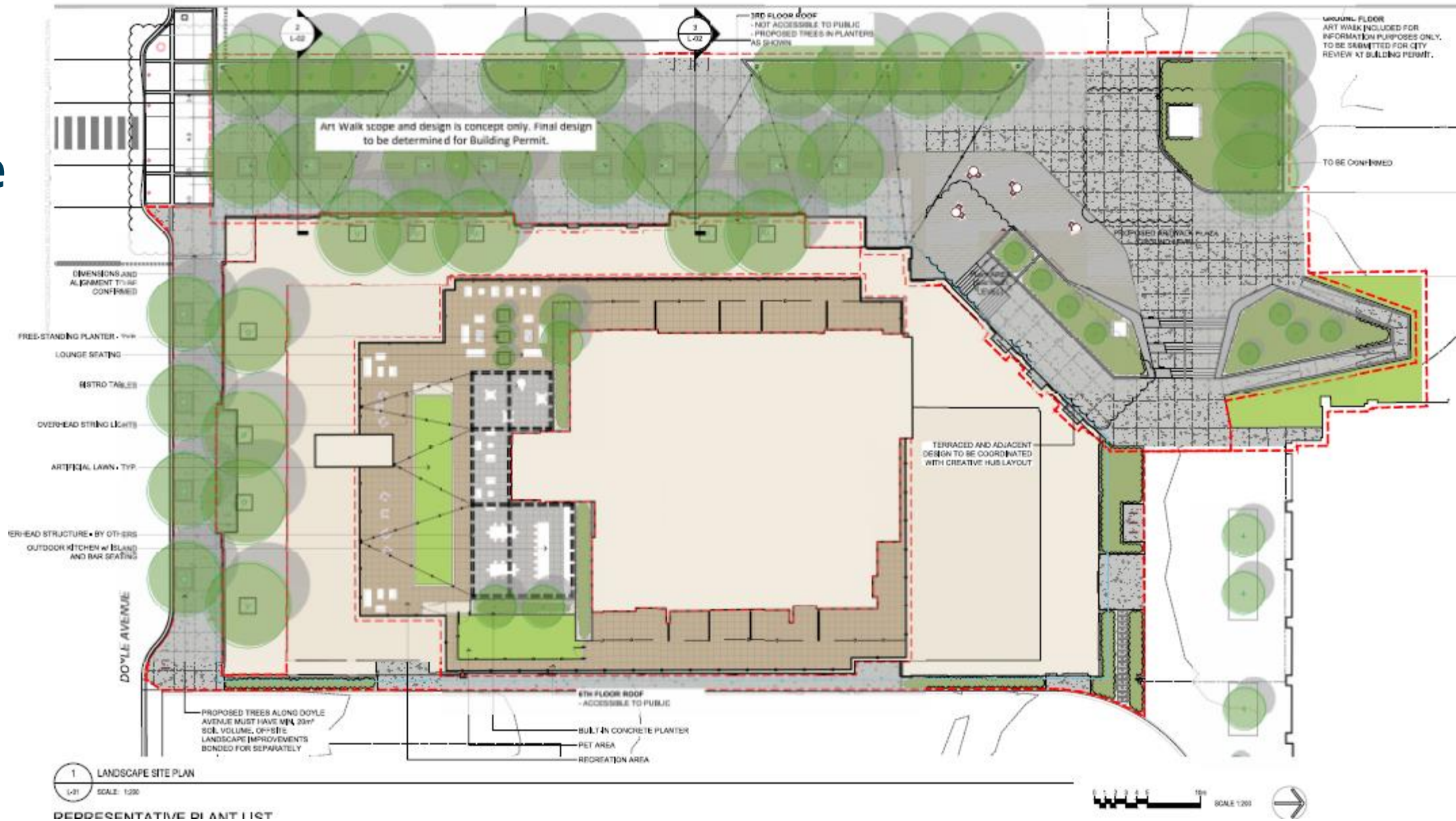
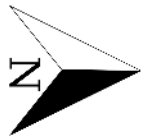
**18.: TOWER CLADDING - PREFINISHED
PANEL SYSTEM – COLOUR: CHARCOAL**

