



# 417 CEDAR AVE.

PRESENTATION TO COUNCIL AUG 10, 2021

DVP 21-0006

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# Presentation Outline



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# Background

We are seeking a DVP for 417 Cedar Avenue to create a 17 Unit, 6-storey development that is located on the south side of Cedar Avenue just west of Pandosy Street. The immediate area currently consists of largely single-family homes zoned RU1, as well as a large amount of C4 commercial on the Pandosy corridor.

The application was submitted following 4 pre-submission meetings with COK staff with several iterations of the building's form and character being presented and refined. Our application was ultimately submitted mid-December 2020. During our very positive pre-submission discussions, there were 3 main components discussed and worked on with staff and our architect.

- Commercial component/frontage.... *incorporated a commercial space directly connected to a one bedroom unit above*
- Potential Land Assembly....*many attempts were made to create an assembly but we were unable to execute*
- Lack of lane way on south side of property.... *made it tough to create meaningful commercial frontage given the need for a Foyer, a Drive Lane and a Transformer*

2030 OCP - Current zone



# Site Location Map



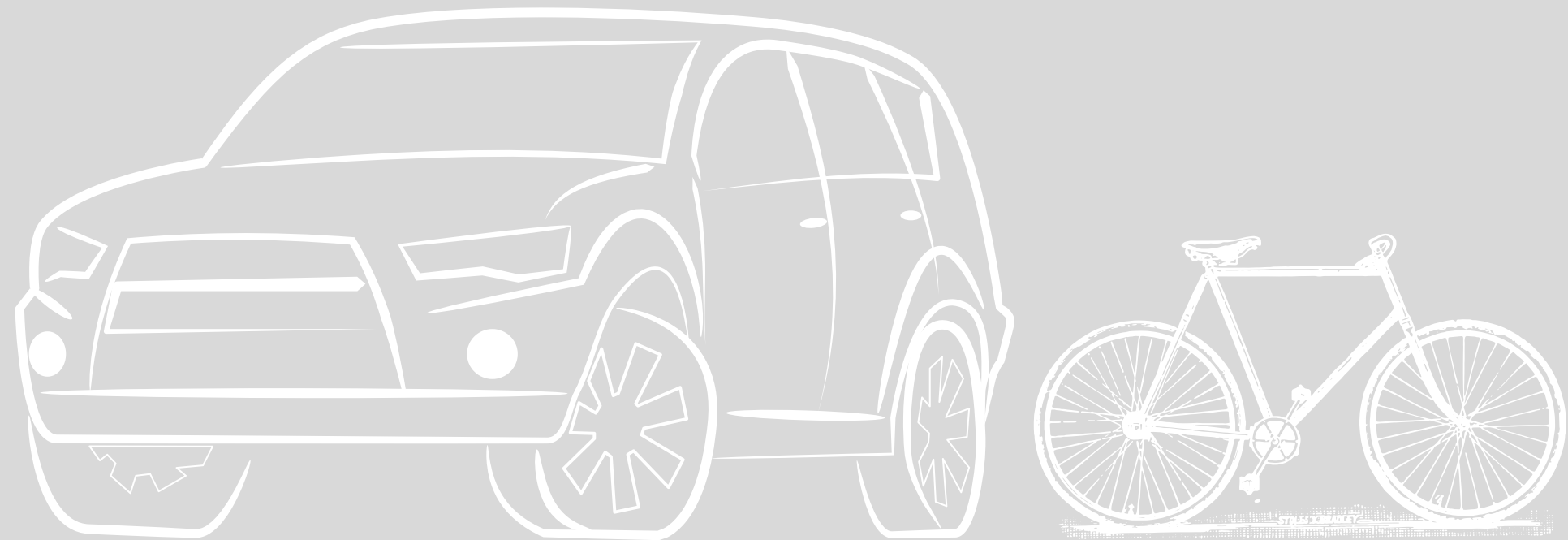


# Density in Urban Centers

We believe that support of this DVP will provide much needed density in an Urban Center such as the South Pandosy Area.

- 17 Unique condos in a great location including one Live/Work studio opportunity
- Very high Walk-Score with less reliance on motor vehicles
- Steps away from the lake and the new South Pandosy Park
- A critical step in renewing and revitalizing the Cedar Ave corridor

# Parking Analysis



## STALLS REQUIRED

20 stalls are required by bylaw which include:

- 1 for commercial space
- 9 for 1 bedroom
- 7 for 2 bedrooms
- 3 for Visitor stalls
  
- 13 Long term bicycle stalls
- 6 short term bicycle

**Total stalls required - 20 Less 20% for long term bicycle bonus = 16 stalls required**

## STALLS PROVIDED

**17 stalls are provided**

- 8 full size stalls
- 8 regular stalls
- 1 accessible stall
  
- 20 long term bicycle stalls
- 6 short term bicycle stalls
  
- NOTE, 3 of the above parking stalls will be visitor stalls

## WHAT DOES THIS MEAN

- 3 units will not have parking stalls
  
- We exceed the parking by-law by 1 stall
  
- We feel this is an excellent location to prove the new parking by-law
  
- Healthy City Strategy: "When [our built environment] is strategically designed, these places can reduce obesity and chronic diseases, like heart disease and diabetes, and improve our well-being and social connections."

