

Development Permit and Development Variance Permit

211 Kneller Road

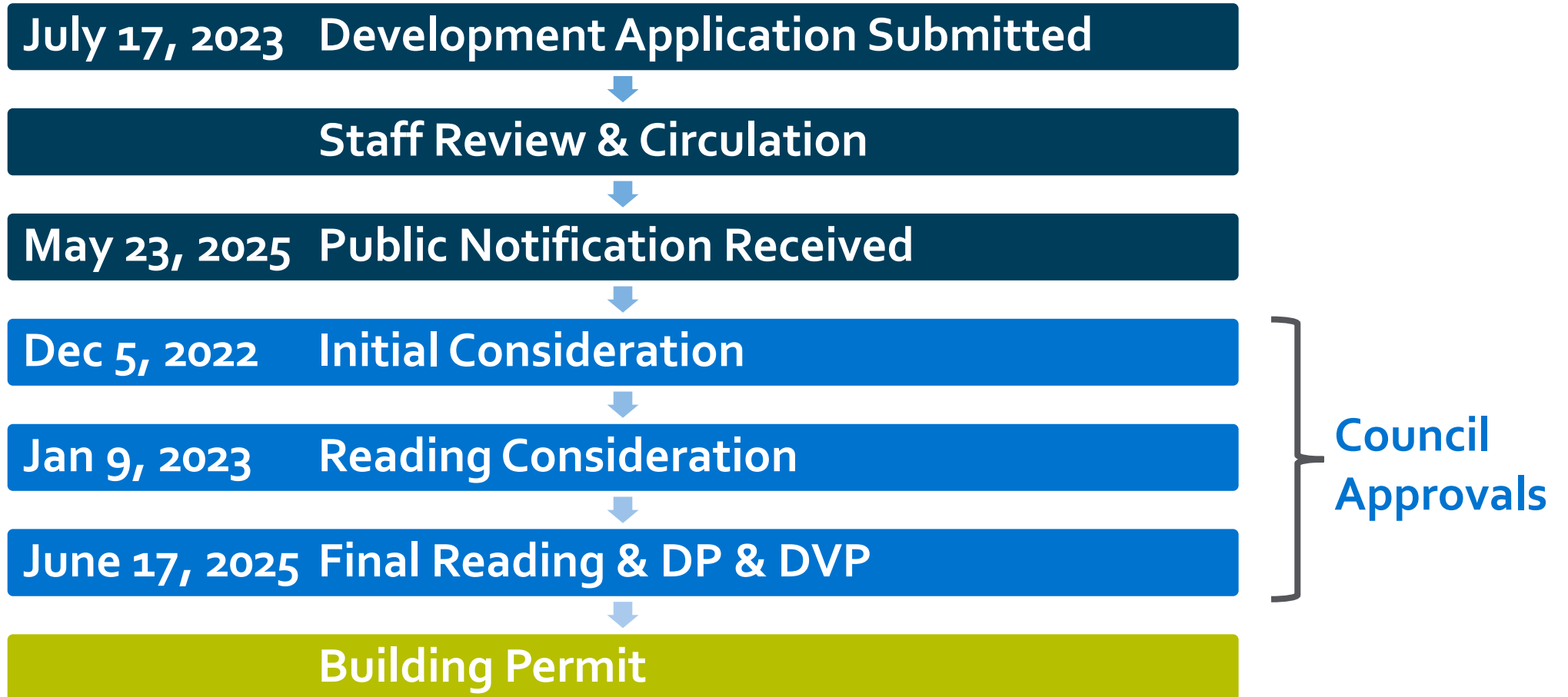
DP23-0135 DVP25-0101



Purpose

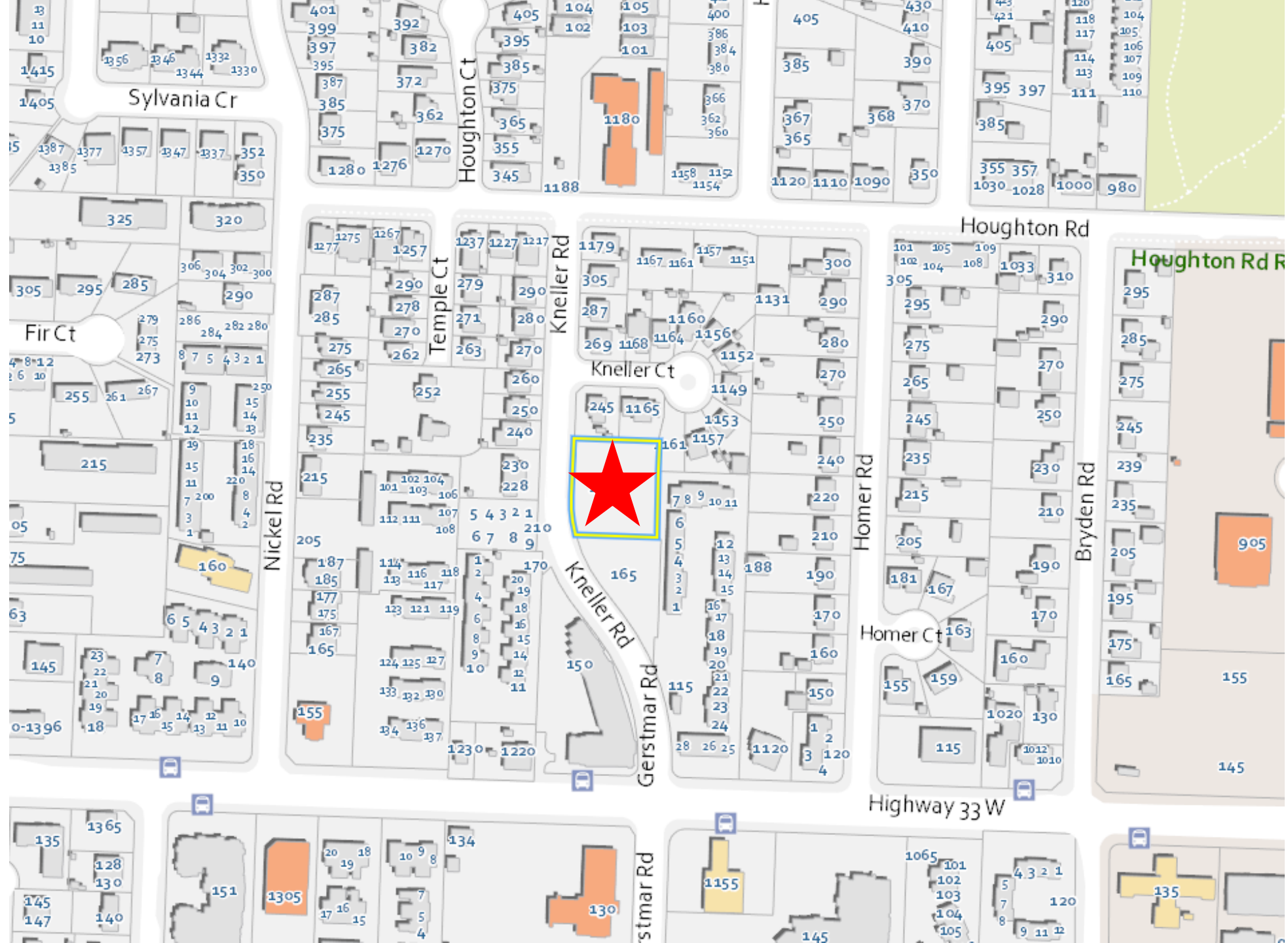
To issue a Development Permit for the form and character of apartment housing and a Development Variance Permit to vary the minimum number of off-street parking spaces, the minimum front yard setback, and the minimum rear yard setback for an accessory building.

