



City of  
**Kelowna**

DP23-0149  
1463 Inkar Road

Development Permit

# Purpose

- ▶ To issue a Development Permit for the form and character of an 8-unit townhouse development.

# Development Process



Aug 24, 2023

Development Application Submitted



Staff Review & Circulation



Development Permit



Nov 27, 2023



Council Approvals



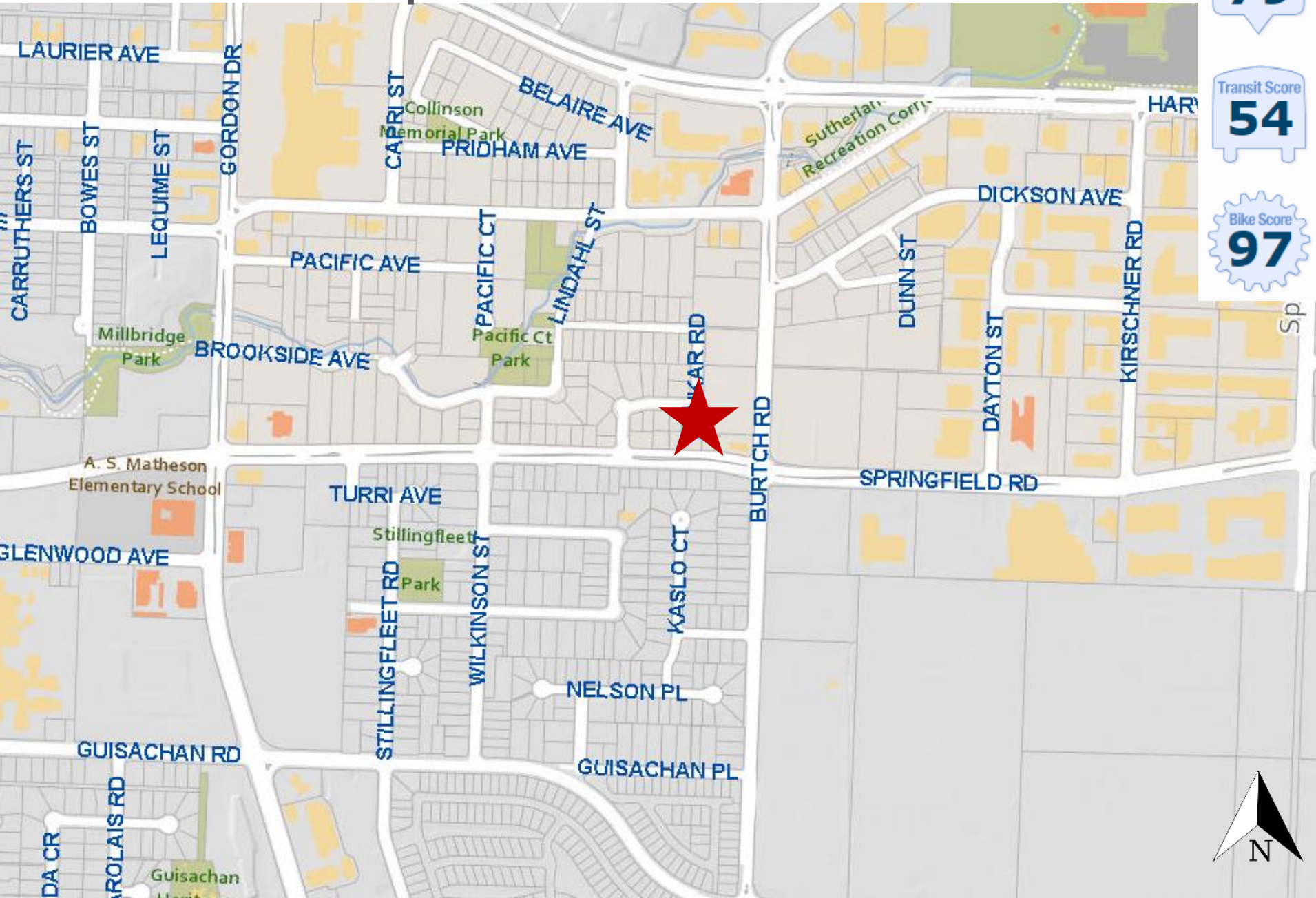
Building Permit

# Context Map

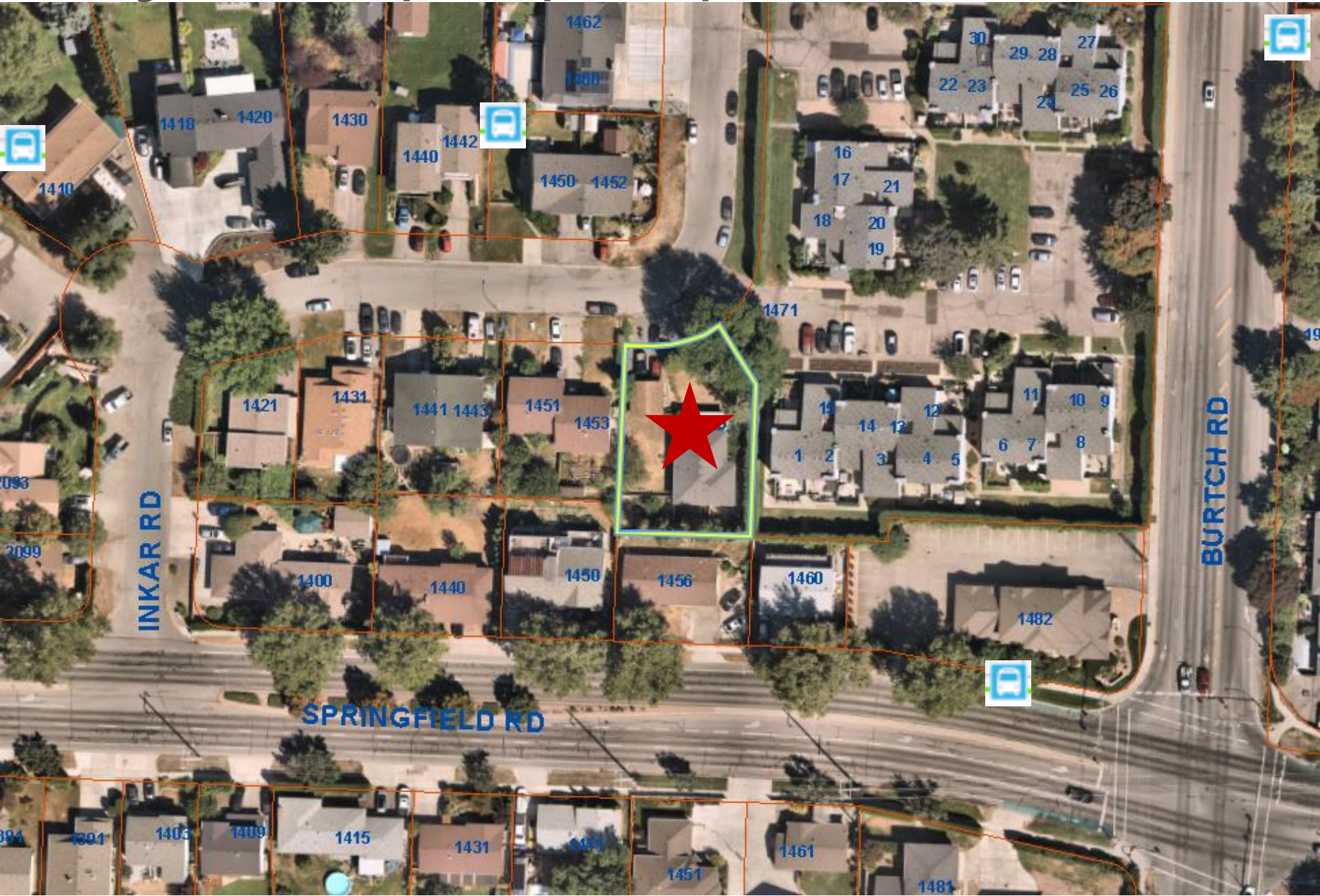
Walk Score  
**79**

Transit Score  
**54**

Bike Score  
**97**



# Subject Property Map



INKAR RD

SPRINGFIELD RD

BURTCH RD

1418

1420

1430

1440

1442

