



City of
Kelowna

DP23-0224
925 Laurier Ave

Development Permit

Purpose

- ▶ To issue a Development Permit for the form and character of a five-unit townhouse development.

Development Process



Dec 1, 2023

Development Application Submitted



Staff Review & Circulation



Dec 28, 2023

Public Notification Received



Mar 25, 2024

Initial Consideration



Apr 8, 2024

Reading Consideration



Sep 23, 2024

Final Reading & DP



Building Permit



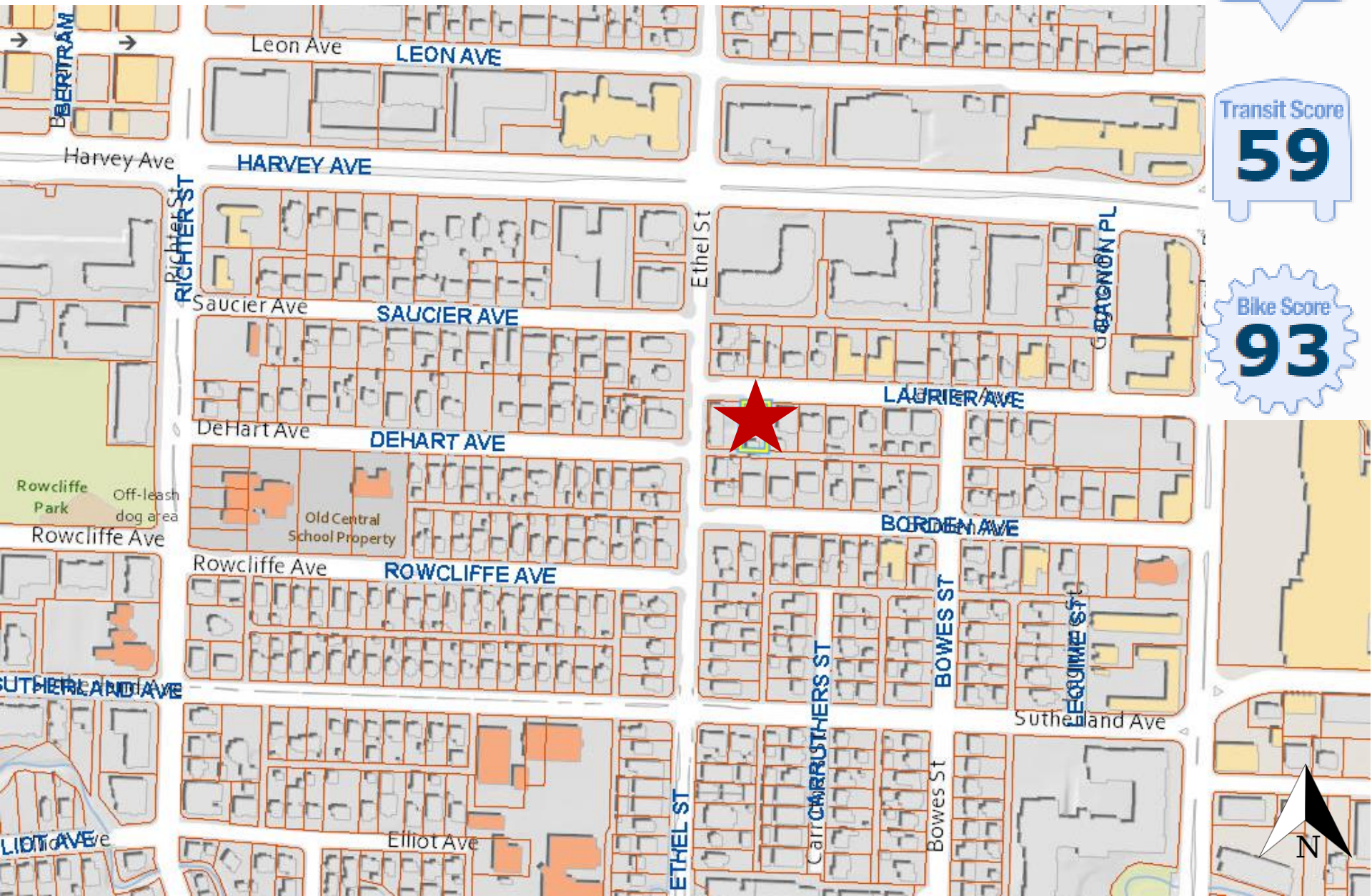
Council Approvals

Context Map

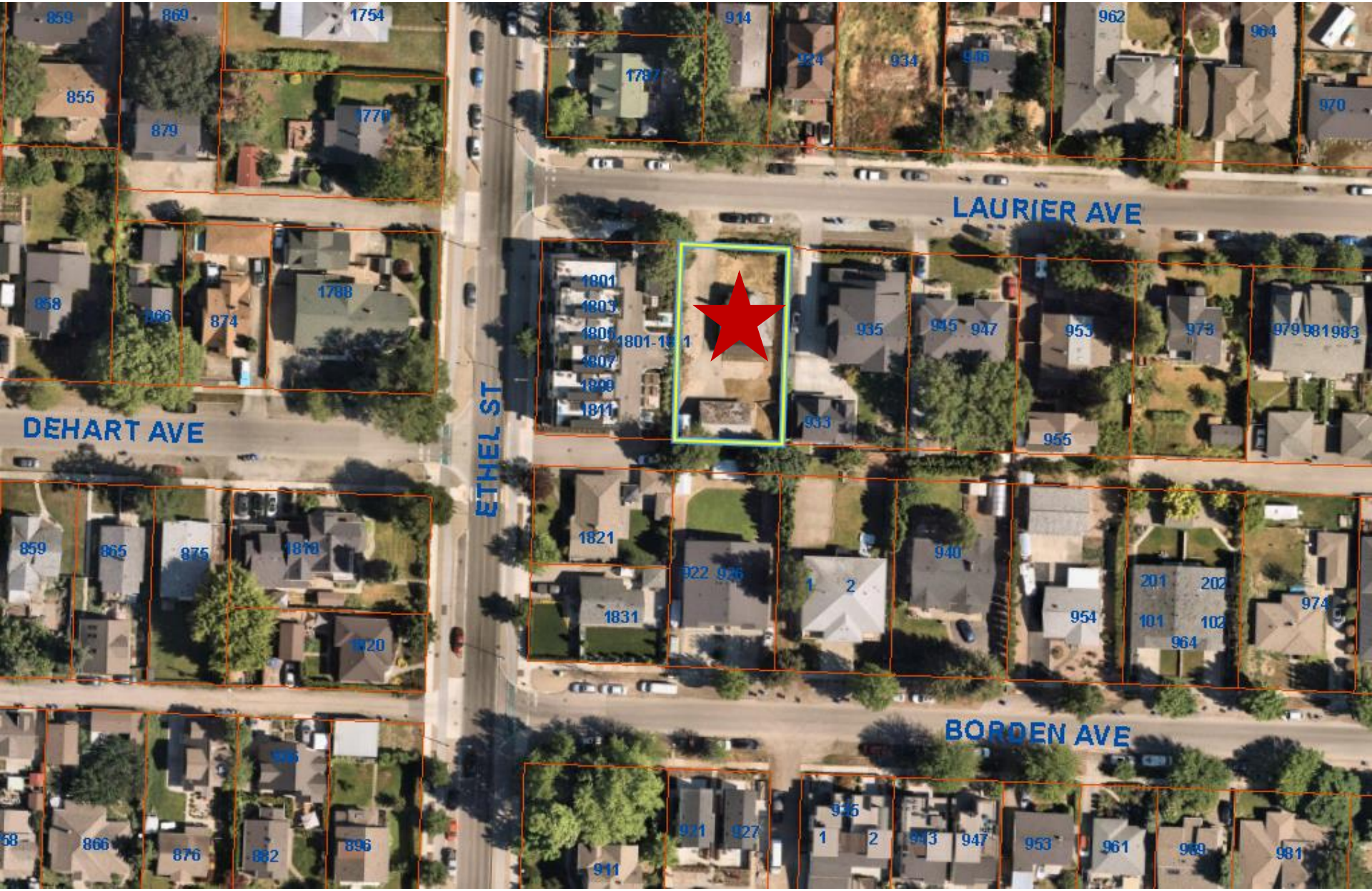
Walk Score
84

Transit Score
59

Bike Score
93



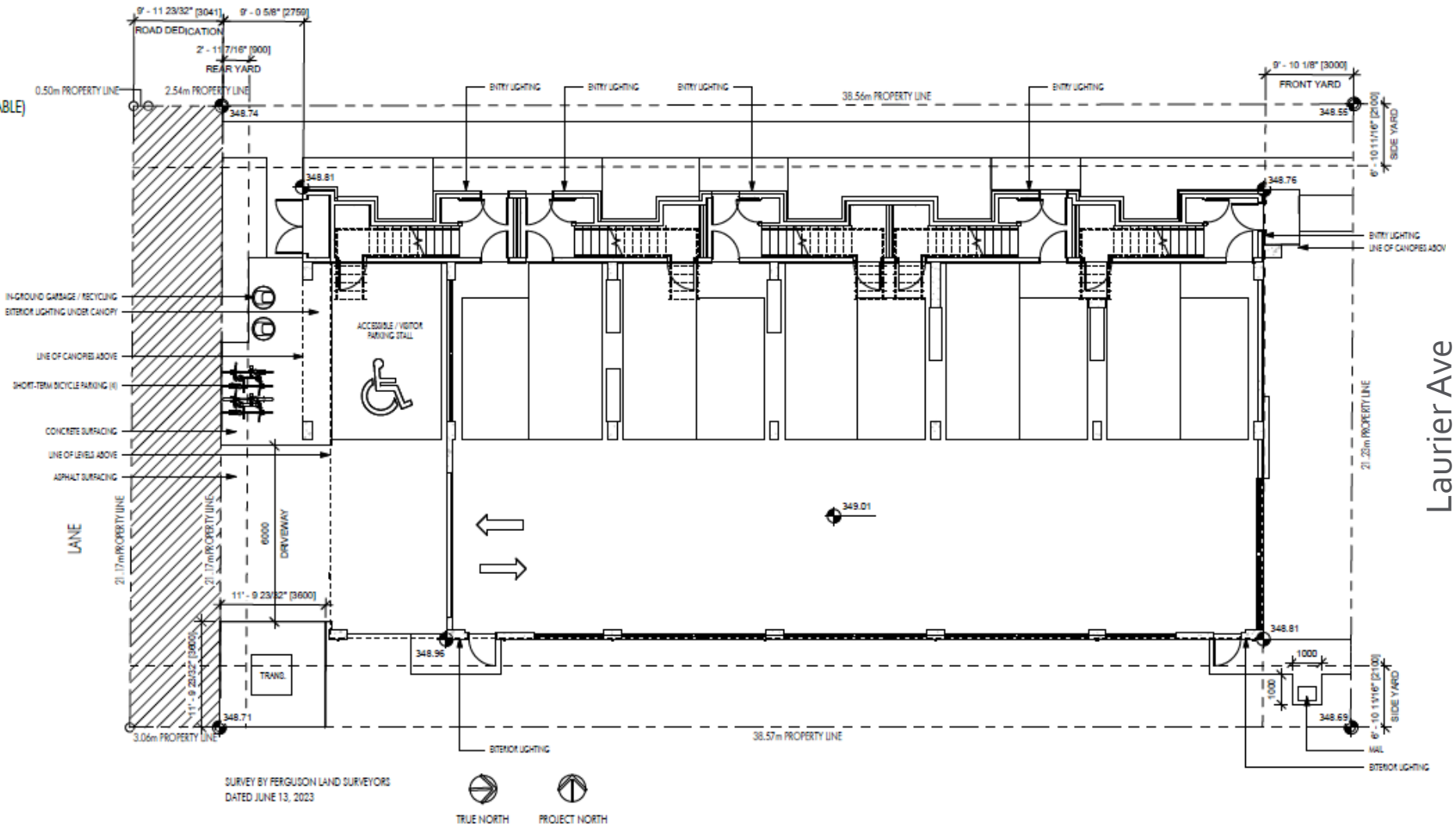
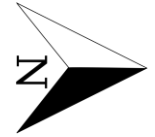
Subject Property Map



Technical Details

- ▶ MF2 – Townhouse Housing
 - ▶ 5 units
 - ▶ 3-bedroom
 - ▶ 3 storeys in height
 - ▶ 11 Parking Stalls
 - ▶ 10 residential stalls
 - ▶ 1 visitor/accessible stall
 - ▶ Bicycle Parking Stalls
 - ▶ 5 long-term stalls
 - ▶ 4 short-term stalls
 - ▶ 4 Trees
 - ▶ 2 large size trees

