

DP21-0150 DVP22-0042 647 Clement Ave

Development Permit and Development Variance Permit
Application

Proposal

- ▶ To issue a Development Permit for the form and character of a 6-storey residential development and to issue a Development Variance Permit to vary the minimum upper floor setbacks on the east and west side of the building.

Development Permit & Development Variance Permit

- ▶ “Does this proposed form and character meet the majority of the OCP Design Guidelines in Chapter 18?”
 - ▶ Appropriate to City’s context and climate
 - ▶ Relationship to the street
 - ▶ Scale & massing of building(s)
 - ▶ Building articulation, features, & materials
 - ▶ Site layout, landscaping, & open spaces
 - ▶ Access & parking

- ▶ “Have the potential impacts of this variance been considered and/or mitigated?”

Development Process

June 11, 2021

Development Application Submitted



Staff Review & Circulation



Jan 31, 2022

Public Notification Received



March 31, 2022

Initial Consideration



April 4, 2022

First, Second & Third Readings



Nov 29, 2022

Rescind Rezoning Bylaw Readings
Development Permit and Variances

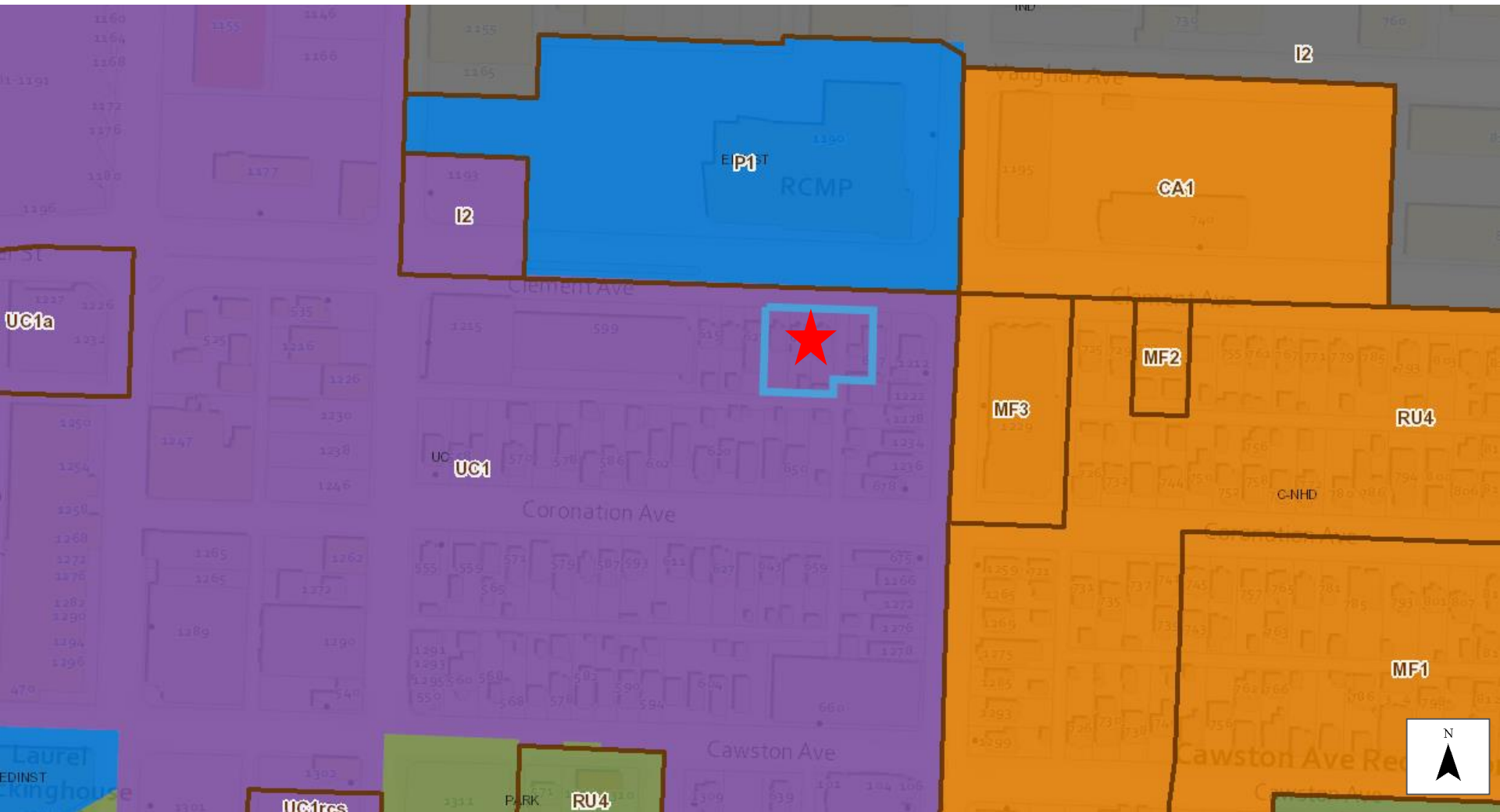


Building Permit

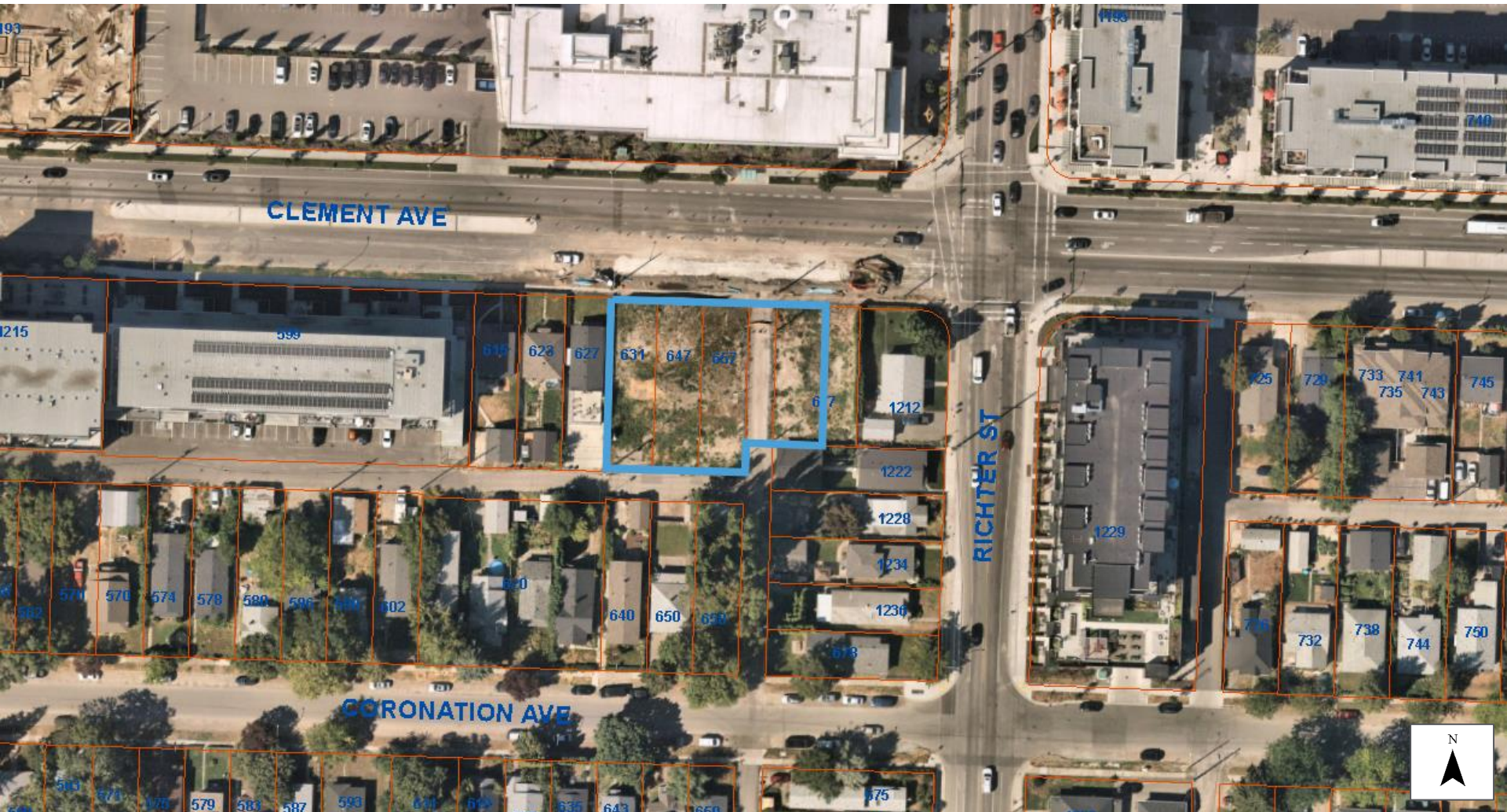
Council
Approvals



OCP Future Land Use / Zoning



Subject Property Map



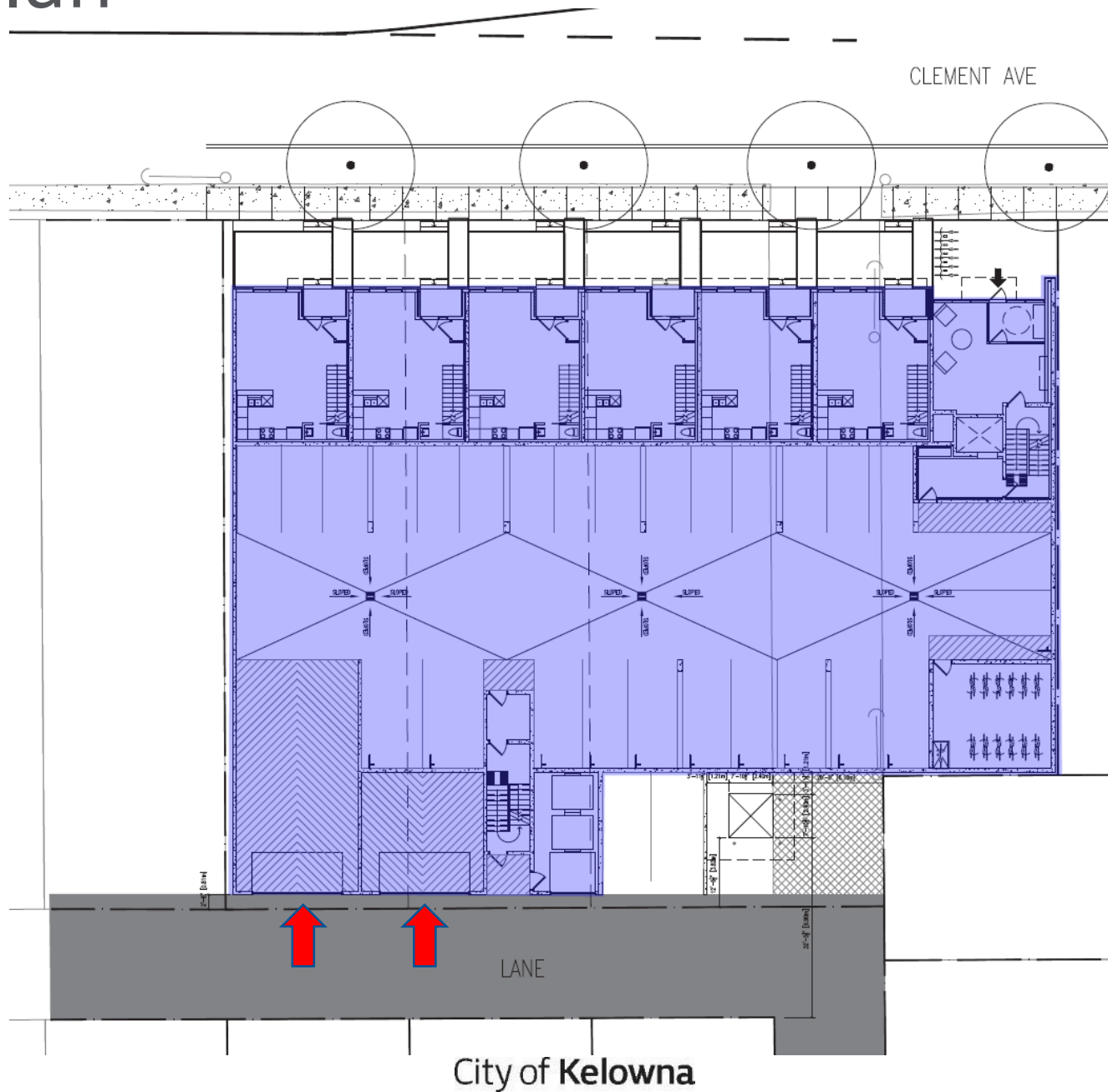
