



Development Permit

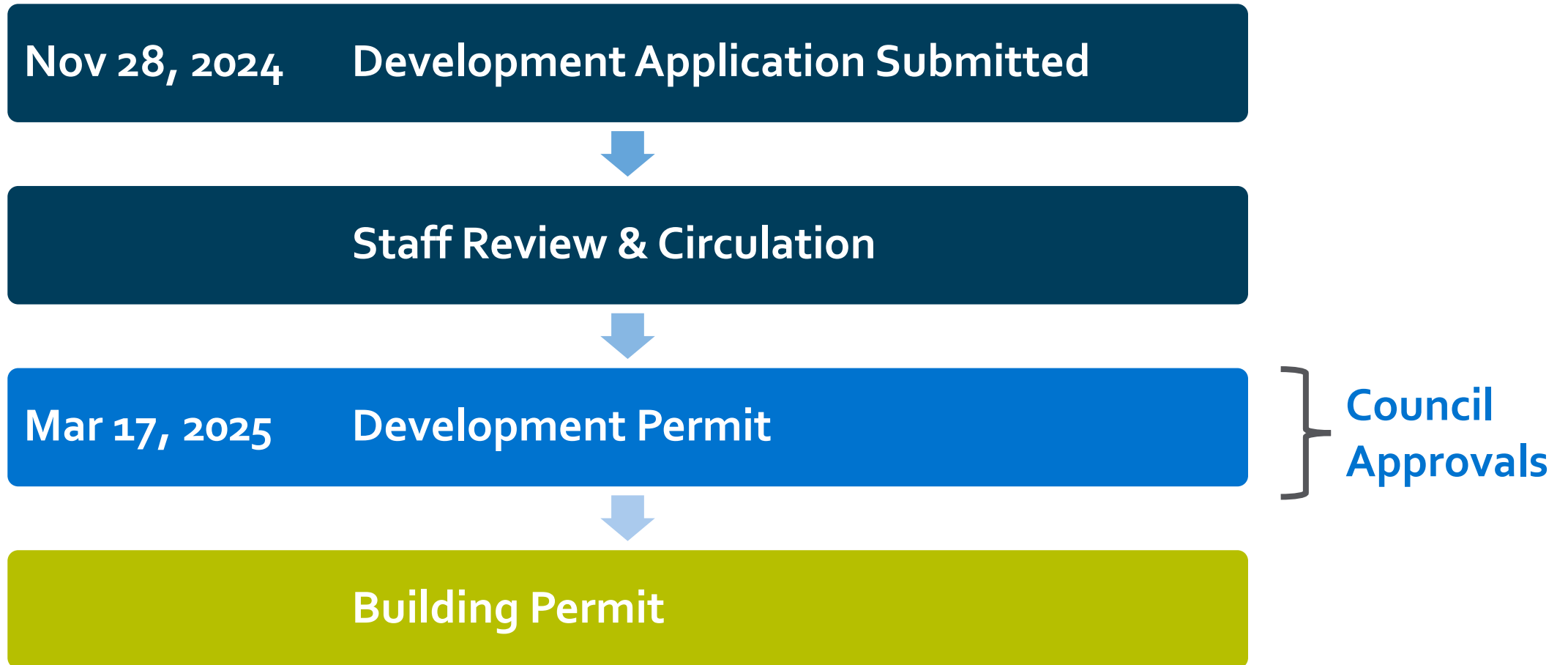
860-1000 KLO Rd

DP24-0232

Purpose

- To issue a Development Permit for the form and character of an institutional development.

