



City of
Kelowna



DP23-0212

250, 270, 280 Homer Rd

Development Permit

Purpose

- ▶ To issue a Development Permit for the form and character of townhouse housing

Development Process

Aug 8, 2023

Development Application Submitted



Staff Review & Circulation



Feb 6, 2024

Public Notification Received



Mar 4, 2024

Initial Consideration



Mar 18, 2024

Reading Consideration



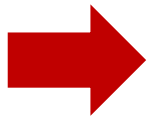
Apr 8, 2024

Final Reading & DP



Building Permit

Council
Approvals



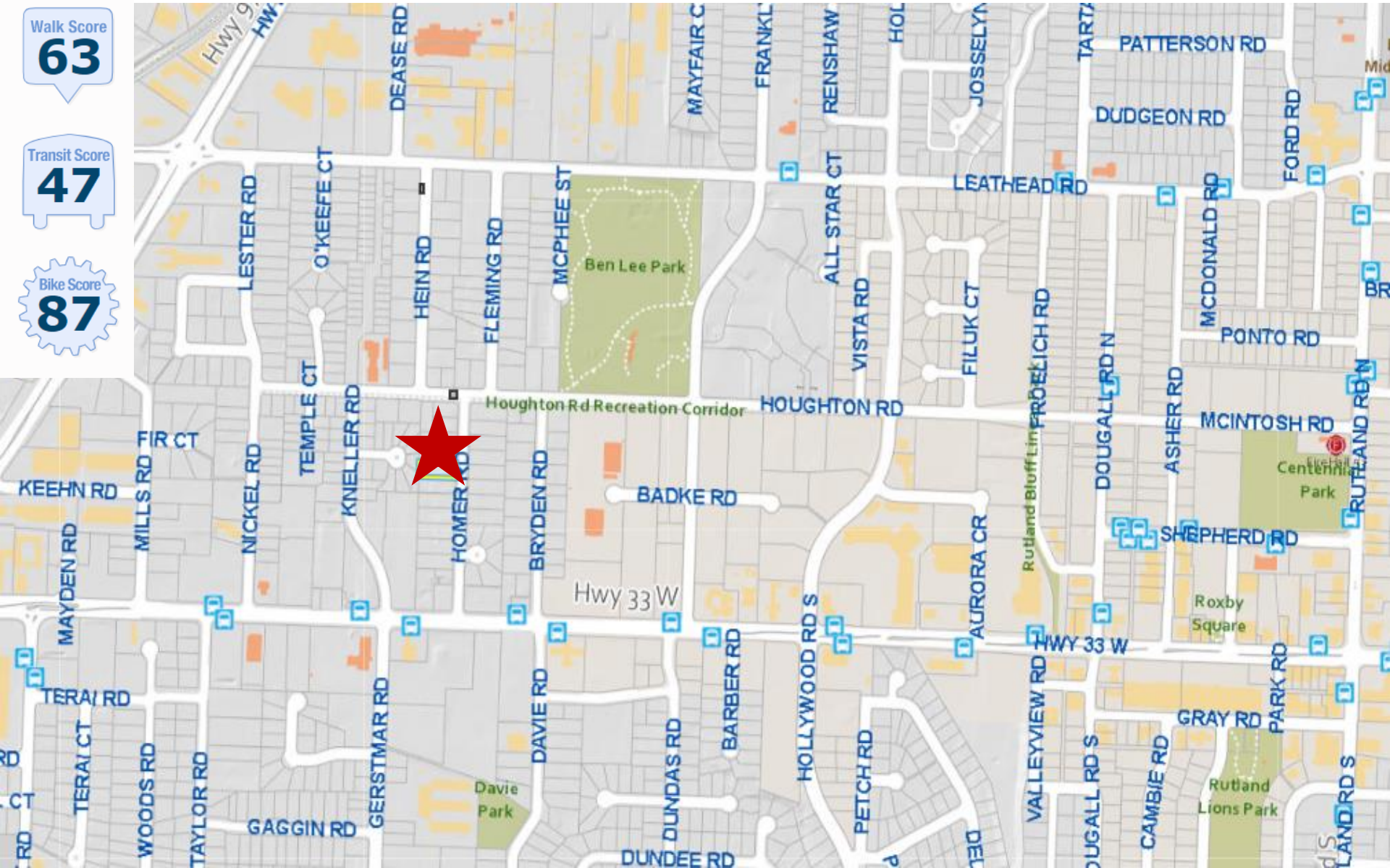
Context Map



Walk Score
63

Transit Score
47

Bike Score
87



Subject Property Map



Technical Details

- ▶ 6 ground-oriented townhouse buildings
 - ▶ 33 units
 - ▶ 3-bedroom
 - ▶ 71 parking stalls
 - ▶ 66 residential
 - ▶ 5 visitor – 3 accessible stalls
 - ▶ 8 short term bike stalls
- ▶ Common & Private Amenity Space
 - ▶ Playground
 - ▶ Central walkway & sitting area
 - ▶ Wrap-around pathway

