



Purpose

► To issue a Development Permit for the form and character of rental apartment housing and a Development Variance Permit to vary the minimum number of parking spaces, maximum floor plate, maximum podium height, minimum upper floor setback, minimum building stepback, maximum parkade exposure, and maximum height.

Development Process

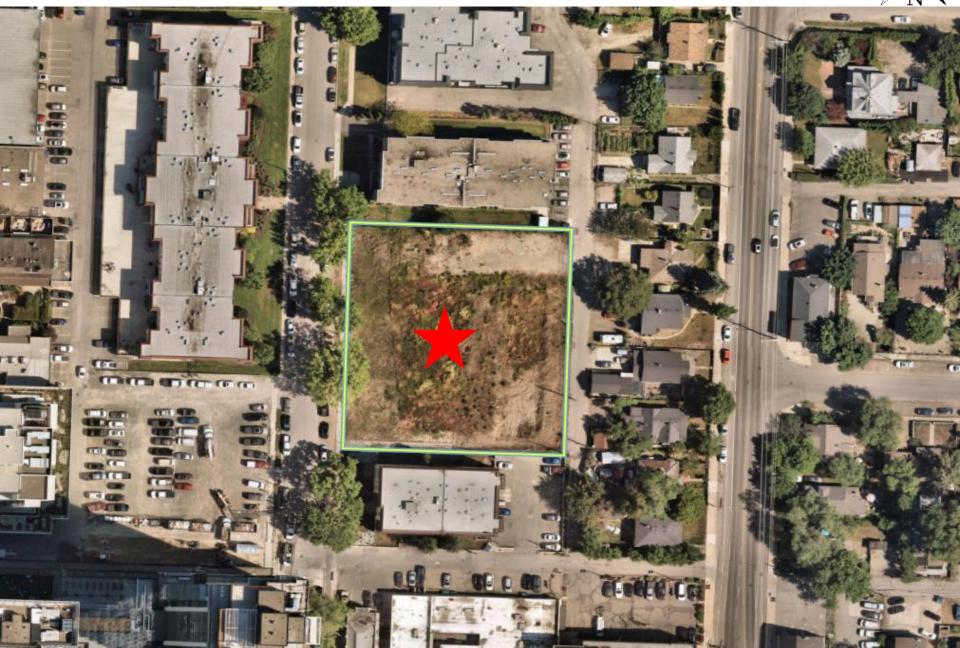




Context Map **Walk Score** ruller Ave 1358 1353-1357 1355 1360 **FullerAve** 1369 1368 1377 625 645 Kelowna 1379 1372 1360 St 1376 Downtown 1375 1383 Bertram St Paul St 1380 Library 1380 1385 460 1385-1399 350 7 550 68 o **Transit Score** 526 Stockwell Ave 1405 723 729 735 743 749 757 1 2 773 779 787 1 2 801 809 815 82 580 Doyle Ave 781 T755 425 1404 505 Memorial Arena and 575 1408 1405 742 748 760 762 782 Okanagan Military 772 788 3 4 806 810 816 1412 Museum 1416 1416 1425 1423 1420 1424 1422 1425-1429 Martin Ave 1428 1433 1435-1441 1428 1432 **Bike Score** 1428 (asugai 1438 **O**kanagan 443-1445 1436 1450 1439 1441 ardens Heritage 1442 1440 1447-1449 Museum 1448 1451 1450 1449 1451 1454 1453-1457 1456 1460 1465-1461 1458 40 1464 471 471 471 1462-1466 1467 Lawson Ave 1464 1468 1468-1476 1471 1470 60 471 1475 1476 1480 1481 729 753 811B 815 618-660 528-534 540-550 1499 1488 776 782 804 812 818 426 796 806 830 844 854 864 87 840 848 862 87 678 570 576 588 Benard Ave 721 507 513 571 567 575 59**1** 597 481-489 529 539 547-559 467-473 815 825 835 845 855 Know 721 733 735 519 565 Herit 1586 1561-1571 1559-1561 516 532 1588 697 1590 578 586 596 92 808 814 840 526 540-548 1583-1593 720 792 ← Lawrence Ave 1605 - 441 455 483 483 529-539 515-523 573 577 1610 1615-1617 545 555 543 1611-1619 587-589 1601-1639 1625-1627 795 803 815 825 831 845 1626 1633 Scale 1: 3,000 578-1650