Development Process



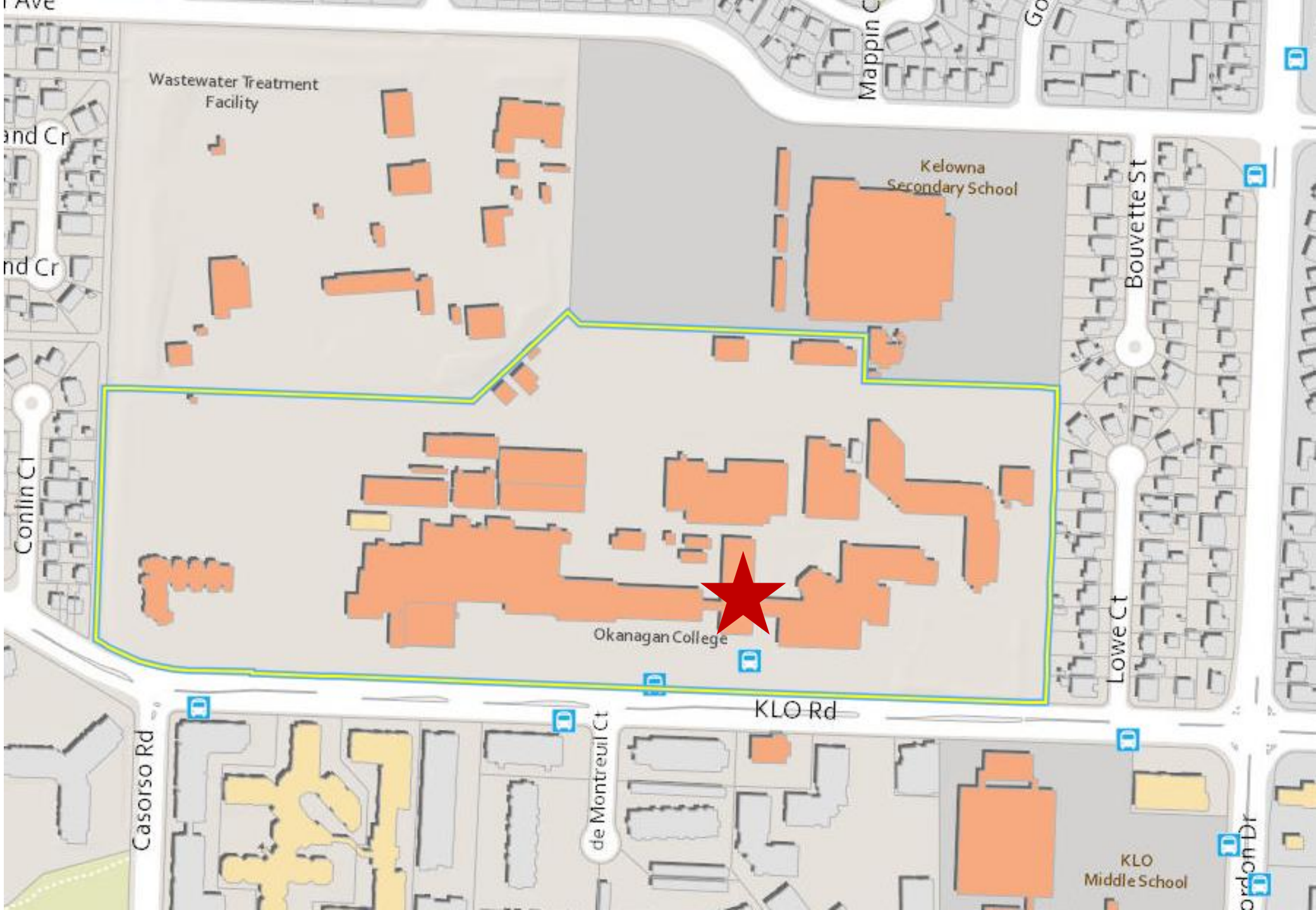


Context Map

Model City within 400 metres:

