



# DP20-0025/DVP20-0026 2175 Benvoulin Road

Development Permit and Development Variance Permit  
Application



# Proposal

- ▶ To consider the form and character of a multi-family residential development and to consider a variance to increase the maximum height of the principal building.

# Development Process

January 20, 2020

Development Application Submitted

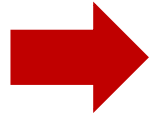


Staff Review & Circulation



May 29, 2020

Public Notification Received



June 23, 2020

Development Permit/Development Variance  
Permit and Public Hearing



Building Permit

} Council  
Approvals

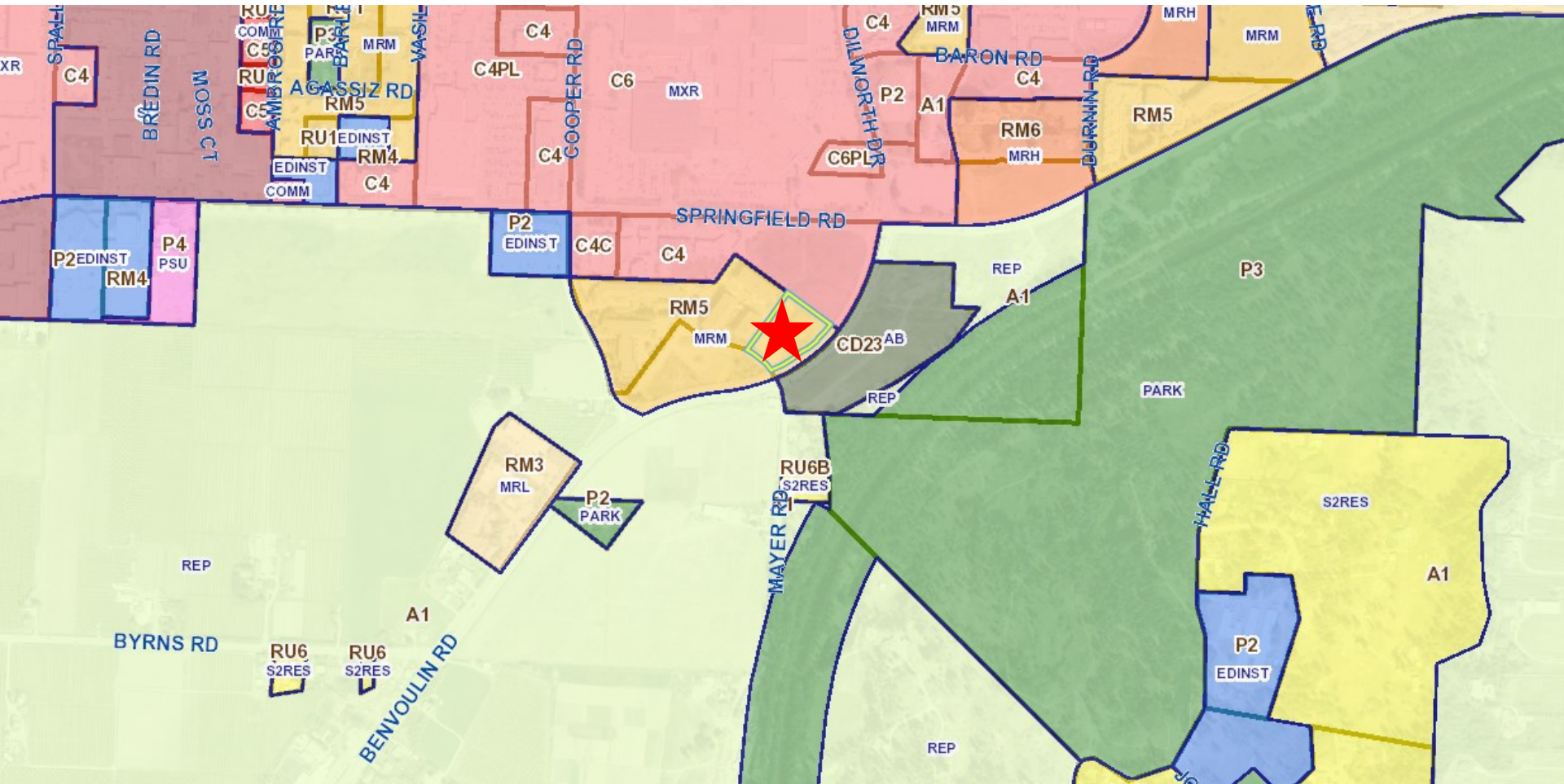


# Context Map



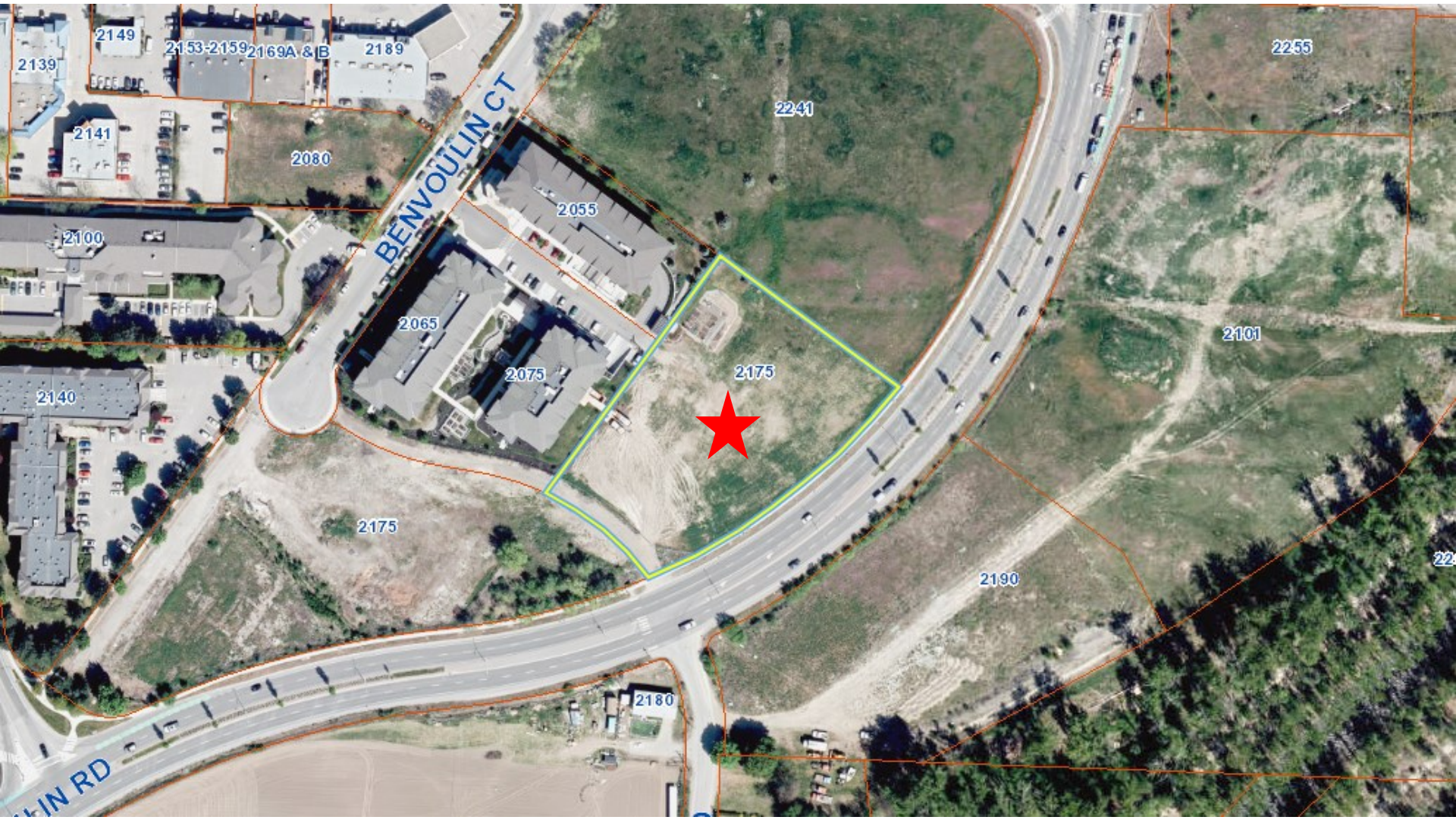


# OCP Future Land Use / Zoning





# Subject Property Map



City of Kelowna

# Project Details

- ▶ Property is approx. 1.91 acres and currently vacant
- ▶ Proposed 122 unit seniors housing
- ▶ 9 Storey building w/ 2 storey podium and underground parking
- ▶ One identified variance
  - ▶ To vary the maximum height of the principle building from 18.0 m or 4.5 storeys to 26.0 m or 9 storeys.







