



City of  
Kelowna

Application No. DP22-0194

453 Osprey Ave

Development Permit Application



# Purpose

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

# Development Process

Oct 7, 2022

Development Application Submitted



Staff Review & Circulation



Mar 13, 2023

Development Permit Consideration

Council  
Approvals

Building Permit

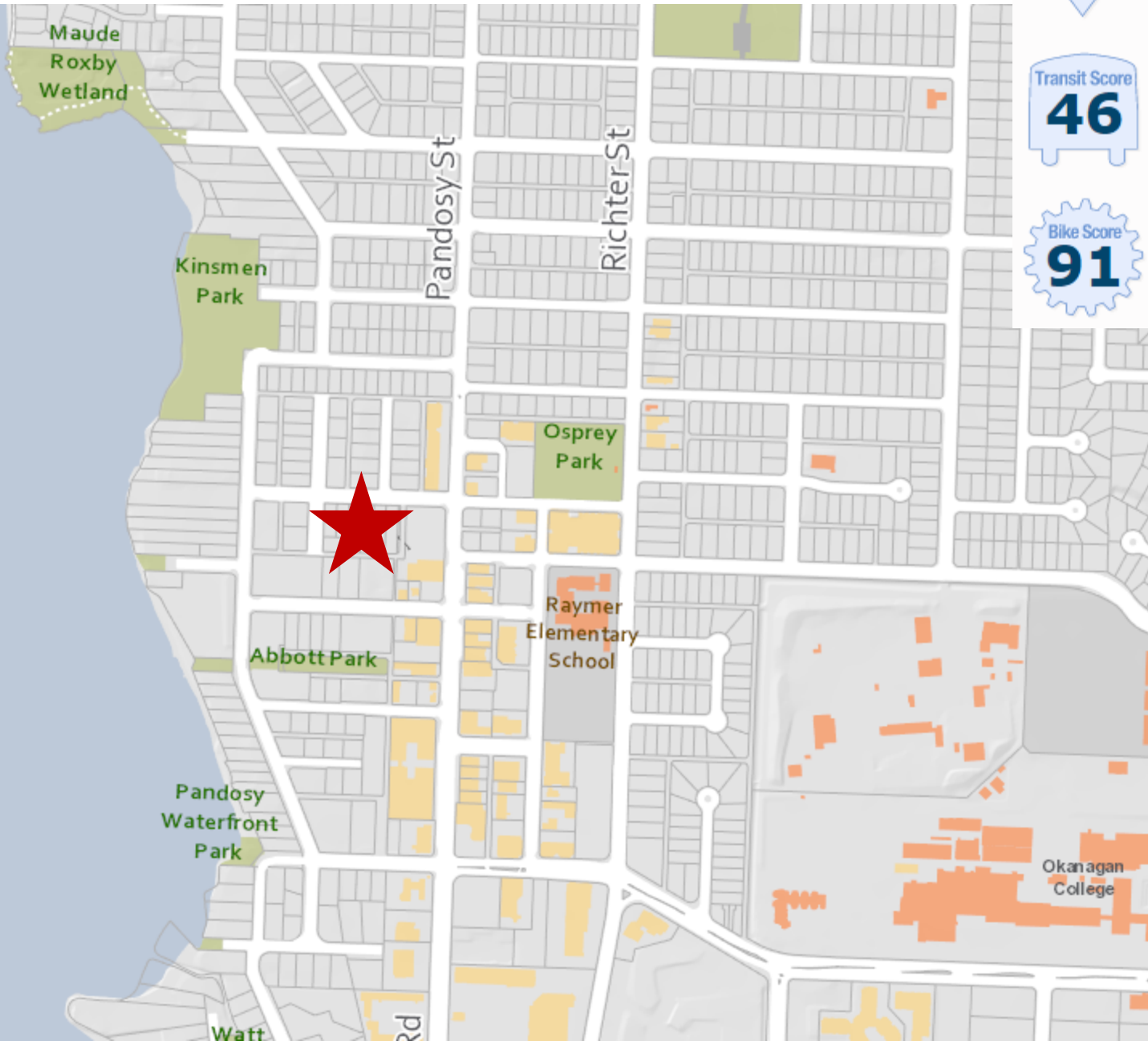


# Context Map

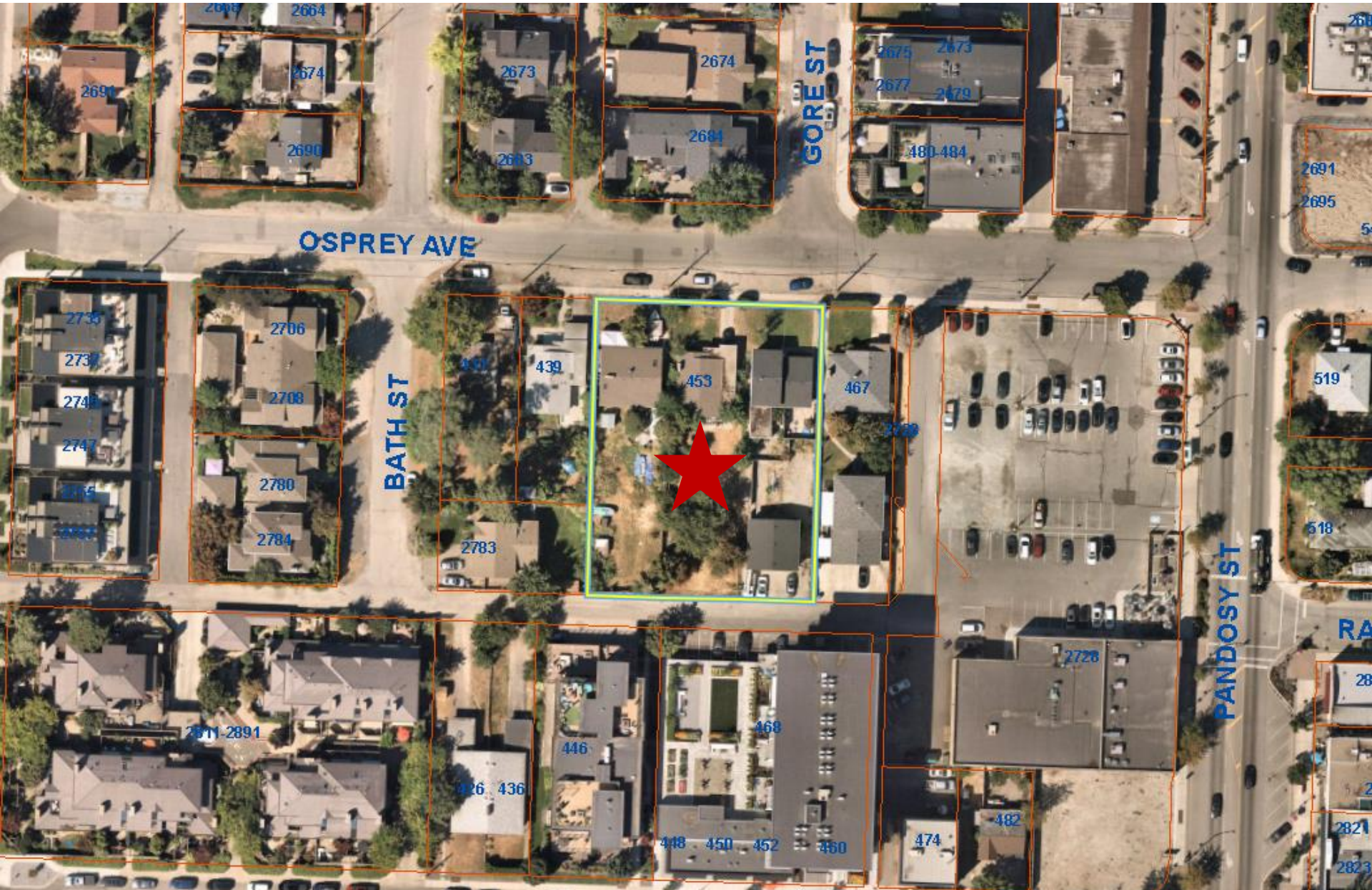
Walk Score  
**68**

Transit Score  
**46**

Bike Score  
**91**



# Subject Property Map

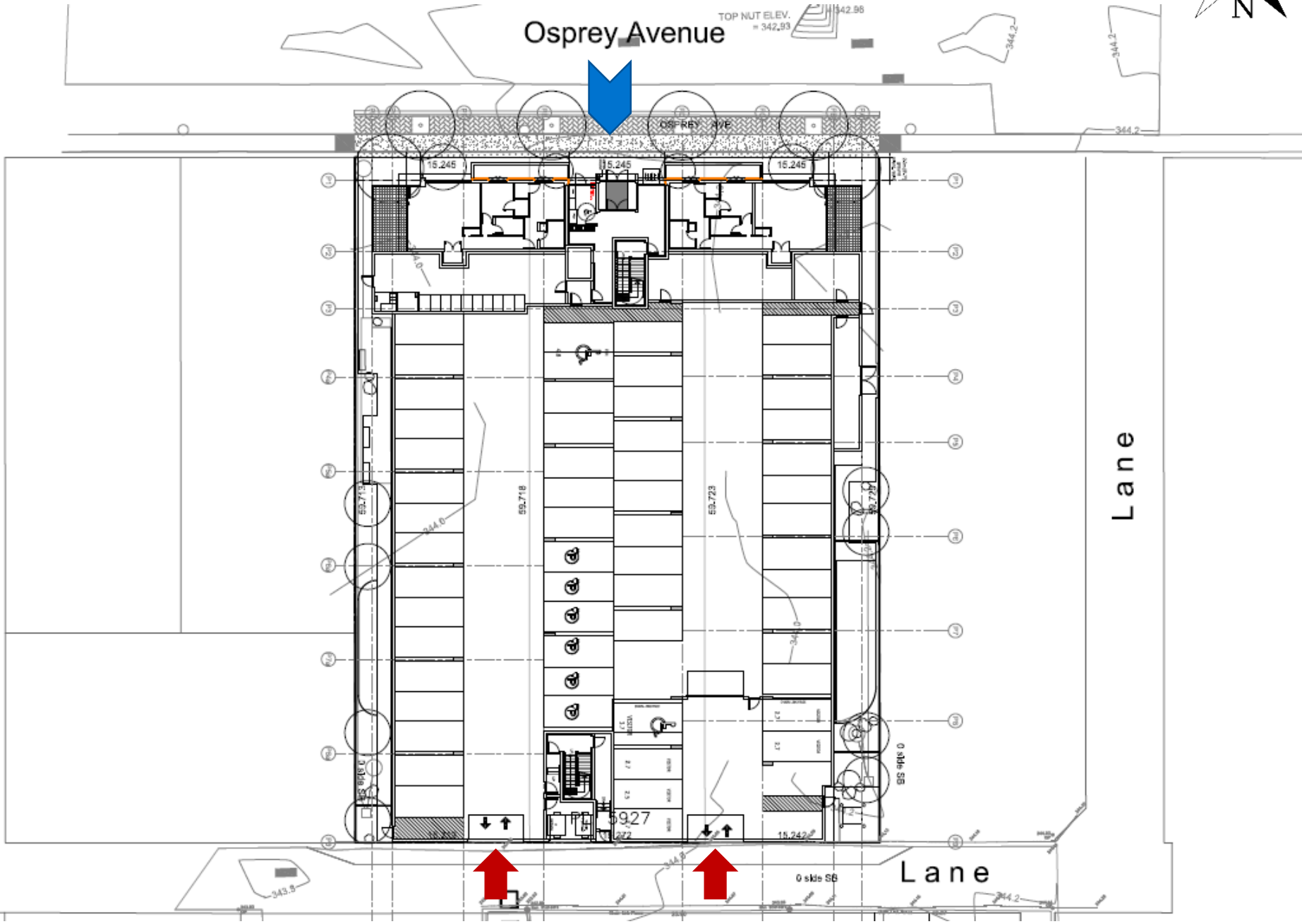




# Technical Details

- ▶ Development Permit for new four-storey apartment:
  - ▶ 44-units
    - ▶ 9 two-bedroom with dens;
    - ▶ 26 two-bedroom;
    - ▶ 9 one-bedroom with dens.
  - ▶ 60 parking stalls
    - ▶ 8 visitor stalls.
  - ▶ 35 long-term bicycle stalls
  - ▶ 6 short-term bicycle stalls