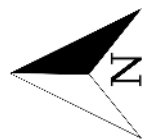


**17B.: MECH PENTHOUSE -PREFINISHED
CORRUGATED PANEL SYSTEM – COLOUR:
CHARCOAL**

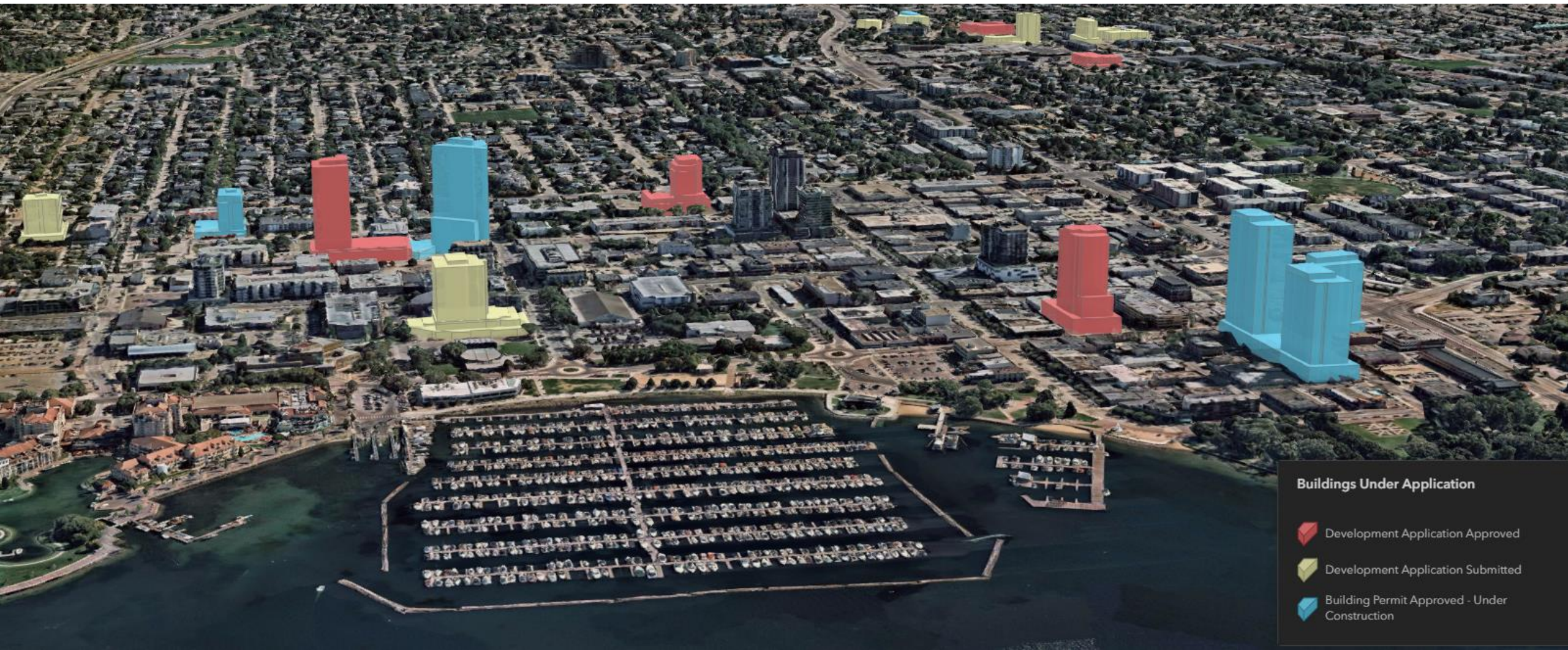
Landscape Plan

Doyle Ave





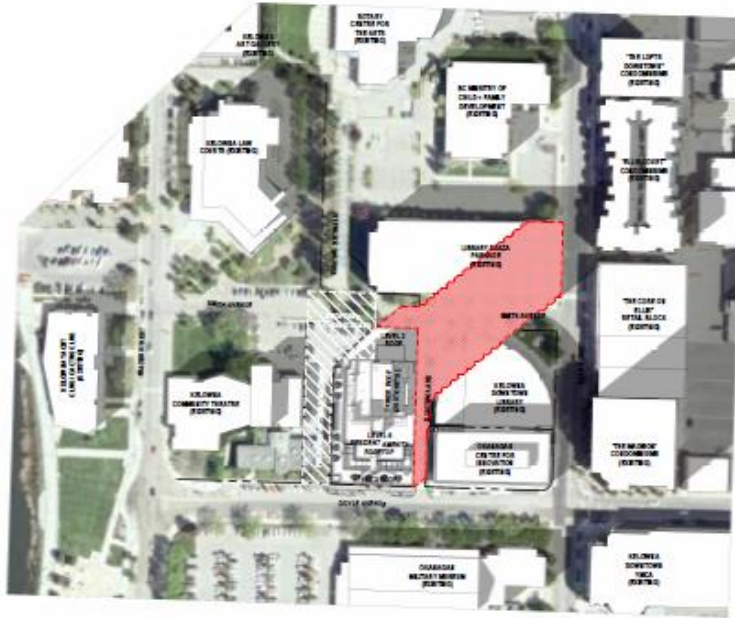
Downtown Perspective



Buildings Under Application

-  Development Application Approved
-  Development Application Submitted
-  Building Permit Approved - Under Construction

