



City of  
**Kelowna**



DP24-0057  
1007 Lanfranco Rd

Development Permit

# Purpose

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

# Development Process

Mar 18, 2024

Development Application Submitted



Staff Review & Circulation



May 14, 2024

Public Notification Received



June 3, 2024

Initial Consideration



June 17, 2024

Reading Consideration



Sep 9, 2024

Final Reading & DP

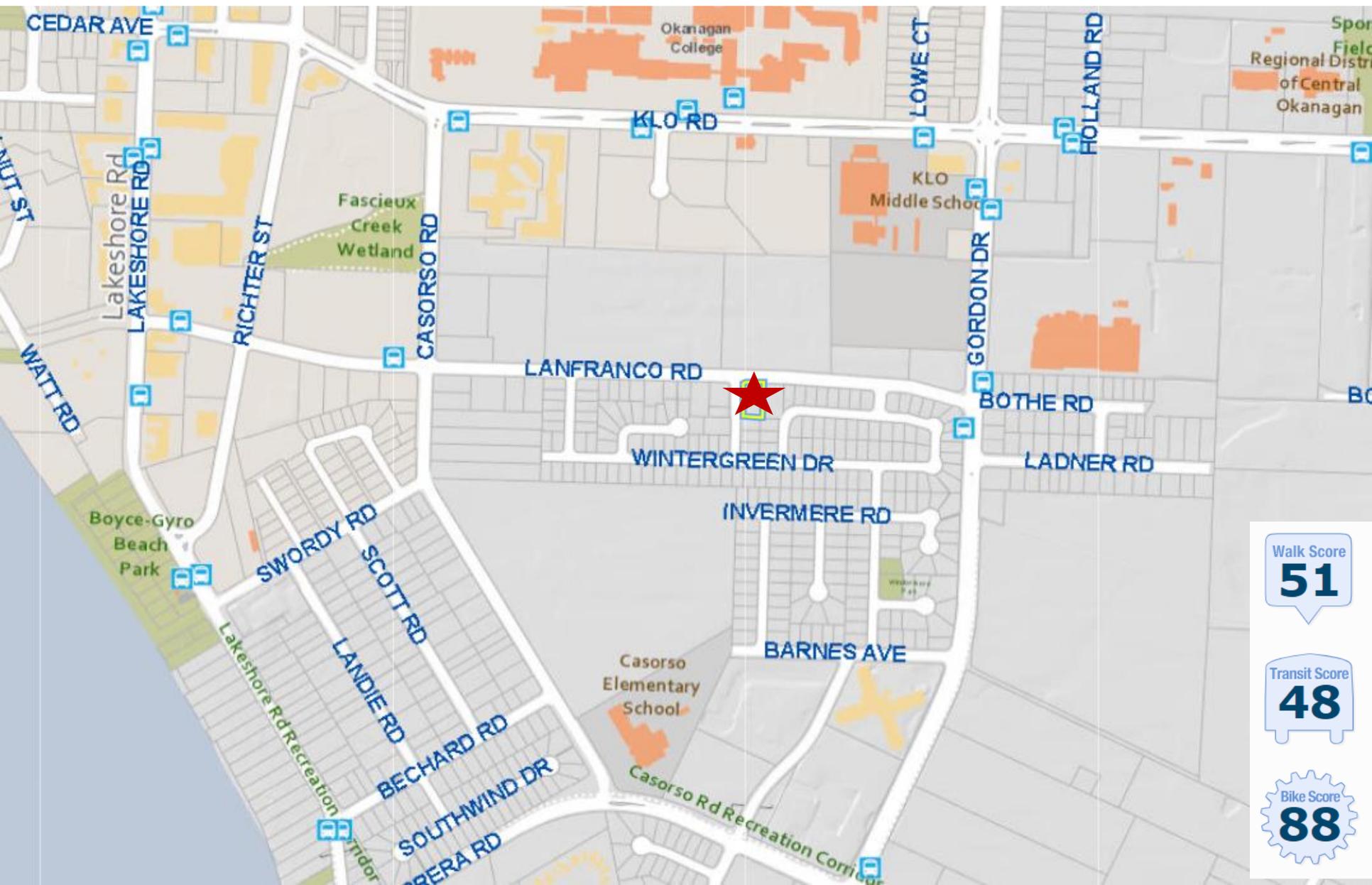


Building Permit

Council  
Approvals



# Context Map



Walk Score  
**51**

Transit Score  
**48**

Bike Score  
**88**

# Subject Property Map



# Technical Details

- ▶ MF2 – Townhouse Housing
  - ▶ 8 ground-oriented townhouse units
    - ▶ One unit with 3-bedrooms
    - ▶ Seven units with 4-bedrooms
  - ▶ 7 Units with Elevator Access
  - ▶ 3 Storeys Plus Rooftop Deck, Balconies & Yard
  - ▶ 16 Parking Stalls
  - ▶ 4 Short-Term Bicycle Parking Stalls
  - ▶ 15 Trees → 9 Large Trees

# Neighbourhood Comments

## ▶ Height and Density

- ▶ Proposed lower height, FAR, site coverage & larger side-yard setbacks
- ▶ Subdivision would allow 3 lots, up to 18 units

## ▶ Parking

- ▶ Required 15 parking stalls, provided 16 stalls
- ▶ Garage parking

## ▶ Privacy

- ▶ Protect & preserve existing mature hedge
- ▶ Four columnar trees along east
- ▶ 1.8m solid fence along east & south
- ▶ Stepped back rooftop decks along east & south
- ▶ Frosted rooftop panel increased to 1.5m along east & south