Subject Property Map





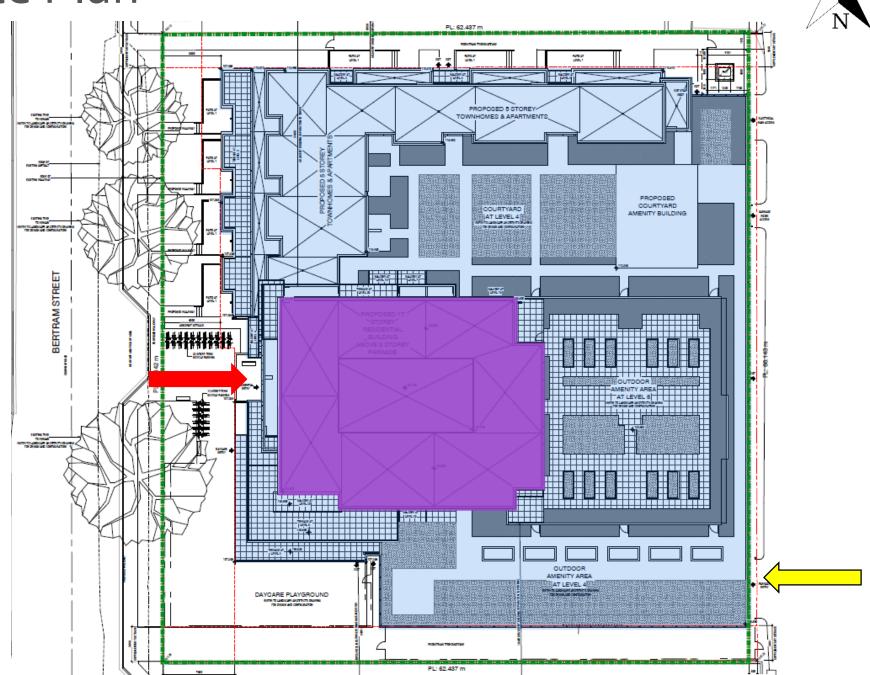


Technical Details

- > 20-storey, 176 unit rental apartment building
 - 4 bachelor units
 - > 73 one-bedroom units
 - ▶ 58 two-bedroom units
 - ▶ 41 three-bedroom units
- ▶ 141 parking stalls within structured parking podium
- ▶ 142 long-term bicycle stalls
- ► Child care centre (~39 child capacity)
- Common amenity space
 - Rooftop patio, plantings, outdoor furniture, jungle gym, play area, community garden, indoor amenity room
- ≥ 28 new trees

