



City of
Kelowna

DP23-0042 DVP23-0043
1021 Lawson Ave

Development Permit & Development Variance Permit

Purpose

- ▶ To issue a Development Permit for the form and character of apartment housing and a Development Variance Permit to vary the minimum tree size ratio, minimum growing medium area, minimum side yard setbacks, minimum rear yard setback for a parkade, and minimum building stepback.

Development Process

March 10, 2023

Development Application Submitted



Staff Review & Circulation



June 29, 2023
&
Sept 15, 2023

Public Notification Received



July 24, 2023

Initial Consideration



Aug 14, 2023

Reading Consideration



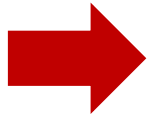
Oct 17, 2023

Final Reading & DP & DVP

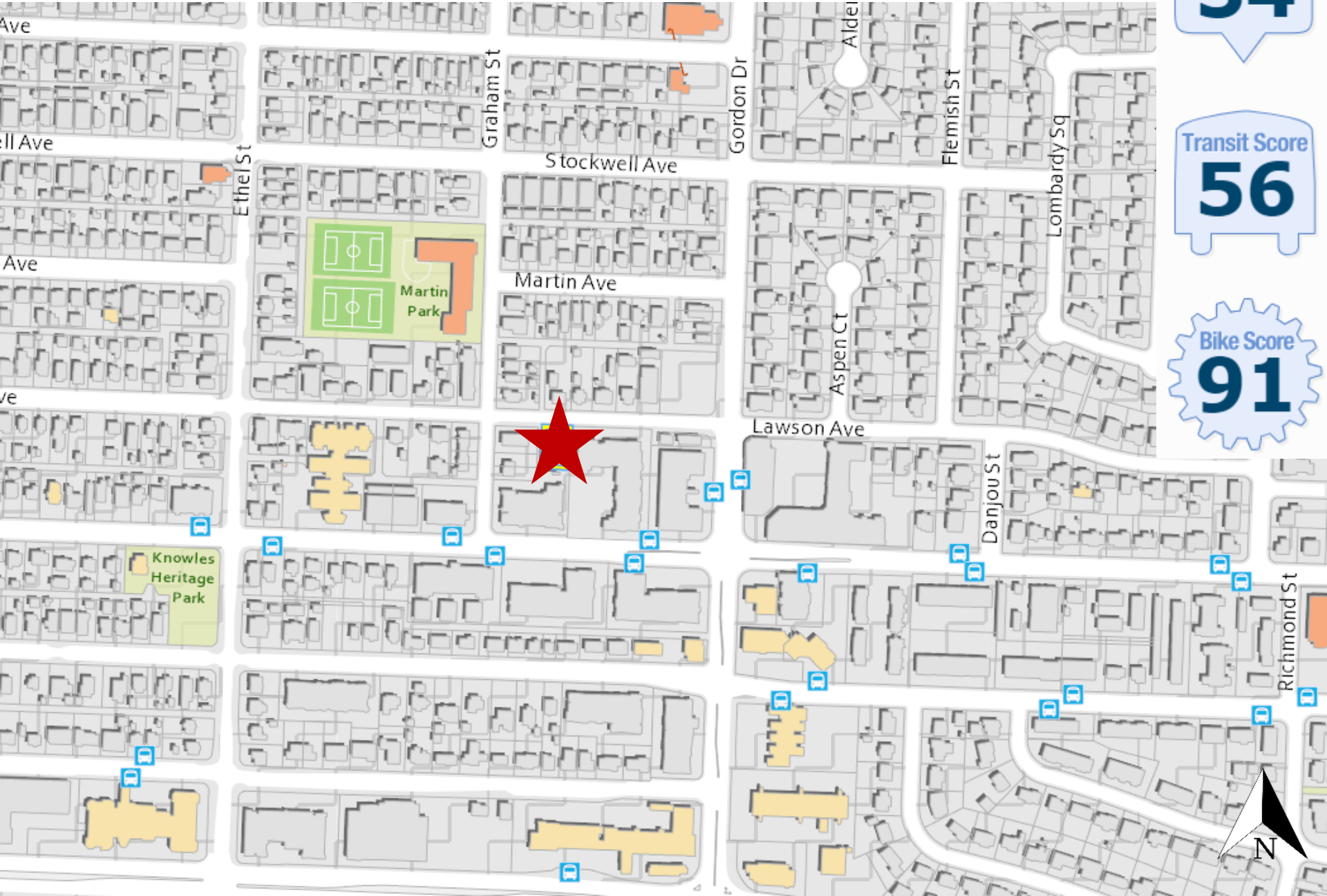


Building Permit

Council
Approvals



Context Map



