



# DP 21-0207 DVP 21-0208 1225 Findlay Road

Development Permit and Development Variance Permit  
Application



# Proposal

- ▶ To issue a Development Permit for the form and character of a multiple dwelling housing development and to issue a Development Variance Permit to vary the maximum building site coverage and minimum required rear yard.

# Development Process

Sept 10, 2021

Development Application Accepted

Staff Review & Circulation

Dec 8, 2021

Public Notification Received

Feb 7, 2022

Initial Consideration

Feb 28, 2022

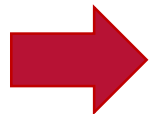
Notice of First Reading

May 31, 2022

Final Reading and DP/DVP Consideration

Issuance of Building Permits

Council Approvals



# Context Map

Walk Score  
**27**

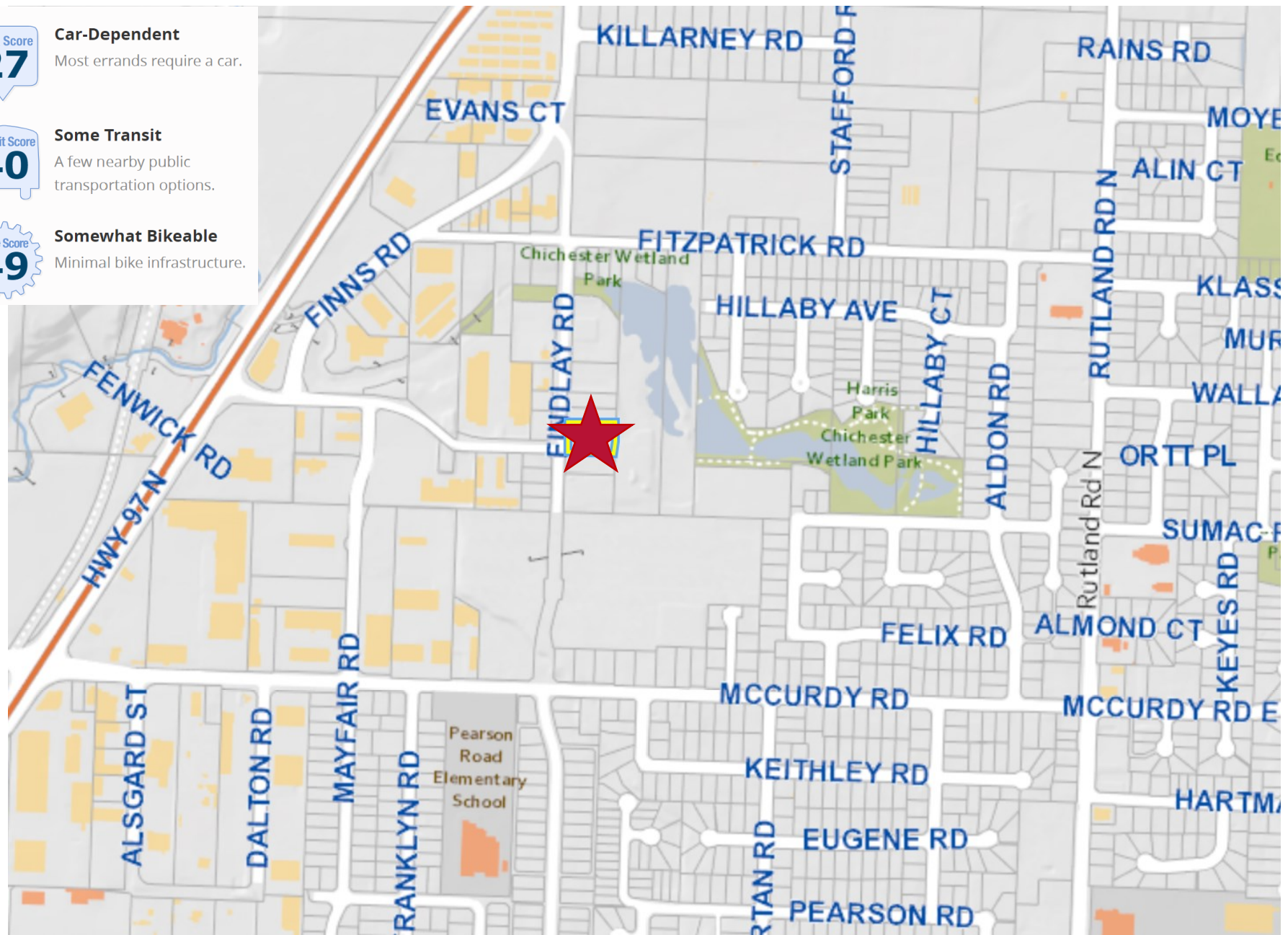
**Car-Dependent**  
Most errands require a car.

