



City of
Kelowna

DP24-0035
205-235 Valleyview Road

Development Permit

Purpose

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

Development Process

Feb 27th, 2024

Development Application Submitted



Staff Review & Circulation



Jun 17th, 2024

DP Consideration



Council Approvals



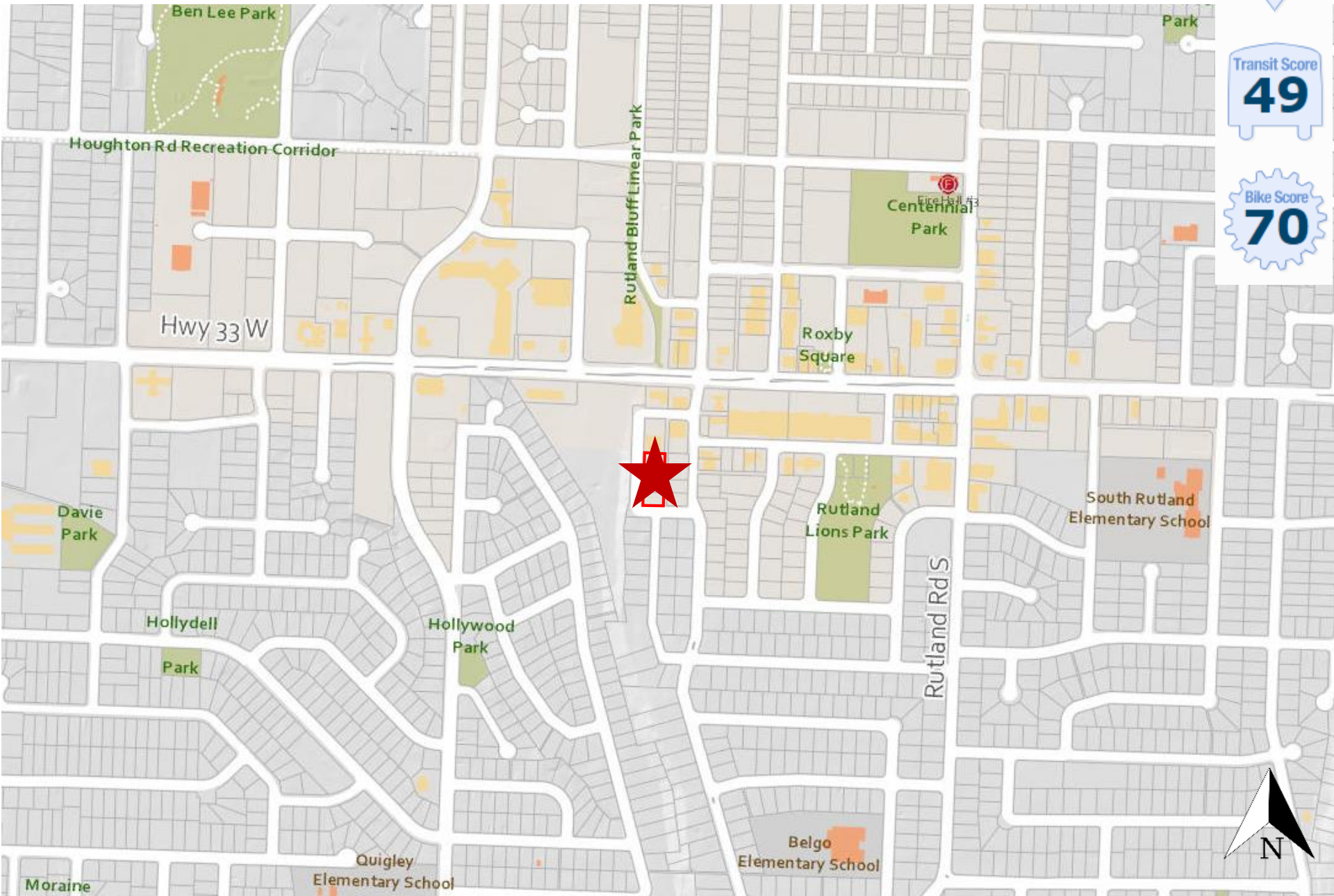
Building Permit

Context Map

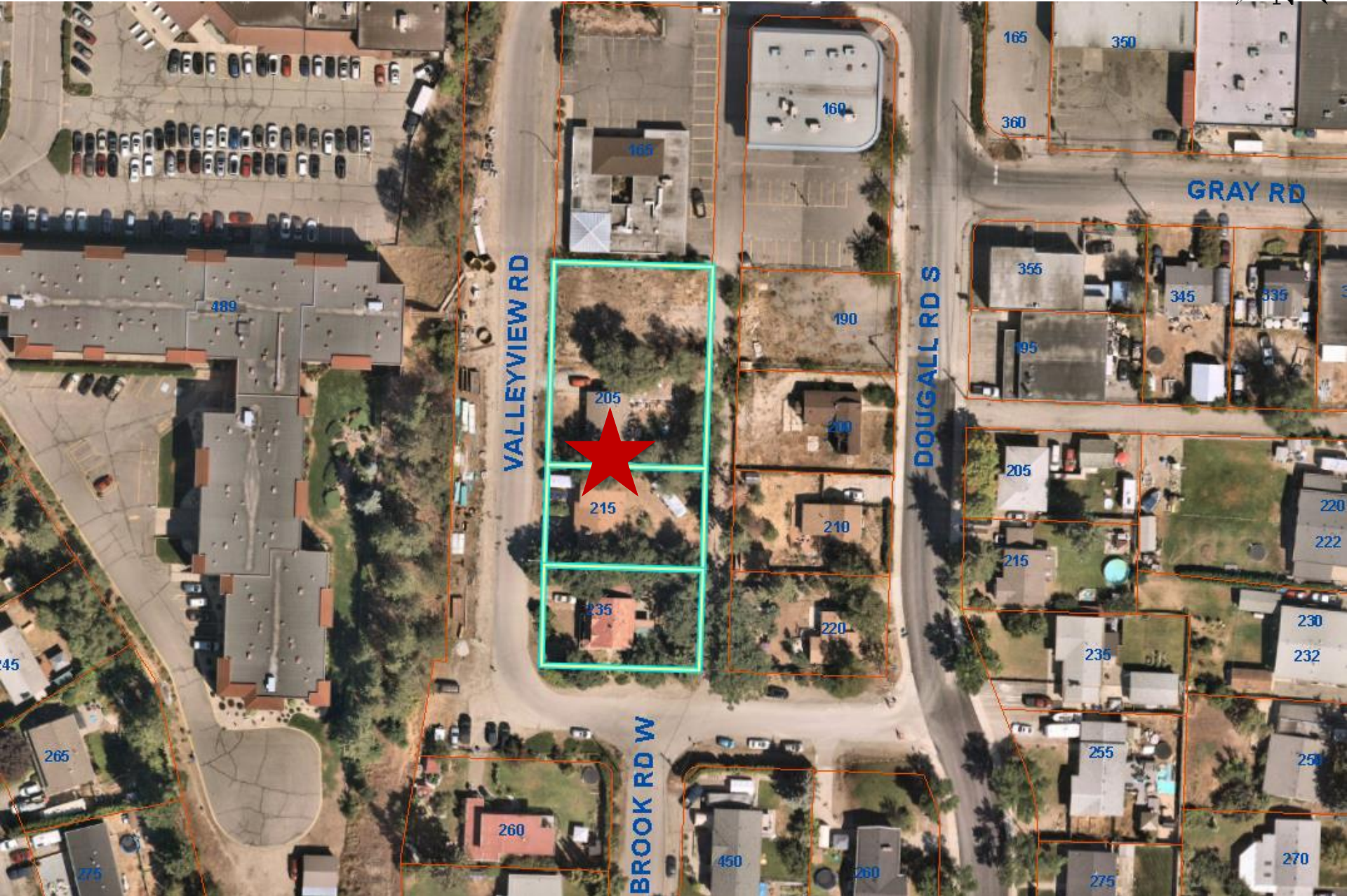