# Evolution of 417 Cedar

## Challenges Faced

- Lack of laneway at rear of property (south side)
- Inability to secure adjacent land assembly to the east
- Lack of commercial frontage (90%)
- Single lot development in infill environment
- Variance requirements - 6

## Mid-Design changes

- We attended 4 pre-submission meetings with COK staff, all of which resulted in changes to improve set-backs, and overall building aesthetics (many of which are listed below)

## Design enhancements

- Project is in full compliance with COK parking bylaw - exceeds number of required stalls by 1
- Added a small commercial space connected to suite above (Live/Work opportunity)
- Created an aesthetically pleasing infill project with great curb appeal
- Reduced massing with good setbacks above the first level parkade
- Reduced the mass of the level 1 parking structure with added features
- Reduced the elevator core to only travel to 6th floor rather than roof top.
- Large Private Decks on all units as well as a significant rooftop amenity space
- Added windows to the north-west corner of the building to enhance the aesthetic and views to the water
- Changed the composite siding from grey to light blue
- Solved technical exiting issues from the parkade level



Early iteration



DP Submission



Current DVP



# Site Statistics

**Property Description**

Civic: 417 Cedar Ave. Kelowna, BC  
Legal plan 4135, Lot 2  
Current zoning: C4  
Gross site area: 7452 sf  
FAR allowed: 1.3 + .4\* = 1.7 (12668 sf)

**Unit area calculations**

Commercial suite	265 sf
Second level	2610 sf
Third level	2598 sf
Fourth level	2598 sf
Fifth level	2599 sf
Sixth level	1998 sf
TOTAL:	12668 sf

**Allowed/Required**

Front yard setback allowed: 0.0m  
Side yard setback allowed: 2m  
Rear yard setback allowed: 6m  
Commercial frontage allowed: 90%  
Allowable site coverage: 75% 5589 sf  
Maximum height allowed: 4 storeys  
Parking required: 16  
Bicycle storage required: 21

FAR proposed: 1.7 (12668 sf)

**Proposed**

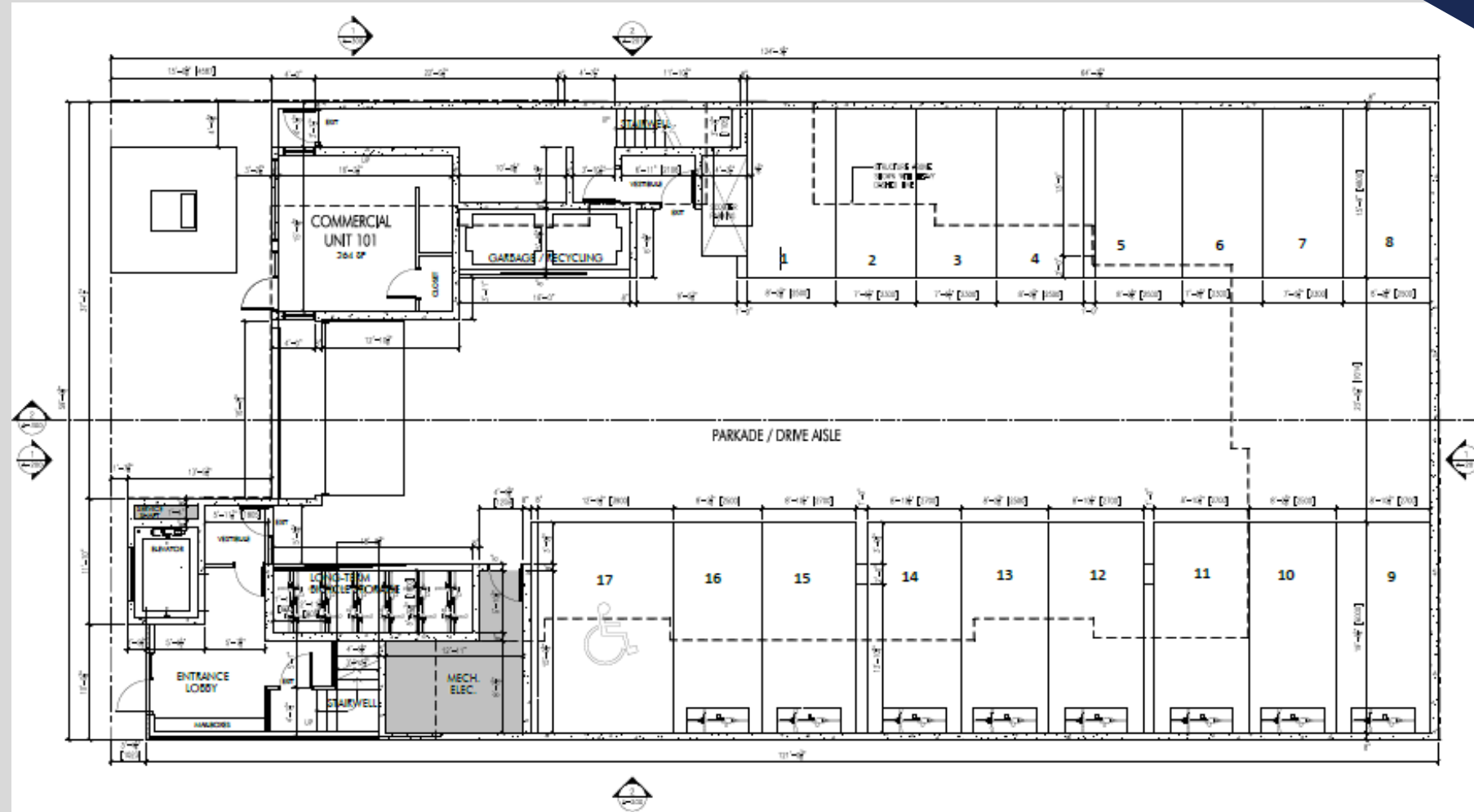
Front yard setback proposed: 0.49m  
West side yard setback proposed: 0m  
Rear yard setback proposed: 0m  
Commercial frontage proposed: 27%  
Proposed site coverage: 91.5% (6818 sf)  
Maximum height proposed: 6 storeys  
Parking proposed: 17  
Bicycle storage proposed: 26

