



DP 21-0172 / DVP 21-0173 365 Hwy 33 E

Development Permit and Development Variance Permit Applications



Proposal

- ▶ To consider a Development Permit for the form and character of a new multi-family building and to consider a variance to the side yard setback.

Development Process



Jul 15, 2021

Development Application Accepted

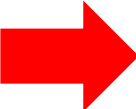


Staff Review & Circulation



Aug 17, 2021

Public Notification Received



Mar 1, 2022

DP & Variances



Building Permit

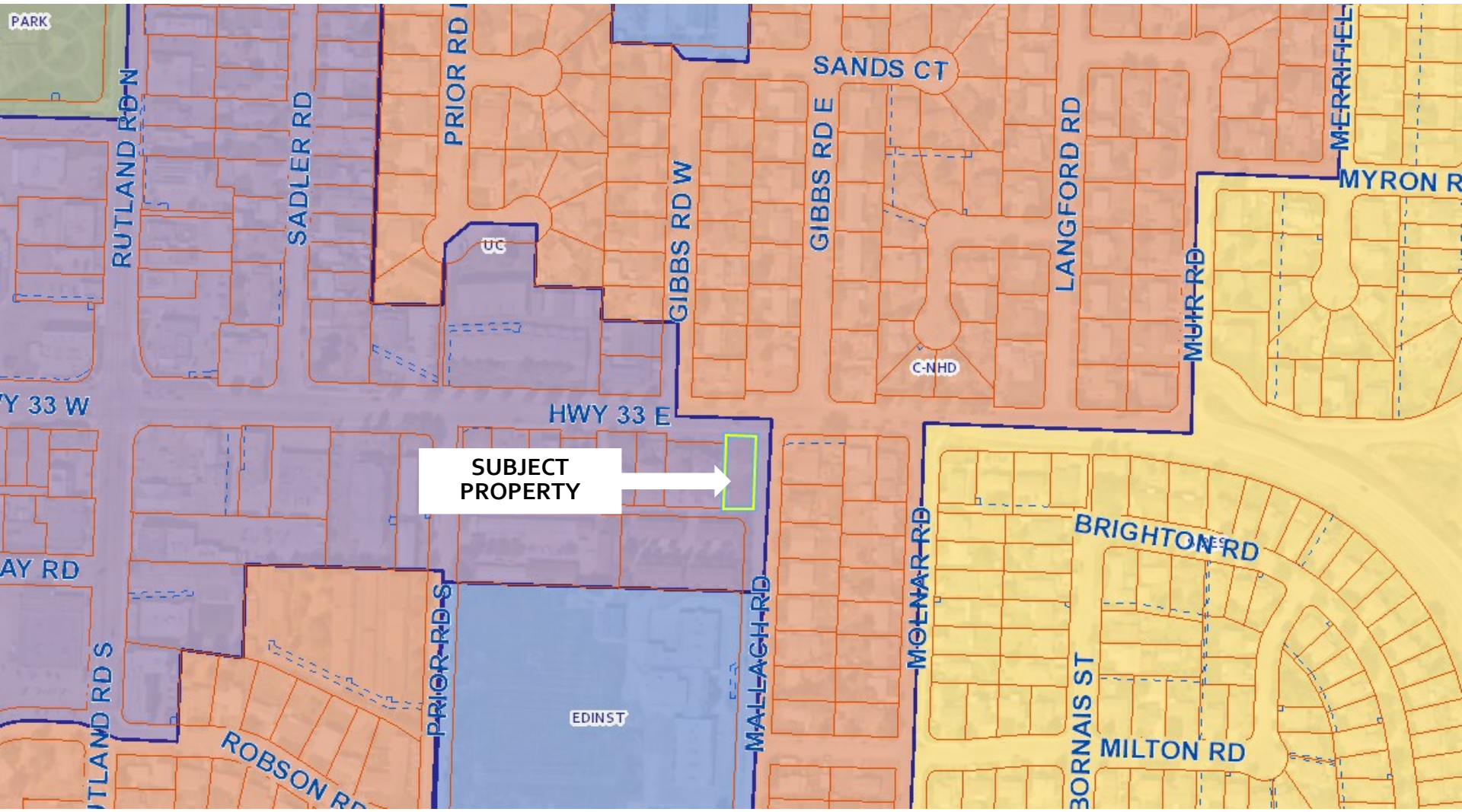


Council Approvals

Context Map



