



# DP18-0195 913 Laurier Avenue

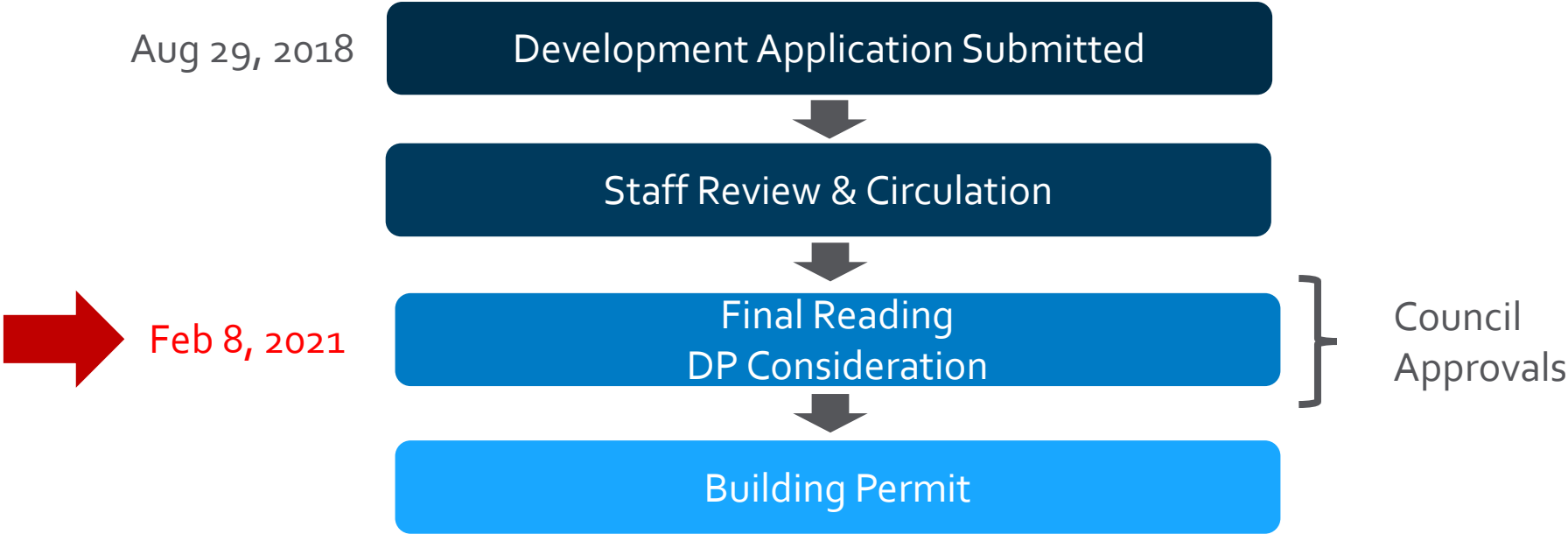
Development Permit Application



