



DP19-0026

907 Ethel St.

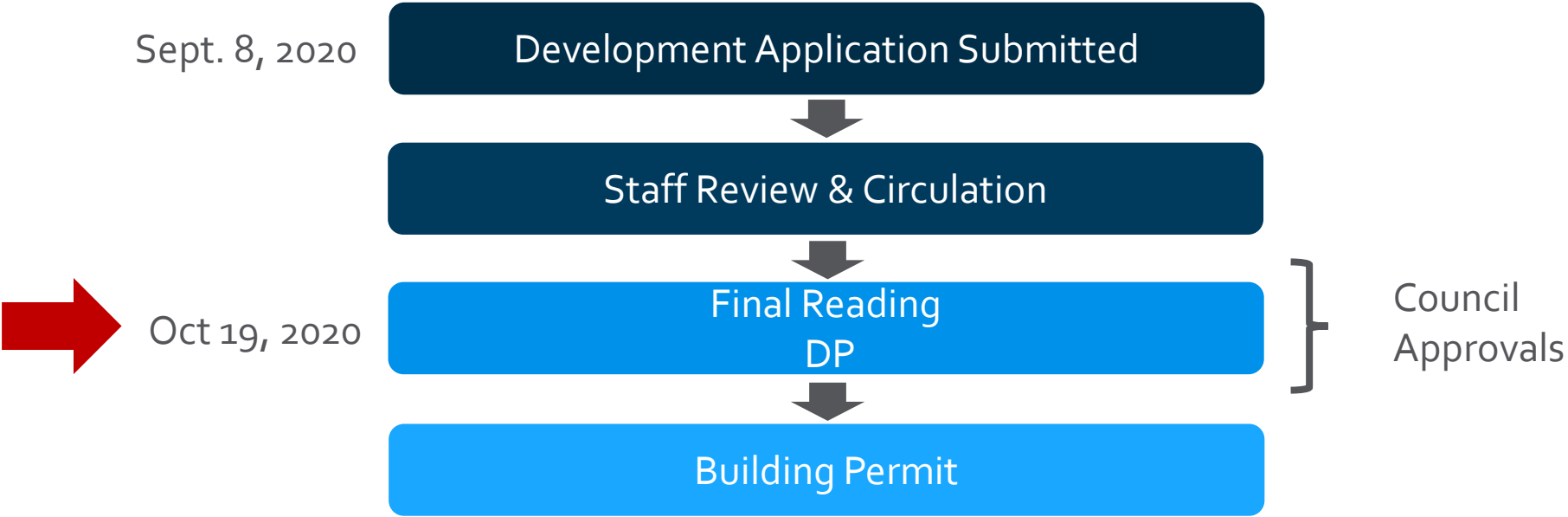
Development Permit Application



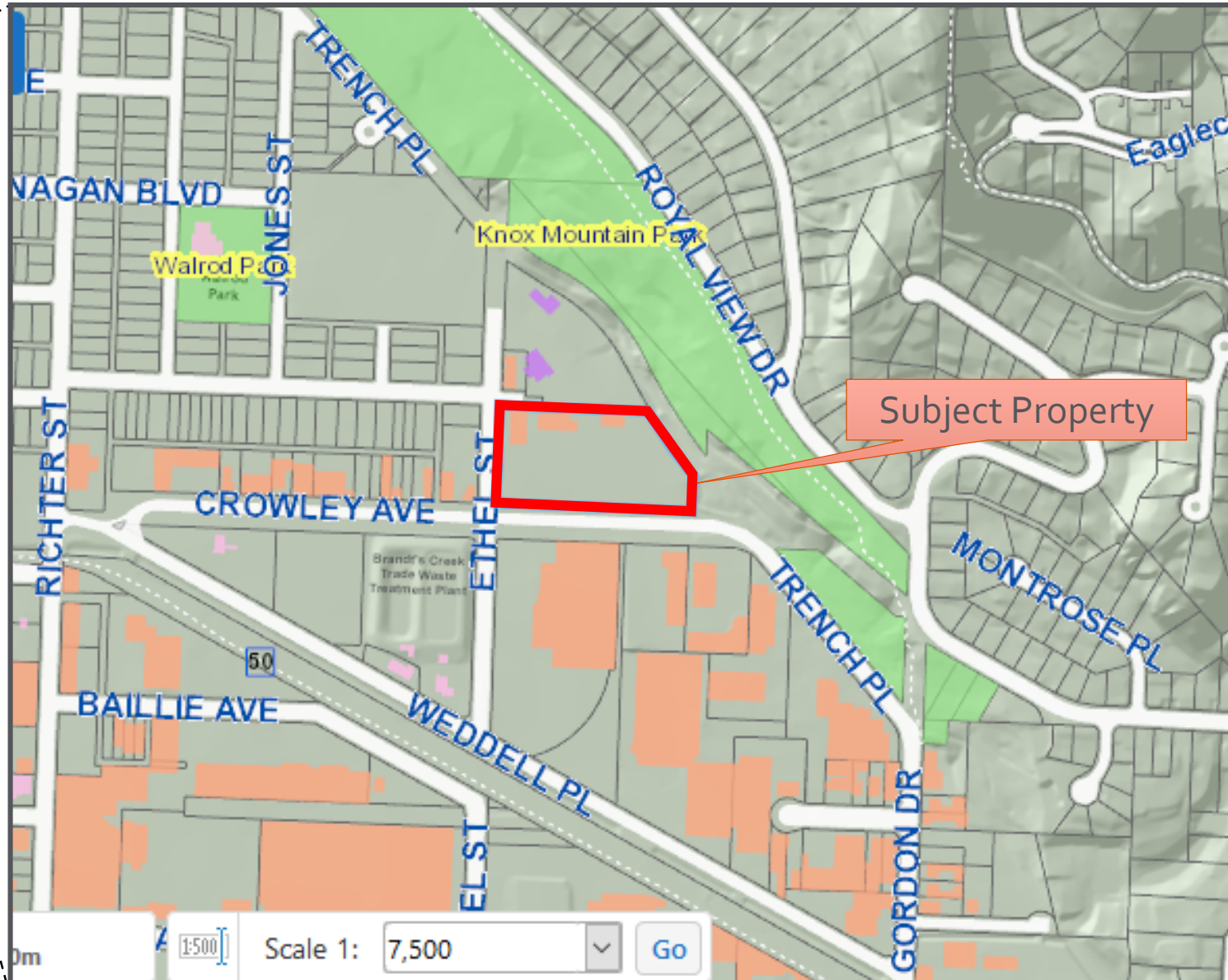
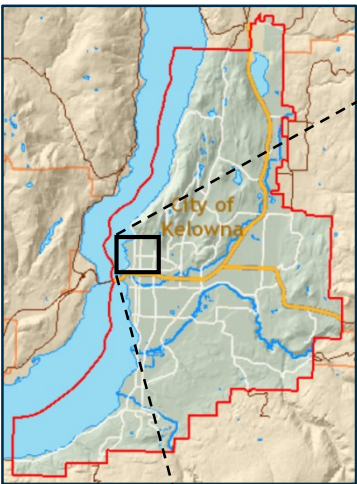
Proposal

- ▶ To consider a Development Permit for the form and character of a 4-storey mixed use building containing both industrial and residential uses on the subject lot.

