City of
Kelowna

DP22-0236
2609-2611 Richter Street

Development Permit

Purpose

▶ To issue a Development Permit for the form and character of a 5-storey building offering a women's shelter and supportive housing services.

Development Process

Dec. 16th 2022

Development Application Submitted

↓

Staff Review & Circulation & Redesign

↓

→ April 24th 2023

Development Permit

↓

Building Permit

Council Approvals

Context Map

Transit Supportive Corridor

Pandosy Urban Centre Boundary

Subject Property

Walk Score 81 — **Very Walkable**
Most errands can be accomplished on foot.

Transit Score 47 — **Some Transit**
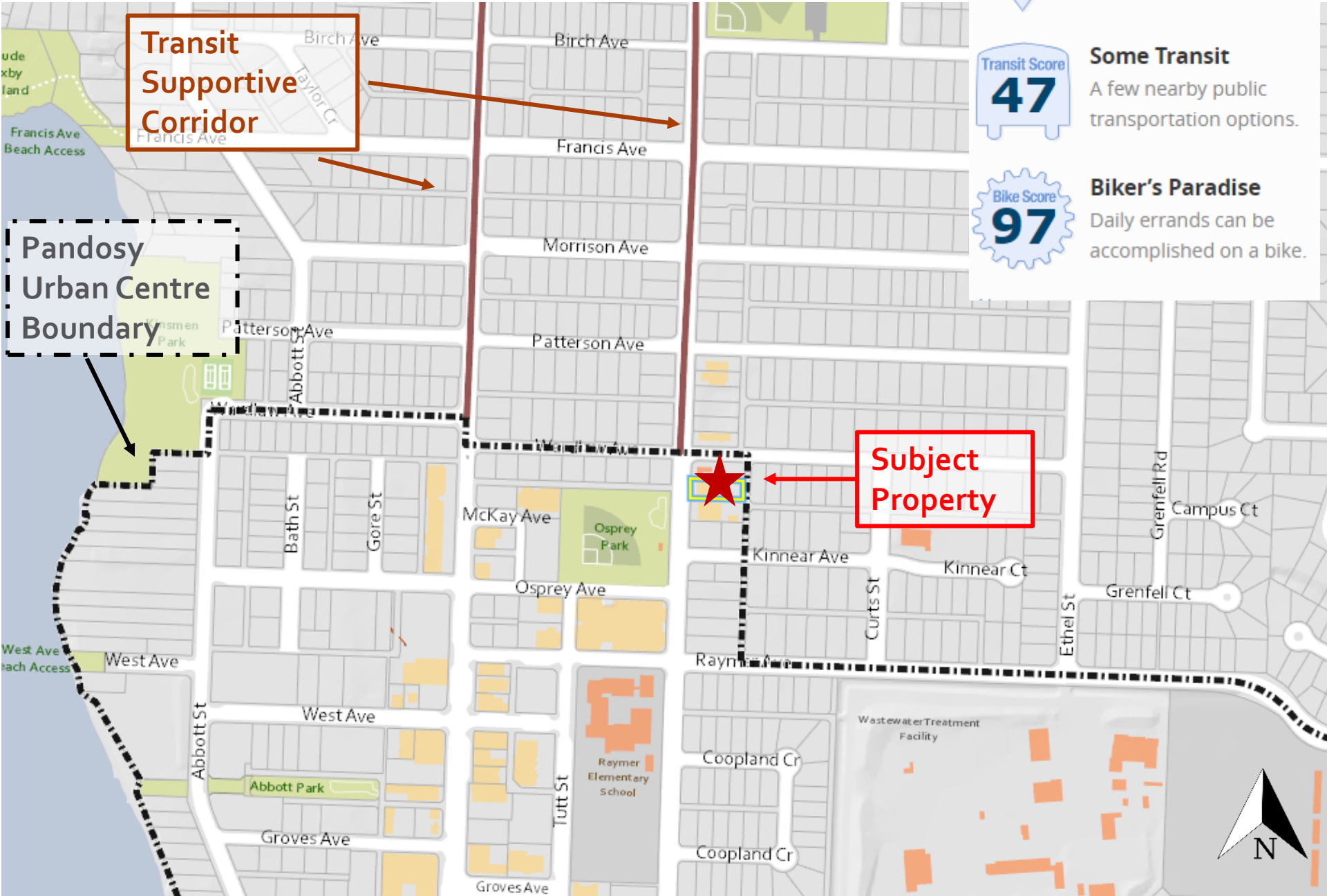A few nearby public transportation options.