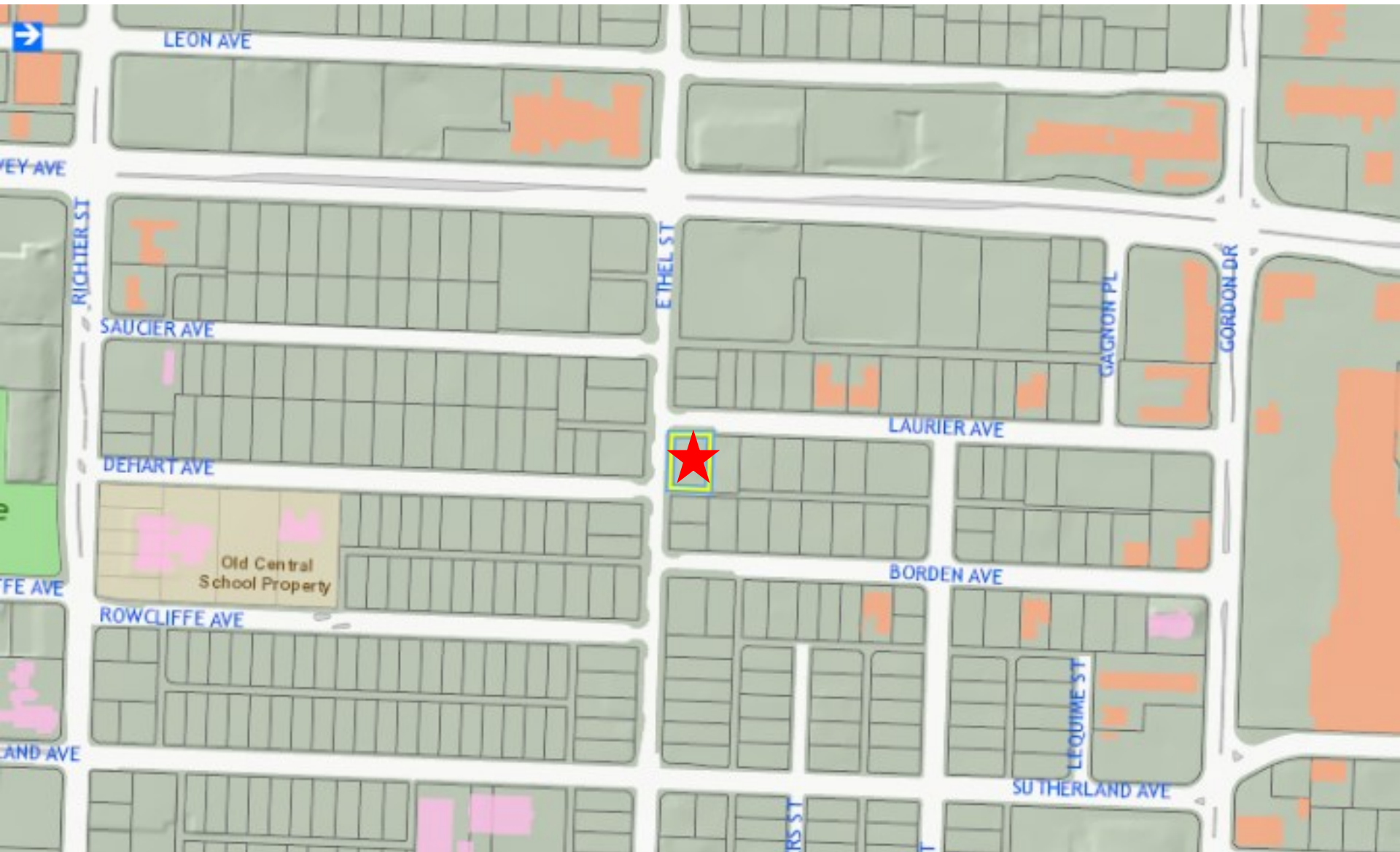
# Proposal

- ▶ To consider the form and character of a multi-family development.

