

DP21-0130 DVP21-0131

305 Drysdale Blvd

Development Permit and Development Variance Permit
Application

Proposal

- ▶ To issue a Development Permit for the form and character of multiple dwelling housing and to issue a Development Variance Permit for the minimum side yard setback, minimum rear yard setback and maximum height.

Development Process

June 3, 2021

Development Application Accepted

Staff Review & Circulation

Feb 11, 2022

Public Notification Received

Mar 7, 2022

Initial Consideration

Mar 21, 2022

Notice of First Reading

Sept 20, 2022

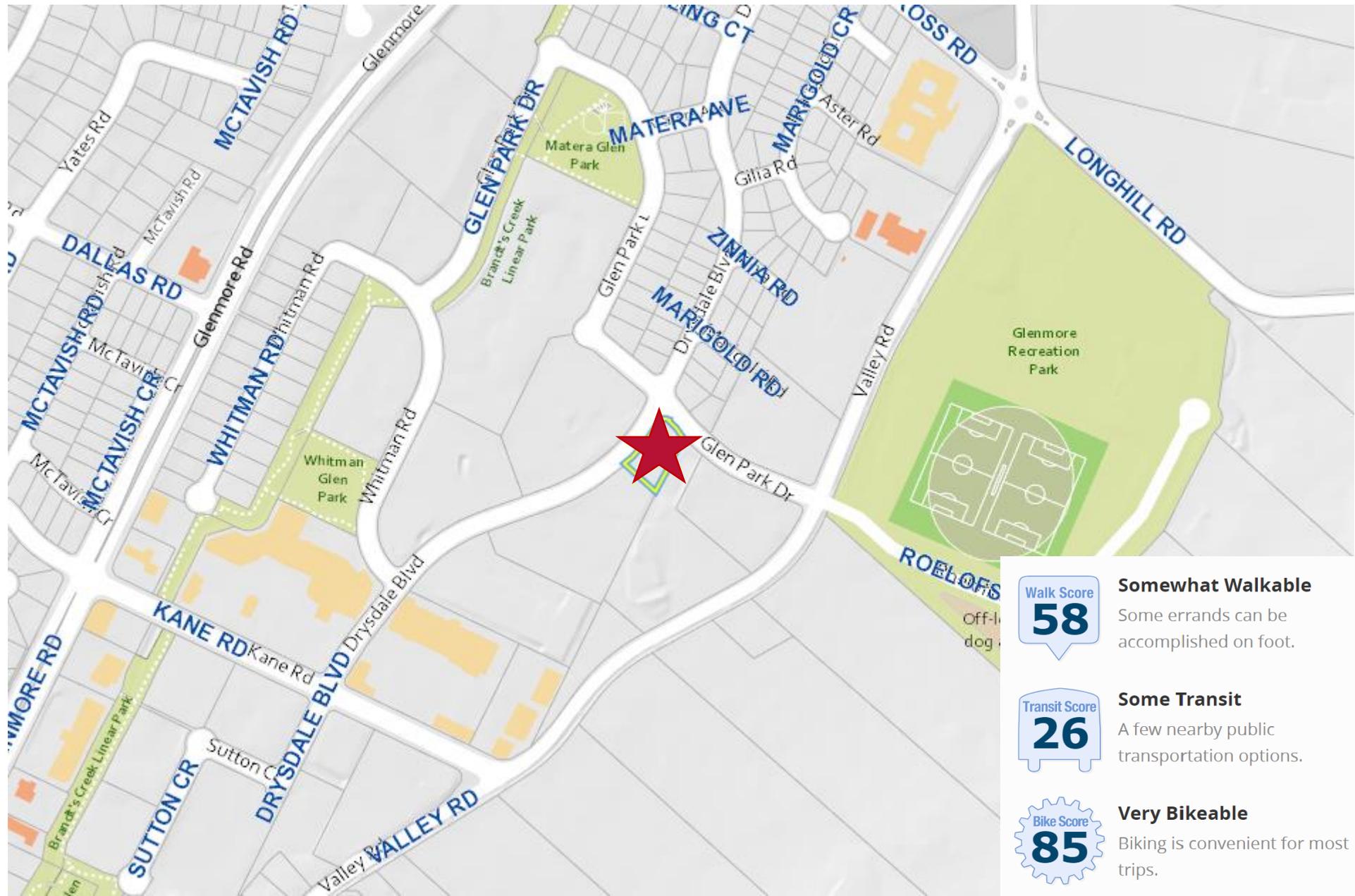
Final Reading and DP/DVP Consideration

Issuance of Building Permit

Council Approvals



Context Map

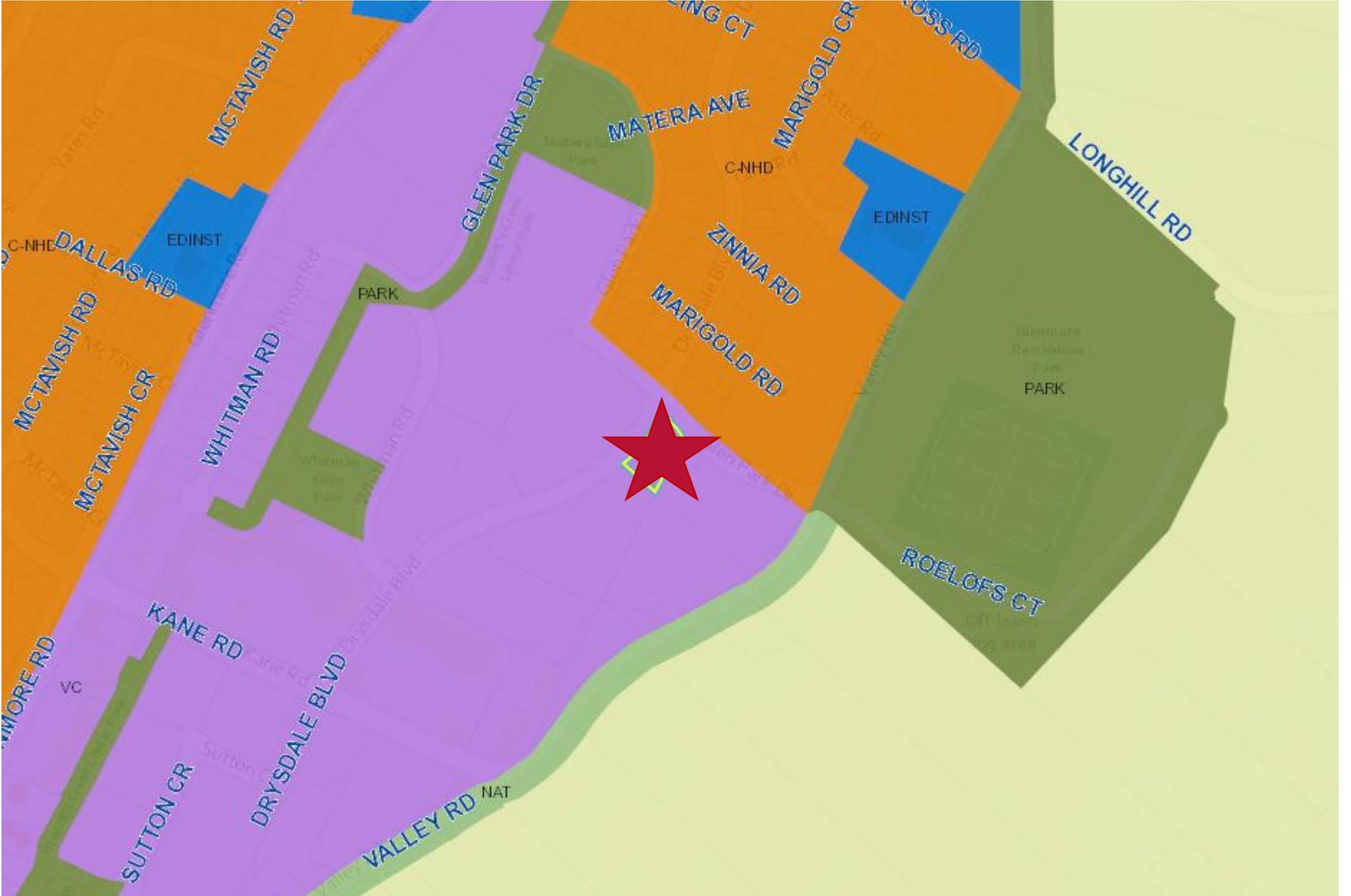


Walk Score
58
Somewhat Walkable
Some errands can be accomplished on foot.

Transit Score
26
Some Transit
A few nearby public transportation options.

Bike Score
85
Very Bikeable
Biking is convenient for most trips.

