



DP20-0196 & DVP20-0197 1220 Pacific Ave.

Development Permit &
Development Variance Permit

Proposal

- ▶ To consider a Development Permit for the form and character of a 5 storey apartment building;
- ▶ And to consider a Development Variance Permit to vary the following:
 - ▶ side yard setback;
 - ▶ rear yard setback;
 - ▶ parking stall size ratio; and
 - ▶ height.

Development Process

Nov. 3, 2020

Development Application Submitted



Staff Review & Circulation



March 1, 2021

Public Notification Received



March 22, 2021

Initial Consideration



Apr. 6, 2021

Public Hearing
Second & Third Readings



July 27, 2021

Final Reading
DP & Variances

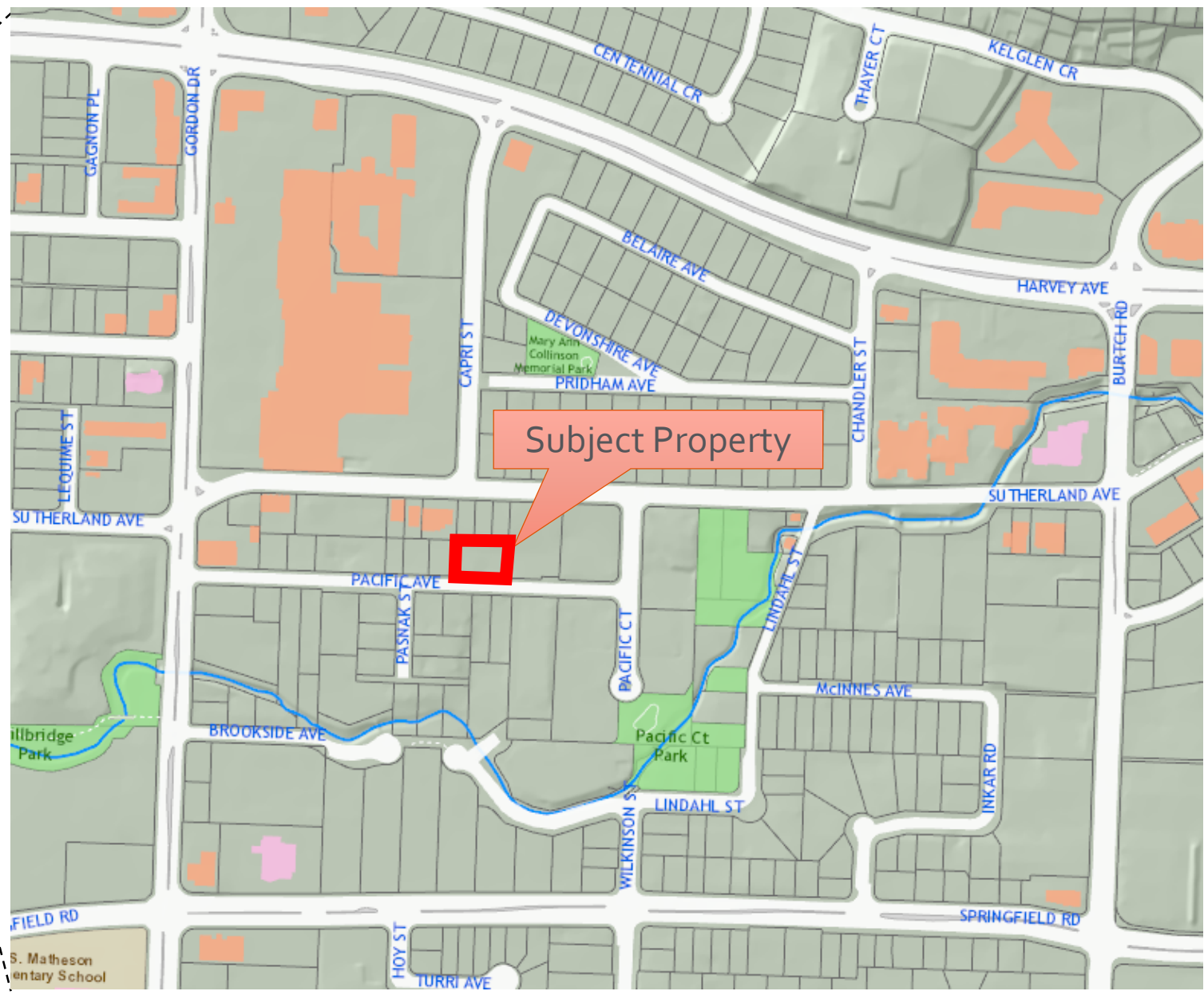
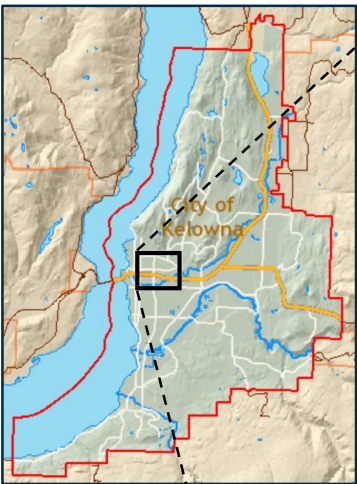