Walk Score
83

Transit Score
49

Bike Score
70



Subject Property Map



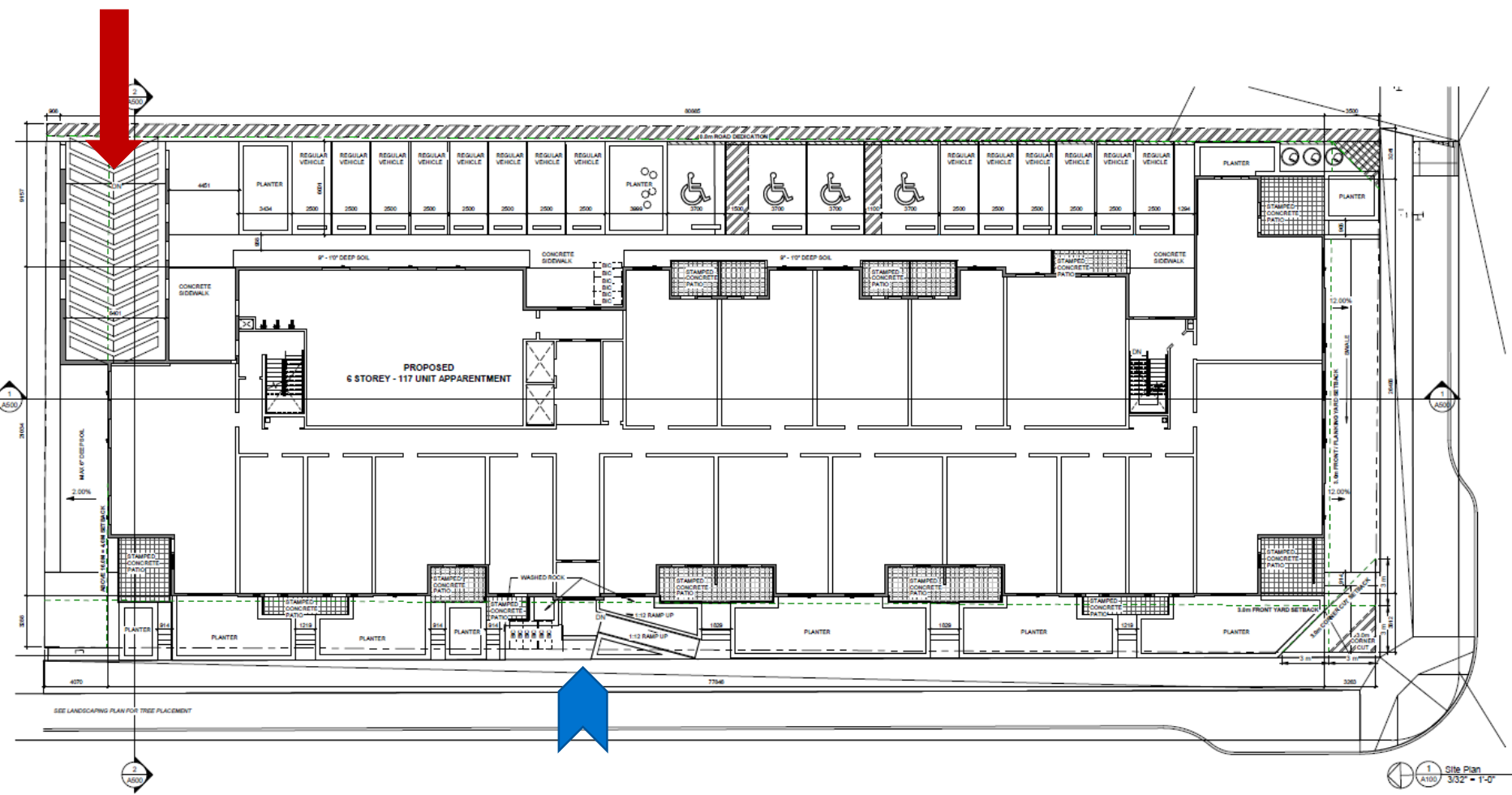
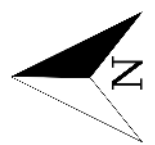
Transit Oriented Area (TOA)



