



DP20-0094 DVP20-0193 276 Valley Road

Development Permit and Development Variance Permit
Application



Proposal

- ▶ To consider the form and character of a multiple dwelling housing development and to vary minimum landscape buffers, minimum setbacks for parking stalls and the maximum height for a portion of the subject property.

Development Process

Mar 19, 2020

Development Application Submitted

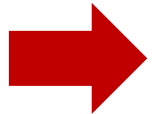


Staff Review & Circulation



Oct 26, 2020

Neighbourhood Notification Completed



Jan 19, 2021

DP/DVP Consideration

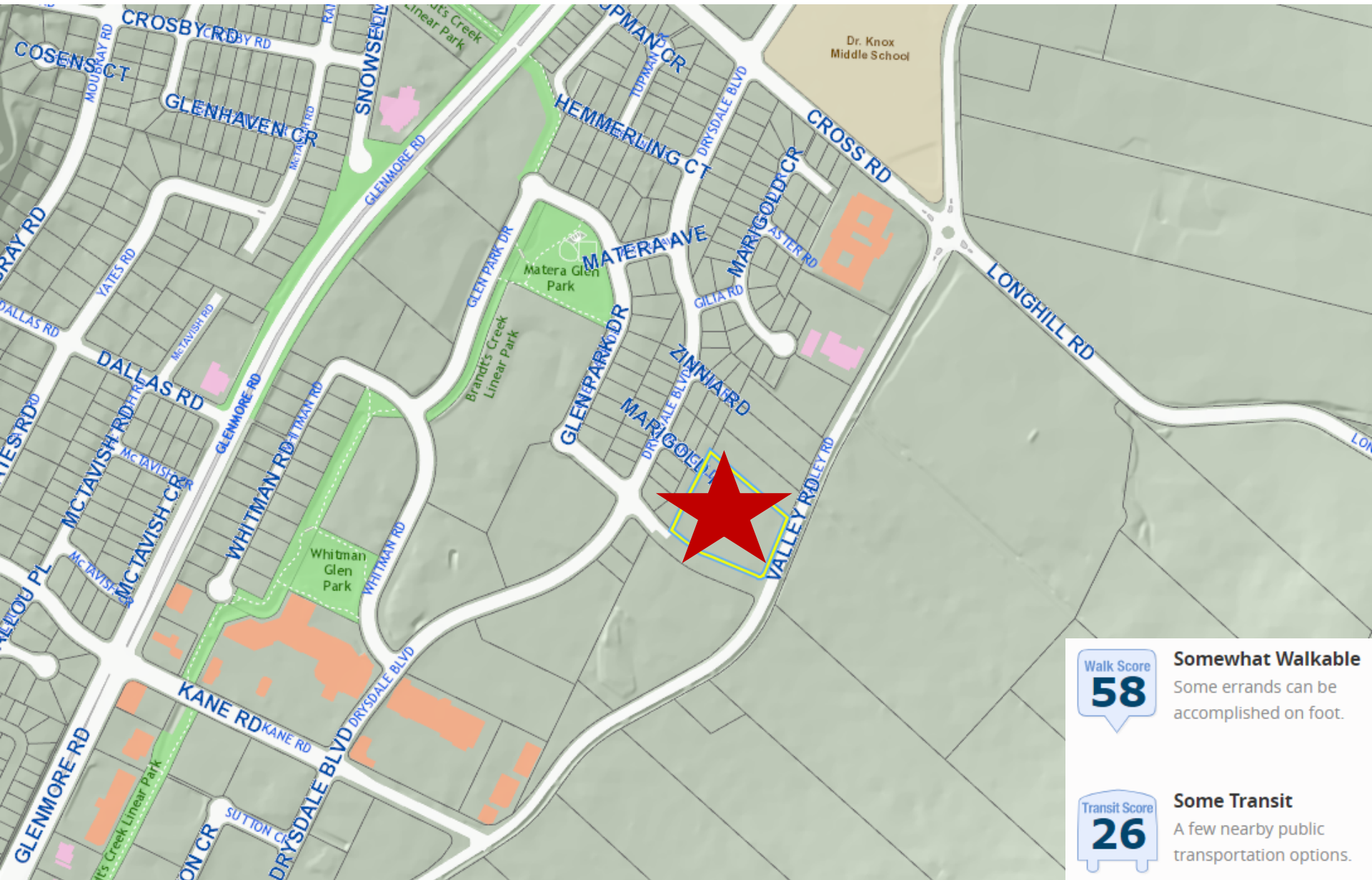


Building Permit



Council
Approvals

Context Map



Walk Score
58

Somewhat Walkable

Some errands can be accomplished on foot.

Transit Score
26

Some Transit

A few nearby public transportation options.

Technical Details

- ▶ 52 3-storey townhouse units
 - ▶ 3 bedrooms (many with an additional den/ fourth bedroom)
- ▶ All street facing units are ground oriented
 - ▶ Front doors facing Valley Rd and Glenpark Dr.
- ▶ All units have balconies and at-grade patios
- ▶ Parking is provided in private garages
- ▶ 7 visitor parking spaces
- ▶ Vehicular access from Glenpark Dr.
- ▶ Emergency vehicle access only to Marigold Rd.
 - ▶ Controlled access with retractable bollards

The site plan illustrates the layout of the proposed development, featuring 11 buildings arranged in a grid-like pattern. The buildings are labeled BUILDING 1 through BUILDING 11. The plan includes various landscaping elements such as trees, shrubs, and pollinator plants. Key features include a bicycle rack, a trellis feature, and pollinator plants around an open area. The plan also shows the location of removable bollards and emergency access points. The development is situated at the intersection of Valley Road and Glenpark Drive. A red arrow points to the entrance on Glenpark Drive, and another red arrow points to the entrance on Valley Road. The plan also includes labels for 'GLENPARK DRIVE', 'Valley Road', 'Bicycle Rack', 'Trellis Feature', 'Pollinator Plants', 'Removable Bollards', and 'Emergency Access Only'.

