



DP21-0088

602 Wardlaw Ave

Development Permit Application



Proposal

- ▶ To consider the form and character of a new multiple dwelling housing rental development.

Development Process



April 20, 2021

Development Application Submitted



Staff Review & Circulation



March 14, 2022

Development Permit



Council Approvals



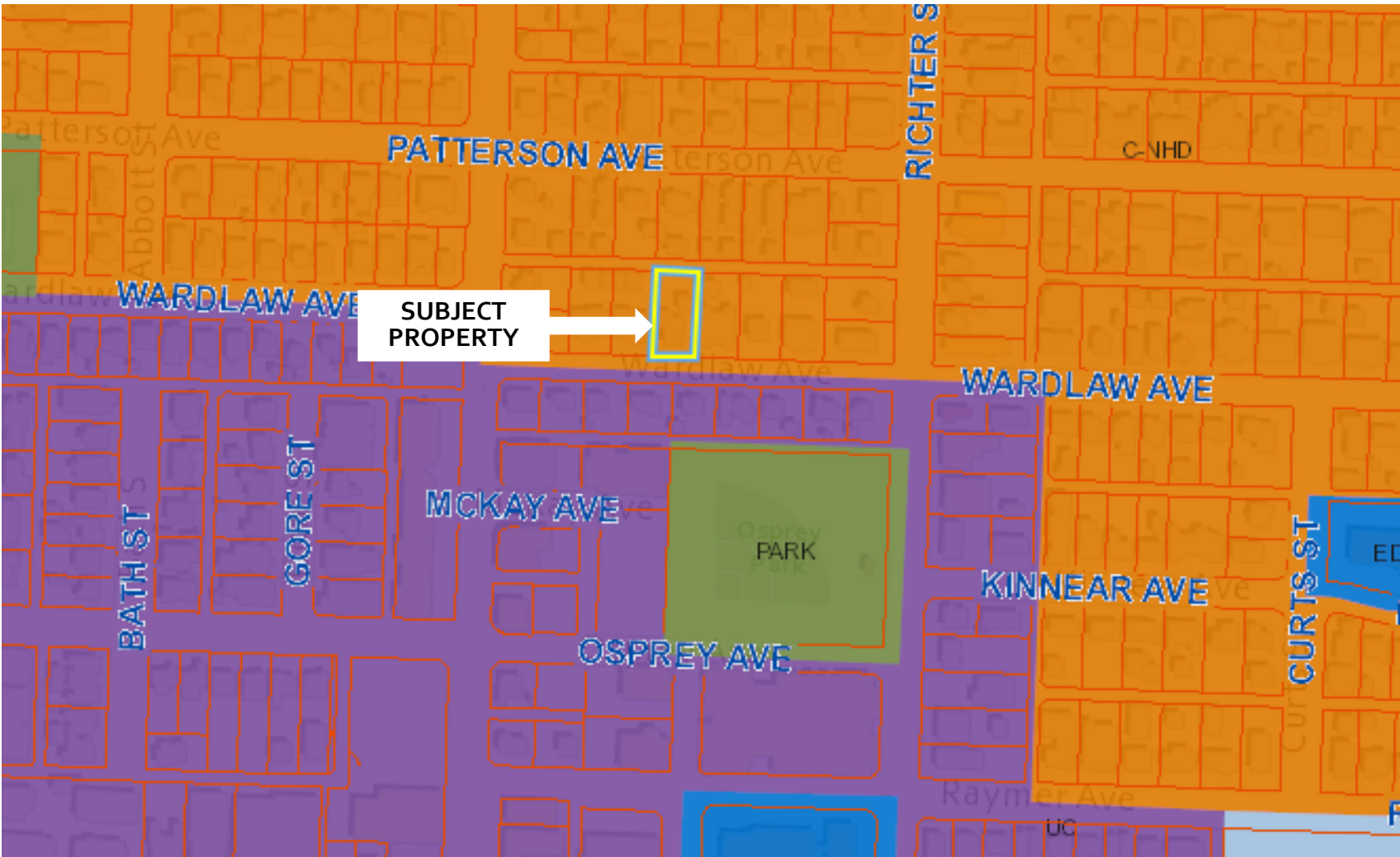
Building Permit

Context Map



City of Kelowna

OCP Future Land Use / Zoning



Subject Property Map

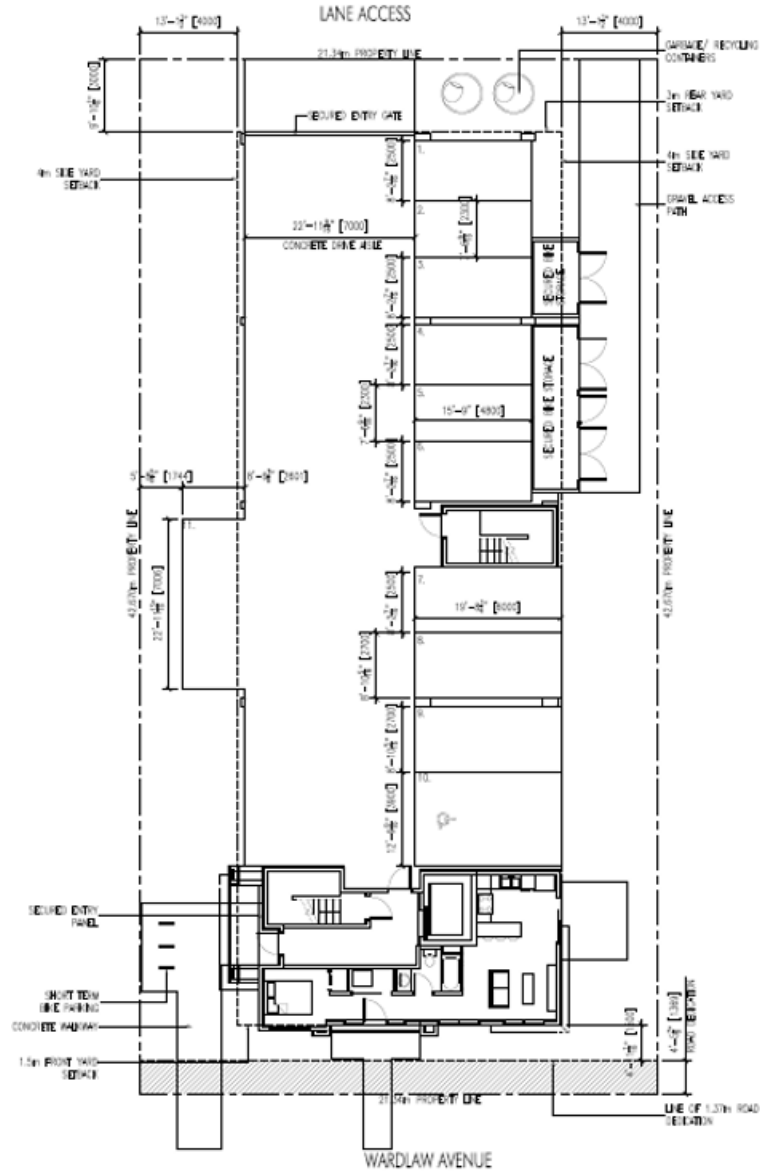


City of Kelowna

Project details

- ▶ 3 storey condo building
- ▶ 10 dwelling units proposed
 - ▶ 4 two-bedroom
 - ▶ 4 one-bedroom
 - ▶ 2 bachelor units
- ▶ Covered parking at grade with 2 storeys of residential above
 - ▶ 10 parking stall
 - ▶ 26 bike stalls (6 short term, 20 long term)
 - ▶ All access from lane
- ▶ Finish Material:
 - ▶ Blue Hardieplank
 - ▶ Grey Stucco
 - ▶ Exposed Wood Beams
 - ▶ Brown Brick
 - ▶ Silver Corrugated Metal

Site Plan



Rendering



Elevations



South Elevations



North Elevations

Elevations



West Elevations



East Elevations

Landscape Plan

Proposed Shrubs, Perennials and Grasses



Proposed Plant List - Wardlaw Ave					
QTY	Botanical Name	Common Name	Size	Spacing	
2	City of Kelowna approved Street Tree		60mm cal.		
2	Comus Rondel 'Cherokee Chief'	Cherokee Chief Flowering Dogwood	60mm cal.		
5	Panicum chlorocephalum 'Coveaust'	Coveaust Paw	60mm cal.		
4	Banksia microphylla	Japanese Broom	42	1m OC	
14	Comus arvensis	Arctic Fire Red Twig Dogwood	42	1.2m OC	
3	Eucalyptus alata compacta	Dwarf Burning Bush	42	1.2m OC	
9	Hydrangea macrophylla	Charm Park Hydrangea	42	1.0m OC	
5	Phlox paniculata 'Munich'	Munich Phlox	42	1.5m OC	
3	Phlox paniculata 'Munich'	Dwarf Mophead Phlox	42	1.2m OC	
4	Phlox paniculata 'Munich'	Dwarf Mophead Phlox	42	1.2m OC	
33	Phlox paniculata 'Munich'	Glow Low Fragrant Broom	42	1.2m OC	
36	Phlox paniculata 'Munich'	Karl Foerster Reed Grass	42	1.0m OC	
10	Phlox paniculata 'Munich'	Blue Cat Grass	42	1m OC	
