



City of
Kelowna

DP23-0088 DVP23-0089
346 Lawrence Ave &
1551 Water St

Development Permit & Development Variance Permit

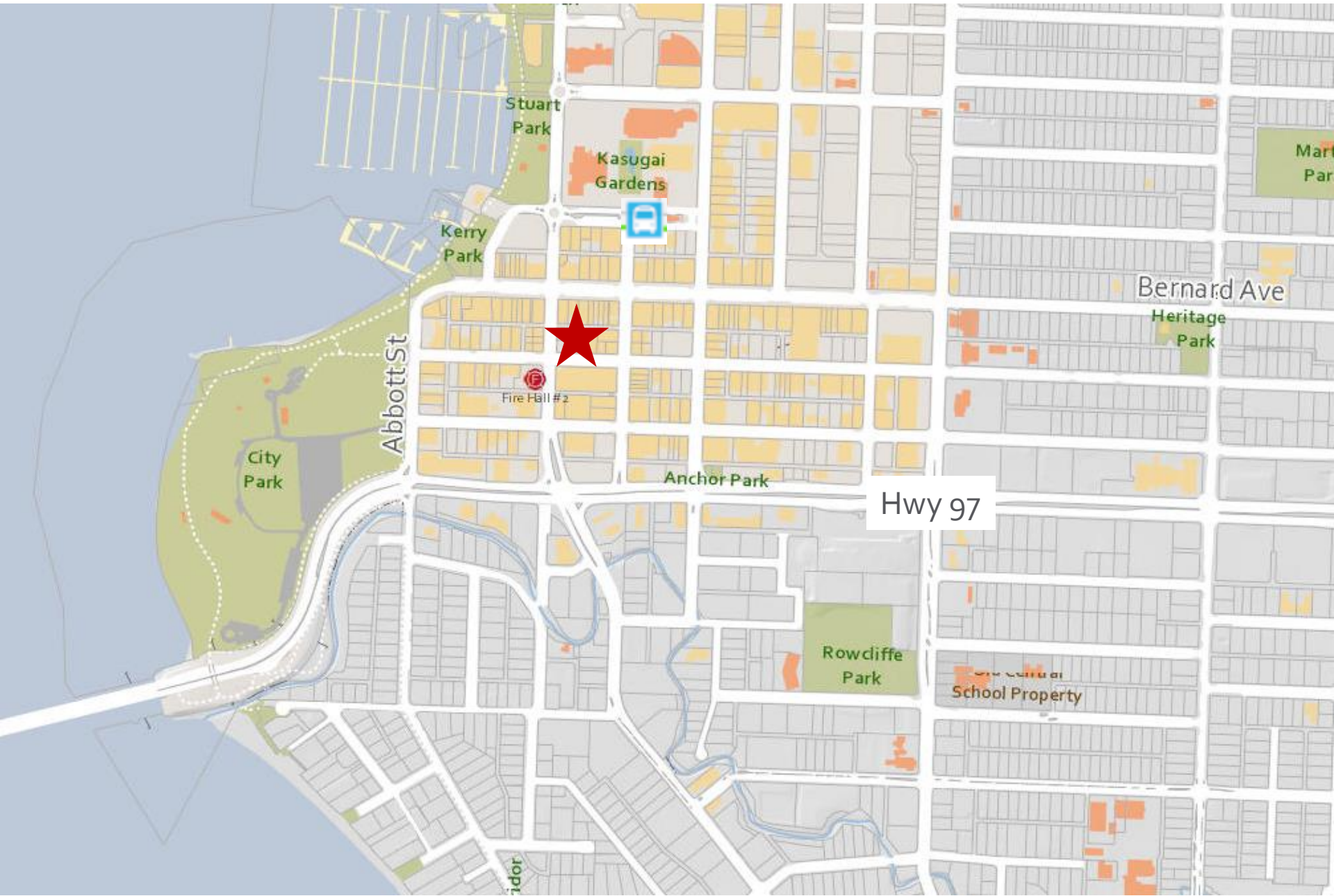
Purpose

- ▶ To issue a Development Permit and Development Variance Permit for the form and character of a high-rise mixed-use building with variances to vehicle parking, bicycle parking, floor plates, and tower stepbacks.

