



DP20-0093 401-407 Laurel Road

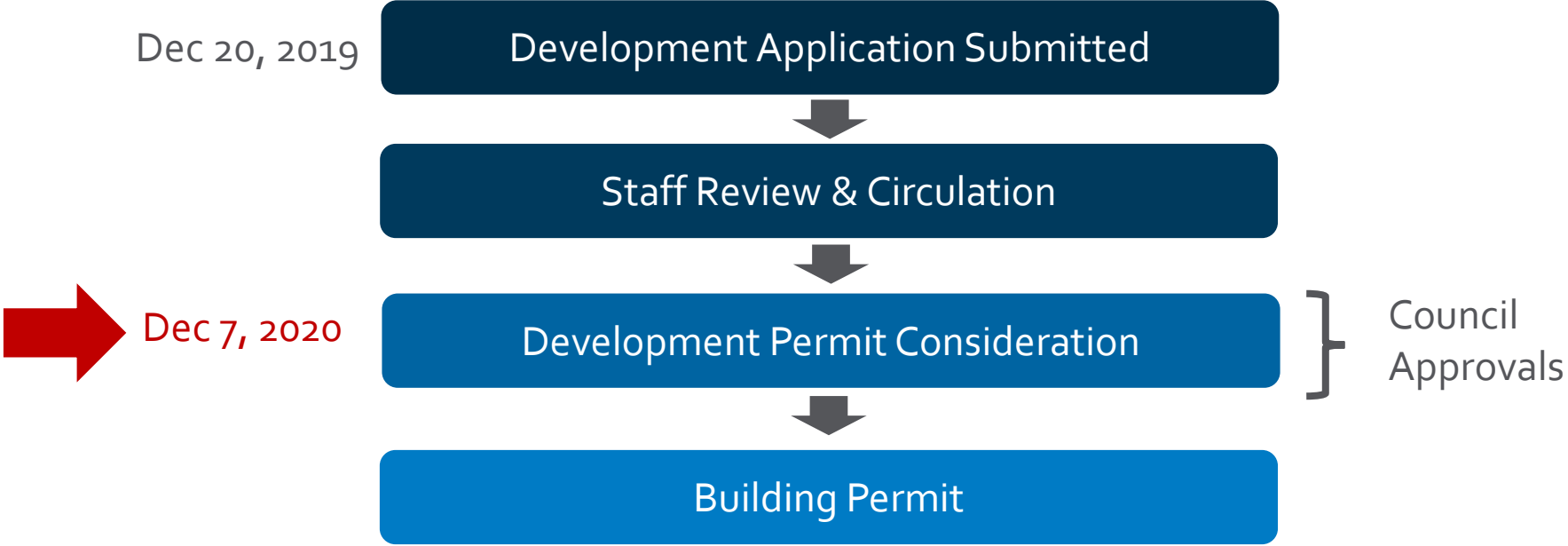
Development Permit



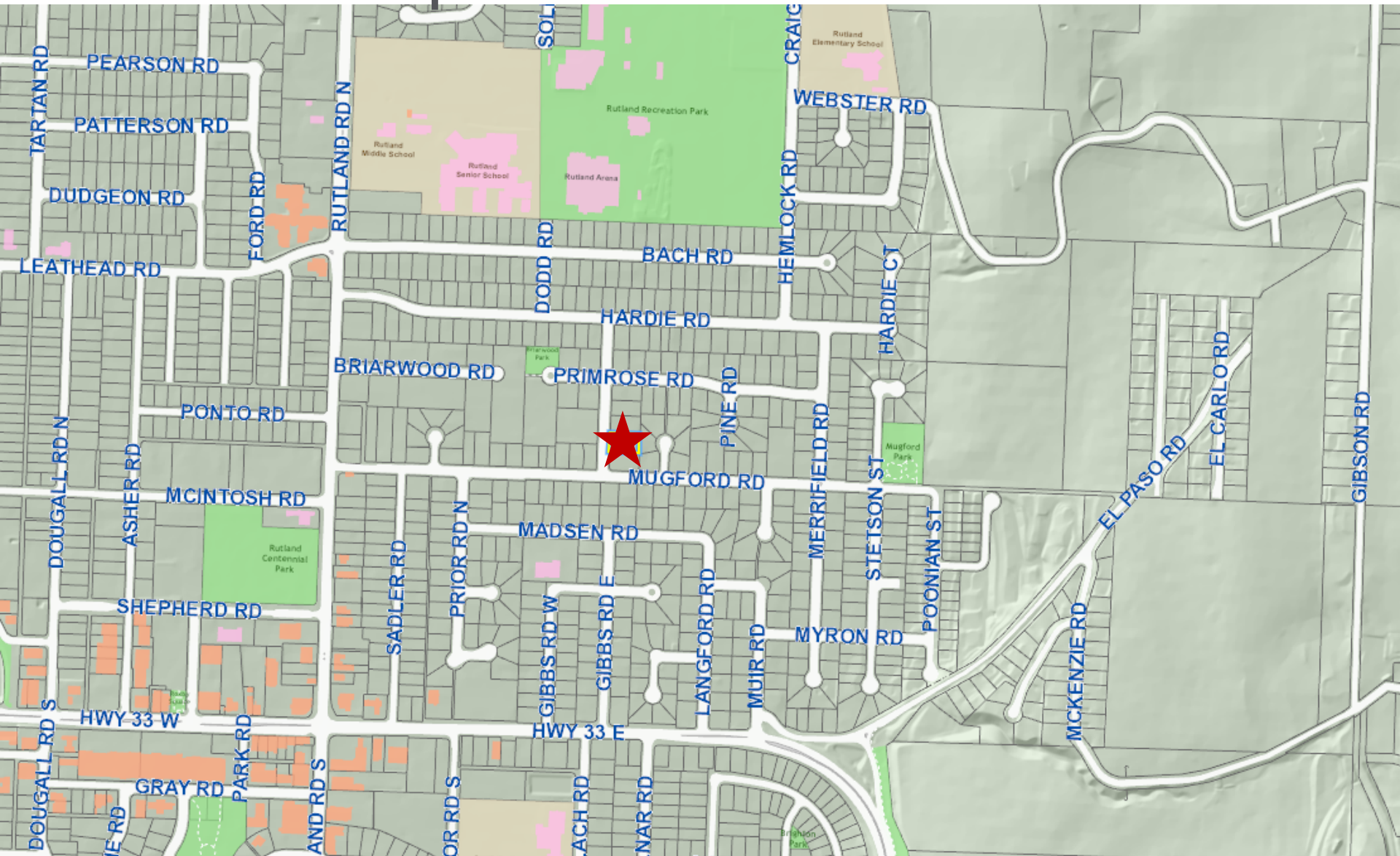
Proposal