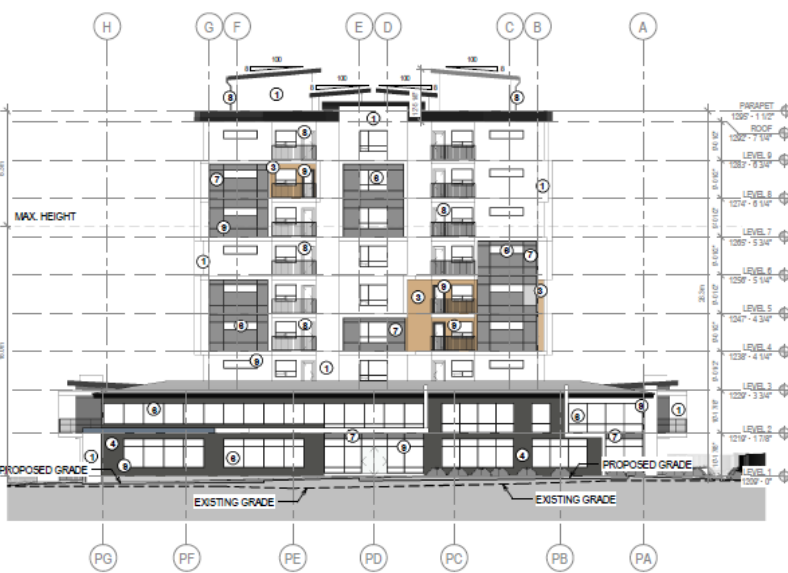
# Elevations



# Elevations



1 NORTH ELEVATION  
A3.07 1:150



2 SOUTH ELEVATION  
A3.08 1:150

- 1 - STUCCO ("SPARE WHITE")
- 2 - STUCCO ("EVENING SHADOW")
- 3 - SYNTHETIC WOOD SIDING
- 4 - BRICK
- 5 - FIBER-REINFORCED CONCRETE PANEL
- 6 - CLEAR GLAZING
- 7 - SPANDREL GLAZING
- 8 - WHITE PAINT
- 9 - BLACK ALUMINIUM

NOTES:

- 1. All work to be done in accordance with the City of Kelowna's Building Bylaw, 2015, and the British Columbia Building Code, 2015.
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2023.04.11.11

NOT FOR CONSTRUCTION

NOVATION

800 - 2287 LAKESHORE ROAD  
KELLOWNA BC V1Y 4T5

Project Site:

Lot C  
DISTRICT LOT 12 AND 140 DEED PLAN  
K0000000

2175 BONDUGLEN ROAD, KELLOWNA, BC

Project No. 1823

Drawing Title  
ELEVATIONS

Project: PG Date: 1:150

Plan: BC

Section: PG

Sheet No. A3.01



# Renderings



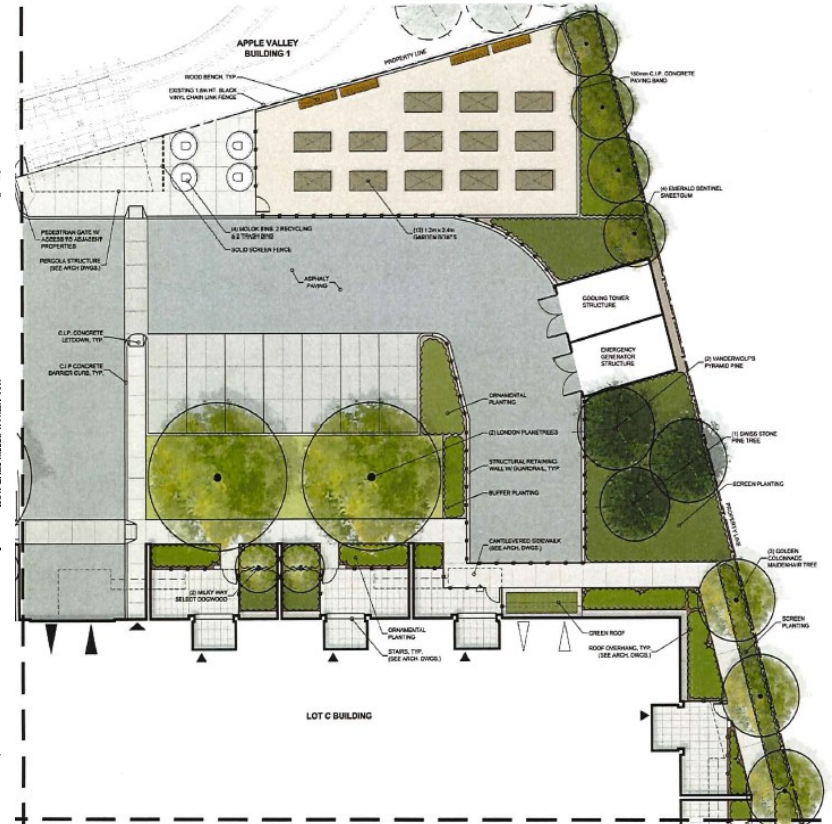
# Renderings



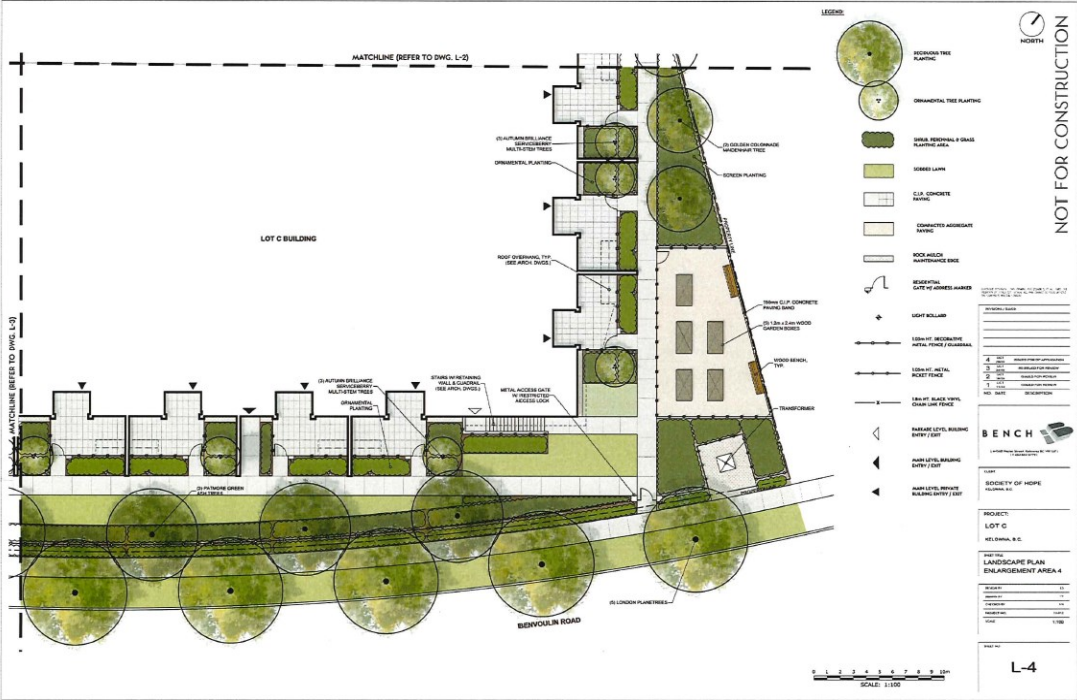
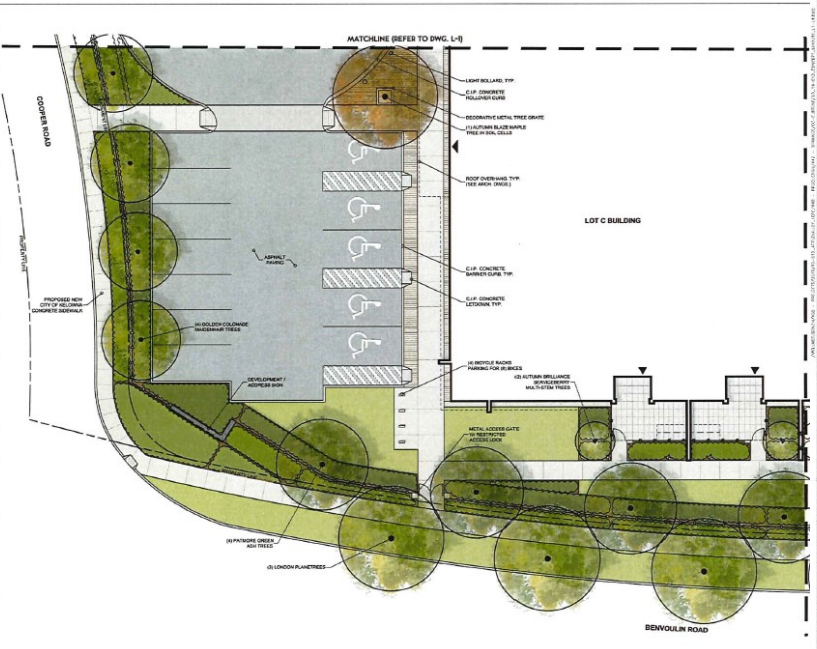
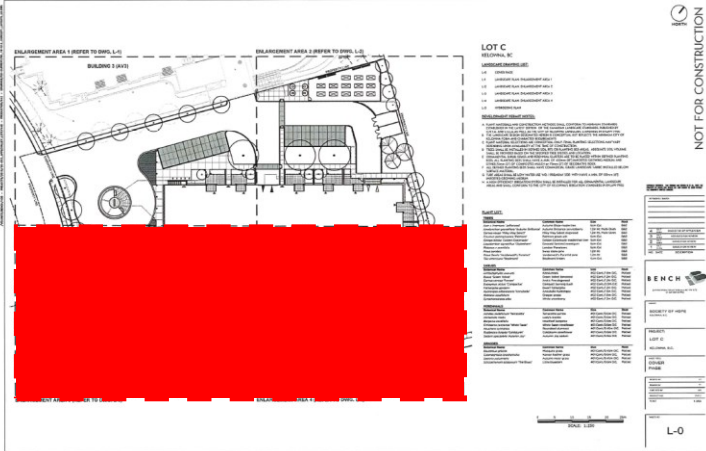
City of Kelowna