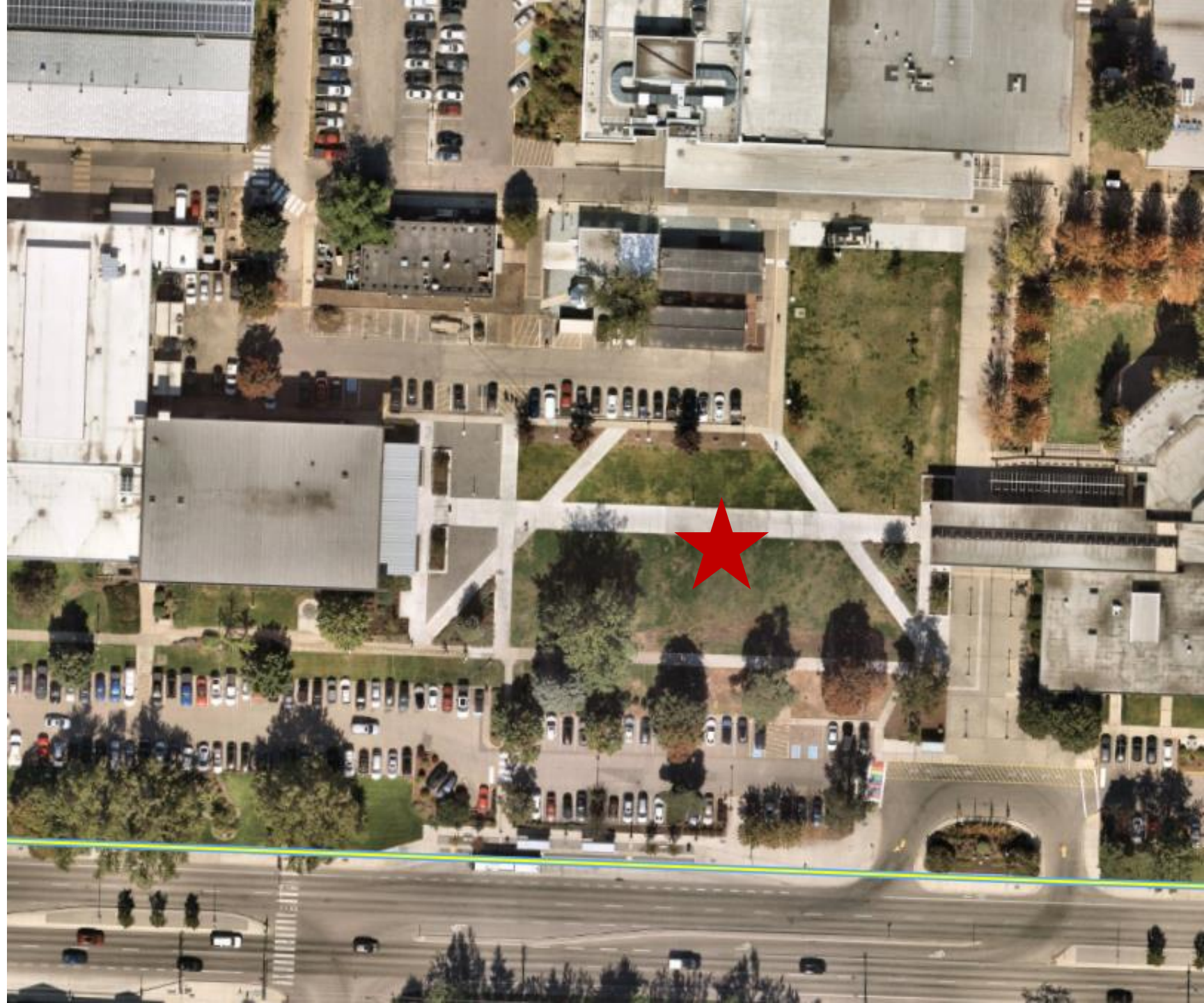
Approx. 5,000
Population

Approx. 4,700 Jobs

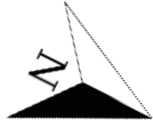




Subject Property Map



Context Map



Find address



