



City of
Kelowna

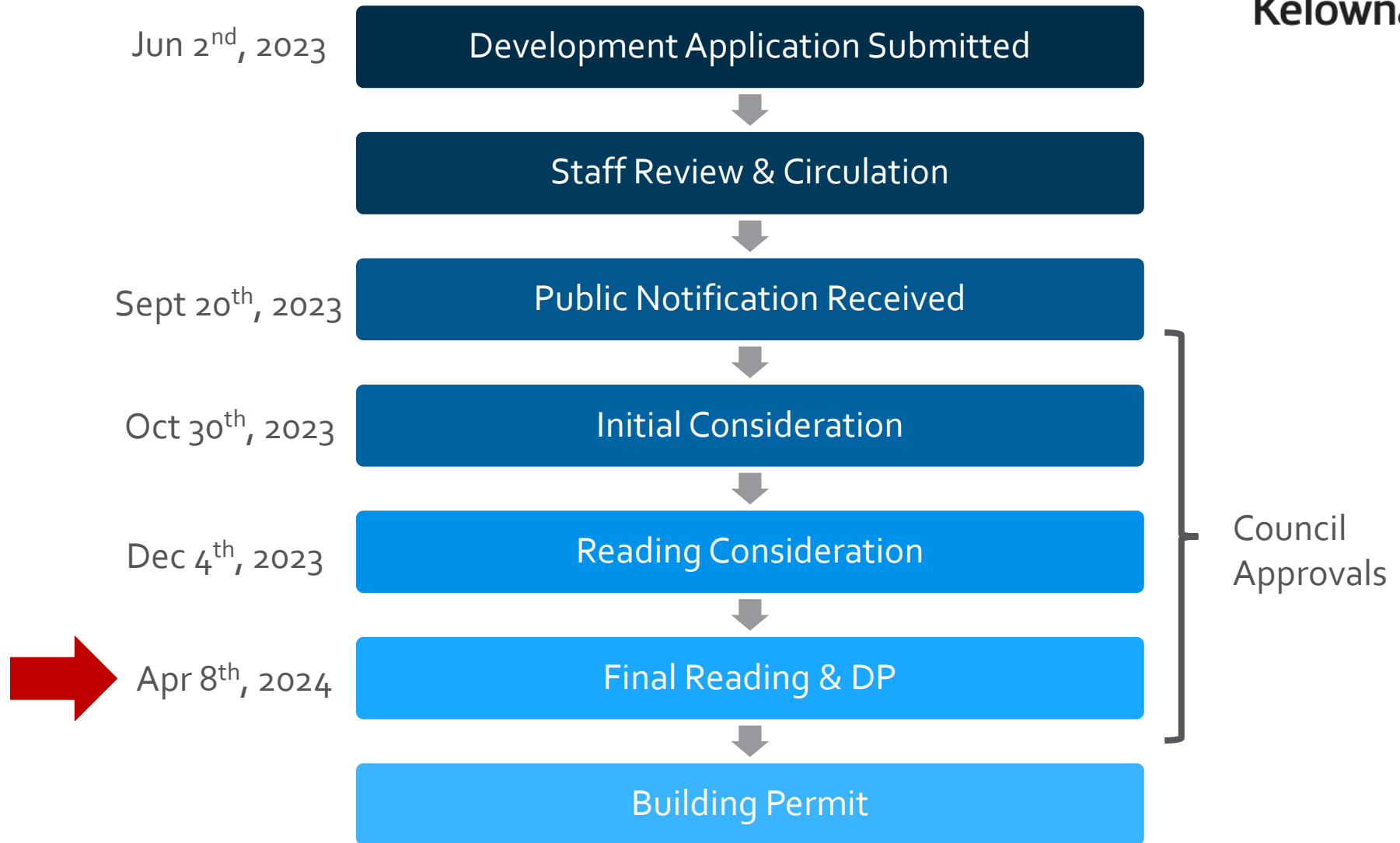
DP23-0115
3593 Lakeshore Road

Development Permit

Purpose

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

Development Process

