

Development Permit & Development Variance Permit

125 Park Rd

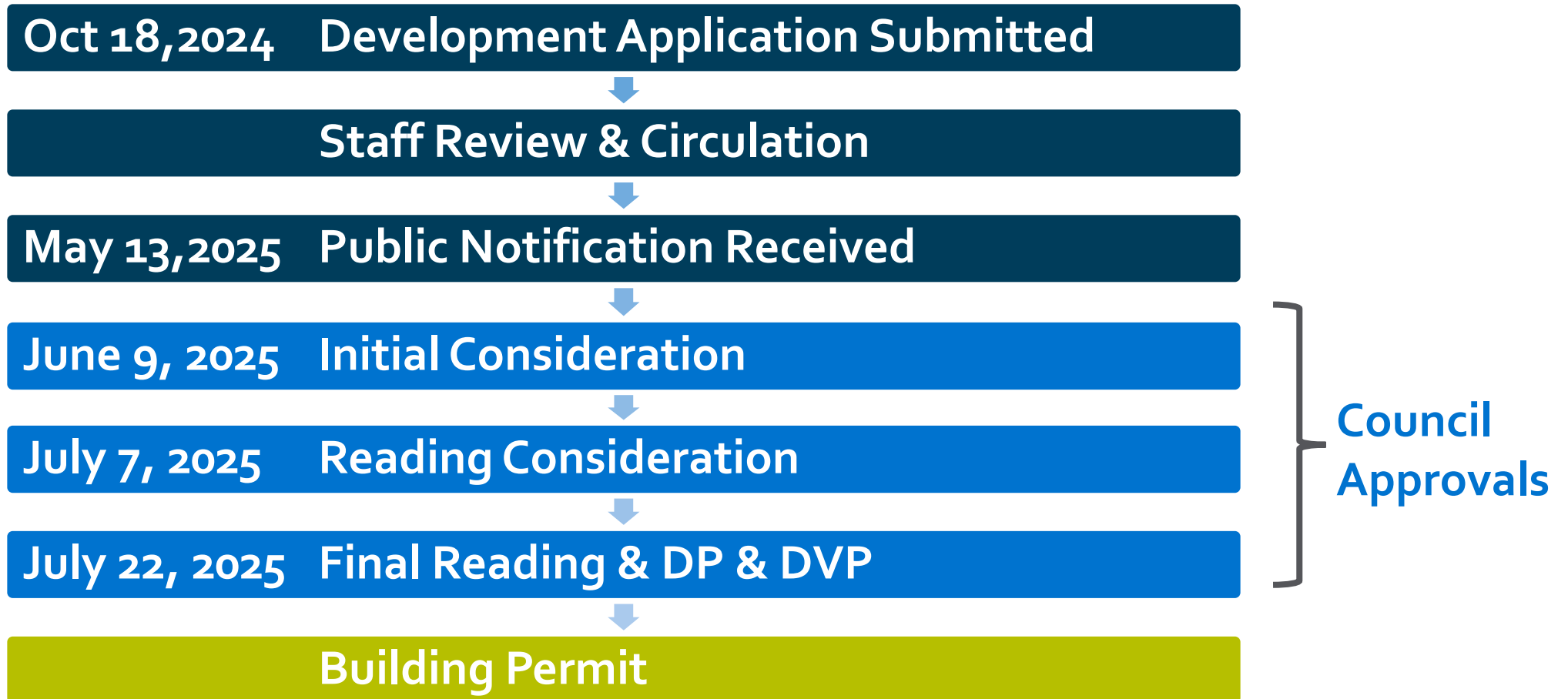
DP25-0053 DVP 25-0054



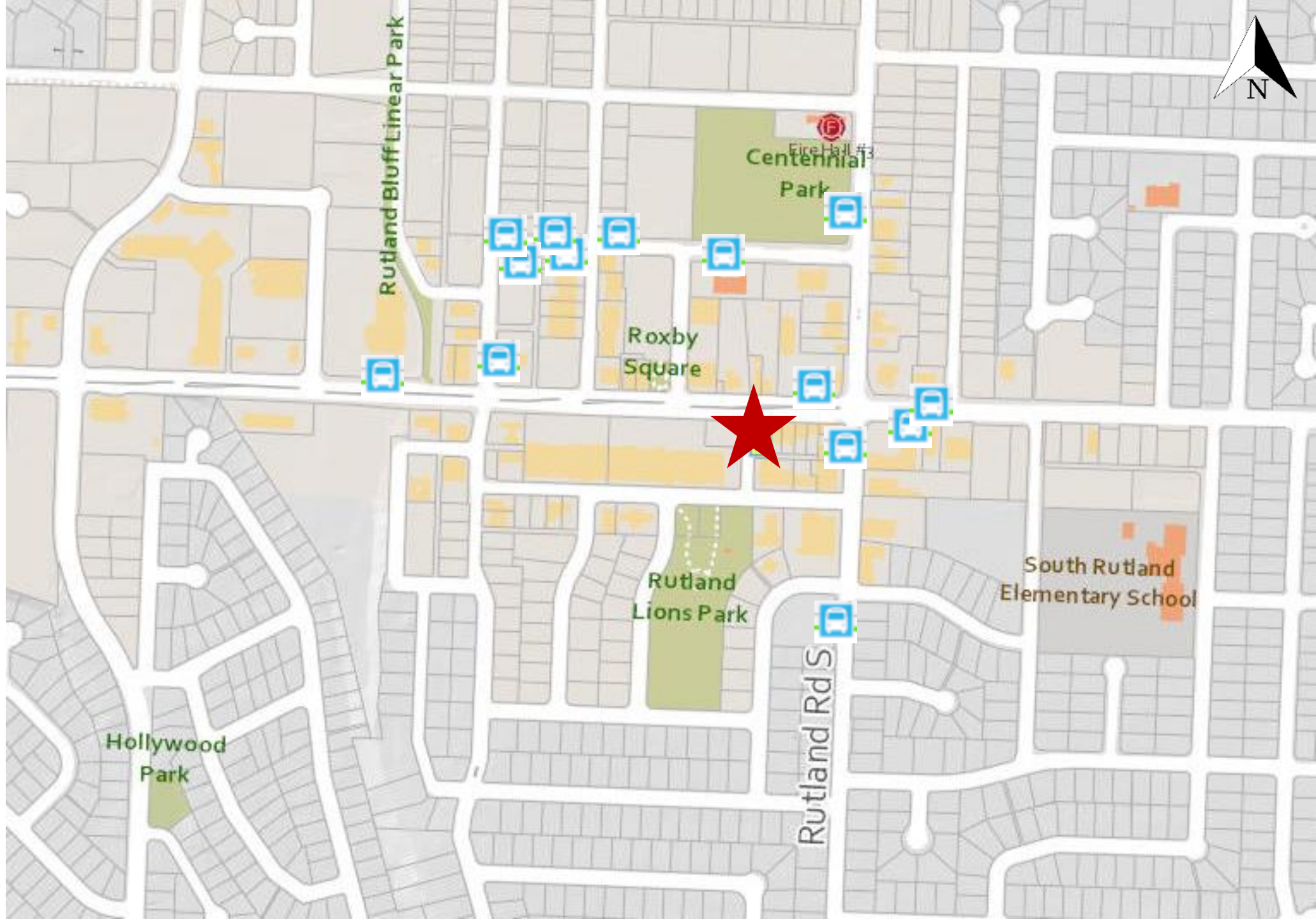
Purpose

To issue a Development Permit for the form and character of a mixed-use building, and a Development Variance Permit to vary the front and flanking yard setbacks from 2.0 metres to zero metres, and to reduce the required accessible parking space from one space to zero, and the minimum number of short-term bicycle parking spaces.

