



# DP20-0055 & DVP20-0056

## 590 Highway 33 W

Development Permit and Development Variance Permit  
Applications



# Proposal

- ▶ To consider the form and character of a mixed-use residential / commercial development with a variance to maximum building height.

# Development Process

Feb 6, 2020

Development Application Accepted



Staff Review & Circulation



Mar 25, 2021

Public Notification Received



May 11, 2021

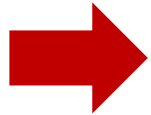
Final Reading  
DP/DVP Consideration



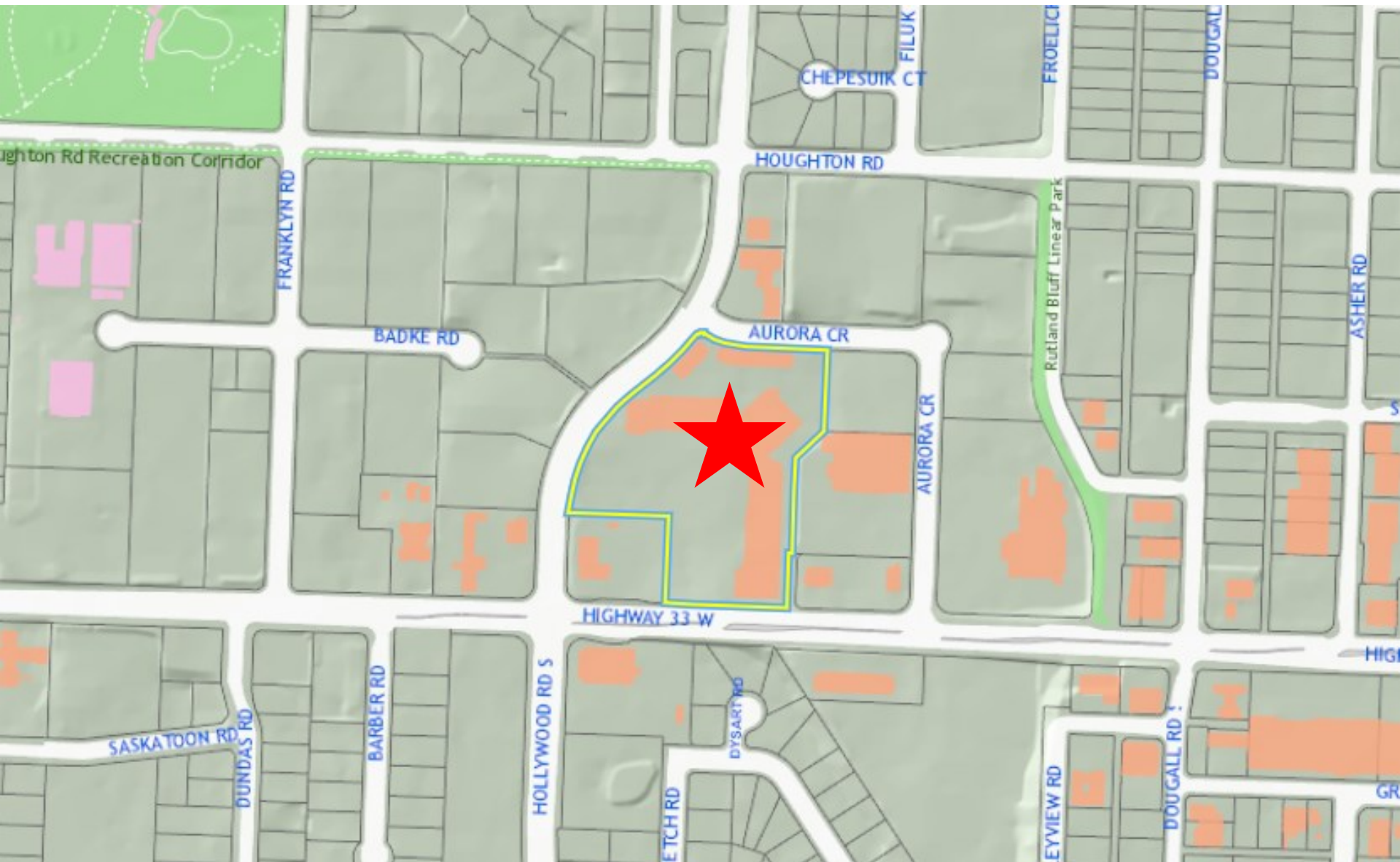
Council  
Approvals



Building Permit



# Context Map



City of Kelowna



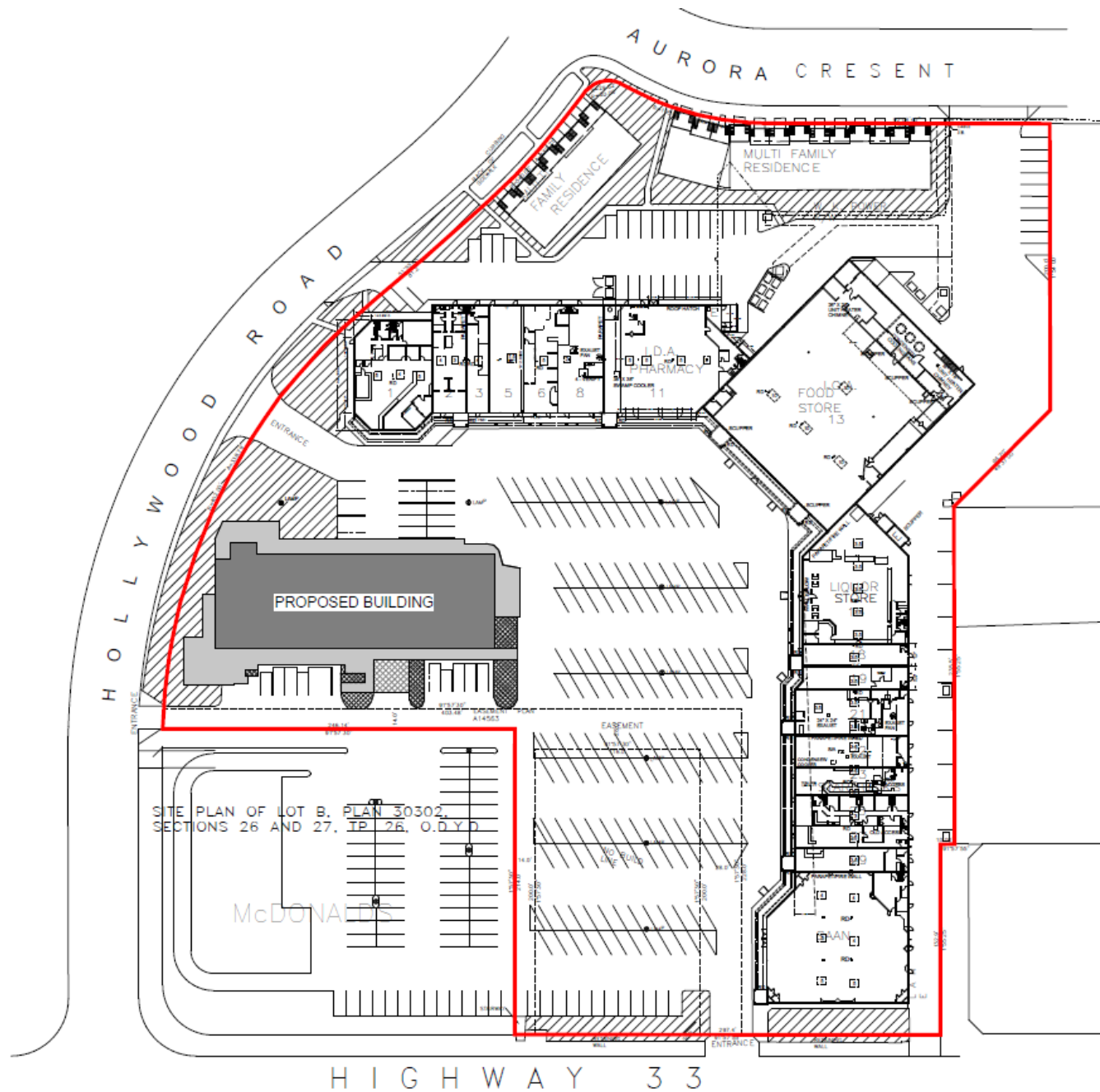
# Subject Property Map



# Project/technical details

- ▶ 95 residential apartment units
  - ▶ 57 micro-suites
  - ▶ 28 one-bedroom
  - ▶ 10 two-bedroom
- ▶ 922.6 m<sup>2</sup> ground floor commercial
- ▶ Surface and below grade parking
- ▶ Features private balconies, rooftop amenity and grade level private open spaces
- ▶ Variance to building height

