

Purpose

To issue a Development Permit for the form and character of apartment housing and a Development Variance Permit to vary the minimum building separation, maximum floor plate above the 6th storey, minimum stepback, maximum podium height, and minimum setback above 16.0 m in height.



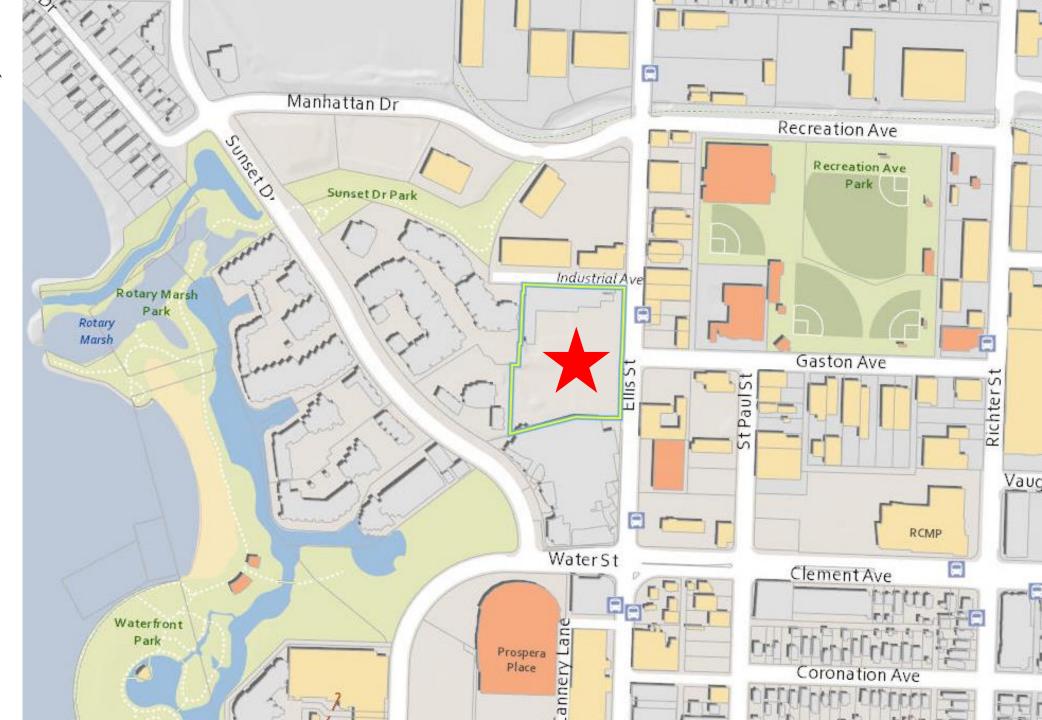
Development Process

July 11, 2023 Previous DP/DVP Approval April 15, 2025 **Development Application Submitted Staff Review & Circulation** April 16, 2025 **Public Notification Received** May 13, 2025 **DP/DVP Approval Building Permit**





Context Map





Model City

Model City:

Residential units:

2211

Commercial units:

192

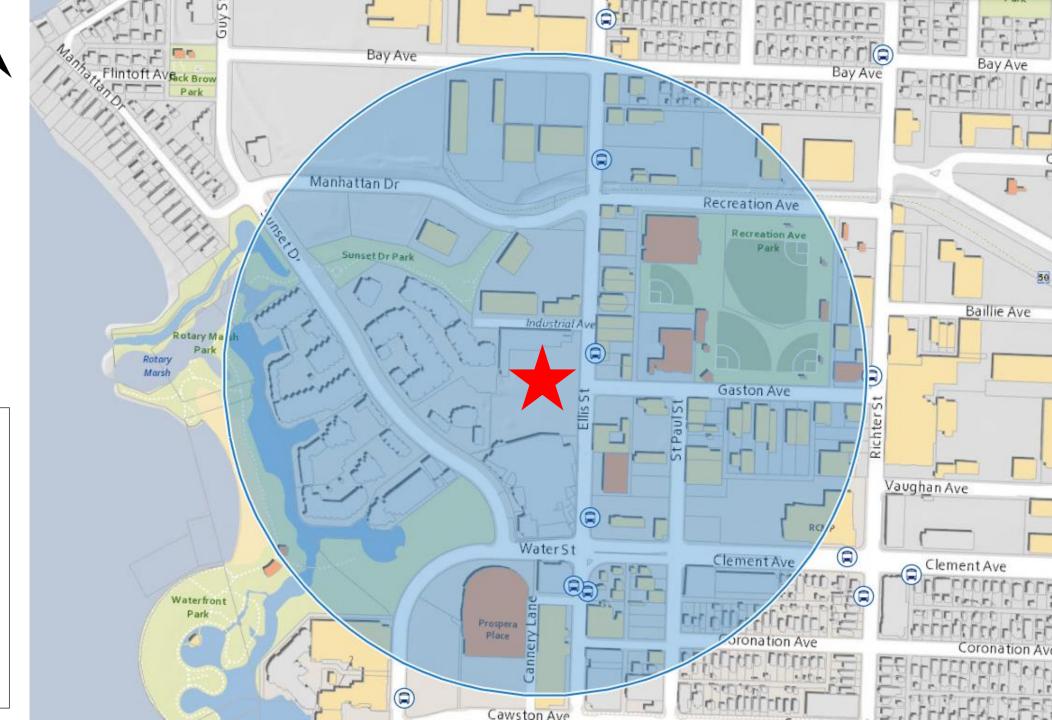
Estimated

population:

2,661

Estimated jobs:

3308





Subject Property Map



Technical Details

- Four residential towers, 1141 units
 - 36 storeys, 34 storeys, 32 storeys, 28 storeys
 - Density bonus \$2.282 million to Housing Opportunities Reserve Fund
 - 398 one-bedrooms, 714 two-bedrooms, 29 three-bedrooms
- 1366 parking stalls
- 1142 bicycle stalls
- 64 trees
- Indoor & outdoor amenity space



Variances

Section 9.11.1 Table 9.11 – Tall Building Regulations

- Minimum building separation
- Maximum floorplate above the 6th storey
- Minimum stepback above the podium
- Maximum podium height

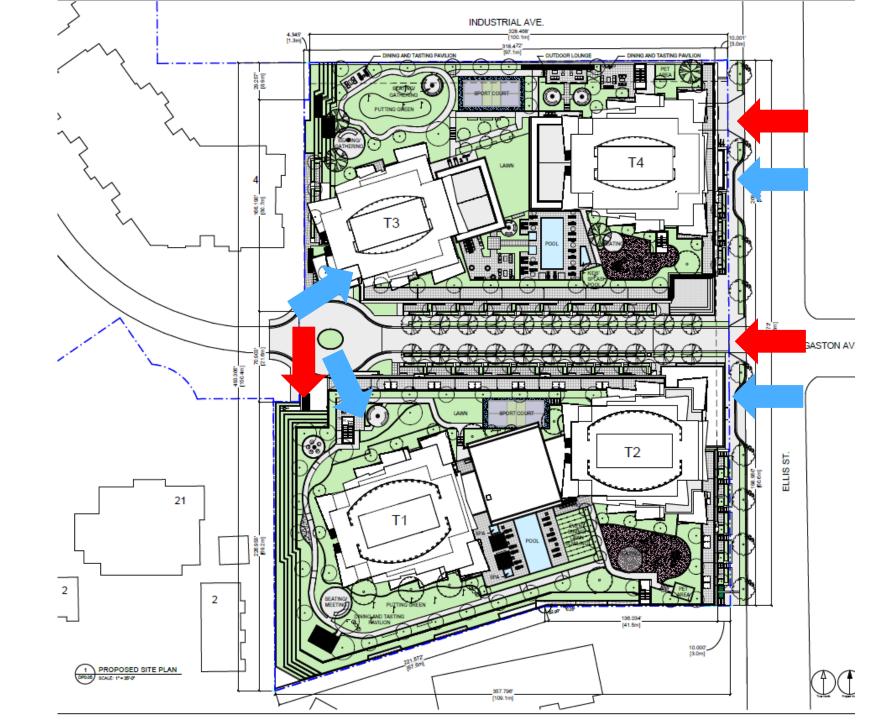
<u>Section 14.11 – Commercial and Urban Centre Zone Development</u> <u>Regulations, Footnote .2</u>

