

Development Permit & Development Variance Permit

1021 Lawson Ave

DP24-0116 DVP24-0117



Purpose

- To issue a Development Permit and Development Variance Permit for the form and character of apartment housing with variances to minimum side yard setback, minimum rear yard setback, minimum ratio between tree sizes, and minimum soft landscaping area.

Development Process

Jun 18, 2024

Development Application Submitted



Staff Review & Circulation



Jun 4, 2025

Public Notification Received



Aug 26, 2025

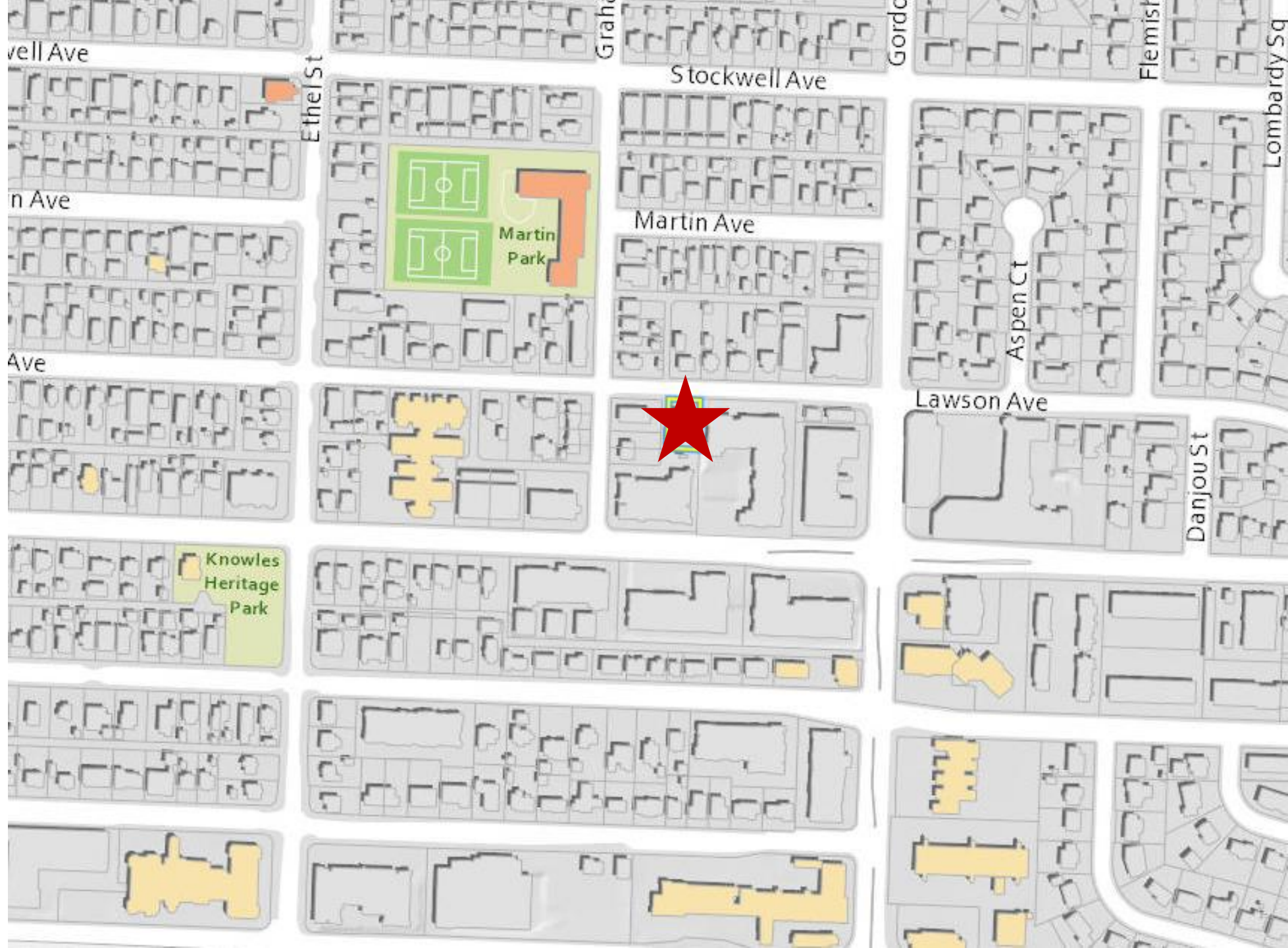
DP DVP Public Hearing

} Council Approvals



Building Permit

Context Map





Model City

Estimated Population:

3,723

Estimated Jobs:

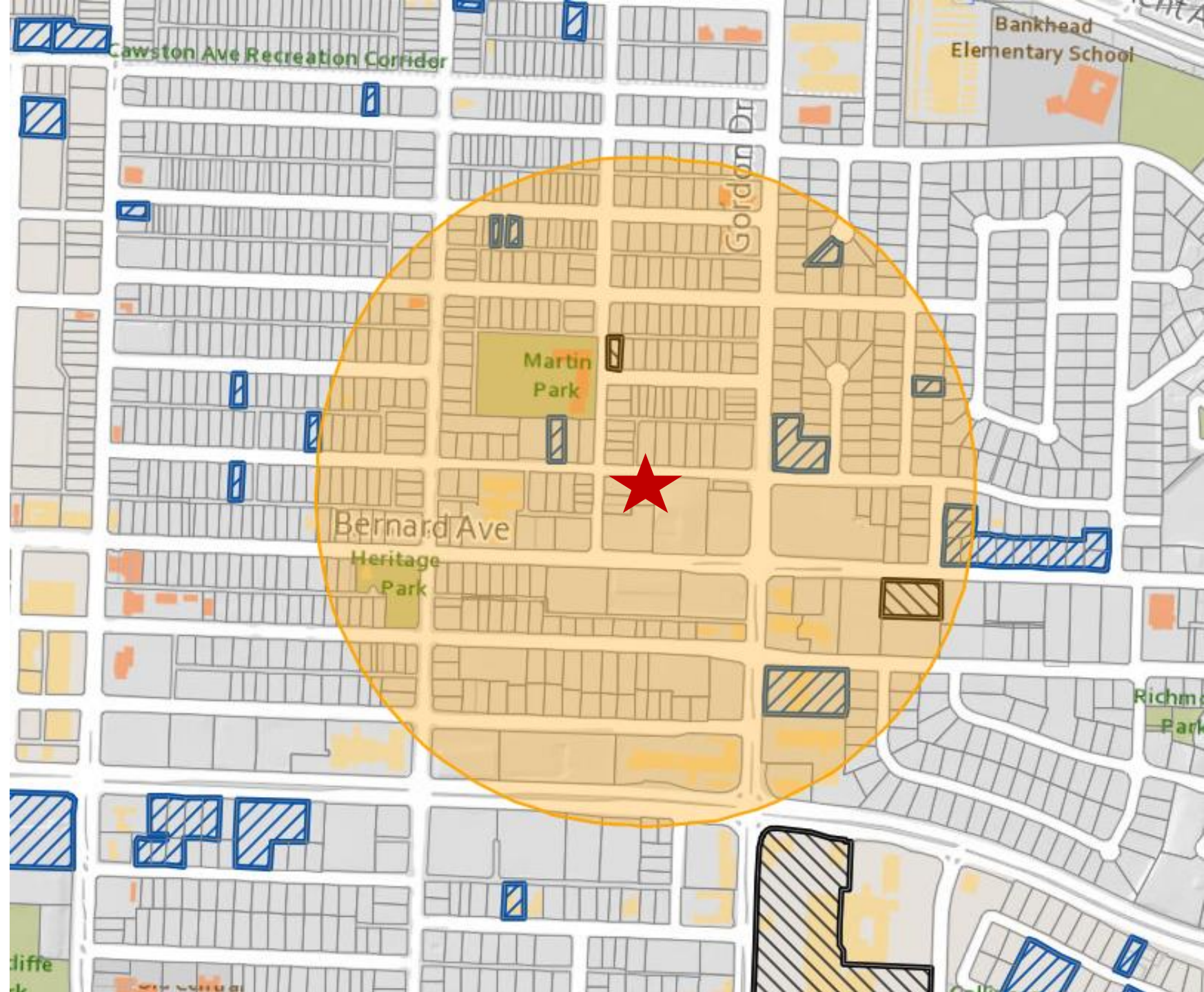
1,350

Residential Units:

2,190

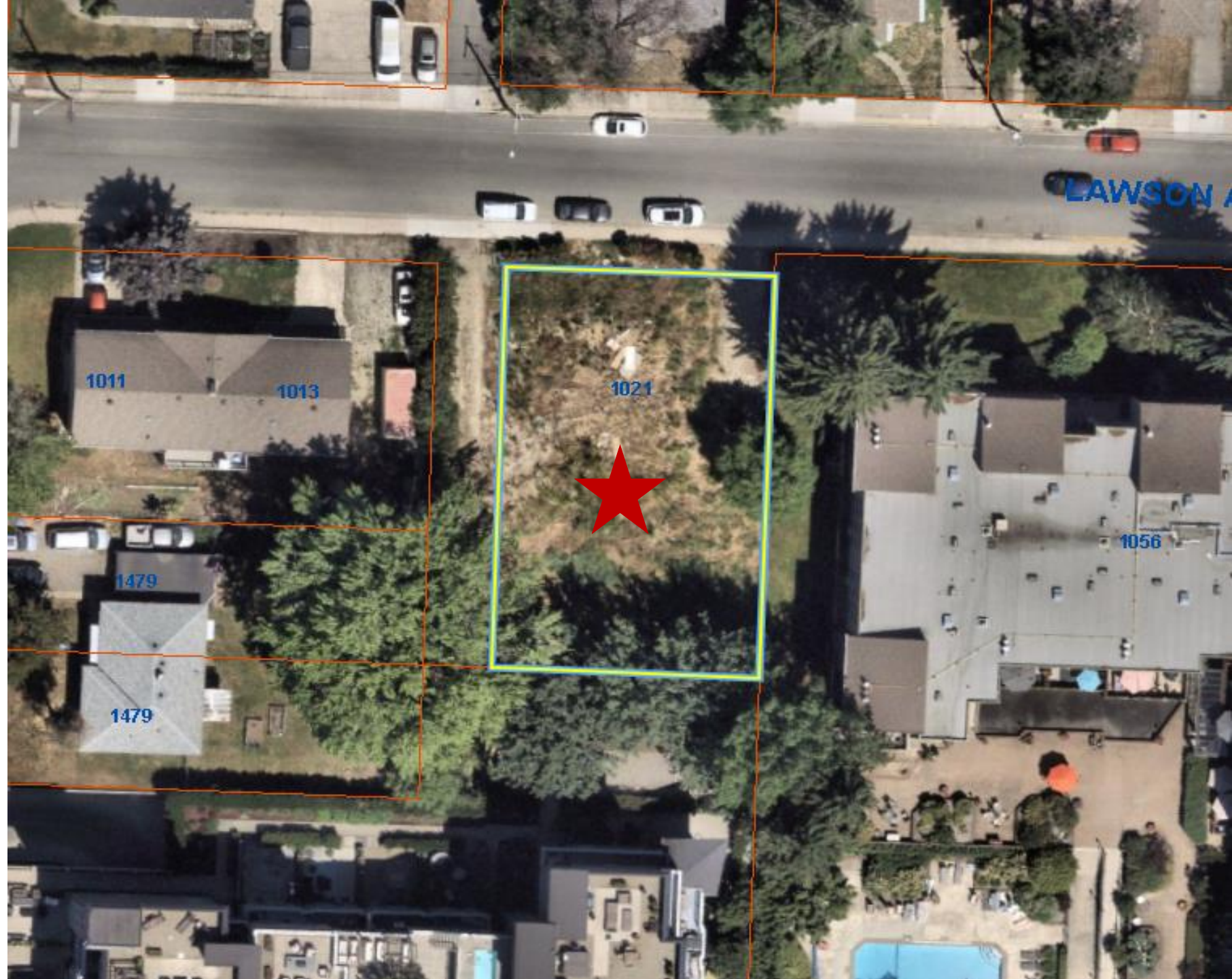
Commercial Units:

45





Subject Property Map



Technical Details

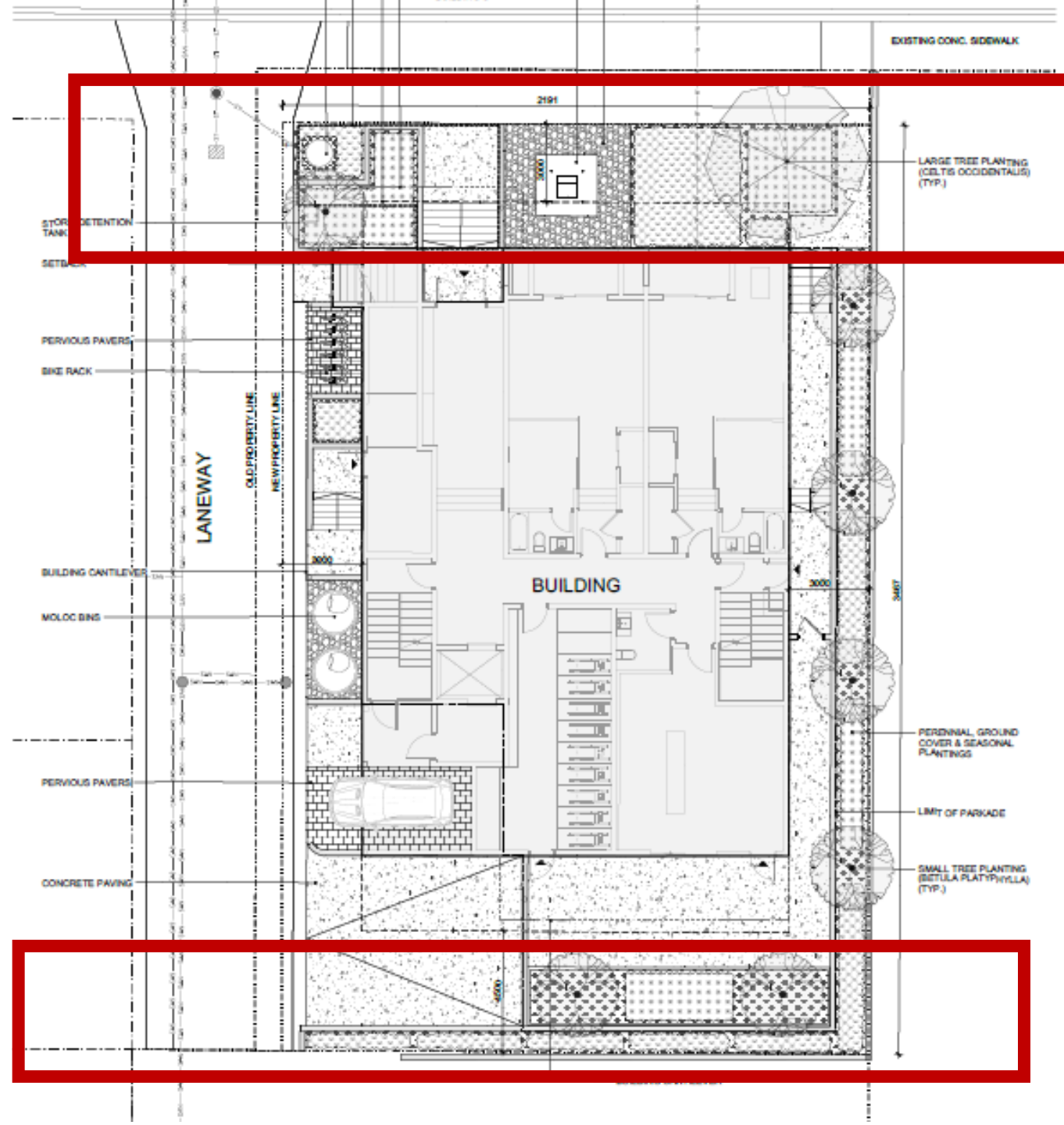
MF3r – Apartment Housing Rental Only

- 6 stories with 20 units
 - 7 Studio
 - 5 One-Bedroom
 - 8 Two-Bedroom
