



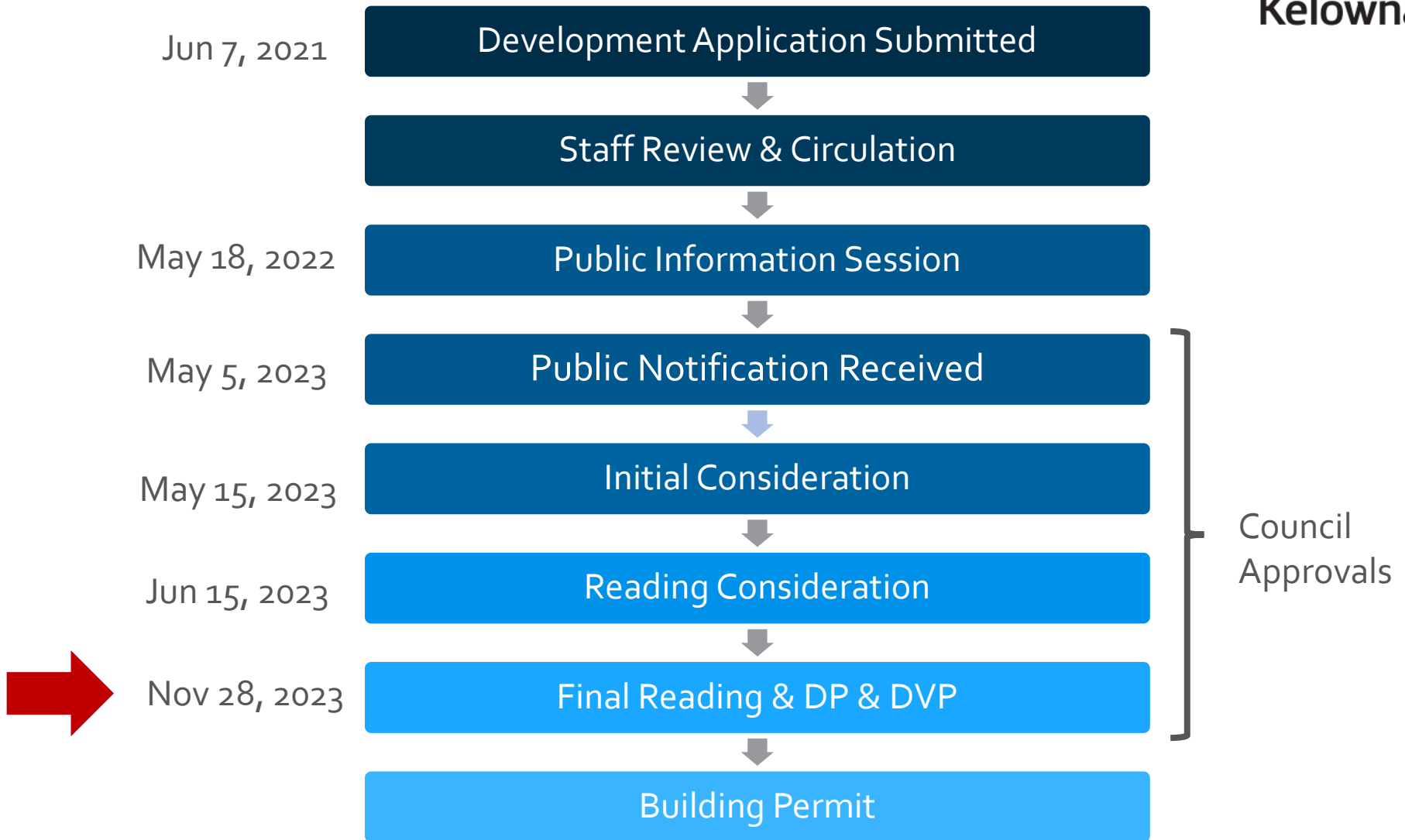
City of
Kelowna

DP 21-0132 / DVP 21-0133
1885 High Road & 810 Glenmore Drive
Development Permit & Development Variance Permit

Purpose

- ▶ To issue a Development Permit for the form and character of an apartment housing and a Development Variance Permit to vary the building setback, minimum growing medium area and the driveway within landscape area regulation.

