



City of  
**Kelowna**

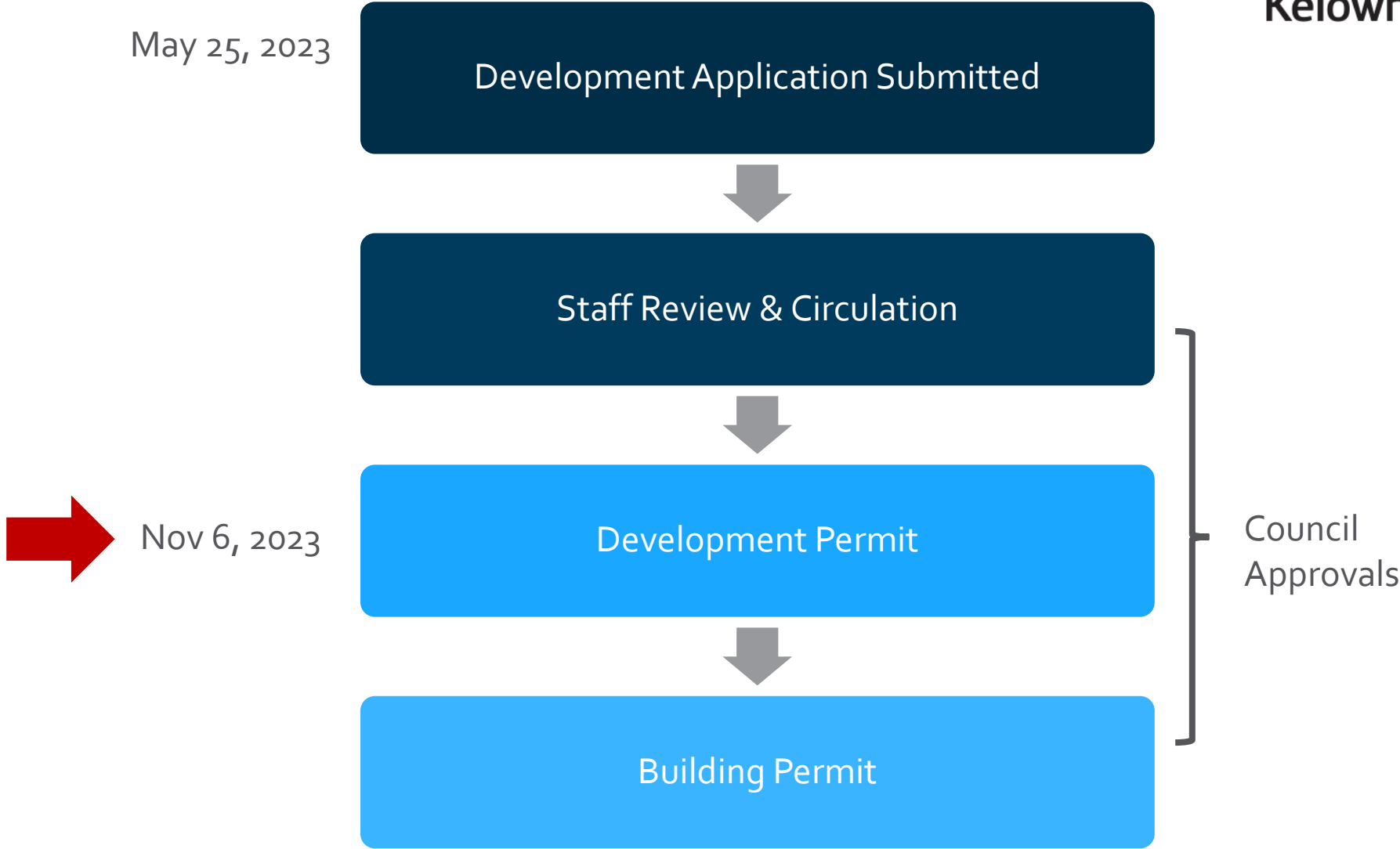
DP23-0108  
777 Denali Dr

Development Permit

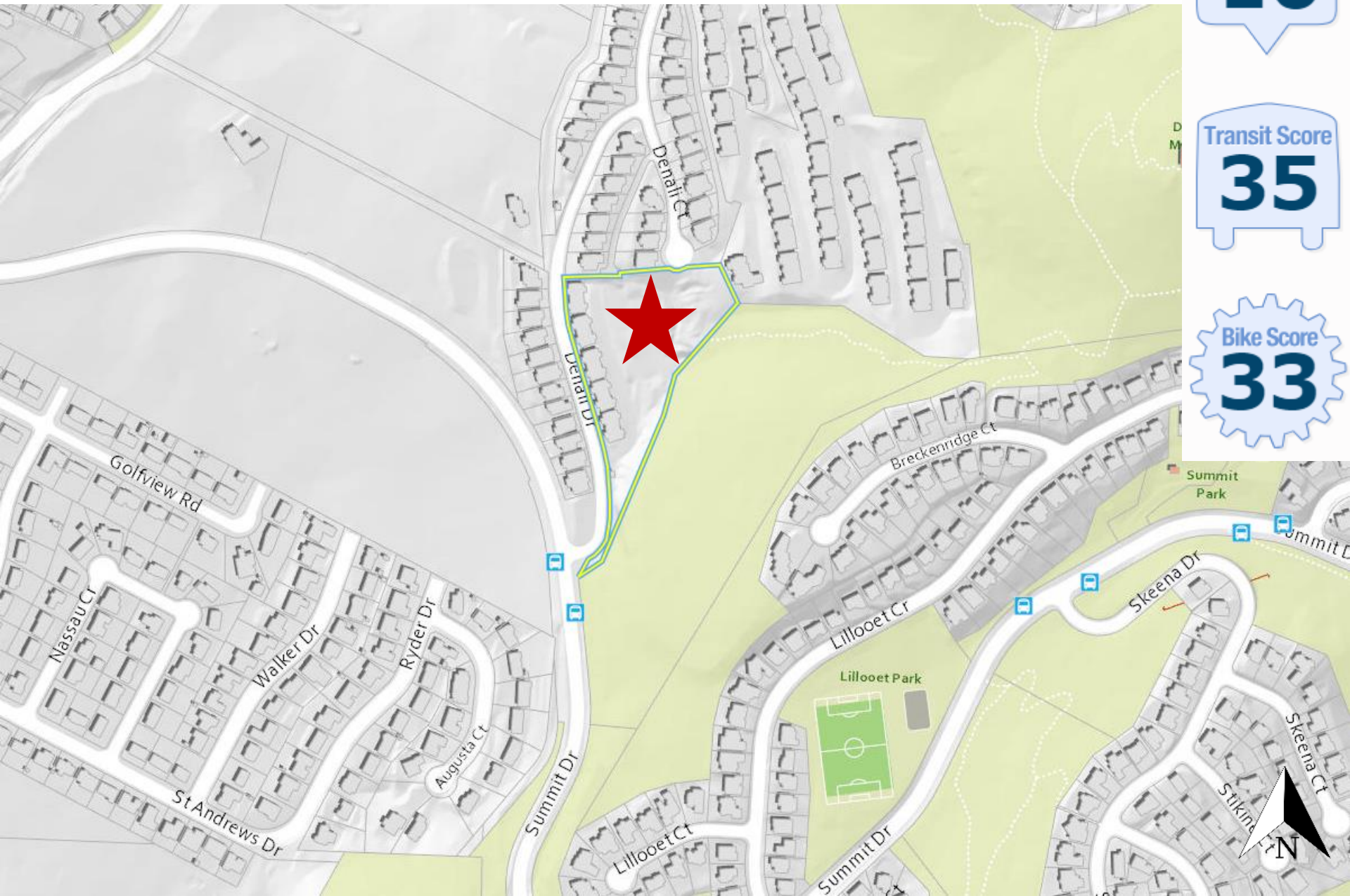
# Purpose

- ▶ To consider the form and character of a proposed 3-storey apartment building on top of a 2-storey townhouse building.