- 15 Parking Stalls
- 38 Bicycle Parking Stalls
- 8 Trees
 - 1 Large

Variances

Section 7.2:

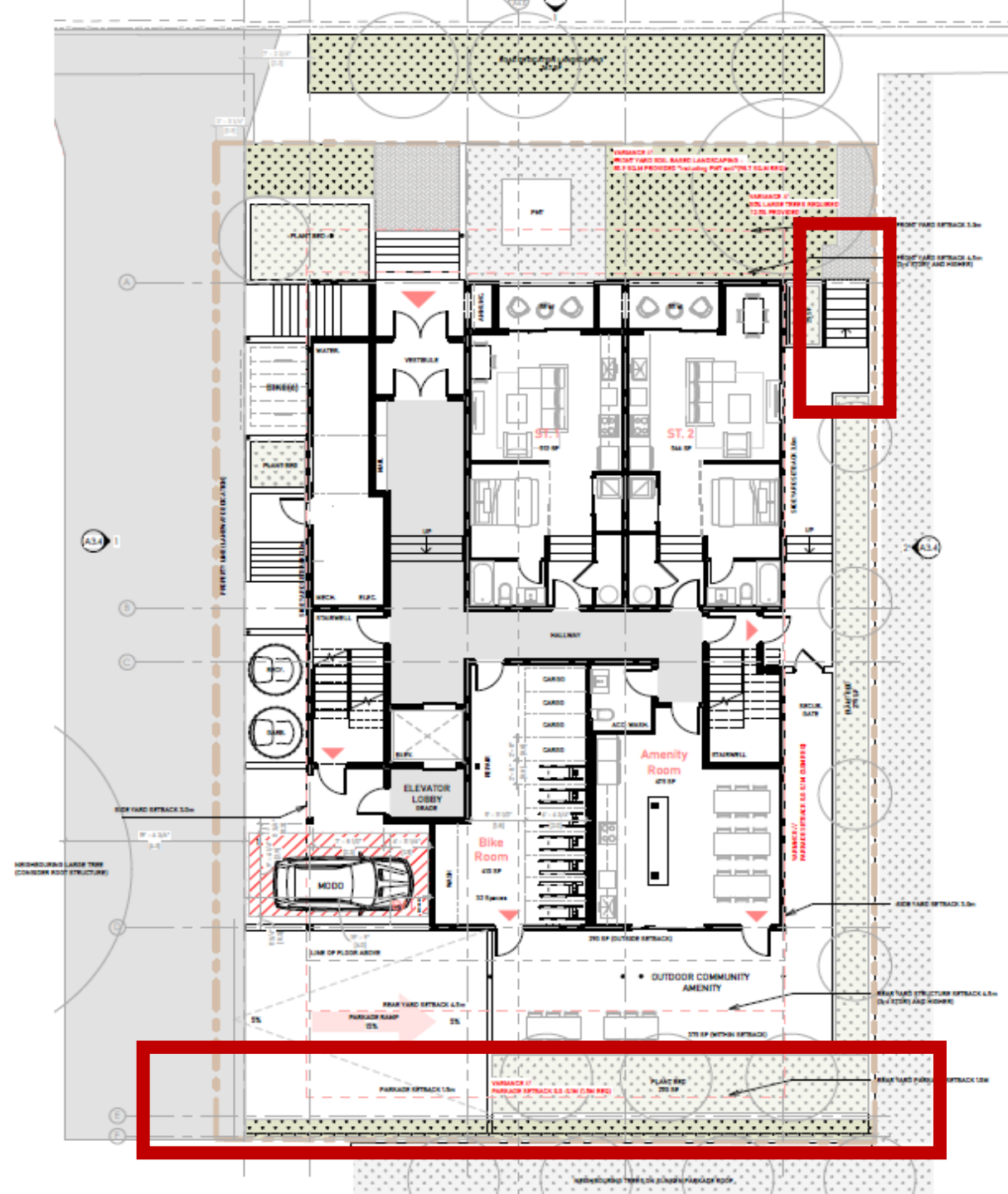
- To vary the ratio of Large Trees
- To vary the minimum soft landscaping