Valley Road



Rendering

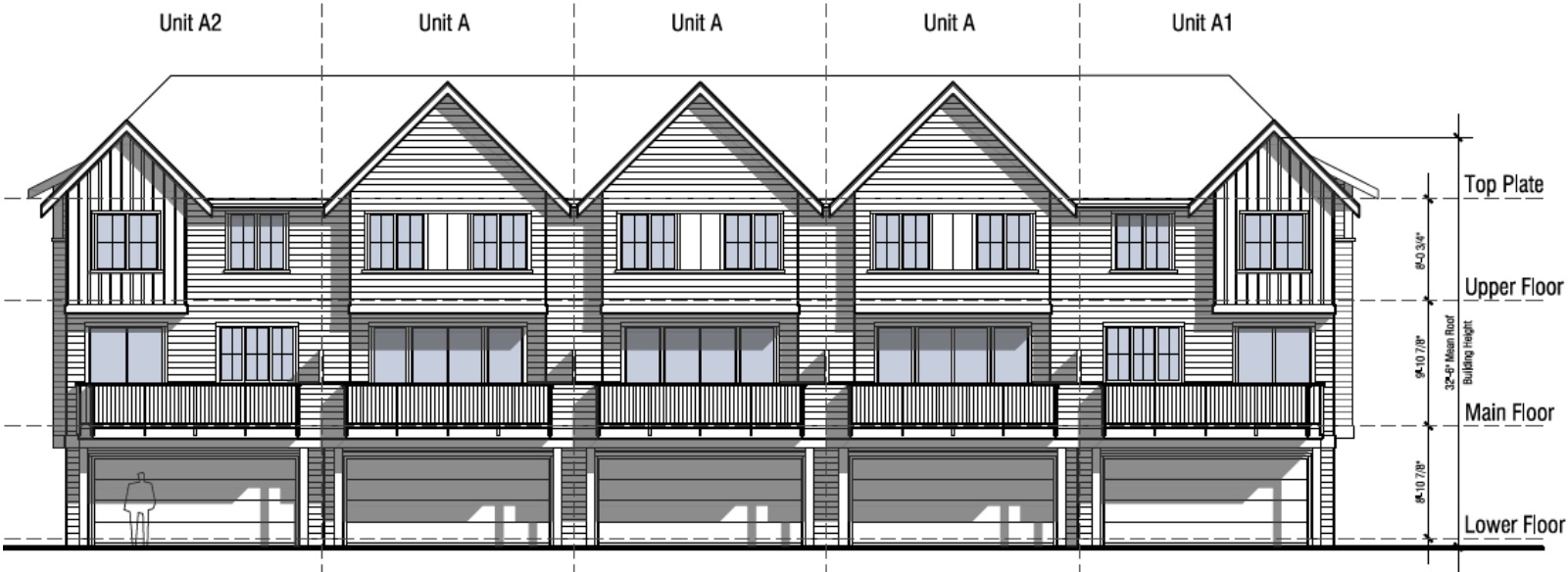


City of Kelowna

Elevations



Street Facing



Interior Elevation

Elevations

Unit A3



Street Facing End Unit Elevation

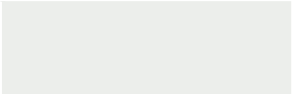
Unit A4



Interior End Unit Elevation

Finish Schedule

Colour Scheme A



Benjamin Moore CC-20 Decorator's White
Board and Batten, Lap Siding



Benjamin Moore HC-167 Amherst Gray
Lap Siding, Fascias, Trims, Bays
Posts, Beams



Benjamin Moore HC-169 Coventry Gray
Lap Siding

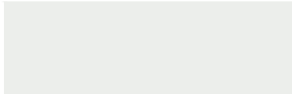


Benjamin Moore AF-290 Caliente
Entry Door



Finish Schedule

Colour Scheme B



Benjamin Moore CC-20 Decorator's White
Lap Siding



Benjamin Moore HC-167 Amherst Gray
Board and Batten, Fascias, Trims, Bays,
Posts, Beams



