



City of
Kelowna



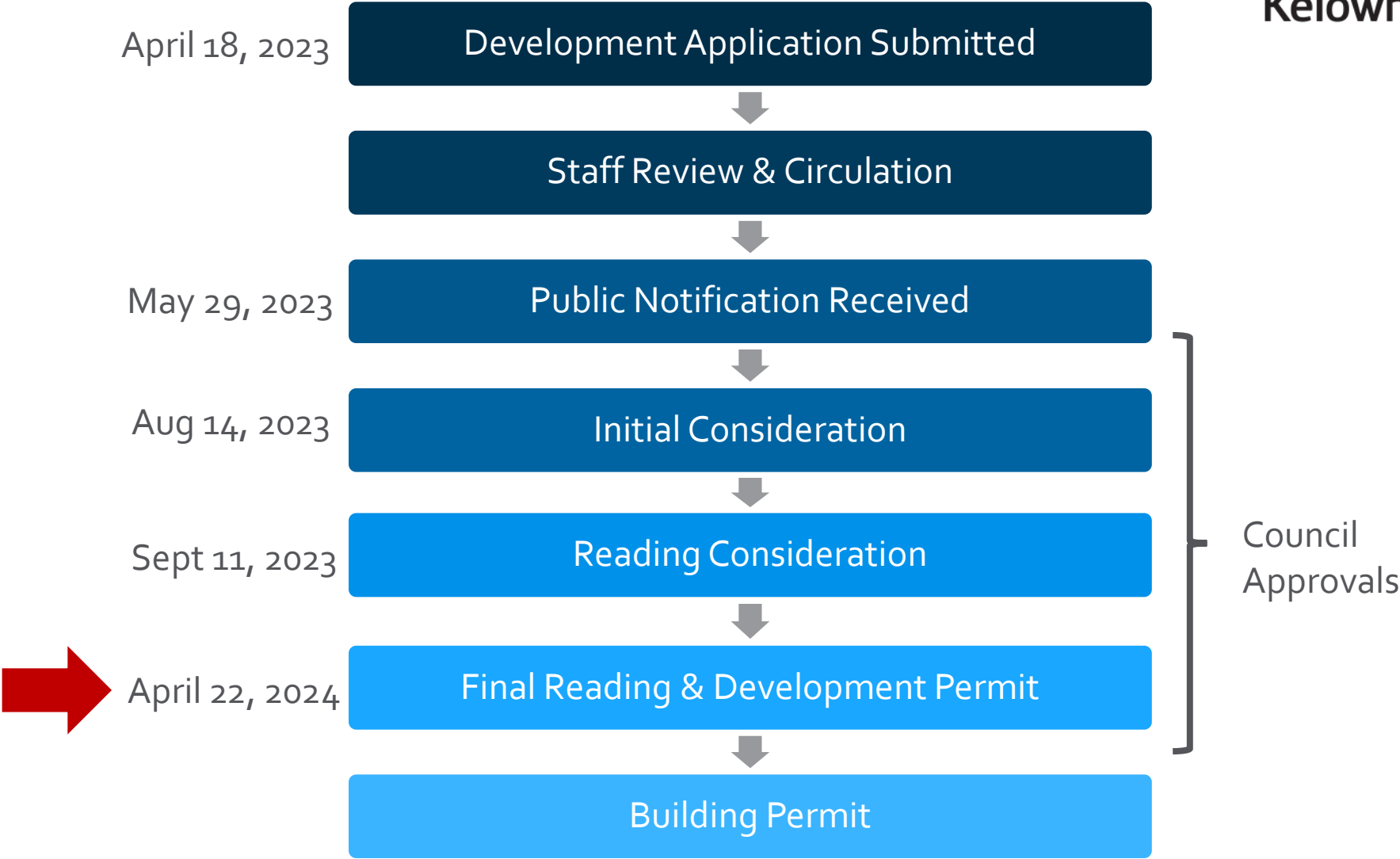
DP23-0072
1110 Lawson Ave

Development Permit

Purpose

