



Development Permit

728 Valley Rd

DP24-0012

Purpose

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

Development Process

Feb 16, 2024 Development Application Submitted



Staff Review & Circulation

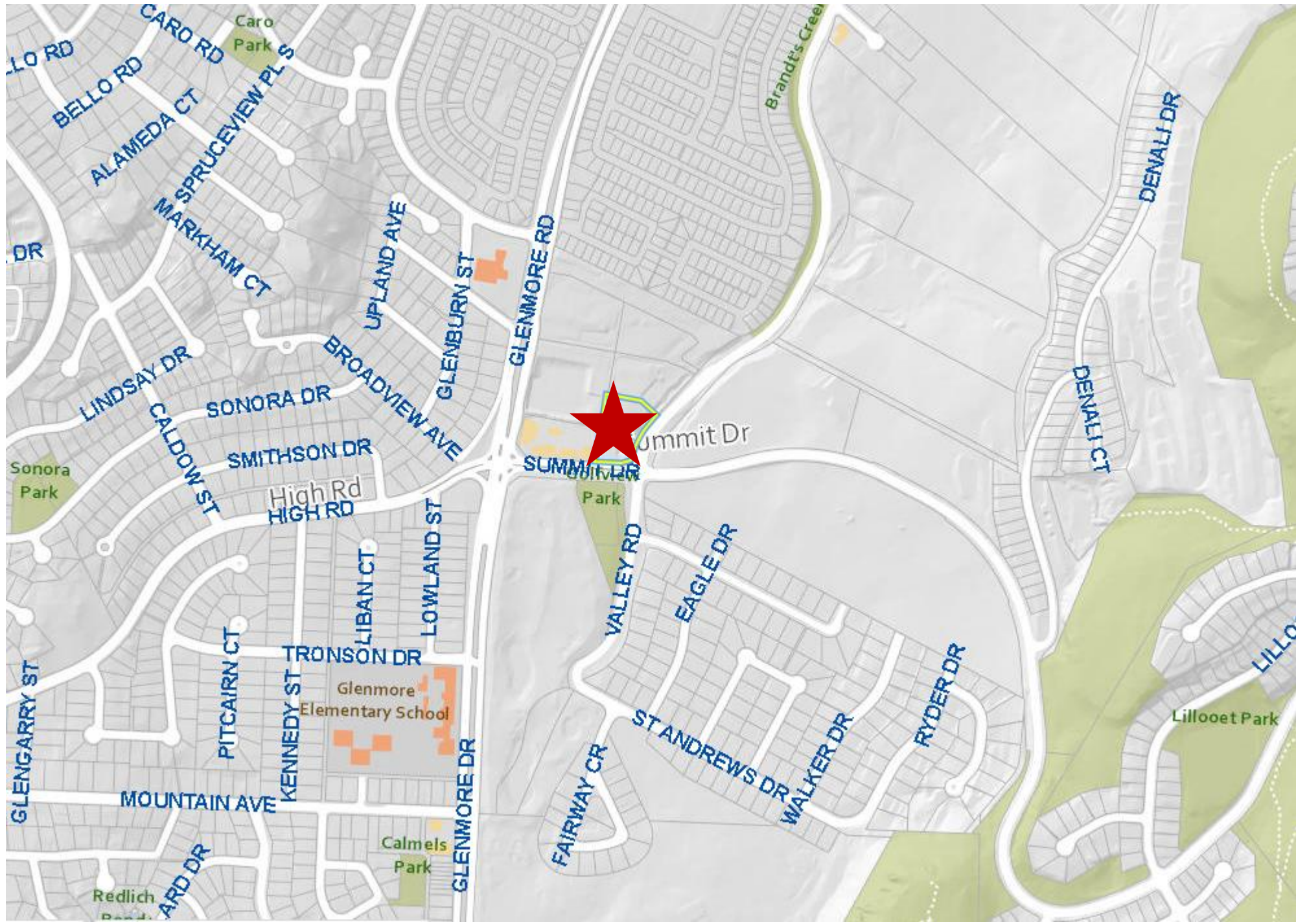


May 26, 2025 Council Consideration



Building Permit

Context Map





Model City

Residential Units:

1,003

Commercial Units:

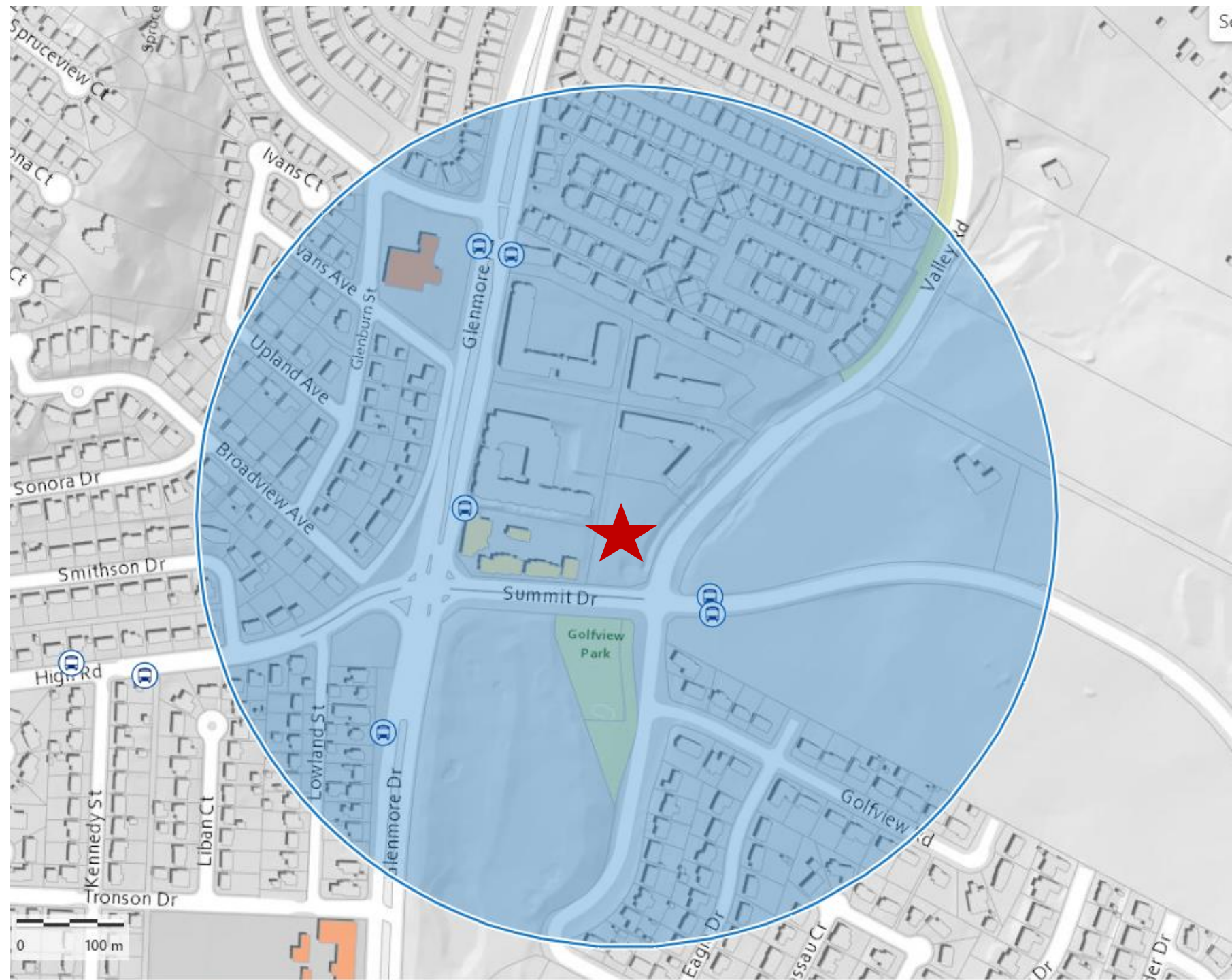
10

Estimated Population:

1,863

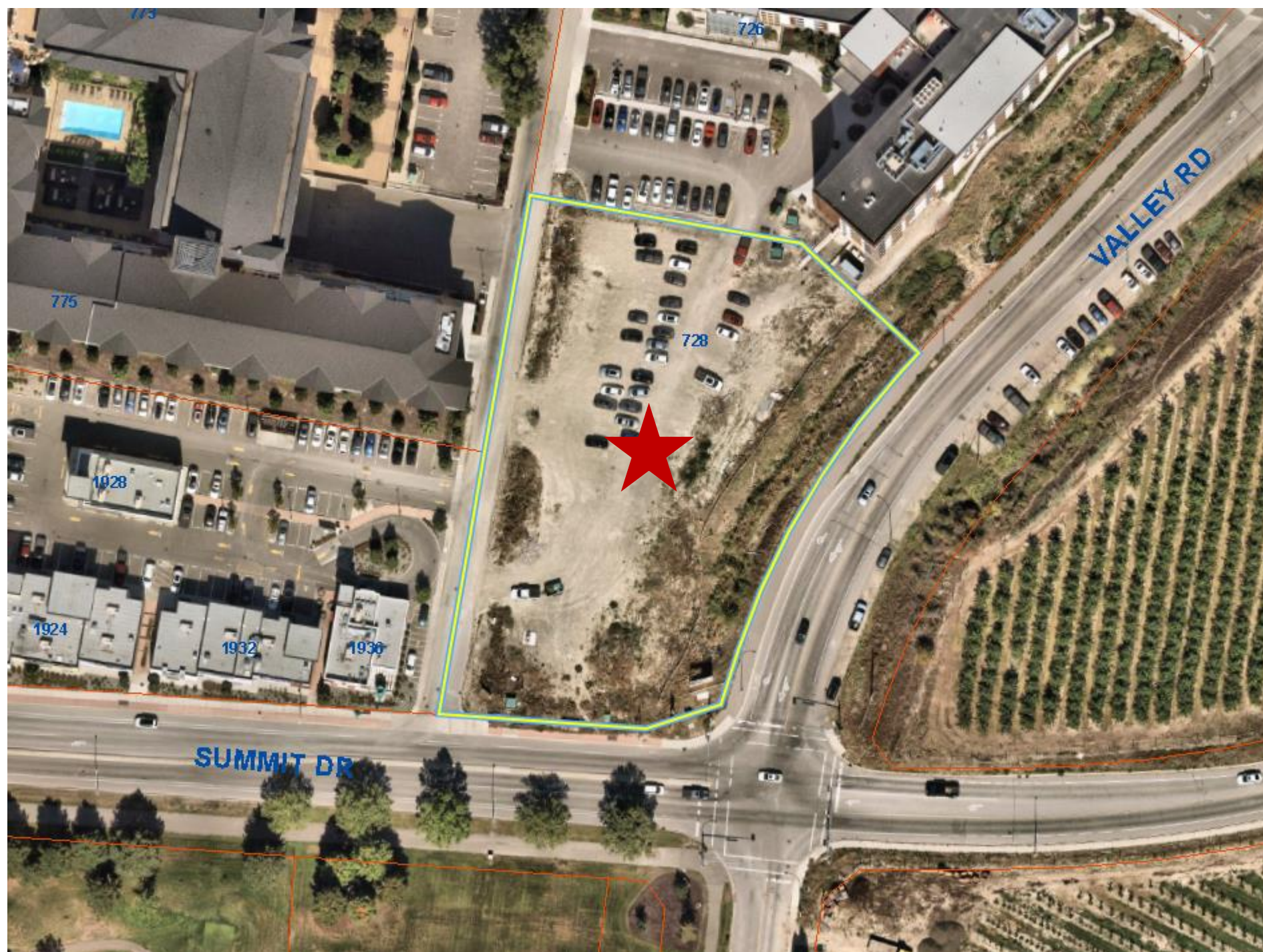
Estimated Jobs:

363





Subject Property Map



Technical Details

Development Permit for a six-storey apartment building:

- 168 units
 - 17 Studio
 - 100 1-Bedroom
 - 51 2-Bedroom
- 106 Parking Stalls
- Building features concierge services, security, amenity programming, housekeeping, dining, home care and transportation services.
- 14 Large Trees

Site Plan



Elevation (North)

