



City of  
**Kelowna**

DP23-0157  
450 Montgomery Rd

Development Permit

# Purpose

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

# Development Process

Aug 30, 2023

Development Application Accepted



Staff Review & Circulation



Sep 1, 2023

Public Notification Received



Oct 30, 2023

Initial Consideration



Nov 20, 2023

Reading Consideration



Aug 12, 2024

Final Reading & DP & DVP

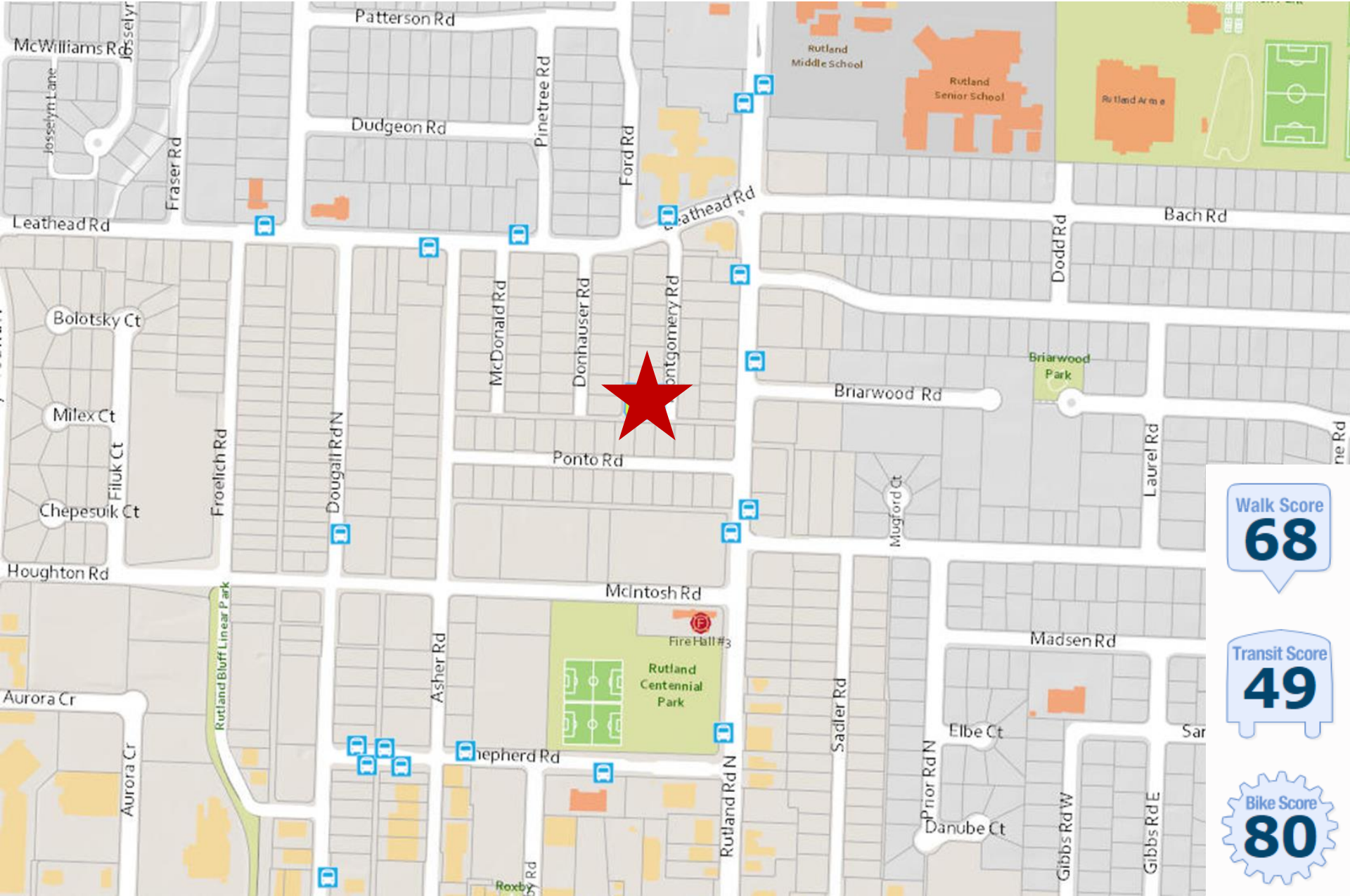


Building Permit



Council Approvals

# Context Map



Walk Score  
**68**

Transit Score  
**49**

Bike Score  
**80**

# Subject Property Map



# Technical Details

- ▶ UC<sub>4r</sub> – Rutland Urban Centre Rental Only
  - ▶ 54 units
    - ▶ 20 bachelor (micro-suite)
    - ▶ 18 one-bedroom
    - ▶ 11 two-bedroom
    - ▶ 5 three-bedroom
  - ▶ 6 storeys in height
  - ▶ 27 Parking Stalls
    - ▶ 16 cash-in-lieu of parking stalls
  - ▶ 42 Long-term Bicycle Parking Stalls
  - ▶ 2 Large Trees



