

Development Permit & Development Variance Permit

647 Clement Avenue

DP25-0010 & DVP25-0011



Purpose

To issue a Development Permit for the form and character of an apartment building and to issue a Development Variance Permit to vary the minimum upper floor setbacks, the building stepback, common amenity space, and long-term bicycle parking standards. |

Development Process

Jan 8, 2025 Development Application Submitted



Staff Review & Circulation



Feb 10, 2025 Public Notification Received



Mar 11, 2025 DP & DVP

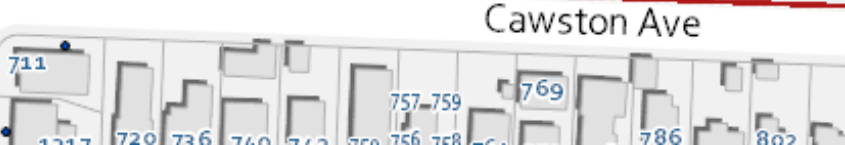
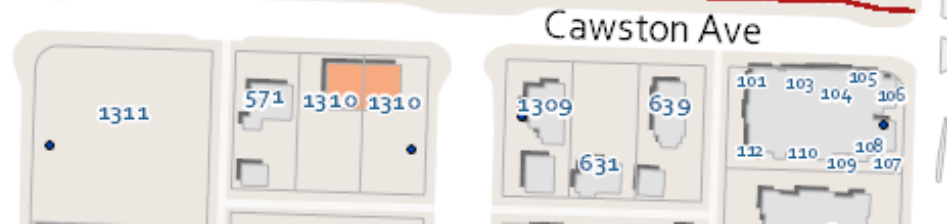
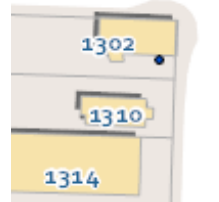
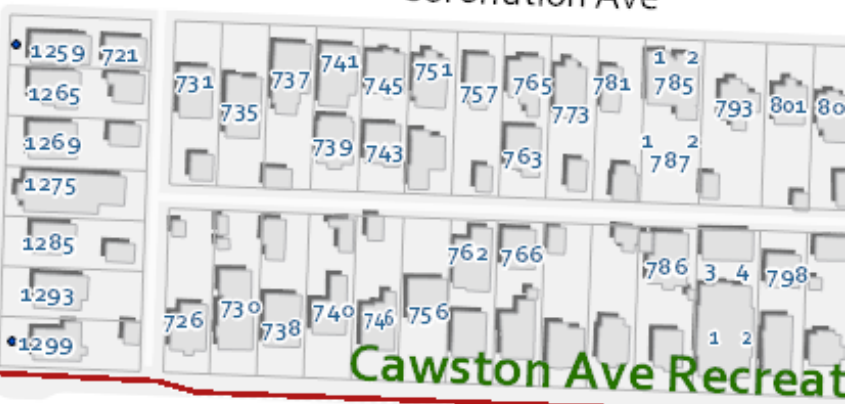
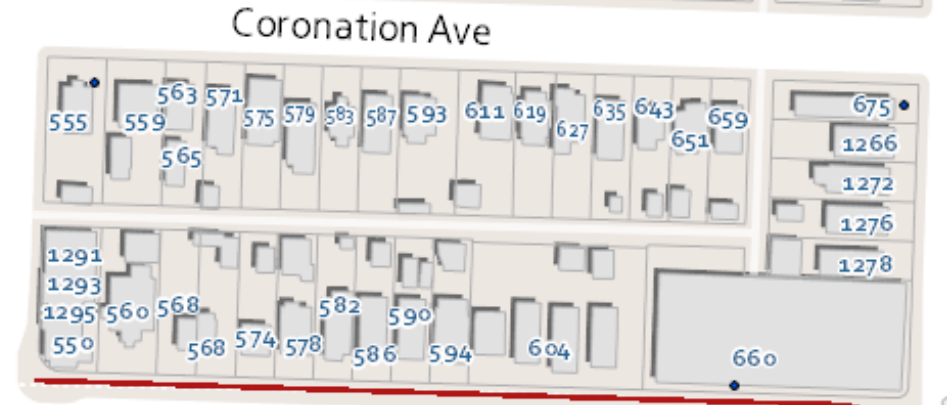