Development Process

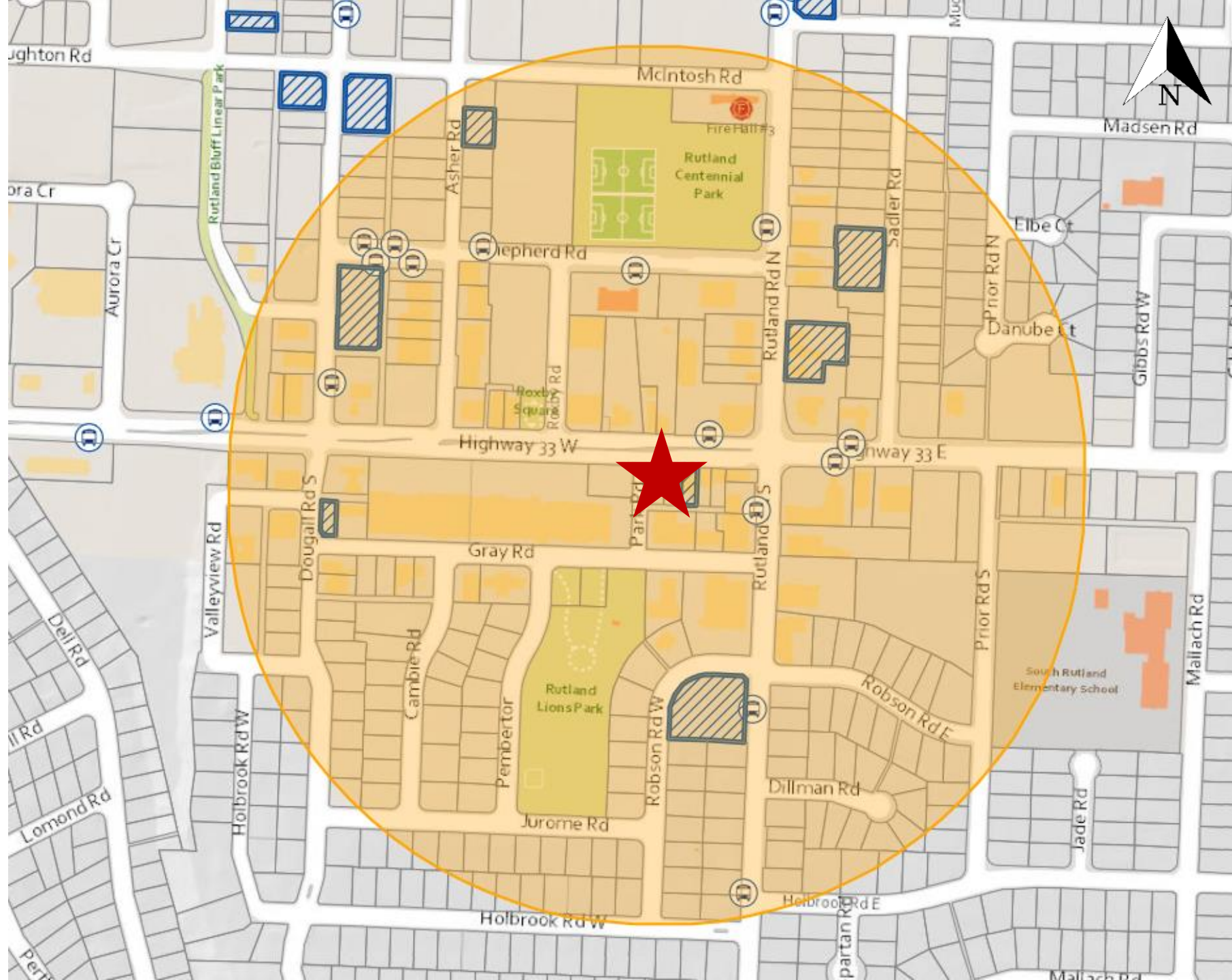


Context Map

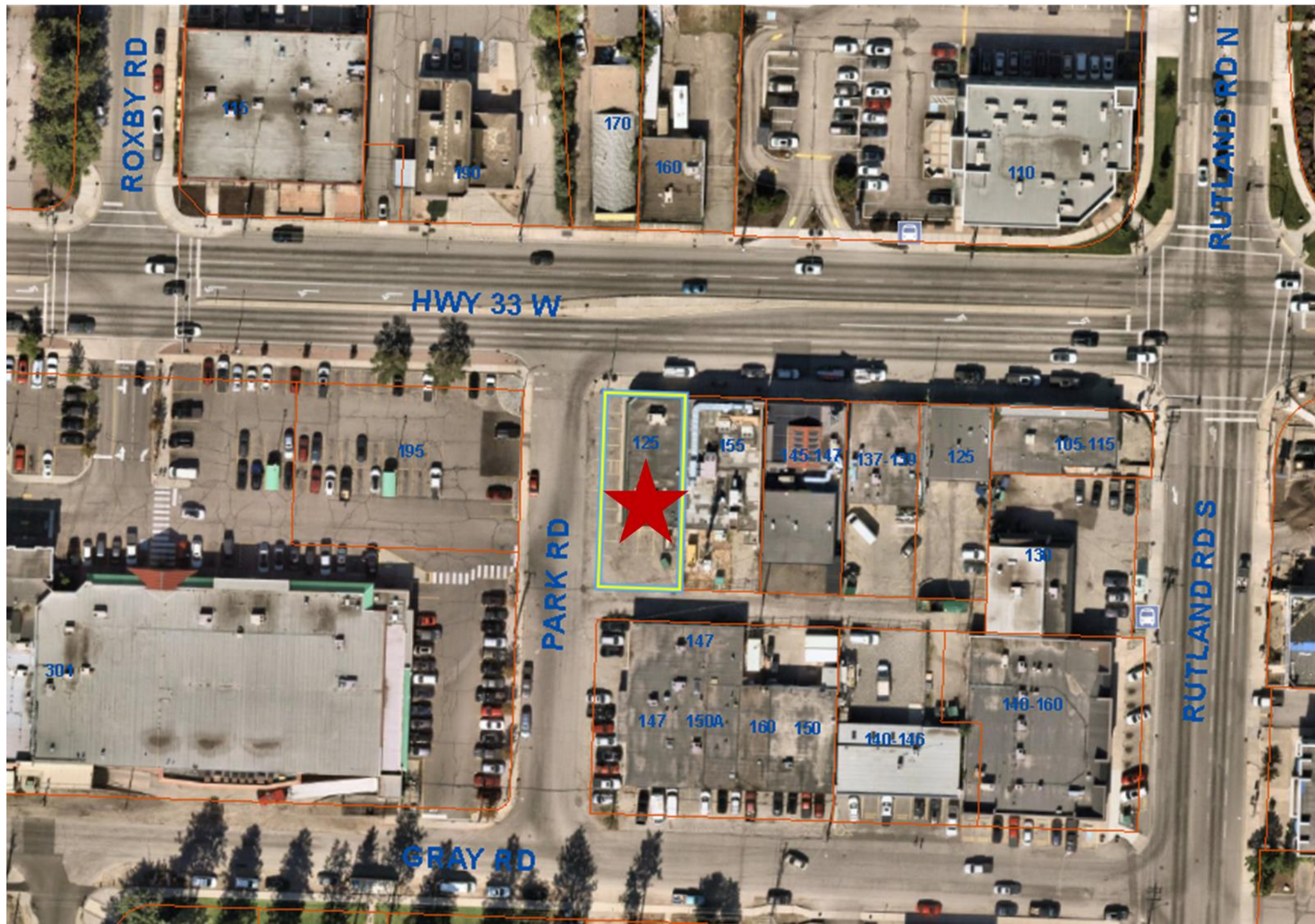


Model City

Estimated Population: 1864
Estimated Jobs: 2267
Residential Units: 885
Commercial Units: 203