Bike Score 97 — **Biker's Paradise**
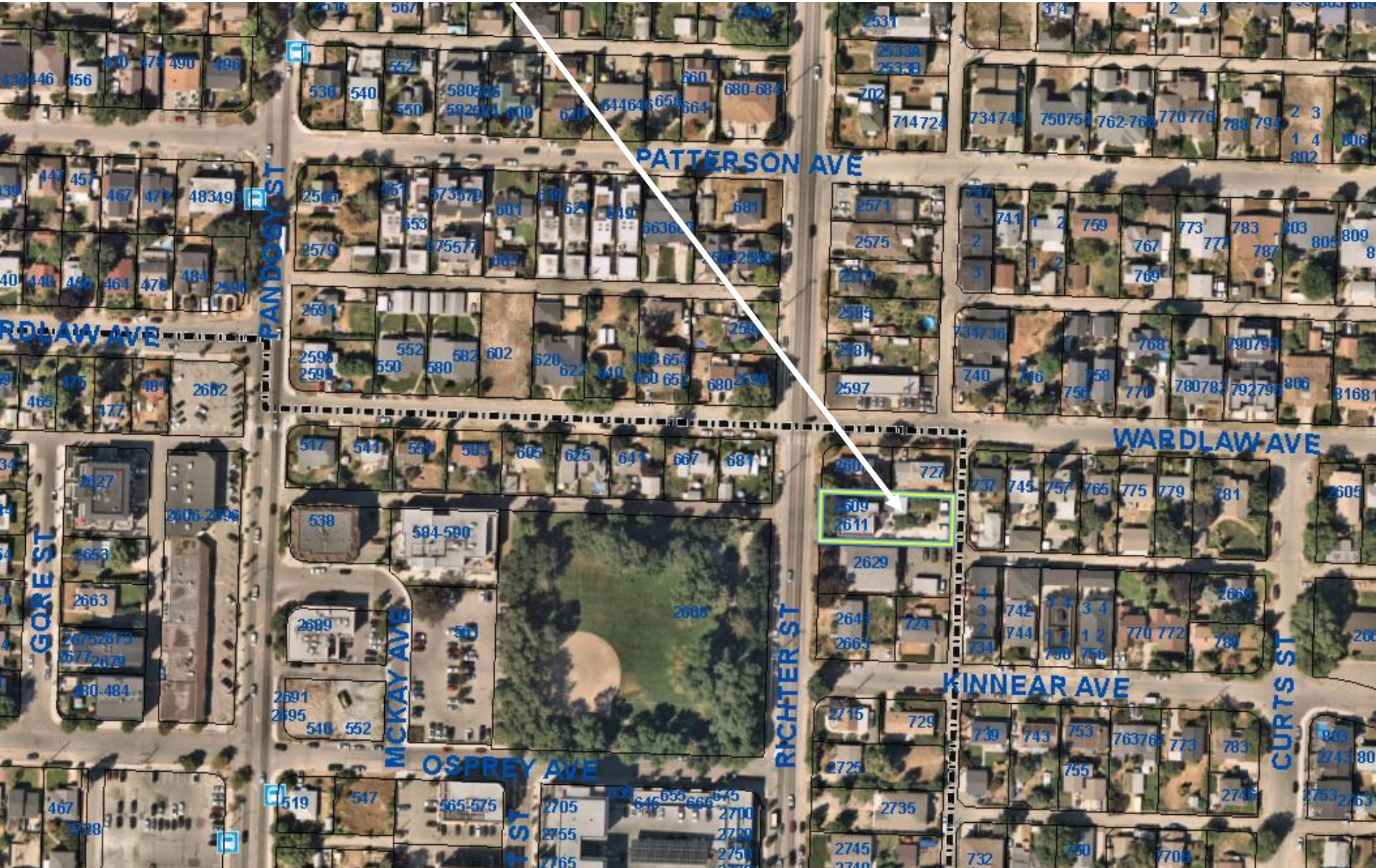Daily errands can be accomplished on a bike.

