



DP19-0152 & DVP19-0153 728 Valley Rd

Development Permit and Development Variance Permit
Application



Proposal

- ▶ To issue a development permit and development variance permit for the form and character of multiple dwelling housing on the subject property with variances to building height and setbacks.

Development Process

July 2019

Development Application Submitted



Staff Review & Circulation



November 2019

Public Notification Received



May 12, 2020

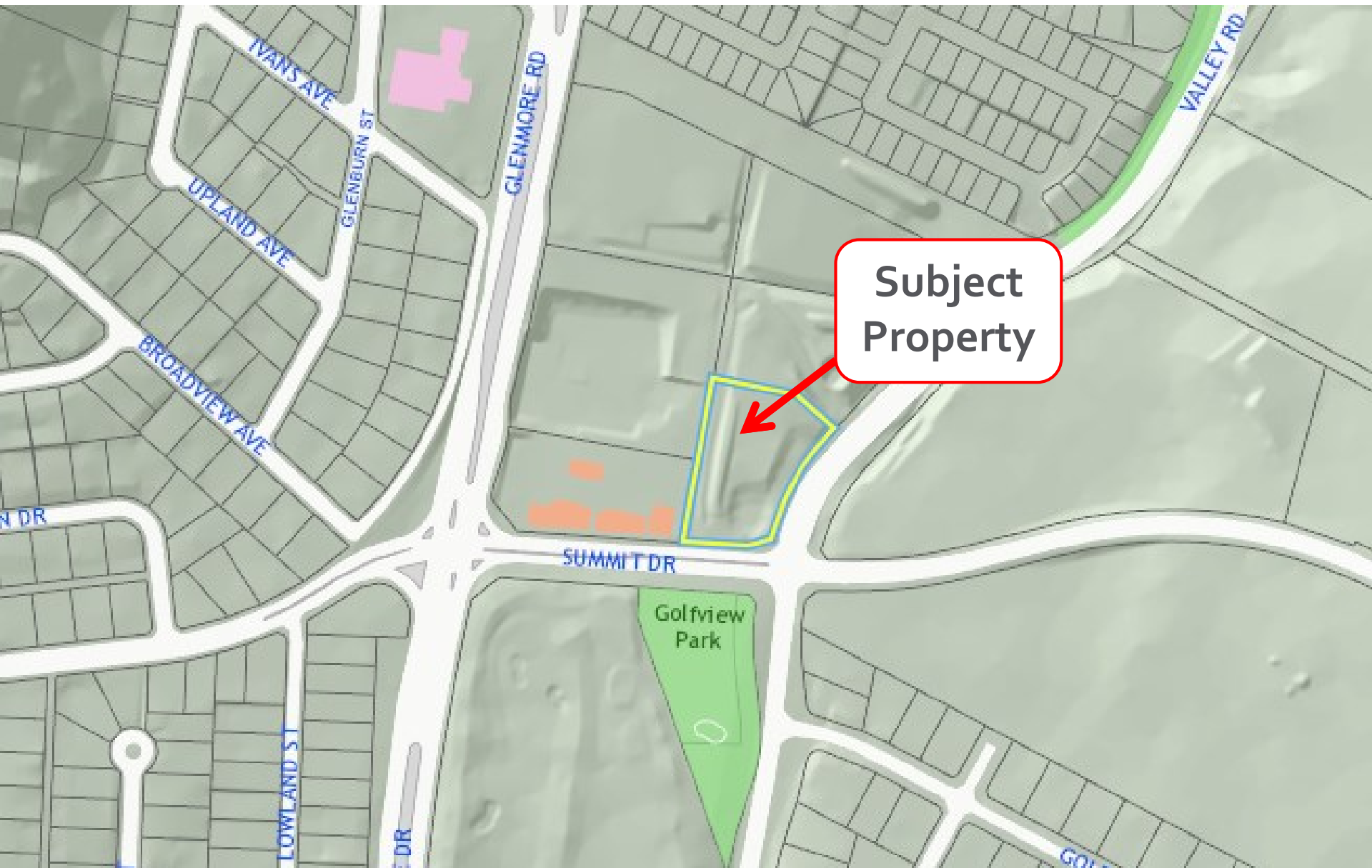
DP & Variances



Building Permit

Council
Approval

Context Map



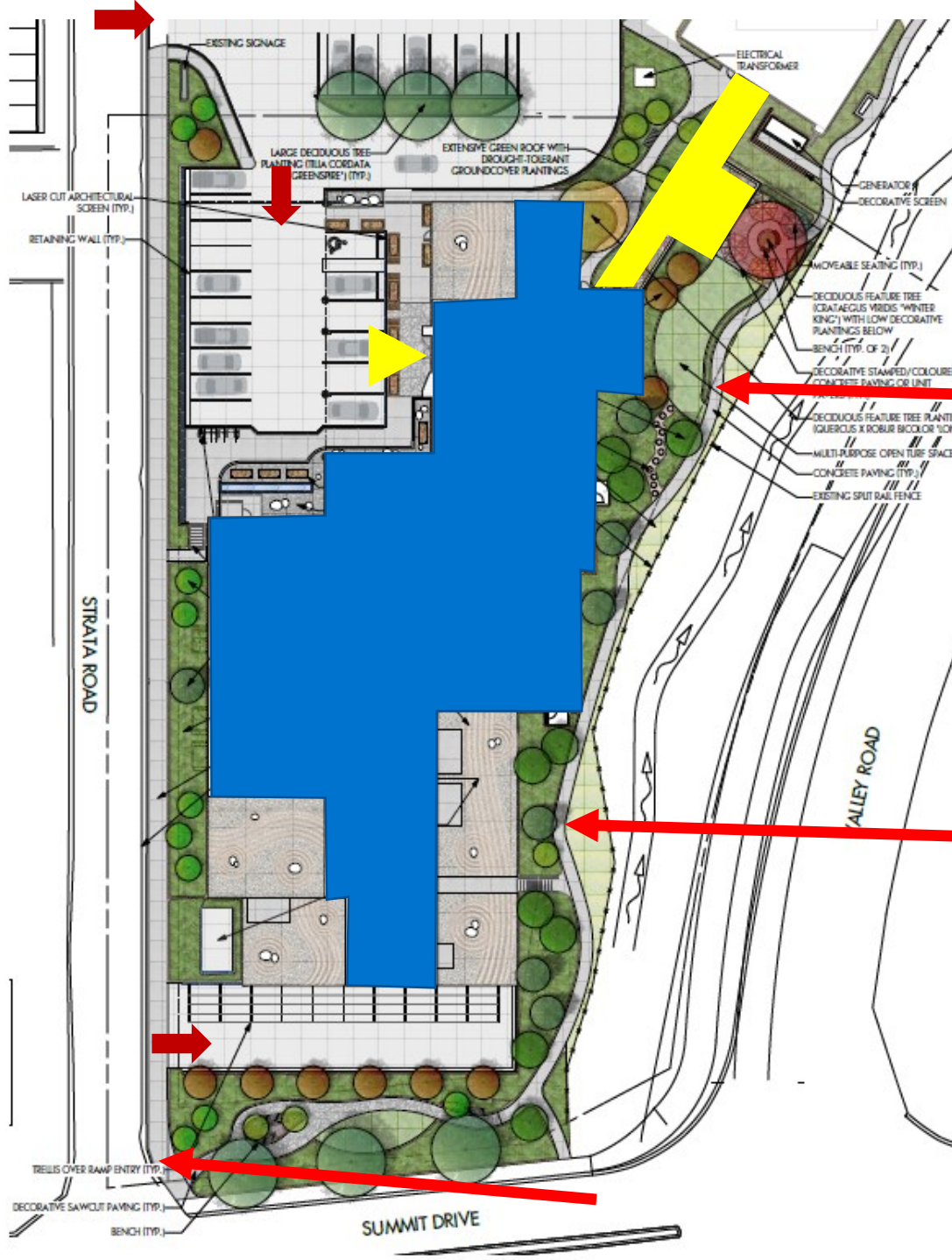
Subject Property Map



Project/technical details

- ▶ Seven storey residential building, FAR 1.34
- ▶ Retirement living facility- The Vineyard Suites
- ▶ 100 proposed units
- ▶ 134 resident stalls, 16 visitor stalls
- ▶ 56 class 1 bike parking stalls and 10 class 2 bike parking stalls
- ▶ The project is adjacent to 726 Valley Rd

Site Plan



Perspective- Northwest Main Entry



City of Kelowna

Elevations- East



Elevations- West



Perspective- Southwest Parkade Entry



City of Kelowna

Perspective- Southwest Parkade Entry



City of Kelowna

Color Board

roofing



epdm roofing

insulated metal panel



taupestone
