

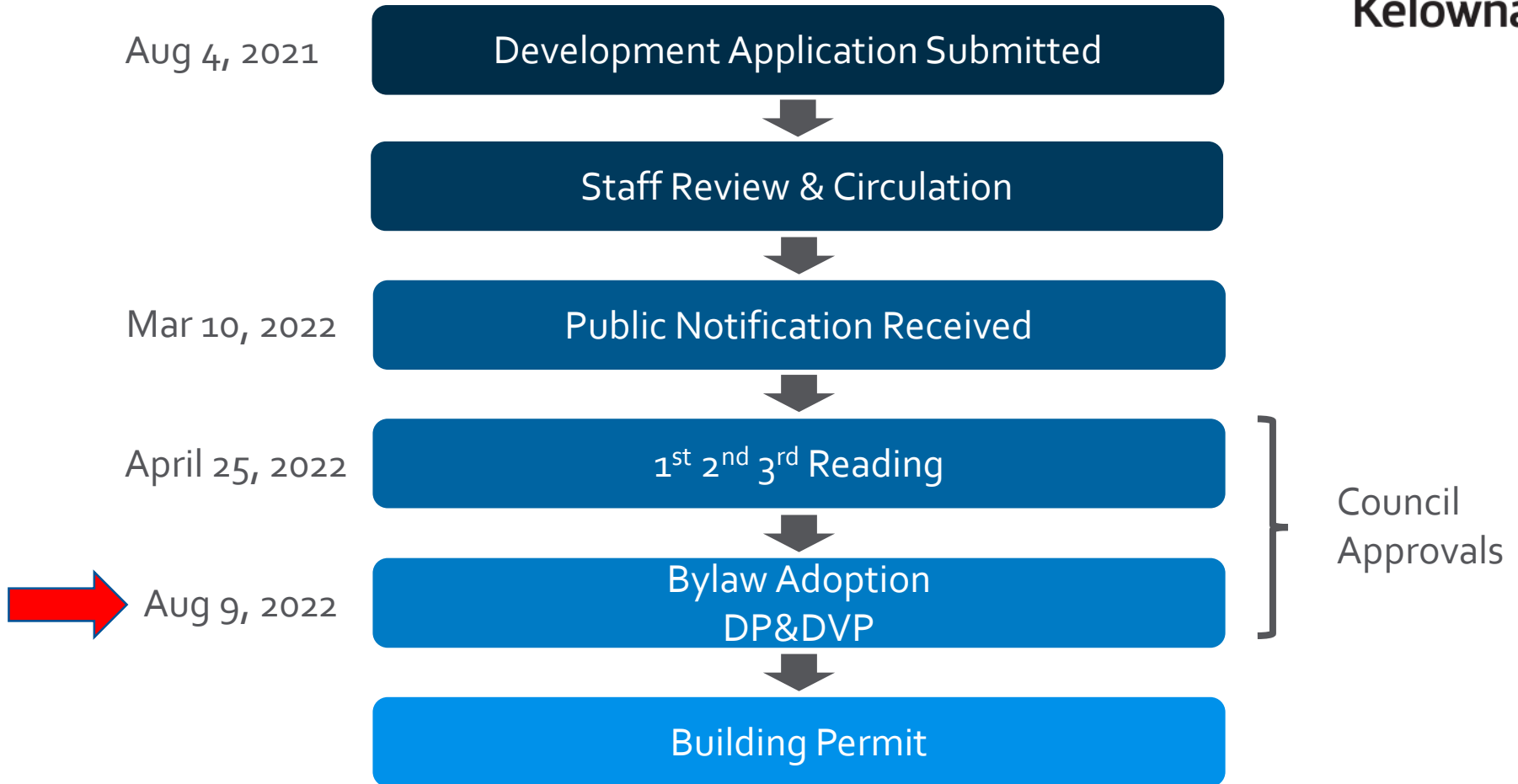
DP21-0190 DVP21-0191 640 Wardlaw Ave

Development Permit and Development Variance Permit

Proposal

- ▶ To issue a Development Permit for the form and character of a Multiple Dwelling Housing building and to issue a Development Variance Permit to vary the required side yard setback and rear parking setback

Development Process



Context Map



An aerial photograph of a residential neighborhood with property boundaries outlined in orange. A green rectangle highlights a specific lot. The street 'WARDLAW AVE' is labeled in blue text. Lot numbers are visible on several properties: 582, 602, 620, 622, 640, 648, 650, 652, 654, 680, 2590, 2598, 583, 605, 625, 641, 667, and 681.