Transit Score  
**40**

**Some Transit**  
A few nearby public transportation options.

Bike Score  
**49**

**Somewhat Bikeable**  
Minimal bike infrastructure.



# Future Land Use Map



# Subject Property Map



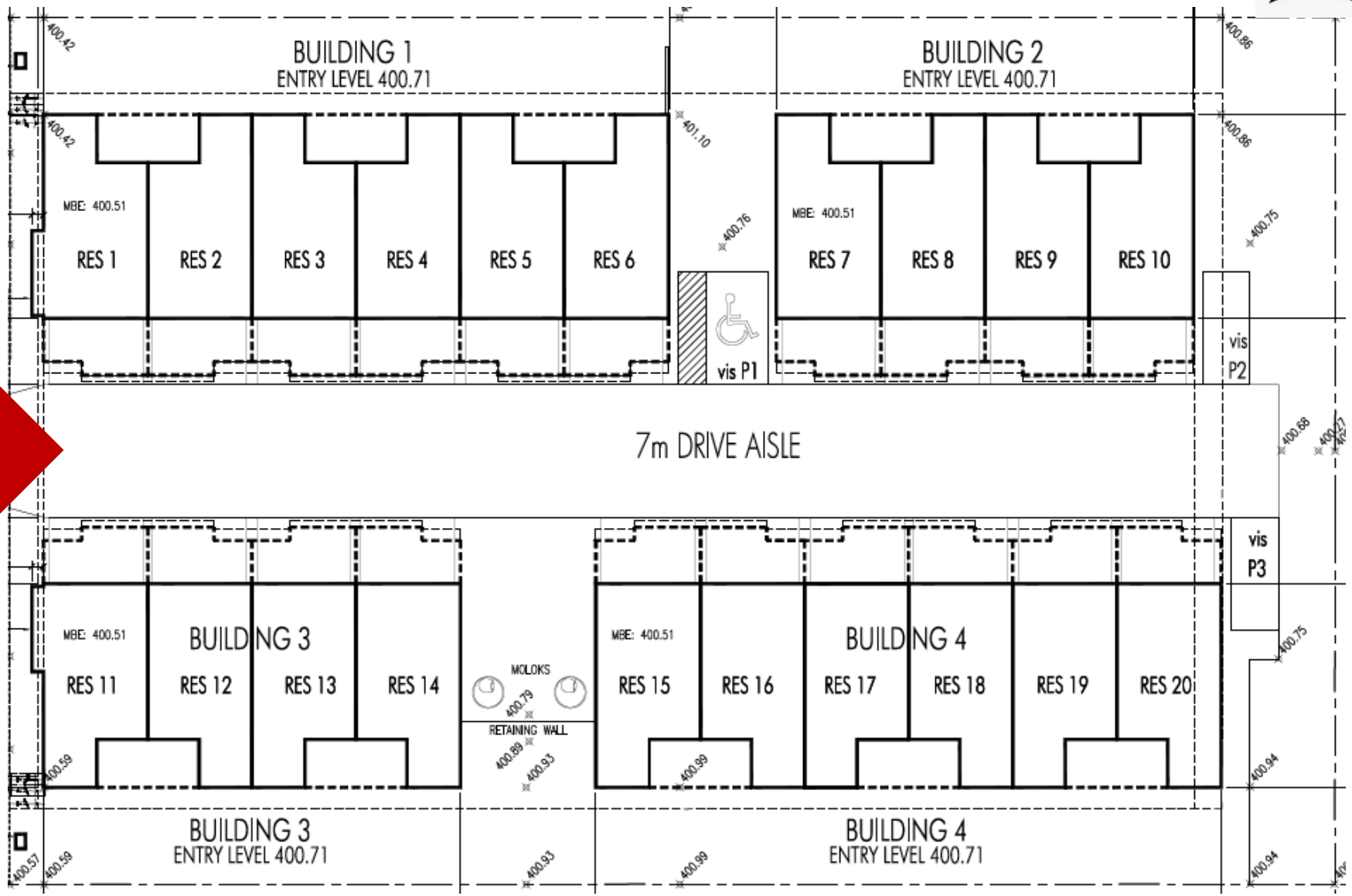
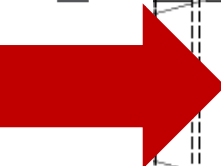
# Technical Details

