



DP19-0168 DVP19-0169 3101 Lakeshore Rd

Development Permit & Development Variance Permit



Proposal

- ▶ To issue a Development Permit for the form & character of a mixed-use seniors living facility and Development Variance Permit for proposed building height and car share location.

Development Process

August 15, 2019

Development Application Submitted

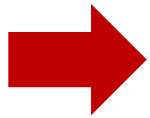


Staff Review & Circulation



Ongoing

Public Notification Received



November 17,
2020

Development Permit & Development Variance
Permit



Building Permit

Council
Approvals

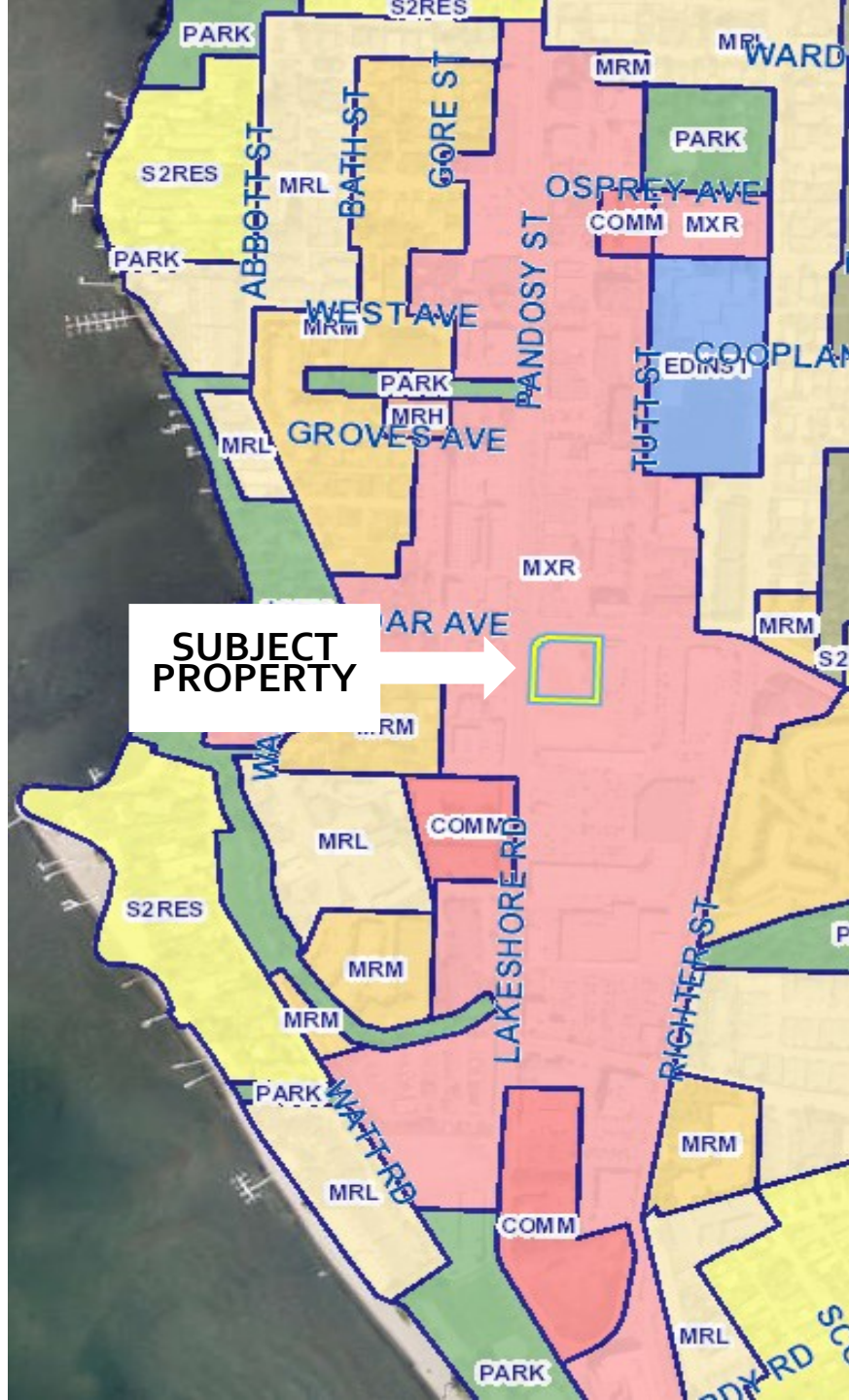
Context Map



Context Map



OCP Future Land Use / Zoning



Subject Property Map



