

# Development Permit and Development Variance Permit

211 Kneller Road

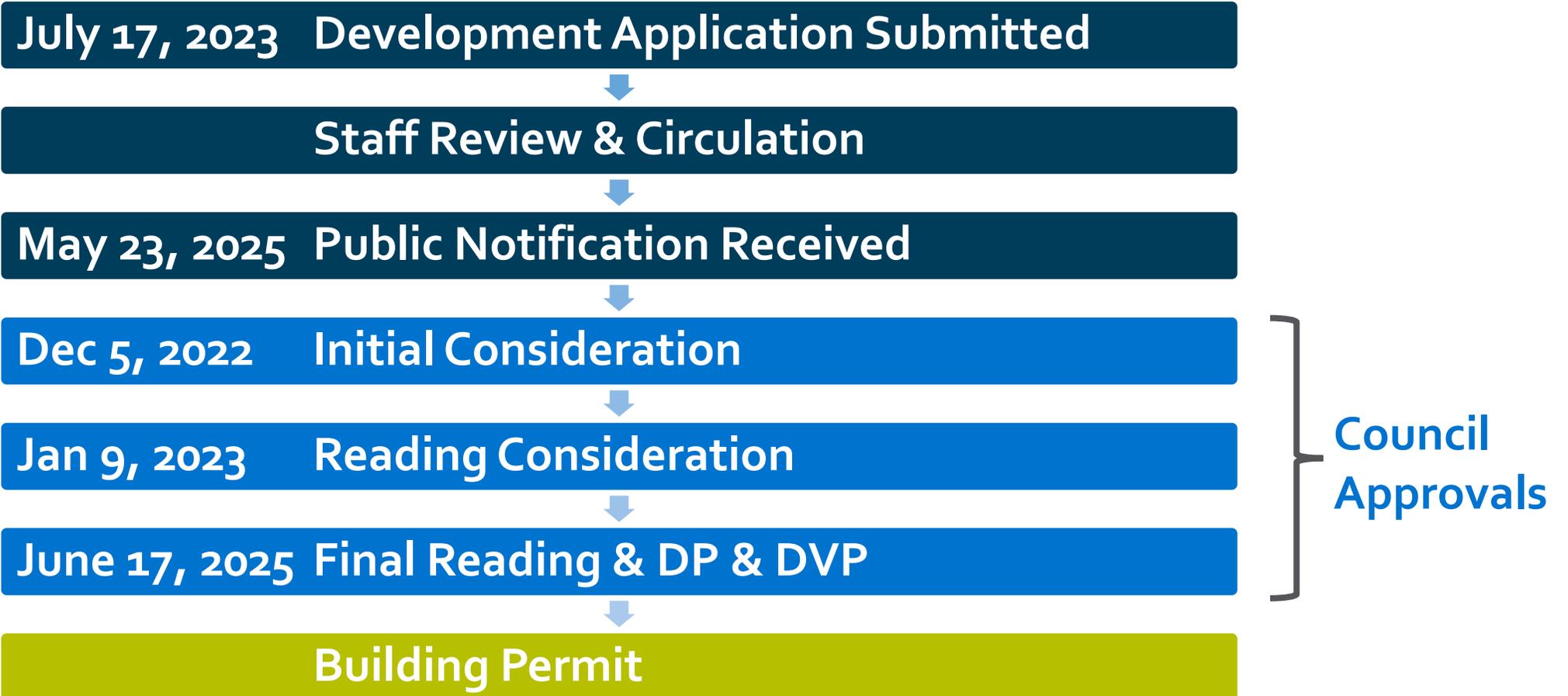
DP23-0135 DVP25-0101



# Purpose

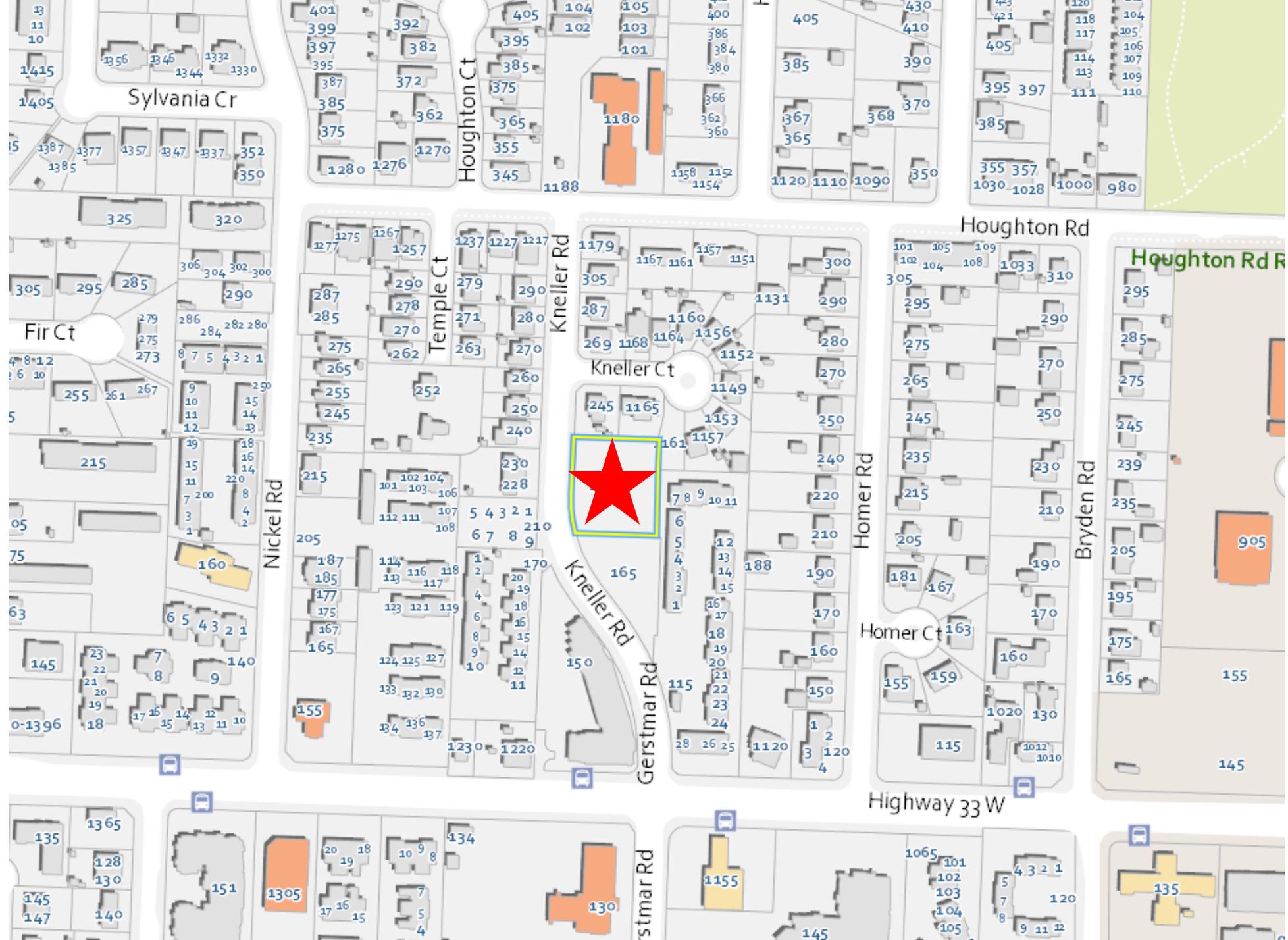
To issue a Development Permit for the form and character of apartment housing and a Development Variance Permit to vary the minimum number of off-street parking spaces, the minimum front yard setback, and the minimum rear yard setback for an accessory building.

