



City of
Kelowna

DP23-0095
1310 & 1320 Belaire Ave

Development Permit

Purpose

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

Development Process

Feb 17, 2023

Development Application Submitted



Staff Review & Circulation



Feb 27, 2024

Public Notification Received



Apr 22, 2024

Initial Consideration



May 6, 2024

Reading Consideration



Sep 9, 2024

Final Reading & DP



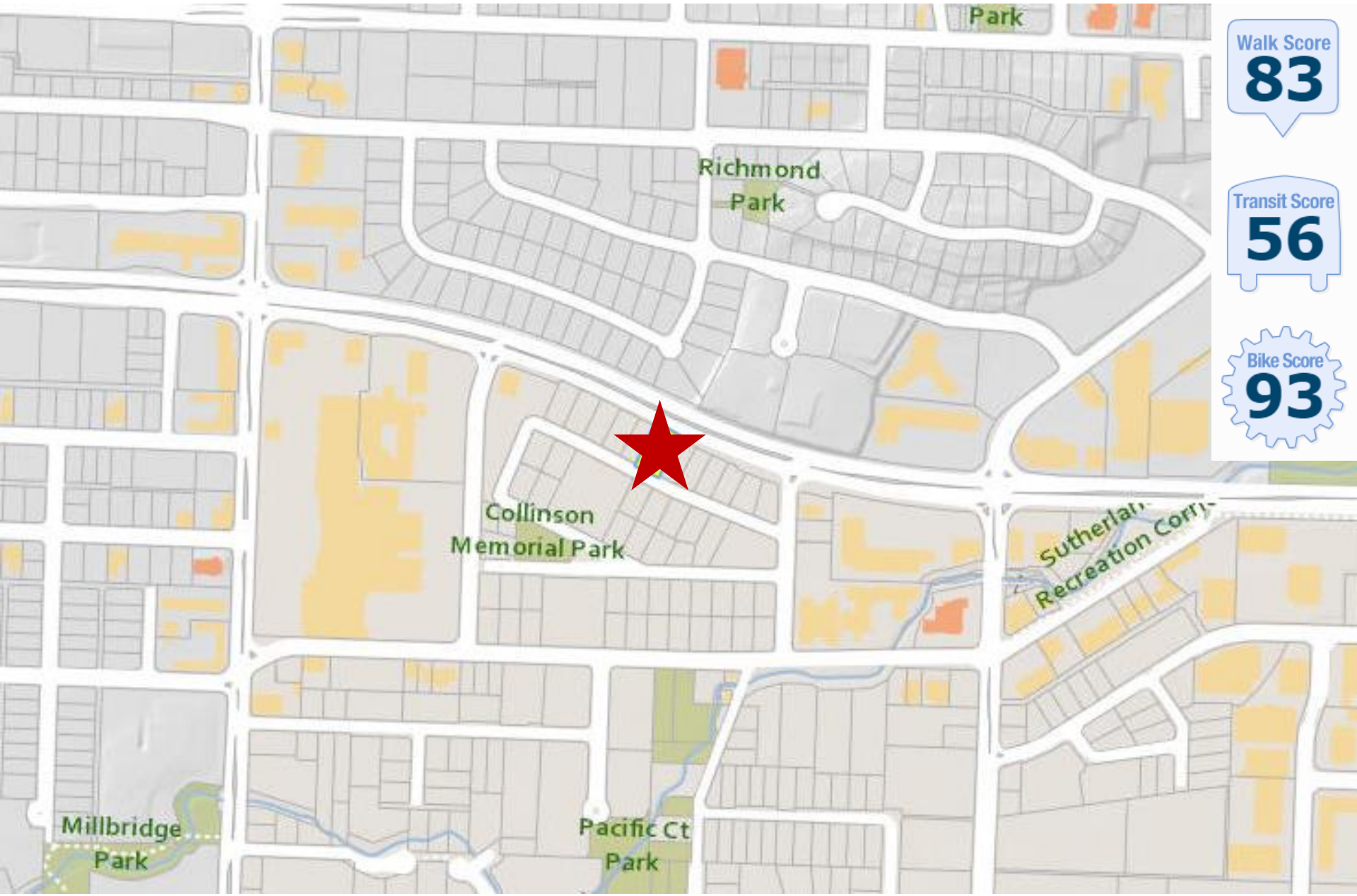
