

DP22-0054/DVP22-0056

630 Boynton Place

Development Permit and Development Variance Permit  
Application

# Proposal

- ▶ To consider a Development Permit and Development Variance Permit for the form and character of a residential development with variances to maximum building height, frontage and retaining wall height.

# Development Process

Dec 10 2021

Development Application Submitted

Staff Review & Circulation

May 21, 2022

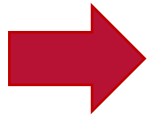
Public Notification Received

June 21, 2022

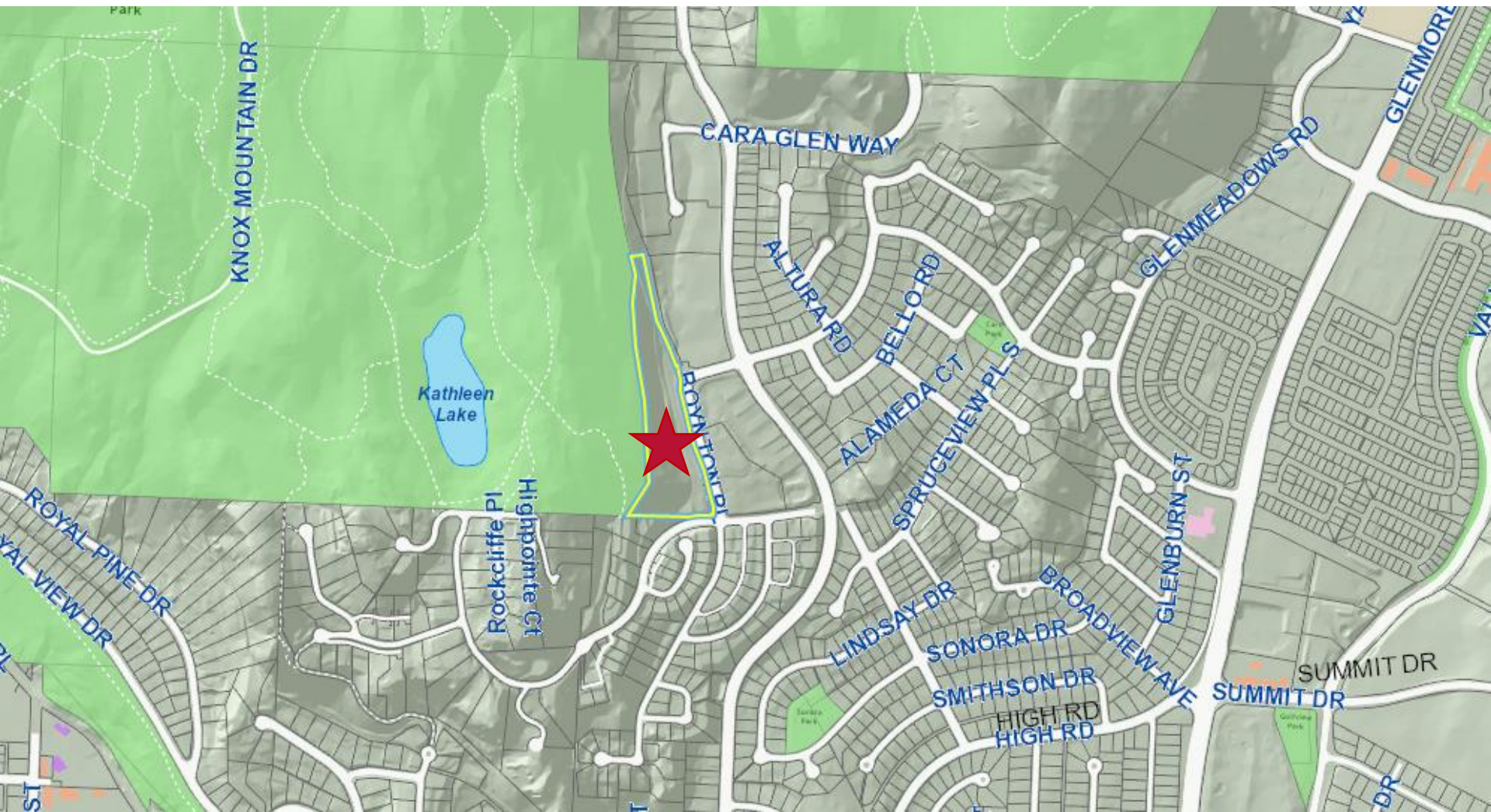
Council Consideration

Council Approval

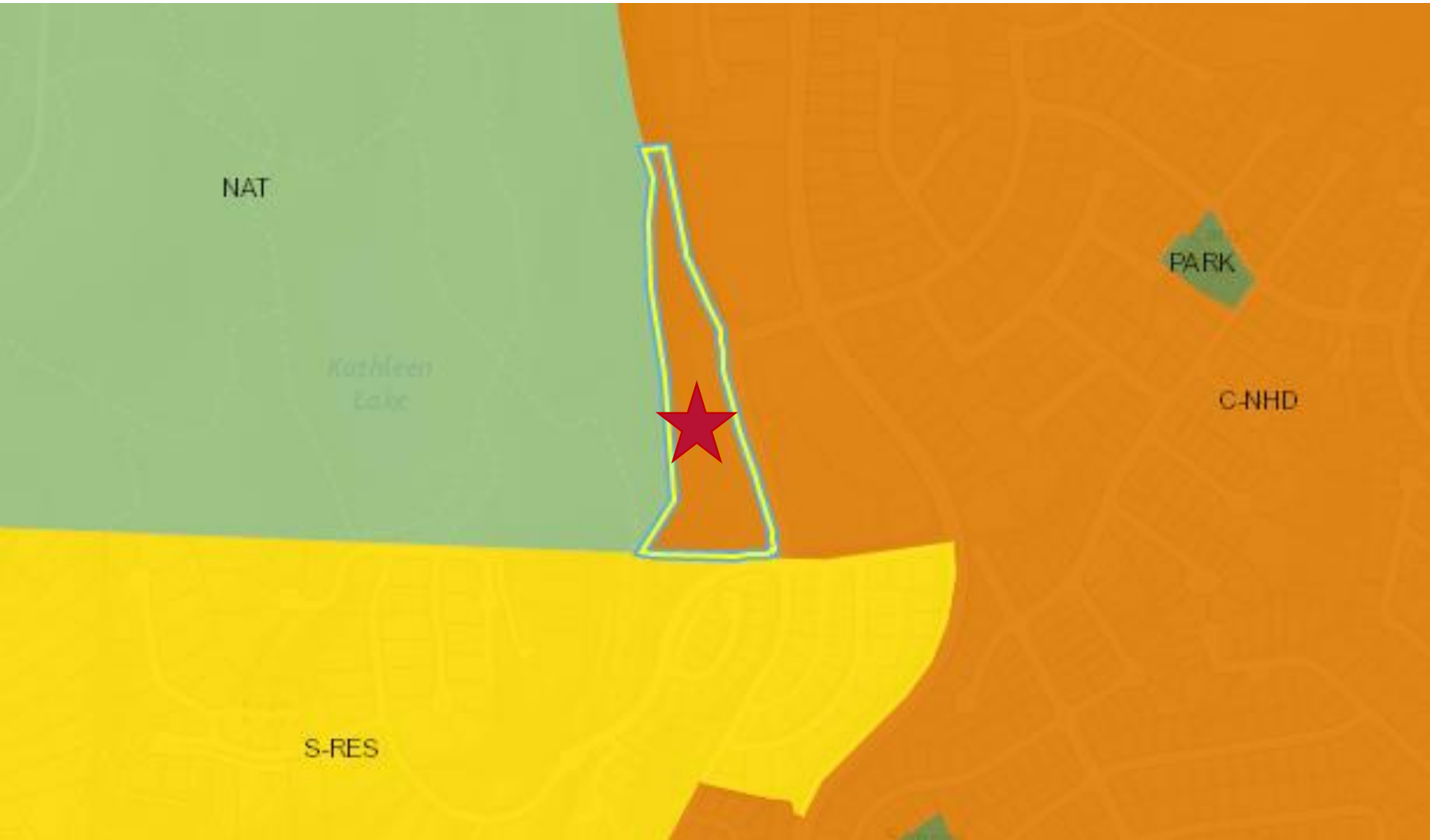
Building Permit



# Context Map

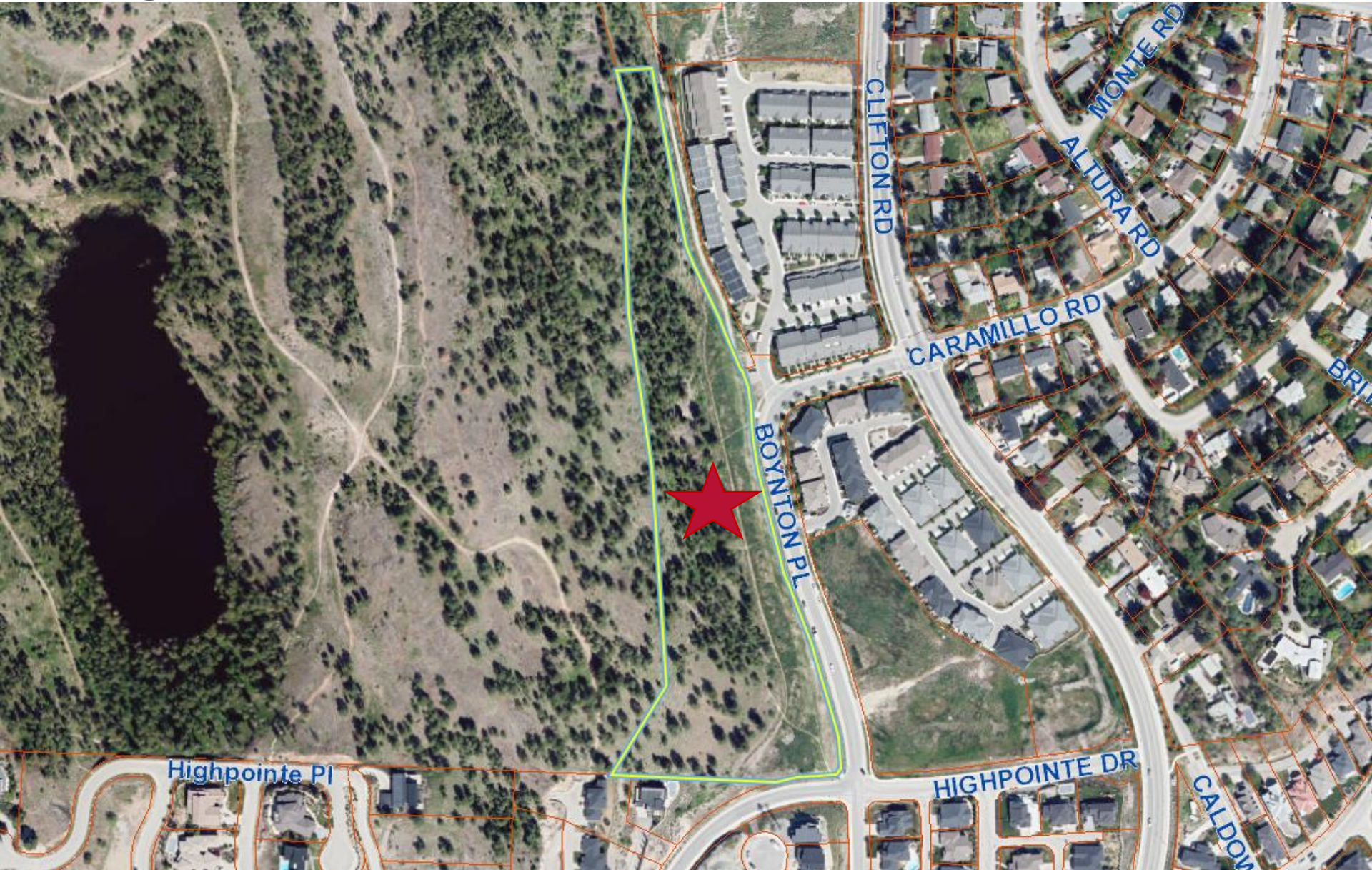


# OCP Future Land Use / Zoning



City of Kelowna

# Subject Property Map



# Subject Property Photo



# Project Details

- ▶ Multi-family residential development
- ▶ 227 units
  - ▶ Studio, one and two bedroom units
  - ▶ Three buildings – 4 storeys
  - ▶ Underground parkades
- ▶ Identified variances to maximum building height, frontage and retaining wall height.