Variances

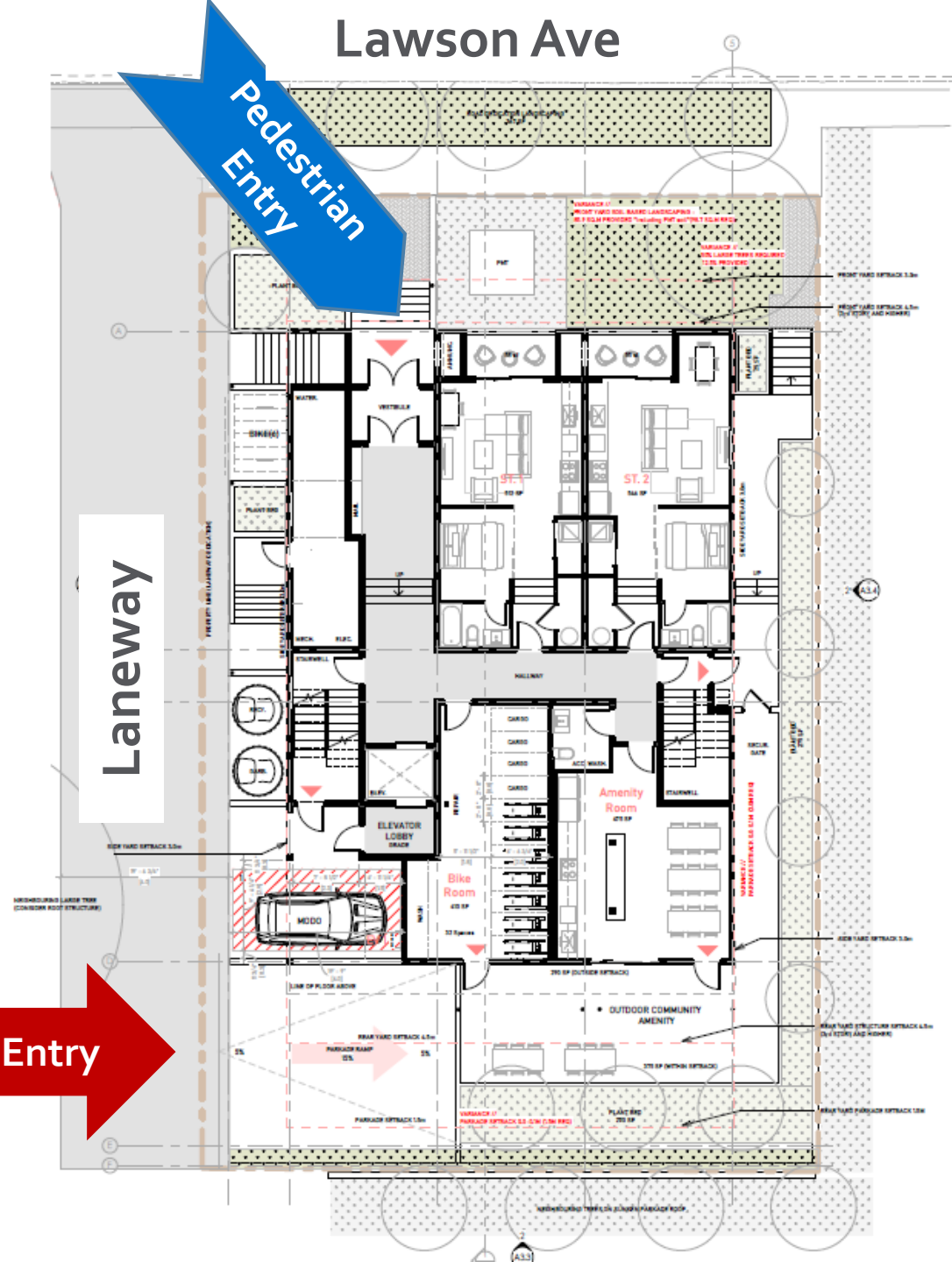
Section 13.5:

- To vary minimum side yard setback
- To vary minimum rear yard setback





Site Plan



Elevation (North)



Elevation (South)



Elevation (West)



Elevation (East)



Materials Board

ARCHITECTURALLY EXPOSED CONCRETE
TYPE: MEDIUM DENSITY FORM FINISH
COLOUR: NATURAL CONC.

MAC PANEL SIDING
TYPE - NORWOOD/NORWOOD MINI
COLOUR - BLACK WALNUT

METAL PANELS
DARK GRAY

METAL FLASHING
DARK GRAY

STUCCO
TYPE - FINE SAND FINISH
COLOUR: CREAM WHITE

POWDER COATED METAL PERFORATED BALCONY
COPPER COLOUR
STATECRAFT SUPPLIER

ALUMINUM (PRE-FINISHED) + FASCIA MOUNTED PIPE RAILING
COPPER COLOUR

WOOD ACCENT/AWNING MOUNT

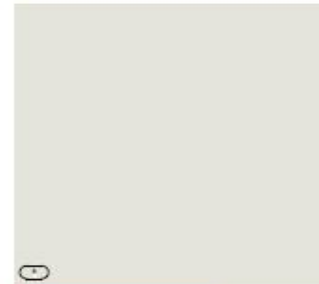
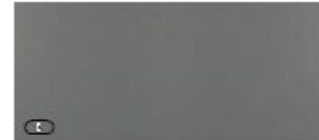
METAL CLAD VINYL WINDOWS
TYPE: EUROCLAD ALUM. HYBRID, DUAL PANE, LOW E.
COLOUR: DARK GREY OR BLACK

