

Leon Ave 234-278 & Water St

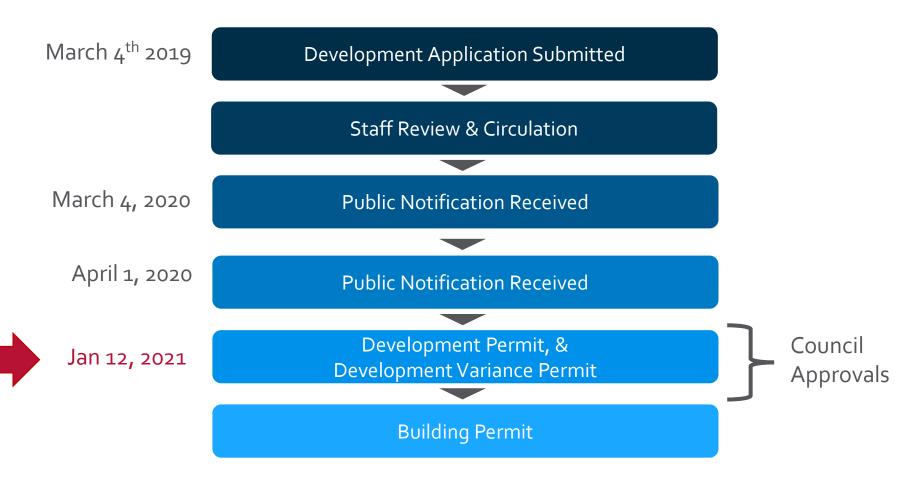
1620-1660

Development Permit Application & Variances

Purpose

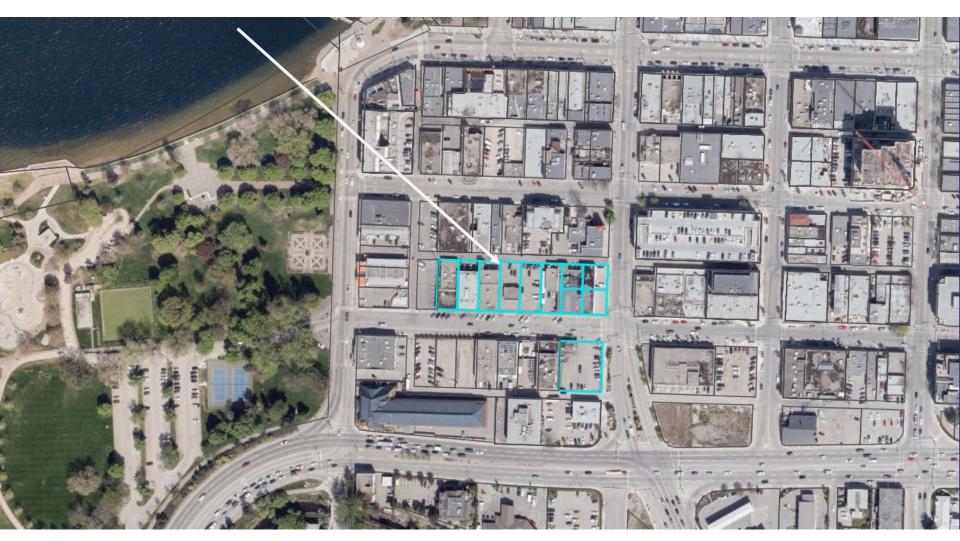
▶ To consider a form and character Development Permit for a mixed used development consisting of three residential towers, commercial office space in the podium of Tower 'C', and ground floor commercial retail and to consider a development variance permit to increase the maximum tower height and to reduce the minimum short-term bicycle parking stalls and to increase the proportion of modified small vehicle stall spaces.

Development Process



Subject Property





Subject Property



Walker's Paradise

Daily errands do not require a car.