Technical Details

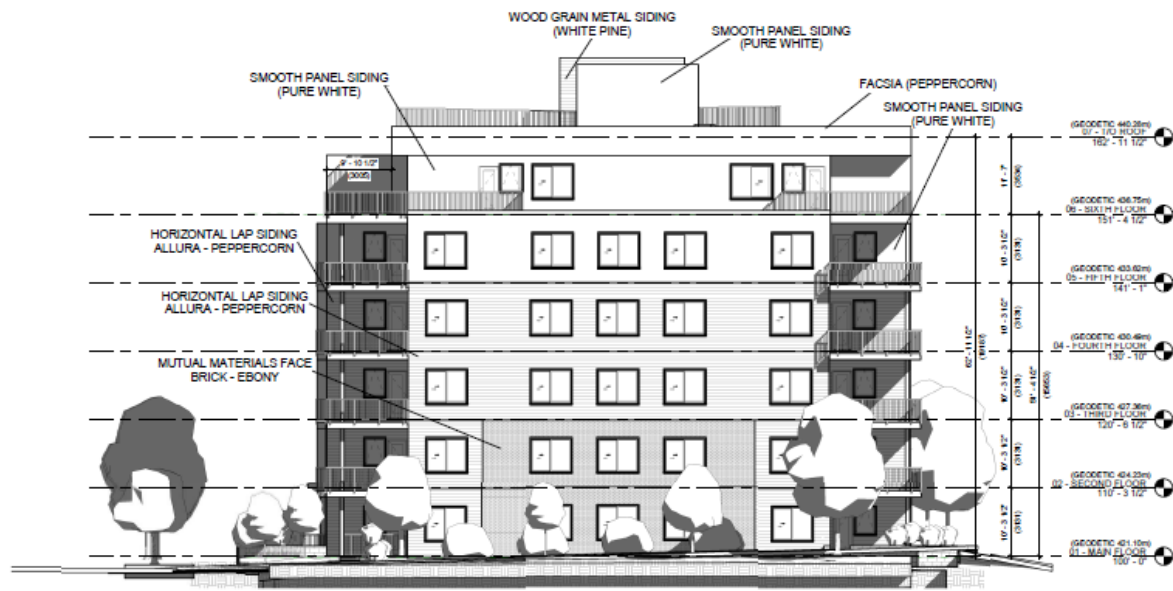
- ▶ Development Permit for a six-storey apartment housing development.
 - ▶ 117 units
 - ▶ 21 – studio
 - ▶ 63 – 1-bed units
 - ▶ 21 – 2-bed units
 - ▶ 12 – 3-bed units
 - ▶ 96 parking stalls
 - ▶ 5 accessible stalls
 - ▶ 92 long-term bicycle stalls
 - ▶ 6 short-term bicycle stalls

