



DP19-0146 / DVP19-  
0147

2257 Speer St

Development Permit & Development Variance Permit  
Applications:



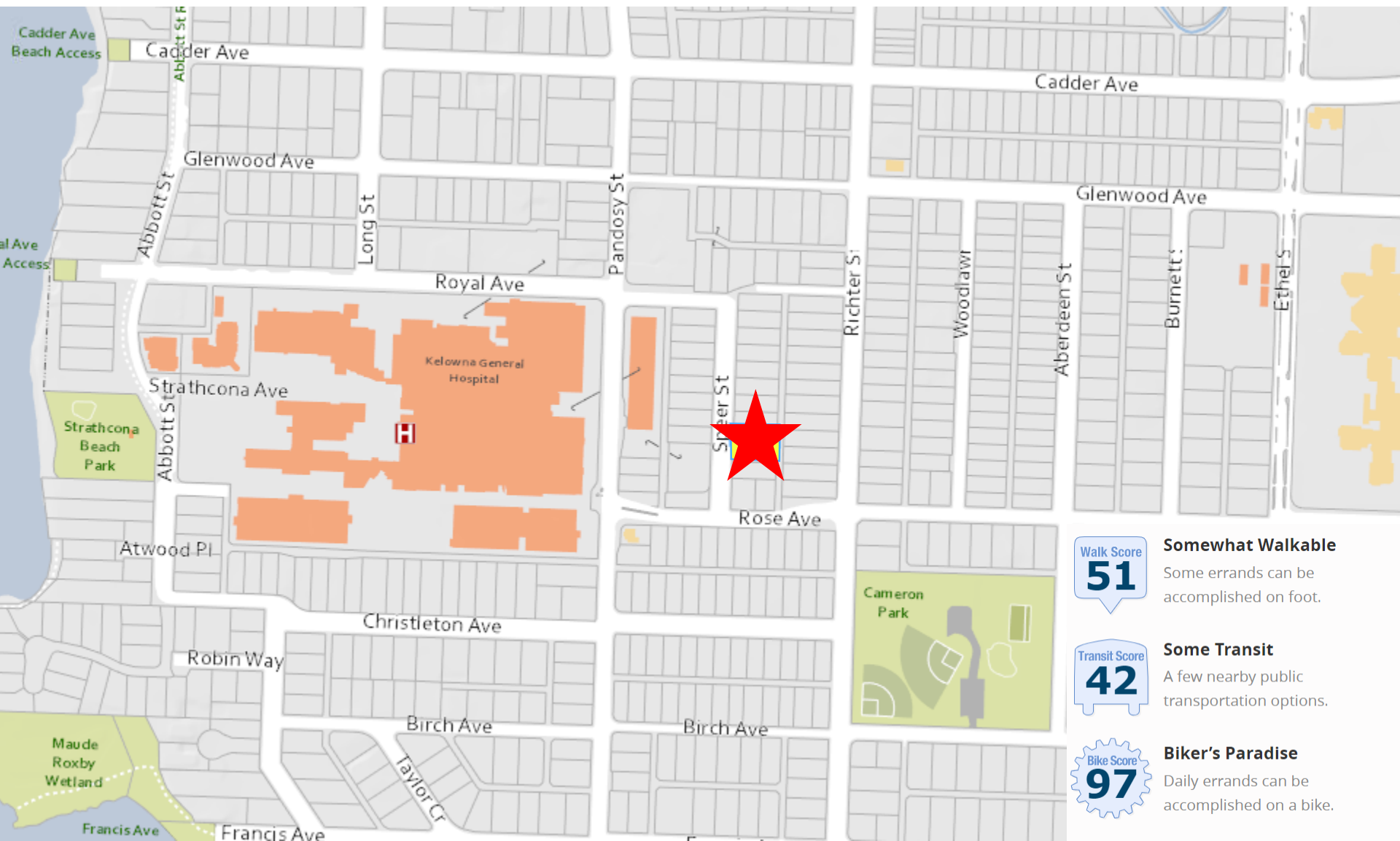
# Proposal

- ▶ To consider a Development Permit for the form and character of multiple dwelling housing with variances to site coverage, required setbacks (front, side and rear yard) and for portions of the building above 12.0m in height.

