



City of  
**Kelowna**

DP22-0225 DVP22-0226  
135 Barber Rd

Development Permit & Development Variance Permit

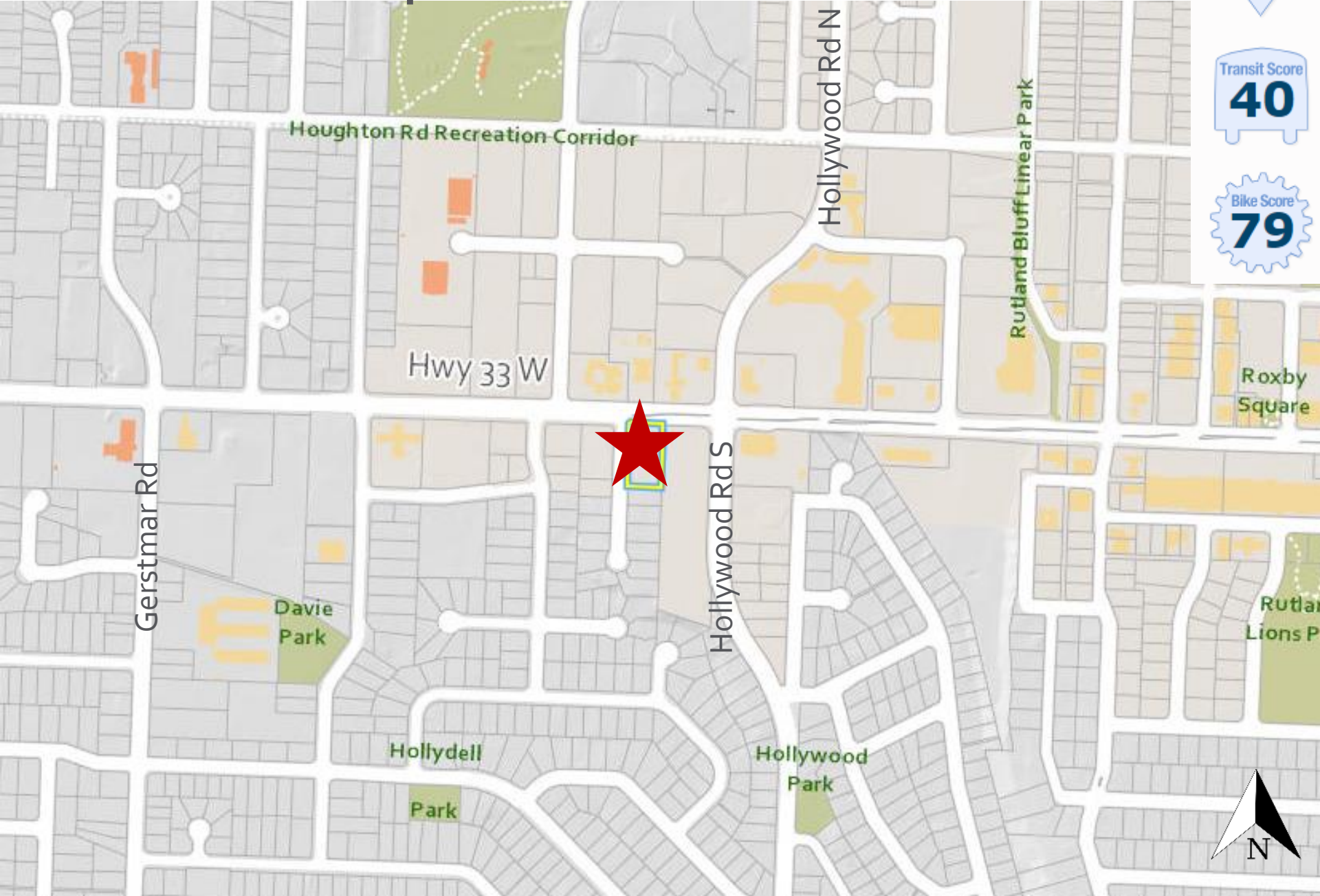
# Purpose

- ▶ To issue a Development Permit for the form and character of apartment housing and a Development Variance Permit to vary the minimum building setback from the front yard and flanking side yard.