• Minimum setback above 16.0 m in height





Site Plan

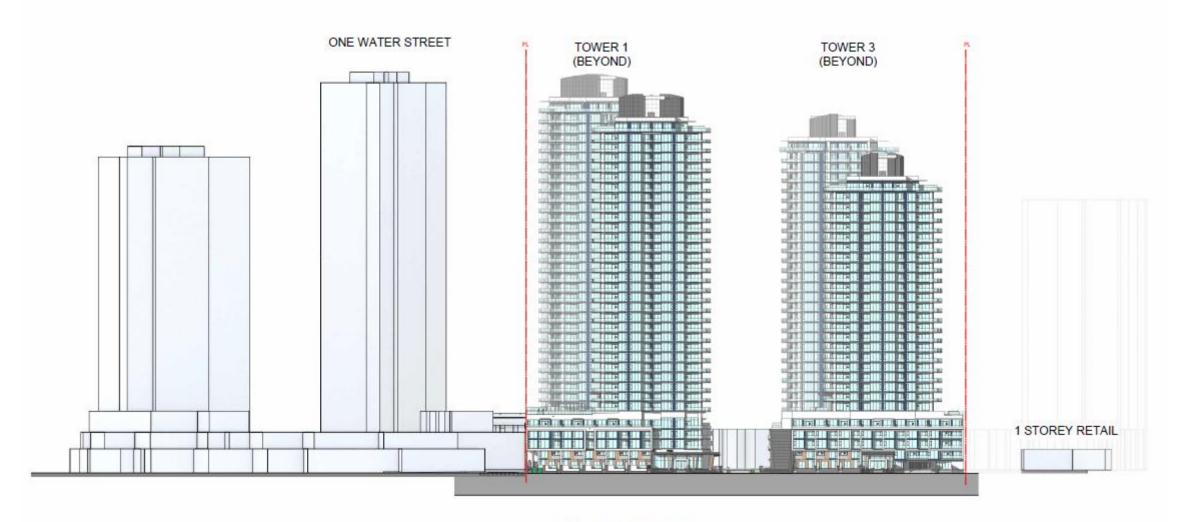




Building Heights



Street Context



Elevation (East)



Podium (East)



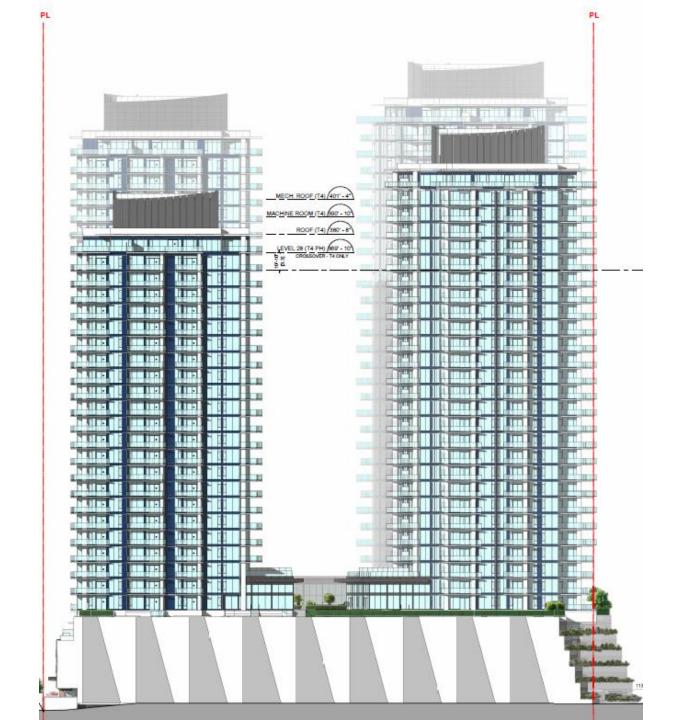
Elevation (West)



Elevation (South)



Elevation (North)



Elevation (Internal – South Podium)



Elevation (Internal – North Podium)



