



City of
Kelowna

DP23-0002
500 Asher Road

Development Permit Application

Purpose

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

Development Process



Jan 9, 2023

Development Application Submitted



Staff Review & Circulation



Jul 10, 2023

Development Permit Consideration



Building Permit



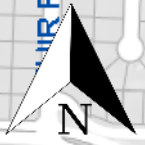
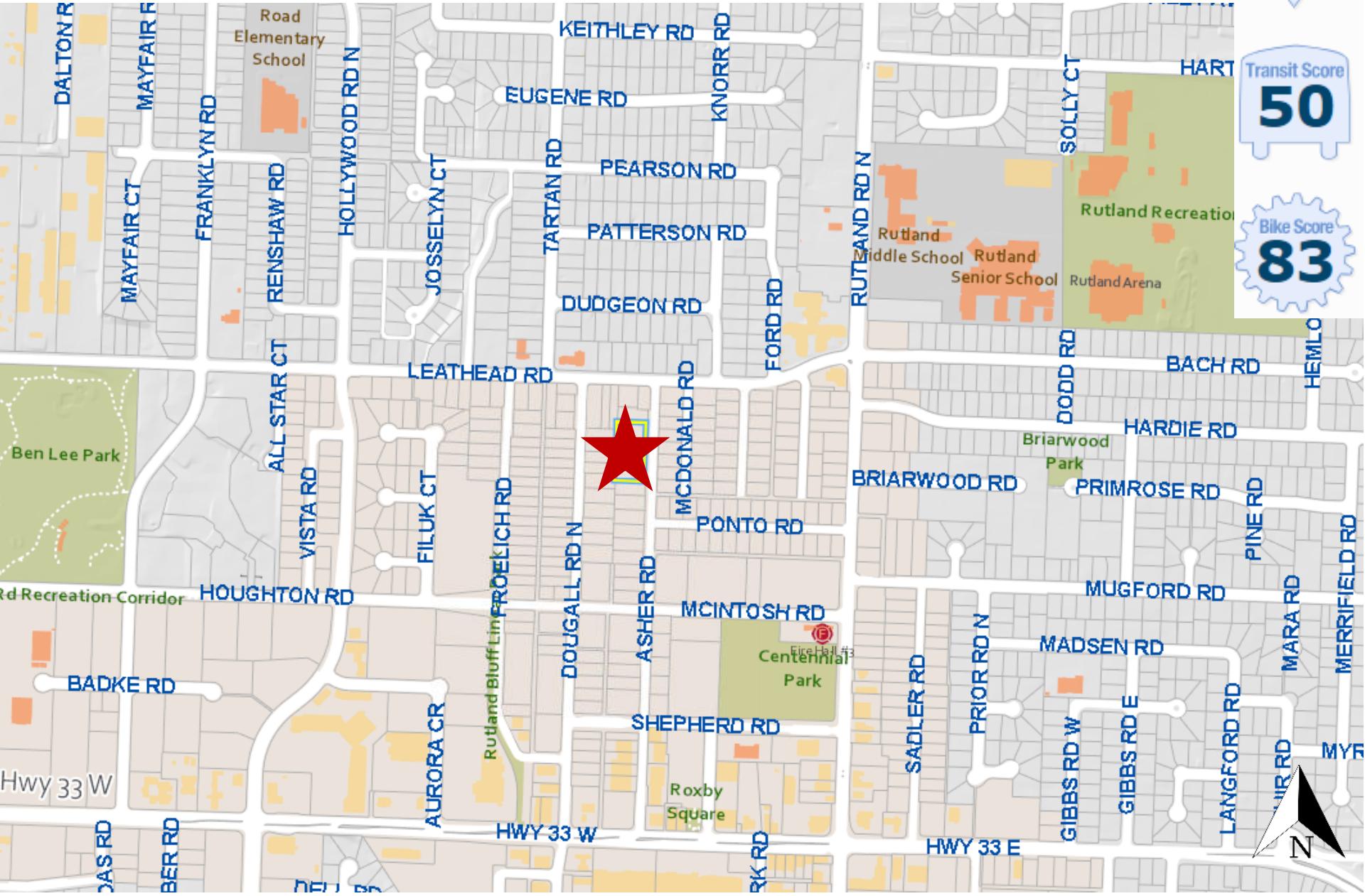
Council Approvals