Development Process



Context Map



Subject Property Map



Water St

Lawrence Ave

Technical Details

- ▶ UC₁ – Downtown Urban Centre
- ▶ 33 storeys in height (108.8 m)
- ▶ 262 Residential Units
 - ▶ Condo Units: 173
 - ▶ Long Term Rental Units: 89
 - ▶ Commercial Space: 587.1 m²
- ▶ 266 Parking Stalls
- ▶ 204 Long Term Bicycle Stalls
- ▶ Common Amenity Space: 4,594.7 m²

Variations

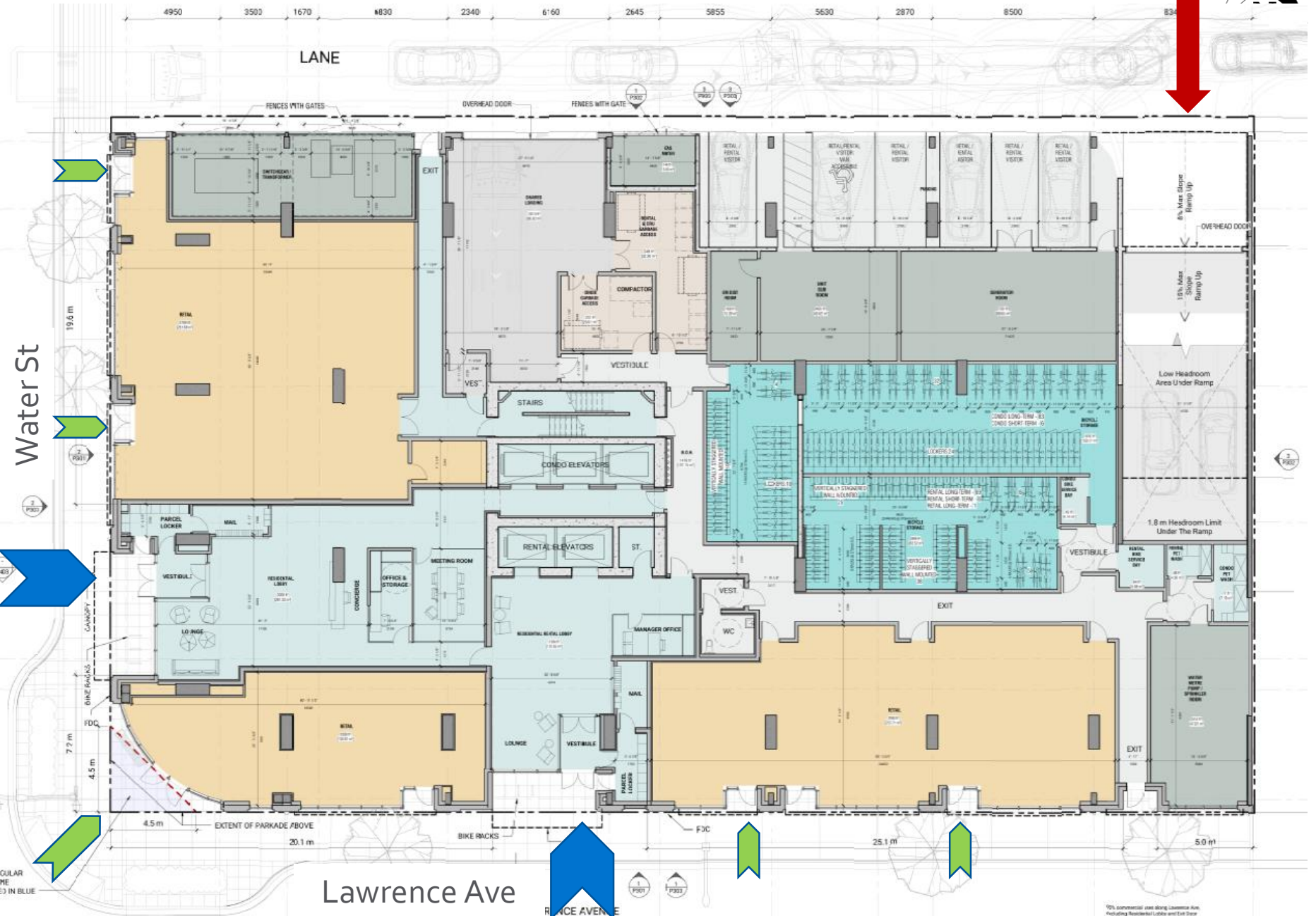
1. To reduce the required minimum residential and visitor parking requirements by 20% for long-term rental units.
 - ▶ Consistent with “r” rental only subzone
 - ▶ 219 Restrictive Covenant on 89 rental only units
2. To vary the minimum distance between wall mounted bicycle racks from 0.45 m to 0.375 m.
 - ▶ Staggered vertically
 - ▶ Successful operations at other buildings