Development Process





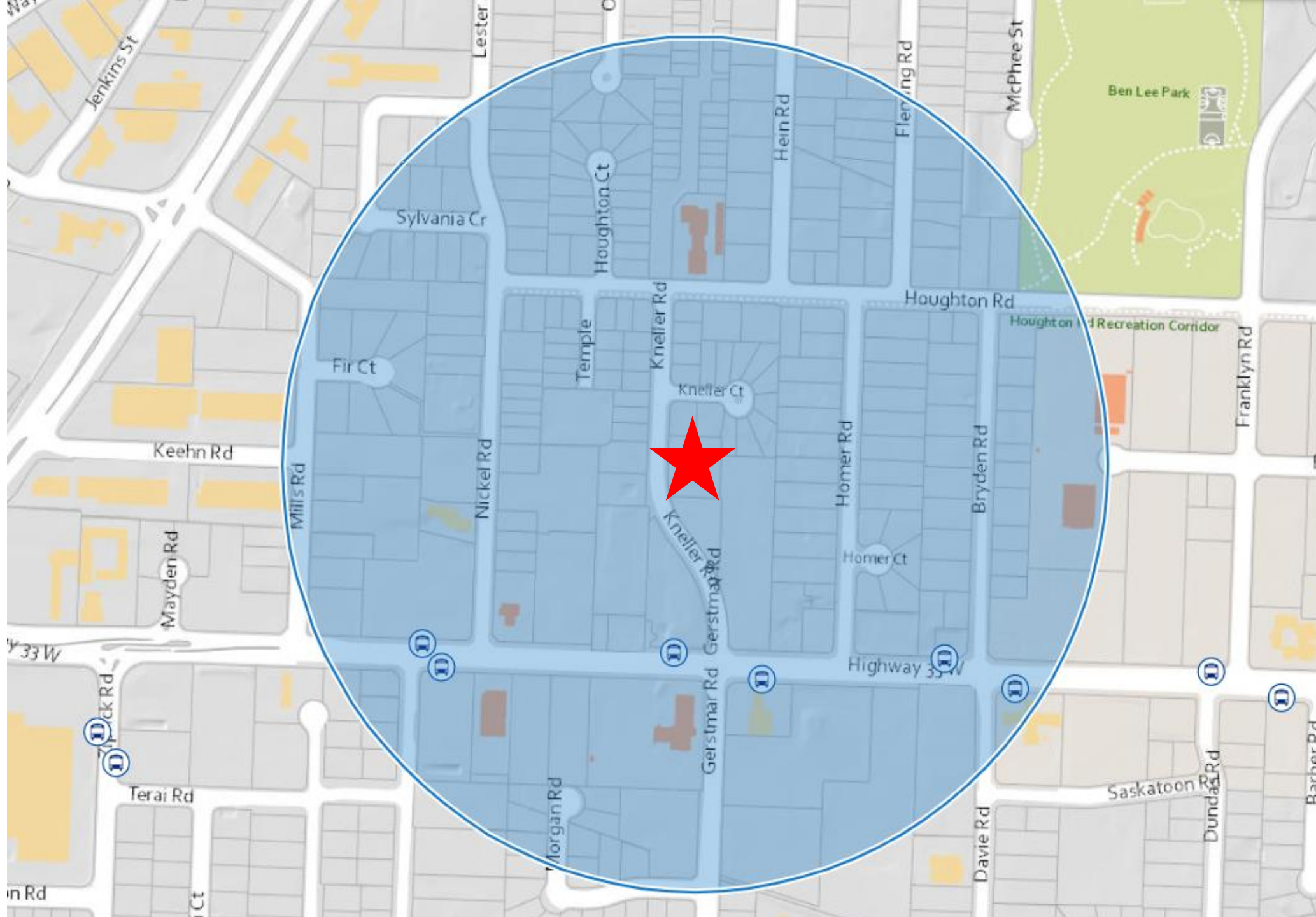
Context Map



Model City

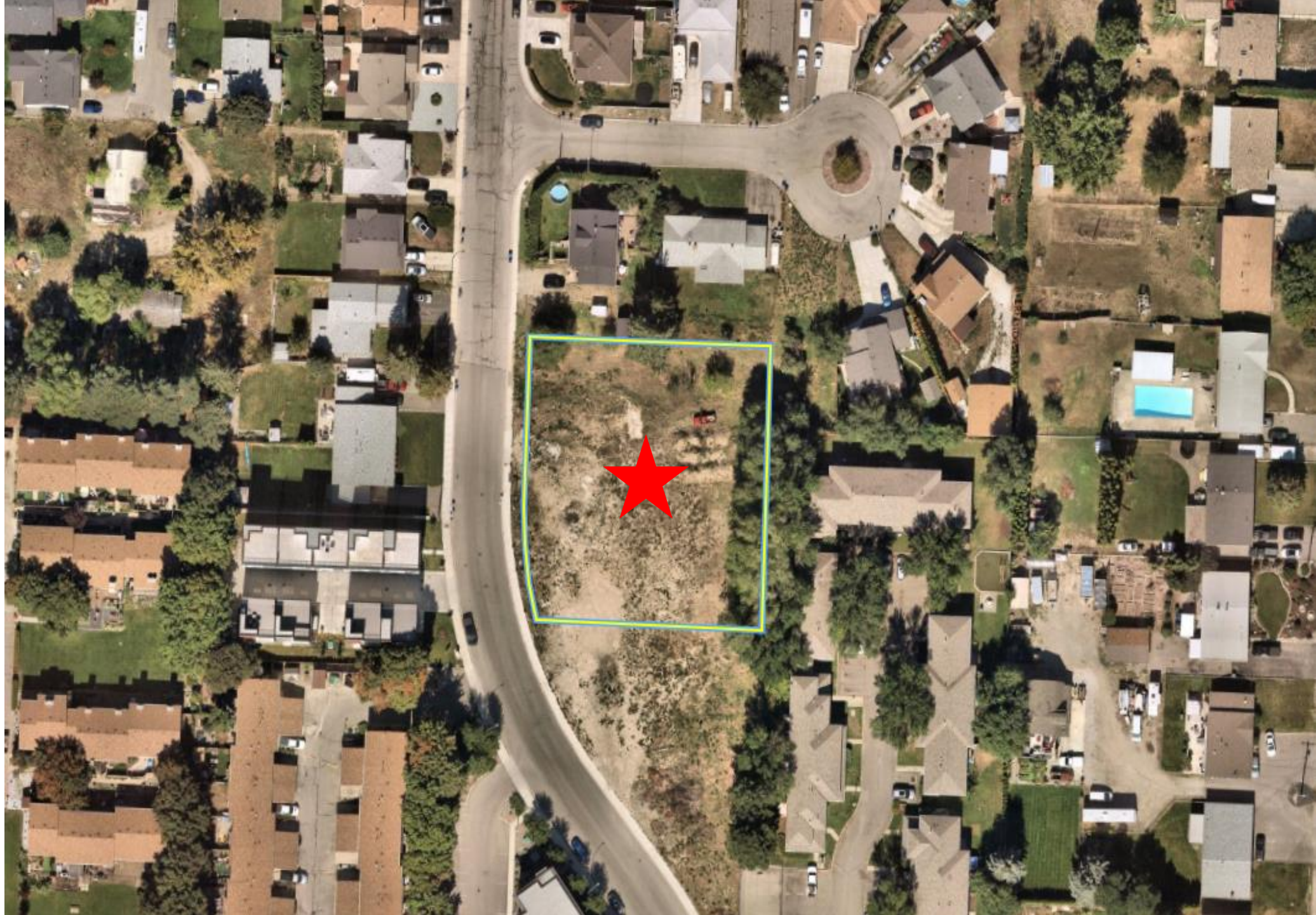


Model City:
Residential units:
1,349
Commercial units:
21
Estimated
population:
2,828
Estimated jobs:
582