**Variance**

Required  
Required  
Required  
Required  
Required

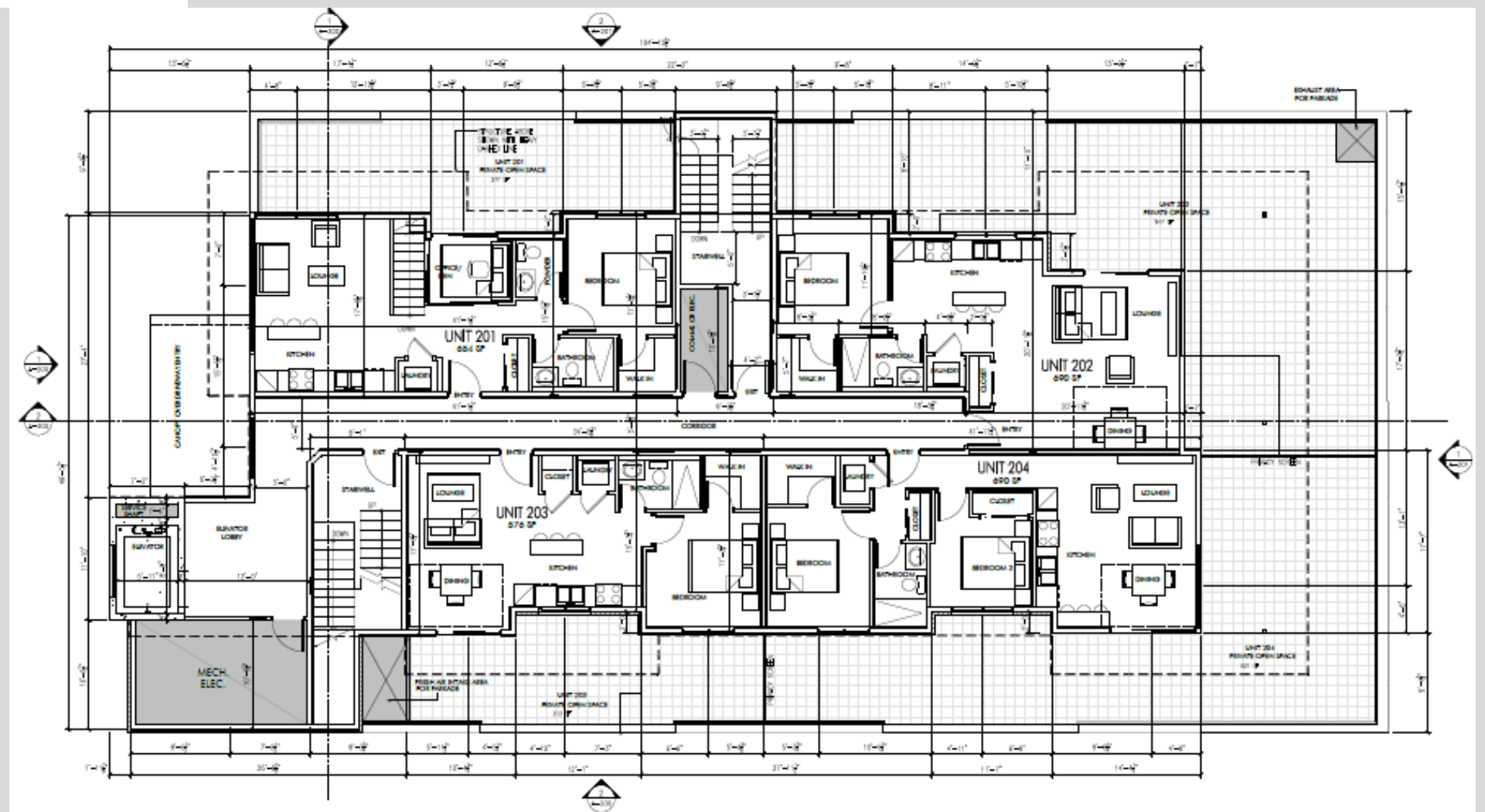


