



DP20-0007 & DVP20-0008 66o Cawston Ave.

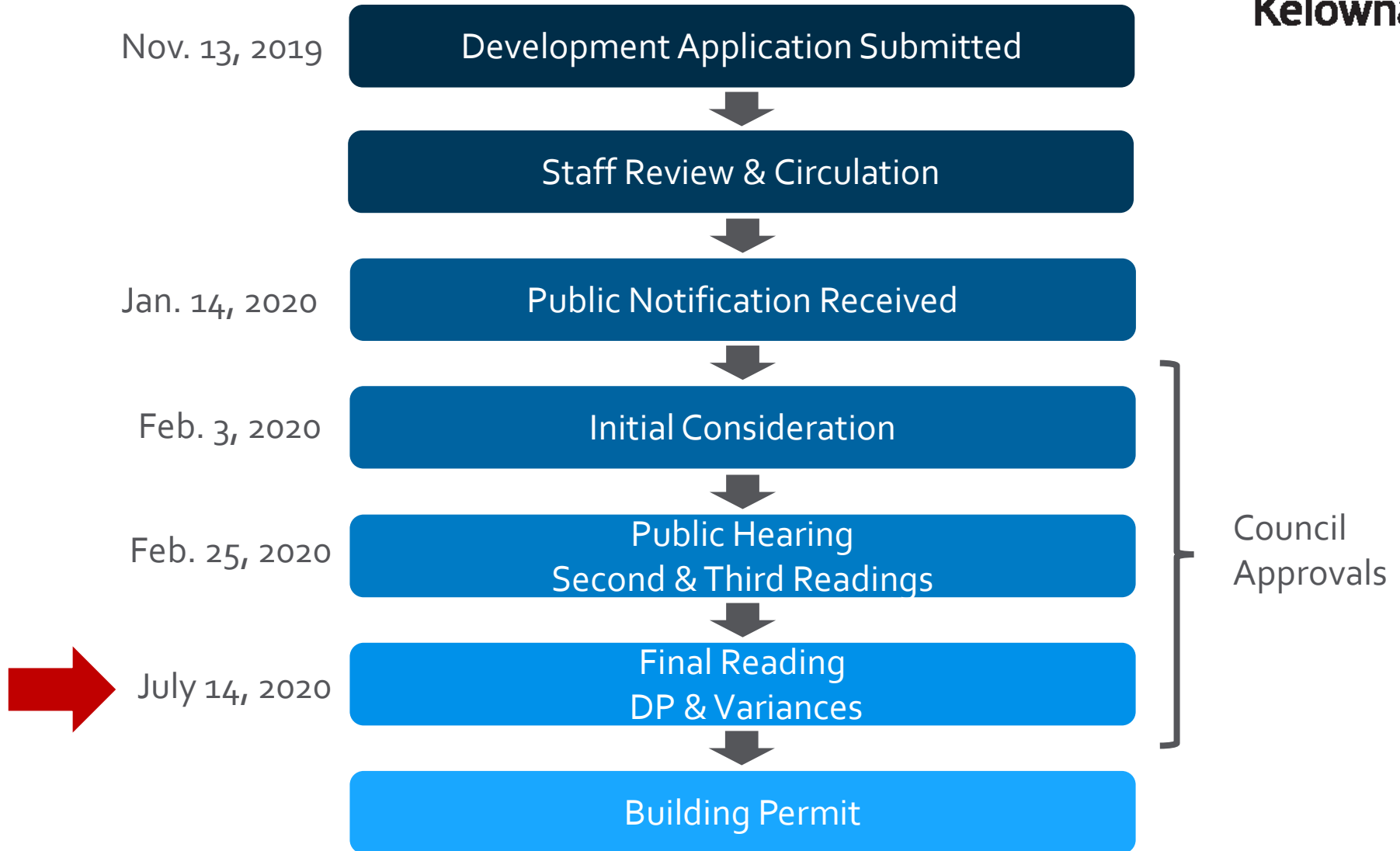
Development Permit &
Development Variance Permit Application