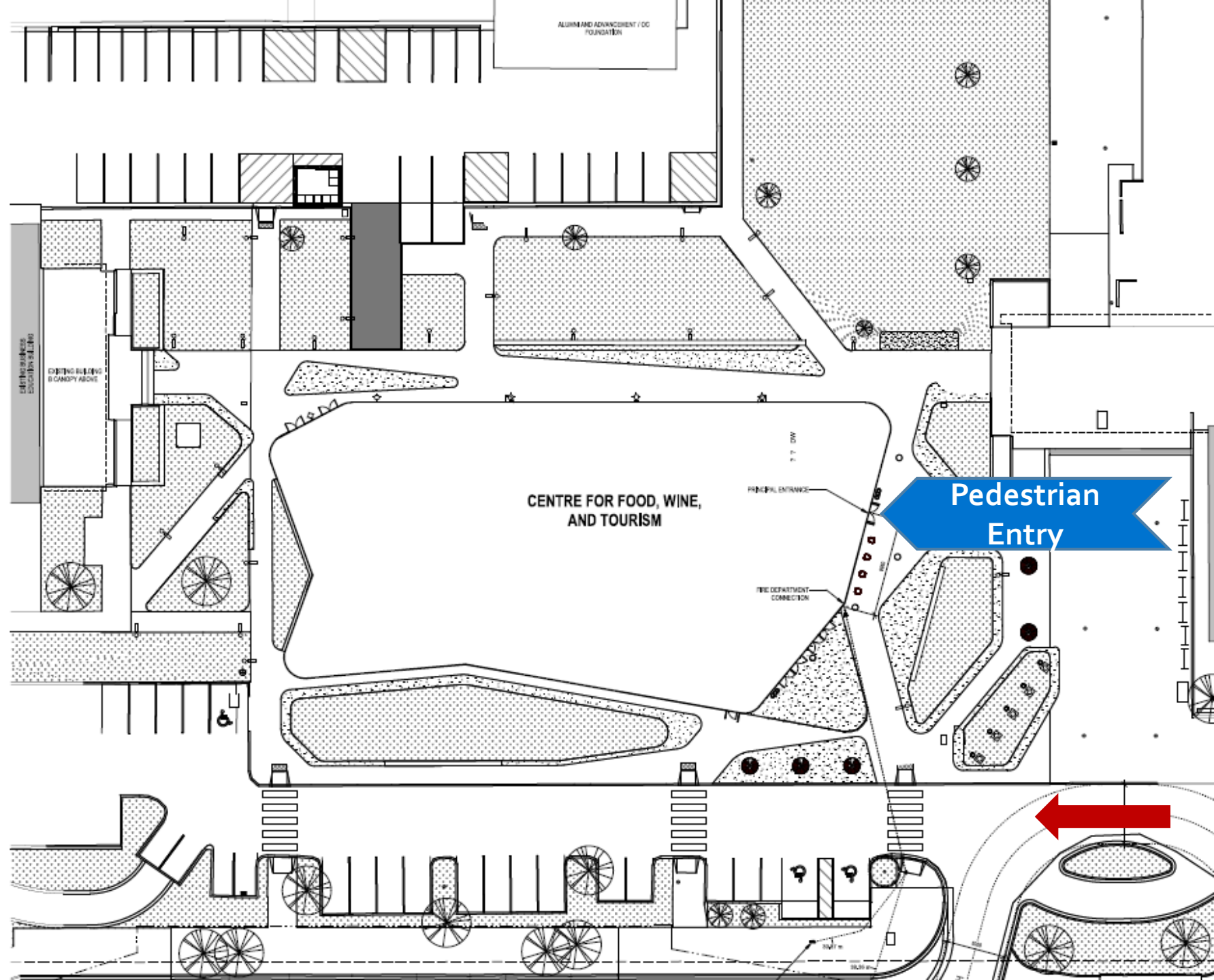
Technical Details

P2 – Education and Minor Institutional

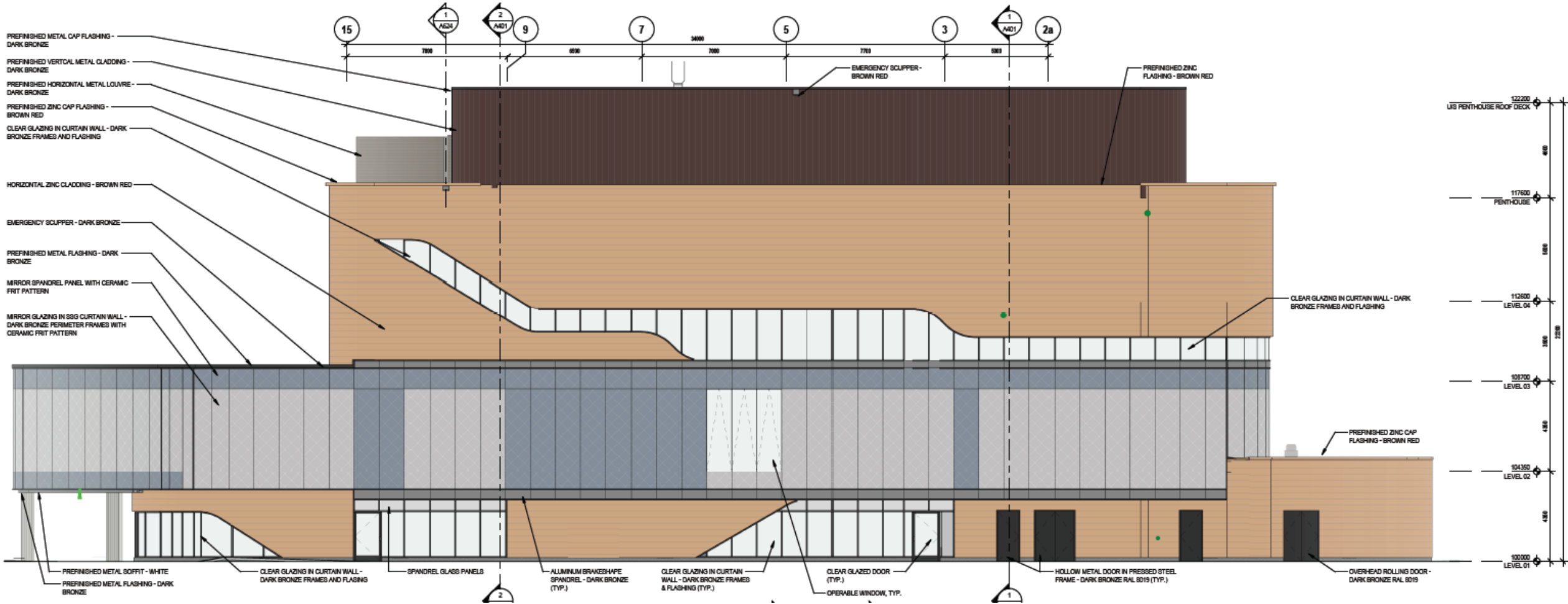
- 4 storeys
 - 5,652 m² of institutional floor area
- 22 Trees proposed



