

DP23-0008
815 – 865 Clement Ave

Development Permit

Purpose

- ▶ To issue a Development Permit for the form and character of rental apartment housing.

Development Process

Jan 20, 2023

Development Application Submitted



Staff Review & Circulation



Feb 13, 2024

Public Notification Received



March 4, 2024

Initial Consideration



March 18, 2024

Reading Consideration



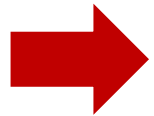
July 22, 2024

Final Reading & DP



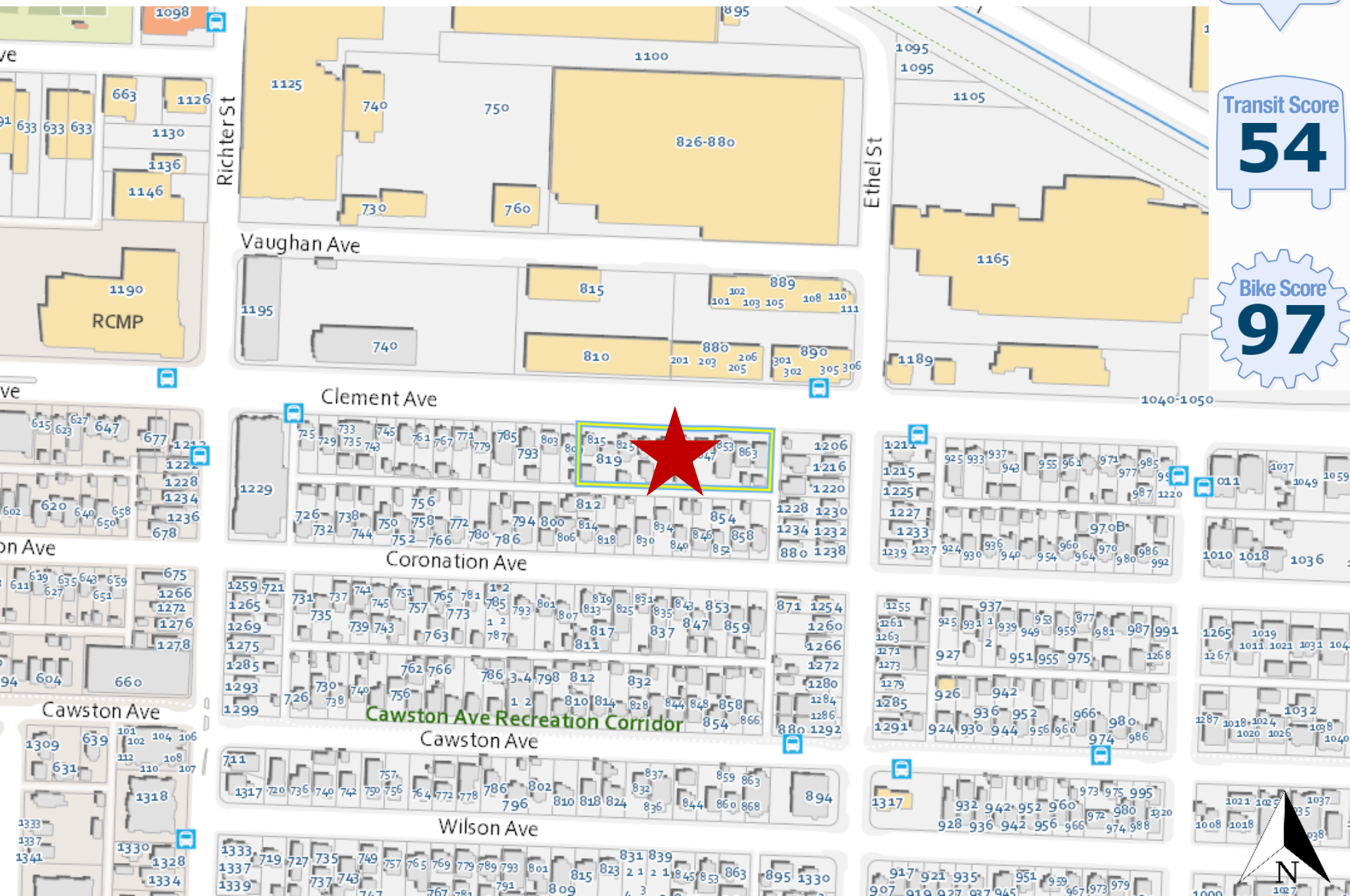
Building Permit

Council
Approvals

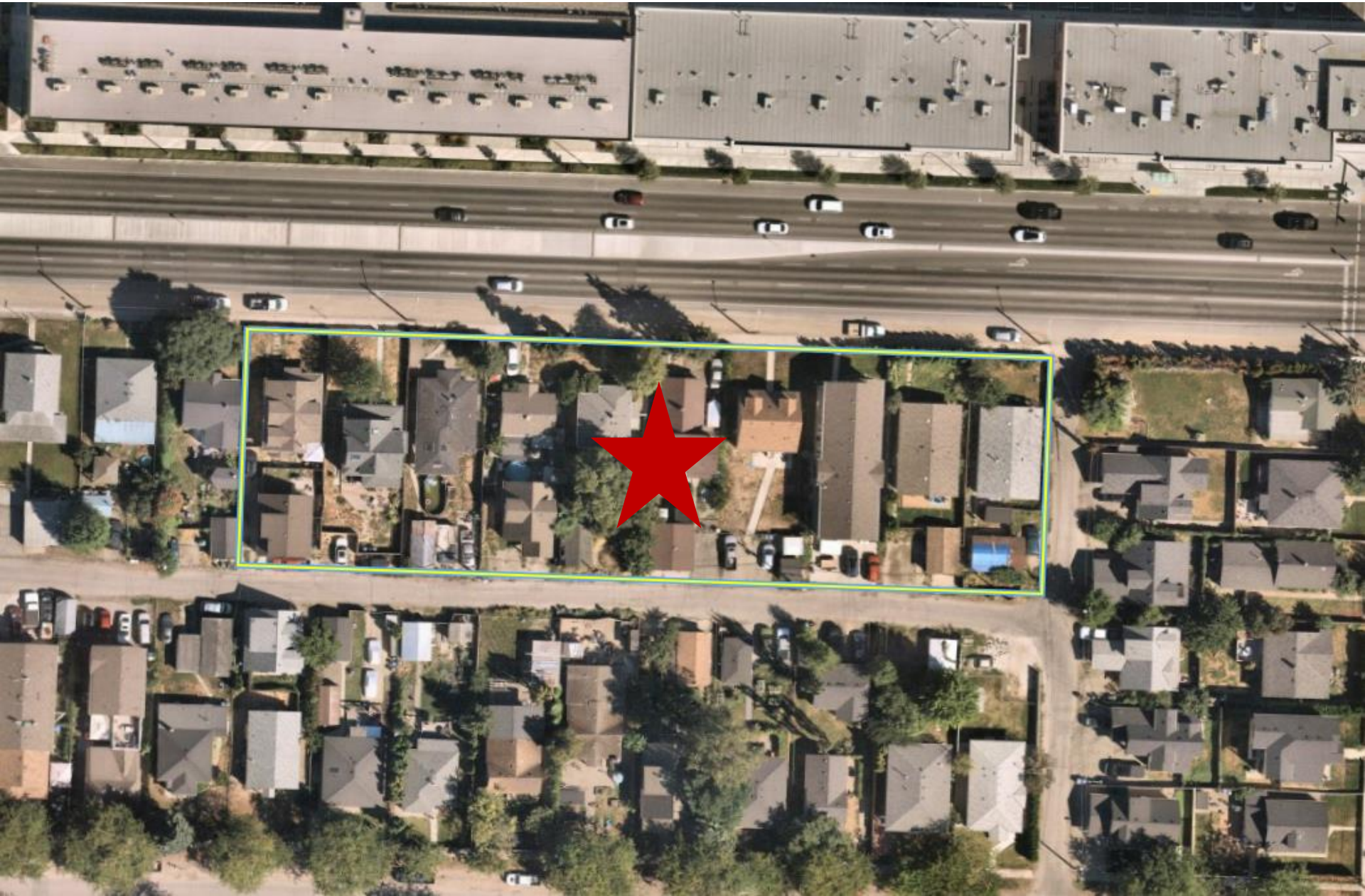


Walk Score
88

Transit Score
54

A blue gear-shaped badge with the text "Bike Score" in a smaller font above the large number "97".