Some Transit

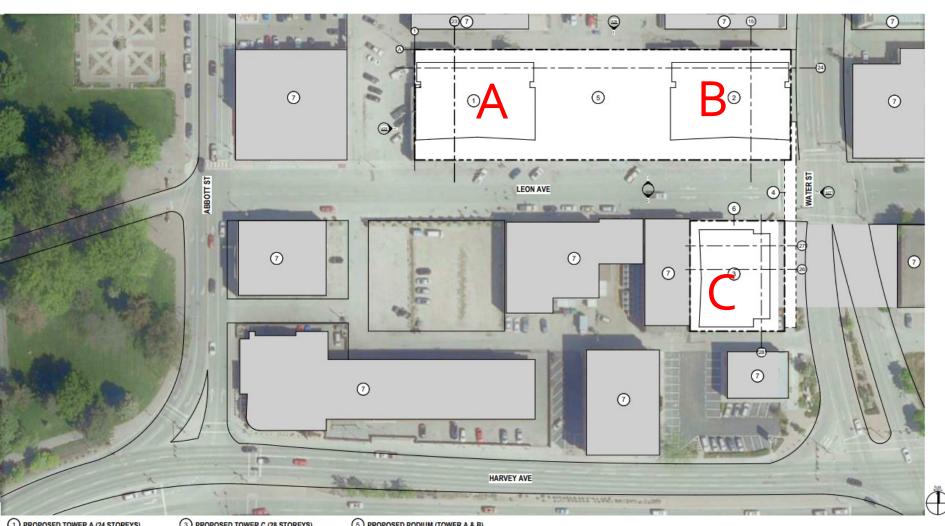
A few nearby public transportation options.







Context



PROPOSED TOWER A (24 STOREYS)
(18 STOREYS MARKET RESIDENTIAL)

PROPOSED TOWER B (42 STOREYS)
(36 STOREYS MARKET RESIDENTIAL)

PROPOSED TOWER C (28 STOREYS)
(22 STOREYS MARKET RESIDENTIAL)

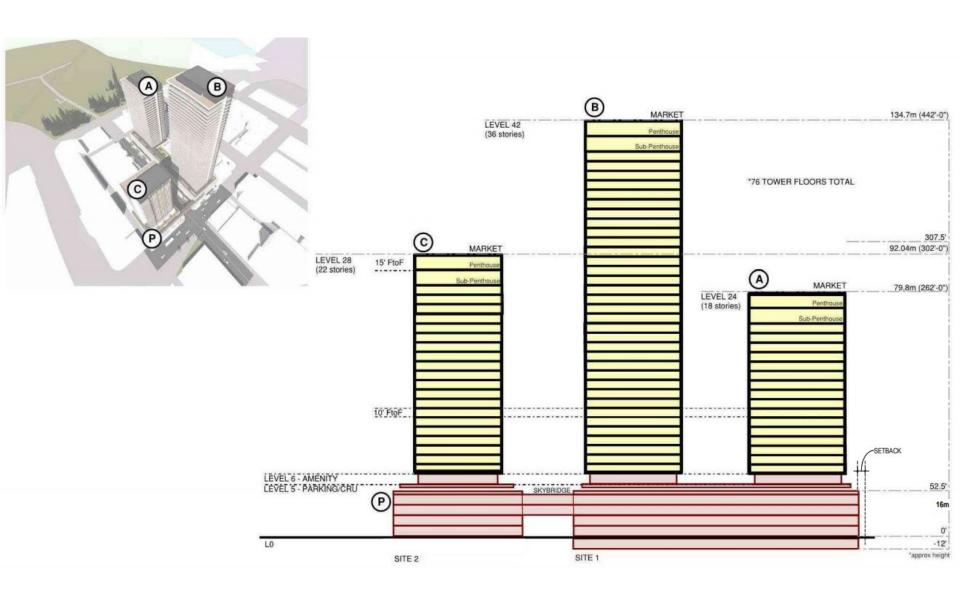
(4) PROPOSED CROSS OVER BRIDGE

5 PROPOSED PODIUM (TOWER A & B)

(6) PROPOSED PODIUM (TOWER C)

