



City of
Kelowna

DP22-0168 / DVP22-0169
1281 Findlay Rd

Development Permit & Development Variance Permit

Purpose

- ▶ To issue a Development Permit for the form and character of Townhouses and to issue a Development Variance Permit to vary Off-Street Parking Regulations.

Development Process

Aug 11, 2022

Development Application Submitted



Staff Review & Circulation



Jan 4, 2022

Public Notification Received



Jun 5, 2023

Initial Consideration



Jun 11, 2023

Reading Consideration



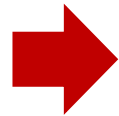
Mar 12, 2024

Final Reading & DP & DVP

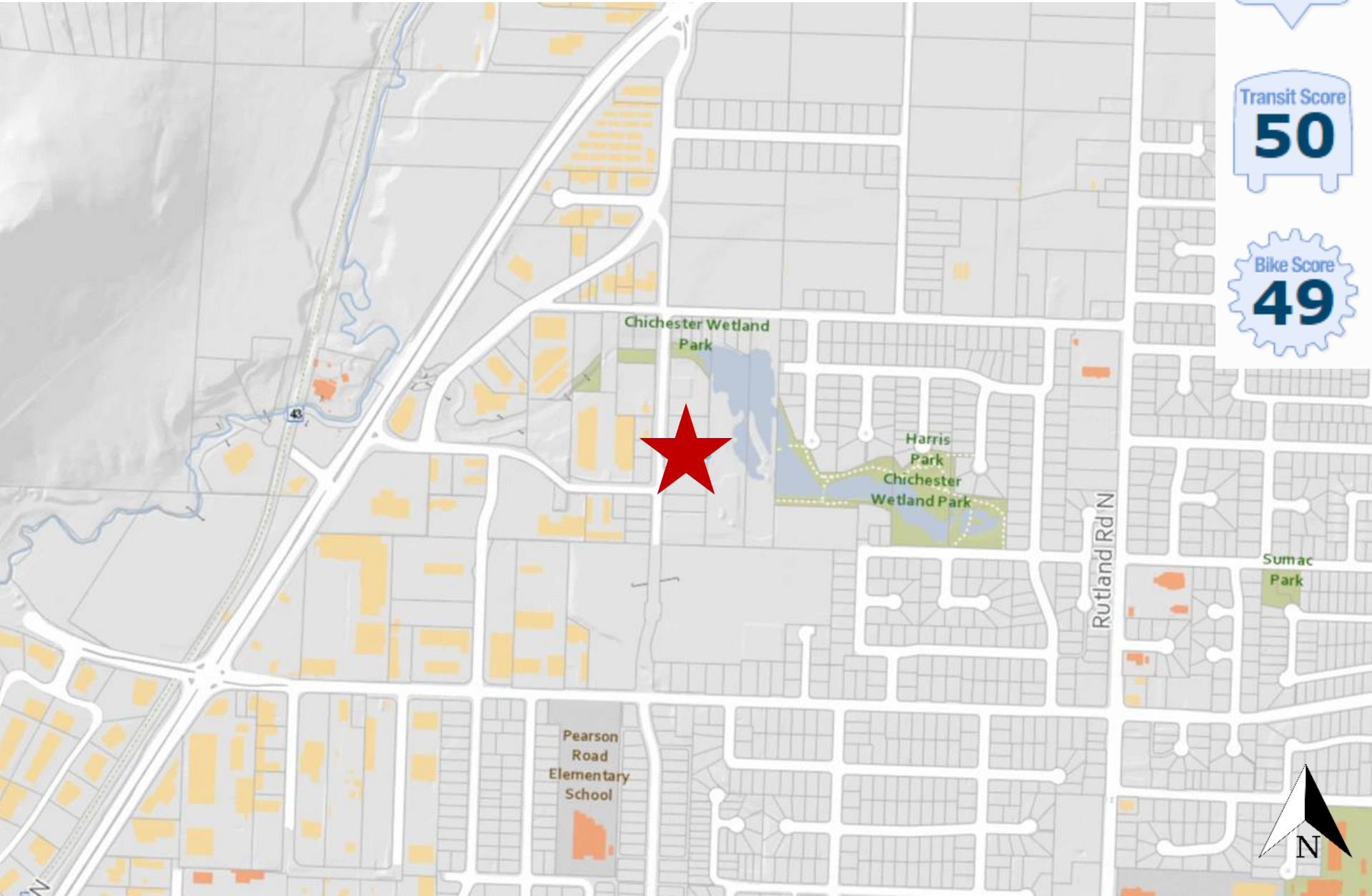


Building Permit

Council
Approvals



Context Map



Walk Score
46

Transit Score
50

Bike Score
49



Subject Property Map



Technical Details

- ▶ MF2 – Townhouse Housing
 - ▶ 10 units
 - ▶ 3 storeys in height
 - ▶ 20 Resident Parking Stalls
 - ▶ 1 Visitor Stall