# Elevation – East



Montgomery Rd



# Elevation – North

Montgomery Rd



Lane

# Elevation – South



Lane

# Elevation – West



Lane

Lane

# Materials Board



*Woodtone- Aspen Ridge*



*James Hardie- Arctic White*



*James Hardie- Arctic White*

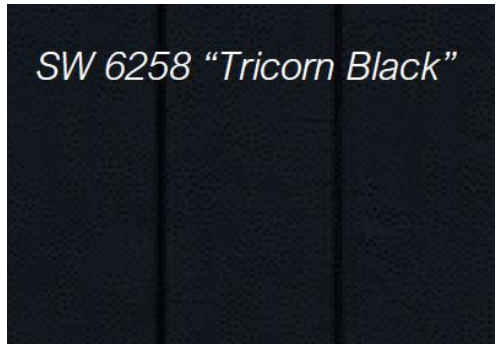


*Metal Experts Hybrid 35- Black*



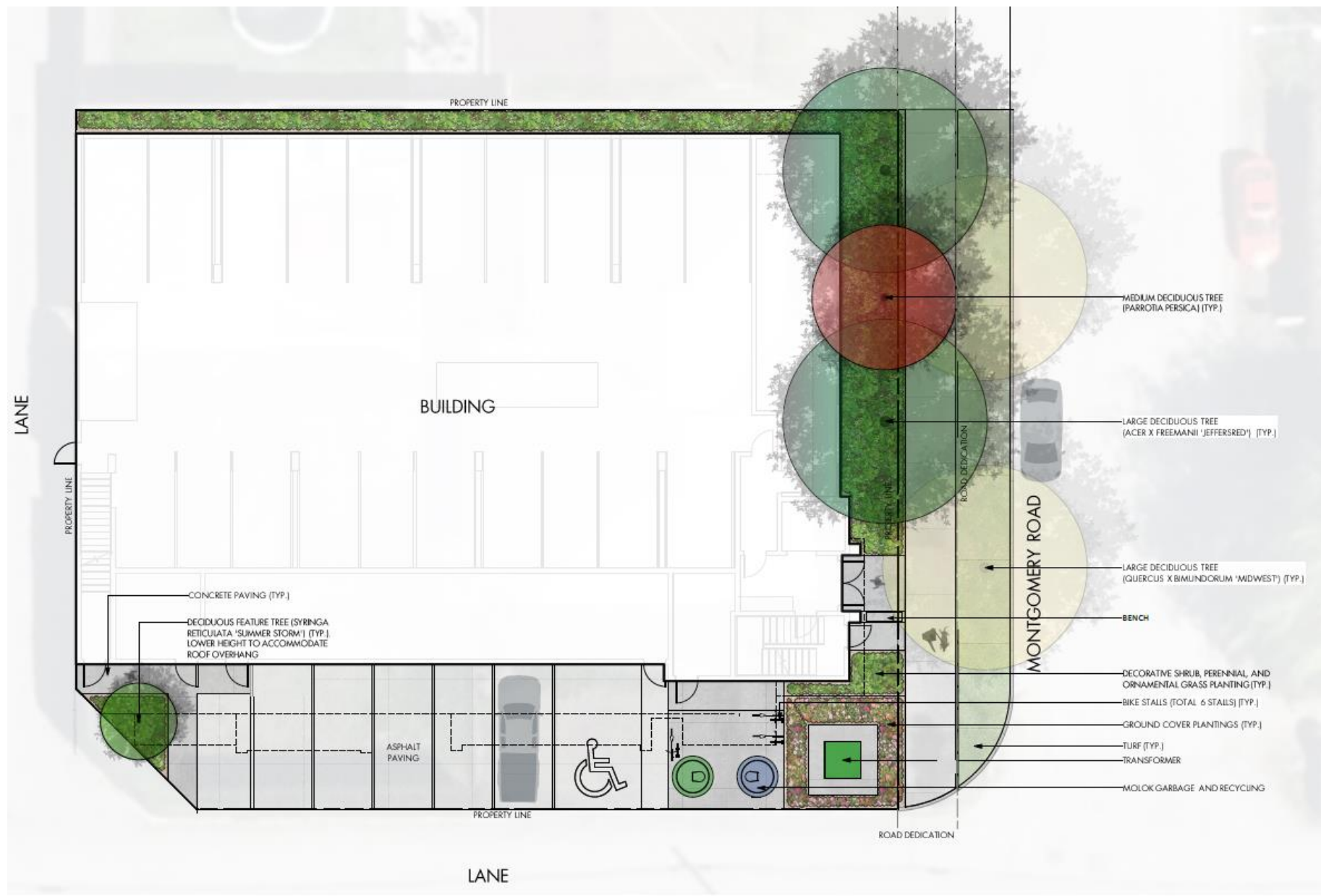
*White Vinyl Framing*

*Clear Glass*



*SW 6258 "Tricorn Black"*

# Landscape Plan



LANE

BUILDING

PROPERTY LINE

PROPERTY LINE

CONCRETE PAVING (TYP.)  
 DECIDUOUS FEATURE TREE (SYRINGA  
 RETICULATA 'SUMMER STORM') (TYP.)  
 LOWER HEIGHT TO ACCOMMODATE  
 ROOF OVERHANG

ASPHALT  
 PAVING

PROPERTY LINE

LANE

ROAD DEDICATION

ROAD DEDICATION

MONTGOMERY ROAD

MEDIUM DECIDUOUS TREE  
 (PARROTIA PERSICA) (TYP.)

LARGE DECIDUOUS TREE  
 (ACER X FREEMANII 'JEFFERSRED') (TYP.)

LARGE DECIDUOUS TREE  
 (QUERCUS X BIMUNDORUM 'MIDWEST') (TYP.)

BENCH

DECORATIVE SHRUB, PERENNIAL, AND  
 ORNAMENTAL GRASS PLANTING (TYP.)

BIKE STALLS (TOTAL 6 STALLS) (TYP.)