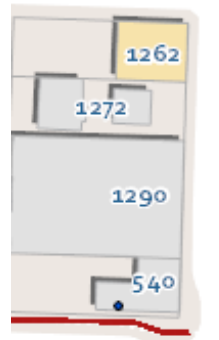
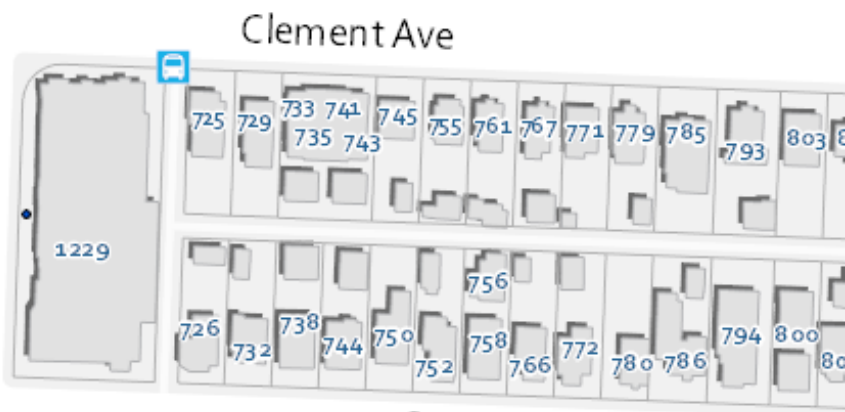
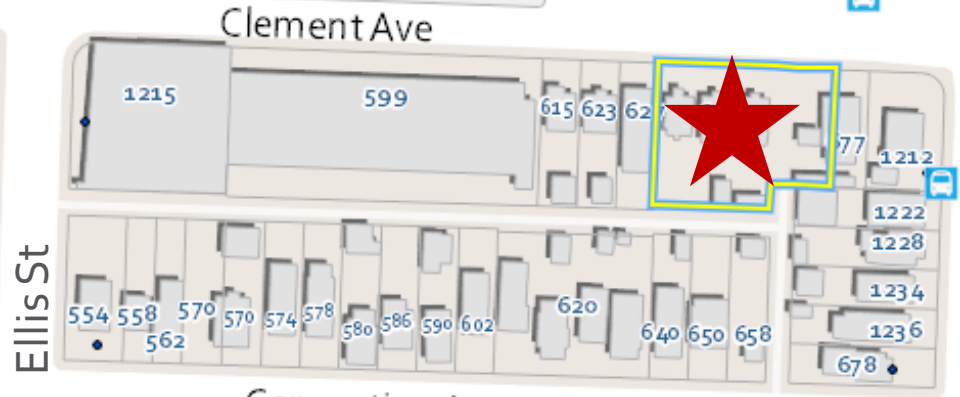
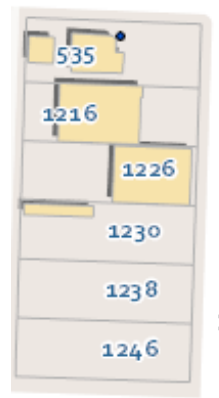
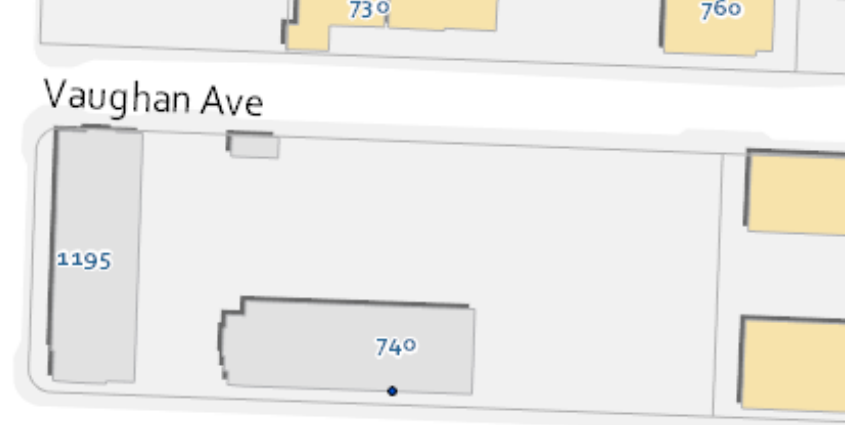
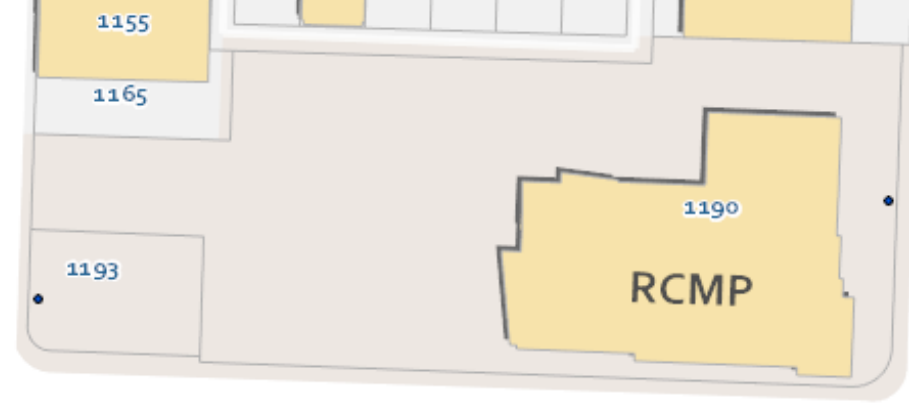
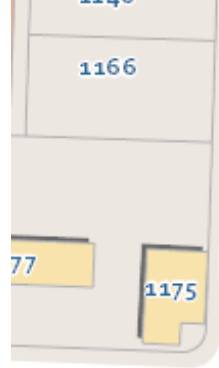
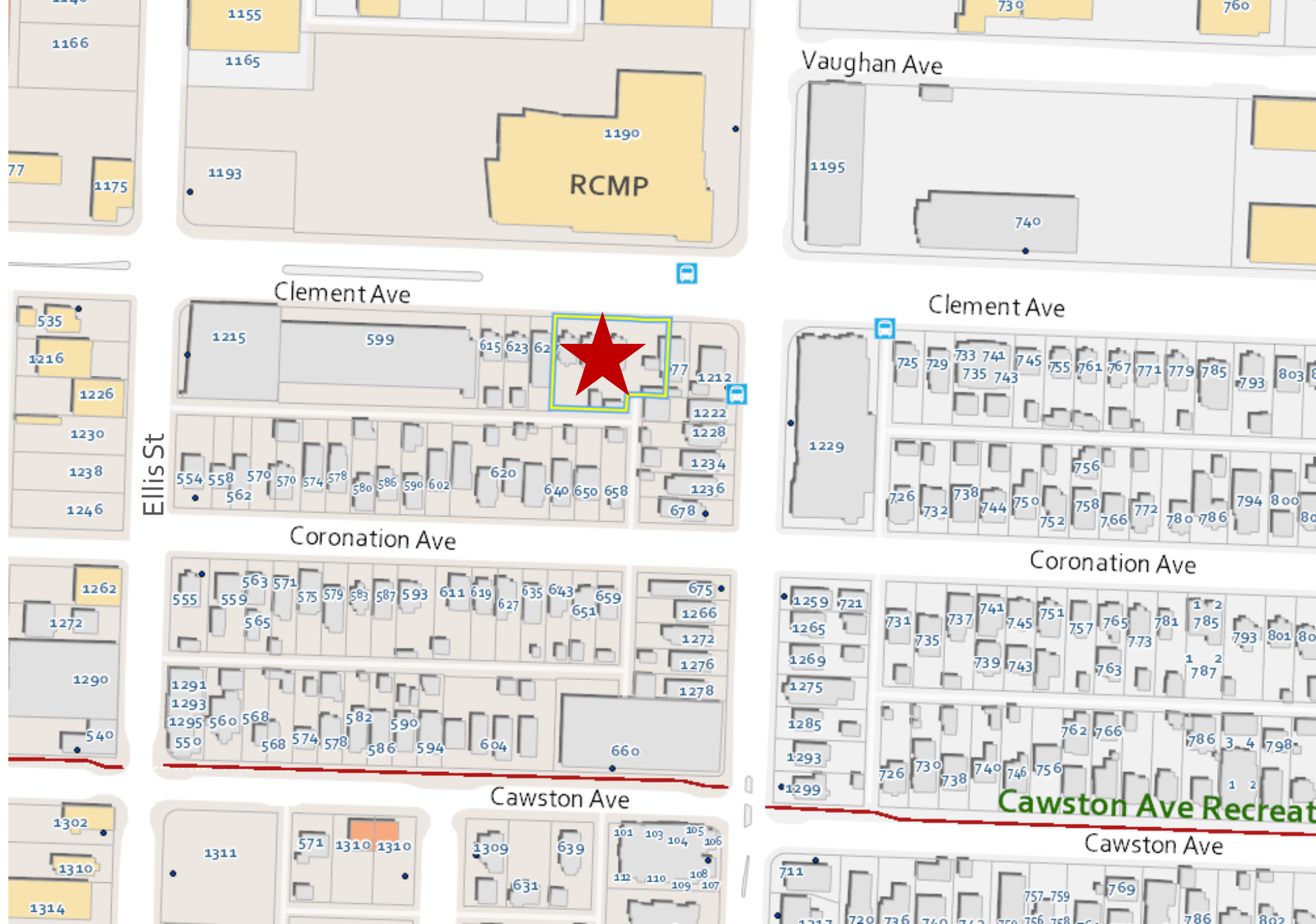
Council Approvals



