

City of
Kelowna

DP 21-0183

Development Permit

Proposal

- ▶ Development Permit for the form and character of a comprehensive multi-family development comprising of townhouses, commercial space, two mid-rise buildings and one high-rise building

Development Process

January 30th 2020

Development Application Submitted

Staff Review & Circulation

September 4th 2021

Public Notification Received

Sept 26th 2022

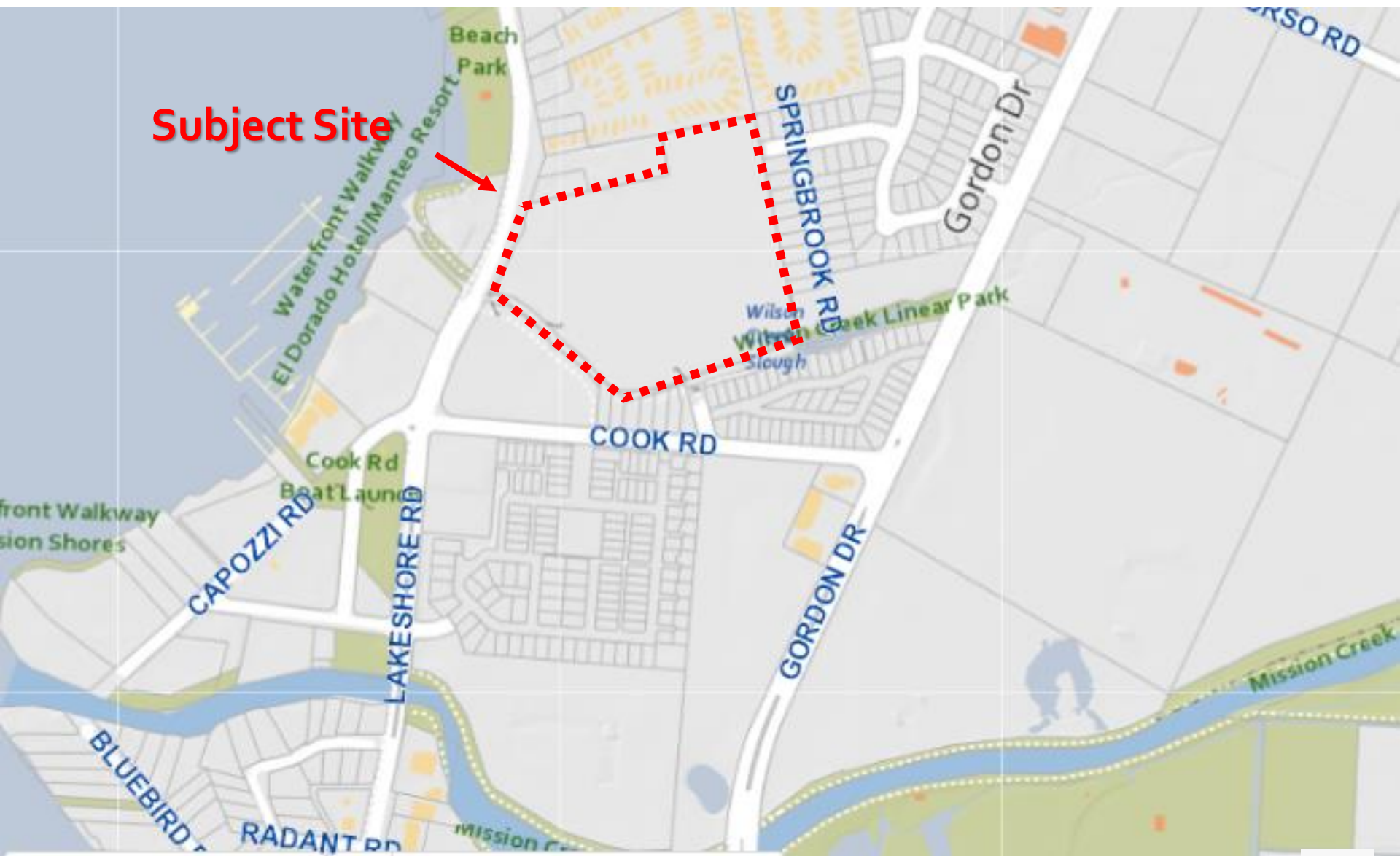
Council Consideration

Council Approval

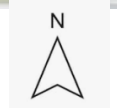
Building Permit



Context Map



City of Kelowna



Proposed Site Plan



View from Lakeshore Road



City of Kelowna

View of Parkade/Amenity Area



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View from Top of Parkade/Amenity Area



City of Kelowna

Site Overview (when complete)



City of Kelowna

Development Policy – Village Centre (VC)

Table 3.2: Village Centres Summary

Supported Uses	Supported Forms	Density (FAR)	Other Characteristics
<ul style="list-style-type: none"> • Multi-unit residential • Apartment housing • Mixed use development • Commercial, including small scale office, retail • Institutional • Tourist accommodation (Cook Truswell Village Centre only) 	<ul style="list-style-type: none"> • Ground oriented multi-unit housing • Low-rise buildings • Mid-rise buildings (Cook / Truswell Village Centre only) 	<ul style="list-style-type: none"> • Approximately 2.0 or as guided by policy. • Approximately 3,000 – 15,000 m² of commercial floor space. Core Area village centres are expected to be larger than Suburban village centres 	<ul style="list-style-type: none"> • Guidance through additional policy as outlined in Chapter 5: Core Area, Chapter 6, Gateway and Chapter 7: Suburban Neighbourhoods

Staff Recommendation

- ▶ Staff support the proposal:
 - ▶ The proposal is consistent with the 2040 OCP VC – Village Centre Designation.
 - ▶ The proposed building heights are compatible with the surrounding area and result in an overall improvement in the onsite design/layout.
 - ▶ The proposed parking regulations are consistent with the City's Zoning Bylaw.



Conclusion of Staff Remarks