# Development Process



# Context Map



City of Kelowna



# Subject Property Map

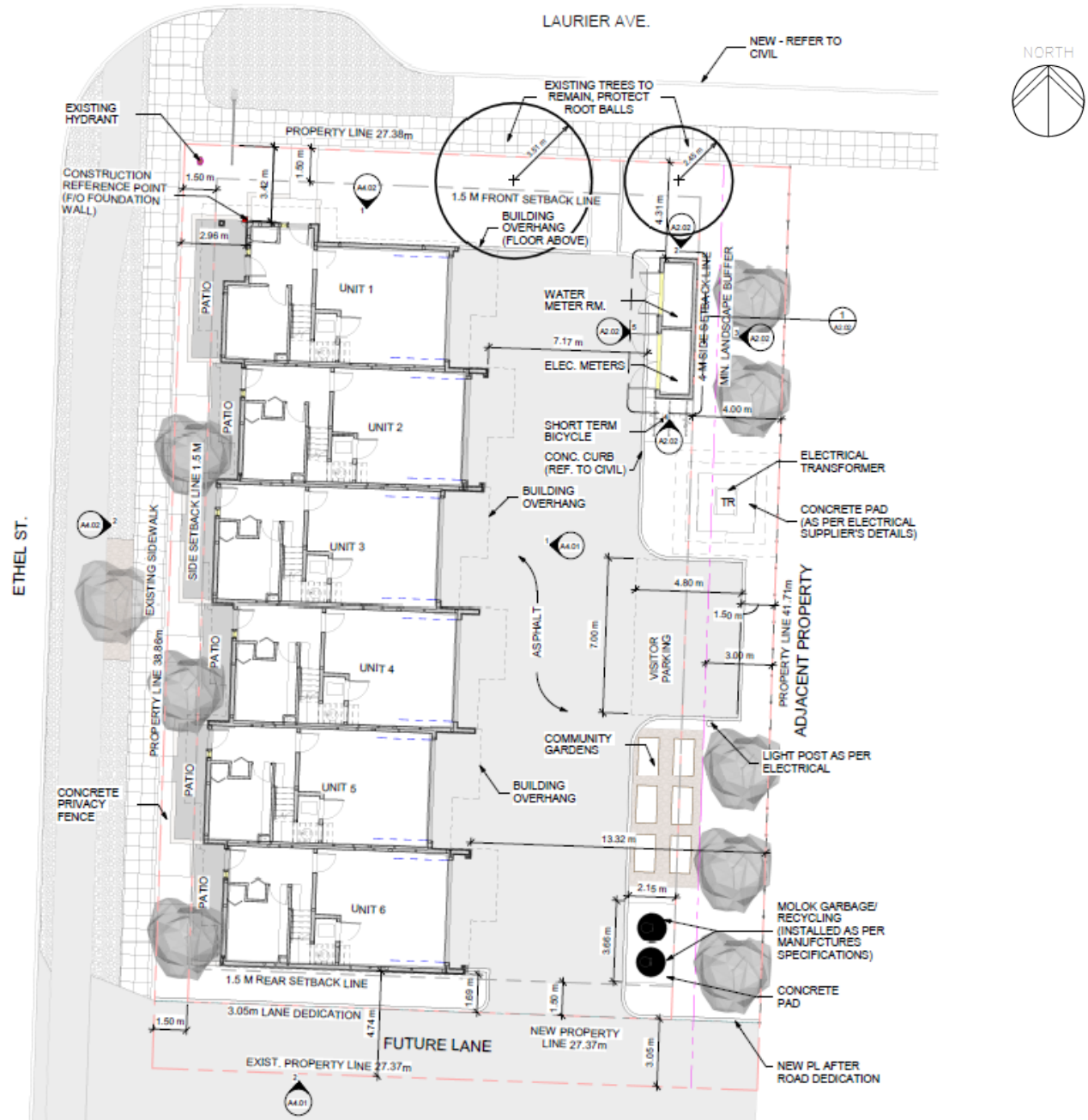


City of Kelowna

# Project/technical details

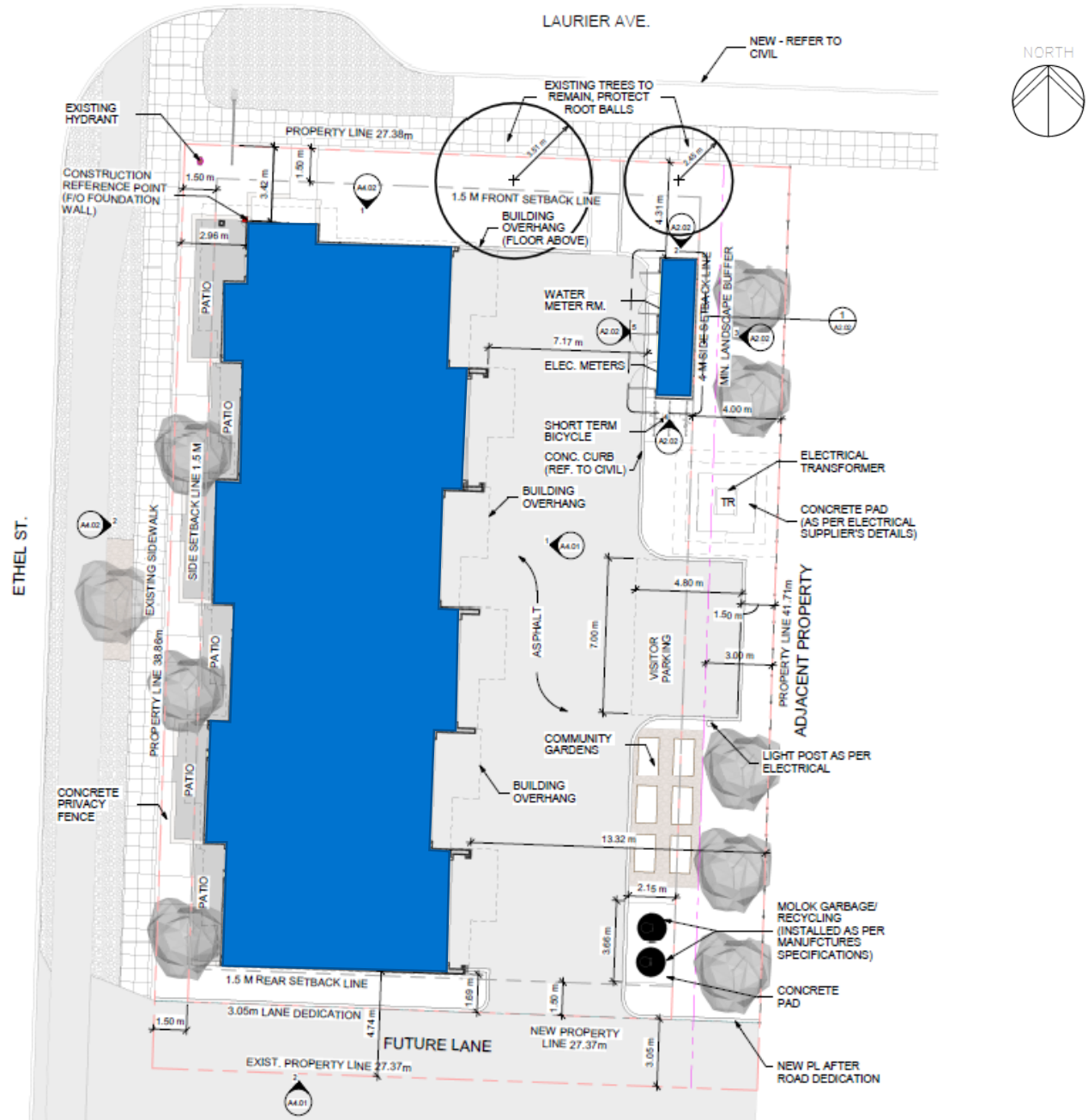
- ▶ 6-unit townhome development
  - ▶ Ground oriented units
- ▶ 3 storeys in total height with rooftop patio spaces
  - ▶ Development exceeds required private open space
- ▶ Site and Development Features:
  - ▶ 3 two-bedroom units, 3 three-bedroom units
    - ▶ Side by side parking in grade level garages
  - ▶ High-quality landscaping
    - ▶ Preservation of 2 existing deciduous trees at north property line through section 219 restrictive covenant
  - ▶ Modern material pallet and building form
  - ▶ 6 community garden plots for residents

