



DP20-0147 DVP20-0148 230 Aurora Cres

Development Permit and Development Variance Permit
Application



Proposal

- ▶ To consider the form and character of a multiple dwelling housing development with variances to maximum height.

Development Process

June 8, 2020

Development Application Submitted



Staff Review & Circulation



Sept 14, 2020

Public Notification Received



Nov 2, 2020

Initial Consideration



Nov 17, 2020

Public Hearing
Second & Third Readings



Jan 18, 2021

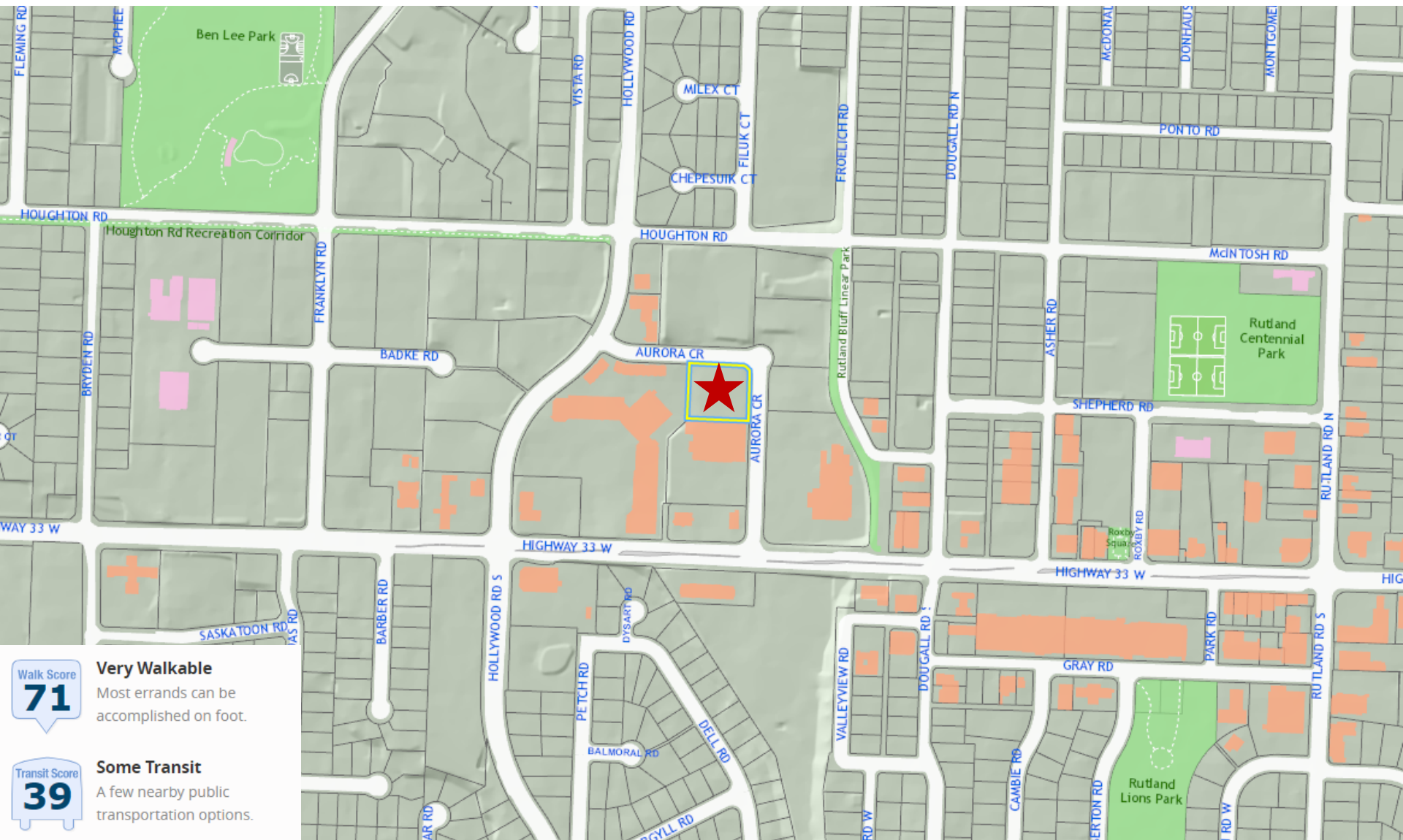
Final Reading
DP & Variances



Building Permit

Council
Approvals

Context Map



City of Kelowna

Subject Property Map



City of Kelowna

View from Aurora Cres



City of **Kelowna**

Technical Details

- ▶ Multiple dwelling housing development
 - ▶ Two, six-storey wood frame buildings
 - ▶ 104 dedicated rental units
 - ▶ 45 one-bedroom units
 - ▶ 53 two-bedroom units
 - ▶ Six three-bedroom units
 - ▶ Surface, ground and underground parking
 - ▶ 122 total stalls, exceeding C4 parking requirement
