



City of
Kelowna

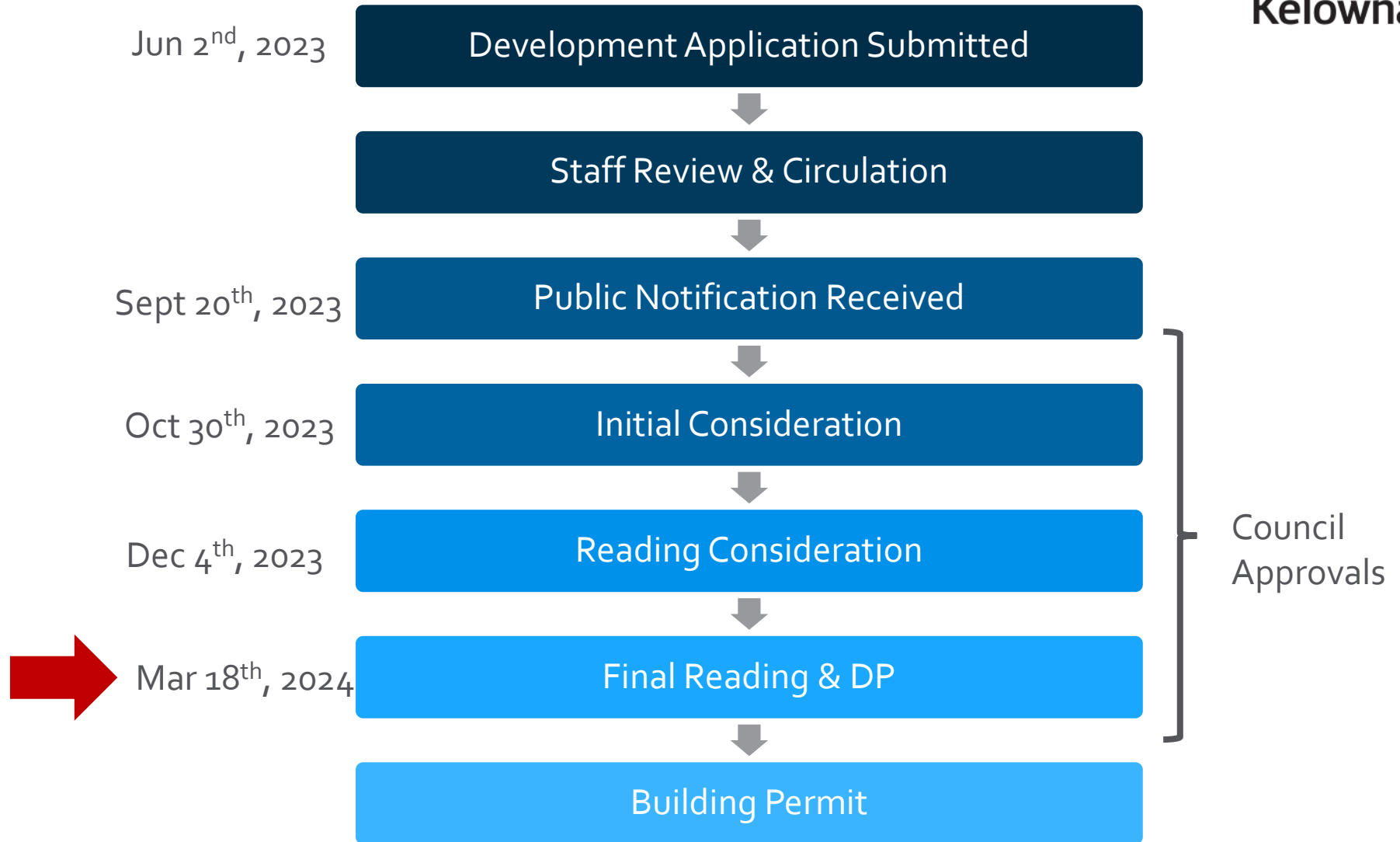
DP23-0115
3593 Lakeshore Road

Development Permit

Purpose

- ▶ To issue a Development Permit for the form and character of an apartment housing development.