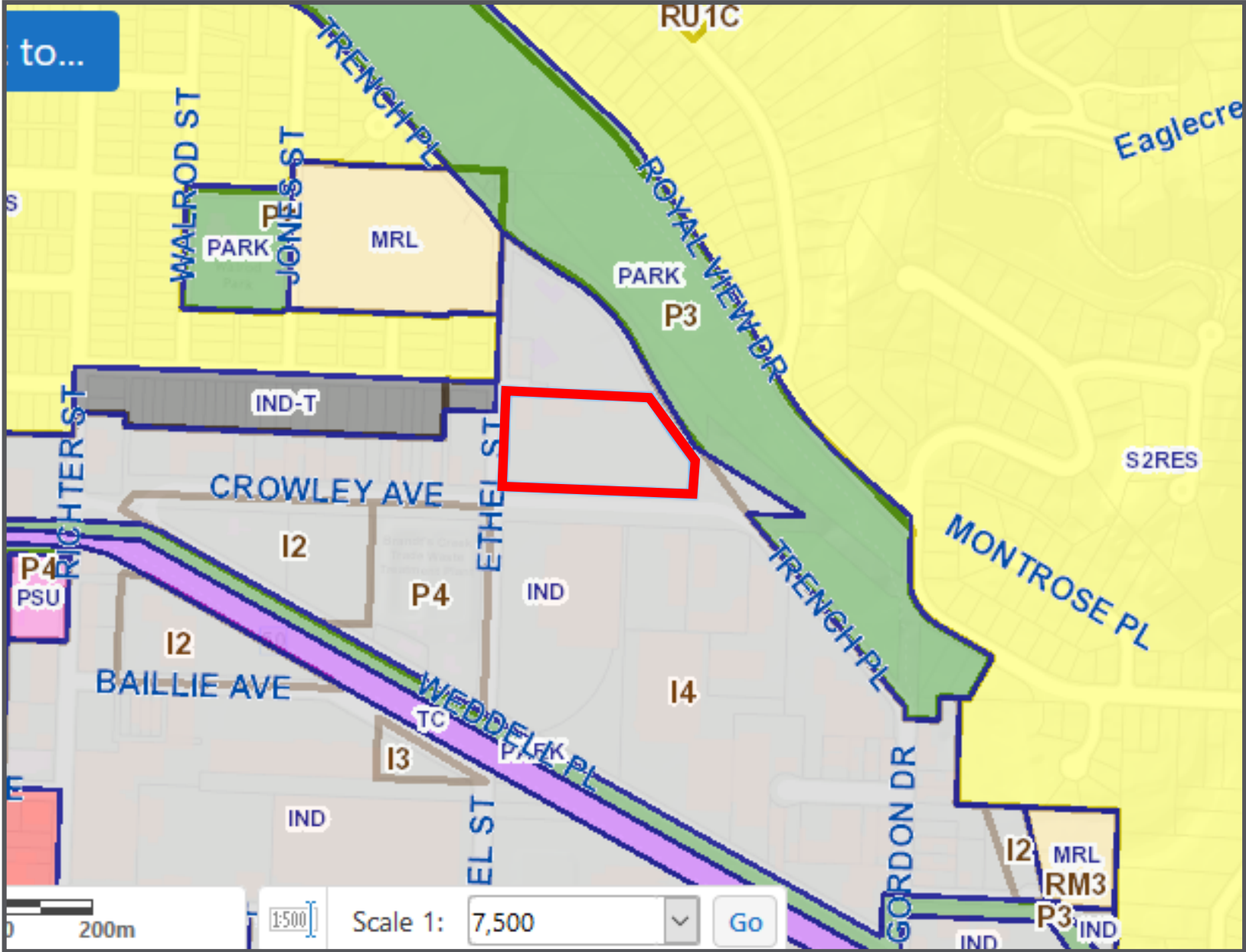
Development Process



Context Map



OCP Future Land Use / Zoning



Subject Property Map



Background

- ▶ Industrial and residential uses traditionally thought to be conflicting land uses
 - ▶ City's industrial zones do not normally permit residential uses.
- ▶ Recent trend towards mixed-use buildings has allowed for a greater acceptance of the concept of mixing industrial and residential uses
 - ▶ Concept has now been tried successfully in multiple cases outside of Kelowna.

Background

- ▶ In 2018 application submitted for a site specific Text Amendment to allow for residential use of 'multiple dwelling housing' on the lot.
 - ▶ Intended to be for workers employed in the building, and not the general rental market
- ▶ Proposal was supported by both Staff and Council.
- ▶ Project was delayed but now ready to move forward
 - ▶ Council recently formally adopted the Text Amendment to allow for multiple dwelling housing on the lot.

Project/technical details

- ▶ 4-storey mixed use building containing both industrial and residential uses.
- ▶ First 3 storeys to be industrial & 4th (top) storey to be residential.
 - ▶ Residential units stepped back on all four sides, and to contain 10 apartment units.

Project/technical details

- ▶ In considering the DP, attention was paid to ensure the industrial and residential uses would co-exist harmoniously with limited potential for conflict.
 - ▶ Safe passage of all forms of transportation was considered, and attention paid to ensure workers, residents, clients and visitors could access the building safely by foot, on bike, or by vehicle

Site Plan



CROWLEY AVENUE

Elevations



SOUTH ELEVATION
NOT TO SCALE

City of Kelowna

Elevations



NORTH ELEVATION
NOT TO SCALE

Elevations



EAST ELEVATION
NOT TO SCALE



WEST ELEVATION
NOT TO SCALE

Landscape Plan



Development Policy

- ▶ Proposal was evaluated against the City's Comprehensive Development Permit Guidelines and deemed to substantially meet the guidelines.
 - ▶ High urban design standard that is coordinated with existing structures;
 - ▶ Scale and massing of commercial buildings that promotes a safe, enjoyable living, pedestrian, working, shopping and service experience;
 - ▶ Promote alternative transportation with enhanced streetscapes and multimodal linkages;

Staff Recommendation

- ▶ Staff support the form and character DP for the proposed mixed use building.
 - ▶ Minimizes potential for conflict between industrial and residential uses
 - ▶ Ensures safe passage for all, using all forms of transportation
 - ▶ Substantially meets the DP Guidelines



Conclusion of Staff Remarks