# Development Process



# Context Map



City of Kelowna



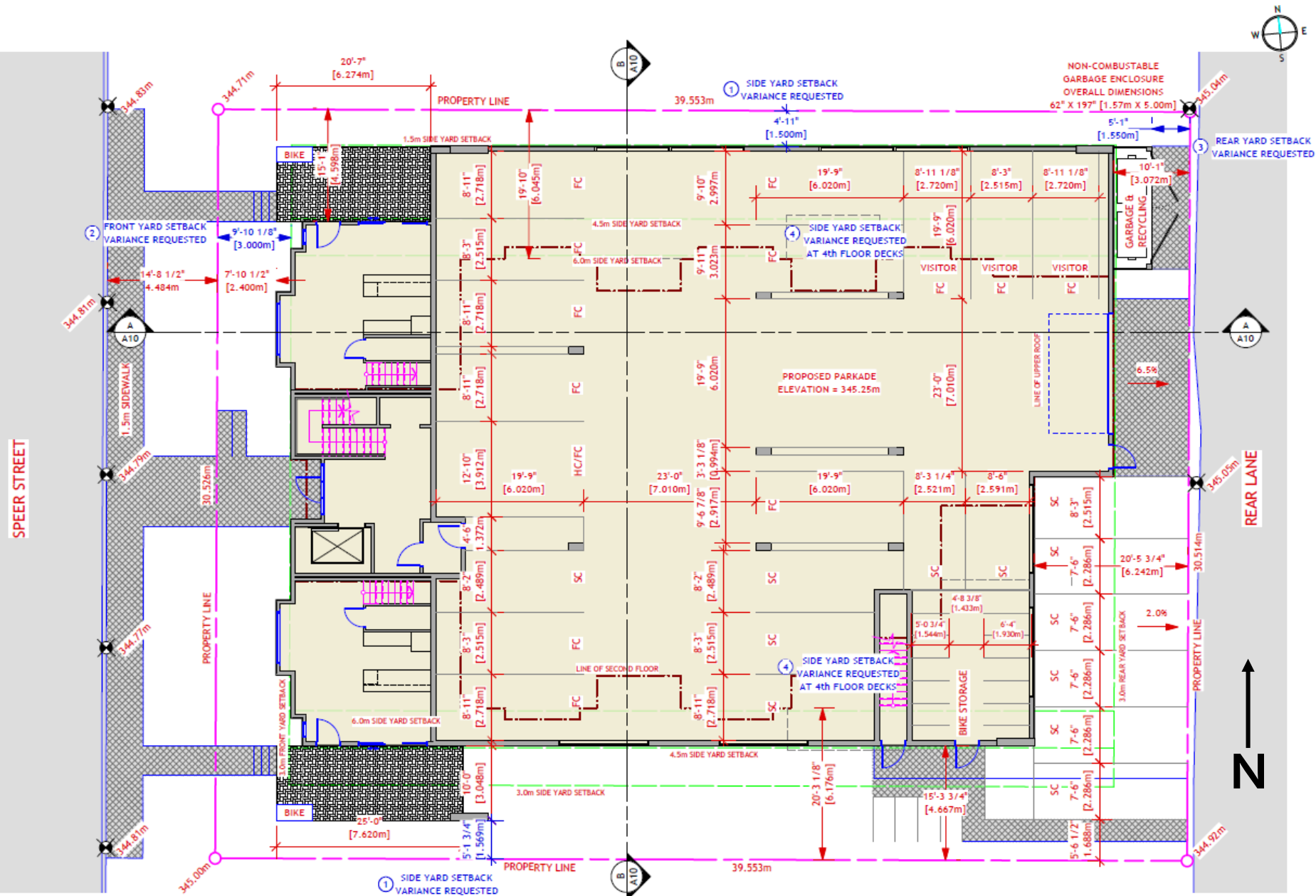
# Subject Property Map



# Project/technical details

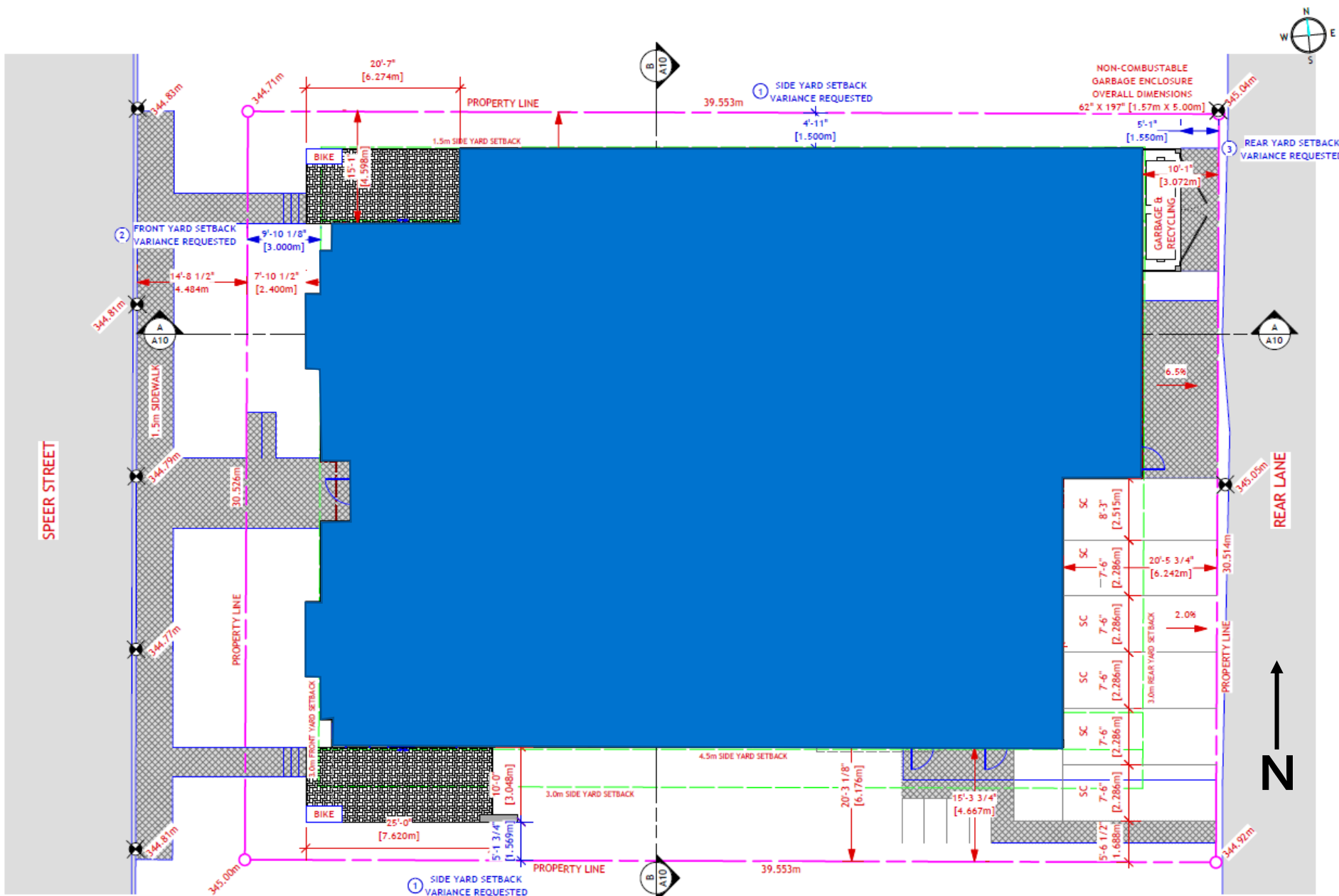
- ▶ 22 dwelling units proposed
  - ▶ 10 two-bedroom units
  - ▶ 12 one-bedroom units
    - ▶ 2 live/work townhouse units facing Speer St
- ▶ 1 storey of parkade with 4 storeys of residential above
  - ▶ Majority of required parking located in parkade
    - ▶ 19 stalls in parkade
    - ▶ 6 surface parking stalls for visitor and residents
    - ▶ All access from lane
- ▶ Applicant has exceeded private open space requirement
  - ▶ 430sqm required, 539 sqm proposed

# Site Plan





# Site Plan





# Elevations



South Elevation

West (front) Elevation



# Elevations



East (rear) Elevation





# Rendering



City of Kelowna

# Building Finishes

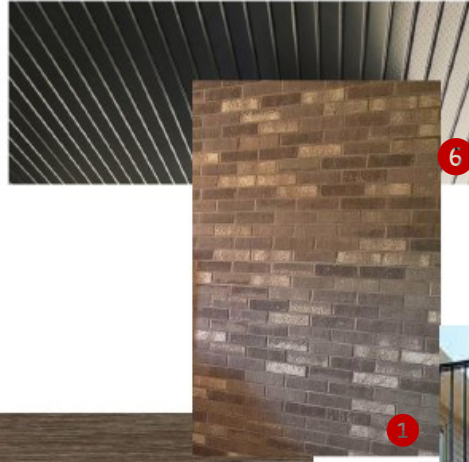


1. Brick – Hebron Smokehouse
2. Hardipanel – Arctic White
3. Hardipanel – Night Grey
4. Horizontal Lap Siding – Chamclad Modern Walnut
5. Aluminum Picket Rail – Black

