



City of
Kelowna

Application No. DP22-0203
Property Address: 712-722 Raymer Avenue
Development Permit Application

Purpose

- ▶ To issue a Development Permit for the form and character of a townhouse development.

Development Process

Oct 21, 2022

Development Application Submitted



Staff Review & Circulation



Apr 3, 2023

Development Permit Consideration

Council
Approvals

Building Permit

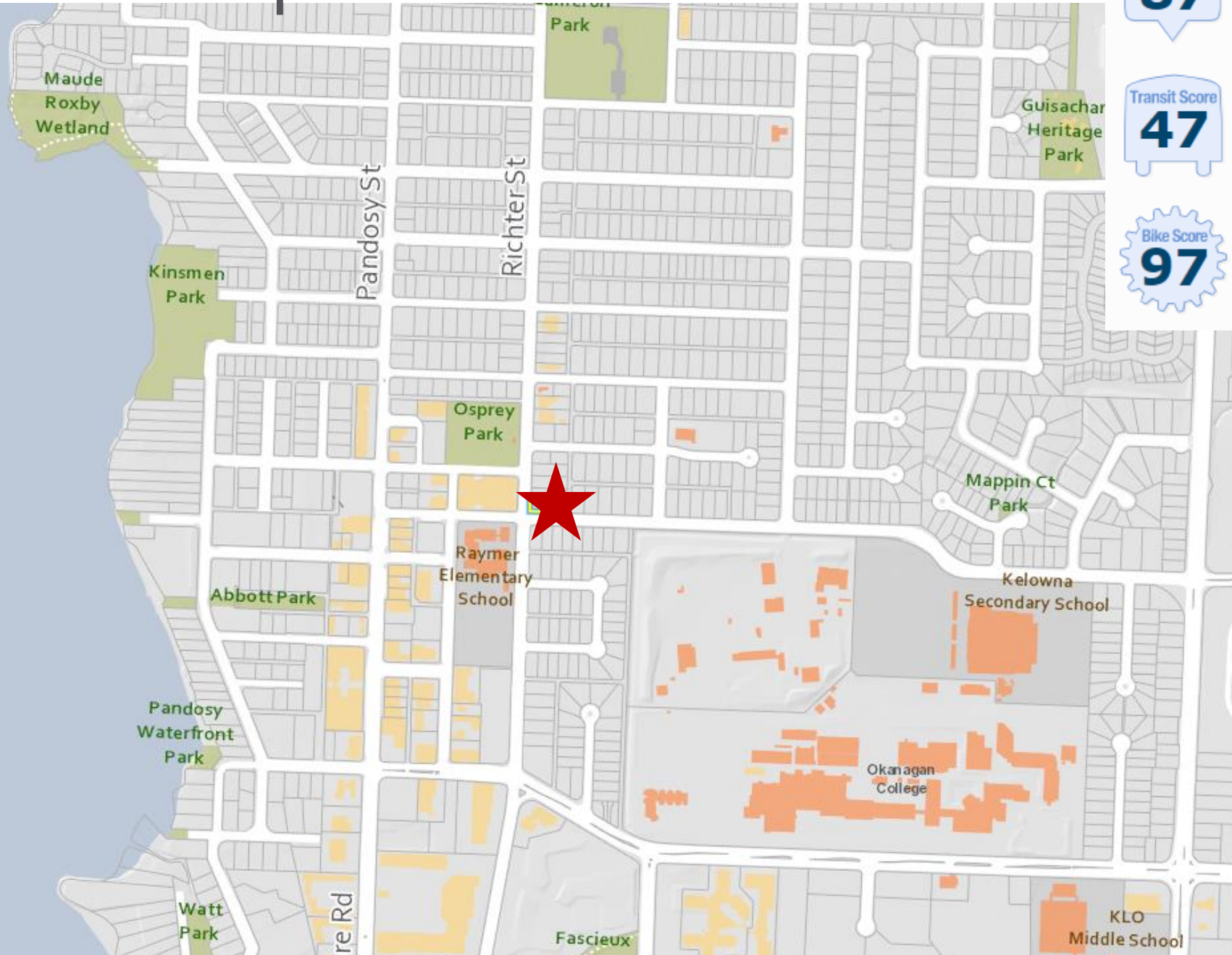


Context Map

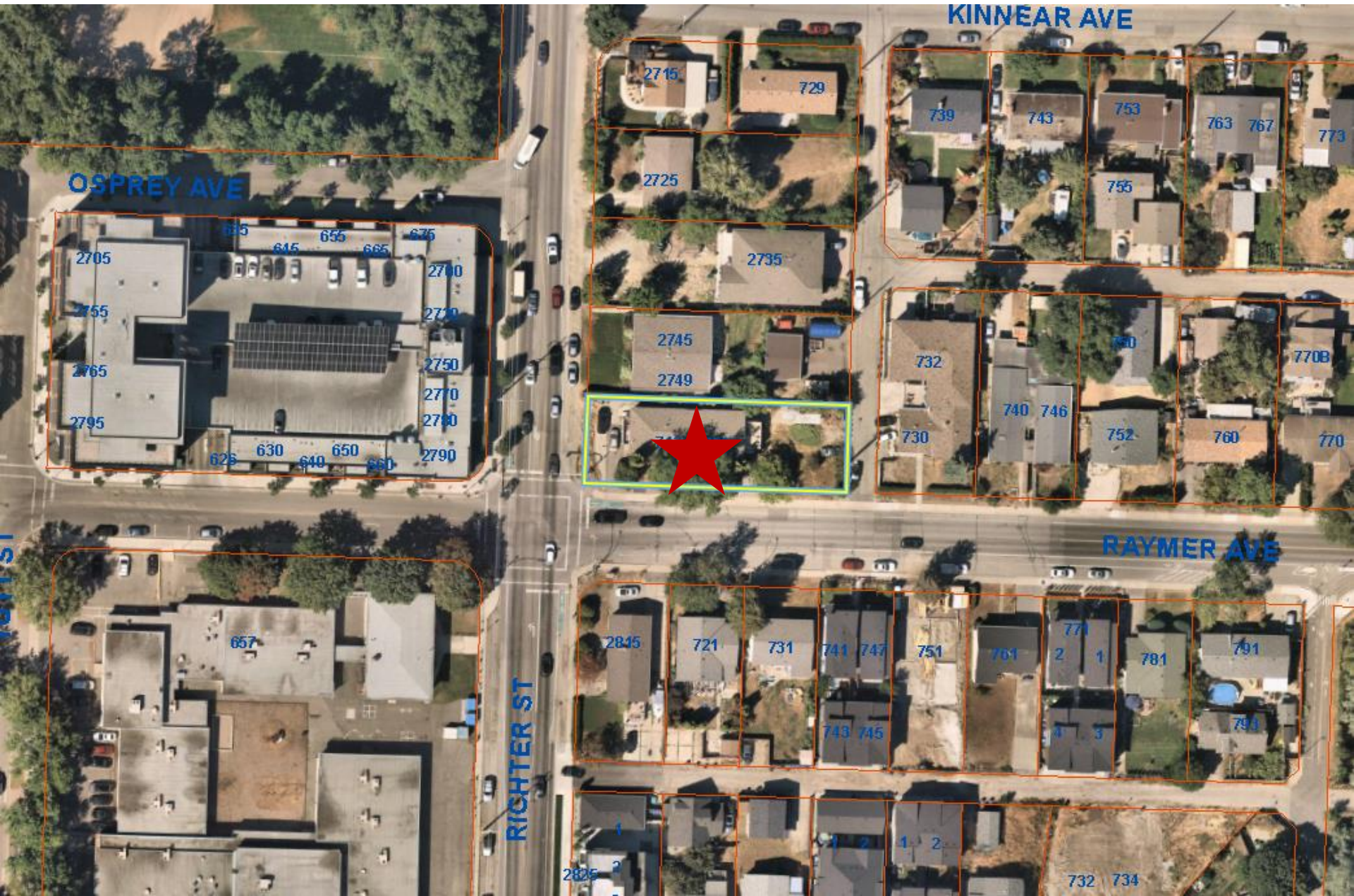
Walk Score
87

Transit Score
47

Bike Score
97