DP Revised 10/16/2020 Development Permit 20/12/2019

Context



Rendering



Rendering



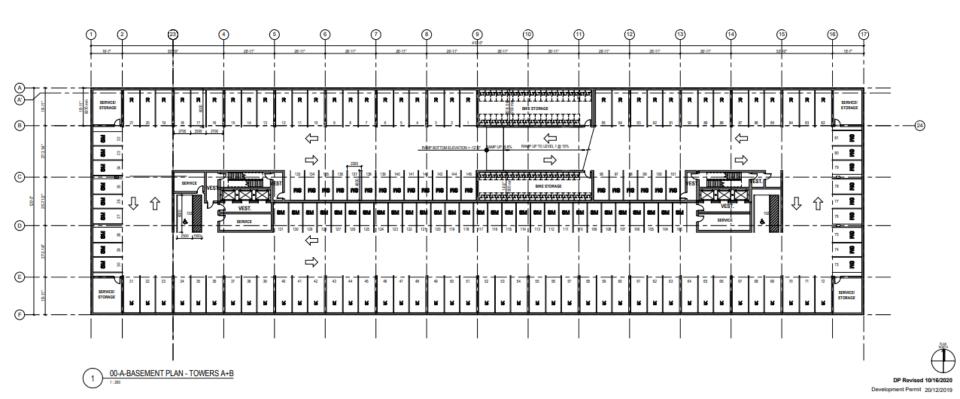
Rendering



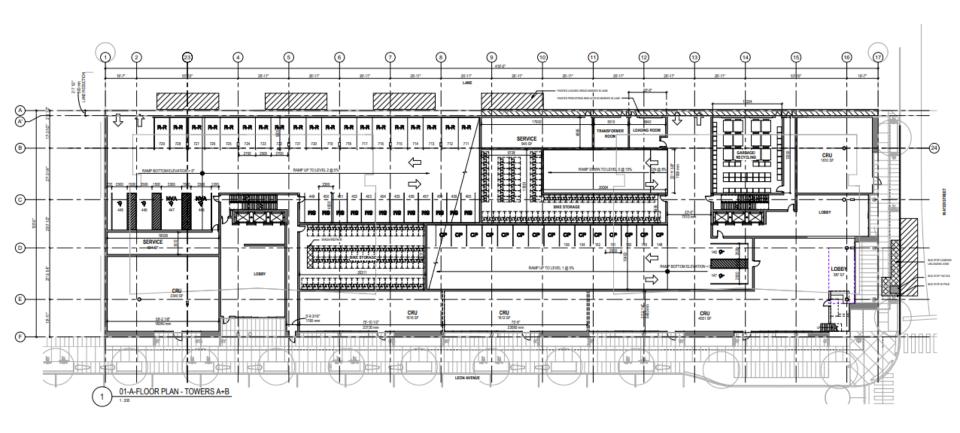
NORTH EAST VIEW (CURRENT)



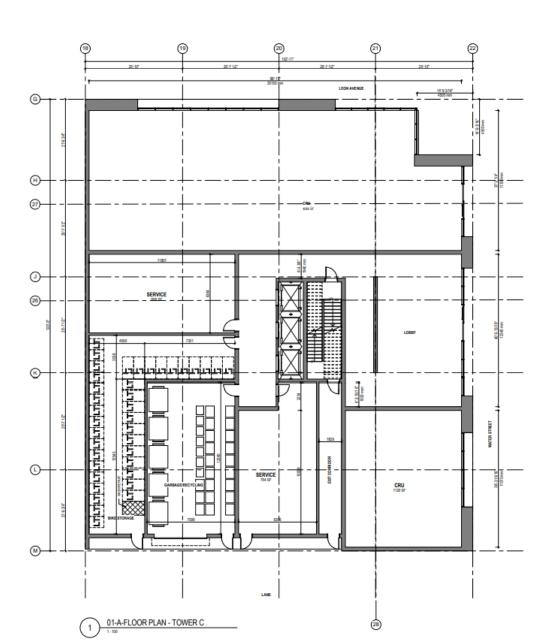
Underground Parking



Main Floor CRU & P1 Parking

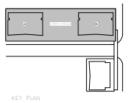


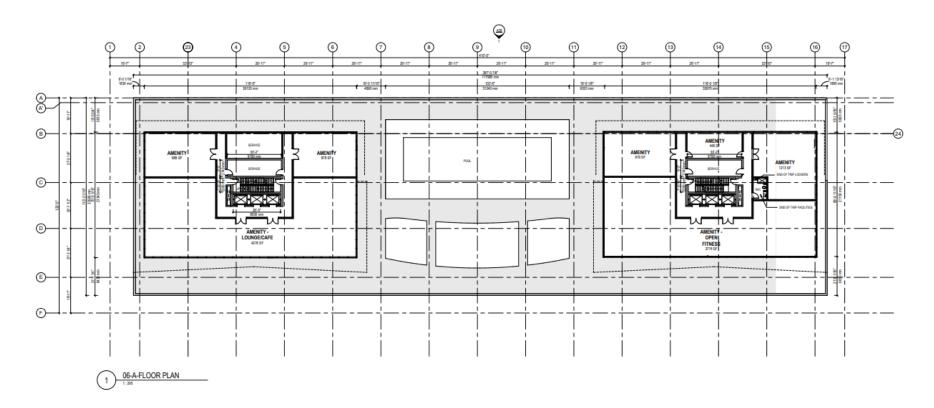
Main Floor CRU (Tower C)



