



DP 21-0040 DVP 21-0041 3377 Lakeshore Road

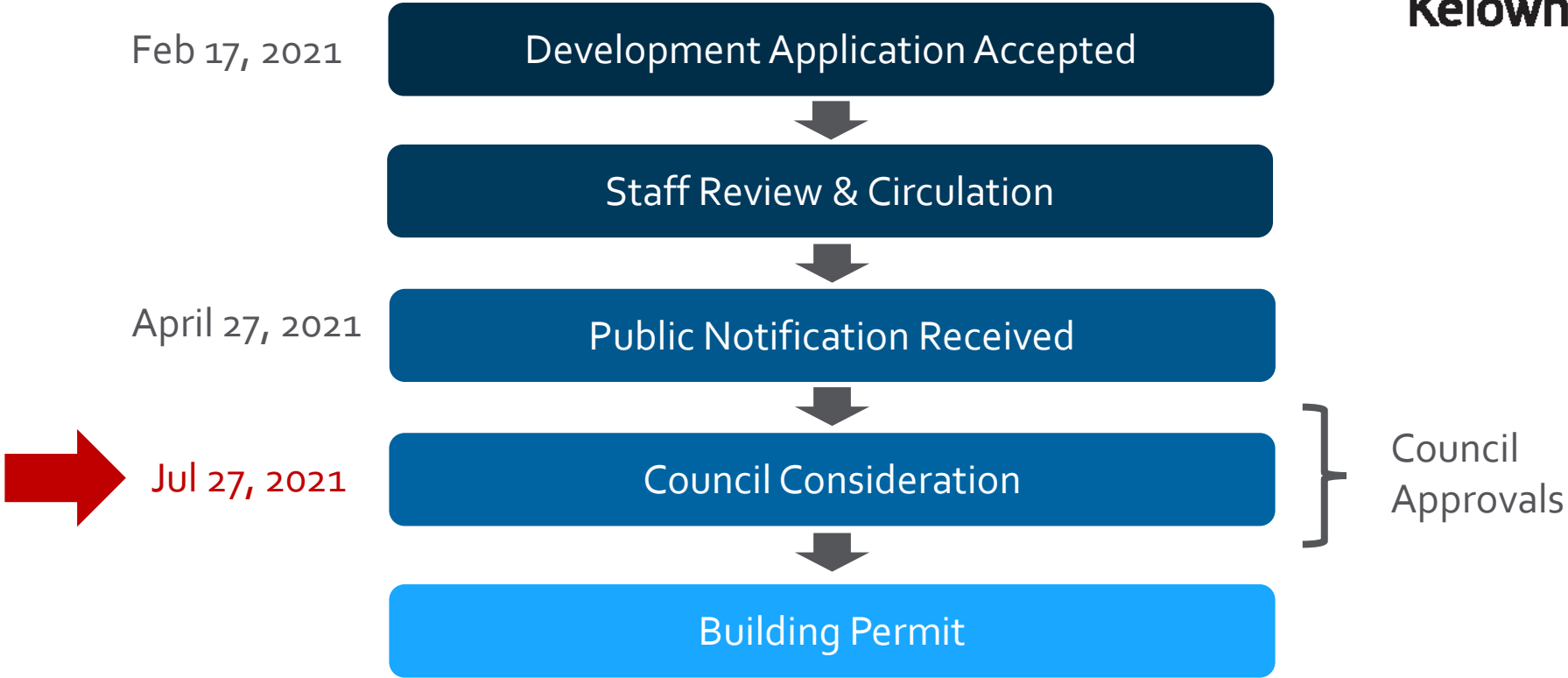
Development Permit and Development Variance Permit



