



City of
Kelowna

DP23-0228 & DVP24-0052
210 Sadler 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 front yard building setback from 3.0 m required to 0.0 m proposed.

Development Process

Dec 7, 2023

Development Application Accepted



Staff Review & Circulation



May 28, 2024

Public Notification Received



Feb 26, 2024

Initial Consideration



Mar 11, 2024

Reading Consideration



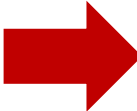
Aug 13, 2024

Final Reading & DP & DVP



Building Permit

Council Approvals

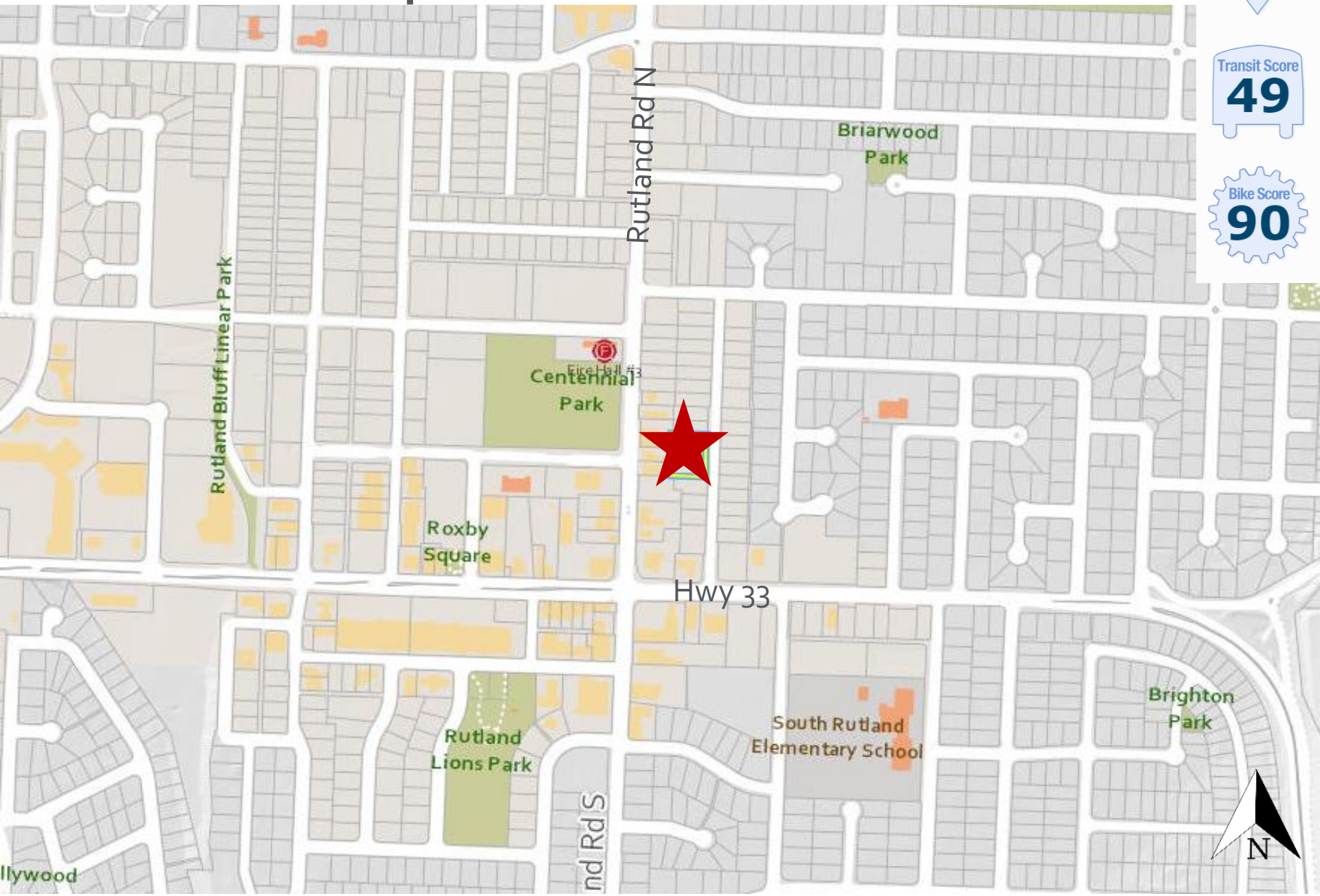


Context Map