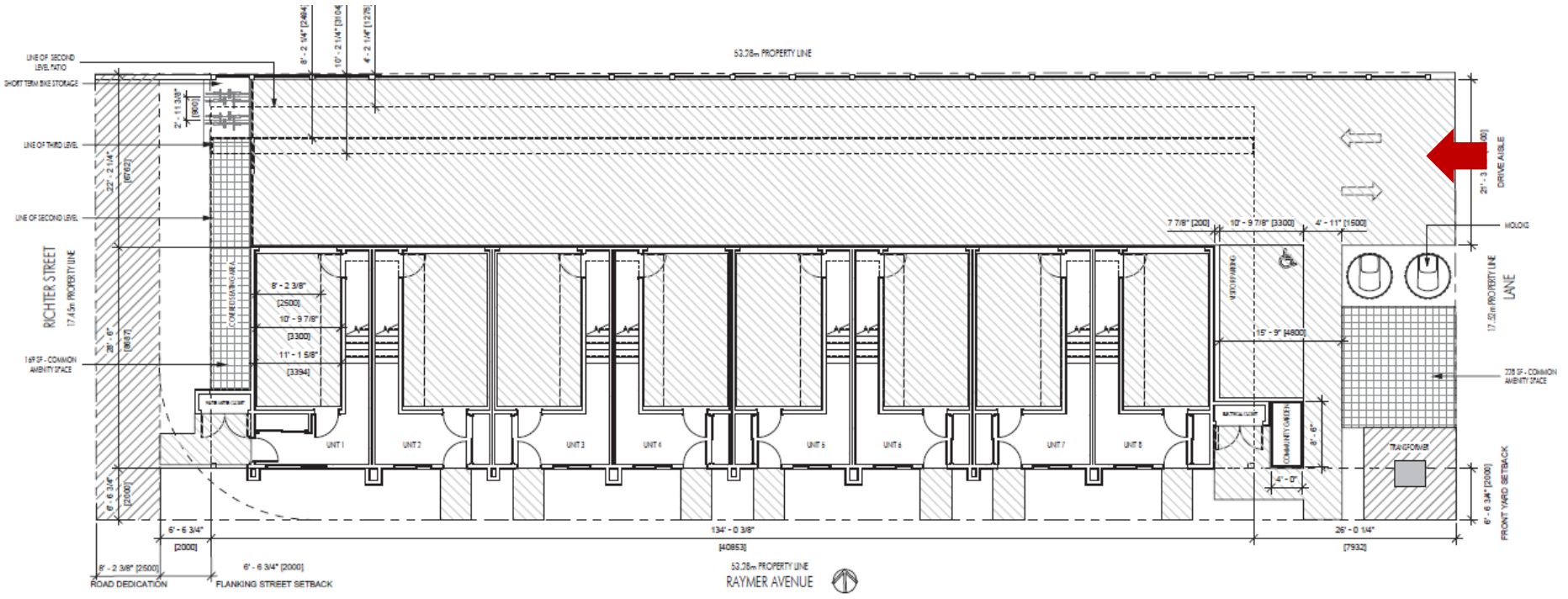
Subject Property Map



Technical Details

- ▶ Development Permit for new three-storey townhouse development.
 - ▶ 8-units in total
 - ▶ 2 three-bedroom units;
 - ▶ 6 two-bedroom units;
 - ▶ All units have ground access.
 - ▶ All units will also have rooftop amenity space.
 - ▶ 8 parking spaces (one per unit)
 - ▶ 1 visitor stall.
 - ▶ Parking accessed from the laneway
 - ▶ 4 short-term bicycle stalls on Richter Street
 - ▶ Common Amenity at ground-level.

Site Plan












Elevation – South



1 SOUTH COLOUR ELEVATION
A-200 1/8" = 1'-0"

EXTERIOR FINISHES AND COLOURS:

- | | |
|--|--|
| <ul style="list-style-type: none">  FASCIA, TRIM, WINDOWS AND DOORS: BLACK  HARDIE: REVEAL PANEL IN DEEP OCEAN  HARDIE: REVEAL PANEL IN COBBLE STONE  MAC: WOOD COLLECTION IN SMOKED BIRCH | <ul style="list-style-type: none">  STUCCO: BENJAMIN MOORE - DISTANT GRAY 2140-70  STUCCO: BENJAMIN MOORE - BLACK BEAUTY 2128-10  WOOD PRIVACY SCREEN: STAINED TO MATCH MAC WOOD IN SMOKED BIRCH  STRUCTURAL POSTS AND BEAMS: WRAPPED TO MATCH MAC WOOD IN SMOKED BIRCH  ACCENT DOORS: RED |
|--|--|

