

Development Permit and Development Variance Permit

115 & 165 Kneller Road

DP23-0245 DVP23-0246



Purpose

To issue a Development Permit for the form and character of apartment housing and a Development Variance Permit to vary the ratio of parking space sizes, the required residential off-street parking requirements, and maximum height.

Development Process

Dec 15, 2023 Development Application Submitted



Staff Review & Circulation



March 7, 2024 Public Notification Received



Dec 5, 2022 Initial Consideration



Jan 9, 2023 Reading Consideration



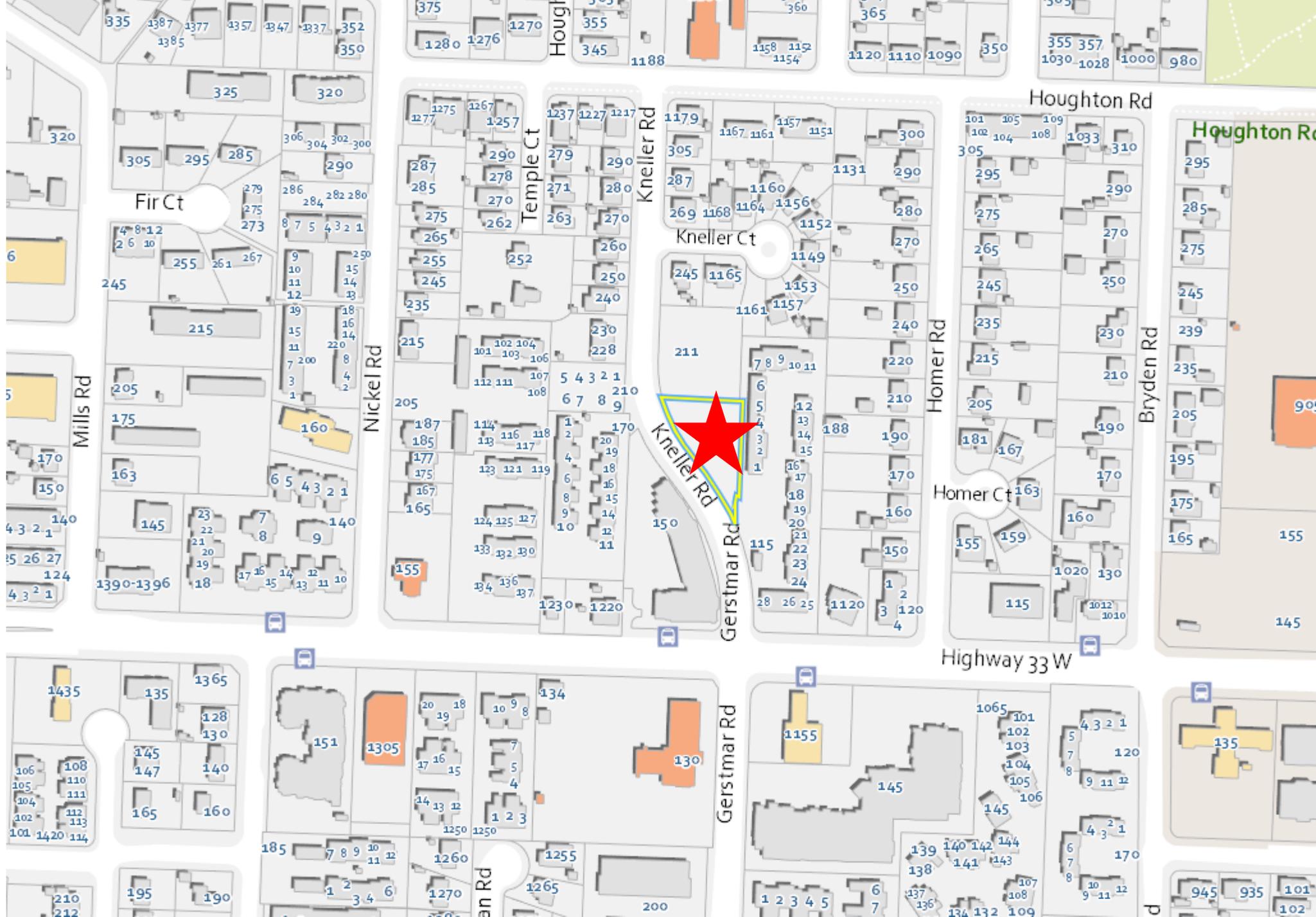
June 17, 2025 Final Reading & DP & DVP



Building Permit