Walk Score
87

Transit Score
49

Bike Score
90



Subject Property Map



Technical Details

- ▶ UC_{4r} – Rutland Urban Centre Rental Only
 - ▶ 115 units
 - ▶ 11 bachelor (micro-suite)
 - ▶ 24 one-bedroom
 - ▶ 69 two-bedroom
 - ▶ 11 three-bedroom
 - ▶ 6 storeys in height
 - ▶ 100 Parking Stalls
 - ▶ 2 cash-in-lieu of parking stalls
 - ▶ 96 Long-term Bicycle Parking Stalls
 - ▶ 3 Large Trees

Variiances

- ▶ Section 14.11: To vary the minimum stepback from 3.0 m required to 0.0 m proposed.

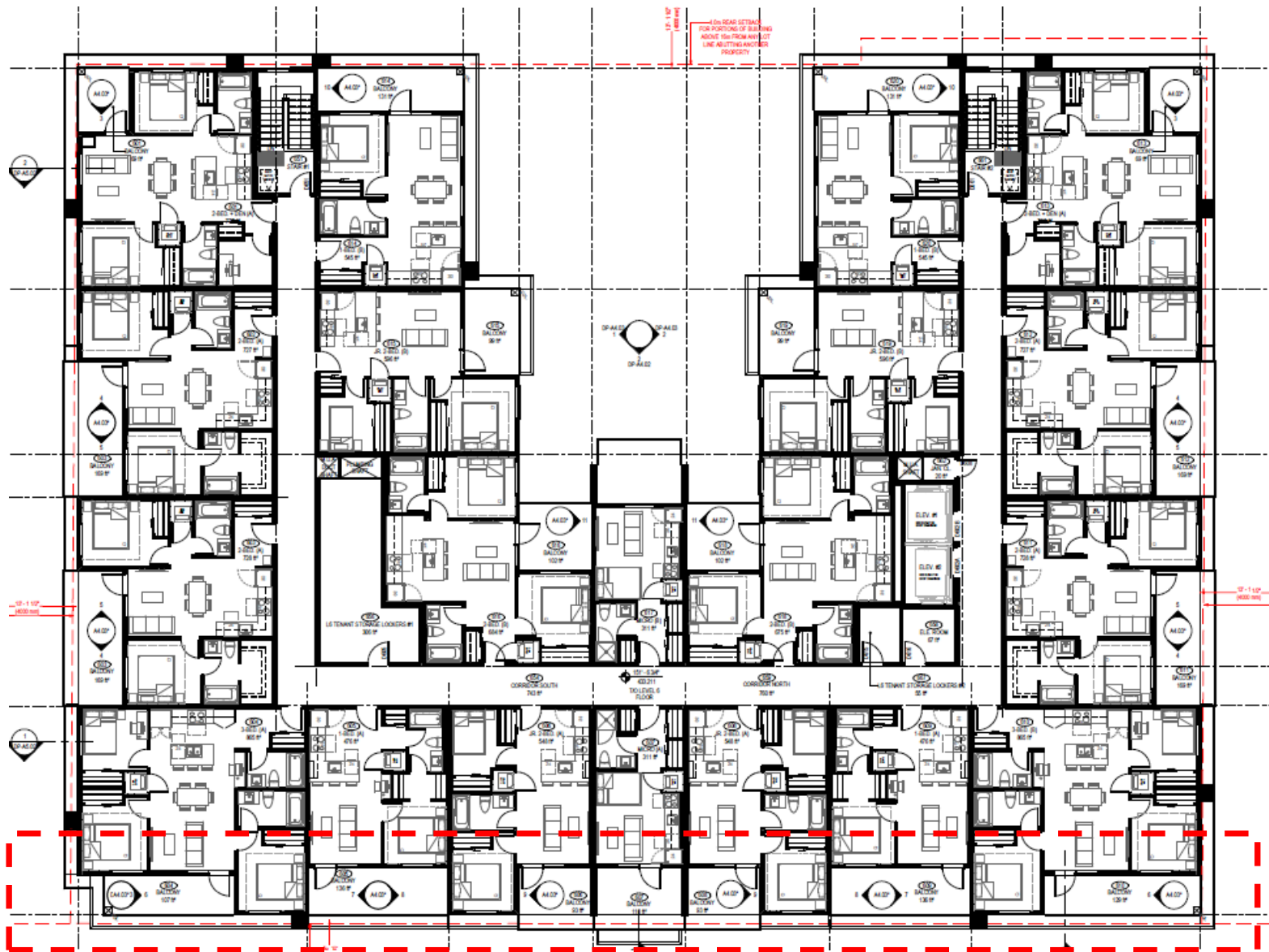
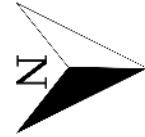