# Development Process



# Context Map

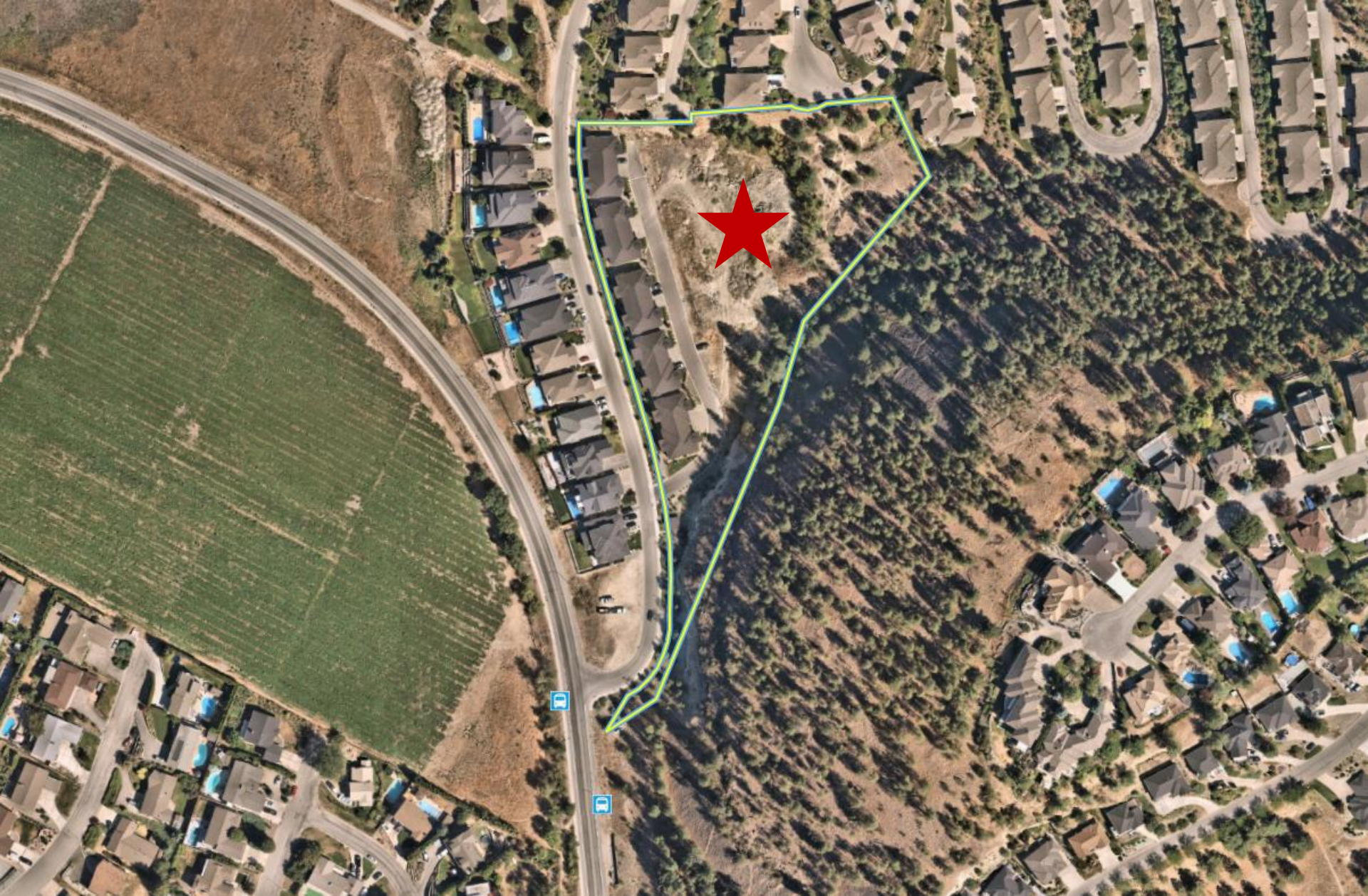


Walk Score  
**16**

Transit Score  
**35**

Bike Score  
**33**

# Subject Property Map



# Technical Details

- ▶ 3 storey apartment building on top of 2 storey townhouse building
- ▶ 89 units
  - ▶ 29 one-bedroom units
  - ▶ 35 two-bedroom units
  - ▶ 15 three-bedroom units (including 9 townhouses)
- ▶ 137 parking stalls
- ▶ 54 bicycle parking stalls
- ▶ 25 trees
- ▶ Amenity space includes rooftop deck, 3<sup>rd</sup> floor deck with pool/hot tub, and indoor space on 3<sup>rd</sup> to 5<sup>th</sup> floors.

