

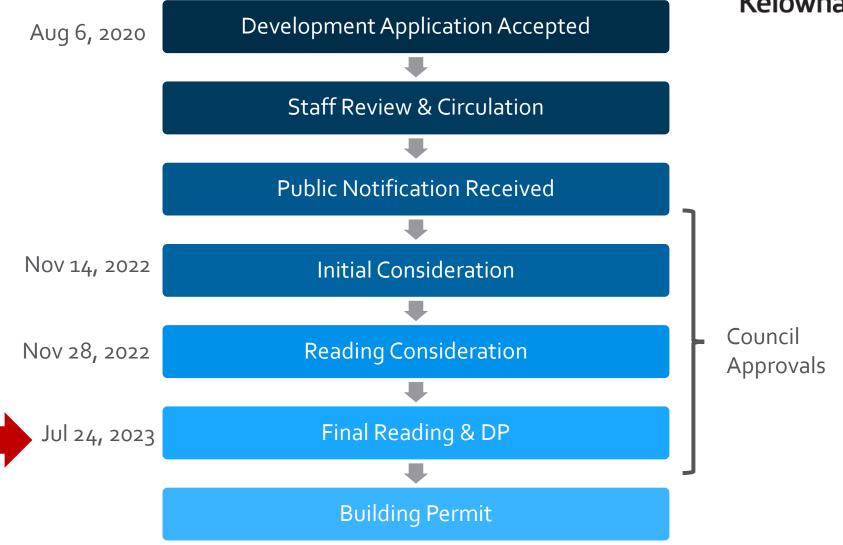


Purpose

➤ To issue a Development Permit for the form and character of a 16-unit townhouse development.

Development Process





Walk Score Context Map KEYE MAYFAIR R DALTON RE ALSGARD Road KEITHLEY RD Elementary Transit Score School 50 EUGENE RD FRANKLYN RD HOLLYWOOD Rutland Middle School Rutland PEARSON RD OSSELYNC RENSHAW RD MAYFAIR CT PATTERSON RD Senior School Rutland Arena FORD RD DUDGEON RD BAC LEAT IEAD RD S D ggog MCPHEE HARDIE Briarwood Ben Lee Park Park BRIARWOOD RD VISTA RD PRIMROSE RI FROELICH RD PONTO RD DOUGALL RD N **4SHER RD** MUGFORD R loughton Rd Recreation Corridor HOUGHTON RD MCINTOSH RD PRIOR RD MADSEN RD BRYDEN RD Centennia SADLER RD BADKE RD Park AURORA CR SHEPHERD RD **PBS RD** SIBBS RD W Hwy 33 W Roxby Square 8 HWY 33 W **HWY 33 E**

Subject Property Map FRASER RD **FARTAN RD** LEATHEAD RD 끙



Technical Details

- ▶ 16-unit townhouse development (4 buildings)
 - 4 two-bedroom units
 - ▶ 12 three-bedroom units
- ▶ 34 parking stalls
 - ► Individual garages (25% tandem)
 - 2 surface visitor parking stalls
- ▶ Common & Private Amenity Space
 - Private balconies
 - Ground level yards
 - ► Common amenity space and on-site communal gardens

Site Plan 3"/12" SER RD 605 On x 2.7m VISITOR

LEATHEAD RD



Elevation – Building 2 – South (Leathead Rd)

Ţ U 13.7eqft [1.3m²] -C C L-20eqf; [1.9m²] E O н п 7.6sqf [0.7m²] 7.8kgft [0.7m²] 4.3agt (0.4m²) c

Elevation – Building 1 – West (Fraser Rd)



Materials Board

EXTERIOR MATERIAL SCHEDULE

SAMPLE	COLOUR	MATERIAL	TEXTURE
	WHITE W/ BLACK REVELS	CEMENT PANEL	SMOOTH
	EVENING BLUE OR BEIGE W/ BLACK REVELS	CEMENT PANEL	SMOOTH
	WOOD GRAIN BLONDE OAK	PVC LAP SIDING & VENTED SOFFIT	SMOOTH
	BLACK	ALUMINUM SIDING GUARDRAILS, EAVES VENTED SOFFIT, DOOR/WINDOW FRAME	BRUSHED/PAINTED
	BLACK	ENGINEERED WOOD/ CEMENT BOARD	10" WOOD GRAIN FASCIA
	BLACK	PAINTED STEEL	CABLE SUPPORT & AWNING
	OPAQUE	GLASS	SMOOTH
	SOUTHERN OAK	VINYL DECKING DEC-TEC®	TEXTURED/ SLIP RESIST
	GATEHOUSE	BRICK VENEER	BRICK PATTERN
	CHARCOAL	ASPHALT SHINGLES	ROOFING
	CHARCOAL	2 LAYERS SBS TORCH-ON	ROOFING

Landscape Plan





Rendering – SW



Rendering - NW



Rendering - W





OCP Design Guidelines

- Orienting primary building facades and entries to the street
- Incorporating a range of architectural features and details into building facades
- Designing units to have easy access to useable private and semi-private outdoor amenity space



Staff Recommendation

- ➤ Staff recommend **support** for the proposed development permit as it:
 - Meets majority of OCP Form and Character Design Guidelines for Townhouses
 - ▶ No variances proposed