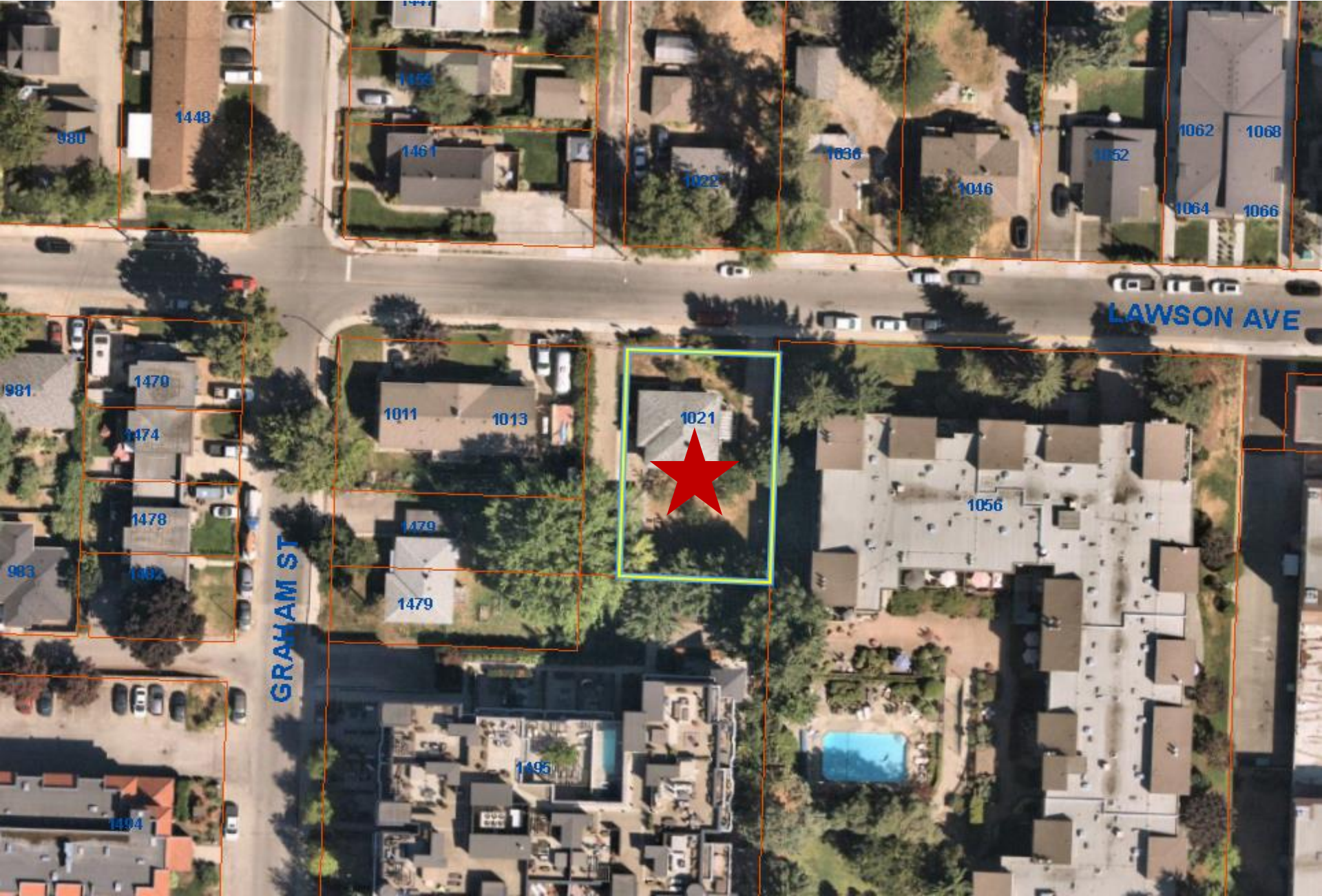
Walk Score
54

Transit Score
56

Bike Score
91



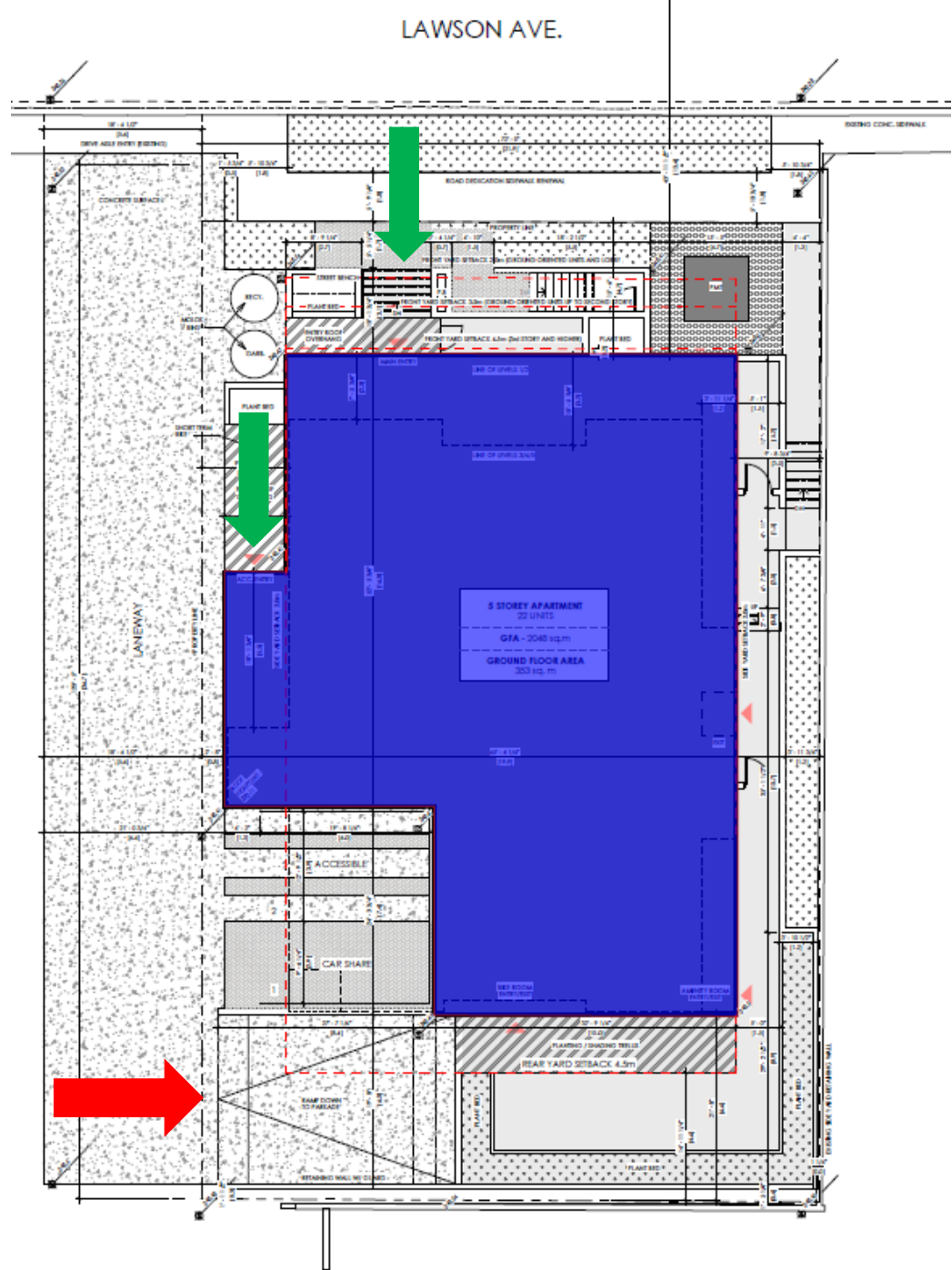
Subject Property Map



Technical Details

- ▶ 5-storey rental apartment building
 - ▶ 22 units
 - ▶ 7 bachelor
 - ▶ 11 one-bedroom
 - ▶ 4 two-bedroom
 - ▶ 17 parking stalls
 - ▶ 15 in parkade, 2 surface stalls
 - ▶ Modo Car Share
 - ▶ 29 Long-Term Bicycle Parking Stalls