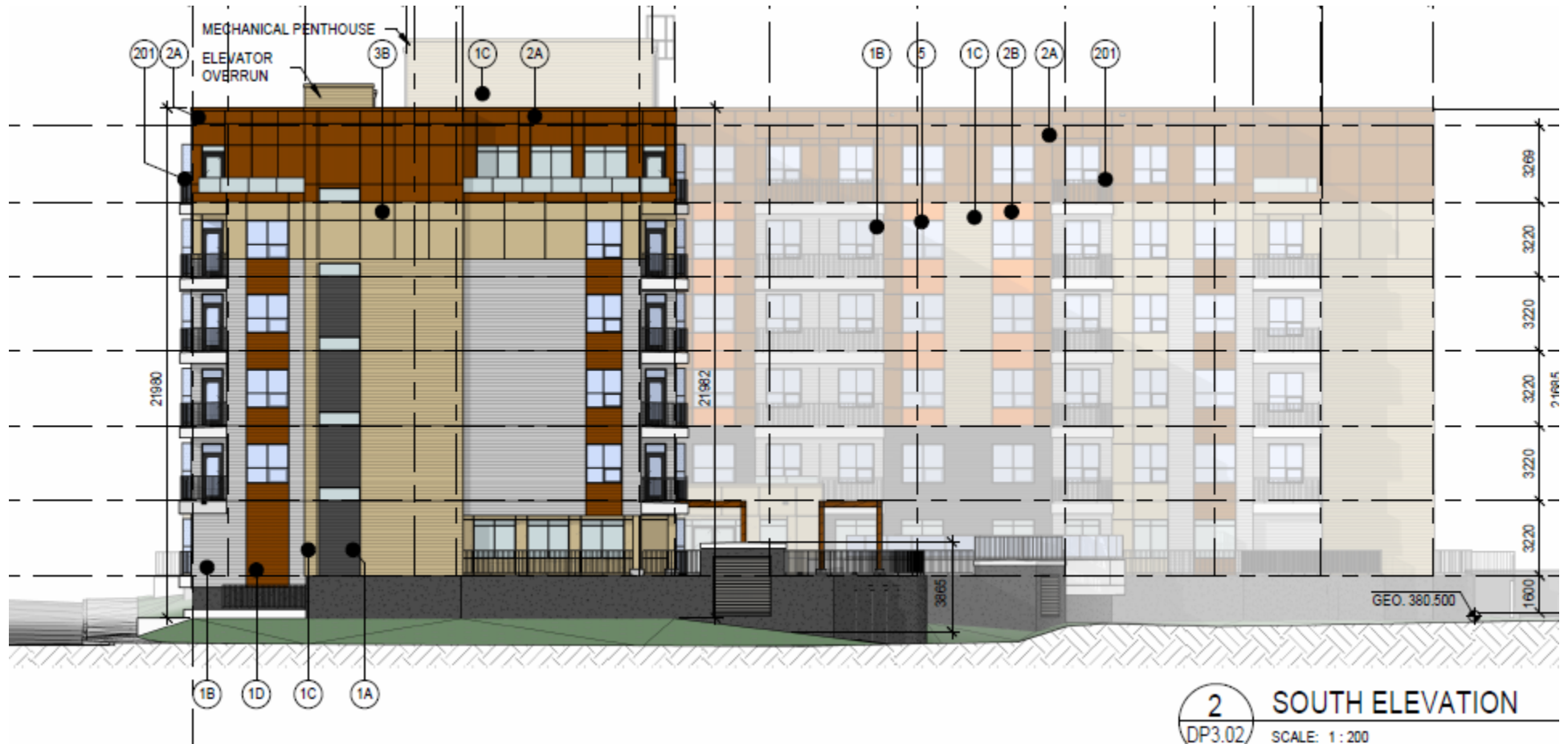


Elevation (West)

The drawing shows the West Elevation of a building. It features a grid system with vertical lines labeled 2A, 1B, 3A, 1B, 5, 1A, 2B, 201, 2A, 1C, 2B, 201, 5, 3B, 1D, 1B, and 1C. Horizontal lines are labeled with dimensions: 7120, 7530, 8094, 86819, 3000, 1818, and 6585. The building has a mechanical penthouse on the roof and an elevator overrun. The facade is composed of various materials, including brick, stone, and concrete. The drawing includes a title block in the bottom right corner with the text "1 WEST ELEVATION", "DP3.01", and "SCALE: 1:200".



Elevation (South)



Elevation (East)