Project/technical details

- ▶ Parc Retirement Living: seniors rental-residential
- ▶ 132 residential units (1-2 bedrooms)
- ▶ Ground-floor commercial retail units fronting onto KLO Rd & Lakeshore Rd
- ▶ 9 storeys (30.2m). Two storey podium/seven storey residential above
- ▶ 71 parking stalls provided (resident, staff, commercial)
- ▶ Carshare agreement for 2 stalls (one onsite/one offsite)

Project/technical details

- ▶ FAR: 2.34

- ▶ Base (C₄): 1.3
 - ▶ Screened parking: 0.2
 - ▶ Car share: 0.84
- total = 2.34

- ▶ Variances:

- ▶ Height
- ▶ Car-share location

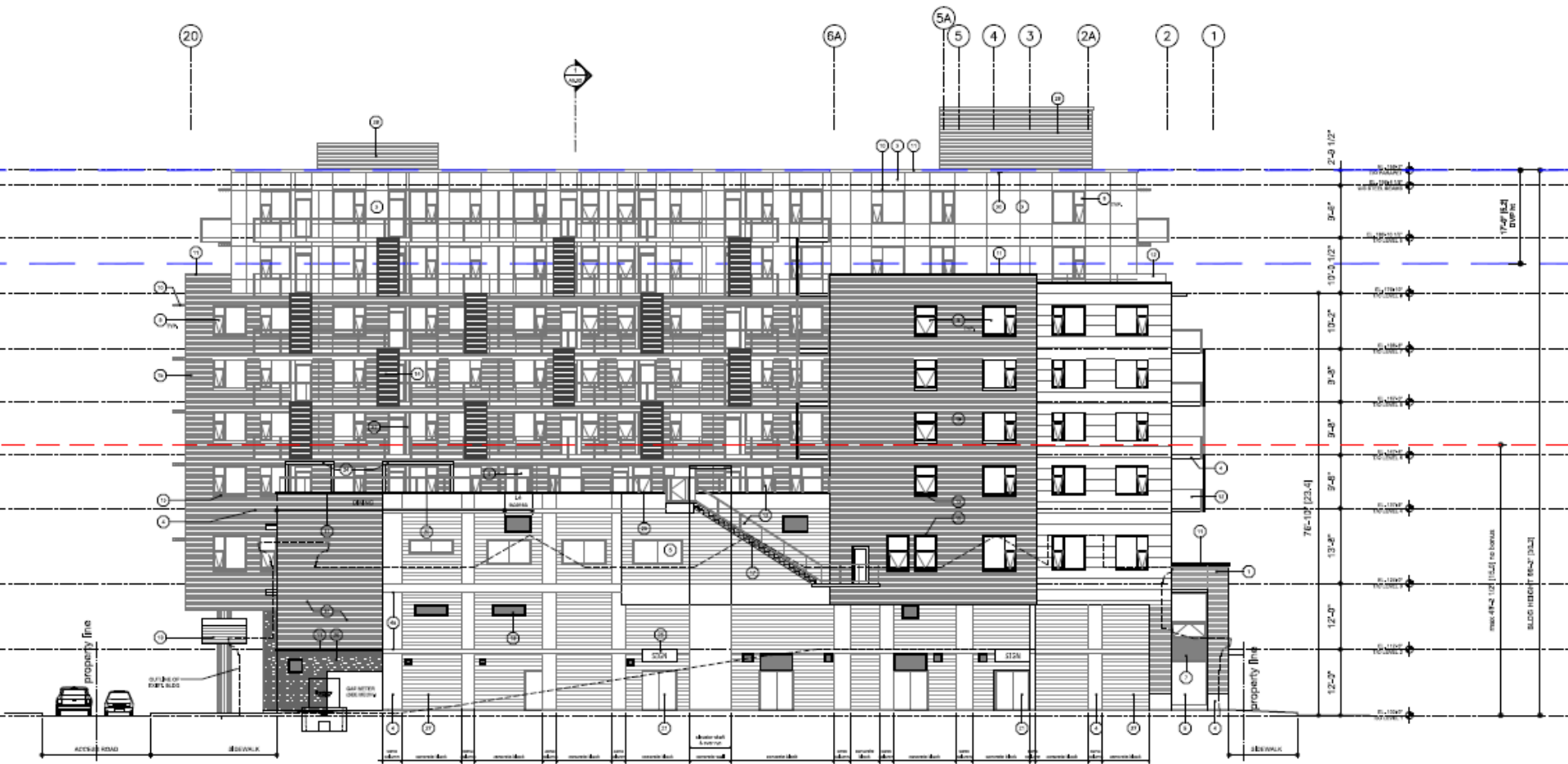
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Elevations- KLO Rd (north)