Subject Property Map



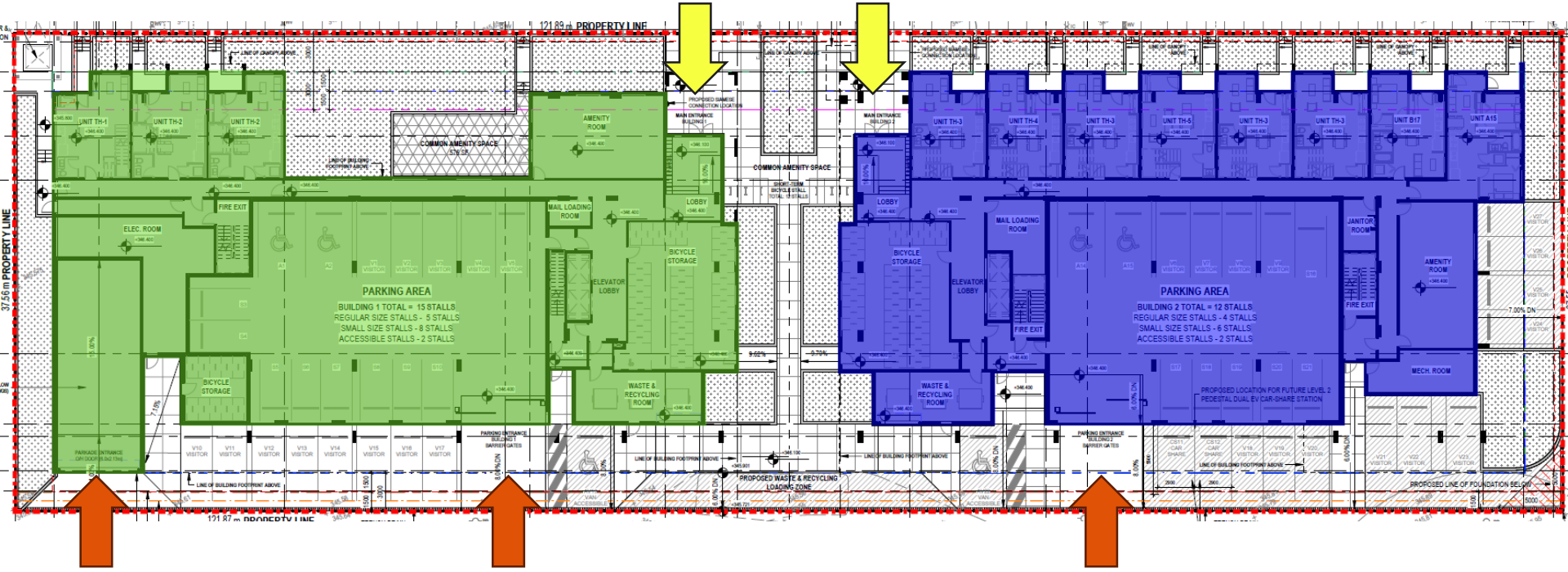
Technical Details

- ▶ Two 6-storey rental apartment buildings
 - ▶ 36 bachelor units
 - ▶ 78 one-bedroom units
 - ▶ 75 two-bedroom units
 - ▶ 8 three-bedroom units
- ▶ 201 parking stalls
 - ▶ Shared underground parkade, at-grade structured parking, surface stalls, loading stalls
 - ▶ 2 Modo car share stalls
- ▶ 152 long-term bicycle spaces
- ▶ Common amenity space: indoor and outdoor
 - ▶ Rooftop patios: outdoor furniture, games tables, BBQs, bocce, dog run, planter boxes
- ▶ 16 trees along the street

Site Plan



Clement Ave



Lane

Elevations - North



Elevation – Building 1 - North



Elevation – Building 2 - North



Elevations - South





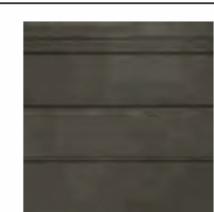
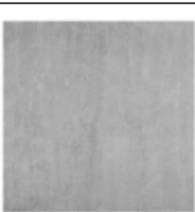
Elevations – Building 1 - South



