



City of  
Kelowna

# DP22-0035 & DVP22-0036 802-812 Saucier Ave

Development Permit & Development Variance Permit

# Purpose

- ▶ To issue a Development Permit for the form and character of rental only apartment housing with variances to site coverage and building step-backs.

# Development Process

Feb 7, 2022

Development Application Accepted



Staff Review & Circulation



June 1, 2022

Public Information Session



Nov 14, 2022

Initial Consideration



Nov 28, 2022

Reading Consideration



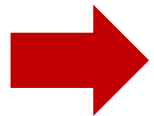
Sep 12, 2023

Final Reading & DP & DVP

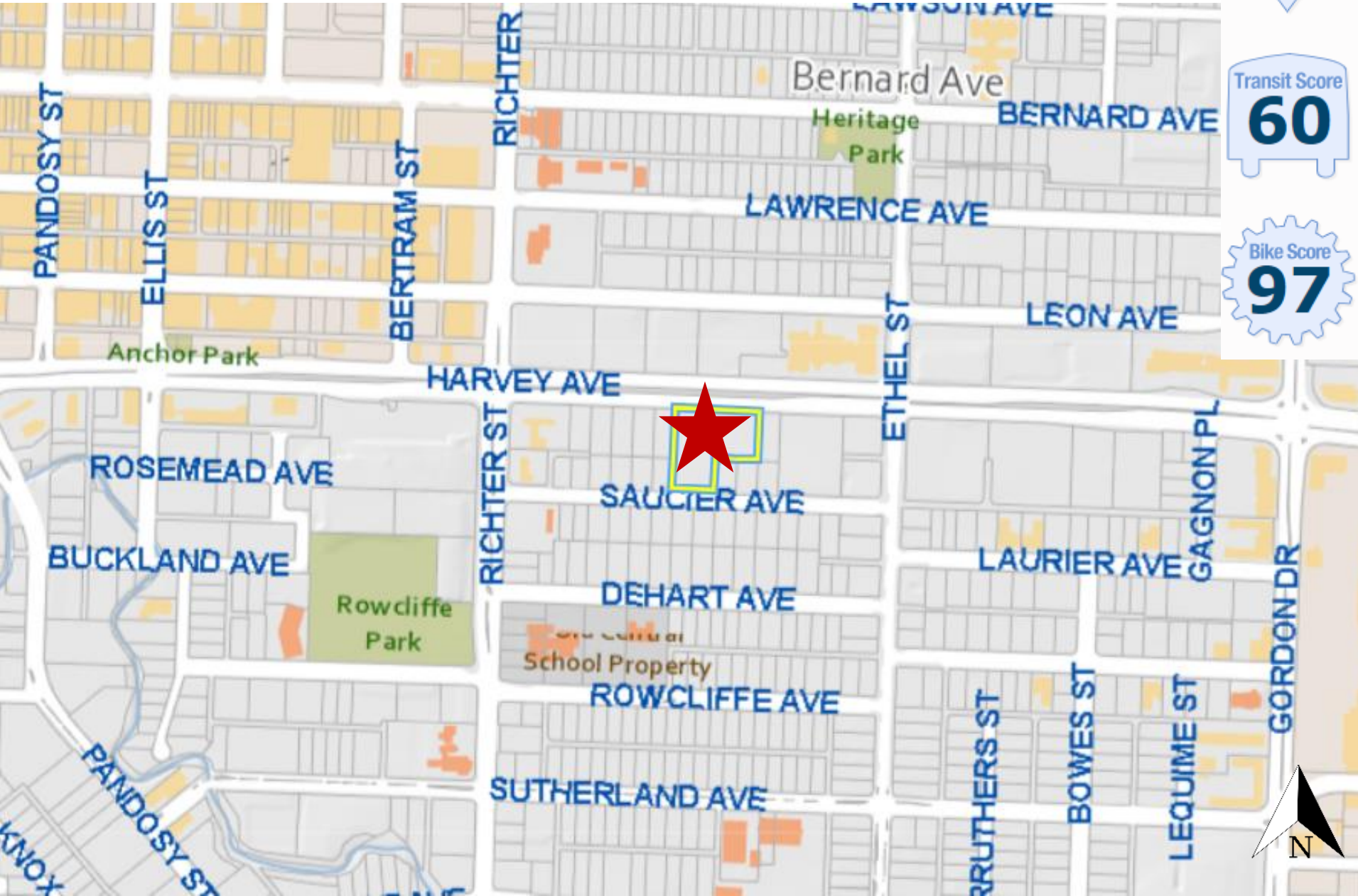


Building Permit

Council  
Approvals



# Context Map



Walk Score  
**62**

Transit Score  
**60**

Bike Score  
**97**



# Subject Property Map



# Technical Details

- ▶ MF3r – Apartment Housing Rental Only
  - ▶ Total units: 171
    - ▶ Studio: 14
    - ▶ One-bed: 12
    - ▶ Two-bed: 128
    - ▶ Three-bed: 17
  - ▶ 6 storeys in height
  - ▶ Parking Stalls: 192
  - ▶ Bicycle Parking Stalls: 140
  - ▶ Large Trees: 27

