



City of  
**Kelowna**

DP20-0154  
605 Fraser Rd

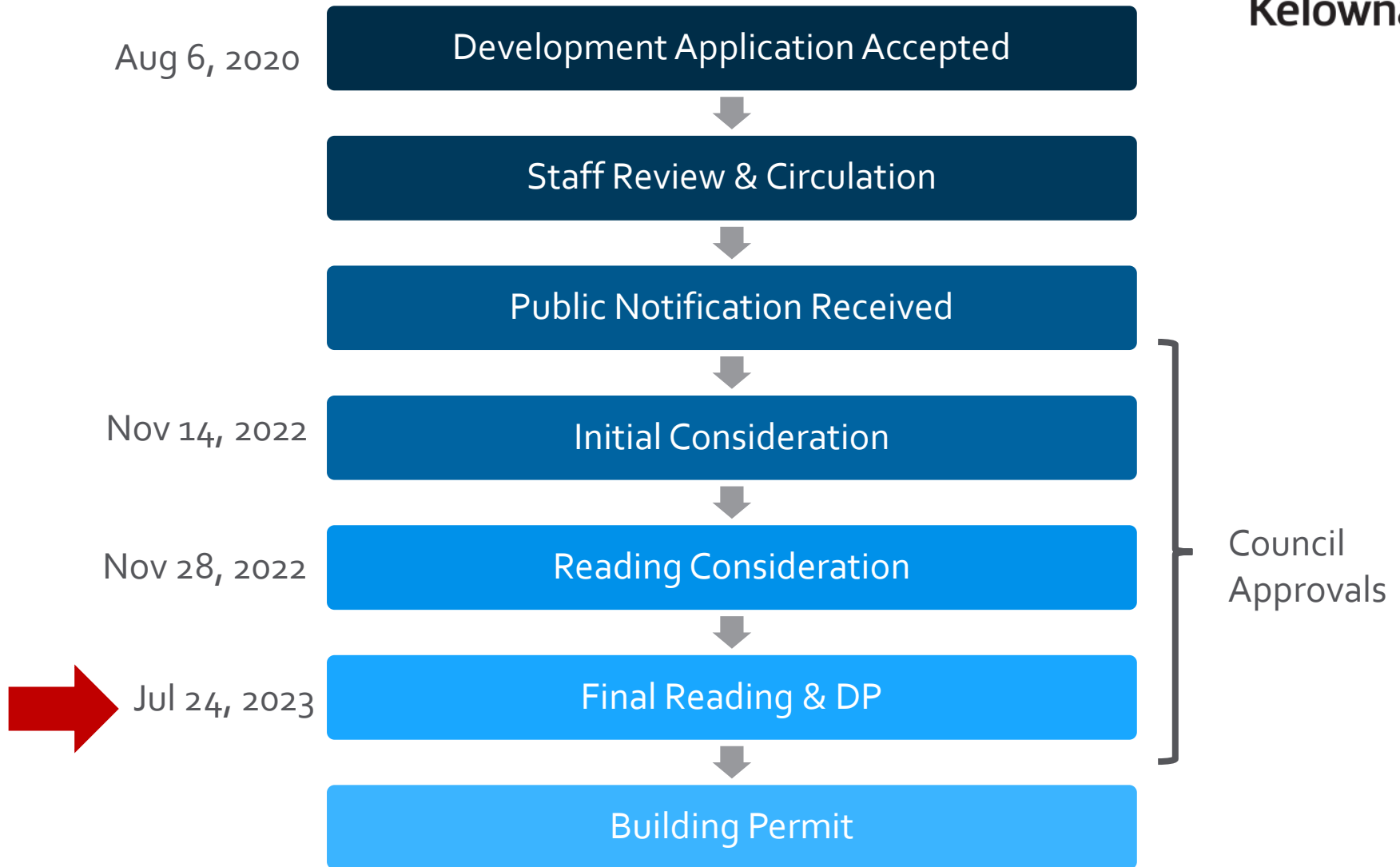
Development Permit



