



City of  
**Kelowna**

DP23-0084  
1280 Sutherland Ave

Development Permit

# Purpose

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

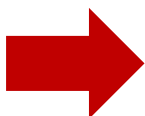
# Development Process

Apr 26, 2023

Development Application Accepted



Staff Review & Circulation



Sep 25, 2023

Development Permit

Council  
Approvals



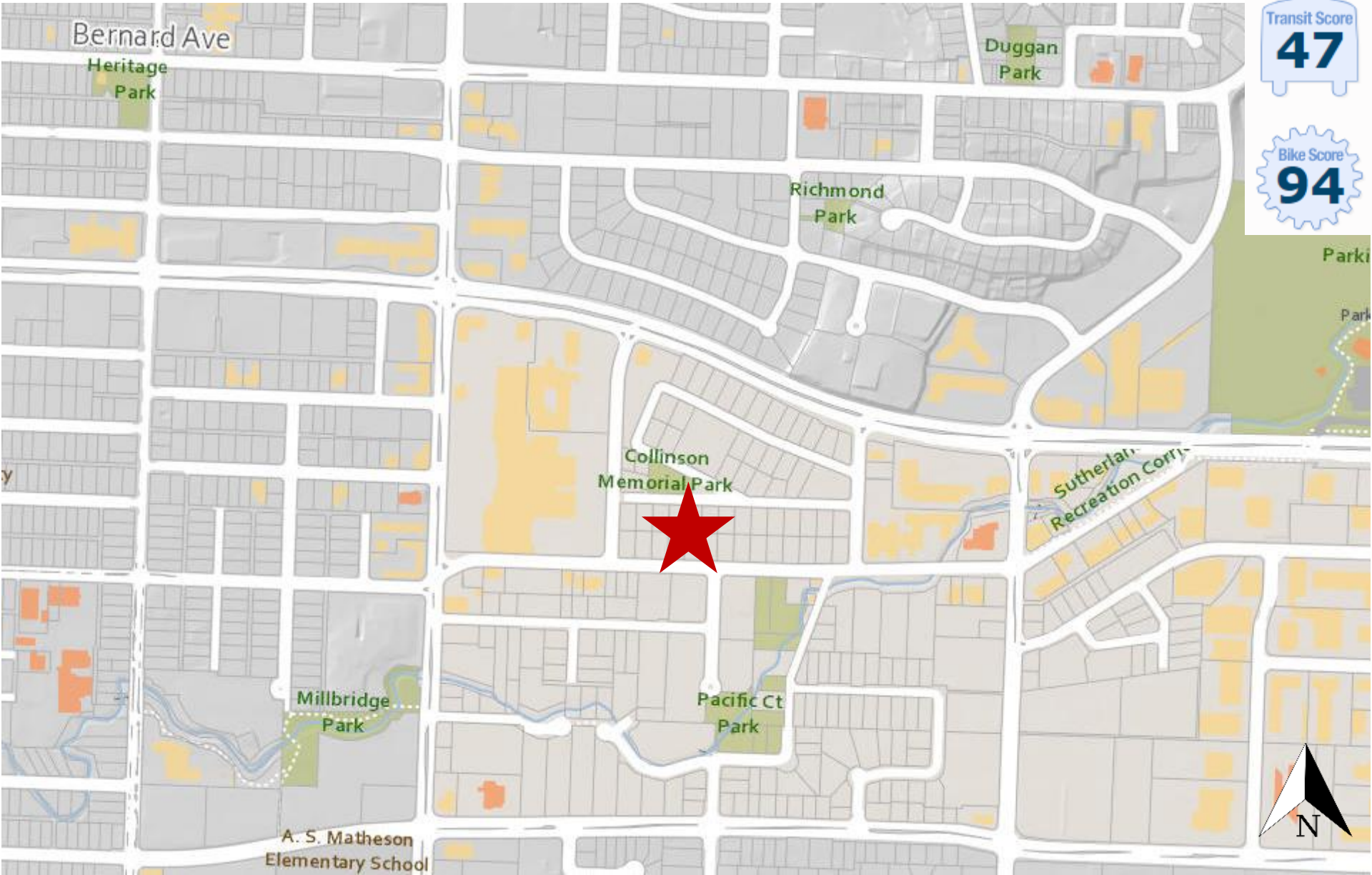
Building Permit

# Context Map

Walk Score  
**76**

Transit Score  