# Elevations – Building 1



EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION

**COLOR SCHEME**

- |   |  |   |  |   |  |   |  |   |   |   |   |   |   |
|---|--|---|--|---|--|---|--|---|---|---|---|---|---|
| ① | CERAMIC BOARD 1<br>EXTERIOR WALL<br>VERTICAL SIDING<br>COLOUR: CEDAR BARK    | ② | CERAMIC BOARD 3<br>EXTERIOR WALL<br>LAP SIDING<br>COLOUR: SEAVER TAIL  | ③ | CERAMIC BOARD 4<br>EXTERIOR WALL<br>VERTICAL SIDING<br>COLOUR: CLASSIC BLACK         | ④ | DECORATIVE WOODBRACKETS<br>ROOF/UNDERWY SYSTEM                               | ⑤ | ROOFING<br>UNDERLAYMENT<br>COLOUR: LIGHT NATURAL<br>WALNUT    | ⑥ | SEBS ROOF SYSTEM<br>COLOUR: BLACK       | ⑦ | STOREFRONT WINDOW SYSTEM<br>COLOUR: BLACK FRAME                 |
| ⑧ | CERAMIC BOARD 2<br>EXTERIOR WALL<br>VERTICAL SIDING<br>COLOUR: AEGEAN PENTON | ⑨ | CERAMIC BOARD 5<br>EXTERIOR WALL<br>LAP SIDING<br>COLOUR: OLIVIA BLUSH | ⑩ | CERAMIC BOARD 6<br>EXTERIOR WALL<br>LAP SIDING - RUSTIC SERIES<br>COLOUR: OPEN FLOOR | ⑪ | MANUFACTURED STONE<br>ENVIRONMENTAL<br>STONEWORKS - HACKETT<br>COLOUR: BLACK | ⑫ | METAL TRIM FLASHING<br>& CERAMIC BOARD FLASH<br>COLOUR: BLACK | ⑬ | PAV. DOOR SWINGER<br>COLOUR: BLACK      | ⑭ | RAILINGS & GATE<br>METAL STAINLESS STEEL<br>COLOUR: BLACK FRAME |
| ⑮ |  | ⑯ |  | ⑰ |  | ⑱ |  | ⑲ |   | ⑳ | SEAWAY SCREEN<br>TEMPERED FROSTED GLASS |   |   |

# Elevations – Building 2



EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION

**COLOR SCHEME**

- |   |  |  |   |   |   |   |   |   |  |  |   |   |  |  |
|---|--|--|---|---|---|---|---|---|--|--|---|---|--|--|
| <p>① SPANISH BROWN 1<br/>VERTICAL SIDING<br/>COLOUR: CEDAR BARK</p> | <p>② CEMENT BOARD 2<br/>JAMES HARDEN<br/>VERTICAL SIDING<br/>COLOUR: AGED PEYTER</p> | <p>③ SPANISH BROWN 2<br/>JAMES HARDEN<br/>LAP SIDING<br/>COLOUR: BEAVER TAIL</p> | <p>④ CEMENT BOARD 3<br/>JAMES HARDEN<br/>LAP SIDING<br/>COLOUR: CLASSIC BLACK</p> | <p>⑤ SPANISH BROWN 3<br/>JAMES HARDEN<br/>VERTICAL SIDING<br/>COLOUR: CLASSIC BLACK</p> | <p>⑥ SPANISH BROWN 4<br/>JAMES HARDEN<br/>LAP SIDING - RUSTIC SERIES<br/>COLOUR: USPENRIDGE</p> | <p>⑦ ORGANIC STONEWORK<br/>ECONOMISTOWN BRICK</p> | <p>⑧ MANUFACTURED STONE<br/>ECONOMISTOWN STONEWORKS - HACKETT<br/>COLOUR: BLACK</p> | <p>⑨ RAFTER COVERINGS OF ①<br/>COLOUR: LIGHT NATURAL<br/>WALNUT</p> | <p>⑩ SBS DRYE SYSTEM<br/>COLOUR: BLACK</p> | <p>⑪ METAL TRIM FLASHING<br/>&amp; GROUND BONDING MESH<br/>COLOUR: BLACK</p> | <p>⑫ PVC DRAIN WINDOW<br/>COLOUR: BLACK</p> | <p>⑬ STORAGE/STAIRWELL SYSTEM<br/>COLOUR: BLACK FRAME</p> | <p>⑭ BALCONY &amp; GATE<br/>METAL GRATE - TEMPERED GLASS<br/>COLOUR: BLACK FRAME</p> | <p>⑮ PRIVACY SCREEN<br/>TEMPERED PLEXTER GLASS</p> |
|---|--|--|---|---|---|---|---|---|--|--|---|---|--|--|