Subject Property Map

Subject Property Map

City of **Kelowna**

Subject Property Map

Buildings Under Application

- Development Application Approved
- Development Application Submitted
- Building Permit Approved - Under Construction
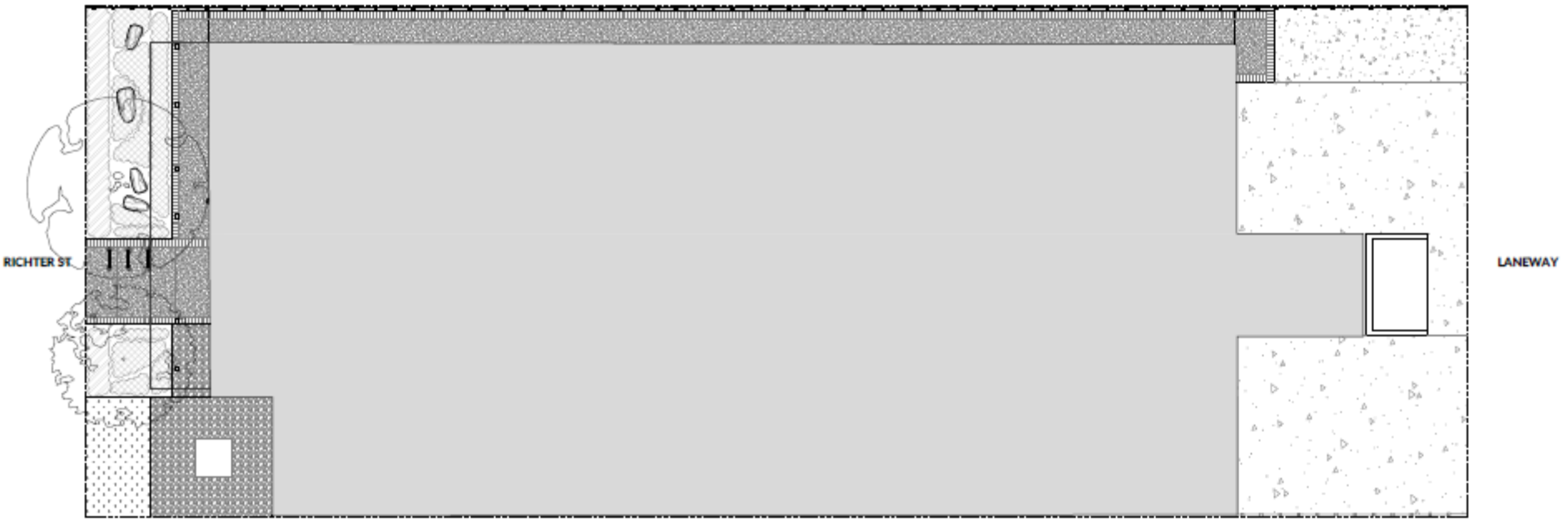- others