Elevations- (east)



Elevations- (south)



Elevations- Lakeshore Rd (west)



City of Kelowna

Elevations- Lakeshore Rd (west)



Elevations- (south)



Variance-Height

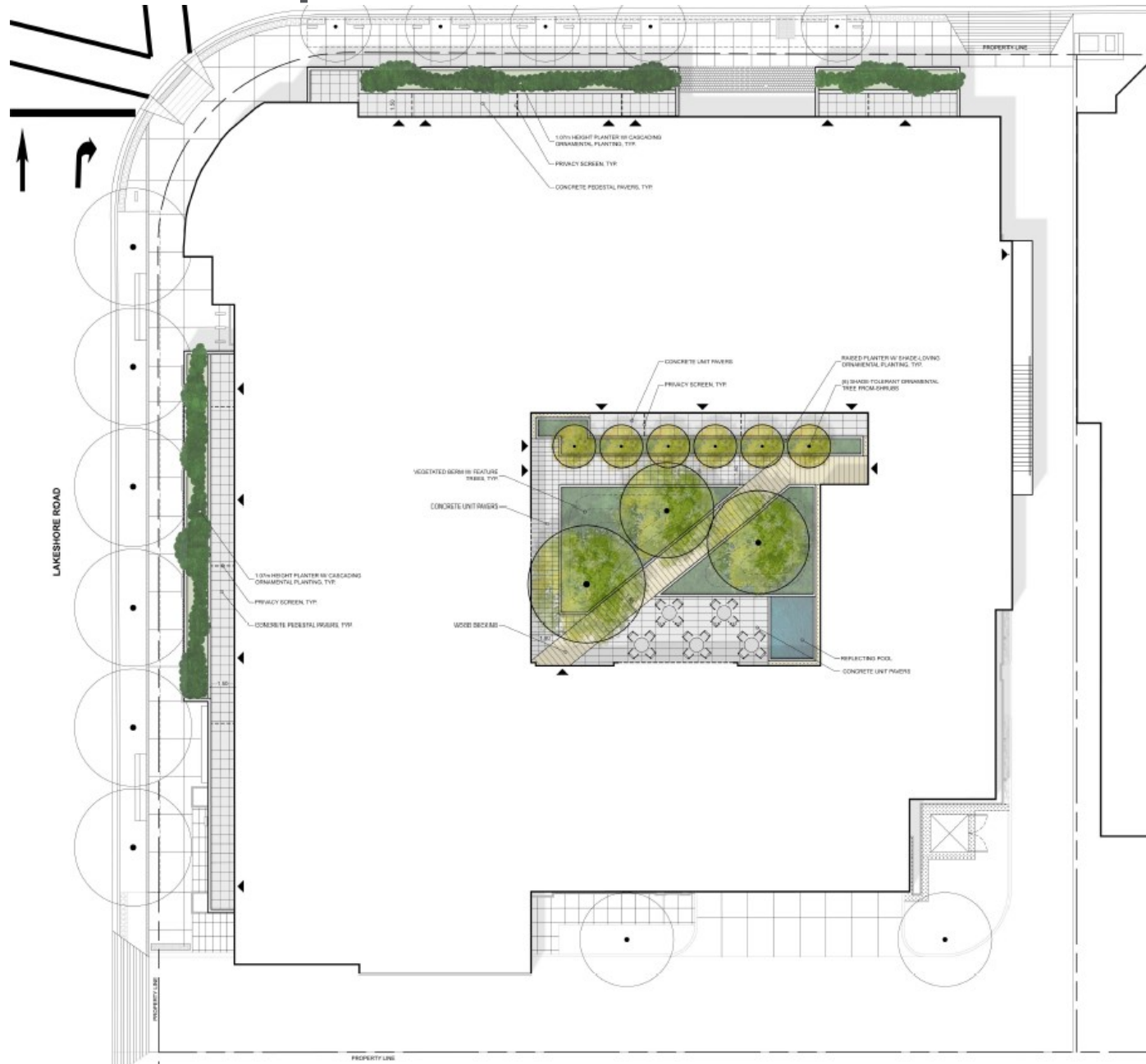


Variance- Car Share

- One stall located off site
+/- 205.0m
- One stall located in on site
parkade



Landscape Plan- level 2



LEVEL 3 CHARACTER IMAGES

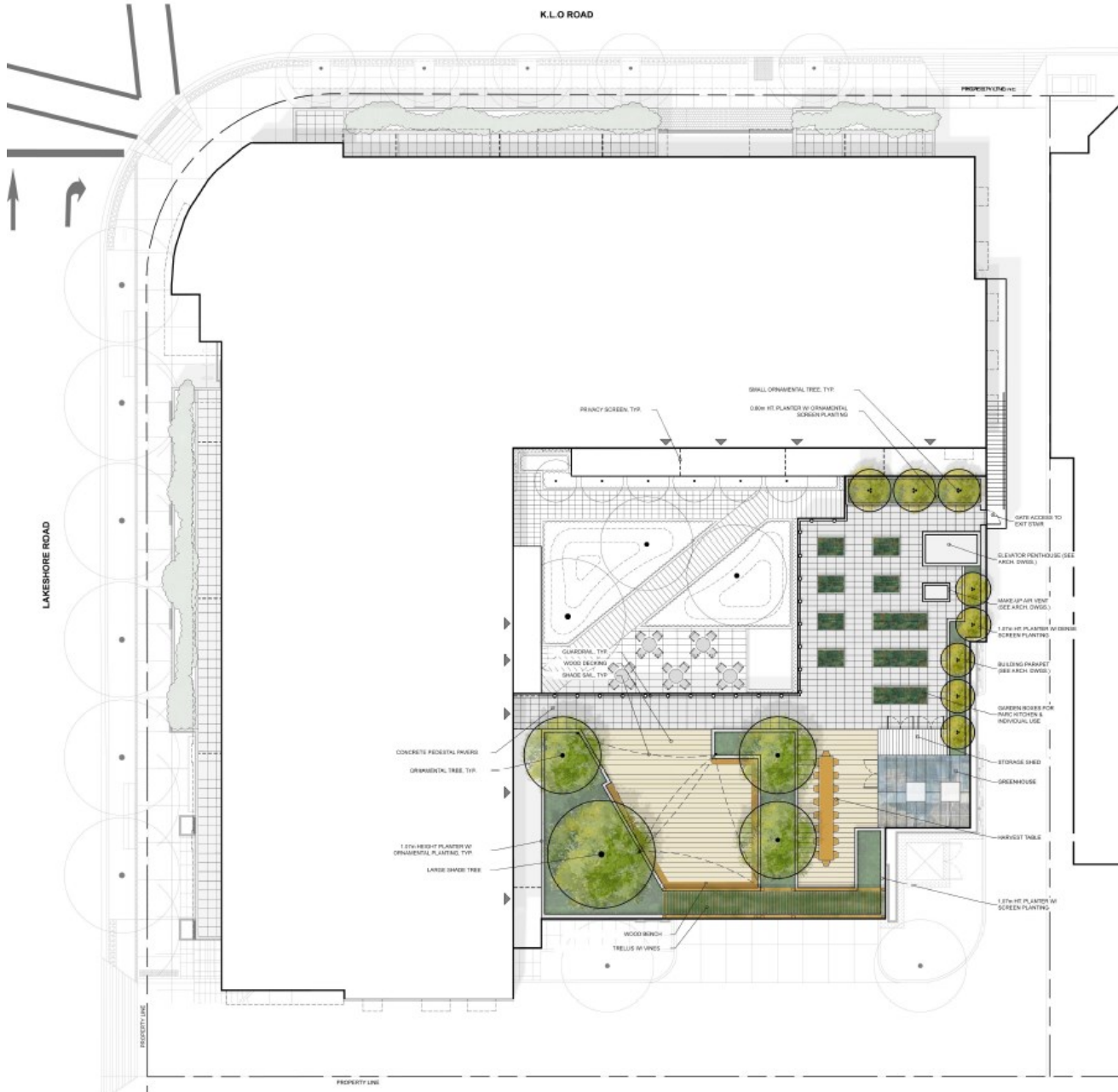


VEGETANT COURTYARD WITH MULTI-SEASON INTEREST



SUBTLY SLOPED PLANTERS TO ACCOMMODATE LARGE TREES

Landscape Plan- level 2



LEVEL 4 CHARACTER IMAGES



PERGOLA STRUCTURE WITH CLIMBING VINES FOR SCREENING AND SHADING



HOOD DECKING FLEX SPACE FOR FITNESS AND GATHERING



REACTIVE SHADE SAIL



ROOFTOP FOOD GARDEN AND GREENHOUSE