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

Development Process

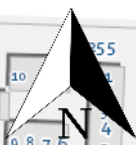
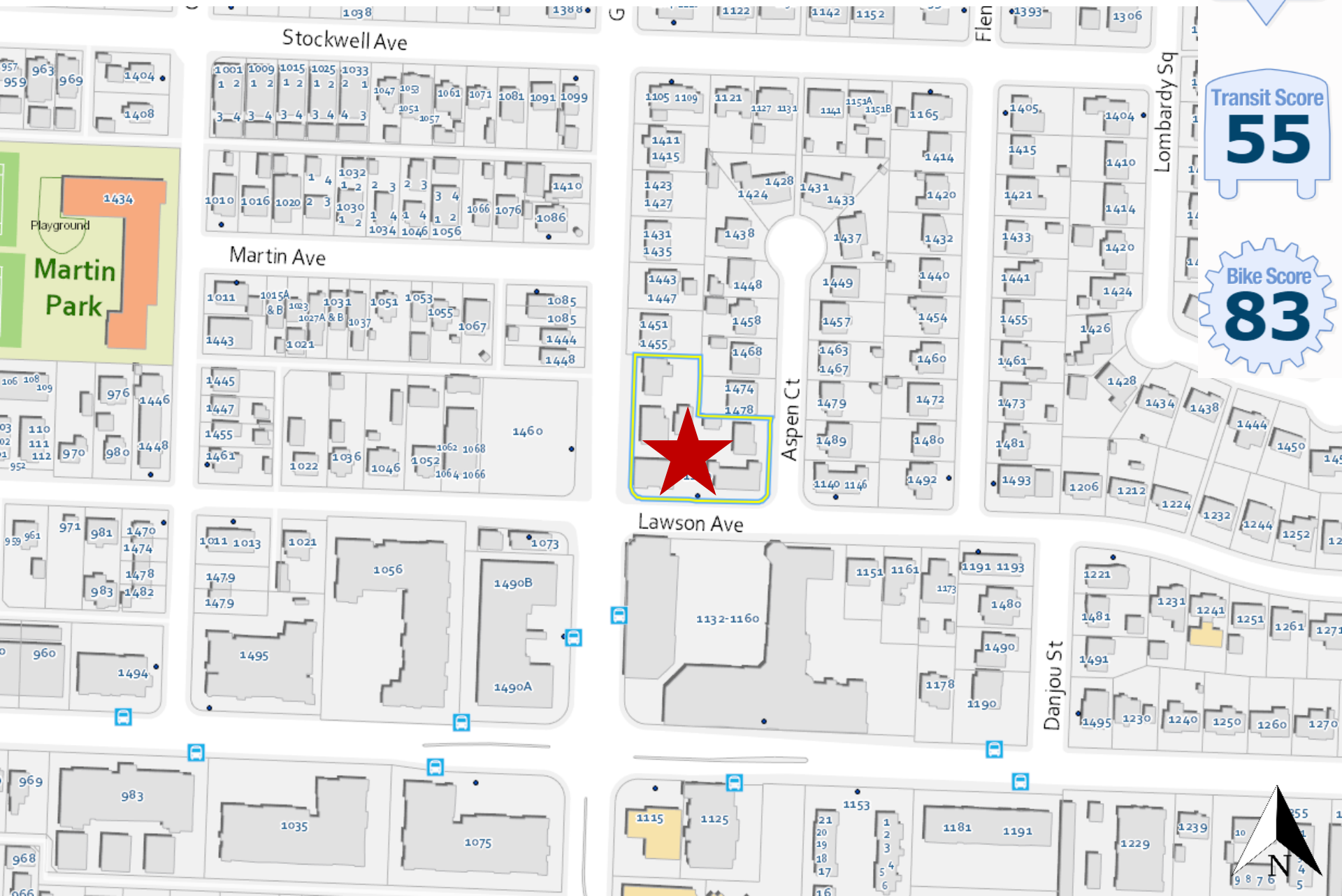