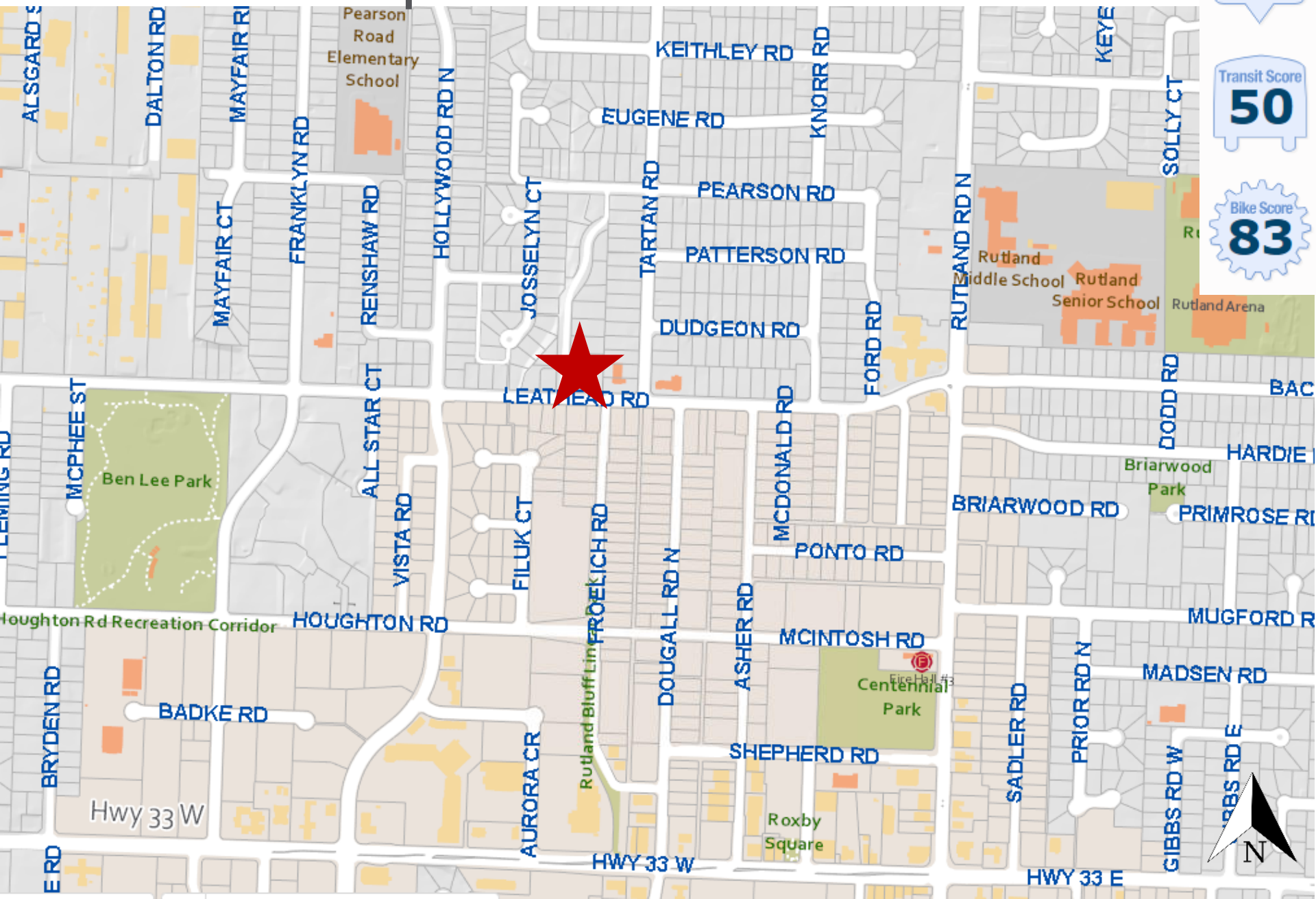
# Purpose

- ▶ To issue a Development Permit for the form and character of a 16-unit townhouse development.