City of **Kelowna**
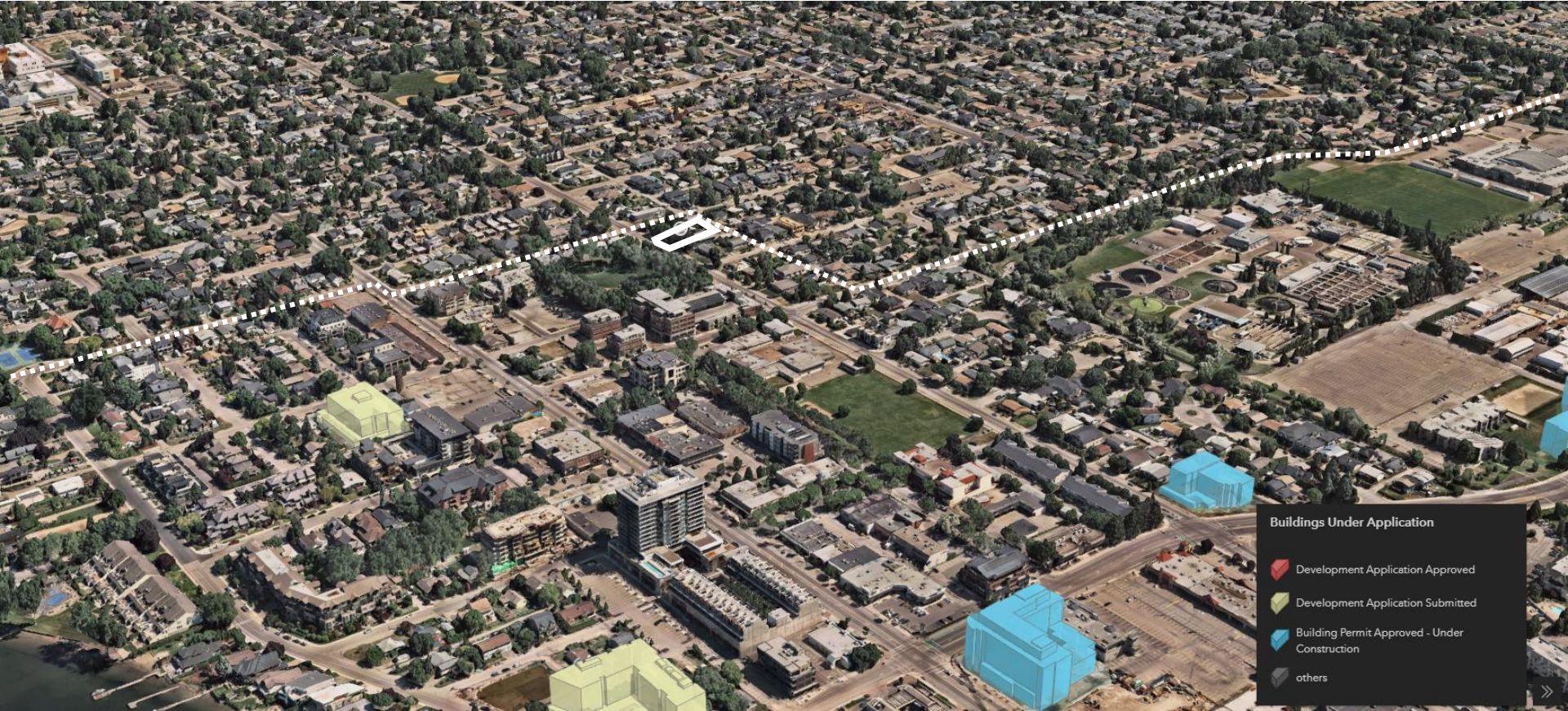
Technical Details

▶ Women's Shelter and Supportive Housing

  ▶ 10 unit shelter on floor 2

  ▶ 24 unit supportive housing on floor 3 to 5

