



DP21-0119 1875 Richter St

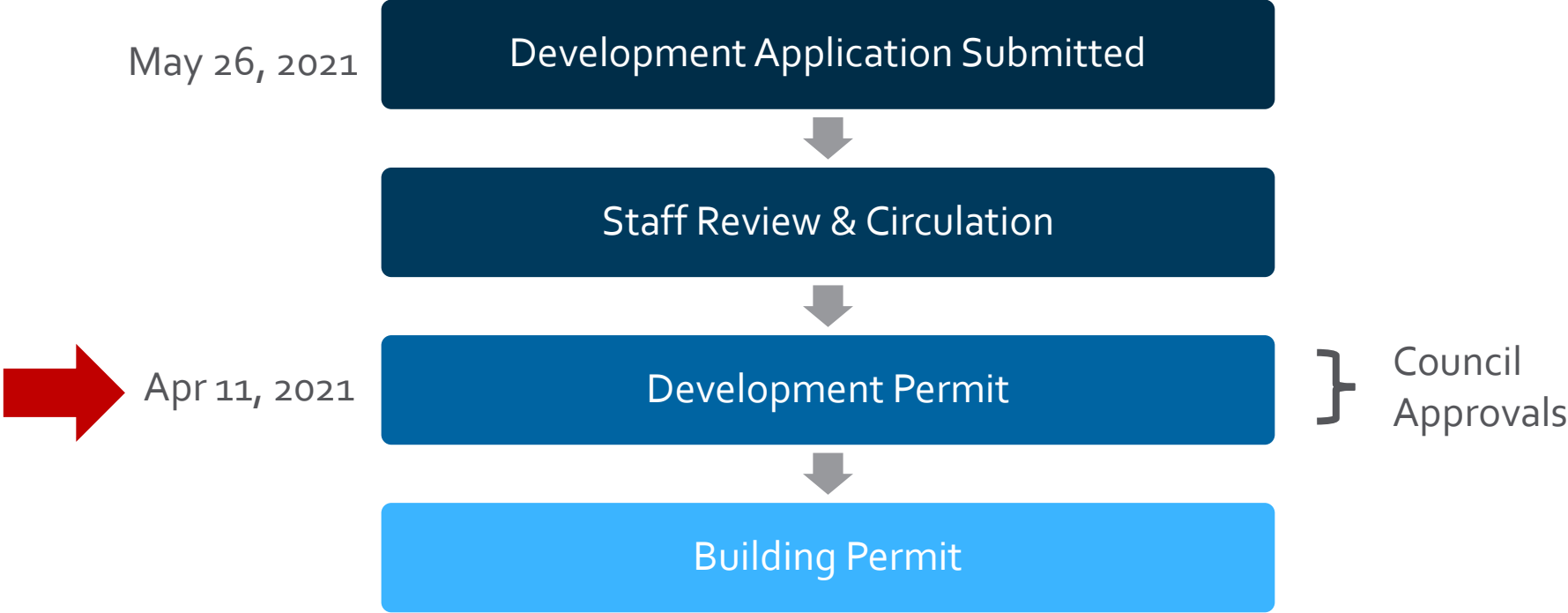