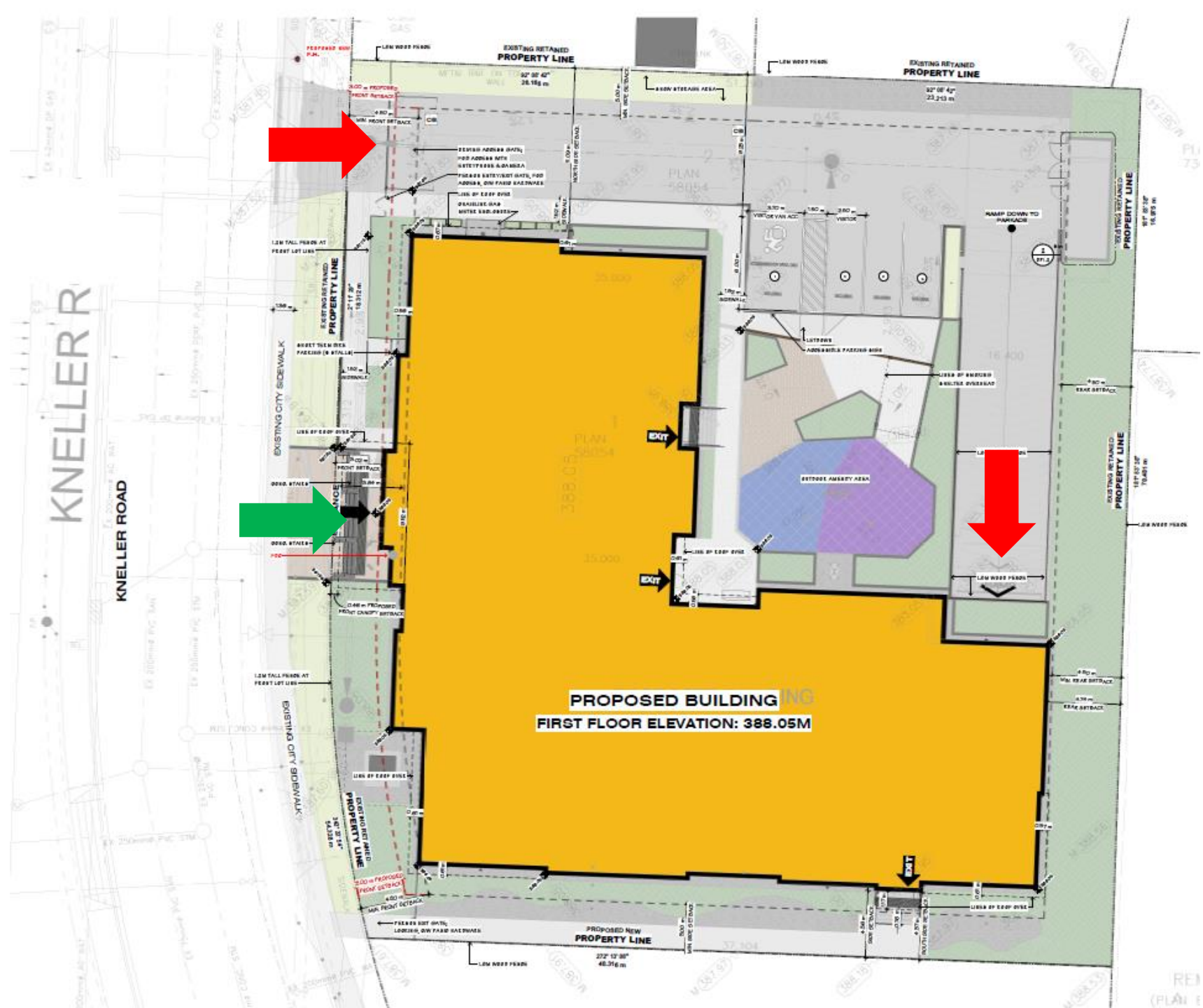


Subject Property Map



Technical Details

- 4 storey apartment building, 49 units
 - 6 bachelor, 12 one-bedroom, 19 two-bedroom, 8 three-bedroom, 4 four-bedroom
- 33 parking stalls
- 6 short-term bicycle stalls, 38 long-term bicycle stalls
- 13 new trees, 9 existing trees retained
- Amenity space includes indoor lounge and common rooms, playroom, outdoor playground, rooftop patio with outdoor furniture, community garden planters, and outdoor kitchen