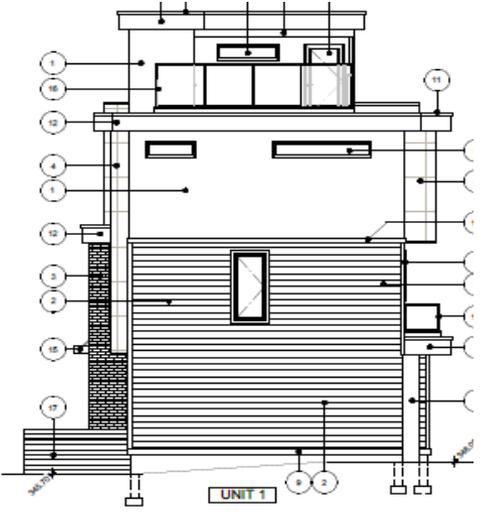
# Elevation – Building 1



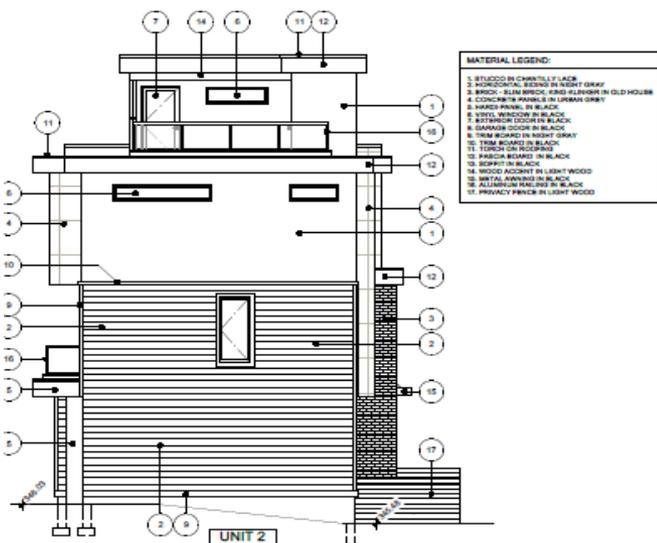
**MATERIAL LEGEND:**

1. STUCCO IN CHARTRAY LACE
2. HORIZONTAL SIDING IN NIGHT GRAY
3. BRICK - SLIM BRICK KINGS GLAZER IN OLD HOUSE
4. CONCRETE PANELS & FOURBAR GRAY
5. HAZED PANELS IN BLACK
6. VINYL WINDOW IN BLACK
7. EXTENDED DOOR IN BLACK
8. TRIM BOARD IN LIGHT GRAY
9. BRICK DOOR IN BLACK
10. TONGUE AND GROOVE IN BLACK
11. TONGUE AND GROOVE IN BLACK
12. TONGUE AND GROOVE IN BLACK
13. TONGUE AND GROOVE IN BLACK
14. WOOD ACCENT IN LIGHT WOOD
15. METAL FINISH IN BLACK
16. ALUMINUM FINISH IN BLACK
17. PRINCETON FINISH IN LIGHT WOOD