Future Land Use



Subject Property Map

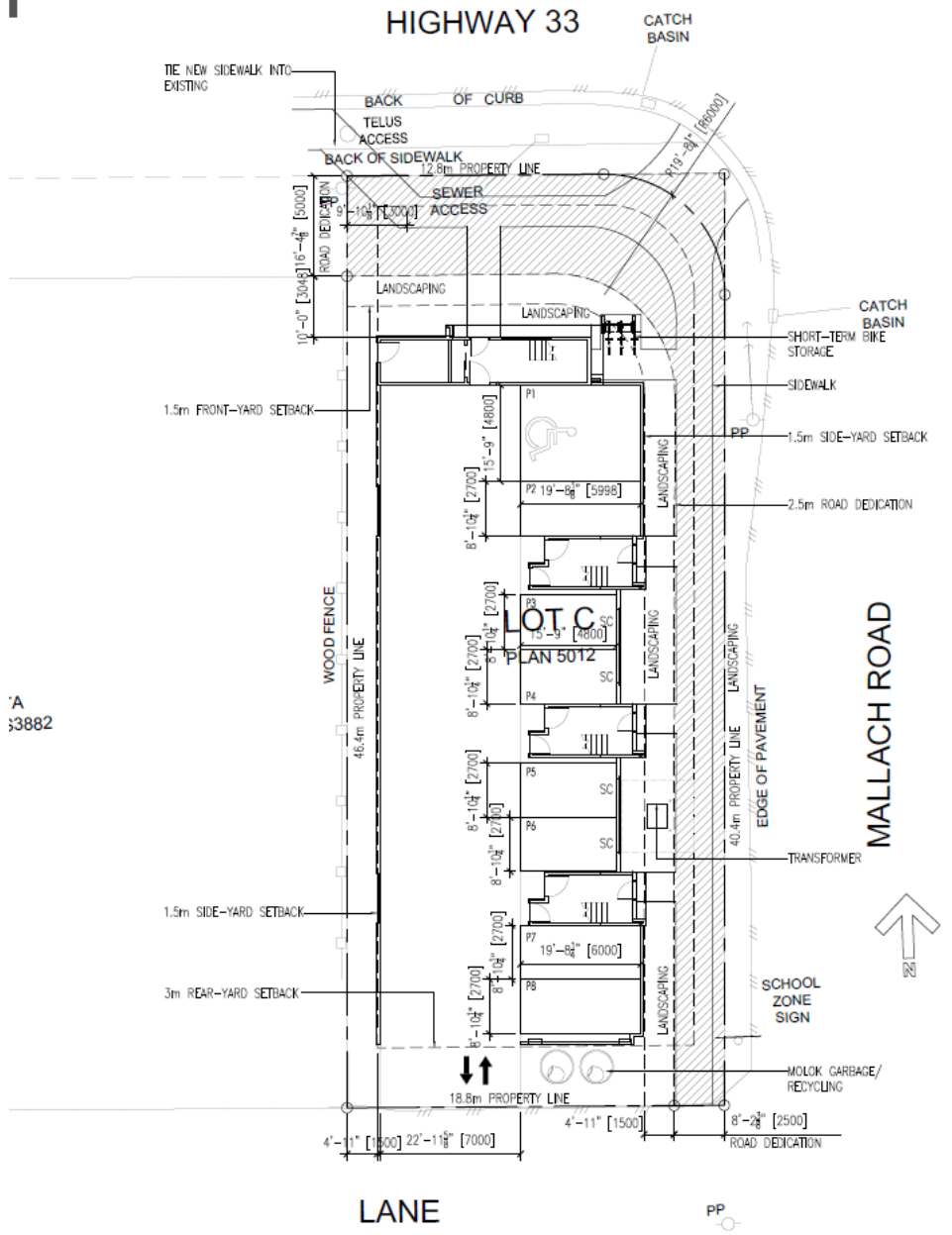


City of Kelowna

Project details

- ▶ Development Permit for four new residential dwelling units.
 - ▶ All units will have pedestrian access off Mallach Road and Highway 33 E.
 - ▶ Vehicle access will be off laneway.
 - ▶ Ground-level parking is provided from the rear laneway, which provides 8 parking stalls.
- ▶ The building provides private outdoor space through a deck and a rooftop patio.
- ▶ The project uses several materials/colours, as well as landscaping to increase the form and character.

