



DP18-0111 & DVP20-0033 615 Francis

Development Permit & Development Variance Permit



Proposal

- ▶ To issue a Development Permit for the form and character of multiple dwelling housing
- ▶ To issue a Development Variance Permit for a variance of the side yard setbacks

Development Process

May 5, 2018

Development Application Submitted



Staff Review & Circulation



June 17, 2018

Public Notification Received



July 16, 2018

Initial Consideration



July 31, 2018

Public Hearing
Second & Third Readings



Council
Approvals



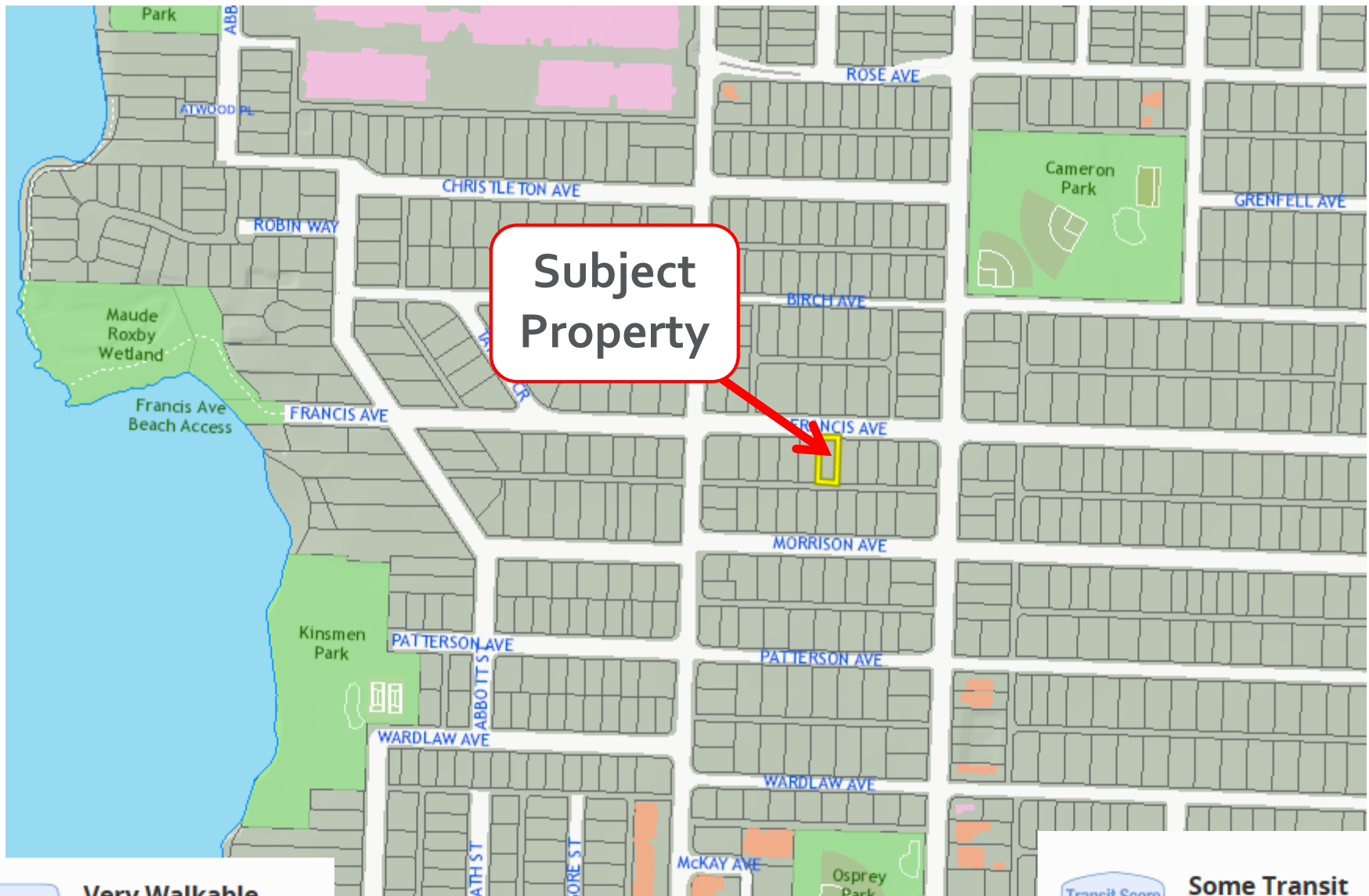
May 12, 2020

Final Reading
DP & Variances



Building Permit

Context Map



Walk Score
73

Very Walkable

Most errands can be accomplished on foot.