# Site Plan

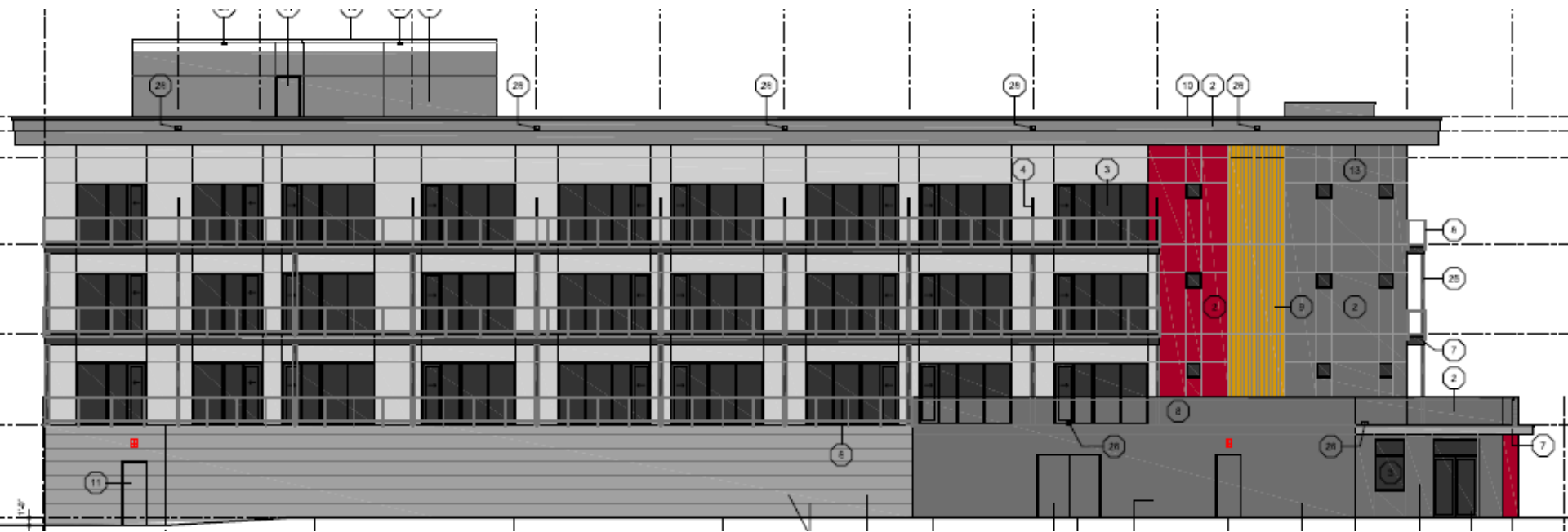


# Elevation – North

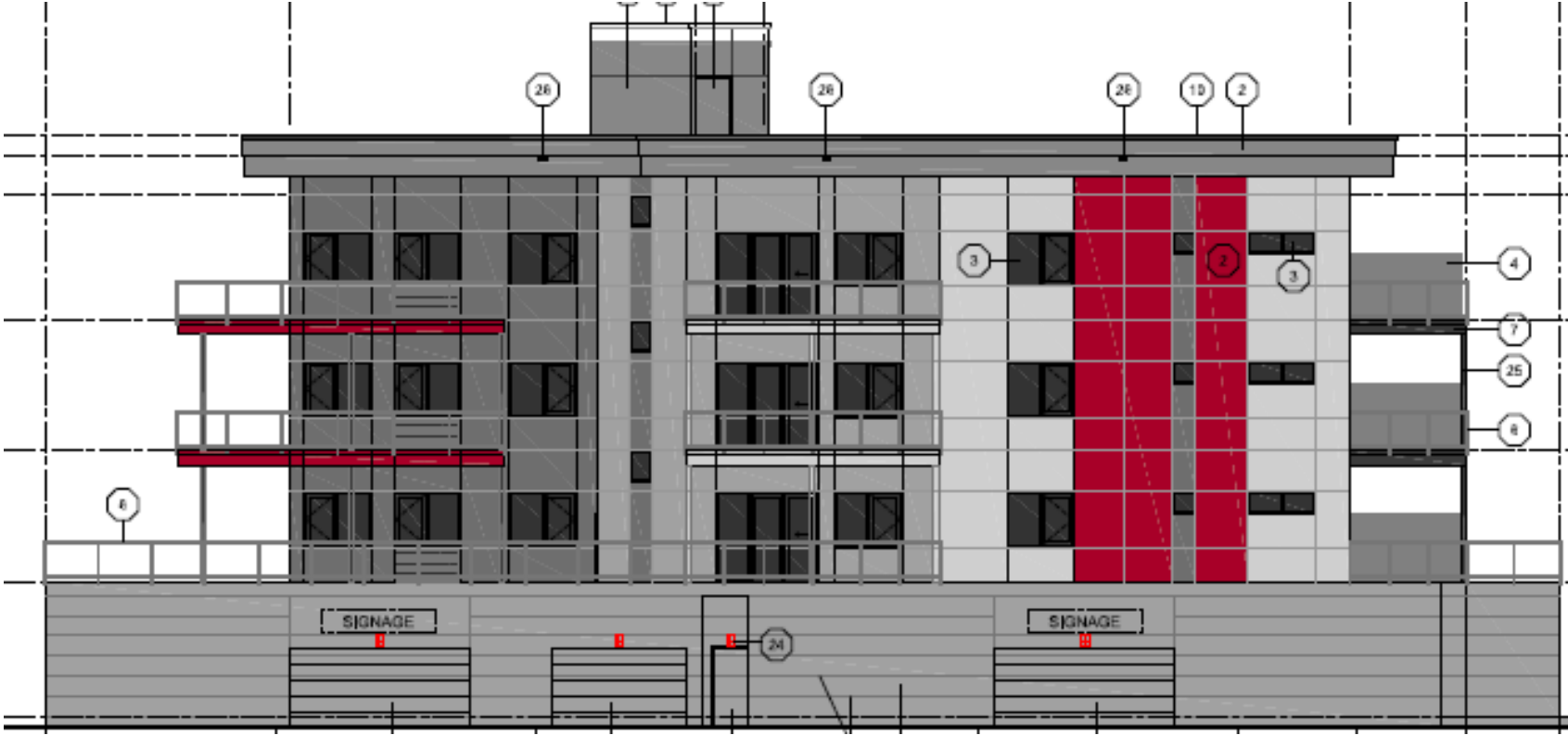




# Elevation – East



# Elevation – South



# Elevation – West





# Materials Board



wood grain metal panel



brick running bond



BM Pomegranate AF-295



medium grey stucco



light grey stucco



dark grey stucco

# Landscape Plan



4 TREE PLANTING WITH LDP4 / ROOT BARRIER

ORGANIC BARK MULCH (TYP.)

6 SHRUB PLANTING LDP4

PLANTER WALL (REFER ARCHITECT)

1 BIKE RACK LDP4

7 CONCRETE PAVING LDP4 (REFER ARCHITECT)

2 Acer palmatum

OSPREY AVE  
CONCRETE CURB  
CONCRETE SIDEWALK  
PROPERTY LINE

2 Syringa reticulata

EXTENSION OF CONCRETE SIDEWALK TO BUILDING (REFER CIVIL)

2 Cordophyllum japonicum

PATIO (REFER ARCHITECT)

HYDRO-PRESSED PAVERS (TYP.)

BENCH (TYP.)

PROPOSED BUILDING

9 BENCH LDP4

8 HYDRO-PRESSED PAVERS LDP4

LANDSCAPE BOULDER 2 LDP4