Building Permit

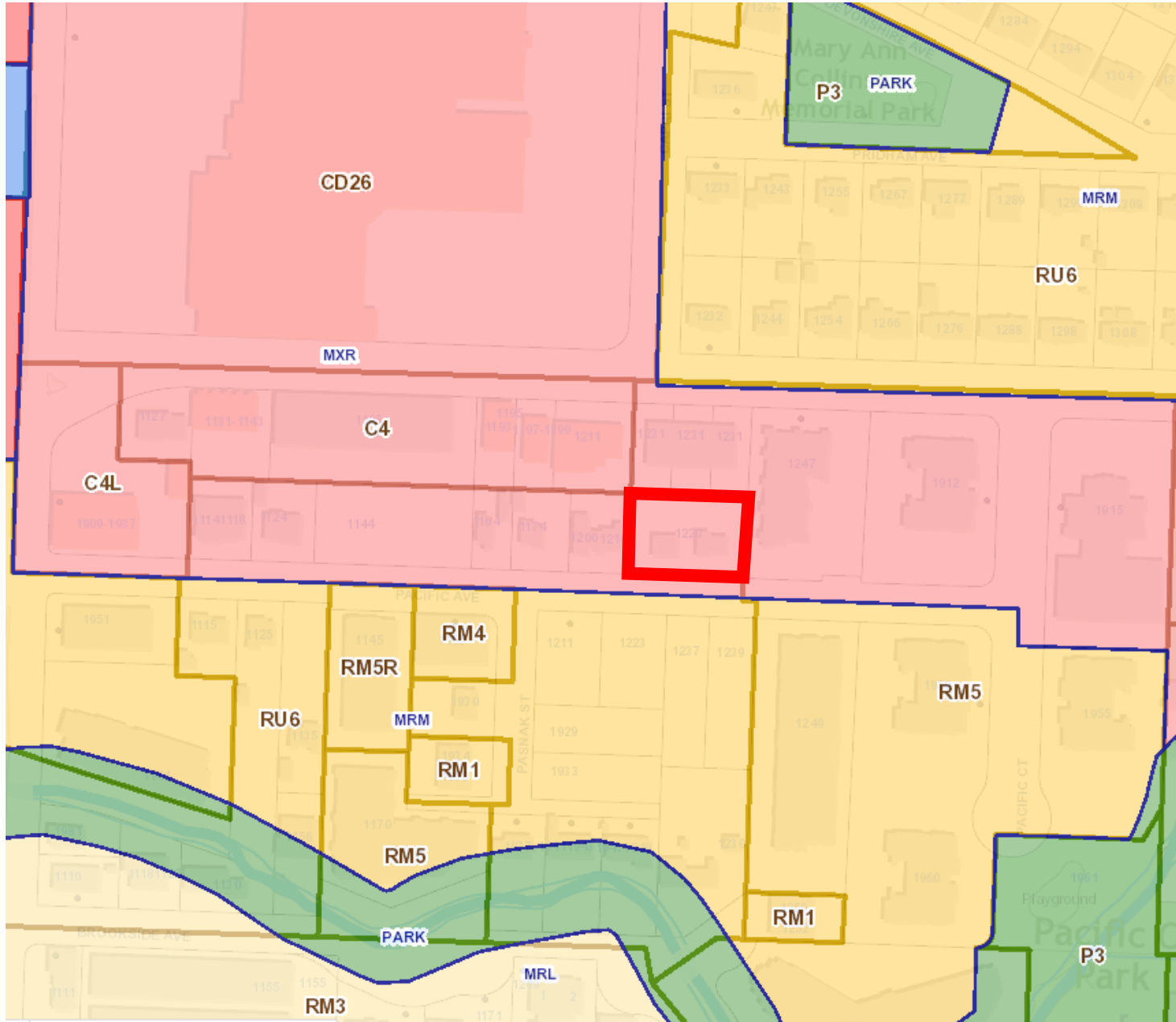


Council
Approvals

Context Map



OCP Future Land Use / Zoning



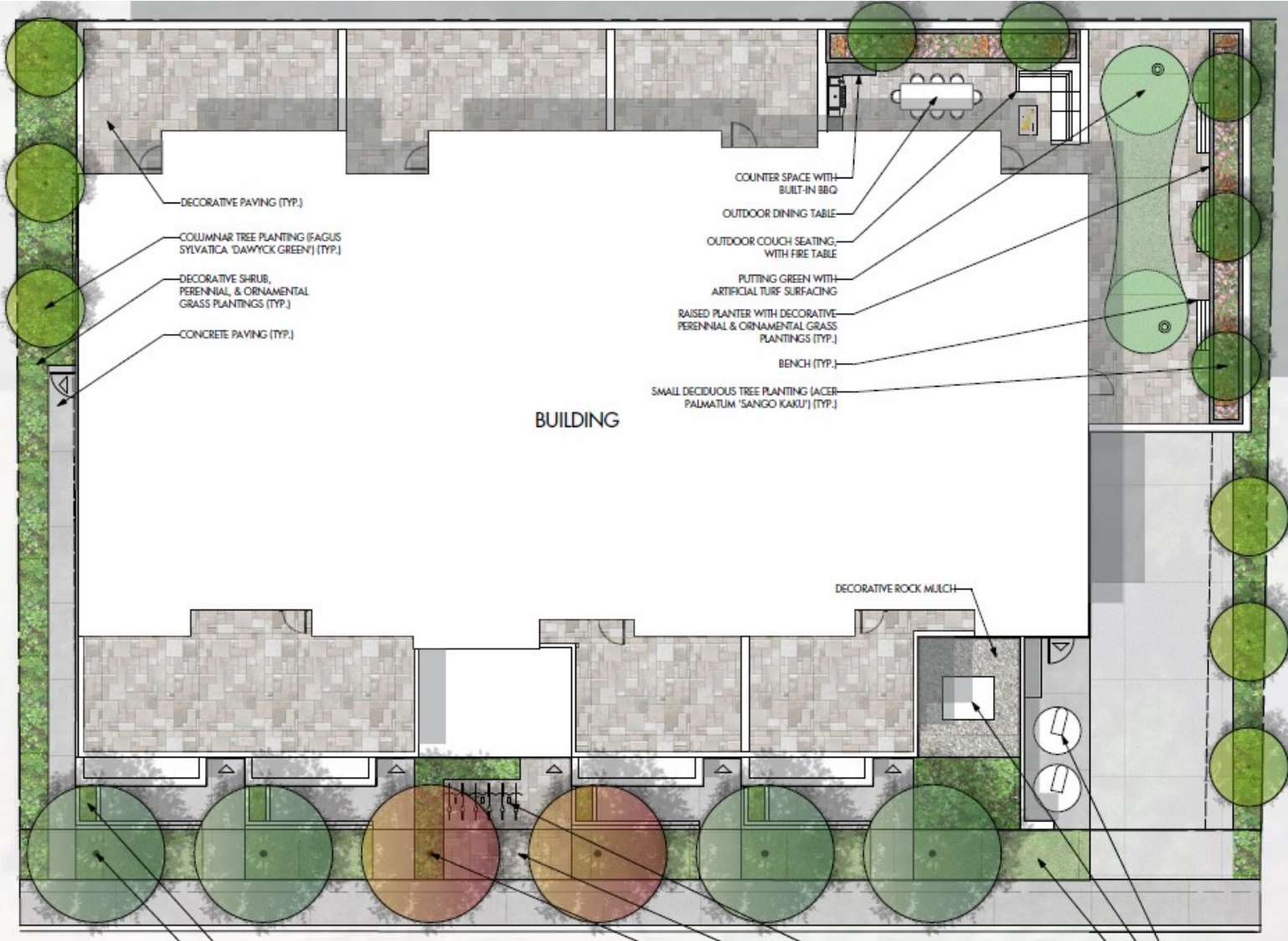
Subject Property Map



Project/technical details

- ▶ Development Permit for the form and character of a 5 storey apartment building;
- ▶ And Development Variance Permit to vary the following:
 - ▶ side yard setback;
 - ▶ rear yard setback;
 - ▶ parking stall size ratio; and
 - ▶ height

