



# DP21-0074 470 Fleming Road

Development Permit Application



# Proposal

- ▶ To consider the form and character of multiple dwelling housing on the subject property.

# Development Process

Mar 30, 2021

Development Application Accepted

Staff Review & Circulation

Aug 23, 2021

Neighbourhood Consultation

Sep 13, 2021

Initial Consideration

Oct 5, 2021

Public Hearing  
Second & Third Readings

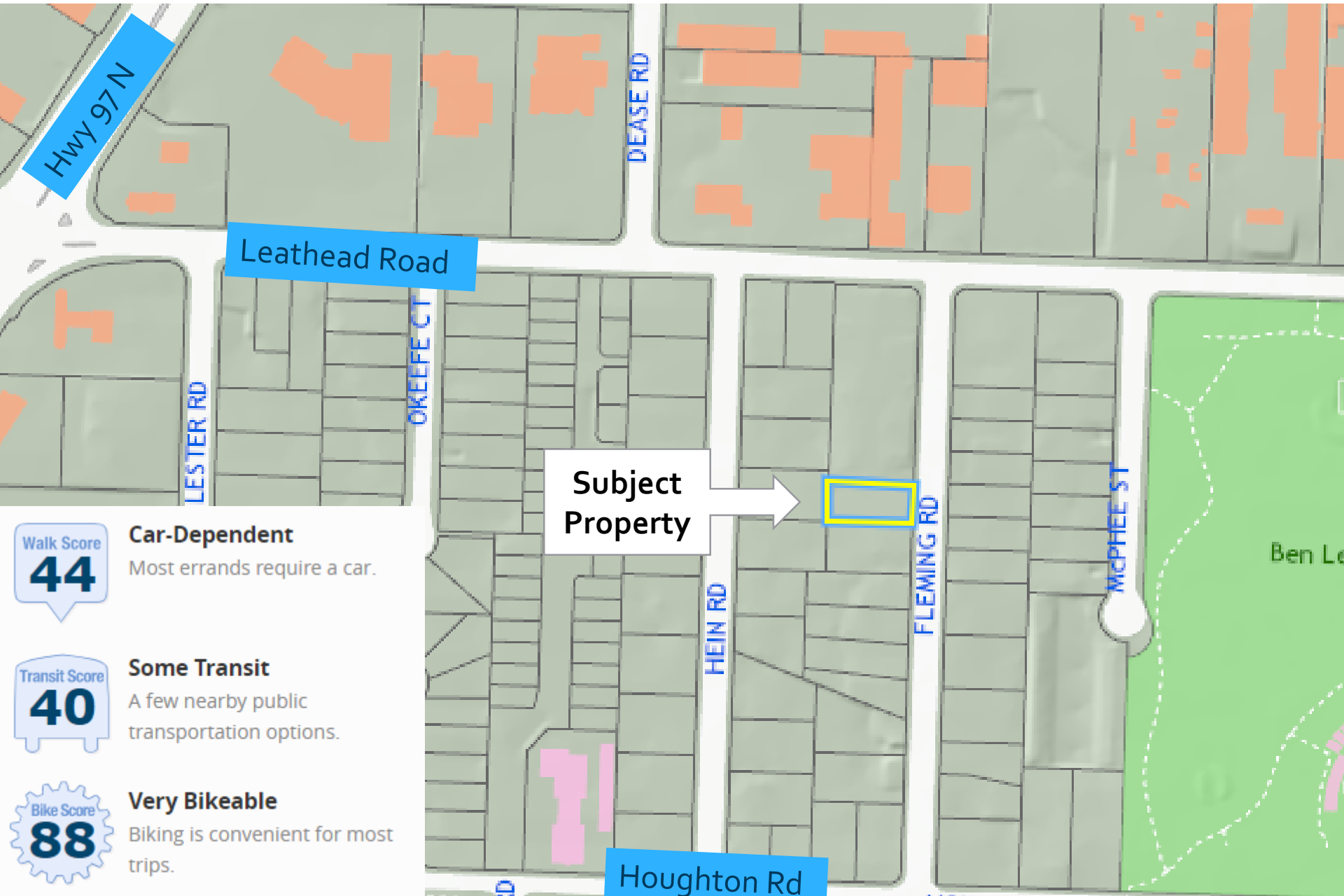
Jan 24, 2022