City of Kelowna

Technical Details

- ▶ Multiple Dwelling Housing
 - ▶ 3 Storey
 - ▶ 9 Residential Units
 - ▶ 5 one bedroom
 - ▶ 4 two bedroom
 - ▶ At grade covered parking
 - ▶ 10 Parking Stalls
 - ▶ Private open space on balconies and at grade landscaped areas

WARDLAW AVENUE



Proposed Rendering



City of **Kelowna**

Proposed Rendering



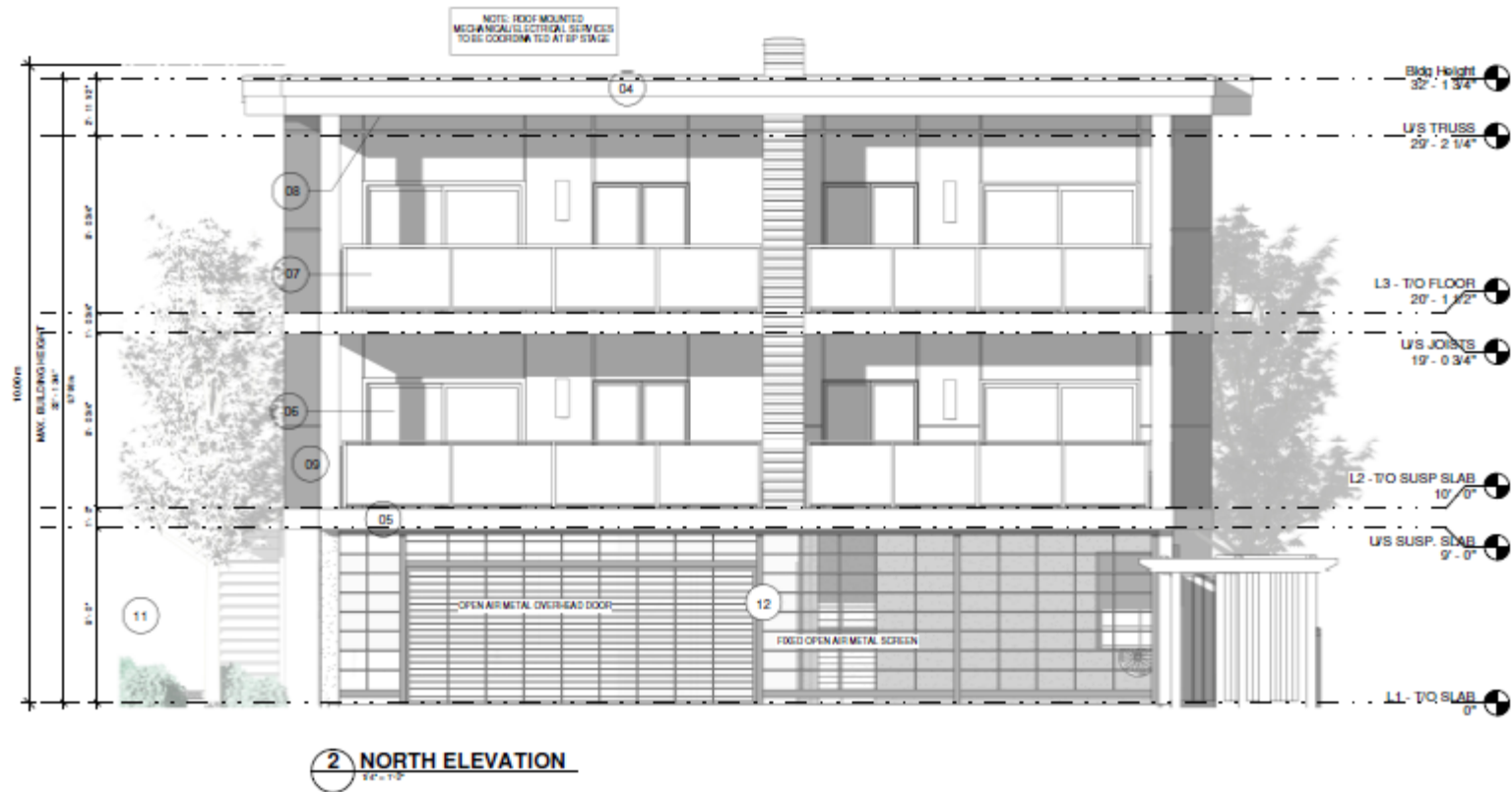
City of **Kelowna**

Street Facing Elevation (Wardlaw Ave)