 - ▶ Private open space on balconies, landscaped areas, indoor common amenity areas and rooftop patios

Variance

- ▶ Overall building height
 - ▶ 15.0 m / 4 storeys (permitted)
 - ▶ 22.0m / 6 storeys (proposed)
- ▶ This request for a height variance is supported by policy within the Official Community Plan
 - ▶ Rutland: Generally 4 storeys. Six storeys within C4 or C9 zoned areas.

[illegible]

Renderings



City of Kelowna

Renderings



Street Facing Elevations (North)



LEGEND

- | | | |
|---|--|--|
| (A) HARDIE PANEL (CAPPING)- STABLE GRAY | (F) CONCRETE FINISH | (L) ALUMINUM PICKET RAILING- GRAY |
| (B) HARDIE STAINED LAP SIDING-CEDERSTONE 2.0 | (G) 6" STRUCTURAL STEEL ROUND PIPE | (M) STONE VENEER- RIVER STONE |
| (C) WHITE PVC FRAMED WINDOWS WITH CLEAR GLASS | (H) HARDIE PANEL, SMOOTH, ARTIC WHITE COLOR MATCHED EZ TRIMS | (N) BLACK ALUMINUM STORE FRONTS WITH CLEAR GLASS |
| (D) CORRUGATED METAL SHEET- CHARCOAL GRAY | (J) HARDIE PANEL SIDING (SMOOTH)- IRON GRAY | (P) SIGNAGE- TO BE CONFIRMED |
| (E) ROOF SHINGLES- MIDNIGHT BLACK | (K) CORRUGATED METAL SHEET- ARCTIC WHITE | (R) TRELLIS- TO BE CONFIRMED |

