



Purpose

► To issue a Development Permit for the form and character of an 8-unit townhouse development.

Development Process

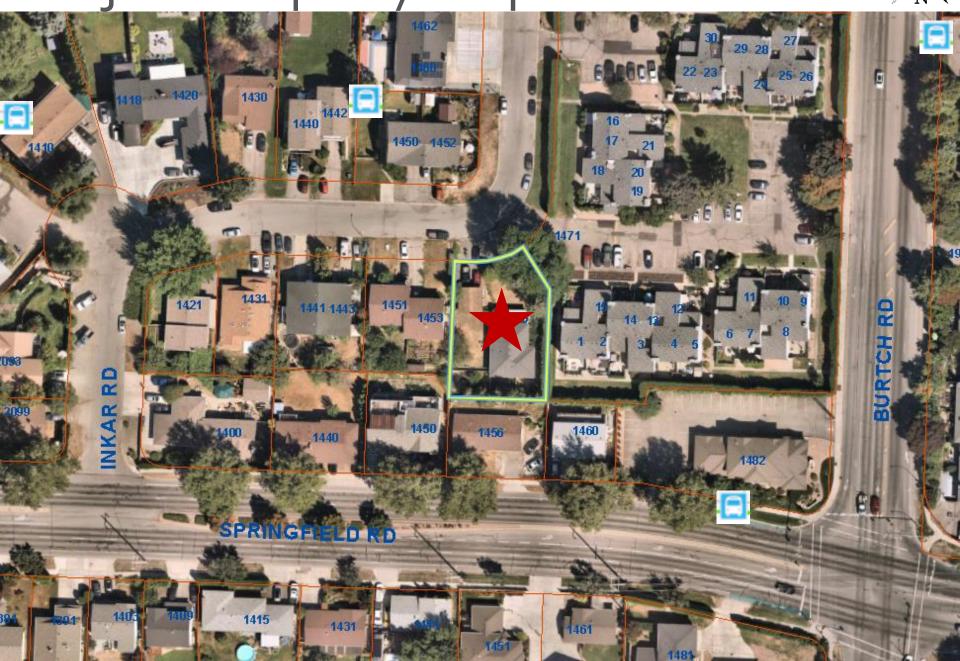




Context Map Walk Score LAURIER AVE GORDON DR BELAIREAVE Retreation Cont. Transit Score HAR Collinson PRIDHAM AVE **BOWES ST** ST CARRUTHERS ST LEQUIME **DICKSON AVE** PACIFIC CT KIRSCHNER RD DUNN ST PACIFIC AVE DAYTON ST Millbridge BROOKSIDE AVE Park Park BURTCHRD A. S. Matheson SPRINGFIELD RD Elementary School TURRI AVE Stillingfleet KASLOCI **GLENWOOD AVE** Park SON NELSON PL **GUISACHAN RD** GUISACHAN PL ROLAIS RD Guisachan

Subject Property Map





Site Photos









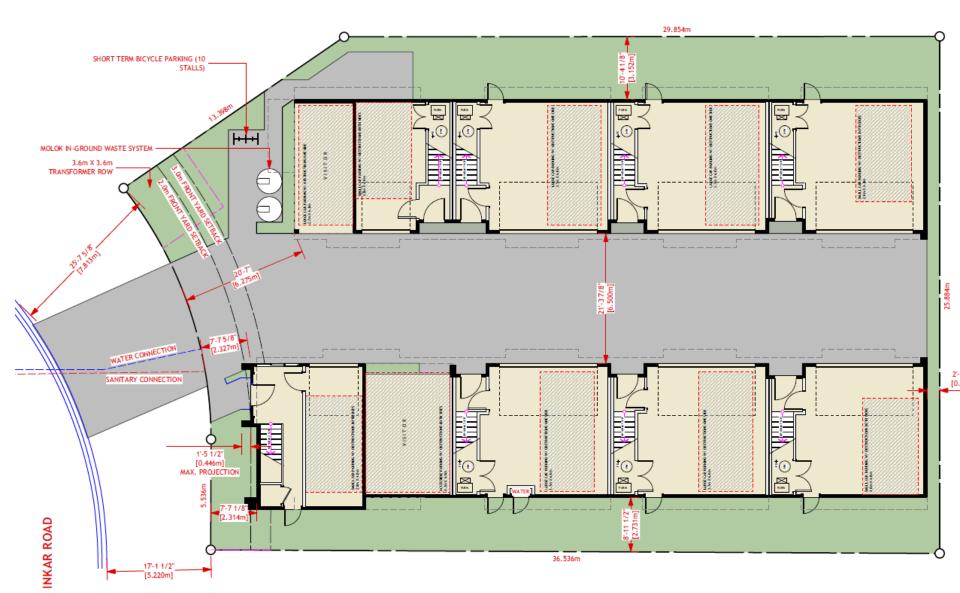


Technical Details

- ▶ Development Permit for a three-storey townhouse development.
 - ▶ 8 units in total
 - ▶ 8 2-bedroom units
 - ▶ 10 parking spaces
 - ▶ 8 residential parking spaces
 - 2 visitor stalls

Site Plan





Springfield Rd

East Building Elevation



West Building Elevation



Landscape Plan MEDIUM DECIDIOUS TREE PLANTING (ACERRUBRUM 'ARMSTRONG') (TYP.) GROUND COVER PLANTINGS (PACHYSANDRA TERMINALIS) DECORATIVE SHRUBS, PERENNIAL AND ORNAMENTAL GRASS PLANTING (TYP.) DECIDUOUS TREE PLANTING-(QUERCUS XBIMUNDORUM BIKE RACK (10 STAILS) 'MIDWEST') (TYP.) MOLOK IN-GROUND WASTE SYSTEM -1.8m HT BLACK CHAINLINK FENCE (TYP.) -CONCRETE PAVING (TYP.) SITE FURNISHINGS (BY--SITE PURINISHINGS (BY OTHERS] INCOMMUNAL OTHERS) IN COMMUNAL PATIO AREA (TYP.) PATIO AREA (TYP.) COMMUNIAL BENCH COMMUNIAL BENCH SEATING (TYP.) SEATING (TYP.) ASPHALT GARBAGE FOR GARBAGE FOR COMMUNAL USE (TYP.) COMMUNAL USE (TYP.) BUILDING BUILDING COLUMNAR TREE PLANTING (POPULUS TREMULA 'ERECTA') (TYP.) CONFEROUS HEDGE PLANTING (TAXUS X MEDIA HICKSIT) (TYP.) COMMUNAL RAISED-COMMUNAL RAISED PLANTER (TYP.) PLANTER (TYP.) PROPERTY LINE



Rendering – North



Rendering – North





OCP Design Guidelines

- Providing a main-entrance and ground-oriented unit facing Inkar Road;
- Minor increase in scale and massing into existing neighbourhood;
- Providing both private and common amenity spaces throughout the site;



Staff Recommendation

- ➤ Staff recommend **support** for the proposed development permit as it:
 - ▶ Meets majority of OCP Design Guidelines
 - Strong form and character
 - Provides density into the Urban Centre