- ▶ Multiple dwelling housing development
  - ▶ 4 buildings, 3 storeys in height
  - ▶ 20 units
    - ▶ three bedroom units
  - ▶ Double-wide garages and surface visitor parking
    - ▶ Meets bylaw requirements
  - ▶ Private open space on decks and a rooftop patio
    - ▶ Also community gardens, and a small children's play area

# Site Plan



Findlay Road





# Street Facing Elevation (Findlay Rd)



# Elevations



# Renderings



City of Kelowna






# Renderings



City of Kelowna

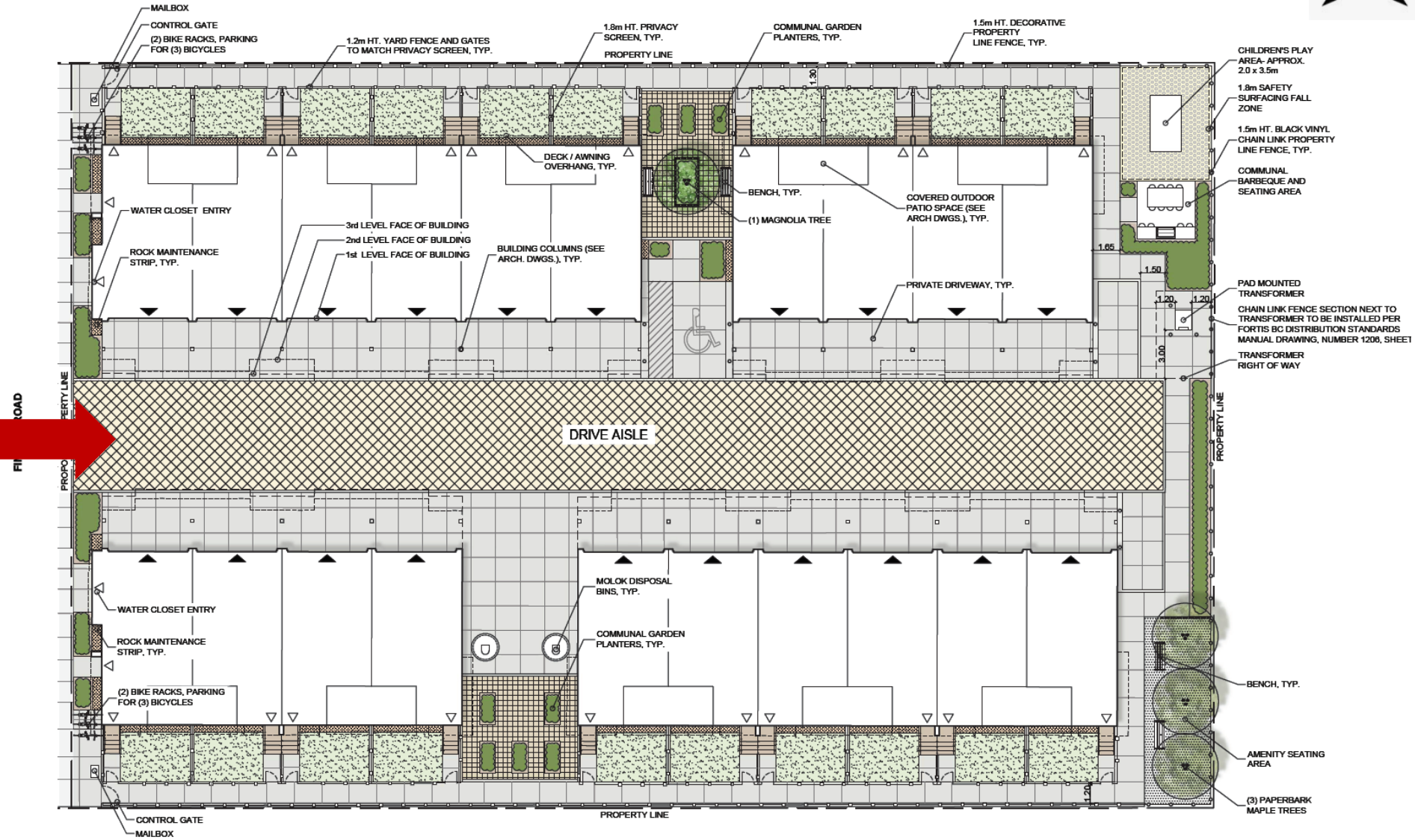
# Finish Schedule

## EXTERIOR FINISHES AND COLOURS:

EF.01	MANUFACTURER: MODEL: CODE: FINISH: QUANTITY: DIMENSIONS:	JAMES HARDIE TEXTURE PLANK DREAM COLLECTION BLACK DIAMOND — —	
EF.02	MANUFACTURER: MODEL: CODE: FINISH: QUANTITY: DIMENSIONS:	JAMES HARDIE TEXTURE PLANK STOCK COLOUR ARCTIC WHITE — —	
EF.03	MANUFACTURER: MODEL: CODE: FINISH: QUANTITY: DIMENSIONS:	FISHER COATING PURE SOFFIT V-GROOVE VENETIAN GOLD — —	
EF.04	MANUFACTURER: MODEL: CODE: FINISH: QUANTITY: DIMENSIONS:	STUCCO — {BM} SIMPLY WHITE CC-117 — ----	
EF.05	MANUFACTURER: MODEL: CODE: FINISH: QUANTITY: DIMENSIONS:	STUCCO — {BM} COVENTRY GRAY HC-169 — ----	

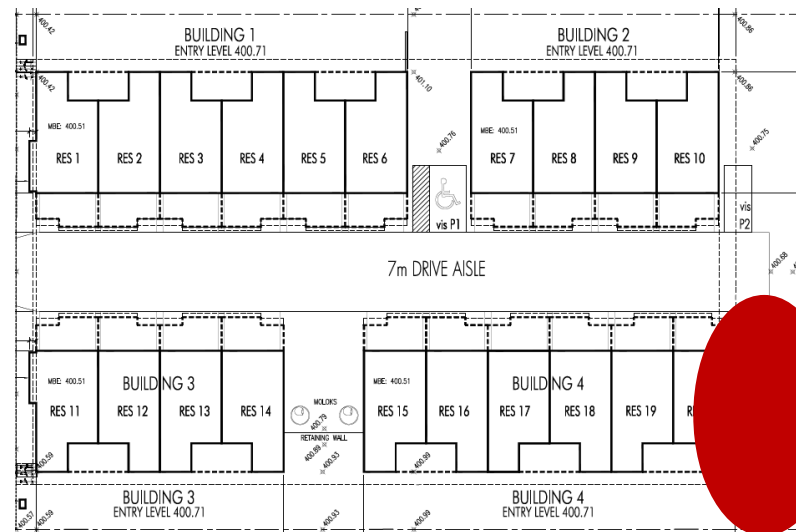


# Landscape Plan



# Variiances

- ▶ Maximum Site Coverage
  - ▶ 40 % permitted, 42 % proposed
    - ▶ mitigated through use of permeable pavers for drive aisle
- ▶ Minimum rear yard (*one building located in rear yard setback area*)
  - ▶ 7.5 m required, 6.0 m proposed