Site Plan



SURVEY BY FERGUSON LAND SURVEYORS
DATED JUNE 13, 2023

1 SITE PLAN
A-002 1/8" = 1'-0"

Laurier Ave

Elevation – North, fronting Laurier Ave




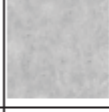

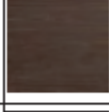




Elevation – West, side yard



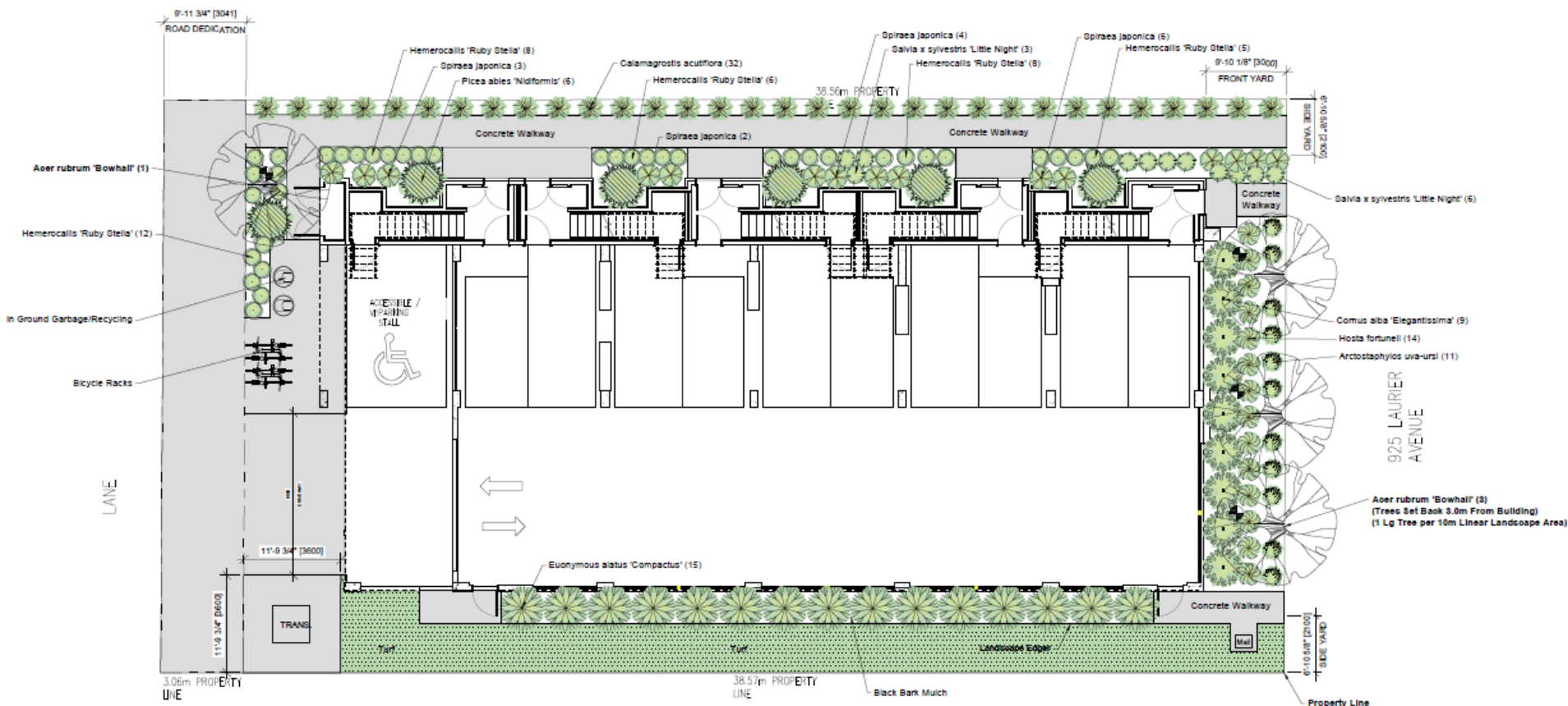
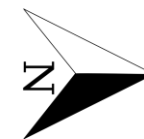
Materials Board



	PANEL SIDING & FASCIAS: JAMES HARDIE, ARCTIC WHITE		BRICK: SIRENIS, ICY GREY
	PANEL SIDING, TRIM, & FASCIAS: JAMES HARDIE, MIDNIGHT BLACK		CONCRETE: SEALED, SMOOTH FINISH
	HORIZONTAL SIDING: JAMES HARDIE, GRAY SLATE		HORIZONTAL PRIVACY SLATS: LUX, CYPRESS
	TRIM: JAMES HARDIE, GRAY SLATE		FLASHINGS & RWLS: WHITE ALUMINIUM

	DOORS, WINDOWS, RAILINGS, SOFFITS, GUTTERS, RWLS, LIGHTS, & UNIT #'s: BLACK ALUMINIUM
	TORCH-ON ROOFING: IKO, CHARCOAL GREY
	ASPHALT SHINGLE ROOFING: IKO, HARVARD SLATE

Landscape Plan



Rendering – NW, fronting Laurier Ave



Rendering – SE, fronting rear lane



OCP Design Guidelines

- ▶ Orienting building entries, windows, patios, and balconies to face the fronting street
- ▶ Using building articulation, scaling and setbacks to define individual units
- ▶ Providing access to parking from a lane, with integrated tuck under parking that is screened from the fronting street

Staff Recommendation

- ▶ Staff recommend **support** for the proposed development permit as it:
 - ▶ Meets majority of OCP Design Guidelines
 - ▶ Within 50 m of the Ethel Street Active Transportation Corridor
 - ▶ No variances required