



City of  
**Kelowna**

# DP22-0032 DVP22-0033 727 Wardlaw Ave

Development Permit and Development Variance Permit  
Applications

# Proposal

- ▶ To issue a Development Permit and Development Variance Permit for the form and character of townhouses with a variance to the permitted front yard setback.

# Development Process

Feb 7, 2022

Development Application Submitted



Staff Review & Circulation



Nov 22, 2022

Public Notification Received



Jan 17, 2023

DP/DVP Consideration

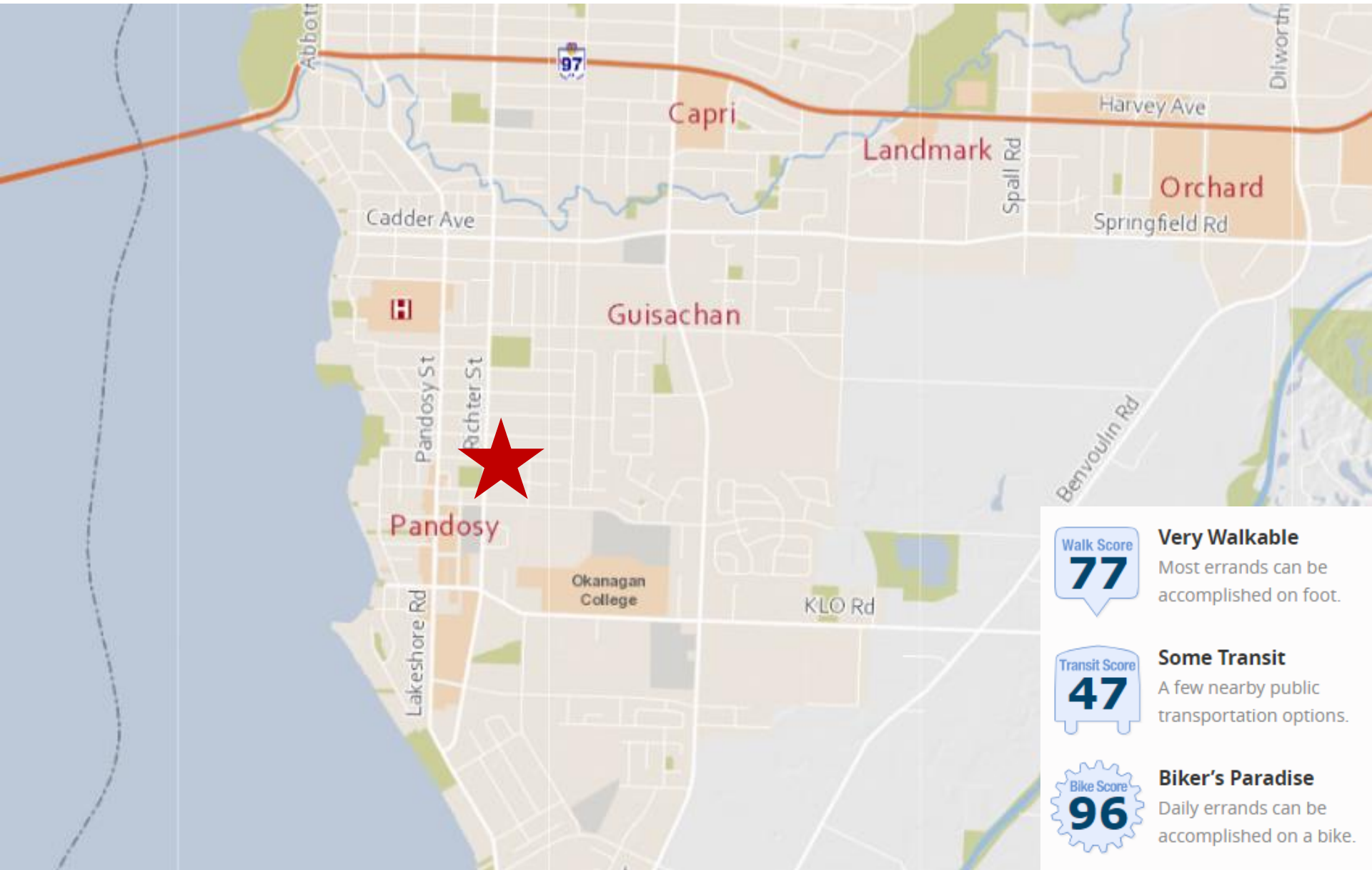
Council  
Approvals



Issuance of Building Permit



# Context Map



Walk Score  
**77**

**Very Walkable**  
Most errands can be accomplished on foot.

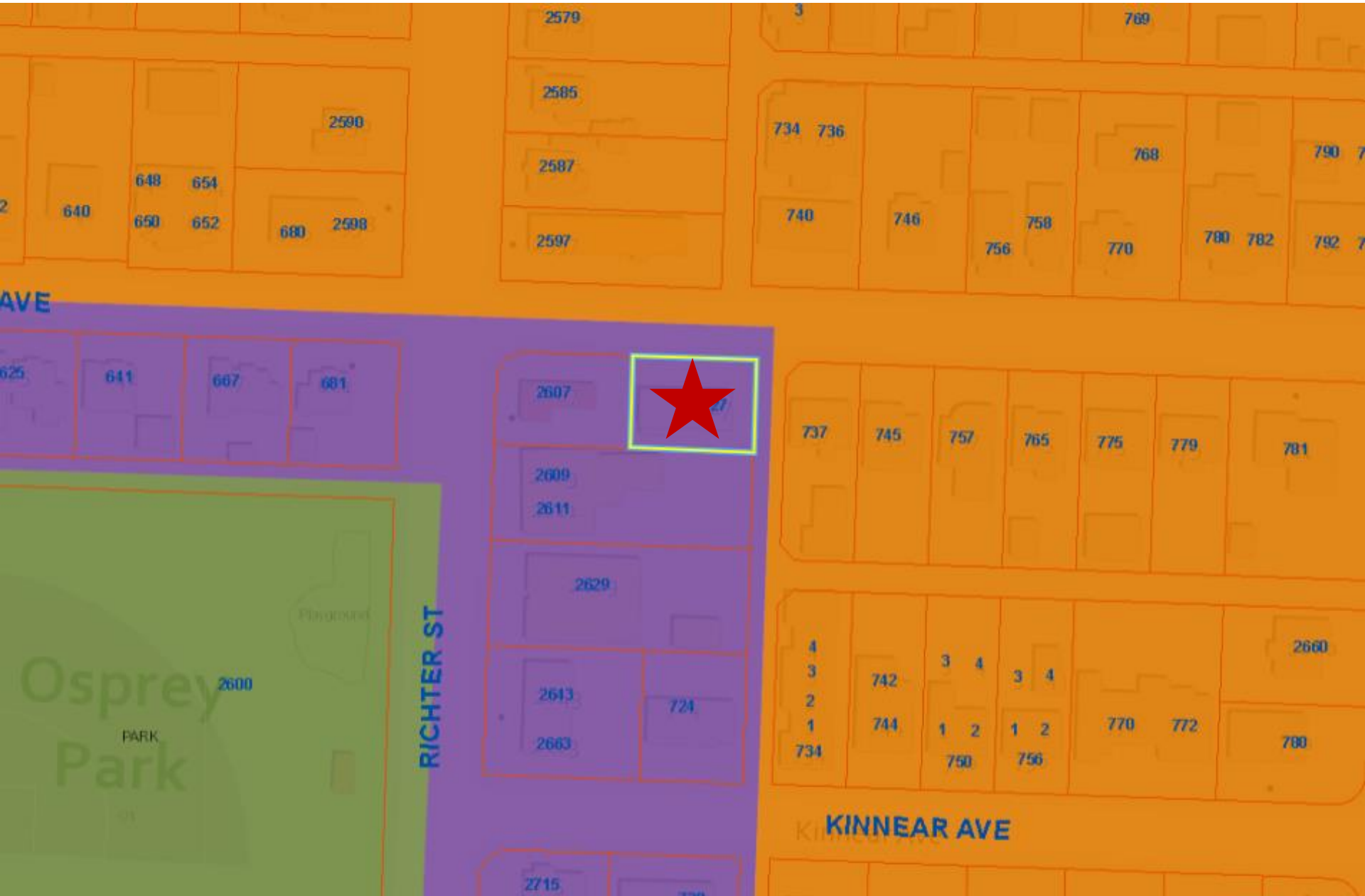
Transit Score  
**47**

**Some Transit**  
A few nearby public transportation options.

Bike Score  
**96**

**Biker's Paradise**  
Daily errands can be accomplished on a bike.