Variances

3. To vary the maximum floor plate from 750.0 m² required to 862.7 m² proposed for Levels 6 to 12.
 - ▶ Greater number of rental units
 - ▶ Minimal impact on shadowing

4. To vary the minimum stepback to balconies on north lane side, Levels 7 – 13: 3.0 m required to 2.5 m proposed, Levels 14 – 32: 3.0 m required to 2.0 m proposed.
 - ▶ Faces north, minimal shadow impact on public street
 - ▶ Increased balcony sizes for livability

Site Plan

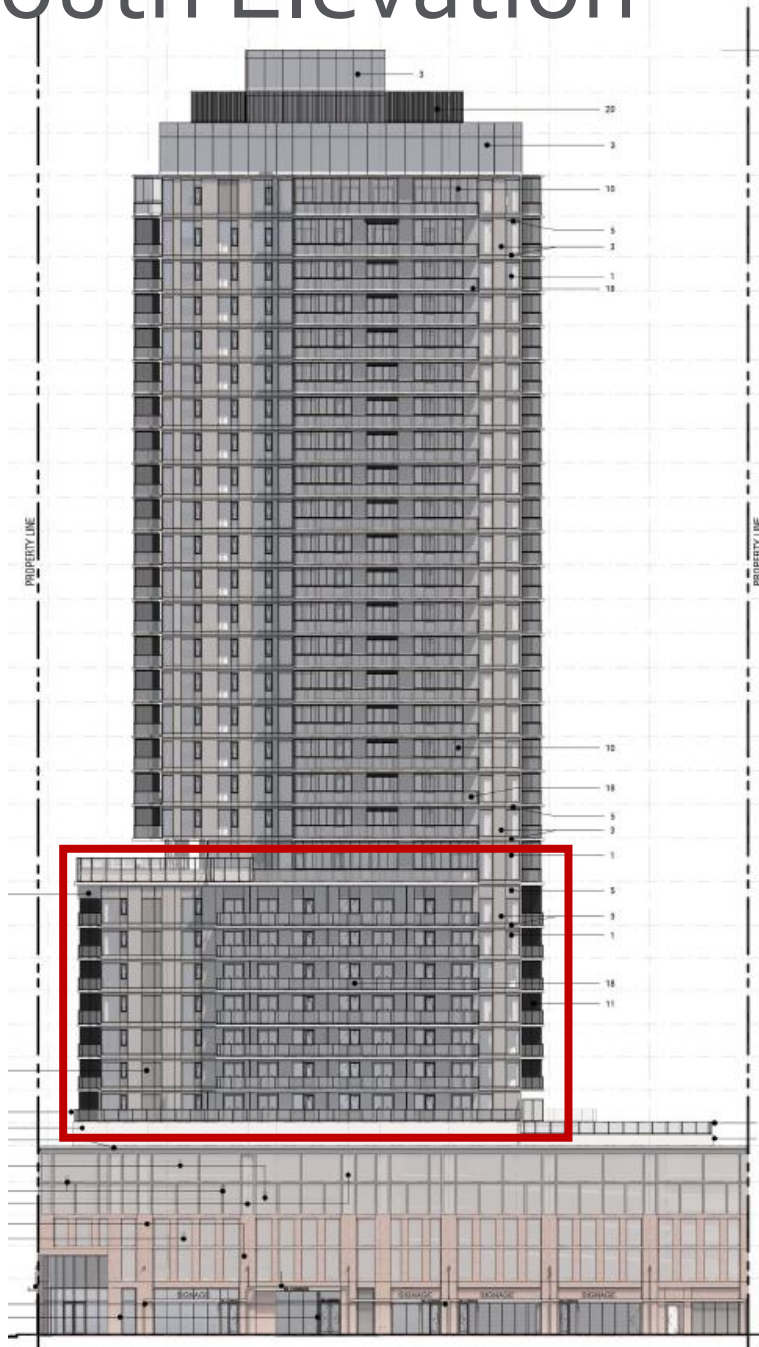


Water St

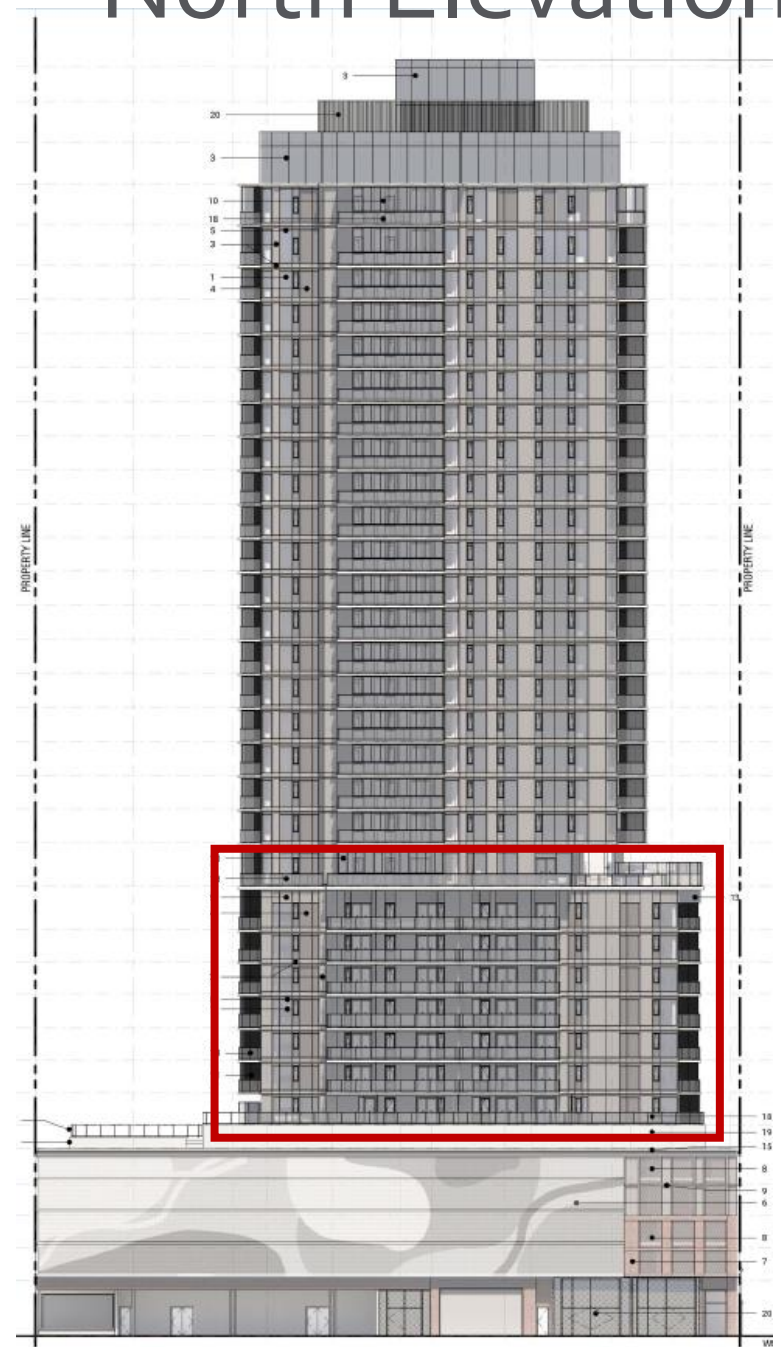
Lawrence Ave

10% Commercial use along Lawrence Ave, including Residential Lobby and Exit Door

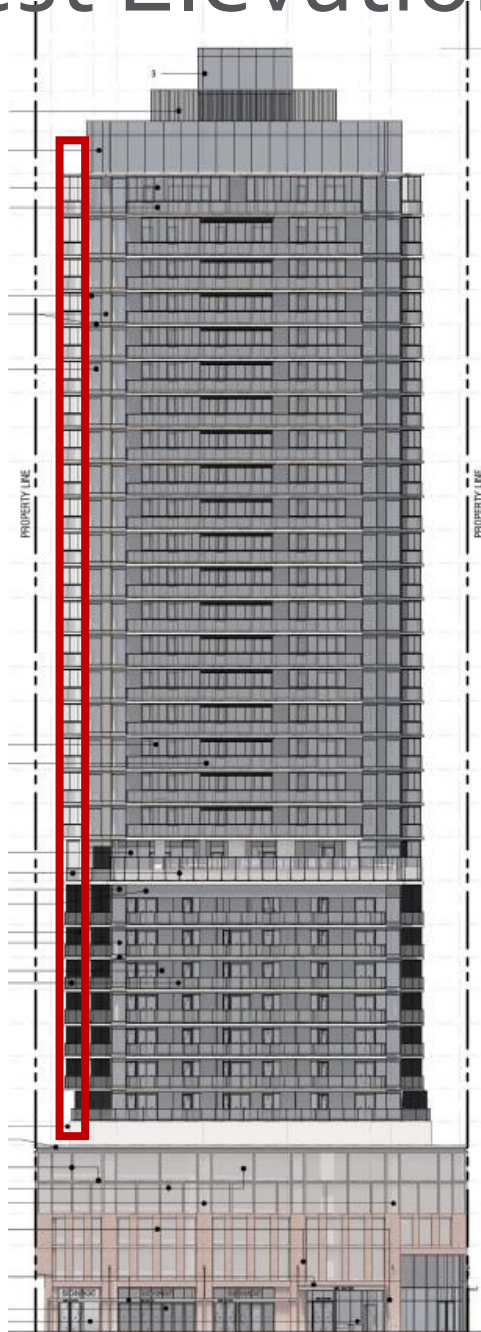
South Elevation



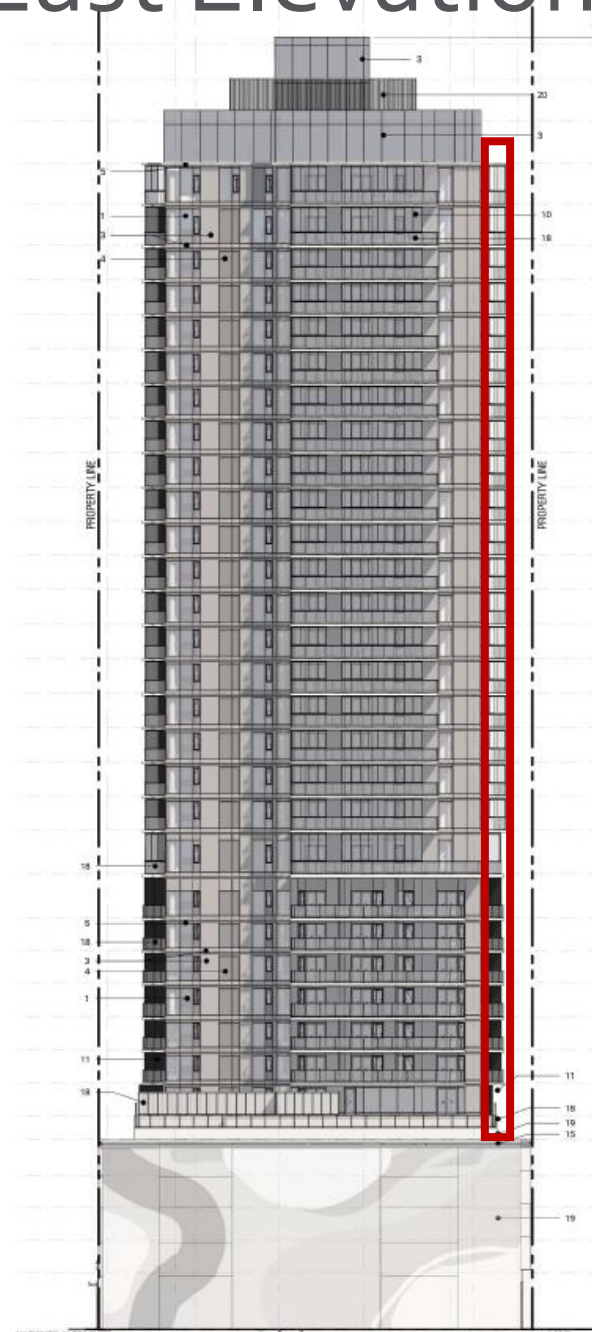
North Elevation



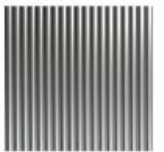
West Elevation



East Elevation



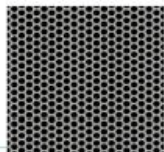
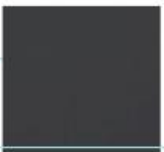
Materials Board



MECHANICAL PENHOUSE
METAL mechanical penthouse cladding,
 mechanical enclosure



TOWER
METAL window wall, soffit, privacy screen
GLASS window wall, level 13-32 enclosed
 balconies, railings
CONCRETE slab