# Elevations – Building 3



**COLOUR SCHEME**

① CEMENT BOARD 1: VERTICAL SIDING COLOUR: CEAR BARK	② CEMENT BOARD 2: JAMES HUNTER VERTICAL SIDING COLOUR: AGED PENTER	③ CEMENT BOARD 3: JAMES HUNTER LAP SIDING COLOUR: SEAWAY TAIL	④ DIMENSIONAL 6: TIMBER HUNTER LAP SIDING COLOUR: CLASSIC BLACK	⑤ CEMENT BOARD 4: JAMES HUNTER LAP SIDING - RUSTIC SERIES COLOUR: USPEN RIDG.	⑥ DISCREETIVE WOOD: MACKENZIE 7000/10000/15000 COLOUR: LIGHT NATIONAL WALNUT	⑦ CEMENT BOARD 5: JAMES HUNTER VERTICAL SIDING COLOUR: CLASSIC BLACK	⑧ MANUFACTURED STONE: EARTH/AMAZONIA STONEWORKS - HACKETT COLOUR: BLACK	⑨ SIPS ROOF SYSTEM COLOUR: BLACK	⑩ METAL TRIM FLASHING & CORNER BOARD: DARGILL COLOUR: BLACK	⑪ PVC DOOR FINISH: COLOUR: BLACK	⑫ EDGE OF WINDOW SYSTEM COLOUR: BLACK FRAME	⑬ BALUN & GAS: METAL FRAME w/ TYPED GLASS FOR OVER SLAM ED GING	⑭ FINISH CODES: TEMPERED FLOORING
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# Elevations – Club House



CLUBHOUSE - FRONT ELEVATION



CLUBHOUSE - EAST ELEVATION

- COLOR SCHEME**
- |  |  |   |   |
|--|--|---|---|
| <p>CEMENT BOARD 1<br/>SOFT STONE<br/>LAP SIDING<br/>COLOUR: CEDAR BARK</p>           | <p>CEMENT BOARD 2<br/>WOOD SLAT<br/>LAP SIDING<br/>COLOUR: BEAVER TAIL</p> | <p>GREEN ROOF SYSTEM</p>  | <p>STOREFRONT WINDOW SYSTEM:<br/>ROUND BLACK FRAME</p>                      |
| <p>MANUFACTURED STONE<br/>ENVIRONMENTAL<br/>STONEWORKS - HICKET<br/>COLOR: BRACK</p> | <p>SOEIT<br/>COLOR: LIGHT SATIONAL<br/>WALUT</p>                           | <p>METAL TRIM, FLASHING<br/>&amp; CASSETT BOARD FINISH<br/>COLOR: BLACK</p> | <p>BLIND / GAZE<br/>SAPAL FINISH - VENEERED WITH<br/>COLOR: BLACK FRAME</p> |
|  |  | <p>RVC DOOR &amp; WINDOW<br/>COLOR: BLACK</p>                               | <p>INDOOR / OUTDOOR FIREPLACE</p>   |