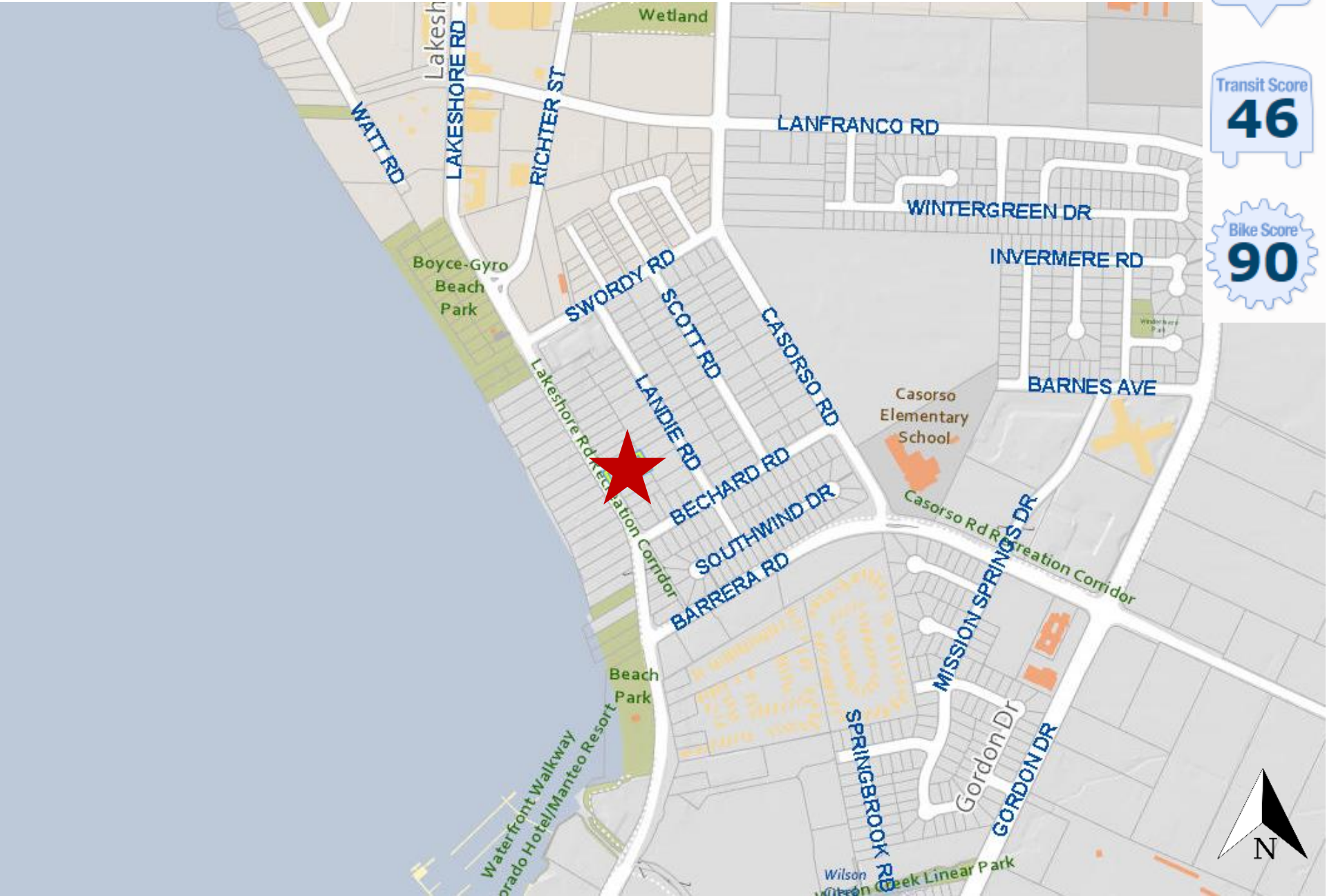


Context Map

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

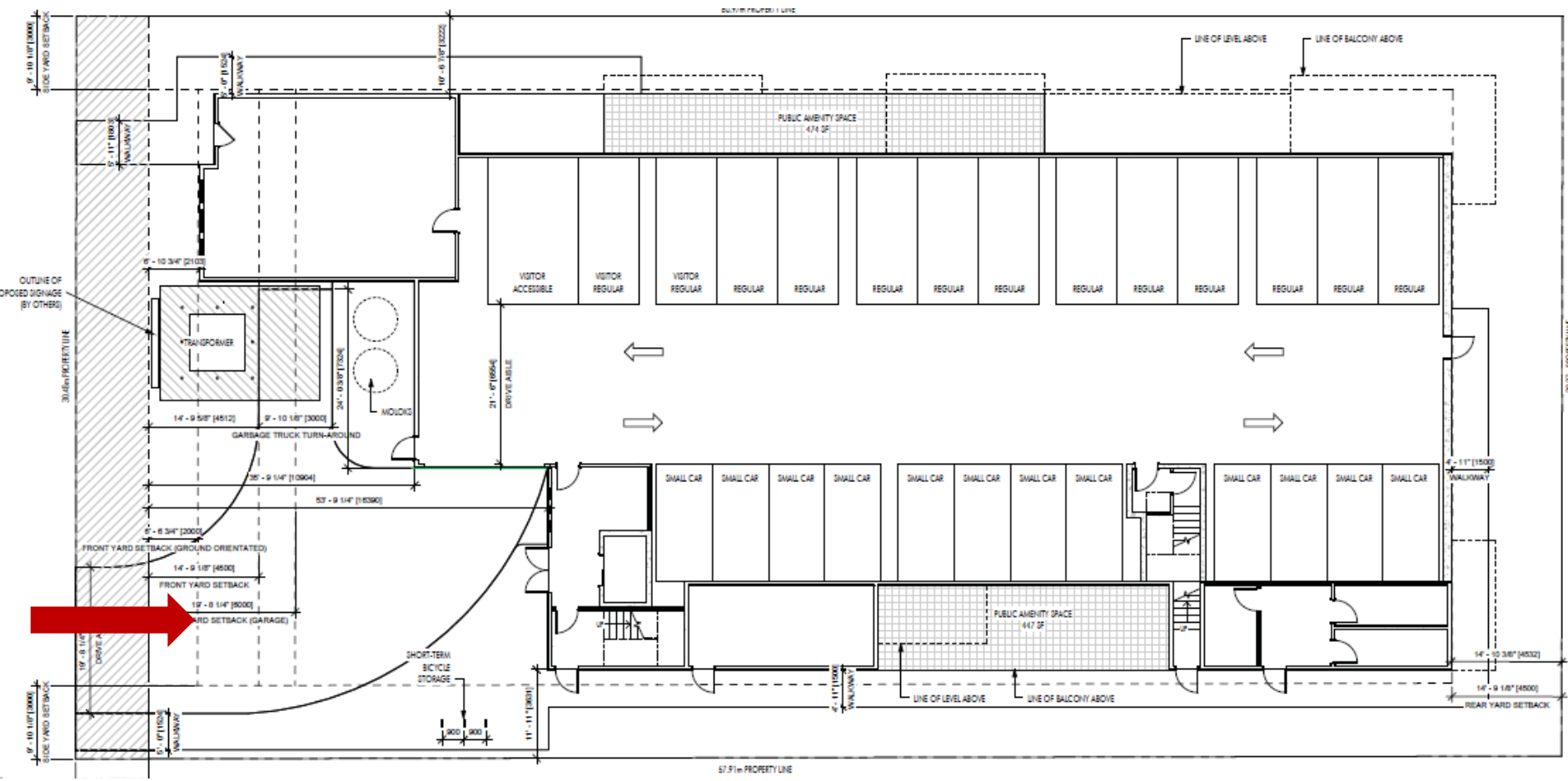


6. VIEW FROM NW CORNER OF THE SITE LOOKING SW

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		CULTURED STONE: PRO-FIT MODERA LEDGESTONE - VELLUM
3		HARDIE PANEL: COBBLESTONE	6		HARDIE PANEL, COLUMNS: ARCTIC WHITE

Elevation – Right (South) and Left (North)