Shadow Study



4 SHADOW STUDY - MARCH 21 @ 4:00PM
DP1.03 SCALE: 1:1500



2 SHADOW STUDY - MARCH 21 @ 12:00PM
DP1.03 SCALE: 1:1500

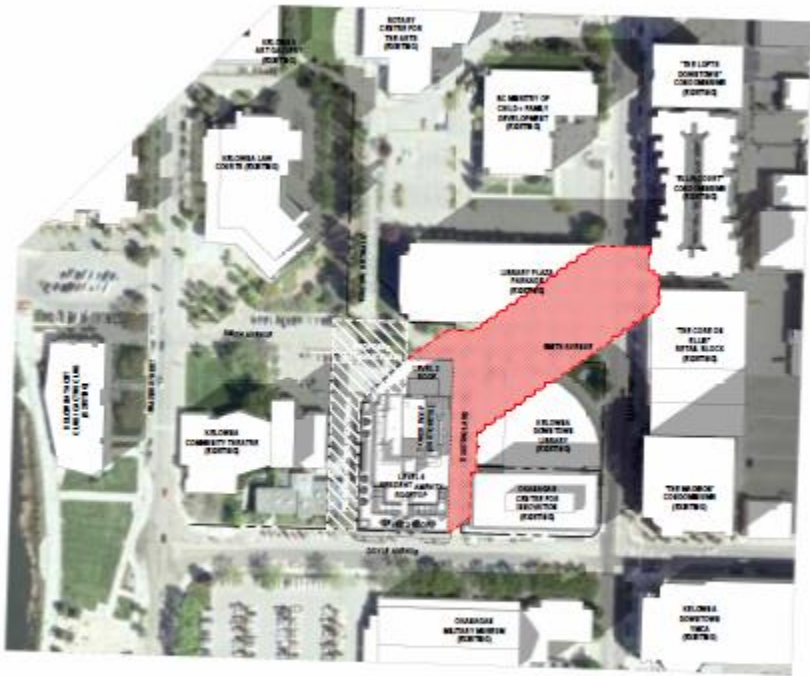


4 SHADOW STUDY - JUNE 21 @ 4:00PM
DP1.04 SCALE: 1:1500

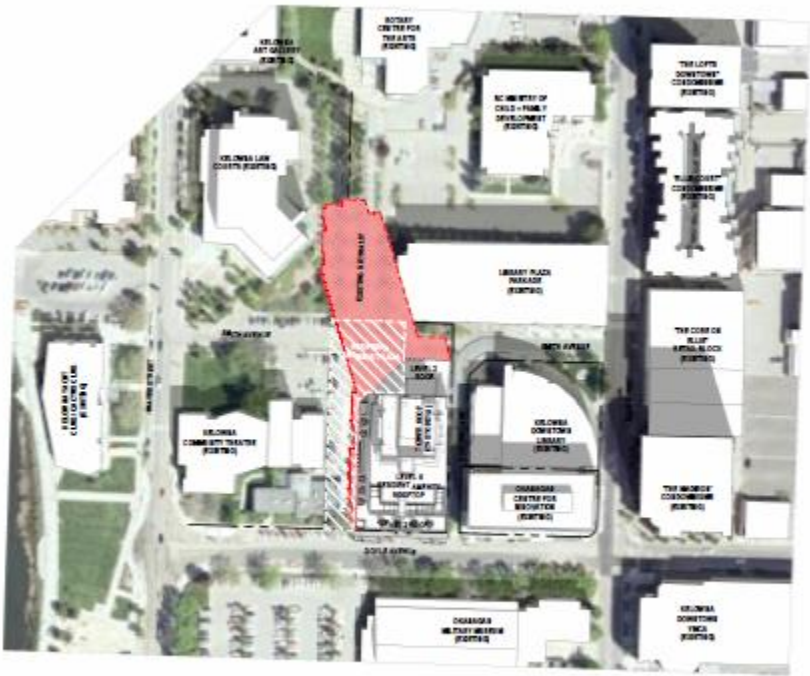


2 SHADOW STUDY - JUNE 21 @ 12:00PM
DP1.04 SCALE: 1 : 1500

Shadow Study



4 SHADOW STUDY - SEPTEMBER 21 @ 4:00PM
DP1.05 SCALE: 1:1500



2 SHADOW STUDY - SEPTEMBER 21 @ 12:00PM
DP1.05 SCALE: 1:1500

OCP Design Guidelines

- Design buildings to activate the street with transparent frontages and commercial, retail, and residential units accessible from the street.
- Site towers to be setback from the street wall and closer to the lane.
- Include publicly accessible open space on-site, such as hard or soft landscaped setbacks, plazas, courtyards, and mid-block pedestrian connections.
- Focus land acquisition and housing partnerships in the Urban Centres, in addition to the Core Area, to support affordable rental housing near transit, services and amenities.

Staff Recommendation

- Staff recommend support for the proposed development permit and development variance permit as it:
 - Meets majority of OCP Design Guidelines
 - Variances used to enhance public realm
 - Contributes to the completion of public ArtWalk