Site Plan



Elevation – North



Elevation – South



Elevation – West



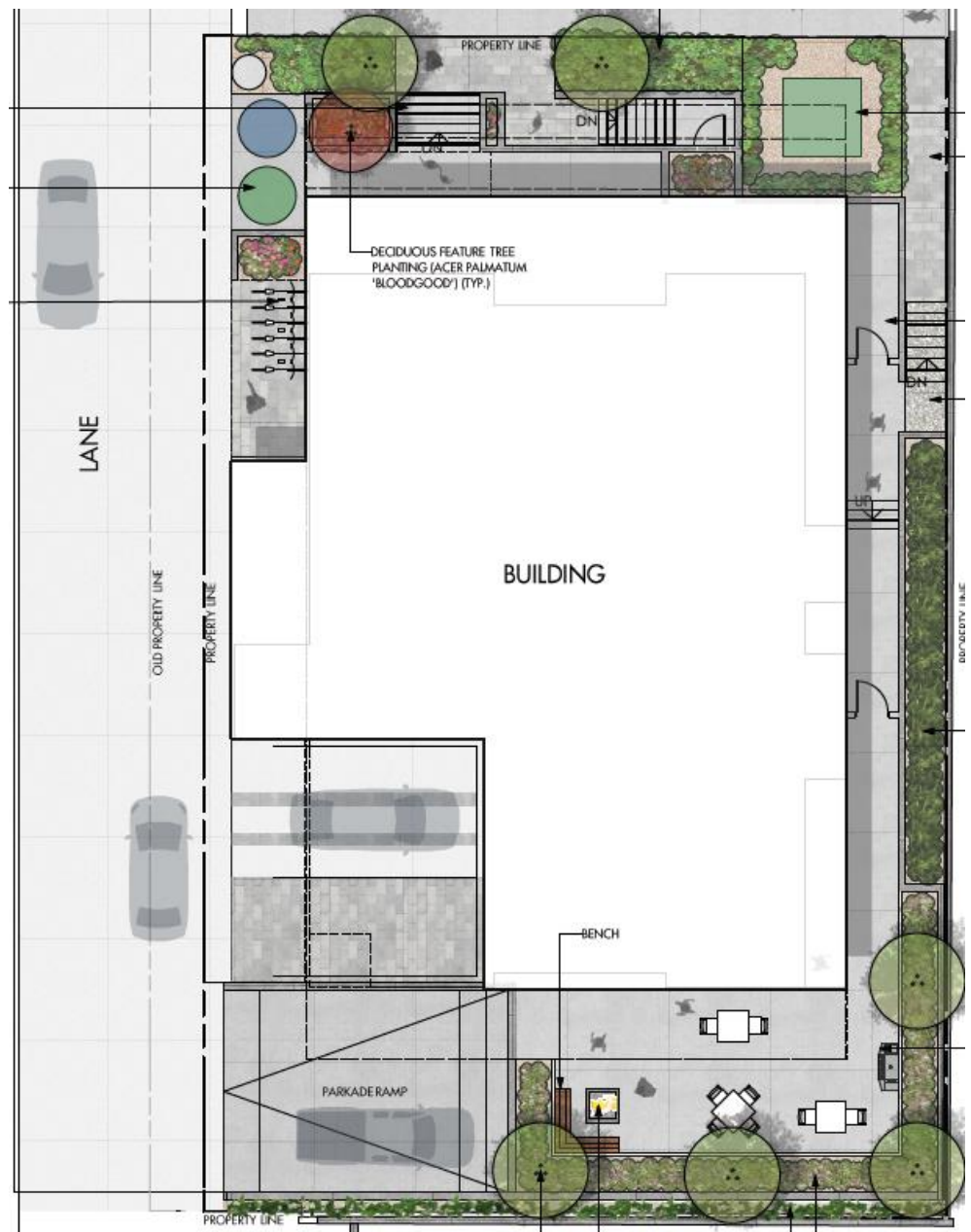
Elevation – East



Materials Board



Landscape Plan



Rendering – NW



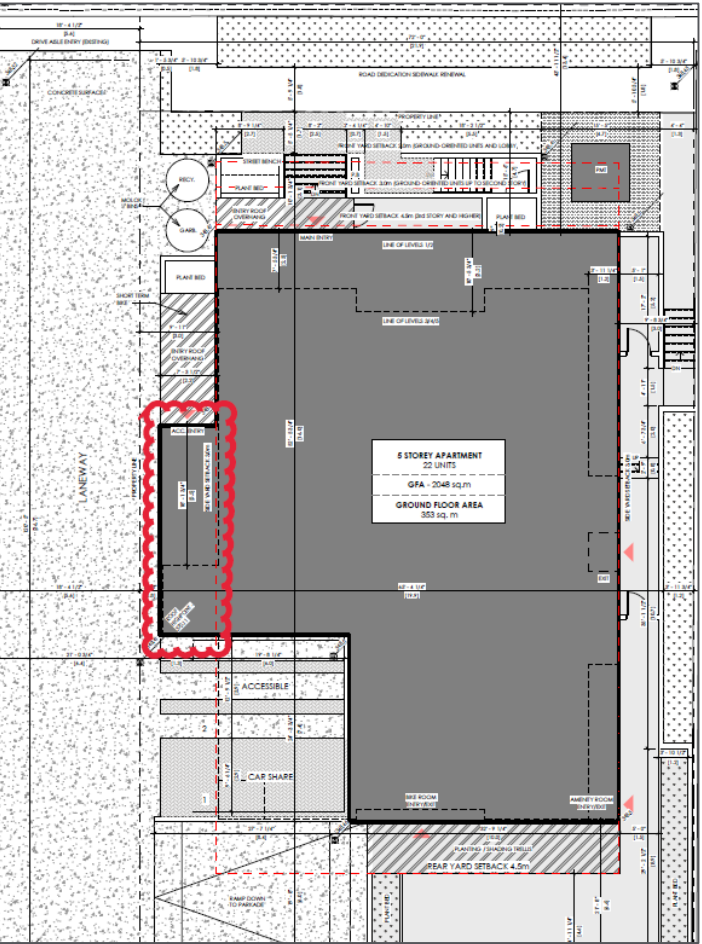
