



DP 20-0182 / DVP 20-0183 651 Cambridge Avenue

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 variances to parking, setbacks, height and site coverage.

Development Process



Sept 2, 2020

Development Application Accepted



Staff Review & Circulation



Sep 23, 2021

Date of Public Information Session



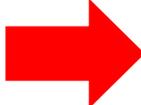
May 10, 2022

DP & Variances



Building Permit

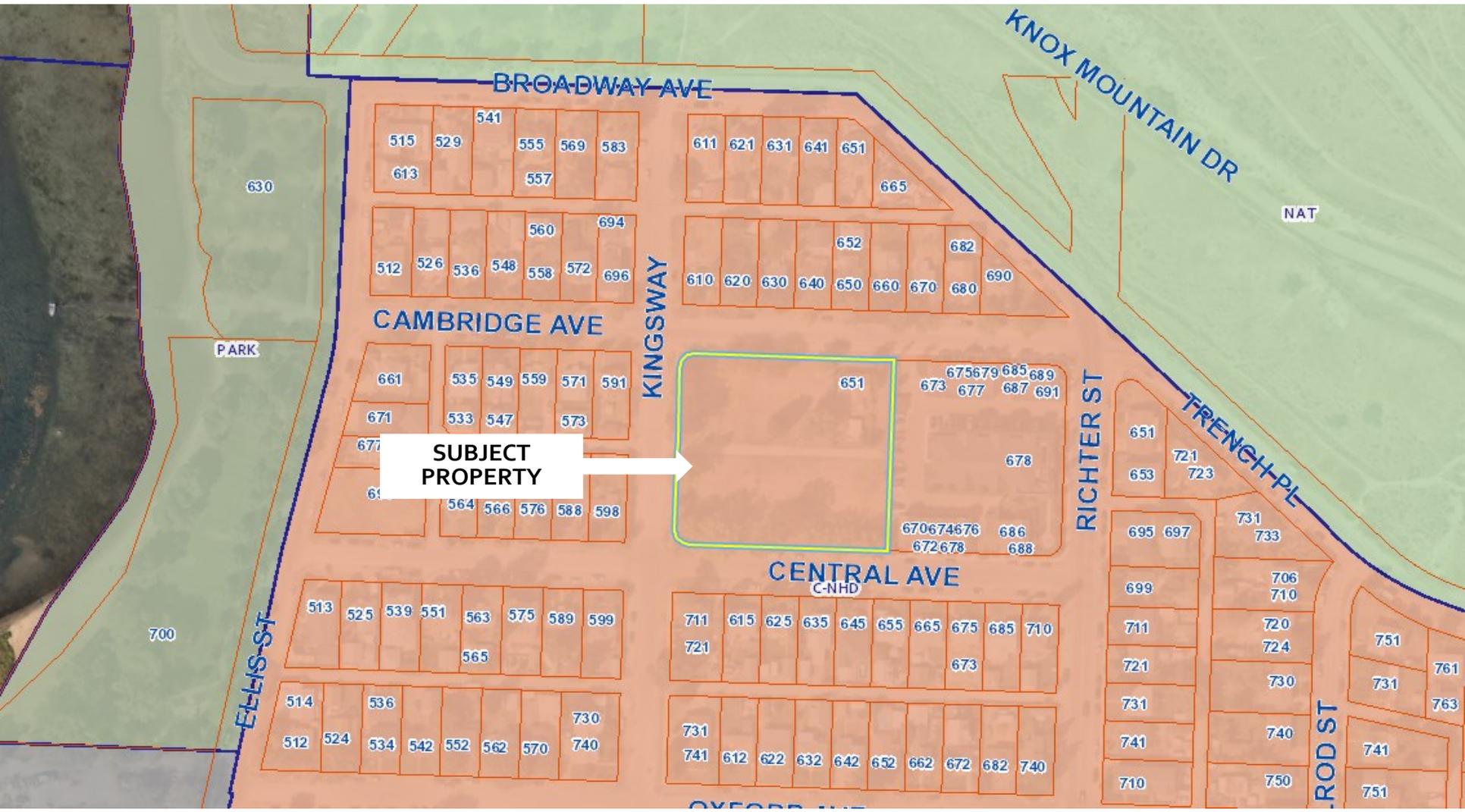
Council Approvals



Context Map



Future Land Use



Subject Property Map



Project details

- ▶ The subject property is 1.71-acres and borders Cambridge Ave, Central Ave and Kingsway.
- ▶ The proposal includes both townhomes and an apartment building ranging in heights, size and number of bedrooms.
- ▶ The project includes 75 units:
 - ▶ 27 units in townhomes;
 - ▶ 48 units in the apartment building.