Site Plan



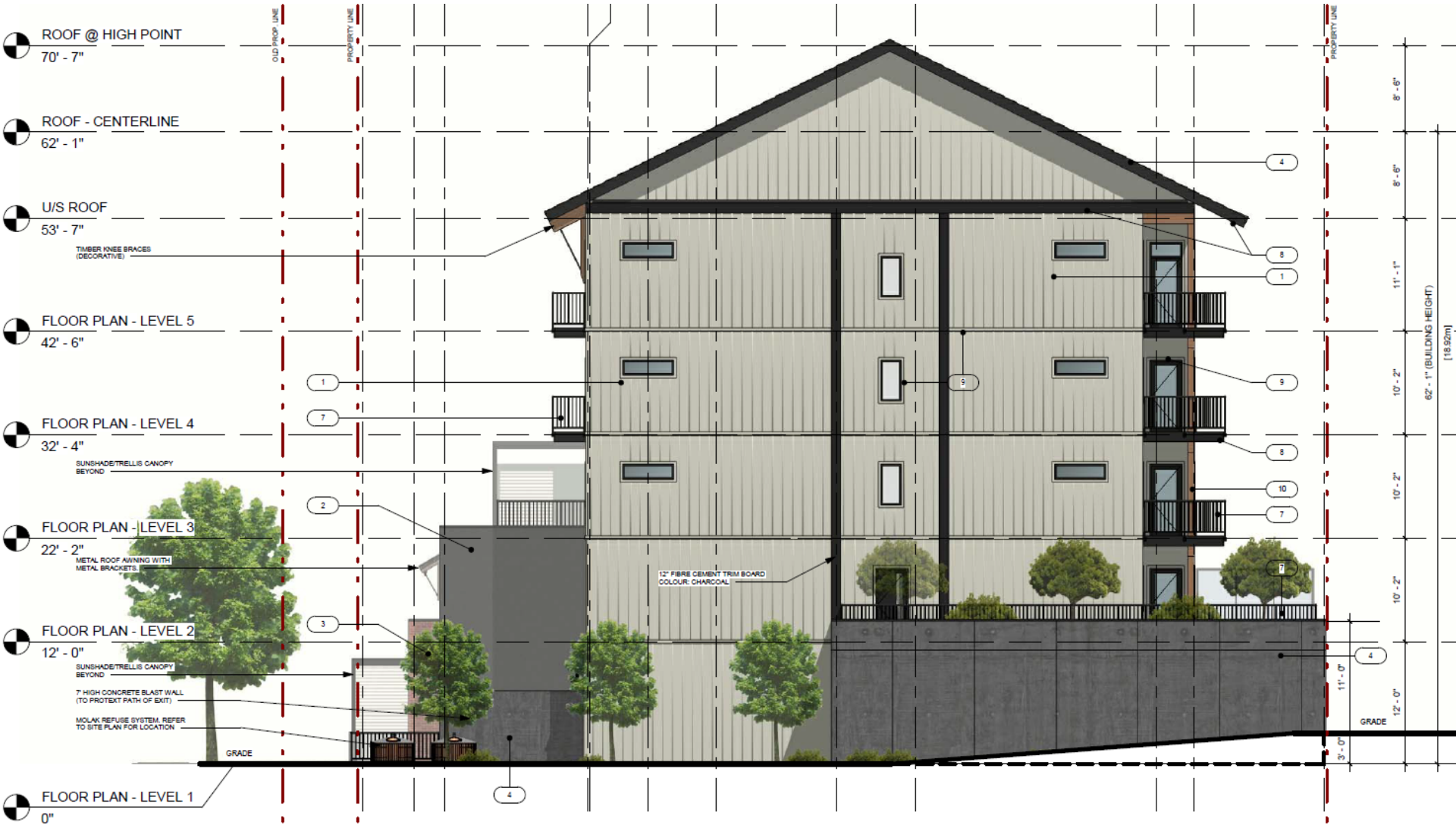
Elevations



Elevations



Elevations



Elevations



Renderings



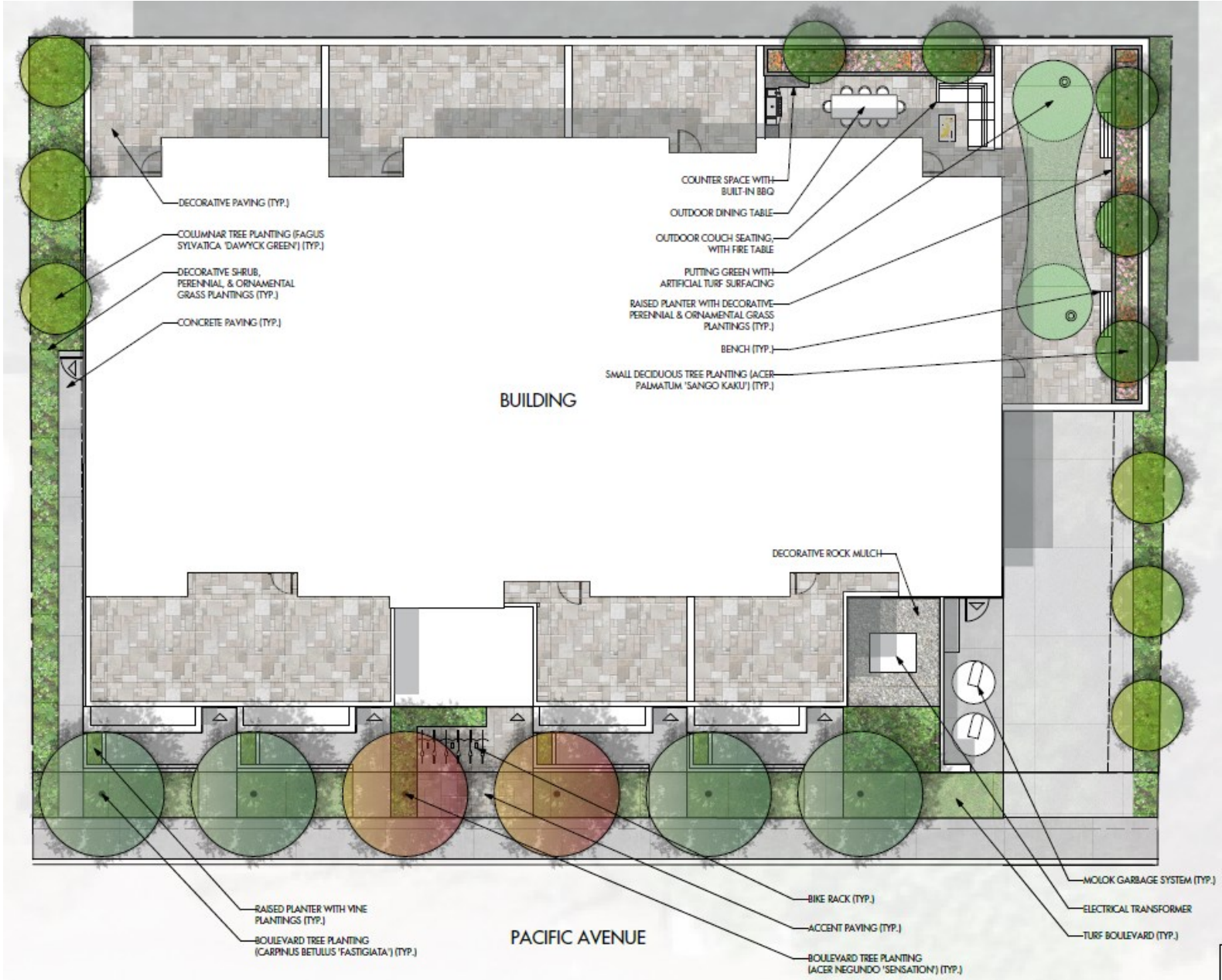
City of Kelowna

Renderings



PERSPECTIVE LOOKING EAST

Landscape Plan



Evaluating Design

- ▶ Façade is well-articulated through townhouses at grade, trellises, terrace (above 2nd storey) and undulating balconies on upper storeys
- ▶ Varied materials and colors are used



Evaluating Design

- ▶ Ground-oriented townhouses with trellises offer a human scale against the sidewalk
- ▶ Also incorporates landscaped yards creating an appropriate transition between the public realm of the sidewalk and the private realm of the dwellings



Evaluating Design

- ▶ Apt. units above townhouses stepped back substantially
 - ▶ screens the upper massing of the building from the sidewalk and street
 - ▶ allows for generous terrace on 3rd storey
- ▶ Stepback also incorporated at rear of bldg. above parkade
 - ▶ landscaped with trees to provide an additional green element

