



DP18-0181 & DVP18-0182 1354 Rutland Rd N

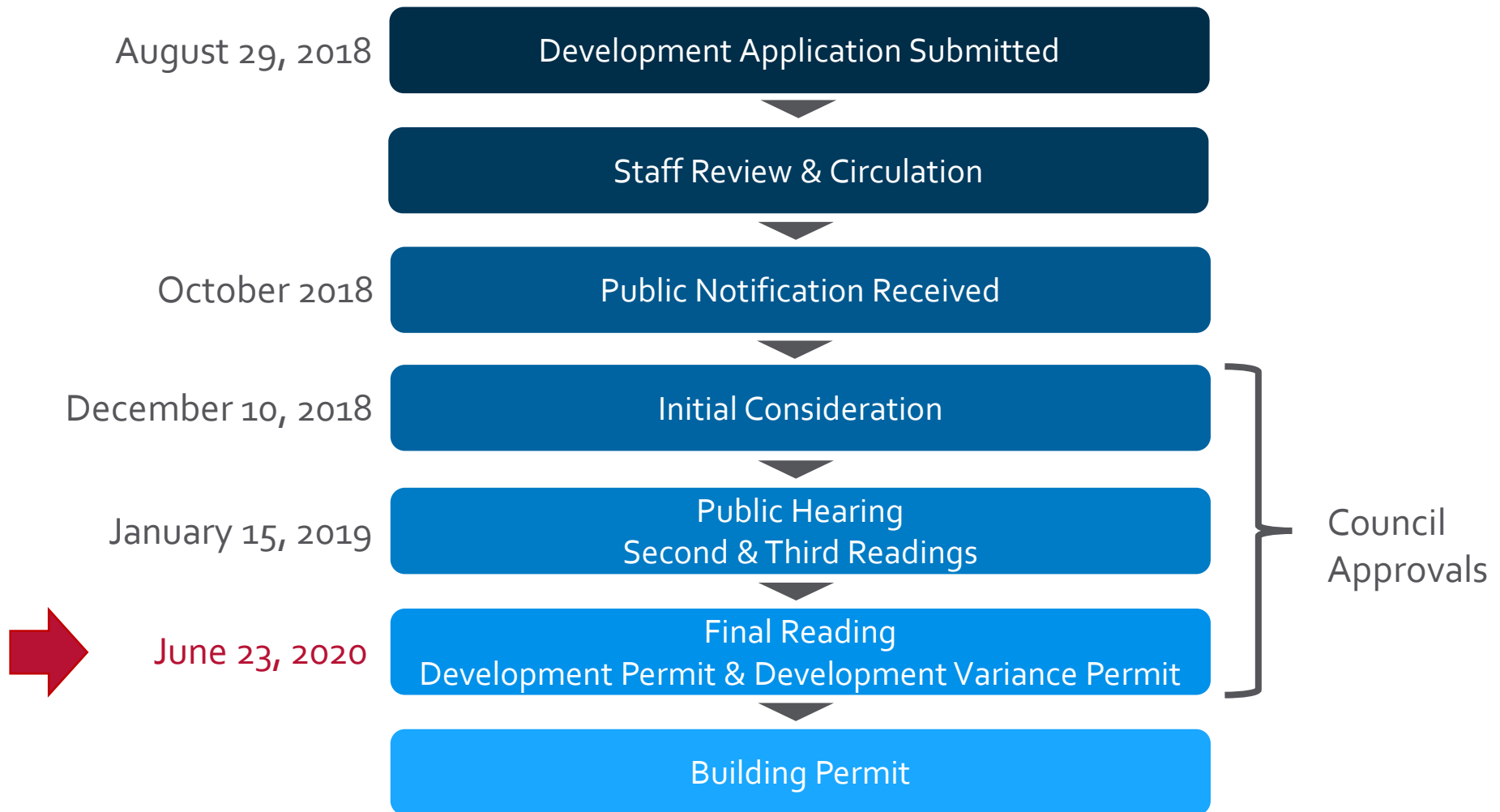
Development Permit & Development Variance Permit Applications



