



DP19-0094 & DVP20-0195 1094 Lawson Ave.

Development Permit &

Development Variance Permit

Proposal

- ▶ To consider the form and character of a 4 ½ storey apartment building; and to consider a variance to the minimum landscape buffer at the rear yard.

Development Process

April 15, 2019

Development Application Submitted



Staff Review & Circulation



July 5, 2019

Public Notification Received



July 29, 2019

Initial Consideration



Aug. 13, 2019

Public Hearing
Second & Third Readings



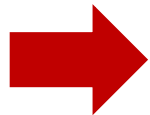
Jan. 19, 2021

Final Reading
DP & Variances

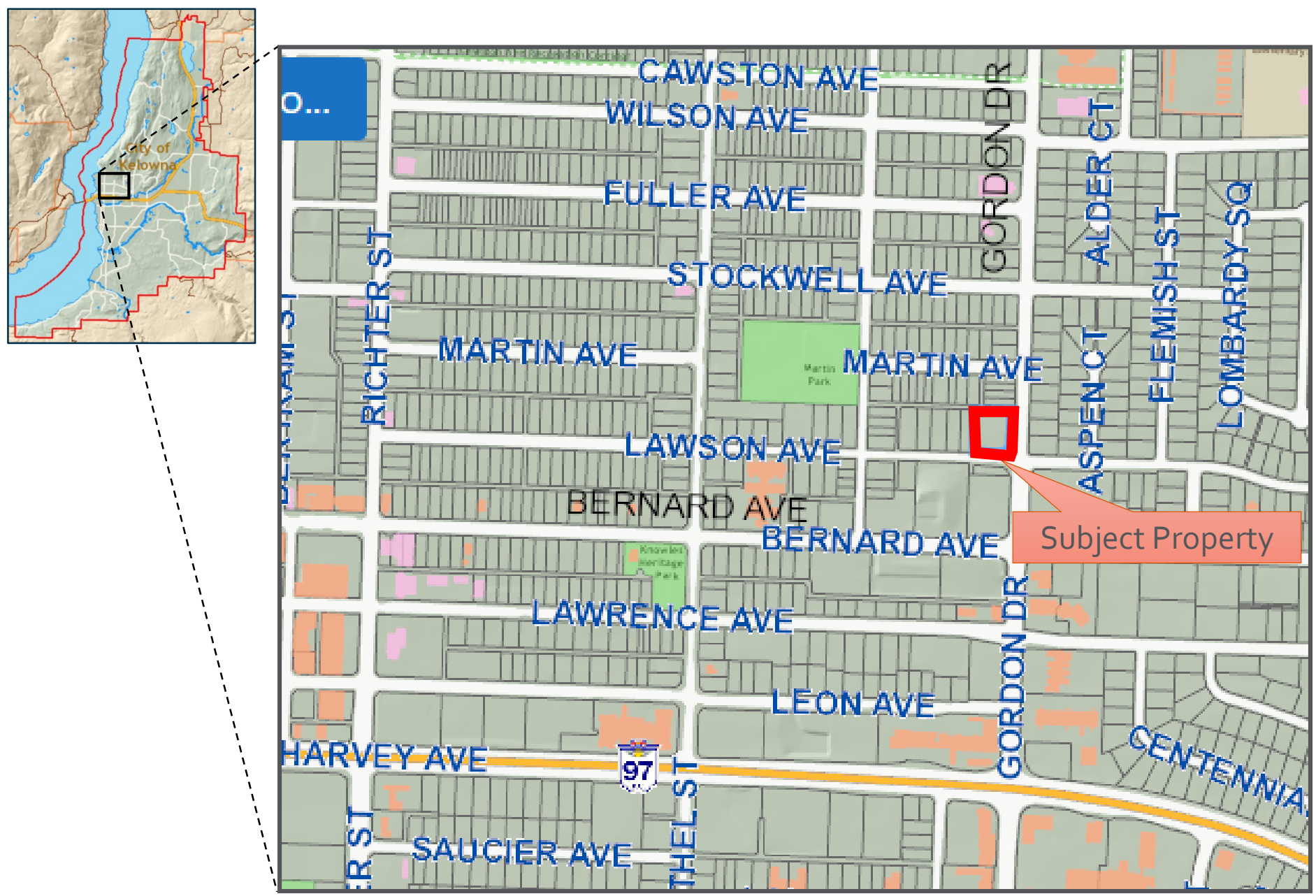


Building Permit

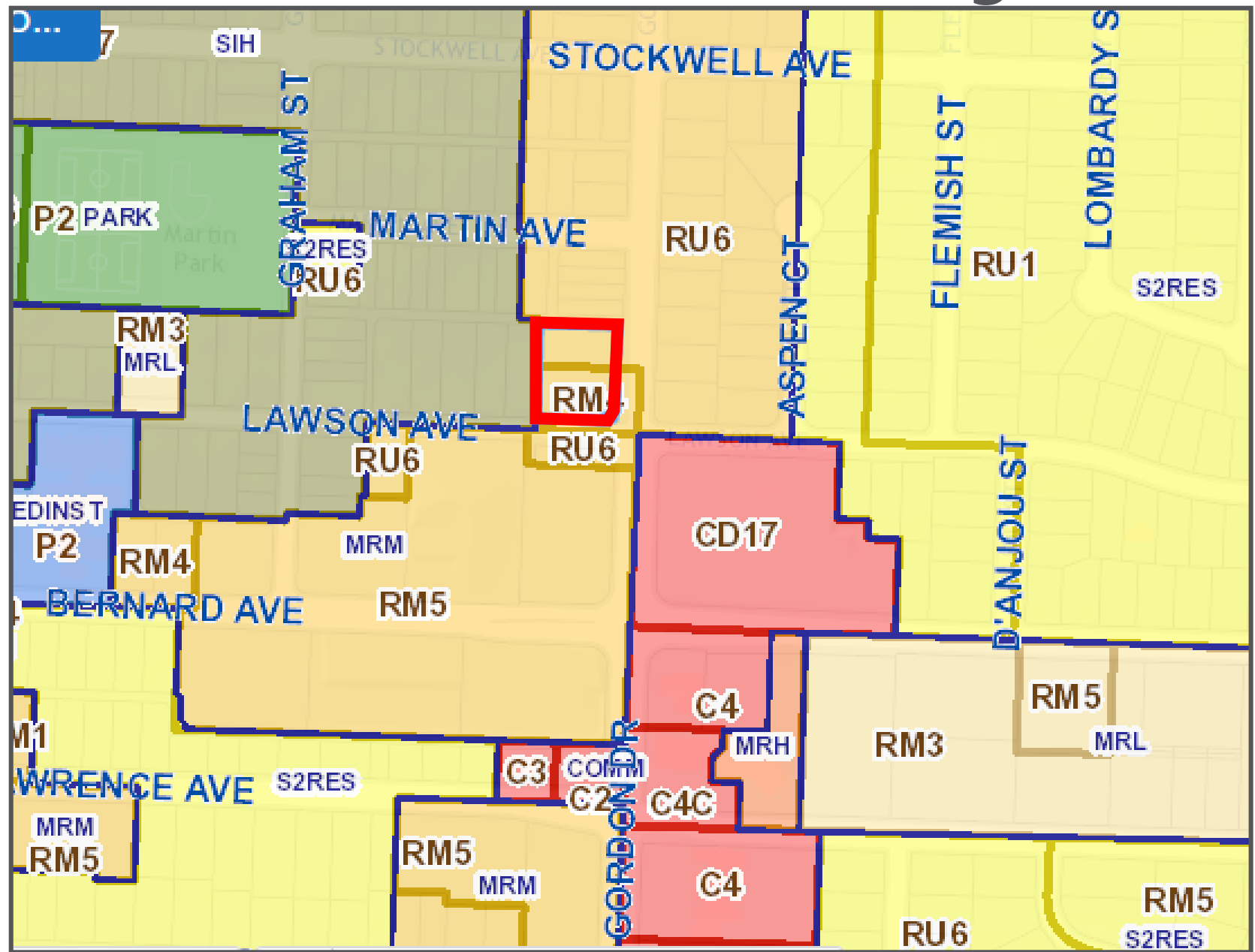
Council
Approvals



Context Map



OCP Future Land Use / Zoning



Subject Property Map



Project/technical details

- ▶ 4 ½ storey apartment building, 40 units.
- ▶ Ground-oriented units along both Gordon Dr and Lawson Ave
 - ▶ Front entrance to building on Gordon Dr.
- ▶ Half-submerged parkade accessible from the lane to the north of the lot.
- ▶ Includes an outdoor amenity area with communal garden along the western edge of the lot
- ▶ Variance to rear yard landscape buffer



