



DP20-0062 & DVP20-0061

Development Permit and Development Variance Permit
Application



Proposal

- ▶ Development Variance Permit to vary several sections of the Zoning Bylaw related to building width, height, and set-backs.
- ▶ Development Permit to approve the form and character of four apartment buildings with a total of 238 dwelling units.

Development Process

December 20th 2019

Development Application Submitted



Staff Review & Circulation



September 9th 2020

Public Notification Received



October 27th 2020

Council Consideration of DVP and DP

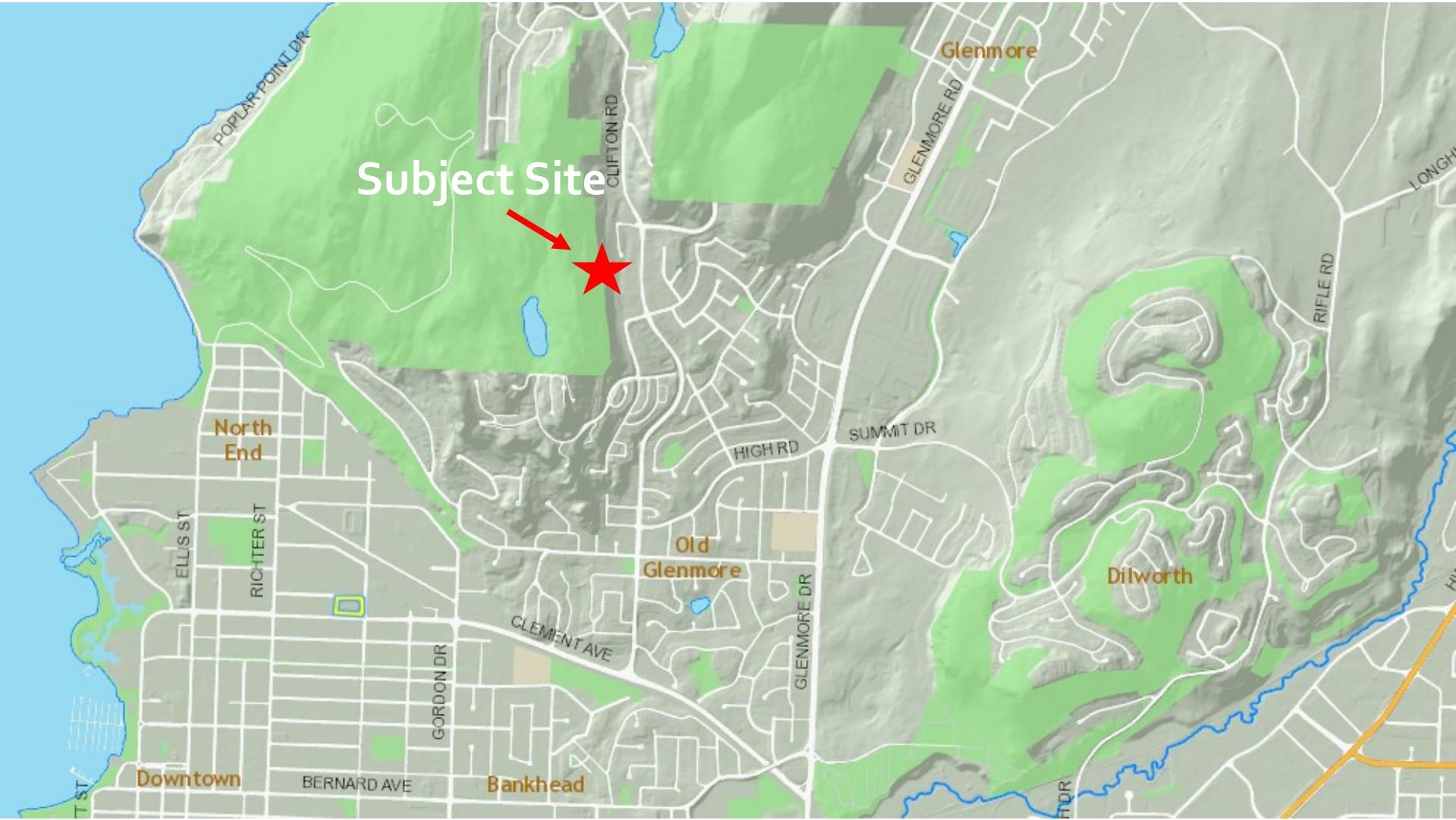


Council
Approvals



Building Permit

Context Map



City of Kelowna



Subject Site



City of Kelowna

Site Plan



Proposed Buildings – View From Clifton Rd



City of Kelowna

Proposed Buildings – View Looking North



City of Kelowna

Proposed Buildings – View Looking North-West



City of Kelowna

Variance #1 – Building Width



BUILDING A

BUILDING B

PARTIAL STREETSCAPE
SCALE: 1'-0"=20'-0"

