



Development Permit

459 Osprey Ave

DP25-0095

Purpose

- To issue a Development Permit for the form and character of apartment housing.

Development Process

Apr 28, 2025 Development Application Submitted



Staff Review & Circulation



Public Notification Received



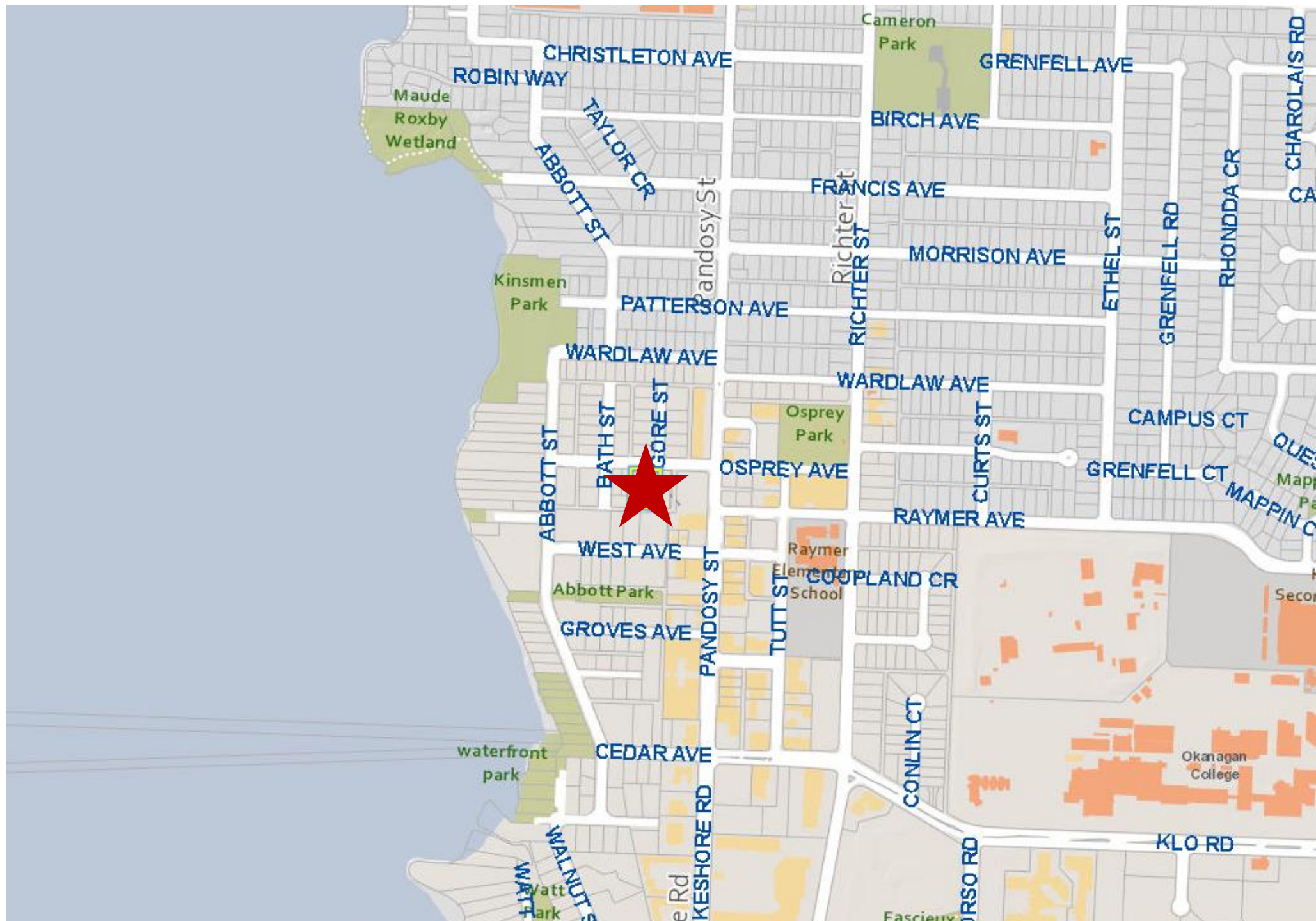
May 26, 2025 Council Consideration



Building Permit



Context Map





Subject Property Map



Background

- A Previous Development Permit was approved by Council on **March 2023**.
- A Rezoning application to the rental subzone was approved **January 2025**.
- Changes from original Development Permit include:
 - 44 units to 56 units;
 - Decrease in FAR from 1.51 to 1.31;
 - Decrease in amenity space from 1,864 m² to 1,048 m²;
 - Increase long-term bicycle parking from 35 stalls to 42 stalls;
 - Decrease in site coverage from 82.4% to 81.7%;
 - Removal of staircase, mechanical room and roof deck.