# OCP Future Land Use / Zoning



# Subject Property Map




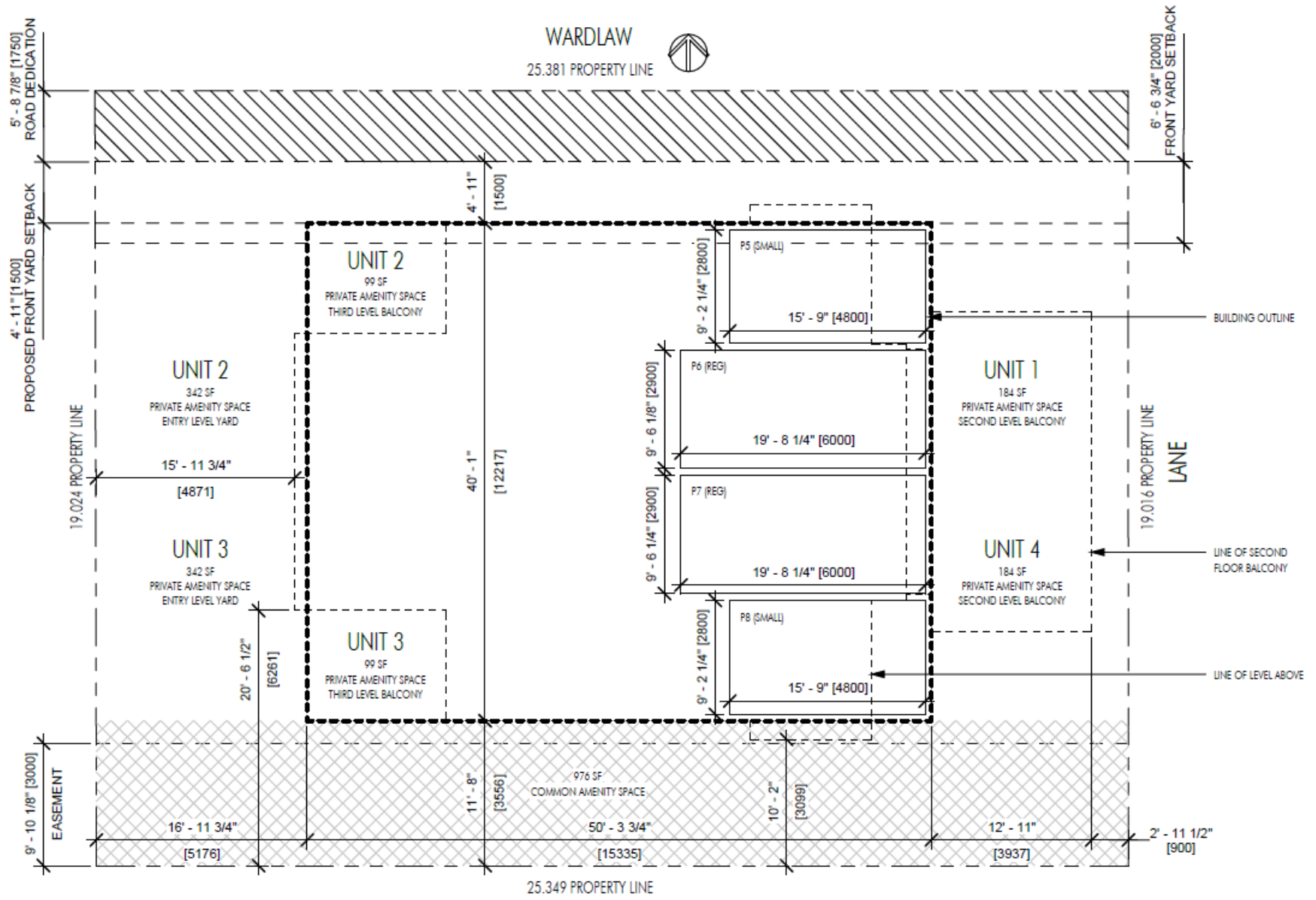
City of Kelowna

# Project Details

- ▶ UC<sub>5</sub> – Pandosy Urban Centre zone
  - ▶ Townhouse (4 units)
    - ▶ 2 two-bedroom
    - ▶ 2 three-bedroom
  
- ▶ 3 storey building
  - ▶ With 2 units fronting directly onto Wardlaw Ave
  
- ▶ Private and Common Amenity Space
  - ▶ Proposal exceeds minimum common and amenity requirements
    - ▶ Balconies
    - ▶ At-grade patios
    - ▶ Generous landscaping