Subject Property Map



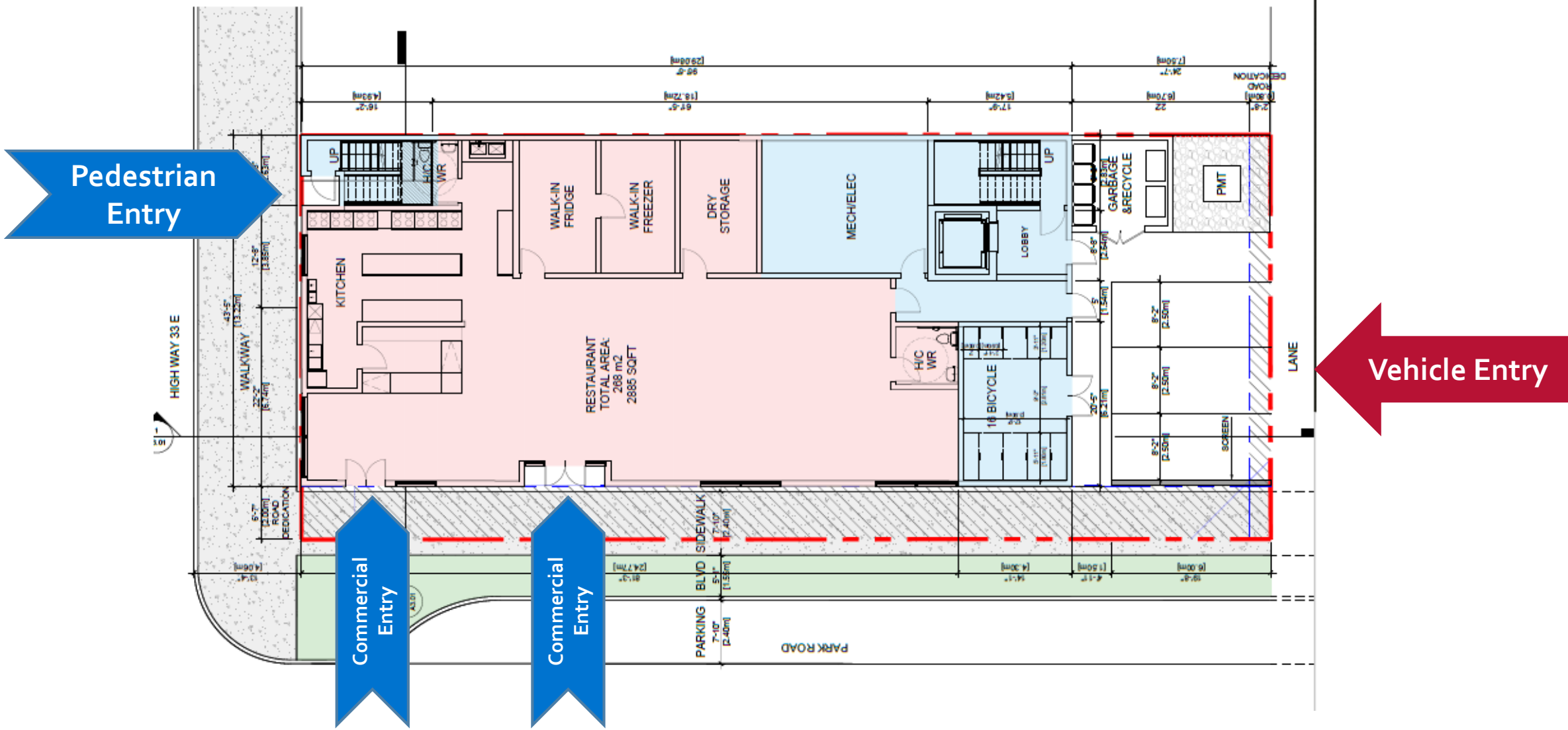
Site Photo



Technical Details

- **UC4r – Rutland Urban Centre (Rental Only)**
- 4 storeys with 1 commercial space and 13 residential units:
 - 8 studio units
 - 5 two-bedroom units
- 3 parking stalls
- 16 bicycle parking stalls
- Common and private outdoor amenity spaces including private balconies and a rooftop patio

Site Plan



Elevation (North)