8	Phlox paniculata 'Munich'	Red Head Fountain Grass	42	1m OC	
15	Phlox paniculata 'Munich'	Munich Phlox	42	1.0m OC	

Washed River Rock (75mm-150mm dia.) @ 150mm depth on Niles 990ES Landscape Fabric or approved equivalent
 1.2m H Wood Post-and-Rail Fence

Proposed Ornamental Trees



Notes

- The attached landscape plan is conceptual only. NOT FOR CONSTRUCTION.
- All plants, material and planting practices to conform to the Current Landscape Standard - Current Edition.
- Contractor to provide a warranty and maintenance period of 1 year on all plants and materials. Materials that fail before end of the warranty period shall be replaced by the contractor.
- All planting areas to receive 40mm of topsoil.
- Prior to delivery to site, a representative sample and test results of topsoil should be made available to the consultant for approval.
- Plant material selections are conceptual only. Final planting selections may vary depending on availability. No plant species shall be planted without the written consent of the consultant.
- All front planting beds to receive 30 mm depth of Ogo - Grow mulch or approved equivalent.
- Prior to any construction, contractor to verify the location of all existing utilities on the site.
- Final Deep Root Tree Root Barrier US 162 along sidewalk edge per 2.0m of tree trunk.
- Boulevard street trees planted as per City of Kelowna landscape Standard detail for boulevard tree planting.
- All planting beds and lawns to be irrigated.

Context



Schematic Front Elevation

Development Policy

- ▶ Consistent with Future Land Use of Core Area Neighbourhood:
 - ▶ Where proposed development is not adjacent to a Transit Supportive Corridor consider low rise apartments.
- ▶ Prioritize the construction of purpose-built rental housing.

Staff Recommendation

- ▶ Staff recommend **support** of the proposed Development Permit:
 - ▶ Consistent with OCP Design Guidelines
 - ▶ Appropriate location for low rise rental apartment



Conclusion of Staff Remarks