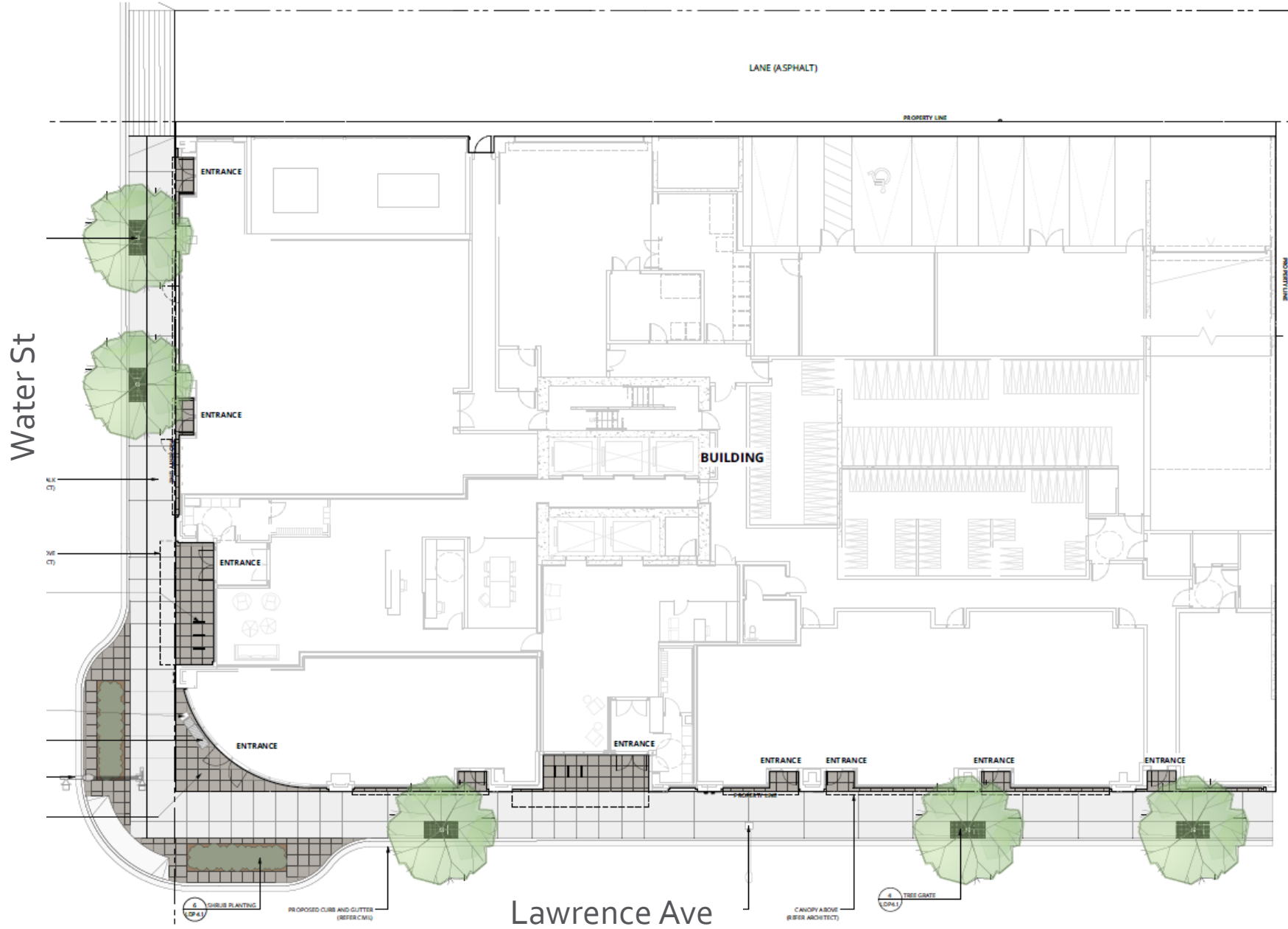
UPPER PODIUM - LANEWAY
CMU parkade wall
 background for public artwork at North and East

UPPER PODIUM
CONCRETE base
PERFORATED METAL parkade cladding
PREFINISH SOLID METAL parkade cladding



LOWER PODIUM
STEEL canopy, rainwater leader, light fixture, accent wall
BRICK architectural frame

Landscape Plan (Street Level)



Water St

LANE (ASPHALT)

PROPERTY LINE

ENTRANCE

ENTRANCE

ENTRANCE

ENTRANCE

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BUILDING

SHRUB PLANTING (DP-1)