Site Plan



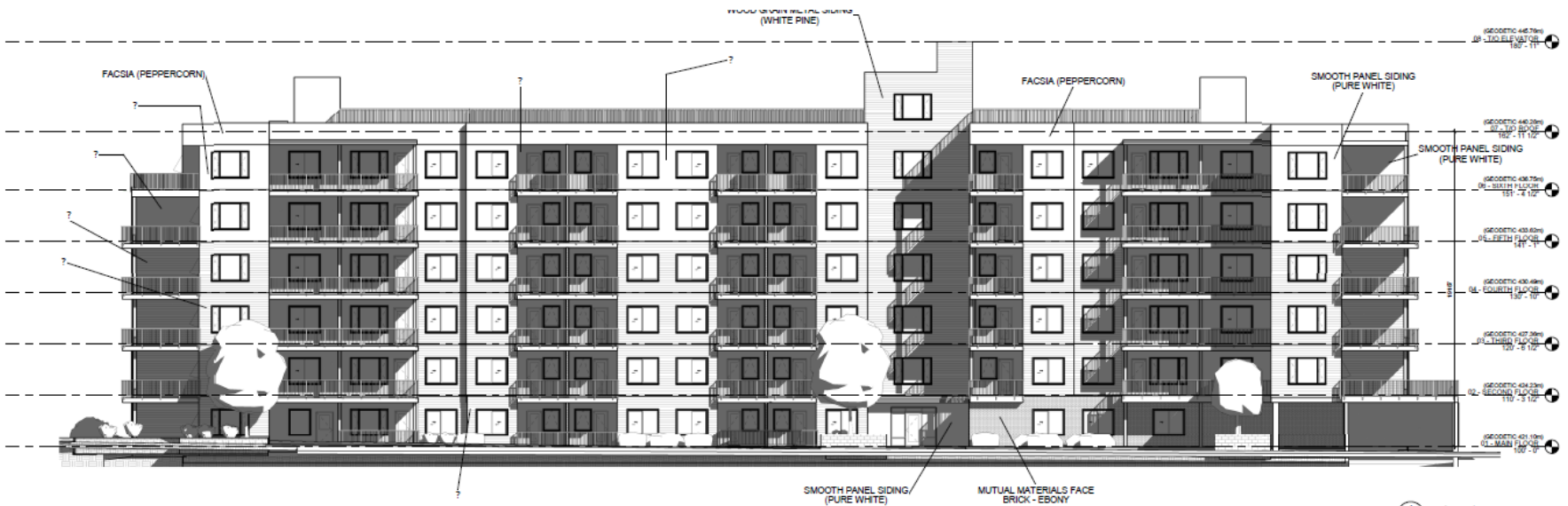
Valleyview Road

Elevations – West and South

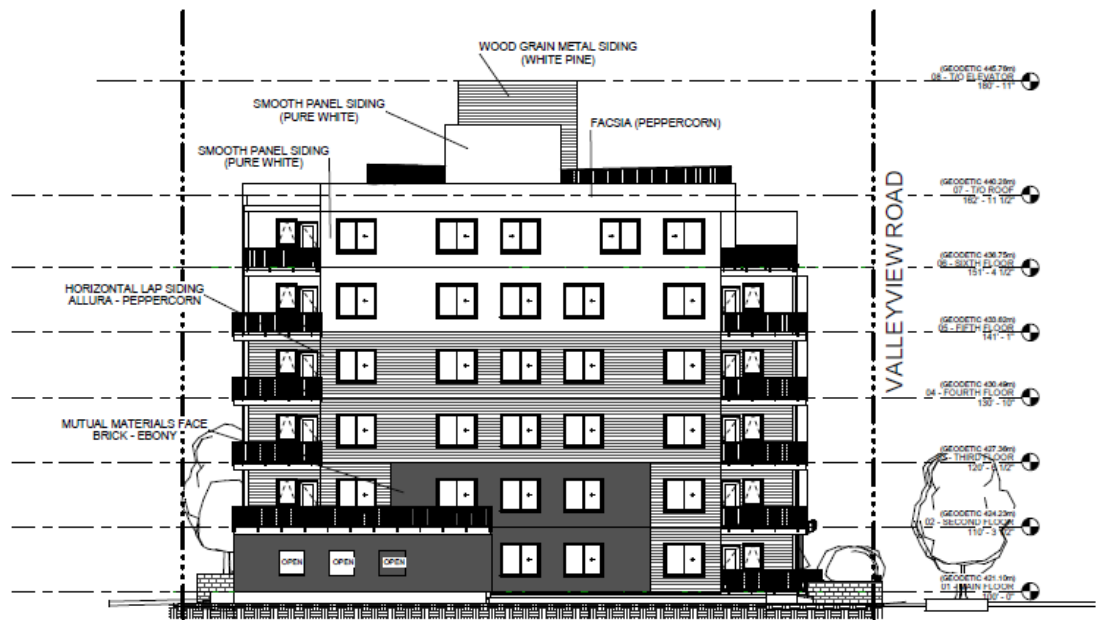


1 West Elevation
4.856' 3.332' = 11'-0"

Elevations – East and North



1 East Elevation
A481 3/32" = 1'-0"
A481



2 North Elevation
A481 3/32" = 1'-0"
A481

Materials Board



PRIVACY WALLS TO MATCH SURROUNDING MATERIALS



WOODGRAIN METAL SIDING WESTFORM- LIGHT PINE



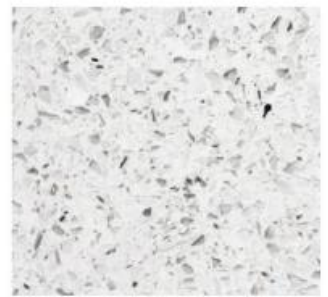
HORIZONTAL LAP SIDING ALLURA - PEPPERCORN



SMOOTH PANEL SIDING ALLURA - PURE WHITE



BRICK MUTUAL MATERIALS - FACE BRICK EBONY (SUBJECT TO SAMPLE APPROVAL)