Elevations – Building 2 - South



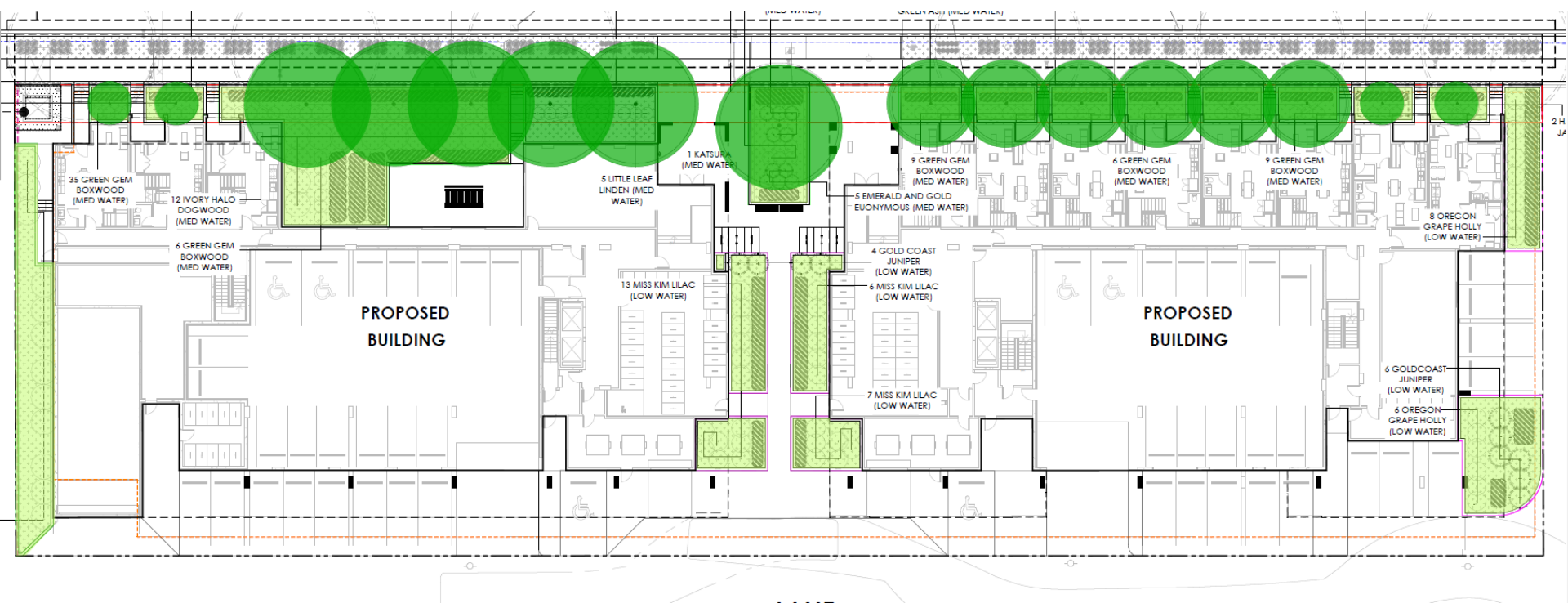
Materials Board

	METAL PANEL (FASTPLANK) - COLOR: "CHAMPAGNE METALLIC"		METAL PANEL (QUICKPANEL) - COLOR: "WHITE"
	METAL PANEL (FASTPLANK) - COLOR: "CHARCOAL"		CONCRETE - COLOR: "GREY"

