



DP19-0240 / DVP19-0242 4131 Lakeshore Road

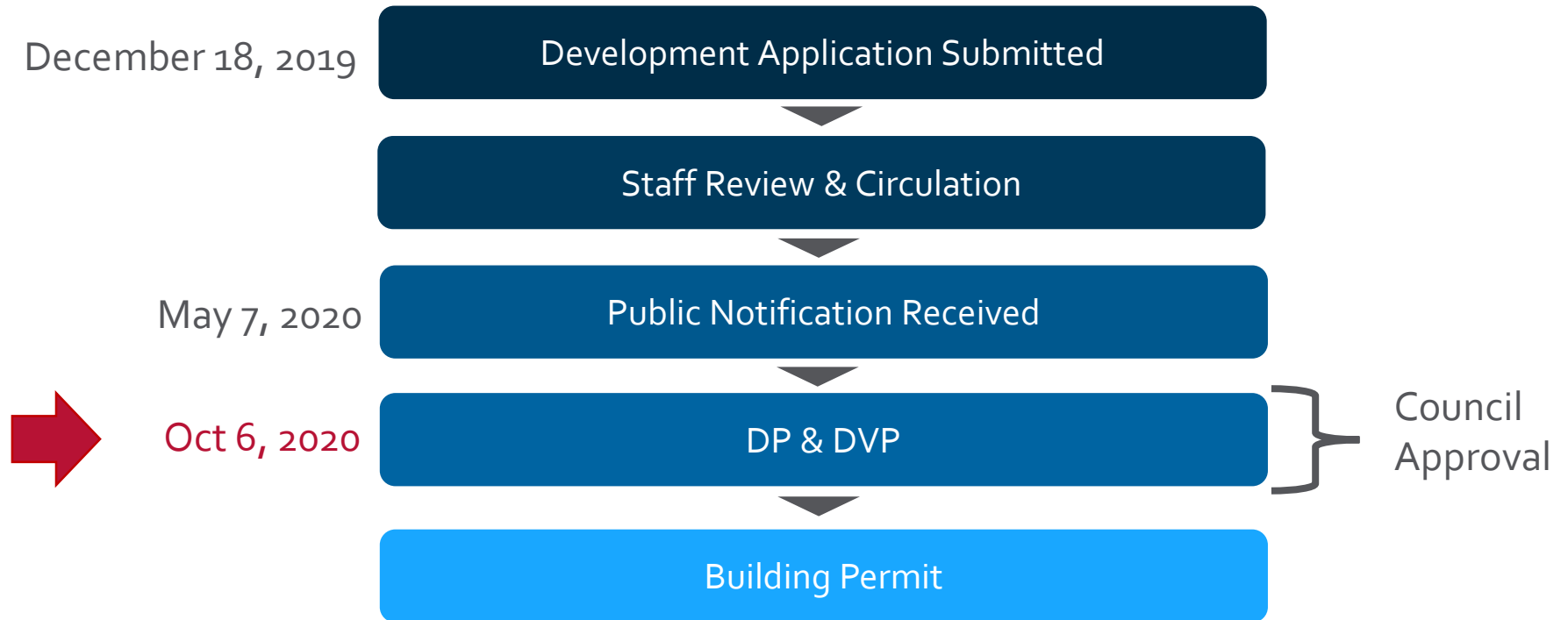
Development Permit and Development Variance Permit Applications