# Context Plan





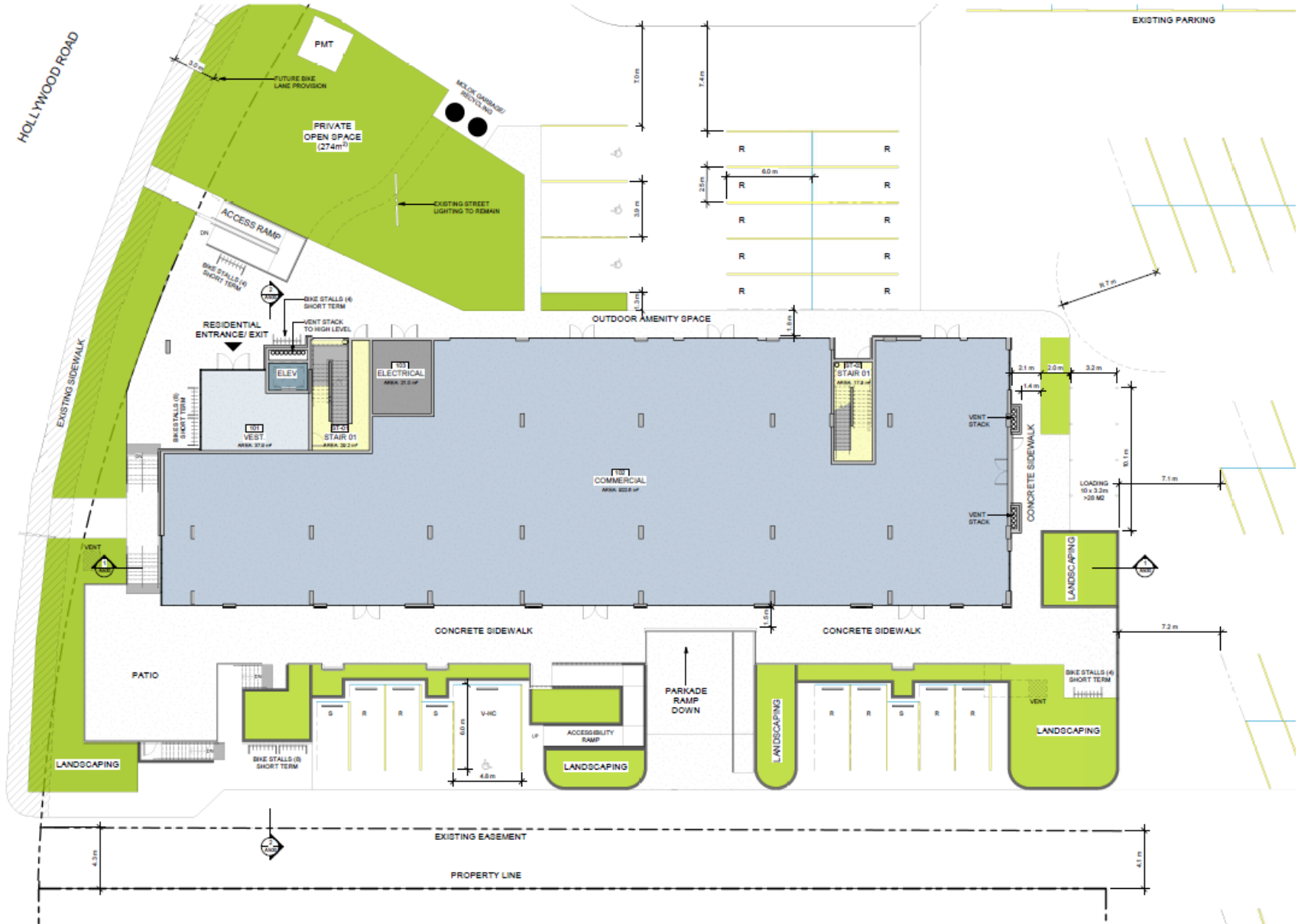
# Site Plan





[illegible]