# Development Process





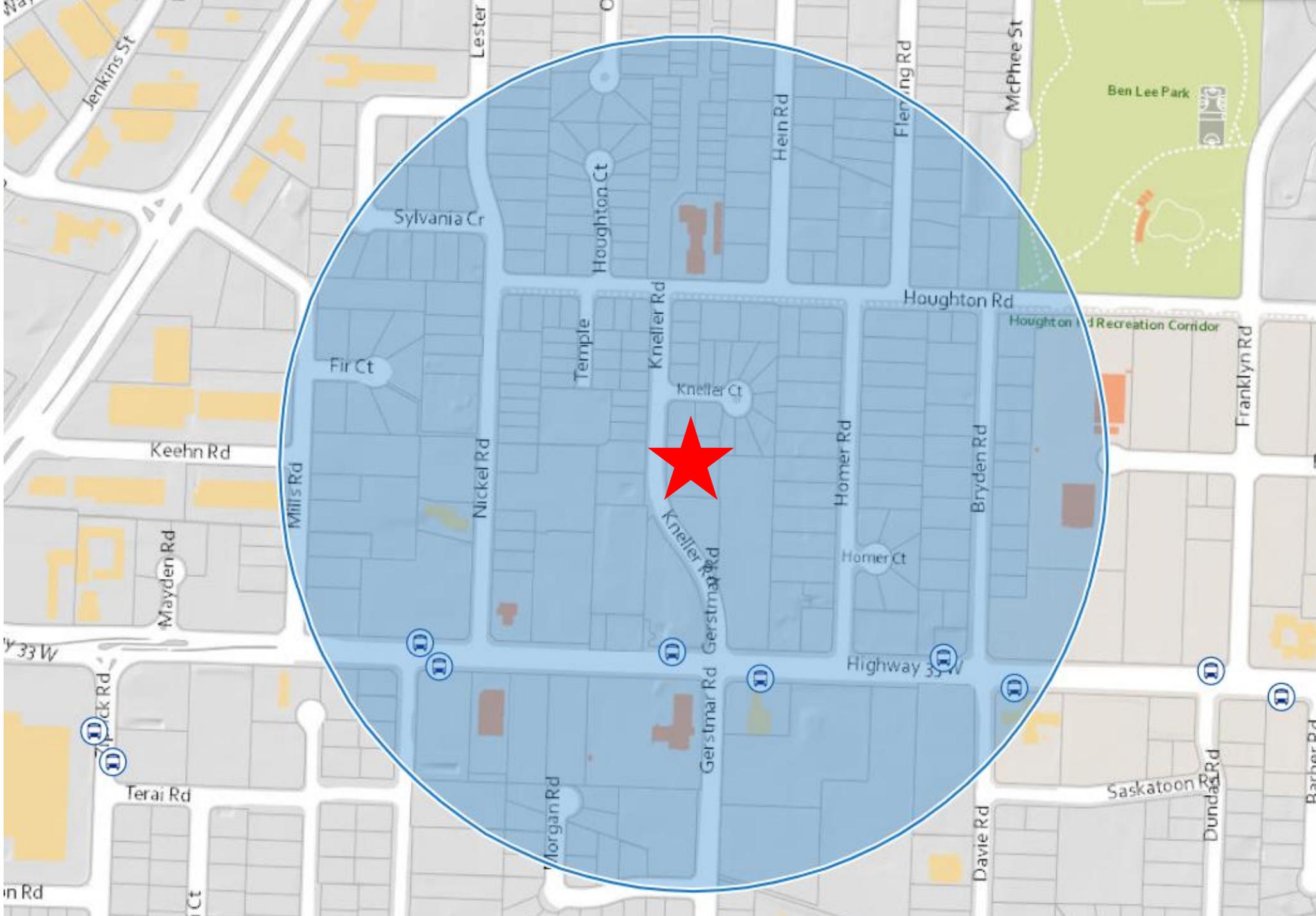
# Context Map





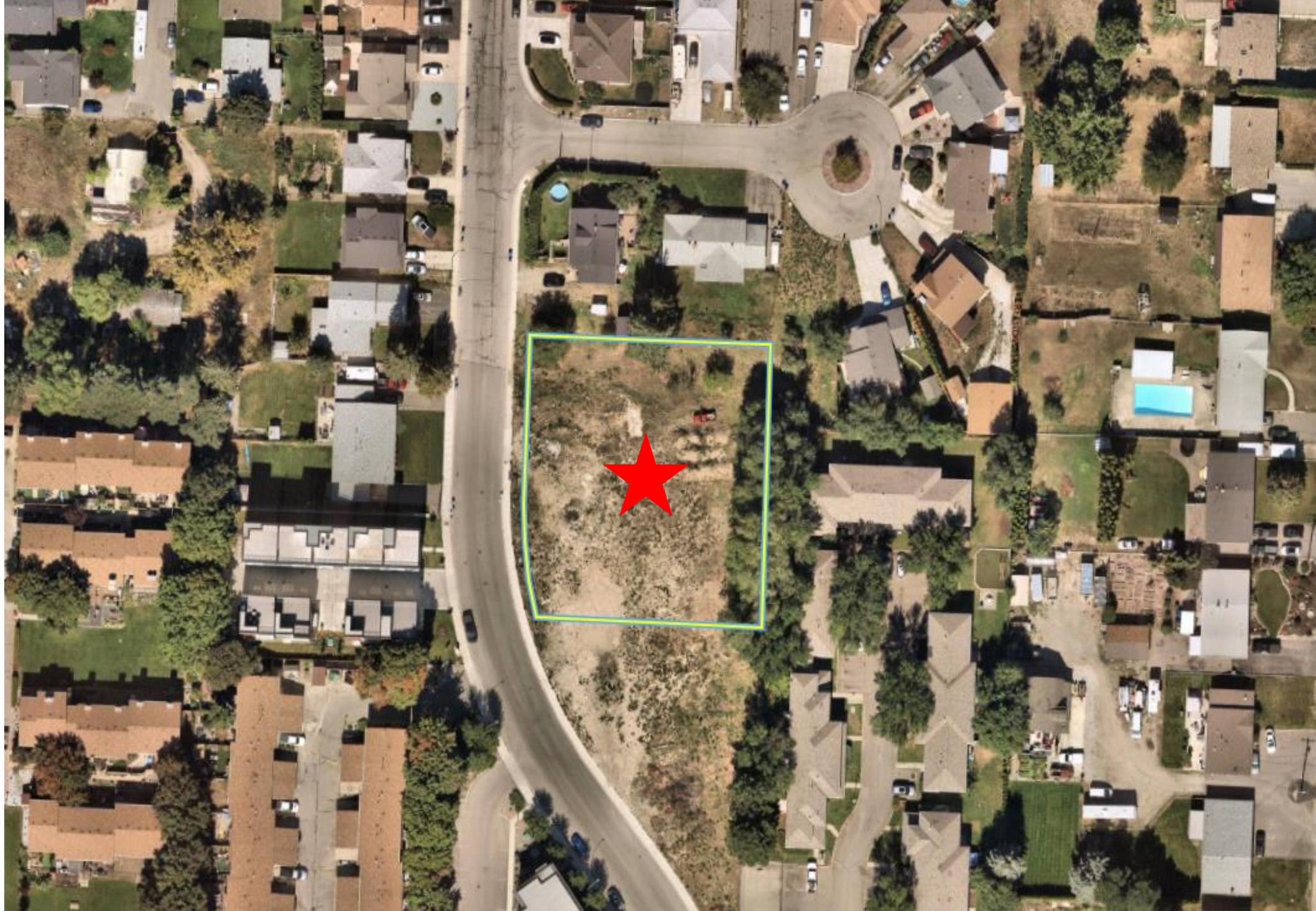