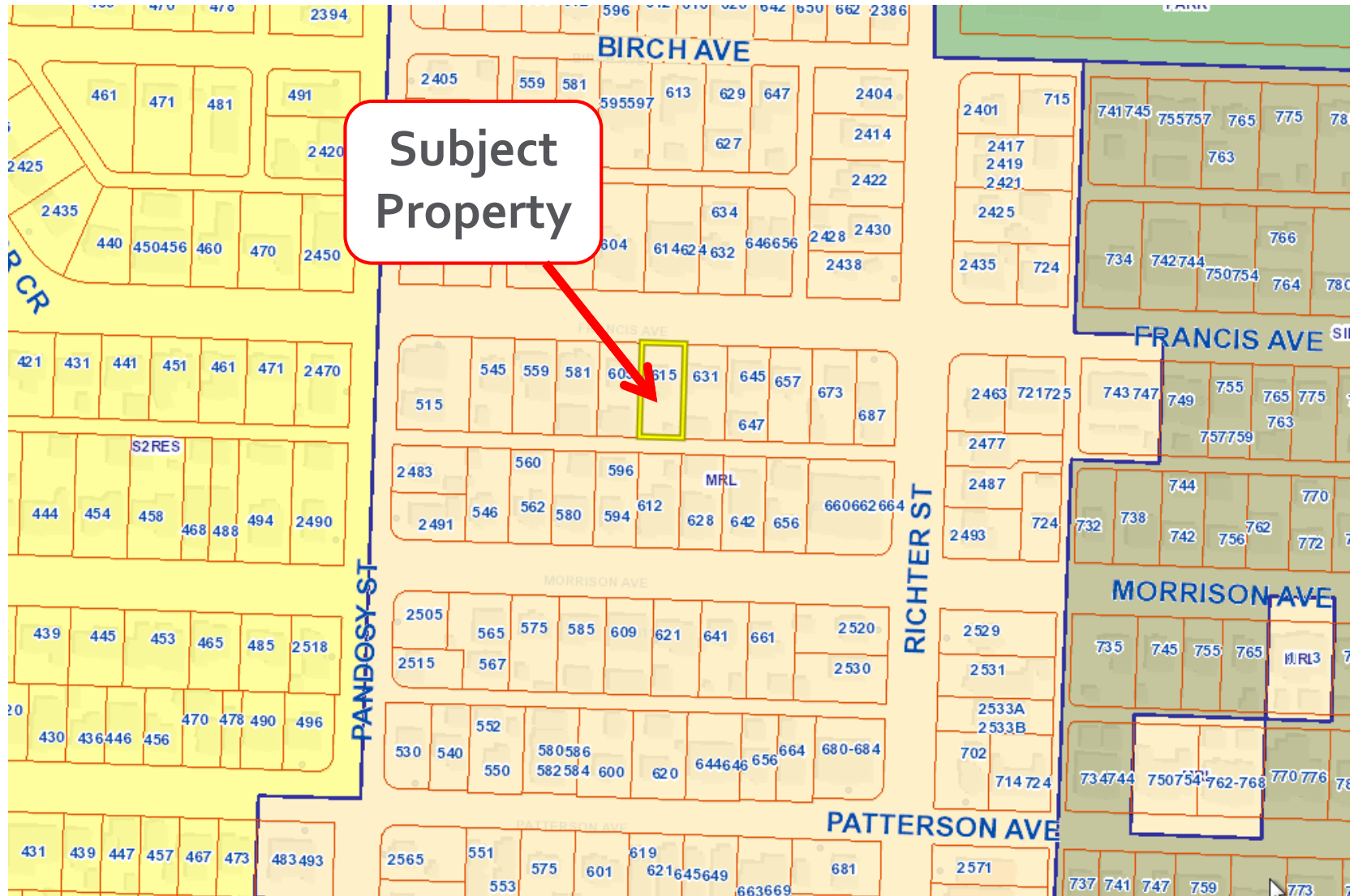
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Transit Score
38

Some Transit

A few nearby public transportation options.

