



City of  
**Kelowna**



DP23-0115  
3593 Lakeshore Road

Development Permit – Supplemental Report

# Purpose

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

# Development Process

Jun 2<sup>nd</sup>, 2023

Development Application Submitted



Staff Review & Circulation



Sept 20<sup>th</sup>, 2023

Public Notification Received



Oct 30<sup>th</sup>, 2023

Initial Consideration



Dec 4<sup>th</sup>, 2023

Reading Consideration



Apr 8<sup>th</sup>, 2024

Final Reading



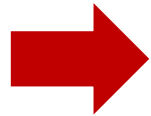
May 27<sup>th</sup>, 2024

DP Reconsideration



Building Permit

Council  
Approvals

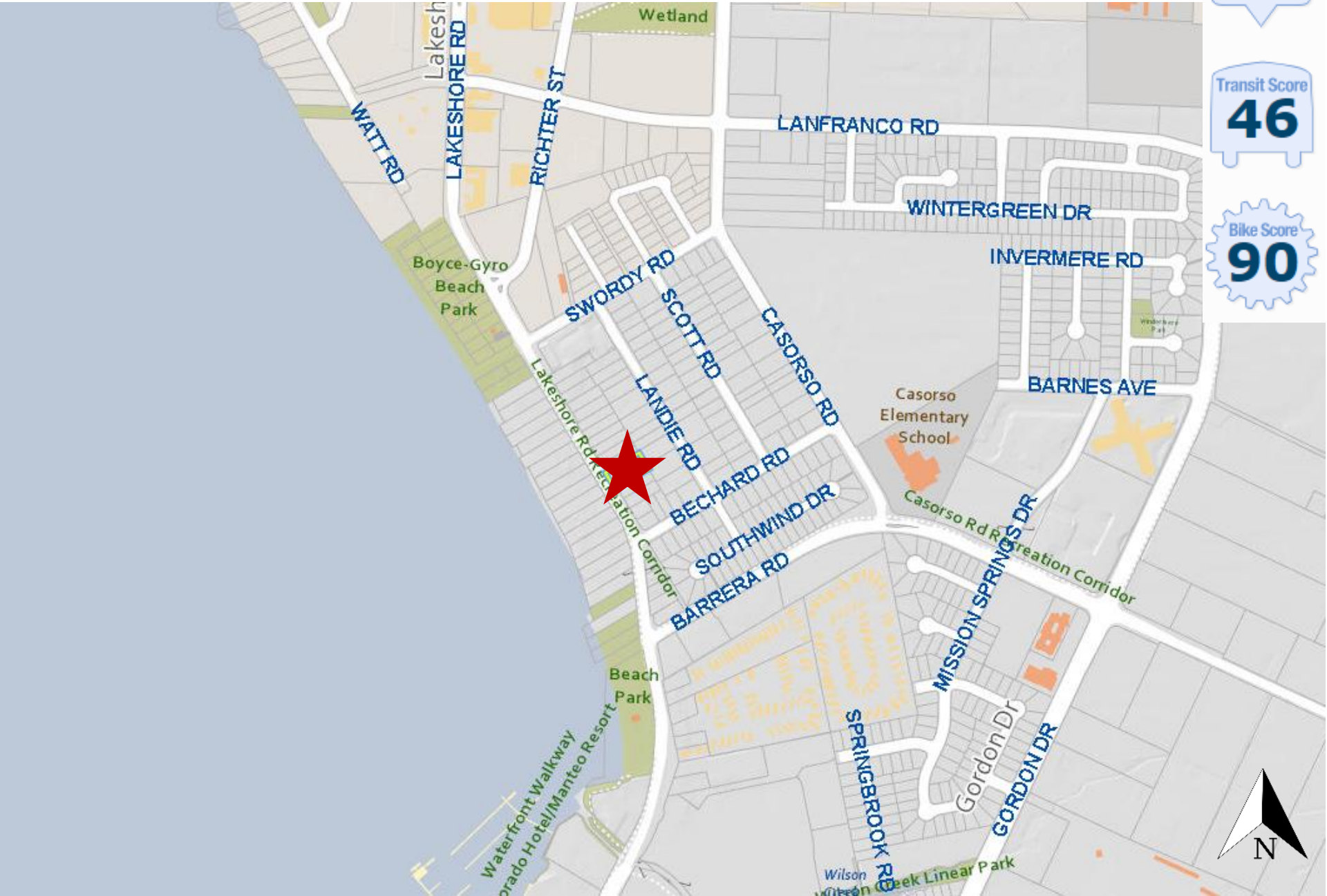


# Context Map

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