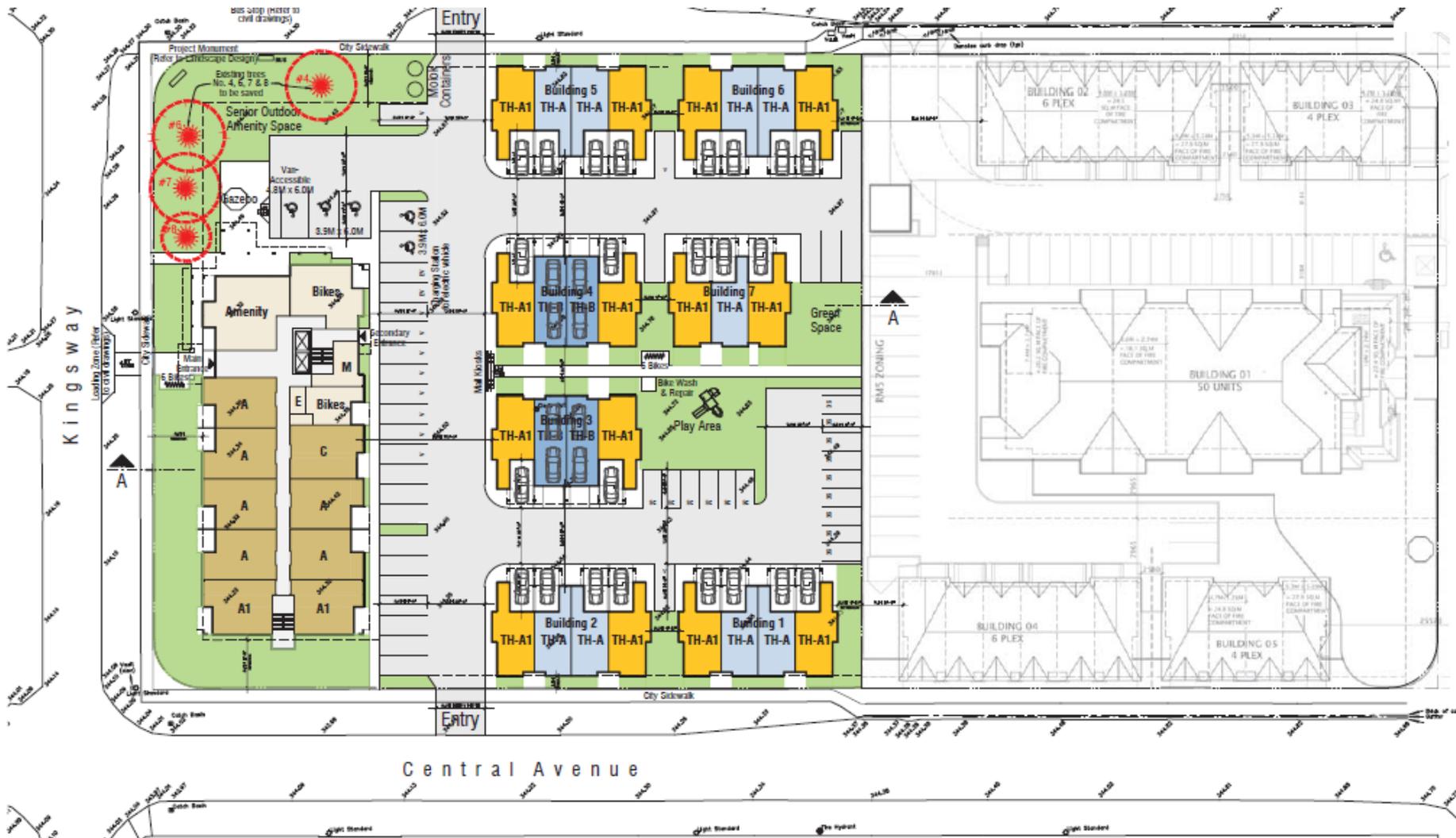
Project details - Townhomes

- ▶ The street-oriented townhomes are designed to be lake cottage style, all with different roof styles to create uniqueness.
- ▶ There will be seven townhomes, with 27 units.
 - ▶ 14 of them will be 3 bedrooms.
 - ▶ They range between 2 and 3 storeys.
 - ▶ On-site parking for 1 to 2 cars.
 - ▶ Oriented towards families with kids.
 - ▶ Includes children's play area amenity space.

Project details - Apartment

- ▶ The proposal also includes a four-storey apartment building facing Kingsway consisting of 48 units.
 - ▶ The building is oriented towards senior living.
 - ▶ Includes amenity space beside the building include garden plots.
- ▶ The building is designed the building to be prairie-style architecture.

Site Plan



Parking Stall Legend

- Notes:**
- For all landscape info, refer to Landscape drawings
 - For all civil info, including off-site work, refer to civil drawings