Benjamin Moore HC-169 Coventry Gray
Trims, Lap Siding



Benjamin Moore AF-290 Caliente
Entry Door



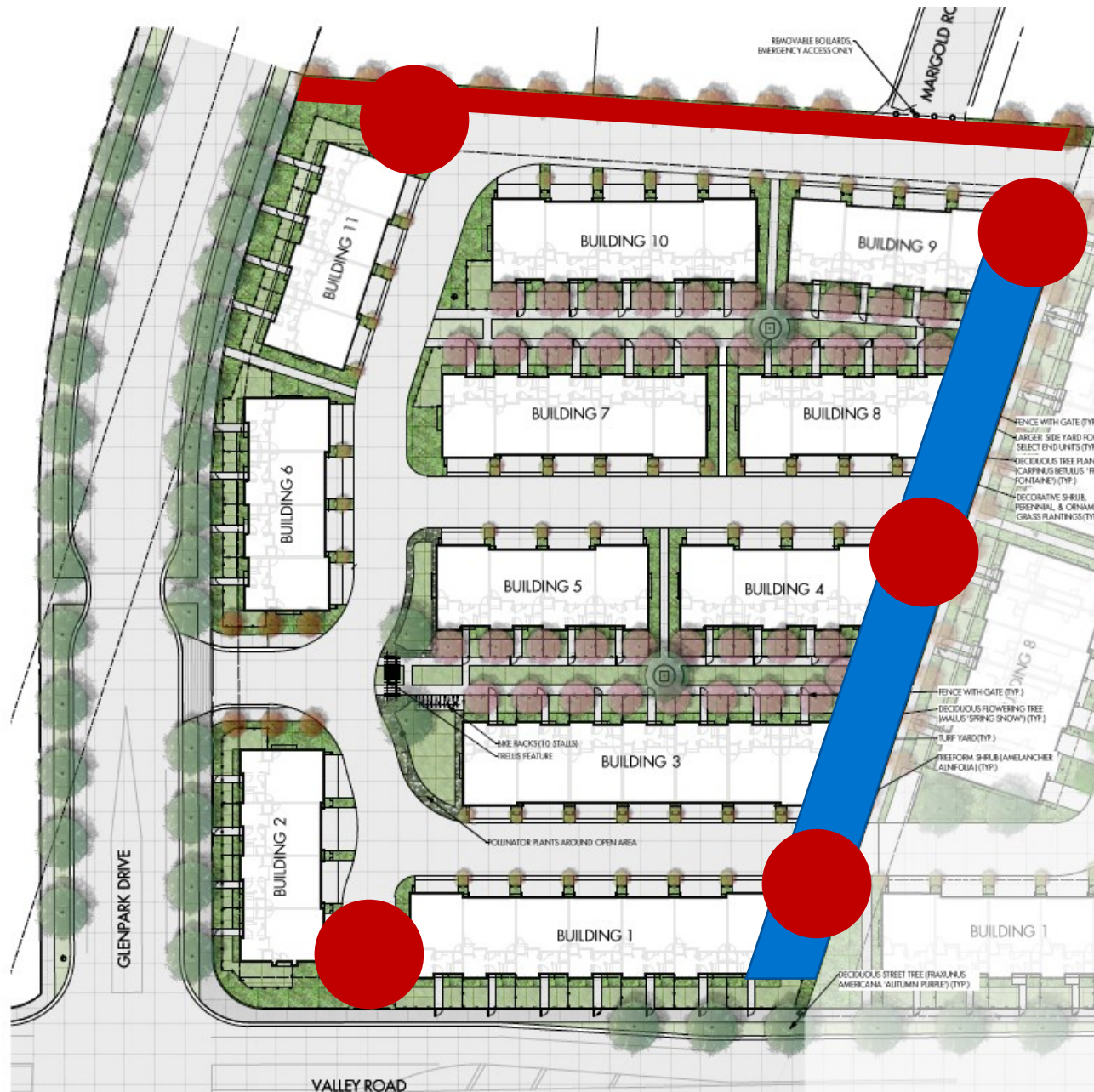
Streetscape along Valley Rd.



Variances

- ▶ Landscape buffer and parking setback variances
 - ▶ New parking regulations since previous DP was issued
 - ▶ Landscape buffer
 - ▶ Reduced in the areas where parking stalls are located
 - ▶ Rear yard landscape buffer 3.0 m required and 2.3 m proposed for entire length.
- ▶ Height variance only applies to the 7.5 metre area from the side (north) property line