PROPOSED GRADE

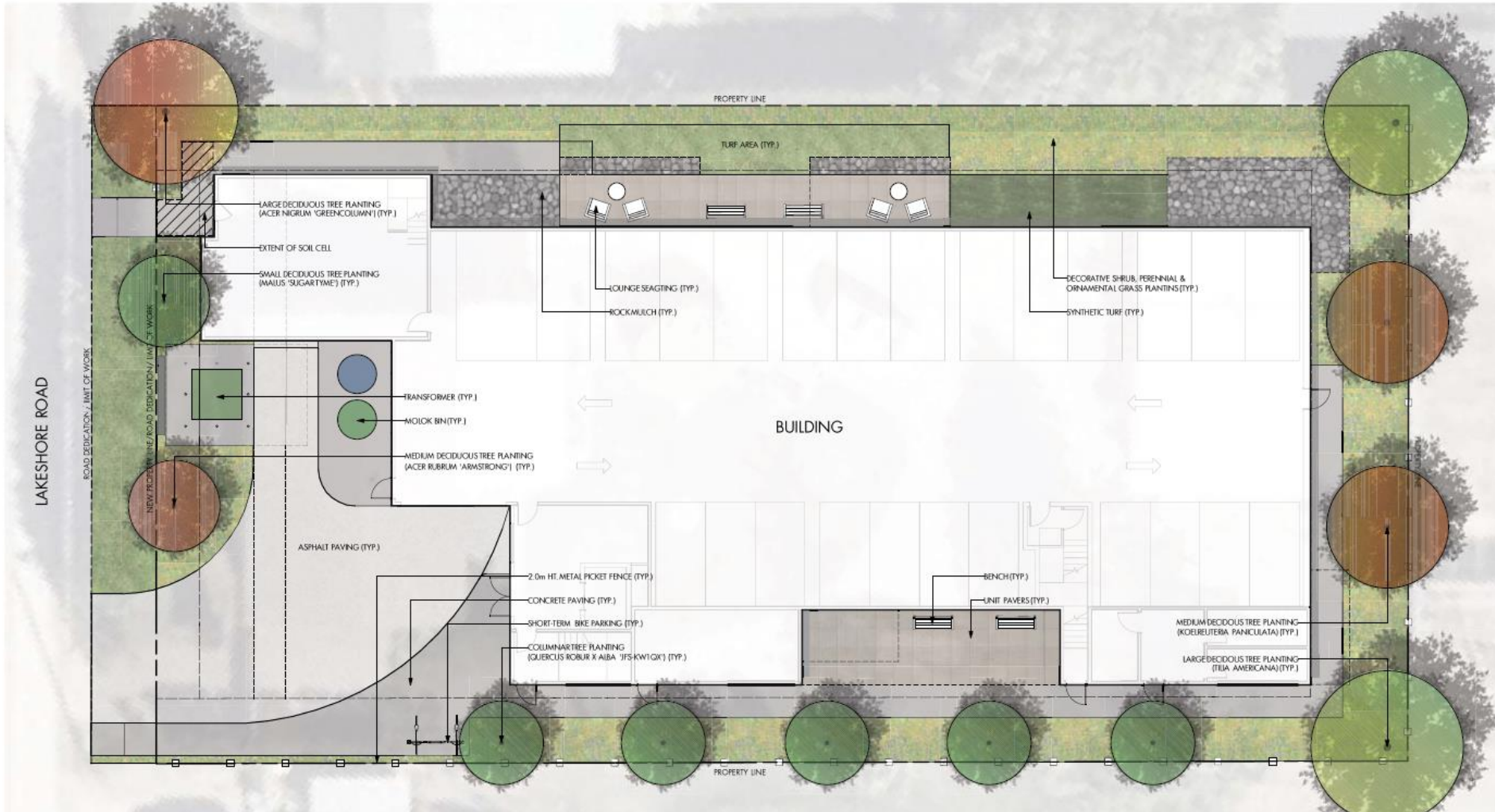


PROPOSED GRADE

Elevation – Rear (East)



Landscape Plan



LAKESHORE ROAD

BUILDING

PROPERTY LINE

TURF AREA (TYP.)

LARGE DECIDUOUS TREE PLANTING
(ACER NIGRUM 'GREENCOLUMN') (TYP.)

EXTENT OF SOIL CELL

SMALL DECIDUOUS TREE PLANTING
(MALUS 'SUGARTIME') (TYP.)

LOUNGE SEATING (TYP.)

ROCK MULCH (TYP.)

DECORATIVE SHRUB, PERENNIAL &
ORNAMENTAL GRASS PLANTINGS (TYP.)

SYNTHETIC TURF (TYP.)

TRANSFORMER (TYP.)

MOLOK BIN (TYP.)

MEDIUM DECIDUOUS TREE PLANTING
(ACER RUBRUM 'ARMSTRONG') (TYP.)

ASPHALT PAVING (TYP.)

2.0m HT. METAL PICKET FENCE (TYP.)

CONCRETE PAVING (TYP.)

SHORT-TERM BIKE PARKING (TYP.)

COLUMNAR TREE PLANTING
(QUERCUS ROBUR X ALBA 'IFS KW10X') (TYP.)

BENCH (TYP.)

UNIT PAVERS (TYP.)

MEDIUM DECIDUOUS TREE PLANTING
(KOELREUTERA PANICULATA) (TYP.)

LARGE DECIDUOUS TREE PLANTING
(TEJA AMERICANA) (TYP.)

PROPERTY LINE

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.