Building Permit

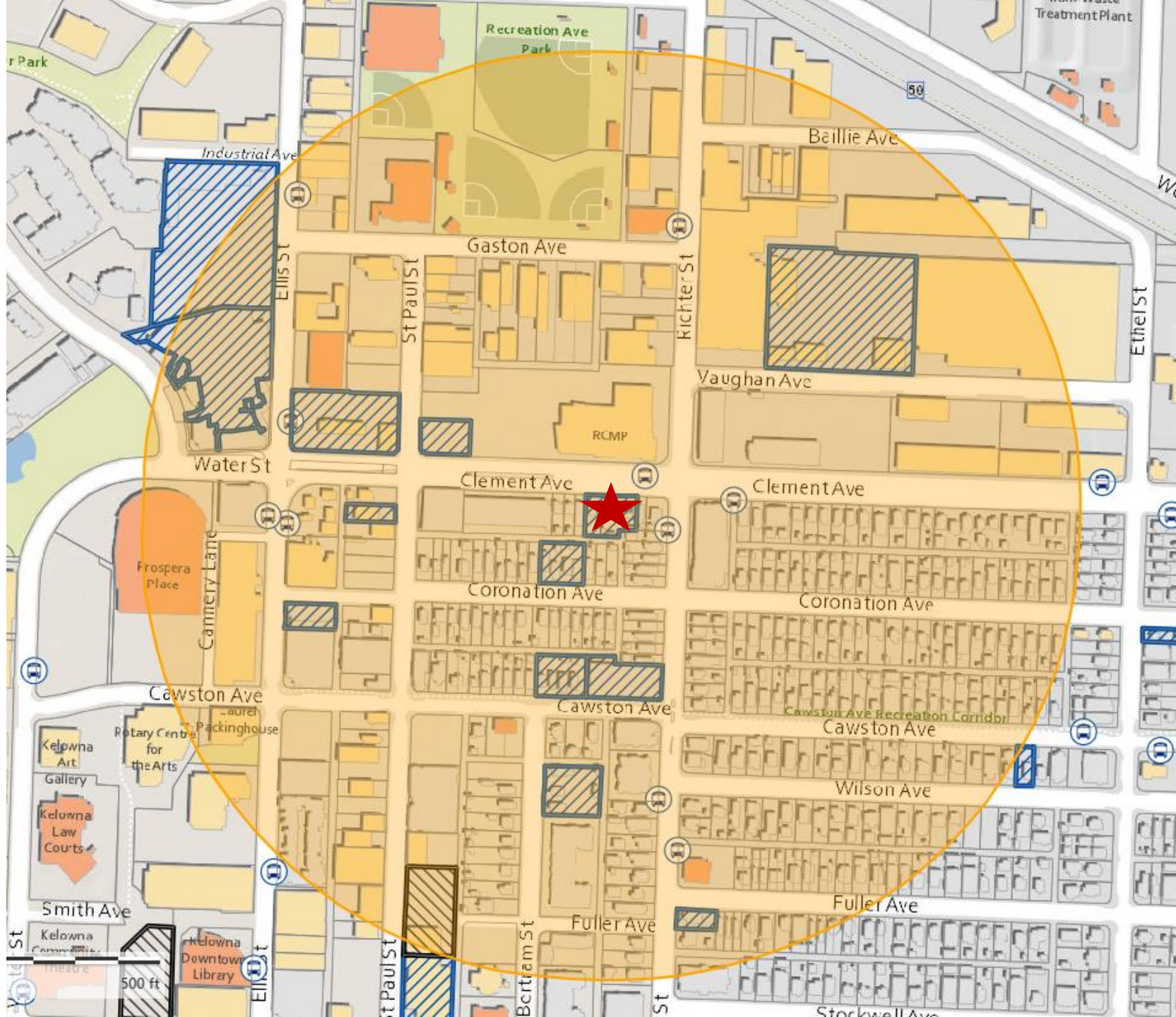


Context Map



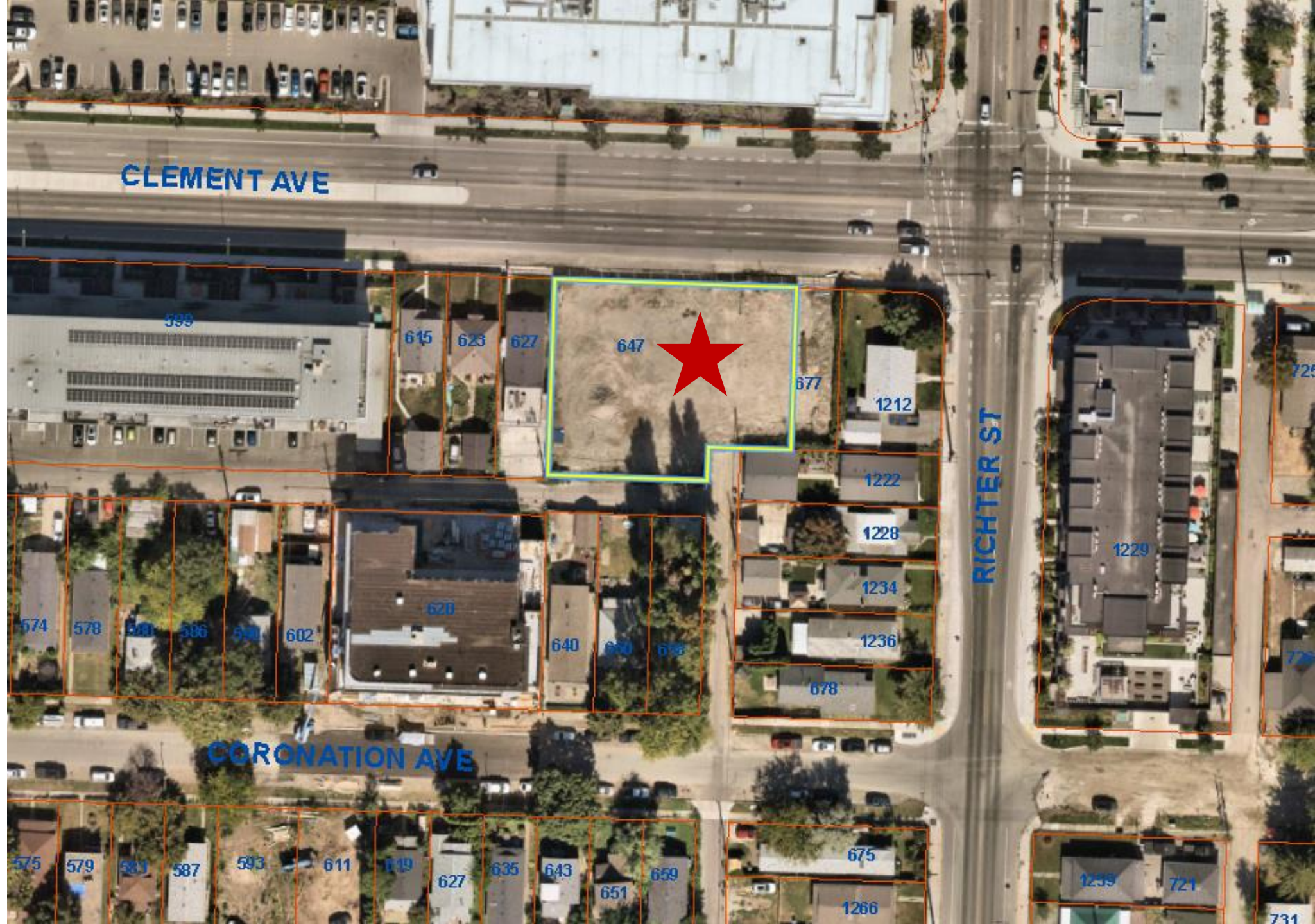
Model City

Population: 2,286
Jobs: 4,795





Subject Property Map



Technical Details

UC1 – Downtown Urban Centre

- 6 storeys with 66 units
 - 20 Bachelor
 - 29 1-Bedroom
 - 17 2-Bedroom
- 59 Parking Stalls (1 Modo Car-Share)
- 88 Bicycle Parking Stalls
- Common Amenity Deck
- 10 Trees On-Site

Variances

Section 14.11.2:

- To vary the required minimum upper floor setback for a portion of the building above 16.0 m abutting the east property line from 4.0 m permitted to 0.0 m proposed.

Section 14.11.2:

- To vary the required minimum upper floor setback for a portion of the building above 16.0 m abutting the west property line from 4.0 m permitted to 3.0 m proposed.

Section 14.11:

- To vary the required minimum building stepback from front yard for a portion of the building abutting the north property line from 3.0 m permitted to 0.0 m proposed.

Variations

Section 14.11:

- To vary the minimum common amenity space from 264 m² permitted to 217 m² proposed.