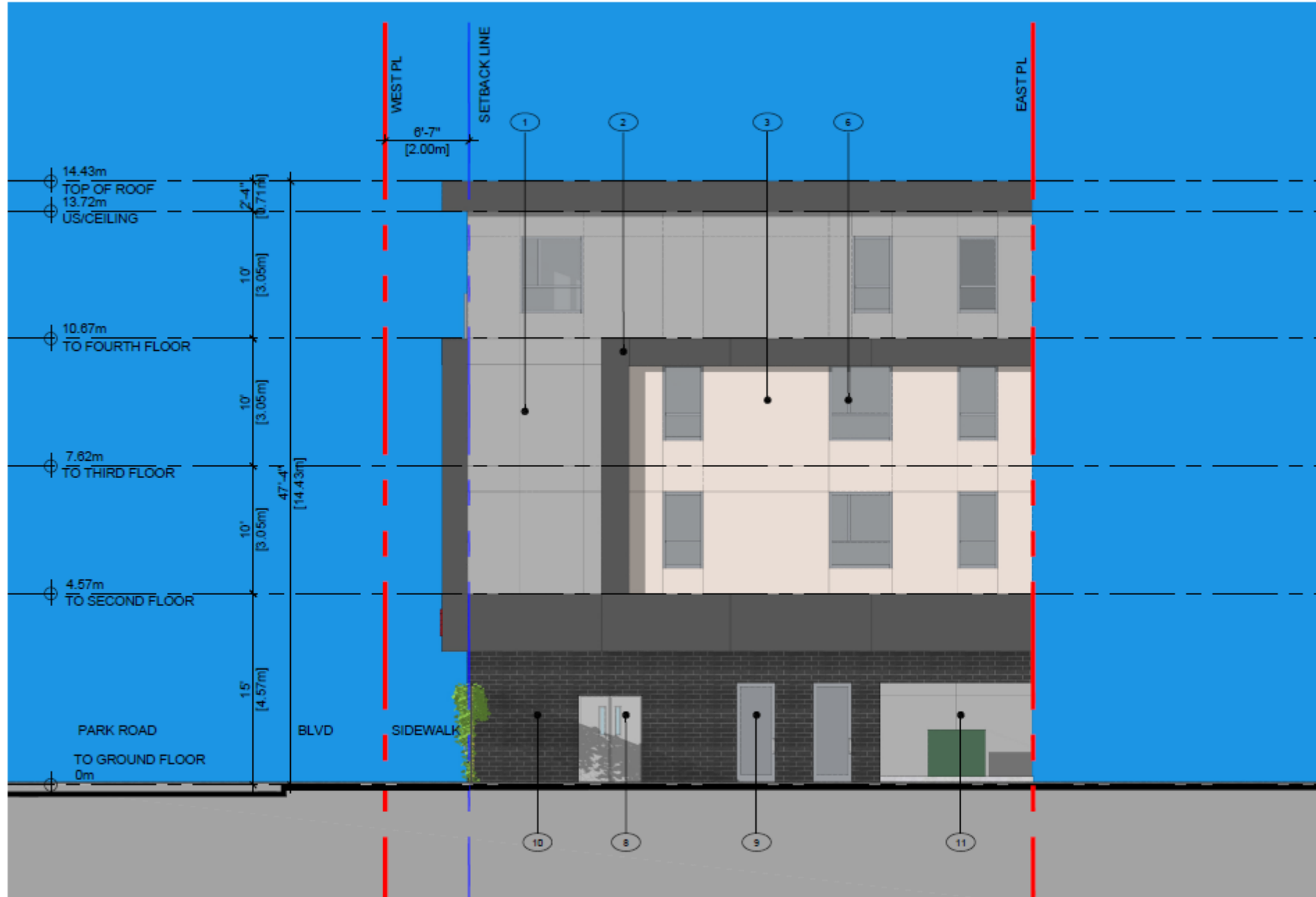


1

BUILDING ELEVATION-NORTH

Scale: 1/8"= 1'-0"

Elevation (South)



2

BUILDING ELEVATION-SOUTH

Scale: 1/8" = 1'-0"

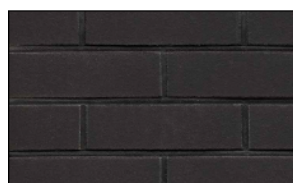
Elevation (West)



Materials Board

EXTERIOR MATERIAL LEGEND

- ① HARDIE PANEL SMOOTH - COLOR: LIGHT GREY
- ② HARDIE PANEL SMOOTH - COLOR: DARK GREY
- ③ HARDIE PANEL SMOOTH - COLOR: LIGHT BEIGE
- ④ HARDIE SOFFIT PANEL / SIDING - COLOR: CEDAR
- ⑤ DOUBLE GLAZED DOOR
- ⑥ SEALED DOUBLE GLAZED P.V.C. WINDOW
- ⑦ GLASS RAILING
- ⑧ EXIT DOOR
- ⑨ EXTERIOR ENTRY DOOR
- ⑩ BRICK - COLOR: DARK GREY
- ⑪ GARBAGE ROOM



BRICK VENEER -
COLOR: DARK GREY



HARDIE PANEL -
COLOR: DARK GREY



HARDIE PANEL -
COLOR: LIGHT GREY



HARDIE PANEL -
COLOR: LIGHT BEIGE



HARDIE SIDING/SOFFIT -
COLOR: CEDAR

OCP Design Guidelines

- On corner sites, orient building façades and entries to both fronting streets;
- Locate off-street parking and other 'back-of-house' uses (such as loading, garbage collection, utilities, and parking access) away from public view;
- Design primary entrances to face the street, exhibit design emphasis, and provide weather protection by means of canopy or recessed entry.

Variances

Section: 14.11 Commercial and Urban Centre Zone Development Regulations

- Minimum front yard and flanking yard setback from 2.0 m to 0.0 m

Section: 8.2.17a Required Amount of Accessible Parking Spaces in Transit Oriented Areas

- Accessible parking from 1 to zero

Section: 8.5 Minimum Bicycle Parking Required

- Short-term bike parking from 6 to zero

Variances

- Zero front yard setback has been applied to all the buildings in the same block.
- Zero flanking yard setback helps dedicating on street parking along Park Road.
- Both long-term and short-term bike parking spaces are proposed indoor.

Staff Recommendation

- Staff recommend support for the proposed Development Permit and Development Variance Permit as it:
 - Meets the majority of OCP Design Guidelines
 - Setback variance conforms with adjacent building setbacks along Hwy 33 W
 - Accessible parking and bike parking variances are anticipated to have minimal impact to building operation