# Site Plan Enlargement



# Elevations



1 NORTH ELEVATION  
A3.01 1:200



2 SOUTH ELEVATION  
A3.01 1:200

# Renderings



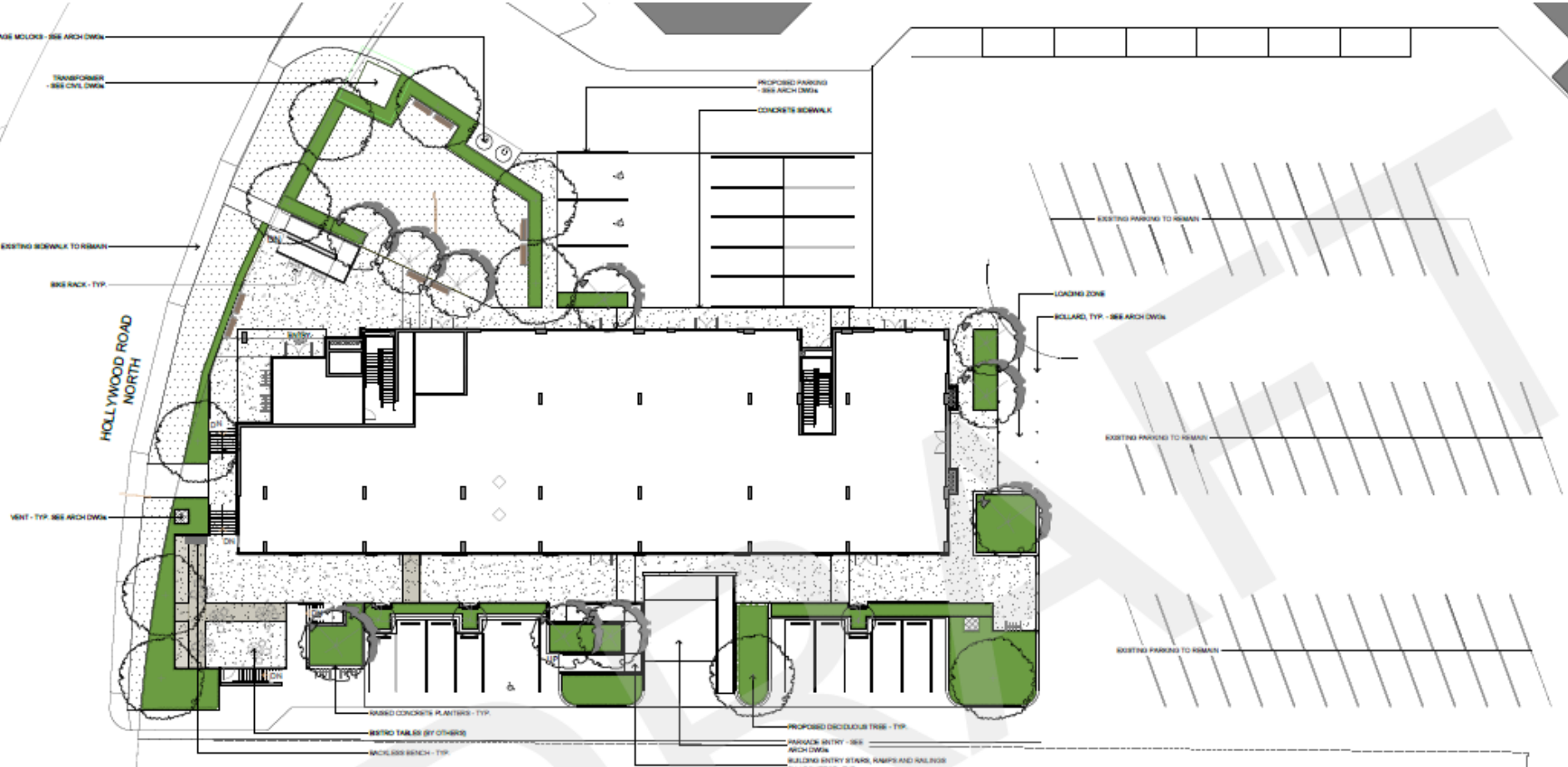
3 WEST ELEVATION  
A3.00 1 : 200



4 EAST ELEVATION  
A3.01 1 : 200



# Landscape Plan



City of Kelowna

# Landscape Plan



# Renderings



City of Kelowna



# Renderings



NORTH - WEST CORNER



ROOFTOP AMENITY SPACE - NORTH WEST



NORTH EAST CORNER



SOUTH ELEVATION



# Development Policy

- ▶ Chapter 5: Development Process
  - ▶ Building Height
    - ▶ 6 storeys appropriate within Rutland Urban Centre
  - ▶ Sensitive Infill
    - ▶ Development to reflect the form and character of existing neighbourhood
  - ▶ Housing Mix
    - ▶ Support a greater mix of unit types, form and tenure
  - ▶ Family Housing
    - ▶ Support housing alternatives for families when single detached housing is too costly

# Staff Recommendation

- ▶ Staff recommend **support** for the Development Permit and Development Variance Permit applications
  - ▶ Meets zoning requirements, except for building height
  - ▶ High quality landscaping
  - ▶ Consistent with OCP Comprehensive and Revitalization Design Guidelines
  - ▶ Height variance does not negatively impact development



## *Conclusion of Staff Remarks*