Site Plan

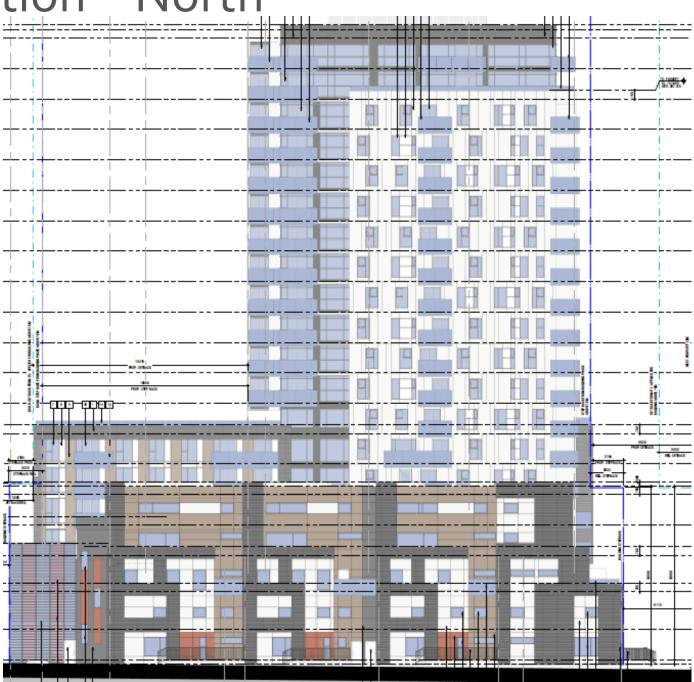




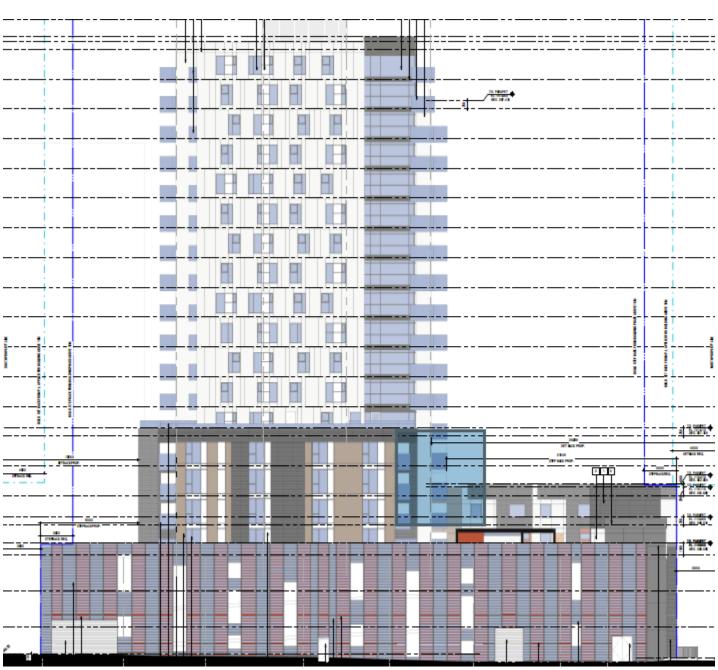
Elevation – West



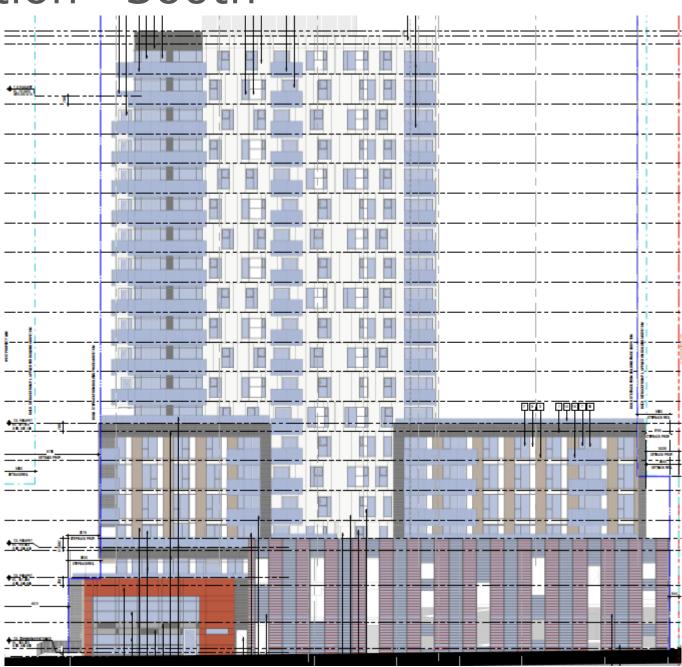
Elevation - North



Elevation – East

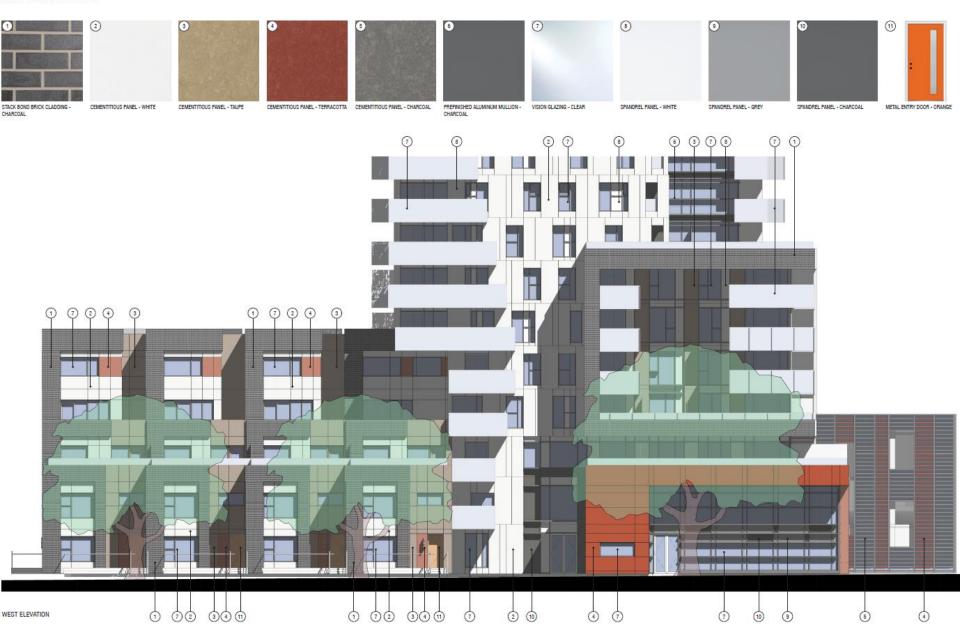


Elevation - South



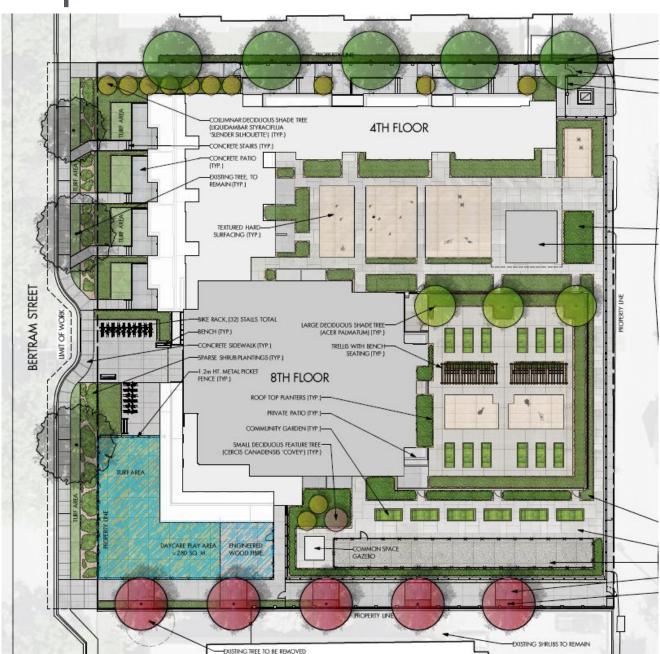
Materials Board

MATERIAL COLOUR BOARD



Landscape Plan







Variances

- ► Table 8.3: Minimum off-street parking
- ► Table 9.11: Maximum floor plate
- ► Table 9.11: Maximum podium height
- ► Section 14.11: Minimum upper floor setback
- ► Section 14.11: Minimum stepback
- ▶ Section 14.11: Maximum parkade exposure
- ► Section 14.14: Maximum base height

Variance – Off-Street Parking

- ▶ 154 stalls required to 141 stalls proposed
- Affordable housing may have lower vehicle ownership than comparable market building
- ▶ Within the Downtown Urban Centre
 - ► Commercial businesses, employment, parks
- ► Walking distance to Queensway Transit Exchange (less than 400 m)