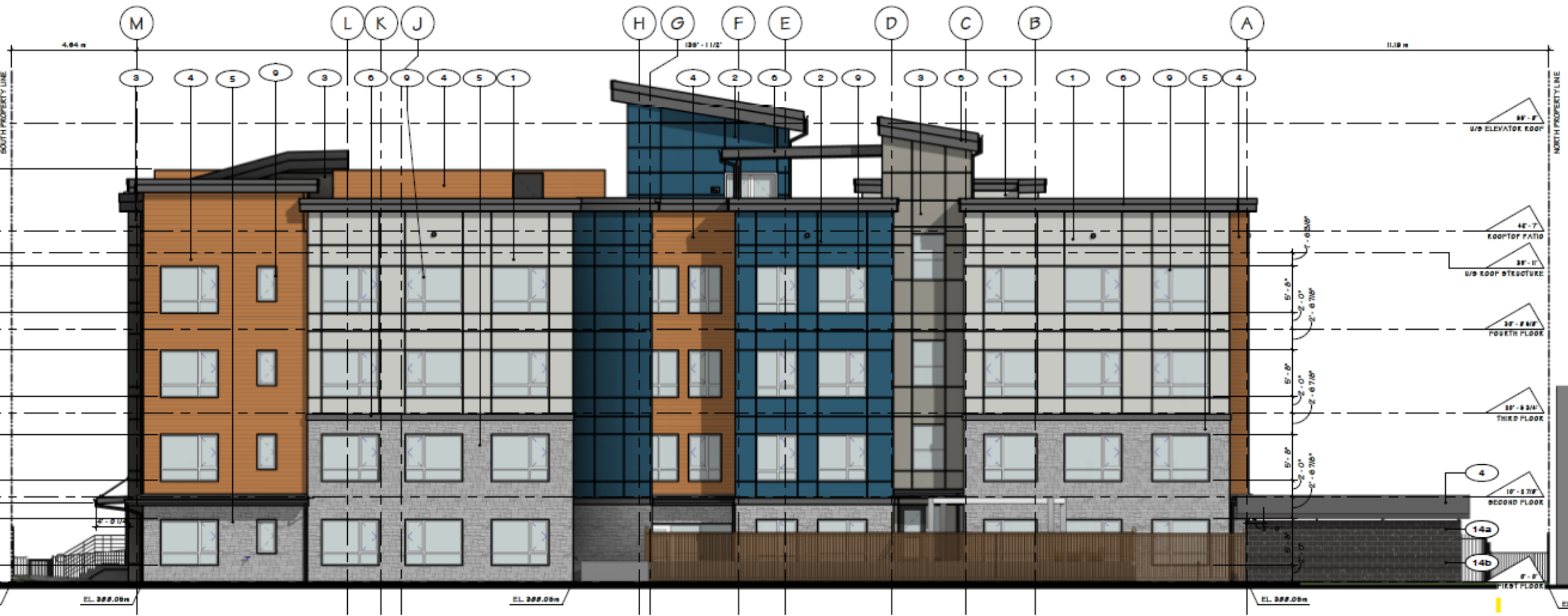




Elevation (north)



Elevation (east)



Elevation (south)