Variations

- ▶ Section 8.2.2: Off-Street Parking Regulations
- ▶ To vary the Off-Street Parking Regulations to allow a parking stall in a landscape area

Building 1 Elevation – South



2 BUILDING 1 - SOUTH COLOUR ELEVATION
3/18" = 1" = 0"

Building 1 Elevation – North



2 BUILDING 1 - NORTH COLOUR ELEVATION
A-201 3/16" = 1'-0"

Building 1 Elevation – West



City of Kelowna

Building 1 Elevation – East



4 BUILDING 1 - EAST COLOUR ELEVATION
3/18 • 1-0'

Building 2 Elevation – South



2 BUILDING 2 - SOUTH COLOUR ELEVATION
A-209 3/16" = 1'-0"

Building 2 Elevation – North



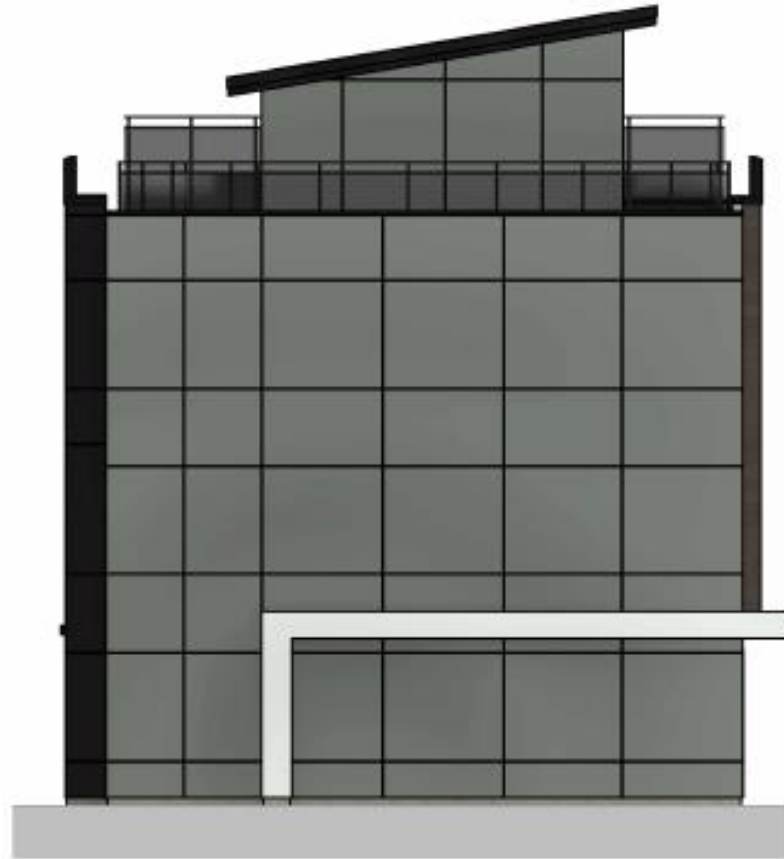
2 BUILDING 2 - NORTH COLOUR ELEVATION
A-201 3/16" = 1'-0"

Building 2 Elevation – West



City of Kelowna

Building 2 Elevation – East




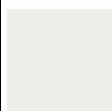

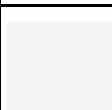
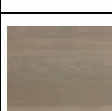
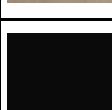

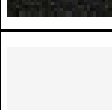
4 BUILDING 2 - EAST COLOUR ELEVATION
A-200 3/16" = 1'-0"