Context Map

Walk Score
84

Transit Score
55

Bike Score
83



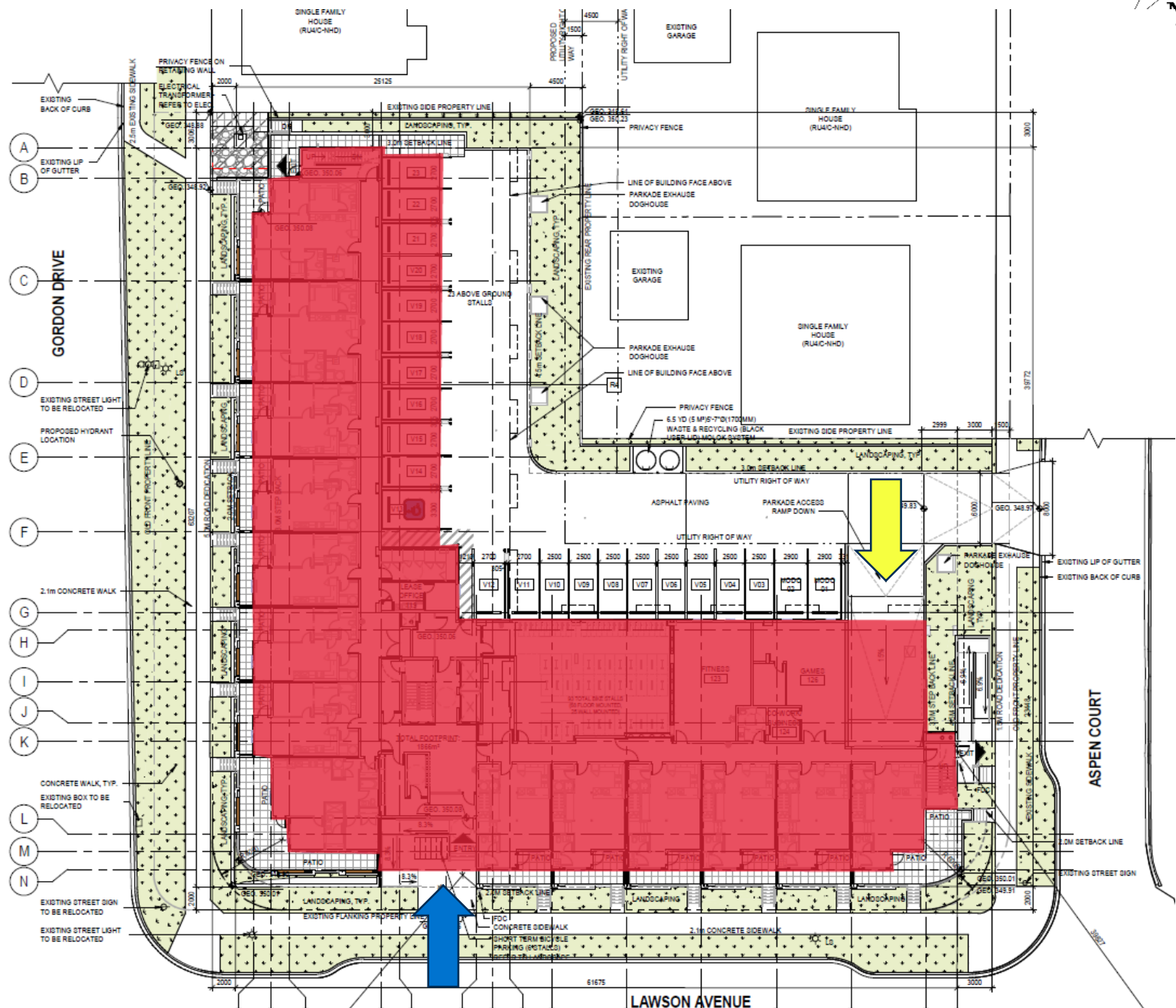
Subject Property Map



Technical Details

- ▶ 6-storey rental apartment building
 - ▶ 130 units
 - ▶ 13 bachelor
 - ▶ 80 one-bedroom
 - ▶ 31 two-bedroom
 - ▶ 6 three-bedroom
 - ▶ 122 parking stalls
 - ▶ 99 in parkade, 23 surface stalls
 - ▶ Includes 2 MODO car-share stalls
 - ▶ 175 long-term bicycle parking spaces
 - ▶ Rooftop amenity deck, fitness room, games room, co-working space
 - ▶ 23 trees and green-roof

