

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 frontage and retaining wall height.

Development Process

Dec 10 2021

Development Application Submitted

Staff Review & Circulation

May 21, 2022

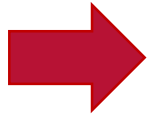
Public Notification Received

Aug 23, 2022

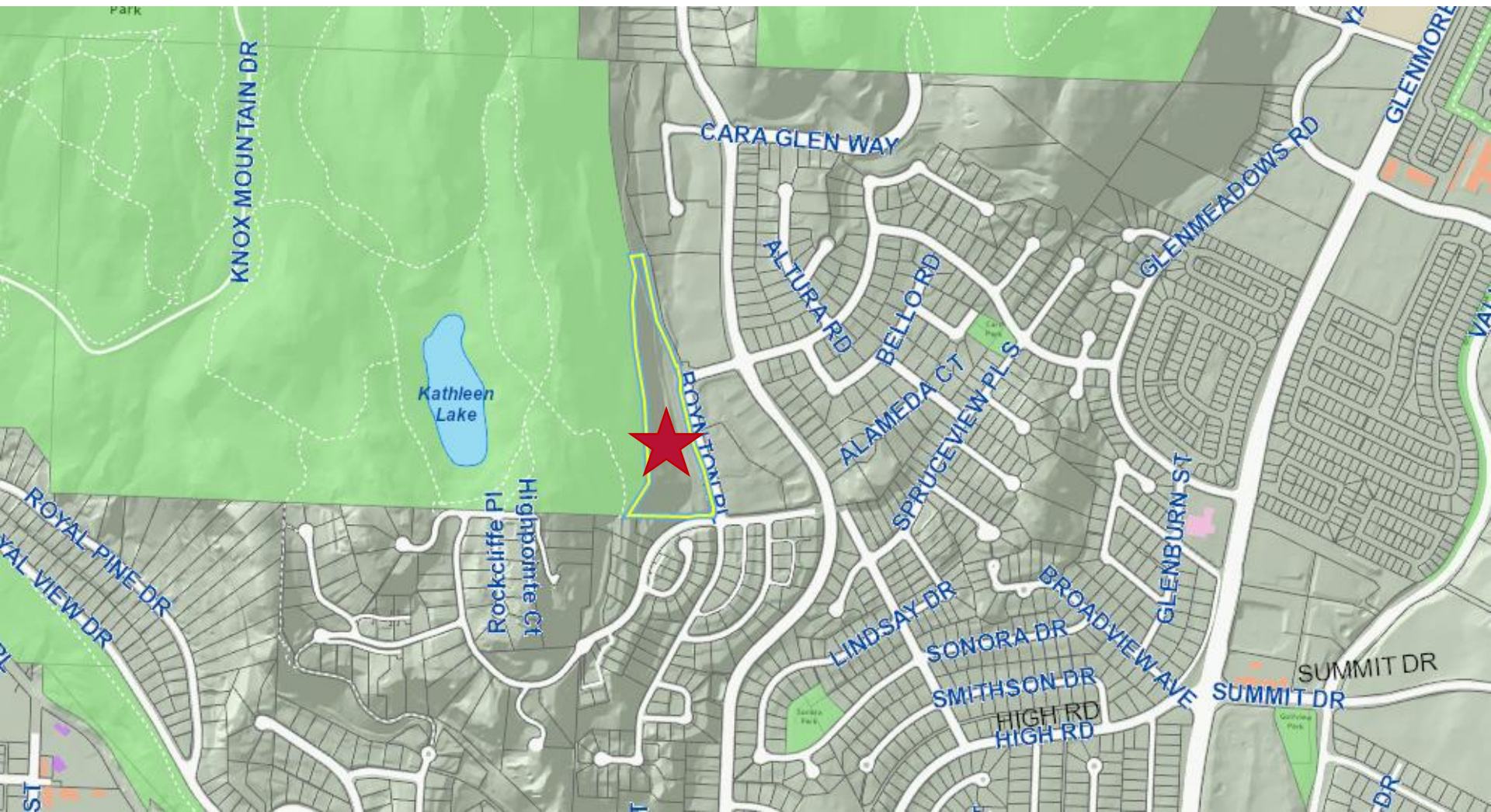
Council Consideration

Council Approval

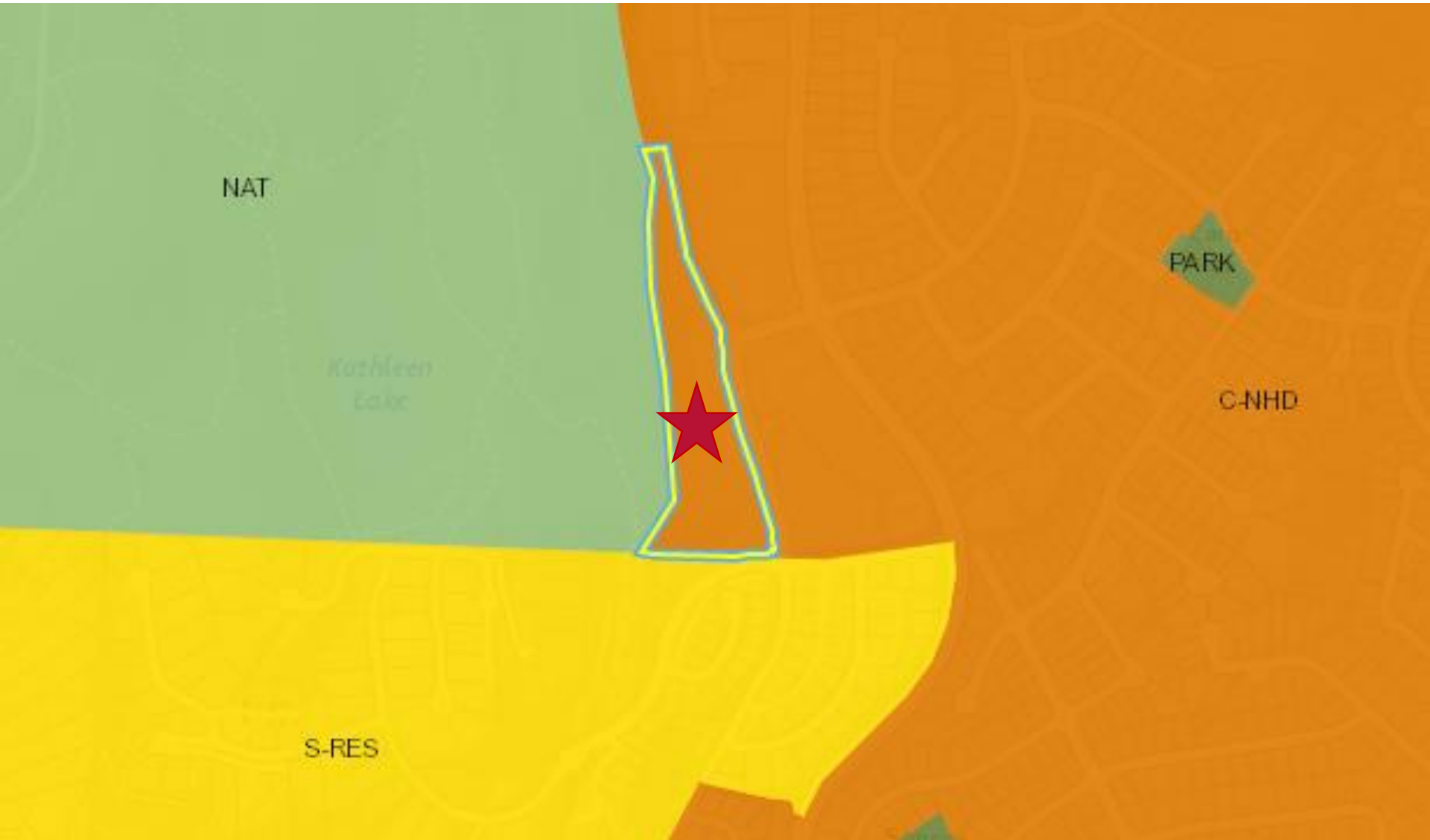
Building Permit



Context Map

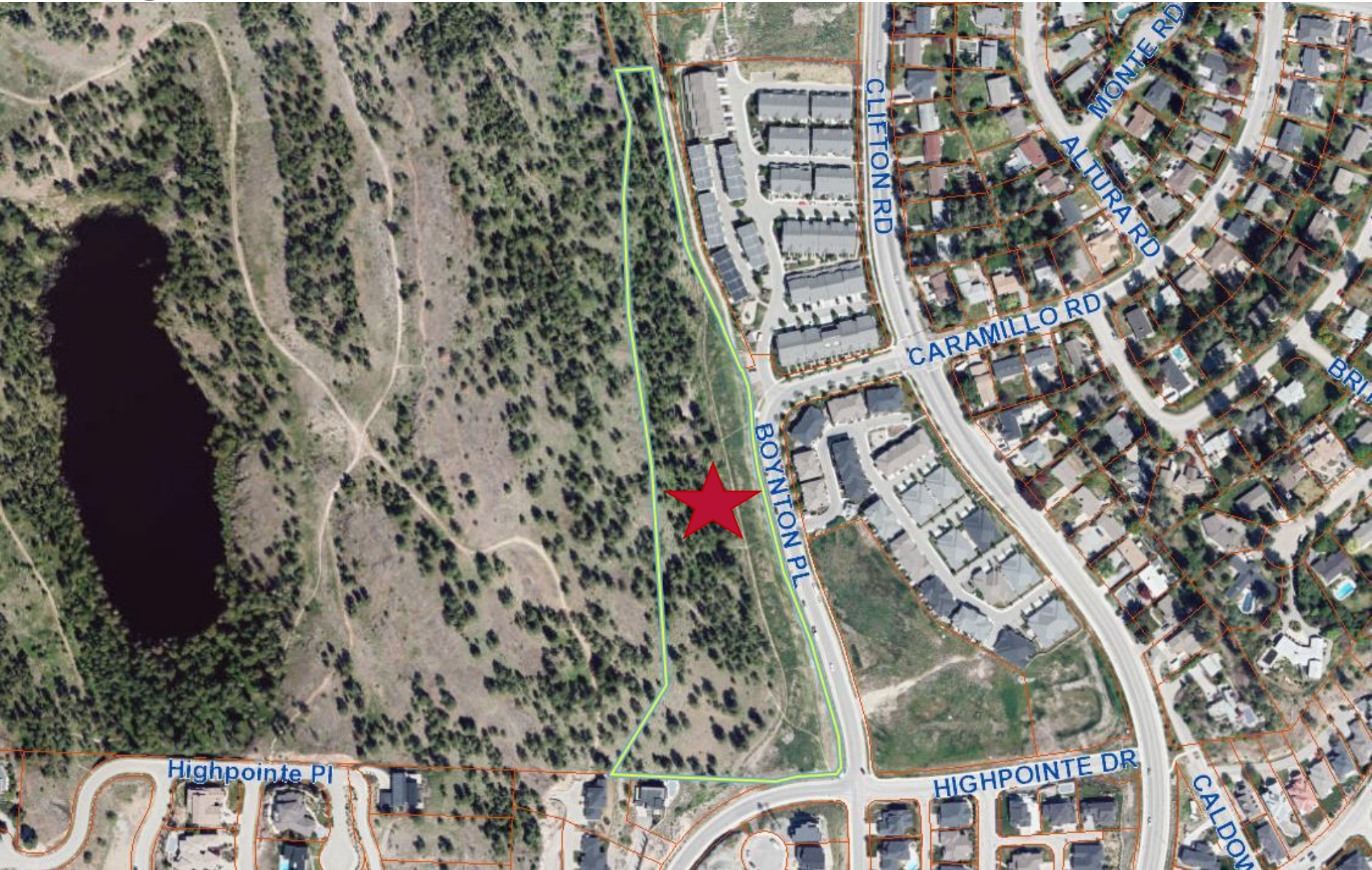


OCP Future Land Use / Zoning



City of Kelowna

Subject Property Map



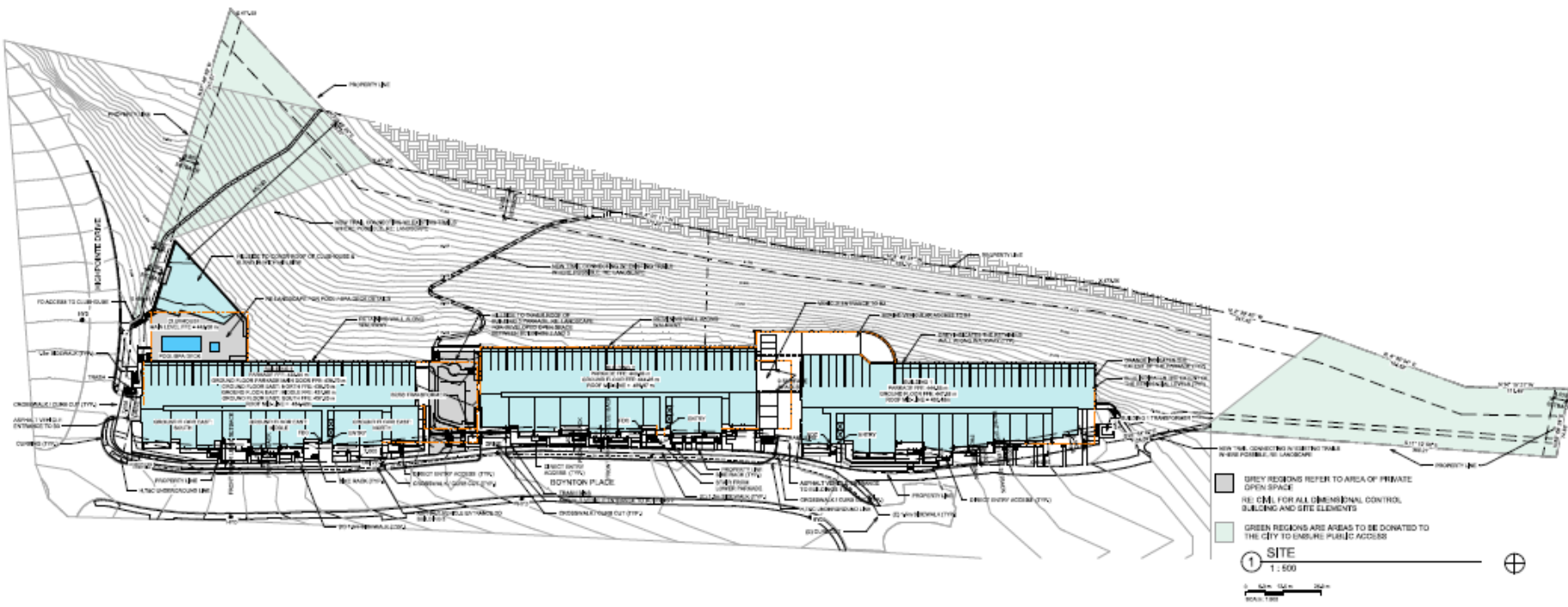
Subject Property Photo



Project Details