METAL CLAD SLIDING DOORS (8') - 3 PANEL
TYPE: EUROCLAD ALUM. HYBRID, DUAL PANE, LOW E.
COLOUR: DARK GREY/COPPER

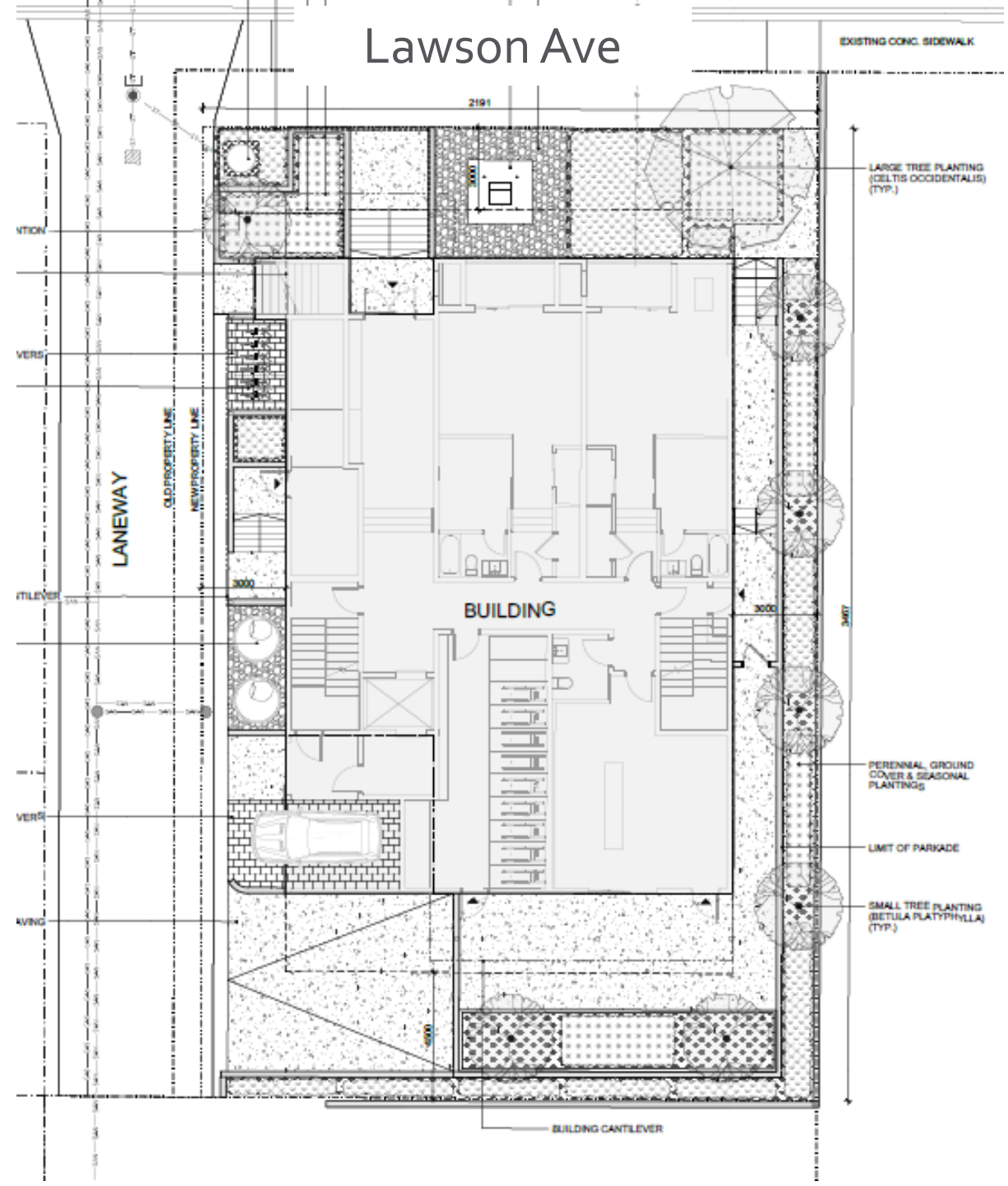
NON-COMBUSTIBLE WOODGRAIN SOFFITT
COLOUR: NATURAL FAWN
MANUF/STYLE: LUX, 4" V-GROOVE

TIMBER TRELLIS
WOOD STRUCTURE

METAL COLUMNS
DARK GRAY



Landscape Plan



Rendering Entrance



Rendering Laneway & Carshare



North Rendering



North Rendering



NE Rendering



Ground Oriented Units



Rooftop Amenity



Ground Floor Amenity



OCP Design Guidelines

- Locate off-street parking and other 'back-of-house' uses away from public view;
- Design attractive, engaging, and functional on-site open spaces with high quality, durable, and contemporary materials, colors, lighting, furniture, and signage; and
- Incorporate a range of architectural features and details into building facades to create visual interest

Staff Recommendation

- Staff recommend support for the proposed development permit and development variance permit as it:
 - Meets majority of OCP Design Guidelines
 - Variances considered to be minimal