2 Syringa reticulata

2 Sorbus aucuparia

ARTIFICIAL TURF (TYP.)

1.8m HIGH WOOD PRIVACY FENCE

SHRUB PLANTING (TYP.)

TREE PLANTING 4 LDP4

METAL FENCE WITH GATE (TYP.)

AREA DRAIN (REFER CIVIL)

2 Syringa reticulata

1.8m WOOD PRIVACY FENCE

2 Sorbus aucuparia

AREA DRAIN (REFER CIVIL)

TRANSFORMER (REFER CIVIL)

RIVER ROCK (TYP.)

SHRUB PLANTING (TYP.)

3.7

DOOR

ARTIFICIAL TURF 2 LDP4

1.8m WOOD PRIVACY FENCE

METAL FENCE WITH GATE (TYP.)

LANDSCAPE BOULDER (TYP.)

RIVER ROCK (TYP.)

CONCRETE PAVING (REFER ARCHITECT)

4

CONCRETE PAVING (REFER ARCHITECT)

SHRUB PLANTING (TYP.)

1.8m WOOD PRIVACY FENCE

AREA DRAIN (REFER CIVIL)

TRANSFORMER (REFER CIVIL)

RIVER ROCK (TYP.)

1.8m WOOD PRIVACY FENCE

METAL FENCE WITH GATE (TYP.)

AREA DRAIN (REFER CIVIL)

TRANSFORMER (REFER CIVIL)

RIVER ROCK (TYP.)

1.8m WOOD PRIVACY FENCE

METAL FENCE WITH GATE (TYP.)