INTEGRATED PLANTER BENCH SEATING



APPENDIX



Off-site Landscape Improvements

[illegible]

STREET LEVEL CHARACTER IMAGES:



EMULATED HUMAN-SCALE ECGS

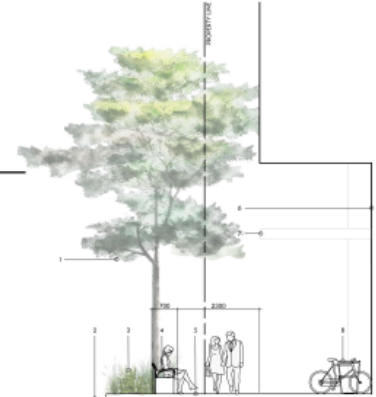
STRONG INNER-CLUSTER CONNECTIONS



KLO-STREETSCAPE CHARACTER PRECEDENT

HIGH-QUALITY STREET FURNITURE

- 1 ESPRESSO-BENFLUCKY COFFEE/TREE
- 2 LAKE/SHORE BOARD WITH CLUB AND GUTTER
- 3 SUSABLE, BROUGHT-TOLLEMAN ORNAMENTAL, STREETSCAPE PLANTING
- 4 FEATURE BENCH
- 5 C.I. CONCRETE DRAINING WITH 180mm WIDTH TEXTURED SHORELINE RAVING BAND
- 6 BUILDING FACE
- 7 BUILDING CANOPY WITH COLUMN
- 8 BIRD BACK



2 LAKESHORE ROAD STREETSCAPE ELEVATION

Development Policy

- ▶ Ensure context sensitive housing development.
 - ▶ Support a greater mix of housing unit size, form and tenure in new multi-residential and mixed-use developments
- ▶ Achieve high quality urban design and appropriate land uses
 - ▶ South Pandosy. Encourage landmark buildings at key intersections.

Staff Recommendation

- ▶ Staff recommend support of the DP/DVP:
 - ▶ Providing seniors housing in an Urban Centre, in a location that has easy access to services & transit;
 - ▶ Car share benefits the community as a whole, not intended to benefit residents of Parc;
 - ▶ Height is mitigated through the ground-level street interaction;
 - ▶ Appropriate site to accommodate density. Allows for an extension of the existing streetscape character to the north.



Conclusion of Staff Remarks