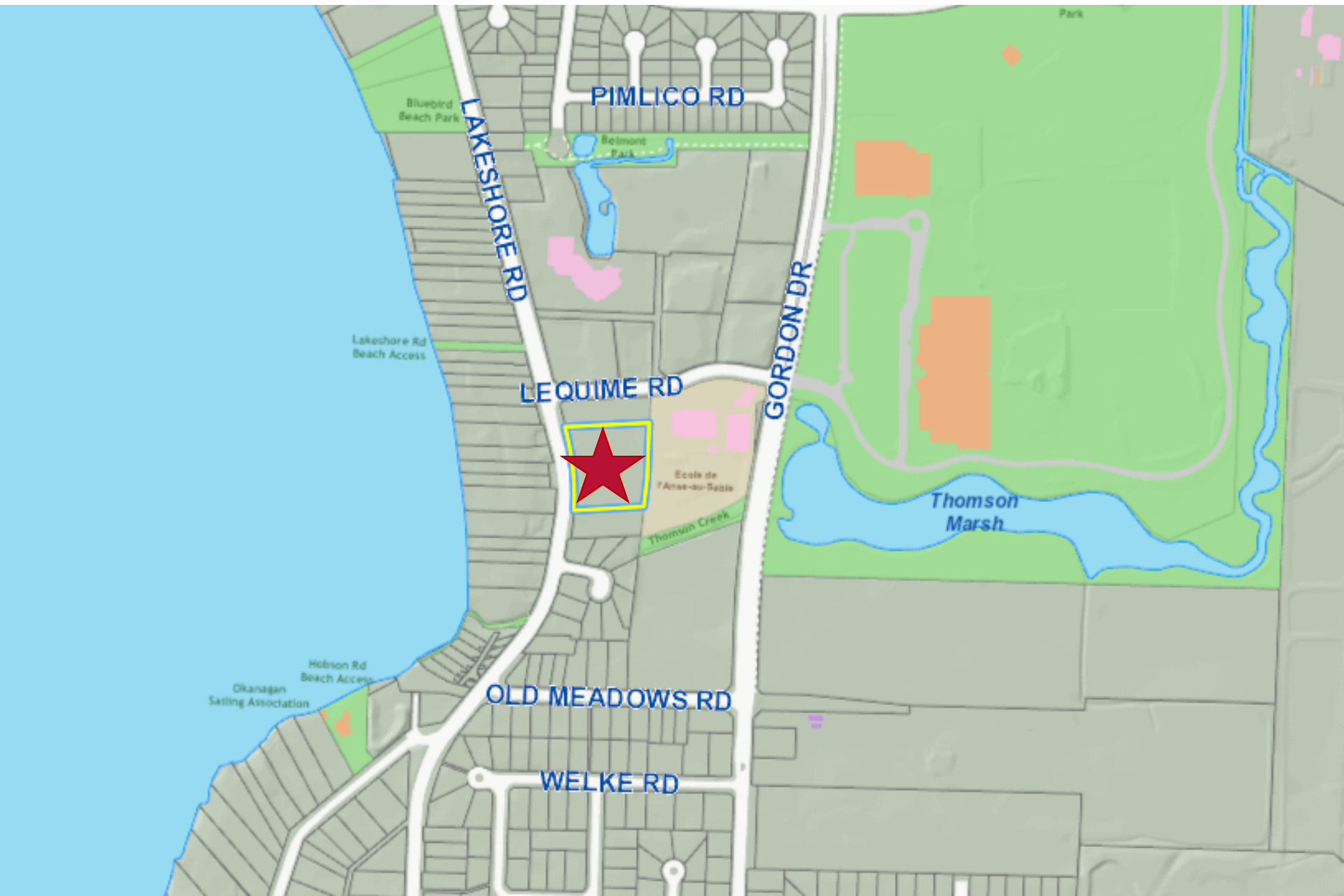
Proposal

- ▶ To consider the form and character of a 70-unit multi-family development and a variance to building height.

