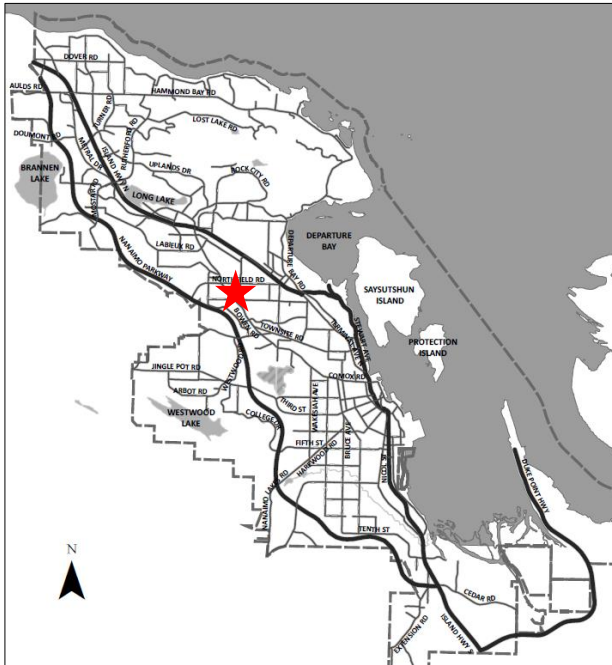


DATE OF MEETING | December 16, 2024

AUTHORED BY | KRISTINE MAYES, PLANNER, CURRENT PLANNING

SUBJECT | **DEVELOPMENT PERMIT APPLICATION NO. DP1334 – 1740
DUFFERIN CRESCENT**



Proposal:

An 86-unit multi-family residential development

Zoning:

R8 – Medium Density Residential

City Plan Land Use Designation:

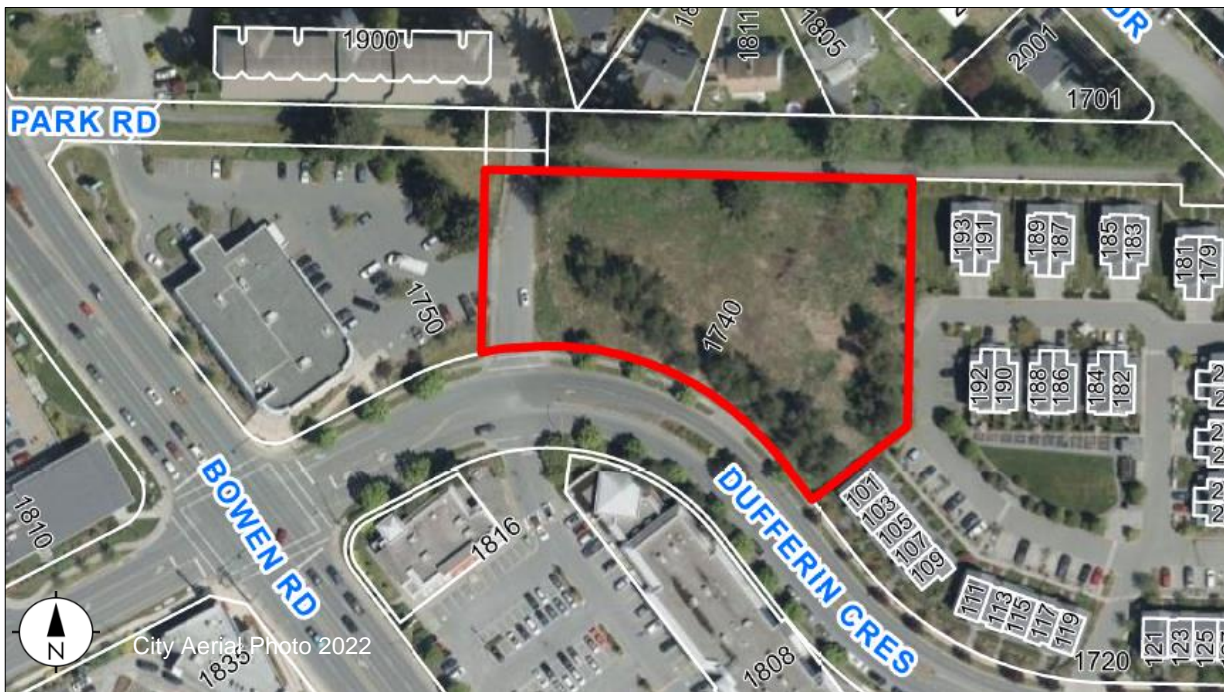
Secondary Urban Centre
(Hospital Urban Centre)

Development Permit Areas:

DPA8 – Form & Character

Lot Area:

0.57 ha



OVERVIEW

Purpose of Report

To present for Council's consideration a development permit application for a multi-family residential development at 1740 Dufferin Crescent.

Recommendation

That Council issue Development Permit No. DP1334 for a multi-family residential development at 1740 Dufferin Crescent with variances as outlined in the "Proposed Variances" section of the Staff Report dated 2024-DEC-16.

BACKGROUND

A development permit application, DP1334, was received from D-Architecture, on behalf of MJP Homes Ltd., to permit an 86-unit multi-family residential development.

Subject Property and Site Context

The subject property is located in the Northfield Neighbourhood on the north side of Dufferin Crescent, east of the intersection of Bowen Road and Dufferin Crescent. 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.

The surrounding neighbourhood primarily consists of established multi-family developments ranging from two- to six-storeys, single-family dwellings, and commercial developments with the hospital campus located further to the east. The subject property is within walking distance to commercial services, transit, and active transportation routes including a linear multiuse trail bordering the north lot line which connects Crescent View Drive to Bowen Road.