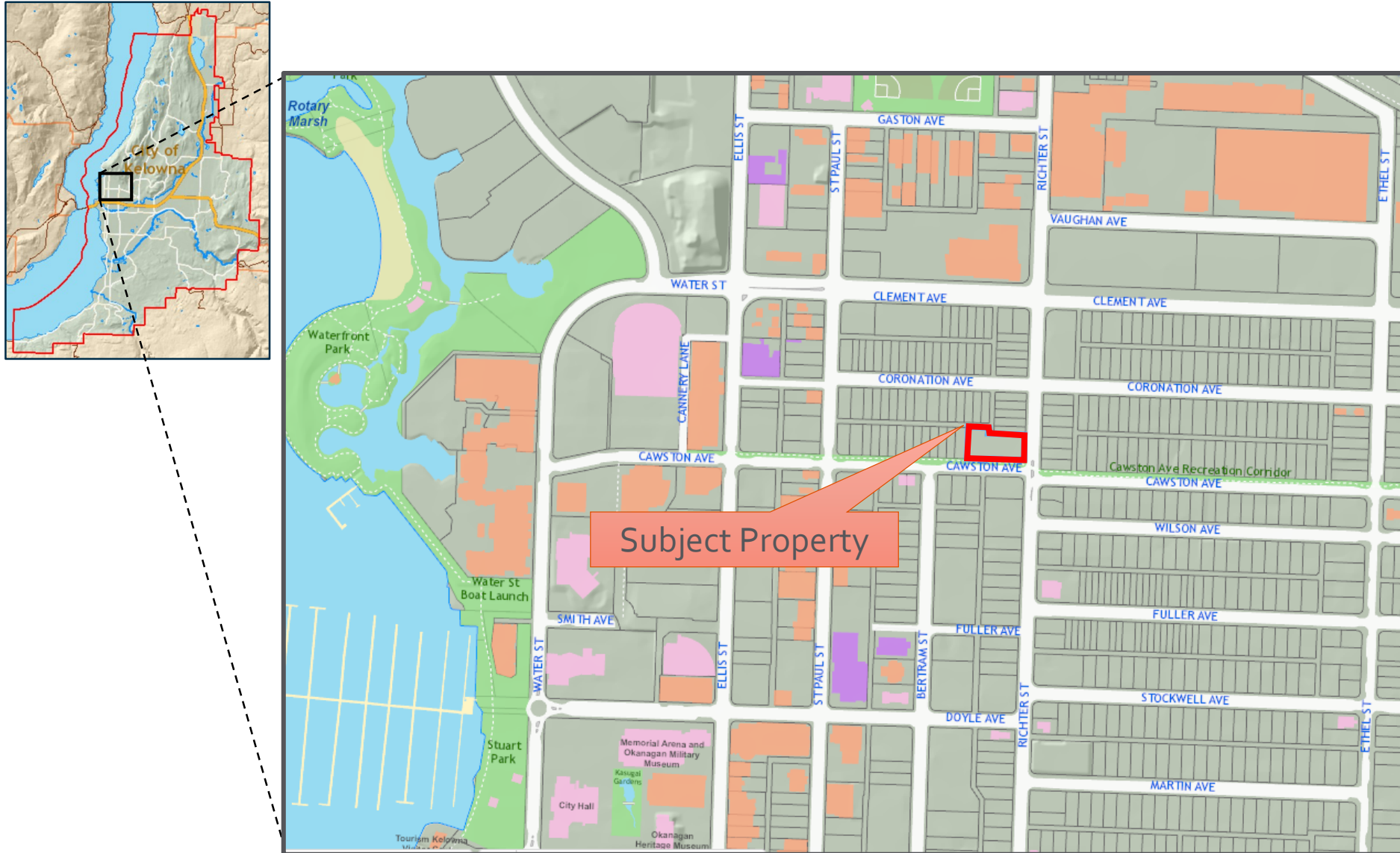
Proposal

- ▶ To consider a Development Permit for the form and character of a 6 ½ storey apartment building; and to consider a Development Variance Permit to vary the following: 1) The side yard setback above 16m; 2) The required triangular setback on the first storey at intersection; 3) The height restriction shown on C7 Map A – Downtown Building Heights Plan for the eastern-most part of the building; and 4) The proportion of regular size parking stalls.

