



City of
Kelowna

DP23-0038 DVP23-0039
155-179 Rutland Rd N

Development Permit & Development Variance Permit

Purpose

- ▶ To issue a Development Permit for the form and character of a mixed-use development and to issue a Development Variance Permit to vary the minimum side yard setbacks (north and south) for any portion of building above 16.0m in height from 4.0 m required to 0.25 m (north) and 0.13 m (south) proposed.

Development Process

Feb 27, 2023

Development Application Accepted



Staff Review & Circulation



May 22, 2023

Public Notification Received



July 10, 2023

Initial Consideration



July 24, 2023

Reading Consideration



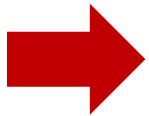
Nov 28, 2023

Final Reading & DP & DVP



Building Permit

Council
Approvals

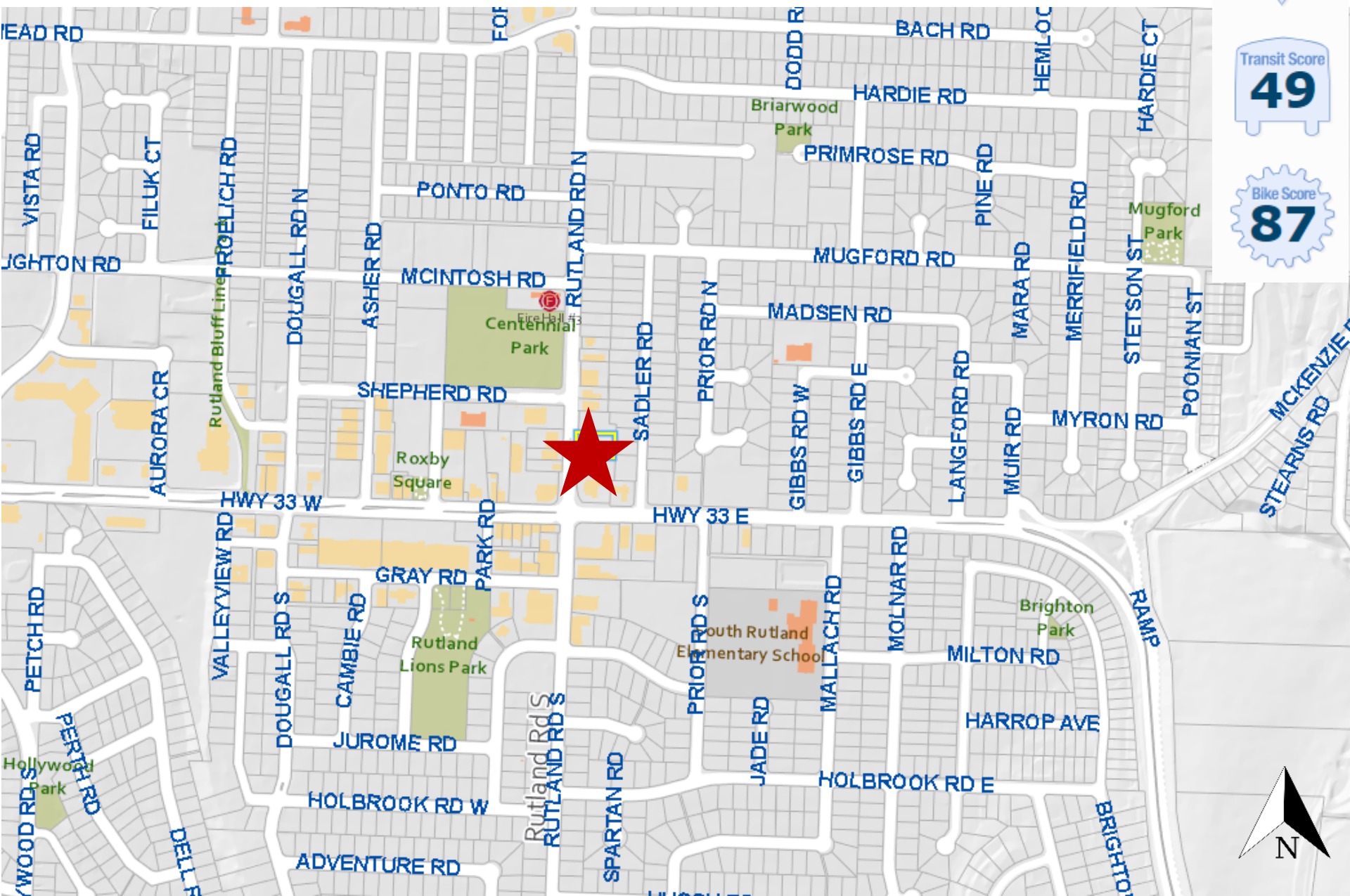


Context Map

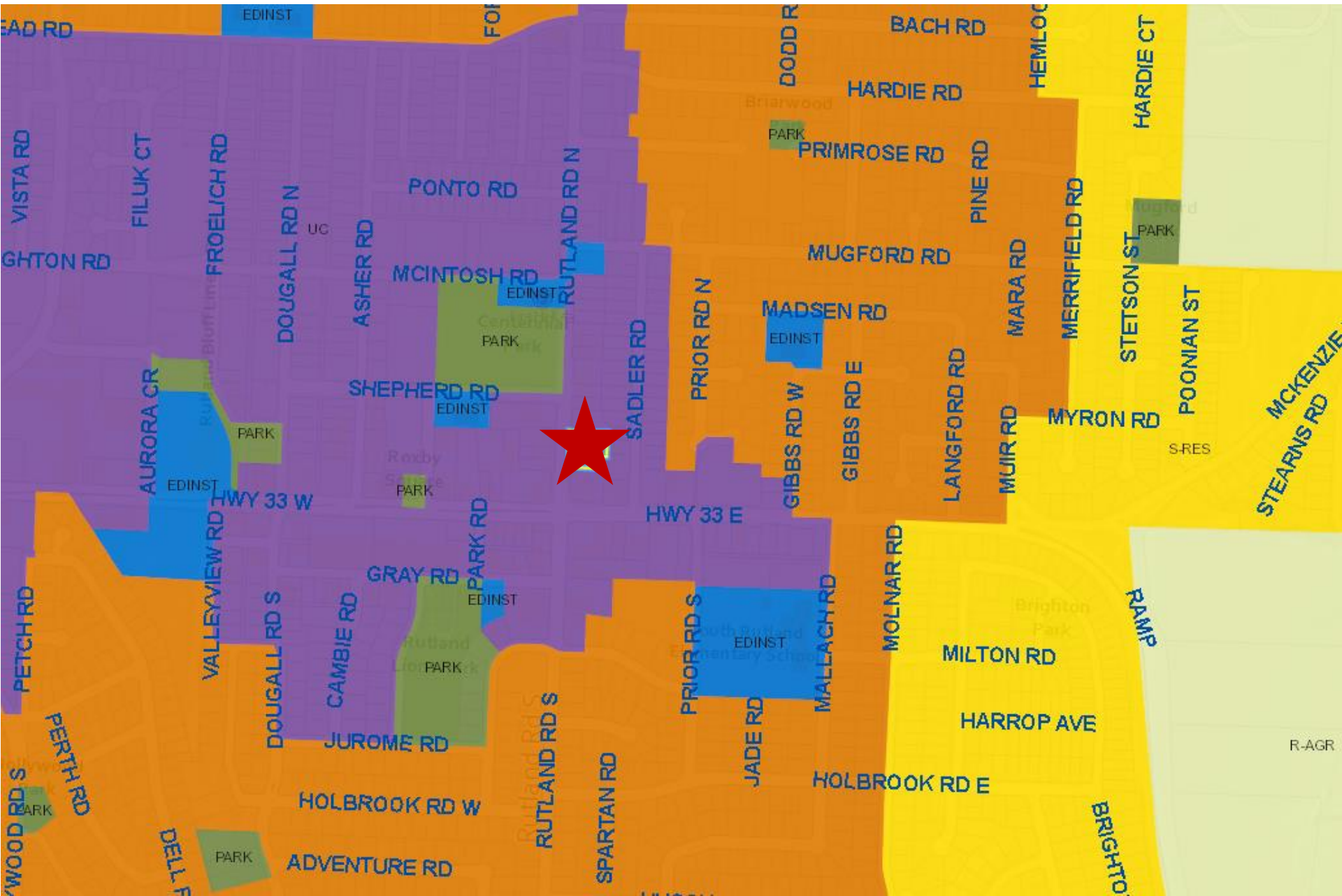
Walk Score
88

Transit Score
49

Bike Score
87



OCP Future Land Use