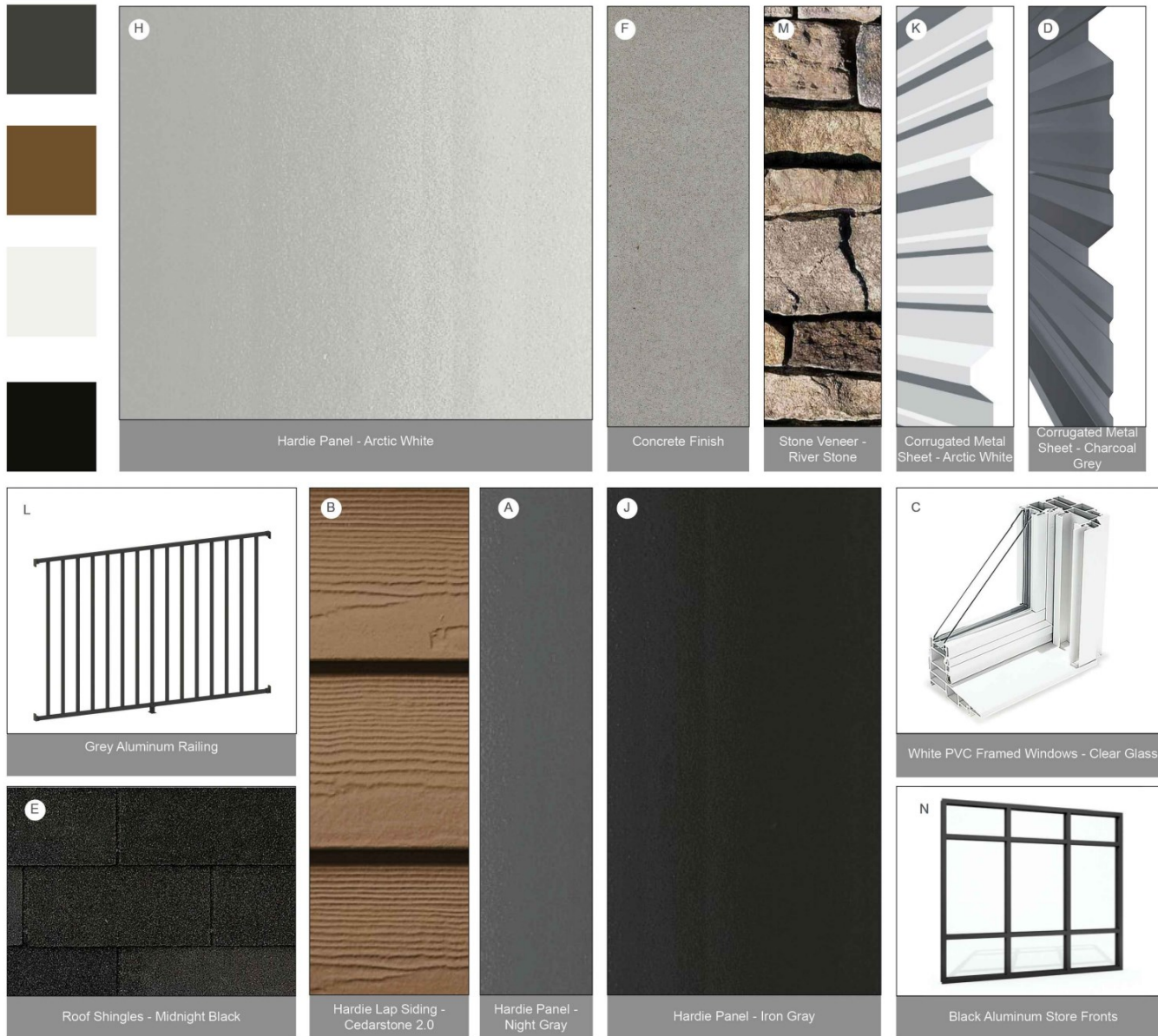
Street Facing Elevations (East – Building B)