Final Reading and DP

Building Permit

Council Approvals

# Context Map



Leathead Road

Hwy 97 N

DEASE RD

LESTER RD

OKEEFE CT

Subject Property

HEIN RD

FLEMING RD

MCPHEE ST

Ben Lo

Houghton Rd

Walk Score  
**44**

**Car-Dependent**  
Most errands require a car.

Transit Score  
**40**

**Some Transit**  
A few nearby public transportation options.

Bike Score  
**88**

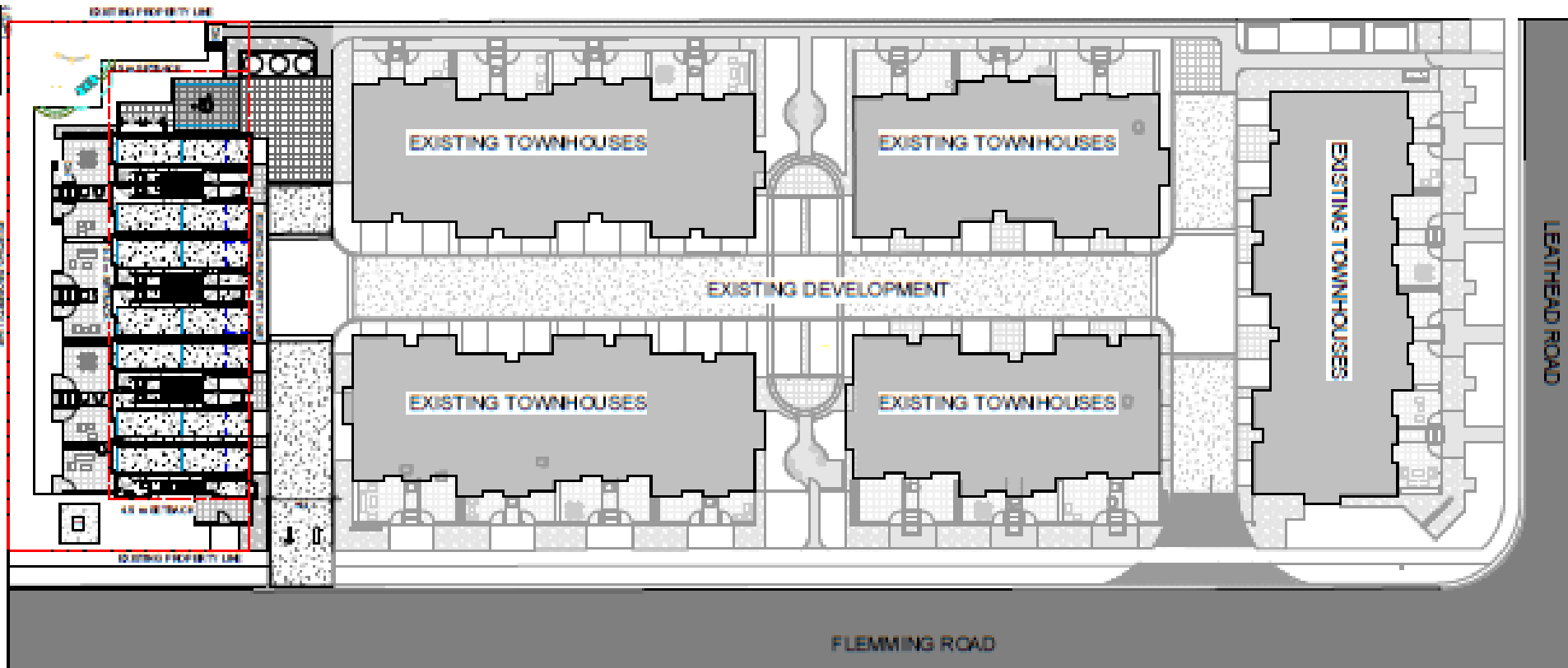
**Very Bikeable**  
Biking is convenient for most trips.