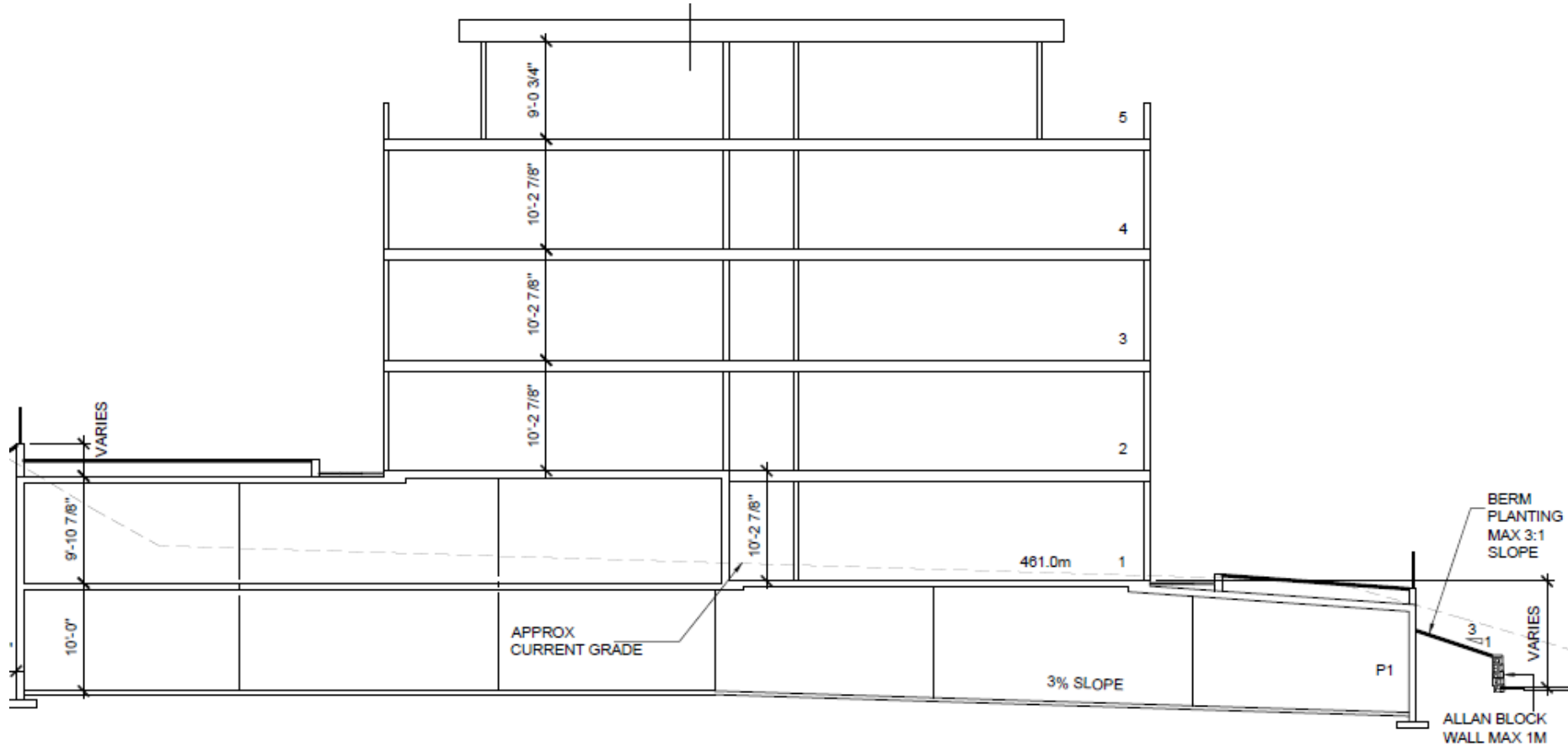


BUILDING C

BUILDING D

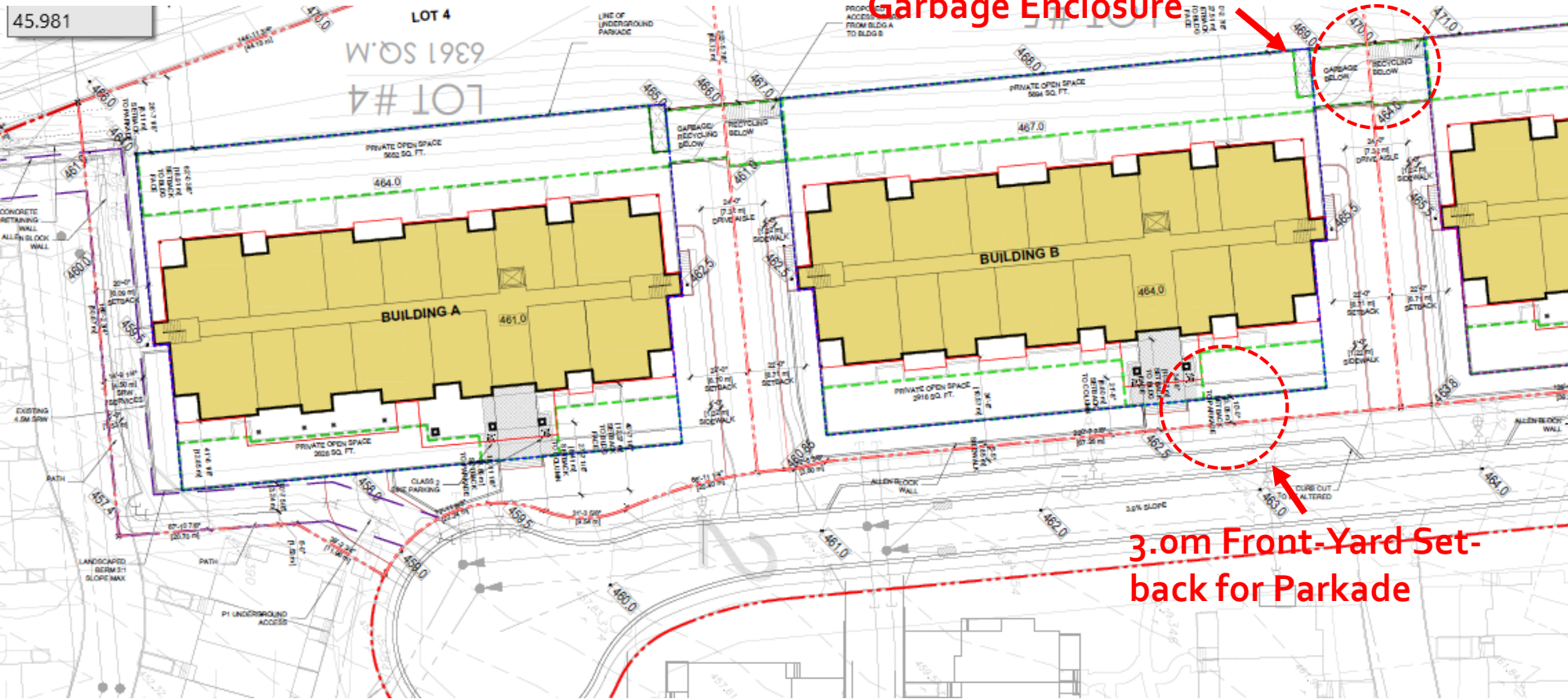
PARTIAL STREETSCAPE
SCALE: 1'-0"=20'-0"

Variance #2 –Building Height



Variance #3 –Front Yard Set-back

**0.0m Side Yard Set-Back for
Garbage Enclosure**



**3.0m Front-Yard Set-
back for Parkade**

Variance #4 –Side Yard Set-back



OCP Cluster Housing Policy

- ▶ *Objective 5.2 Develop Sustainably*
- ▶ **Policy 5.2.3 Complete Suburbs.**
 - ▶ Support a mix of uses within Kelowna's suburbs, in accordance with "Smart Growth" principles to ensure complete communities.
 - ▶ Uses that should be present in all areas of the City, at appropriate locations, include: commercial, institutional, and all types of residential uses (including affordable and special needs housing) at densities appropriate to their context.
 - ▶ Building heights in excess of four storeys will not be supported within the suburban areas, unless provided for by zoning existing prior to adoption of OCP Bylaw 10500.

Staff Recommendation

- ▶ Staff support the proposal:
 - ▶ The proposed buildings substantially conform to the City's Urban Design Development Permit Area Guidelines.
 - ▶ The proposed variances are not expected to create any negative impacts on any adjacent properties and are meant to allow the site to develop as one comprehensive development.



Conclusion of Staff Remarks