  ▶ 20 Parking Stalls

  ▶ 14 Bicycle Parking Stalls

Site Plan & Landscape Plan
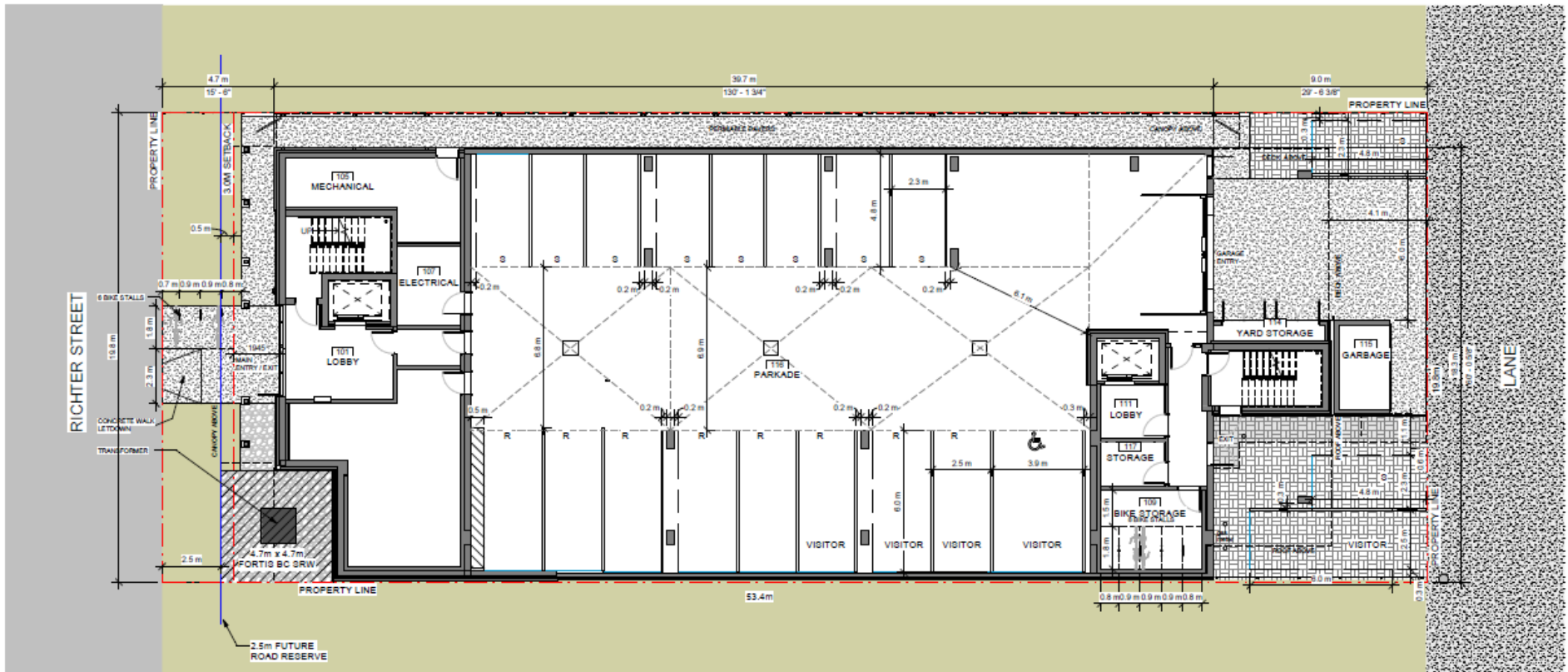
N

Site Plan Overview - 1:100

RICHTER ST.