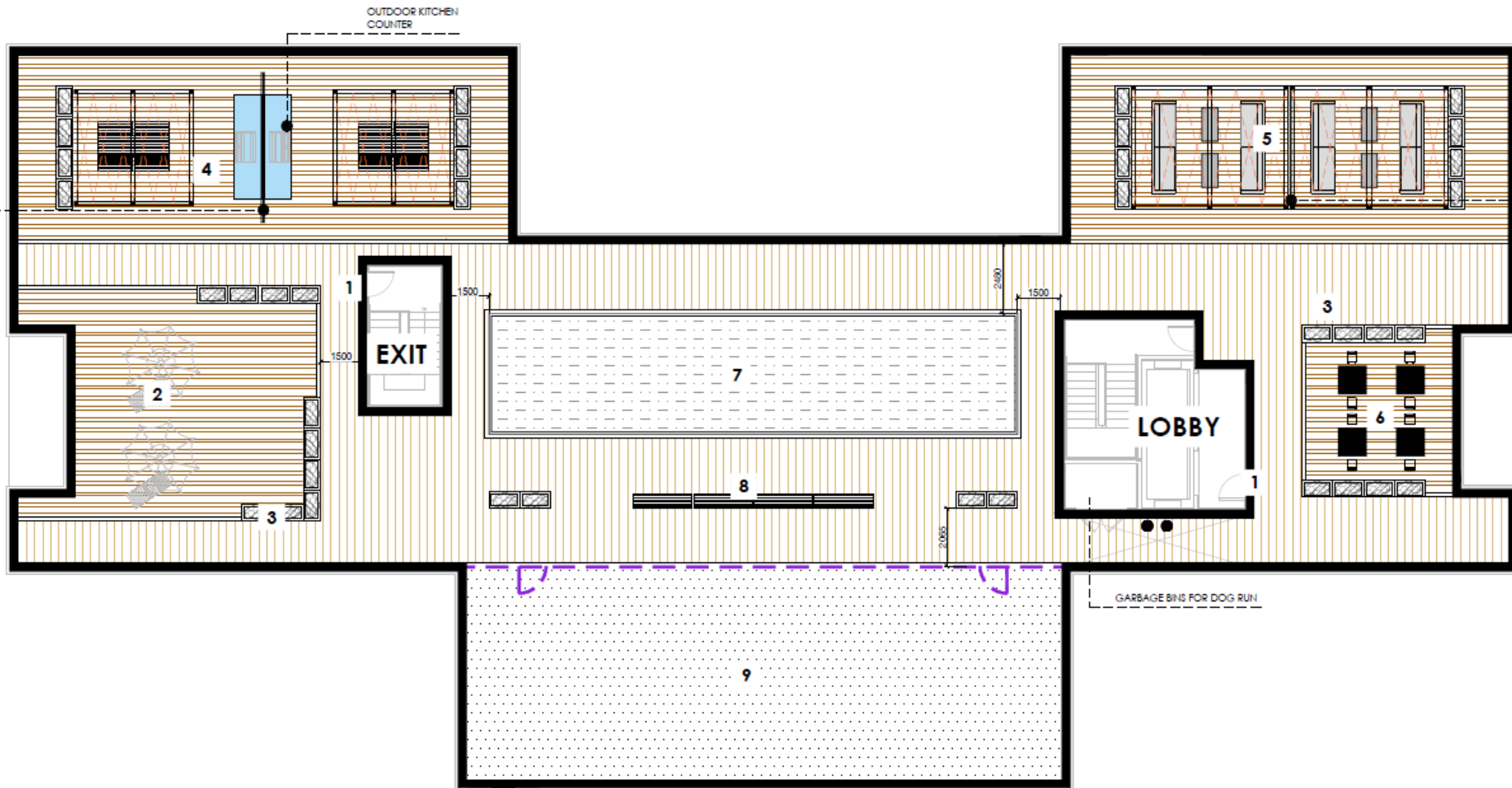


	GLASS RAILING		ALUMINIUM CLAD PVC WINDOWS DOORS FRAMES - COLOR: "BLACK ANODIZED"
	ALUMINIUM RAILING PICKET - COLOR: "BLACK"		LOUVERS - COLOR TO MATCH : "CHARCOAL"