DISCUSSION

Proposed Development

The applicant is proposing to construct a five-storey, 86-unit residential apartment building. The proposed total gross floor area is 7,481m² and the proposed Floor Area Ratio (FAR) is 1.3 (base FAR of 1.25 with additional density for underground parking).

The proposed unit composition is as follows:

Unit Type	No. of Units	Floor Area
1-Bedroom	40	57m ² – 73m ²
2-Bedroom	44	77m ² – 87m ²
3-Bedroom	2	105m ²
<i>Total:</i>	86	

Site Design

The building siting provides street presence along Dufferin Crescent with a main entrance in the centre of the building connecting to the street. Vehicle access is from a shared access driveway

along the west property line with connections 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 57 surface parking spaces (a total of 138 parking spaces) – in excess of the required 110 parking spaces. The excess surface parking spaces have been paved with a permeable material. Long-term bicycle storage (45 spaces) will be located within a secure room in the underground parking garage and short-term bicycle racks (11 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.

Building Design

The proposed building curves along the Dufferin Crescent frontage and is contemporary in design with a flat roof. The building has been oriented to maximize southern exposure and views from the upper floors. The exterior finishes include a mix of cementitious panel, plank siding, and wood-look plank siding. Entry features for wayfinding span one and a half storeys at the front of the building and two storeys at the rear of the building.

Landscape Design

Landscaping is provided throughout the development with a variety of deciduous trees, coniferous trees, shrubs, groundcover, vines, perennials, and seasonal annual plantings. Large deciduous shade trees are proposed along the front of the site. A 1.2m high concrete rail fence and landscaping is proposed along the multiuse trail to the north with stair access to the trail provided for residents. Terraced structurally independent concrete retaining walls with landscaping are provided along the south and southeast lot lines. Each unit has a private patio or balcony, with common amenity areas provided including; a pergola with outdoor seating; a fenced dog area; and, a rooftop deck accessed from the third floor. Bollard, step, and dark sky compliant lighting is provided along the pedestrian pathways, the common amenity areas, and the surface parking lot.

The proposed development meets the intent of the General Development Permit Area Design Guidelines including pedestrian connections to onsite and offsite destinations, provision of common amenity areas; massing broken up with projections and recesses; emphasized building entrances; and incorporating underground parking.

Design Advisory Panel

The Design Advisory Panel (DAP), at its meeting held on 2024-MAY-09, accepted DP1334 as presented and provided the following recommendations:

- Consider a different approach to the building entries.
- Consider alternatives to the lock-block retaining wall.
- Consider adding more plantings to the river rock border between the public path and the parking lot at the back of the property.
- Consider reducing some of the extra parking to improve the site circulation and/or amenity space.
- Consider adding gated access where feasible to the patios of the ground floor units.
- Consider using a bike rack with two points of contact.
- Consider adding other paving materials to vary the concrete surface of the outdoor amenity space.
- Consider a different tree species other than honey locust.

- Consider adding furnishings such as benches to the dog park.
- Consider screening the ground floor suites with some plantings.

The applicant subsequently submitted revised plans in response to the DAP recommendations, including the following key design revisions:

- Both front and back entries were redesigned to be more visible with additional glazing and deeper canopies for weather protection and to accommodate short-term bicycle racks;
- Short-term bike racks have been replaced with racks that have two points of contact;
- Parking spaces reduced to allow additional plantings and to improve access to the dog run area;
- Benches added to the dog area;
- Surfacing in the common amenity space changed to a coloured concrete with score pattern;
- Honey Locust trees have been substituted with Southern Magnolia; and,
- Evergreen hedge screening is provided along the ground floor patios.

Proposed Variances

Building Height

The maximum permitted height of a principal building in the R8 zone is 14m. The proposed building height is 16.91m, a requested variance of 2.91m. Staff support the height variance as the building is well separated from adjacent uses by roads and trails and as a shadow study has been provided. One area of potential impact where a need for a transition between building forms was identified was to the adjacent ground-oriented multi-family development to the southeast. To address potential overlook, the applicant has revised the design as follows:

- the east facing common rooftop deck was relocated from the fifth floor to the middle of the building on the third floor;
- the east building face has been pulled back from the side yard setback and additional landscaping has been added on the private patios; and,
- frosted glass railings have been provided for the balconies closest to the southeast lot line.

The applicant is proposing a more compact and higher building form as the buildable area of the lot is informed by an existing access driveway along the west property line. Additionally, the Secondary Urban Centre land use designation supports typical building heights between two and twelve storeys.

Landscape Buffer

The minimum required landscape buffer width is 1.8m. A variance is proposed to reduce the landscape buffer width along the west side lot line from 1.8m down to 0m, a requested variance of 0m. Staff support the proposed variance as the west side yard accommodates an existing 15 metre wide shared access driveway for the proposed development which service an existing commercial building to the west and single residential dwellings to the north; as there is existing landscaping and a sidewalk to the west; and as landscaping will be provided along the east side of the driveway, between the proposed building and the shared access driveway.

Staff support the proposed variances. |

SUMMARY POINTS

- Development Permit Application No. DP1334 proposes a new 86-unit multi-family residential development at 1740 Dufferin Crescent.
- Variances are requested to increase the maximum permitted height of a principal building and to reduce the west side yard landscape buffer.
- Staff support the proposed variances.

ATTACHMENTS

ATTACHMENT A: Permit Terms and Conditions
ATTACHMENT B: Subject Property Map
ATTACHMENT C: Site and Parking Plans
ATTACHMENT D: Building Elevations and Details
ATTACHMENT E: Building Renderings
ATTACHMENT F: Shadow Study
ATTACHMENT G: Landscape Plan and Details

Submitted by:

Lainya Rowett
Manager, Current Planning

Concurrence by:

Jeremy Holm
Director, Planning & Development