Proposal

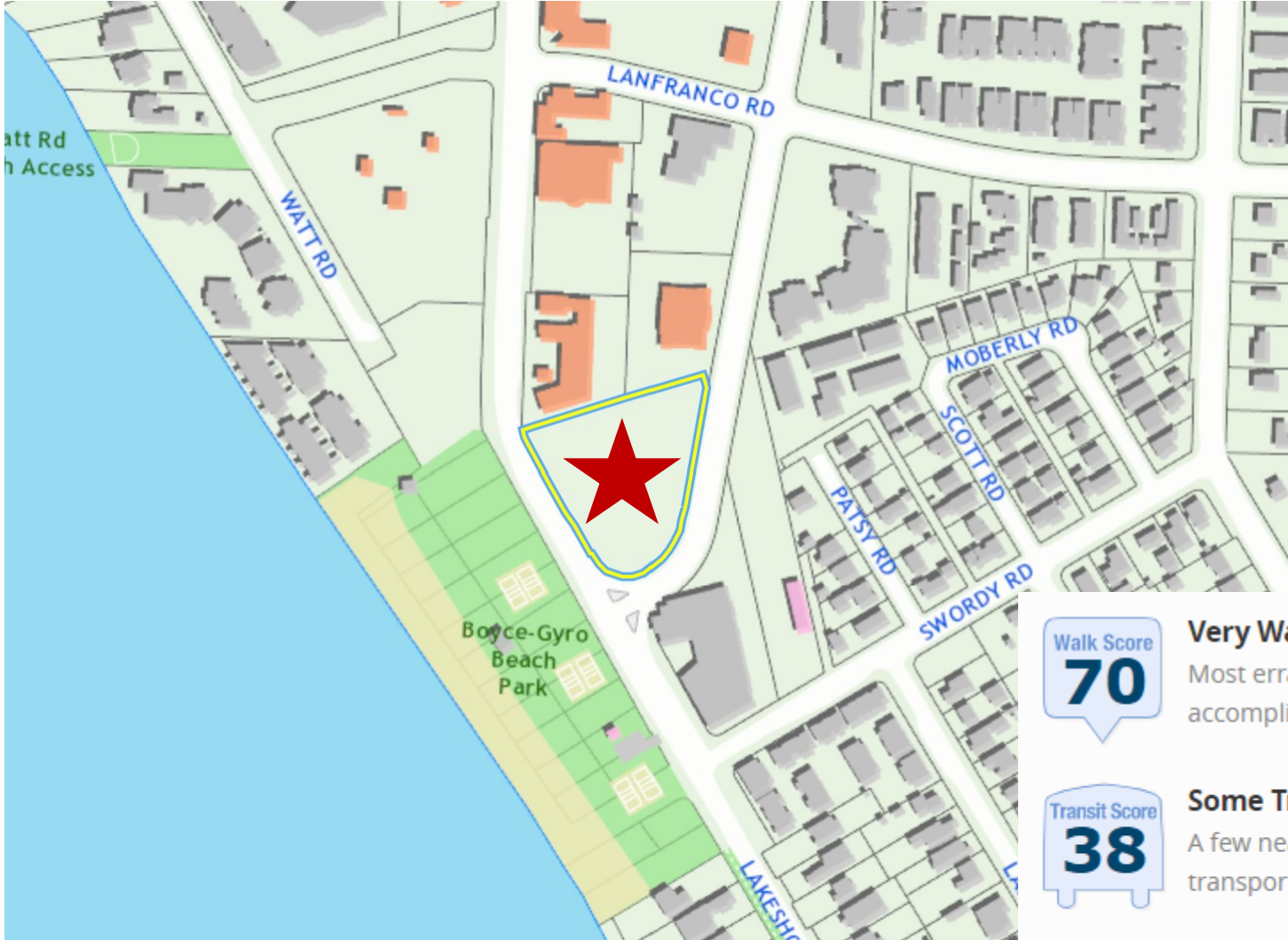
- ▶ To consider the form and character of a mixed-used development with variances to minimum front yard, minimum flanking side yard, minimum side yard and minimum landscape buffer.

Development Process



Council Approvals

Context Map



City of Kelowna

Walk Score
70

Very Walkable
Most errands can be accomplished on foot.