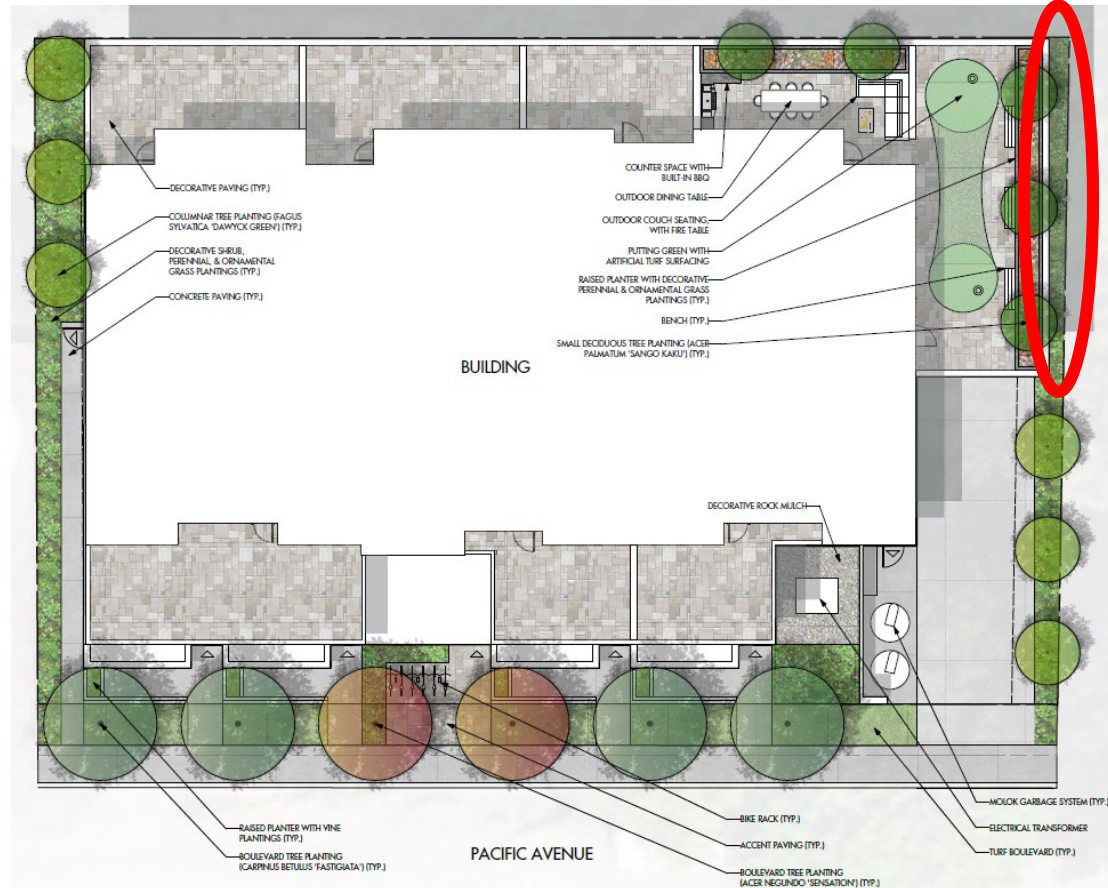


Variance 1

- ▶ Reduce side yard setback along east lot line

