



City of
Kelowna

DP24-0158 & DVP24-0159
1951 Cross Rd

Development Permit & Development Variance Permit

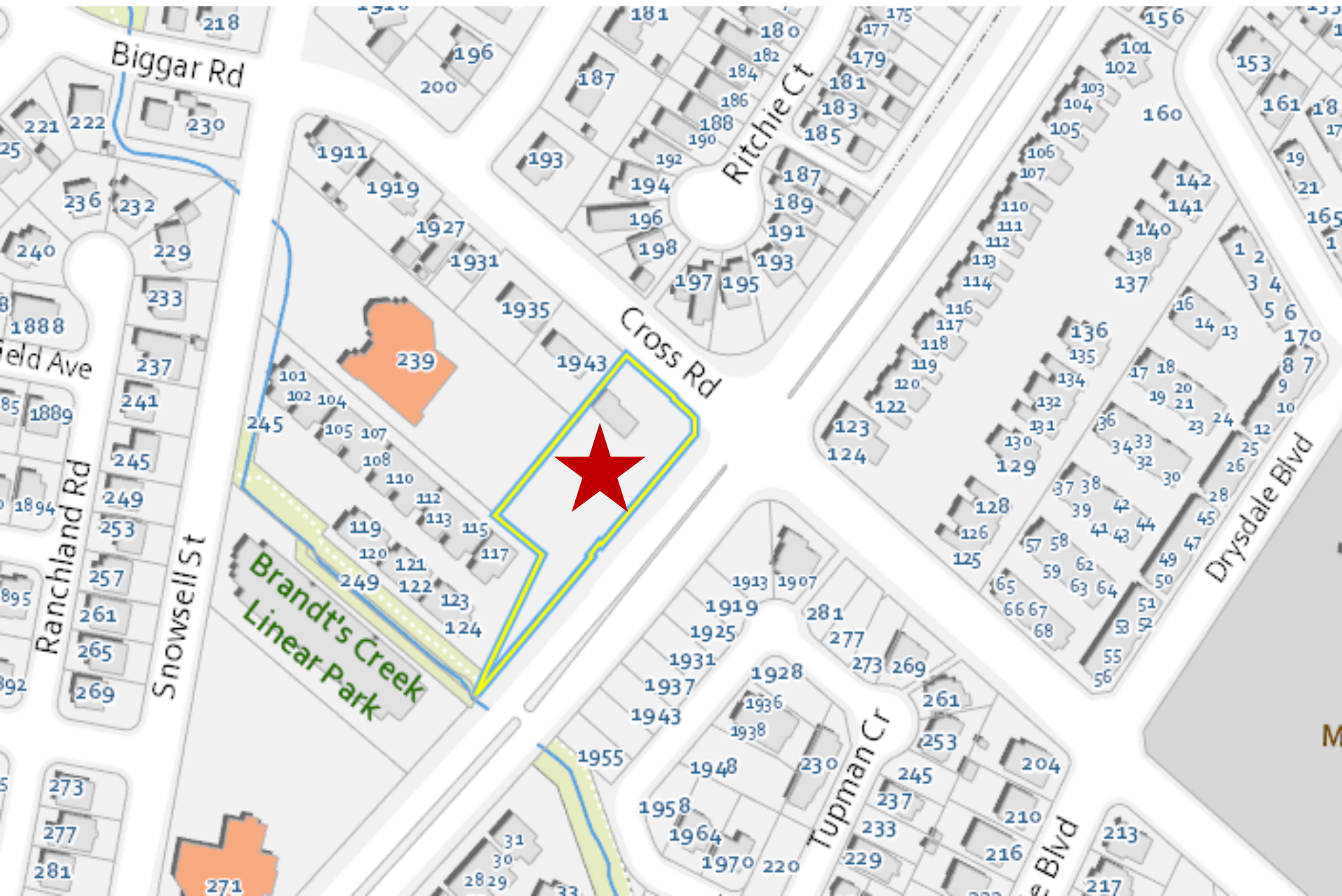
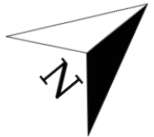
Purpose

- ▶ To issue a Development Permit for the form and character of rental apartment housing and a Development Variance Permit to vary the length of projection, minimum number of parking spaces, and minimum upper floor stepback.