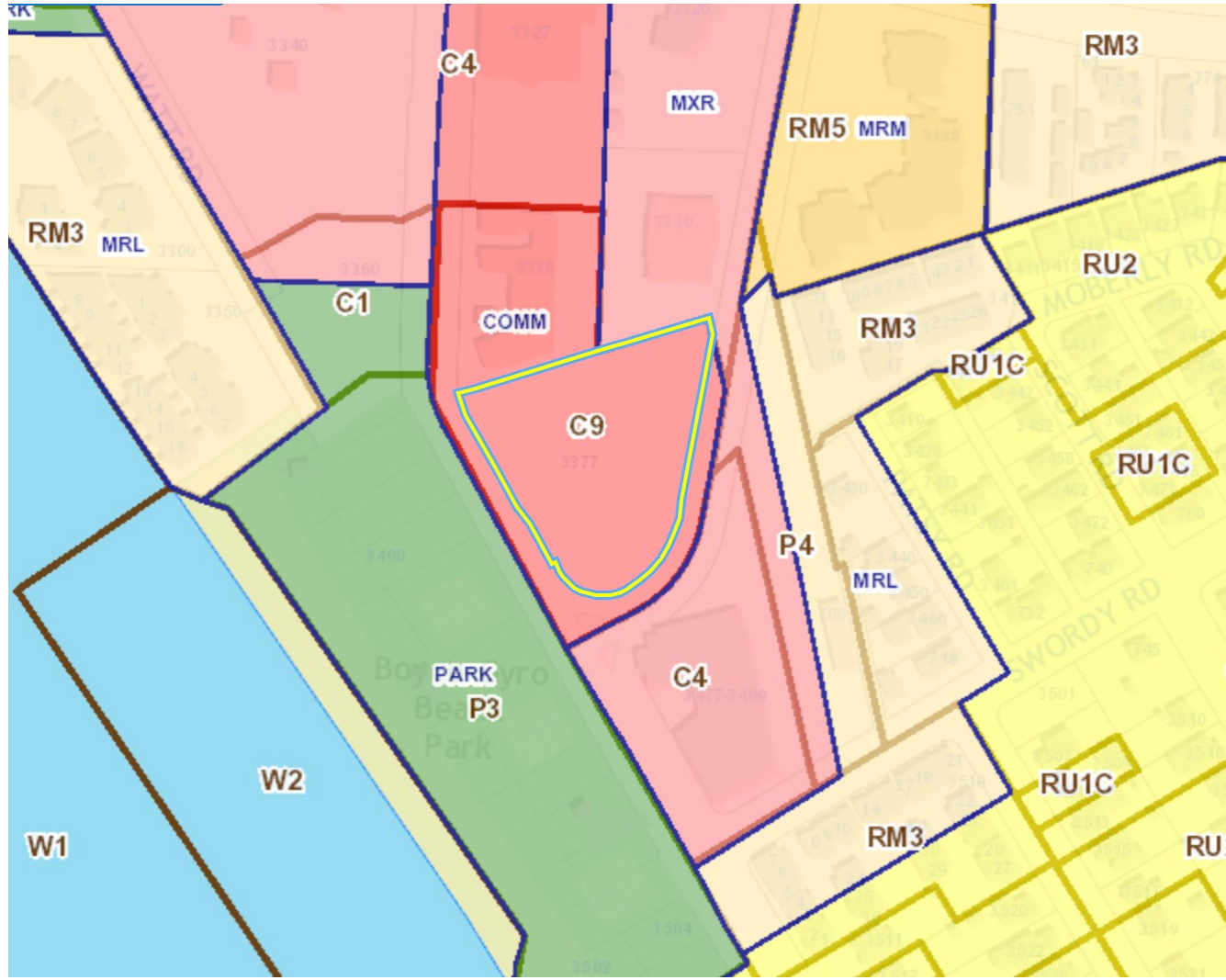
Transit Score
38

Some Transit
A few nearby public transportation options.

Bike Score
98

Biker's Paradise
Daily errands can be accomplished on a bike.

OCP Future Land Use / Zoning



City of Kelowna

Subject Property Map



City of Kelowna

Technical Details

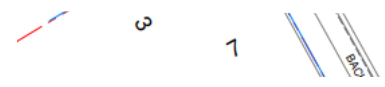
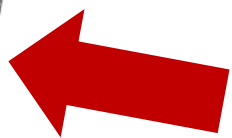
- ▶ Mixed-use project
 - ▶ Multiple dwelling housing – 127 units
 - ▶ Apartment Housing
 - ▶ 44 x 1 bedroom
 - ▶ 74 x 2 bedroom
 - ▶ 2 x 3 bedroom
 - ▶ Townhouses
 - ▶ Richter Street - 7 x 2 bedroom townhouse units
 - ▶ Commercial – 8 ground-floor units
 - ▶ Larger Retail Unit #1 - likely a restaurant & patio
- ▶ Parking screened from view (parkade)
 - ▶ 209 total stalls, exceeds C9 parking requirement

Site Plan



Lakeshore Road

Richter Street





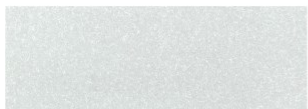

Urban Design

- ▶ Architectural design with shape break
 - ▶ Each tower has a different design, not symmetrical
 - ▶ Separates building mass into smaller components
- ▶ Active frontages along Lakeshore Rd & Richter St
 - ▶ Public focused
 - ▶ Ground floor retail & townhouse units
- ▶ 520 ft² feature waterfall along Lakeshore Rd
- ▶ Parking screened from view
- ▶ High quality cladding and glazing