# Development Process



# Context Map

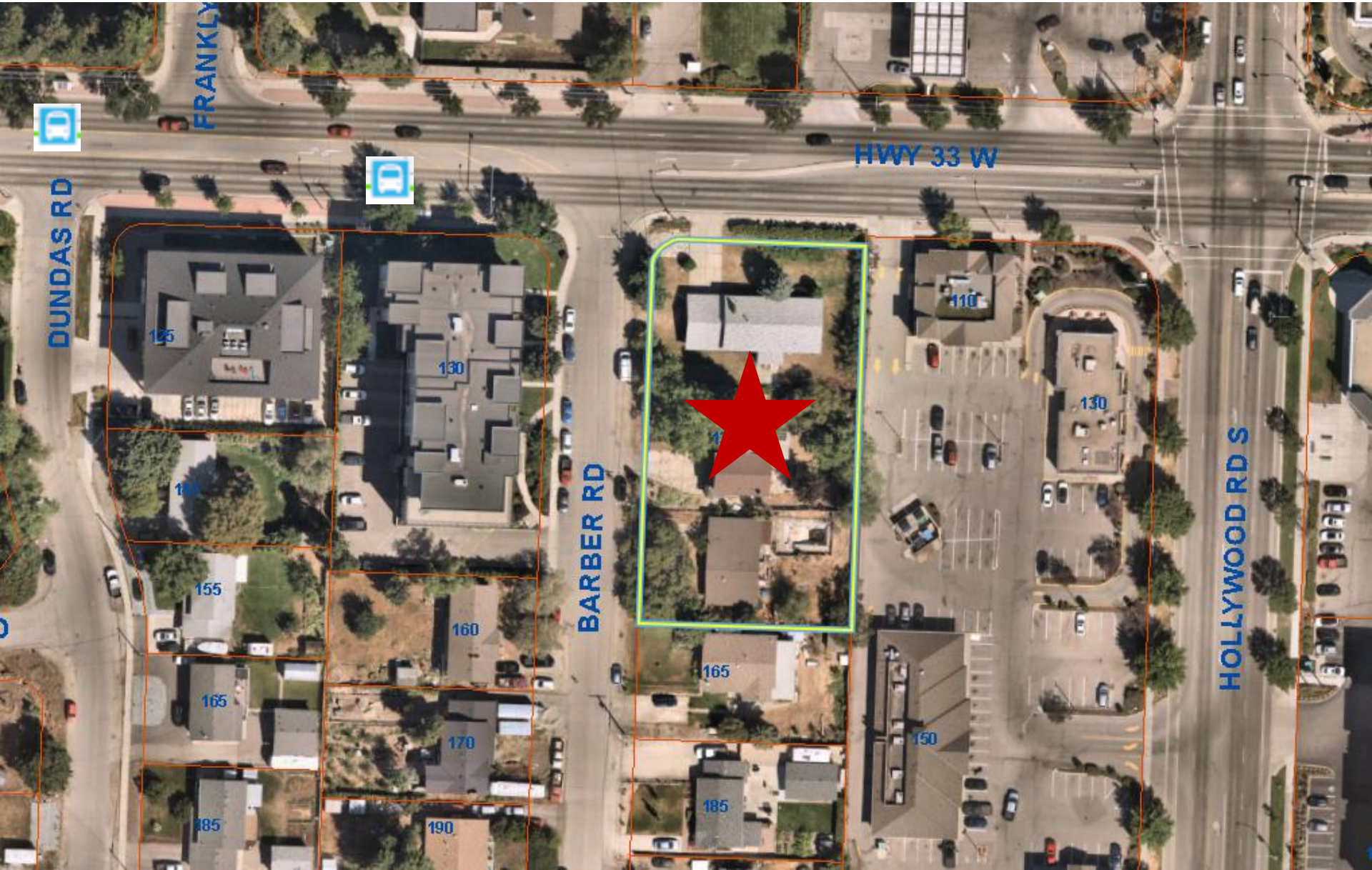


Walk Score  
**71**

Transit Score  
**40**

Bike Score  
**79**

# Subject Property Map



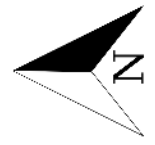
# Technical Details

- ▶ U<sub>c4r</sub> – Rutland Urban Centre Rental Only
  - ▶ 144 units
    - ▶ 20 Studio
    - ▶ 70 One-bedroom
    - ▶ 49 Two-bedroom
    - ▶ 5 Three-bedroom
  - ▶ 6 storeys in height
  - ▶ 133 Parking stalls
  - ▶ 109 Long-term bicycle stalls
  - ▶ 8 Large Trees