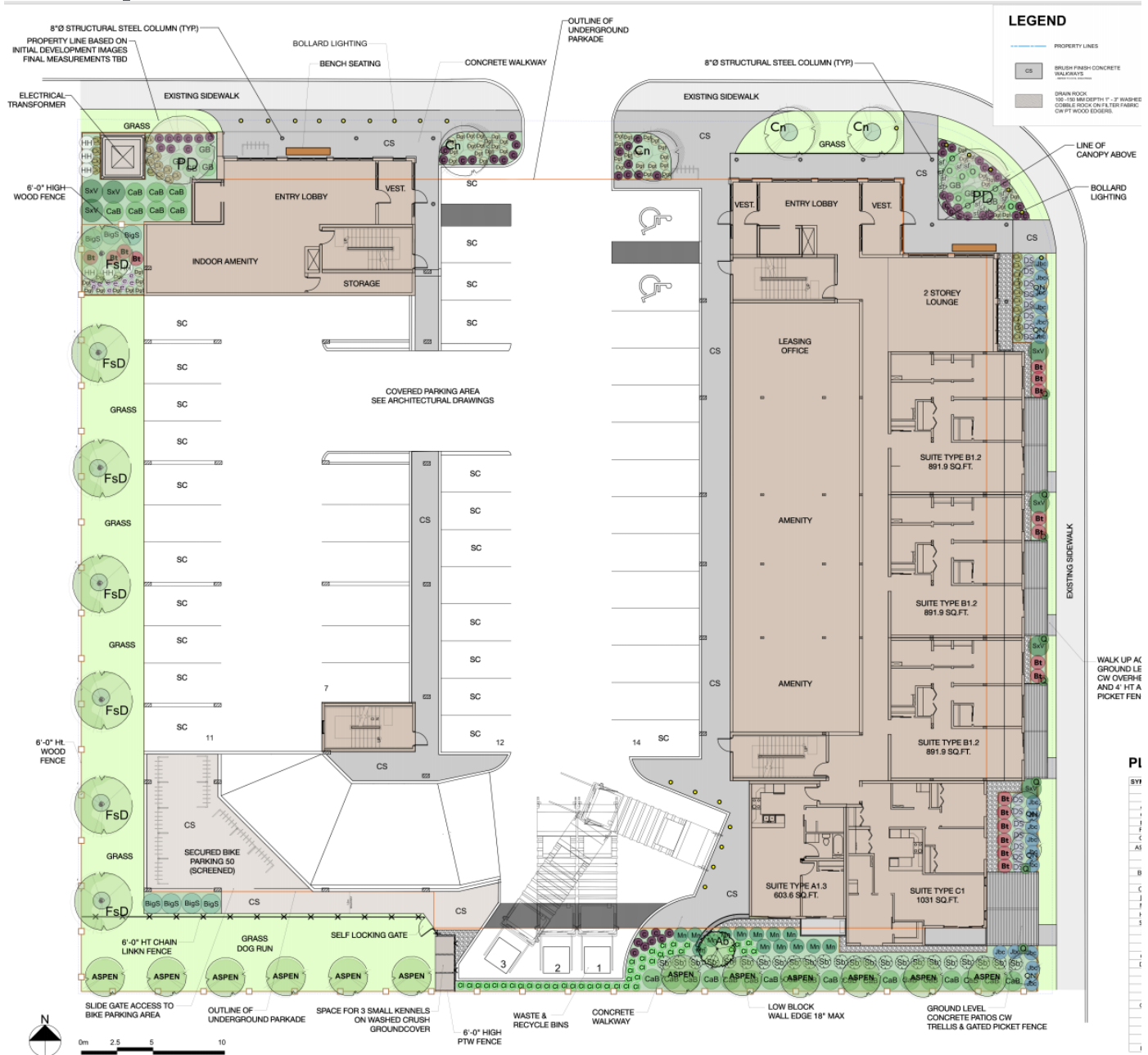
LEGEND

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| (C) WHITE PVC FRAMED WINDOWS WITH CLEAR GLASS | (H) HARDIE PANEL, SMOOTH, ARTIC WHITE COLOR
MATCHED EZ TRIMS | (N) BLACK ALUMINUM STORE FRONTS WITH CLEAR GLASS |
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Finish Schedule



Landscape Plan



Development Policy

- ▶ Meets the Intent of OCP Design Guidelines
 - ▶ Architectural unity and cohesiveness between buildings
 - ▶ Façade articulations and projections
 - ▶ Visually prominent entrances
- ▶ Promoting and Protecting Rental Housing is a key direction in the Healthy Housing Strategy
- ▶ Proposal is consistent with the Future Land Use designation (MXR)

Staff Recommendation

- ▶ Staff recommend **support** for the DP & DVP application
 - ▶ Consistent with OCP Design Guidelines
 - ▶ Urban Infill Policies
 - ▶ Consistent with Future Land Use Designation
 - ▶ Height variance is supported by policy in the OCP
 - ▶ Appropriate location for adding residential density
 - ▶ Proximity to shopping areas, parks & cycling corridors, transit and schools.



Conclusion of Staff Remarks