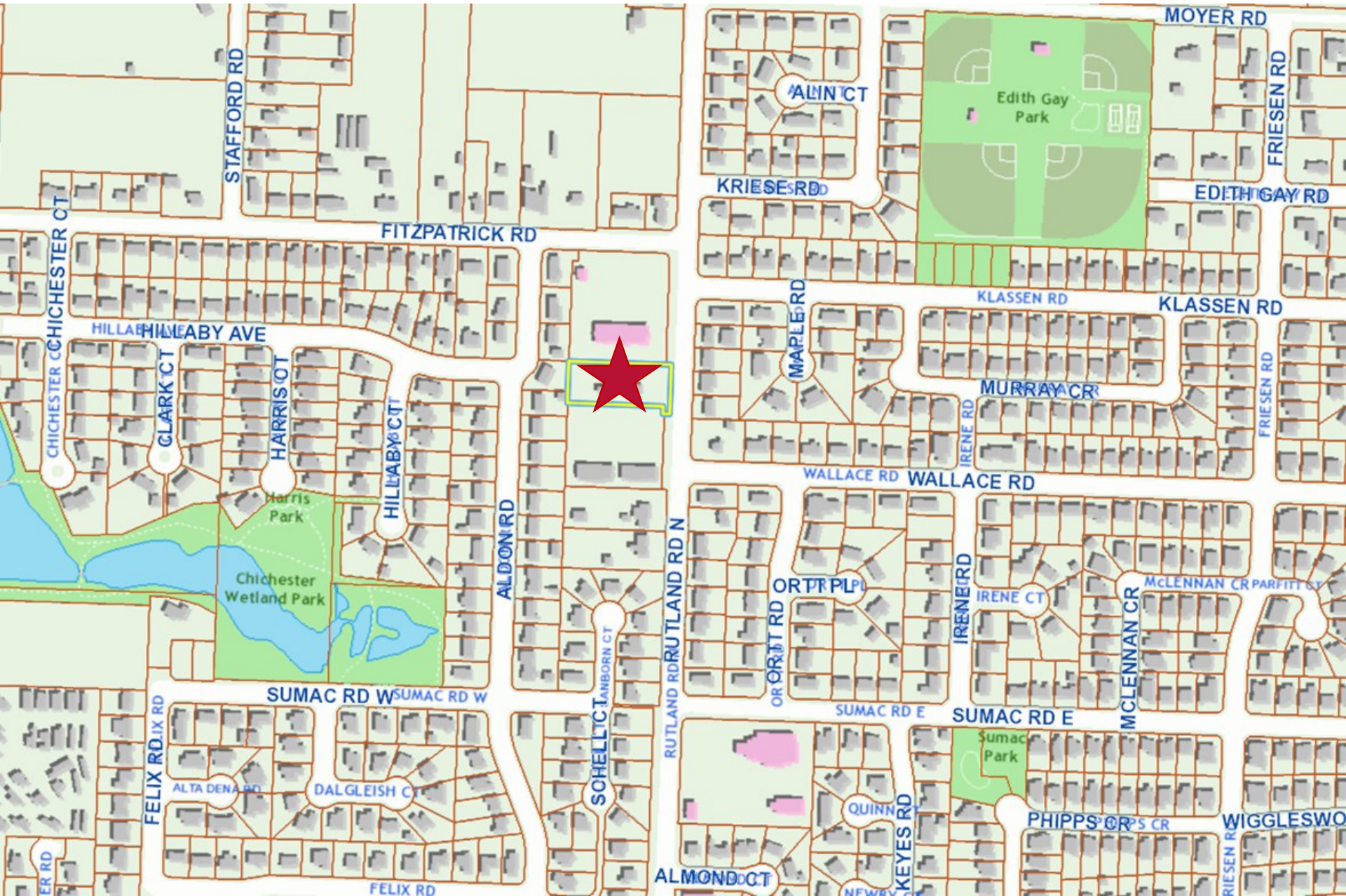
Proposal

- ▶ To consider the form and character of a townhouse development with variances to the south side yard and rear yard.