Development Process

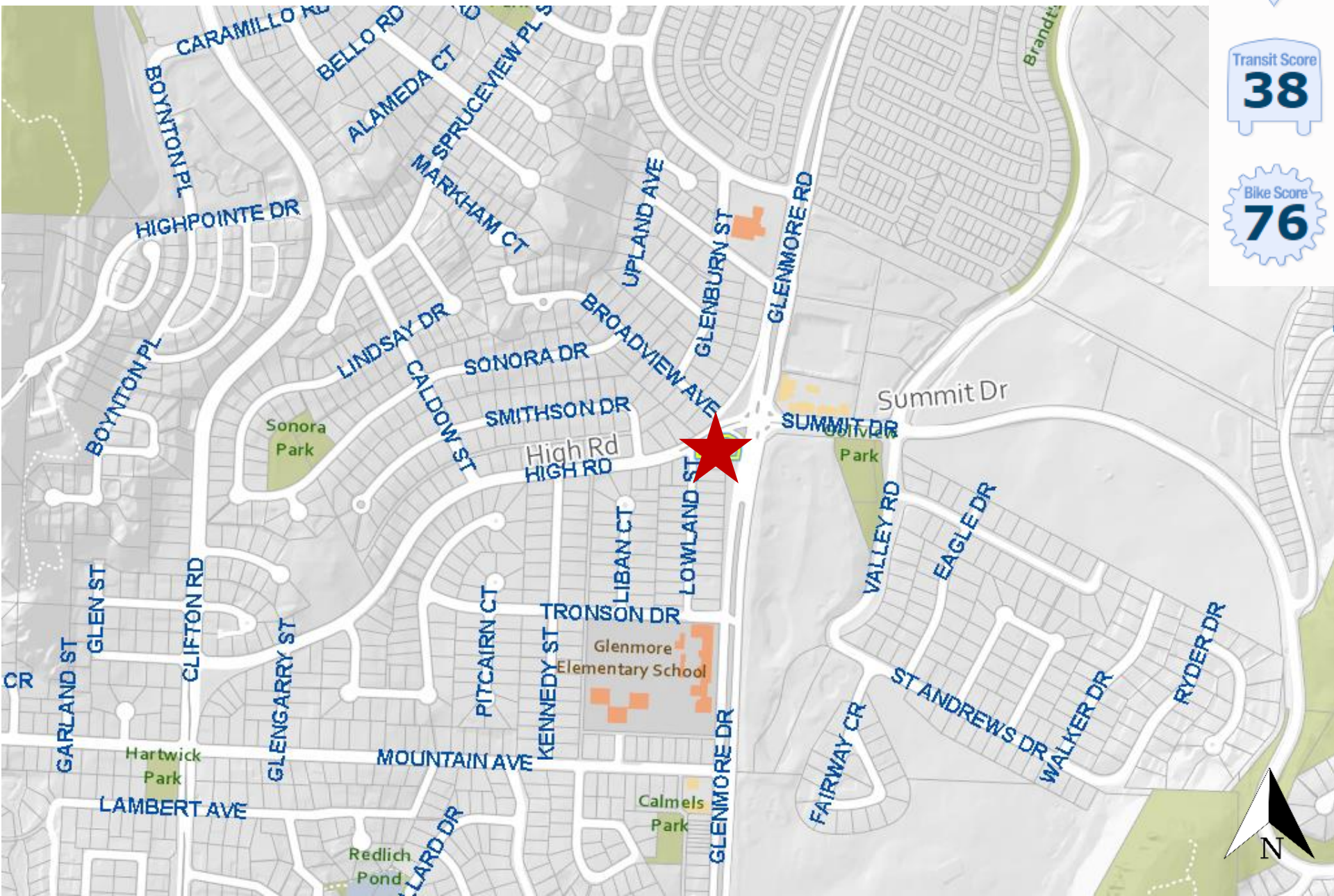


Context Map

Walk Score
45

Transit Score
38

Bike Score
76



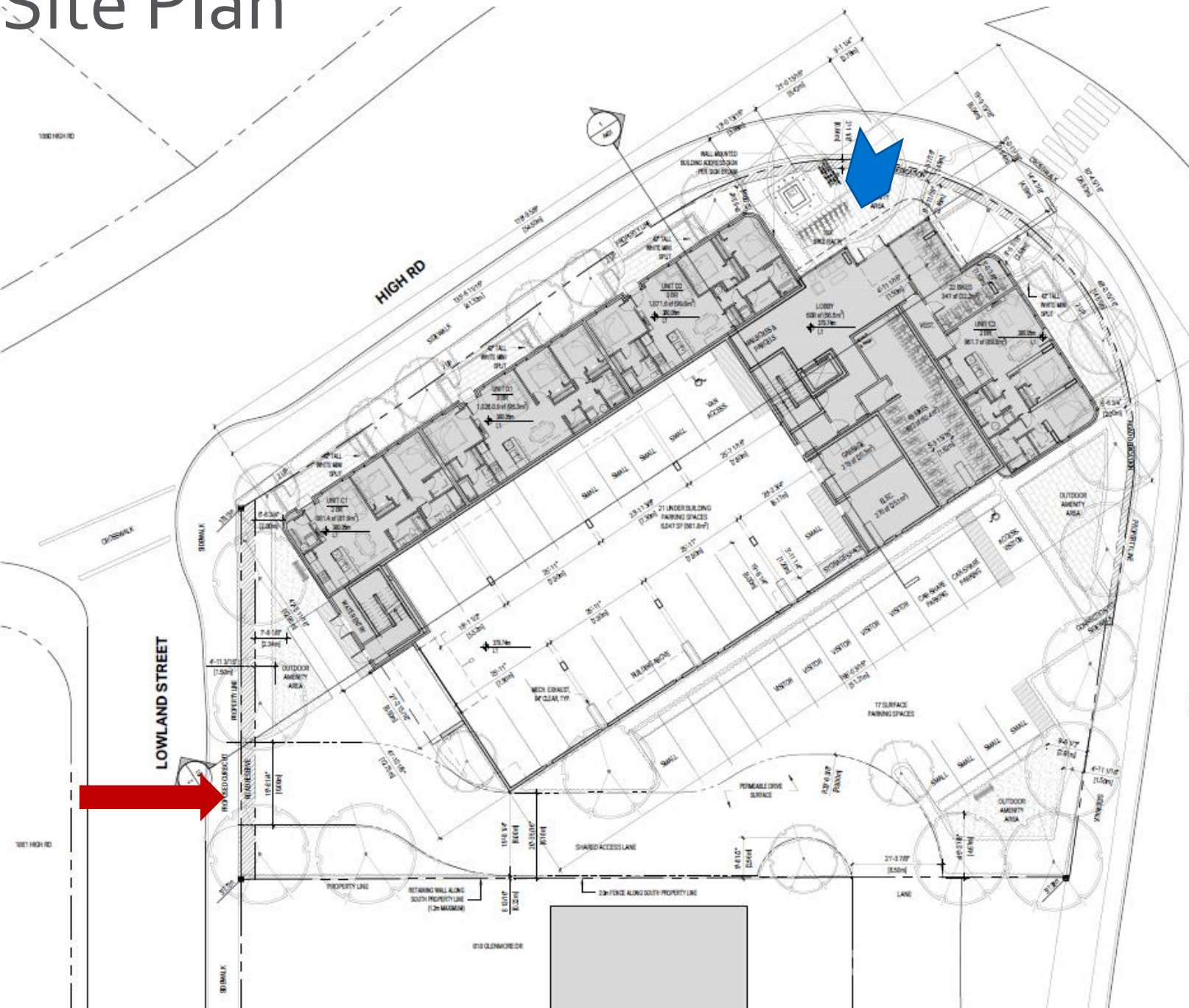
Transit Stops



Technical Details

- ▶ Development Permit for a five-storey apartment building.
 - ▶ 50 units in total
 - ▶ 12 studio
 - ▶ 21 1-bedroom
 - ▶ 13 2-bedroom
 - ▶ 4 3-bedroom
 - ▶ 38 parking spaces
 - ▶ 32 residential parking spaces
 - ▶ 6 visitor stalls
 - ▶ 2 Modo Car-share vehicles
 - ▶ 70 long-term bicycle stalls
 - ▶ 18 trees in total (13 large trees)

Site Plan



LOWLAND STREET

HIGH RD

GLENMORE DRIVE

RETAINING WALL ALONG SOUTH PROPERTY LINE (12m MAXIMUM)

