



DP18-0086 DVP21-0187 252 Valley Road

Development Permit and Development Variance Permit
Application



Proposal

- ▶ To consider the form and character of a multiple dwelling housing development and to vary the building height for a portion of the subject property.

Development Process

Apr 16, 2018

Development Application Submitted




Staff Review & Circulation



Jul 20, 2021

Neighbourhood Notification Completed



 Sep 21, 2021

DP/DVP Consideration

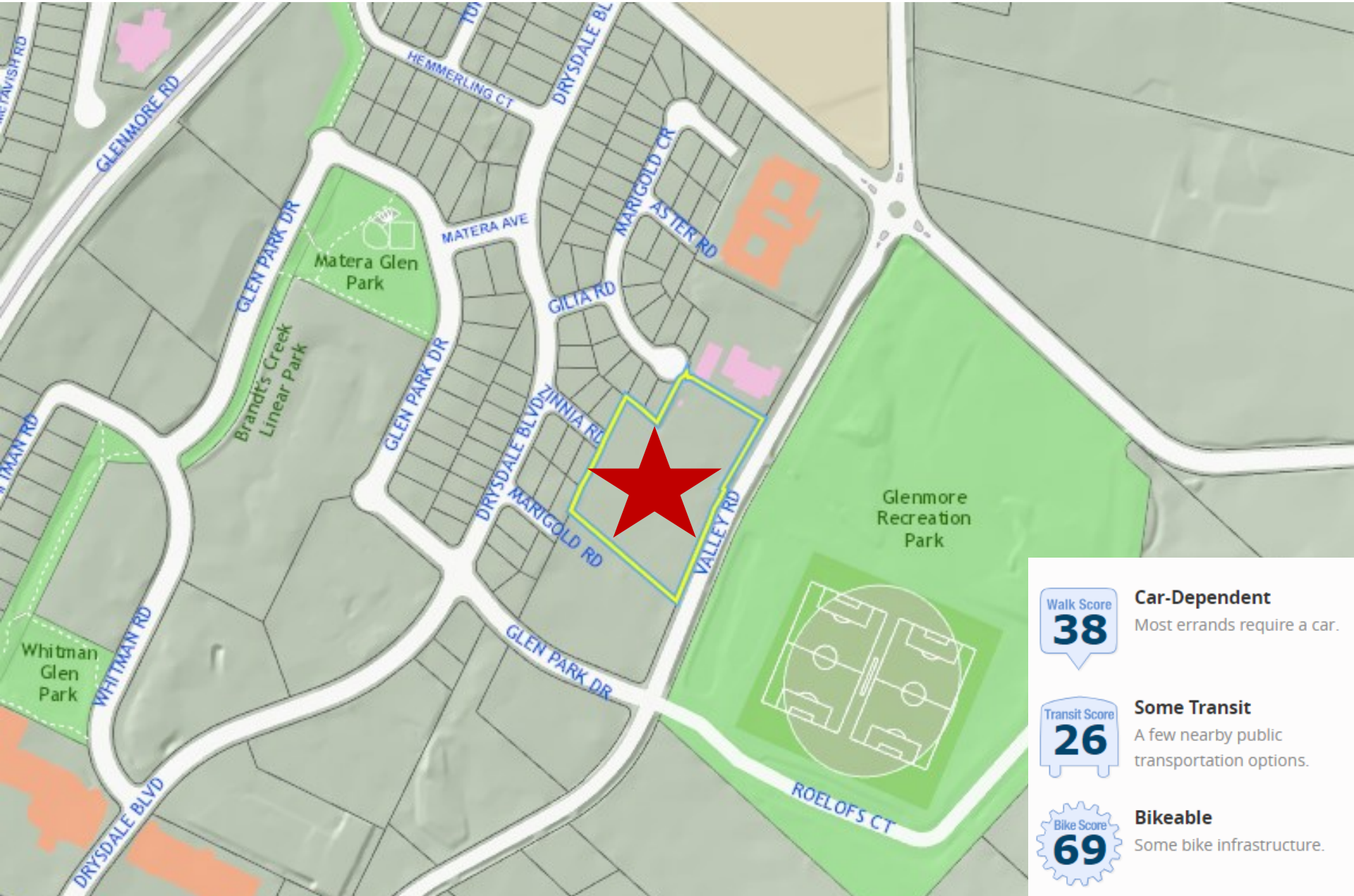


Council
Approvals



Building Permit

Context Map



Walk Score
38

Car-Dependent
Most errands require a car.

