

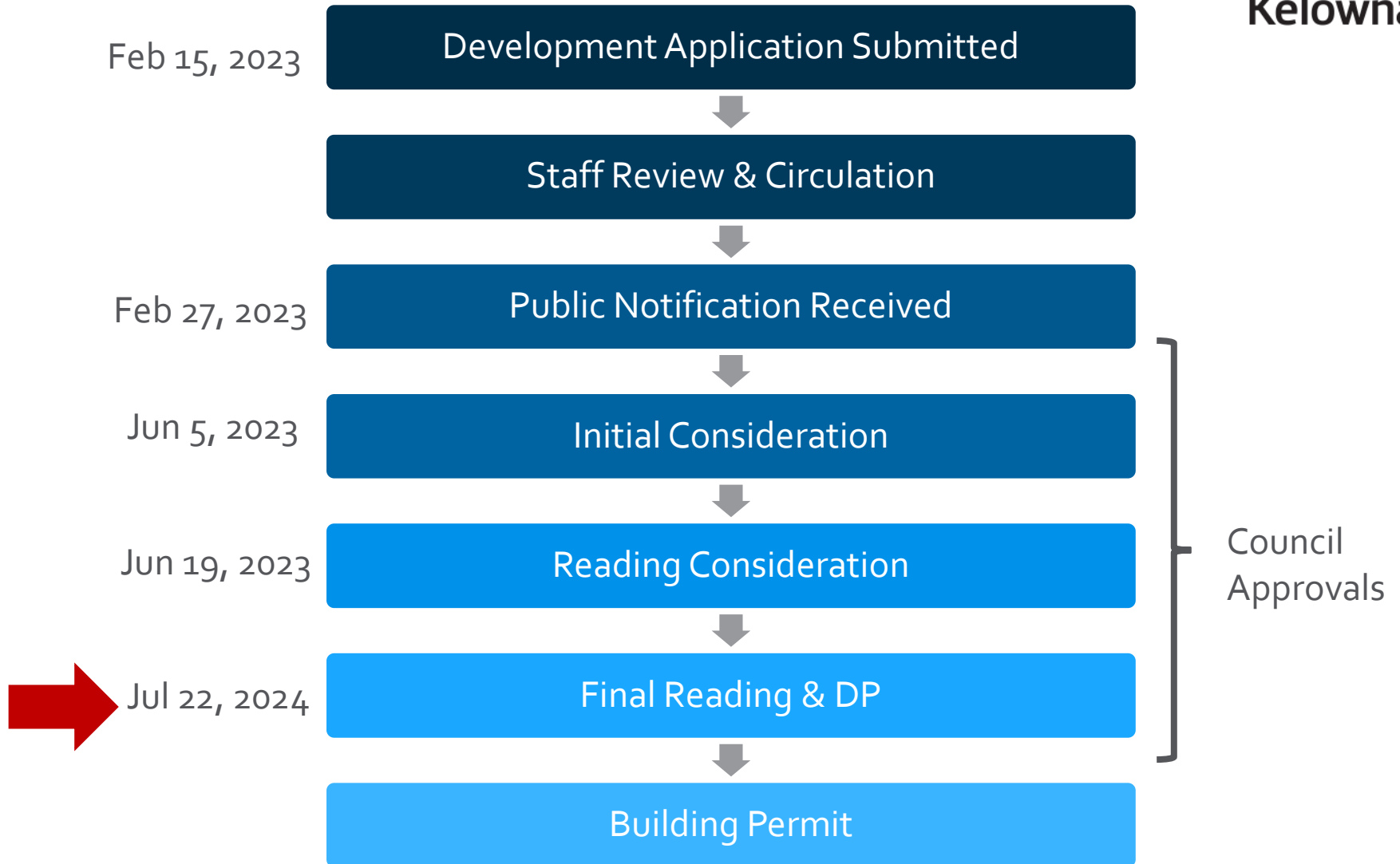
DP23-0024  
875 Graham Rd

Development Permit

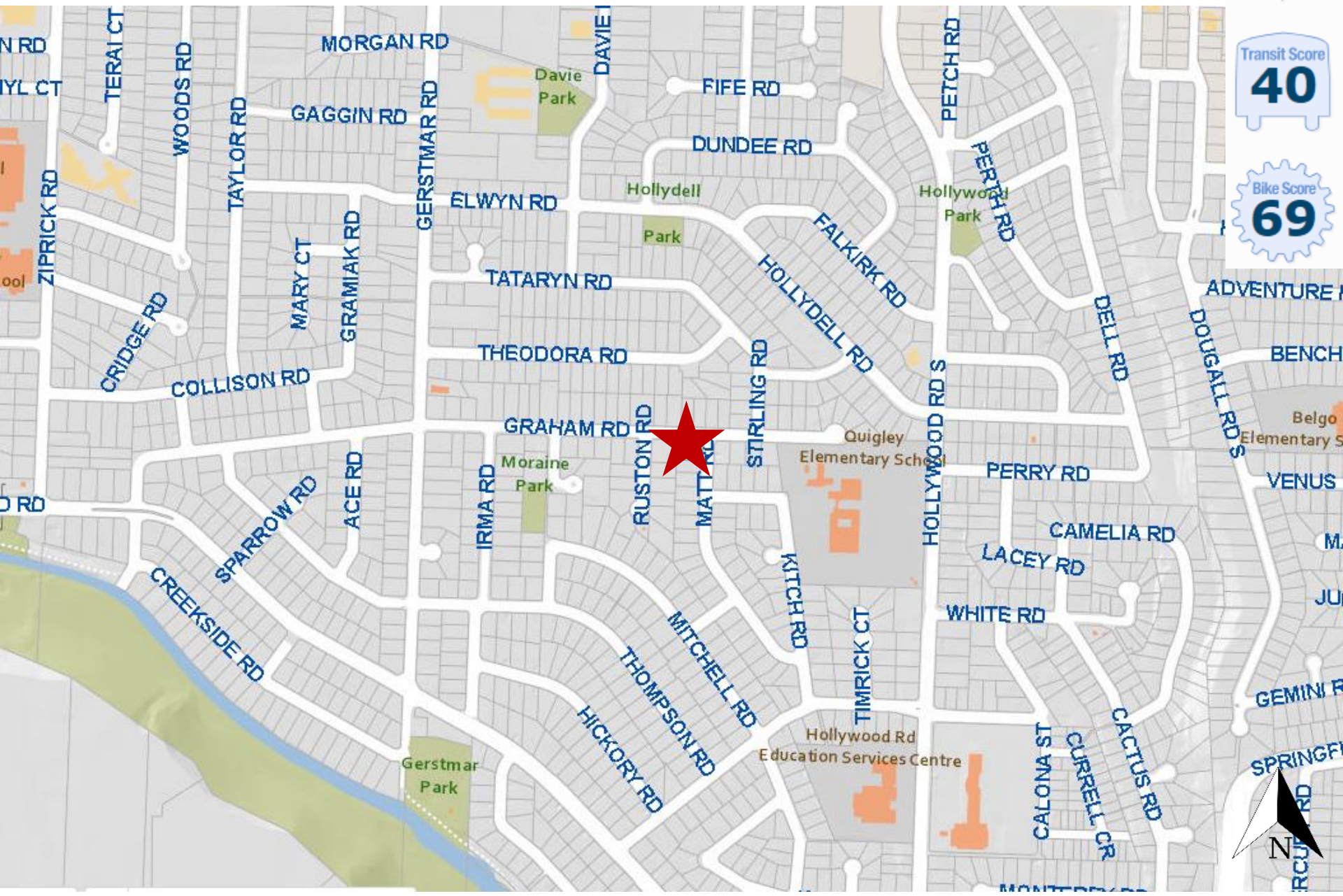
# Purpose

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