1450

1452

1462

1480

22

23

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1450

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1391

1403

1409

1415

1431

1441

1451

1461

1481

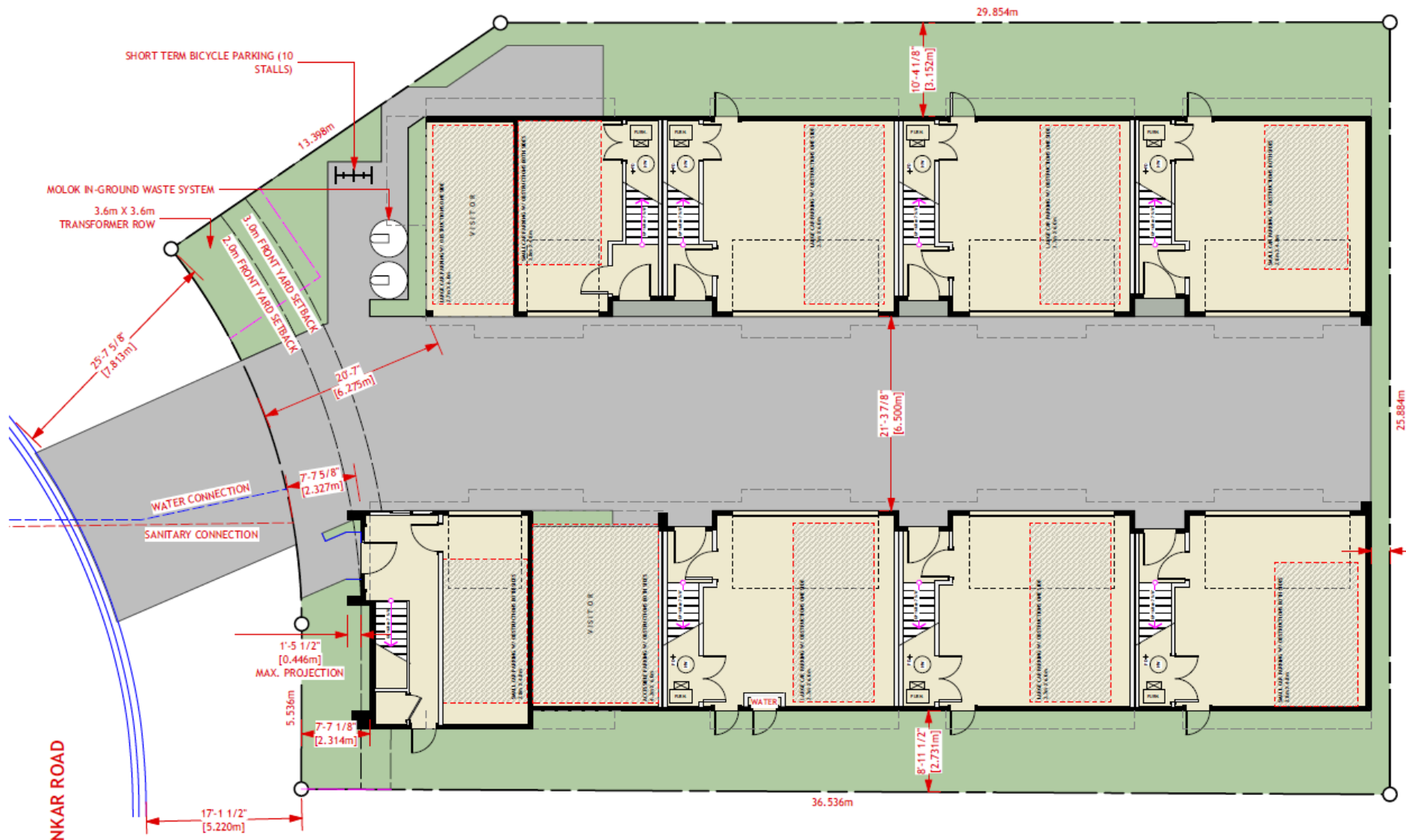
# Site Photos



# Technical Details

- ▶ Development Permit for a three-storey townhouse development.
  - ▶ 8 units in total
    - ▶ 8 2-bedroom units
  - ▶ 10 parking spaces
    - ▶ 8 residential parking spaces
    - ▶ 2 visitor stalls

# Site Plan



Springfield Rd



# East Building Elevation



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION

# West Building Elevation



**EAST ELEVATION**



**SOUTH ELEVATION**



**WEST ELEVATION**



**NORTH ELEVATION**

# Landscape Plan



# Rendering – North



# Rendering – North



# OCP Design Guidelines

- ▶ Providing a main-entrance and ground-oriented unit facing Inkar Road;
- ▶ Minor increase in scale and massing into existing neighbourhood;
- ▶ Providing both private and common amenity spaces throughout the site;

# Staff Recommendation

- ▶ Staff recommend **support** for the proposed development permit as it:
  - ▶ Meets majority of OCP Design Guidelines
  - ▶ Strong form and character
  - ▶ Provides density into the Urban Centre