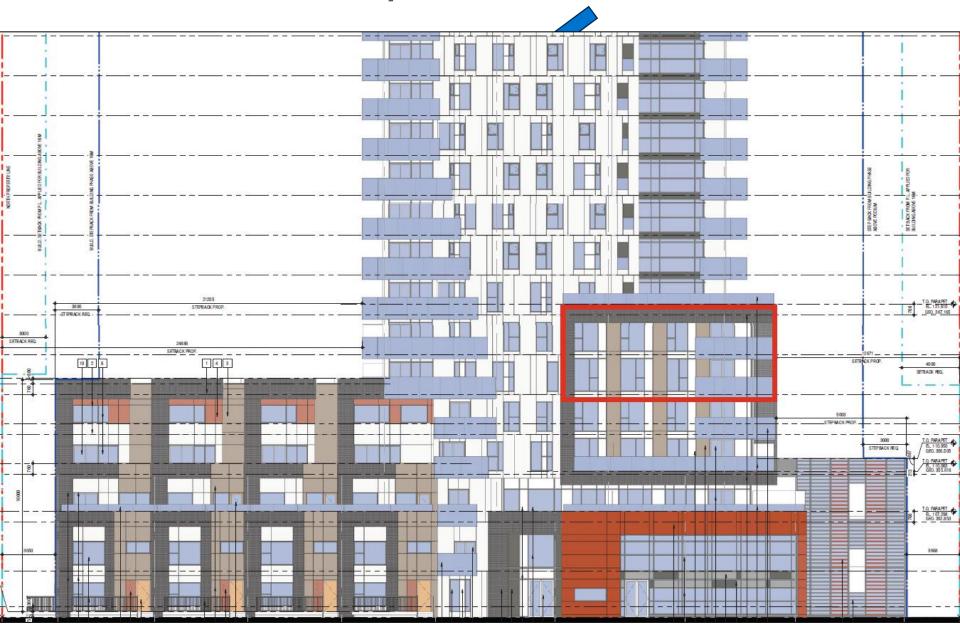
Variance – Podium Height



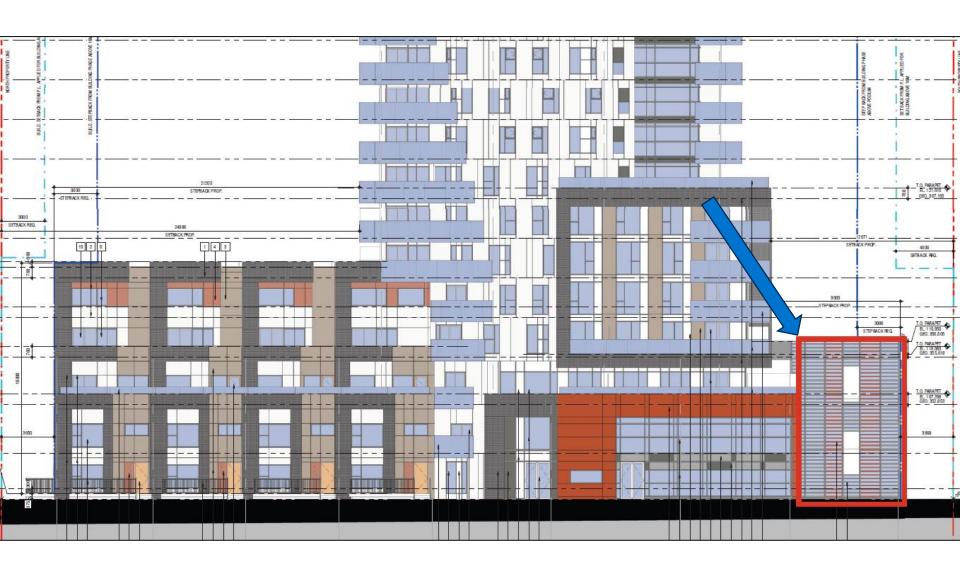
Variance – Upper Floor Setback



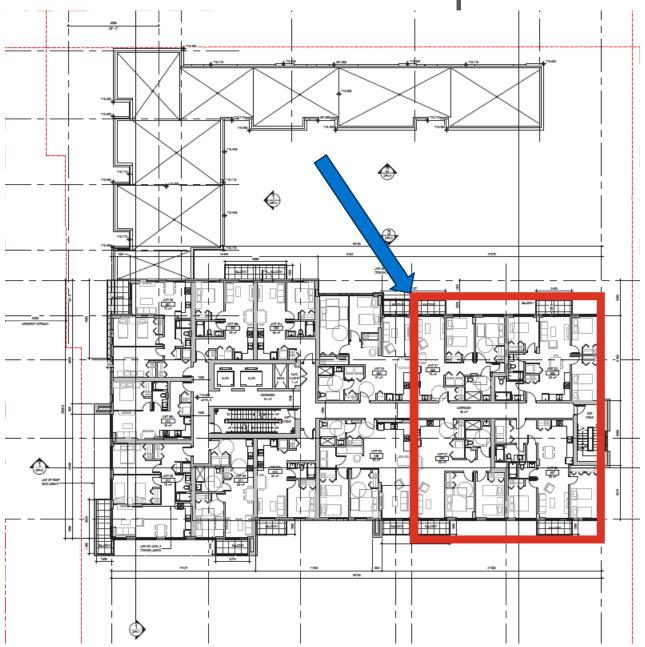
Variance – Stepback



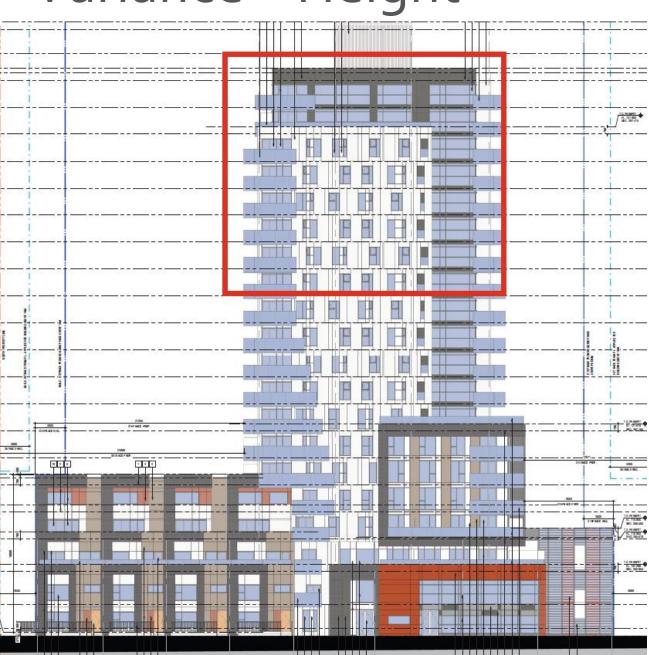
Variance – Parkade Exposure