Building Permit



Council Approvals



Context Map



Walk Score
83

Transit Score
56

Bike Score
93

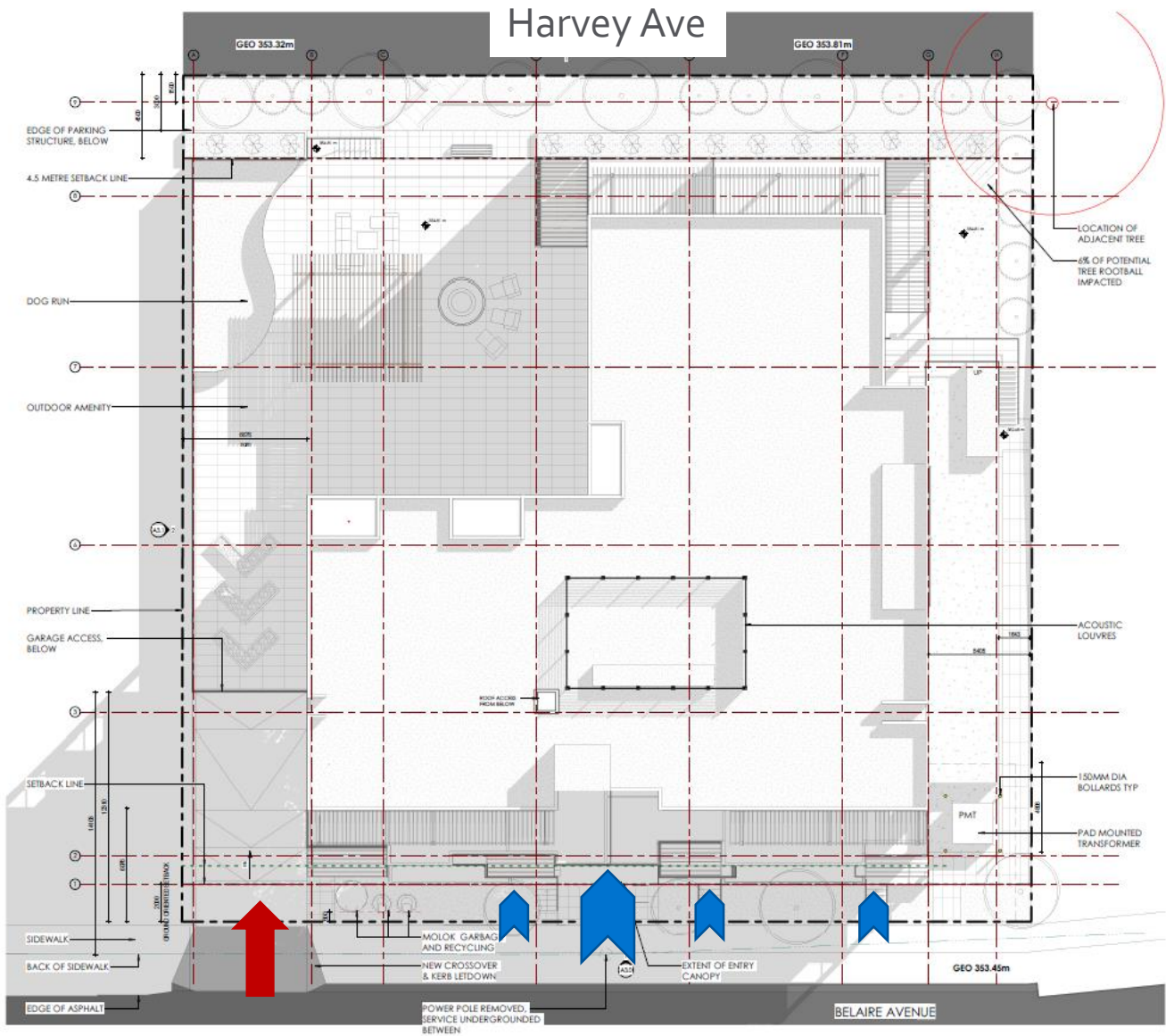
Subject Property Map



Technical Details

- ▶ UC2r – Capri-Landmark Urban Centre Rental Only
 - ▶ 62 units
 - ▶ 23 one-bedroom
 - ▶ 39 two-bedroom
 - ▶ 6 storeys in height
 - ▶ 49 Parking Stalls
 - ▶ 88 Long-term Bicycle Parking Stalls
 - ▶ 5 Large Trees

