



# DP19-0062 & DVP19-0063 710-720 KLO Rd & 2959- 2963 Richter St

Development Permit and Development Variance Permit

# Proposal

- ▶ A Development Variance Permit to vary the maximum site coverage from 40% to 58% for buildings and from 70% to 74% for buildings, driveways and parking areas AND to vary the maximum height from 4.5 storeys to 5 storeys.
- ▶ A Development Permit for the form and character of the proposed building.

# Development Process

Feb 22, 2019

Development Application Submitted



Staff Review & Circulation



June 19, 2019

Public Notification Received



June 23, 2020

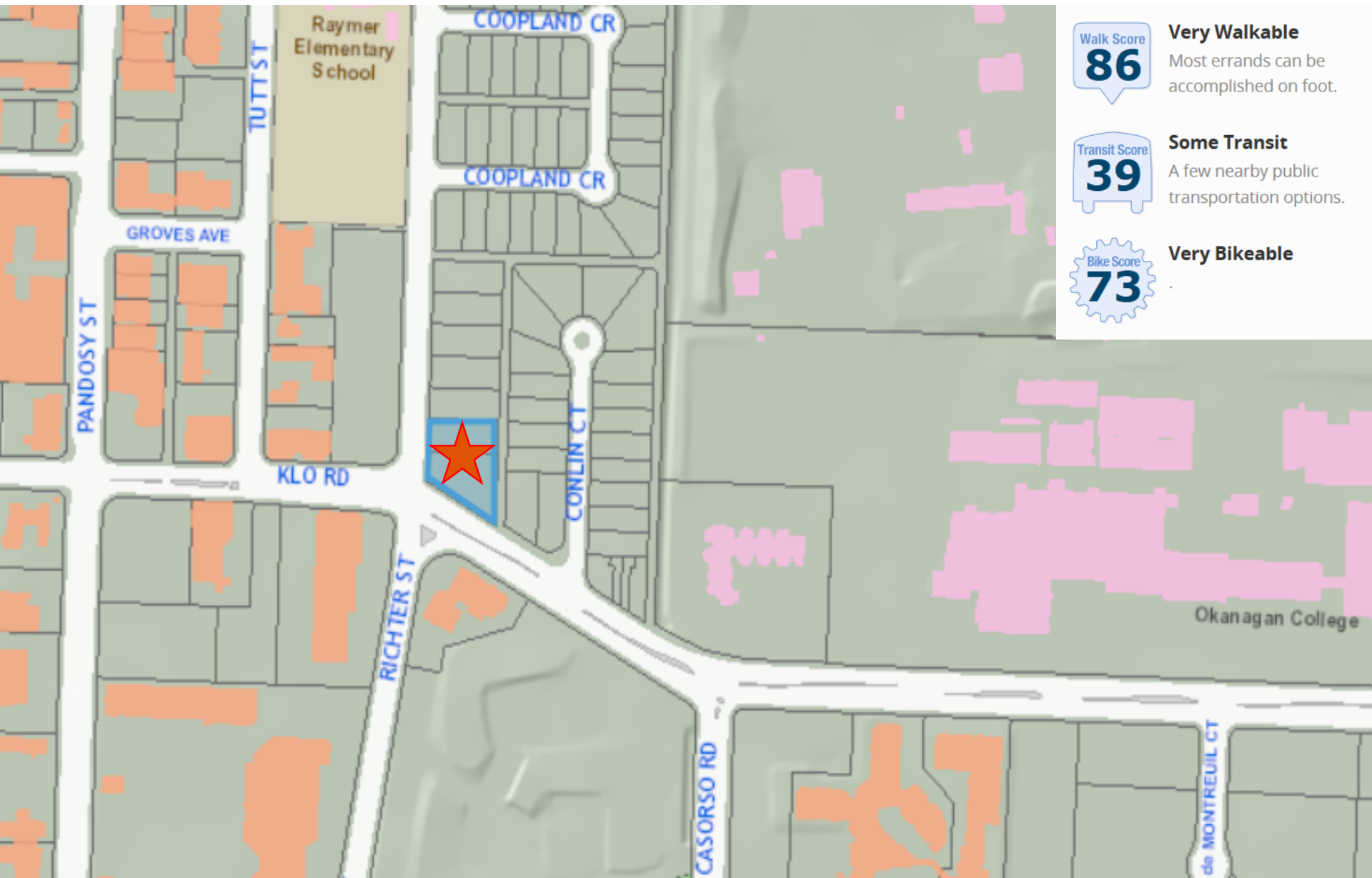
DP & Variances



Building Permit

Council  
Approvals

# Context Map



Walk Score  
**86**

## Very Walkable

Most errands can be accomplished on foot.