OCP Future Land Use / Zoning



City of Kelowna

Subject Property Map

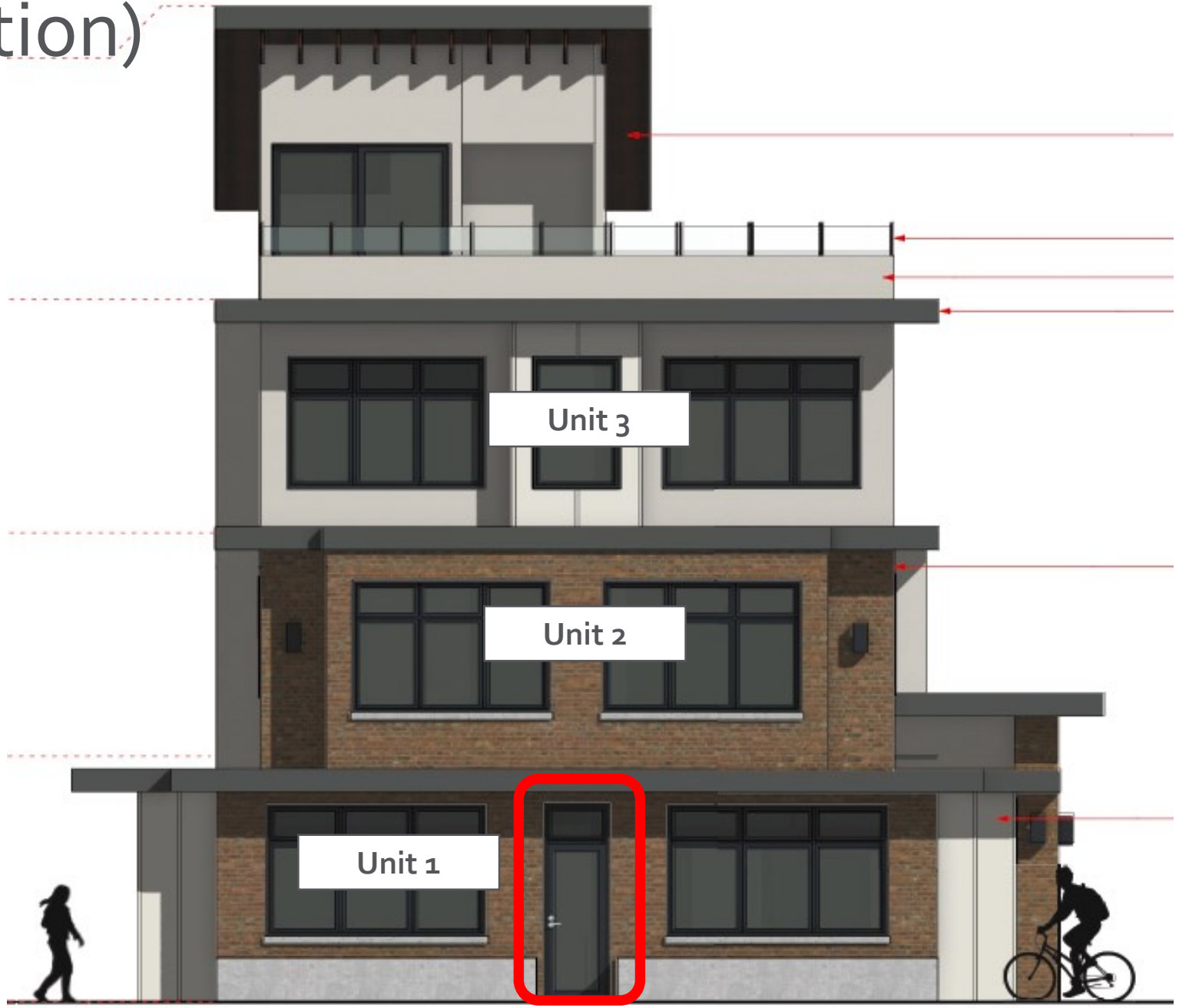


Project/technical details

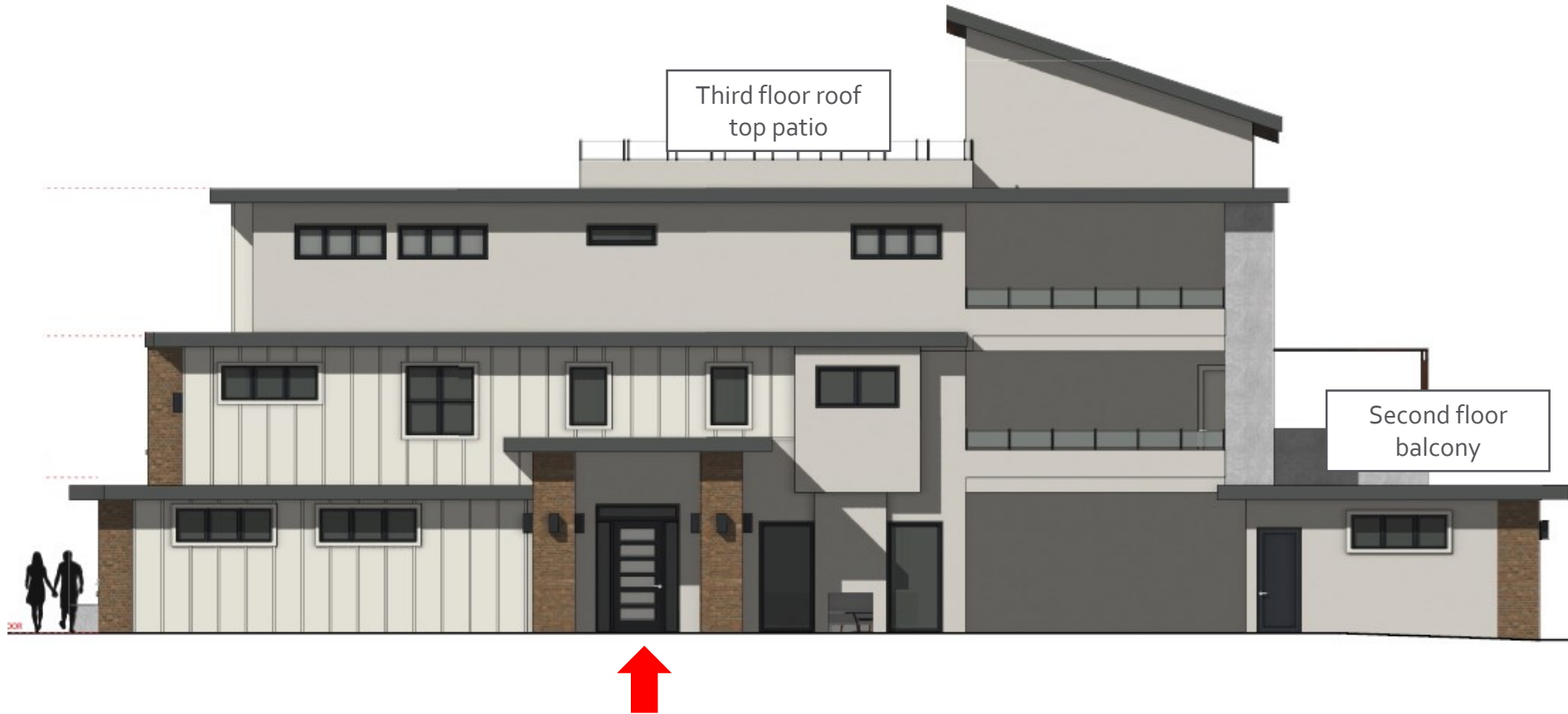
- ▶ 3 stacked townhouse units
- ▶ Access and parking is provided in private garages located off the rear lane
- ▶ Private open space for unit one is provided at the ground level
- ▶ Private open space for unit two is provided on multiple balconies
- ▶ Private open space for unit three is provided on a roof top patio