Development Permit Application



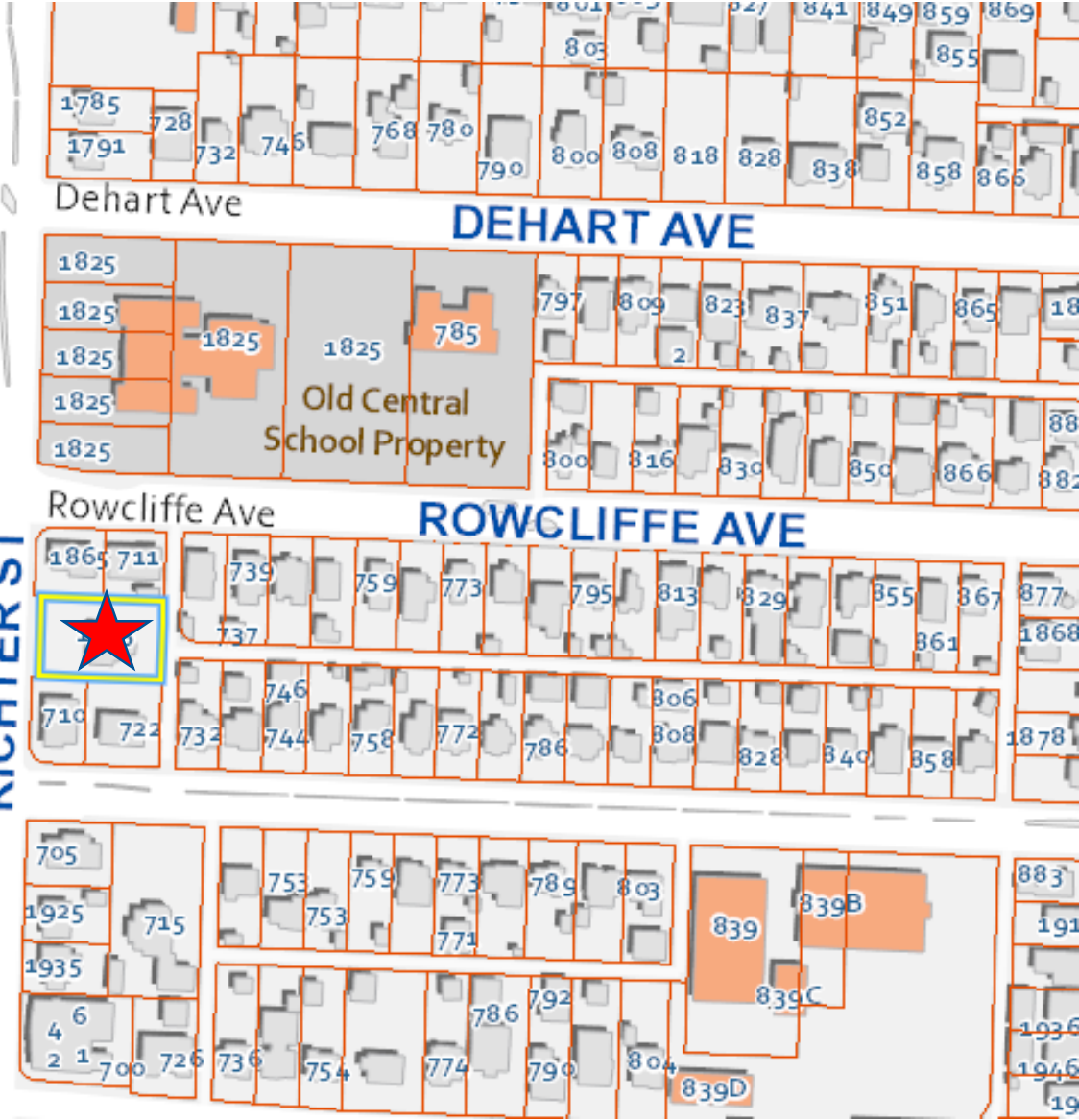