6' TALL BEEM

CONCRETE FENCE ALONG SOUTH PROPERTY LINE

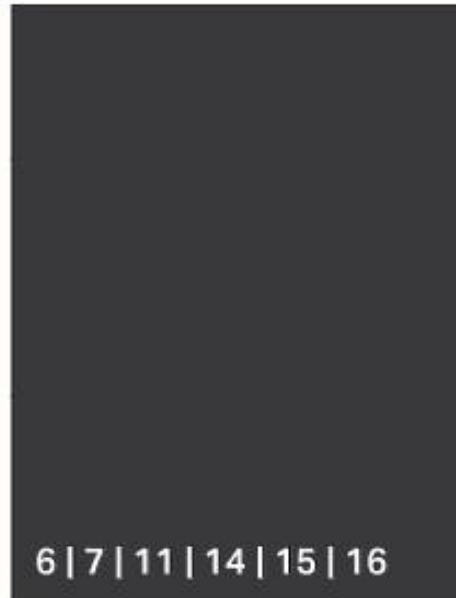
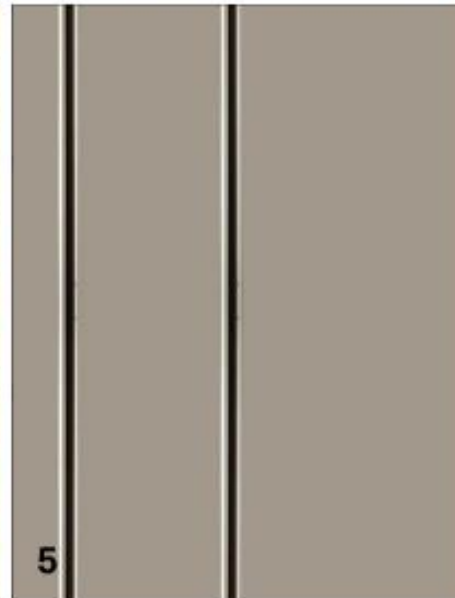
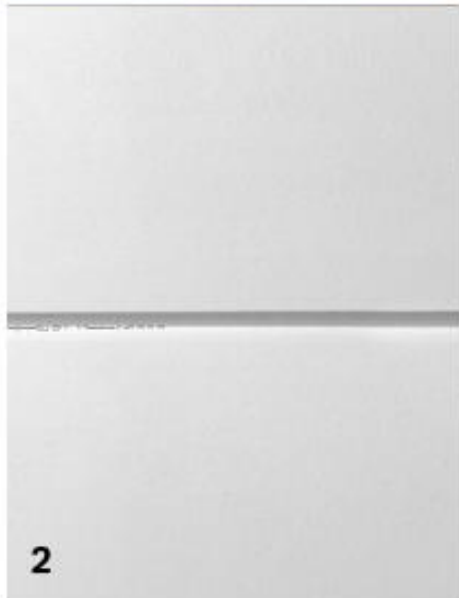
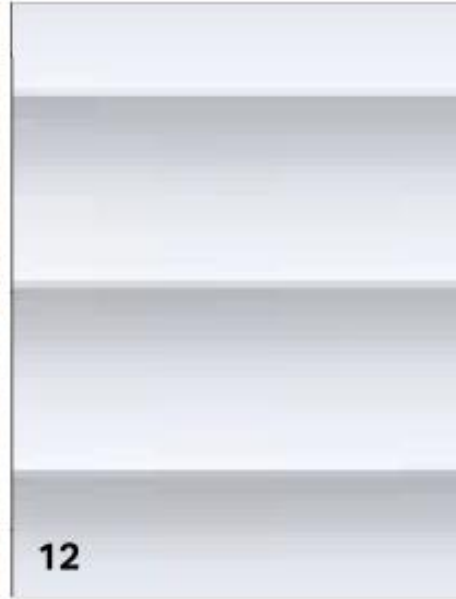
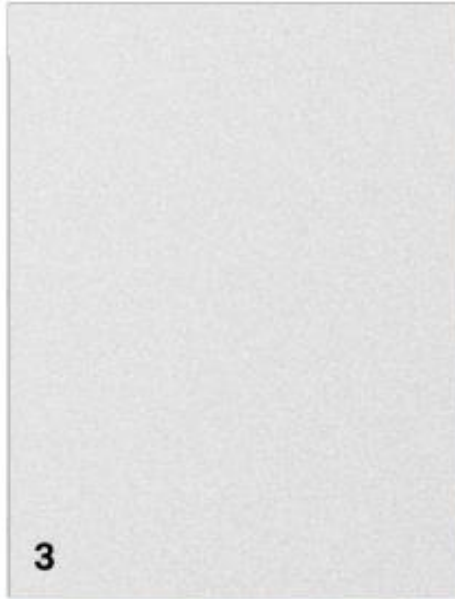
Elevation – North & South