Subject Property Map

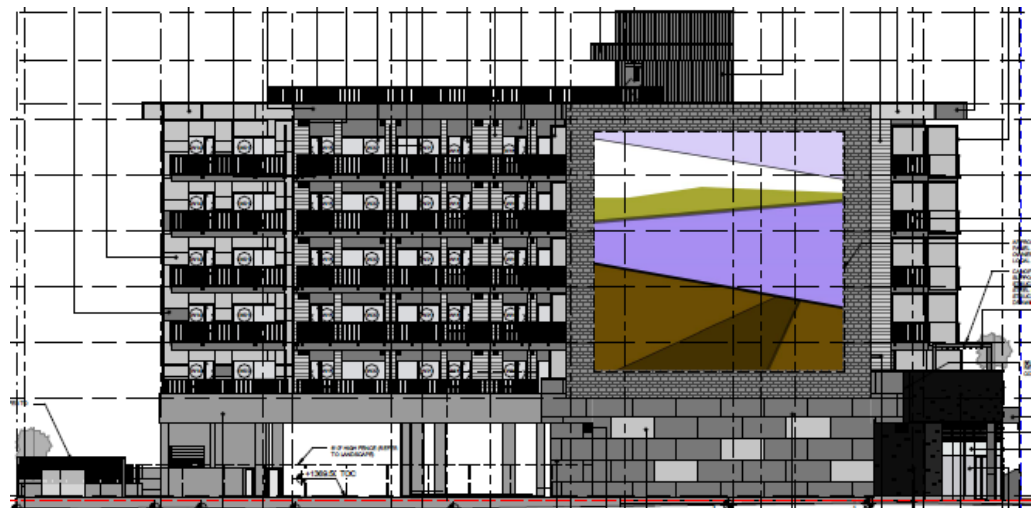


Technical Details

- ▶ UC_{4r} – Rutland Urban Centre Rental Only
 - ▶ 114 units
 - ▶ 40 Bachelor
 - ▶ 35 1-Bedroom
 - ▶ 29 2-Bedroom
 - ▶ 10 3-Bedroom
 - ▶ 6 at-grade commercial units
 - ▶ 6 storeys in height
 - ▶ 78 Parking Stalls On-Site
 - ▶ Car Share Bonus, Rental Only 20% Reduction and Payment in Lieu of Parking utilized
 - ▶ 160 Bicycle Parking Stalls
 - ▶ Long-term bicycle parking bonus

