



City of
Kelowna

DP23-0141 & DVP23-0243
1330, 1340, 1350, 1352 Belaire Ave

Development Permit and Development Variance Permit

Purpose

- ▶ To issue a Development Permit for the form and character for Phase 1 of a three-phased supportive townhouse development
- ▶ To issue a Development Variance Permit to vary the setback from provincial highways from 4.5 m required to 3.0 m proposed

Development Process

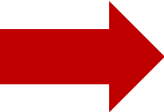


Aug 11, 2023

Development Application Submitted



Staff Review & Circulation



June 18, 2024

Council Consideration of Development Permit

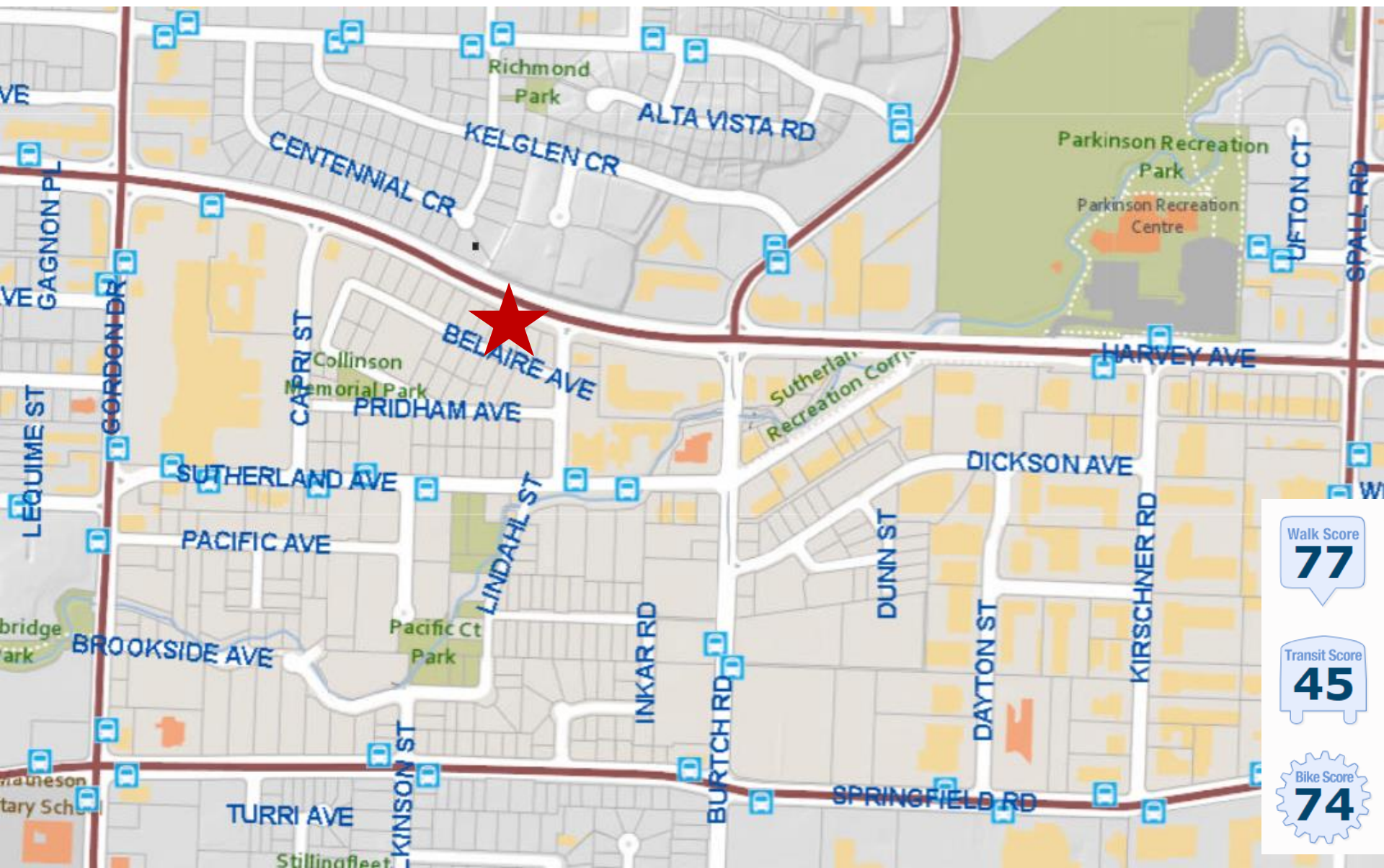


Council Approvals



Building Permit

Context Map



Walk Score
77

Transit Score
45

Bike Score
74

Subject Property Map



Technical Details

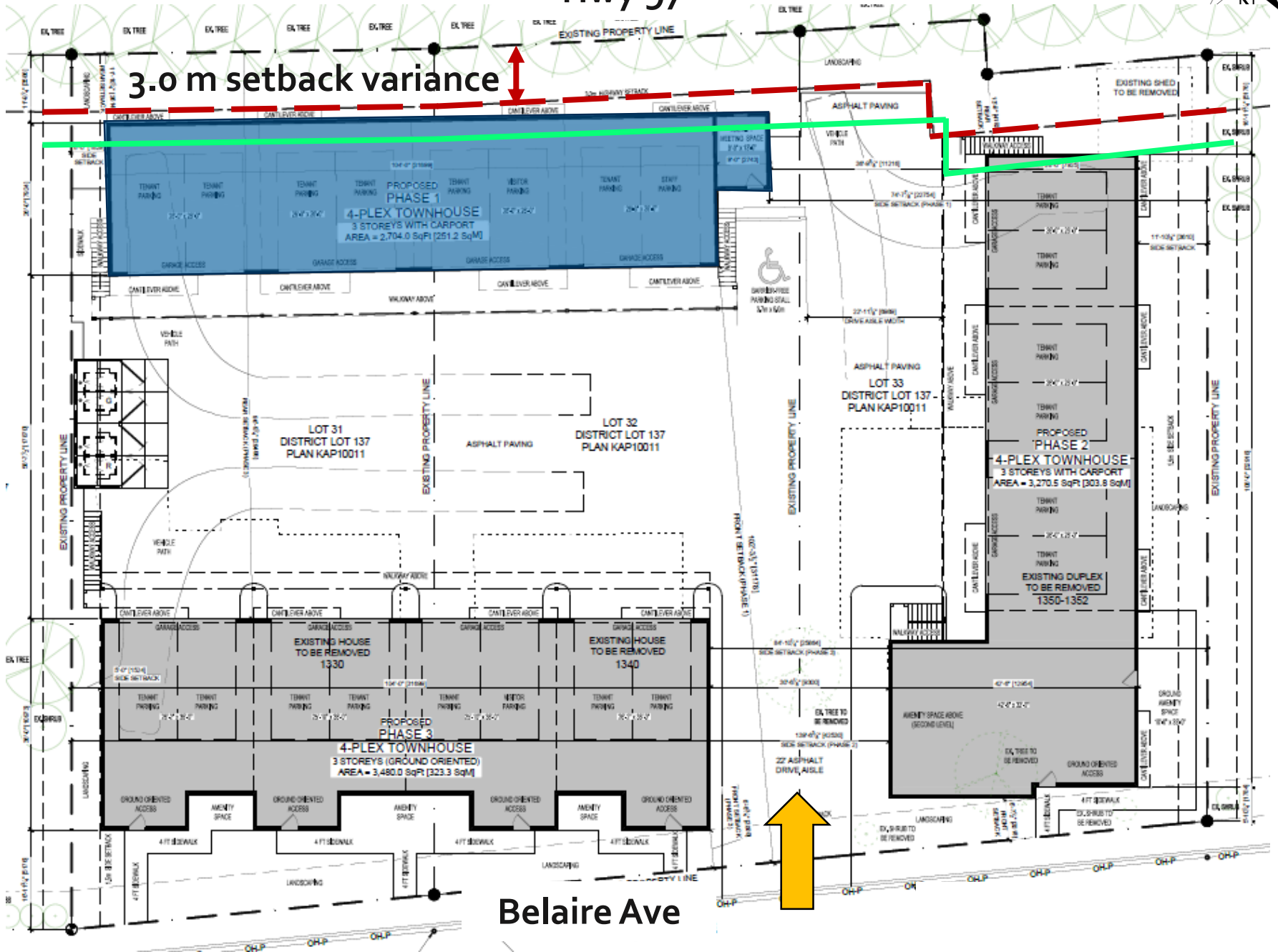
- ▶ Supportive Housing
- ▶ Full Buildout - 3 Townhouse Housing
 - ▶ 12 dwelling units
 - ▶ 50 1-bed sleeping units – 2 ground-oriented wheelchair accessible
 - ▶ 23 parking stalls
- ▶ Three Phased Development
 - ▶ Phase 1 = 4 dwelling units with 16 sleeping units
- ▶ One Variance - Setback from provincial highway
 - ▶ 4.5 m required to 3.0 m proposed

Site Plan

Hwy 97



3.0 m setback variance



Belaire Ave

South Elevation – Phase 1



North Elevation – Phase 1



East Elevation



West Elevation



Rendering – Phase 1



Rendering – Full Buildout



Belaire Ave

Staff Recommendation

- ▶ Staff recommend **support** for the proposed development permit as it:
 - ▶ Generally meets OCP Design Guidelines
 - ▶ Provide long term social & community benefits
 - ▶ Variance to highway setback from 4.5 m required to 3.0 m proposed