**UNIT 1      UNIT 2      WEST ELEVATION**  
**BARBERRY STREET**



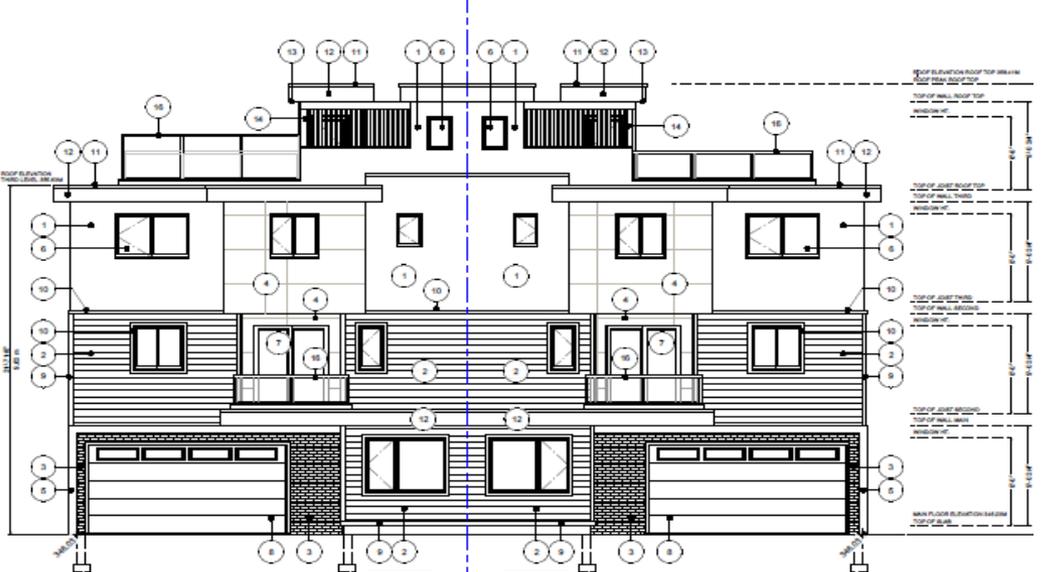
**UNIT 1      SOUTH ELEVATION**



**MATERIAL LEGEND:**

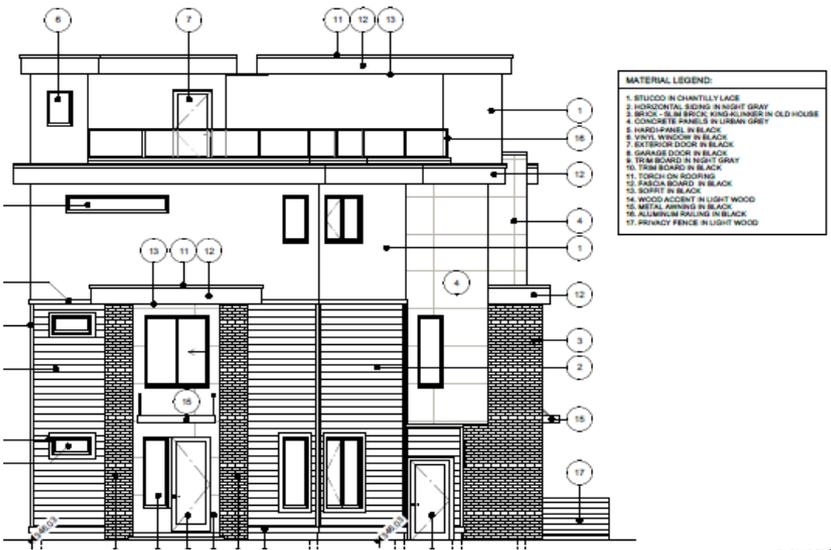