Rendering – SW



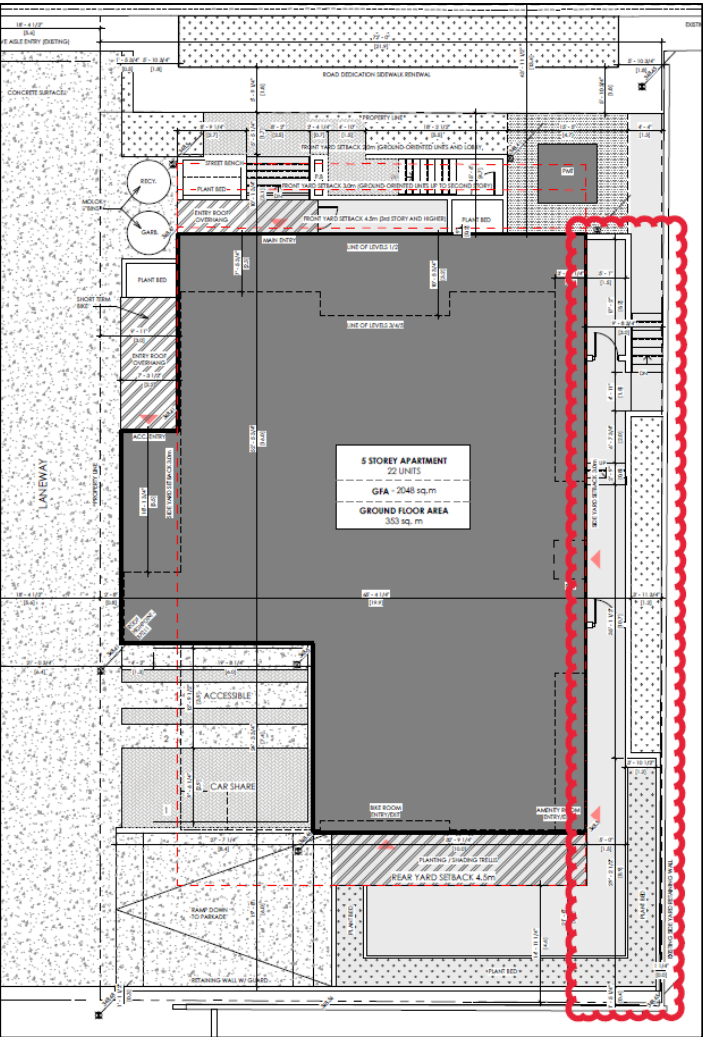
Variations

- ▶ Variations
 - ▶ East & west side yard setbacks
 - ▶ Rear yard setback (for parkade only)
 - ▶ Building stepback
 - ▶ Landscaping
 - ▶ Large trees
 - ▶ Growing medium area