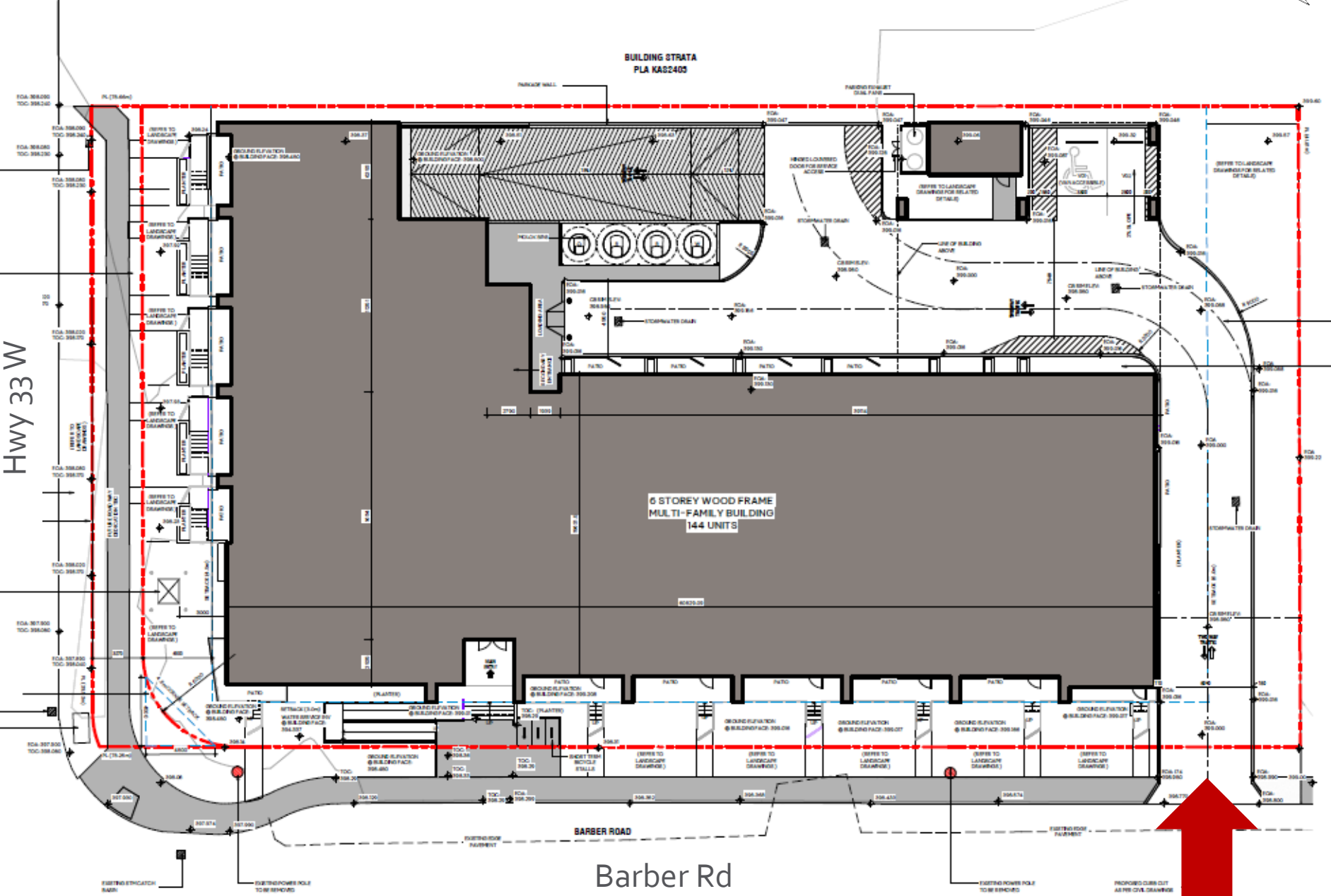
# Variations

- ▶ Section 14.11: To vary the minimum building setback from the front yard and flanking side yard from 3.0 m required to 0.0 m proposed
- ▶ This bylaw change was adopted for Urban Centre zones in January 2024, after the project was instream
- ▶ Redesigning would add costs, time and delay construction

# Site Plan



Hwy 33 W



BUILDING STRATA  
PLA KAS2403

6 STOREY WOOD FRAME  
MULTI-FAMILY BUILDING  
144 UNITS

Barber Rd





# Elevation – North (Hwy 33 W)

## Elevation – Code Legend



- 1 QUICK PANEL - BONE WHITE
- 2 TRANSLUCENT GLAZED SCREEN IN ALUMINUM FRAME
- 3 QUICK PANEL - WHITE
- 4 QUICK PANEL - GREY
- 5 QUICK PANEL - BLACK
- 6 QUICK PANEL - GRAIN
- 7 BRICK
- 8 PREFINISHED METAL PLATE FASCIA - ARCTIC WHITE
- 9 GLAZED GUARD (CLEAR) - SIDE MOUNTED
- 10 ALUMINIUM RAILING PICKET (CHARCOAL) - SIDE MOUNTED
- 11 SLIDING DOOR C/W SIDELIGHT - VISION GLASS
- 12 SEALED GLAZING UNIT C/W CHARCOAL MULLIONS - VISION GLASS
- 13 SANDSTONE
- 14 SWING DOOR(S) C/W SIDELIGHT - VISION GLASS
- 15 CHAIN LINK FENCE

# Elevation – West (Barber Rd)





# Rendering – NW



# OCP Design Guidelines

- ▶ Orienting the primary building facades and entries to both the Hwy 33 W and Barber Rd
- ▶ Locating off-street parking and other 'back of house' uses away from public view
  - ▶ Vehicular access from the lower classification road
- ▶ Landscaping materials soften development and enhance the public realm
  - ▶ Sensitivity to Core Area Neighbourhood to the south (rear yard setback and landscape area requirements met)

# Staff Recommendation

- ▶ Staff recommend **support** for the proposed development permit and development variance permit as it:
  - ▶ Meets majority of OCP Design Guidelines
  - ▶ Variances created due to bylaw change when project was already in-stream