# Subject Property Map



Fleming Road

# Site Plan



Proposed

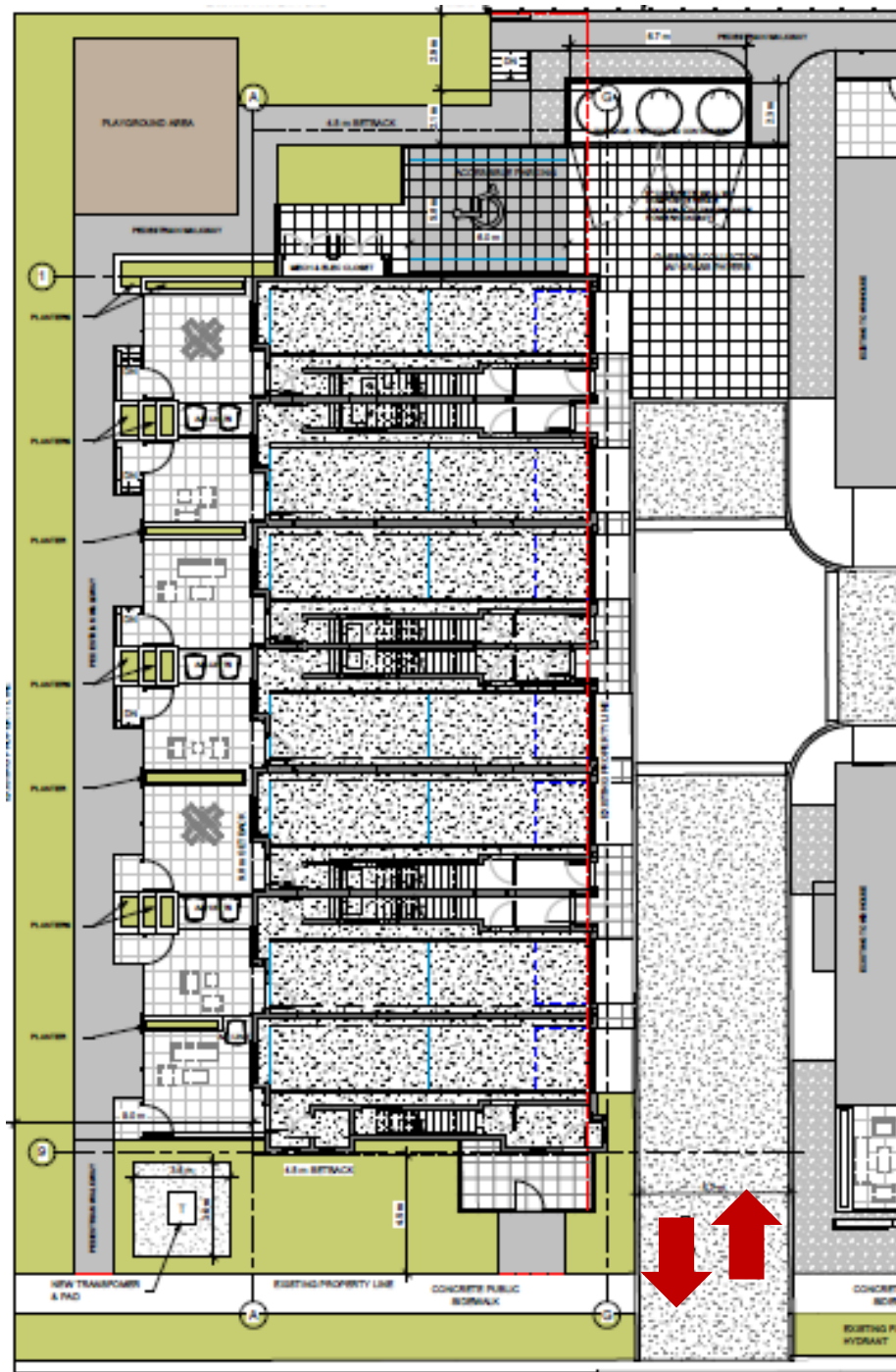


Extent of Existing

# Project Details

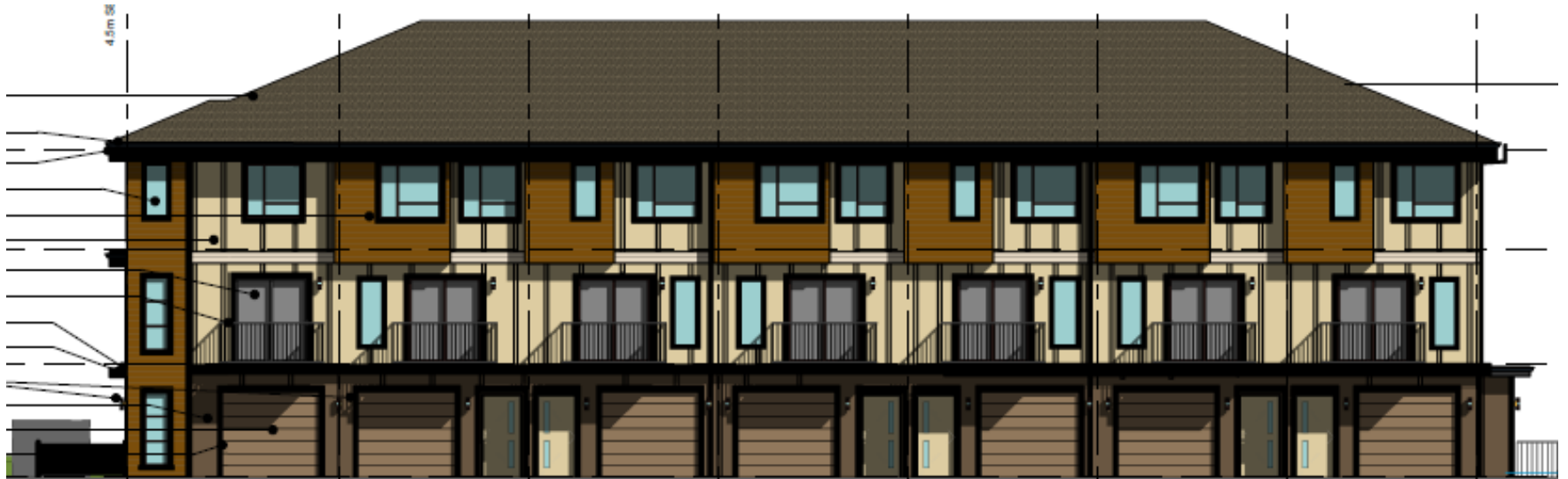
- ▶ 7 3-storey townhouses (purpose built rental)
- ▶ 1 2-bedroom, 6 3-bedroom units
- ▶ Ground-Oriented unit fronting Fleming Road
- ▶ Meets Zoning Bylaw Regulations (No variances)
- ▶ Children's play area
- ▶ Garages/parking spaces exceed Zoning Regulations
- ▶ Site to be consolidated with townhouse development to the north

# Site Plan





# Elevations



North Elevation (Internal Road)



South Elevation

# Elevations



East Elevation (Fleming Road)



West Elevation

# Materials Board



Hardie Panel – Colour  
Brown Grey #2



Lux Aluminum Siding –  
Colour Wood Grain #4



Hardie Panel – Colour  
Beige #1



Hardie Panel Trim –  
Colour Black #3 & #5

# Proposed Rendering



View from Fleming Road



# Development policy

- ▶ Meets the intent of Official Community Plan Form & Character Design Guidelines:
  - ▶ 3.1.1 – Relationship to the street
  - ▶ 3.1.2 – Scale and Massing
  - ▶ 3.1.6 – Building Articulations, Features, and Materials
- ▶ Consistent with the Future Land Use → C- NHD Core Area Neighbourhood.

# Staff Recommendation

- ▶ **Support** of the proposed form and character Development Permit
  - ▶ Meets all Development Regulations
  - ▶ Consistent with OCP Design Guidelines
  - ▶ Increases residential density and adds a mix of housing forms;
  - ▶ Provides additional rental units



## *Conclusion of Staff Remarks*