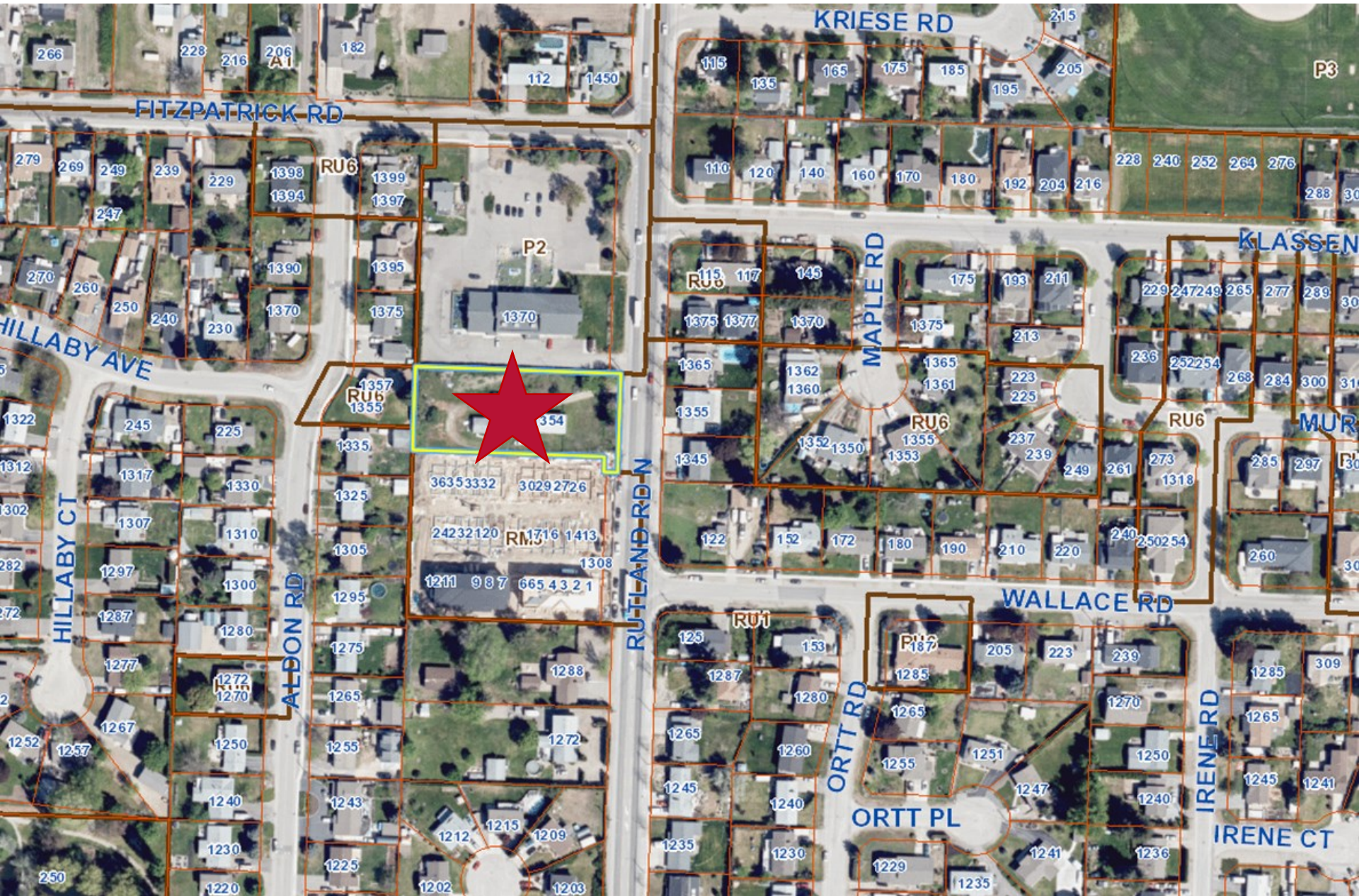
Development Process



Context Map



Subject Property Map



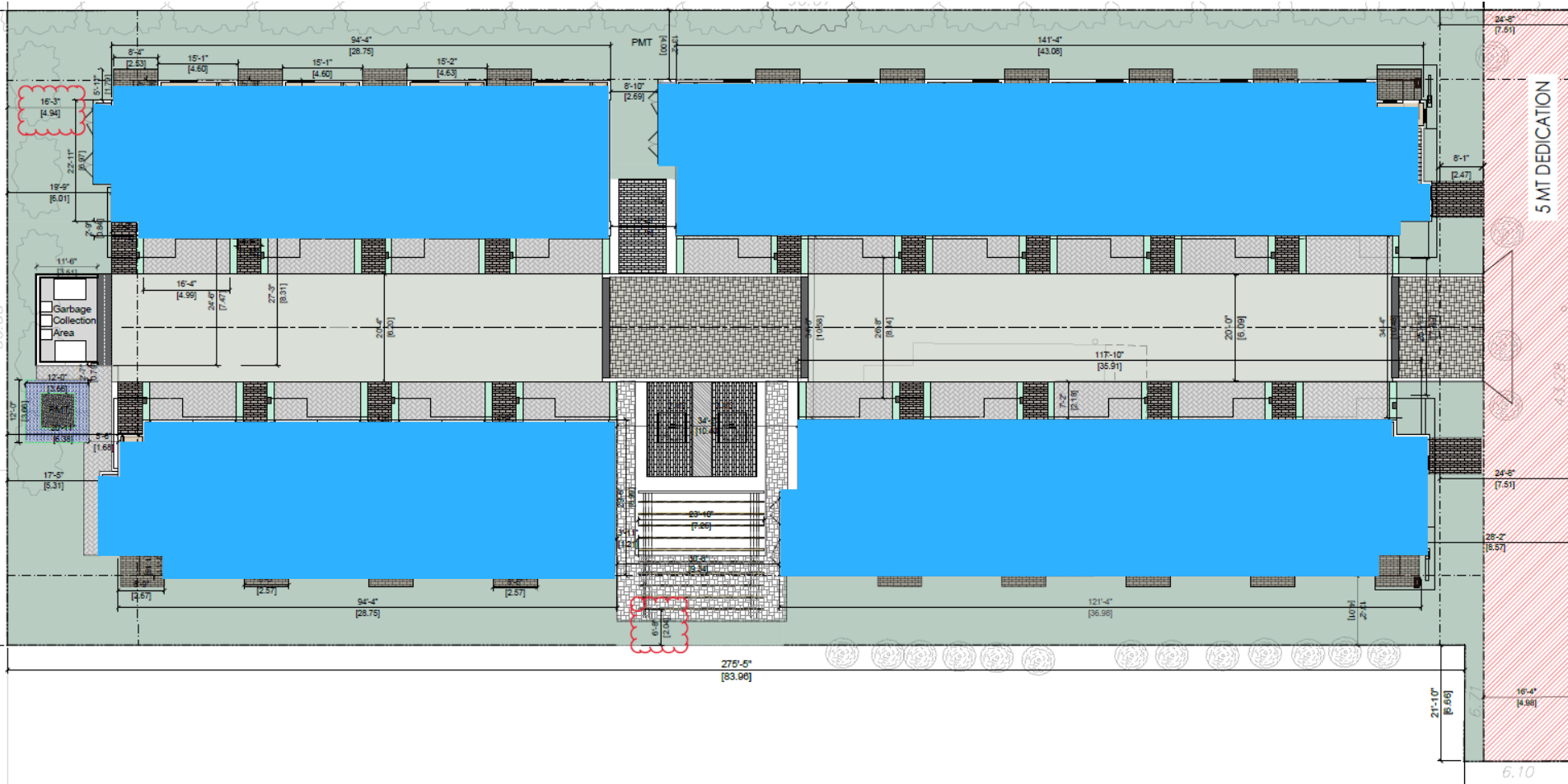
Subject Property Photo



Project Details

- ▶ Three-storey townhouse development
 - ▶ 19 units in four buildings
 - ▶ All units have three bedrooms
- ▶ Parking provided through two car garages for each unit and surface parking for visitors
- ▶ Open space provided through balconies as well as private and shared outdoor areas
- ▶ Variances to south and rear side yards

Site Plan



Conceptual Renderings



View from
Rutland
Road N
looking SW



View from
Rutland
Road N
looking NW

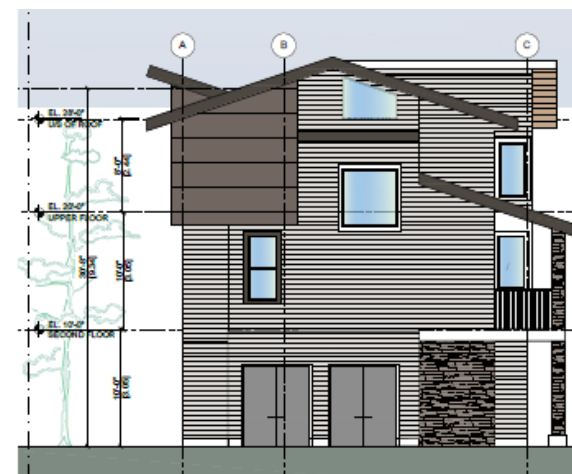
Elevations – Building 1 (NE)



