

Development Permit & Development Variance Permit

3805 Lakeshore Rd

DP23-0109 DVP24-0068



Purpose

To issue a Development Permit for the form and character of a mixed-use building and a Development Variance Permit to vary the minimum ratio between tree sizes and minimum building stepback.

Development Process

May 26, 2023 Development Application Submitted



Staff Review & Circulation



June 28, 2024 Public Notification Received



July 22, 2024 Initial Consideration



Nov 25, 2024 Reading Consideration



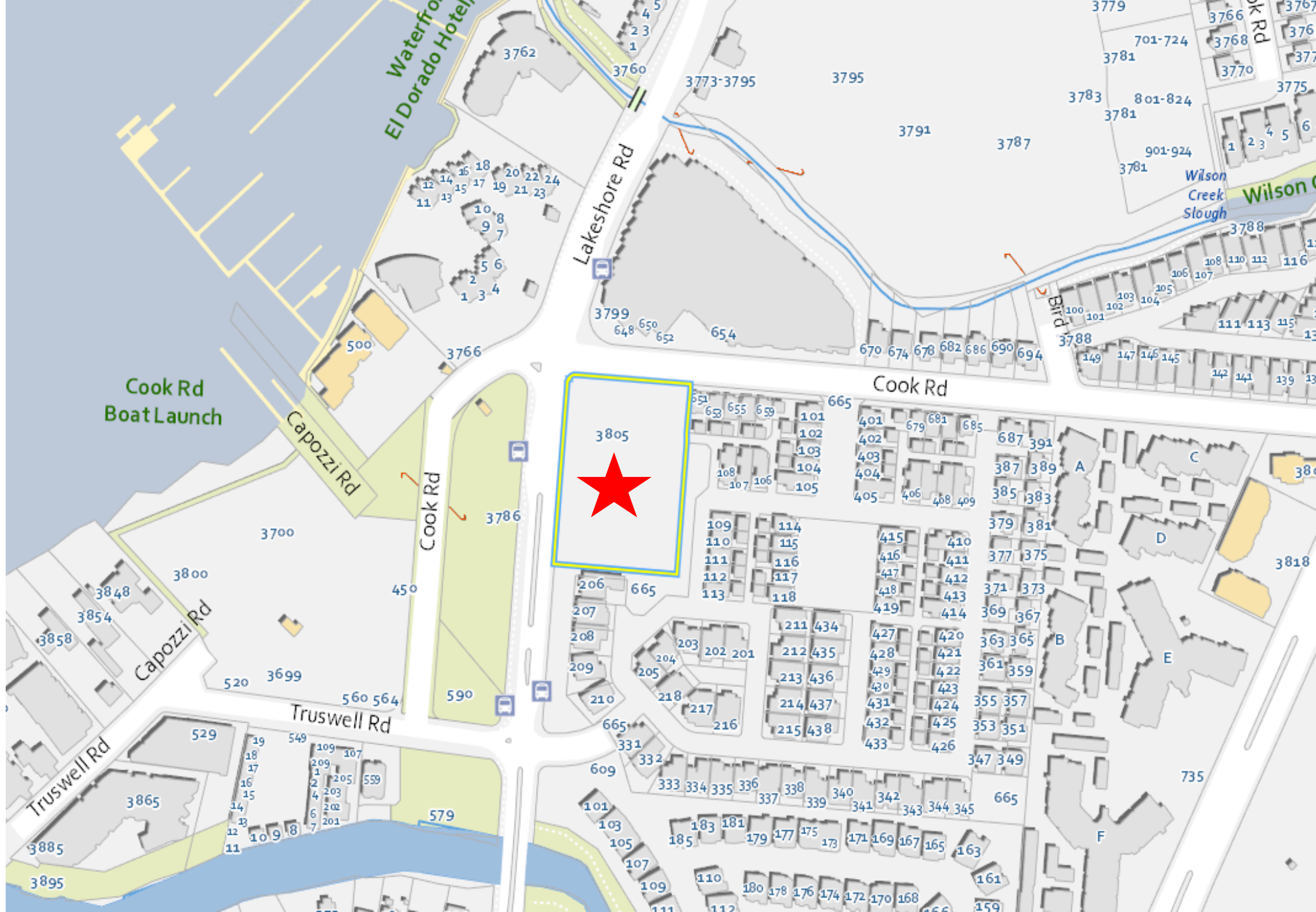
May 13, 2025 Final Reading & DP & DVP



Building Permit

Council
Approvals

Context Map



Model City

Model City:

Residential units:

1,435

Commercial units:

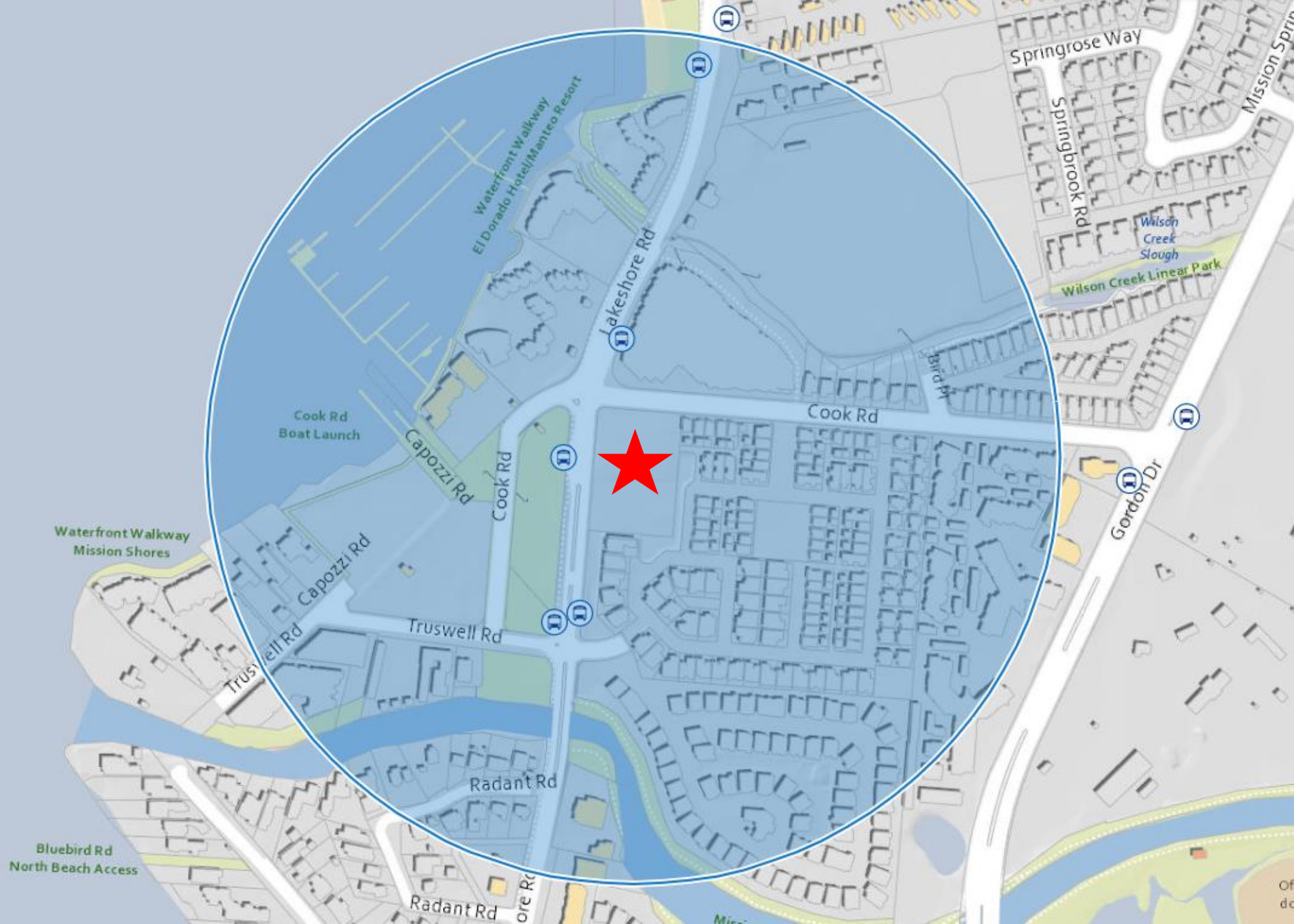
51

Estimated
population:

2,250

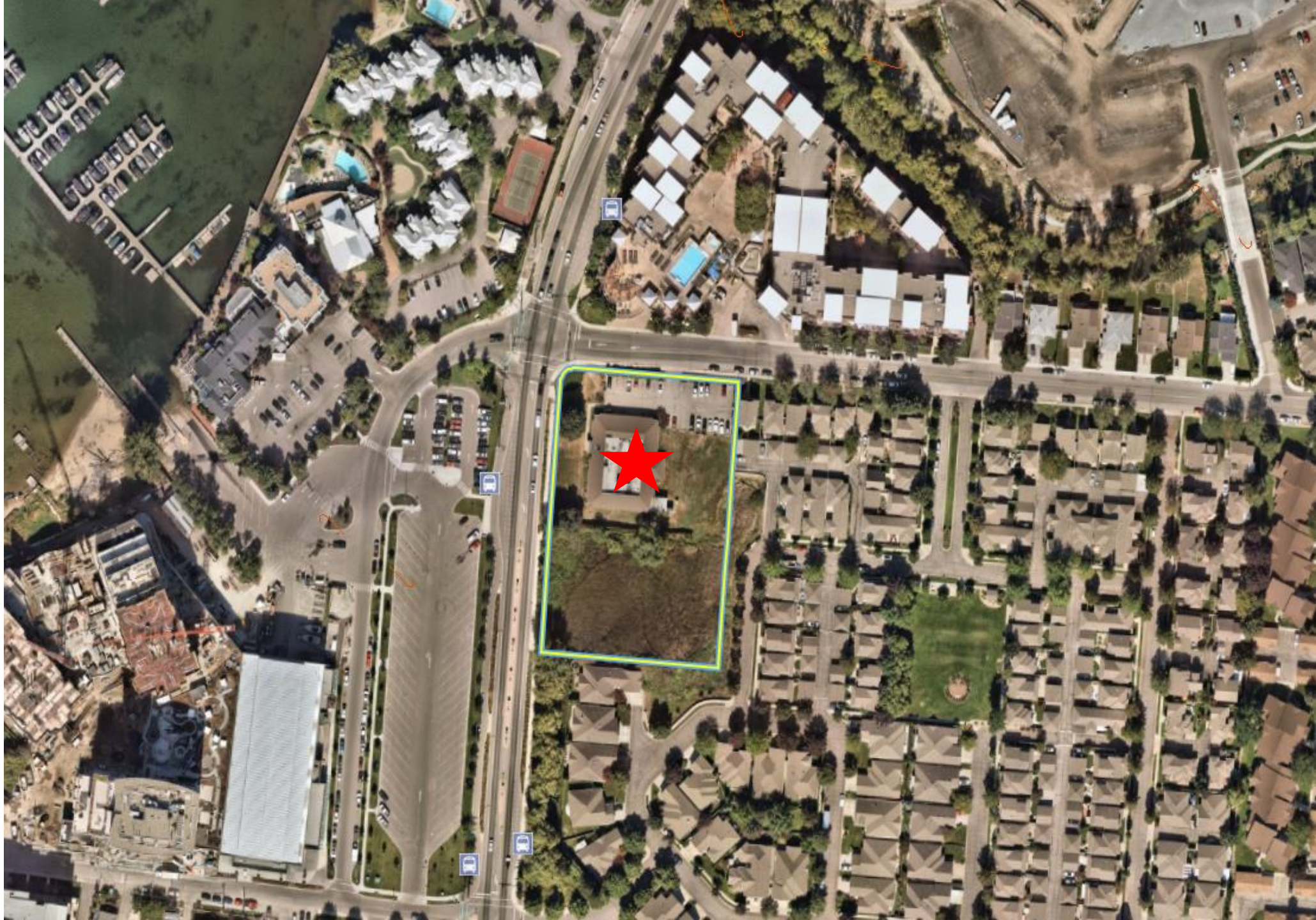
Estimated jobs:

766





Subject Property Map



Technical Details

- 6 storeys mixed-use building - 103 residential units & 4 commercial units
 - 67 one-bedroom
 - 31 two-bedroom
 - 5 three-bedroom
- 117 parking stalls
- 142 long-term bicycle stalls, 14 short-term bicycle stalls
- 17 new trees (not including riparian restoration)
- Indoor & outdoor amenity space – lounge, fitness area, community gardens, outdoor kitchen and seating, pool

Variances

Table 7.2 – Tree & Landscaping Planting Requirements

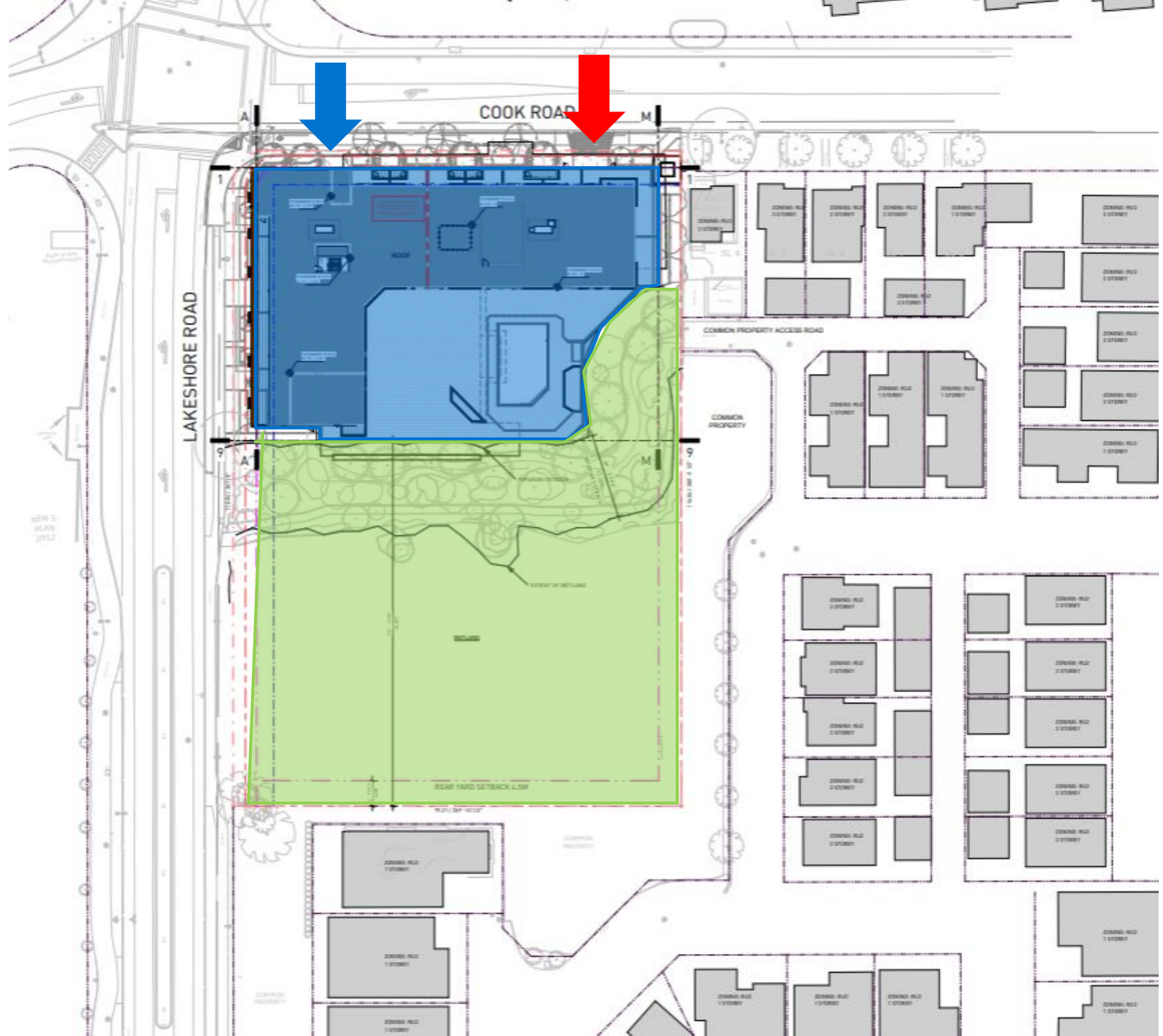
- To vary the minimum ratio between tree size from 50% large trees required to 0% large trees proposed