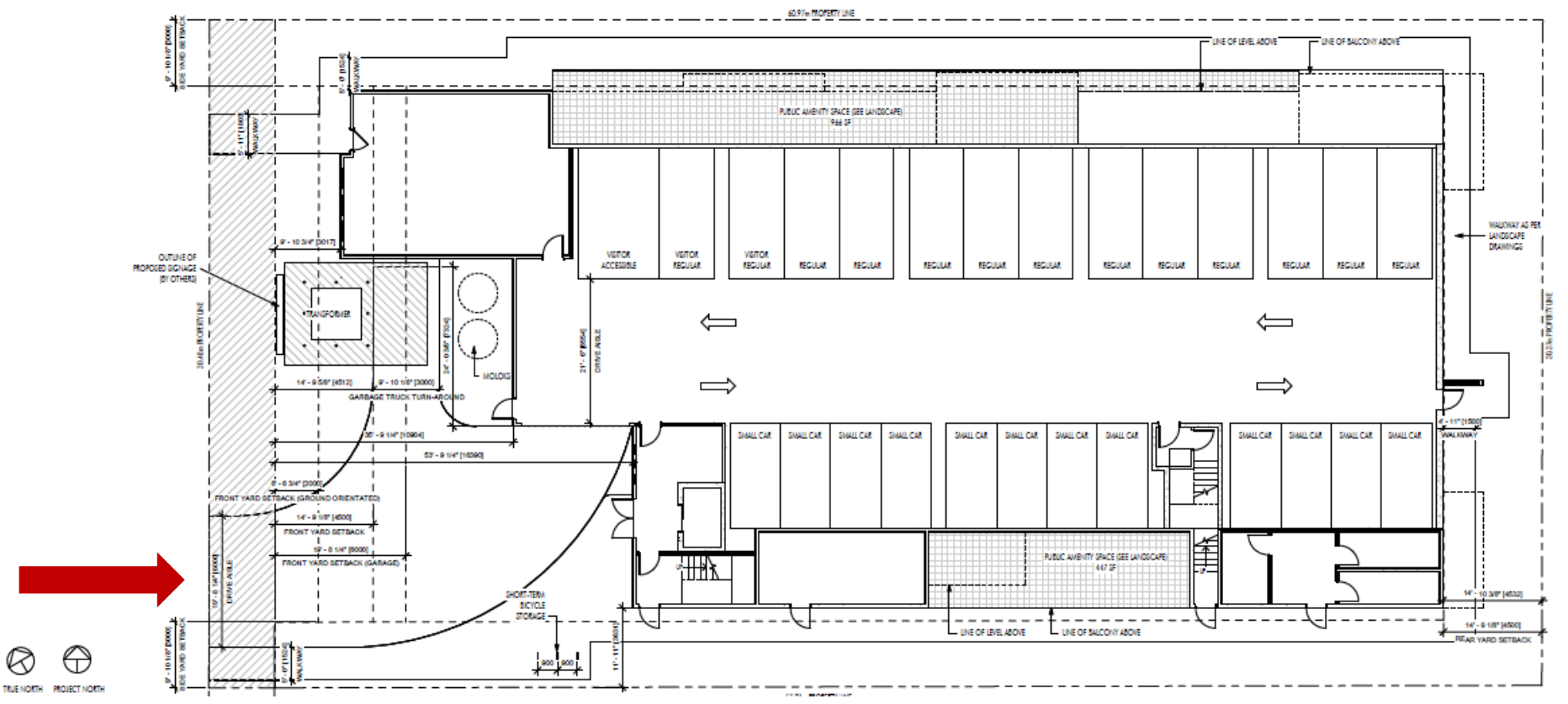
- ▶ Development Permit for a four-storey apartment housing development.
  - ▶ 20 units in total
    - ▶ 3 1-bed
    - ▶ 14 2-bed
    - ▶ 2 3-bed
    - ▶ 1 4-bed townhouse
  - ▶ 26 parking stalls

# Proposed Changes

- ▶ Additional features to sides that face neighbouring properties:
  - ▶ Extending wood slat to all sides;
  - ▶ Additional buildouts to articulate and frame balconies;
- ▶ Amenity spaces further programmed;
  - ▶ Additional of dog run and benches to the north amenity space;
  - ▶ Addition of seating around and fire pits at south;
- ▶ Improved landscaping along Lakeshore with the addition of larger trees.