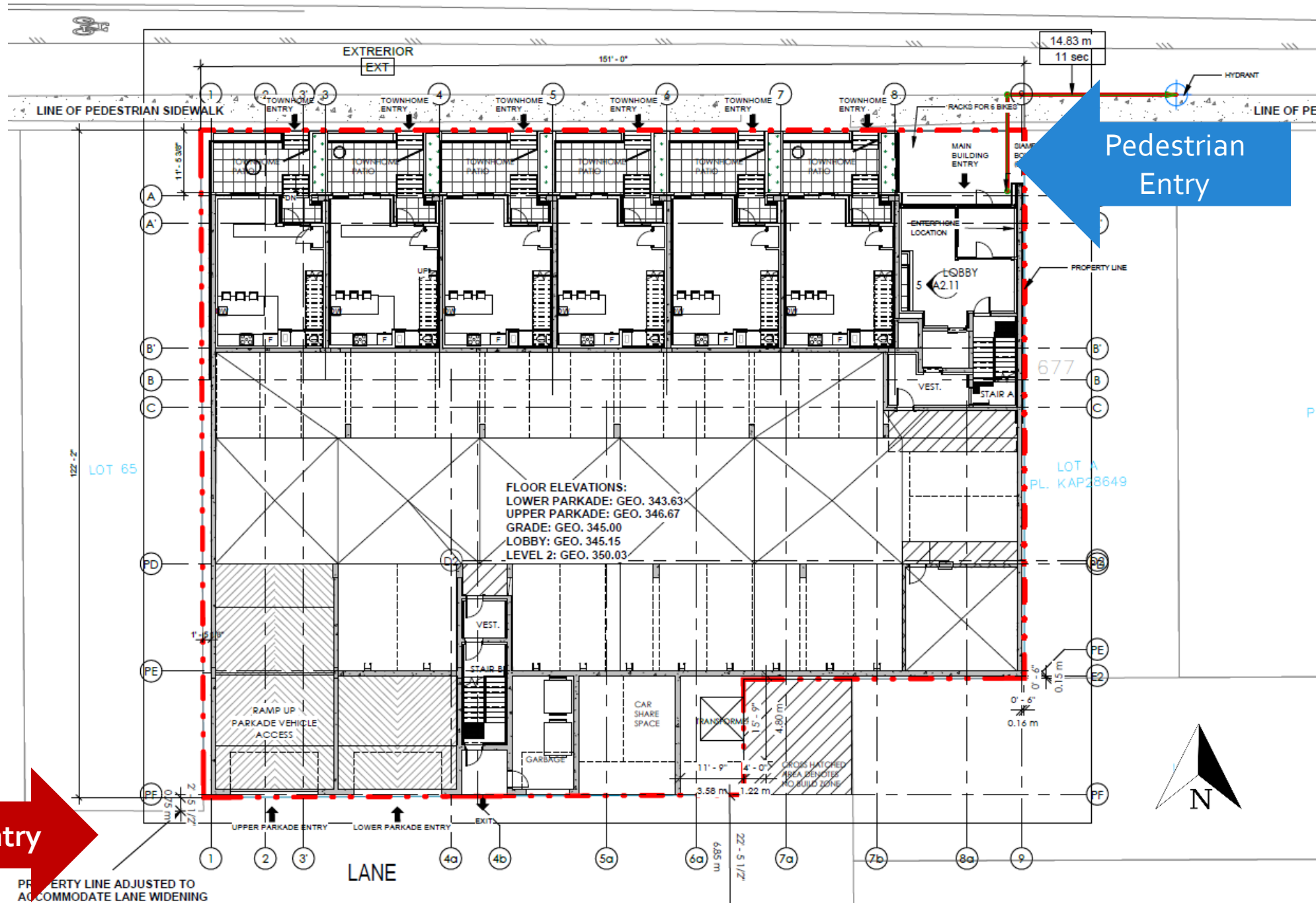
Section 8.5.6(c).i:

- To vary the minimum amount of ground-anchored long-term bicycle parking from 50% permitted to 38% proposed.

Section 8.5.1:

- To vary the minimum distance between bicycle racks (for racks that accommodate two or more bicycles) from 0.9 m permitted to 0.8 m proposed.

Site Plan



Elevation (North)