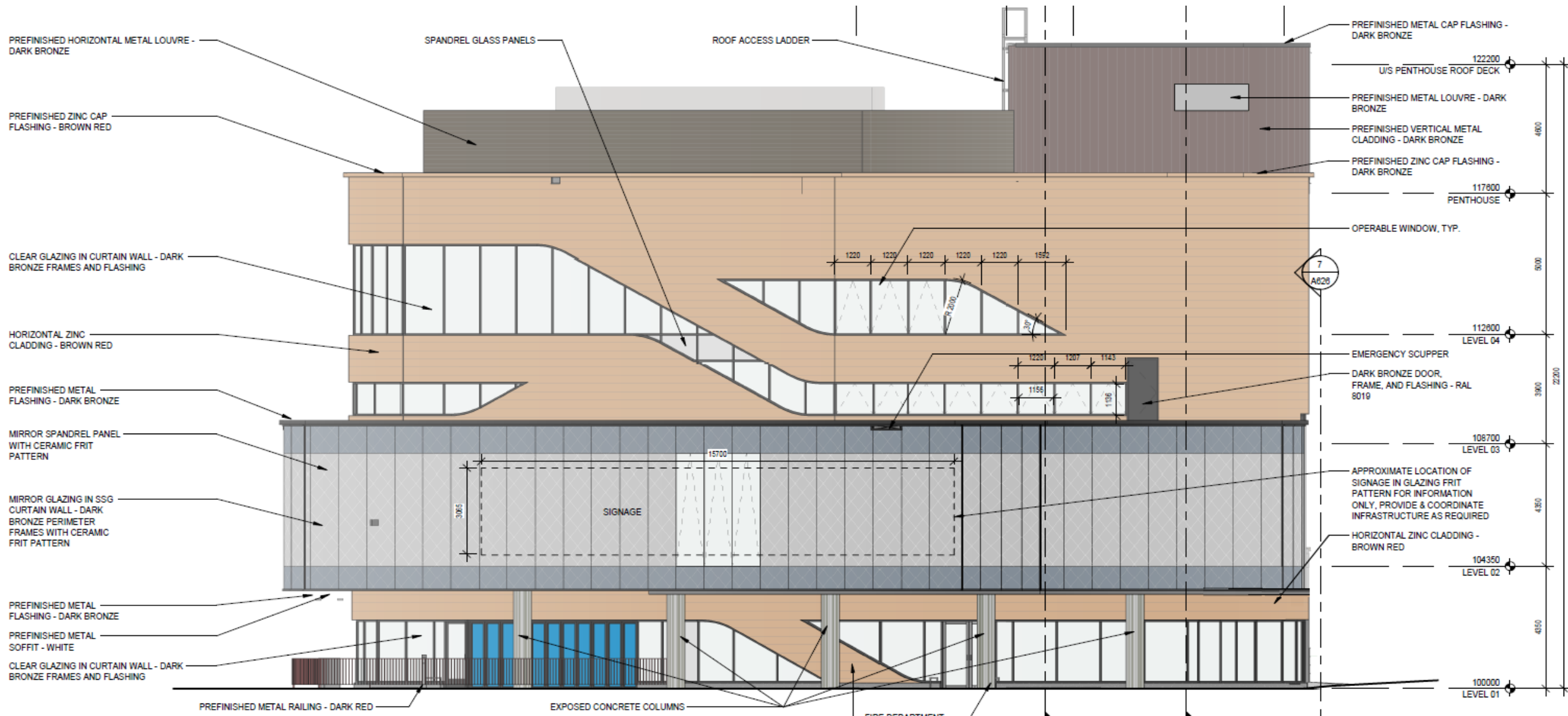
Site Plan



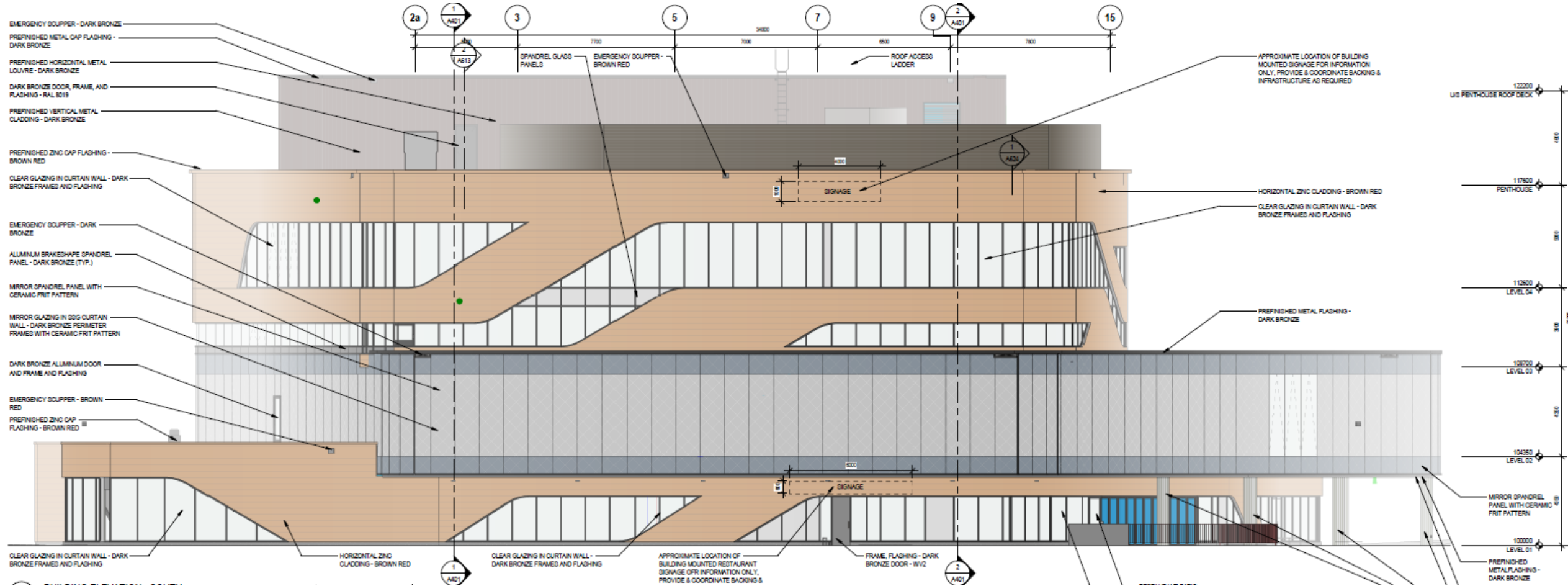
Elevation (North)