UC₁ – Downtown Urban Centre

- ▶ UC₁ is a new zone for the Downtown Urban Centre. Previously a combination of multiple zones, primarily C7.
- ▶ The purpose of this zone is to designate and to preserve land for developments of the financial, retail and entertainment, governmental, cultural and civic core of the downtown while also encouraging high density mixed-use buildings.

Project/technical details

- ▶ 6-storey apartment building
- ▶ 66 residential units
 - ▶ 20 bachelor units
 - ▶ 29 one-bedroom units
 - ▶ 17 two-bedroom units
- ▶ 2 levels of structured parking
 - ▶ Provision of a Modo car-share vehicle
- ▶ Amenity deck on top of parkade
- ▶ Variances: Upper floor setbacks

Site Plan



CLEMENT AVENUE

PROPERTY LINE

BUILDING

PROPERTY LINE / LIMIT OF WORK

- TURF AREA (TYP.)
- CONCRETE CURB & GUTTER (TYP.)
- 1.8m WIDE CONCRETE SIDEWALK (TYP.)
- DECIDUOUS BOULEVARD TREE PLANTING (ROBINIA PSEUDACACIA 'FRISK') (TYP.)
- RAISED PLANTER (TYP.)
- DECORATIVE SHRUB, PERENNIAL & ORNAMENTAL GRASS PLANTINGS (TYP.)
- ROCK MULCH (TYP.)
- TRELLIS FOR VINE PLANTING (TYP.)
- CAST-IN-PLACE CONCRETE STAIRS (TYP.)

- WOOD PLANK FLOORING (TYP.)
- FRENT SEATING AREA (TYP.)
- OUTDOOR KITCHEN AREA
- TRELLIS
- ENTERTAINING & EATING AREA (TYP.)
- DECIDUOUS TREE PLANTING (SYRINGA RETICULATA 'IVORY SILK') (TYP.)
- BENCH (TYP.)
- SUNDECK & LOUNGING AREA