East Elevation
Facing Sadler Rd



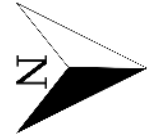
North Elevation
Facing adjacent property

Variations – 6th Floor Plan

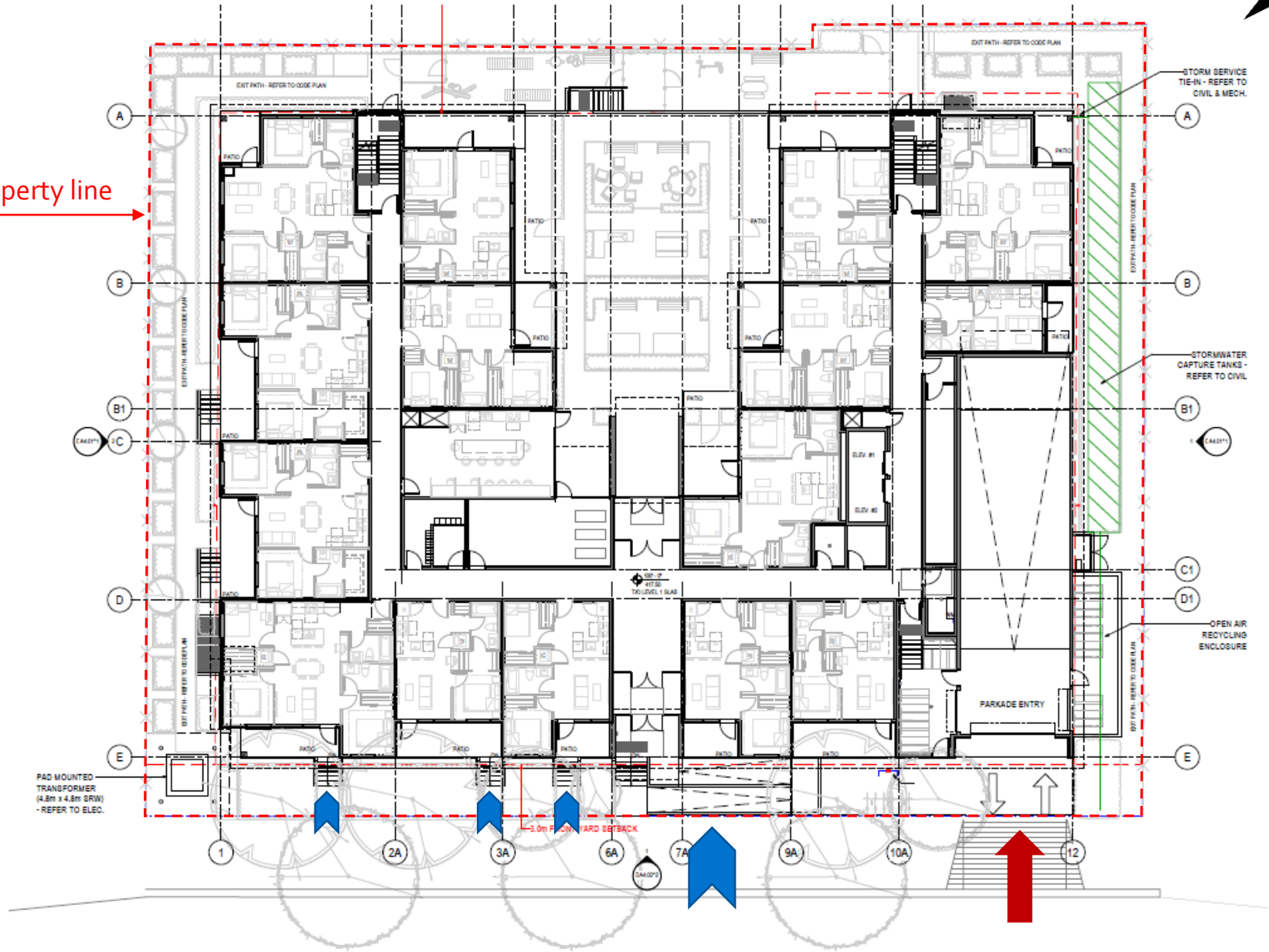


Sadler Rd

Site Plan



Property line



Sadler Rd

Elevation – East



Sadler Rd

Elevation – West



Elevation – South



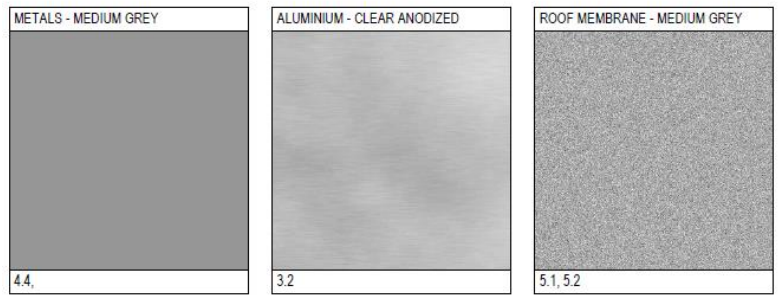
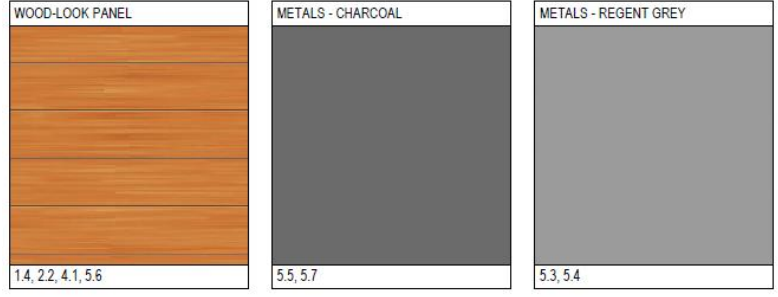
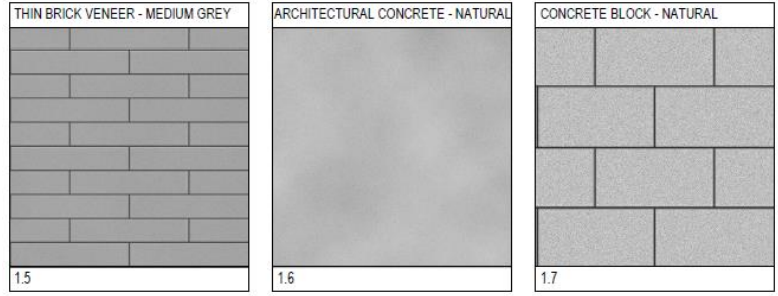
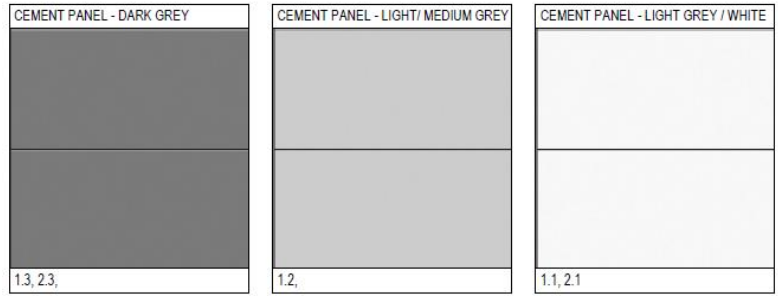
Sadler Rd

Elevation – North

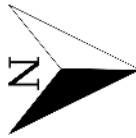
Sadler Rd



Materials Board



Landscape Plan



Sadler Rd

Rendering – NW



Shadow Study



1) March 21: 9 am



2) March 21: 12 noon



3) March 21: 3 pm



4) December 21: 9 am



5) December 21: 12 noon



6) December 21: 3 pm

OCP Design Guidelines

- ▶ Orienting the primary building façade and entries to Sadler Rd
 - ▶ Incorporating individual ground floor entrances
- ▶ Locating balconies and windows to create an active frontage with 'eyes on the street'
- ▶ Screening parking from public view
- ▶ Articulating the front building façade and utilizing a consistent range of materials and colours

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