# Site Plan





# Site Plan





# Elevations

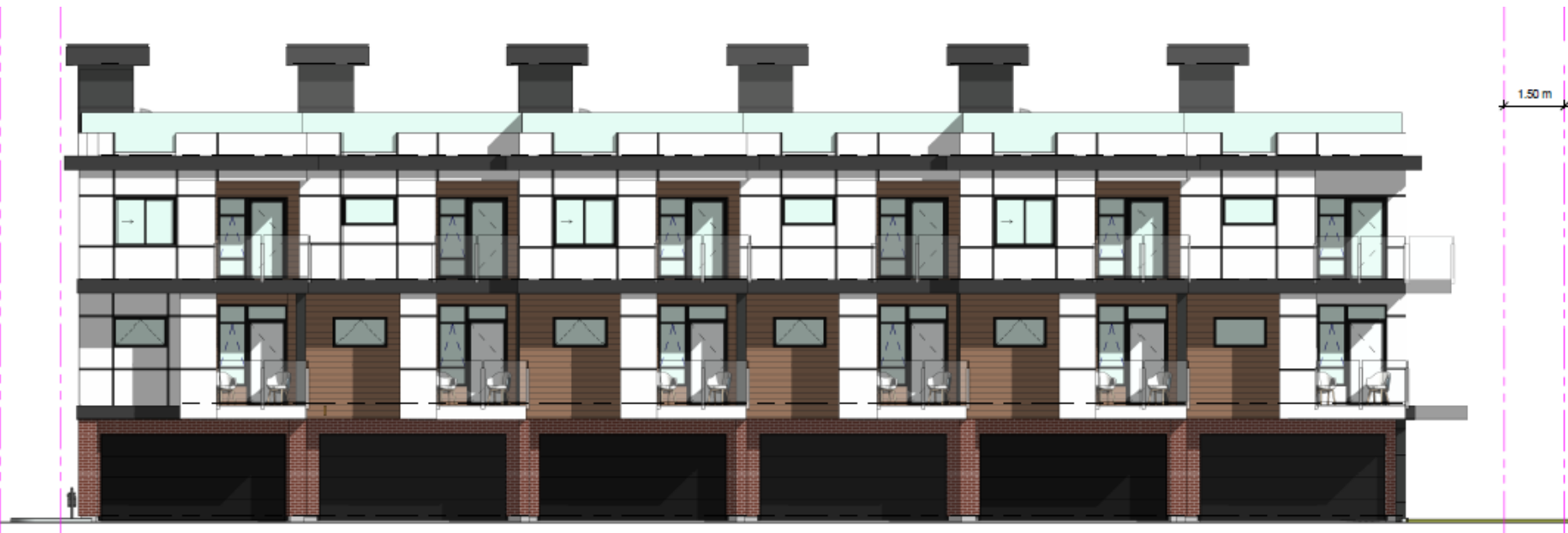


1 West Elevation  
3/16" = 1'-0"

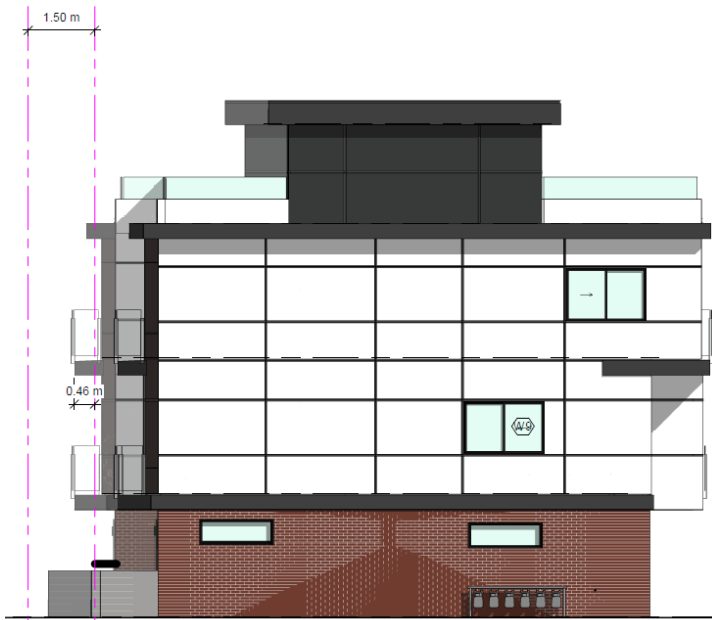


2 North Elevation  
3/16" = 1'-0"

# Elevations



1 East Elevation  
A2.00 3/16" = 1'-0"



2 South Elevation  
3/16" = 1'-0"

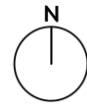
# Renderings



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# Landscape Plan





# Development Policy

- ▶ Chapter 5: Development Process
  - ▶ Sensitive Infill Housing
    - ▶ Development to reflect the form and character of existing neighbourhood
  - ▶ Ground Oriented Housing
    - ▶ Encourage multi-family developments to have a front doors facing the street(s) and be 2 bedrooms or more

# Staff Recommendation

- ▶ Staff recommend **support** of the Development Permit
  - ▶ Meets zoning requirements
  - ▶ High quality landscaping and tree preservation
  - ▶ Consistent with OCP Comprehensive Design Guidelines



## *Conclusion of Staff Remarks*