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

Site Plan



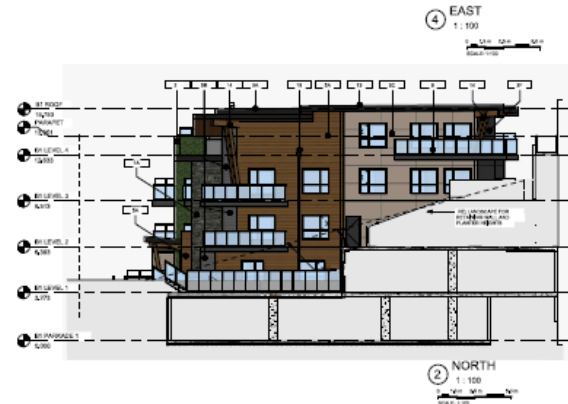
Elevations – Building 1



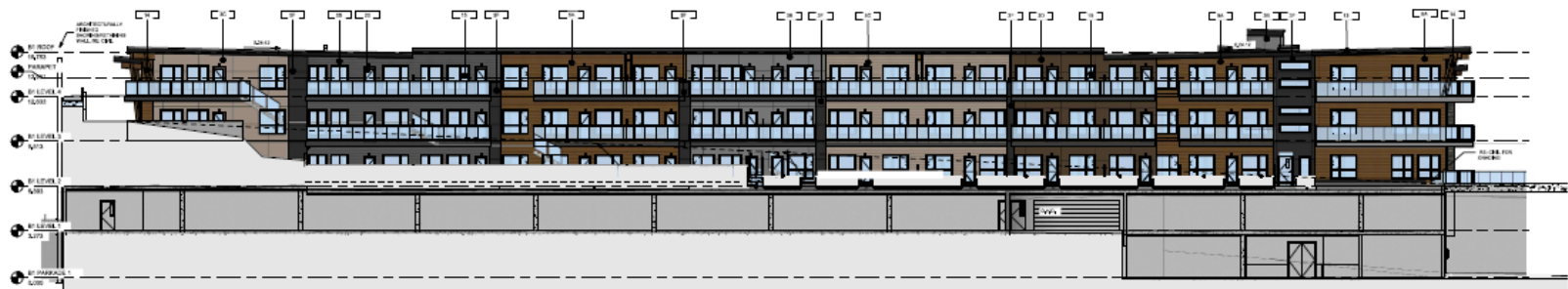
Richard Muller
Architect

375 S. Westport Blvd.
Lawrence, CA 94048

Contact:
Richard Muller
708.645.1400
2015.02.04.001



KEY	KEYNOTE TEXT
1A	STAIN VENEER - ENVIRONMENTAL STONEWORKS
1B	STAIN VENEER - ENVIRONMENTAL STONEWORKS
2	ALUMINUM METAL SCREEN WITH FAUX CEDAR HOZUE
3A	CEMENT BOARD FINISH - CHESTNUT BROWN WITH METAL TRIM JOINT FINISH SOLUTION
3B	CEMENT BOARD FINISH - CHESTNUT BROWN WITH METAL TRIM JOINT FINISH SOLUTION