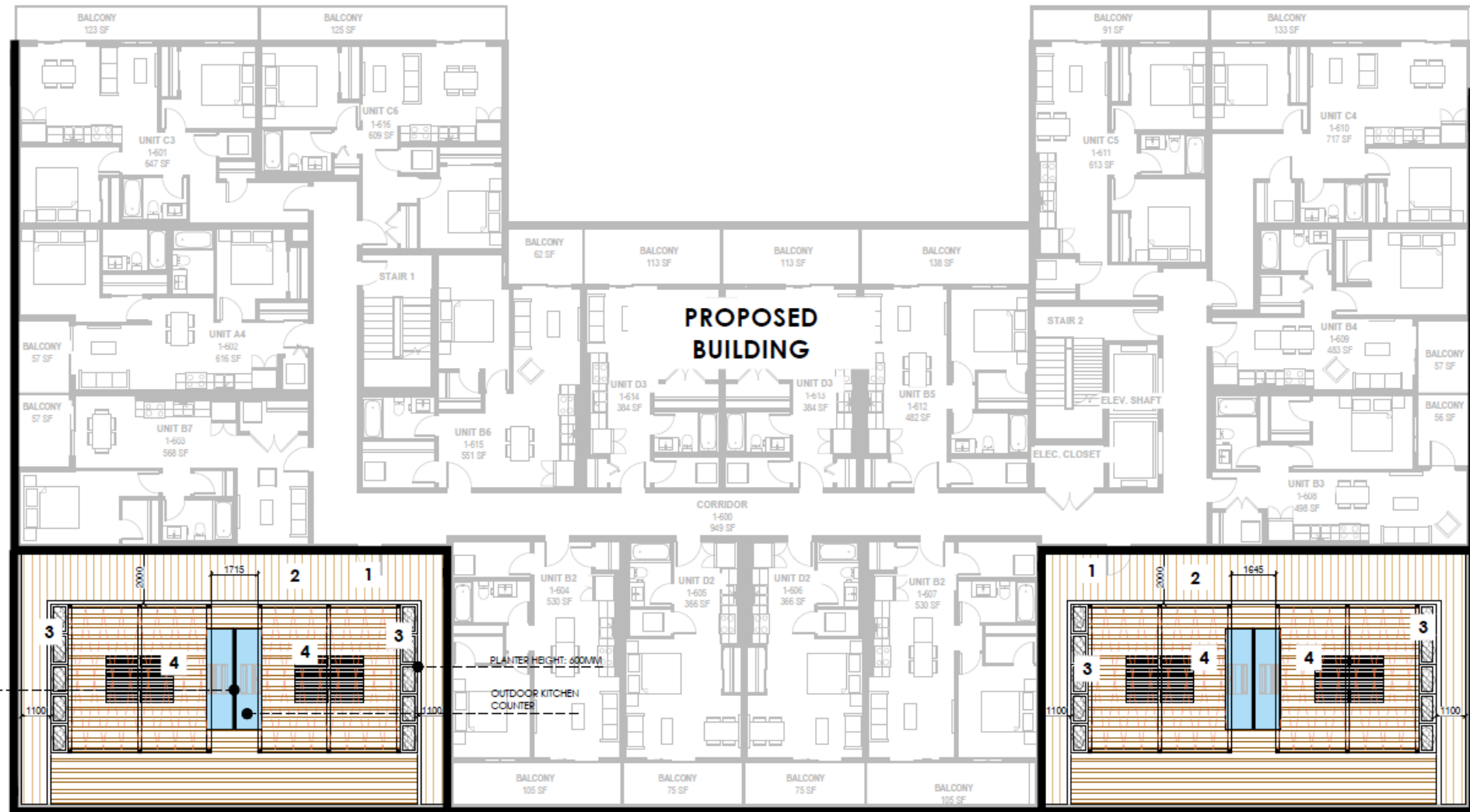
Landscape Plan



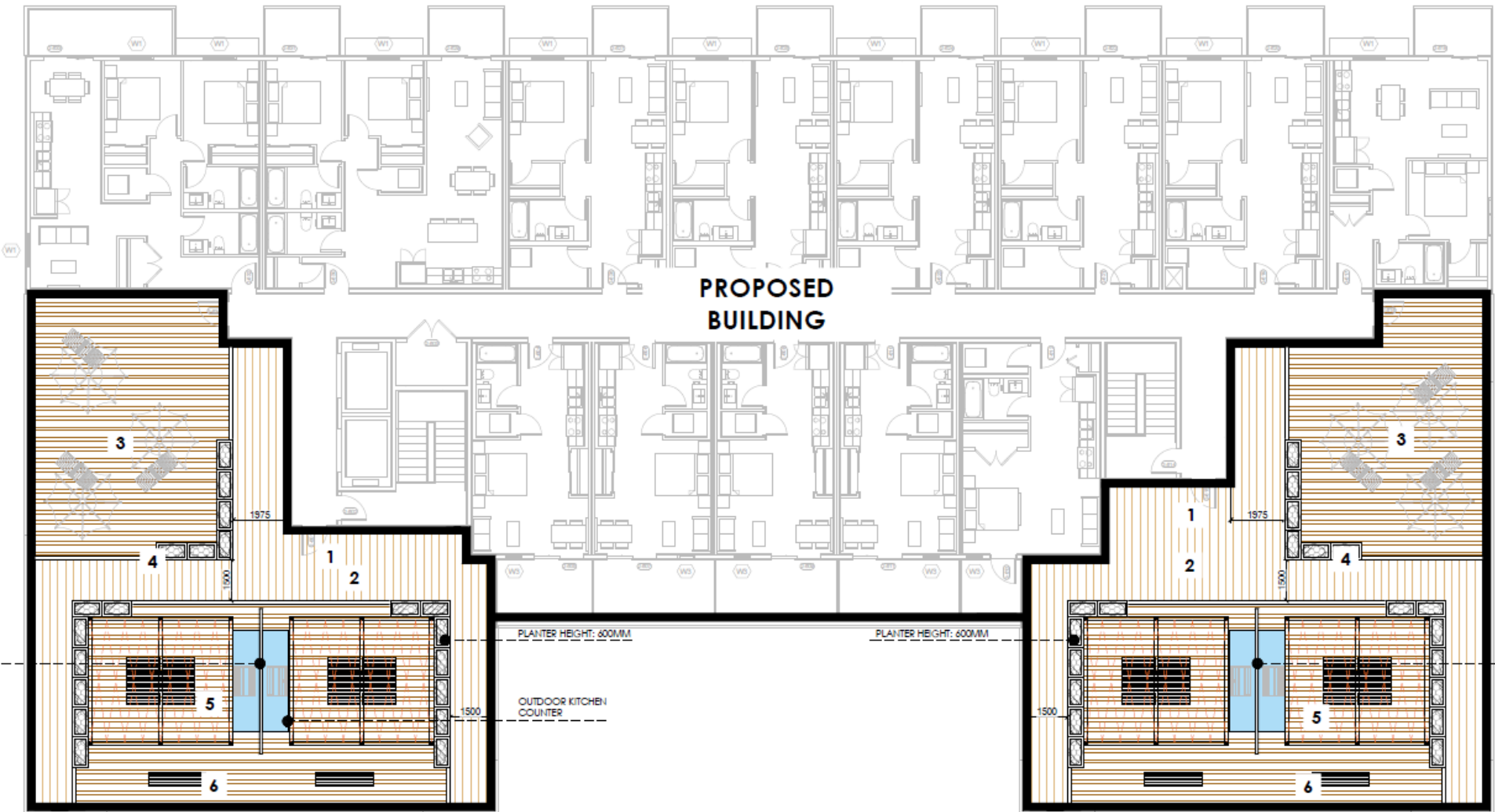
Rooftop Patio – Building 1



6th Floor Patios – Building 1



Patios – Building 2



Rendering – Clement Ave



Rendering – Clement Ave



Rendering – Northwest



Rendering – Northwest



OCP Design Guidelines

- ▶ Avoiding blank, windowless walls along streets and other public open spaces
- ▶ Locating off-street parking and other 'back-of-house' uses such as loading, garbage collection, utilities, and vehicle access away from public view
- ▶ Expressing a unified architectural concept that incorporates variation in façade treatments and incorporating a range of architectural features and details
- ▶ Limiting the length of the residential building facade and breakup up a large site with a mid-block connection

Staff Recommendation

- ▶ Staff recommend **support** for the proposed Development Permit as it:
 - ▶ Meets OCP Design Guidelines for Low & Mid-Rise Residential Buildings
 - ▶ No variances are required