Development Process



Context Map

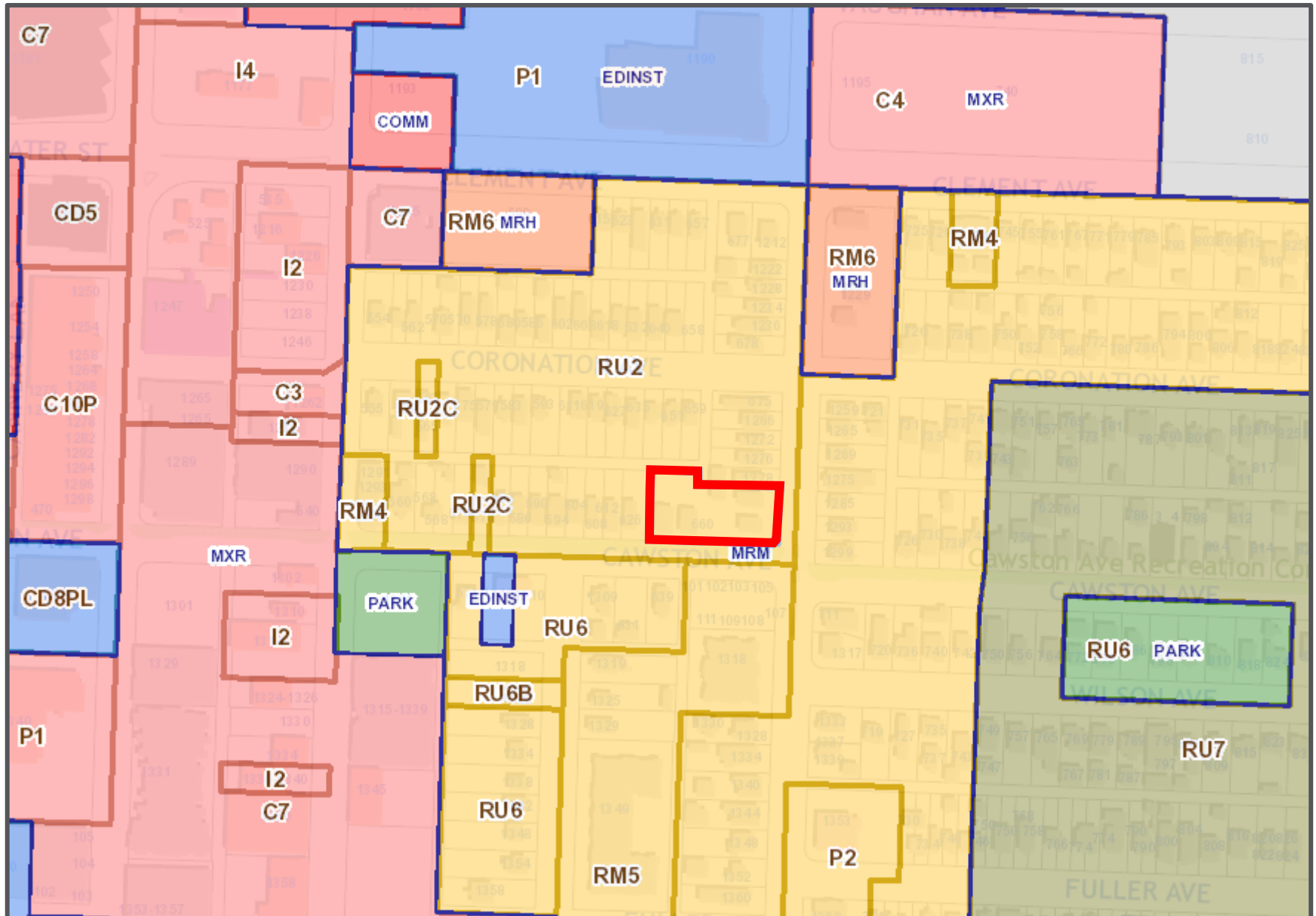


City of Kelowna

Subject Property Map



OCP Future Land Use / Zoning



Background

- ▶ The proposal requires both a rezoning and an OCP Amendment.
 - ▶ OCP Amendment: MRM ➡ MRX
 - ▶ Rezoning: RU2 ➡ C7
- ▶ Supported on condition of a covenant limiting height of development to 6 ½ storeys and 24m.
- ▶ Supported on condition of a covenant limiting development to residential use, with opportunity for live-work units on ground floor.
- ▶ Both covenants now on Title.

Project/technical details

- ▶ The applicant proposes a 6 ½ storey apartment building with half-submerged parking structure at grade, single storey townhouse units stepped back above, and apartment units setback above the townhouses.