3C	CEMENT BOARD FINISH - CHESTNUT BROWN WITH METAL TRIM JOINT FINISH SOLUTION
3D	CEMENT BOARD FINISH - CHESTNUT BROWN WITH METAL TRIM JOINT FINISH SOLUTION
3E	CEMENT BOARD FINISH - CHESTNUT BROWN WITH METAL TRIM JOINT FINISH SOLUTION
3F	CEMENT BOARD FINISH - CHESTNUT BROWN WITH METAL TRIM JOINT FINISH SOLUTION
3G	CEMENT BOARD FINISH - CHESTNUT BROWN WITH METAL TRIM JOINT FINISH SOLUTION
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3L	CEMENT BOARD FINISH - CHESTNUT BROWN WITH METAL TRIM JOINT FINISH SOLUTION
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3P	CEMENT BOARD FINISH - CHESTNUT BROWN WITH METAL TRIM JOINT FINISH SOLUTION
3Q	CEMENT BOARD FINISH - CHESTNUT BROWN WITH METAL TRIM JOINT FINISH SOLUTION
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3Y	CEMENT BOARD FINISH - CHESTNUT BROWN WITH METAL TRIM JOINT FINISH SOLUTION
3Z	CEMENT BOARD FINISH - CHESTNUT BROWN WITH METAL TRIM JOINT FINISH SOLUTION
4	ALUMINUM METAL SCREEN WITH FAUX CEDAR HOZUE
5	CEMENT BOARD FINISH - CHESTNUT BROWN WITH METAL TRIM JOINT FINISH SOLUTION
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20	CEMENT BOARD FINISH - CHESTNUT BROWN WITH METAL TRIM JOINT FINISH SOLUTION
21	CEMENT BOARD FINISH - CHESTNUT BROWN WITH METAL TRIM JOINT FINISH SOLUTION



COLOURS & FINISHES:

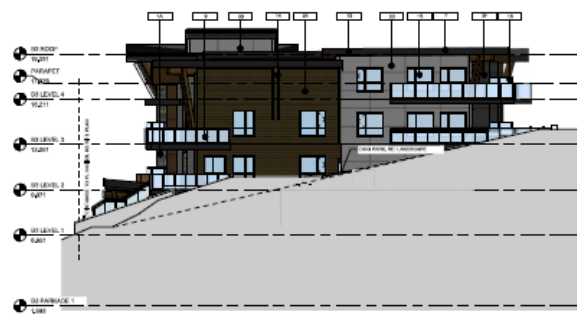
1A	MANUFACTURED STONE - ENVIRONMENTAL STONEWORKS COLOUR: BLACK OAK HICKORY	2A	CEMENT BOARD - JAMES HARDIE LAP SIDING COLOUR: CHESTNUT BROWN	3A	CEMENT BOARD - JAMES HARDIE LAP SIDING COLOUR: ASHED PEWTER	3B	CEMENT BOARD - JAMES HARDIE LAP SIDING COLOUR: ASHED PEWTER	3C	CEMENT BOARD - JAMES HARDIE LAP SIDING COLOUR: KHAKI BROWN	3D	CEMENT BOARD - JAMES HARDIE LAP SIDING COLOUR: TIMBER BARK	3E	CEMENT BOARD - JAMES HARDIE LAP SIDING COLOUR: RICH ESPRESSO	3F	CEMENT BOARD - JAMES HARDIE LAP SIDING COLOUR: ANCHOR BLACK	3G	CEMENT BOARD - JAMES HARDIE LAP SIDING COLOUR: ROASTED WALNUT	3H	CEMENT BOARD - JAMES HARDIE LAP SIDING COLOUR: RIVER ROCK	3I	CEMENT BOARD - JAMES HARDIE LAP SIDING COLOUR: RIVER ROCK	3J	CEMENT BOARD - JAMES HARDIE LAP SIDING COLOUR: RIVER ROCK	3K	CEMENT BOARD - JAMES HARDIE LAP SIDING COLOUR: RIVER ROCK	3L	CEMENT BOARD - JAMES HARDIE LAP SIDING COLOUR: RIVER ROCK	3M	CEMENT BOARD - JAMES HARDIE LAP SIDING COLOUR: RIVER ROCK	3N	CEMENT BOARD - JAMES HARDIE LAP SIDING COLOUR: RIVER ROCK	3O	CEMENT BOARD - JAMES HARDIE LAP SIDING COLOUR: RIVER ROCK	3P	CEMENT BOARD - JAMES HARDIE LAP SIDING COLOUR: RIVER ROCK	3Q	CEMENT BOARD - JAMES HARDIE LAP SIDING COLOUR: RIVER ROCK	3R	CEMENT BOARD - JAMES HARDIE LAP SIDING COLOUR: RIVER ROCK	3S	CEMENT BOARD - JAMES HARDIE LAP SIDING COLOUR: RIVER ROCK	3T	CEMENT BOARD - JAMES HARDIE LAP SIDING COLOUR: RIVER ROCK	3U	CEMENT BOARD - JAMES HARDIE LAP SIDING COLOUR: RIVER ROCK	3V	CEMENT BOARD - JAMES HARDIE LAP SIDING COLOUR: RIVER ROCK	3W	CEMENT BOARD - JAMES HARDIE LAP SIDING COLOUR: RIVER ROCK	3X	CEMENT BOARD - JAMES HARDIE LAP SIDING COLOUR: RIVER ROCK	3Y	CEMENT BOARD - JAMES HARDIE LAP SIDING COLOUR: RIVER ROCK	3Z	CEMENT BOARD - JAMES HARDIE LAP SIDING COLOUR: RIVER ROCK	4	CEMENT BOARD - JAMES HARDIE LAP SIDING COLOUR: RIVER ROCK	5	CEMENT BOARD - JAMES HARDIE LAP SIDING COLOUR: RIVER ROCK	6	CEMENT BOARD - JAMES HARDIE LAP SIDING COLOUR: RIVER ROCK	7	CEMENT BOARD - JAMES HARDIE LAP SIDING COLOUR: RIVER ROCK	8	CEMENT BOARD - JAMES HARDIE LAP SIDING COLOUR: RIVER ROCK	9	CEMENT BOARD - JAMES HARDIE LAP SIDING COLOUR: RIVER ROCK	10	CEMENT BOARD - JAMES HARDIE LAP SIDING COLOUR: RIVER ROCK	11	CEMENT BOARD - JAMES HARDIE LAP SIDING COLOUR: RIVER ROCK	12	CEMENT BOARD - JAMES HARDIE LAP SIDING COLOUR: RIVER ROCK	13	CEMENT BOARD - JAMES HARDIE LAP SIDING COLOUR: RIVER ROCK	14	CEMENT BOARD - JAMES HARDIE LAP SIDING COLOUR: RIVER ROCK	15	CEMENT BOARD - JAMES HARDIE LAP SIDING COLOUR: RIVER ROCK	16	CEMENT BOARD - JAMES HARDIE LAP SIDING COLOUR: RIVER ROCK	17	CEMENT BOARD - JAMES HARDIE LAP SIDING COLOUR: RIVER ROCK	18	CEMENT BOARD - JAMES HARDIE LAP SIDING COLOUR: RIVER ROCK	19	CEMENT BOARD - JAMES HARDIE LAP SIDING COLOUR: RIVER ROCK	20	CEMENT BOARD - JAMES HARDIE LAP SIDING COLOUR: RIVER ROCK	21	CEMENT BOARD - JAMES HARDIE LAP SIDING COLOUR: RIVER ROCK
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630 Boynton Place
LOT A SECTION 31 TOWNSHIP 26 OSOYOOS DIVISION
YALE DISTRICT PLAN EPP9827
21-010

Architectural
Scale
1:100
1:200
1:500

BUILDING 1 -
ELEVATIONS
A310

Elevations – Building 3



COLOURS & FINISHES:

1A. MANUFACTURED STONE ENVIRONMENTAL STONEWORKS COLOUR: BLACK OAK BRACKET	3A. CEMENT BOARD, JAMES HARDIE LAP SIDING COLOUR: CHESTNUT BROWN	3B. CEMENT BOARD, JAMES HARDIE LAP SIDING COLOUR: AGED PENTON	3C. CEMENT BOARD, JAMES HARDIE LAP SIDING COLOUR: HAZEL BROWN	3D. CEMENT BOARD, JAMES HARDIE LAP SIDING COLOUR: TIMBER BARK	3E. CEMENT BOARD, JAMES HARDIE LAP SIDING COLOUR: RICH ESPRESSO	3F. CEMENT BOARD, JAMES HARDIE LAP SIDING COLOUR: ANCHOR BLACK	6A. CEMENT BOARD, JAMES HARDIE LAP SIDING - RUSTIC SIDING COLOUR: ASPEN WEDGE	8A. CEMENT BOARD, JAMES HARDIE LAP SIDING - RUSTIC SIDING COLOUR: ROASTED WALNUT	14. DECORATIVE WOOD BRACKET HEAVY WOOD STAIN COLOUR: WILLOW
1B. MANUFACTURED STONE ENVIRONMENTAL STONEWORKS COLOUR: TUSCAN LEDIC FINISHED	5A. CEMENT BOARD, JAMES HARDIE LAP SIDING COLOUR: CHESTNUT BROWN	5B. CEMENT BOARD, JAMES HARDIE LAP SIDING COLOUR: AGED PENTON	5C. CEMENT BOARD, JAMES HARDIE LAP SIDING COLOUR: HAZEL BROWN	5D. CEMENT BOARD, JAMES HARDIE LAP SIDING COLOUR: TIMBER BARK	5E. CEMENT BOARD, JAMES HARDIE LAP SIDING COLOUR: RICH ESPRESSO	6A. CEMENT BOARD, JAMES HARDIE LAP SIDING - RUSTIC SIDING COLOUR: ASPEN WEDGE	8A. CEMENT BOARD, JAMES HARDIE LAP SIDING - RUSTIC SIDING COLOUR: ROASTED WALNUT	14. DECORATIVE WOOD BRACKET HEAVY WOOD STAIN COLOUR: WILLOW	21. BRICK, ALL-SMALL WOOD TEXTURE FINISH COLOUR: FRESH