# Model City

**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

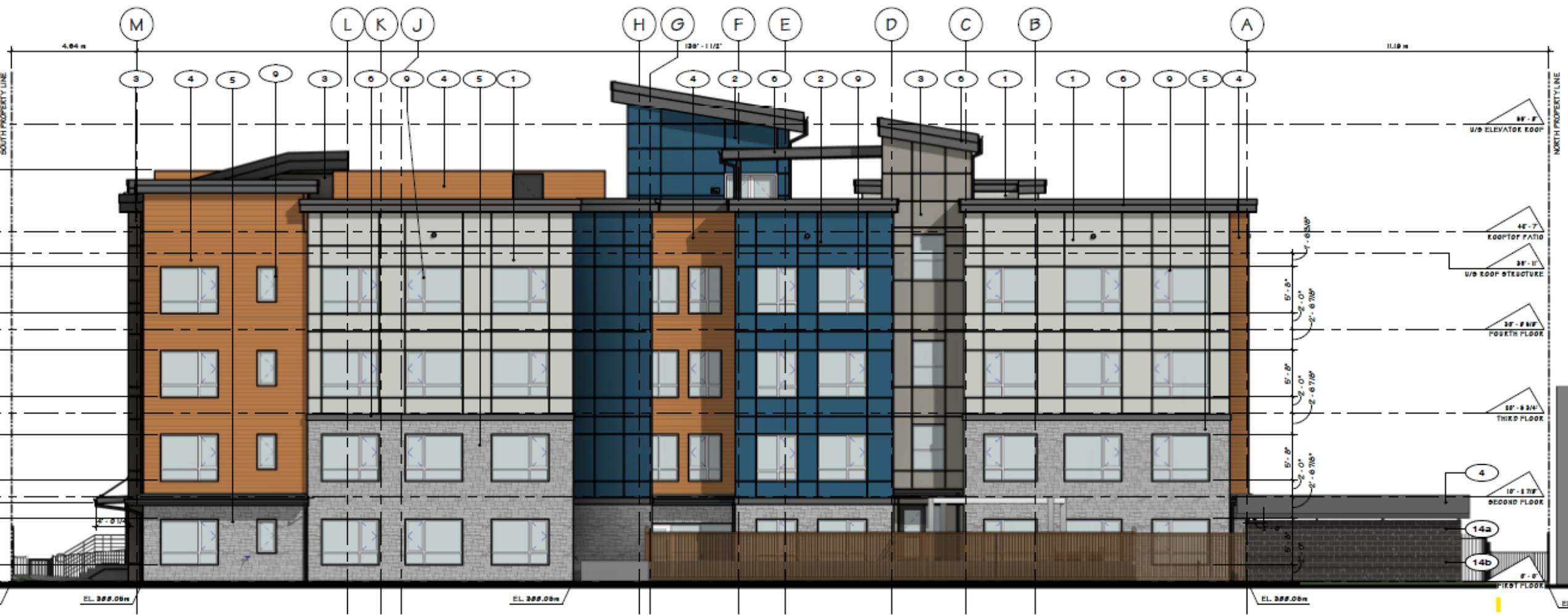