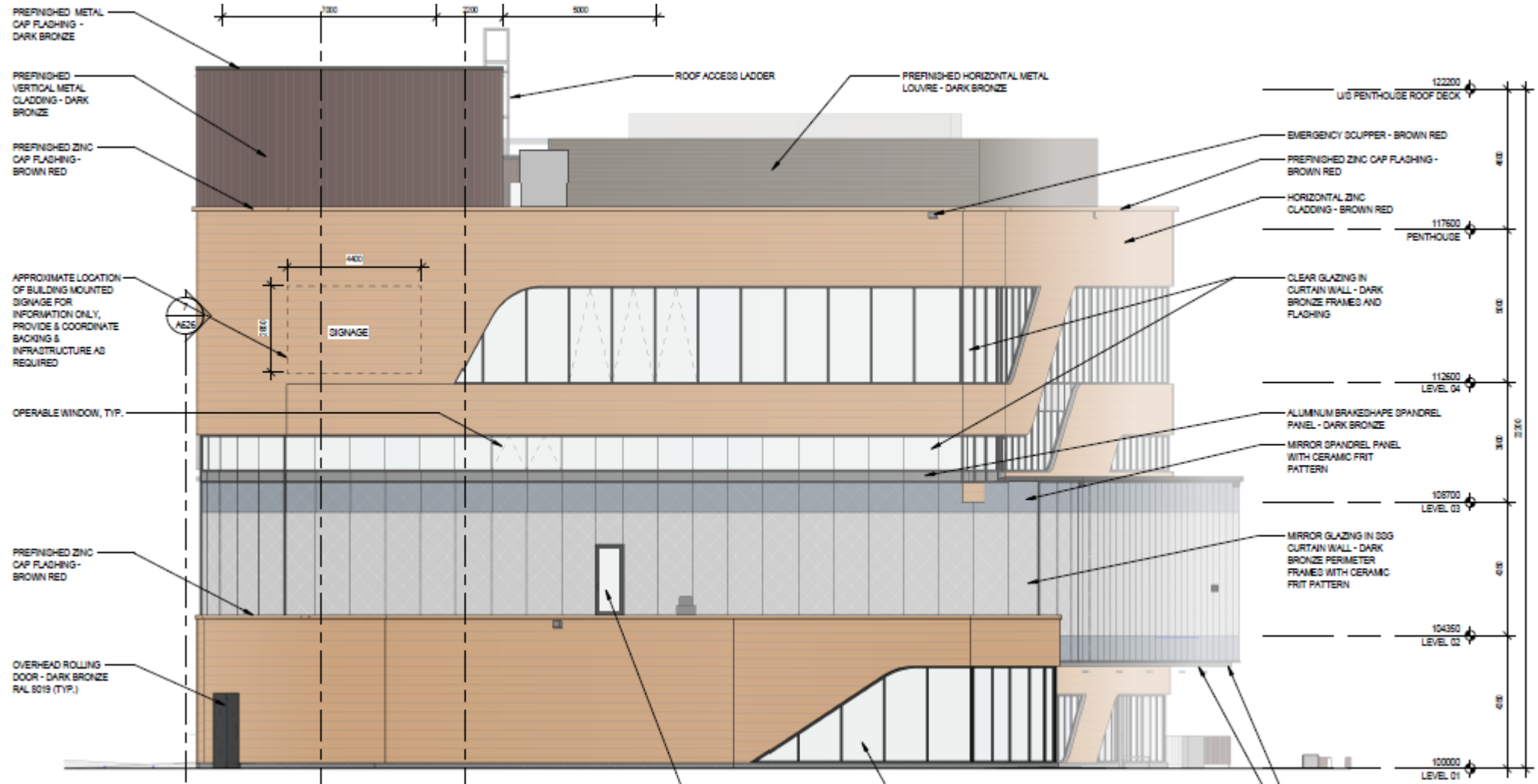
Elevation (East)



Elevation (South)



Elevation (West)