Site Plan



Belaire Ave

Elevation – South



Elevation – North



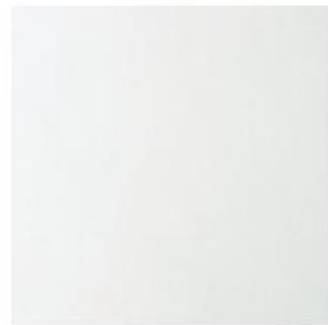
Elevation – East



Elevation – West



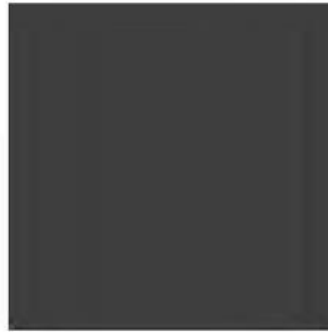
Materials Board



Cement Board
Off White



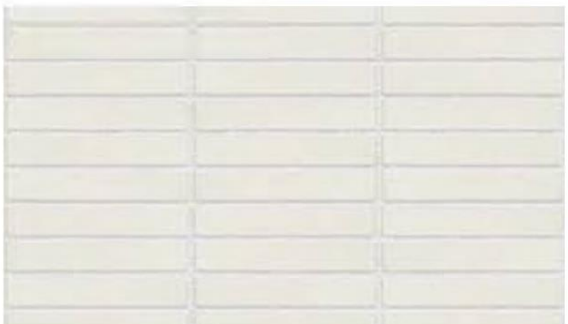
Cement Board
Sand



Cement Board
Charcoal



Horizontal Board
Timber Look



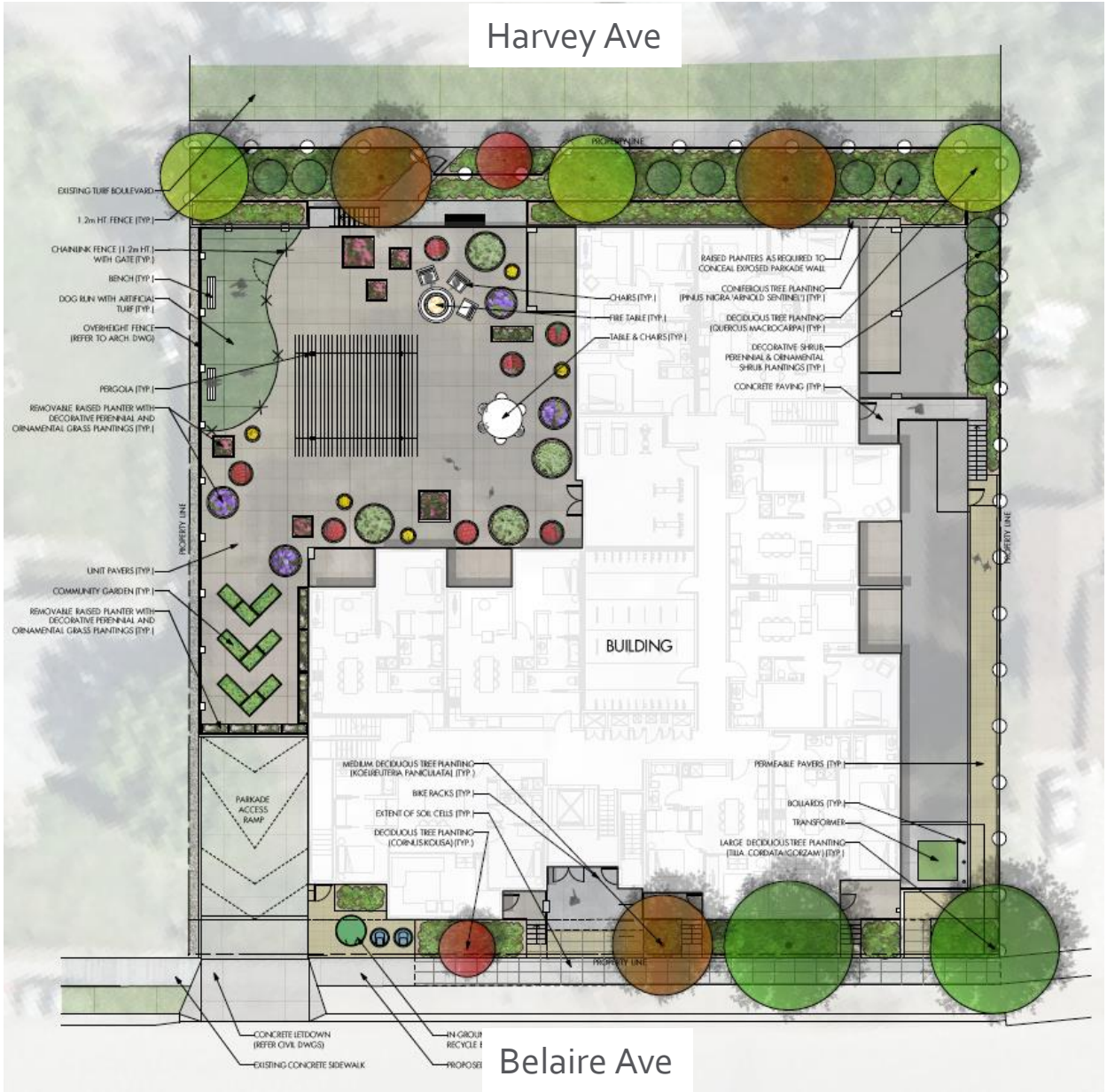
Stacked Bond Masonry
Off White



Timber Trellis



Landscape Plan



Rendering – NW



Belaire Ave

Rendering – Amenity Level



OCP Design Guidelines

- ▶ Orienting the primary building facades and entries to both streets (Belaire Ave, Harvey Ave)
- ▶ Incorporating a range of architectural features and details to create visual interest using an integrates mix of materials and colours
- ▶ Providing ground-oriented units with individual entrances to allow for semi-private landscaping and patios

Staff Recommendation

- ▶ Staff recommend **support** for the proposed development permit as it:
 - ▶ Meets majority of OCP Design Guidelines
 - ▶ Supports Healthy Housing Strategy (Rental Housing)
 - ▶ No variances