



# DP20-0140

# 796 Kuipers Crescent

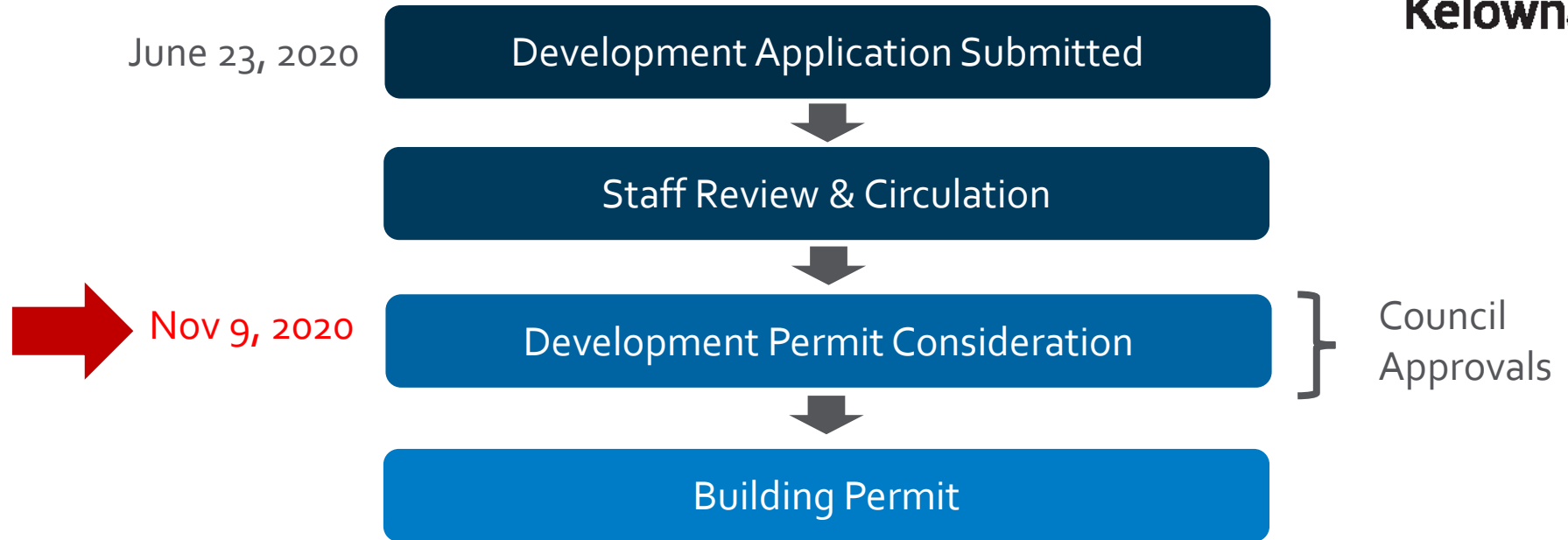
Development Permit