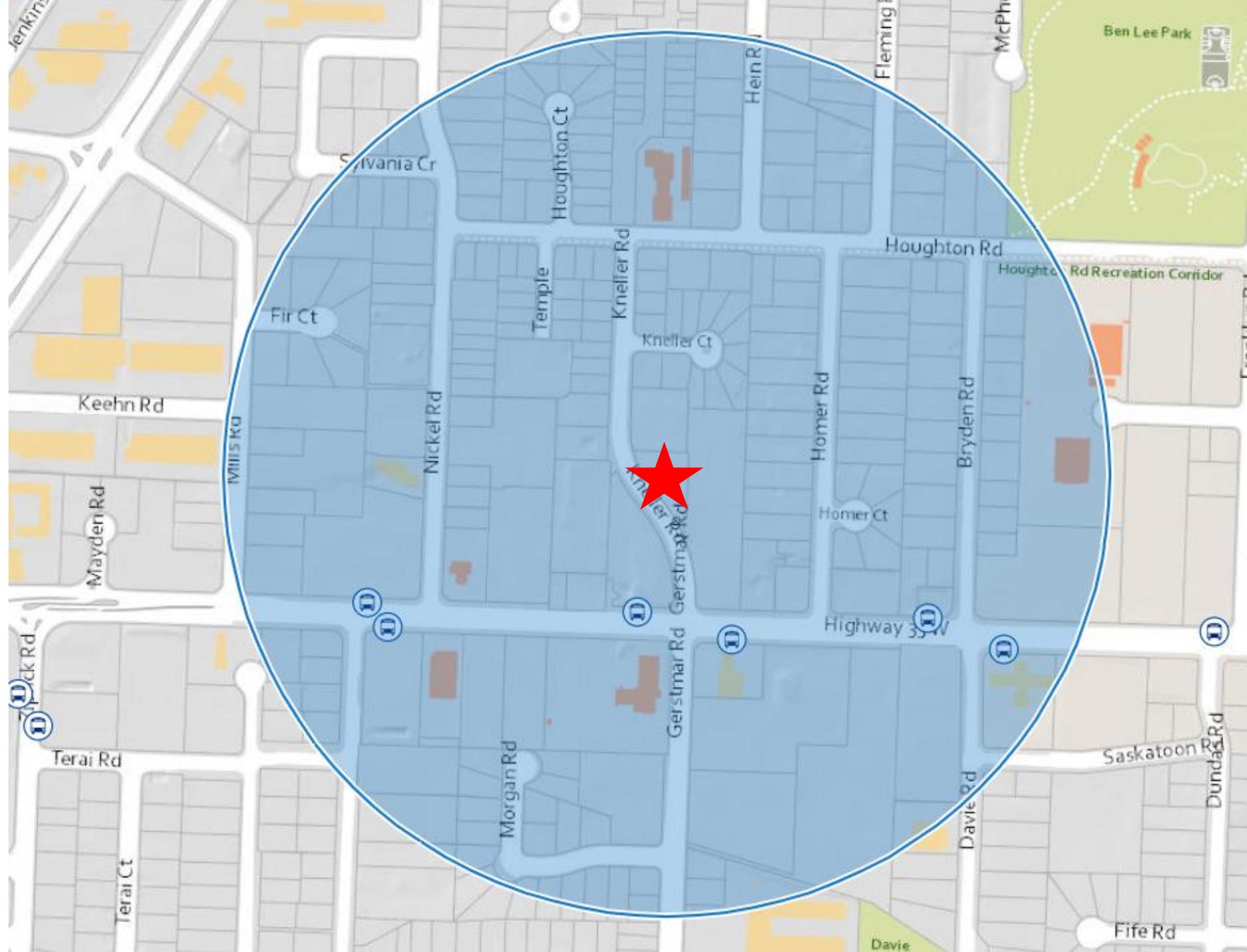
Council Approvals

Context Map



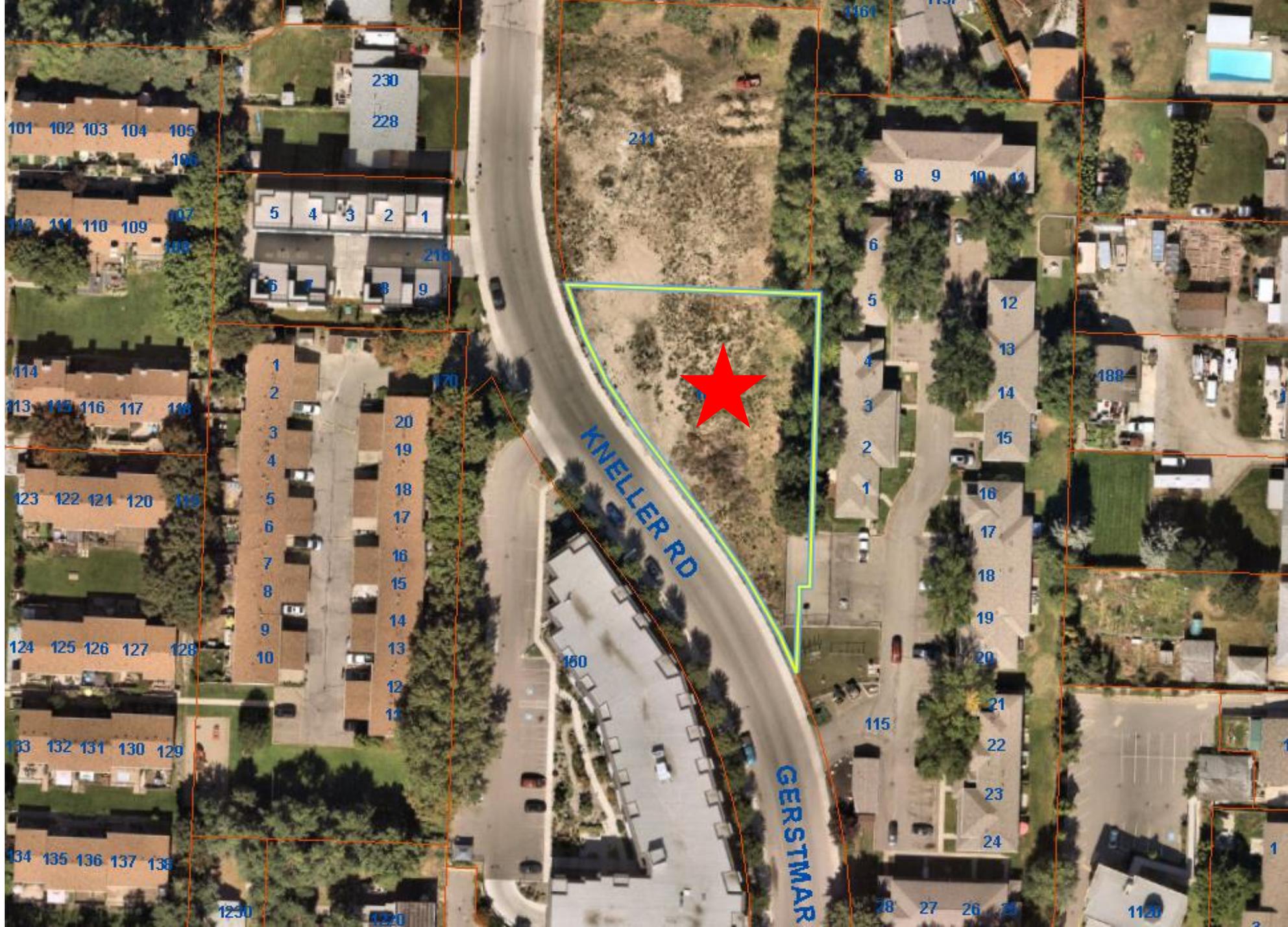
Model City

Model City:
Residential units:
1,547
Commercial units:
20
Estimated
population:
3,220
Estimated jobs:
619





Subject Property Map



Technical Details

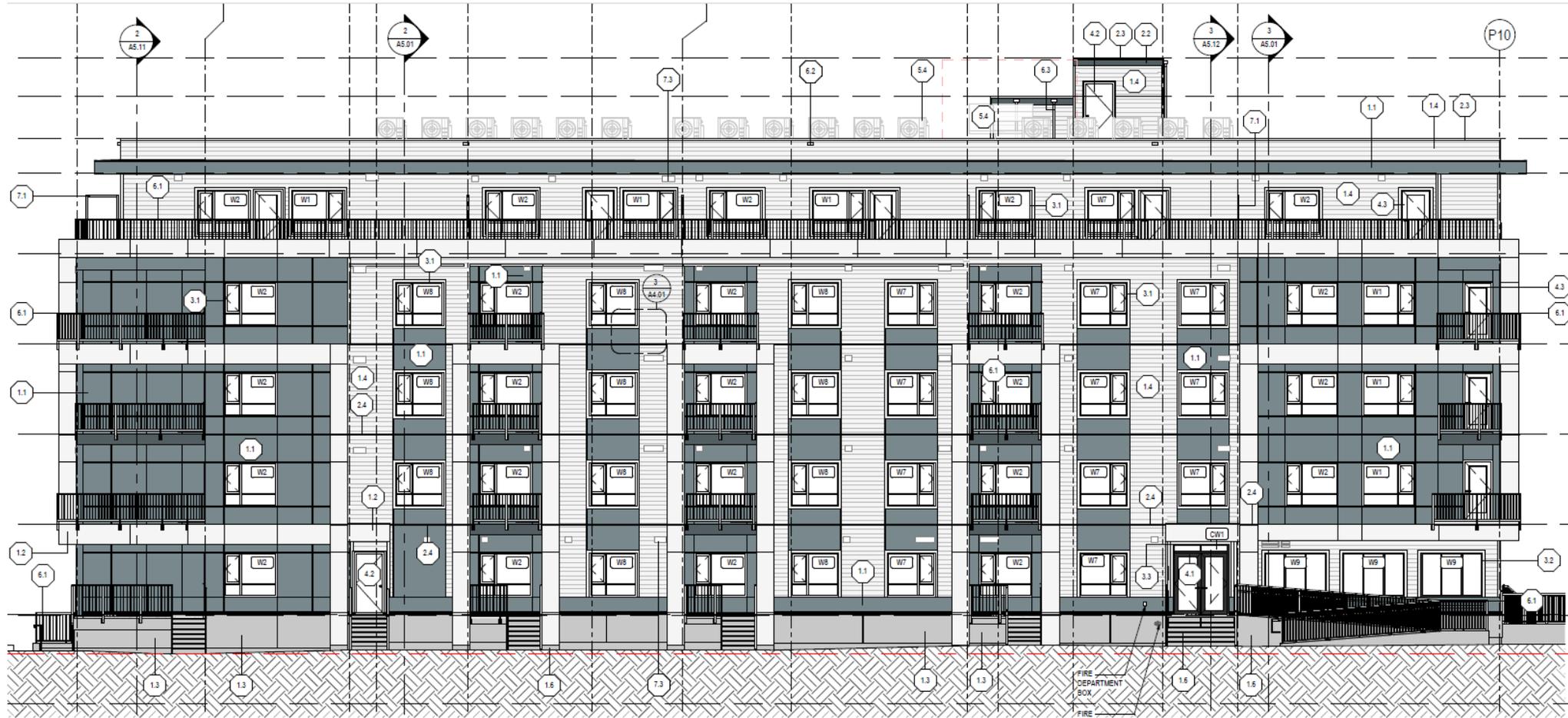
- 5 storey apartment building, 48 units
 - 1 bachelor, 28 one-bedroom, 16 two-bedroom, 3 three-bedroom
- 26 Parking Stalls
- 6 short-term bicycle stalls, 37 long-term bicycle stalls
- 16 trees
- Amenity space includes a lounge, playground, dog run, outdoor seating
- Reconfigure parking and amenity space on adjacent parcel