LANEWAY

Springfield Rd

Level 1 and Parkade

Springfield Rd

Floors Two & Three Plans

2nd Storey

3rd Storey

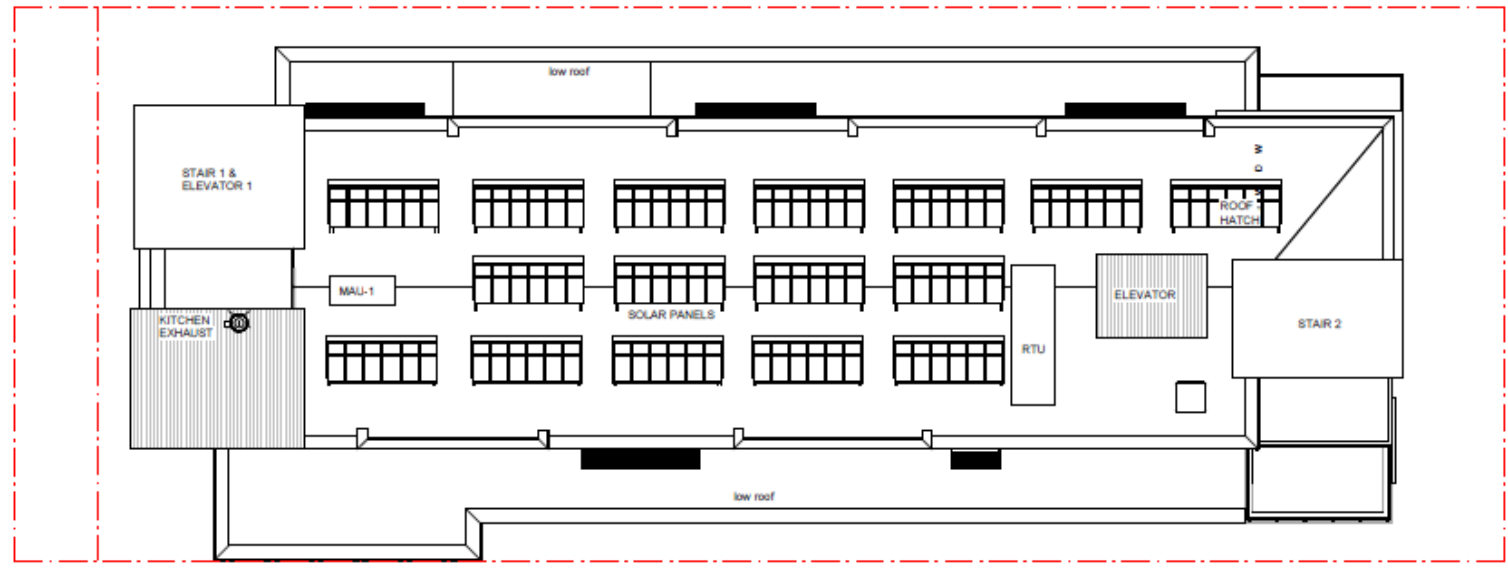# Floors Four, Five, & Roof Plans

4th & 5th Storey

Roof Plan

Materials Board

LUX ALUMINUM WOOD GRAIN VERTICAL (#1)

SAMPLE FOR COLOUR PURPOSES ONLY

FIBER CEMENT PANEL - WHITE (#2)

SAMPLE FOR COLOUR PURPOSES ONLY

FIBER CEMENT PANEL - BLUE (#4)

SAMPLE FOR COLOUR PURPOSES ONLY

FIBER CEMENT PANEL - BLACK (#6)

SAMPLE FOR COLOUR PURPOSES ONLY

FIBER CEMENT PANEL - GREY (#3)

SAMPLE FOR COLOUR PURPOSES ONLY

BRICK VENEER - GREY (#8)

SAMPLE FOR COLOUR PURPOSES ONLY

CONCRETE WALL / COLUMN (#8 & #9)

SAMPLE FOR COLOUR PURPOSES ONLY

GLASS RAILING (#10)

SAMPLE FOR COLOUR PURPOSES ONLY

City of **Kelowna**

Elevation – West and East

West

East

City of **Kelowna**

Elevation – North

NORTH ELEVATION

City of **Kelowna**

Elevation – South

City of **Kelowna**

Rendering – NE

VIEW LOOKING NORTH EAST - FRONT ELEVATION

RENDERING FOR ILLUSTRATIVE PURPOSES ONLY

Rendering – SE

RENDERING FOR ILLUSTRATIVE PURPOSES ONLY

VIEW LOOKING SOUTH EAST - FRONT ELEVATION

Rendering – NW

VIEW LOOKING NORTH WEST - REAR ELEVATION

RENDERING FOR ILLUSTRATIVE PURPOSES ONLY

Rendering – NW

RENDERING FOR ILLUSTRATIVE PURPOSES ONLY

VIEW LOOKING SOUTH WEST - REAR ELEVATION

OCP Policies & Design Guidelines

- ▶ Diverse Housing Form

- ▶ Diverse Housing Tenure

- ▶ Housing with Supports

- ▶ Appropriate height and scale
  - ▶ Within OCP Building Height Map

- ▶ Appropriate Form and Function
  - ▶ Within Residential Character as stated by OCP Retail Street Map

Staff Recommendation

▶ Staff recommend **support** for the proposed Development Permit as it:

  ▶ Aligns with OCP Chapter 5 Policies

  ▶ Meets majority of OCP Design Guidelines

  ▶ No Variances

City of **Kelowna**