Site Plan



Elevation - South



1

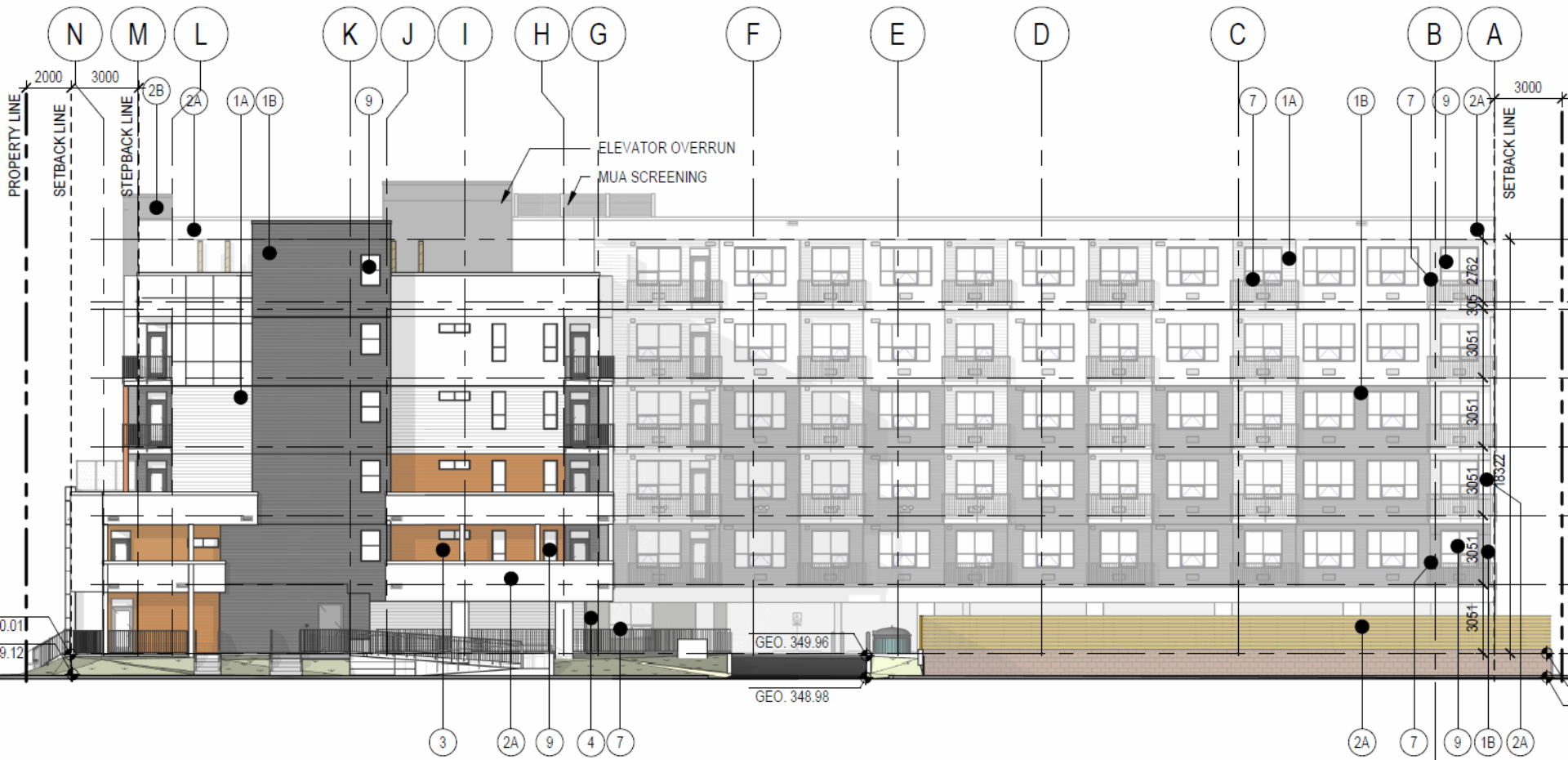
SOUTH ELEVATION
 DP3.00 SCALE: 1:200

Elevation - West



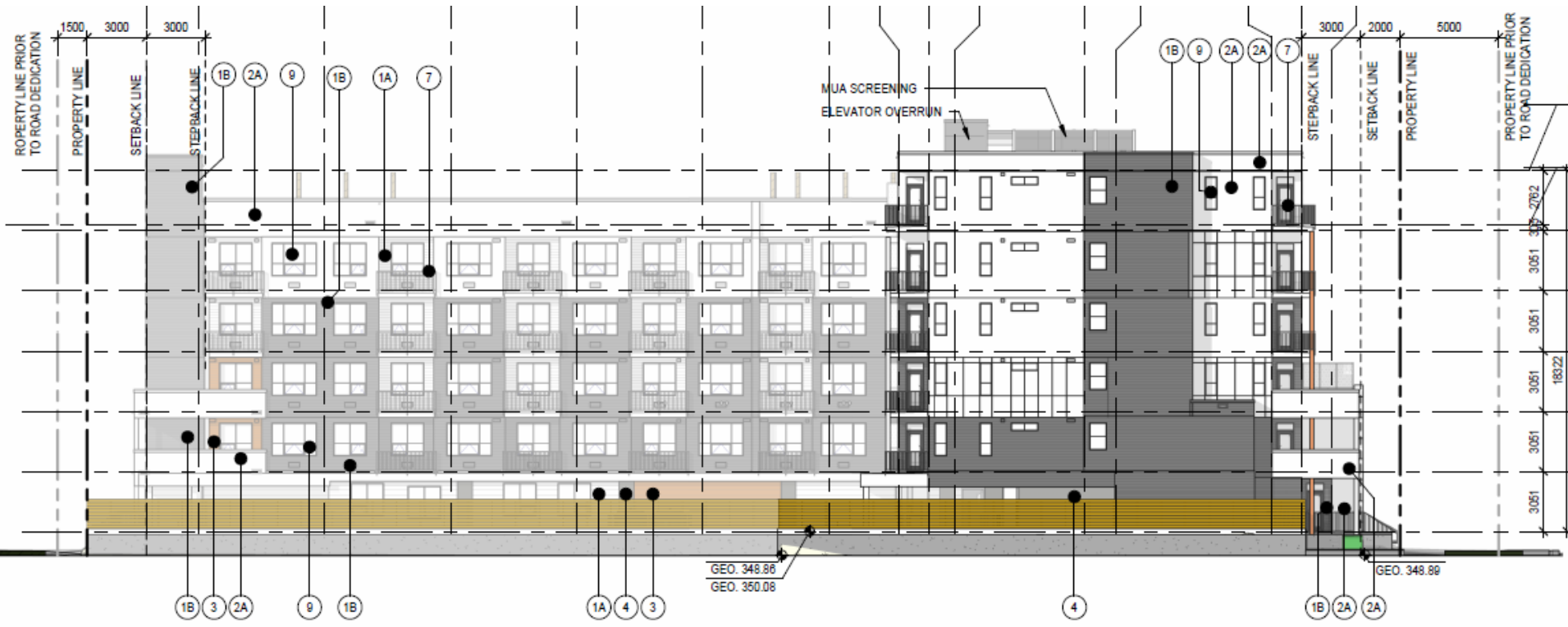
1 WEST ELEVATION
 DP3.01 SCALE: 1 : 200