Transit Score
26

Some Transit
A few nearby public transportation options.

Bike Score
69

Bikeable
Some bike infrastructure.

Subject Property Map



Technical Details

- ▶ 77 3-storey townhouse units
 - ▶ 3 bedrooms (many with an additional den/ fourth bedroom)
- ▶ All street facing units are ground oriented
 - ▶ Front doors facing Valley Rd
- ▶ All units have balconies as private amenity space
- ▶ Parking is provided in private, attached garages
- ▶ 13 visitor parking spaces
- ▶ Vehicular access from Glenpark Dr.
- ▶ Emergency vehicle access only via Zinnia Rd.

Site Plan

Zinia Road



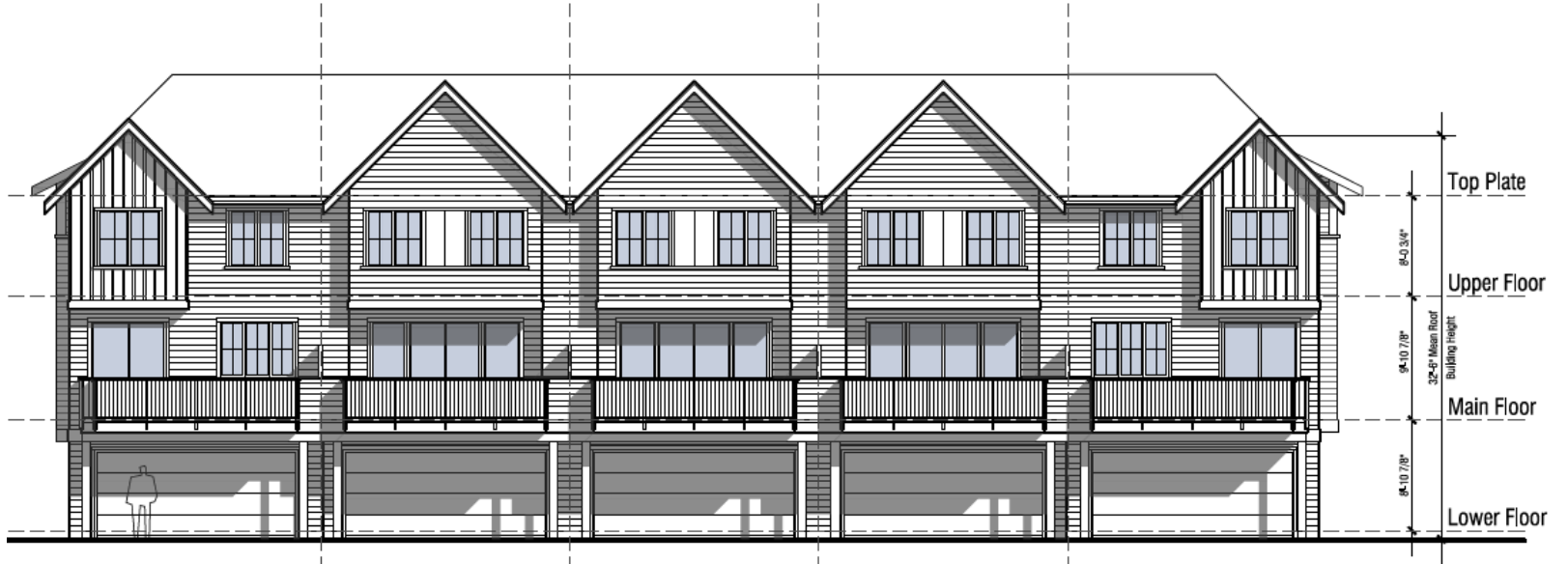
Valley Road

Rendering



City of Kelowna

Elevations



Elevations



Finish Schedule

Colour Scheme A

Benjamin Moore CC-20 Decorator's White Board and Batten, Lap Siding