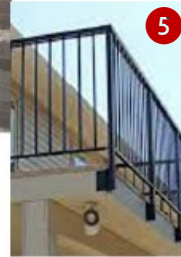
6. Aluminum Soffit – Black
7. Concrete – Sealed
8. Powder Coated Aluminum Mesh – Black
9. Prefinished Horizontal Metal Slats – Black



# Building Finishes



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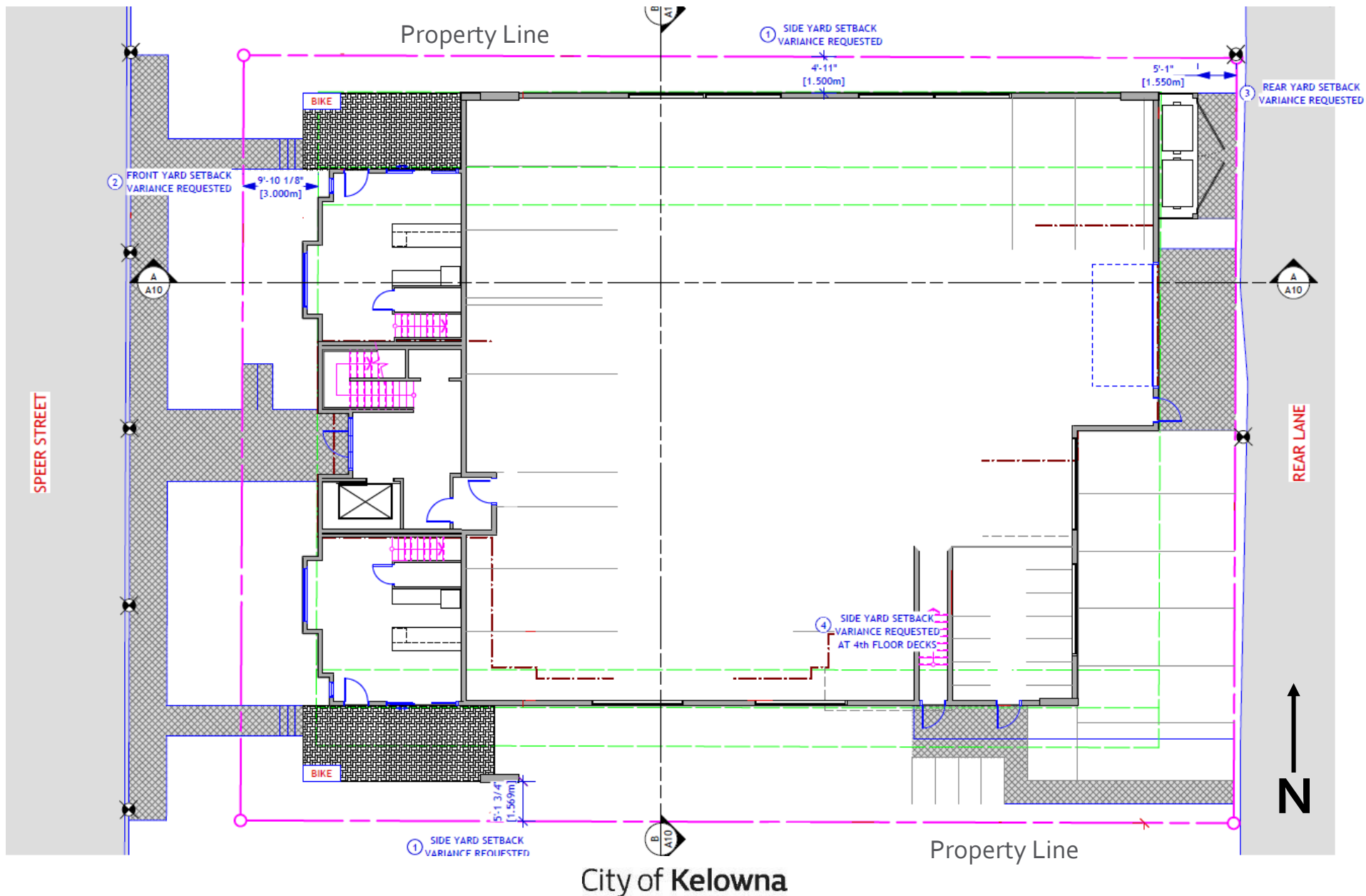
# Landscape Plan