DURADEK SUPREME CHIP - GRANITE



POSTS & FASCIA TO MATCH PEPPERCORN



SIDE MOUNT PICKET RAILINGS BLACK



PVC WINDOWS / DOORS BLACK

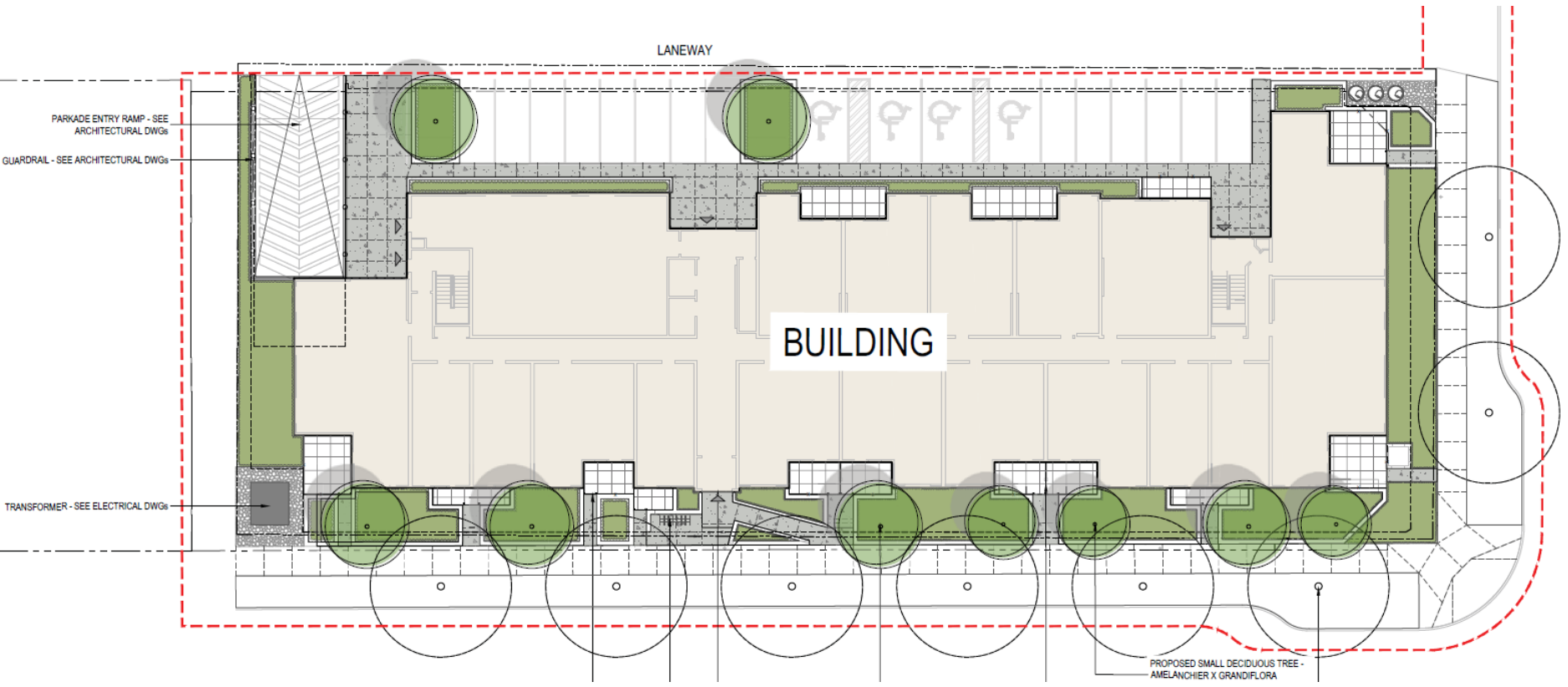


WESTFORM SOFFIT - LIGHT PINE (ALTERNATIVE OPTION: BLACK)

