



DP 21-0223 DVP 21-0224 155-179 Rutland Rd

Development Permit and Development Variance Permit
Application



Proposal

- ▶ To issue a Development Permit for the form and character of a mixed-use building and to issue a Development Variance Permit to vary the requirement for any portion of a building above 16.0 m or 4 storeys in height to be setback a minimum 3.0 m from all sides

Development Process



Oct 1, 2021

Development Application Submitted



Staff Review & Circulation



Dec 7, 2021

Public Notification Received



Mar 1, 2022

Text Amendment Second & Third Readings



 May 31, 2022

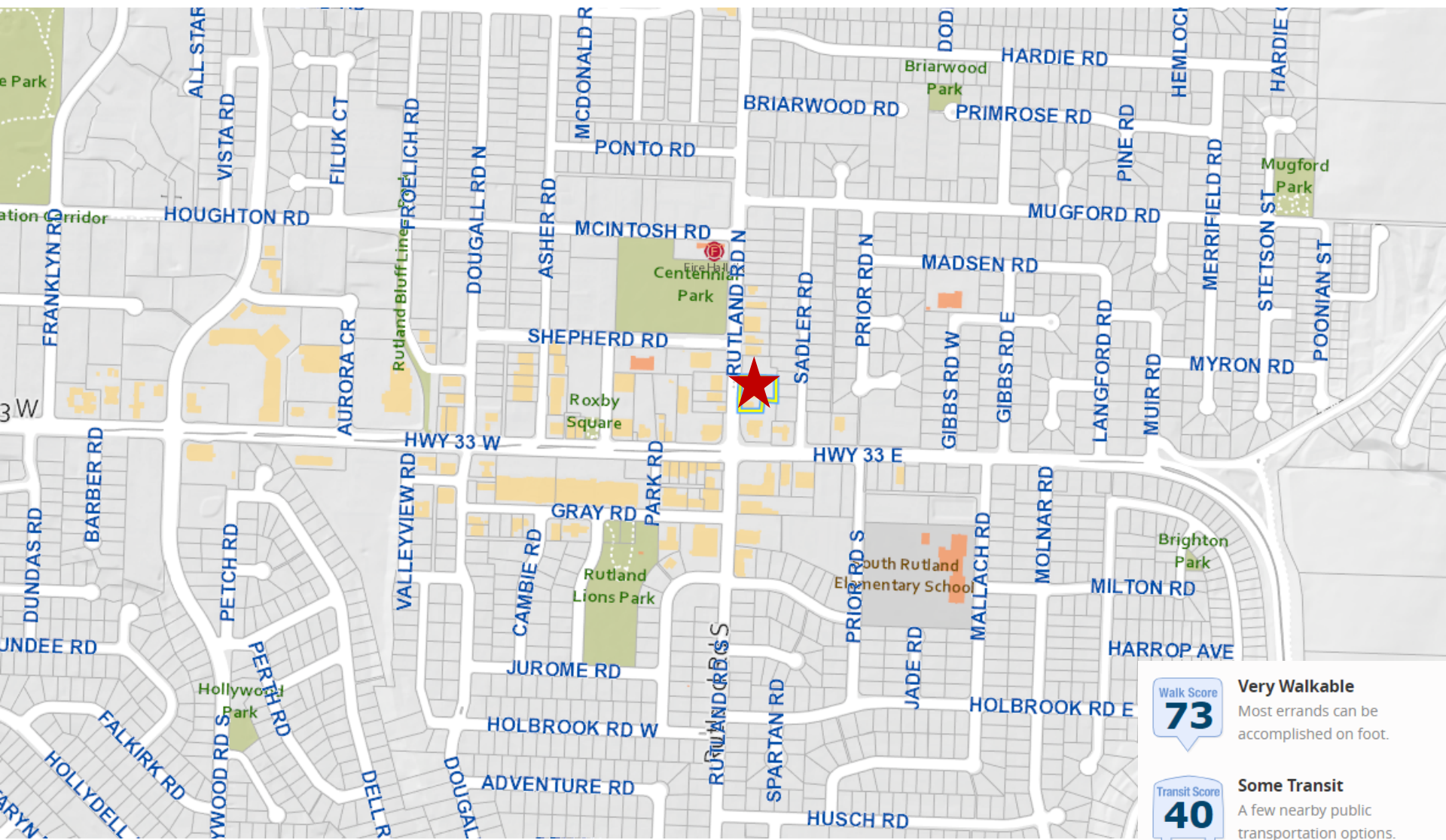
Final Text Amendment Reading
DP & DVP



Building Permit

} Council Approvals

Context Map



Walk Score
73

Very Walkable
Most errands can be accomplished on foot.

Transit Score
40

Some Transit
A few nearby public transportation options.

Bike Score
87

Very Bikeable
Biking is convenient for most trips.

Subject Property Map



City of Kelowna

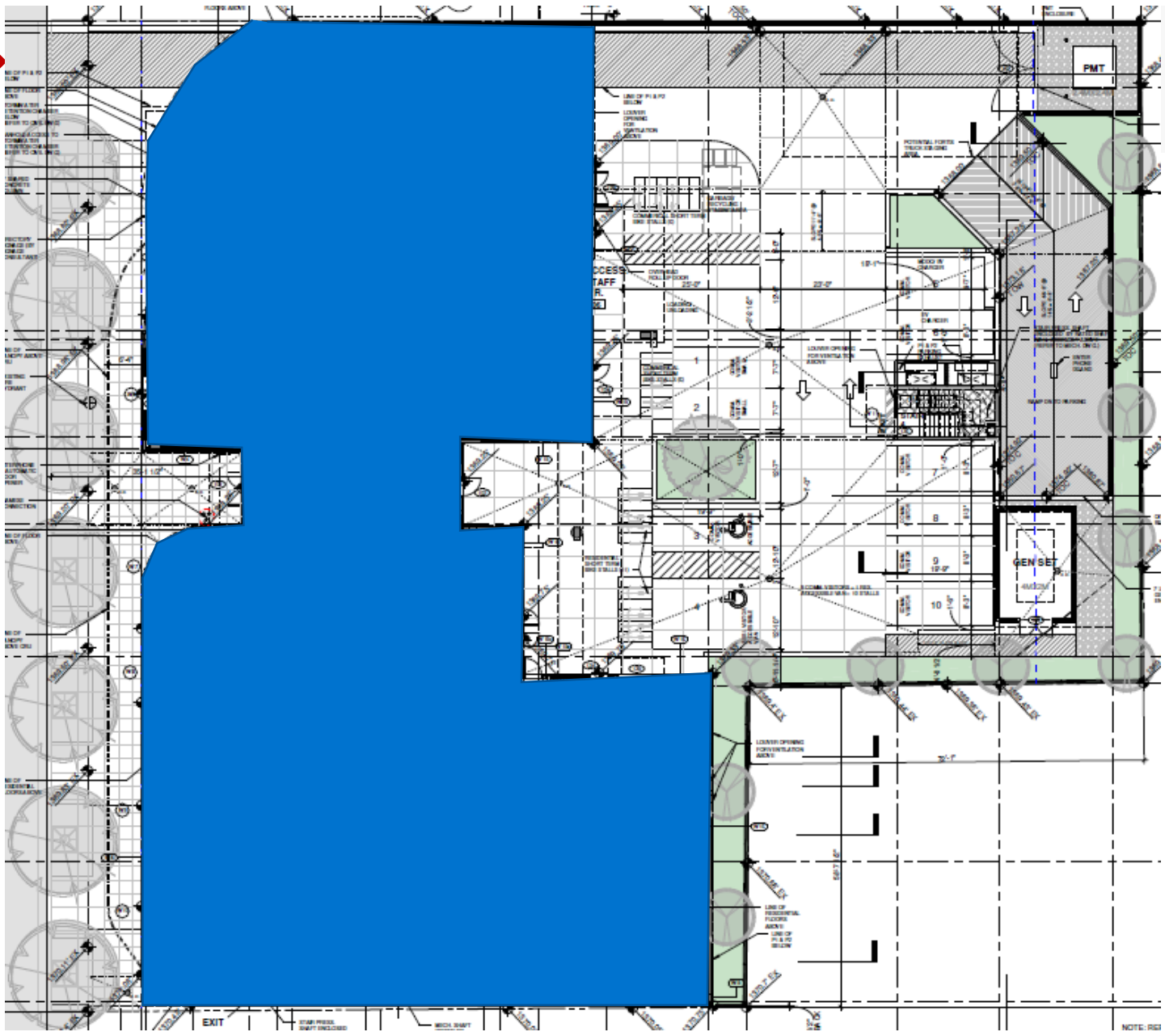
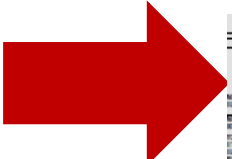
Current View from Rutland Rd N