Elevation – East & West



3 EAST COLOUR ELEVATION
A-200 1/8" = 1'-0"



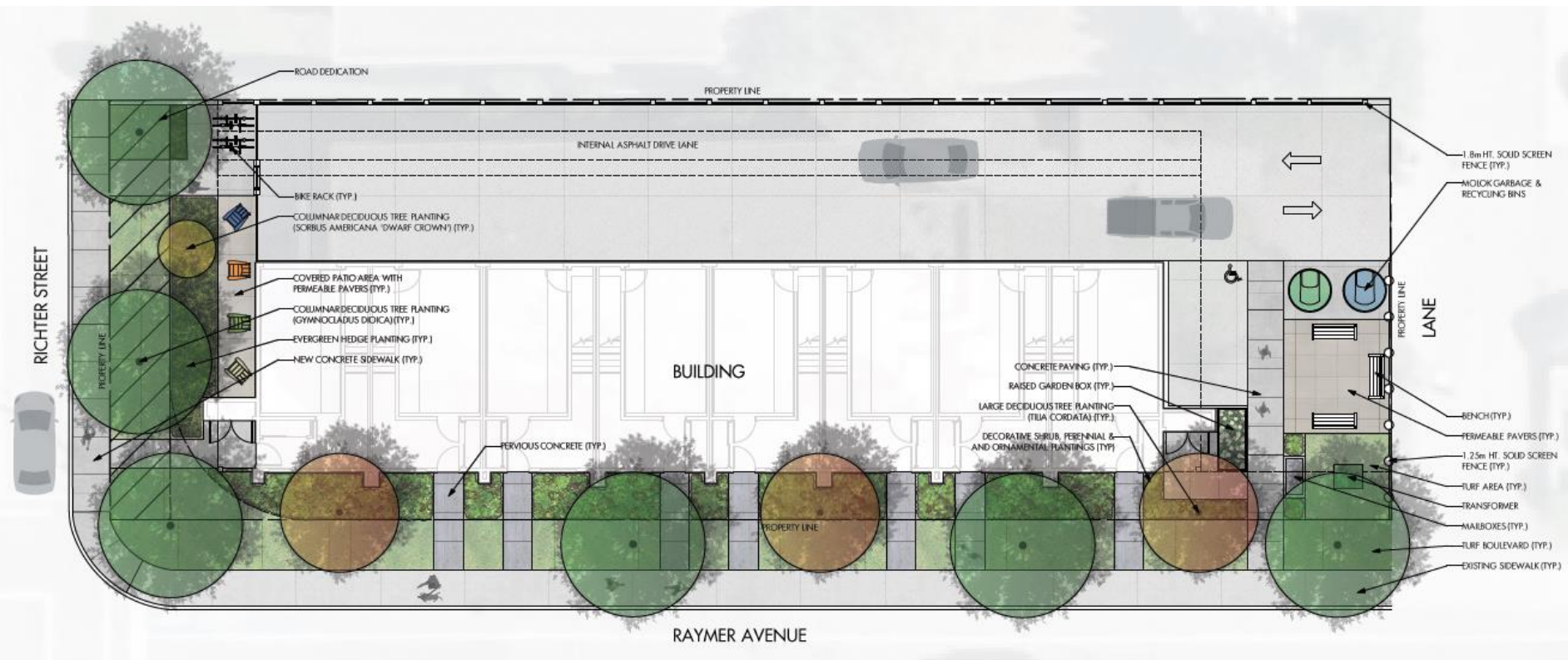
3 WEST COLOUR ELEVATION
A-201 1/8" = 1'-0"

Elevation – North



1 NORTH COLOUR ELEVATION
A-201
1/8" = 1'-0"

Landscape Plan



Rendering - NE



Rendering - South



Rendering - North



OCP Design Guidelines

- ▶ OCP Design Guidelines: Townhouse & Infill Residential Developments:
 - ▶ Ground-Oriented Housing;
 - ▶ Parking off laneway;
 - ▶ Façade includes varied architectural features;
 - ▶ Common Amenity Spaces.

OCP Objectives & Policies

- ▶ Policy 4.9.2. Transitioning to Core Area Neighbourhoods:
 - ▶ The subject property border Core Area Neighbourhood, so the reduced height of three-storeys helps with shadowing and height cliffs.
- ▶ Policy 4.12.2 Family-Friendly Housing
 - ▶ The proposal includes three-bedroom units.

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.