# Variances

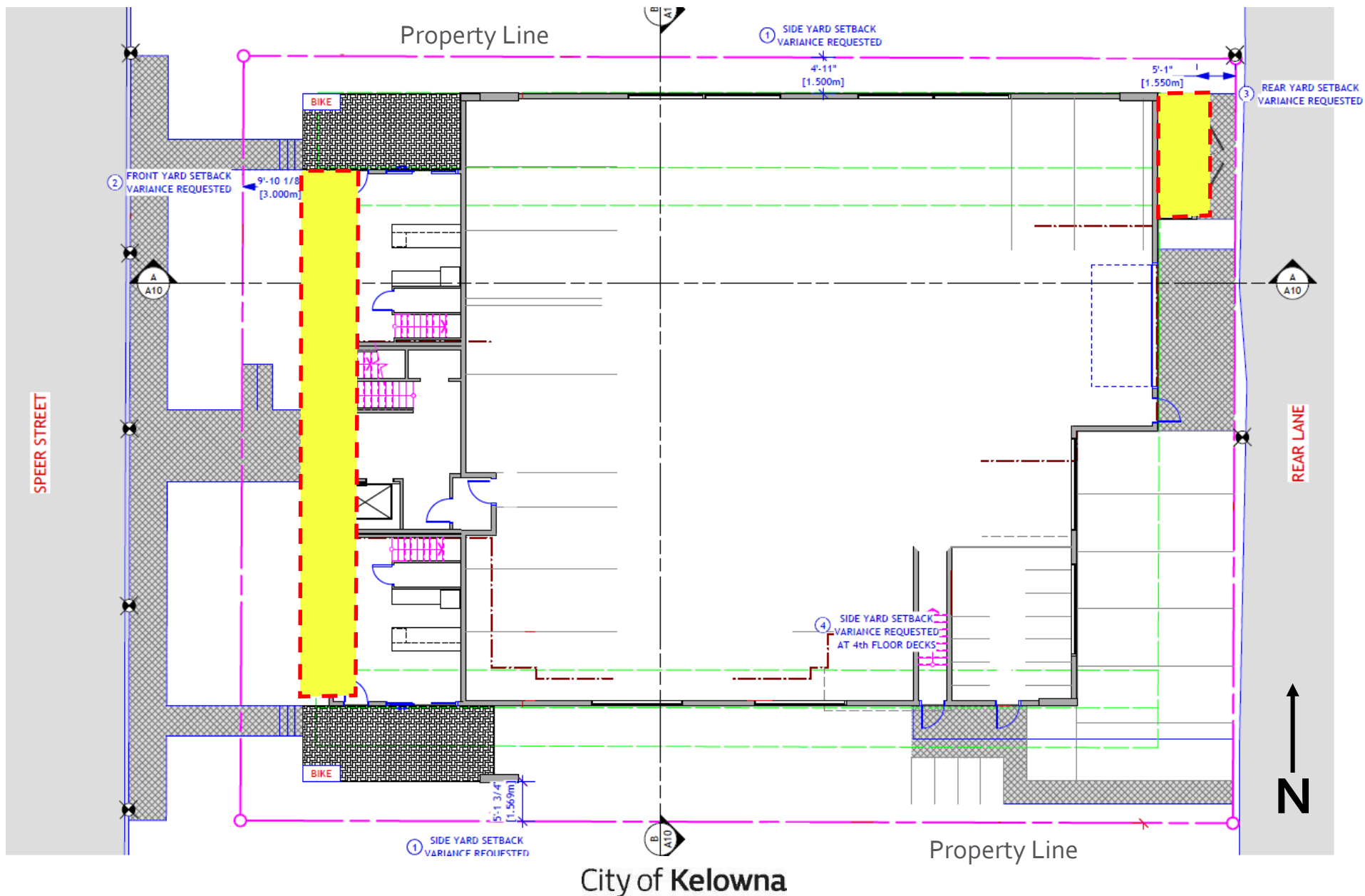
- ▶ Site Coverage: 55% permitted to 67.36% proposed
  - ▶ Parkade height > 2.0m above grade
- ▶ Front yard setback from 4.5m required to 3.0m proposed
  - ▶ Ground-Oriented Housing
- ▶ Rear yard setback from 4.5m required to 1.5m proposed
- ▶ North and South side yard setback: 4.5m to 1.5m proposed.
- ▶ Building height over 12.0m
  - ▶ To allow consistent deck sizes on the 4<sup>th</sup> floor