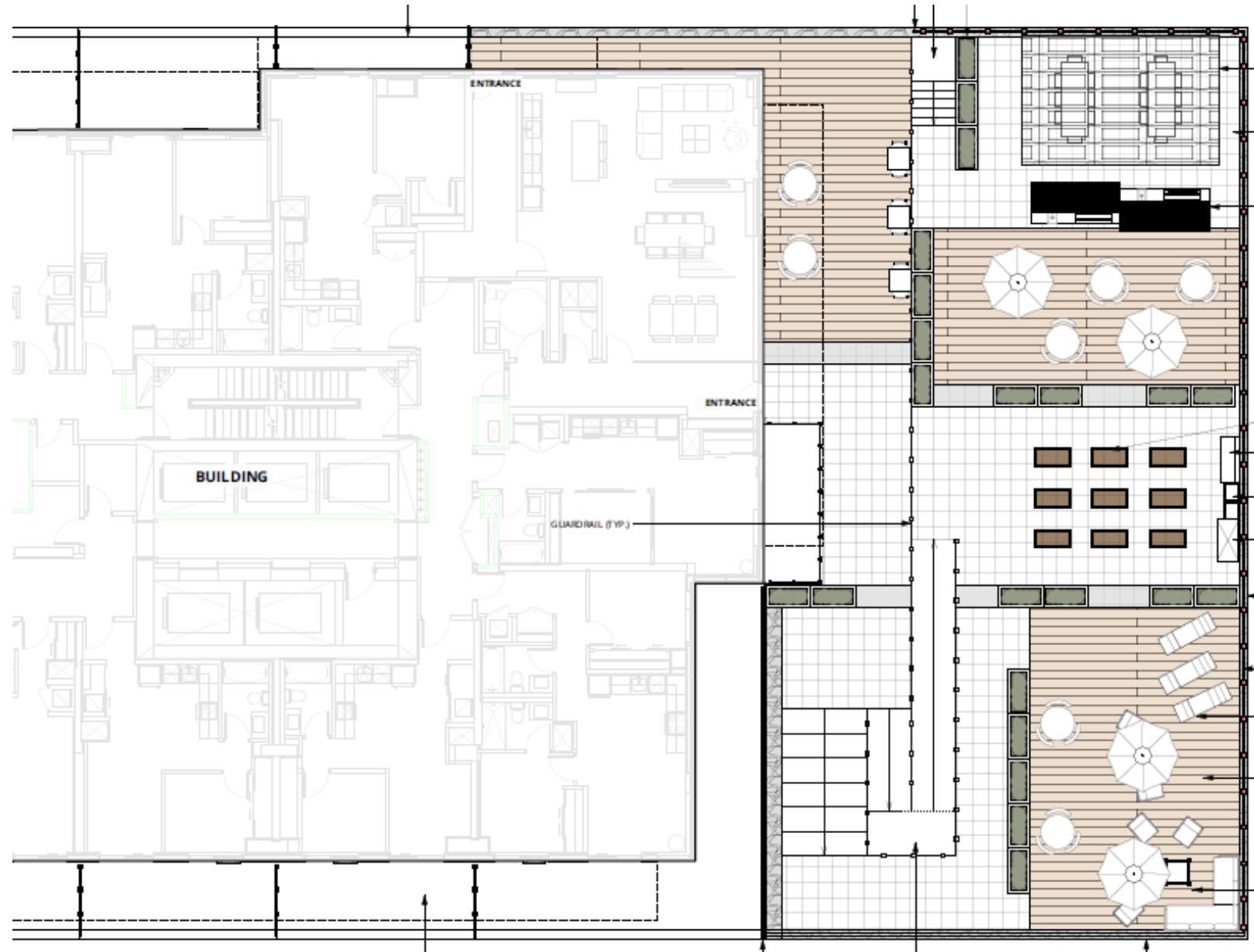
PROPOSED CURB AND CLITTER (REFER C-1)

CANOPY ABOVE (BY ARCHITECT)