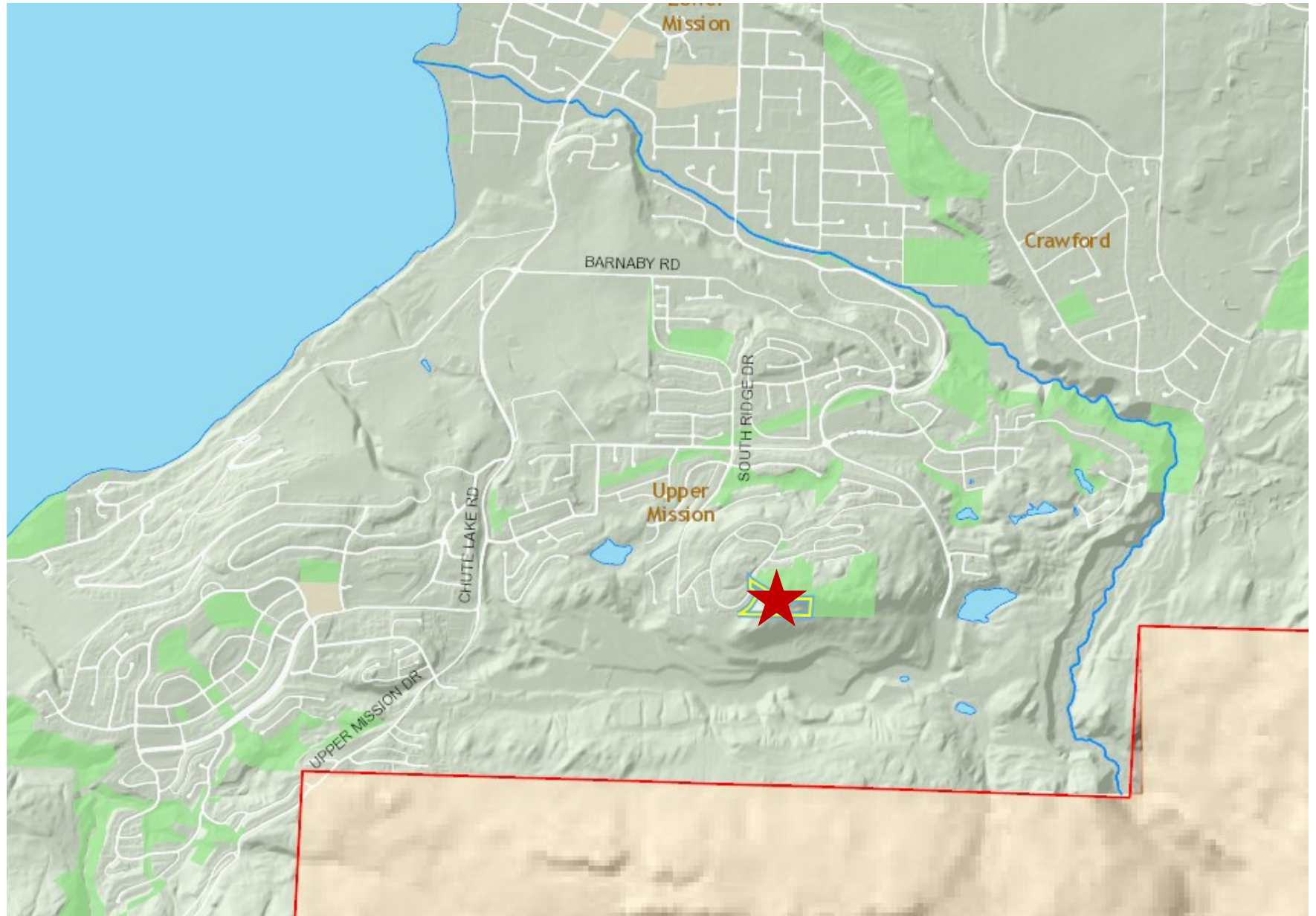
# Proposal

- ▶ To consider the form and character of a multiple dwelling housing development