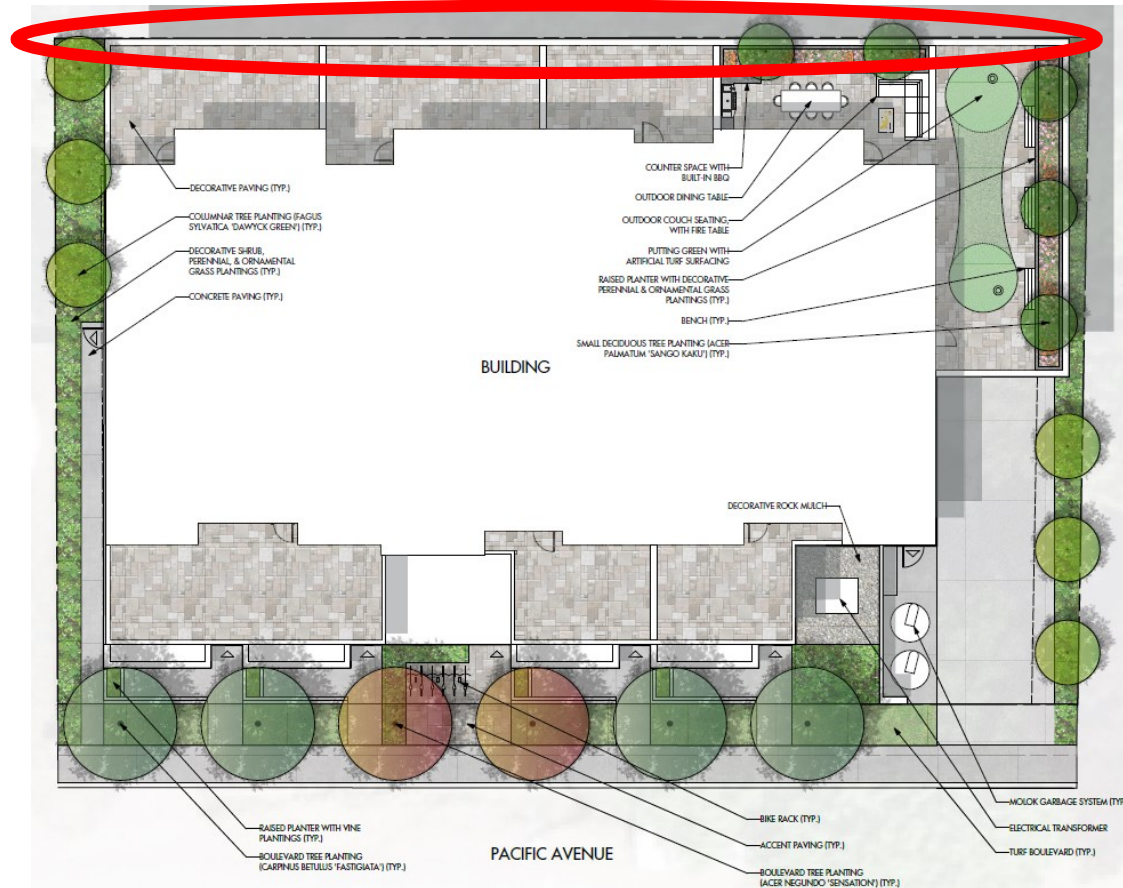
- ▶ from 2m required to 0.62m proposed
- ▶ for parkade structure at rear of lot