 - This project is to be designed and constructed to meet Step 3 performance requirements of BC Energy Step Code

Elevations - Apartment



WEST ELEVATION (KINGSWAY)



NORTH ELEVATION (CAMBRIDGE AVENUE)



SOUTH ELEVATION (CENTRAL AVENUE)

Elevations - Apartment



EAST ELEVATION (COURTYARD)



Asphalt Shingles
GAF Timberline HD, Pewter Gray



Wall Panels/Balcony Beams
Sherwin Williams SW 7036 Accessible Beige



Wall Lap Siding/Trims
Benjamin Moore 1545 Iron Gate



Fascias/Trims/Beams/Posts
Benjamin Moore HC-166 Kendall Charcoal



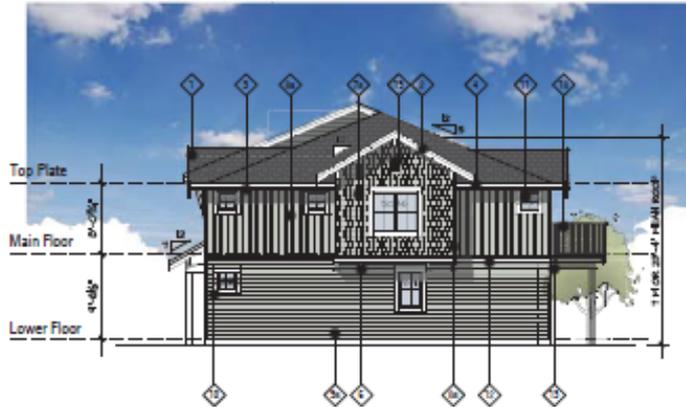
Bricks - Mutual Materials Aspen Mission



Elevations - Townhome



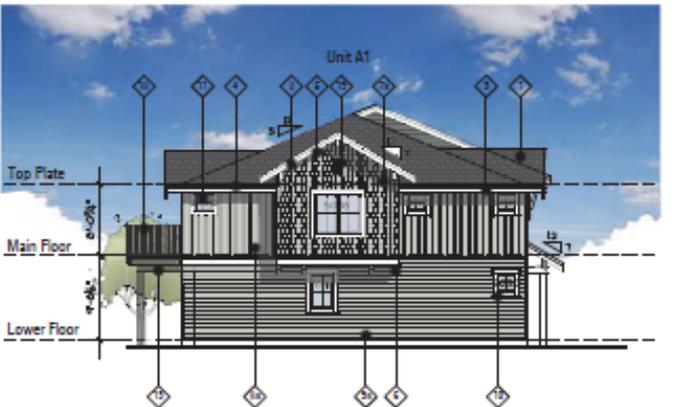
SOUTH ELEVATION 4-PLEX
Buildings 1 & 2 (Buildings 5 & 6 mirrored)



EAST ELEVATION 4-PLEX
Buildings 1 & 2 (Buildings 5 & 6 mirrored)



NORTH ELEVATION 4-PLEX
Buildings 1 & 2 (Buildings 5 & 6 mirrored)