Future Land Use Map



Subject Property Map



Technical Details

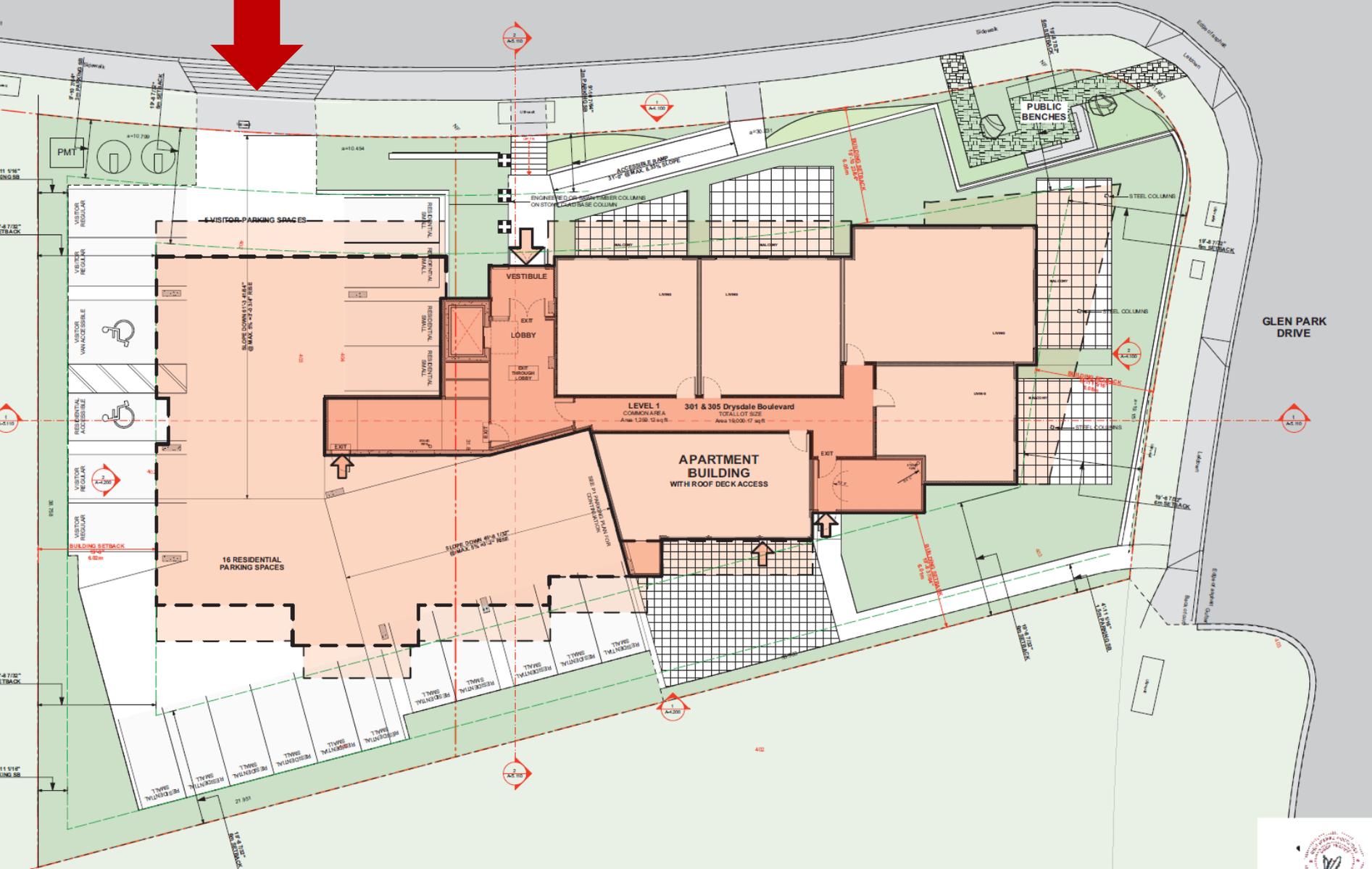
- ▶ Multiple Dwelling Housing
 - ▶ 37 units
 - ▶ 30 0-bedroom
 - ▶ 7 two-bedroom
 - ▶ Common amenity space indoors and outdoors at grade, as well as on a rooftop deck
 - ▶ Private balconies for units
 - ▶ Minimum required parking is met
 - ▶ Surface and below grade covered stalls
 - ▶ Long term bicycling parking incentives used to reduce minimum required parking stalls by five (5)