Variance – Tower Floorplate



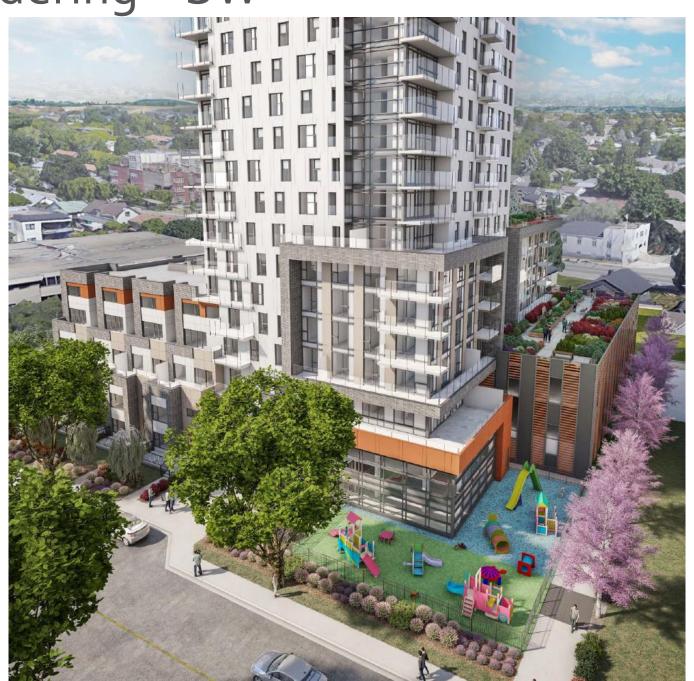
Variance – Height



OCP Policy 4.4.3 Taller Downtown Buildings:

Consider increased building heights where the proposal contains significant benefit such as an affordable, supportive, and/or rental housing component.

