



City of
Kelowna

DP24-0095 DVP24-0152
1930 Underhill St

Development Permit & Development Variance Permit

Purpose

- ▶ To issue a Development Permit for the form and character of a mixed-use development and a Development Variance Permit to vary the minimum building setback for the Dilworth Dr, Baron Rd and Underhill St road frontages.

Development Process

May 27, 2024

Development Application Submitted



Staff Review & Circulation



Sept 19, 2024

Public Notification Received



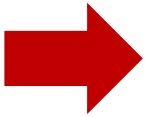
Nov 5, 2024

DP & DVP

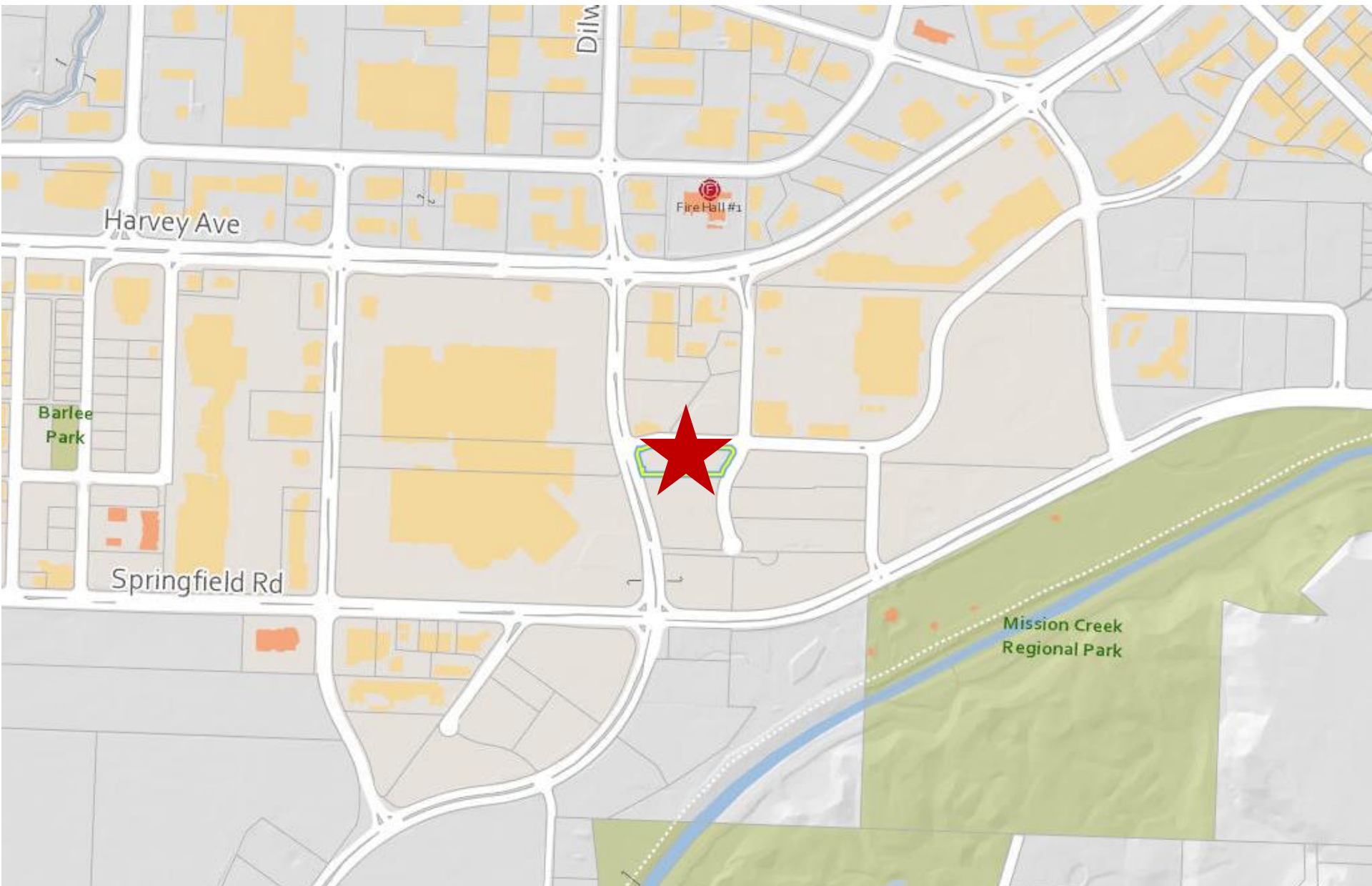


Building Permit

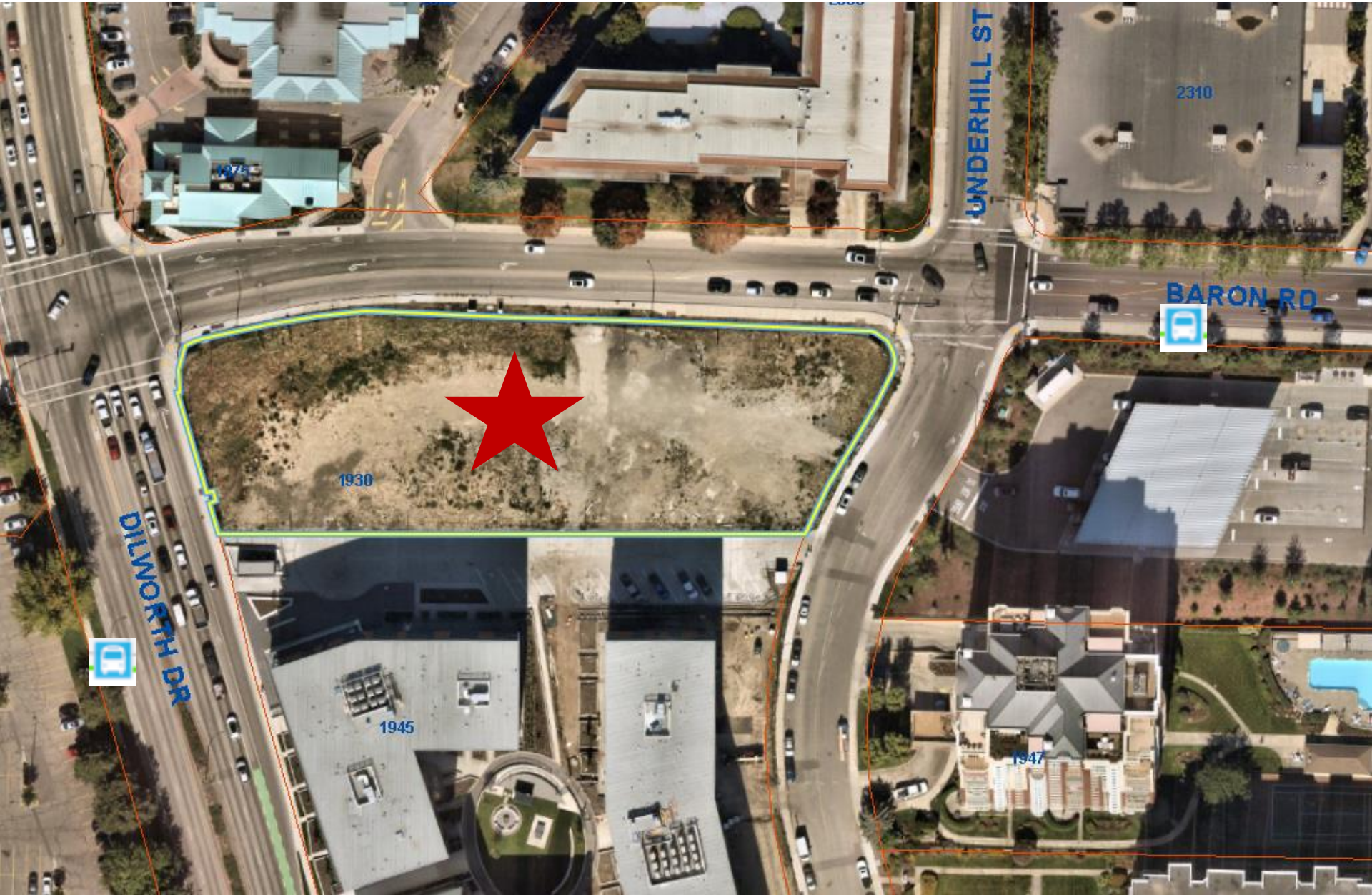
Council
Approvals



Context Map



Subject Property Map



Technical Details

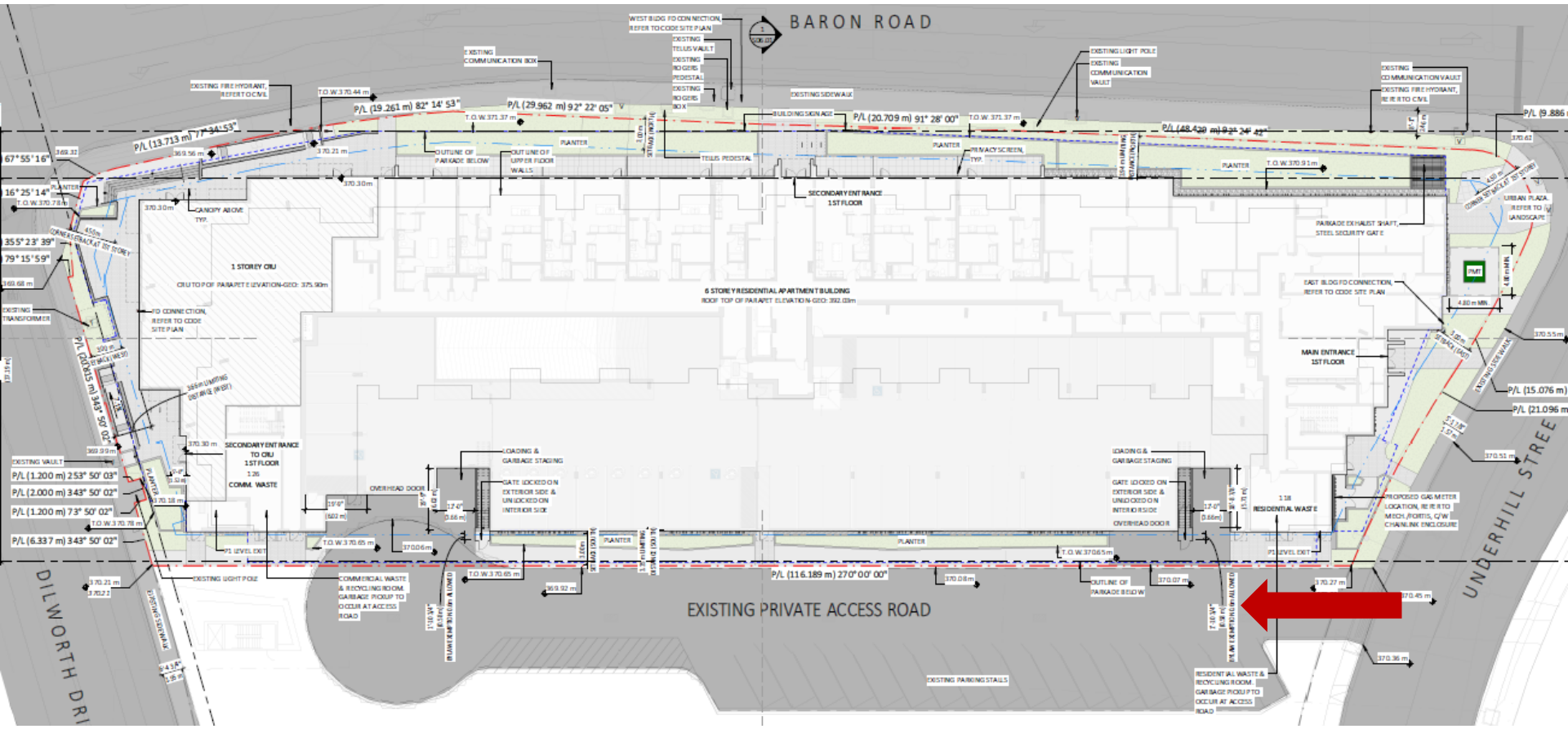
- ▶ UC₃ – Midtown Urban Centre
- ▶ 177 units
 - ▶ 21 Studio
 - ▶ 61 1-bedroom
 - ▶ 85 2-bedroom
 - ▶ 10 3- bedroom
- ▶ 6 storeys in height
- ▶ 196 Parking Stalls
- ▶ 148 Bicycle Parking Stalls
- ▶ 11 Large Trees
- ▶ 418 m² commercial space

Variations

- ▶ Section 14.11: To vary the minimum building stepback for the Dilworth Dr, Baron Rd and Underhill St road frontages.
 - ▶ Variations mitigated by using articulation, complementary materials and colours, varying rooflines and the use of balconies to add visual interest.



