



DP19-0008

515 Rutland Road North

Development Permit Application



# Proposal

- ▶ To consider the form and character of a multiple dwelling housing development

# Development Process

January 9, 2019

Development Application Submitted



Staff Review & Circulation



April 12, 2019

Public Notification Received



July 15, 2019

Initial Consideration



July 30, 2019

Public Hearing  
Second & Third Readings



May 10, 2021

Final Reading  
Development Permit

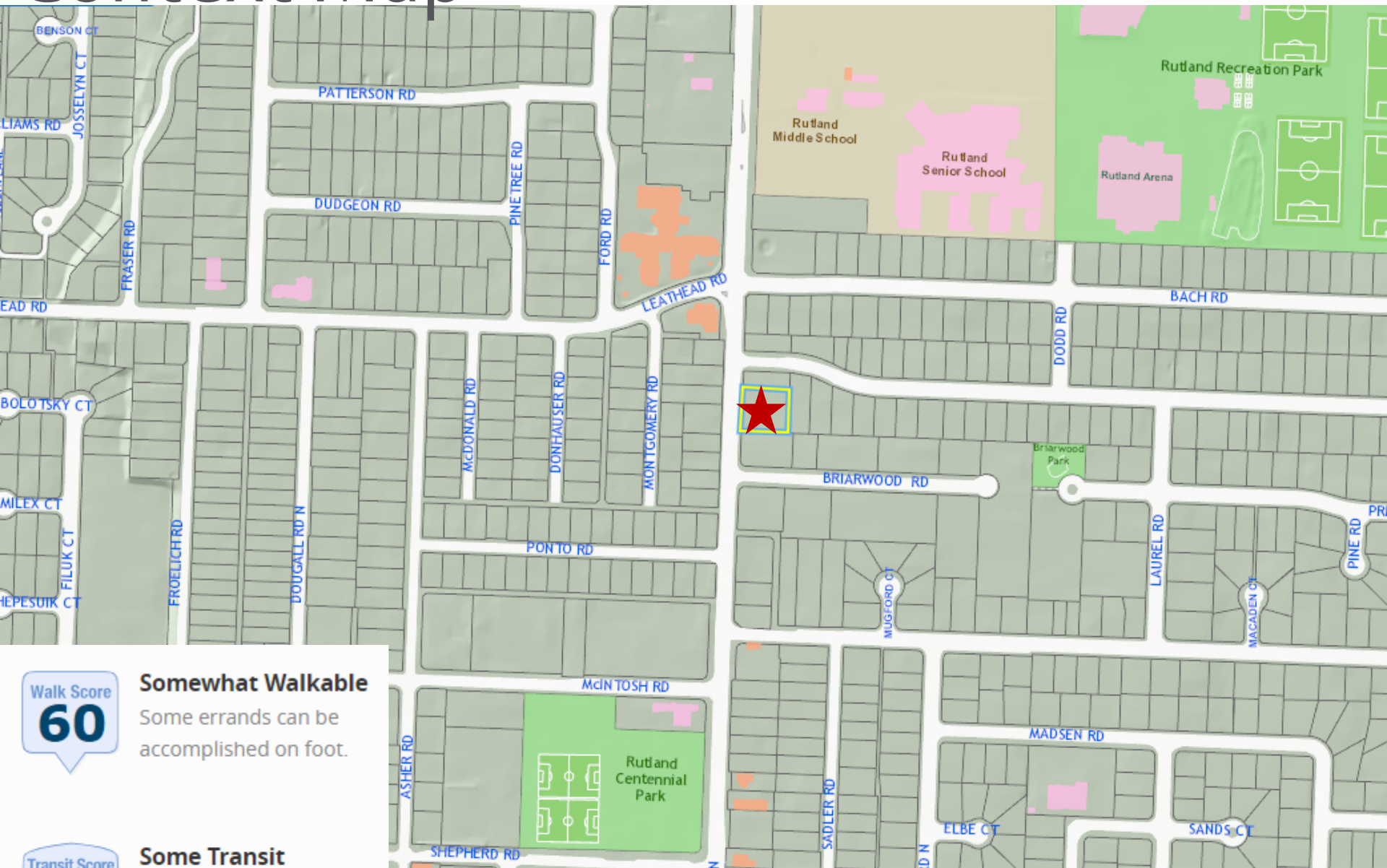


Building Permit

Council  
Approvals



# Context Map



Walk Score  
**60**

## Somewhat Walkable

Some errands can be accomplished on foot.

Transit Score  
**40**

## Some Transit

A few nearby public transportation options.