0.62m



Variance 2

- ▶ Reduce rear yard setback along
 - ▶ from 6m required to 0m proposed
 - ▶ for parkade structure at rear of lot



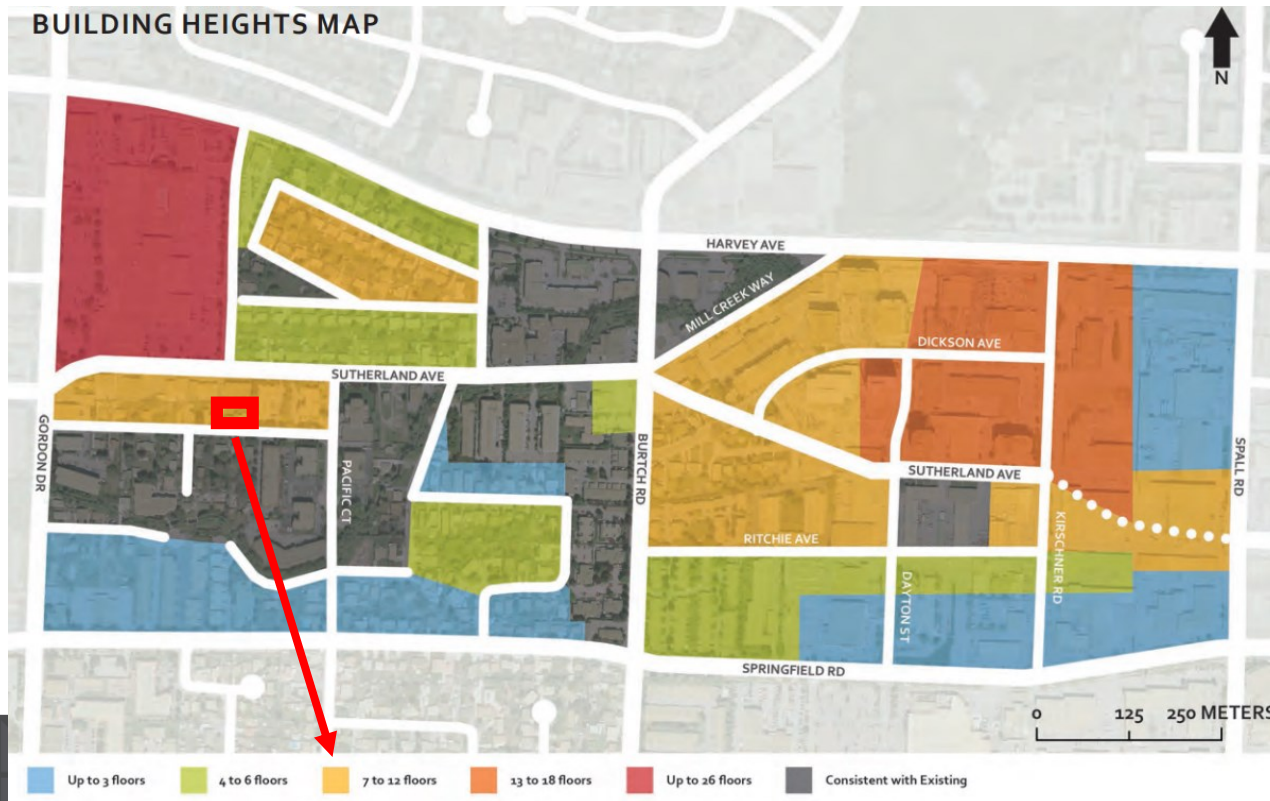
Variance 3

- ▶ Reduce % of regular size parking stalls
 - ▶ from 50% required
 - ▶ to 39% proposed

Variance 4

- ▶ Increase height
 - ▶ from 4 storeys and 15m permitted
 - ▶ to 5 storeys and 19m proposed

Capri-Landmark Urban Centre Plan



Staff Recommendation

- ▶ Staff support the proposed Development Permit and associated Variances
 - ▶ Design substantially meets both the Comprehensive & Revitalization Design Guidelines
 - ▶ Proposed variances are considered supportable



Conclusion of Staff Remarks