Materials Board





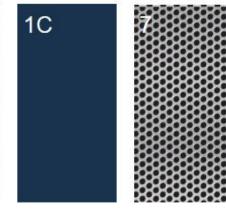
List of Materials

- 1 WINDOW WALL SYSTEM:
 A VISION GLASS LOWE INSULATED GLASS UNITS
 B ANODIZED ALLWINUM FRAMES
 C. SPANDREL GLASS ICD OPACI-COAT #8-3577 Wider Fairy
- GLAZED BALCONY GUARDS-ANODIZED TOP MOUNTED ALUMINUM FRAMING CLEAR TEMPERED GLASS
- 3 PAINTED CONCRETE
 A BENJAMIN MOORE**ICE MIST** 2123-70
 B ROB ** 3-8" (COLOUR TO MATCH #6-3377 Winter Fairy* SPANDREL)
- 4 COMPOSITE METAL PANEL "ARCTIC WHITE"
- COMPOSITE METAL PANEL "WOODGRAIN" ALUCOBOND PLUS (4 MM ACM) CHESTNUT
- FROSTED GLASS PRIVACY SCREEN
- PERFORATED METAL SCREEN (PENTHOUSE SCREEN)











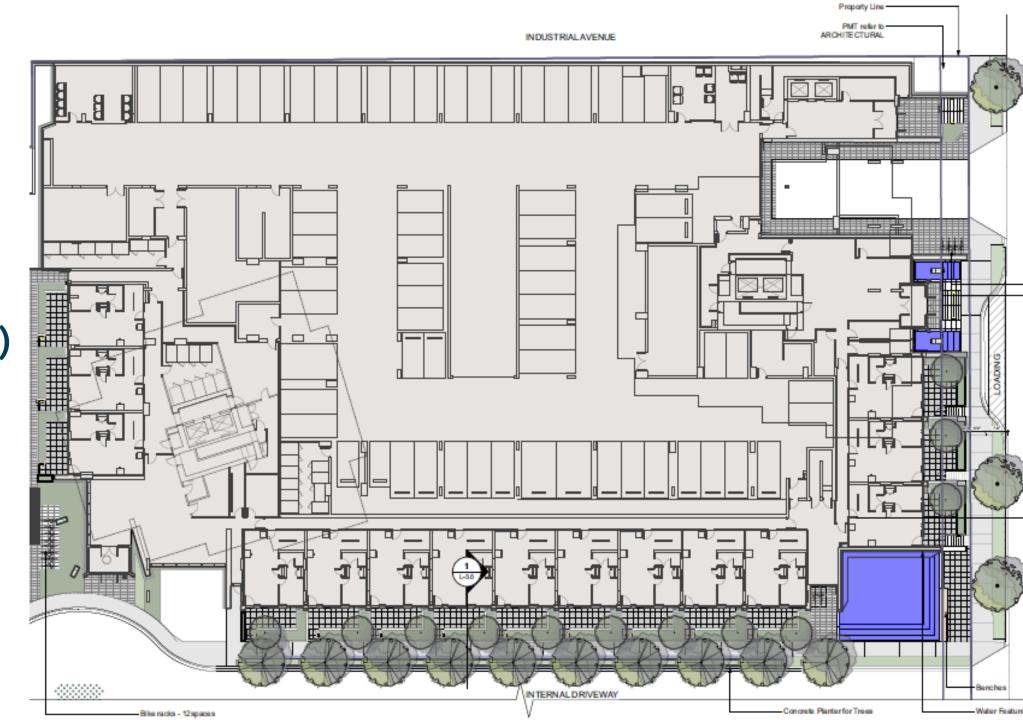


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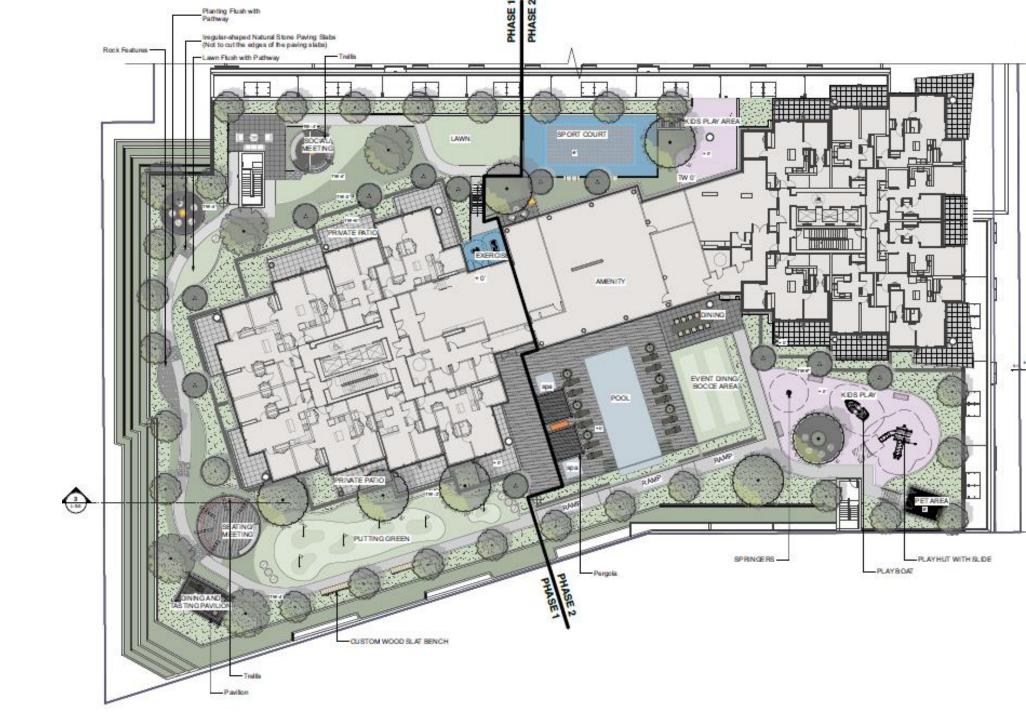