Site Plan



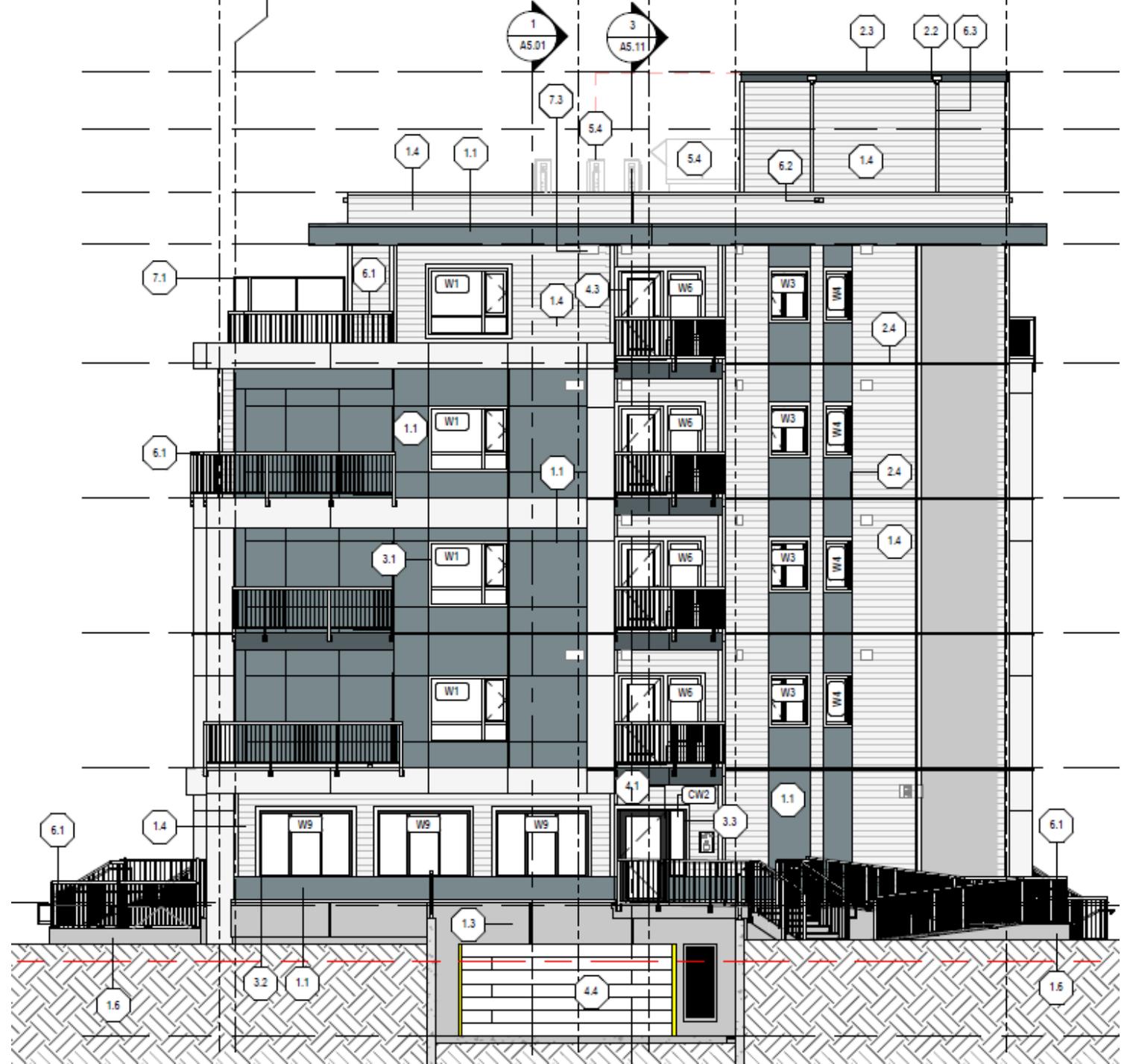
Elevation (west)