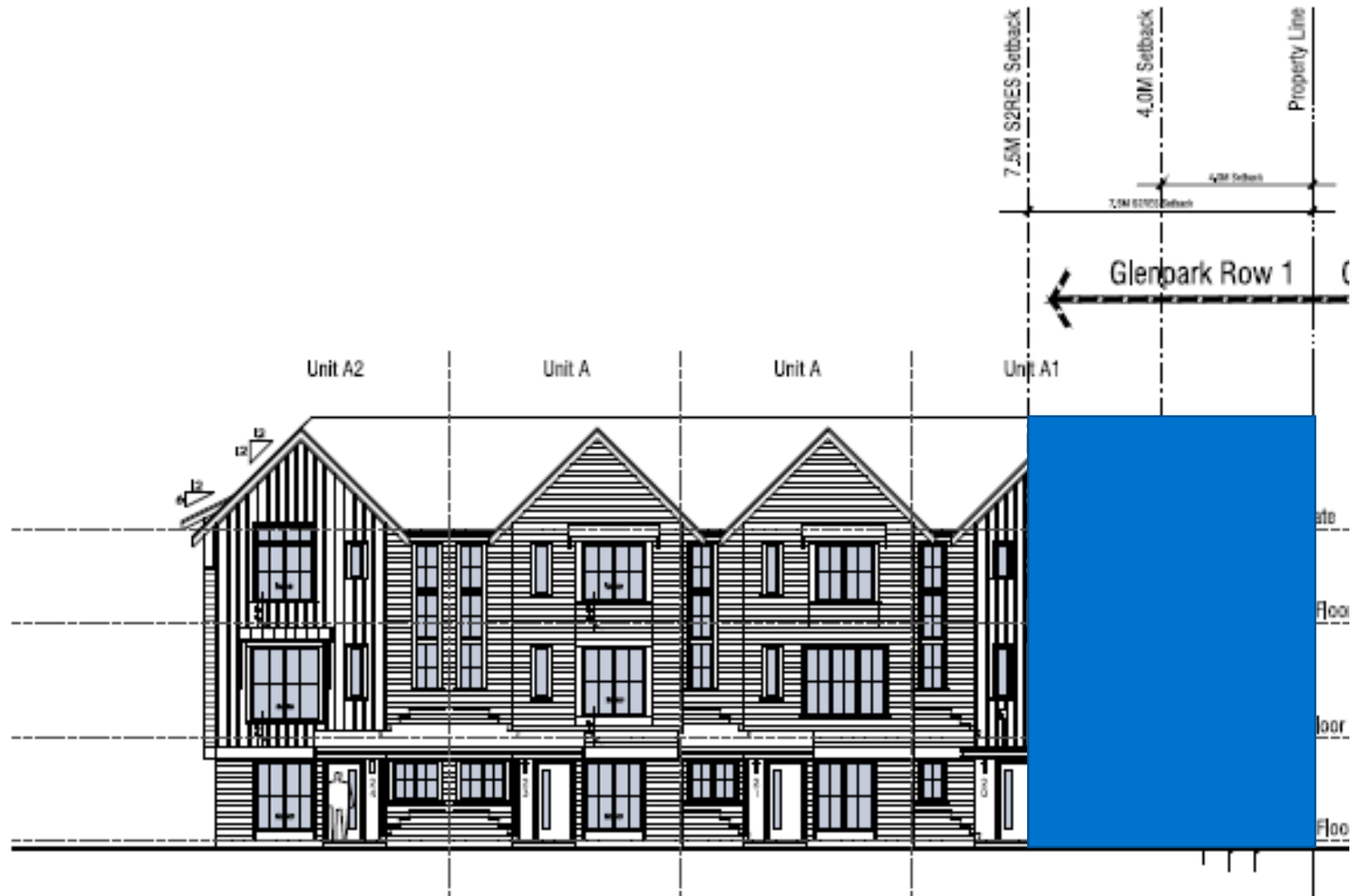
Variances & Landscape Plan



Height Variance
applies to the area
shaded in blue only

Areas where parking
is located within a
required landscape
buffer or setback
area are identified in
red

Height Variance



Development Policy

- ▶ The proposed development achieves the many of the City's Comprehensive Design Guidelines including:
 - ▶ Architectural unity and cohesiveness
 - ▶ Complete Communities
 - ▶ Housing Mix
 - ▶ Ground Oriented Housing
- ▶ Consistent with the Future Land Use designation (MRL)

Staff Recommendation

- ▶ Staff recommend **support** for the DP & DVP application
 - ▶ Consistent with OCP Design Guidelines
 - ▶ Urban Infill Policies
 - ▶ Consistent with Future Land Use Designation
 - ▶ Appropriate location for adding residential density
 - ▶ Proximity to Brandt's Creek shopping area, parks & cycling corridors, transit and schools.



Conclusion of Staff Remarks

Phasing Plan