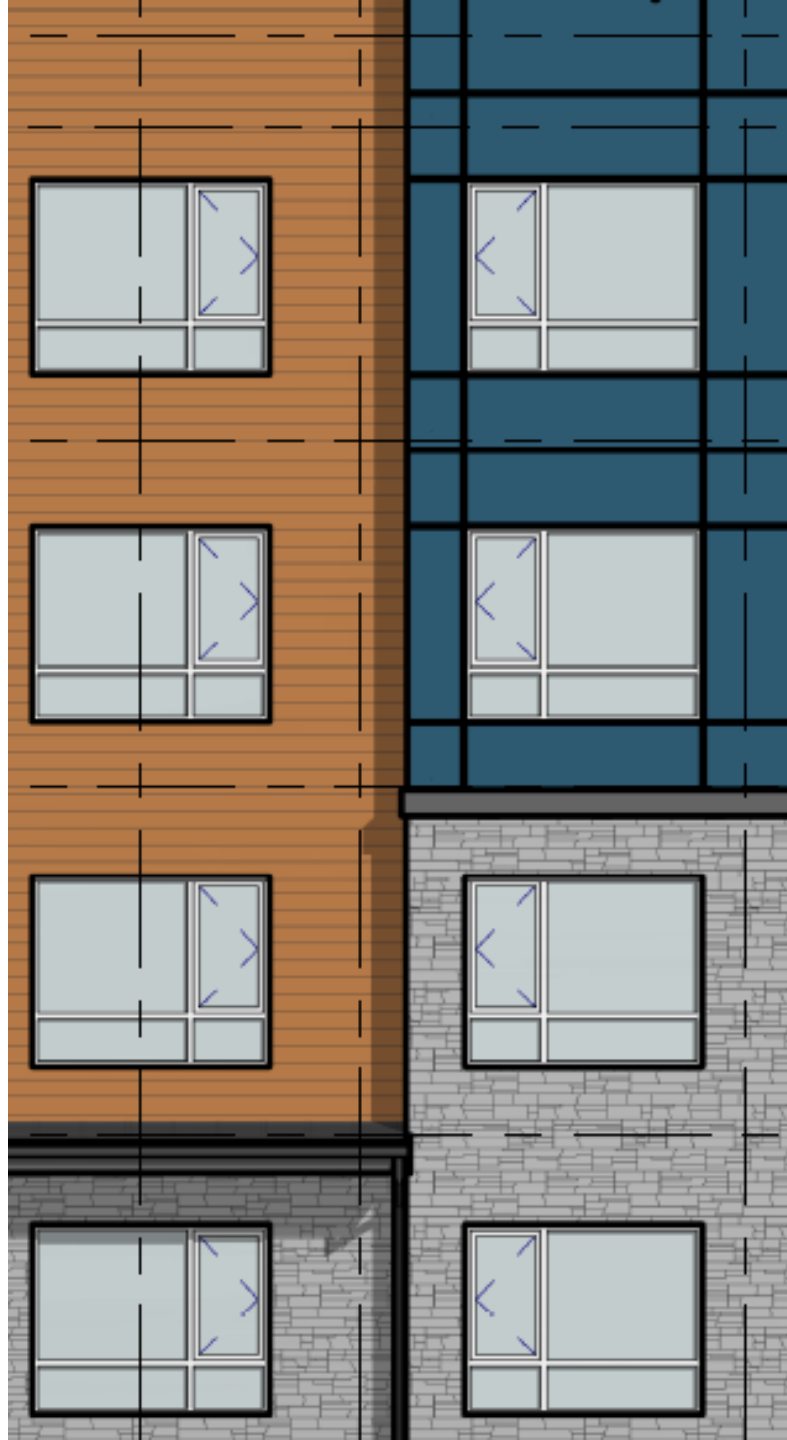
The drawing is a detailed architectural elevation of the south side of a building. It features a grid system with 13 vertical lines numbered 1 through 13 at the top. The building's facade is composed of various colored panels: orange, blue, and grey. Windows are represented by blue outlines. The drawing includes dimensions for height and width, and labels for property lines and canopy location.

Key features and labels include:

- Vertical grid lines numbered 1 through 13 at the top.
- Horizontal grid lines numbered 1 through 6 on the left side.
- Labels for "WEST PROPERTY LINE" and "EAST PROPERTY LINE" on the right side.
- Labels for "CANOPY LOCATION" and "CANOPY" on the left side.
- Dimensions for height and width, including "13.0' - 0\"/>