Site Plan



Street Elevation Context



240 HOMER RD



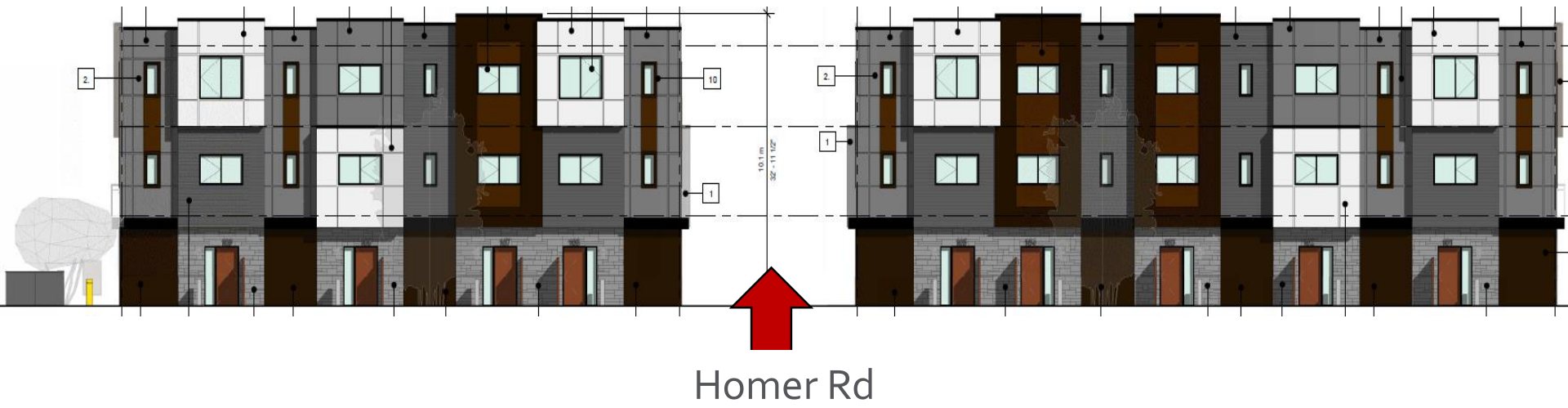
290 HOMER RD



Homer Rd

Elevation – Building 1 & 2

East – Homer Rd



West

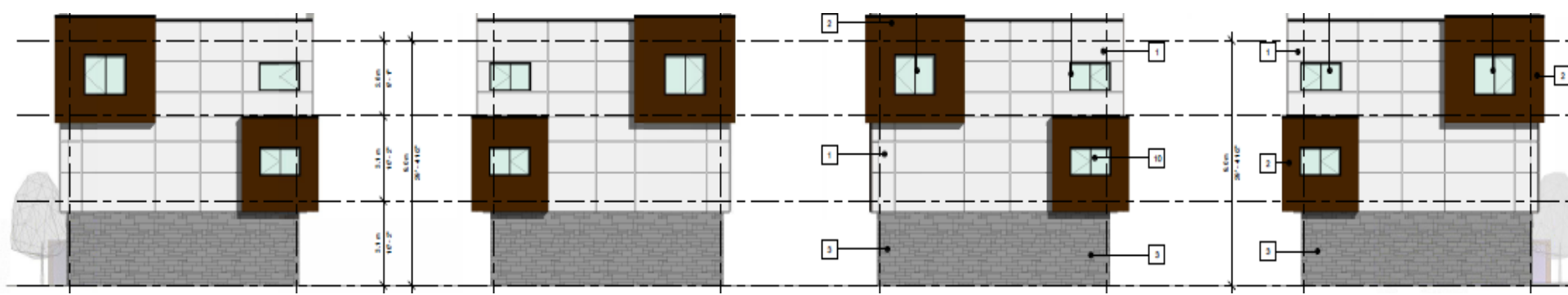


Elevation – Buildings 3, 4, 5 & 6



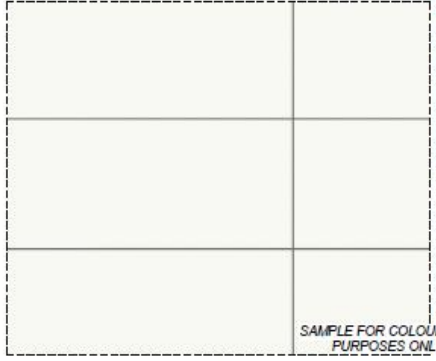
4
2
1

Side Elevations



Materials Board

PRODUCT: FIBRE CEMENT SIDING CW REVEAL
 COLOUR & CODE: WHITE
 I.D NUMBER: 1.