AREA DRAIN (REFER CIVIL)

PROPERTY LINE

LANE (EXISTING ASPHALT)

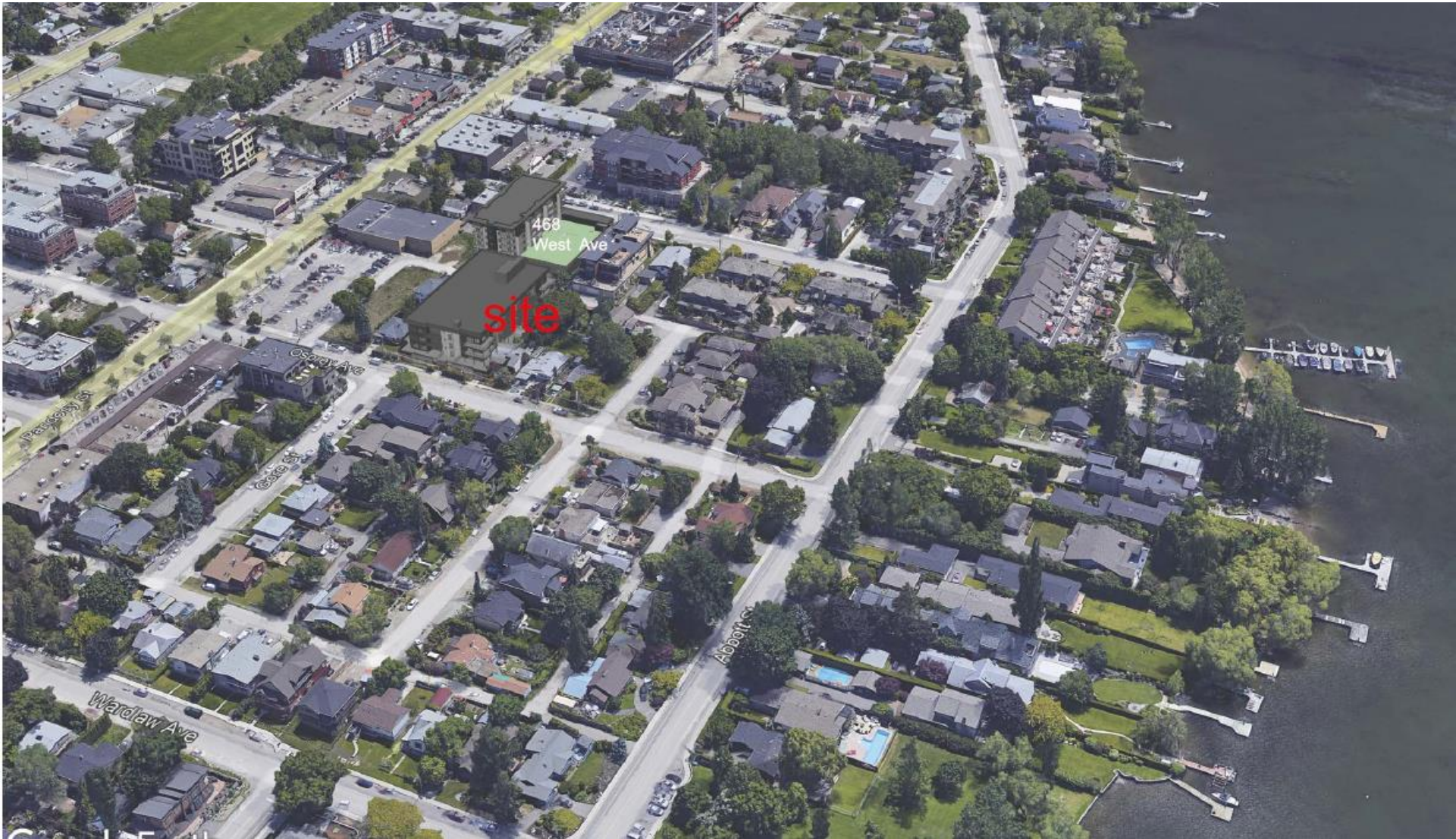
0
2
4
6
8
10

# Rendering – SE





# Rendering – Context



# OCP Design Guidelines

- ▶ OCP Design Guidelines: Low & Mid-Rise Residential Developments:
  - ▶ Ground-Oriented Housing;
  - ▶ Parking off laneway;
  - ▶ Façade includes varied architectural features;
  - ▶ High-Quality building materials.

# OCP Objectives & Policies

- ▶ Policy 1.4.6. High Density Residential Development:
  - ▶ The proposal is adding high-density residential development within the Pandosy Urban Centre.
- ▶ Policy 4.12.1. Diverse Housing Forms.
  - ▶ The proposal adds multi-family development in an existing single-dwelling housing neighbourhood.



# Staff Recommendation

- ▶ Staff recommend support for the proposed Development as it is consistent with:
  - ▶ OCP Design Guidelines;
  - ▶ OCP Policies & Objectives;
  - ▶ Adding Density to an Urban Centre.