Site Plan



'A
33882

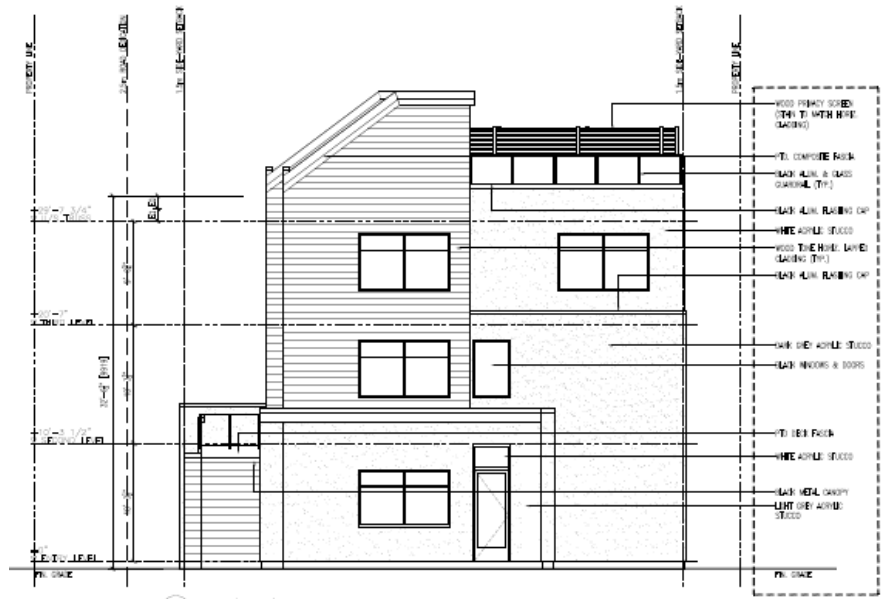
LANE

PP

Elevations



East Elevation

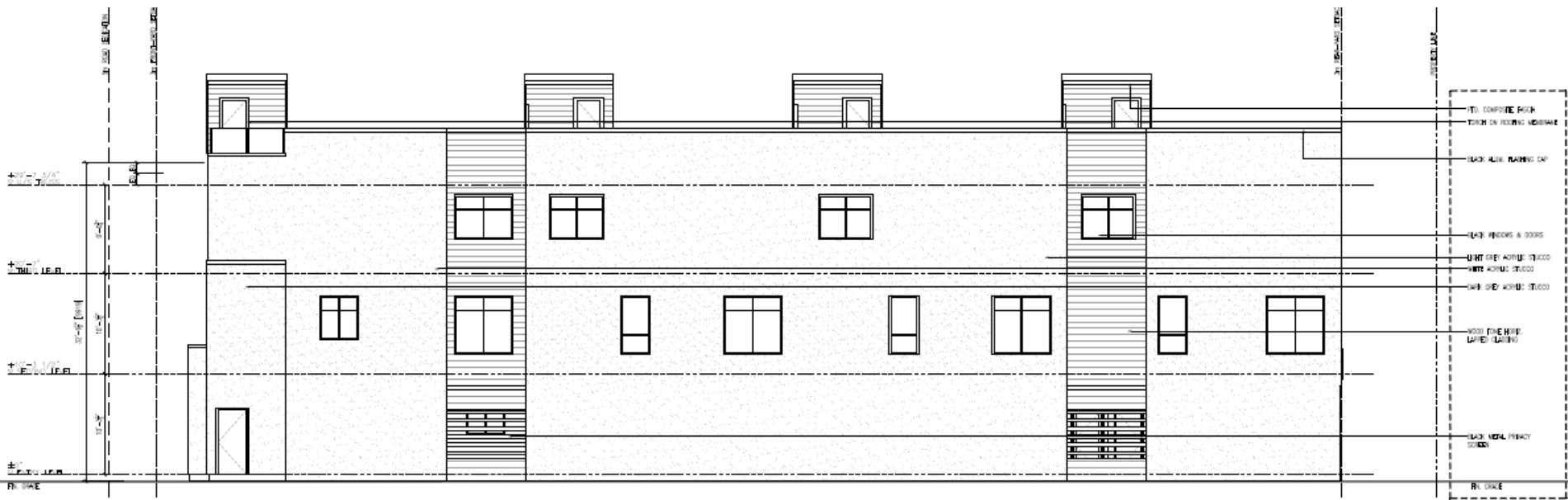


North Front Elevation

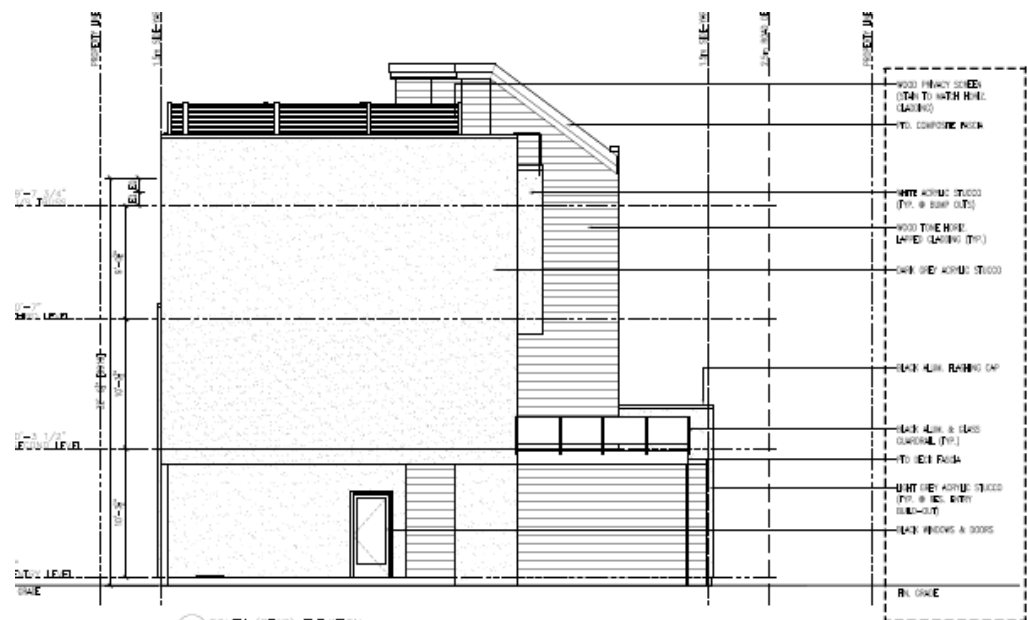
PROJECT MATERIALS:

- ROOFING:** TOUCH ON MEMBRANE, C/W GREY CAP SHEET ARCHITECTURAL SERIES BY IVO
- COMPOSITE LAP SIDING, PRIVACY SCREENS:** LONGBOARD - LIGHT NATURAL WALNUT
- STUCCO:** STORMY SKY CC-1616, BENJAMIN MOORE
- STUCCO:** METHO GRAY CC-1459, BENJAMIN MOORE
- STUCCO:** WHITE DIAMOND CC-2121-60, BENJAMIN MOORE
- WINDOWS, GUARDSAILS, PATIO SLIDERS, DRIP FLASHING, FACIA, UNIT ENTRY DOORS, CAP FLASHING, SCREEN @ PARKING SLACK**
- BRICK FACIA:** DISTANT GRAY CC-2140-70, BENJAMIN MOORE

Elevations



WEST ELEVATION



SOUTH ELEVATION

PROJECT MATERIALS:

-  ROOFING: TORCH ON MEMBRANE, C/W GREY CAP SHEET ARCHITECTURAL SERIES BY B&O
-  COMPOSITE LAP SILING, PRIVACY SCREENS: LONGBOARD - LIGHT NATIONAL WALNUT
-  STUCCO: STORMY SKY OC-1616, BENJAMIN MOORE
-  STUCCO: METRO GRAY OC-1459, BENJAMIN MOORE
-  STUCCO: WHITE DIAMOND OC-2121-60, BENJAMIN MOORE
-  WINDOWS, CHAIRRAILS, RATIO SLIDERS, DRIP FLASHING, FASCIA, UNIT ENTRY DOORS, CAP FLASHING, SCREEN @ PARKING BLACK
-  DECK FASCIA: DETANT GRAY OC-2140-70, BENJAMIN MOORE