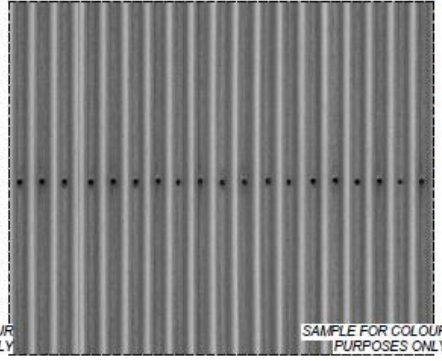
PRODUCT: FIBRE CEMENT LAP SIDING
 IMITATION WOOD - BROWN
 I.D NUMBER: 2.



PRODUCT: STONE VENEER - ELDORADO STONE
 COLOUR & CODE: GLACIAL BLACK
 I.D NUMBER: 3.



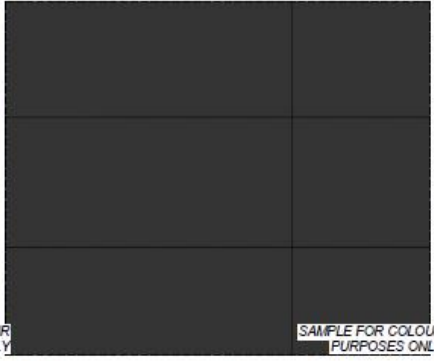
PRODUCT: CORRUGATED METAL PANEL
 COLOUR & CODE: SILVER
 I.D NUMBER: 4.



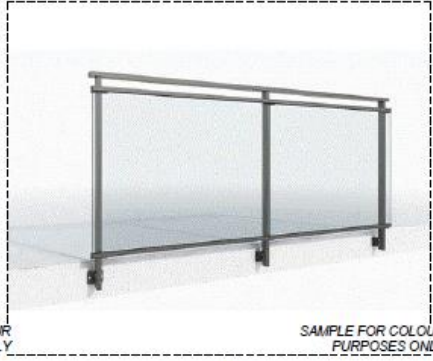
PRODUCT: FIBRE CEMENT SIDING
 COLOUR & CODE: DARK BROWN
 I.D NUMBER: 5.



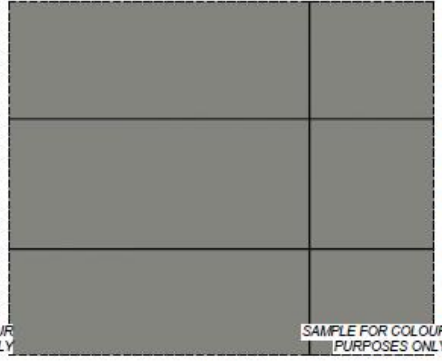
PRODUCT: FIBRE CEMENT SIDING CW REVEAL
 COLOUR & CODE: IRON GREY / BLACK
 I.D NUMBER: 6.



PRODUCT: GLASS RAILING
 COLOUR & CODE: BLACK GALV. ALU POSTS W/TRANSP. GLASS
 I.D NUMBER: 7.



PRODUCT: FIBRE CEMENT SIDING CW REVEAL
 COLOUR & CODE: LIGHT GREY
 I.D NUMBER: 8.



PRODUCT: VINYL SLIDING DOOR
 COLOUR & CODE: CLEAR GLASS; BLACK FRAME
 I.D NUMBER: 9.



PRODUCT: VINYL WINDOW
 COLOUR & CODE: CLEAR GLASS; BLACK FRAME
 I.D NUMBER: 10.



PRODUCT: LOOP - 2 SPACE BIKE RACK
 COLOUR & CODE: BLACK
 I.D NUMBER: 11.



PRODUCT: MOLOK GARBAGE GARBAGE CONTAINERS
 COLOUR & CODE: AS PER MANUFACTURER
 I.D NUMBER: 12.



Landscape Plan

required Tree
& americana
with Purple!



Homer Rd

Rendering – East – Homer Rd



Rendering – West - Playground



OCP Design Guidelines

- ▶ Ground oriented units with primary building façades and individual entrances to the street
- ▶ Range of architectural features & varied materials to distinguish between floors
- ▶ Easy access to useable common, semi-private & private outdoor amenity spaces

Staff Recommendation

- ▶ Staff recommend **support** for the proposed development permit as it:
 - ▶ Generally meets OCP Design Guidelines
 - ▶ No variances