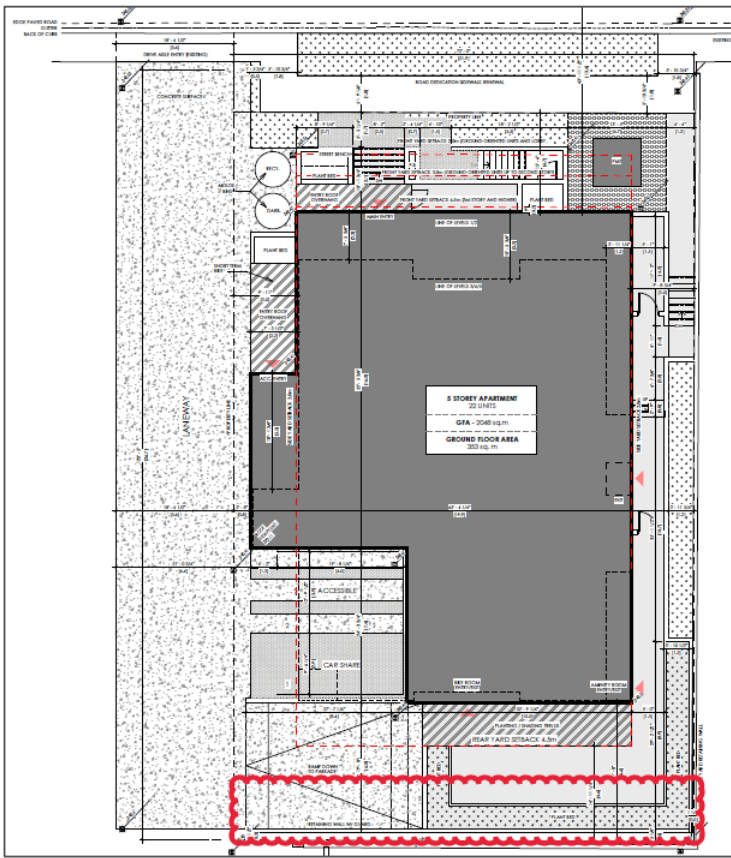
Side Yard Setback - West



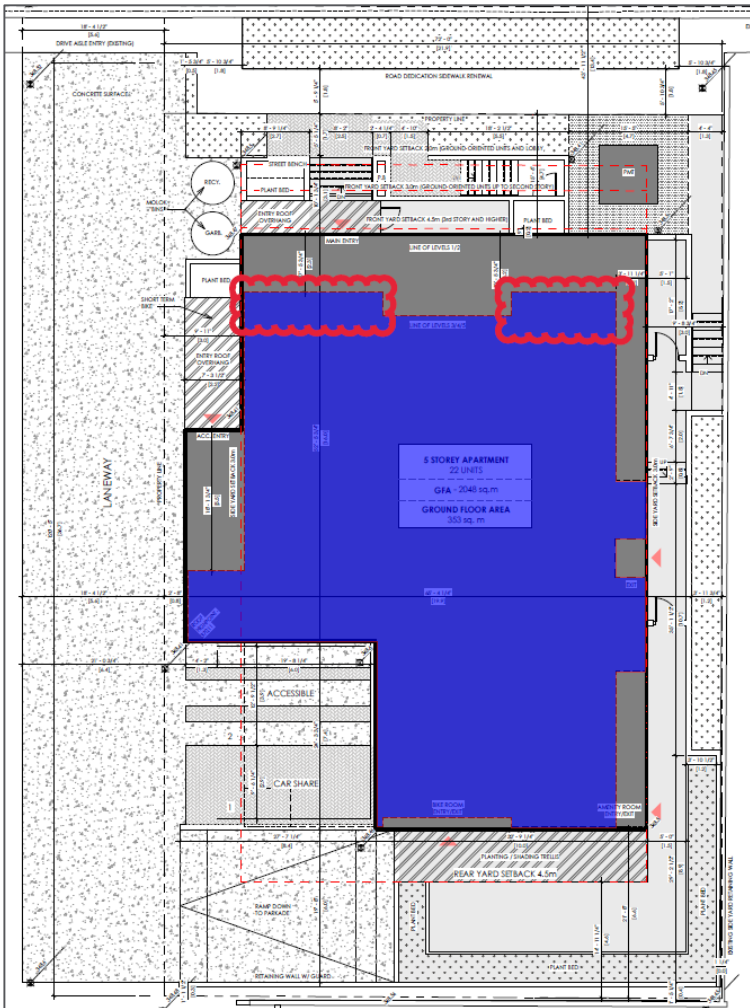
Side Yard Setback - East



Rear Yard Setback

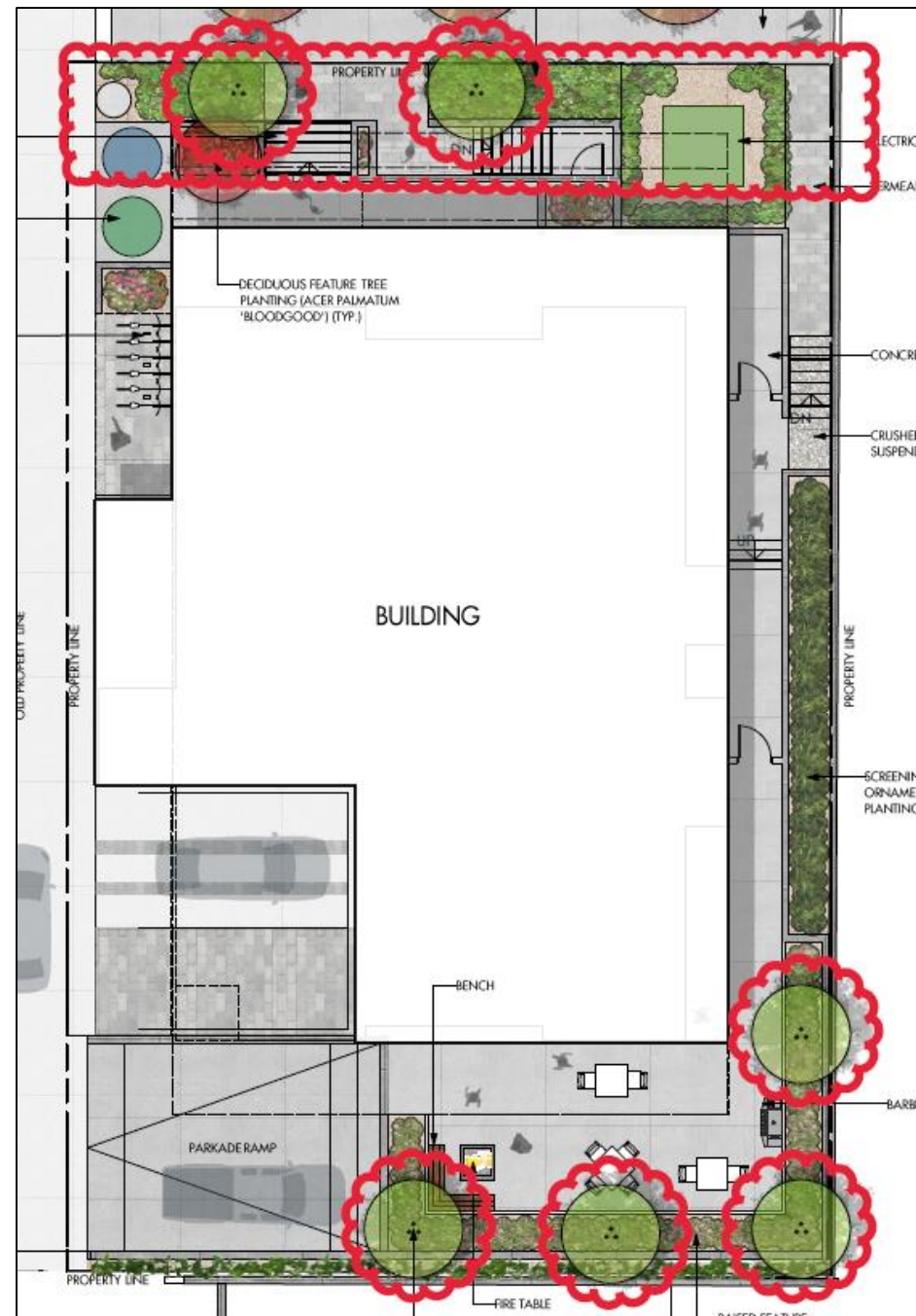


Building Stepback



Landscaping

- ▶ Large Trees
 - ▶ 3 large trees required
 - ▶ 0 proposed
- ▶ Minimum soil based growing medium area
 - ▶ 75% required
 - ▶ 35% proposed
- ▶ Applicant proposing to contribute \$15,000 to the City's Tree Planting Fund



OCP Design Guidelines

- ▶ Orienting primary building facades and entries to the fronting street
- ▶ Incorporating a range of architectural features and details, including balconies, canopies, and overhangs, and substantial natural building material such as wood.
- ▶ Articulating the building, including façade modulation, providing patios and balconies, and varied materials
- ▶ Providing vehicle access from the lane, with parking provided primarily underground

Staff Recommendation

- ▶ Staff recommend **support** for the proposed Development Permit & Development Variance Permit as it:
 - ▶ Aligns with OCP Design Guidelines
 - ▶ Variances are minor
 - ▶ Constrained site
 - ▶ Don't negatively impact overall form & character
 - ▶ Voluntary developer contribution to Tree Planting Fund