# Development Process



# Context Map



# Subject Property Map



# Site Photos



EXISTING PROPERTY - VIEW FROM WEST LOOKING EAST



EXISTING PROPERTY - VIEW FROM NORTH LOOKING SOUTH



EXISTING PROPERTY - VIEW FROM NORTH EAST LOOKING SOUTH WEST



EXISTING PROPERTY - VIEW LOOKING SOUTH DOWN MATT ROAD



EXISTING PROPERTY - VIEW FROM EAST LOOKING WEST

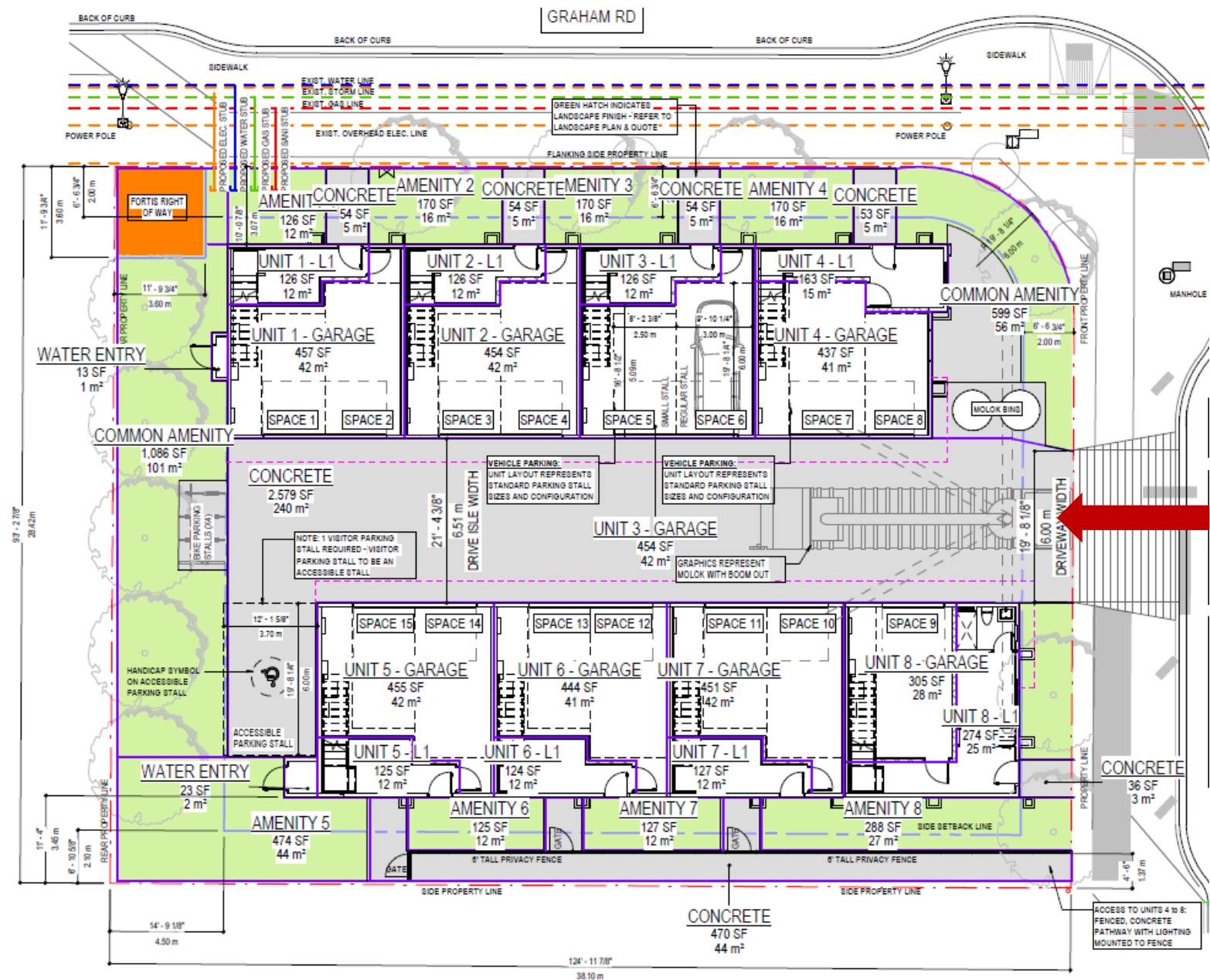


EXISTING PROPERTY - VIEW FROM EAST LOOKING WEST