# Development Process



# Context Map



Walk Score  
**46**

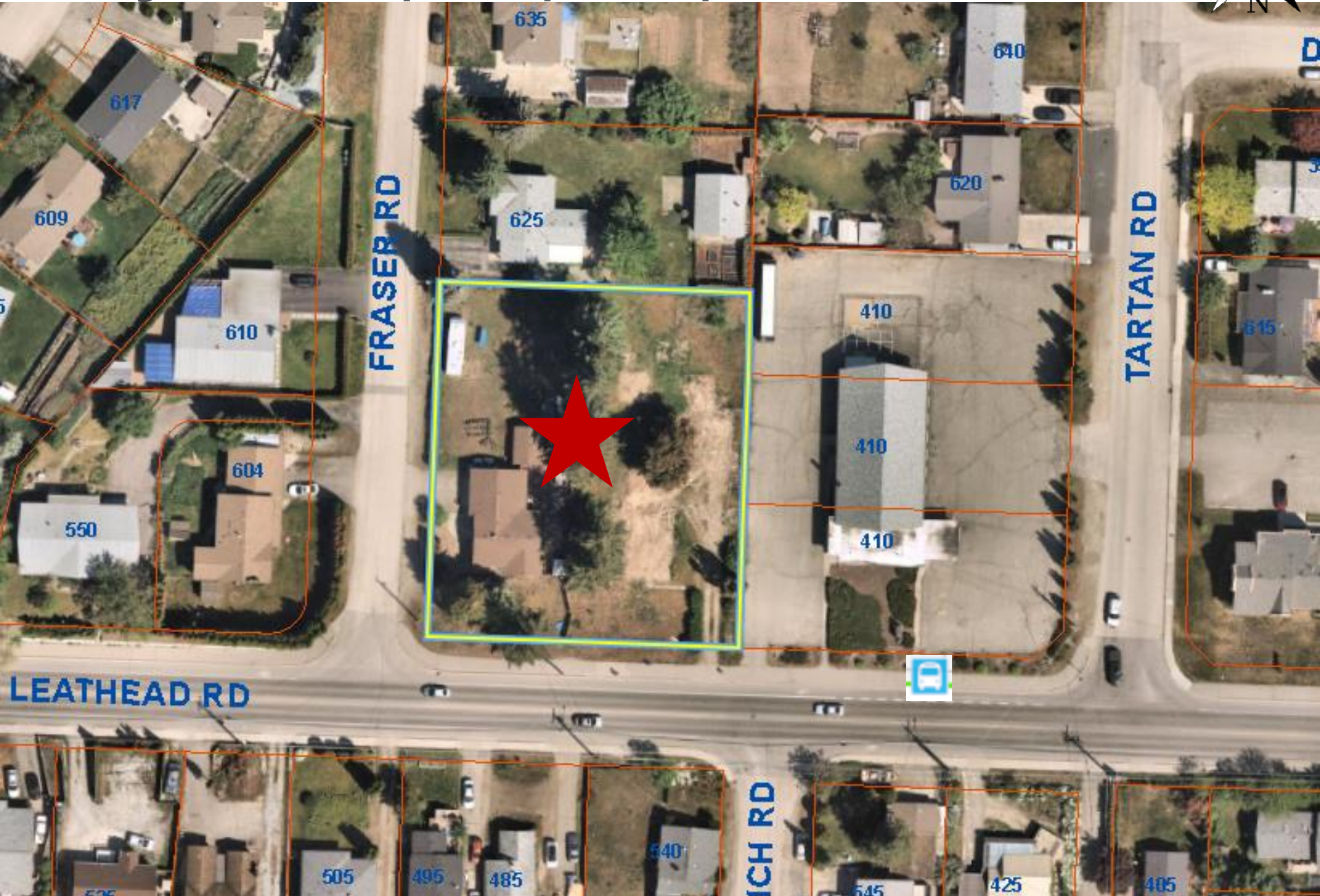
Transit Score  
**50**

Bike Score  
**83**





# Subject Property Map

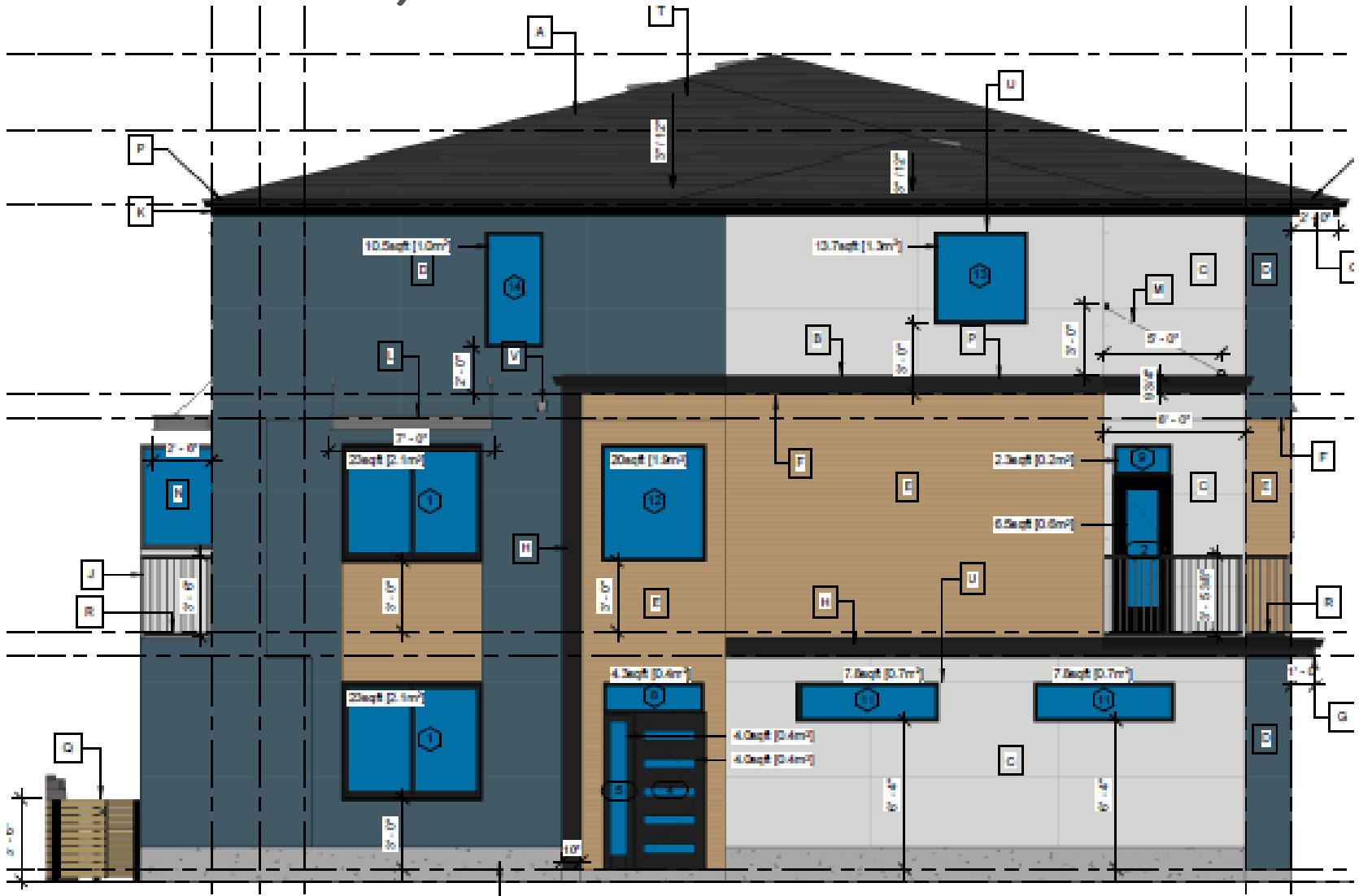


# Technical Details

- ▶ 16-unit townhouse development (4 buildings)
  - ▶ 4 two-bedroom units
  - ▶ 12 three-bedroom units
- ▶ 34 parking stalls
  - ▶ Individual garages (25% tandem)
  - ▶ 2 surface visitor parking stalls
- ▶ Common & Private Amenity Space
  - ▶ Private balconies
  - ▶ Ground level yards
  - ▶ Common amenity space and on-site communal gardens



# Elevation – Building 2 – South (Leathead Rd)







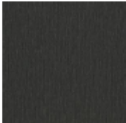


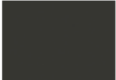


# Elevation – Building 1 – West (Fraser Rd)



# Materials Board

## EXTERIOR MATERIAL SCHEDULE

SAMPLE	COLOUR	MATERIAL	TEXTURE
	WHITE w/ BLACK REVELS	CEMENT PANEL	SMOOTH
	EVENING BLUE OR BEIGE w/ BLACK REVELS	CEMENT PANEL	SMOOTH