Technical Details

Development Permit for a four-storey apartment:

- 56 – units:
 - 14 2-bed units;
 - 36 1-bed units;
 - 6 studios.
- 54 residential parking stalls
 - 6 visitor stalls.
- 42 long-term bicycle stalls
- 6 short-term bicycle stalls

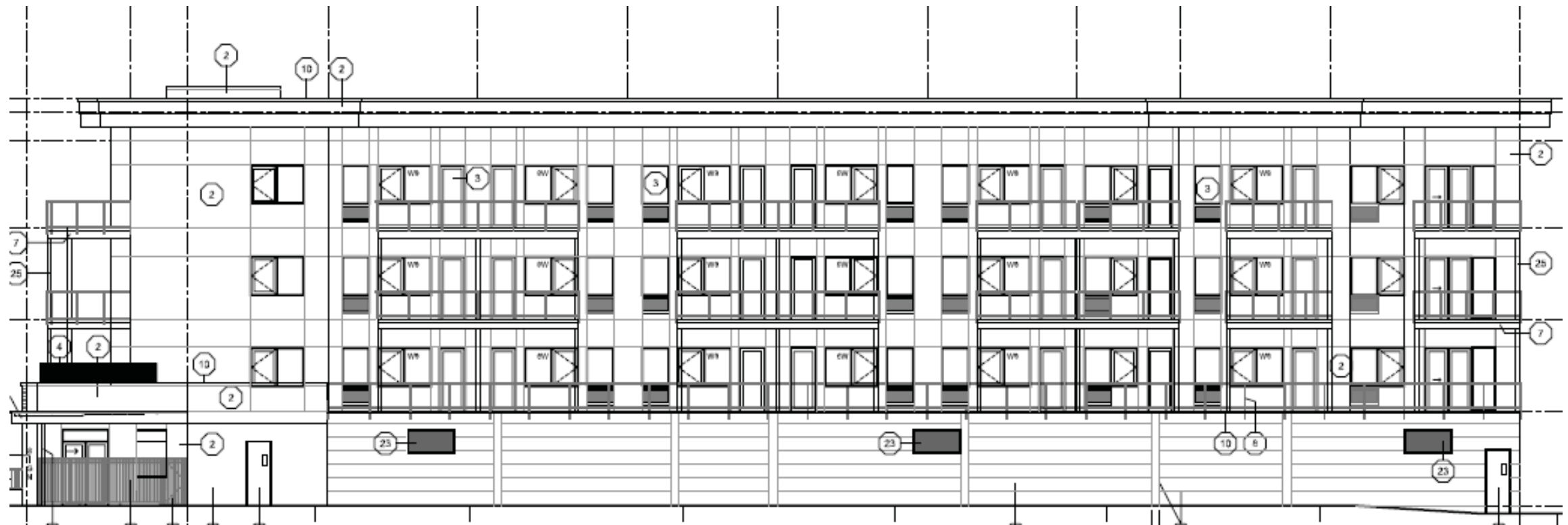
Site Plan



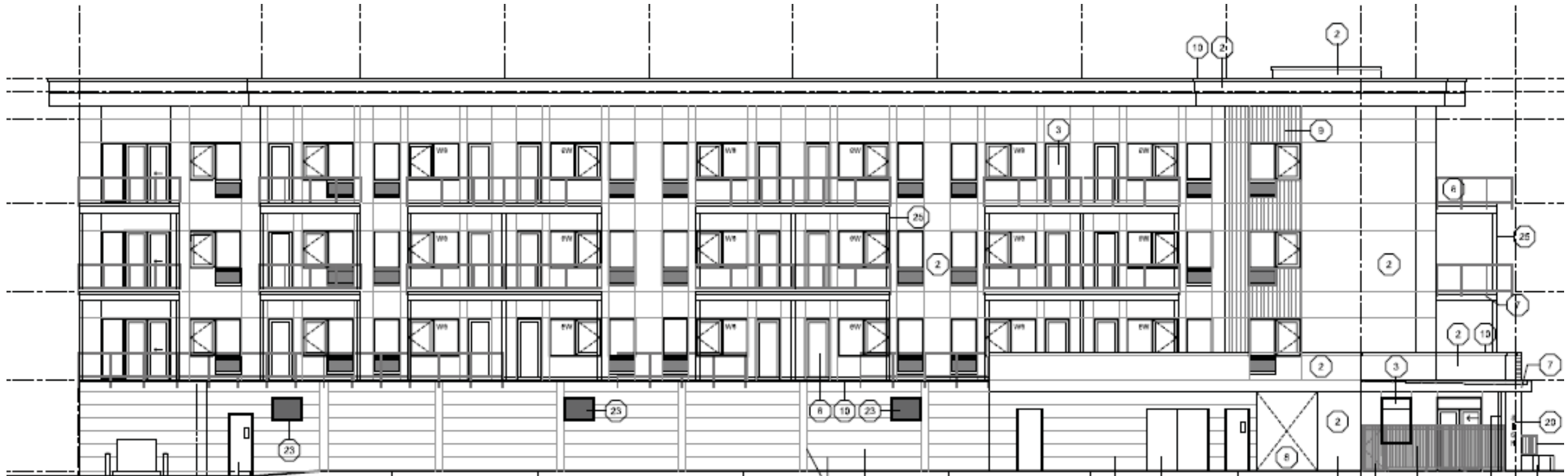
Elevation (North)



