



# DP 21-0276 DVP 21-0279 340 Valley Road

Development Permit and Development Variance Permit Applications



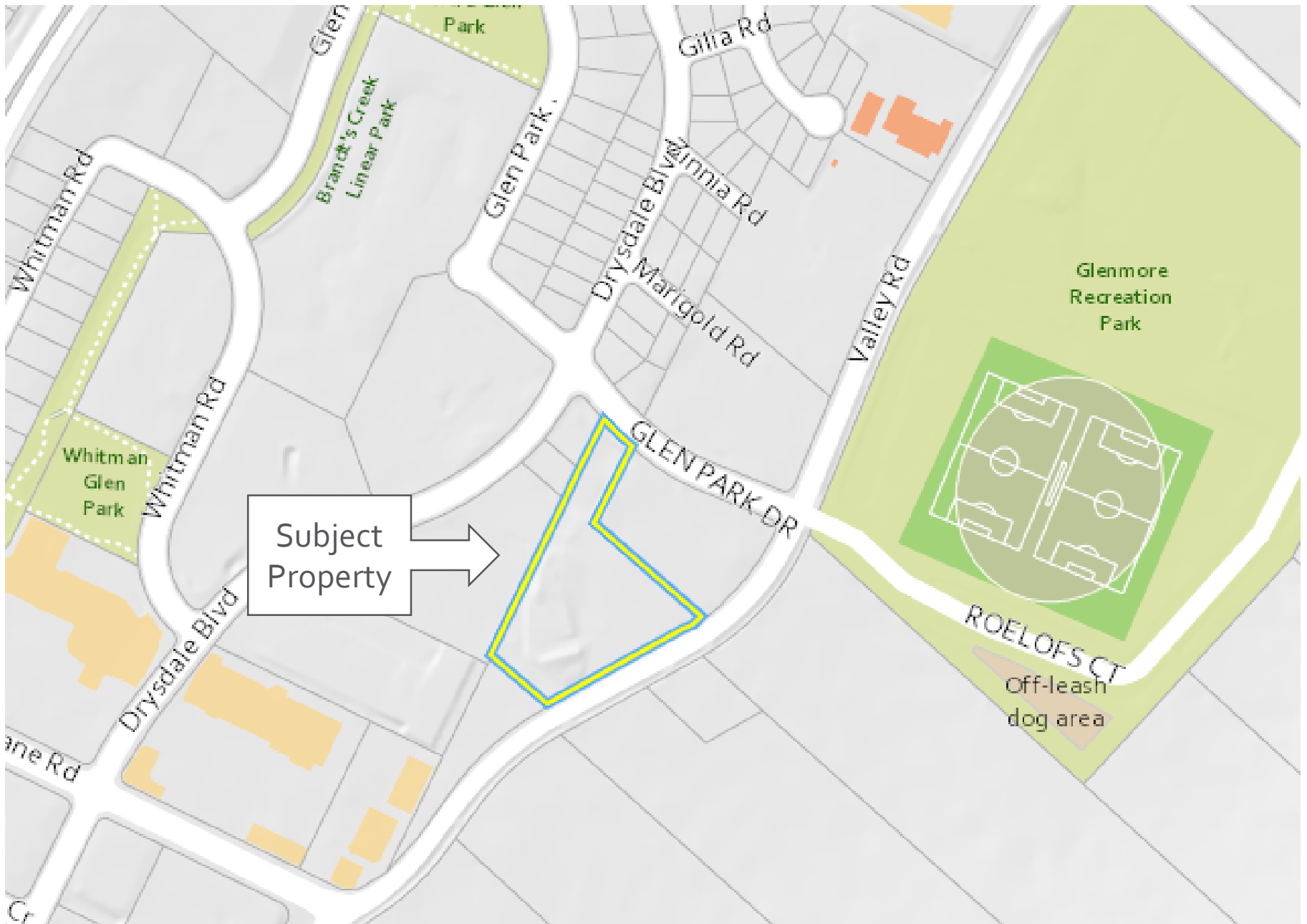
# Proposal

- ▶ To consider the form and character of a proposed multiple dwelling housing development with variances to the number of storeys, the front yard setback, and the rear yard landscape buffer.