Landscape
Plan
(North
Podium –
Ground Level)



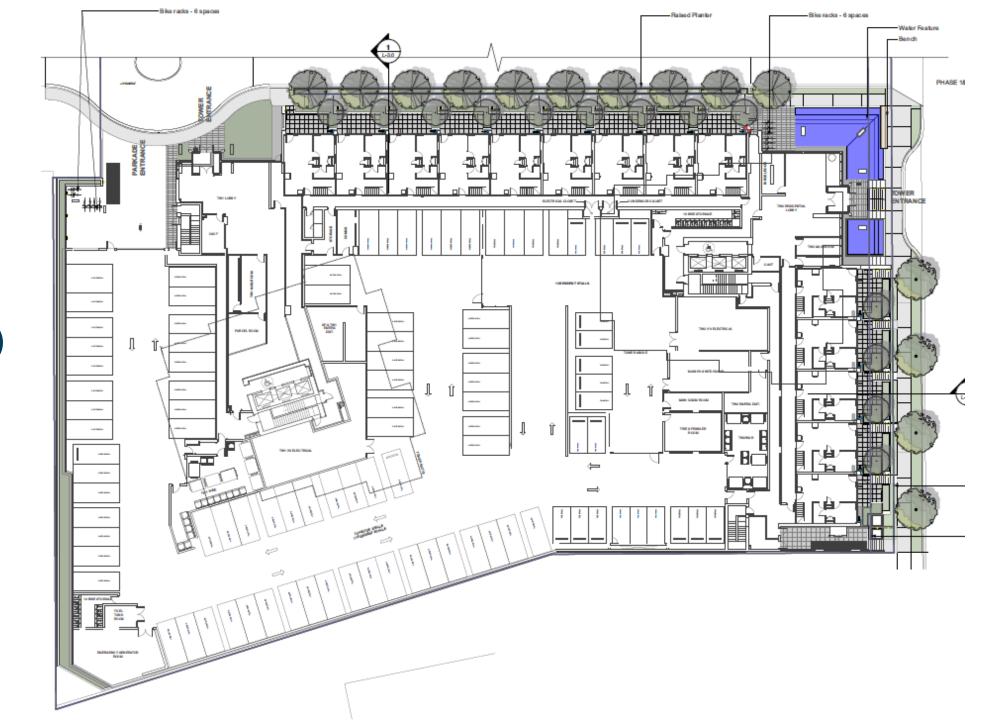


Landscape Plan (North Podium – Rooftop)