# Site Plan



# Elevation – West





# Elevation – East



# Elevation – South



4 EAST ELEVATION  
 A101 SCALE: 3/32" = 1'-0"

# Elevation – North

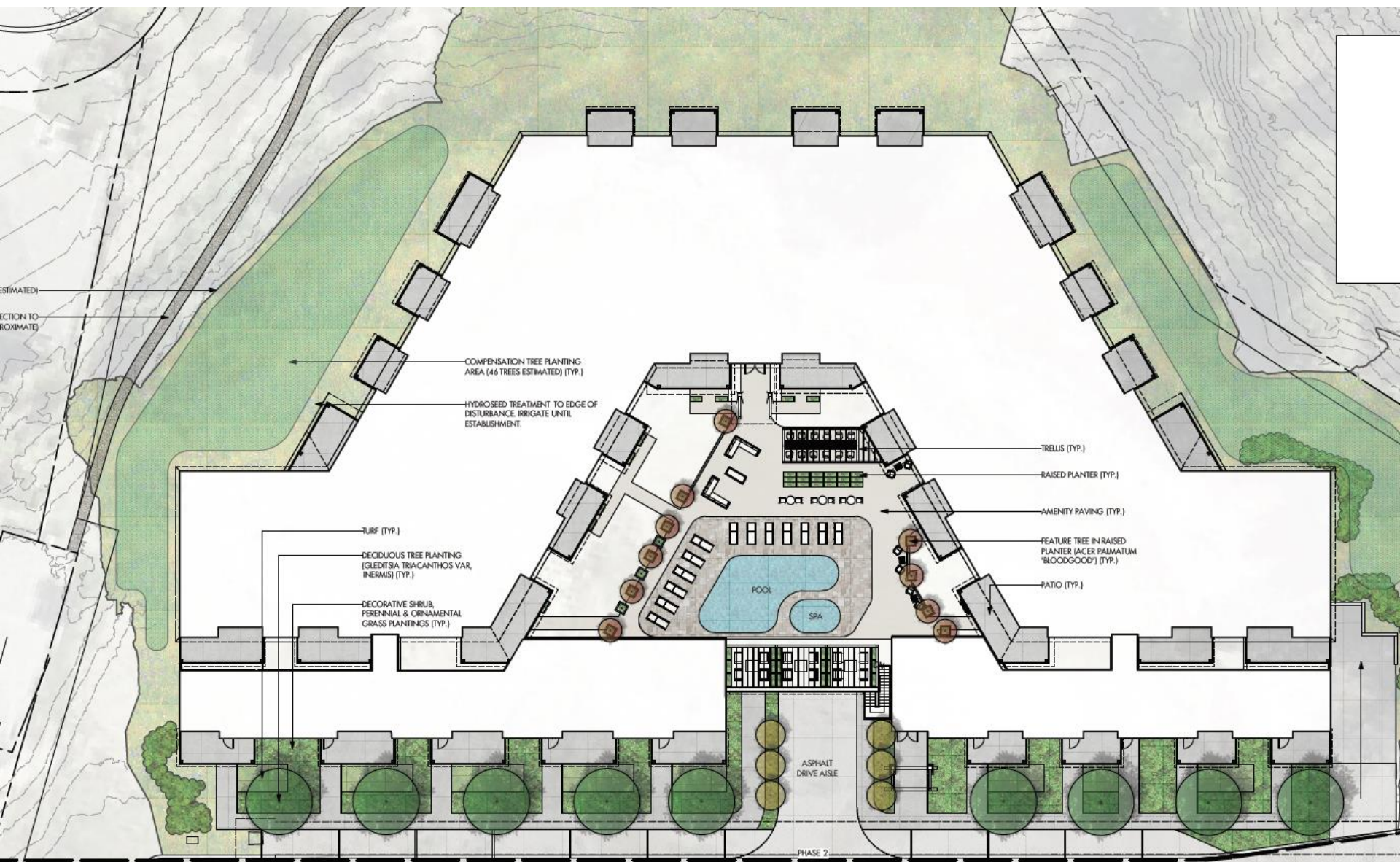


3 WEST ELEVATION  
 D201 SCALE: 3/32" = 1'-0"

# Materials Board



# Landscape Plan



# Rendering – NW



# Rendering – NW



# OCP Design Guidelines

- ▶ Orienting building facades and entries to the fronting street or open space and incorporating individual entrances to ground floor units
- ▶ Breaking up the perceived mass of large buildings by incorporating visual breaks in the façade
- ▶ Stepping back the upper storeys of buildings
- ▶ Including attractive, engaging, and functional on-site open space.



# Staff Recommendation

- ▶ Staff recommend **support** for the proposed Development Permit as it:
  - ▶ Aligns with the OCP Guidelines for Low & Mid-Rise Residential Development
  - ▶ No variances are proposed