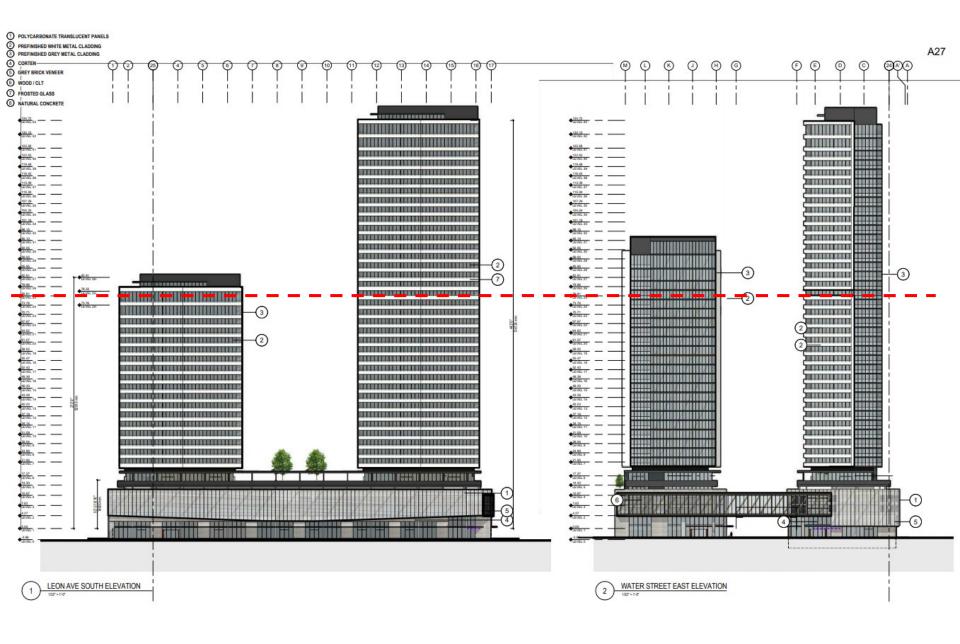
A21

Parkade Top Amenities

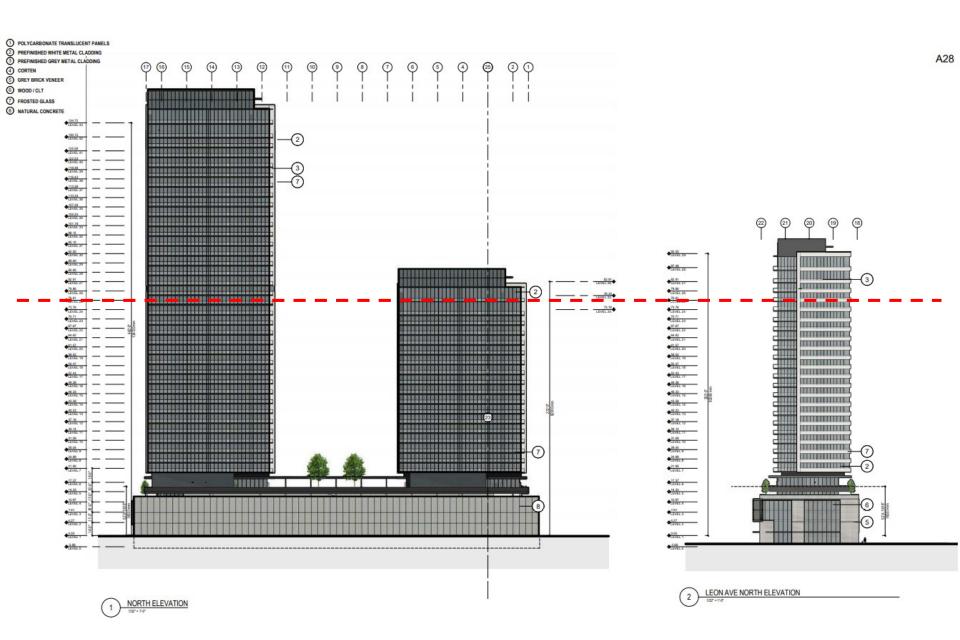


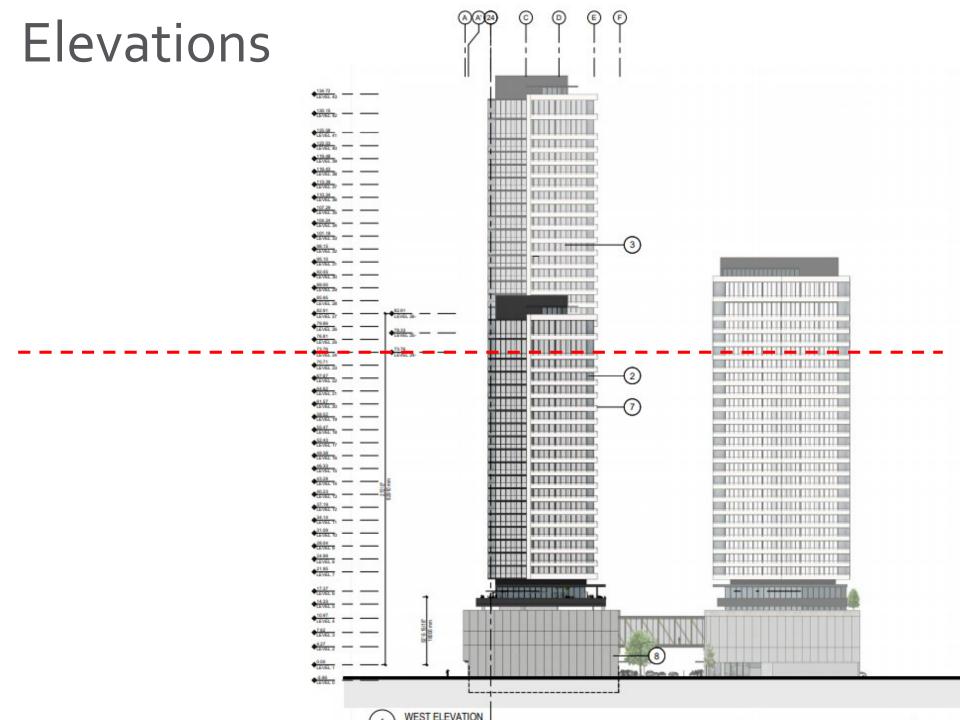


Elevations



Elevations





Shadow Analysis



MARCH 21 - 9:00AM



JUNE 21 - 9:00AM



DECEMBER 21 - 9:00AM







DECEMBER 21 - 12:00PM



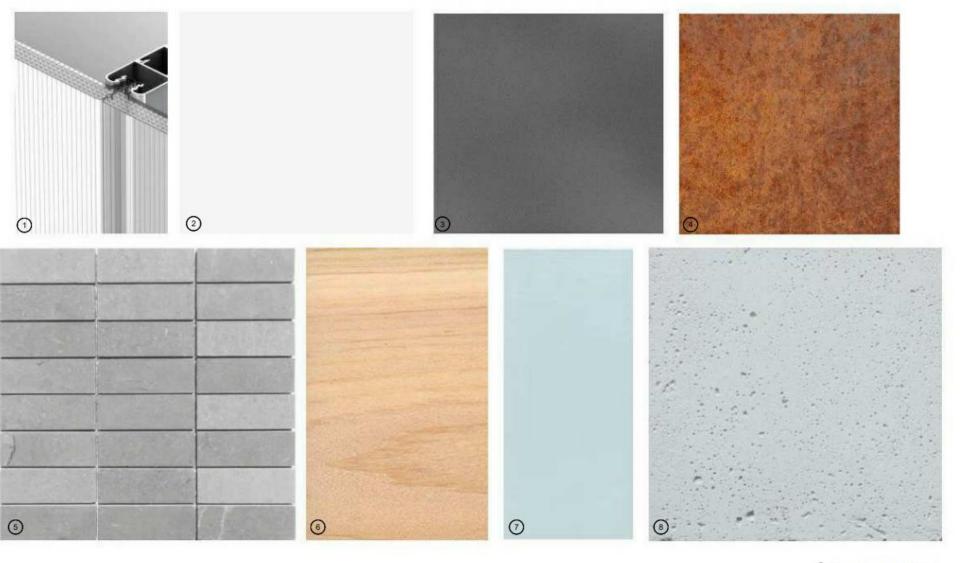


JUNE 21 - 3:00PM



DECEMBER 21 - 3:00PM

Material Pallette



- 1 POLYCARBONATE TRANSLUCENT PANELS 2 PREFINISHED WHITE METAL CLADDING 3 PREFINISHED GREY METAL CLADDING
- 4 CORTEN
- (5) GREY BRICK VENEER
- (6) WOOD/CLT
- 7 FROSTED GLASS NATURAL CONCRETE

Perspectives



BIRDS' EYE VIEW LOOKING NORTH WEST



BIRDS' EYE VIEW LOOKING SOUTH WEST



BIRDS' EYE VIEW LOOKING NORTH



BIRDS' EYE VIEW LOOKING SOUTH EAST

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Perspectives