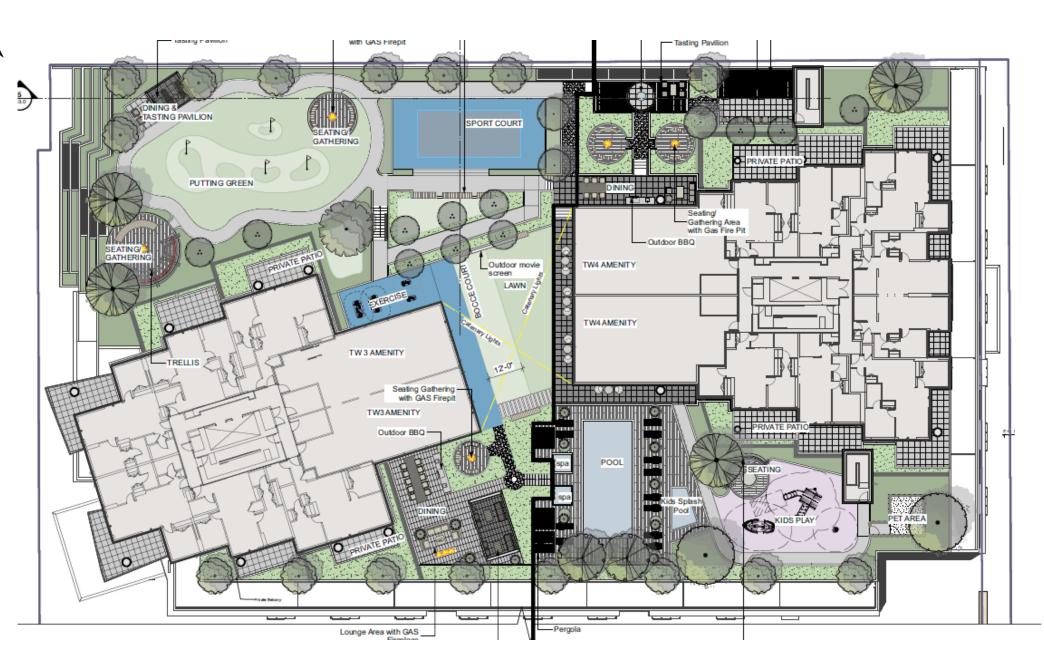


Landscape
Plan
(South
Podium –
Ground Level)