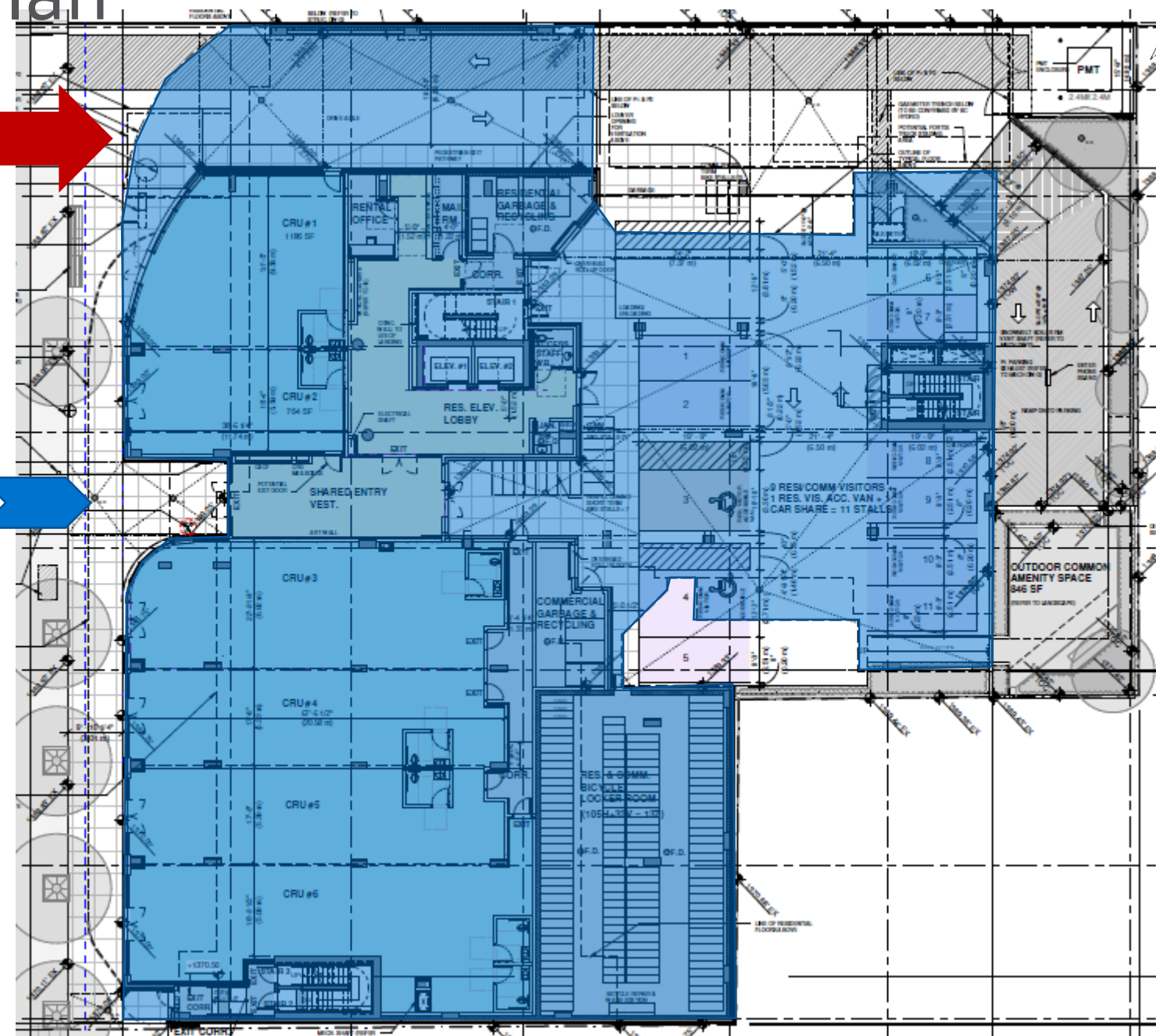
Variiances

- ▶ Requirement for any portion of a building above 16.0 m in height to be setback a minimum of 4.0m from any lot line abutting another property
 - ▶ North and south portions of building do not comply
- ▶ Applicant has tried to mitigate the effects of the variiances through the use of a mural (north) and painted concrete block (south) on the firewalls
 - ▶ Contract with Uptown Mural Project for north elevation
 - ▶ Concrete block animated with paint for south elevation



Site Plan









Rutland Rd N






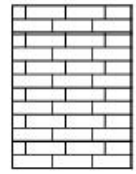

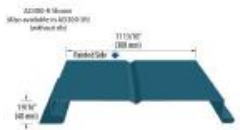


Elevation – West (Rutland Rd N)



Materials Board

ITEM	COLOUR FINISH / IMAGE	SYSTEM / PATTERN
1	1.1 	
	1.2 	
2	2.1 	
	2.2 	

ITEM	COLOUR FINISH / IMAGE	SYSTEM
3		
4		
5		
6		

ITEM	COLOUR FINISH / IMAGE	SYSTEM
7.1 & 7.2		
7.3, 7.4 & 7.5		
8		
16		

Landscape Plan



Rutland Rd N



Rendering – West



OCP Design Guidelines

- ▶ OCP Urban Centre Policies
 - ▶ Strengthen Urban Centres as primary hubs of activity.
 - ▶ Focus new development in Rutland strategically to create a new high-density business and residential hub to support improved services and amenities.
- ▶ OCP Design Guidelines
 - ▶ Lobbies and main building entries are clearly visible from the fronting street
 - ▶ Use an integrated, consistent range of materials and colors
 - ▶ Place and locate awnings and canopies to reflect the building's architecture and fenestration pattern

Staff Recommendation

- ▶ Staff recommend **support** for the proposed DP and DVP as it:
 - ▶ Consistent with OCP Urban Centre Policies and Design Guidelines
 - ▶ Variances mitigated by art and patterns on firewalls
 - ▶ Appropriate location for ground floor commercial and residential density
 - ▶ Proximity to shopping areas, parks & cycling corridors, transit and schools