1 EAST
1:100

MATERIALS/FINISHES LEGEND

KEY NUMBER	KEYNOTE TEXT
1A	STONE FINISH - ENVIRONMENTAL STONEWORKS BLACK OAK BRACKET
1B	STONE FINISH - ENVIRONMENTAL STONEWORKS TUSCAN LEDIC FINISHED
2	DECORATIVE METAL SCREEN WITH PAUL GOSAR PEGS
3A	CEMENT BOARD FINISH - JAMES HARDIE CHESTNUT BROWN LAP SIDING TRIM OF JAMES HARDIE SIDING
3B	CEMENT BOARD FINISH - JAMES HARDIE AGED PENTON LAP SIDING TRIM OF JAMES HARDIE SIDING
3C	CEMENT BOARD FINISH - JAMES HARDIE HAZEL BROWN LAP SIDING TRIM OF JAMES HARDIE SIDING
3D	CEMENT BOARD FINISH - JAMES HARDIE TIMBER BARK LAP SIDING TRIM OF JAMES HARDIE SIDING
3E	CEMENT BOARD FINISH - JAMES HARDIE RICH ESPRESSO LAP SIDING TRIM OF JAMES HARDIE SIDING
3F	CEMENT BOARD FINISH - JAMES HARDIE ANCHOR BLACK LAP SIDING TRIM OF JAMES HARDIE SIDING
4	CEMENT BOARD FINISH - JAMES HARDIE CHESTNUT BROWN LAP SIDING TRIM OF JAMES HARDIE SIDING
5A	CEMENT BOARD FINISH - JAMES HARDIE CHESTNUT BROWN LAP SIDING TRIM OF JAMES HARDIE SIDING
5B	CEMENT BOARD FINISH - JAMES HARDIE AGED PENTON LAP SIDING TRIM OF JAMES HARDIE SIDING
5C	CEMENT BOARD FINISH - JAMES HARDIE HAZEL BROWN LAP SIDING TRIM OF JAMES HARDIE SIDING
5D	CEMENT BOARD FINISH - JAMES HARDIE TIMBER BARK LAP SIDING TRIM OF JAMES HARDIE SIDING
5E	CEMENT BOARD FINISH - JAMES HARDIE RICH ESPRESSO LAP SIDING TRIM OF JAMES HARDIE SIDING
6A	CEMENT BOARD FINISH - JAMES HARDIE RUSTIC SIDING TRIM OF JAMES HARDIE SIDING
8A	CEMENT BOARD FINISH - JAMES HARDIE RUSTIC SIDING TRIM OF JAMES HARDIE SIDING
14	DECORATIVE WOOD BRACKET HEAVY WOOD STAIN COLOUR: WILLOW
21	BRICK, ALL-SMALL WOOD TEXTURE FINISH COLOUR: FRESH

Richard Muller
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MERIDIAN
DEVELOPMENT

630 Boynton Place
LOT A SECTION 31 TOWNSHIP 28 OSOYOOS DIVISION
VALE DISTRICT PLAN EPP98227
21-010

DATE: 2021-08-10
DRAWN: [Name]
CHECKED: [Name]
SCALE: AS SHOWN

BUILDING 3 -
ELEVATIONS
A330

Elevations – Club House



① CLUBHOUSE - FRONT
1:50



② CLUBHOUSE - South
1:50

MATERIALS & FINISHES LEGEND	
REF. VALUE	KEYNOTE TEXT
1A	STONE: MANUSK - ENVIRONMENTAL STONEWORKS BLACK GRANITE/SLATE
1C	PORCELANATILE: CALACATTA PORAZZO
21	WOOD: ALUMINIUM WOOD - ENVIRONMENTAL STONEWORKS
22	CEMENT BOARD: JAMES HARDIE - RUSTIC SERIES COLOUR: RIVER ROCK
23	CEMENT BOARD: JAMES HARDIE - RUSTIC SERIES COLOUR: RIVER ROCK
24	CEMENT BOARD: JAMES HARDIE - RUSTIC SERIES COLOUR: RIVER ROCK
25	CEMENT BOARD: JAMES HARDIE - RUSTIC SERIES COLOUR: RIVER ROCK
SE	CEMENT BOARD: JAMES HARDIE - RUSTIC SERIES COLOUR: RIVER ROCK
6C	CEMENT BOARD: JAMES HARDIE - RUSTIC SERIES COLOUR: RIVER ROCK
13	CEMENT BOARD: JAMES HARDIE - RUSTIC SERIES COLOUR: RIVER ROCK
1B	CEMENT BOARD: JAMES HARDIE - RUSTIC SERIES COLOUR: RIVER ROCK
1A	CEMENT BOARD: JAMES HARDIE - RUSTIC SERIES COLOUR: RIVER ROCK
2	GLASS: CLEAR GLASS
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100	GLASS: CLEAR GLASS

COLOURS & FINISHES:			
1A	ENVIRONMENTAL STONEWORKS COLOUR: BLACK ORK HACKETT	21	ALUMINIUM WOOD TEXTURE FINISH COLOUR: WALNUT
SE	CEMENT BOARD: JAMES HARDIE LAP SIDING COLOUR: RICH ESPRESSO	6C	CEMENT BOARD: JAMES HARDIE LAP SIDING - RUSTIC SERIES COLOUR: RIVER ROCK
1C	PORCELAIN TILE: CALACATTA PORAZZO		