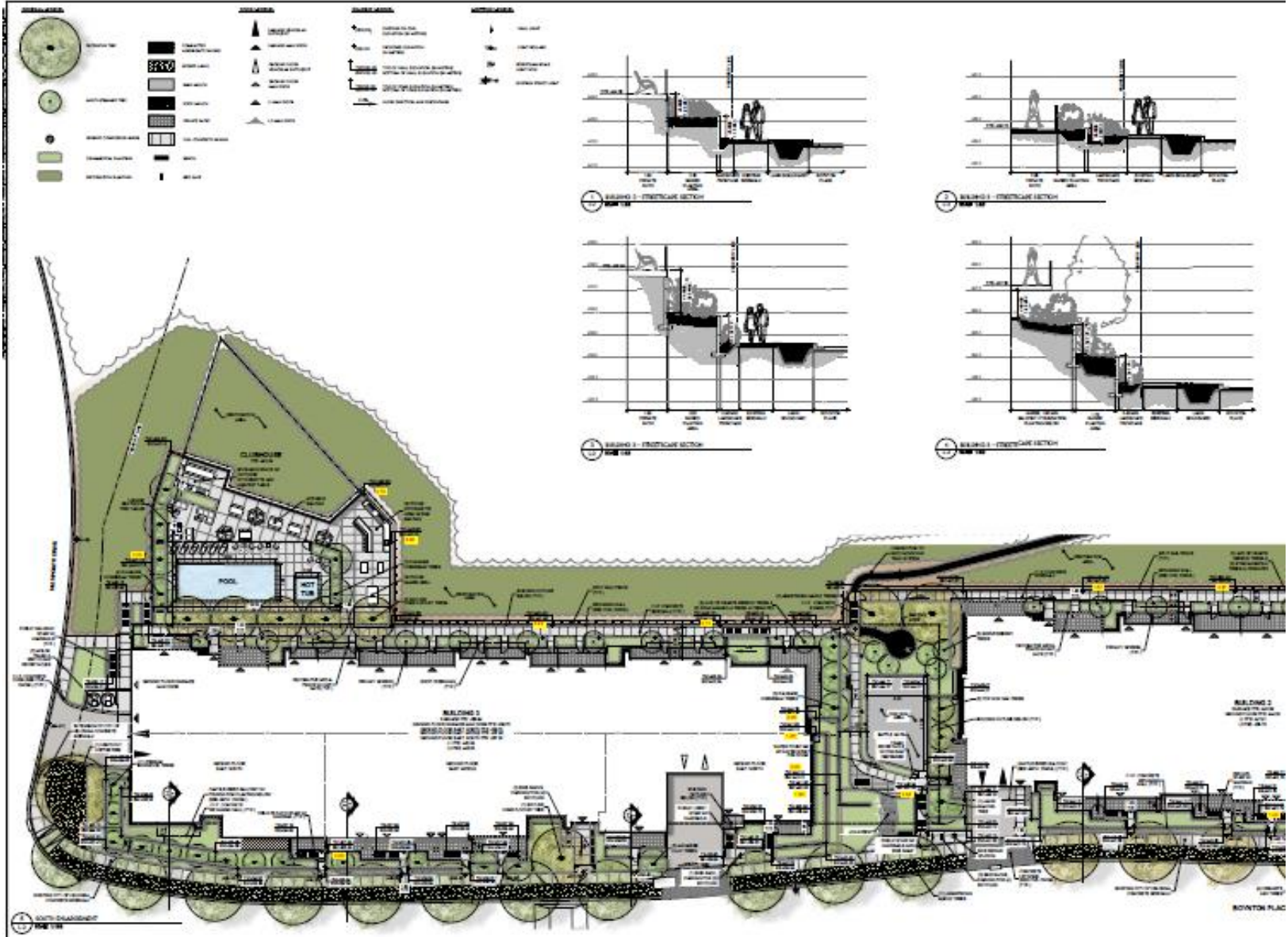
# Renderings



# Renderings



# Landscape Plan







# Staff Recommendation

- ▶ Staff recommend **support** for the development permit and development variance permit application
  - ▶ Consistent with OCP Design Guidelines;
  - ▶ Provides a mix of housing types;
  - ▶ Meets zoning regulations in regards to:
    - ▶ Parking requirements
    - ▶ Open space requirements



*Conclusion of Staff Remarks*