Transit Score  
**39**

## Some Transit

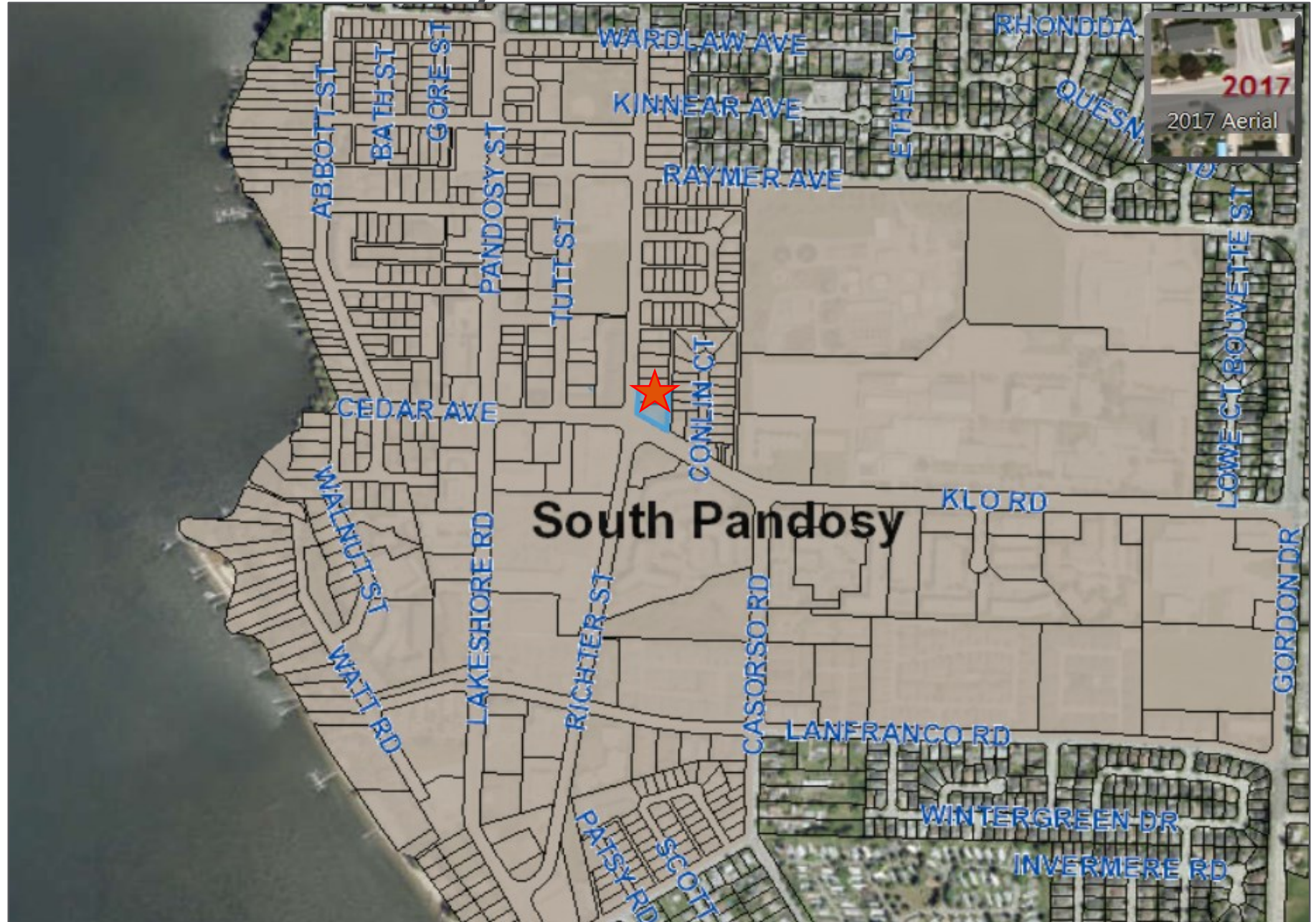
A few nearby public transportation options.