Site Plan



DRYSDALE BOULEVARD

GLEN PARK DRIVE



Elevations (west – Drysdale Blvd)



Elevations (north – Glen Park Dr)



Renderings



Renderings



Finish Schedule



1.1 → Lap Siding w/ 4" Exposure
Mountain Cedar - Rustic Series by Woodtone



1.2 → Lap Siding w/ 4" Exposure
Iron Grey - Hardie Board



1.3 → HardiePanel 2.0 (Panel Reveal System)
Benjamin Moore - Wrought Iron 2124-10



1.4 → HardiePanel 2.0 (Panel Reveal System)
Grey Slate



1.5 → ProFit LedgeStone
Platinum



MATERIAL AND COLOUR LEGEND

Note: All Materials are subject to change during Tender and/or Pricing phase of the project

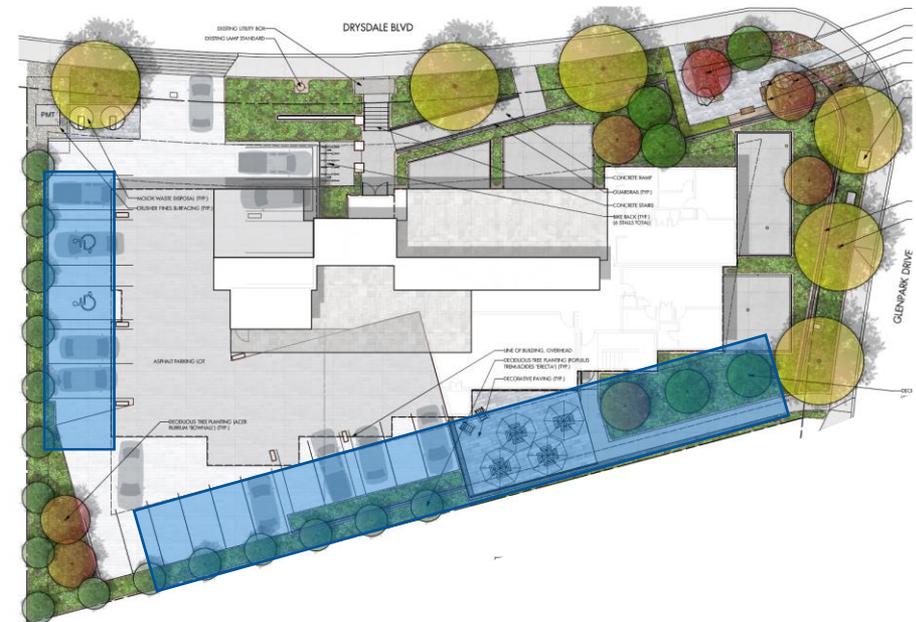


Landscape Plan



Variiances

- ▶ **Maximum Height**
 - ▶ 18.0 m or 4.5 storeys permitted;
 - ▶ 17.8 m and 6 storeys proposed.
- ▶ **Minimum Setbacks**
 - ▶ **Minimum Side Yard (east)**
 - ▶ 7.0 m permitted;
 - ▶ 6.01 m proposed
 - ▶ **Minimum Rear Yard (south)**
 - ▶ 9.0 m permitted;
 - ▶ 6.02 m proposed



Development Policy

- ▶ Meets the intent of Official Community Plan Village Centre and Core Area Policies:
 - ▶ Policy 5.1.2. Village Centre Density.
 - ▶ Target an overall density of 30 to 60 jobs and people per hectare in Village Centres in the Core Area.
 - ▶ Policy 5.1.6. Glenmore Village Centre.
 - ▶ Support development in the Glenmore Village Centre
 - ▶ Policy 5.11.1 Diverse Housing Forms
- ▶ Consistent with Future Land Use **VC – Village Centre**

Development Policy

- ▶ OCP Form and Character Design Guidelines
 - ▶ Articulated building facades and design to break up the massing
 - ▶ Active frontages and eyes on the street
 - ▶ Provision of private outdoor amenity spaces on-site, such as balconies and rooftop amenity areas.

Staff Recommendation

- ▶ Staff recommend **support** for the DP & DVP applications
 - ▶ Consistent with OCP Urban Design Guidelines
 - ▶ Quality architectural design
 - ▶ Supports development in the Glenmore Village Centre



Conclusion of Staff Remarks