Technical Details

- ▶ Mixed-use development
 - ▶ 6 ground-floor commercial units (713 m² total)
 - ▶ 98 residential units
 - ▶ 70 one-bedroom units
 - ▶ 28 two-bedroom units
 - ▶ Surface and underground parking
 - ▶ 115 total stalls, meets C4 parking requirements
 - ▶ Private open space on balconies and a rooftop patio
 - ▶ Rental units (does not have rental only subzone)

Site Plan



Renderings



Renderings


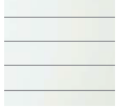










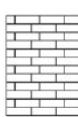

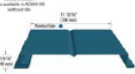

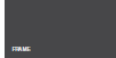


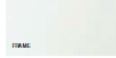

City of Kelowna

Street Facing Elevation (Rutland Rd N)



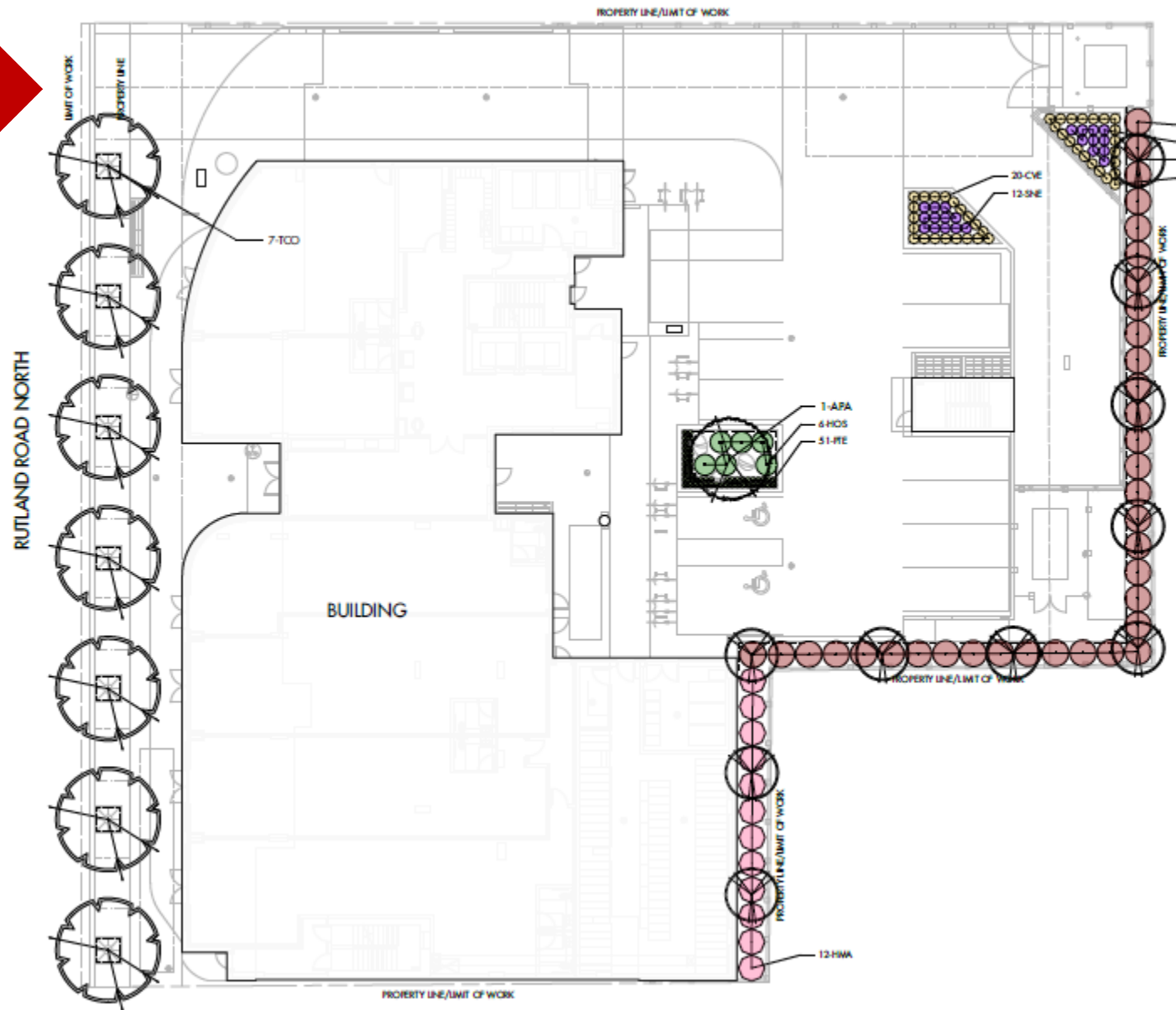
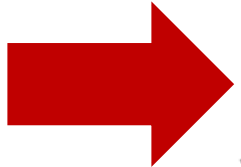
Finish Schedule

ITEM	COLOUR FINISH / IMAGE	SYSTEM / PATTERN
1		
2	2.1  2.2 	
3		
4		

ITEM	COLOUR FINISH / IMAGE	SYSTEM
5		
6		
7.1 & 7.2	GEAR  FRAME 	
7.3 & 7.4	GEAR  FRAME 	



Landscape Plan



Variance

- ▶ Requirement for any portion of a building above 16.0 m or 4 storeys in height to be setback a minimum 3.0 m from all sides
 - ▶ North and south portions of building do not comply
- ▶ Applicant has tried to mitigate the effect of the variances through art and patterns on the firewalls



Development Policy

- ▶ OCP Urban Centre Policies
 - ▶ Strengthen Urban Centres as primary hubs of activity.
 - ▶ Increase the diversity of housing types and tenures to create inclusive, affordable and complete Urban Centres.
- ▶ OCP Design Guidelines
 - ▶ Lobbies and main building entries are clearly visible from the fronting street.
 - ▶ Use an integrated, consistent range of materials and colors.
 - ▶ Place and locate awnings and canopies to reflect the building's architecture and fenestration pattern.

Staff Recommendation

- ▶ Staff recommend **support** for the DP & DVP application
 - ▶ Consistent with OCP Design Guidelines
 - ▶ Urban Infill Policies
 - ▶ Consistent with Urban Centre FLU Designation
 - ▶ Variance mitigated by art and patterns on firewalls
 - ▶ Appropriate location for ground floor commercial and residential density
 - ▶ Proximity to shopping areas, parks & cycling corridors, transit and schools



Conclusion of Staff Remarks

Neighbourhood Context