    - ▶ enabled on-site waste and recycling collection and turn-around
- ▶ Anticipated to have minimal impact on adjacent properties



# Development Policy

## ▶ OCP Suburban Multiple Unit Policies

- ▶ Consider a range of low-density ground-oriented housing development to improve housing diversity and affordability and to reduce the overall urban footprint of Suburban Neighbourhoods.
- ▶ Encourage multi-unit developments near schools to include a variety of unit sizes, including three or more bedrooms.

## ▶ OCP Design Guidelines

- ▶ Design all units to have easy access to useable private or semi-private outdoor amenity space;
- ▶ Useable spaces within the open space areas (for sitting, gathering, and playing) are provided;
- ▶ Limit the number of connected townhouse units to a maximum of 6 units before splitting into multiple buildings;
- ▶ Ensure that internal circulation for vehicles is designed to accommodate necessary turning radii and provides for logical and safe access and egress; and
- ▶ Recessing or projecting of architectural features to highlight the identity of individual units.



# Staff Recommendation

- ▶ Staff recommend **support** for the DP & DVP application
  - ▶ Consistent with OCP Urban Design Guidelines
    - ▶ Consistent with Suburban Multiple-Unit FLU Designation
  - ▶ Variances are minor and anticipated to not negatively affect adjacent properties.
  - ▶ Appropriate location for residential density



## *Conclusion of Staff Remarks*