# Development Process



# Context Map



# Subject Property Map



Drysdale Blvd

Glen Park Dr

Valley Road

Glenmore  
Recreation  
Park

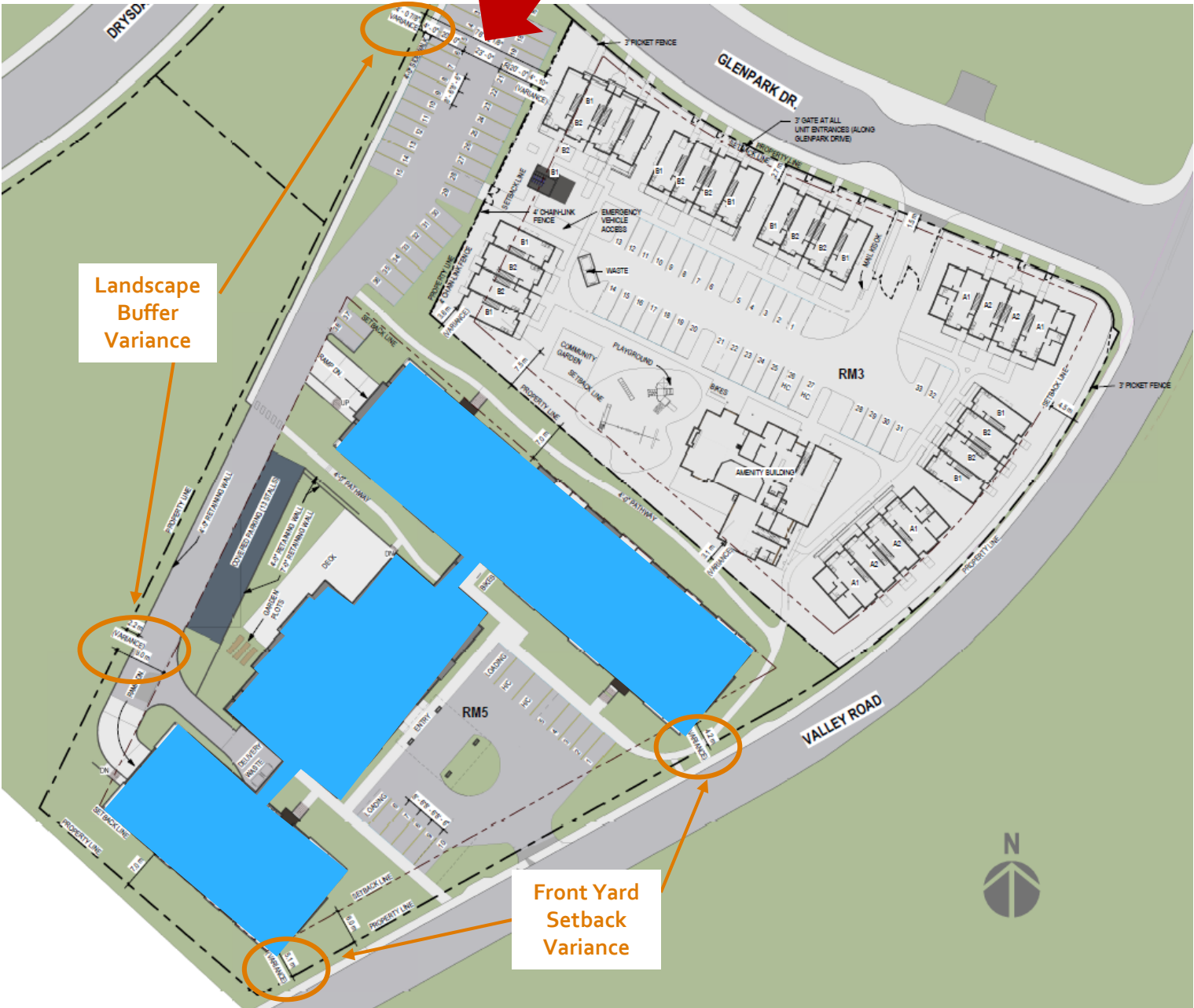
# Project Details

- ▶ Seniors' Housing
  - ▶ 5 storeys with 162 units
  - ▶ Variety of units (studio to 3 bedrooms)
  - ▶ Private outdoor space provided by balconies plus common outdoor areas
  - ▶ Building amenities include: communal dining room, theatre, fitness room, chapel, library, workshop, games room etc.
  - ▶ 106 parking stalls provided (44 underground, 62 at-grade)
  - ▶ Scooter and bike storage

# Variances

- ▶ Number of storeys
  - ▶ 4.5 storeys permitted to 5 storeys proposed
  - ▶ Under maximum total height of 18.0 m at 17.2 m
- ▶ Front yard setback
  - ▶ 6.0 m required to 4.2 m proposed
  - ▶ Small portions of the proposed development
- ▶ Rear yard landscape buffer
  - ▶ 3.0 m required to 1.2 m for portions of the rear property line

# Site Plan



Landscape  
Buffer  
Variance

Front Yard  
Setback  
Variance



# Elevations



East Elevation (Valley Road)



West Elevation (rear)

# Elevations

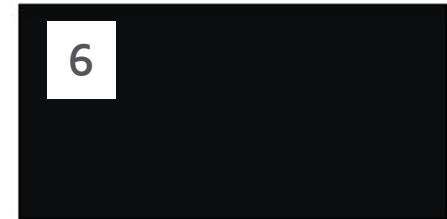


North Elevation



South Elevation

# Materials



1. Vinyl Shakes – Canyon Clay
2. Cultured Stone
3. Asphalt Shingles – Rustic Black
4. Vinyl Horizontal Siding – Canyon Clay
5. Exposed Concrete
6. Aluminum Window Frames - Black

# Landscaping



**NOTES**

1. PLANT MATERIAL AND CONTRACT CONDITIONS SHALL MEET OR EXCEED THE CURRENT LANDSCAPE STANDARD.
2. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULL AUTOMATIC SCHED/REGULATED IRRIGATION SYSTEM.
3. TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 75mm WOOD MULCH AS SUPPLIED. DO NOT PLACE WOOD MULCH UNDER TREES AND SHRUB BEDS.
4. TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH POLYPROPYLENE RAINWATER.
5. FURNISH SOIL SHALL BE NO. 1 GRADE SPECIFICATION (SIFTED) MIX OF UNCHISELED CLAY/VALENTI REGISTERED FOR SALE IN

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# Development Policy

- ▶ Form & Character DP Guidelines
  - ▶ Ensure buildings have a front-to-back orientation to streets and open spaces with back-of-house uses located to the rear of buildings to minimize impacts on public open spaces
  - ▶ Proposed residential building façade has a length of 60m (40m length is preferred).
  - ▶ Buildings over 40m in length are incorporating significant horizontal and vertical breaks in façade.
  - ▶ Publicly accessible private spaces have been integrated with public open areas to create seamless, contiguous spaces.

# Staff Recommendation

- ▶ Staff recommend **support** of the form and character Development Permit and associated variances
  - ▶ Meets many form and character DP guidelines
  - ▶ Create complete communities for all ages and abilities that have a diversity of housing



## *Conclusion of Staff Remarks*