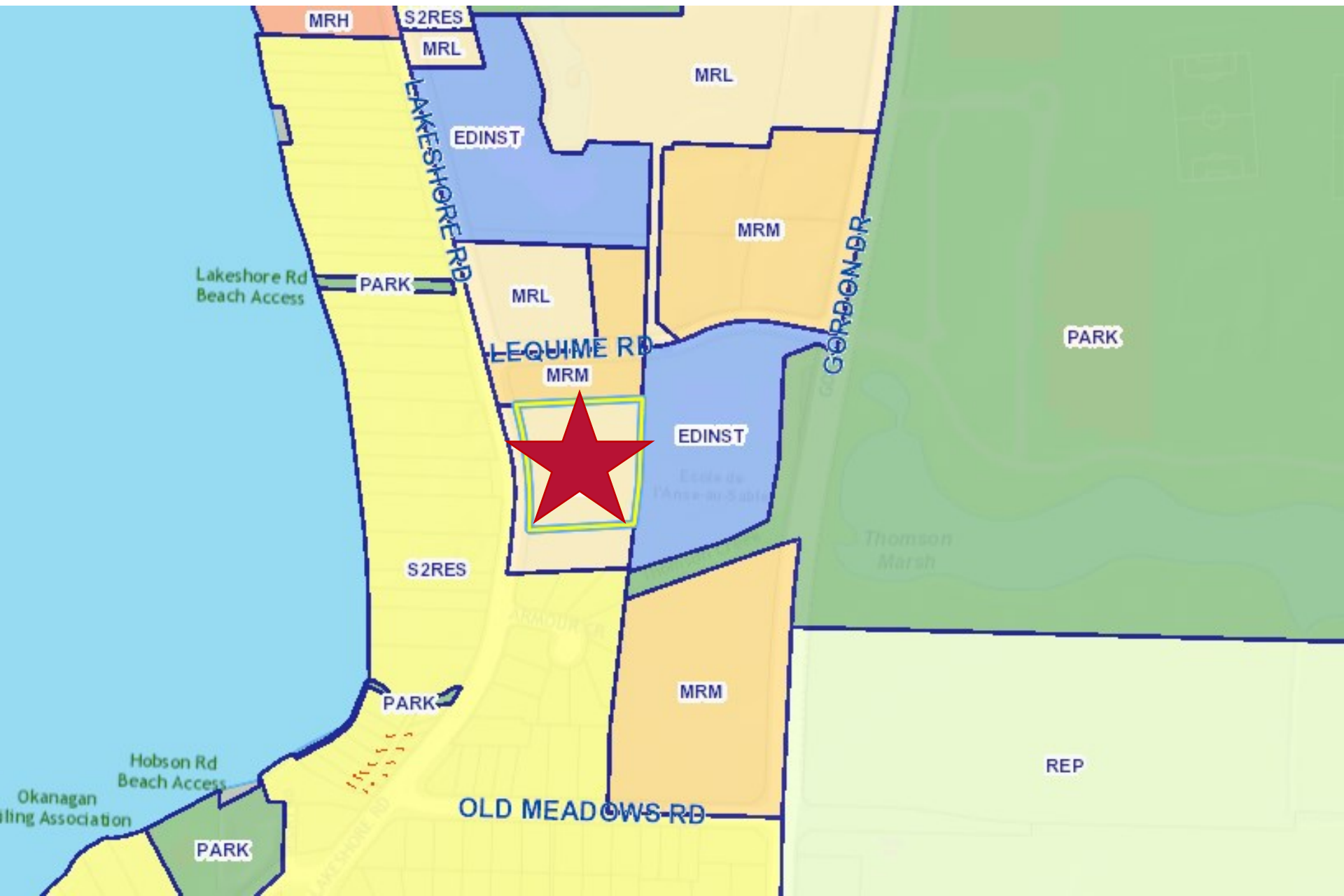
Development Process



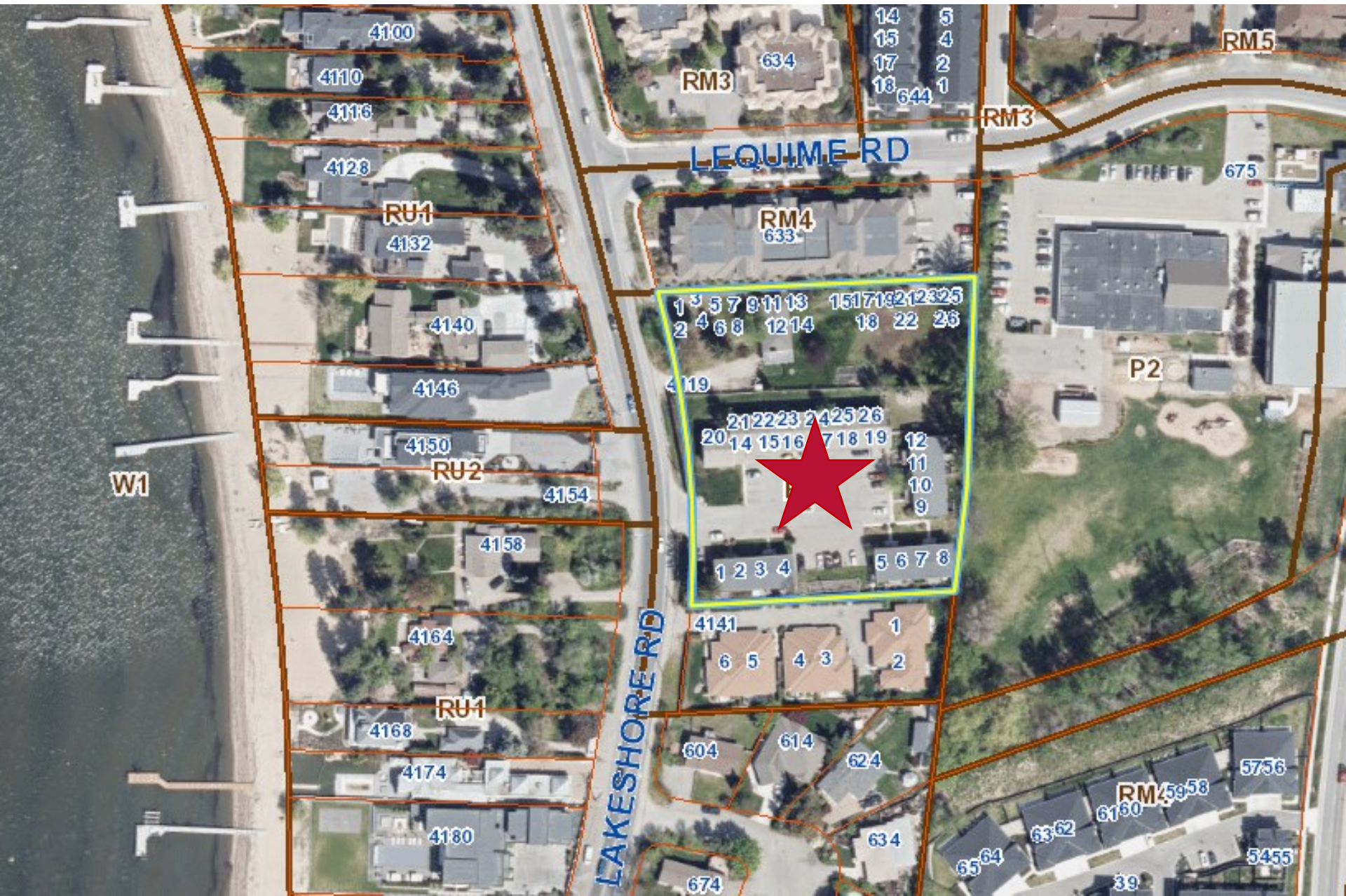
Context Map



OCP Future Land Use / Zoning



Subject Property Map



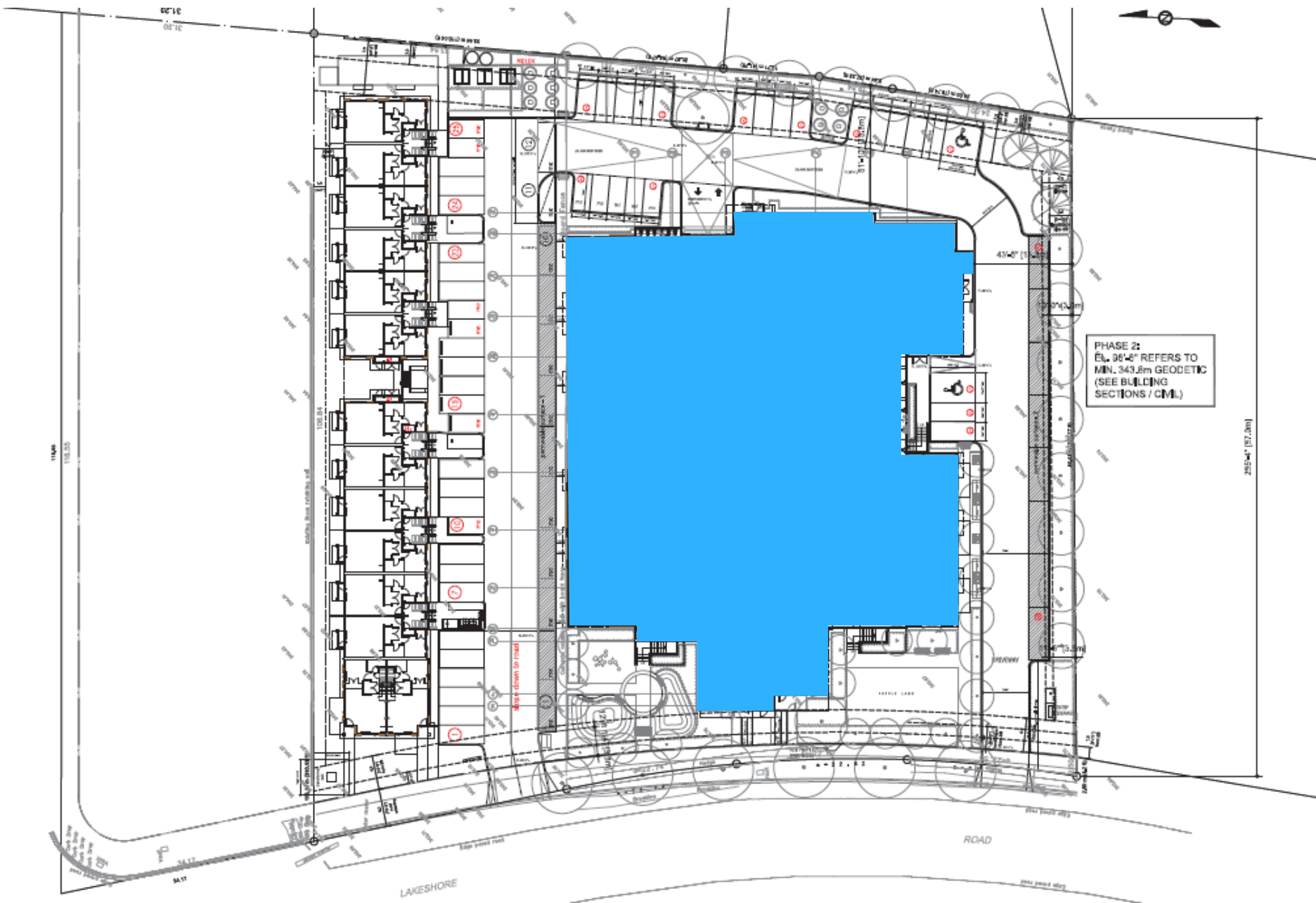