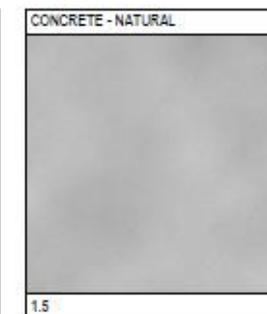
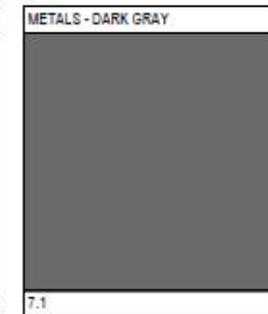
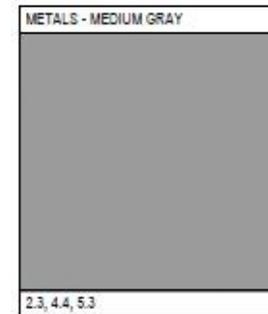
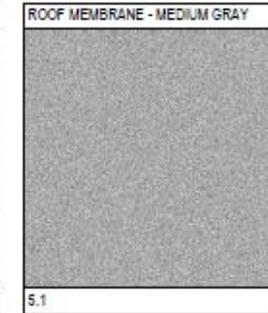
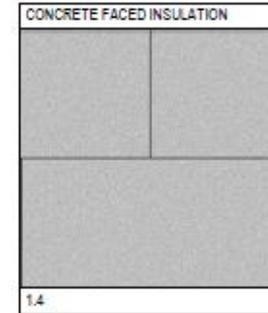
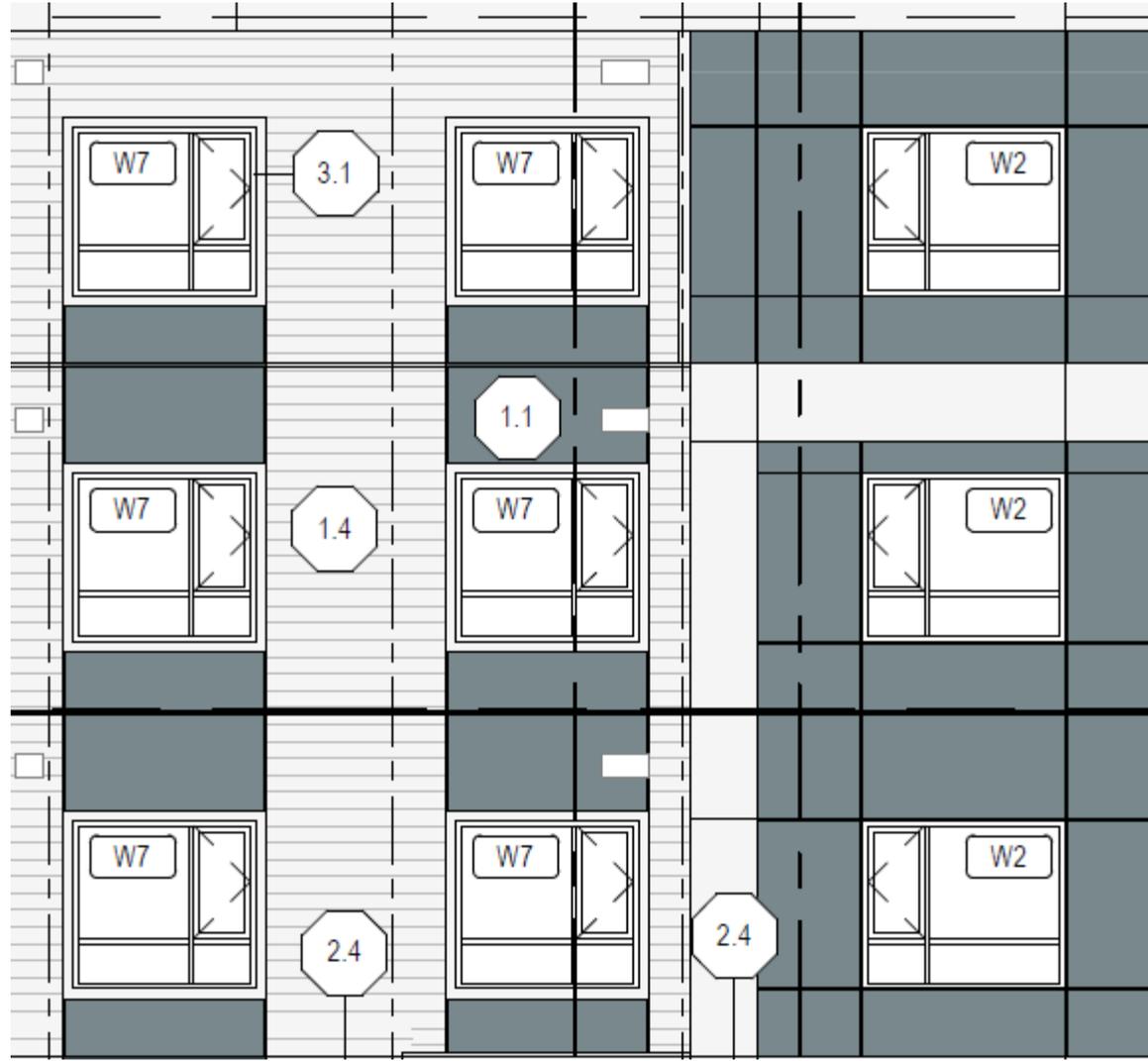
Elevation (north)