City of Kelowna



# Subject Property Map



# Google Street View from Rutland Rd N



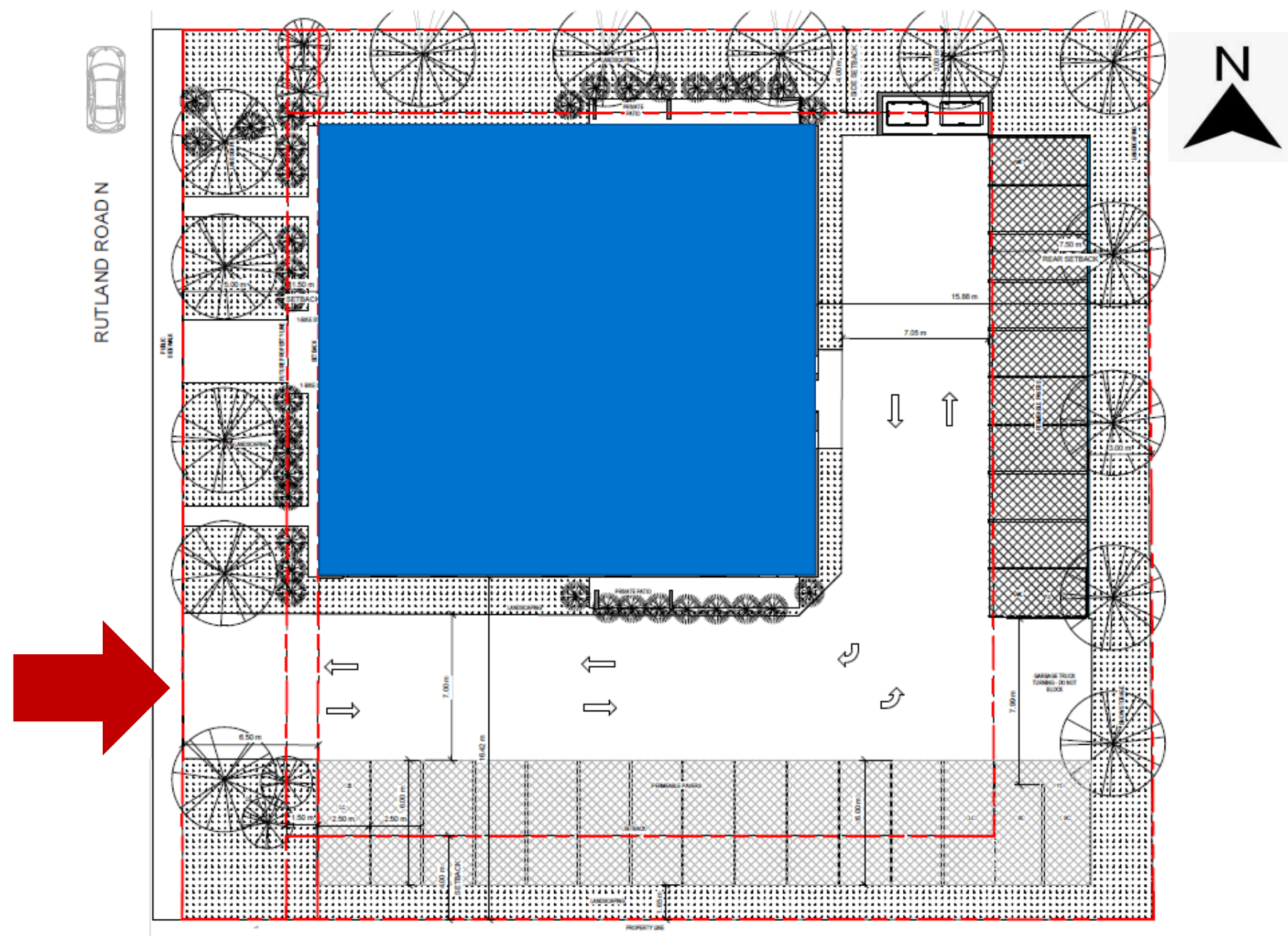
City of Kelowna

# Technical Details

- ▶ Multiple dwelling housing development
  - ▶ One three-storey building
    - ▶ 17 dwelling units
      - ▶ 2 one-bedroom units
      - ▶ 15 two-bedroom units
  - ▶ Surface parking
    - ▶ 25 stalls, meets bylaw requirements
  - ▶ Private open space on balconies and level landscaped areas
  - ▶ No variances requested



# Site Plan





# Renderings



City of Kelowna

# Rutland Rd N Facing Elevation (West)



# North & South Elevations



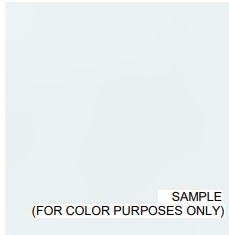
2 SIDE (NORTH ELEVATION)  
A7.01 1/4" = 1'-0"



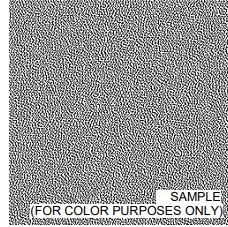
1 SIDE (SOUTH ELEVATION)  
A2.01 1/4" = 1'-0"

# Finish Schedule

CEMENTITIOUS PANEL - WHITE (#1)



CEMENTITIOUS PANEL - GREY (#2)