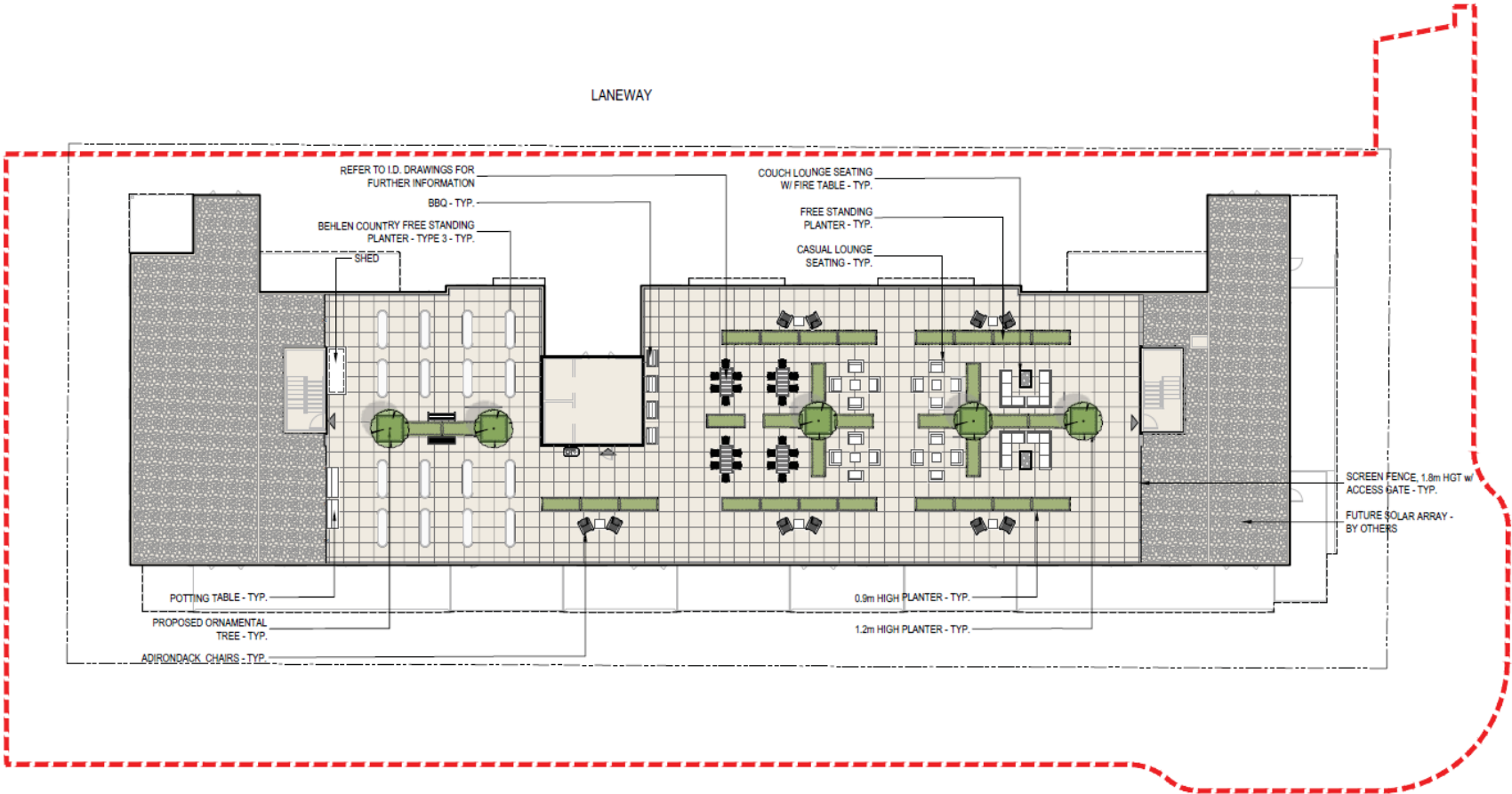


VALLEYVIEW APARTMENTS
235 VALLEYVIEW ROAD

Landscape Plan



Landscape Plan - Rooftop



VALLEYVIEW ROAD

Rendering – West



Rendering – East (Laneway)



Rendering – Southwest



Rendering – Southeast



OCP Design Guidelines

- ▶ Providing building façade and entries to be facing Valleyview Road;
- ▶ Locating balconies and entrances to being oriented towards the frontage to create 'eyes of the street'
- ▶ Including large, shared amenity space at roof level.

Staff Recommendation

- ▶ Staff recommend **support** for the proposed development permit as it:
 - ▶ Meets majority of the OCP Design Guidelines;
 - ▶ Provides density in Rutland Urban Centre
 - ▶ No variances are required.