Conceptual Renderings

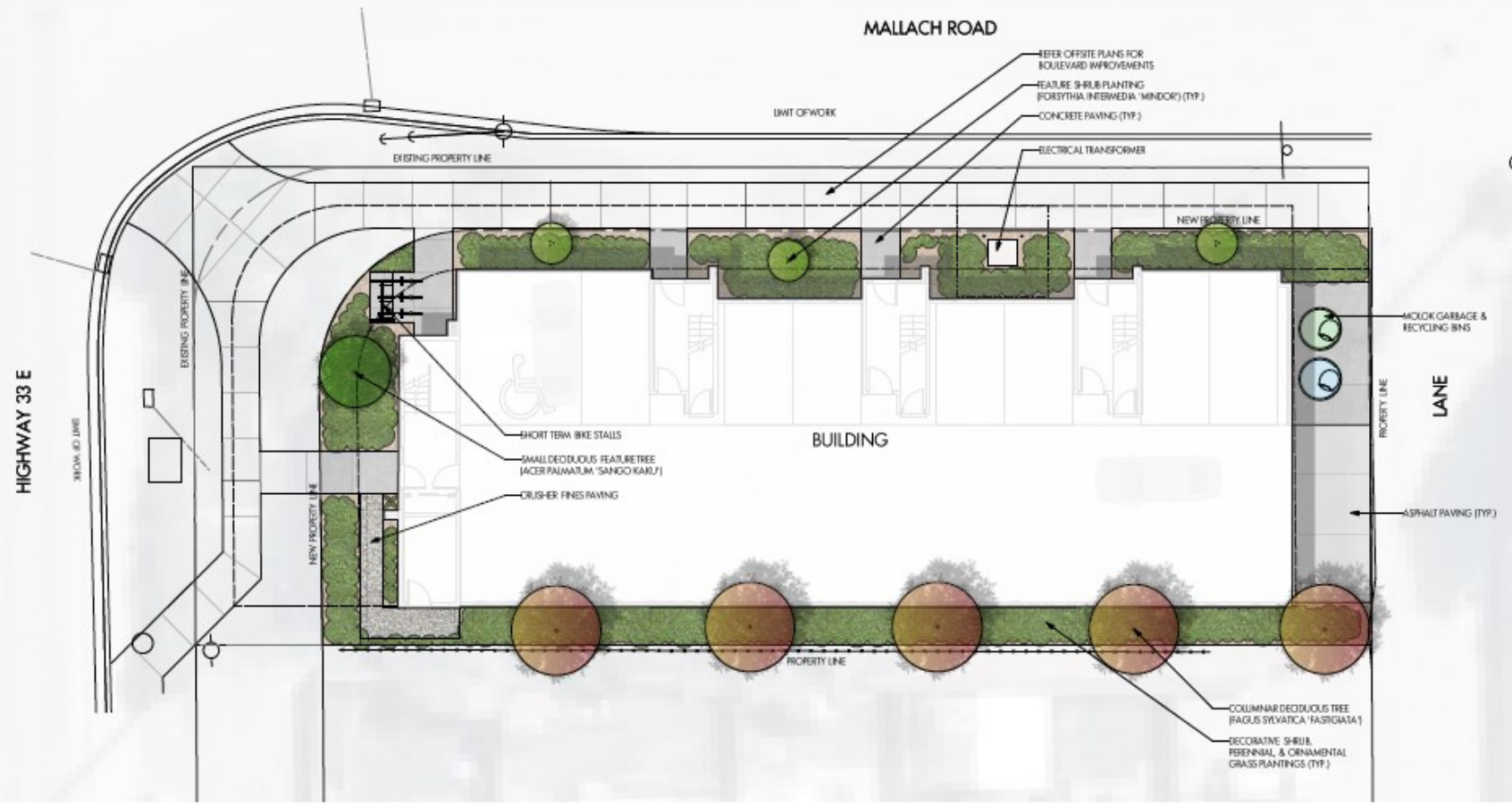


1 NORTH ELEVATION (FACING HWY 33)
4-000 / N.T.S.



a 3 SOUTH ELEVATION (FACING LANEWAY)
4-000 / N.T.S.