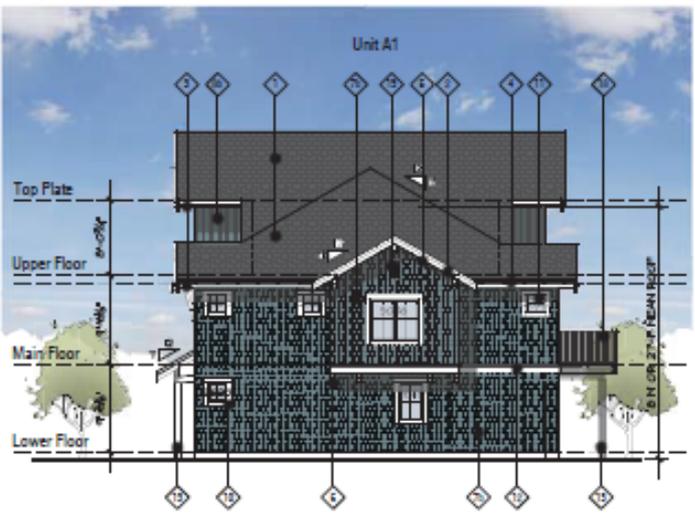


WEST ELEVATION 4-PLEX
Buildings 1 & 2 (Buildings 5 & 6 mirrored)

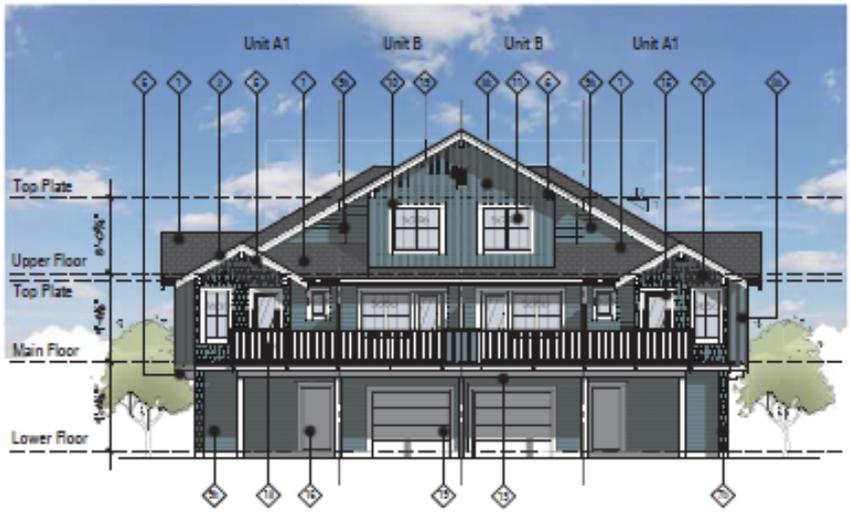
Elevations - Townhome



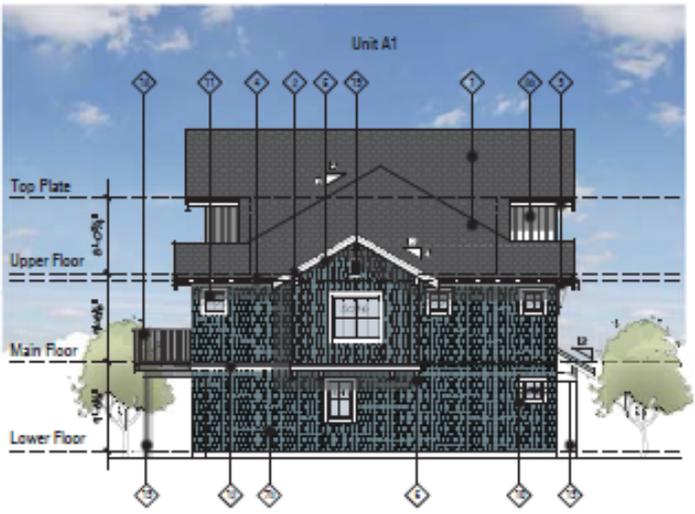
NORTH ELEVATION 4-PLEX
Building 4 (Buildings 3 mirrored)