Site Plan



Elevation – West



Elevation – North



Elevation – East



Materials Board



CORRUGATED METAL (HORIZONTAL)
COLOUR: 'SALVANIZED'



CEMENT BOARD LAP SIDING
COLOUR: 'WOOD COLOUR'

WOOD SLATS
COLOUR: MATCH 'WOOD COLOUR'



CASCA DIA METAL
COLOUR: 'CORTEX'



CEMENT BOARD LAP SIDING
COLOUR: PAINTED TO MATCH BRICK 'TAN COLOUR'



CEMENT BOARD PANEL SIDING
JAMES HARDIE 'SMOOTH'
COLOUR: DARK GRAY



CEMENT BOARD PANEL SIDING
JAMES HARDIE 'SMOOTH'
COLOUR: WHITE



CEMENT BOARD PANEL SIDING
JAMES HARDIE 'SMOOTH'
COLOUR: GALINLET GRAY



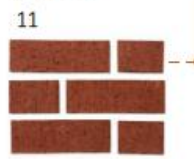
CEMENT BOARD PANEL SIDING
JAMES HARDIE 'SMOOTH'
COLOUR: BLACK



WINDOW
COLOUR: BLACK EXT / WHITE INT



BRICK,
COLOUR: 'TAN'



BRICK,
COLOUR: 'RED'



ALUMINUM/GLASS GUARD/RAILING
COLOUR: BLACK

Landscape Plan



Urban Plaza



REFERENCE NOTES SCHEDULE

FENCING AND WALLS DESCRIPTION		QTY	DETAIL
[F-02]	RAISED CONCRETE PLANTER	6	6LD-02
[F-03]	PRIVACY SCREEN	21 m	2LD-05
HARDSCAPE DESCRIPTION		QTY	DETAIL
[H-01]	CONCRETE PAVING	242.0 m ²	5LD-02
[H-02]	PRIVATE PATIO Hydropressed Stone	114.4 m ²	16LD-02
[H-03]	UNIT PAVERS	308.9 m ²	3LD-02
[H-08]	GRAVEL / DRIP STRIP	93.8 m ²	7LD-01
SITE FURNITURE DESCRIPTION		QTY	DETAIL
[S-02]	SHRUB PLANTING	345.7 m ²	16LD-01
[S-05]	TURF AREA	214.2 m ²	
[S-06]	SOIL CELL PIT	35 m ³	4LD-05
SITE FURNITURE DESCRIPTION		QTY	DETAIL
[SF-08]	BIKE RACK	5	1LD-03
[SF-09]	TABLE AND CHAIRS	2	2LD-03
[SF-12]	CURB SEAT	10	5LD-06
[SF-13]	BENCH	5	4LD-03
[SF-14]	WASTE RECEPTACLE	3	5LD-03

PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TREES					
[T-01]	Acer sasakurum / Sugar Maple	B&B	5m	1.5m dbh	5
[T-02]	Cercidiphyllum japonicum / Kabuki Tree	B&B	5m	1.5m dbh	4
[T-03]	Cornus kousa 'Dwarf Pink' / Dwarf Pink Kousa Dogwood	B&B	3m	1.5m dbh	3
[T-04]	Paniclea persica 'Inge's Ruby Vase' / Ruby Vase Persian Panicle	B&B	4m	1.5m dbh	7
[T-05]	Syringa reticulata 'Summer Snow' / Summer Snow Japanese Tree Lilac	B&B	3m	1.5m dbh	2
[T-06]	Tilia cordata / Linden / Linden	B&B	5m	1.5m dbh	2

Rendering – NW (Baron Rd/Dilworth Dr)



Rendering – NW (Baron Rd)



Rendering – East (Underhill St)



Rendering – SW (Dilworth Dr)



OCP Design Guidelines

- ▶ Primary building facades and entries oriented to three fronting streets
- ▶ Ground oriented entrances
- ▶ Off-street parking and 'back of house' uses away from public view

Staff Recommendation

- ▶ Staff recommend **support** for the proposed DP and DVP as it:
 - ▶ Meets majority of OCP Design Guidelines
 - ▶ Stepback variances mitigated through architectural design