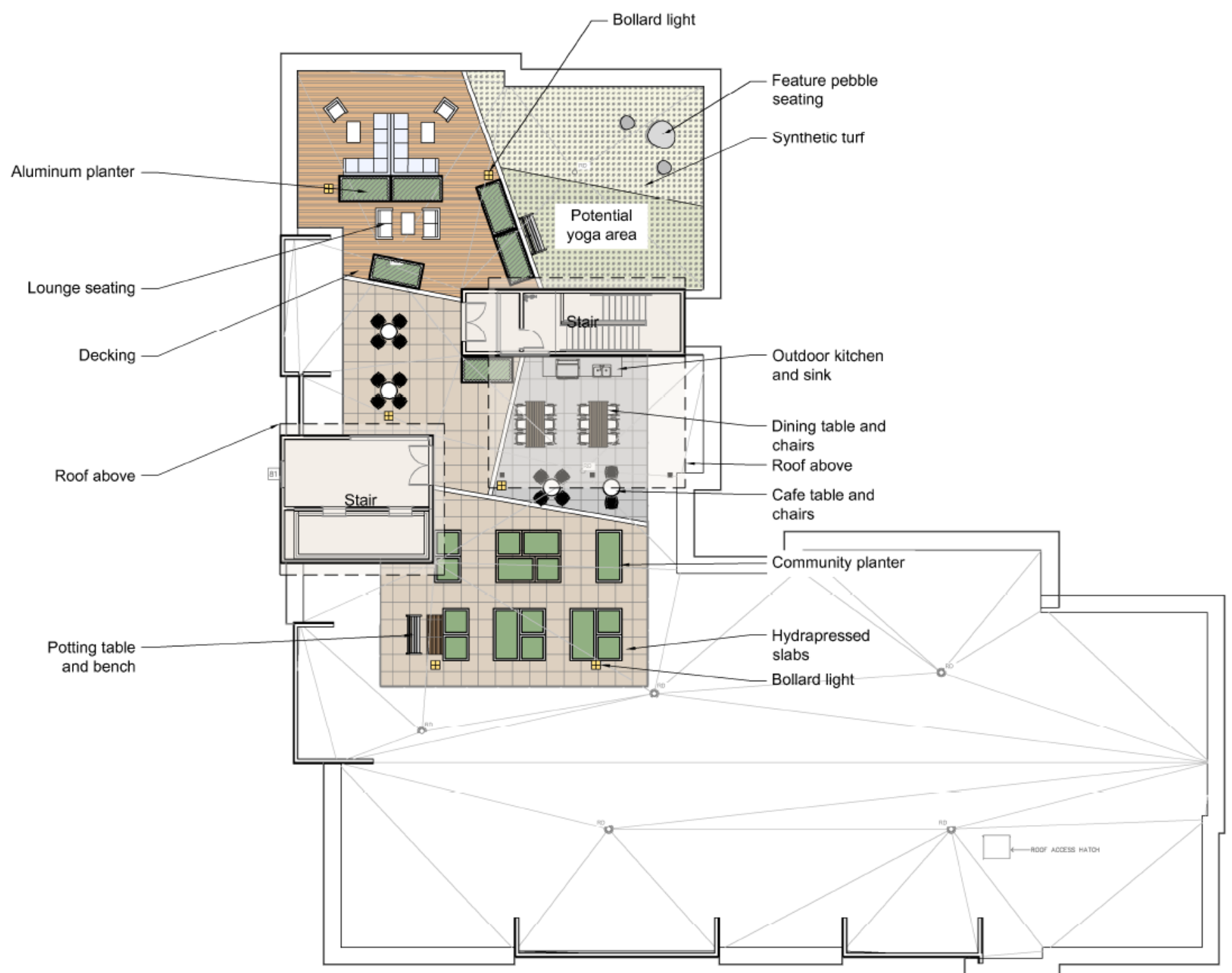
Materials Board



Landscape Plan



Landscape Plan – Rooftop Patio



Rendering West



Rendering West



OCP Design Guidelines

- Orienting the primary building façade and main entryway to the street
- Locating off-street parking away from public view, primarily in an underground parkade
- Expressing a unified architectural concept that incorporates a range of architectural features and details including substantial natural building materials
- Providing attractive, engaging, and functional on-site open spaces including a shared rooftop amenity space.

Variances

Section 14.11 – Front Yard Setback

- To vary the minimum front yard setback from 4.5 m permitted to 3.02 m proposed
- CA1r – Core Area Mixed Use zone has greater setback than MF3 – Apartment Housing zone
- 3.0 m setback is consistent with other apartment housing the Core Area

Variances

Section 14.11 – Rear Yard Setback for an Accessory Building

- To vary the minimum rear yard setback from 4.5 m permitted to 1.64 m proposed.
- CA1r – Core Area Mixed Use zone has greater setback for accessory buildings than MF3 – Apartment Housing zone
- Proposed building is more visually appealing than a fenced enclosure

Variances

Table 8.3 – Required Off-Street Parking

- To vary the minimum number of off-street parking spaces from 40 stalls required to 33 stalls proposed.
- Transitional, supportive housing facilities typically have low parking demand
- Location near Urban Centre, transit, and ATC

Staff Recommendation

- Staff recommend support for the proposed Development Permit and Development Variance Permit as it:
 - Meets OCP Design Guidelines
 - Setback variances are consistent with MF3 zone
 - Parking sufficient for transitional, supportive housing use