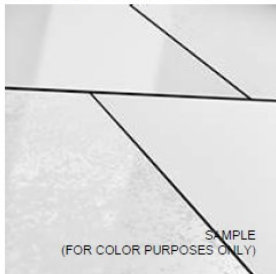
Site Plan



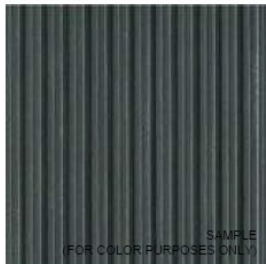
Elevations (East – Gordon Dr.)



ATHENS WHITE L05.0.0 (#1) or similar



CERACLAD CAST STRIPE PANEL; COLOR CHARCOAL NH31215U (#2) or sim. fiber cement clad.



TRESPA® METEON® LUMEN CLADDING PAN
CORRODED GREEN NM03 (#5) or similar (3)



HARDIE PLANK FISHER TRUE GRAIN SERIES;
COLOR CHRIS CRAFT (#4)



PRE-FINISHED METAL PANEL;
COLOR BLACK (#7)



Elevations (South – Lawson Ave.)



Elevations (North – laneway)



Elevations (West – 1062-68 Lawson Ave.)



Renderings



City of Kelowna

Renderings

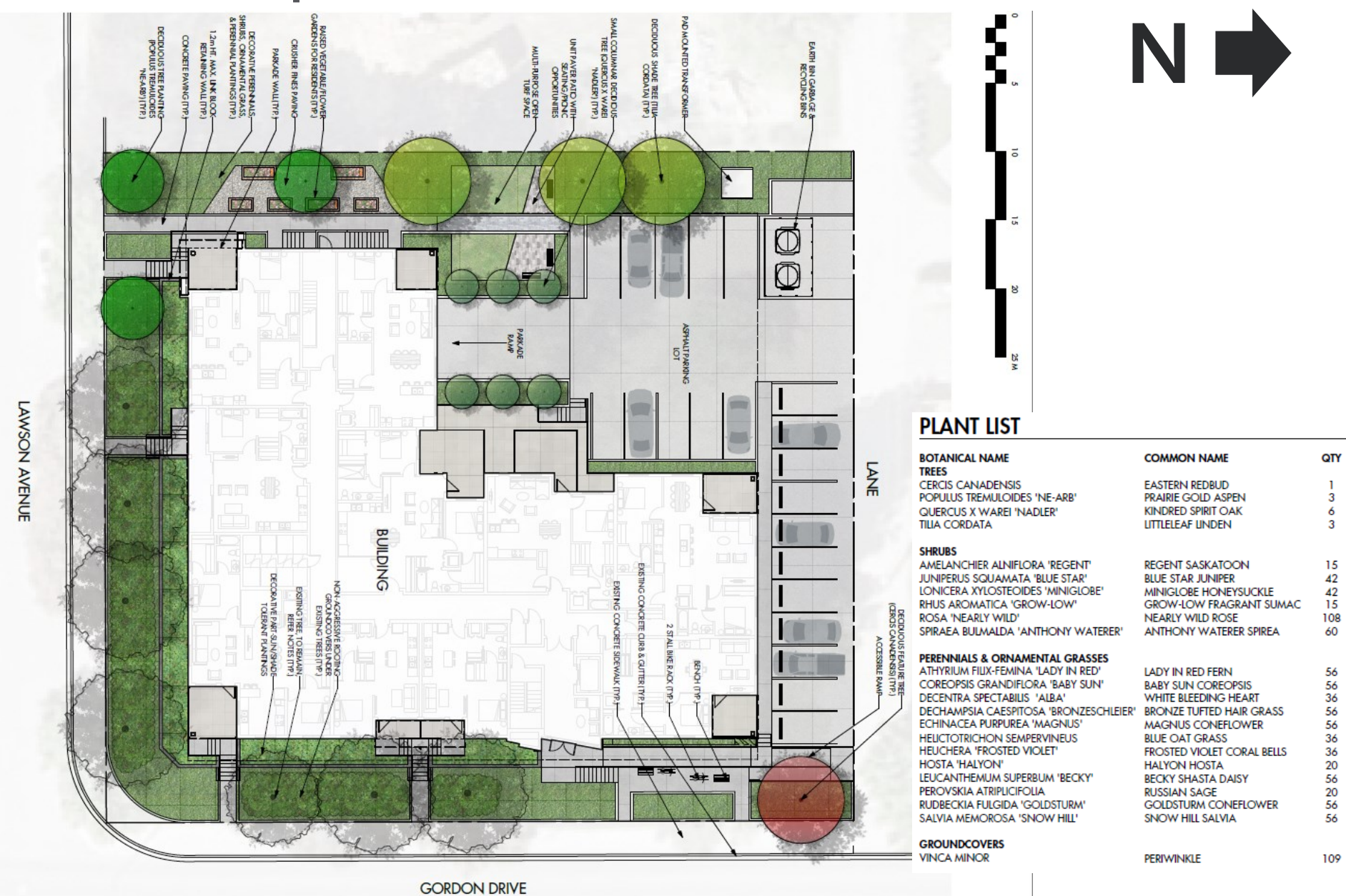


City of Kelowna

Renderings



Landscape Plan



LAWSON AVENUE

BUILDING

LANE

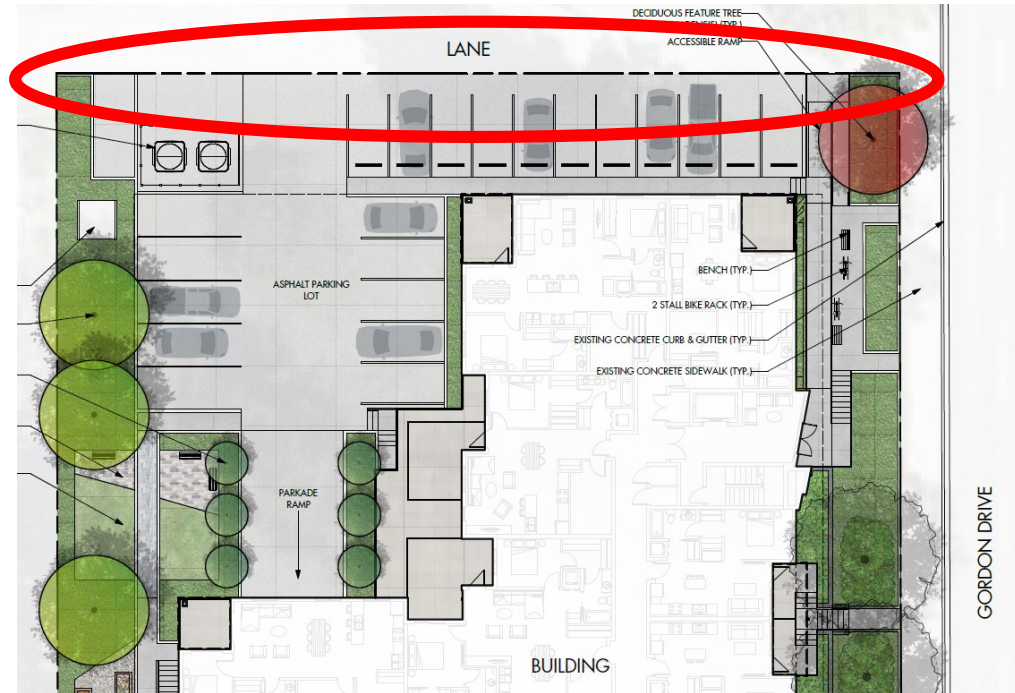
GORDON DRIVE

Development Policy

- ▶ Proposal substantially meets the Comprehensive DP Guidelines
 - ▶ High degree of architectural articulation, varied materials and colors
 - ▶ Ground-oriented units facing Gordon Dr. and Lawson Ave. activate these areas and provide good interface with sidewalk/street
 - ▶ Raised above street-level preserving privacy for the units
 - ▶ Generous balconies and landscaped communal areas provide private open space 50% greater than required

Variance

- ▶ Eliminate the required 3m landscape buffer at the rear yard (north lot line).
 - ▶ Lot line abuts a lane, where landscape buffer is not as crucial
 - ▶ Loss of green space is made up for with large amount of green space and landscaping in other areas



Staff Recommendation

- ▶ Staff recommend support for the proposed DP & DVP
 - ▶ Proposal substantially meets the design guidelines
 - ▶ Variance is considered acceptable



Conclusion of Staff Remarks