Bike Score  
**73**

## Very Bikeable



# South Pandosy Urban Centre



# Subject Property Map

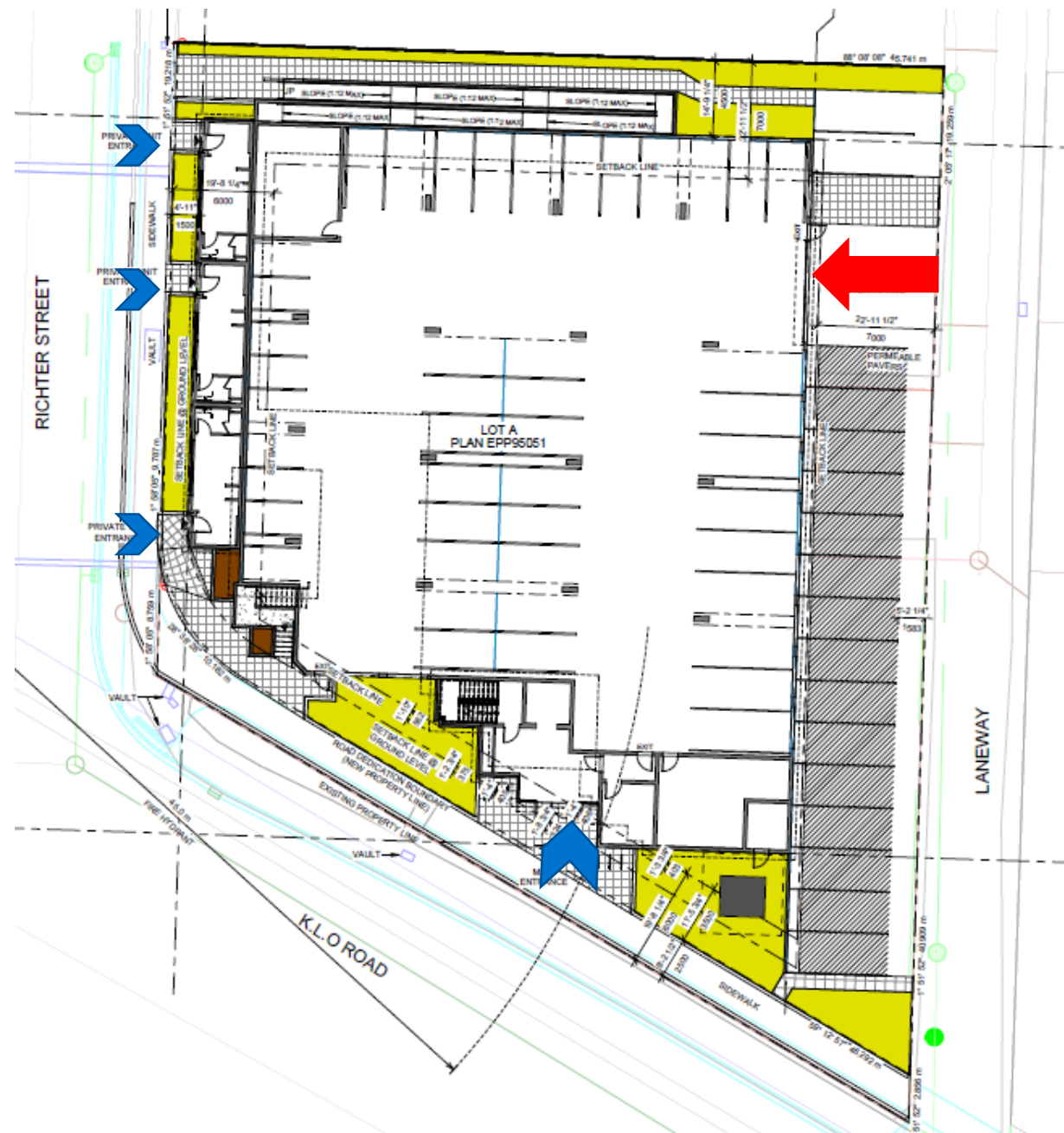


# Project details

- ▶ 5 storey residential FAR 1.293
- ▶ 99 bachelor units (26.8 m<sup>2</sup> – 31.8 m<sup>2</sup>)
- ▶ 37 stalls cash in lieu
- ▶ Private open space provided on outdoor rooftop amenity
- ▶ Two variances:
  - ▶ The maximum site coverage from 40% to 58% for buildings and from 70% to 74% for buildings, driveways and parking areas;
  - ▶ The maximum height from 4.5 storeys to 5 storeys.