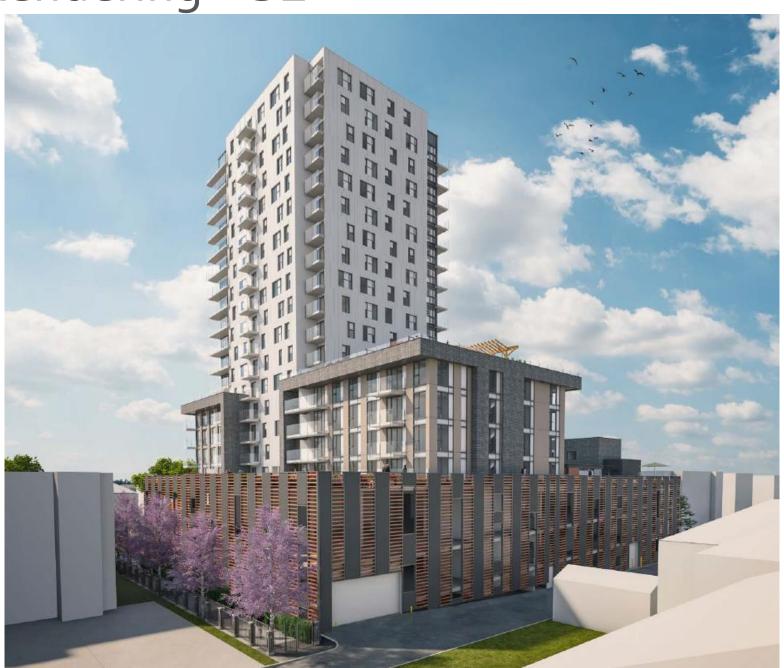
Rendering – SW



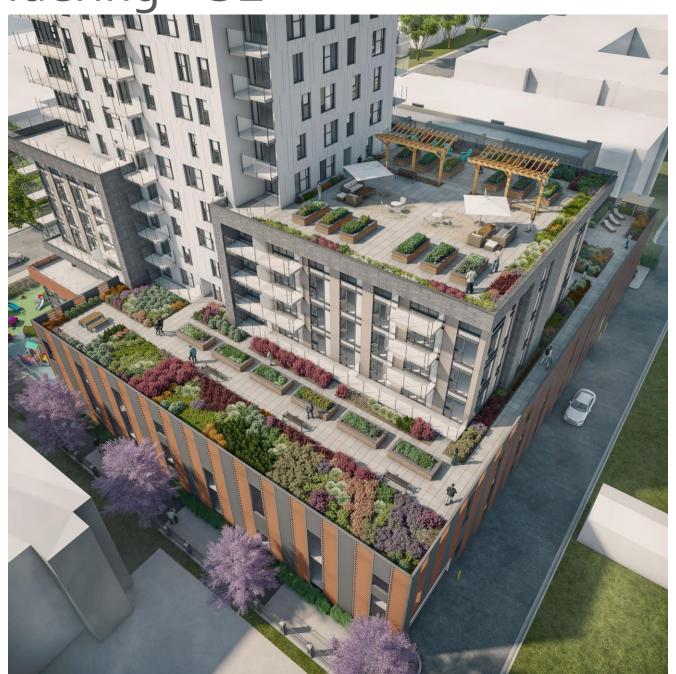
Rendering – NW



Rendering – SE



Rendering – SE



Rendering – NE





OCP Design Guidelines

- Orienting primary building facades to the fronting street with ground-oriented uses
- Providing a maximum 4-storey podium, with the tower stepped back from the podium edge
- Setting back the tower from adjacent properties
- Incorporating screened off-street parking
- Providing high-quality outdoor amenity spaces



Staff Recommendation

- ➤ Staff recommend **support** for the proposed Development Permit & Development Variance Permit as it:
 - Meets majority of OCP Design Guidelines
 - Variances are minor, mitigated through design or compliant with relevant OCP Policy