# Site Plan

WARDLAW  
25.381 PROPERTY LINE



# Elevations



North Elevation – Facing Wardlaw Ave

# Elevations



East Elevation – Facing lane

# Elevations



South Elevation



West Elevation

# Material and Colour Pallet



STUCCO:  
BENJAMIN MOORE - DISTANT GRAY 2140-70



STUCCO:  
BENJAMIN MOORE - BLACK BEAUTY 2128-10



HARDIE:  
REVEAL PANELS IN COBBLE STONE



HARDIE:  
REVEAL PANELS IN DEEP OCEAN



MAC:  
WOOD IN SMOKED BIRCH



WOOD POSTS:  
STAINED TO MATCH MAC  
WOOD IN SMOKED BIRCH



FACIA, TRIM, WINDOWS AND DOORS:  
BLACK



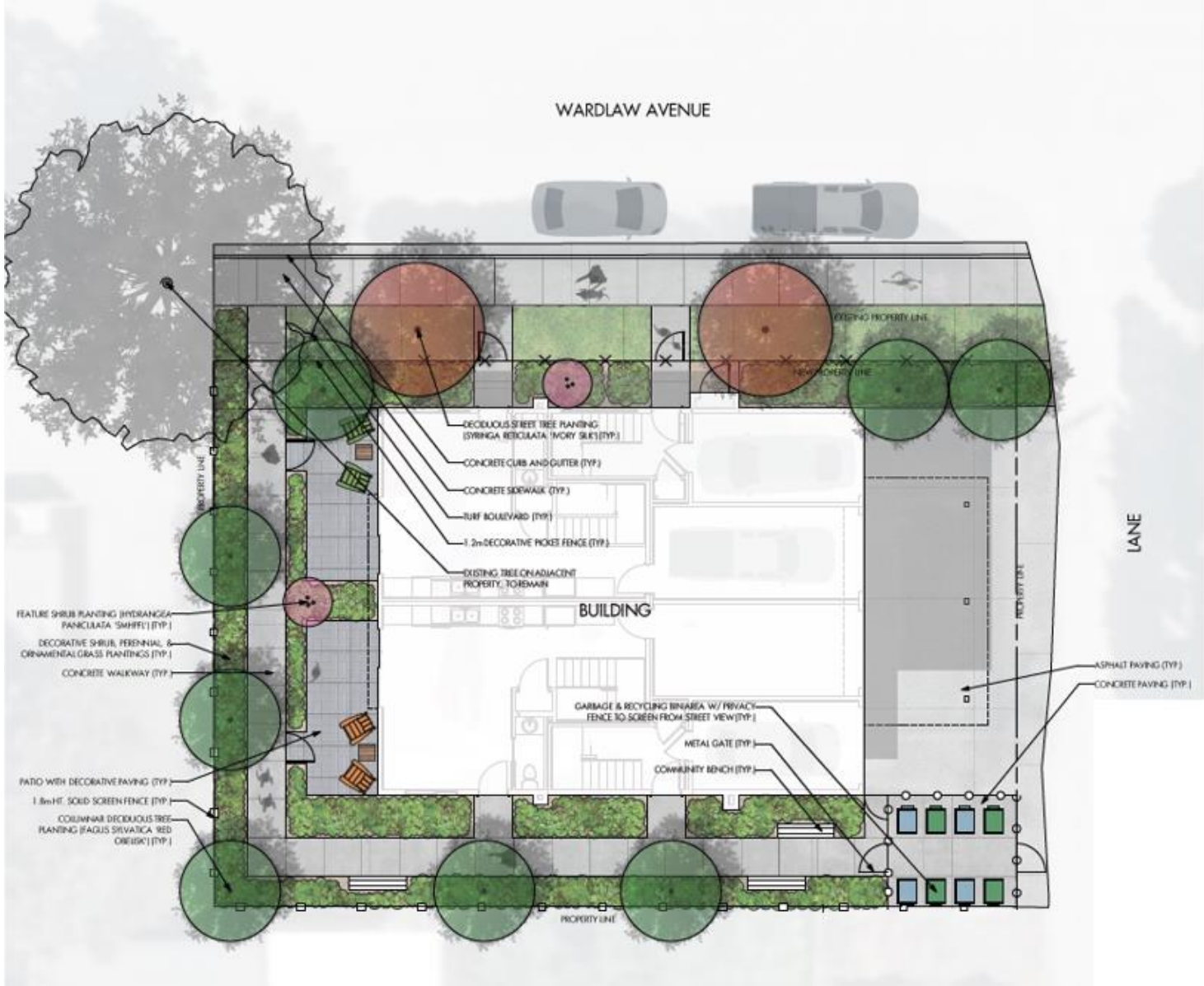
ACCENT DOORS:  
RED



# Renderings



# Landscape Plan



# Variance

- ▶ Reduce front yard setback from 2.0m permitted to 1.5m proposed
  - ▶ Application received prior to adoption of Zoning Bylaw No. 12375 (September 26, 2022).
  - ▶ New Zoning Bylaw increased front yard setback by 0.5m
  - ▶ Lot is wider than it is deep
    - ▶ Road and lane adjacent
  - ▶ 3.0m sewer easement
  - ▶ Lot consolidation not achievable

# Development Policy

- ▶ OCP Form and Character Design Guidelines:
  - ▶ Orient building entries, windows and patios to face the fronting street
    - ▶ with direct access to the sidewalk
  - ▶ Provide generous usable outdoor amenity space to create privacy/attractive street interface
  - ▶ Utilize building articulation, scaling, and setbacks to define individual units
  - ▶ Locate buildings to increase privacy and reinforce neighborhood character
  - ▶ Provide access to parking from lane



# Staff Recommendation

- ▶ Staff recommend **support** for the DP & DVP application
  - ▶ Consistent with OCP Urban Design Guidelines
  - ▶ Location of building to create sensitive transition to adjacent Core Area Neighbourhood
  - ▶ Healthy mix of unit type and size