Context Map

Walk Score
78

Transit Score
50

Bike Score
83



Subject Property Map



DOUGALL RD N

ASHER RD

MCDONALD RD



- 385
- 547
- 325
- 295
- 255
- 405
- 540
- 355
- 345
- 520
- 520
- 525
- 530
- 510
- 510
- 515
- 10
- 495
- 500
- 505
- 92
- 490
- 485
- 490
- 480
- 470
- 480
- 495
- 475
- 460
- 485
- 465
- 465
- 455
- 450
- 440
- 440
- 440
- 450
- 455

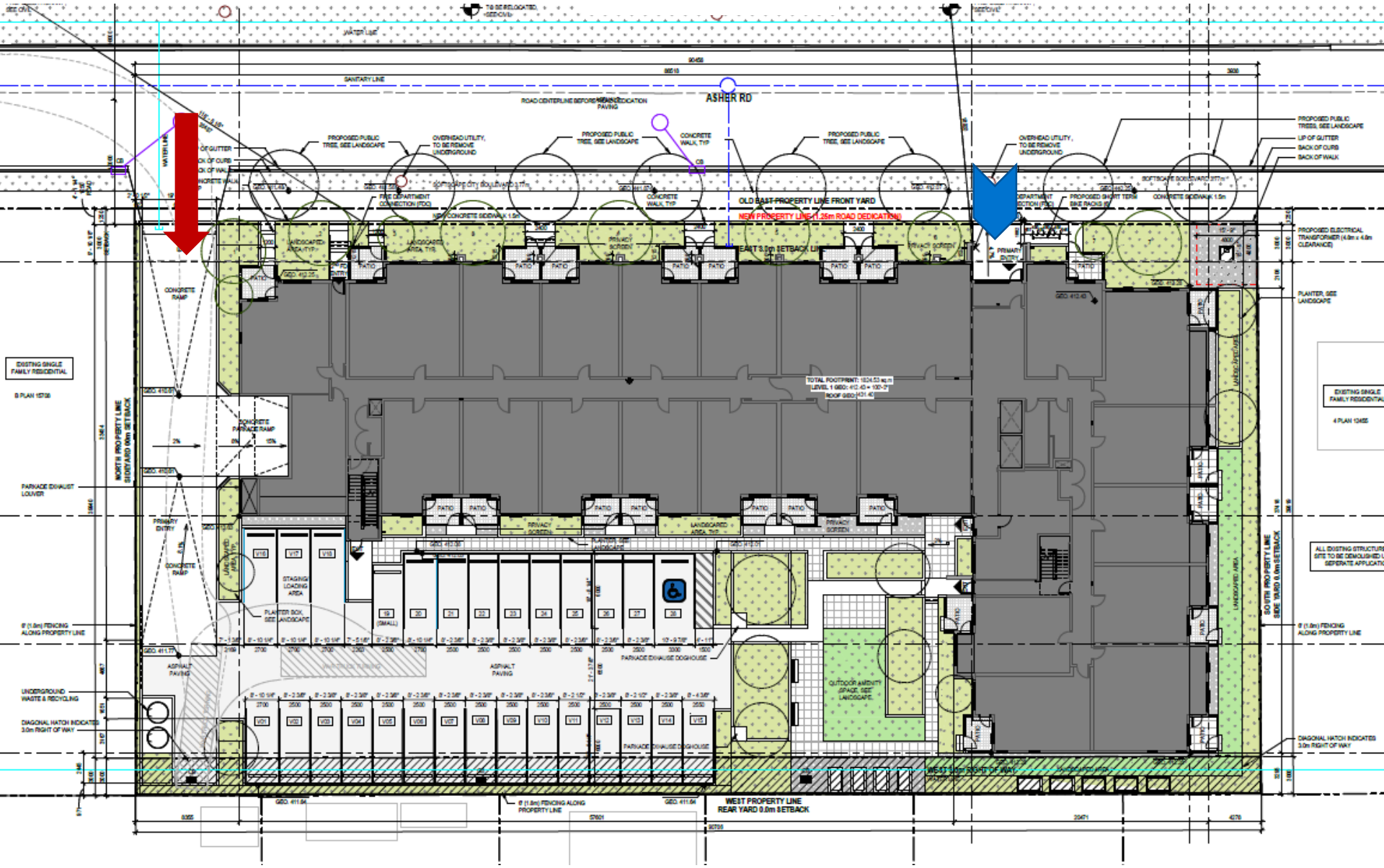
Technical Details

- ▶ Development Permit for a six-storey apartment building.
 - ▶ 127 units in total
 - ▶ 4 studio
 - ▶ 86 1-bedroom
 - ▶ 37 2-bedroom
 - ▶ 118 residential parking spaces
 - ▶ 18 visitor stalls
 - ▶ 104 long-term bicycle stalls
 - ▶ 20 trees in total (6 large trees)