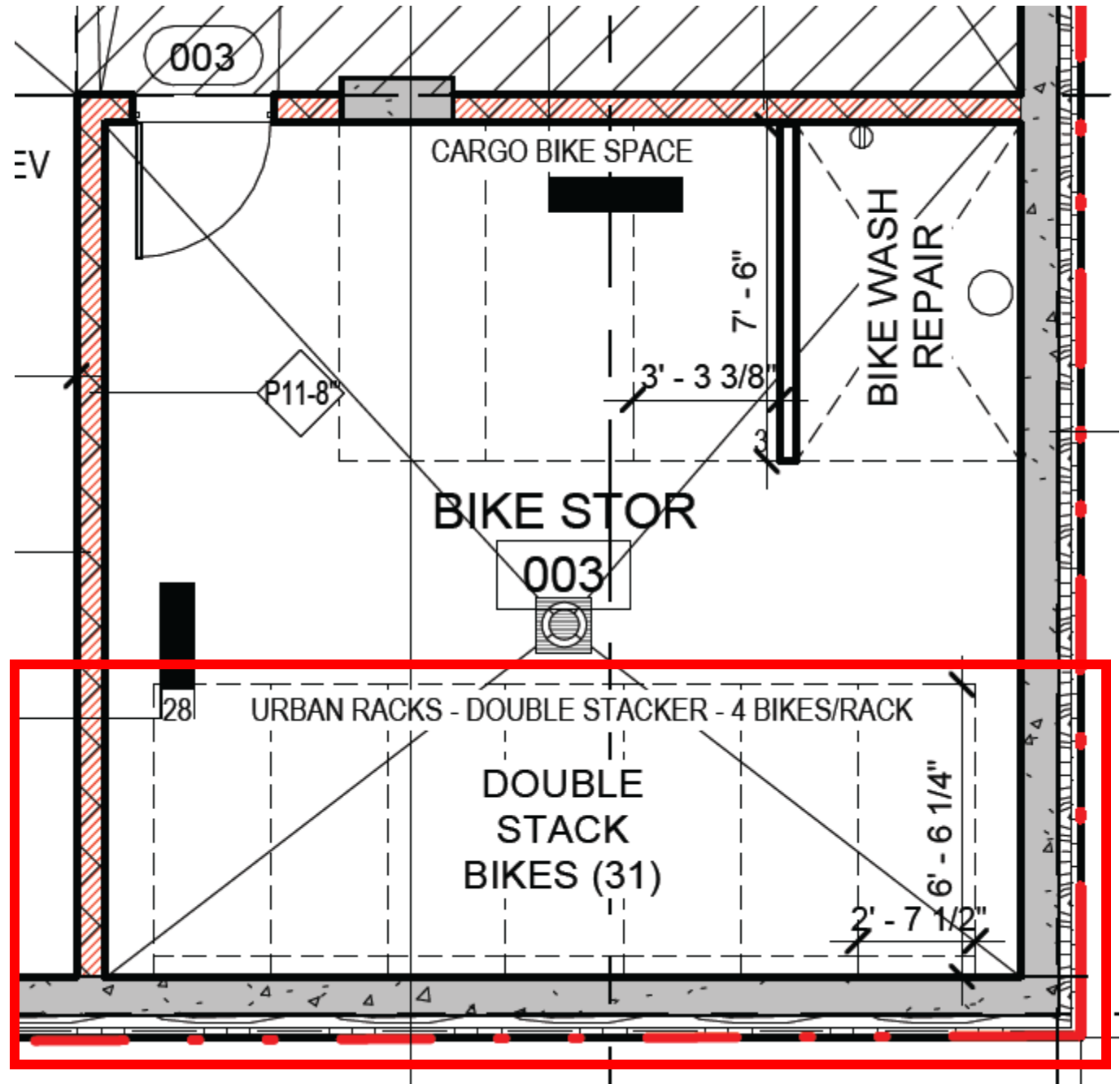


East Elevation



West Elevation





Materials Board

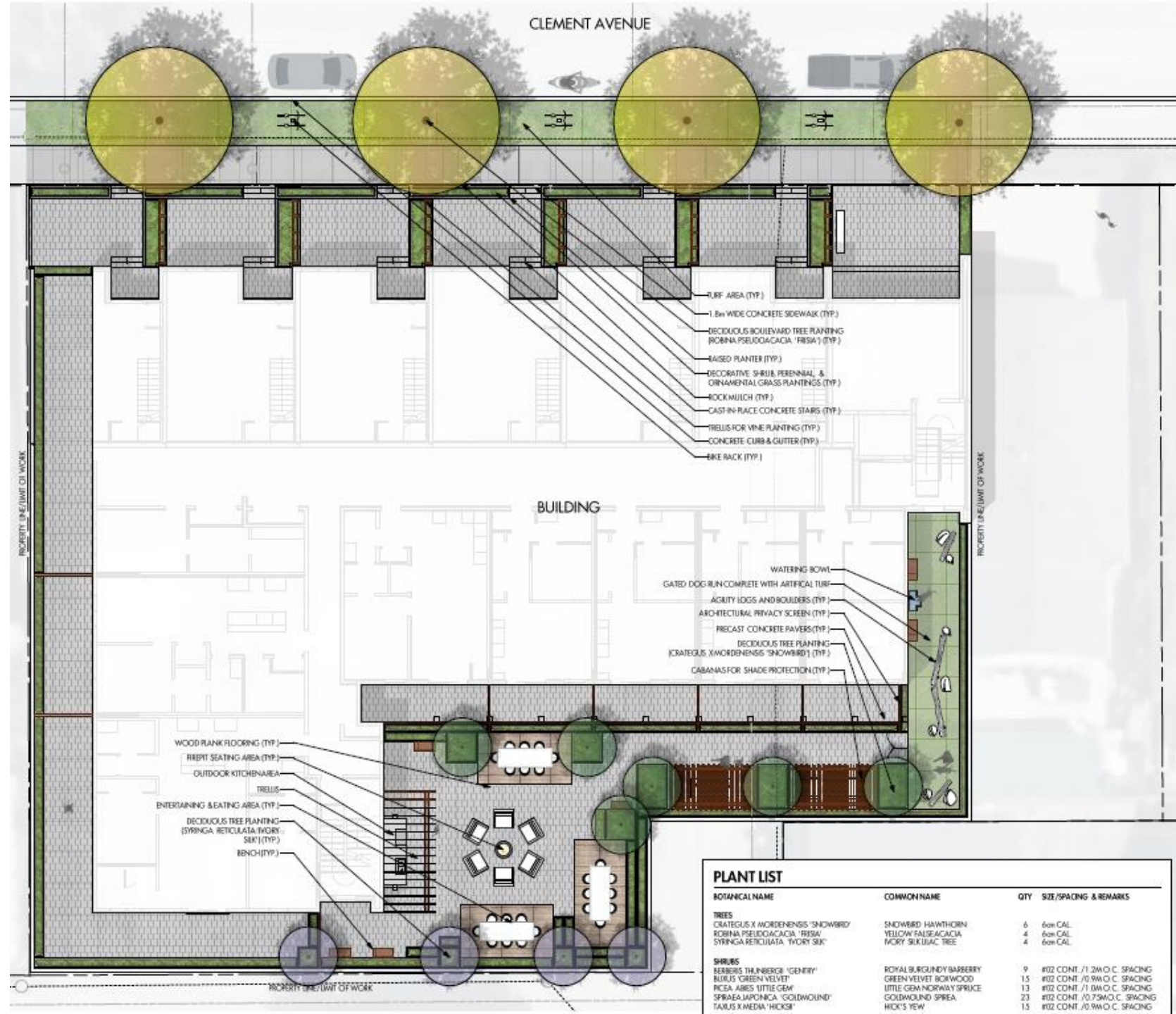
MATERIAL LEGEND:

- 1 BRICK
COLOUR: RED
STYLE: FULL BED, RUNNING BOND
- 2 CORRUGATED METAL PANEL
FINISH: VERTICAL
COLOUR: CHARCOAL
- 3 CORRUGATED METAL PANEL
FINISH: VERTICAL & HORIZONTAL
COLOUR: CHARCOAL
- 4 EXPOSED ARCHITECTURAL CONCRETE C/W CAST REVEALS
COLOUR:
STYLE: SACKED & SMOOTHED
- 5 HORIZONTAL LAP SIDING
COLOUR: LIGHT GREY
STYLE: SMOOTH
- 6 WOOD TEXTURE METAL PANEL
COLOUR: CEDAR
STYLE: SMOOTH





Landscape Plan



PLANT LIST			
BOTANICAL NAME	COMMON NAME	QTY	SIZE/SPACING & REMARKS
TREES			
CRATEGUS X HORDENHENSIS 'SNOWBIRD'	SNOWBIRD HAWTHORN	6	6m CAL
ROBINIA PSEUDOACACIA 'FRISA'	YELLOW FALSEACACIA	4	6m CAL
SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK TREE	4	6m CAL
SHRUBS			
BERBERIS THUNBERGII 'CENTURY'	ROYAL SUEBUNDY BARBERRY	9	#02 CONT. /1.2M O.C. SPACING
BUXUS 'GREEN VELVET'	GREEN VELVET BOXWOOD	15	#02 CONT. /0.9M O.C. SPACING
PICEA ABIES 'LITTLE GEM'	LITTLE GEM NORWAY SPRUCE	13	#02 CONT. /1.0M O.C. SPACING
SPRAEA JAPONICA 'GOLDMOUND'	GOLDMOUND SPIREA	23	#02 CONT. /0.75M O.C. SPACING
TAXUS X MEDIA 'HICKSI'	HICK'S YEW	15	#02 CONT. /0.9M O.C. SPACING

Rendering NW



OCP Design Guidelines

- Ground oriented entrances for individual townhouse units
- Primary pedestrian entrance to the fronting street
- Variation in façade treatment, stepping back upper storeys
- Rooftop amenity deck

Staff Recommendation

- Staff recommend support for the proposed Development Permit and Development Variance Permit as it:
 - Meets majority of OCP Design Guidelines
 - Variances mitigated through design and functionality
 - Same design as previously approved in 2022