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

Development Process

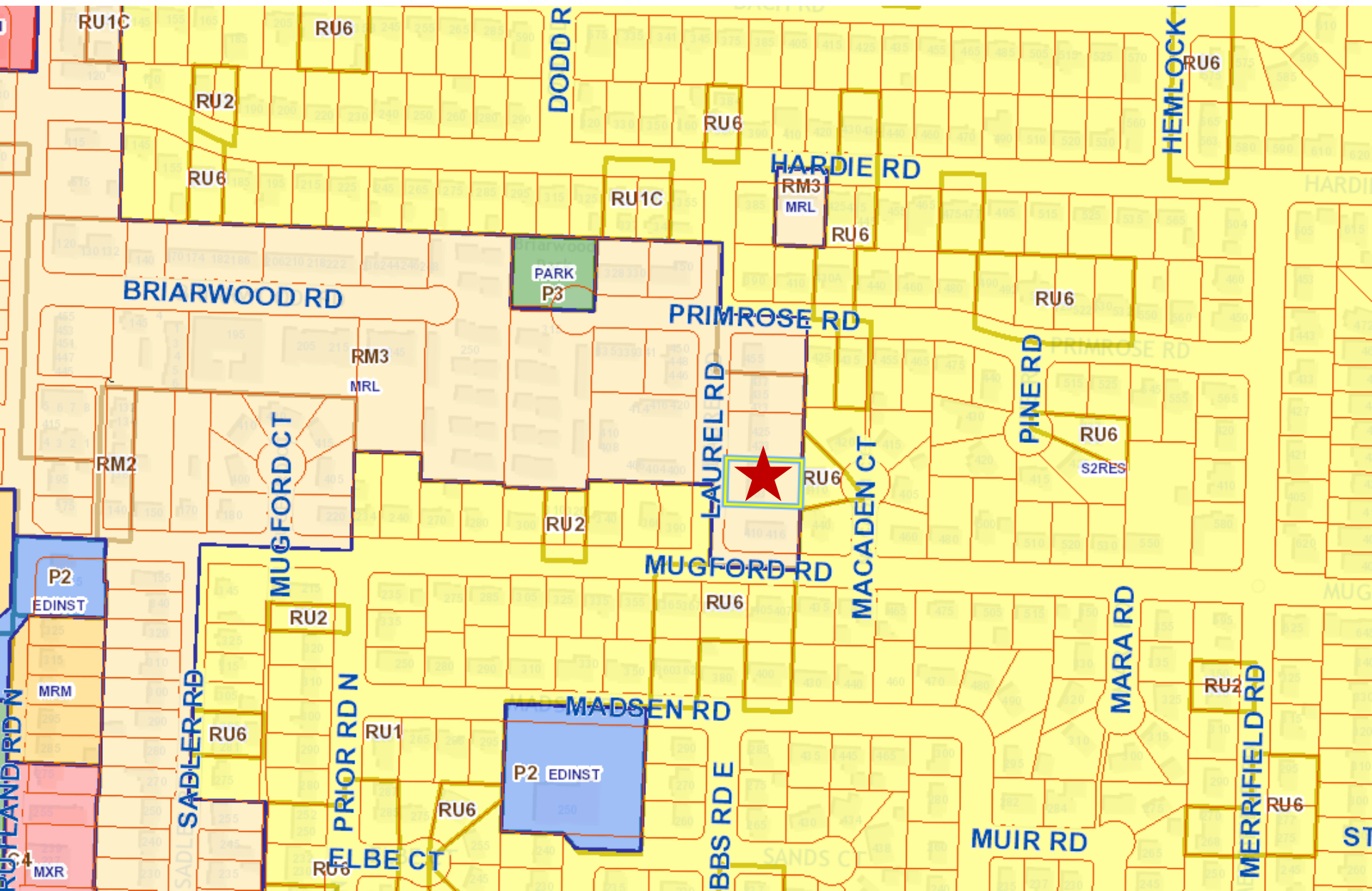


Context Map



City of Kelowna

OCP Future Land Use / Zoning



Subject Property Map



Walk Score
45

Car-Dependent
Most errands require a car.

Transit Score
40

Some Transit
A few nearby public transportation options.