Site Plan



Asher Road



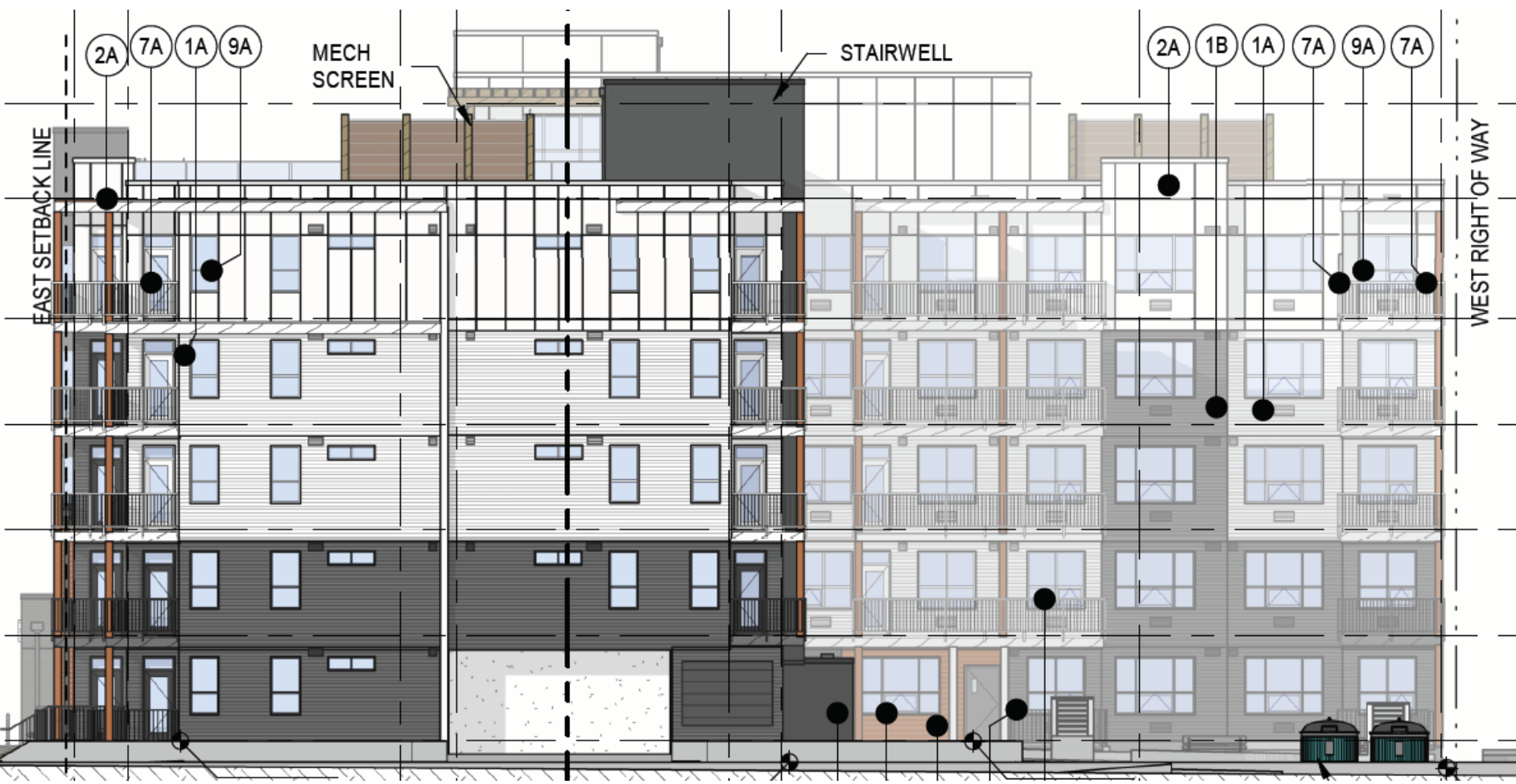
Elevation – East



Elevation – South



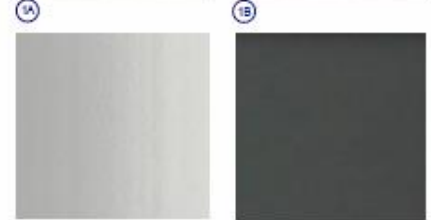
Elevation – North



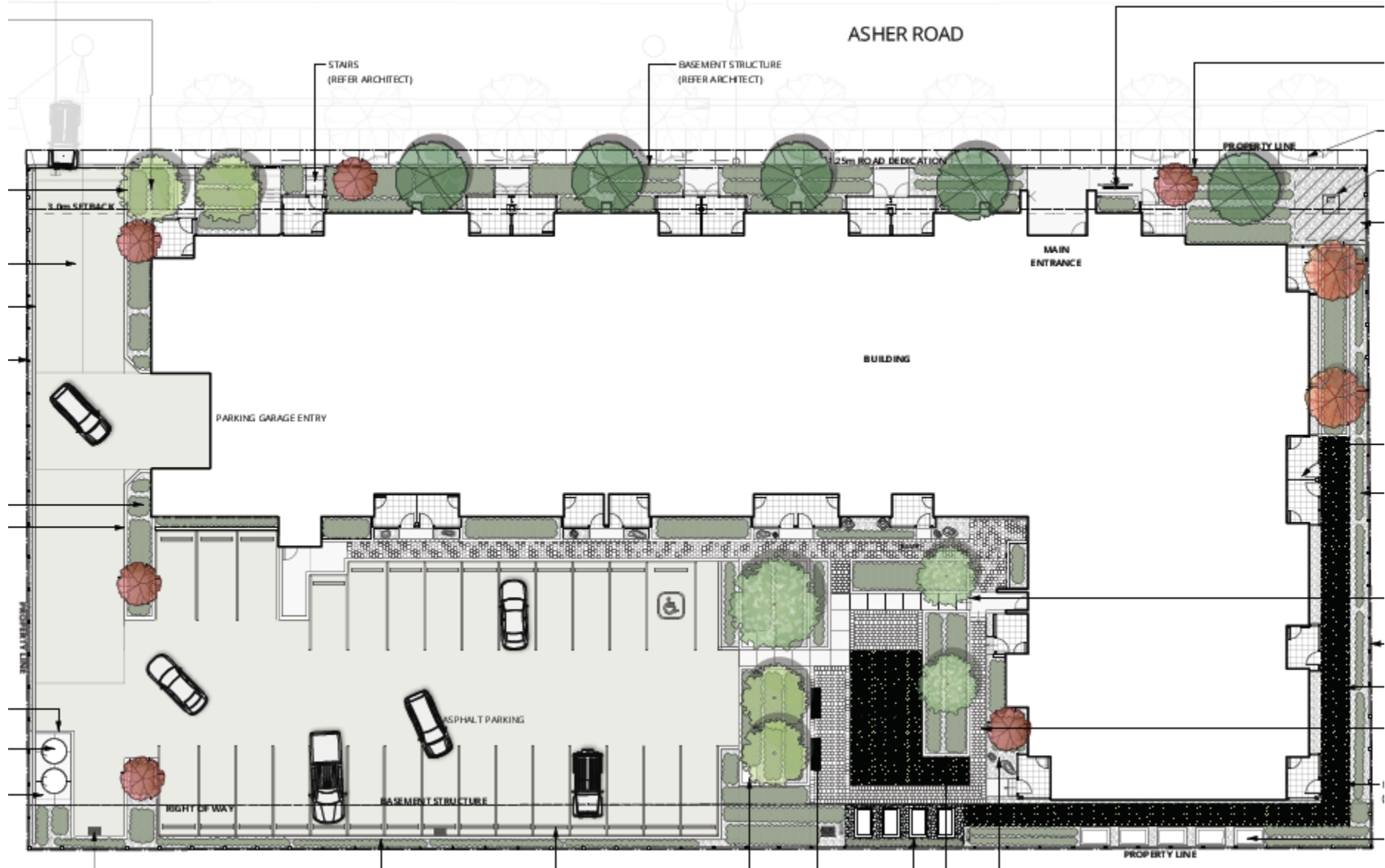
Elevation – West



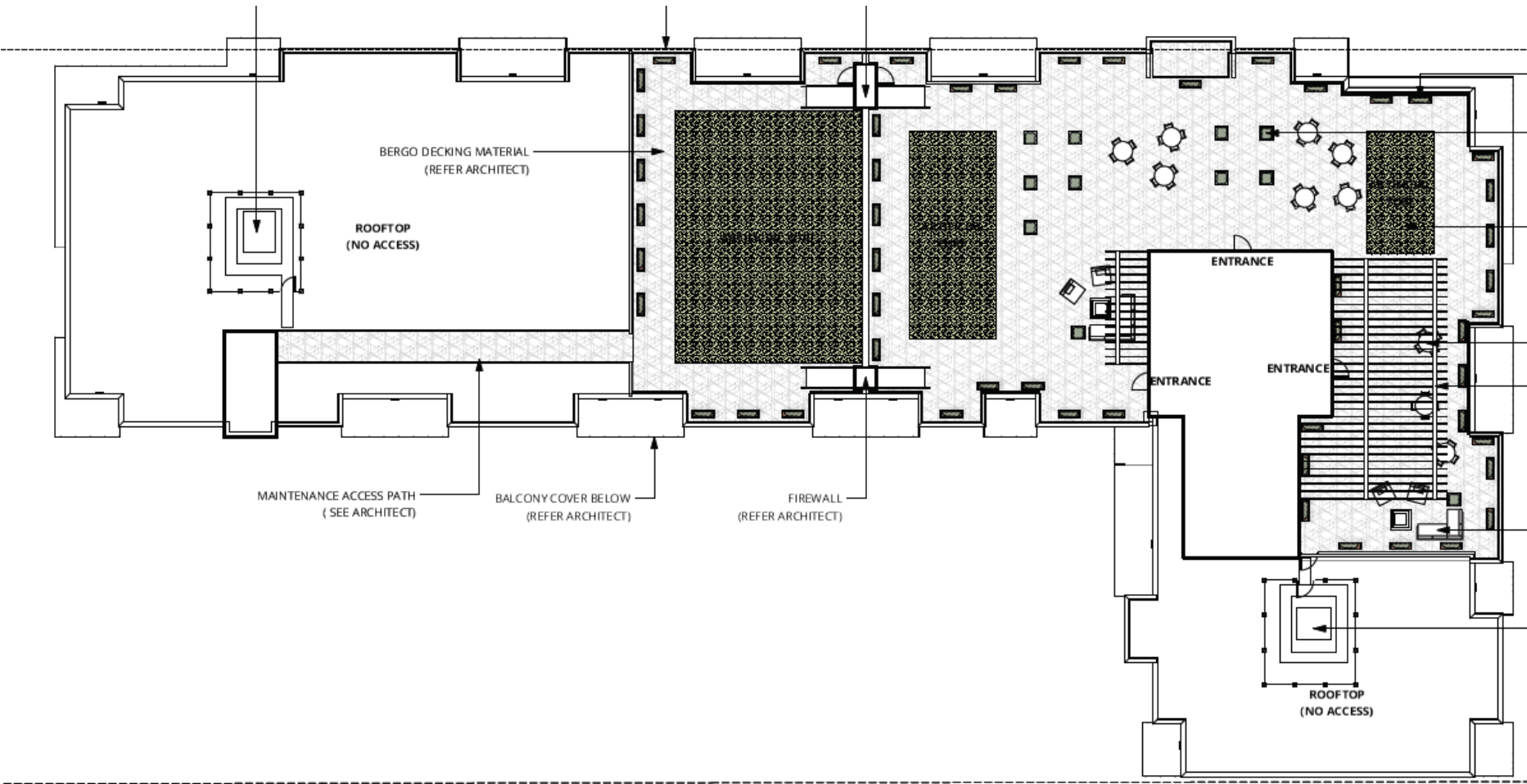
Materials Board



Landscape Plan



Landscape Plan - Rooftop



Rendering – SW



Rendering – SE



Rendering – W



Rendering – Rooftop



OCP Design Guidelines

- ▶ Providing lobby and main entrance clearly visible from fronting street;
- ▶ Setting building back 3.0m to allow semi-private entrance at ground-level;
- ▶ Offsite parking provided away from public view;
- ▶ High-quality amenity staff;
- ▶ High-quality materials.

Staff Recommendation

- ▶ Staff recommend **support** for the proposed Development Permit as it:
 - ▶ Meets OCP Design Guidelines
 - ▶ Located in Rutland Urban Centre
 - ▶ Overall height mitigated by limiting height of sixth storey.