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# Landscaping Plan





# Development Policy

- ▶ Kelowna Official Community Plan (OCP)

- ▶ Social Sustainability

*Housing Availability:* Support the provision of housing for all members of the community, including those in core housing need or requiring special needs housing (transitional)

- ▶ Development Process

*Objective 5.5 Ensure appropriate a context sensitive built form*

*Policy .1 Building Height.* In determining building height, the City will take into account such factors as:

- Contextual fit into the surrounding urban fabric
- Impacts on the overall skyline

*Objective 5.22 Ensure context sensitive housing development.*

*Policy .11 Housing Mix.* Support a greater mix of housing unity size, form and tenure | new multi-unit residential and mixed-use developments.

# Staff Recommendation

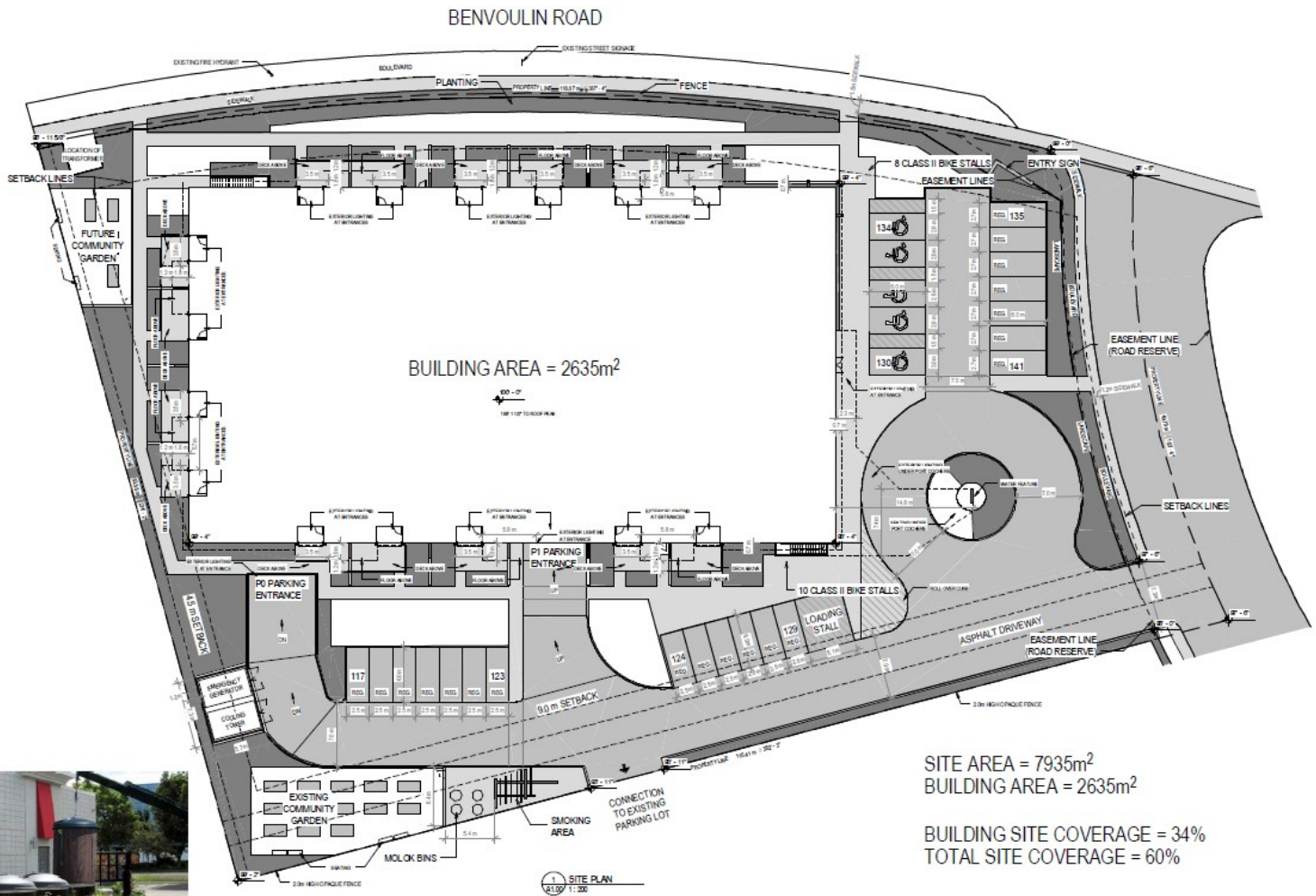
- ▶ Development Planning Staff recommend **support** for the proposed Development Permit and Development Variance Permit:
  - ▶ Substantially meets the Comprehensive Development Permit Guidelines of the OCP
  - ▶ Integrates well into the neighboring Midtown Urban Centre
  - ▶ Meets infill growth policies within the Permanent Growth Boundary





## *Conclusion of Staff Remarks*

# Site Plan



MOLOK GARBAGE BINS

SITE AREA = 7935m<sup>2</sup>  
BUILDING AREA = 2635m<sup>2</sup>  
  
BUILDING SITE COVERAGE = 34%  
TOTAL SITE COVERAGE = 60%

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NOVATION

2023-2024 KELWNA ROAD KILWONA, B.C. V1X 4T8

Project No. 1803

Printing Title: SITE PLAN

Scale: A1.00

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NOVATION

2023-2024 KELWNA ROAD KILWONA, B.C. V1X 4T8

Project No. 1803

Printing Title: SITE PLAN

Scale: A1.00

Project File Name and Location: C:\WORKING\Drawings\1803\_Lot C\Working\Drawings\1803\_Lot C.dwg