Benjamin Moore HC-167 Amherst Gray Lap Siding, Fascias, Trims, Bays Posts, Beams

Benjamin Moore HC-169 Coventry Gray Lap Siding

Benjamin Moore AF-290 Caliente Entry Door



Finish Schedule

Colour Scheme B



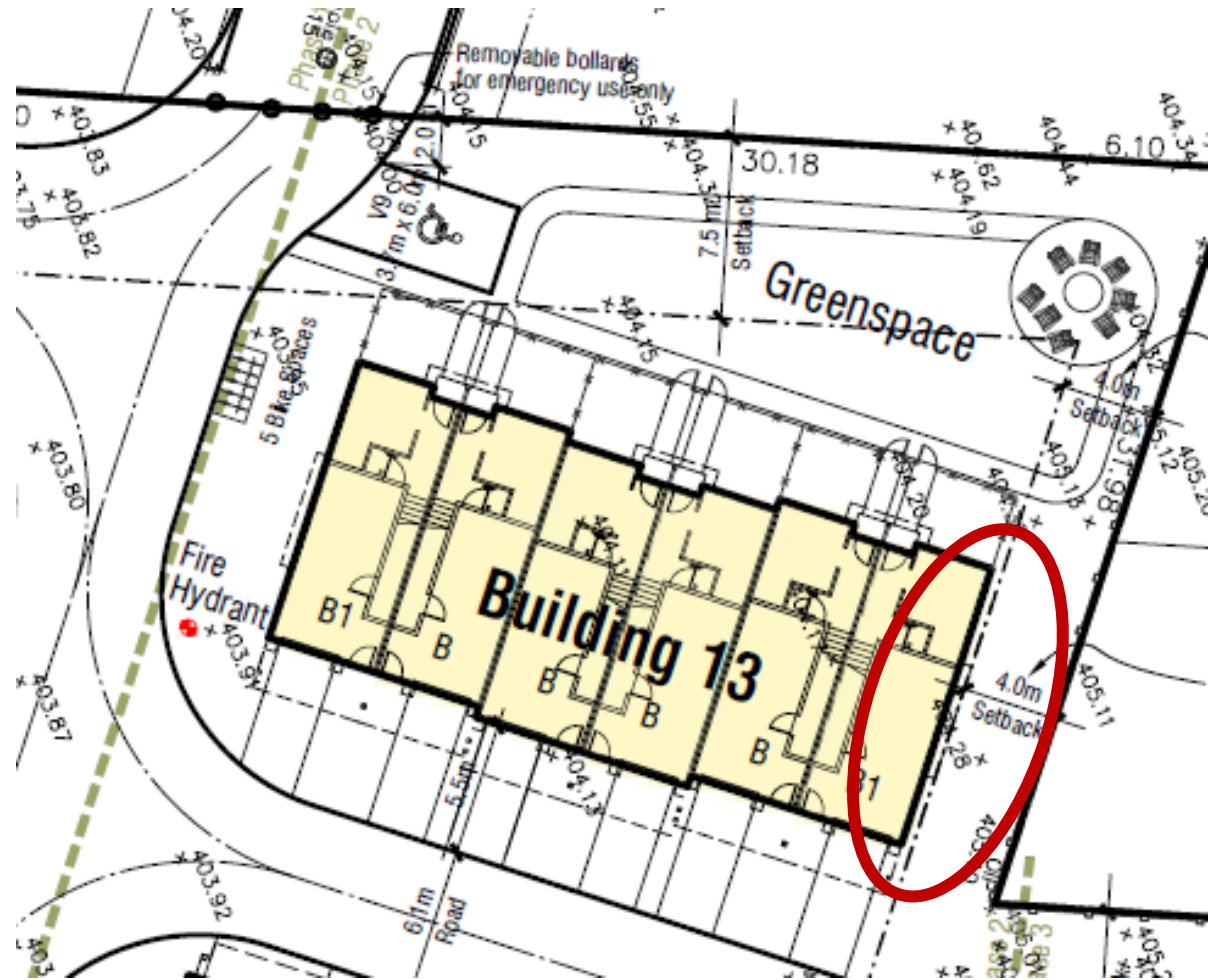
Variance

- ▶ Height variance from 9.5m or 2 1/2 storeys to 10m and 3 storeys



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Development Policy

- ▶ The proposed development achieves the many of the City's Comprehensive Design Guidelines including:
 - ▶ Architectural unity and cohesiveness
 - ▶ Complete Communities
 - ▶ Housing Mix
 - ▶ Ground Oriented Housing
- ▶ Consistent with the Future Land Use designation

Staff Recommendation

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



Conclusion of Staff Remarks