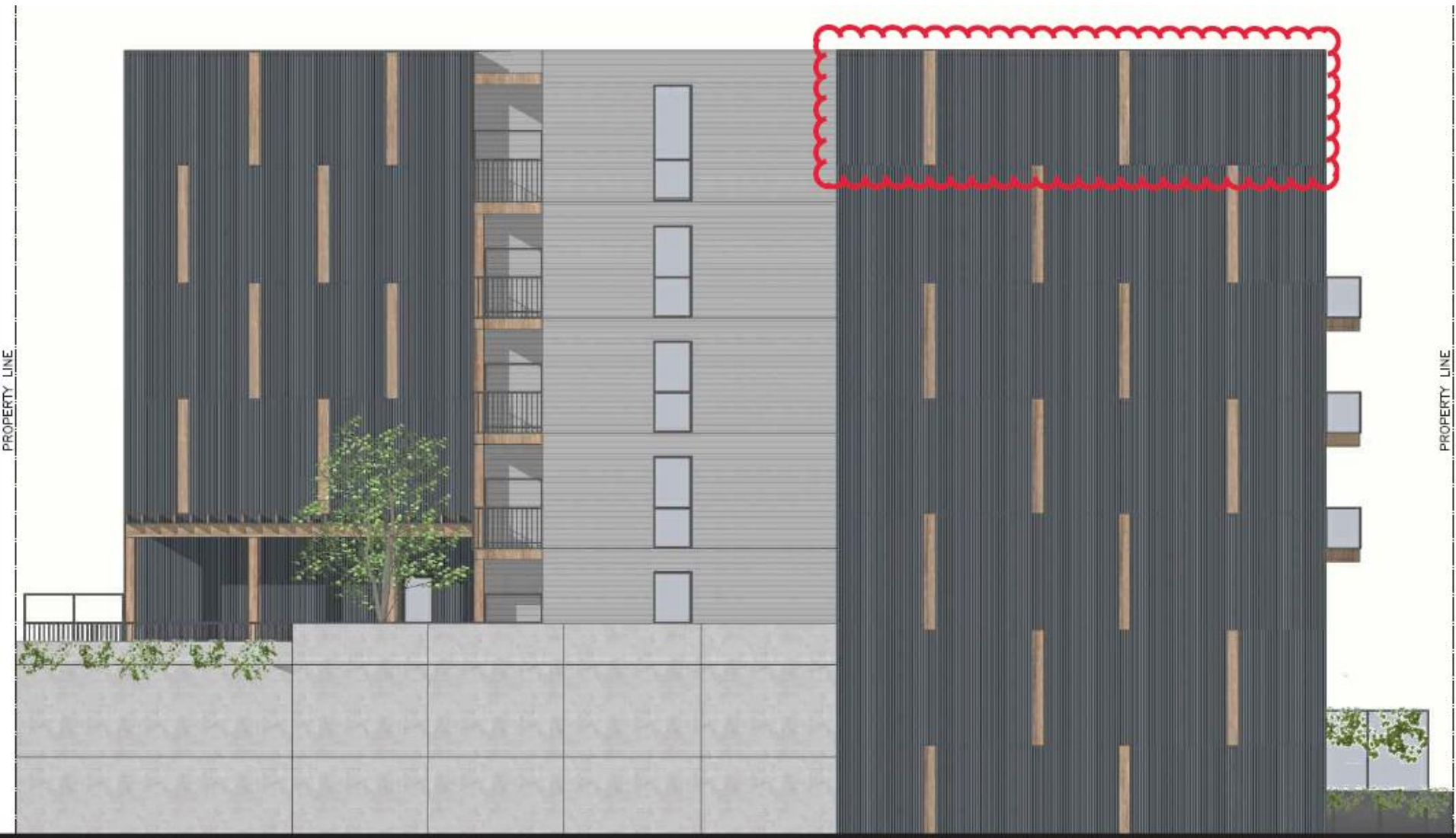
- WATERING BOWL
- GATED DOG RUN COMPLETE WITH ARTIFICIAL TURF
- AGILITY LOGS AND BOULDERS (TYP.)
- ARCHITECTURAL PRIVACY SCREEN (TYP.)
- PREFABRICATED CONCRETE PAVERS (TYP.)
- DECIDUOUS TREE PLANTING (CRATEGUS X MORDENENSIS 'SNOWBIRD') (TYP.)
- CABANAS FOR SHADE PROTECTION (TYP.)

PROPERTY LINE / LIMIT OF WORK

North Elevation (Clement Ave)



East Elevation



City of Kelowna

West Elevation



City of Kelowna

South Elevation (lane)



Renderings



Renderings



Renderings



Renderings



City of Kelowna

Staff Recommendation

- ▶ Staff recommend **support** for the proposed Development Permit and Development Variance Permit:
 - ▶ Meets the intent of the Official Community Plan
 - ▶ Urban Centre designation and policies for Downtown Urban Centre
 - ▶ Conforms to the Form & Character Design Guidelines for Low & Mid-Rise Residential Buildings
 - ▶ Proposed variances are minor



Conclusion of Staff Remarks