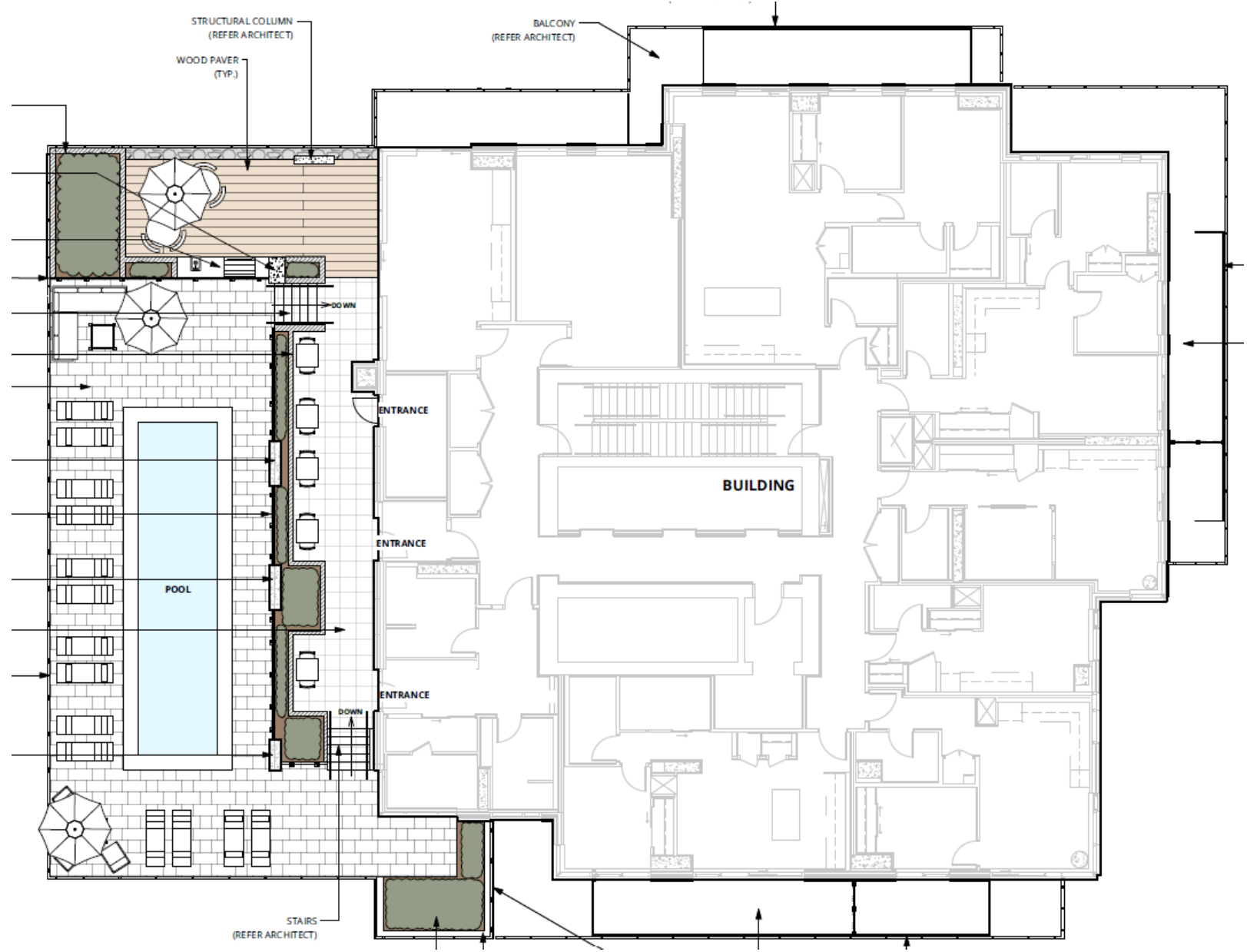
TREE GRATE (DP-1)

Lawrence Ave

Rental Amenity (Level 6)



Condo Amenity (Level 13)



Daytime Renderings



Night Rendering



OCP Design Guidelines

Design Foundations

2.1.1.b. On corner sites, orient building facades and entries to both streets

2.1.4.g. Provide covered short-term bicycle parking near building entrances

2.1.5.m. Use exterior lighting to compliment the building

2.1.6.b. Incorporate range of architectural features and details into facades

OCP Design Guidelines

High-Rise Mixed-Use

5.1.1.a. Design podiums to have transparent frontages

5.1.1.h. Provide generous sidewalk and space for street trees

5.1.2.c. On corner sites, vary the height and form of the podium

5.1.6.a. Design tall buildings to have a distinct podium, tower and top

Staff Recommendation

- ▶ Staff recommend **support** for the proposed development permit as it:
 - ▶ Variances will have negligible impact
 - ▶ Meets the majority of OCP Design Guidelines