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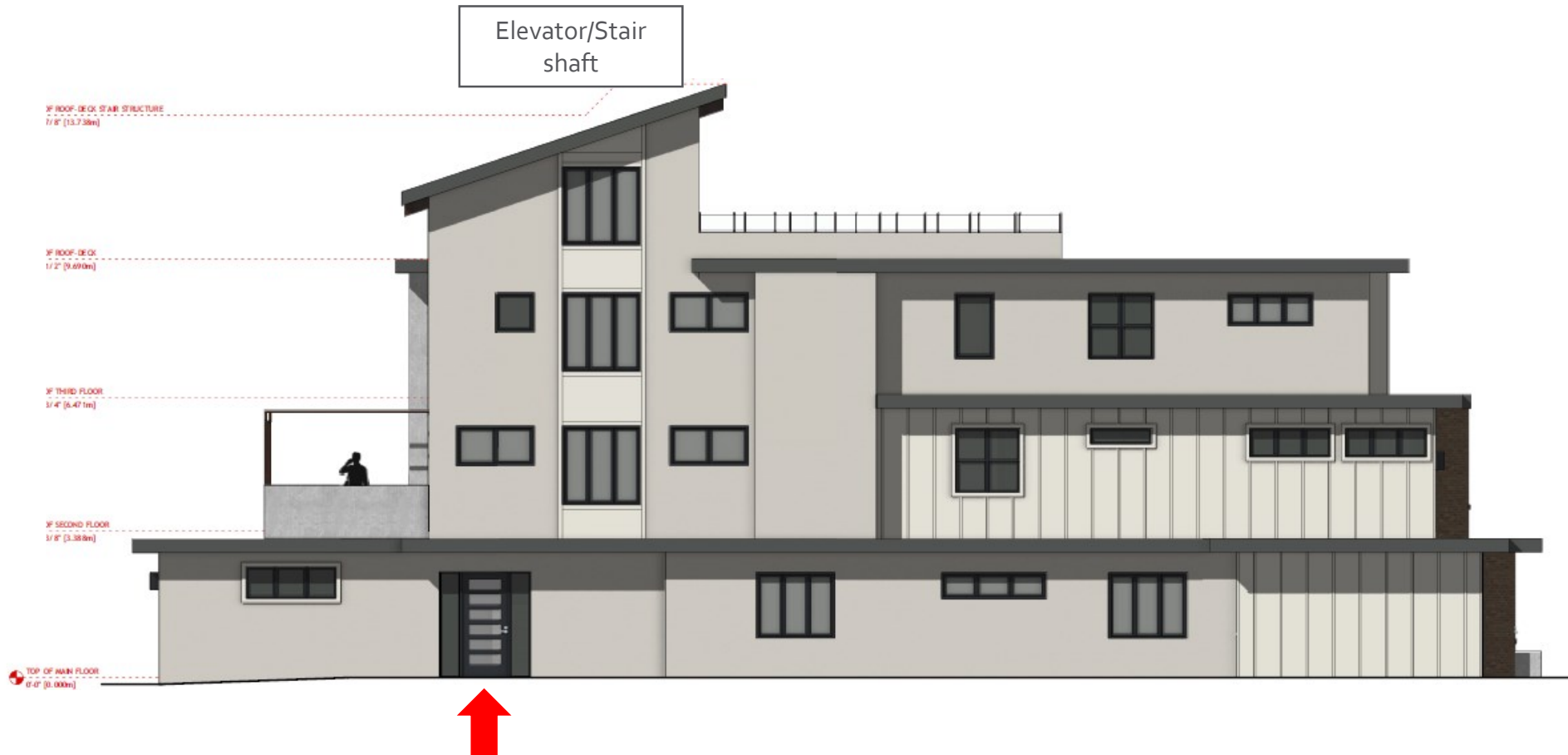
Stacked Townhouse Units (north elevation)



