

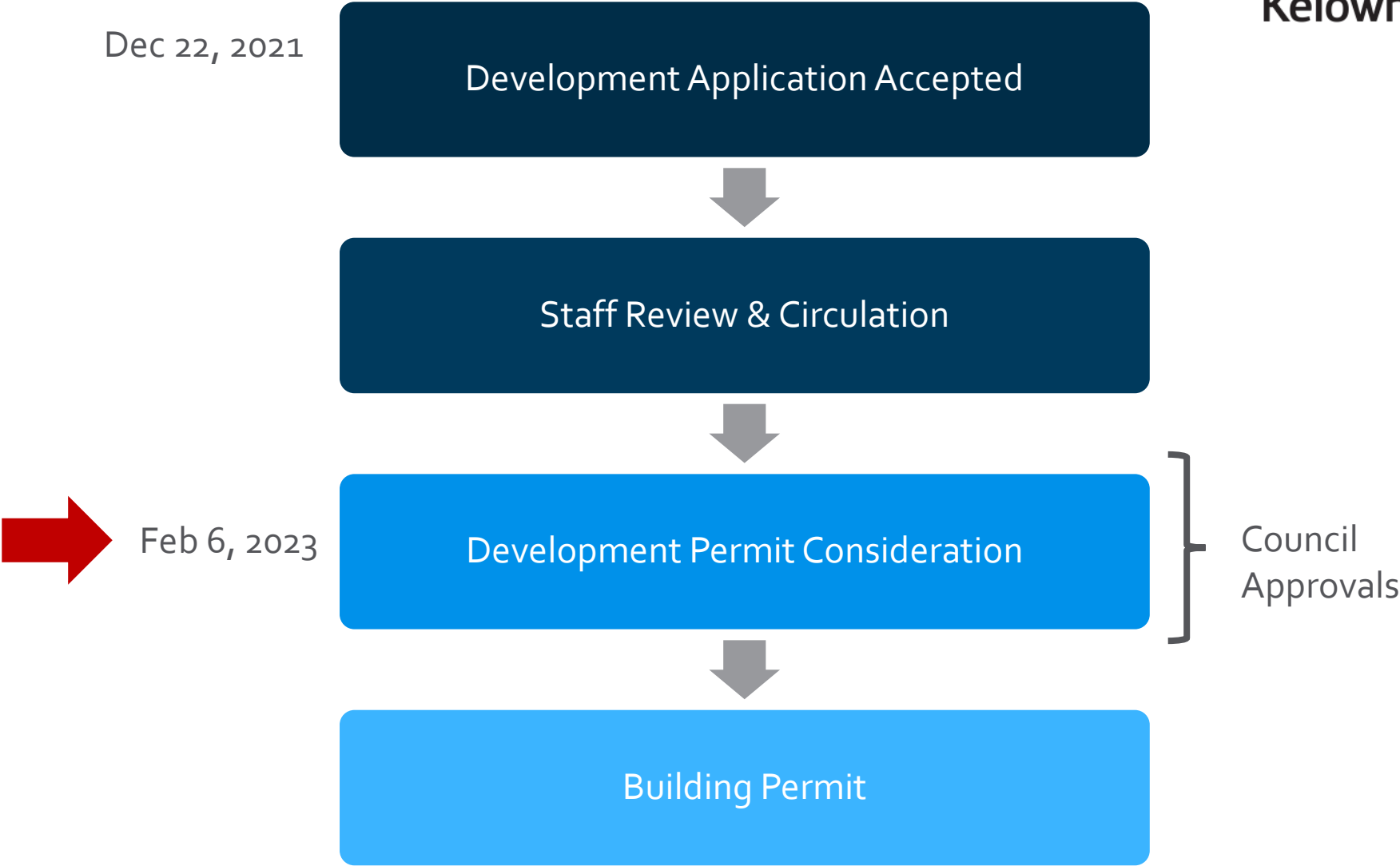
Application No.
DP21-0283
Property Address:
2165 Benvoulin Ct