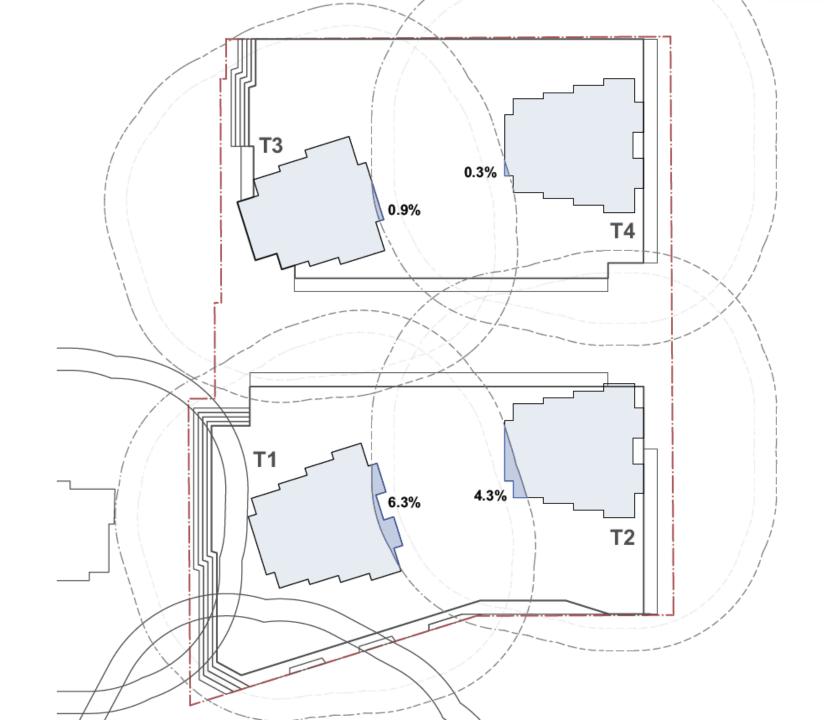




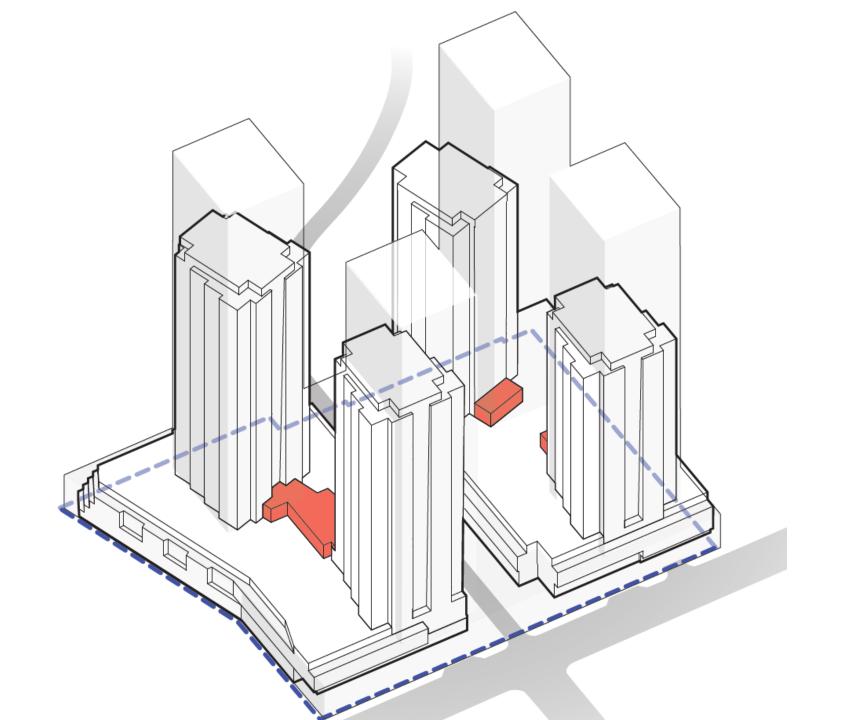
Landscape Plan (South Podium – Rooftop)