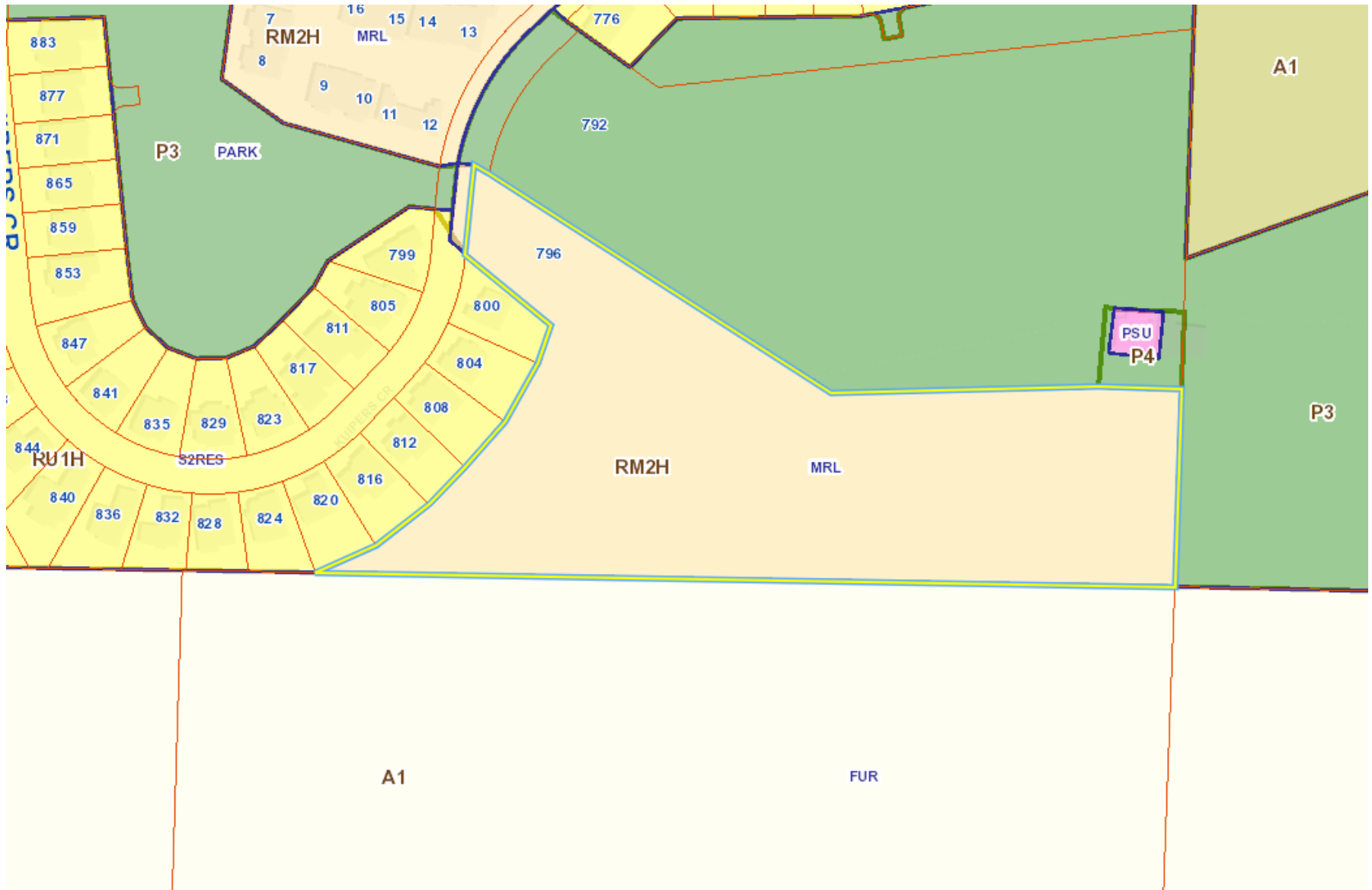
# Development Process



# Context Map



# OCP Future Land Use / Zoning



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# Subject Property Map



Transit Score  
**19**

## Minimal Transit

It is possible to get on a bus.