Development Process

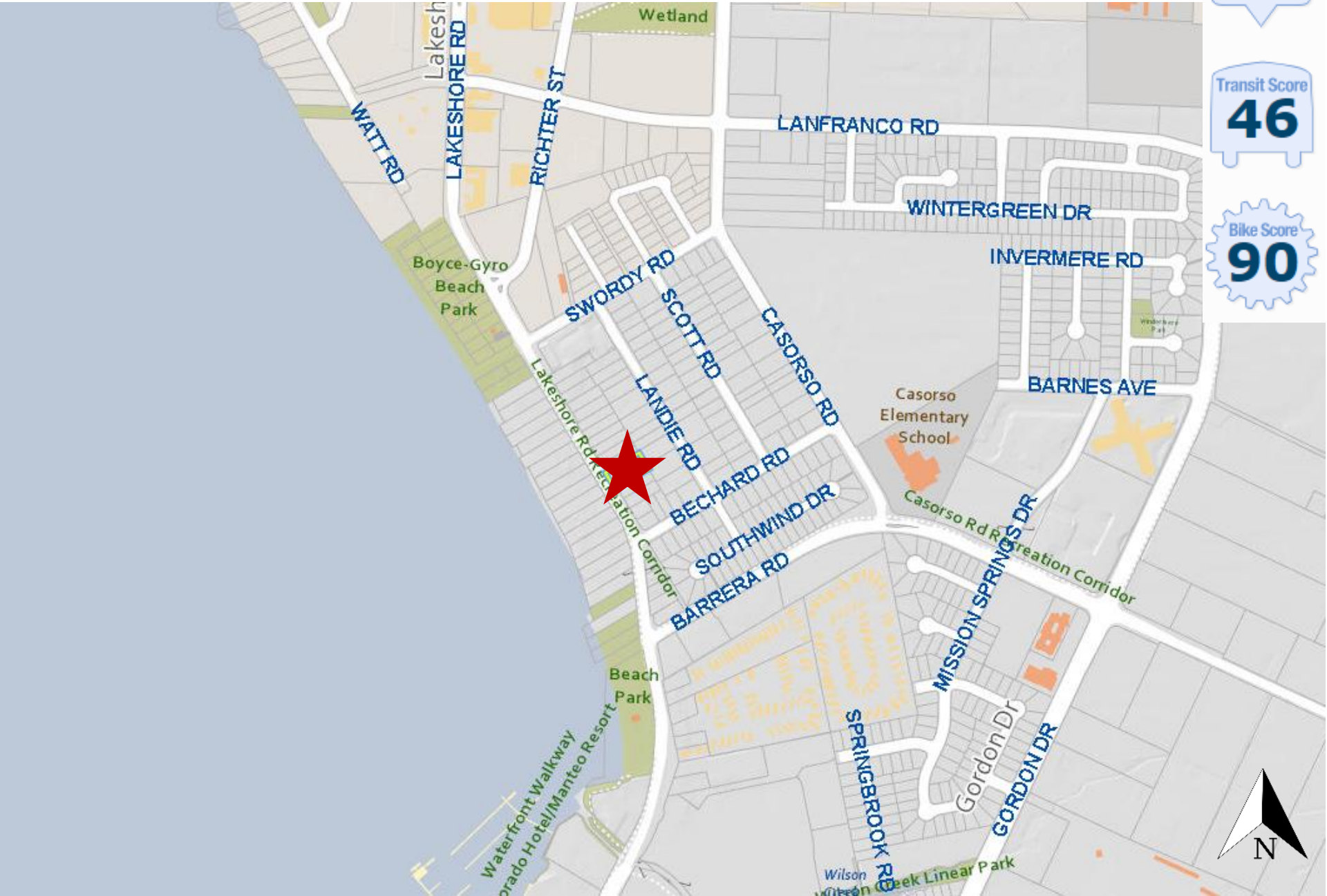


Context Map

Walk Score
62

Transit Score
46

Bike Score
90



Subject Property Map



Site Photos



1. VIEW FROM LAKESHORE RD LOOKING AT THE NW CORNER OF THE SITE



2. VIEW FROM LAKESHORE RD LOOKING AT THE SW CORNER OF THE SITE



3. VIEW FROM NW CORNER OF THE SITE LOOKING NE



4. VIEW FROM SW CORNER OF THE SITE LOOKING NW



5. VIEW FROM CENTRE OF THE SITE LOOKING ACROSS THE STREET

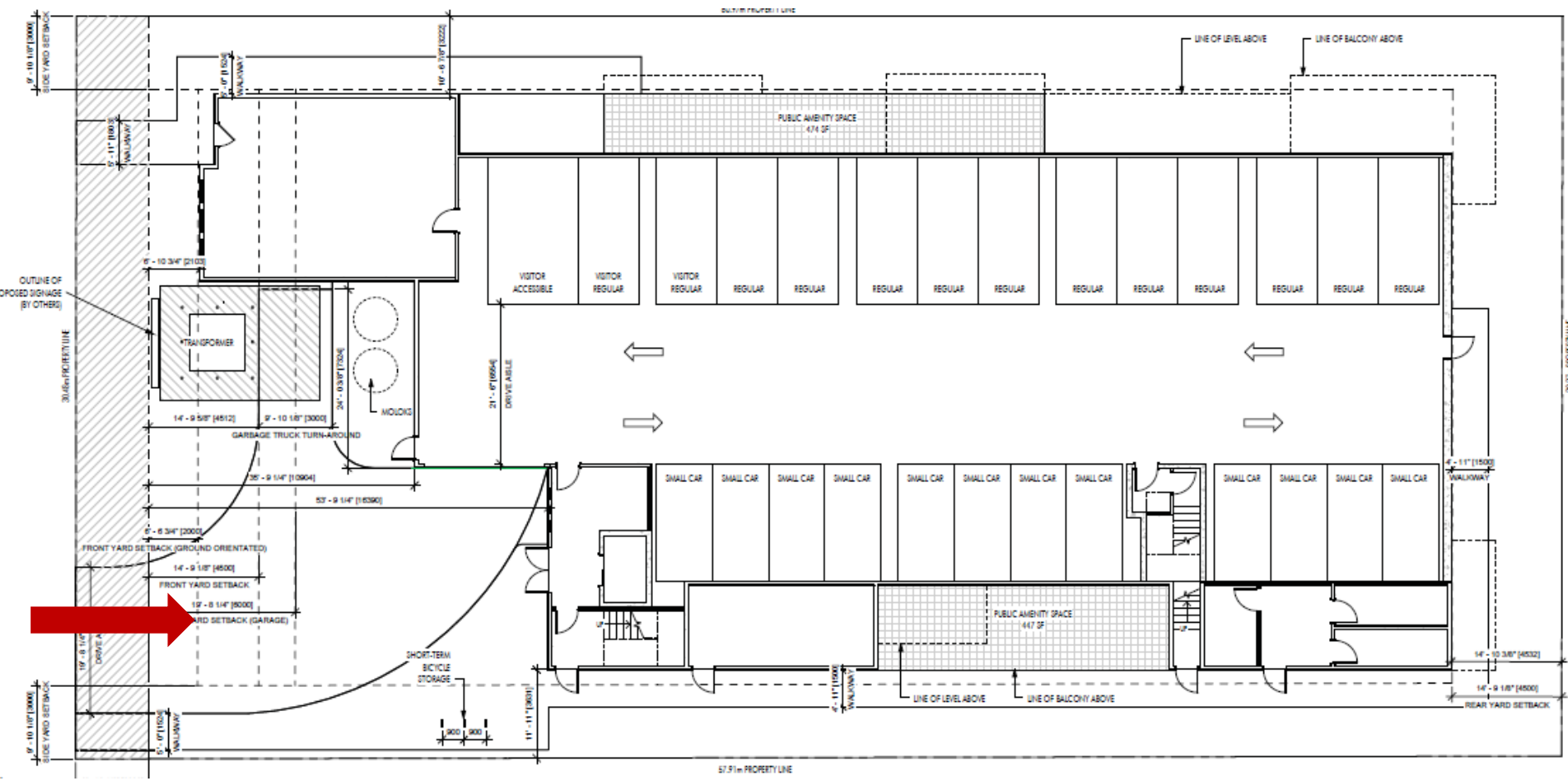


6. VIEW FROM NW CORNER OF THE SITE LOOKING SW

Technical Details






- ▶ Development Permit for a four-storey apartment housing development.
 - ▶ 20 units in total
 - ▶ 3 1-bed
 - ▶ 14 2-bed
 - ▶ 2 3-bed
 - ▶ 1 4-bed townhouse
 - ▶ 29 parking stalls
 - ▶ 26 residential stalls
 - ▶ 3 visitor stalls

Site Plan



Elevation – Front (West)



EXTERIOR FINISHES AND COLOURS LEGEND					
#	IMAGE	MATERIAL	#	IMAGE	MATERIAL
1		FASCIA, TRIM, WINDOWS, DOORS RAILINGS: BLACK	4		HARDIE PANEL: AGED PEWTER
2		METAL CLADDING: MAC, SMOKED BIRCH	5		HARDIE PANEL, COLUMNS: ARCTIC WHITE
3		HARDIE PANEL: COBBLESTONE			

Elevation –Right (South) and Left (North)