Section 14.11 Commercial and Urban Centre Zone Development Regulations

- To vary the minimum building setback from 3.0 m permitted to 0.0 m proposed.



Site Plan



Elevation (North)



Elevation (East)



Elevation (South)
















Elevation (West)



Materials Board



	AL-01 - ALUMINUM STOREFRONT GLAZING, DARK GRAY ANODIZED ALUMINUM
	CN-01 - ARCHITECTURAL CONCRETE WITH VERTICAL REVEALS AND ELASTOMERIC PAINT, LIGHT GRAY, BEIGE
	CP-01 - FIBRE CEMENT PANEL, DARK GRAY
	MT-01 - PRE-FINISHED SINGLE SKIN METAL PANEL CLADDING, COPPER COLOUR.
	MT-02 - PRE-FINISHED METAL PANEL VCLADDING, DARK GRAY COLOUR.
	MT-03 - PRE-FINISHED PERFORATED METAL SCREEN 50% OPEN AREA, CHARCOAL
	MT-04 - PRE-FINISHED PERFORATED METAL SCREEN 50% OPEN AREA, WHITE
	MT-05 - PRE-FINISHED SINGLE SKIN METAL PANEL CLADDING, WHITE
	GL-01 - TEMPERED, OBSCURED GLASS PRIVACY SCREEN W/ ALUMINUM SUPPORT FRAME
	BR-01 - BRICK CLADDDING WHITE
	VW-01 - DOUBLE GLAZED VINYL FRAMED WINDOW, BLACK FRAME
	AL-02 - PRE-FINISHED ALUMINUM LOUVRE, DARK GREY
	GL-02 - TEMPERED GLASS FENCE W/

