



DP 21-0178/DVP 21-0212

145-157 Highway 33 W

Development Permit and Development Variance Permit



Proposal

- ▶ To consider a Form and Character DP for a proposed restaurant and dwelling units subject to a variance from eight (8) required parking spaces to four (4).

Development Process

Jun. 11, 2021

Development Application Submitted

Jul. 7, 2021

Staff Review & Circulation

Sep 3, 2021

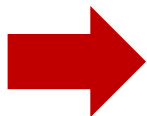
Public Notification Received

Oct. 5, 2021

Development Variance Permit

Council
Approval

Building Permit



Context Map



City of Kelowna

Site Map

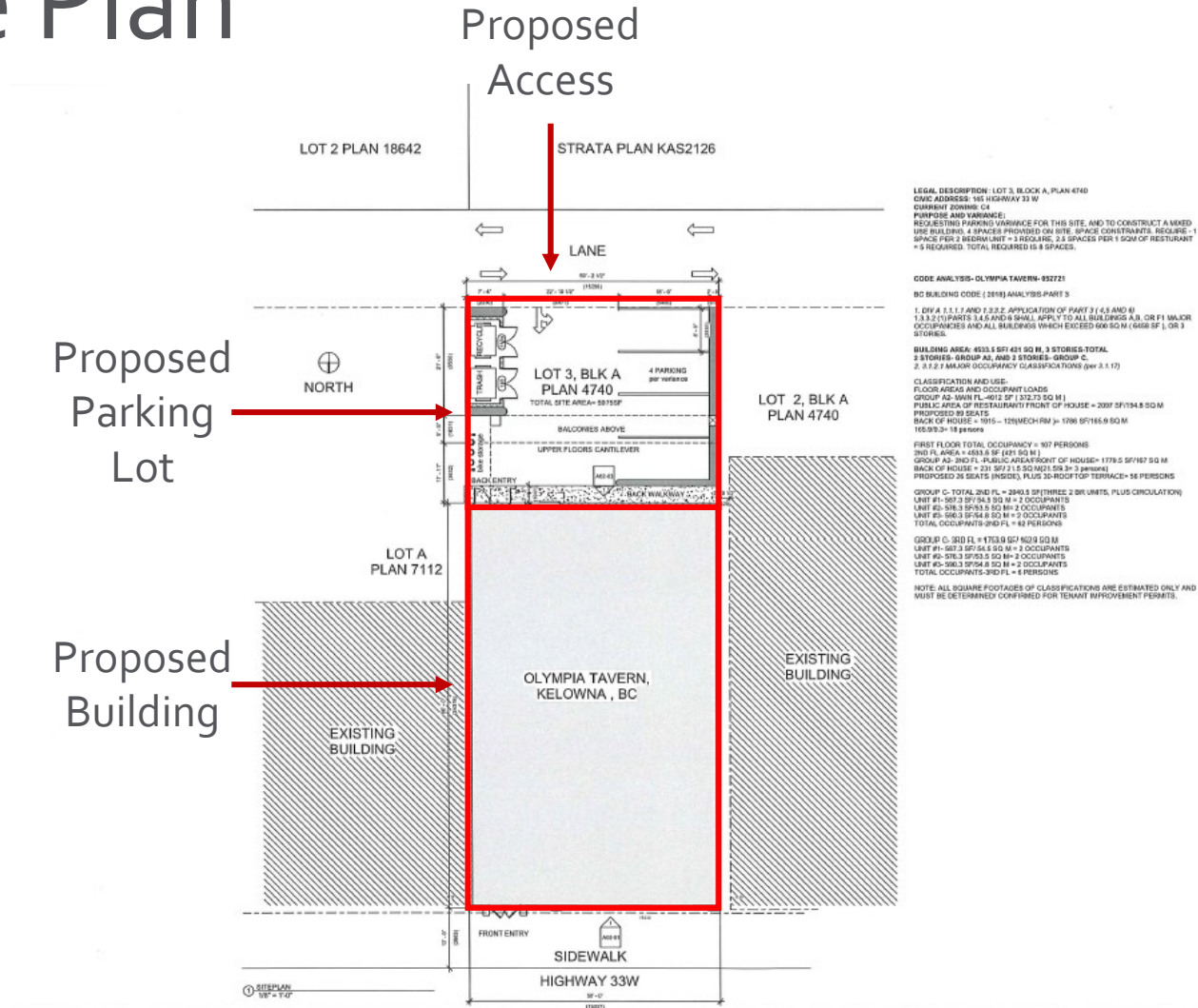


City of Kelowna

Project/technical details

- ▶ The applicant proposing a mixed-use building containing a restaurant and three (3) two-bedroom residential units.
- ▶ Parking variance is being requested and the proposed spots will be allocated to the residential units
- ▶ The building is located in the Rutland Urban Centre, with proximity to major transit routes, and provision of residential density on an existing business.

Site Plan



Front Elevation



Rear Elevation



Staff Recommendation

- ▶ Staff recommend **support** of the proposed Development Permit and Development Variance Permit Application.
 - ▶ Application is in alignment with the OCP Urban Design Guidelines by conforming to the original character of the building
 - ▶ Parking lot will be redesigned to meet zoning bylaw standards for waste, recycling and stall size.
 - ▶ Location in the Rutland Urban Centre, with proximity to major transit routes, and provision of residential density on an existing business.



Conclusion of Staff Remarks