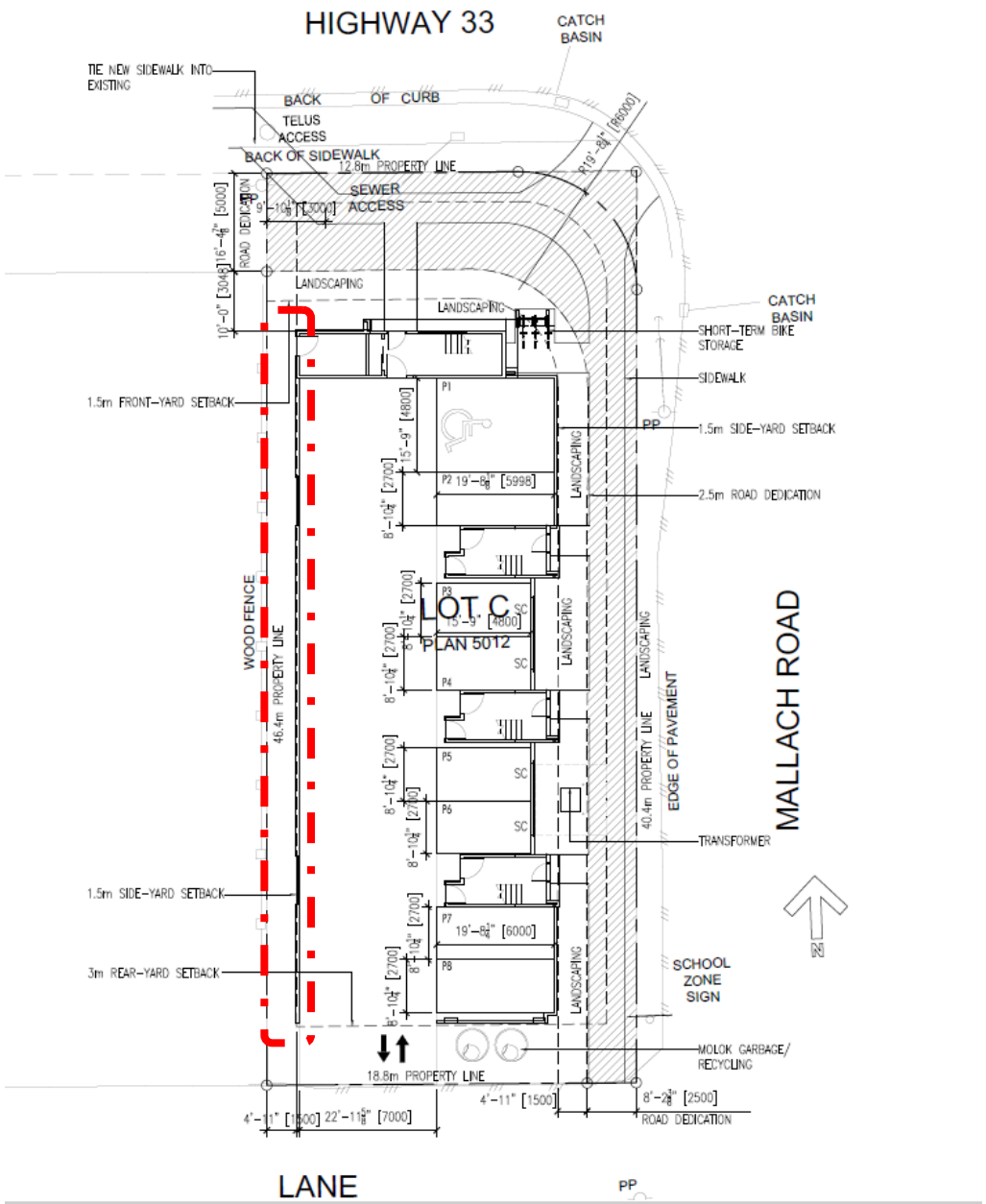
Landscape Plan



Project details

- ▶ Applicant is requesting one variance to the side yard setback:
 - ▶ The variance is to lower the side yard setback from 4.m required to 1.5m proposed.
- ▶ The site requires a lot of dedication, limiting the building footprint.
- ▶ The variance is mitigated by five shades trees along the property line.

Variance



LANE

PP

Development Policy

- ▶ Meets the Intent of the Official Community Plan (OCP)
 - ▶ Rutland Urban Centre
 - ▶ Highway 33 Streetscape + Beautification
 - ▶ Family-Friendly Housing

Staff Recommendation

- ▶ Staff recommend support for the Rezoning application
 - ▶ Supported by policies in the OCP
 - ▶ Consistent with Future Land Use Designation
 - ▶ The variance is required due to road dedication and is mitigated through window placement and landscaping.



Conclusion of Staff Remarks