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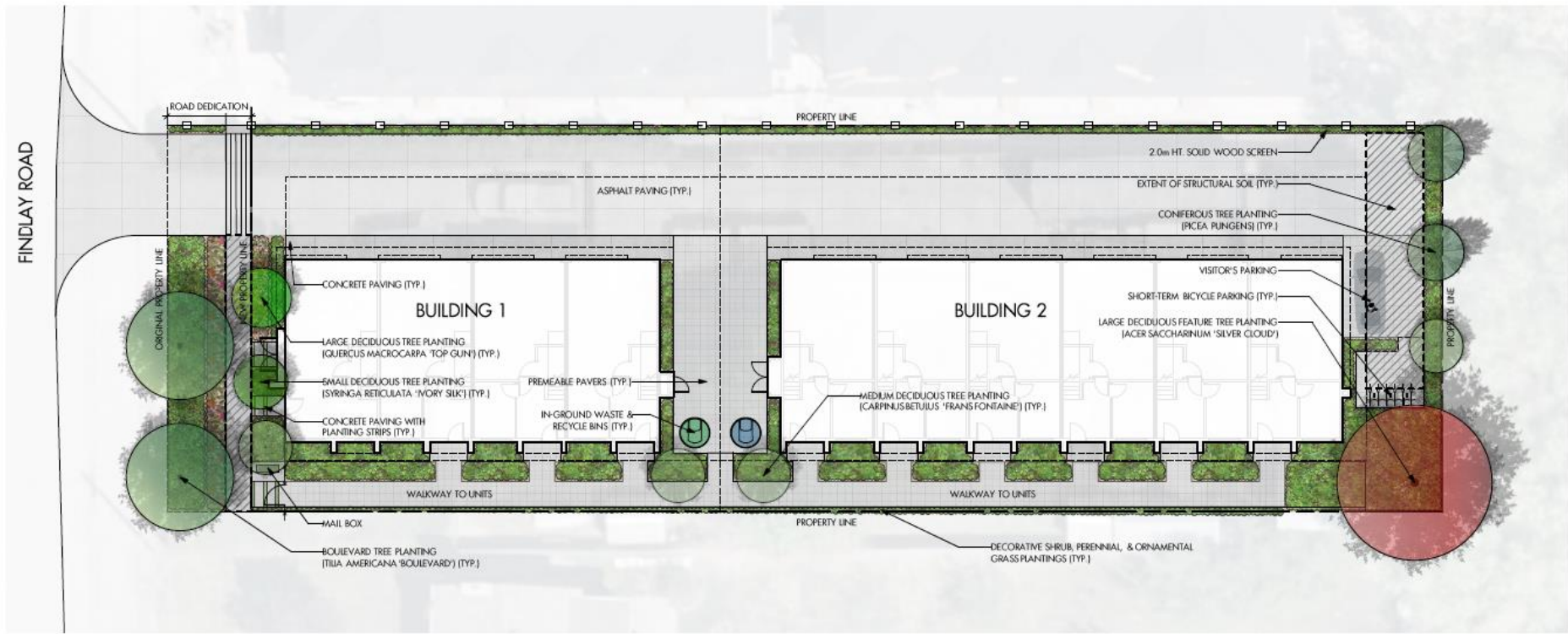
Materials Board



City of Kelowna

| EXTERIOR FINISHES | | |
|-------------------|---|---|
| # | IMAGE | MATERIAL |
| 1 |  | HARDIE PANEL: IRON GRAY |
| 2 |  | HARDIE PANEL: ARCTIC WHITE |
| 3 |  | HARDIE PANEL: LIGHT MIST |
| 4 |  | STUCCO: BENJAMIN MOORE - DISTANT GRAY 2140-70 |
| 5 |  | MAC: WOOD COLLECTION - SMOKED BIRCH |
| 6 |  | FACIA, TRIM, RAILINGS, PERGOLA, WINDOW & DOORS: BLACK |
| 7 |  | IKO TOUCH-ON: BLACK |
| 8 |  | WHITE DOORS: BENJAMIN MOORE - DISTANT GRAY 2140-70 |

Landscape Plan



Rendering – NE View



Rendering – SE View



OCP Design Guidelines

- ▶ Primary entry directly accessible from the fronting street.
- ▶ Established street pattern maintained.
- ▶ Units have access to useable private outdoor amenity space.

Staff Recommendation

- ▶ Staff recommend **support** for the proposed development permit and development variance permit as it:
 - ▶ Meets majority of OCP Design Guidelines
 - ▶ Mitigates variances through additional landscaping