Elevations – Building 2 (NW)



3 FRONT / SOUTH ELEVATION
1/8"=1'



4 RIGHT / WEST ELEVATION
1/8"=1'



5 REAR / NORTH ELEVATION
1/8"=1'



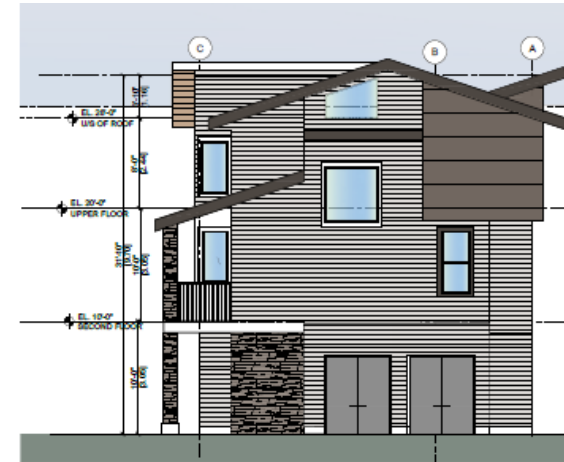
6 LEFT / EAST ELEVATION
1/8"=1'

Elevations – Building 3 (SW)



2 FRONT / NORTH ELEVATION

18'-0"



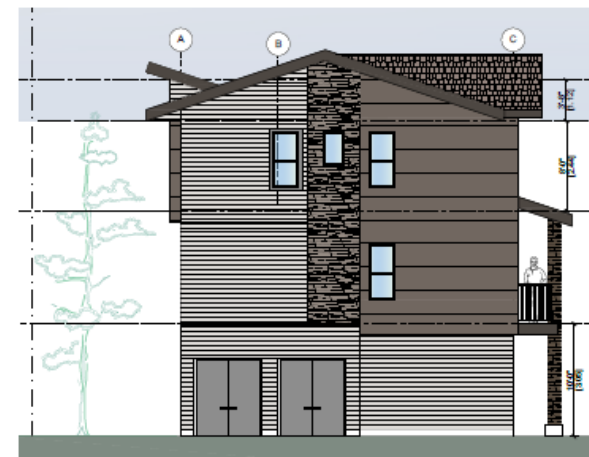
4 RIGHT / WEST ELEVATION

18'-0"



3 REAR / SOUTH ELEVATION

18'-0"



1 LEFT / EAST ELEVATION

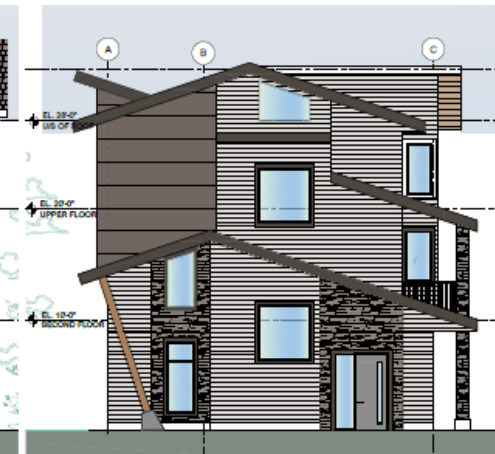
18'-0"