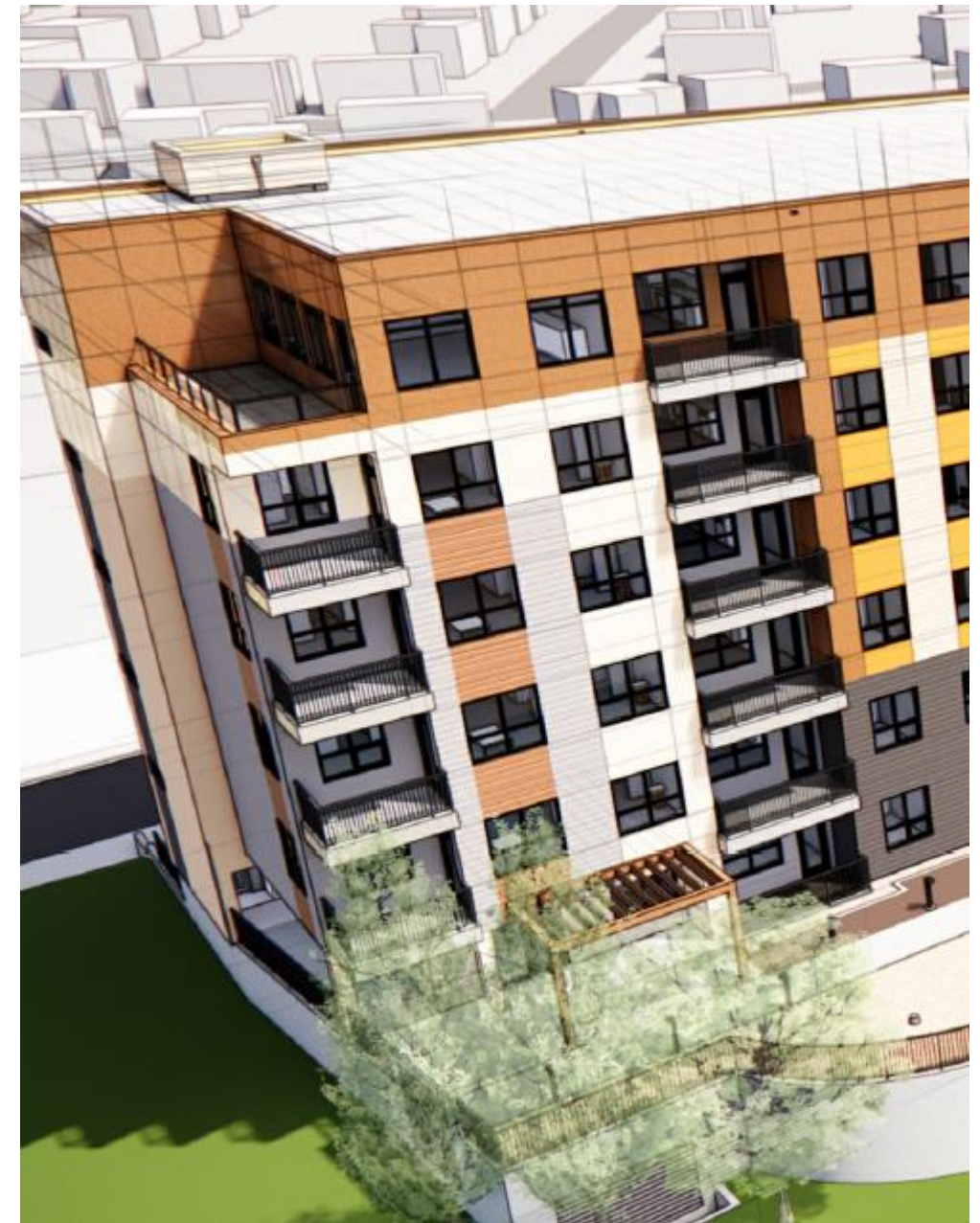


1 EAST ELEVATION
DP3.02 SCALE: 1:200

Materials Board



MATERIAL LEGEND	
1A	CEMENTITIOUS BOARD CLADDING (DARK GRAY, TEXTURED)
1B	CEMENTITIOUS BOARD CLADDING (LIGHT GRAY, TEXTURED)
1C	CEMENTITIOUS BOARD CLADDING (LIGHT BEIGE, TEXTURED)
1D	CEMENTITIOUS BOARD CLADDING (WOOD APPEARANCE, TEXTURED)
2A	COMPOSITE PANEL CLADDING (WOOD APPEARANCE)
2B	CEMENTITIOUS PANEL CLADDING (LIGHT GRAY, TEXTURED)
2C	CEMENTITIOUS PANEL CLADDING (LIGHT BEIGE, SMOOTH)
2D	CEMENTITIOUS PANEL CLADDING (CONCRETE, LIGHT BEIGE)
3	COMPOSITE PANEL CLADDING (COMPLIMENTARY COLOUR TO ADJACENT BUILDING)
4	FULL BRICK VANEER CLADDING (DARK GRAY)
5	DOUBLE GLAZED PVC WINDOW (BLACK EXTERIOR, WHITE INTERIOR)
6	METAL PICKET GUARDRAIL (BLACK POWDER COATING)
7	ALUMINUM SOFFIT (VENTED AND NON-VENTED, LIGHT GRAY)
8	CONCRETE PAVING (DARK GRAY)





Rendering East



Rendering East



Rendering North



Rendering Main Lobby



OCP Design Guidelines

- OCP Design Guidelines: Low & Mid-Rise Residential Developments:
 - Orienting building, windows and balconies overlook public streets, amenities spaces and parks;
 - Parking off laneway;
 - Façade includes distinct architectural treatments on corner properties.

Staff Recommendation

- Staff recommend support for the proposed development permit as it is consistent with:
 - OCP Design Guidelines;
 - OCP Policies & Objectives;
 - Providing Senior Housing in Area Close to Amenities.