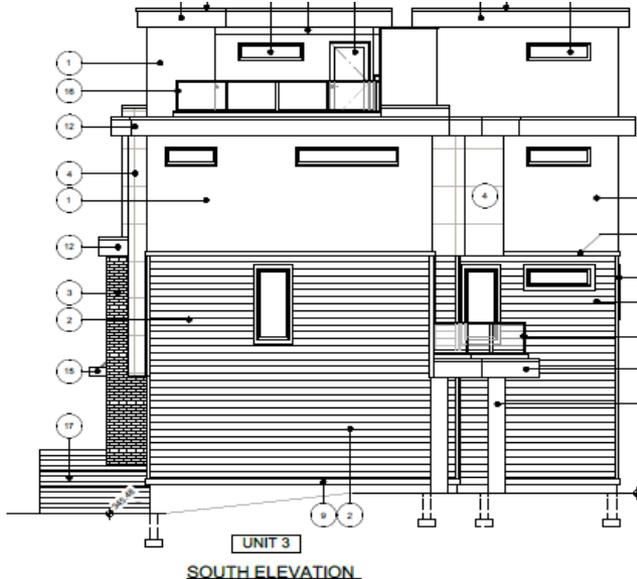
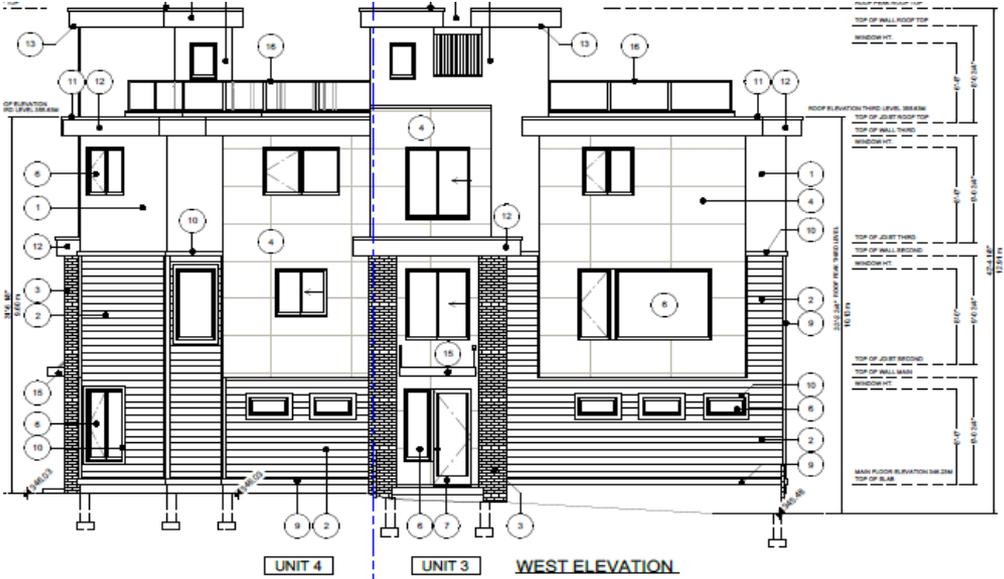
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**UNIT 2      NORTH ELEVATION**