Development Permit

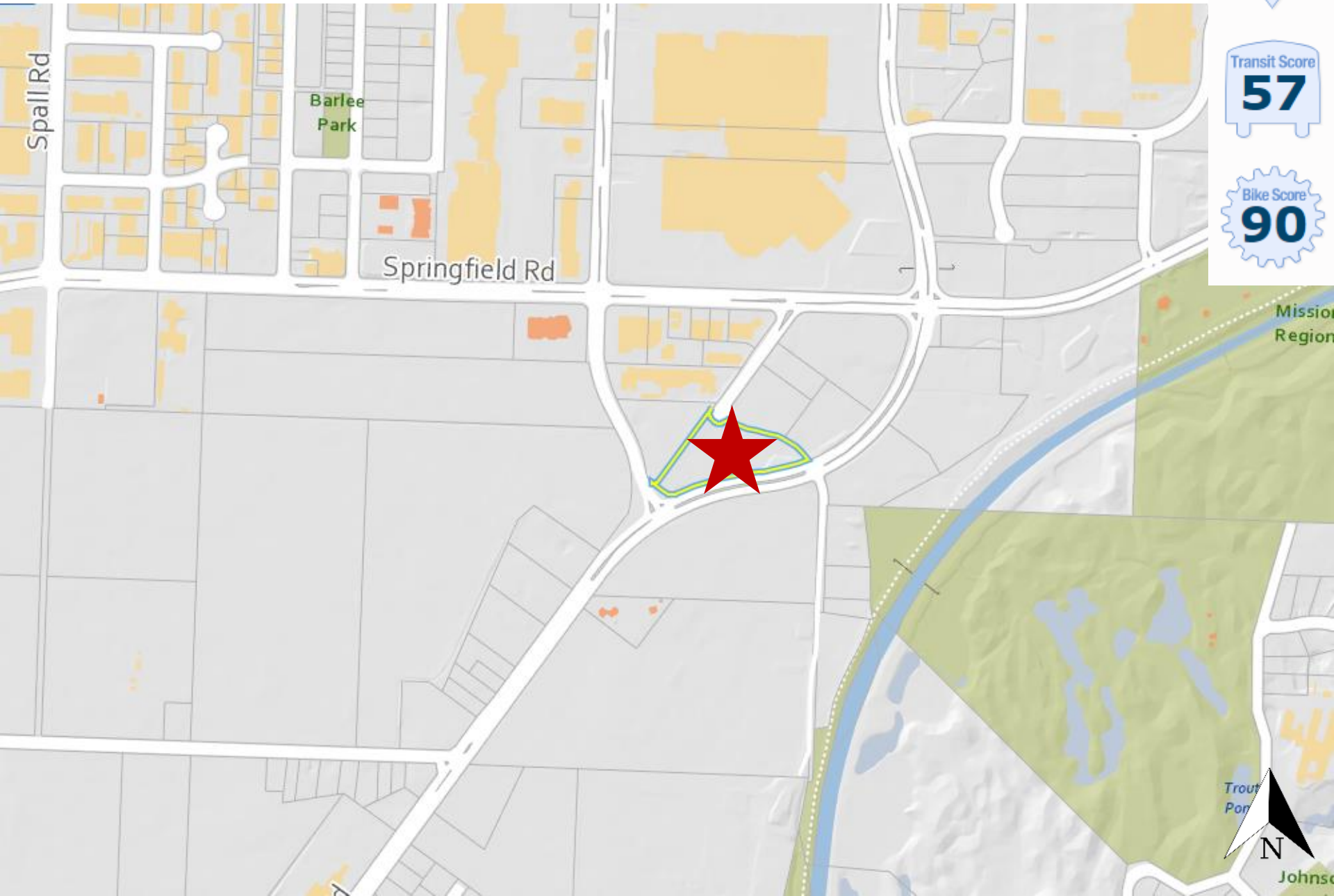
Purpose

- ▶ To issue a Development Permit for the form and character of apartment housing.

Development Process



Context Map



Walk Score
58

Transit Score
57

Bike Score
90

Missouri
Region



Subject Property Map



Technical Details

- ▶ UC₃ – Midtown Urban Centre
 - ▶ Two five-storey wood-frame buildings
 - ▶ 187 units (combined)
 - ▶ 29 bachelor
 - ▶ 48 one-Bedroom
 - ▶ 94 two-Bedroom
 - ▶ 16 three-bedroom
 - ▶ On site parking requirements are met
 - ▶ 237 Parking Stalls (surface and underground)
 - ▶ 166 Bicycle Parking Stalls
 - ▶ Amenity rich landscape plan
 - ▶ 24 Large Trees

Site Plan



NOTES

Benvoulin Road

Elevation Building 1 – North



Elevation Building 1 – West



Elevation Building 1 – South



Elevation Building 1 – East



Elevation Building 2 – South



Elevation Building 2 – East



Elevation Building 2 – North



Elevation Building 2 – West



Materials Board

Fibrecement cladding – Arctic White



Fibrecement cladding – Pearl Grey



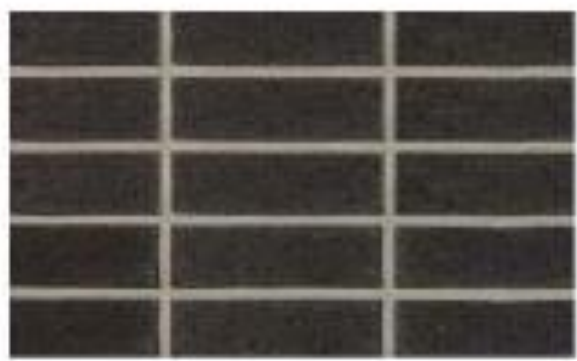
Fibrecement cladding – Iron Grey



Fibrecement cladding – Spicy Mustard



Masonry Unit – Brick (Charcoal)



Fibrecement smooth panels – Wood colour



Landscape Plan



Rendering – From Benvoulin Rd



Rendering – From Benvoulin Rd (South)



OCP Design Guidelines

- ▶ Well-oriented windows and balconies
- ▶ Parking accessed from lowest classified street
- ▶ Articulation of building facades to provide visual interest
- ▶ On-site amenities include:
 - ▶ Play area;
 - ▶ Community gardens; and
 - ▶ Fenced dog run.

OCP Policies

- ▶ Objective 4.1 - Strengthen the Urban Centres as Kelowna's primary hubs of activity
 - ▶ Policy 4.1.6 High Density Residential Development
 - ▶ Direct density to Urban Centres
- ▶ Objective 4.8 - Support modest residential development to transition Midtown into a transit-supported neighbourhood
 - ▶ Policy 4.8.1 Midtown Residential Development
 - ▶ Prioritize multi-unit residential
- ▶ Appropriate location for adding residential density

Staff Recommendation

- ▶ Staff recommend **support** for the DP application
 - ▶ Consistent with OCP Form and Character Design Guidelines
 - ▶ Meets the intent of the Official Community Plan
 - ▶ Would see the extension of Mayer Rd through to Benvoulin Ct
 - ▶ No variances under Zoning Bylaw No. 12375