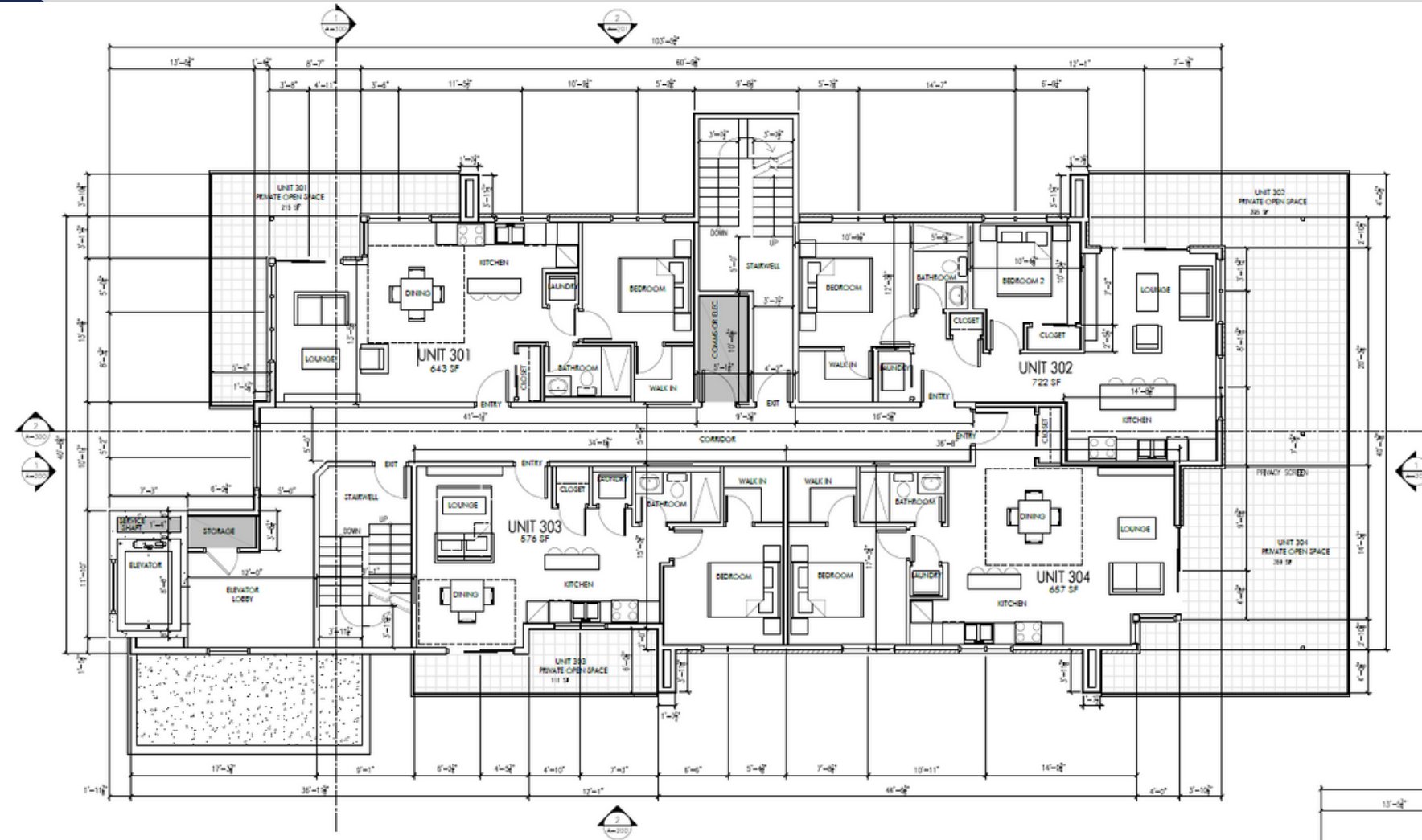




Ground floor

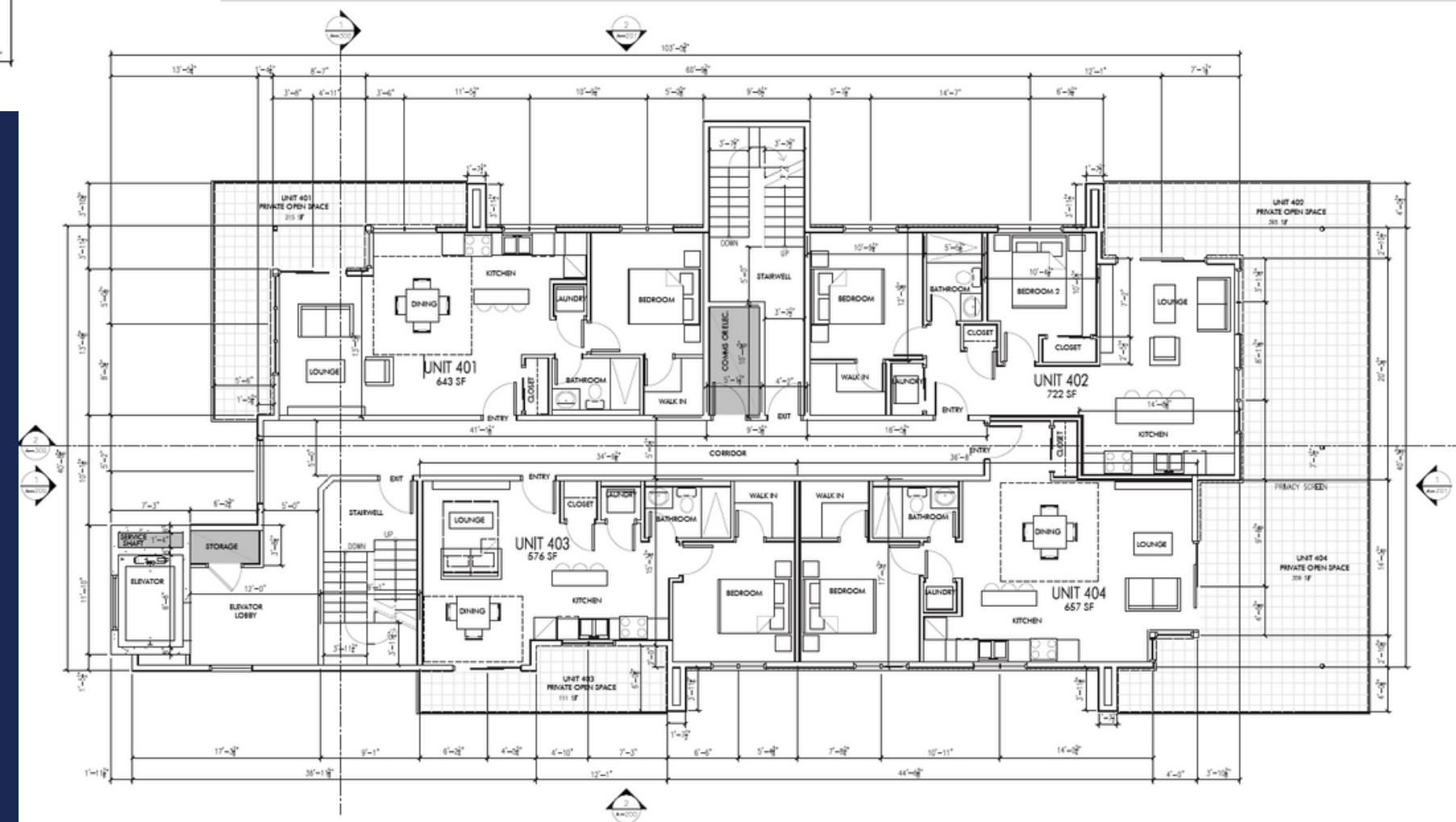
Second floor

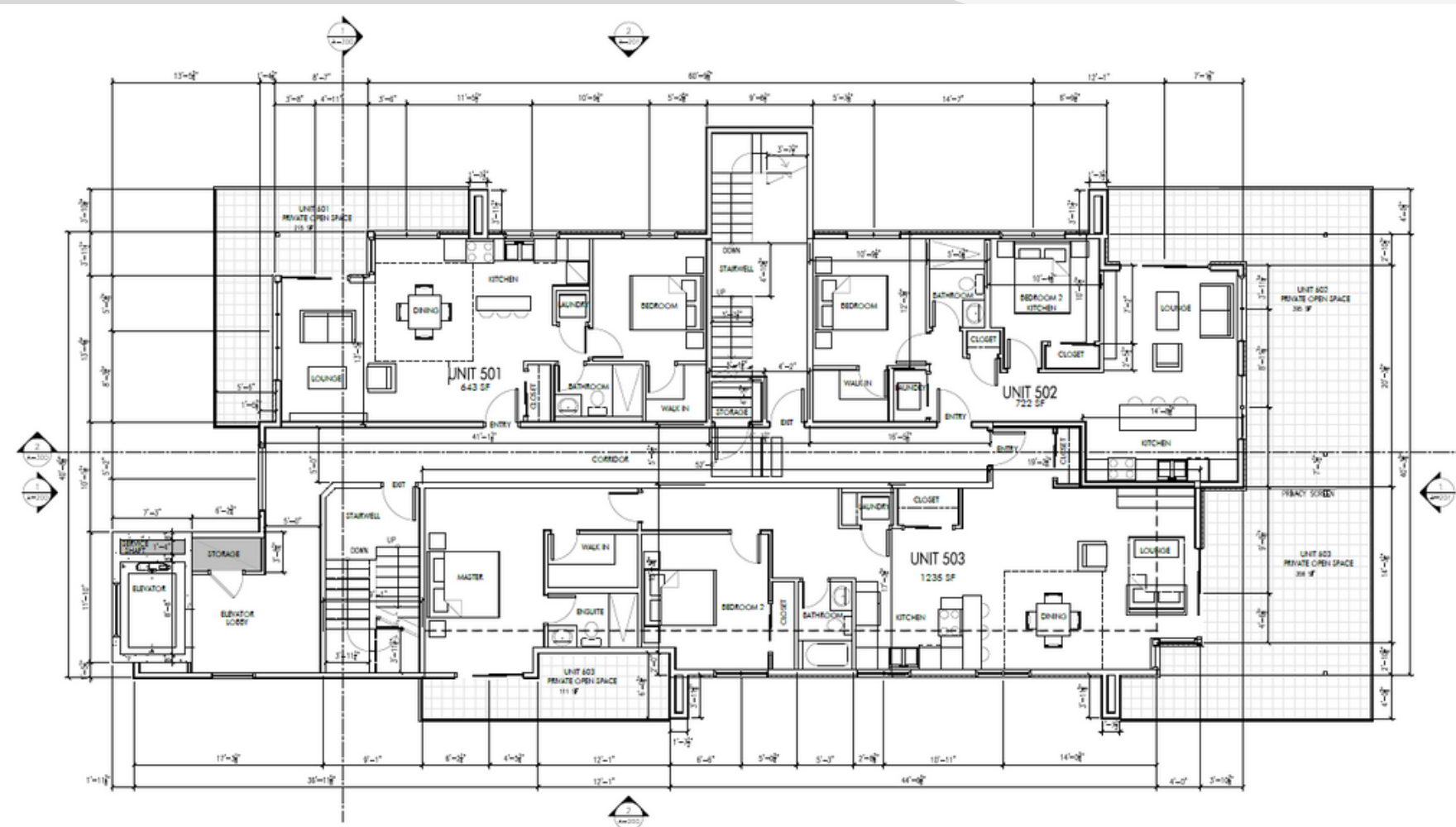