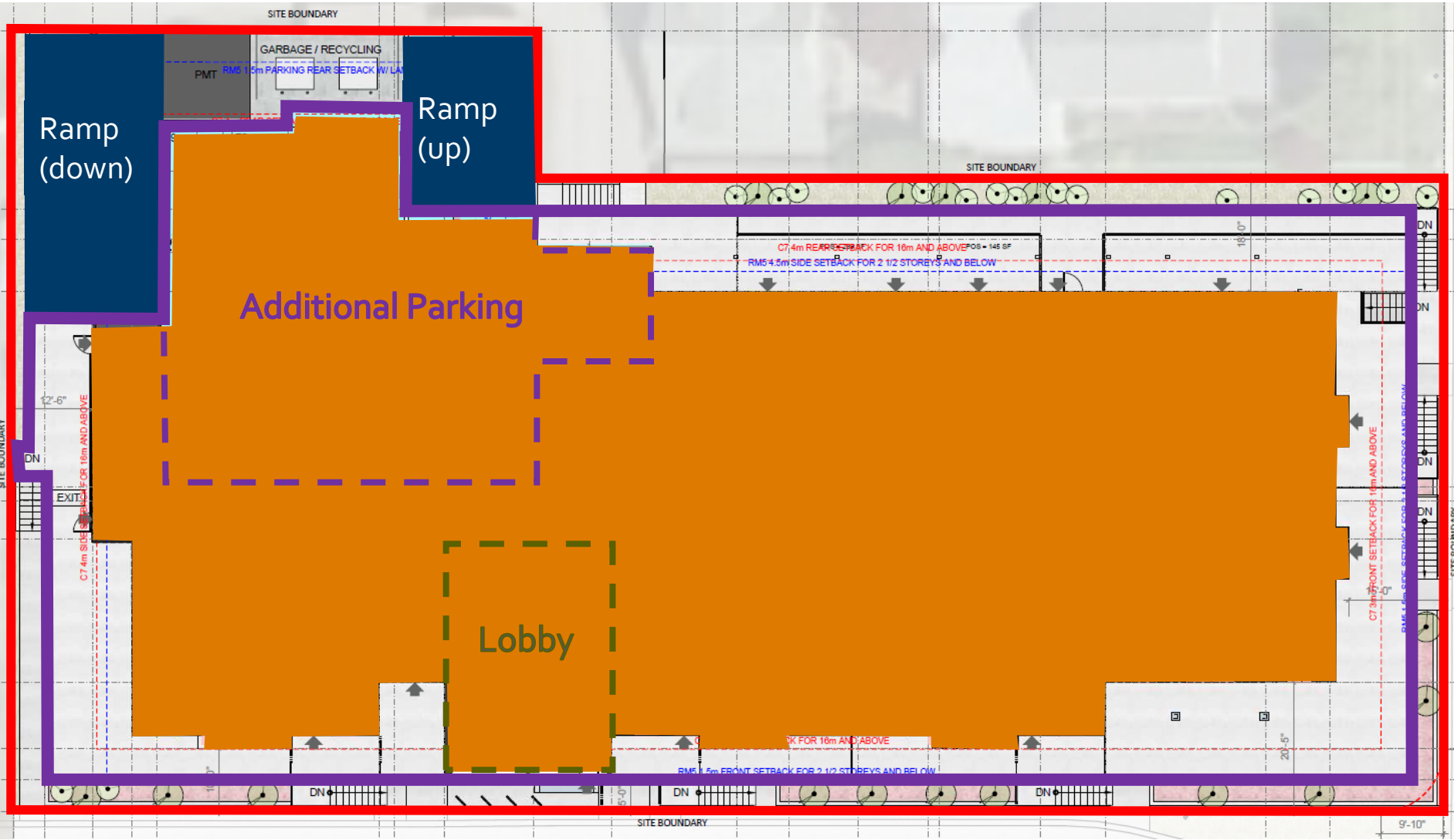


Site Plan

Lot Boundary

Extent of Half-Submerged Parkade

Building Footprint Above Parkade



Elevations

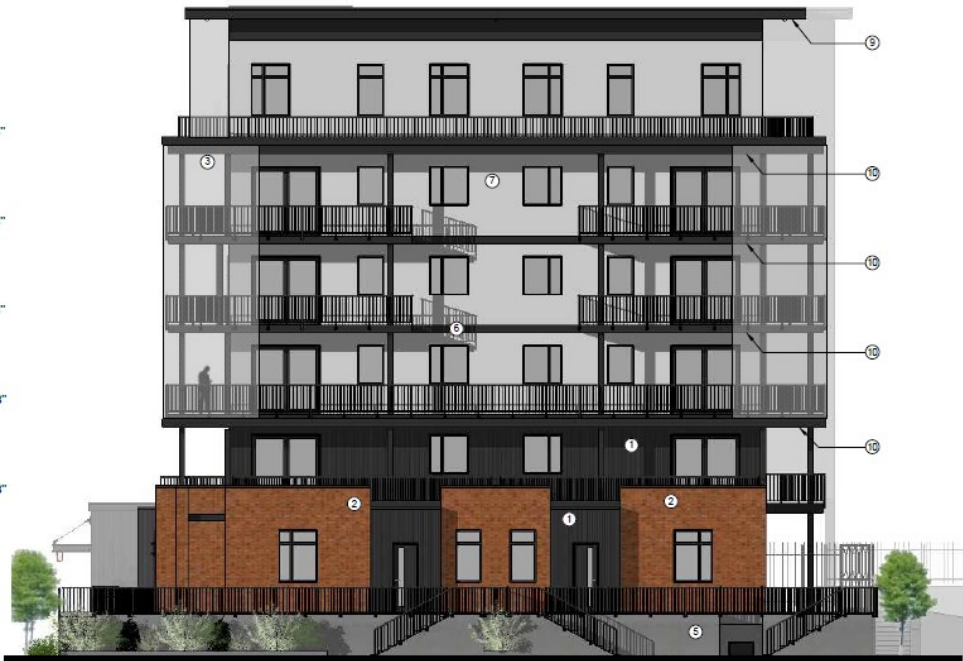


City of Kelowna

Elevations



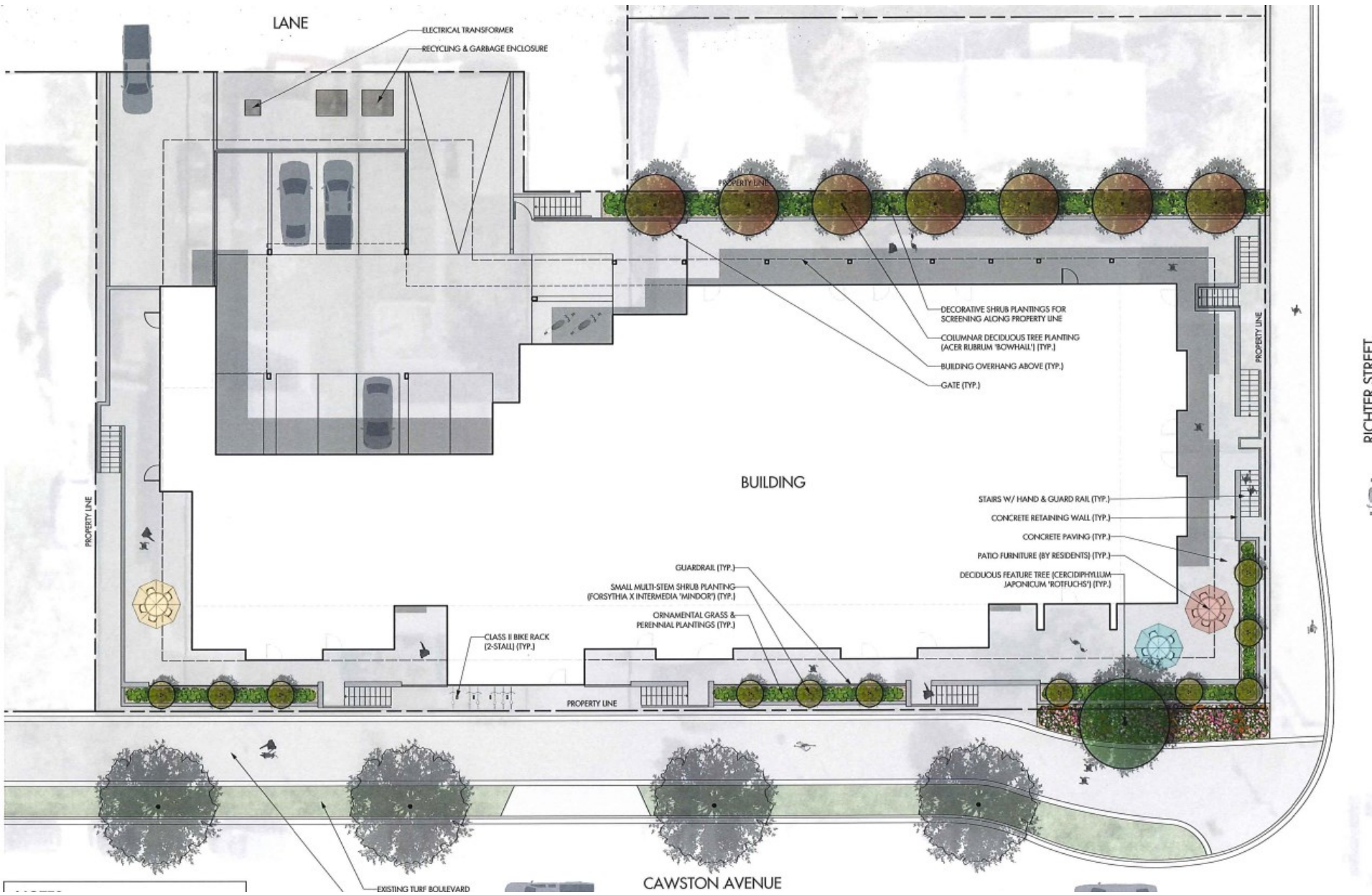
Elevations



Rendering



Landscape Plan



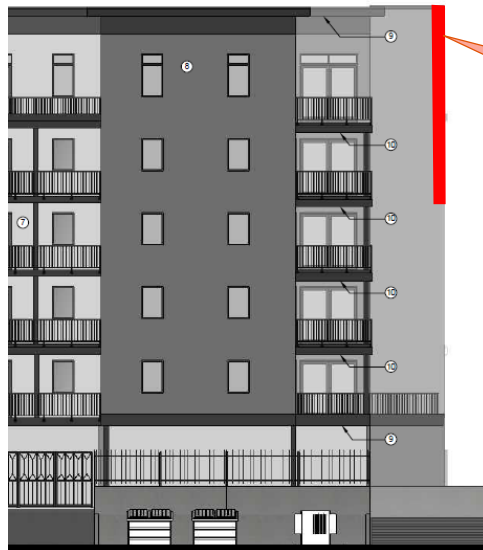
Development Policy

- ▶ The proposed development substantially meets the Revitalization Development Permit Guidelines.
- ▶ High degree of articulation, horizontally and vertically
 - ▶ Extended balconies on south and east of building add to the articulation and provide enhanced private open space
- ▶ Flat roofline integrates well with the body of the building.
- ▶ Ground-oriented units over half-submerged parkade feature open space that is both private and offers 'eyes on the street' to increase safety.
- ▶ Landscaping at grade breaks up the massing of the half-submerged parkade



Variance 1

- ▶ Reduce side yard setback above 16m from 4m required to 3.8m for stairwell shaft on west side.
 - ▶ Variance is minor in extent and includes only a small portion of the building.