Elevation - East



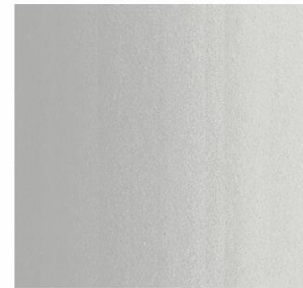
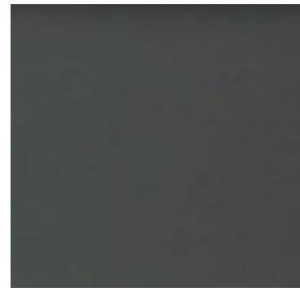
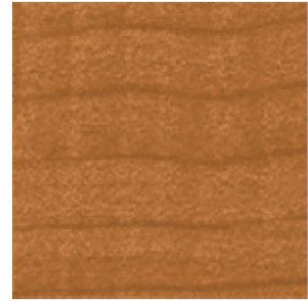
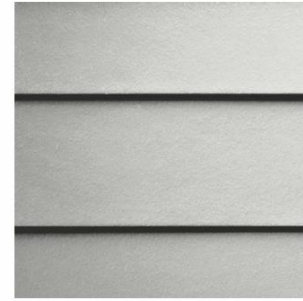
2 EAST ELEVATION
 DP3.00 SCALE: 1 : 200