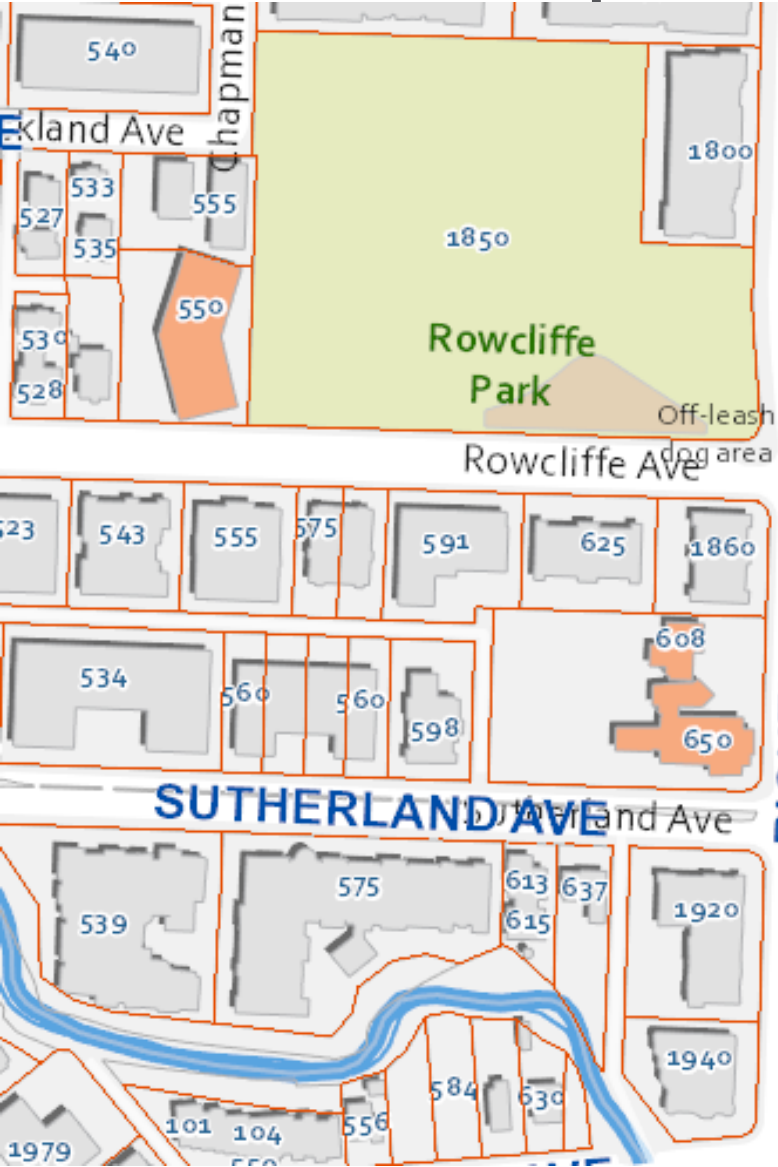
Proposal