ORIENT

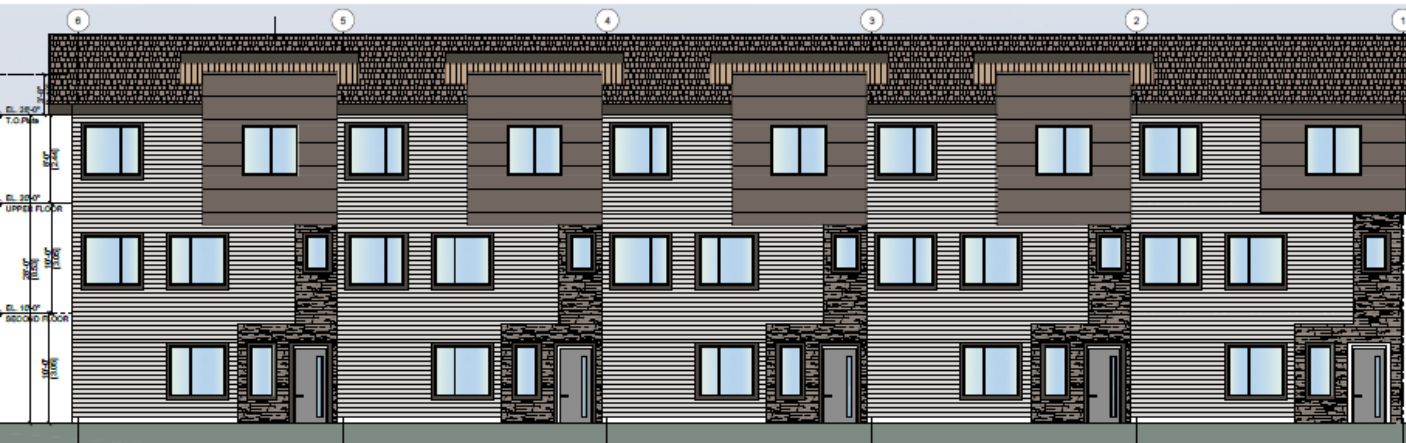
Elevations – Building 4 (SE)



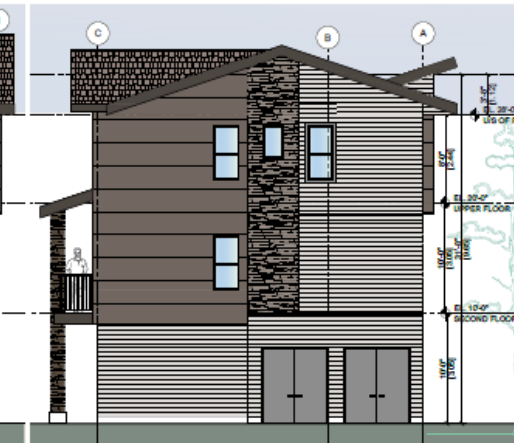
3 FRONT / NORTH ELEVATION



1 LEFT / EAST ELEVATION

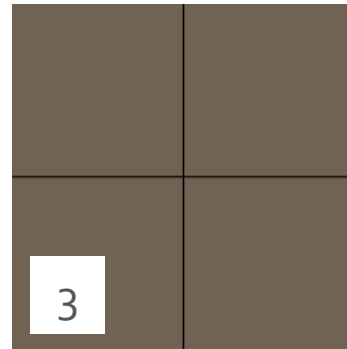
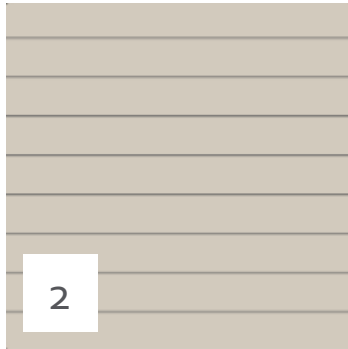


2 REAR / SOUTH ELEVATION



4 RIGHT / WEST ELEVATION

Materials



1. Stone Accent Siding

2. Plank Siding

3. Cement Board Accent Siding

4. Beam Accent – Dark Brown

Landscape Plan



Form and Character

- ▶ Aligns with Urban Design Guidelines
 - ▶ Convey a strong sense of authenticity through urban design that is distinctive for Kelowna
 - ▶ Integrate new development with existing site conditions and preserve the character amenities of the surrounding area
 - ▶ Promote interesting, pedestrian friendly streetscape design and pedestrian linkages
 - ▶ Incorporate architectural features and detailing of buildings and landscapes that define an area's character

Variances

- ▶ Vary the minimum south side yard from 4.0 m permitted to 2.04 m proposed
 - ▶ To facilitate trellis structure; buildings are setback 4.0 m
- ▶ Vary the minimum rear yard from 7.5 m permitted to 4.94 m proposed
 - ▶ To accommodate larger front setback, amenity space, and utility meters
 - ▶ Mitigated with landscaping

Staff Recommendation

- ▶ Staff recommend **support** of the proposed Development Permit and Development Variance Permit
 - ▶ Meets intent of OCP and Urban Design Guidelines



Conclusion of Staff Remarks