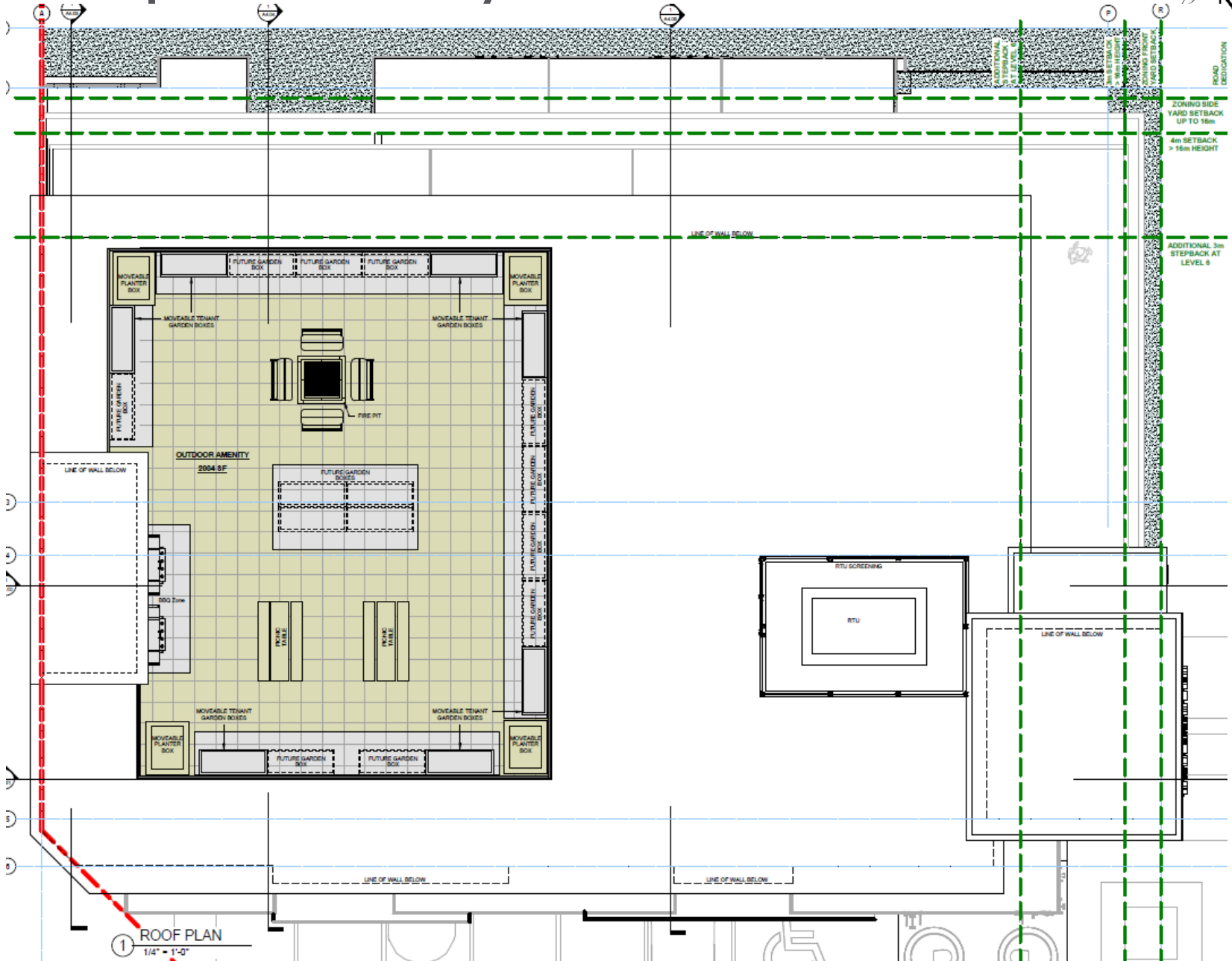
GROUND COVER PLANTINGS (TYP.)

TURF (TYP.)