# Site Plan



# Elevation – Front (West)

Before



After



PROPOSED GRADE

# Elevation – Right (South)

Before



After



# Elevation –Left (North)

Before



After



PROPOSED GRADE

PROPOSED GRADE

# Elevation – Rear (East)

Before



After



# Rendering



# Renderings



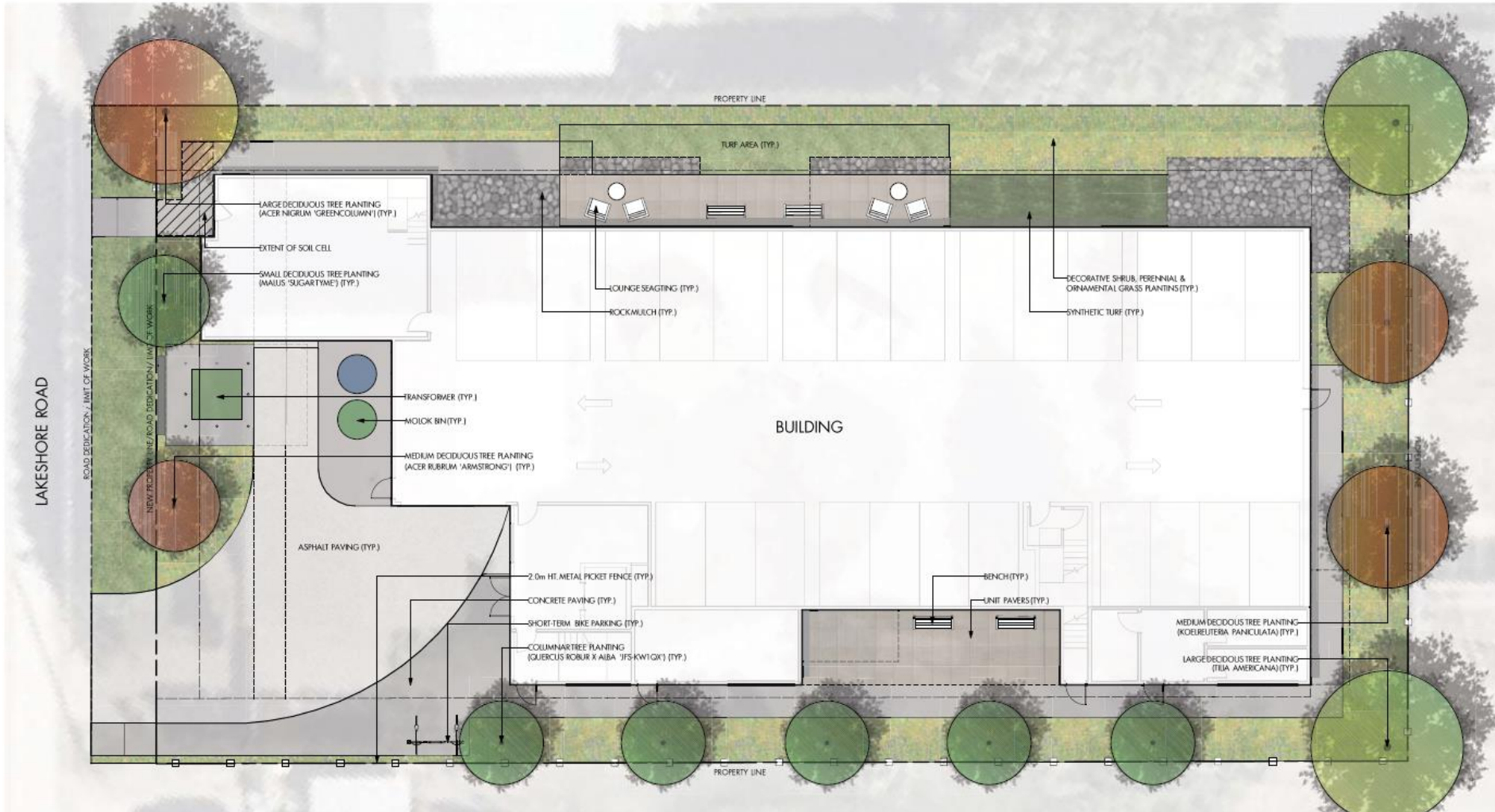
RIGHT PERSPECTIVE RENDERING



BACK PERSPECTIVE RENDERING



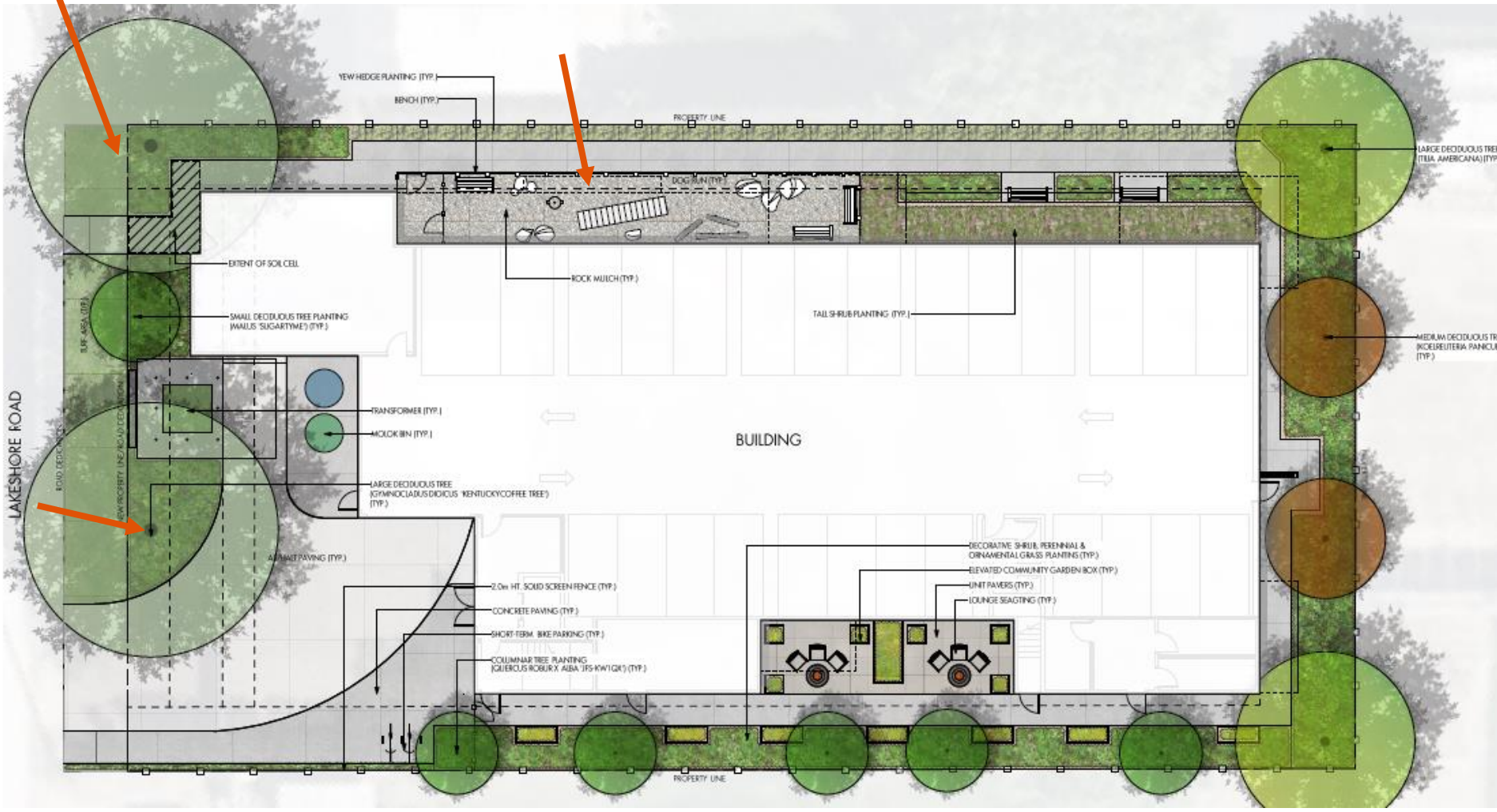
# Landscape Plan



Before



# Landscape Plan



After

# 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.