Elevations & Materials – Lakeshore Road



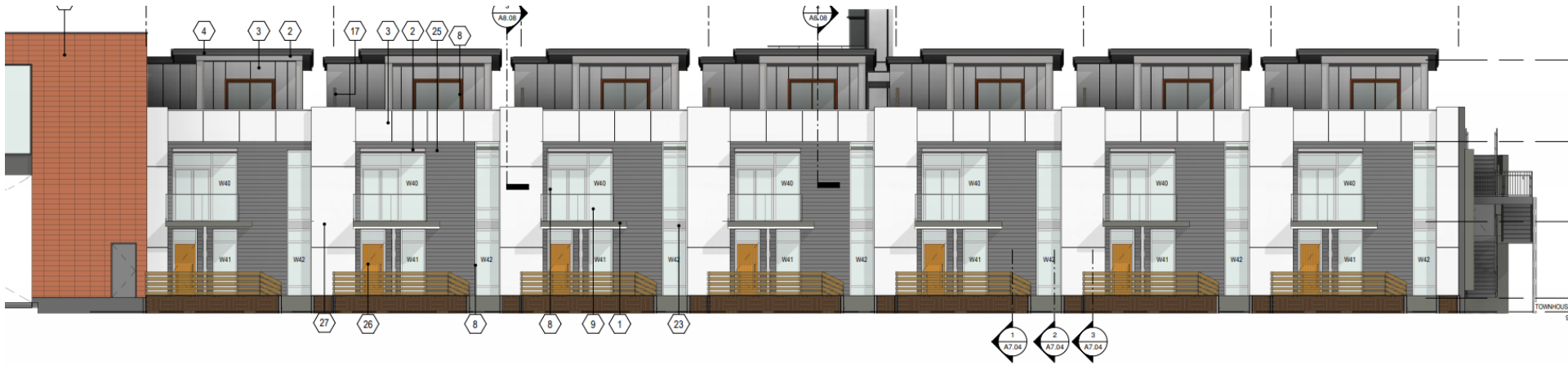
Key Materials

- 
4 terracotta clay tiles
- 
3 dark grey cementitious panels
- 
3 light grey cementitious panels
- 
8 dark glazing and clear vision glass

Elevations – Richter Street (SE)



Elevations – Townhouses



Renderings



City of Kelowna

Renderings



Renderings



City of Kelowna

Renderings



City of Kelowna

Landscape Plan



LEGEND:

- STREET LEVEL PUBLIC ENTRY / EXIT
- STREET LEVEL PRIVATE ENTRY / EXIT
- STREET LEVEL PARADE ENTRY / EXIT
- C.I.P. CONCRETE PAVING
- CONCRETE UNIT PAVERS (TYPE 1)
- CONCRETE UNIT PAVERS (TYPE 2)
- ROCK WELCH MAINTENANCE EDGE
- SECUCOUS TREE PLANTING
- DECIDUOUS TREE PLANTING
- ORNAMENTAL PLANTING AREA



Variances

- ▶ Setbacks
 - ▶ Lakeshore Rd (front)
 - ▶ 6.0 m required; 0.0 m proposed
 - ▶ Road dedication requirements
 - ▶ Richter St (flanking side)
 - ▶ 4.5 m required; 3.3 m proposed
 - ▶ Road dedication requirements
 - ▶ Side yard (north)
 - ▶ 3.0 m required, 1.0 m proposed
- ▶ Landscape buffer
 - ▶ North side
 - ▶ No landscape buffer proposed

Development Policy

- ▶ Comprehensive Design Guidelines
 - ▶ Strong sense of authenticity through urban design that is distinctive for Kelowna
 - ▶ High urban design standard & quality of construction
 - ▶ Interesting, pedestrian friendly streetscape design
- ▶ Revitalization Design Guidelines
 - ▶ Enhance the urban centre's main street character in a manner consistent with the area's character
 - ▶ Provide for a scale and massing of buildings that promotes an enjoyable living, pedestrian, working, shopping and service experience

Staff Recommendation

- ▶ Staff recommend support for the Development Permit and Development Variance Permit applications
 - ▶ Consistent with OCP Urban Design Guidelines
 - ▶ Requested variances are perceived to be minor and are anticipated to have minimal impact on neighbouring properties



Conclusion of Staff Remarks