# Variances – Site Plan

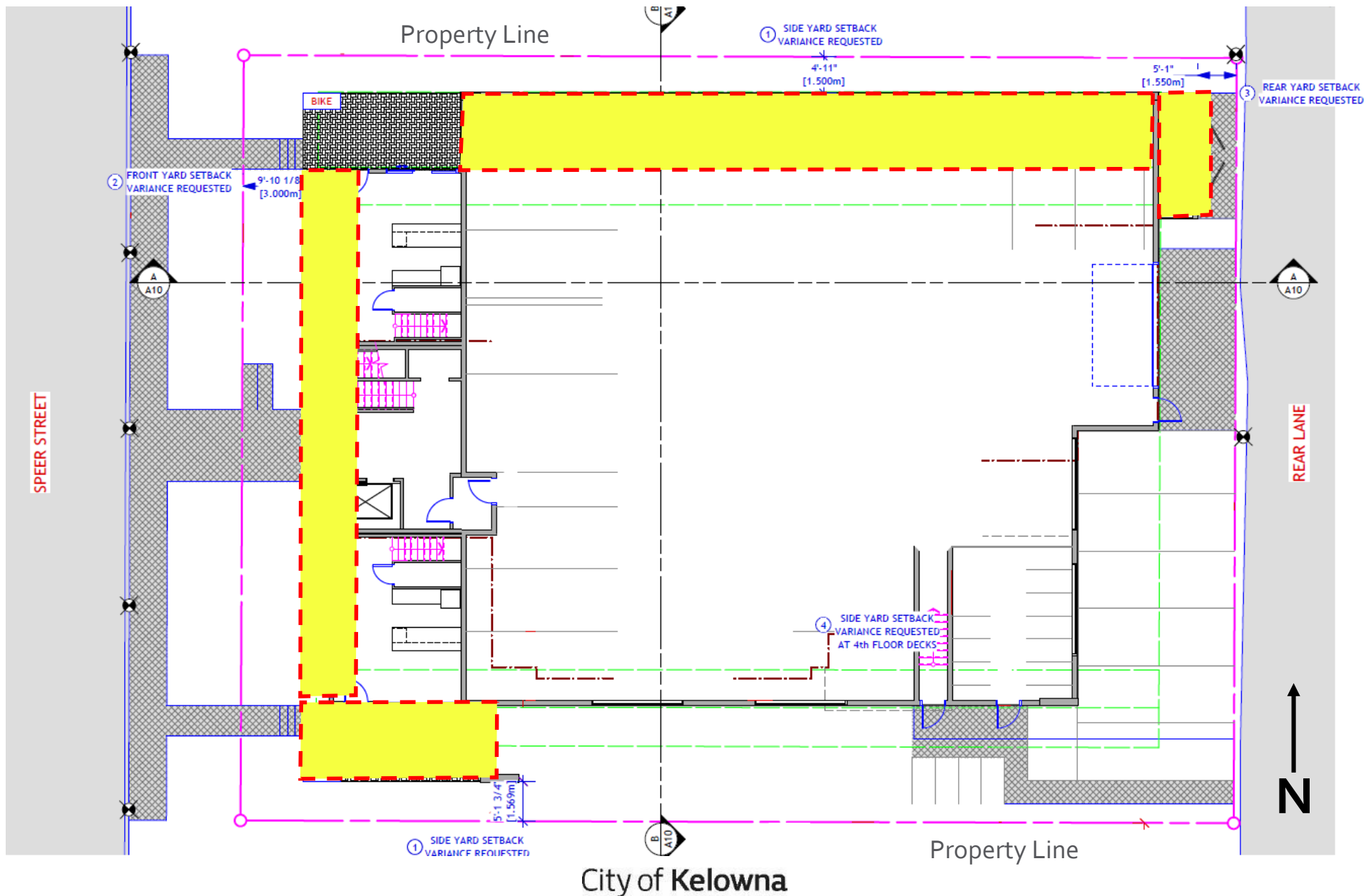




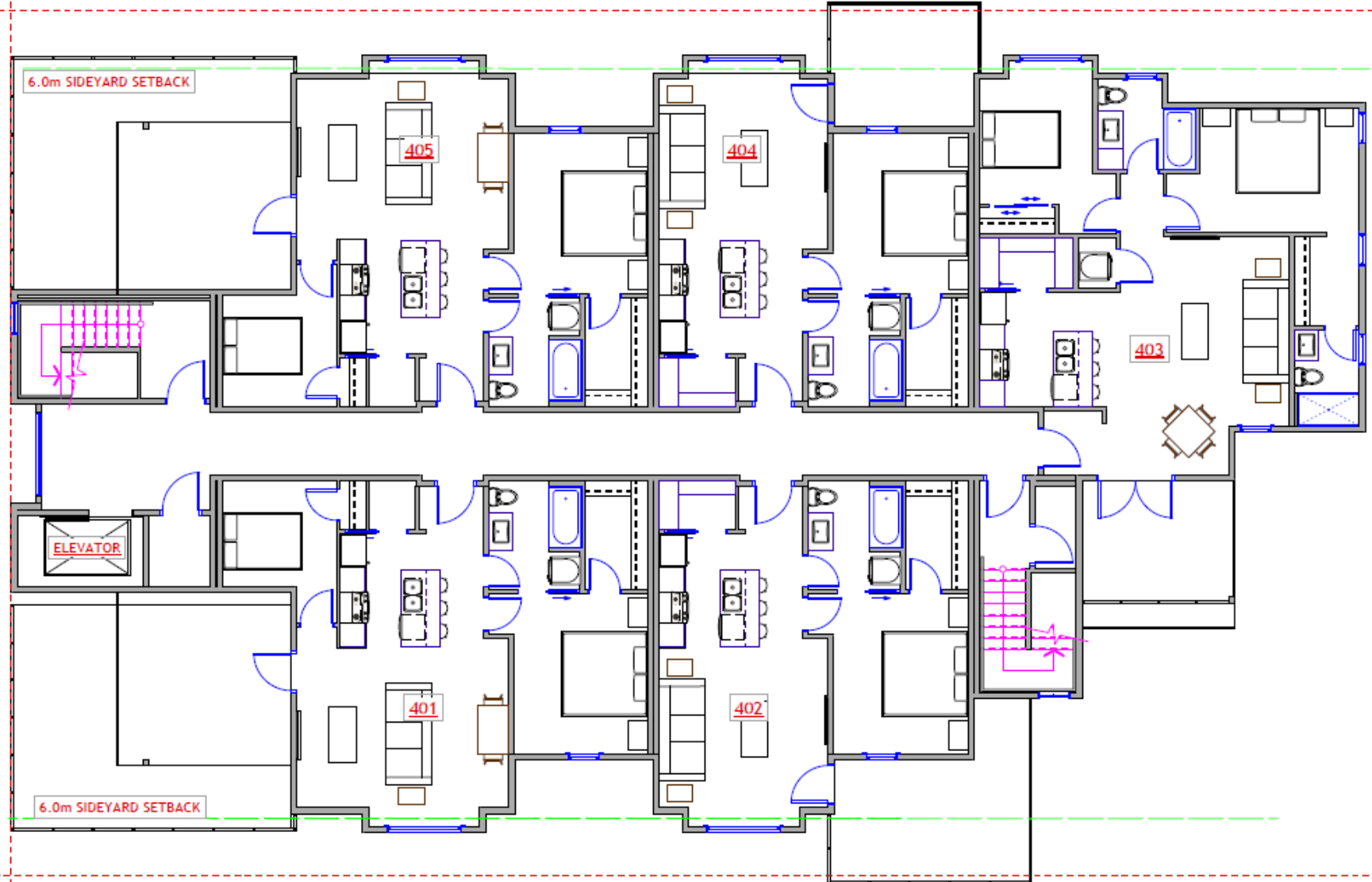
# Variances – Site Plan



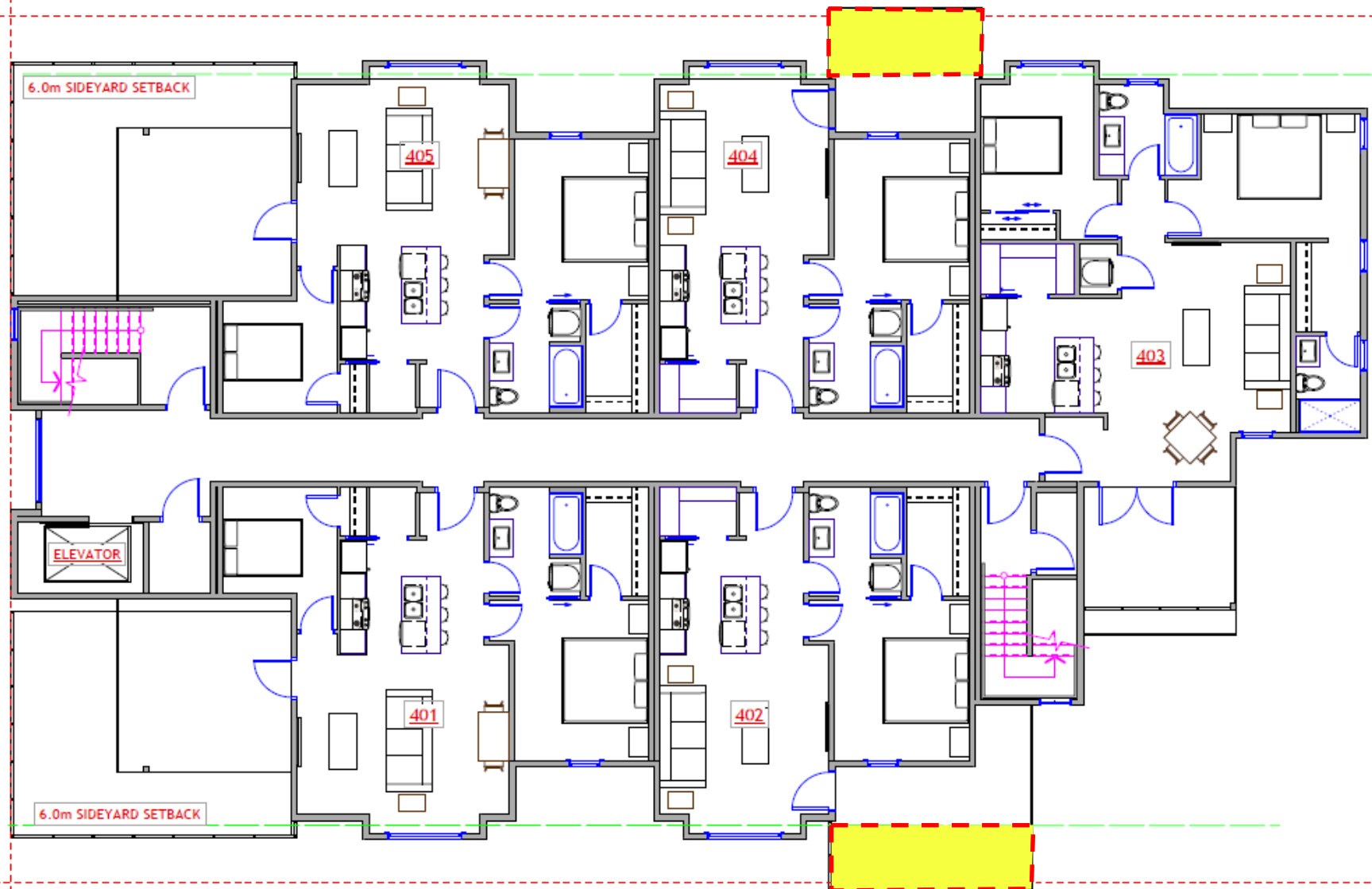
# Variances – Site Plan



# Variances – Fourth Storey Floor Plan



# Variances – Fourth Storey Floor Plan





# Variances – Fourth Storey Floor Plan



>12.0m Building Height

<12.0m Building Height

# Development Policy

- ▶ The proposed development achieves many of the City's Form and Character DP Guidelines including:
  - ▶ Building materials and visual interest to reduce massing
    - ▶ Stepping in of the upper floors
    - ▶ Variety of window shapes and types
  - ▶ Complementary Landscaping
  - ▶ Compatible with future streetscape
- ▶ Consistent with the Future Land Use designation (HTH)

# Staff Recommendation

- ▶ Staff recommend support for the DP & DVP application
  - ▶ Consistent with OCP Design Guidelines
  - ▶ Appropriate location for adding residential density



## *Conclusion of Staff Remarks*

# Site Plan