West Elevation



East Elevation

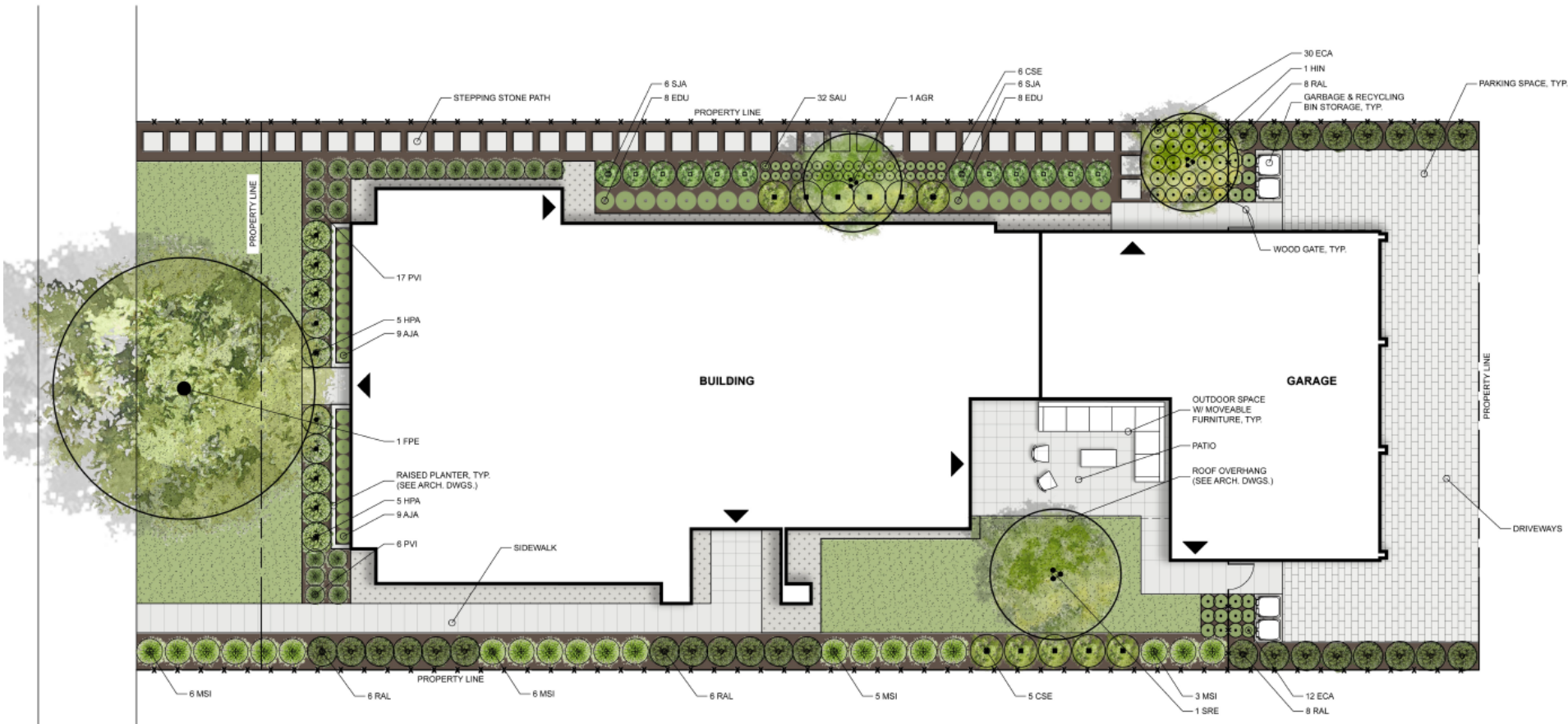


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South Elevation



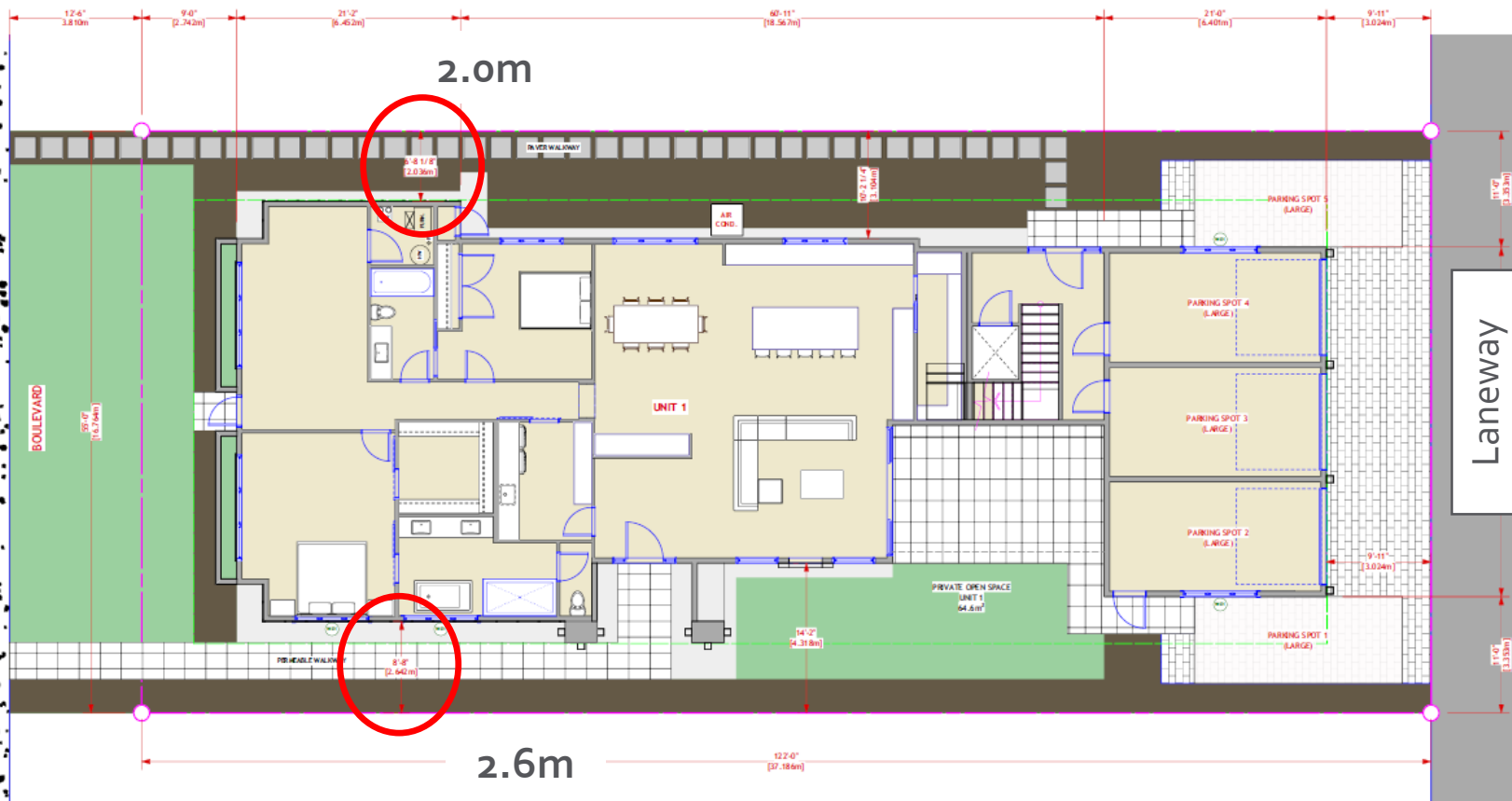
Landscape Plan



Renderings



Francis Ave



1 SITE PLAN
Scale: 1:75



City of Kelowna

Development Policy

- ▶ OCP Urban Infill Policies:
 - ▶ Consistency with the Urban Design Guidelines
 - ▶ Focus development to designated growth areas
- ▶ Ensure context sensitive housing development

Staff Recommendation

- ▶ Staff recommend **support**
- ▶ Achieves sensitive infill development in an area designated future land use MRL-Multi Unit Low Density
- ▶ Mass and scale is appropriate for the existing neighbourhood
- ▶ Proposed side yard setback is mitigated with placement of windows, architectural detailing and strategic placement of private amenity areas



Conclusion of Staff Remarks