1 SOUTH ELEVATION
32'-1 3/4"

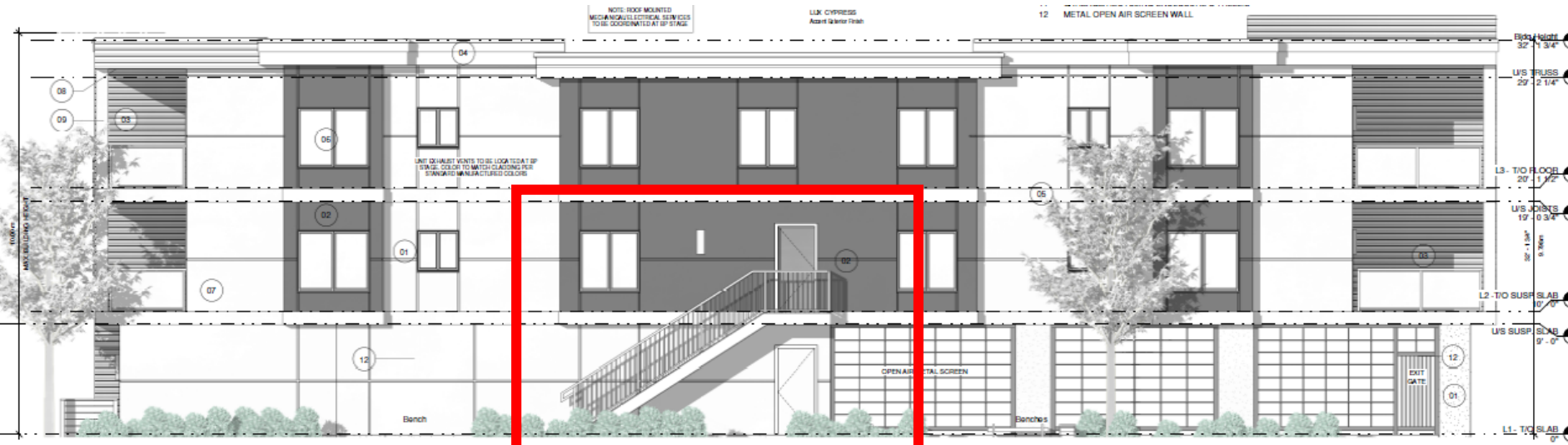
Lane Facing Elevation



West Elevation



East Elevation



2 EAST ELEVATION
10'-0" 0"

NOTE: ROOF MOUNTED MECHANICAL/ELECTRICAL SERVICES TO BE COORDINATED AT SP STAGE

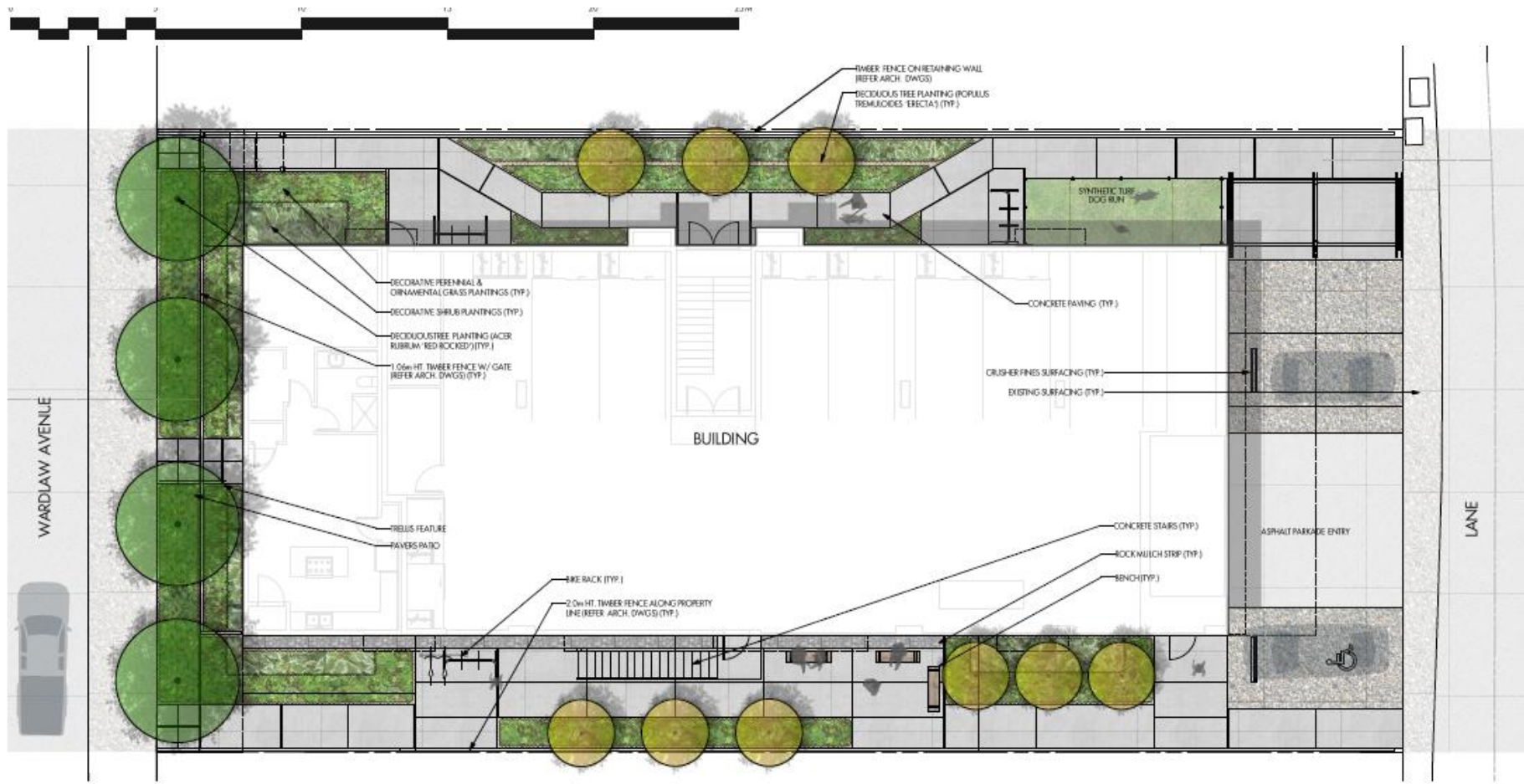
ARCTIC WHITE
Primary Exterior Finish

IRON GRAY OR BLACK
Trim & Band Finish

SLATE GRAY
Exterior Soffits

LUK CYPRESS
Accent Exterior Finish

Landscape Plan



Development Policy

- ▶ OCP Core Area Neighbourhood
 - ▶ Increase diversity of housing types
 - ▶ Transition down from Transit Supportive Corridors to low-rise apartments.
- ▶ OCP Design Guidelines
 - ▶ Use integrated, consistent range of materials and colours.

Staff Recommendation

- ▶ Staff recommend **support** for the DP & DVP application
 - ▶ Consistent with OCP Design Guidelines.
 - ▶ Variances are minor and support overall function of the site.
 - ▶ Appropriate location for low-rise design.



Conclusion of Staff Remarks