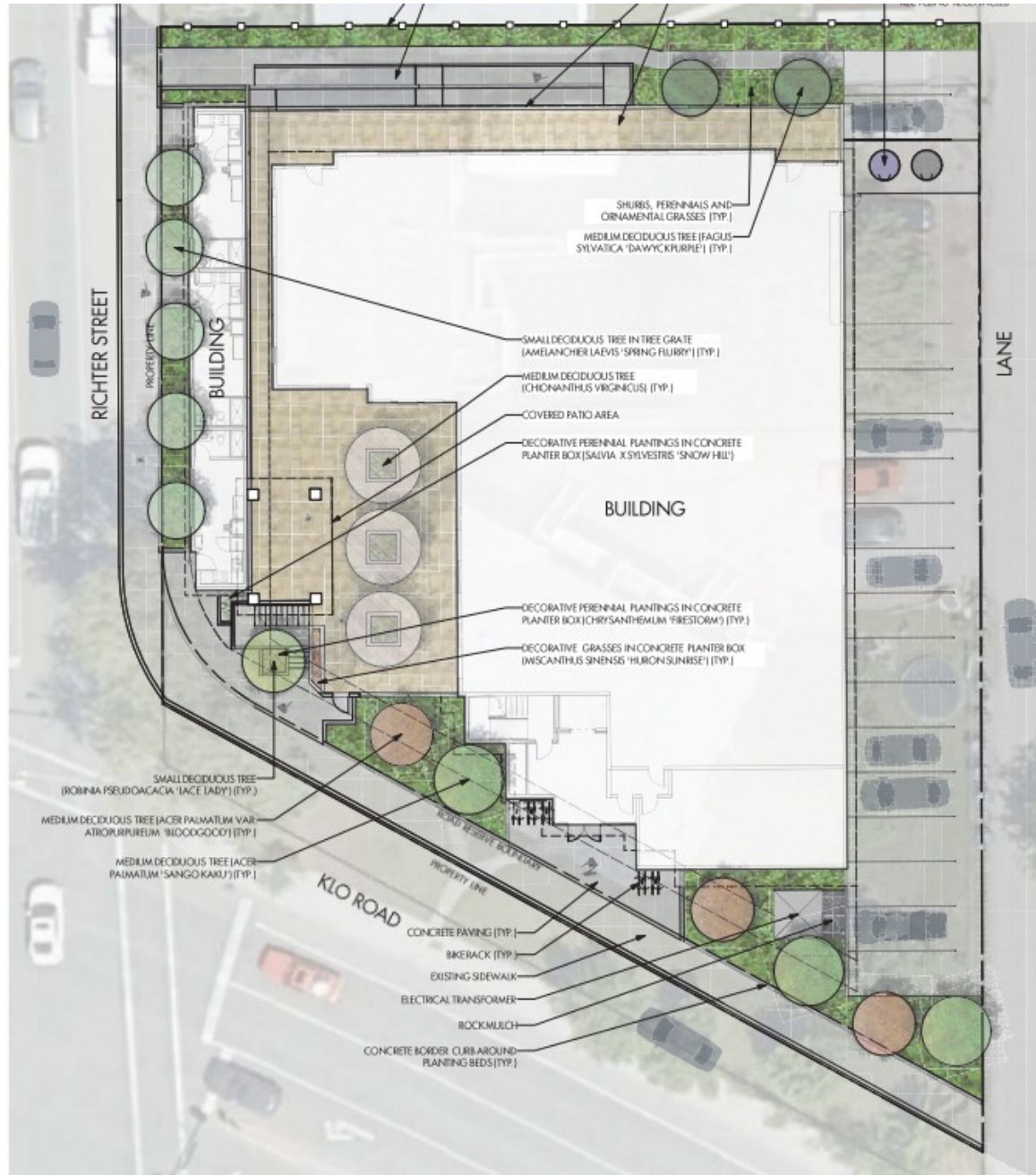


# Site Plan

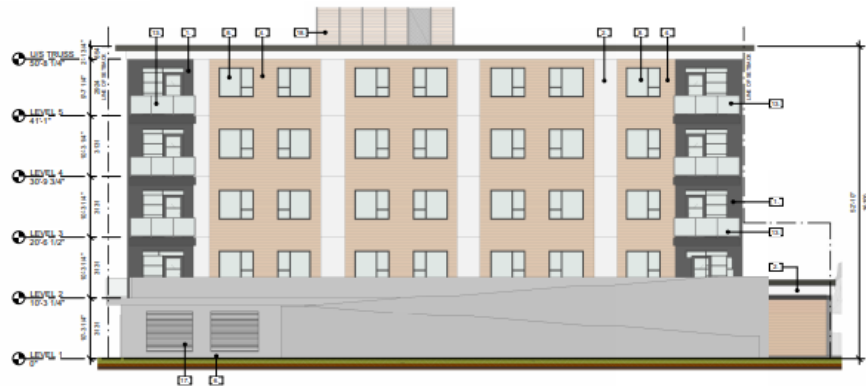




# Landscape Plan



# Elevations



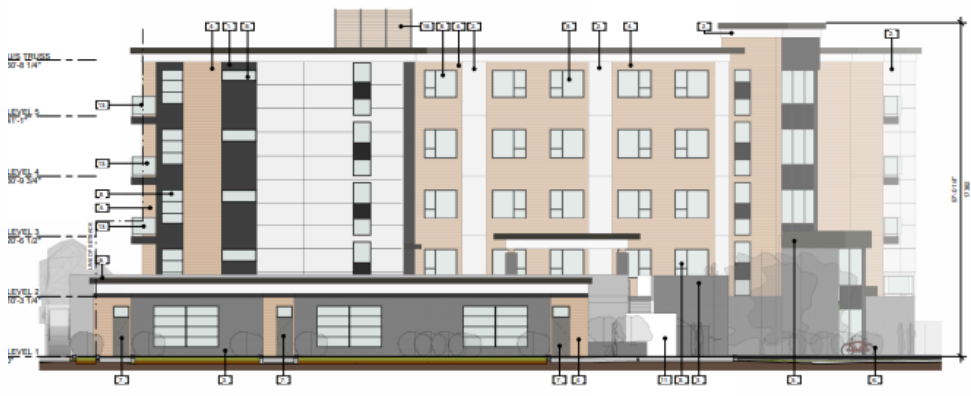
East



North



South



West

# Materials

HARDIE REVEAL PANEL (SMOOTH) W/ PAINTED EXP. FASTENERS; COLOR RICH ESPRESSO (#1)



HARDIE PLANK FISHER TRUE GRAIN SERIES; COLOR CHRIS CRAFT (#4)



PRE-FINISHED METAL; COLOR BLACK (#5)



HARDIE REVEAL PANEL (SMOOTH) W/ PAINTED EXP. FASTENERS; COLOR ARCTIC WHITE (#2)



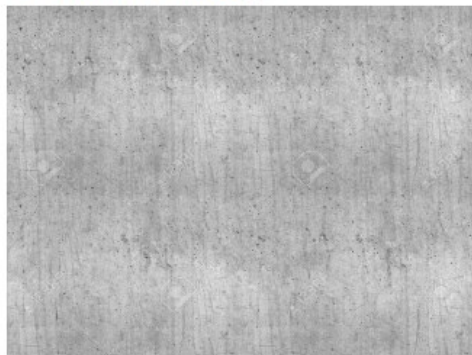
CULTURED BRICK VENEER (#3)



WINDOWS - CLEAR VISION GLASS W/ BLACK FRAME (#8)



EXPOSED CONCRETE WALL (#6)



MOLOK GARBAGE CONTAINERS (#10)



GLASS RAILING (#13)





# Renderings



City of Kelowna



# Development Policy

- ▶ Supports key directions of the Healthy Housing Strategy
- ▶ Meets the intent of the Official Community Plan Urban Infill Policies:
  - ▶ 5.2.4 Complete Communities
  - ▶ 5.3.2 Compact Urban Form
  - ▶ 5.22.11 Housing Mix

# Staff Recommendation

- ▶ Staff recommend **support** of the proposed Development Permit and Development Variance Permit:
  - ▶ Variances are mitigated through architectural design and are minor in nature
  - ▶ Contributes to affordable housing in an Urban Centre environment
  - ▶ Aesthetically pleasing architectural treatment



## *Conclusion of Staff Remarks*