Elevation - North

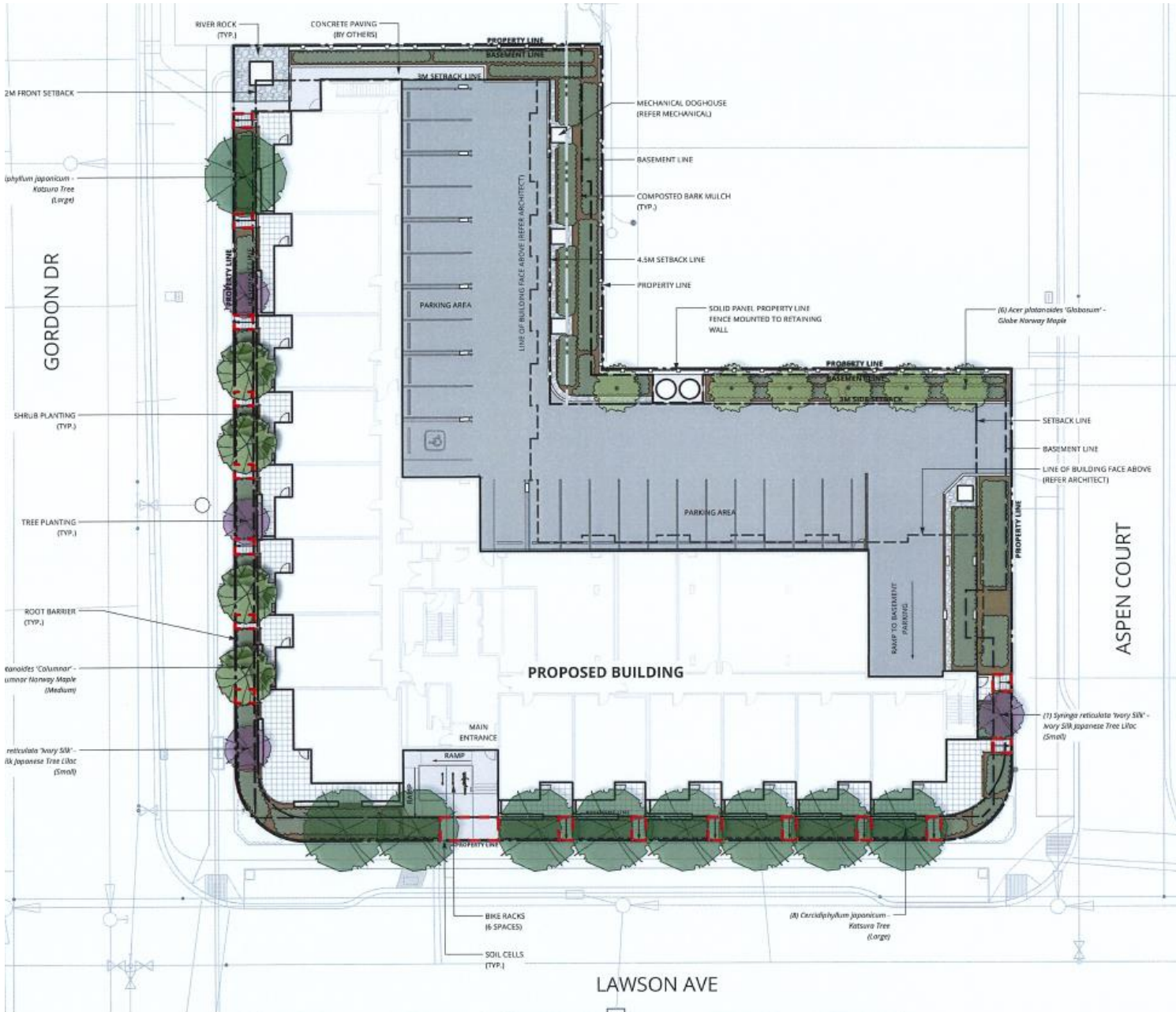


2
NORTH ELEVATION
DP3.01
SCALE: 1 : 200

Materials Board



Landscape Plan

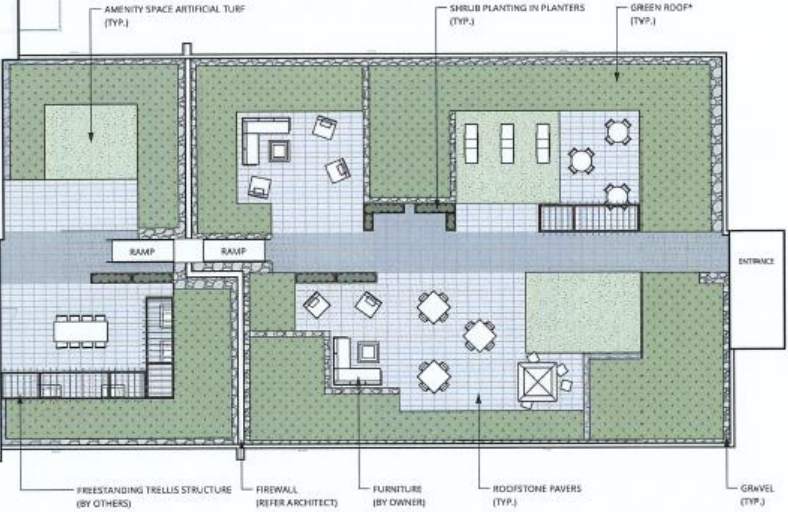


RIVER ROCK (TYP.)
 CONCRETE PAVING (BY OTHERS)
 PROPERTY LINE
 BASEMENT LINE
 3M SETBACK LINE
 MECHANICAL DOGHOUSE (REFER MECHANICAL)
 BASEMENT LINE
 COMPOSTED BARK MULCH (TYP.)
 4.5M SETBACK LINE
 PROPERTY LINE
 SOLID PANEL PROPERTY LINE FENCE MOUNTED TO RETAINING WALL
 (3) *Acer platanoides* 'Glabrum' - Globe Norway Maple
 SETBACK LINE
 BASEMENT LINE
 LINE OF BUILDING FACE ABOVE (REFER ARCHITECT)
 PROPERTY LINE
 ASPEN COURT
 (1) *Syringa reticulata* 'Ivory Silk' - Ivory Silk Japanese Tree Lilac (Small)
 (2) *Caradaphylum japonicum* - Katsura Tree (Large)
 (4) *Caradaphylum japonicum* - Katsura Tree (Large)
 LAWSON AVE
 BIKE RACKS (6 SPACES)
 SOIL CELLS (TYP.)
 MAIN ENTRANCE
 RAMP
 RAMP TO BASEMENT PARKING
 PARKING AREA
 PARKING AREA
 LINE OF BUILDING FACE ABOVE (REFER ARCHITECT)
 PROPERTY LINE
 2M FRONT SETBACK
 GORDON DR
 (4) *Phytum japonicum* - Katsura Tree (Large)
 SHRUB PLANTING (TYP.)
 TREE PLANTING (TYP.)
 ROOT BARRIER (TYP.)
 (3) *Caradaphylum japonicum* - Katsura Tree (Large)
 (1) *Syringa reticulata* 'Ivory Silk' - Ivory Silk Japanese Tree Lilac (Small)

Landscape Plan - Rooftop



EXTENSIVE GREEN ROOF



Rendering – South



Rendering – Southeast



Rendering – West



OCP Design Guidelines

- ▶ Orienting building facades to fronting streets to create street edge definition and activity and avoiding blank walls at-grade
- ▶ Incorporating a range of architectural features and details into building facades to create visual interest
- ▶ Using an integrated consistent range of materials and colours that provide variety
- ▶ Providing ground-oriented units with individual entrances to the fronting street

Staff Recommendation

- ▶ Staff recommend **support** for the proposed Development Permit as it:
 - ▶ Meets majority of OCP Design Guidelines
 - ▶ No variances are required