Elevation (south)



Materials Board



Landscape Plan



Rendering - West



Rendering - Northeast



Rendering - Northeast



OCP Design Guidelines

- Orienting primary building facades and the main entry to the street, with ground-oriented residential units
- Stepping back the upper storey of the building to reduce the perceived massing
- Locating off-street parking away from public view, in an underground parkade
- Providing attractive, engaging, and functional on-site open spaces

Parking Variances

Table 8.2.7.b – Ratio of Parking Space Sizes

- Minimum 50% regular sized spaces to 27%
- Maximum 50% small sized spaces to 73%

Table 8.3 – Required Residential Off-Street Parking Requirements

- 62 stalls required to 26 stalls proposed

Parking Variances

- Ownership of 115 Kneller Road and 150 Kneller Road
- 3 surplus parking stalls at 115 Kneller Road to be dedicated to proposed development
- 72% of parking (81 stalls) at 150 Kneller Road is unused
- Resident makeup will be similar to adjacent developments – low parking utilization
- Location near Urban Centre, transit, and ATC

Height Variance

- Section 13.6 – Multi-Dwelling Zones: Vary maximum building height from 4 storeys to 5 storeys
- Building is 17.8 m – meets the 18.0 m maximum height
- Application was submitted prior to Zoning Bylaw changes to height
- Building is stepped back along front façade and aligns with OCP Design Guidelines

Staff Recommendation

- Staff recommend **support** for the proposed Development Permit and Development Variance Permit as it:
 - Meets OCP Design Guidelines
 - Applicant has demonstrated adequate parking is available
 - Height variance is to allow additional storey – not additional overall height