- ▶ To consider the form and character of an 18-unit multiple dwelling rental housing development.

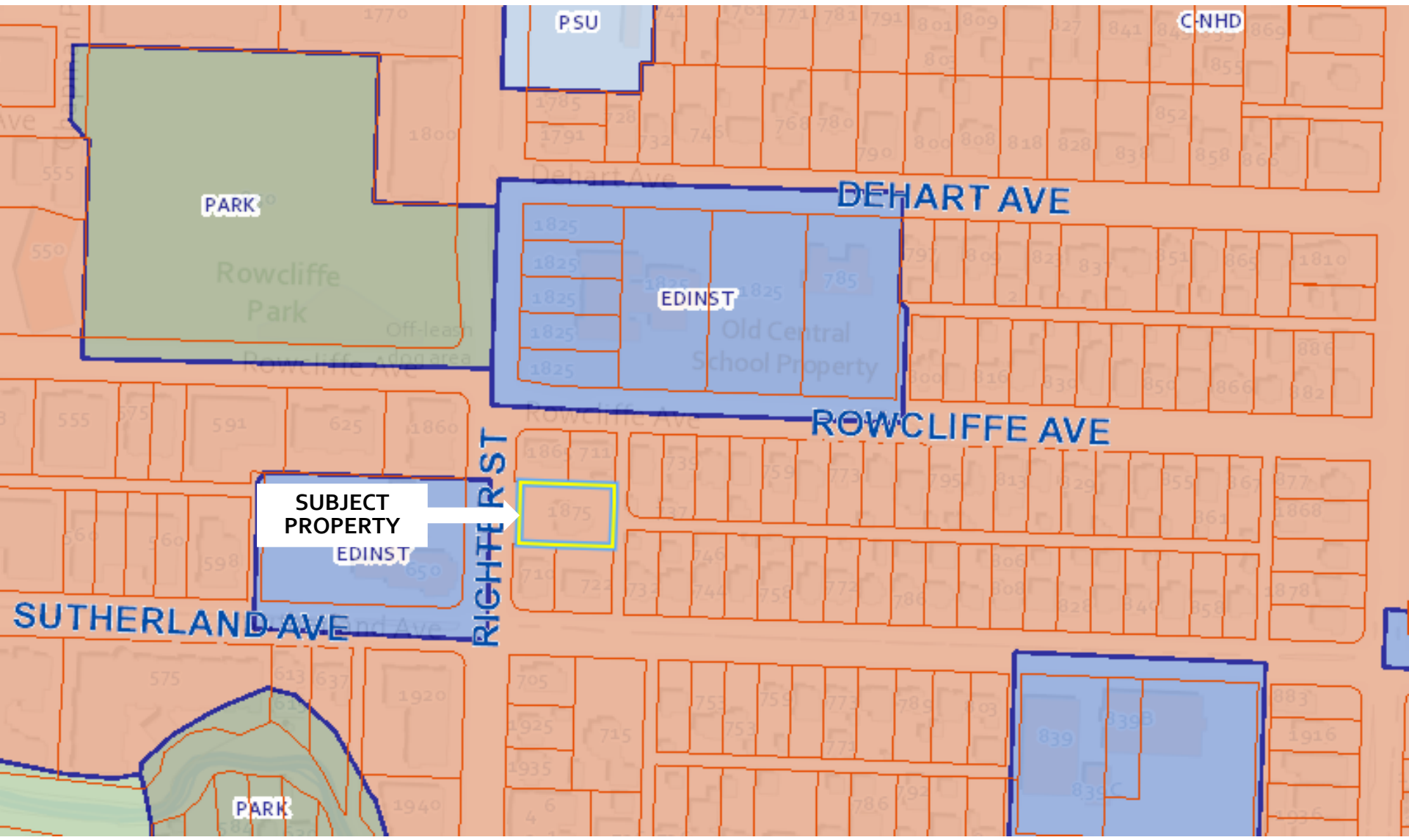
Development Process



Context Map



OCP Future Land Use / Zoning



Subject Property Map



Rowcliffe Ave

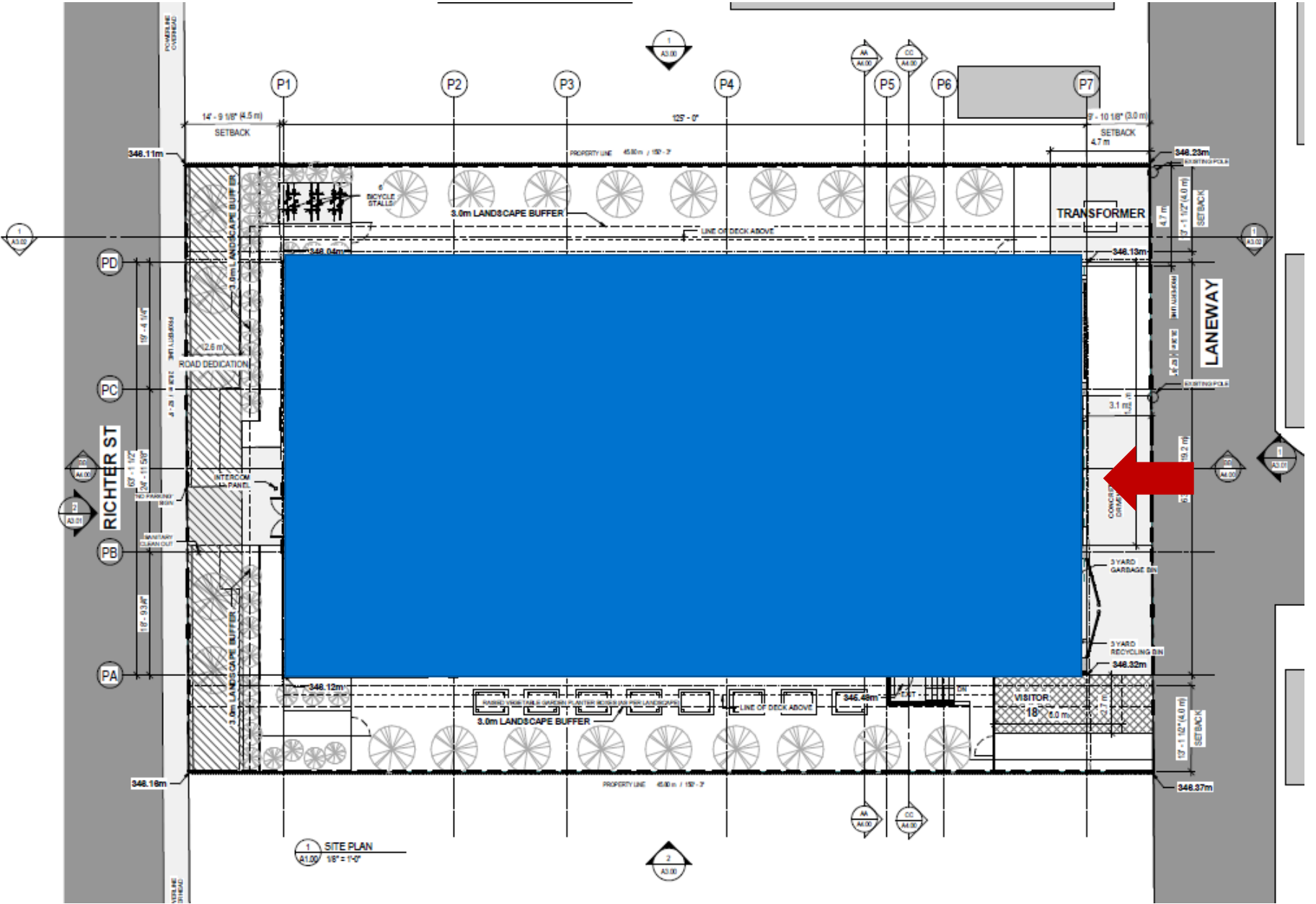
Richter Street

Sutherland Ave

Project/Technical Details

- ▶ 3 storey apartment building
- ▶ 18 dwelling units proposed
 - ▶ 2 two-bedroom
 - ▶ 16 one-bedroom
- ▶ Covered parking at grade with 2 storeys of residential above
 - ▶ 18 parking stalls
 - ▶ 30 bike stalls
 - ▶ All access from lane
- ▶ Finish Material:
 - ▶ Hardieplank
 - ▶ Stucco
 - ▶ Masonry Veneer
 - ▶ Brick
 - ▶ Finished Concrete