kingspan - micro rib

NOT USED



imperial white
kingspan - mono rib

metal cladding

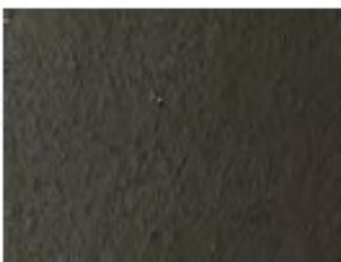


espresso
westform - proboard

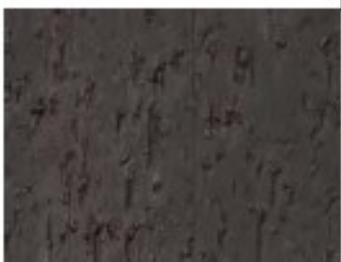


copper
spandrel panel

brick



charcoal smooth
brockwhite company



coal creek
brockwhite company

trim



black
- window frames
- canopy flashing
- balcony railings

brick - design intent



Landscape Plan



Variances

- 1) Rear yard setback along the north property line to 0.0m to allow for the construction of a pedestrian linkage between 728 Valley Rd and 726 Valley Rd
- 2) Building height from 18.0m/4.5 storeys to 26.5m/7 storeys

Development Policy

- ▶ Social Sustainability
 - ▶ Support the provision of housing for all community members
- ▶ Objective 5.5 Ensure appropriate and context sensitive built form
- ▶ Objective 5.22 Ensure context sensitive housing development

Staff Recommendation

- ▶ Staff recommend **support** for the Development Permit and requested variances as the project:
 - ▶ Is contextually appropriate
 - ▶ The link allows for 726 & 728 Valley Rd to operate together and creates a shared amenity



Conclusion of Staff Remarks

Elevations- North



City of Kelowna

Elevations- South



City of Kelowna