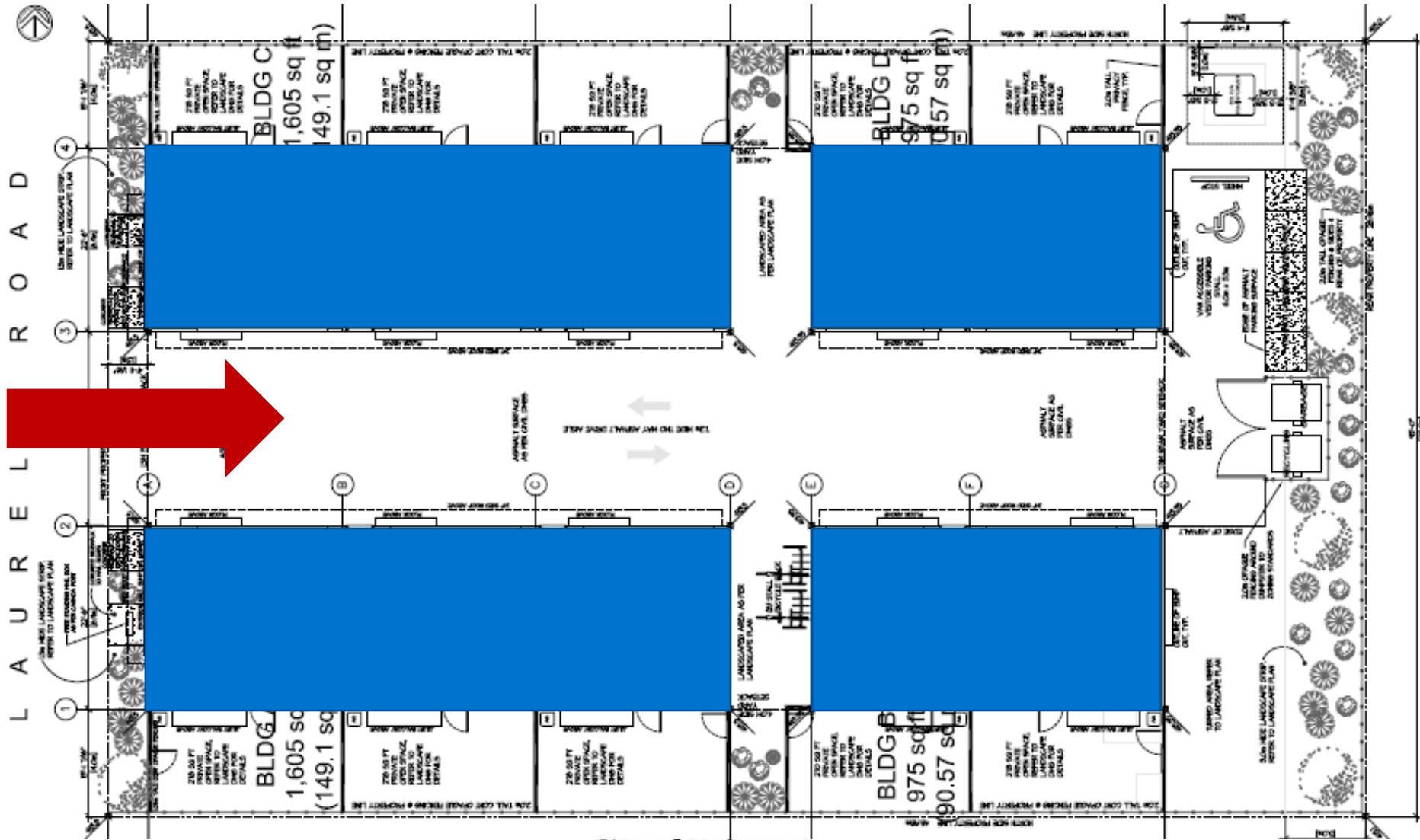
Bike Score
82

Very Bikeable
Biking is convenient for most trips.