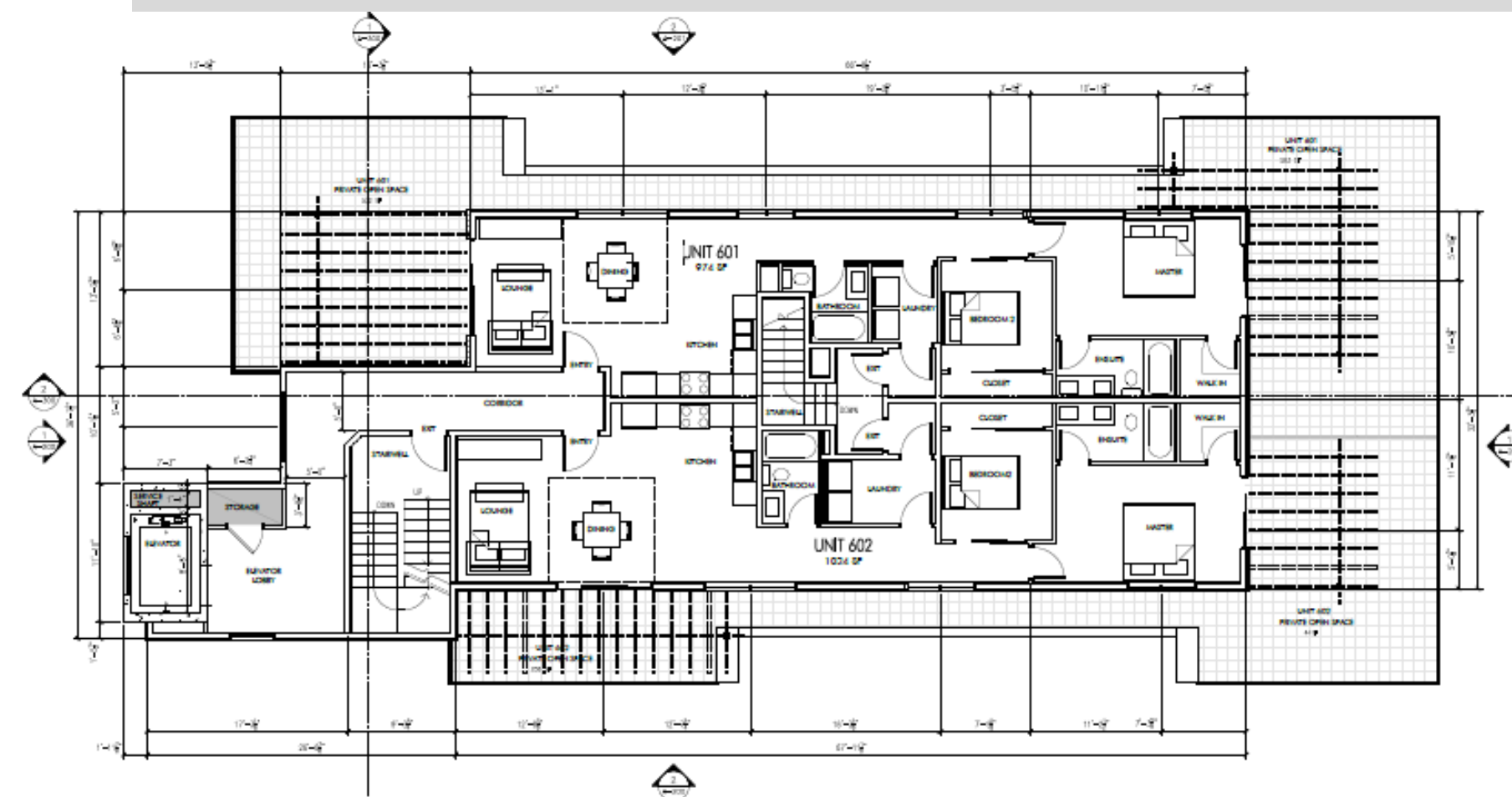
Third floor

Fourth floor



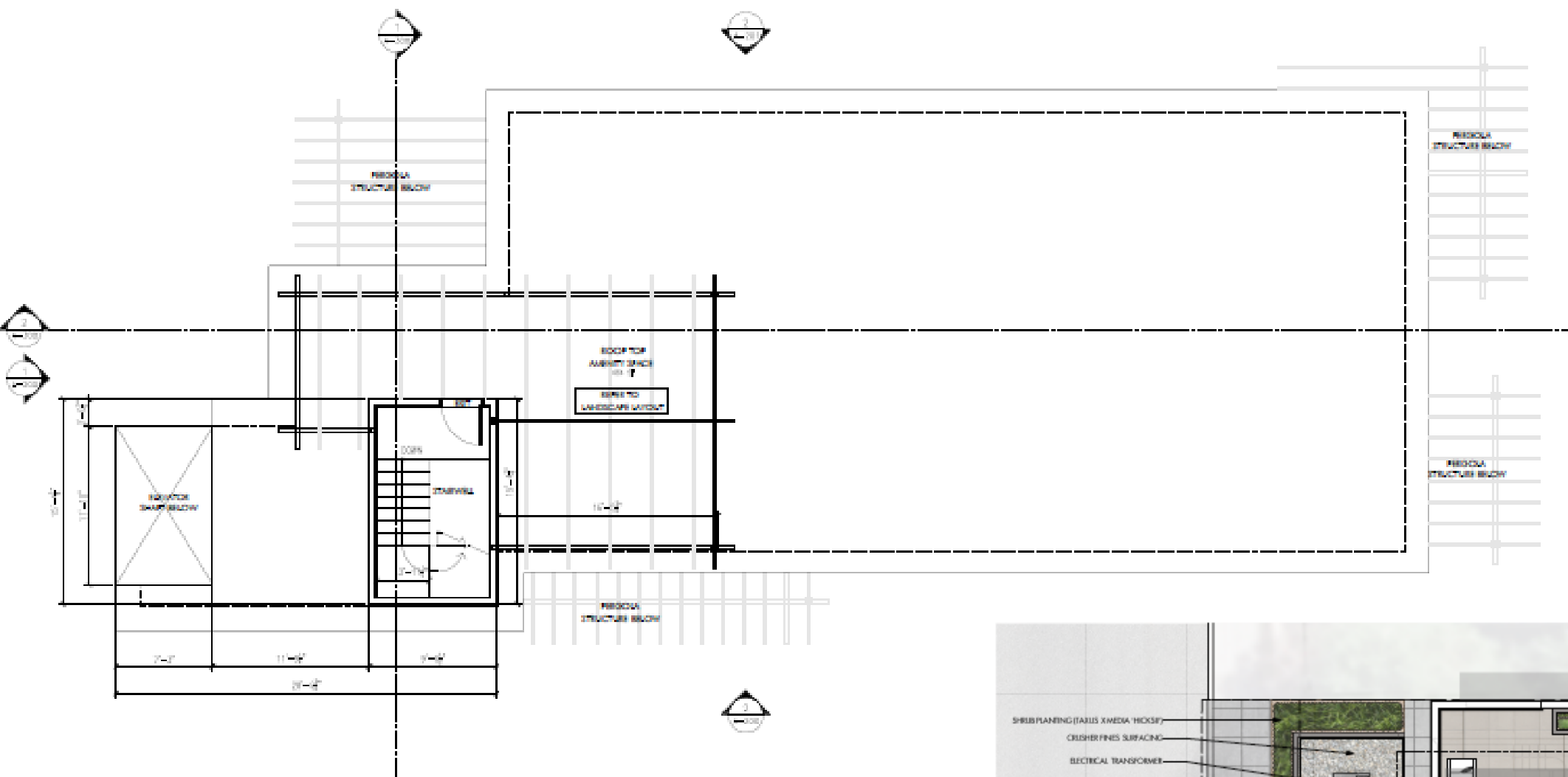


