

# STAFF DESIGN COMMENT

## DEVELOPMENT PERMIT APPLICATION NO. DP001334 – 1740 DUFFERIN CRESCENT

**Applicant/Architect:** D-ARCHITECTURE

**Owner:** MJP HOMES LTD. & 1034584 BC LTD.

**Landscape Architect:** MACDONALD GRAY

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### SUBJECT PROPERTY AND SITE CONTEXT

<i>Zoning</i>	Medium Density Residential (R8)
<i>Location</i>	The subject property is located on the north side of Dufferin Crescent, east of the intersection of Bowen Road and Dufferin Crescent
<i>Total Area</i>	5,790m <sup>2</sup>
<i>City Plan (OCP)</i>	Future Land Use Designation: Secondary Urban Centre Development Permit Area DPA8 – Form and Character
<i>Relevant Design Guidelines</i>	General Development Permit Area Design Guidelines & Hospital Area Plan

The subject properties (to be consolidated) are located in the Northfield Neighbourhood. The lot is irregularly shaped and curves inward along the south lot line which abuts Dufferin Crescent. The vacant lot is partly treed and slopes downward 3m from northwest to the southeast. Established multi-family developments, single-family dwellings, and commercial developments characterize the surrounding area with the hospital campus located nearby to the east. A linear multimodal trail connecting Park Road to Crescent View Drive borders the north lot line.

### PROPOSED DEVELOPMENT

The applicant is proposing to construct a five-storey, 86-unit multi-family residential apartment building. The proposed total gross floor area is 7,481m<sup>2</sup> and the proposed total Floor Area Ratio (FAR) is 1.3. The proposed height of the building is approximately 16.91m, which requires a variance.

The proposed unit composition is as follows:

<b>Unit Type</b>	<b>No. of Units</b>	<b>Floor Area</b>
1-Bedroom	40	57m <sup>2</sup> – 73m <sup>2</sup>
2-Bedroom	46	77m <sup>2</sup> – 87m <sup>2</sup>
<i>Total:</i>	86	

### Site Design

The proposed building is curved to mirror the road frontage with a main entrance in the centre of the building on the south elevation, providing a connection to Dufferin Crescent. Vehicle access is from a shared driveway along the west portion of the property with access to the underground parking and surface parking at the rear of the site. Vehicle parking consists of one level of underground parking with 81 spaces and 59 surface parking spaces (a total of 140 parking spaces) – in excess of the required 109 parking spaces. Long-term bicycle storage (45 spaces) will be located within a secure room in the underground parking garage and short-term bicycle racks (up to 10 spaces) are located at both front and back entrances to the building. Three-stream waste management containers are located in a room in the underground parking garage.

**Staff Comments:**

- Provide letdowns at the rear of the development to enhance accessibility.
- Consider opportunities to address pedestrian and vehicle conflicts such as removing excess parking spaces to connect amenity areas, as well as adding marked crossings.
- Consider incorporating concrete or rock retaining walls (and cascading plants) in place of the concrete block walls along the retaining walls.
- Consider weather protection for short-term bicycle racks.

**Building Design**

The curved building is contemporary in design with a flat roof. The exterior finishes of the buildings include a mix of Hardie panel and plank siding, and wood look plank siding.

**Staff Comments:**

- Consider opportunities to further emphasize the entry portico along Dufferin Crescent comparable to the treatment on the rear of the building.
- Consider opportunities to connect ground floor units fronting Dufferin Crescent to the street.
- Consider moving the rooftop deck to the west end of the building to minimize overlook onto adjacent residential dwellings.

**Landscape Design**

The proposed development includes clearing all existing vegetation and planting various deciduous trees, coniferous trees, shrubs, groundcover, vines, perennials and seasonal annual plantings. Private balconies are provided for each unit. Common amenities include a fifth-floor rooftop deck on the east side of the building, a pergola with benches and picnic tables and a fenced dog area behind the building, as well as indoor amenity spaces. Dark sky compliance light poles are provided in the surface parking lot.

**Staff Comments:**

- Consider the retention of existing trees where possible.
- Consider replacing the river rock border with additional trees or plantings.
- Consider screening for headlights and adding landscaped islands in the surface parking area to break up the extent of hard surfacing.
- Provide adequate pedestrian scale lighting along the pathways and in common amenity areas and ensure no spillage into the units or adjacent properties.
- Consider additional opportunities for permanent site fixtures in the dog run and rooftop deck.

**Proposed Variance**

***Maximum Building Height***

The maximum height of a principle building in the R8 zone is 14m. The applicant is proposing height of approximately 16.91m, a requested variance of 2.91m.