South Elevation

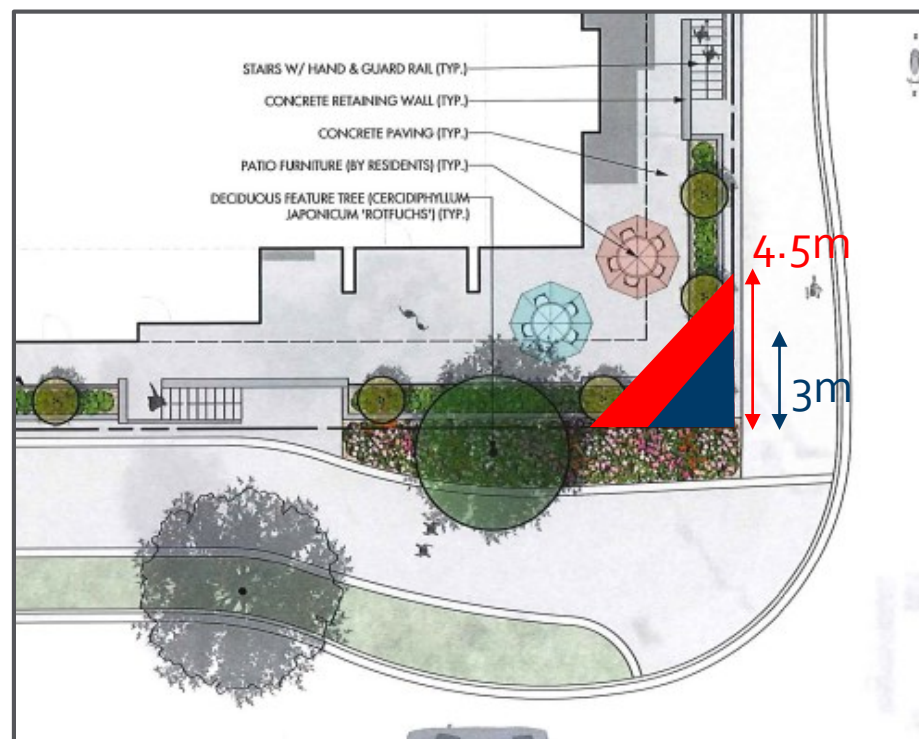
Variance Area



West Elevation

Variance 2

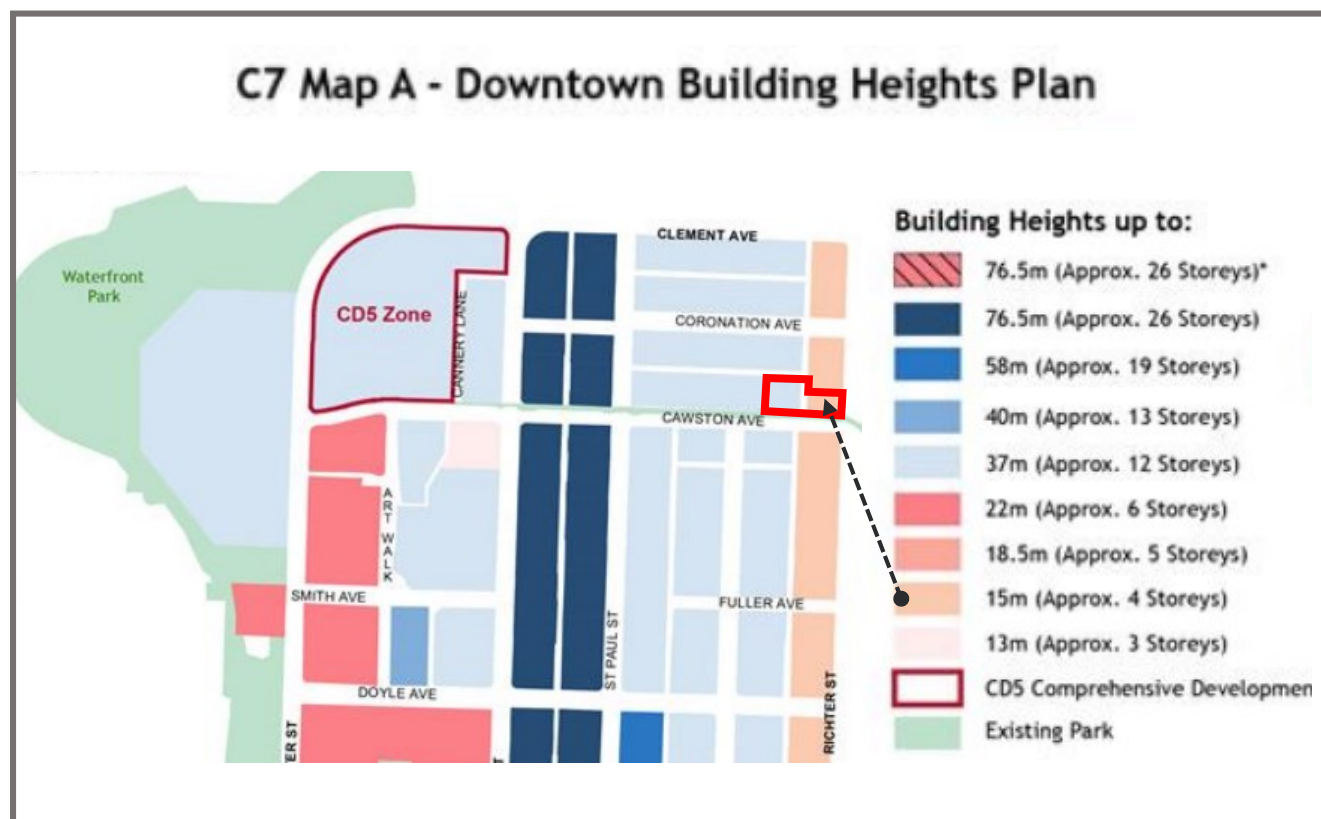
- ▶ Reduce triangular setback on 1st storey at intersection from 4.5m required to 3m.
- ▶ 4.5m setback intended primarily for mixed-use buildings in heart of the downtown core where pedestrian traffic is at its highest, and where an extended corner cut is thought to be beneficial to provide people a place to congregate



Variance 3

- ▶ Vary the height on the eastern-most portion of the building from 15m maximum to 24m and 6 ½ storeys.

- ▶ Staff support the proposed variance as this an appropriate location for a mid-rise apartment building of this size and scale



Variance 4

- ▶ Reduce proportion of full size parking stalls from 50% required to 29%.
 - ▶ Variance is relatively minor, and is anticipated to be manageable without adversely affecting the parking situation.
 - ▶ Prioritizing large vehicles is not necessary in the downtown core

Public Notification Policy #367

- ▶ Public Consultation, which included both a Neighbour Consultation and a Public Information Session was executed in full compliance with Public Notification Policy #367
 - ▶ Complete by January 14, 2020

Staff Recommendation

- ▶ Staff support the Development Permit as the proposal substantially meets the Urban Design Guidelines.
- ▶ Staff support the variances for reasons given above
 - ▶ 1) Side yard setback above 16m (4m ➡ 3.8m)
 - ▶ 2) Triangular setback at intersection (4.5m ➡ 3m)
 - ▶ 3) Height, for eastern part of building (15m ➡ 24m)
 - ▶ 4) Proportion of full size parking stalls (50% ➡ 29%)



Conclusion of Staff Remarks