WEST ELEVATION 4-PLEX
Building 4 (Buildings 3 mirrored)



SOUTH ELEVATION 4-PLEX
Building 4 (Buildings 4 mirrored)



EAST ELEVATION 4-PLEX
Building 4 (Buildings 3 mirrored)

Elevations - Townhome

-  Asphalt Shingles
GAF HD Premier, Pewter Gray
-  Wall Shingles/Lap Siding/Board and Batten
Sherwin Williams SW 9140 Blustery Sky
-  Fascias/Soffits/Trims/Belly-Bands/Brackets/
Beams/Posts/Decorative Louvres
Sherwin Williams SW 7005 Pure White



-  Asphalt Shingles
GAF HD Premier, Pewter Gray
-  Wall Shingles/Lap Siding/Board and Batten
Sherwin Williams SW 7057 Silver Strand
-  Fascias/Soffits/Trims/Belly-Bands/Brackets/
Beams/Posts/Decorative Louvres
Sherwin Williams SW 7005 Pure White



Conceptual Rendering - Apartment



Apartment Building Facing Kingsway

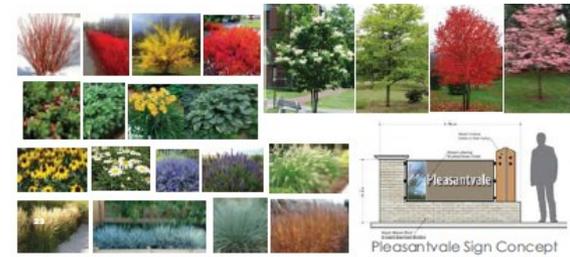
Conceptual Rendering - Townhomes



Townhomes A1 & A Facing Central Avenue

Landscape Plan

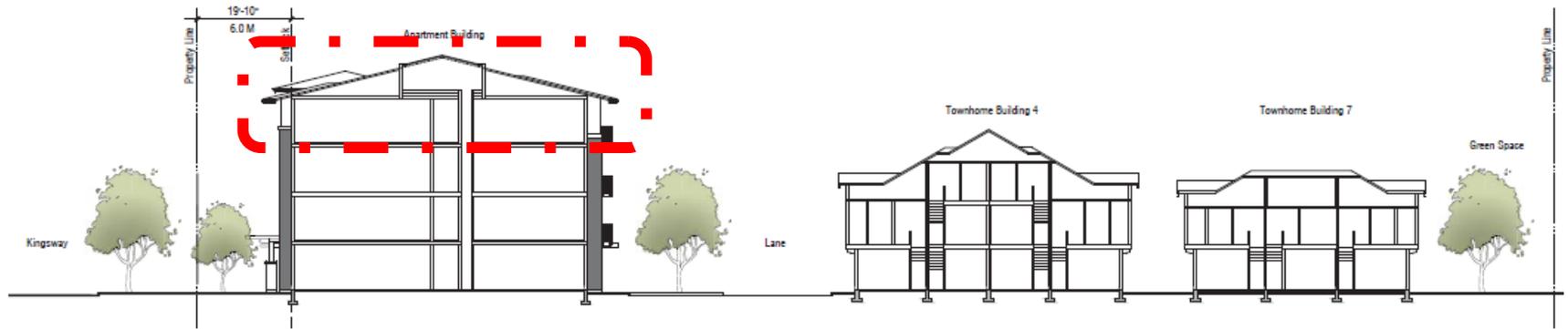
CAMBRIDGE AVENUE



Variations



Variiances



SITE SECTION

Development Policy

- ▶ Meets the Intent of the Official Community Plan (OCP)
 - ▶ Diverse Housing Forms
 - ▶ Diverse Housing Tenures
 - ▶ Accessible Design
 - ▶ Housing with Supports

Staff Recommendation

- ▶ Staff recommend support for the Development Permit and Development Variance Permit Applications.
 - ▶ Supported by policies in the OCP.
 - ▶ Consistent with Future Land Use Designation.
 - ▶ Four mature trees are being protected and the applicant is planting 2-to-1 trees to replace the ones that will be removed.
 - ▶ Affordable housing is needed in Kelowna.



Conclusion of Staff Remarks