Elevation – East & West



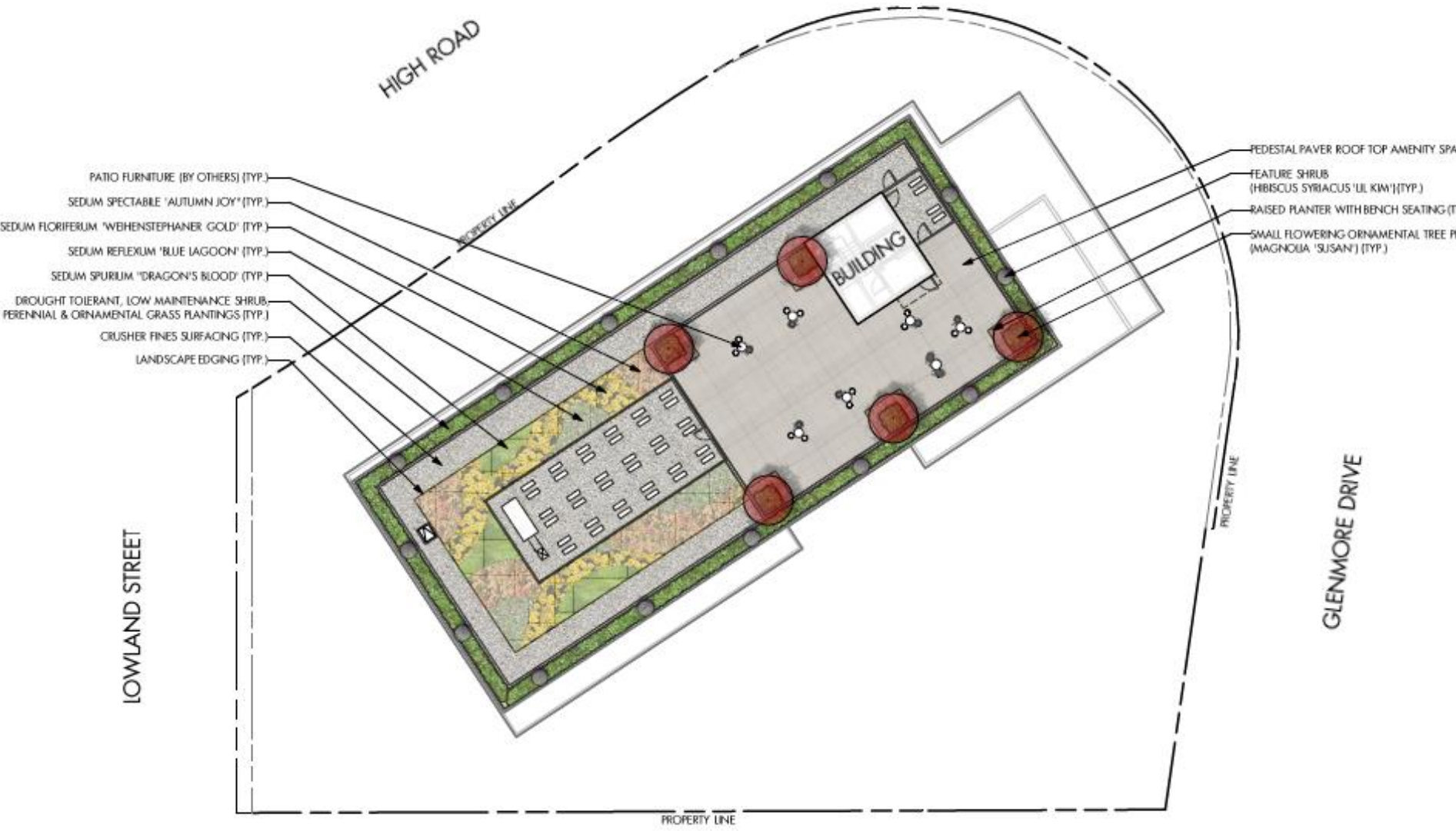
Materials Board



Landscape Plan



Landscape Plan – Rooftop Amenity



Rendering – NE



Rendering – Rooftop Amenity Level



Variations

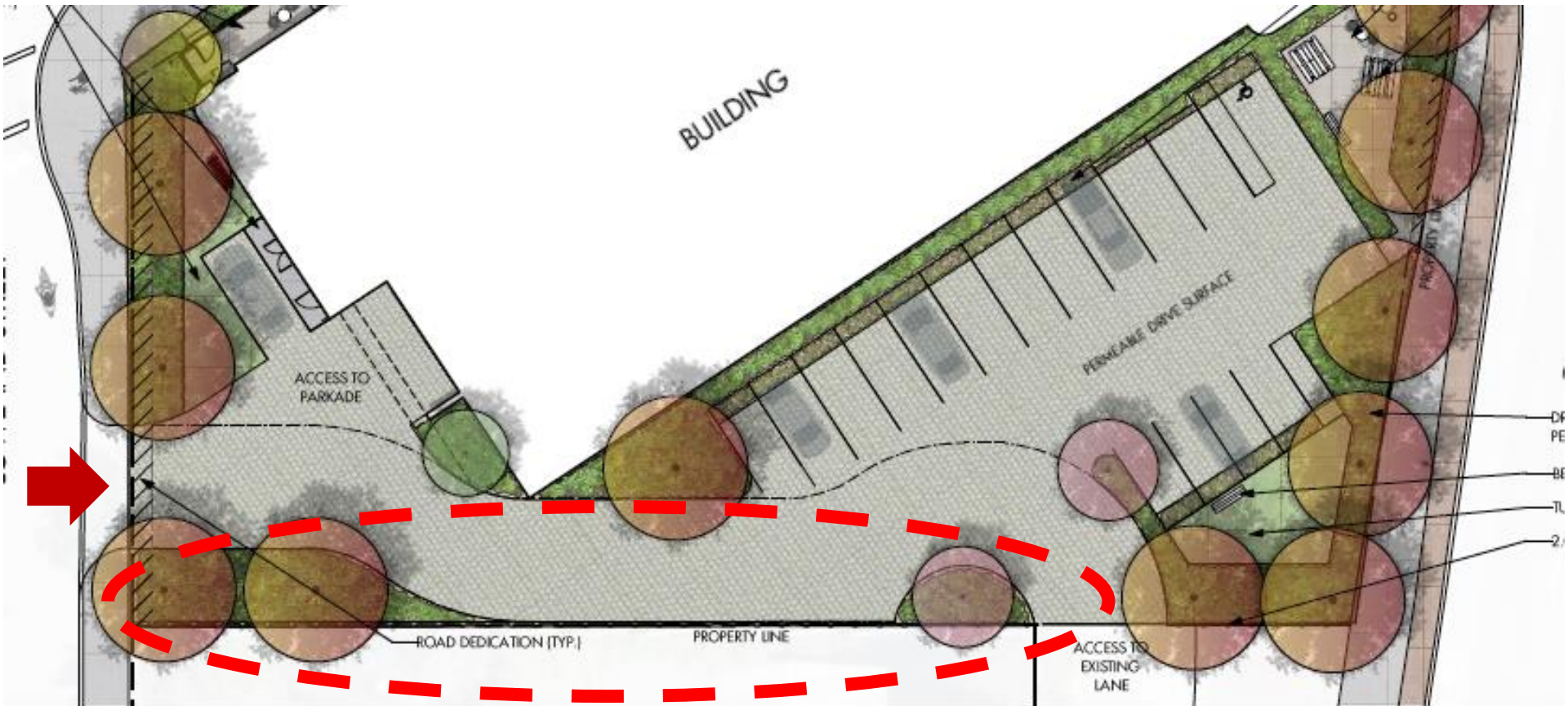
- ▶ The proposal has three variations in total:
 - ▶ The growing medium area;
 - ▶ The driveway within a landscape area
 - ▶ The building setback

Growing Medium Area - Variance



- ▶ To vary the minimum **growing medium** area from 75% soil based landscaping permitted to 65% soil based landscaping proposed.
 - ▶ Lateral connected trenches installed;
 - ▶ Soil cells provided under paved area.
 - ▶ No impact to survival of trees

Drive Aisle - Variance



Drive Aisle- Building Stepback



OCP Design Guidelines

- ▶ Providing a lobby and main entrance that are clearly visible from the fronting street;
- ▶ Setting the building back 3.0m to allow a semi-private entrance to individual units at ground-level;
- ▶ Onsite surface parking is located behind the building, away from public view and screened with landscaping;
- ▶ A range of high-quality materials and designs that feature wood textured siding, brick and a mixture of stucco and metal panels;
- ▶ High-quality outdoor amenity space including a landscaped amenity deck on the roof of the building.

Staff Recommendation

- ▶ Staff recommend **support** for the proposed Development Permit and Development Variance Permit as it:
 - ▶ Aligns with OCP Design Guidelines
 - ▶ Variances are due to the site being constrained and the SRW.
 - ▶ These variances are mitigated through additional landscaping;
 - ▶ Strong form and character