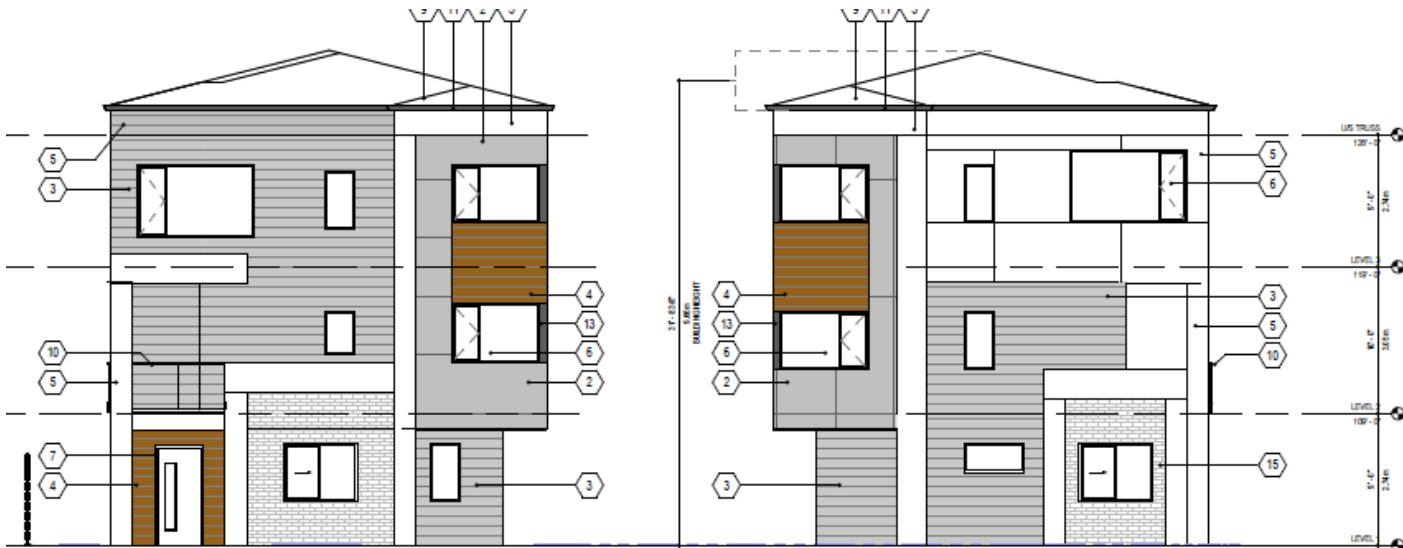
# Technical Details

- ▶ MF2 – Townhouse Housing
  - ▶ 8 townhouse units
  - ▶ 3 storeys in height
  - ▶ 15 parking stalls proposed
  - ▶ 10 trees in total;
    - ▶ 6 Large Trees