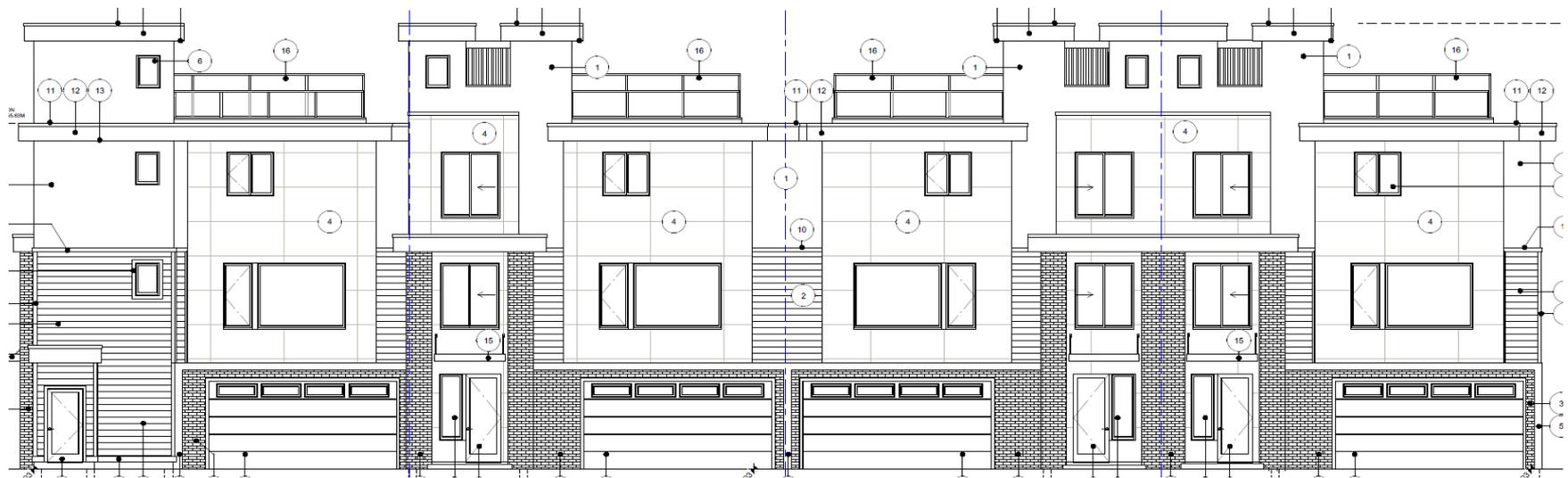


**UNIT 1      UNIT 2      EAST ELEVATION**

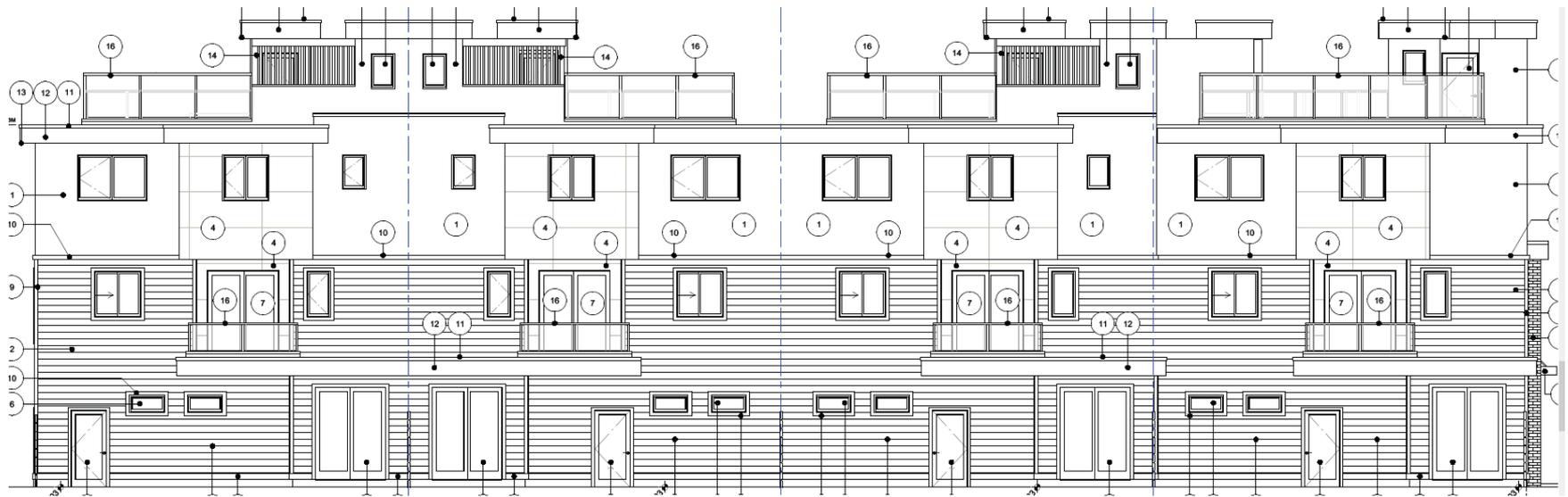
# Elevation – Building 2



# Elevation – Building 3

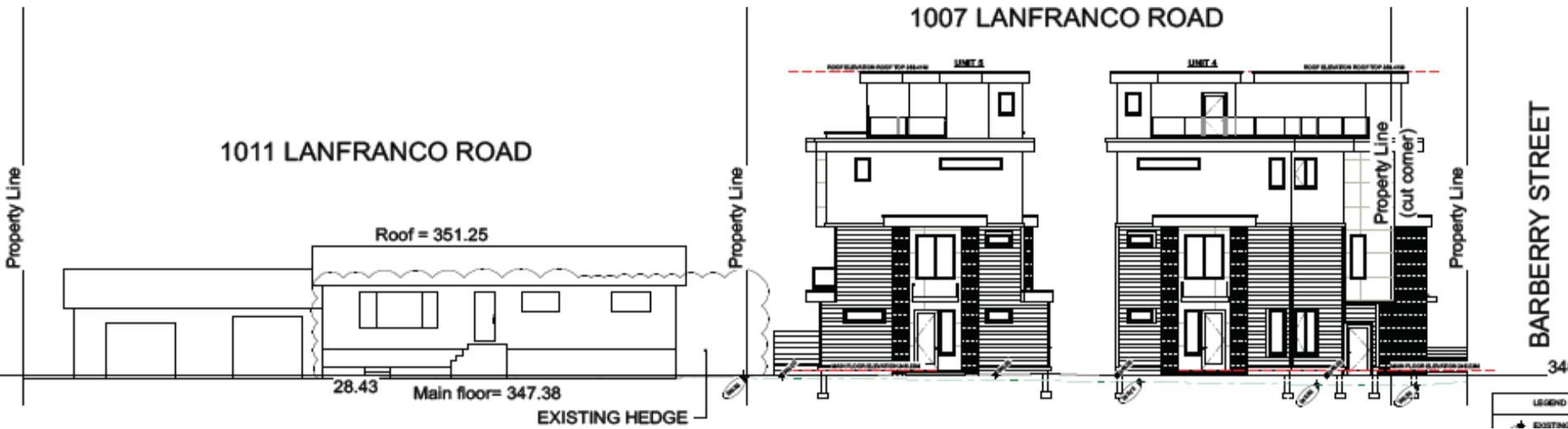


West Elevation



East Elevation

# Street Context

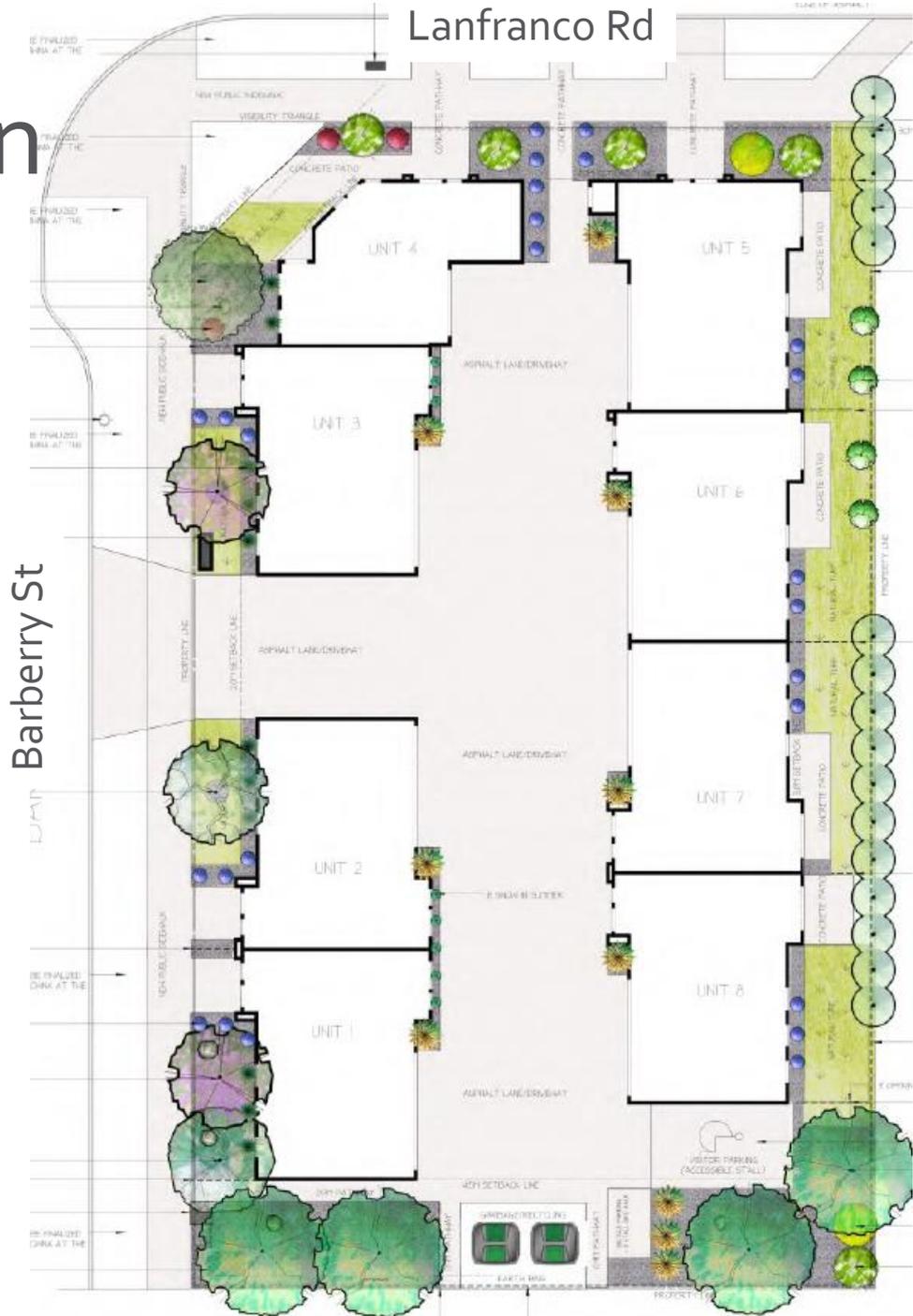


View from Lanfranco Rd



View from Barberry St

# Landscape Plan



# Rendering – Looking East



Barberry St

# Rendering – Looking NE



Barberry St

# OCP Design Guidelines

- ▶ Clearly visible ground-oriented entries with direct sight lines from the fronting street
- ▶ Range of architectural features and details
- ▶ Universal accessibility principles – elevator access
- ▶ Site buildings to protect significant vegetation
- ▶ Design buildings to ensure that adjacent residential properties have sufficient visual privacy

# Staff Recommendation

- ▶ Staff recommend **support** for the proposed development permit as it:
  - ▶ Meets majority of OCP Design Guidelines
  - ▶ Mitigate and address neighbour comments
  - ▶ No Variances