WATER STREET VIEW LOOKING NORTH WEST

LEON AVE VIEW LOOKING WEST





KELOWNA PARK VIEW LOOKING EAST

BIRDS' EYE VIEW LOOKING NORTH EAST

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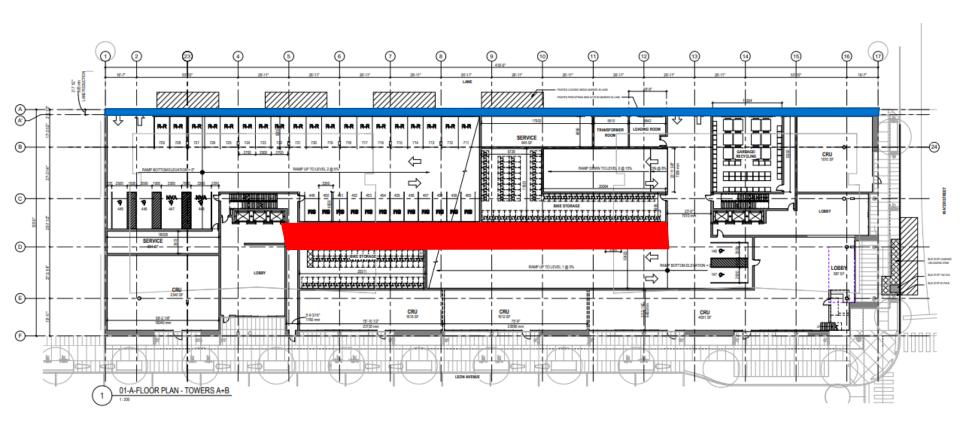
Variances

The proposal requires two variances to the Zoning Bylaw:

- 1. A variance to increase the maximum height from 76.5 m (approx. 26.0 storeys) to 80 m (24 storeys) for Tower 'A'.
- 2. A variance to increase the maximum height from 76.5 m (approx. 26.0 storeys) to 135 m (42 storeys) for Tower 'B'.
- 3. A variance to increase the maximum height from 76.5 m (approx. 26.0 storeys) to 92 m (28 storeys) for Tower 'C'.
- 4. A variance to increase the maximum modified compact car stalls size from 0.0% to 3.3% (24 stalls).
- 5. A variance to decrease the minimum short-term bicycle stalls from 122 stalls to 28 stalls.

Variances







Development Policy

- ► Tall buildings: ensure appropriate and context sensitive built form.
- In determining appropriate building height, the City will take into account such factors as:
 - Contextual fit into the surrounding neighbourhood;
 - Shadowing of the public realm
 - View impacts
 - Overlook and privacy impact on neighbouring buildings
 - ▶ Impacts on skyline
 - Impacts on adjacent or nearby heritage structures



Recommendation

- ➤ Support the proposed development permit application and associated variances:
 - ▶ To increase the maximum overall height
 - ➤ To increase the proportion of modified small vehicle spaces (add condition that must be labelled for small vehicle parking only)
 - ➤ To reduce the number of short term bicycle parking spaces



Conclusion of Staff Remarks