Fifth floor



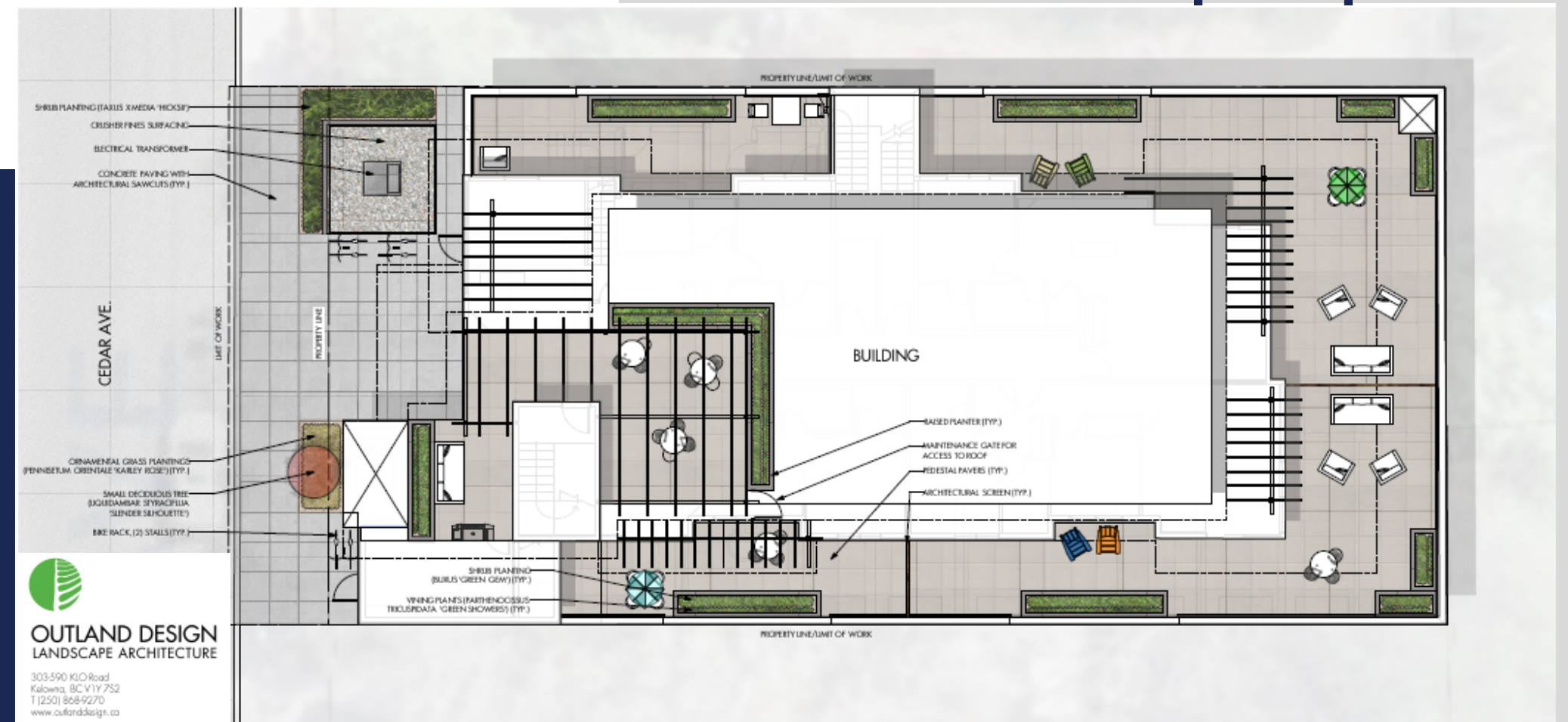
Sixth floor





# Landscape plan

## Roof-top amenity









417

Cedar



# Summary

Please consider supporting this DVP application which is a unique opportunity that provides high quality design, creative infill development and unique and attainable homes in the South Pandosy area.



*Thank you!*