Rendering NW



Stepback Variance



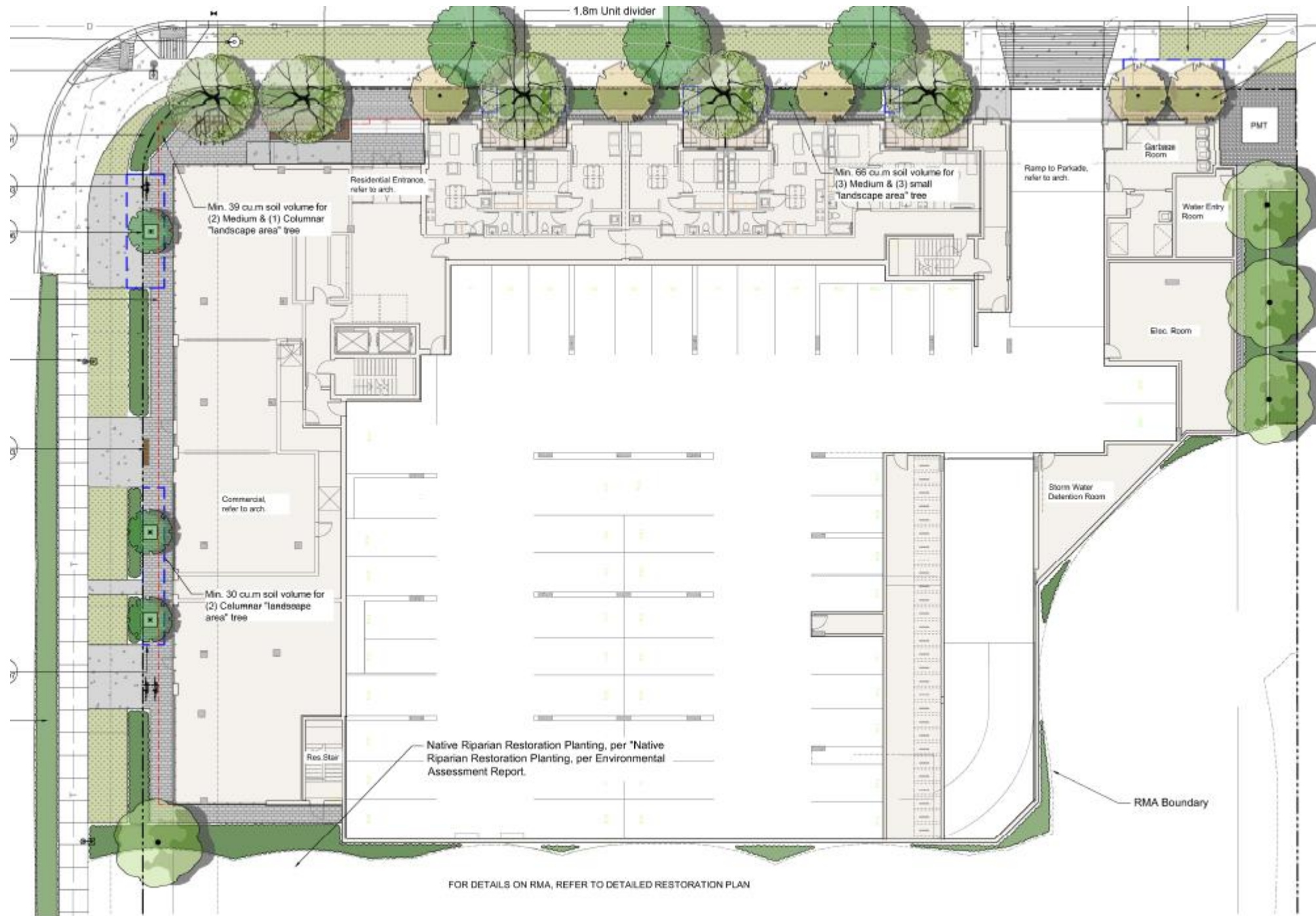
Rendering East



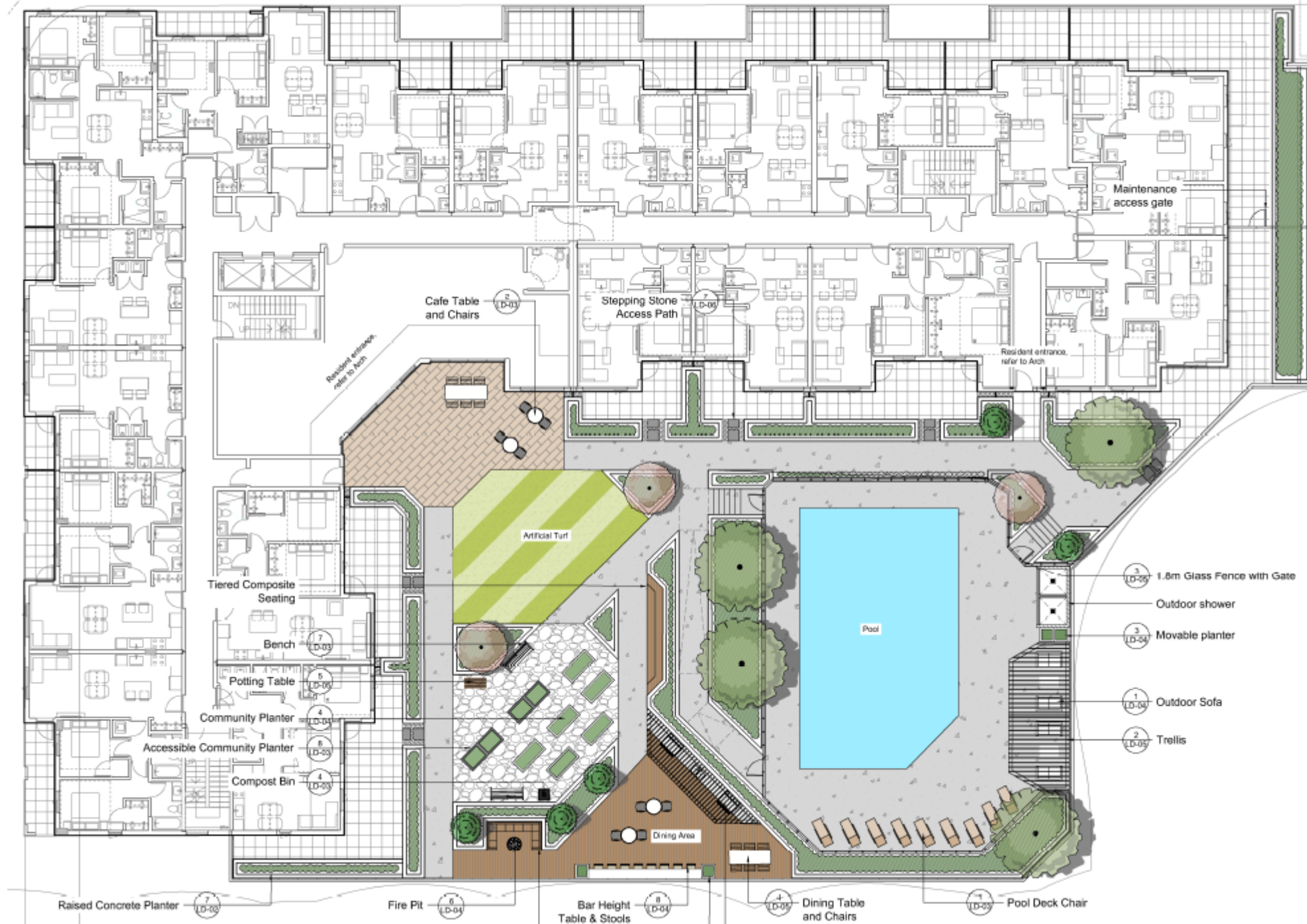
Rendering South



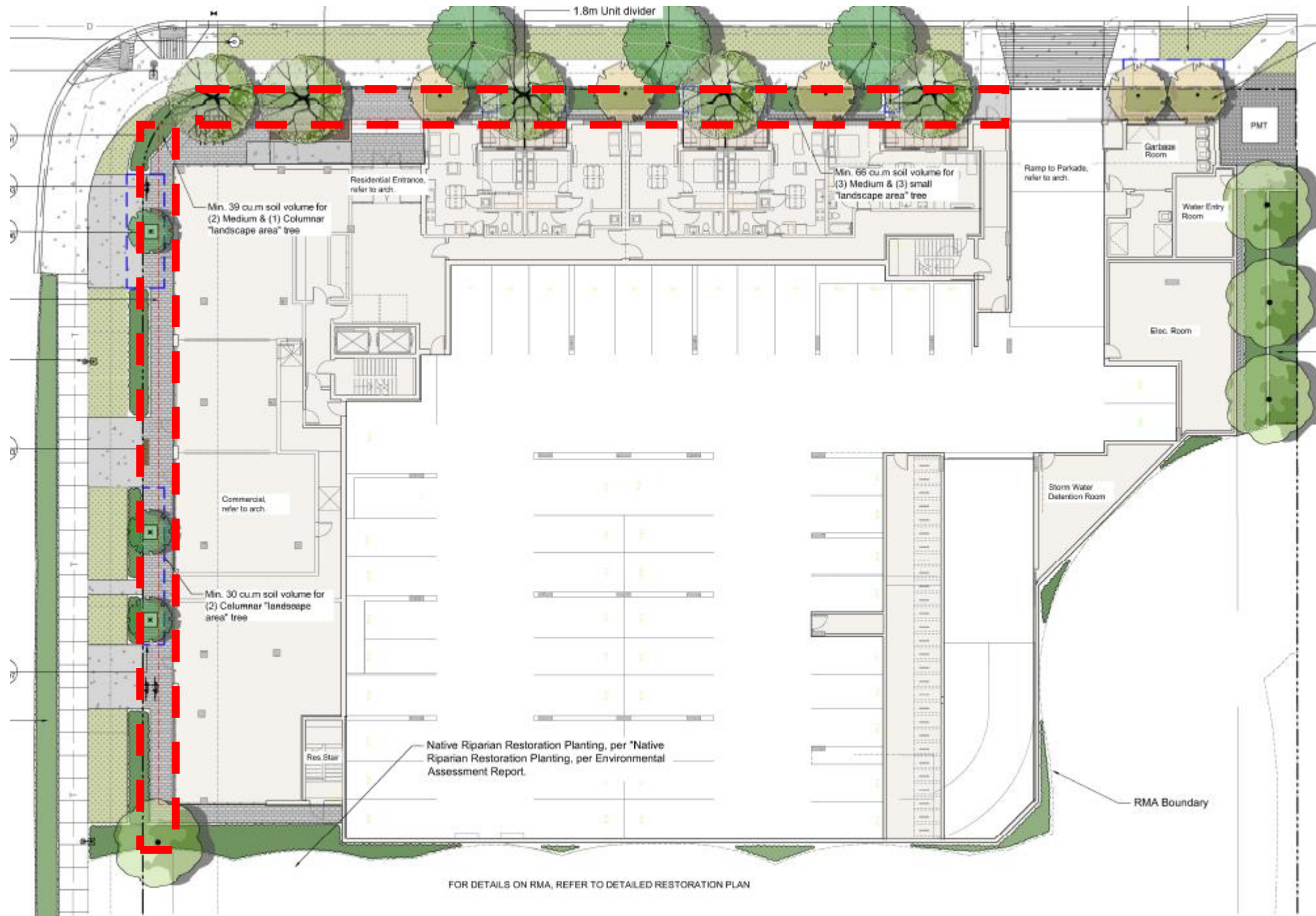
Landscape Plan



Landscape Plan – Rooftop Amenity



Landscape Variance



Riparian Restoration



OCP Design Guidelines

- Orienting primary building facades to both fronting streets with active frontages, including commercial along Lakeshore Road.
- Siting and designing the building to respond to the unique site condition, including the corner site and the natural wetland.
- Expressing a unified architectural concept with a range of architectural features and details including brick and metal cladding.
- Incorporating a distinct architectural treatment for a corner site.

Staff Recommendation

- Staff recommend **support** for the proposed Development Permit & Development Variance Permit as it:
 - Meets OCP Design Guidelines
 - Variances are minor
 - Stepback variance aligns with OCP Design Guidelines
 - Landscaping variance due to road dedication/riparian area, and mitigated by additional landscape plantings