# Variances

1. Section 13.5: Development Regulations (MF3 Zone)

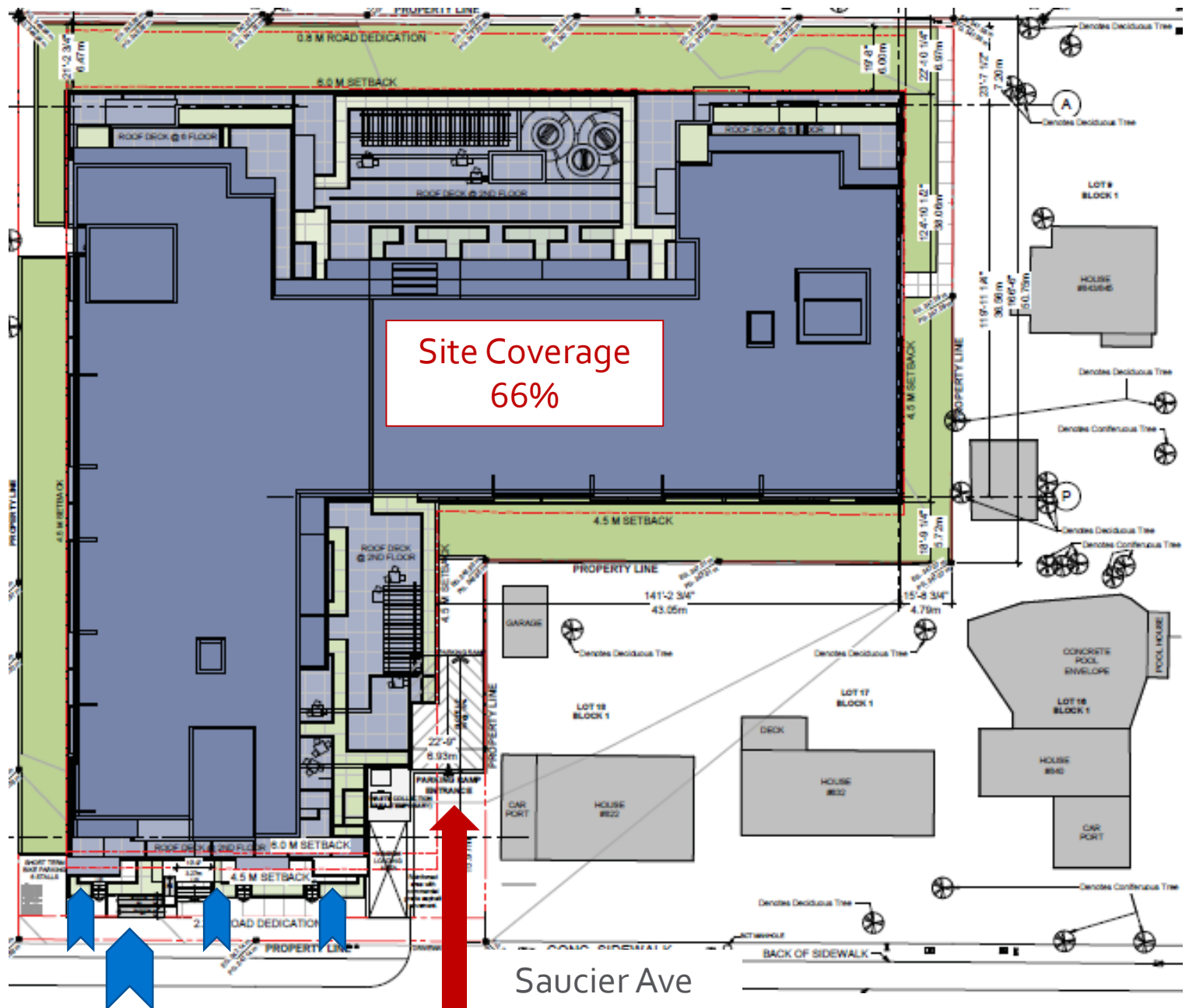
To vary the required maximum site coverage of all buildings from 65% required to 66% proposed;

2. Section 13.5: Development Regulations (MF3 Zone)

To vary the minimum Building Step-back from Front Yard on Saucier Ave from 3.0 m required to 2.1 m proposed (at Level 2).