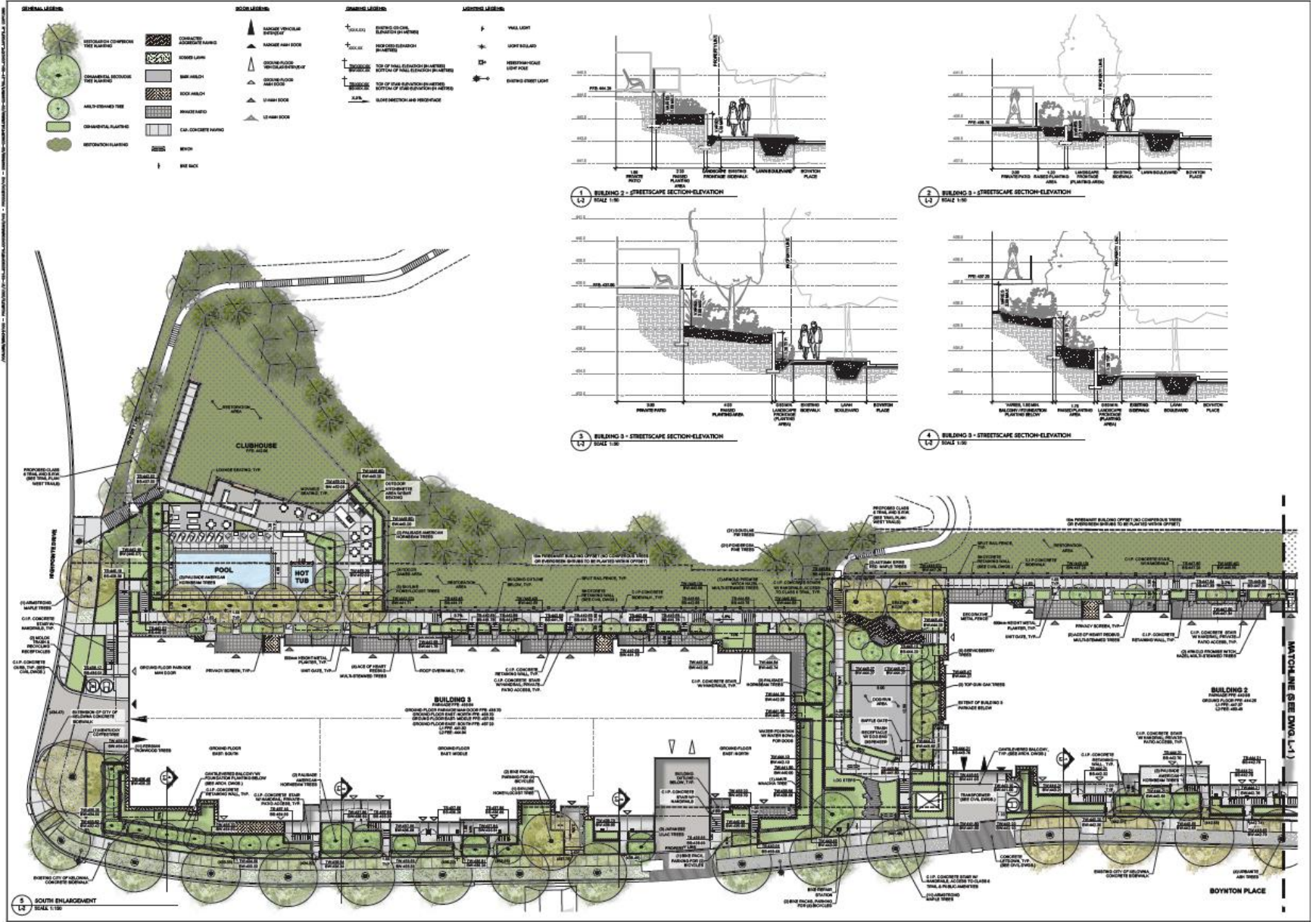
Renderings



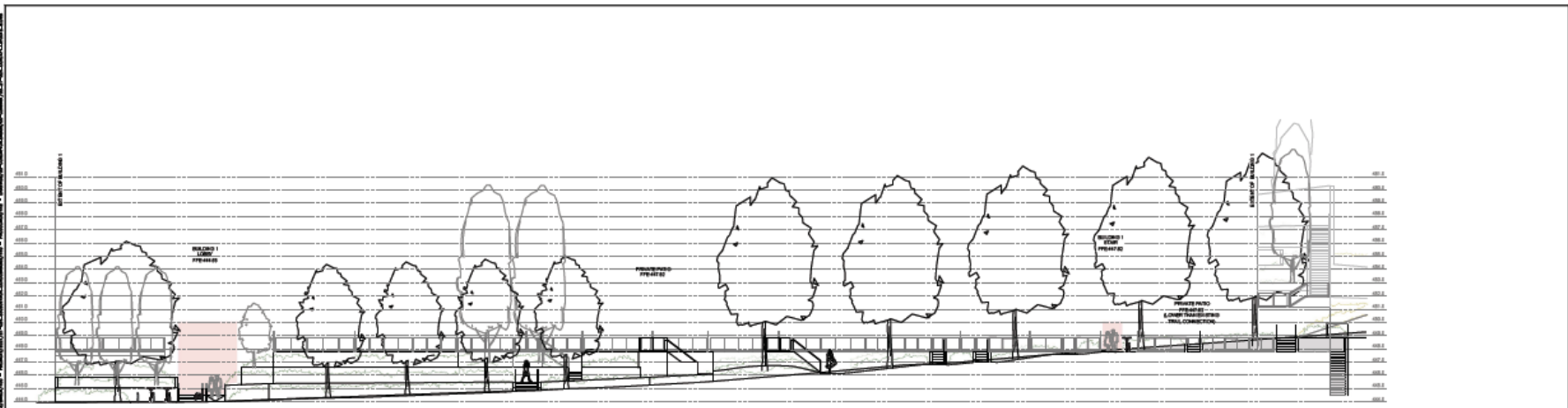
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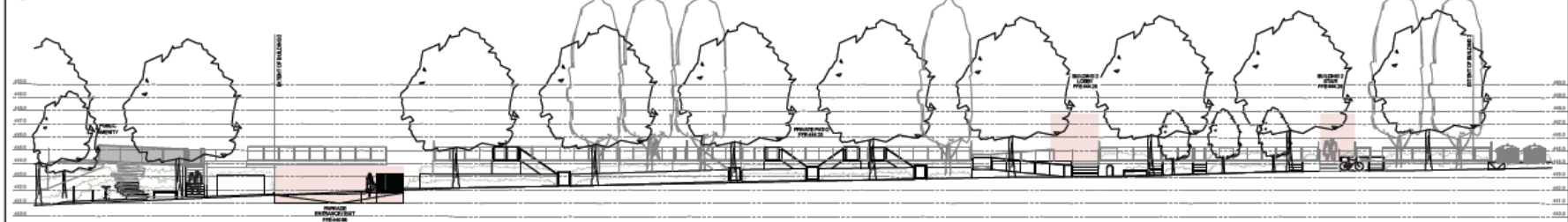
Landscape Plan