Subject Property Photo



Project Details

- ▶ 4-storey, 70-unit rental development
- ▶ 59 one-bedroom units and 19 two-bedroom units in the form of an apartment building wrapped with townhouse units
- ▶ Parking provided in parkade and at grade
- ▶ Units have private outdoor space and common outdoor amenity space is also provided

Site Plan



Elevations

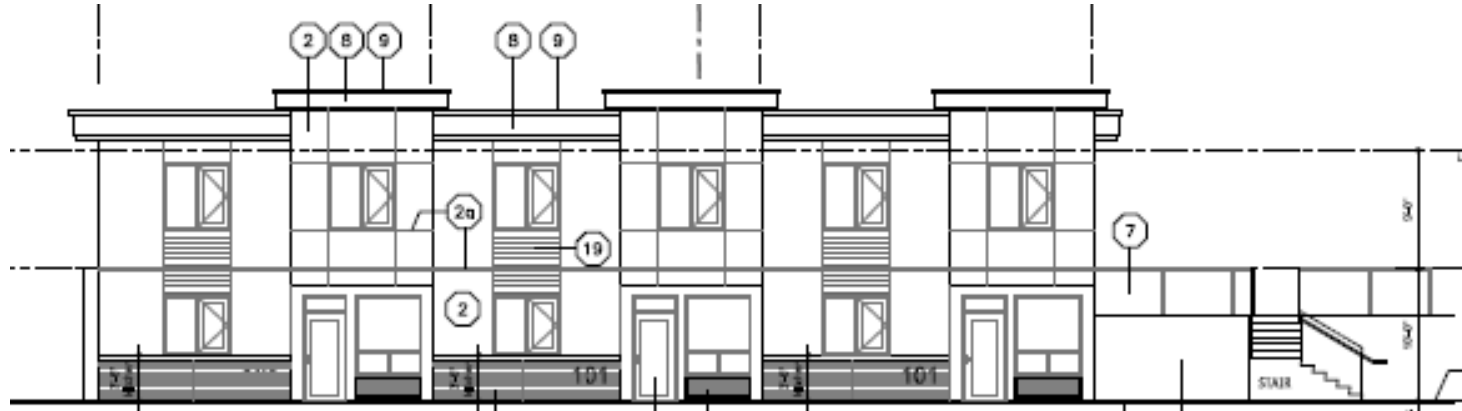


East Elevation (facing Lakeshore Road)