**47**

Bike Score  
**94**



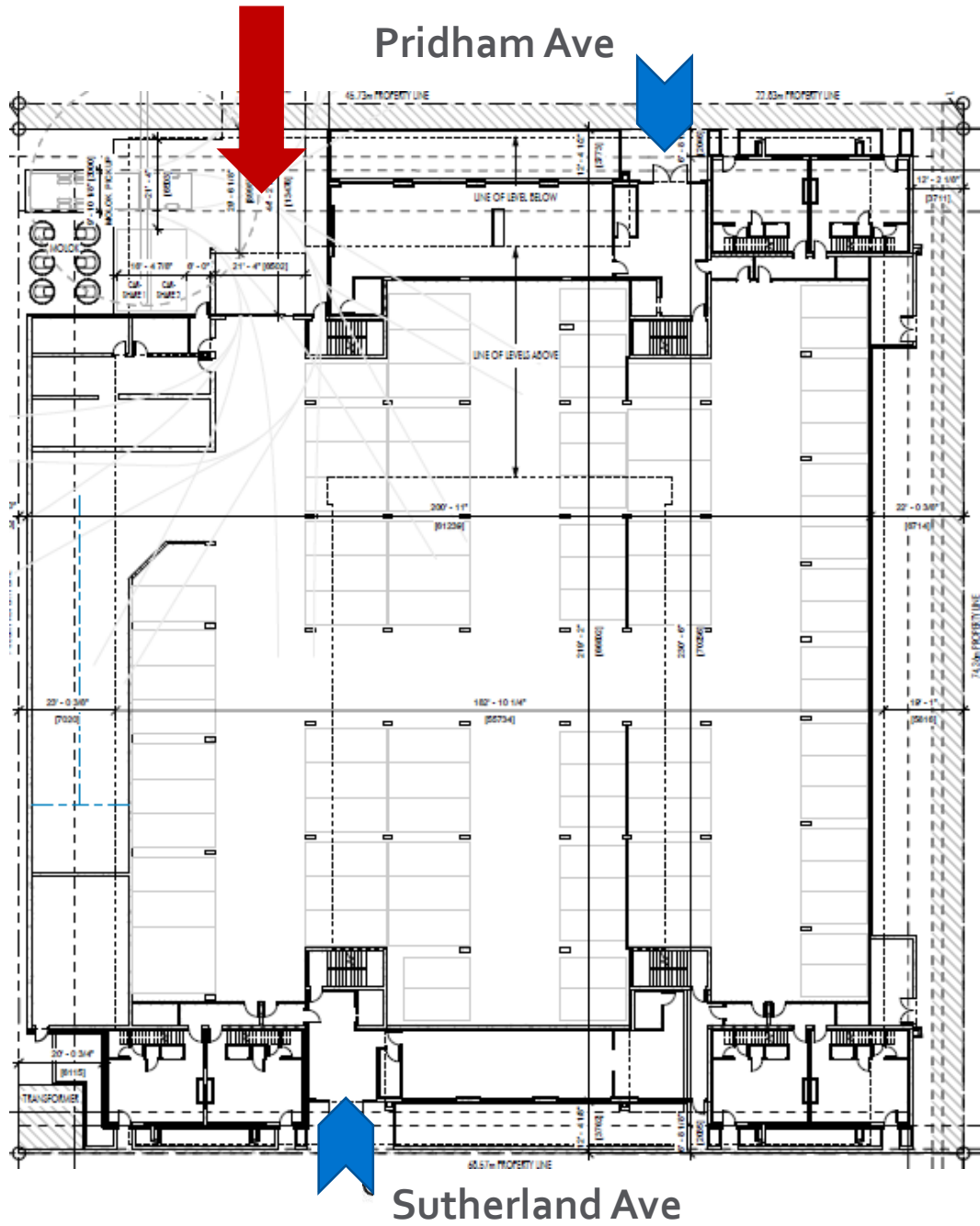
# Subject Property Map



# Technical Details

- ▶ UC2 – Capri-Landmark Urban Centre
  - ▶ 240 units
    - ▶ 153 Bachelor (147 microsuites)
    - ▶ 40 One-Bedroom
    - ▶ 36 Two Bedroom + 6 Two-Bedroom Townhouse Units
    - ▶ 5 Three-Bedroom
  - ▶ 6 storeys in height
  - ▶ 226 Parking Stalls
    - ▶ 3 Stalls Payment in Lieu
  - ▶ 322 Bicycle Stalls (306 long-term, 16 short-term)
  - ▶ 7 Large Trees