Elevation (West)



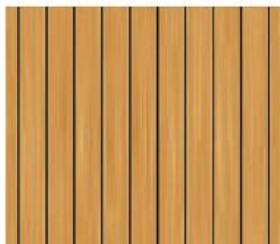
Elevation (East)



Elevation (South)



Materials Board



wood grain metal panel



brick running bond



BM Pomegranate AF-295



medium grey stucco



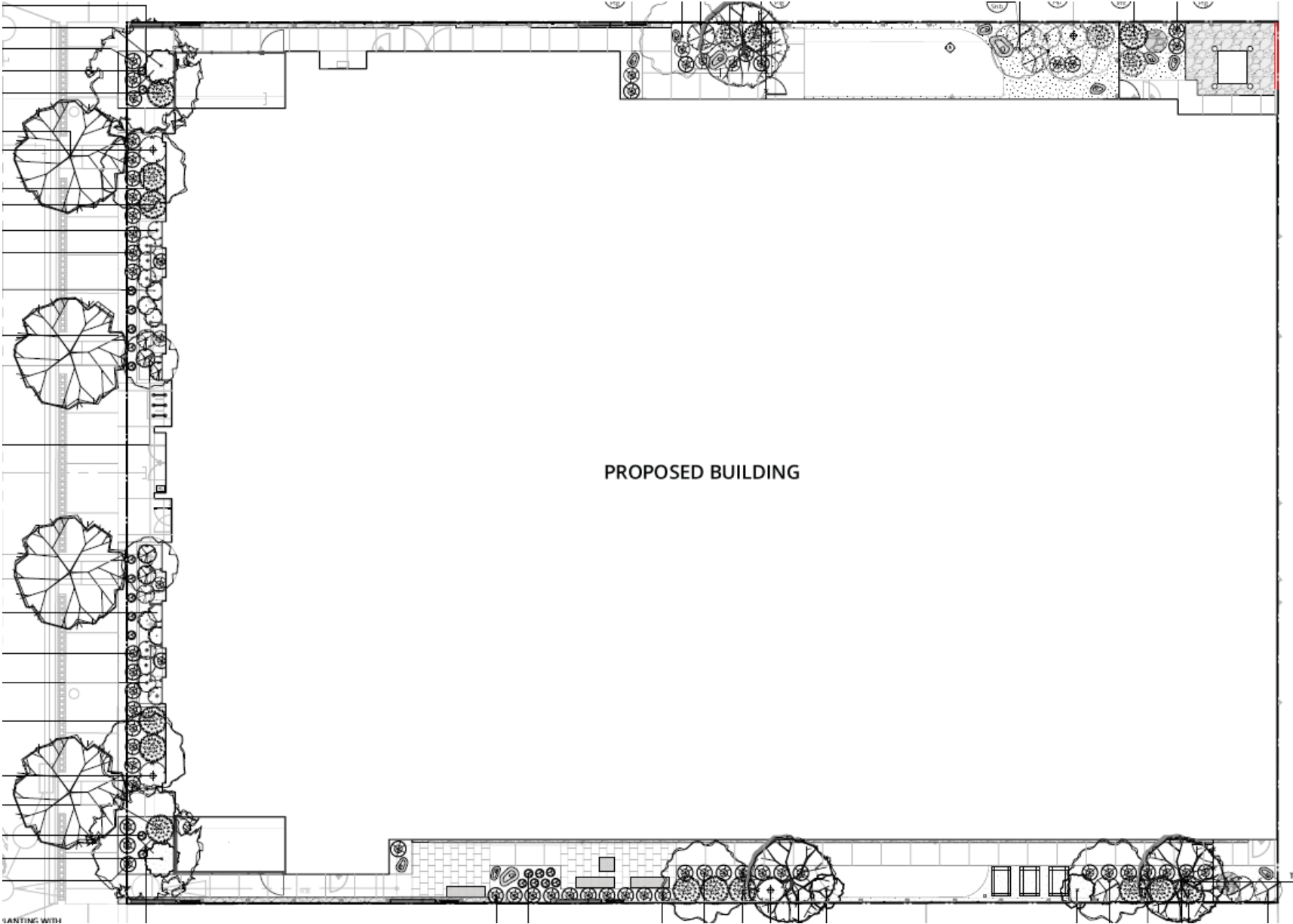
light grey stucco



dark grey stucco



Landscape Plan



Rendering – Osprey Ave



Rendering - Laneway



OCP Design Guidelines

- OCP Design Guidelines: Low & Mid-Rise Residential Developments:
 - Ground-Oriented Housing
 - Parking off laneway
 - Façade includes varied architectural features
 - High-Quality building materials

Staff Recommendation

- Staff recommend support for the proposed Development as it is consistent with:
 - OCP Design Guidelines
 - OCP Policies & Objectives
 - Adding Density to an Urban Centre