# Elevation (north)



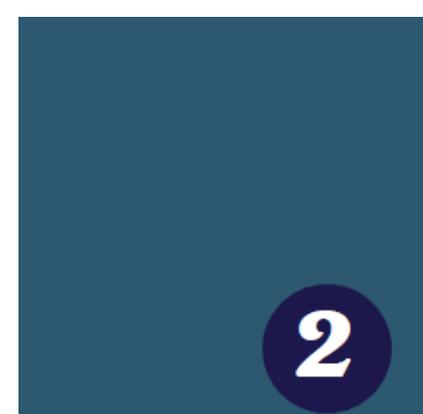
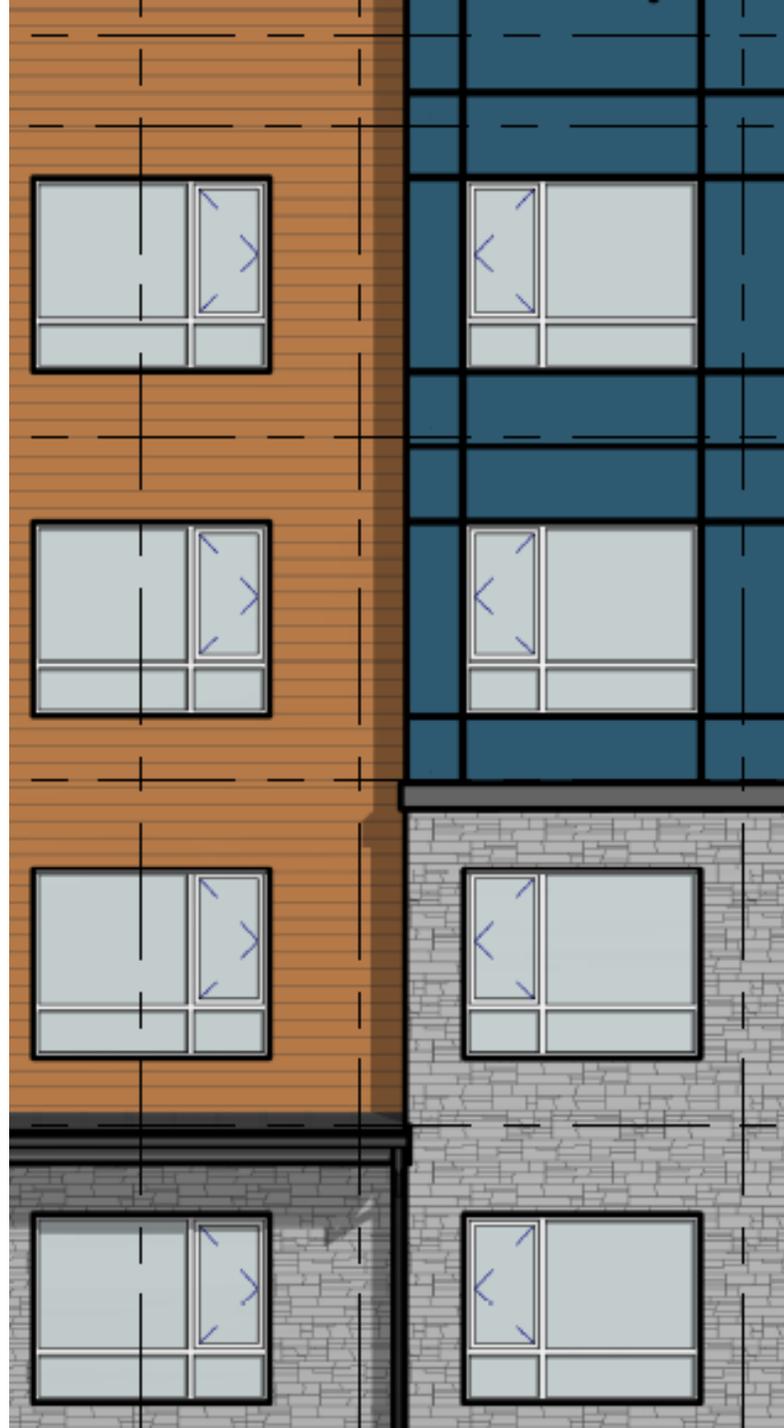
# Elevation (east)