PROPOSED GRADE

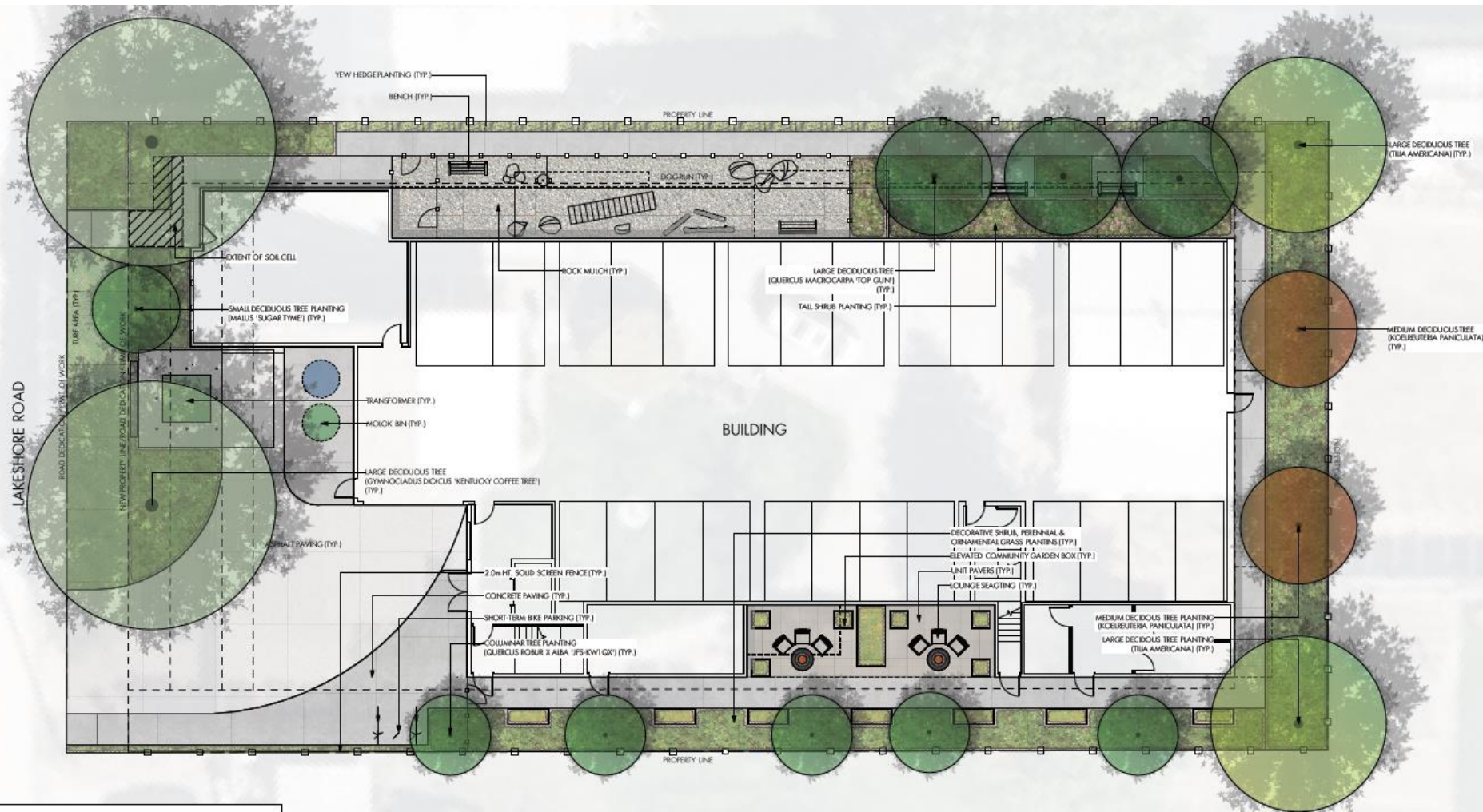


PROPOSED GRADE

Elevation – Rear (East)



Landscape Plan



Rendering – Lakehsore Road



OCP Design Guidelines

- ▶ Providing building façade and entries to be facing Lakeshore Road;
- ▶ Locating balconies and entrances to being oriented towards the frontage to create 'eyes of the street';
- ▶ Screening parking and not providing any surface level parking;
- ▶ Proposing trees that are either drought resistant or native to the local climate.

Staff Recommendation

- ▶ Staff recommend **support** for the proposed development permit as it:
 - ▶ Meets majority of the OCP Design Guidelines.
 - ▶ Provides density along a designated Transit Supportive Corridor.
 - ▶ No variances are required.