Landscape Plan



1 BUILDING 1 - STREETSIDE ELEVATION
SCALE 1/100

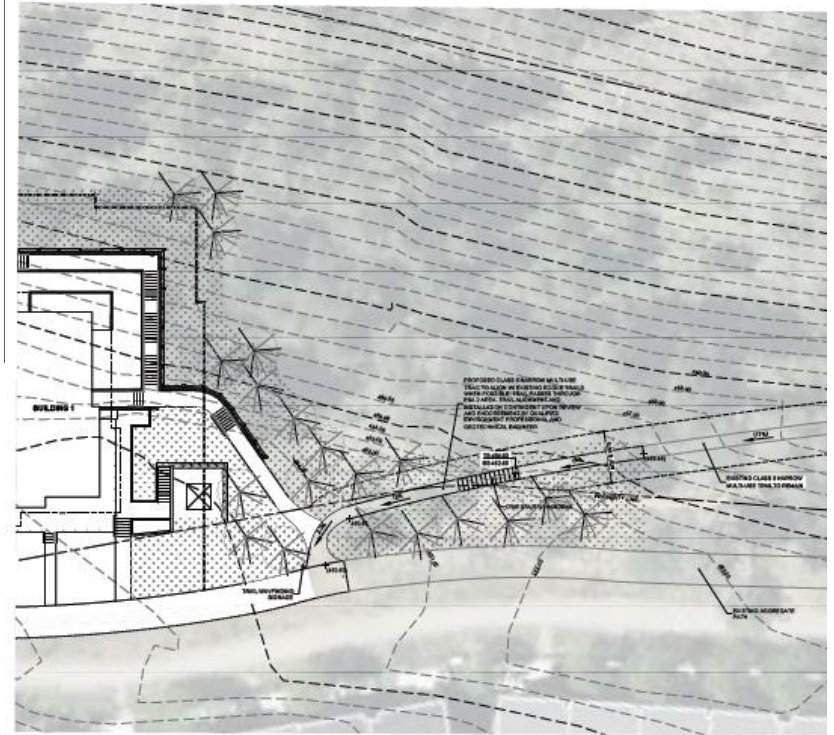
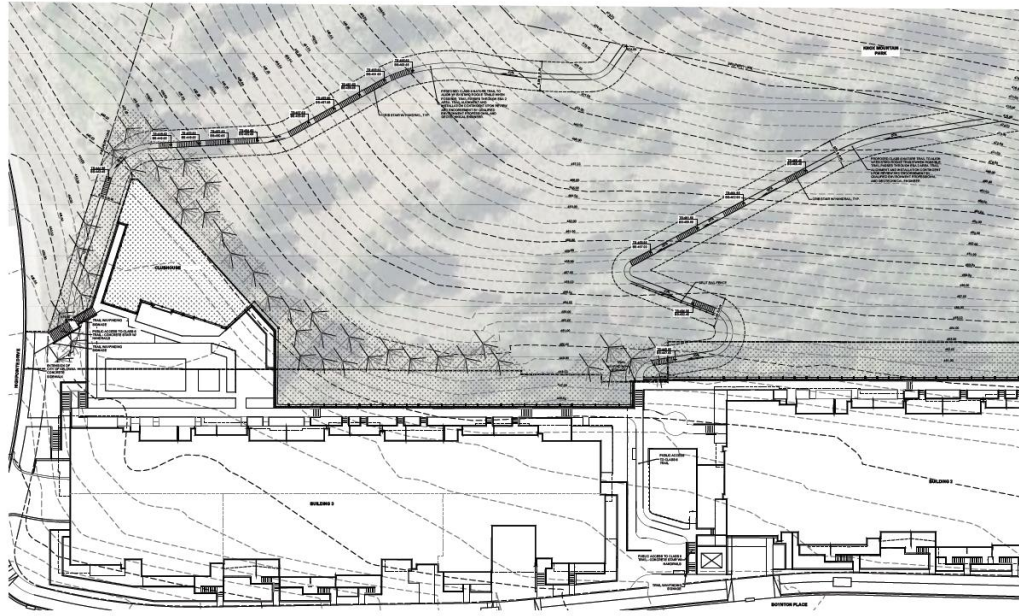


2 BUILDING 2 - STREETSIDE ELEVATION
SCALE 1/100



3 BUILDING 3 - STREETSIDE ELEVATION
SCALE 1/100

Trail Connections



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