# Elevation (south)



# Materials Board

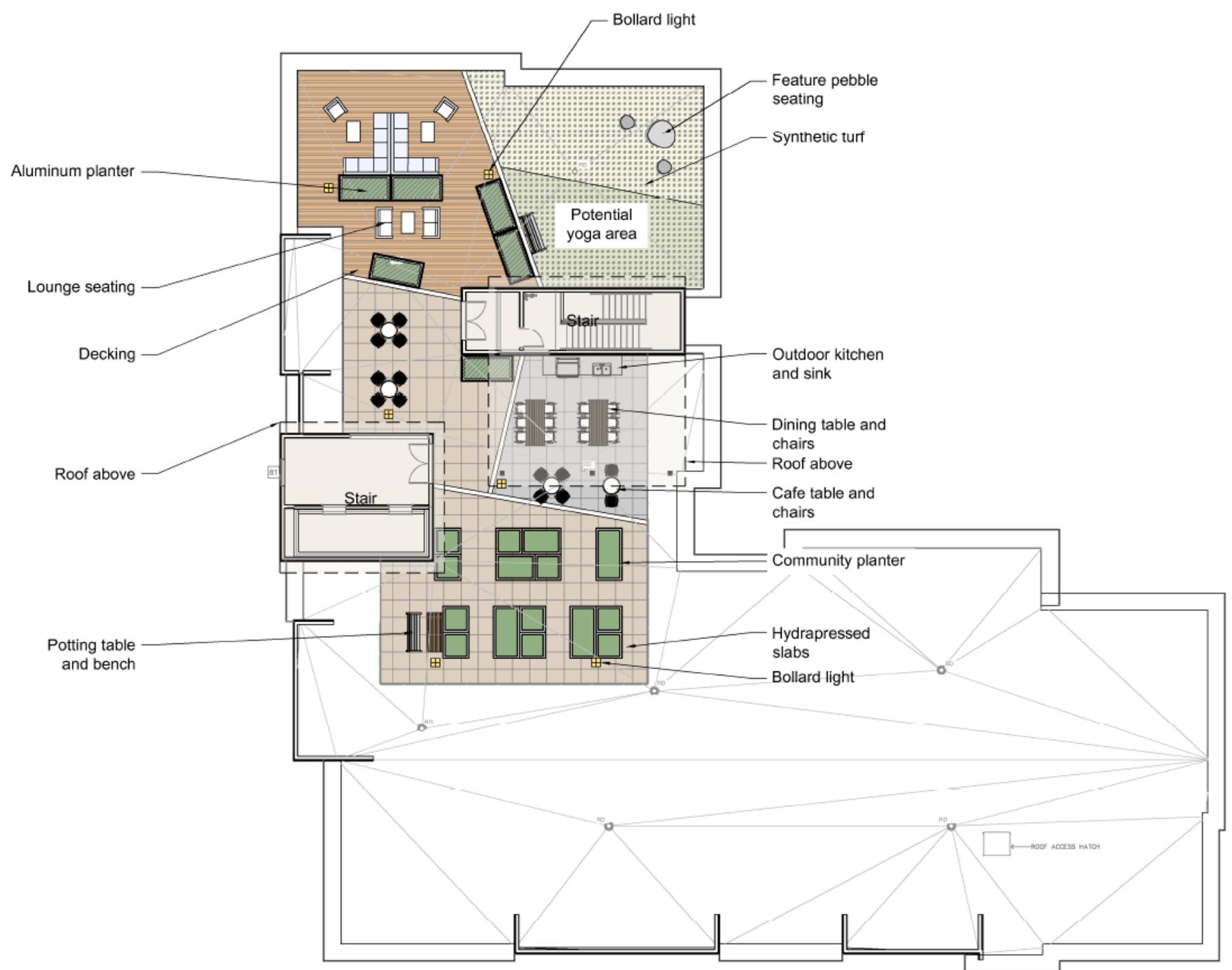


# Landscape Plan





# 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.

# Variations

## 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

# Variations

## 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

# Variations

## 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