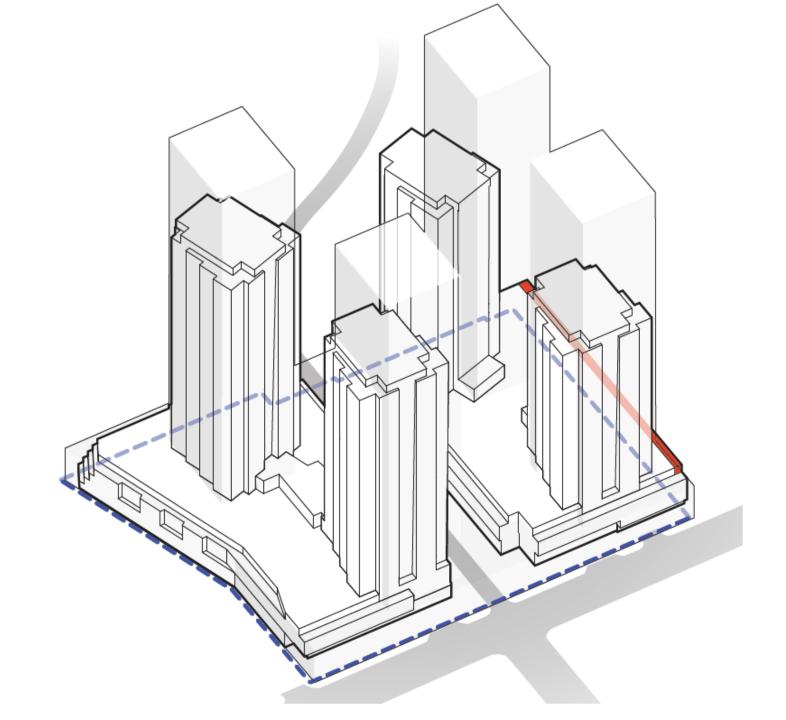
Variance – Tower Separation



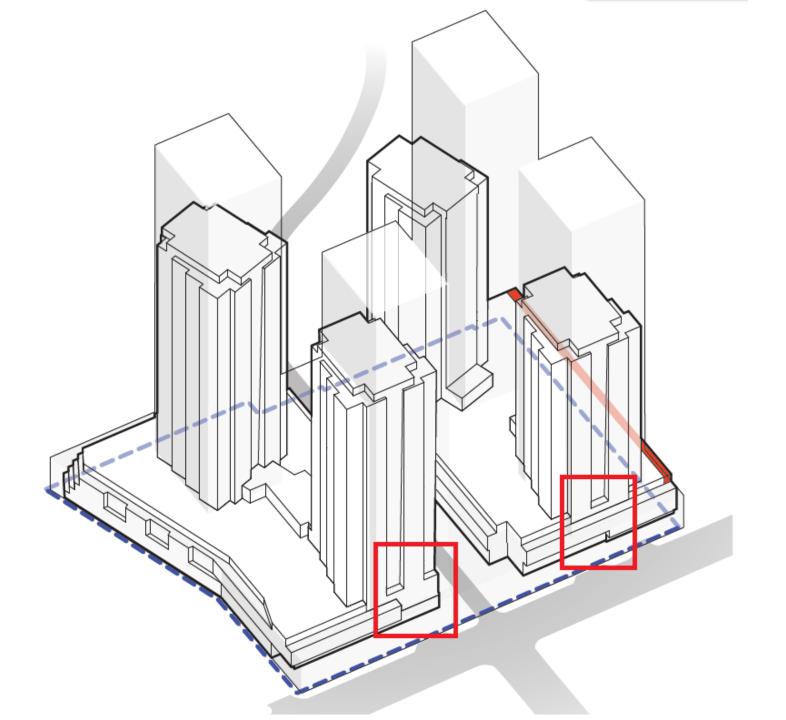
Variance – Floorplate



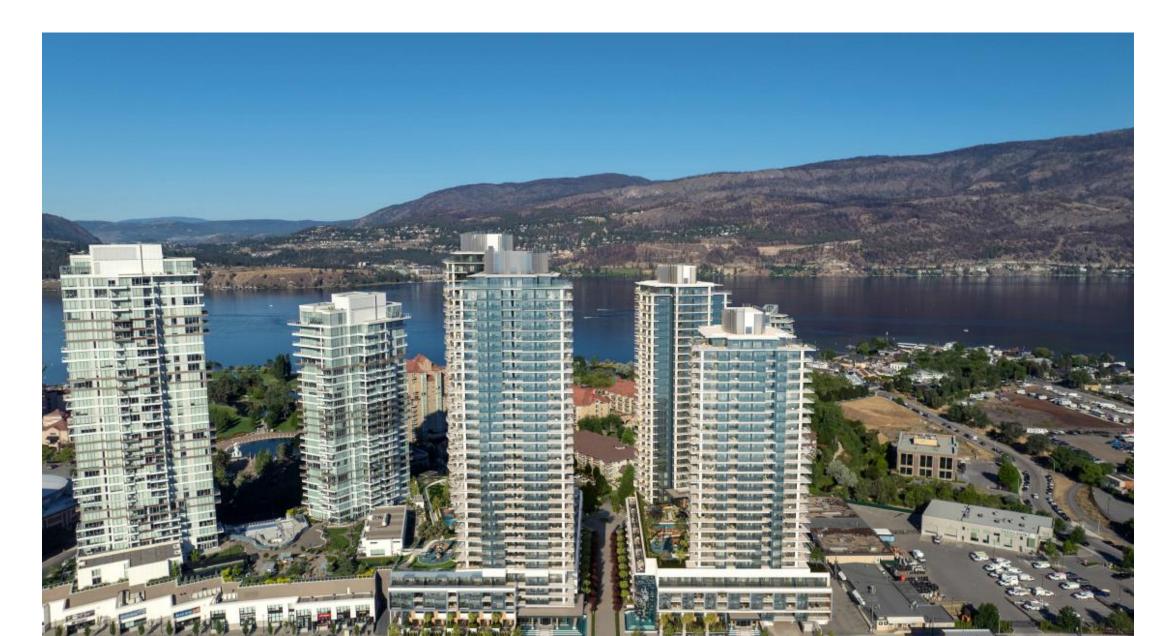
Variance – Upper Floor Setback / Podium Height



Variance – Stepback



Rendering - East



Rendering East



Rendering - Building Entrances





Rendering – Amenity Deck



Rendering – Phase 1 Integration



OCP Design Guidelines

- Orienting primary building facades and entries to the fronting street and incorporating ground-oriented residential uses at-grade.
- Incorporating screened off-street parking within a structured parking podium.
- Providing high-quality outdoor amenity spaces on-site, including shared rooftop amenity spaces.
- Integrating public art on-site at key pedestrian spaces.
- Expressing a unified architectural concept that provides a range of architectural features and details.



Staff Recommendation

- Staff recommend **support** for the proposed Development Permit as it:
 - Meets the OCP Design Guidelines for High-Rise Residential and Mixed-Use Buildings.
 - Variances have minimal impact on public realm or adjacent properties.
 - Substantially similar to previous approved DP.