West Elevation

Elevations

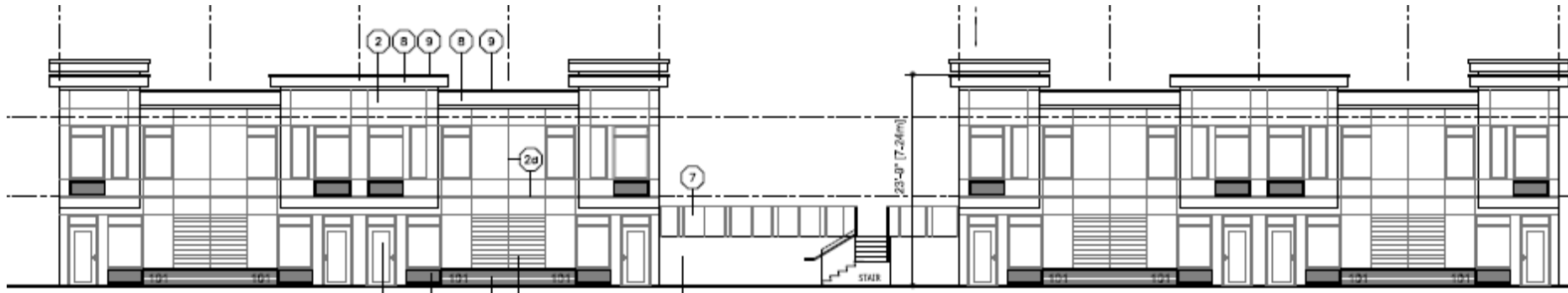


South Elevation (townhouses – in front)



South Elevation (apartment – behind townhouses)

Elevations



North Elevation (townhouses – in front)



North Elevation (apartment – behind townhouses)

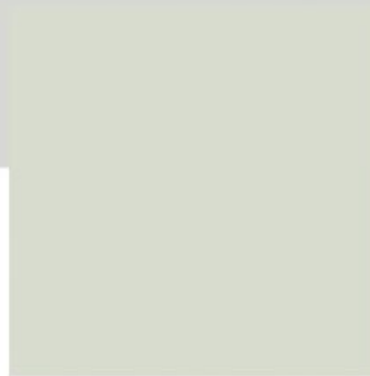
Materials



dark brown - running bond



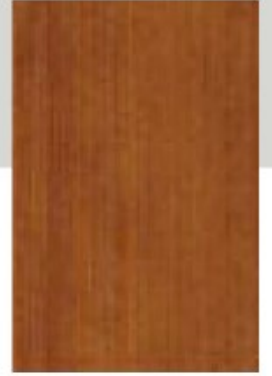
stucco - dark grey



stucco - titanium



stucco - light grey



wood grain panel

The site plan illustrates a residential development with two townhome buildings and a central amenity space. The plan is bounded by Lakeshore Road to the west and a Property Line to the east. Key features include:

- Townhomes:** Two rows of townhomes, each with a roof overhang and a bike wash area. The buildings are connected by a central amenity space.
- Landscaping:** The plan features a variety of trees, including Autumn Blaze Maple, Cornelian Linden, Madgar Ginkgo, Ivory Silk Japanese Tree Lilac, Rising Fire American Hornbeam, Persian Ironwood, Swiss Stone Pine, and Black Hills Spruce. There are also several circular tree pits and a large screen planting area.
- Parking:** Multiple parking areas are shown, including bike racks for bicycles and a loading zone.
- Other Features:** The plan includes a pet wash area, a play area, a concrete seat wall, and various concrete stairs and retaining walls.

Variance

- ▶ Requesting one variance to building height from 10 m / 3 storeys to 12.5 m / 4 storeys
- ▶ To accommodate the apartment portion of the structure in the centre of the proposed development
- ▶ Minimized by setting back the 12.9 m high portion of the building and wrapping with two-storey townhouse units to provide transition

Urban Design Guidelines

- ▶ Generally meets urban design guidelines:
 - ▶ Convey a strong sense of authenticity through urban design that is distinctive for Kelowna
 - ▶ Promote a high urban design standard and quality of construction for future development
 - ▶ Promote interesting, pedestrian friendly streetscape design
 - ▶ Incorporate architectural features and detailing of buildings and landscapes that define an area's character

Staff Recommendation

- ▶ Staff recommend **support** for a Development Permit and Development Variance Permit for the form and character of the 70-unit development proposal.



Conclusion of Staff Remarks