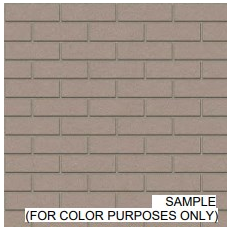
CEMENTITIOUS PANEL - COFFEE (#3)



CORRUGATED METAL - SILVER (#4)



THIN BRICK VENEER PANEL - (#5)



GLASS GUARDS W / TOP CAP - (#6)



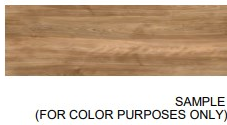
STOREFRONT GLAZING (#7)



WOOD SLATS (#8)

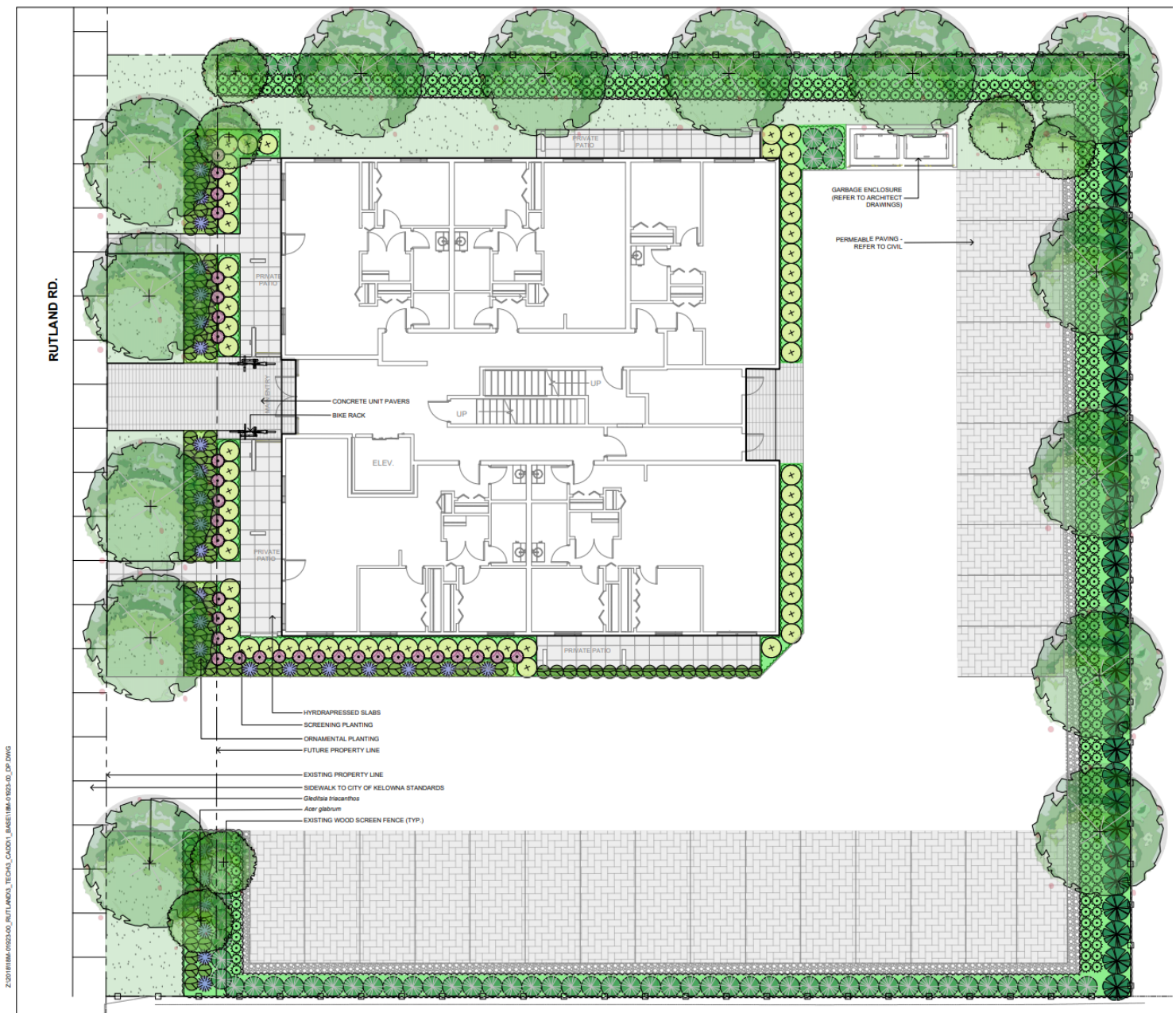


IMITATED WOOD FASCIA (#9)





# Landscape Plan



# Development Policy

- ▶ Meets the Intent of OCP Design Guidelines
  - ▶ Variety of materials to create interest
  - ▶ Façade articulations
  - ▶ Prominent entrances
- ▶ Proposal is consistent with the Future Land Use designation (MRL) and meets Zoning Bylaw regulations

# Staff Recommendation

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



## *Conclusion of Staff Remarks*