Building Materials

Exterior

Standing Seam Zinc - Red



Mechanical screen
- Dark Bronze



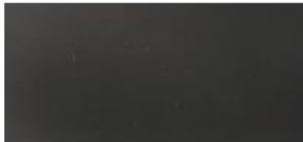
Penthouse Cladding
- Dark Bronze



Zinc flashing - Red



Flashing - Dark Bronze



Metal Soffit - White



Glass ** image for reflectivity and transmittance reference only**

Clear glazing



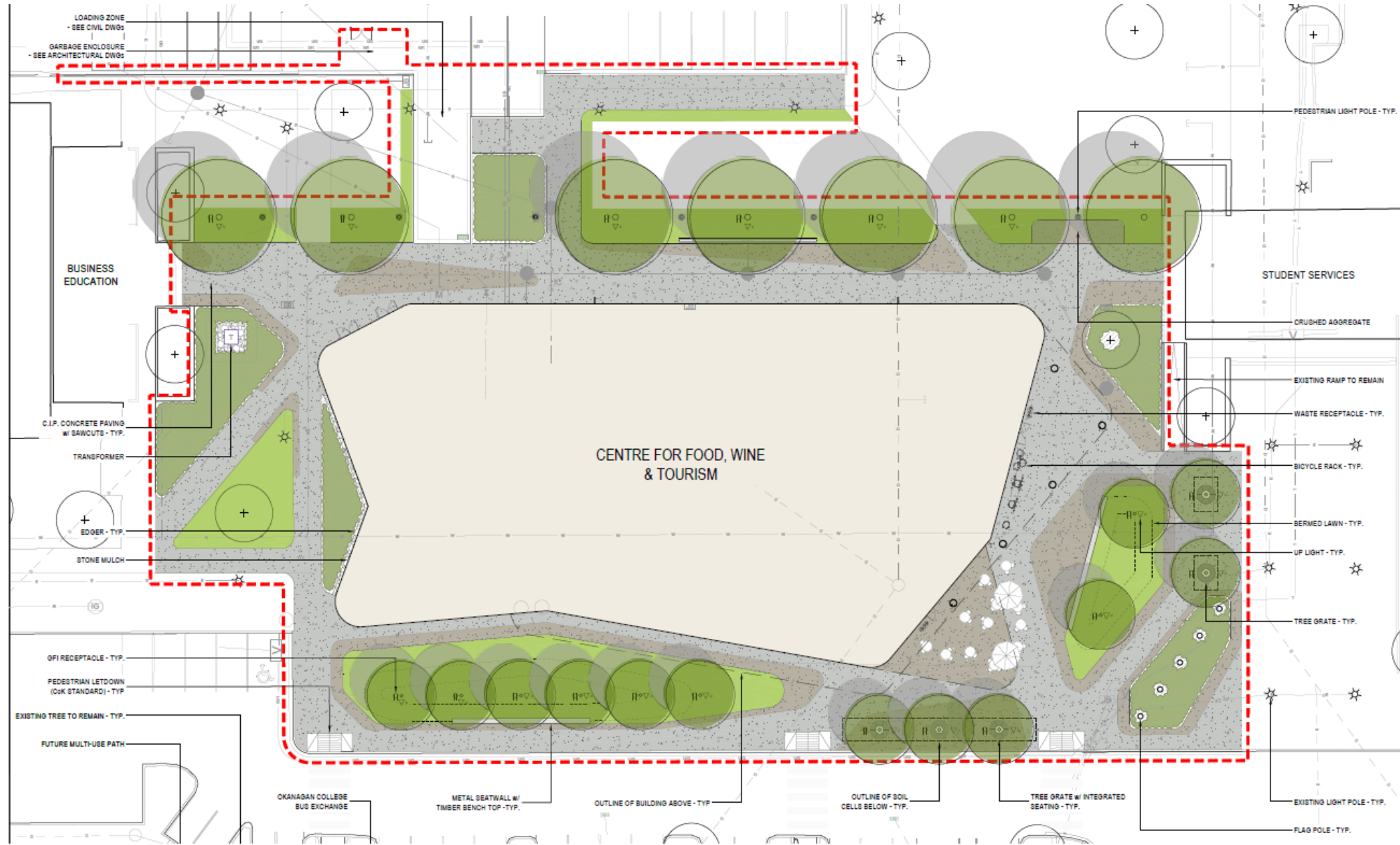
Reflective glazing



Frames -
Dark Bronze



Landscape Plan



Rendering SE



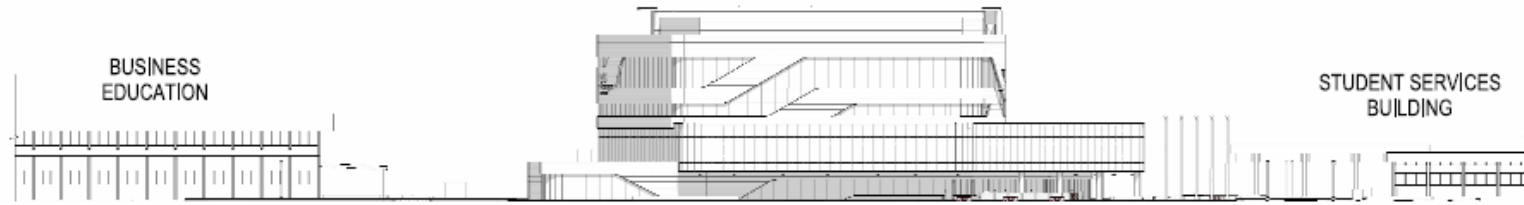
Rendering SW



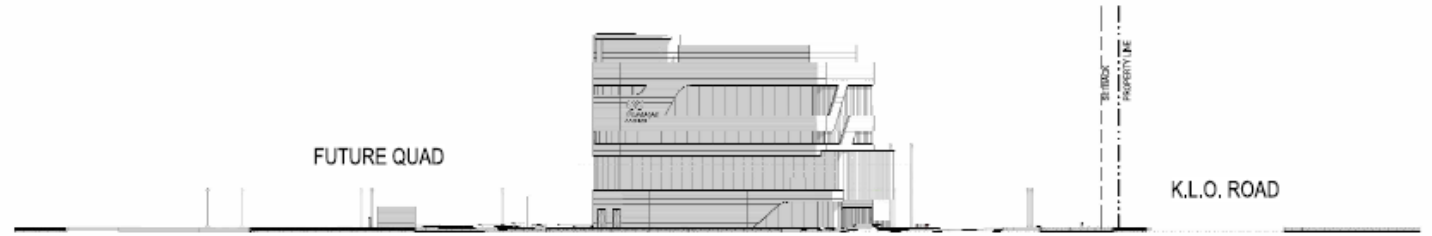
Rendering NE



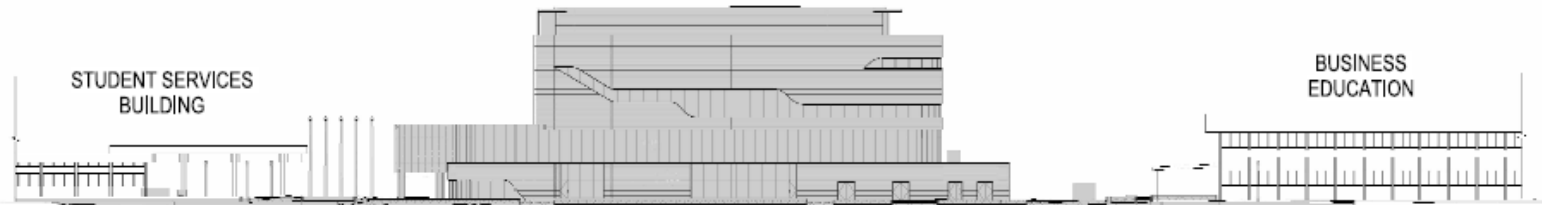
Street Context



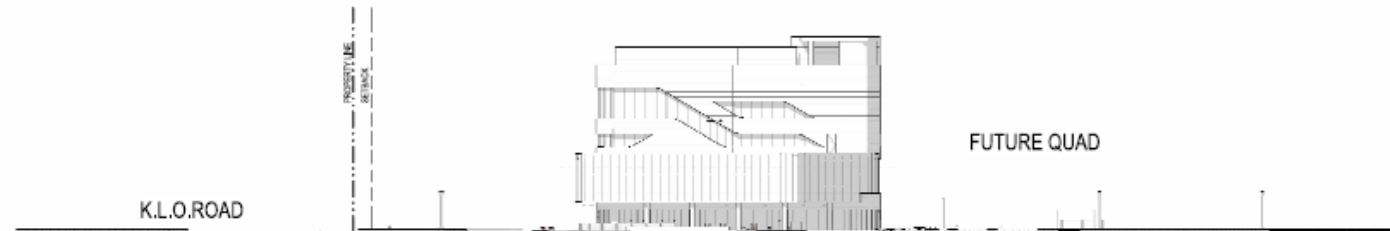
1 DP • SOUTH STREETSCAPE ELEVATION
Scale 1:300
SP-4359



2 DP • WEST STREETSCAPE ELEVATION
Scale 1:300
SP-4359



3 DP • NORTH STREETSCAPE ELEVATION
Scale 1:300
SP-4359



4 DP • EAST STREETSCAPE ELEVATION
Scale 1:300
SP-4359

OCP Design Guidelines

- Institutional buildings may incorporate landmark or emblematic design features, such as prominent vertical elements and entry plazas.
- In large-scale projects, demonstrate variety in massing and materiality.
- Design buildings such that their form and architectural character reflect the building's internal function and use.

Staff Recommendation

- Staff recommend support for the proposed development permit as it:
 - Meets majority of OCP Design Guidelines