# Site Plan

Harvey Ave



Site Coverage  
66%

Saucier Ave



# Elevation – Harvey Ave



# Elevation – Saucier Ave



# Elevation – East



# Elevation – West



# Materials Board



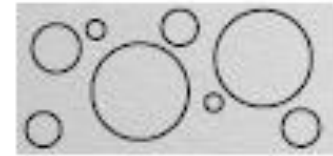
**Metal Siding**  
Wood Grain



**Cementitious Panel**  
Blue



**Cementitious Panel**  
Dark Gray



**Laser Cut Metal**  
White



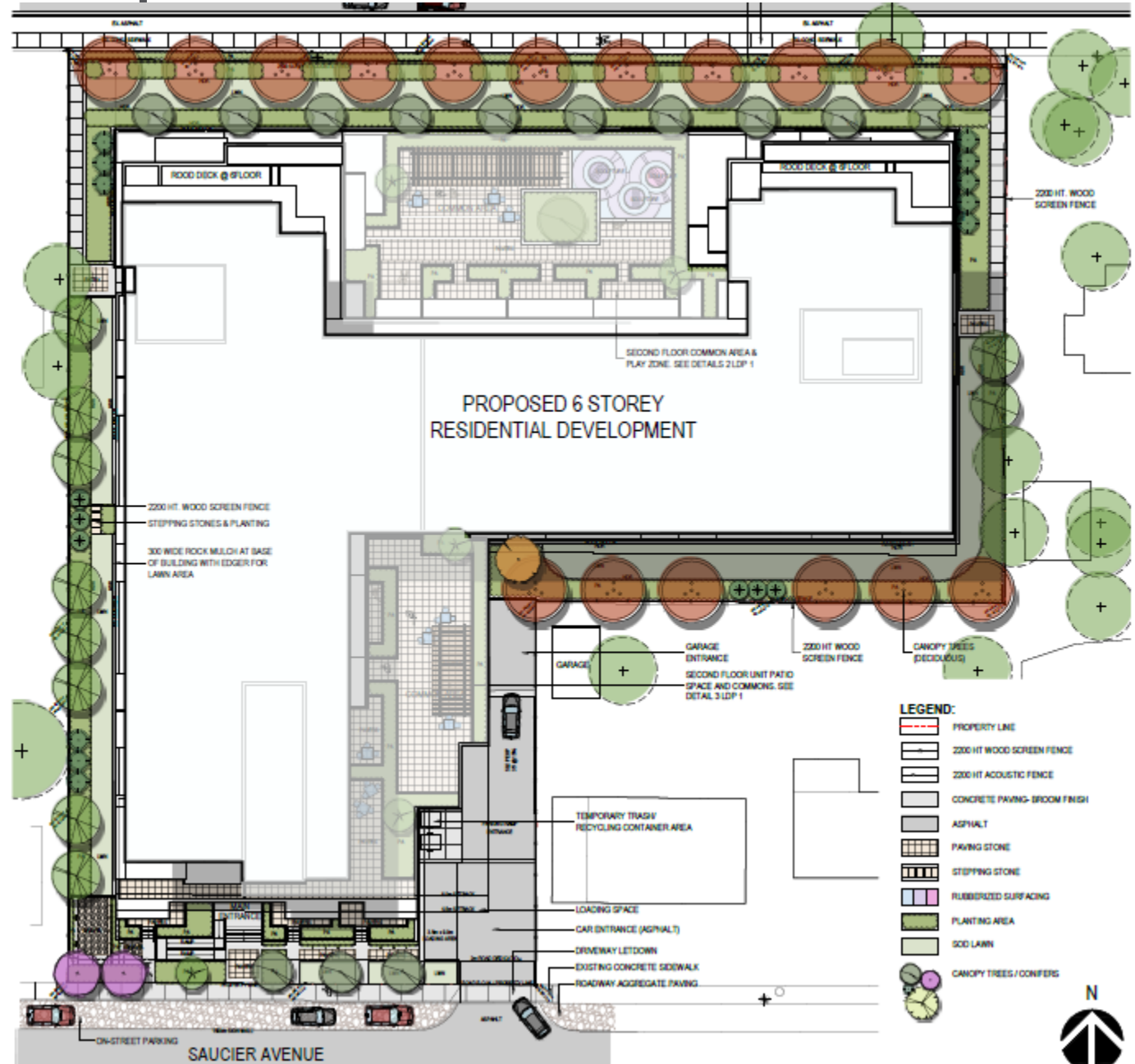
**Balcony Guardrail**  
Translucent-Glazed



**Brick Veneer**



# Landscape Plan



# Rendering – Harvey Ave



# Rendering – Saucier Ave





# OCP Design Guidelines

- ▶ Unified architectural concept
- ▶ Range of architectural features and details
- ▶ Individual ground-oriented entrances along Saucier Ave
- ▶ Landscape materials soften and enhance public realm

# Staff Recommendation

- ▶ Staff recommend **support** for the proposed development permit and associated variances as it:
  - ▶ Adequately meets majority of OCP Design Guidelines
  - ▶ Variances will have minimal impact