TRANSFORMER

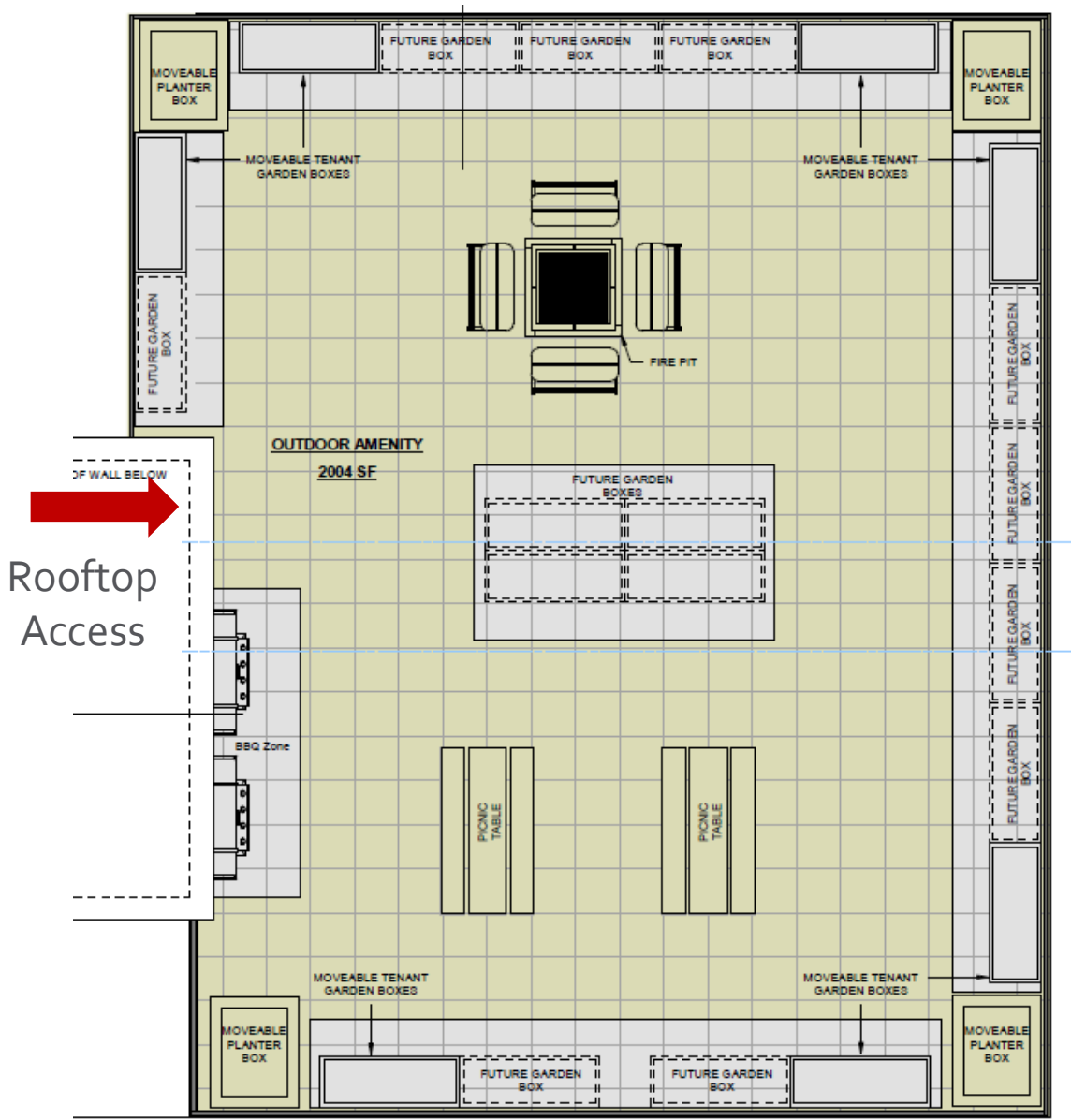
MOLOK GARBAGE AND RECYCLING

# Rooftop Amenity



① ROOF PLAN  
1/4" = 1'-0"

# Rooftop Amenity – Enlargement



# Rendering – NW





# Rendering – NW



# OCP Design Guidelines

- ▶ Orienting primary building façade toward the street to create street edge definition and activity
- ▶ Breaking up building massing by providing simple vertical and horizontal articulation
- ▶ Incorporating a range of architectural features and details
- ▶ Screening parking from public view

# Staff Recommendation

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