# Site Plan



# Elevation – North and East



SOUTH BUILDING

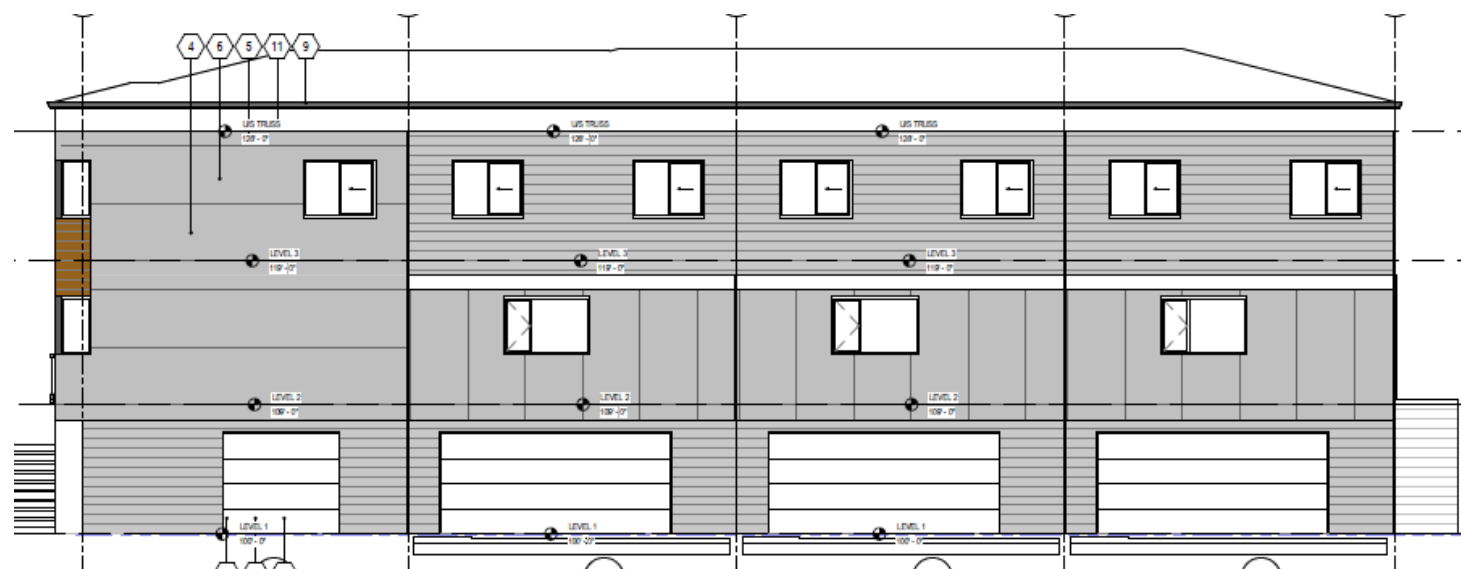
NORTH BUILDING

**Matt Road Elevation**

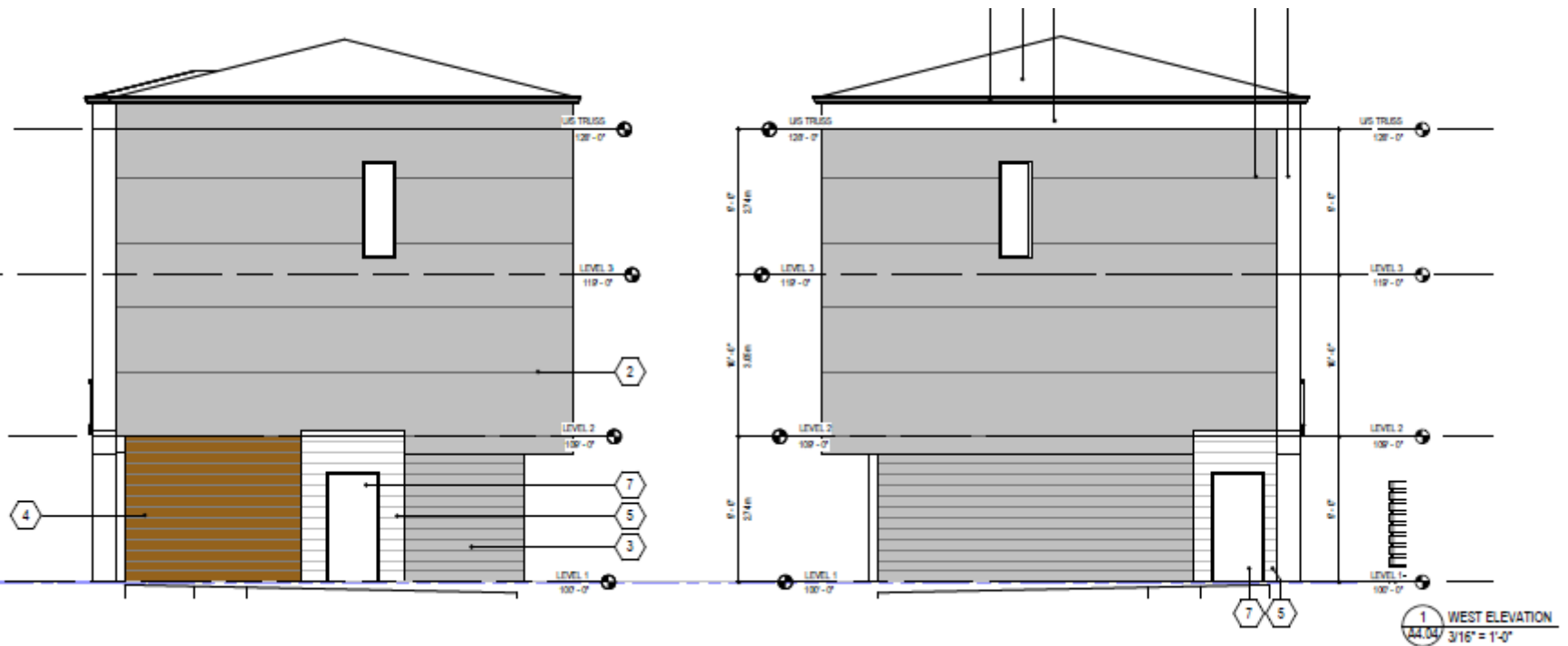


**Graham Road Elevation**

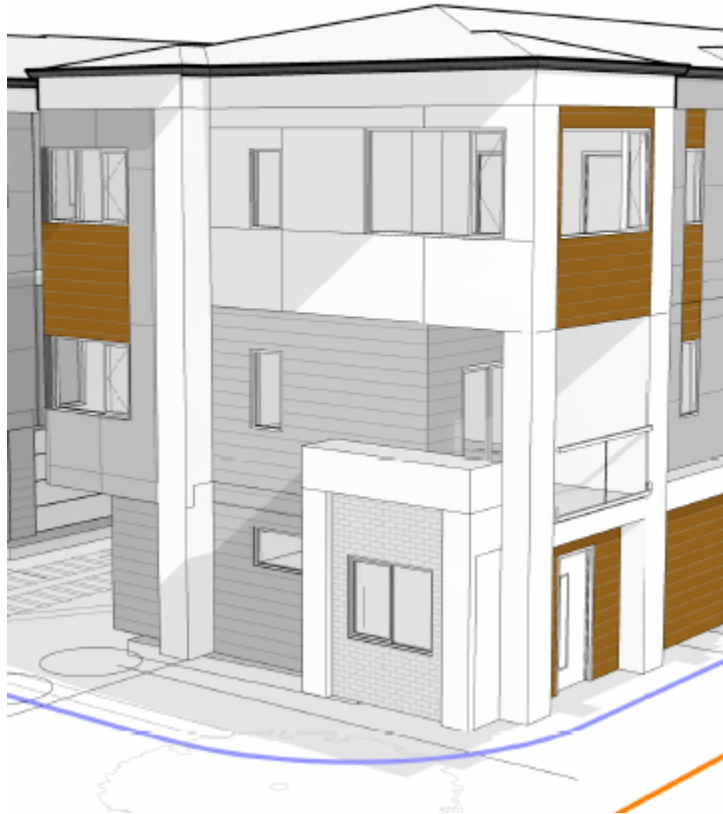
# Elevation – South



# Elevation – West



# Materials Board



## MATERIAL BOARD

### COLOUR 1

MATERIAL: HARDIE LAP SIDING - ARCTIC WHITE

LOCATIONS: VARIOUS EXTERIOR WALLS



### COLOUR 2

MATERIAL: HARDIE LAP SIDING - FAUX WOOD STAIN FINISH



### COLOUR 3

MATERIAL: HARDIE BOARD AND BATTEN - MIDNIGHT BLACK

LOCATION: VARIOUS EXTERIOR WALLS



### ROOFING

MATERIAL: BLACK ASPHALT SHINGLE

LOCATION: ROOF



### EXTERIOR - ACCENT 1

MATERIAL: BLACK ALUMINUM

LOCATION: GUTTERS, WINDOWS, & DOORS



# Landscape Plan



# Rendering – SW



VIEW FROM CORNER OF GRAHAM RD & MATT RD LOOKING WEST

# Rendering – Graham Road



VIEW FROM GRAHAM RD LOOKING SOUTH

# Rendering – Matt Road



VIEW FROM MATT RD LOOKING WEST

# OCP Design Guidelines

- ▶ Orienting the end unit on the perpendicular building ('slot housing') to be facing the street;
- ▶ Designing the end units to minimize the overlook and direct sight lines to the neighbouring property;
- ▶ High-quality private outdoor amenity spaces for all units;

# Staff Recommendation

- ▶ Staff recommend **support** for the proposed development permit as it:
  - ▶ Meets majority of the OCP Design Guidelines;
  - ▶ Provides density in near Quigley Elementary School;
  - ▶ No variances are required.