	WOOD GRAIN BLONDE OAK	PVC LAP SIDING & VENTED SOFFIT	SMOOTH
	BLACK	ALUMINUM SIDING GUARDRAILS, EAVES VENTED SOFFIT, DOOR/WINDOW FRAME	BRUSHED/PAINTED
	BLACK	ENGINEERED WOOD/ CEMENT BOARD	10" WOOD GRAIN FASCIA
	BLACK	PAINTED STEEL	CABLE SUPPORT & AWNING
	OPAQUE	GLASS	SMOOTH
	SOUTHERN OAK	VINYL DECKING DEC-TEC®	TEXTURED/ SLIP RESIST
	GATEHOUSE	BRICK VENEER	BRICK PATTERN
	CHARCOAL	ASPHALT SHINGLES	ROOFING
	CHARCOAL	2 LAYERS SBS TORCH-ON	ROOFING





# Rendering – SW



# Rendering - NW





# Rendering - W





# OCP Design Guidelines

- ▶ Orienting primary building facades and entries to the street
- ▶ Incorporating a range of architectural features and details into building facades
- ▶ Designing units to have easy access to useable private and semi-private outdoor amenity space

# Staff Recommendation

- ▶ Staff recommend **support** for the proposed development permit as it:
  - ▶ Meets majority of OCP Form and Character Design Guidelines for Townhouses
  - ▶ No variances proposed