# Site Plan



Sutherland Ave

# Elevation – Sutherland Ave






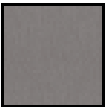







# Elevation – Pridham Ave



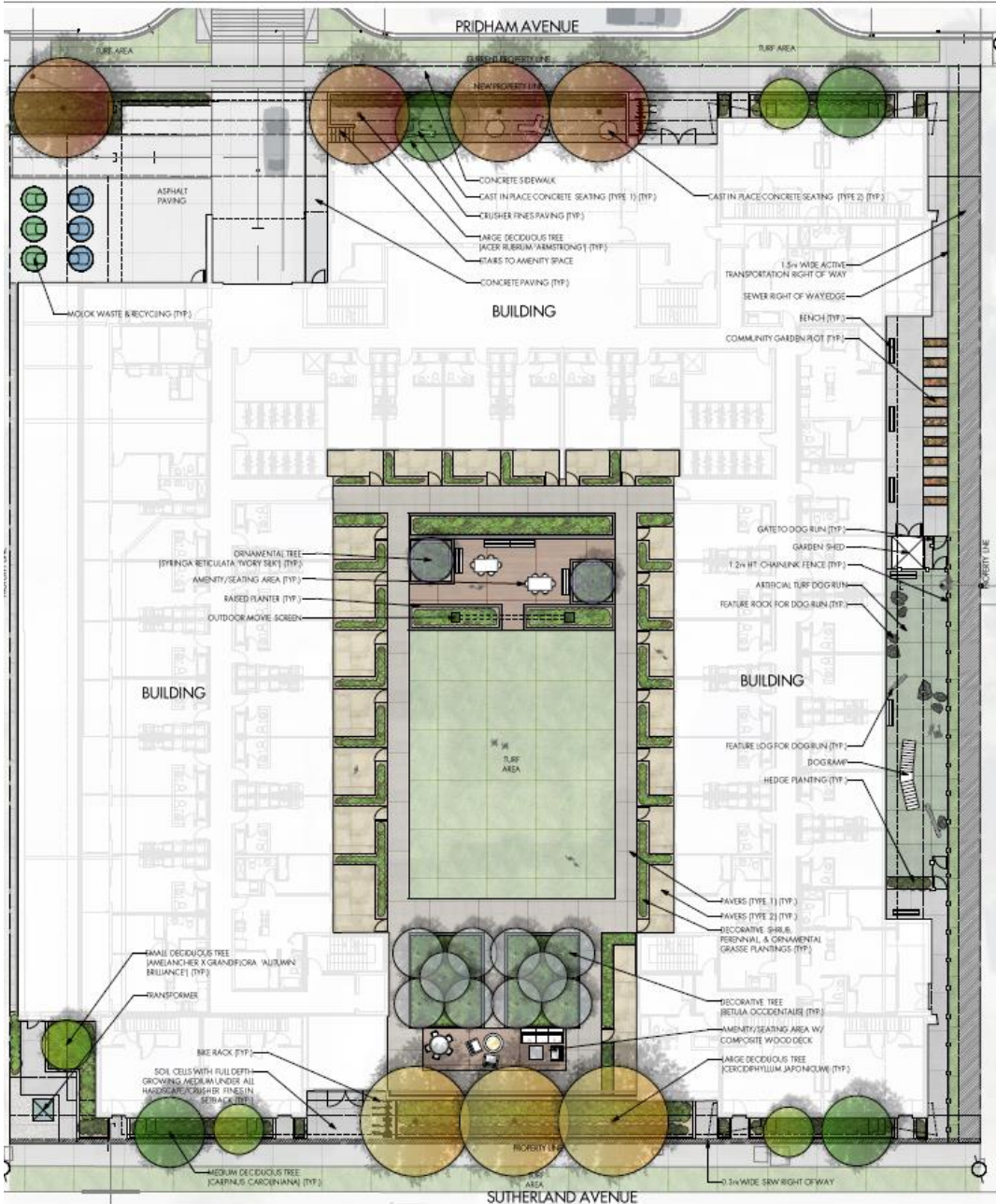
# Materials Board

○ EXTERIOR FINISHES AND COLOURS LEGEND

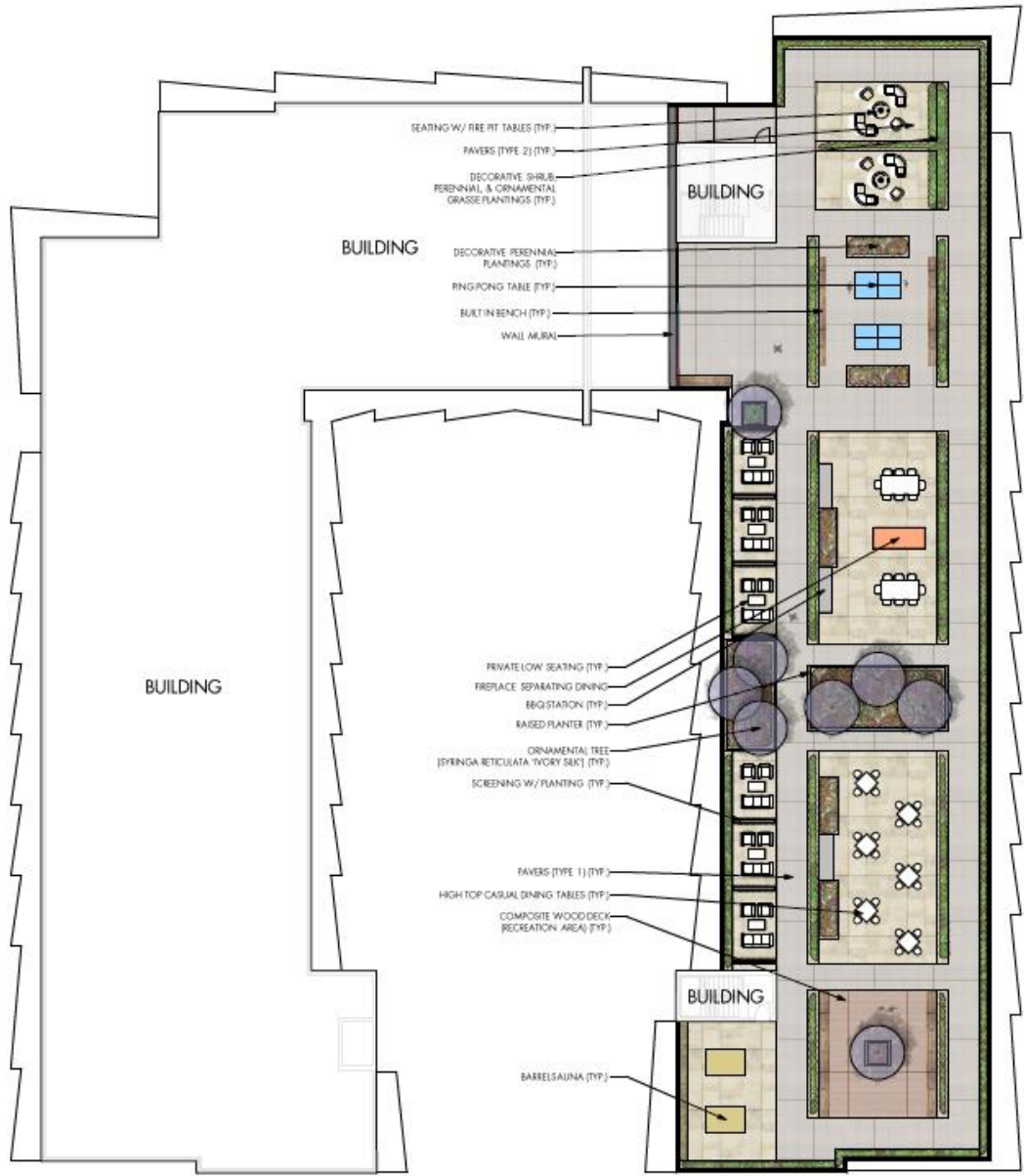
#	IMAGE	MATERIAL	#	IMAGE	MATERIAL	#	IMAGE	MATERIAL	#	IMAGE	MATERIAL
1		HARDIE PANEL: ARCTIC WHITE	2		HARDIE PANEL: AGED PEWTER	3		HARDIE TRIM FACIA: AGED PEWTER	4		MAC METAL BLOCK: BRUSHED ZINC

#	IMAGE	MATERIAL	#	IMAGE	MATERIAL	#	IMAGE	MATERIAL	#	IMAGE	MATERIAL	#	IMAGE	MATERIAL
5		MAC METAL BLOCK: TITANIUM BLACK (MATTE)	6		WINDOWS, DOORS, RAILINGS & TRIM (U.N.O.): BLACK	7		MAC HARRYWOOD: CORK	8		MAC HARRYWOOD VENTED SOFFIT: CORK	9		TOWNHOUSE DOORS: MACTH MAC IN CORK

# Landscape Plan



# Landscape Plan - Rooftop



# Rendering – Pridham Ave



# Rendering – Sutherland Ave



# Rendering – Amenity Level



# OCP Design Guidelines

- ▶ Ground oriented units with individual entrances on both frontages
- ▶ Orienting building facades to both fronting streets
- ▶ A range of architectural features and details
- ▶ Integrated, consistent range of materials
- ▶ Ground oriented units with individual entrances



# Staff Recommendation

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