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Walk Score  
**0**

## Car-Dependent

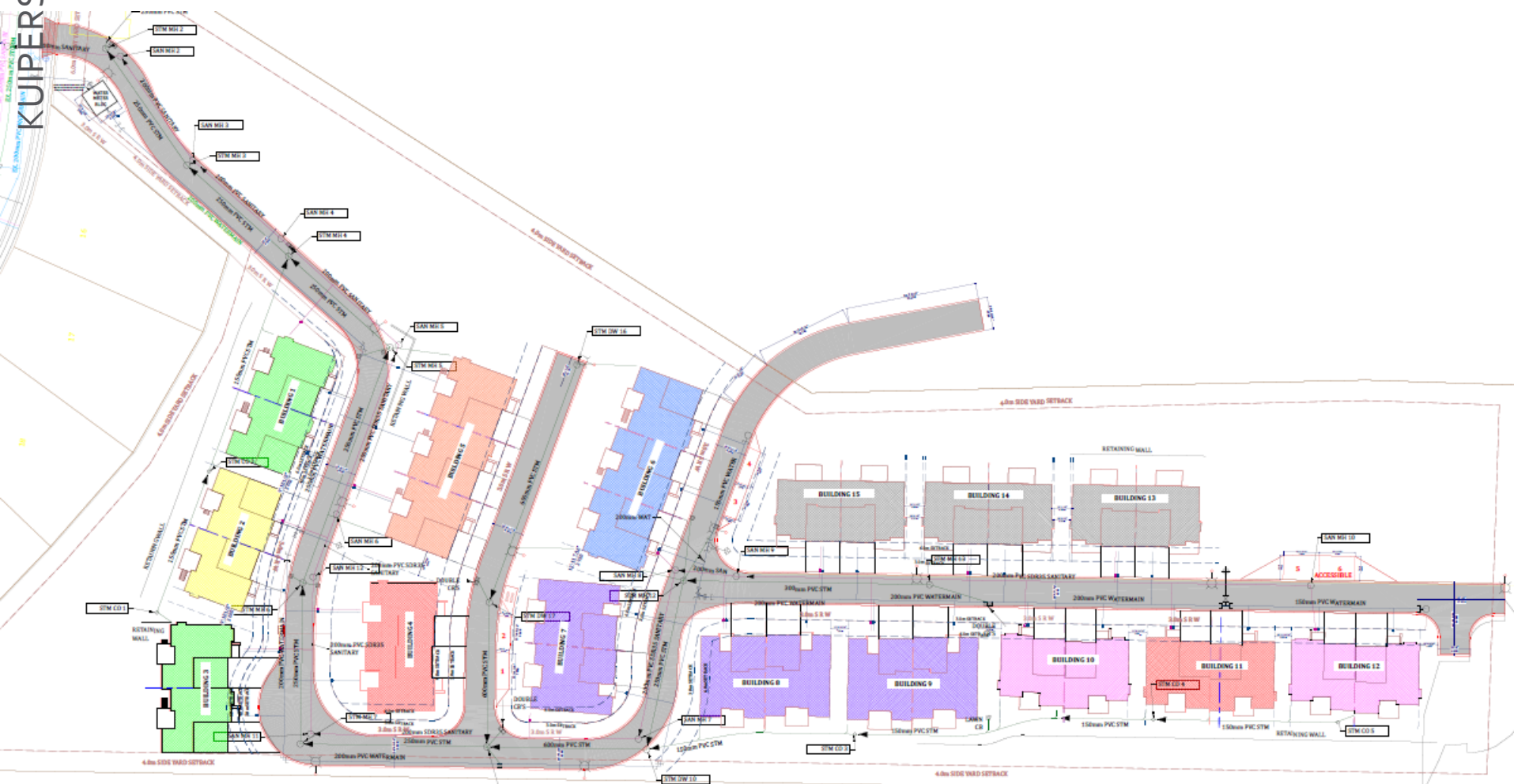
Almost all errands require a car.

# Project/technical details

- ▶ Multiple Dwelling Housing (RM2H zone)
- ▶ 32 dwelling units
  - ▶ 13 duplexes, 2 triplexes
- ▶ Meets parking requirements
  - ▶ Side by side garages
- ▶ Consistent with Zoning Bylaw – no variances requested



## KUIPERS CR



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# Renderings



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# Renderings



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# Renderings



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# Renderings



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[illegible]

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# Development Policy

- ▶ The proposed development achieves the many of the City's Comprehensive Design Guidelines including:
  - ▶ Architectural unity and cohesiveness
  - ▶ Integrate development within site conditions
  - ▶ Preserve character of area

# Staff Recommendation

- ▶ Staff recommend **support** for the development permit application
  - ▶ Consistent with OCP Design Guidelines
  - ▶ Meets zoning regulations
    - ▶ Parking
    - ▶ FAR, Site Coverage, Setbacks
  - ▶ Achieved intended form and density on a sloped lot
  - ▶ Addresses access to Kuipers' Peak Mountain Park



## *Conclusion of Staff Remarks*