Site Plan



1 SITE PLAN
A1.00 1/8" = 1'-0"

2
A3.00

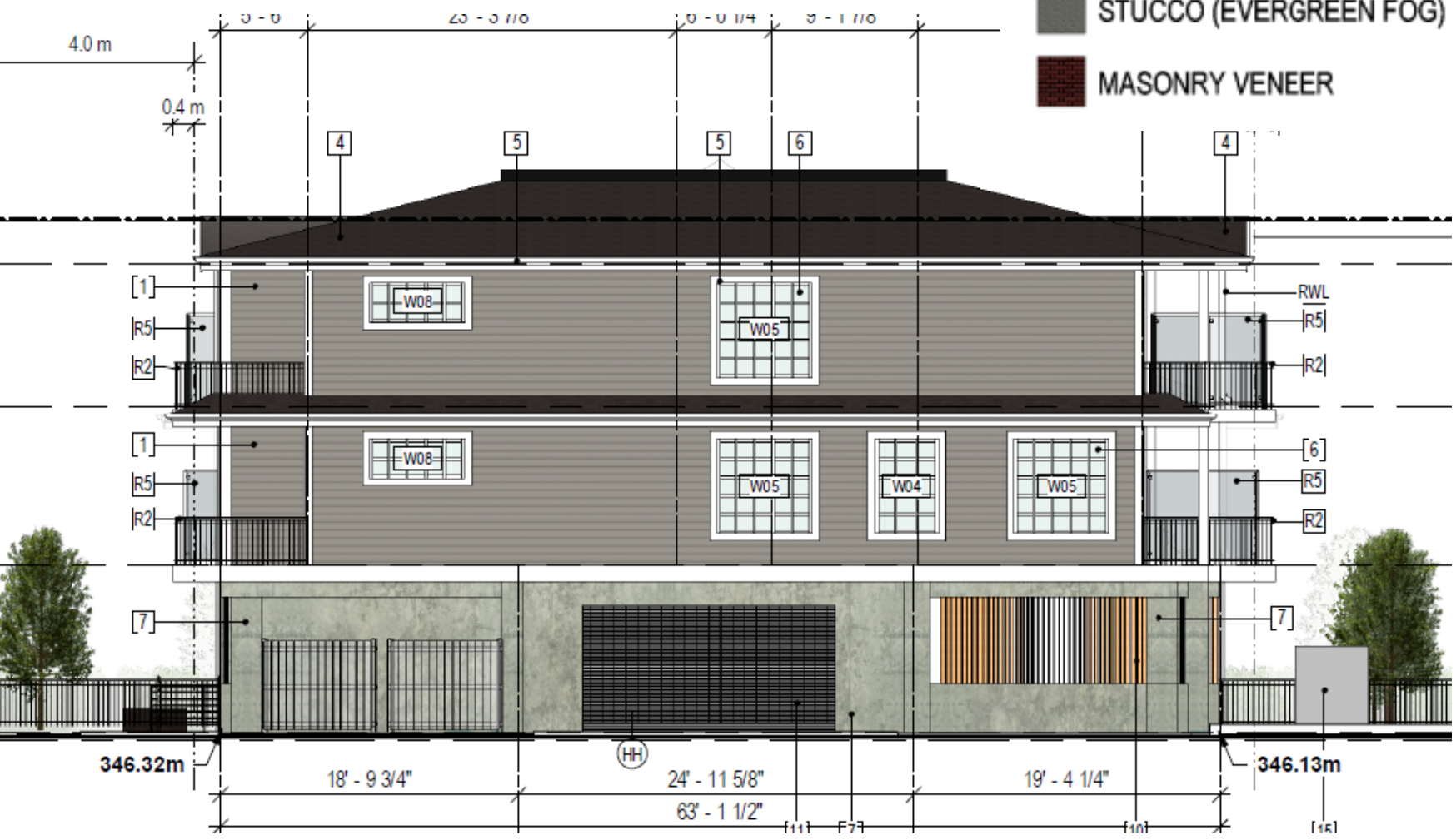
Elevations



Elevations

MATERIAL LEGEND

- CONCRETE
- HARDIEPLANK SIDING (COBBLE STONE)
- STUCCO (EVERGREEN FOG)
- MASONRY VENEER



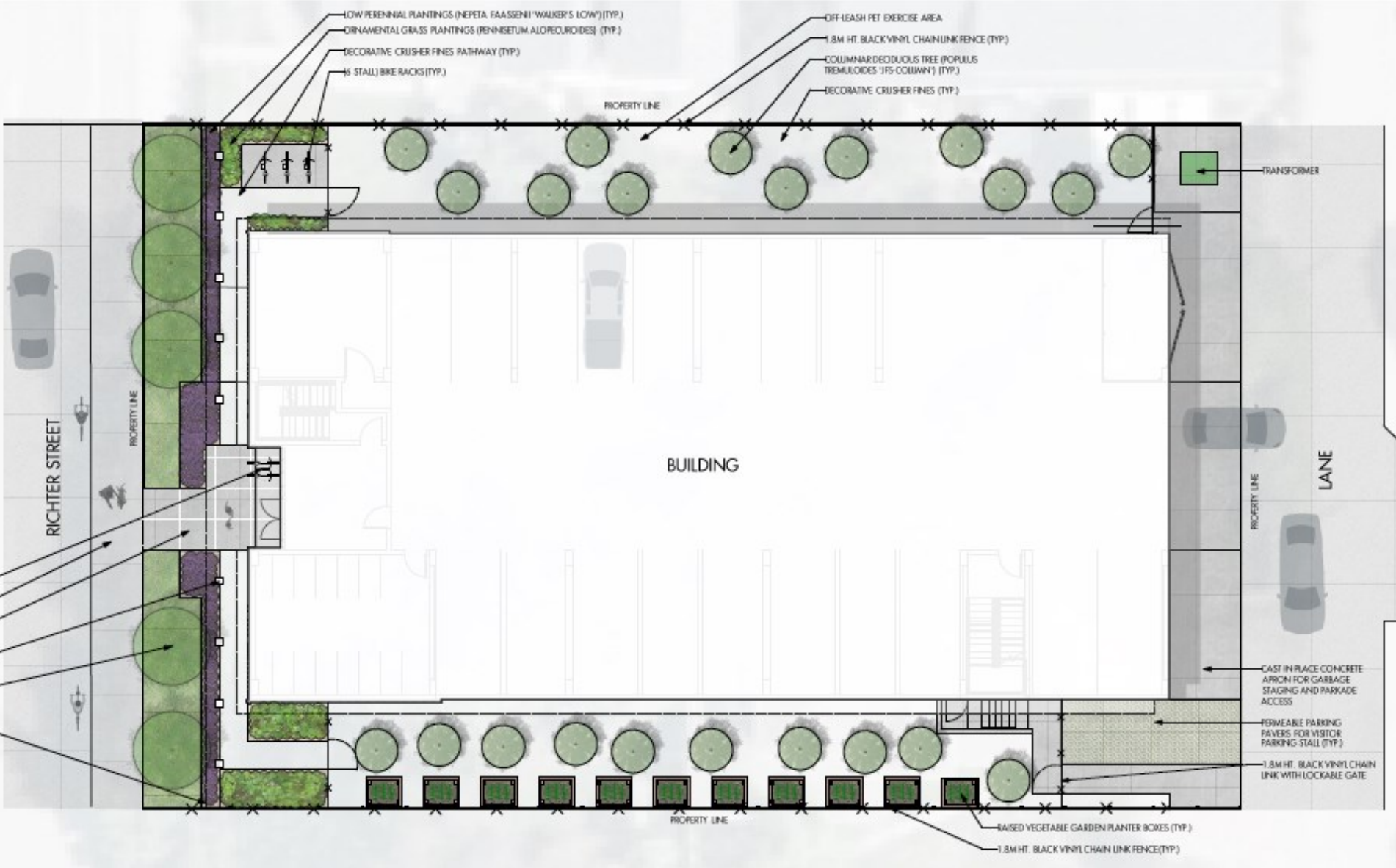
Elevations

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Landscape Plan



Renderings



Renderings



Development Policy

- ▶ Consistent with Future Land Use of Core Area Neighbourhood:
 - ▶ Propose higher density developments adjacent to a Transit Supportive Corridor.
- ▶ Prioritize the construction of purpose-built rental housing.

Staff Recommendation

- ▶ Staff recommend **support** of the proposed Development Permit:
 - ▶ Consistent with OCP Land Use and Design Guidelines
 - ▶ Appropriate location for rental apartment



Conclusion of Staff Remarks