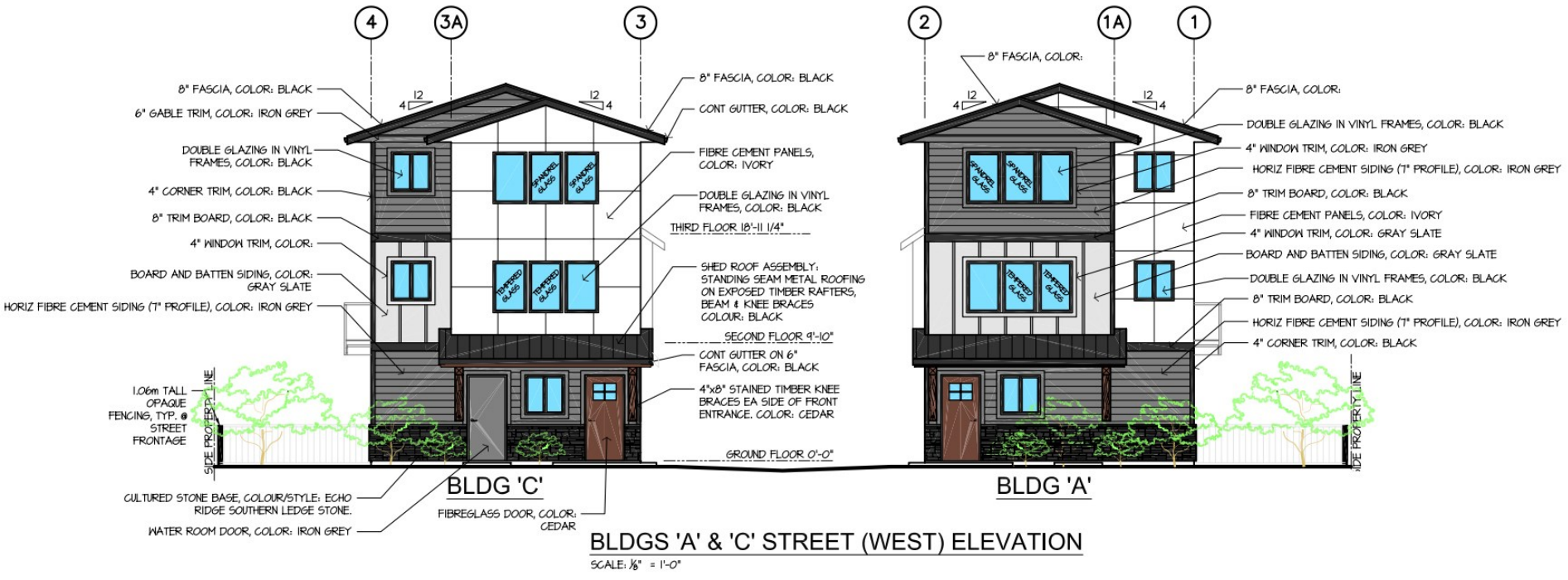
Project Details

- ▶ Multiple Dwelling Housing (RM3 zone)
- ▶ 10 dwelling units
 - ▶ 2 bedrooms
- ▶ Meets parking requirements
 - ▶ Side by side and single garages
 - ▶ One accessible visitor stall
- ▶ Consistent with Zoning Bylaw – no variances requested

Site Plan



Building Elevations



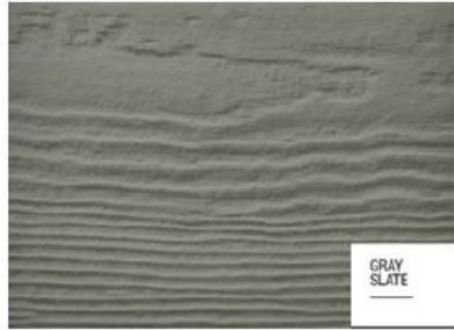
Laurel Road Conceptual Rendering



City of Kelowna

Colour Palette

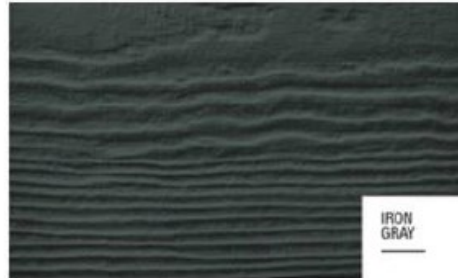
Board and Baton and overhead doors



Shingles Charcoal



Horizontal siding



Echo Ridge Southern Ledgestone



Fiber Cement Panels



Black Soffit, Facia and Windows



Front Door West Elevation and Knee Braces



Natural Cedar

Landscape Plan



Development Policy

- ▶ The proposed development achieves the many of the City's Comprehensive Design Guidelines including:
 - ▶ Visually prominent entrances
 - ▶ Use of a variety of materials to create contrast and reduce the apparent mass of a building
 - ▶ Architectural unity and cohesiveness between buildings

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 an urban lot



Conclusion of Staff Remarks