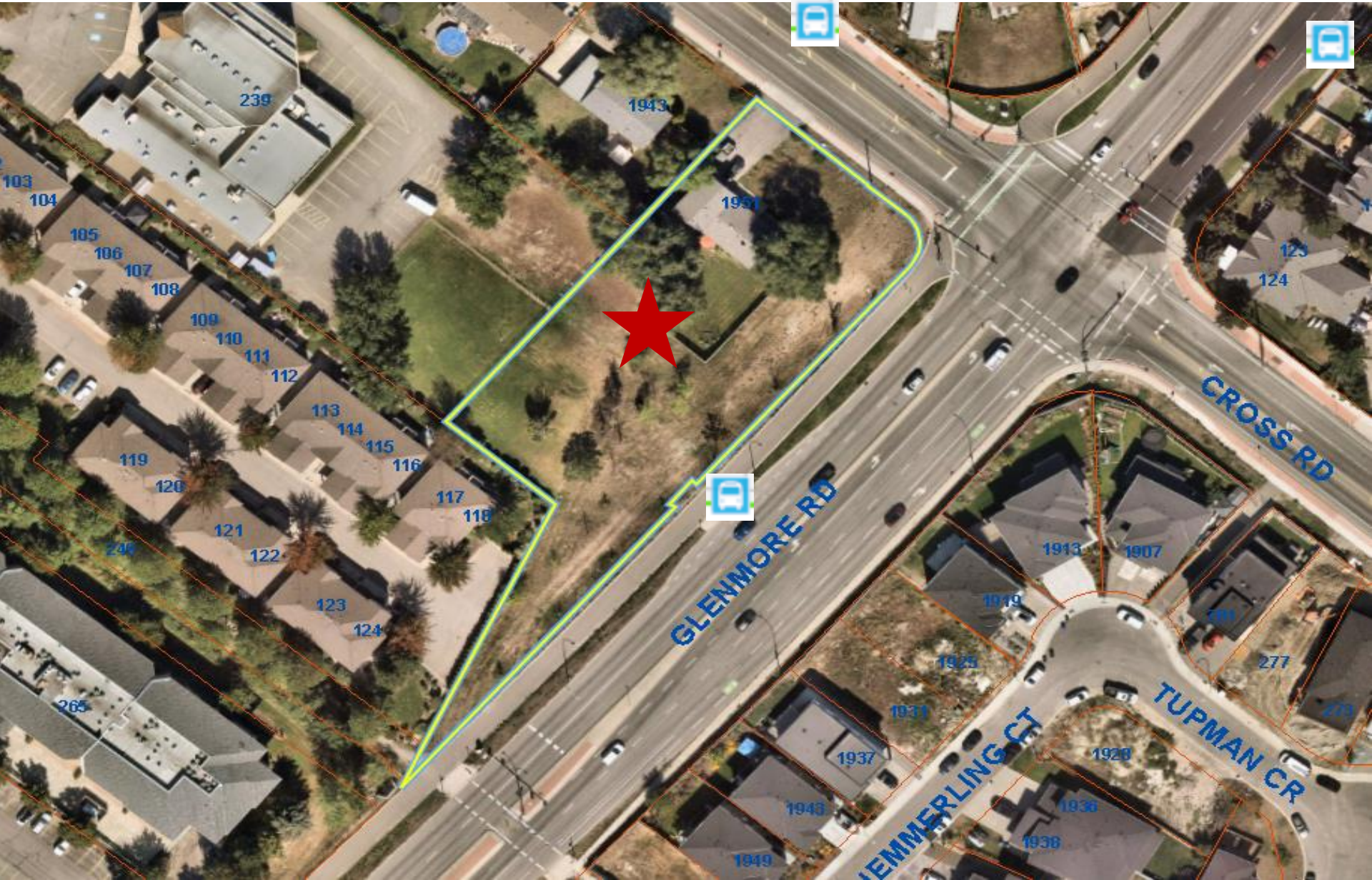
Development Process



Context Map



Subject Property Map



Site Photos



Technical Details

- ▶ 6-Storey – Apartment Housing Rental Only
 - ▶ 68 units
 - ▶ 6 Studio
 - ▶ 23 One-Bedroom
 - ▶ 25 Two-Bedroom
 - ▶ 14 Three-Bedroom
 - ▶ 51 Parking Stalls
 - ▶ 102 Long-Term Bicycle Parking Stalls
 - ▶ Common Amenity Space
 - ▶ Community Garden, rooftop patio, dog run, indoor amenity room
 - ▶ 26 New Trees

Variations

- ▶ Section 6.2: Length of Projection
 - ▶ Maximum length of projection from 4.0 m to 6.9 m.



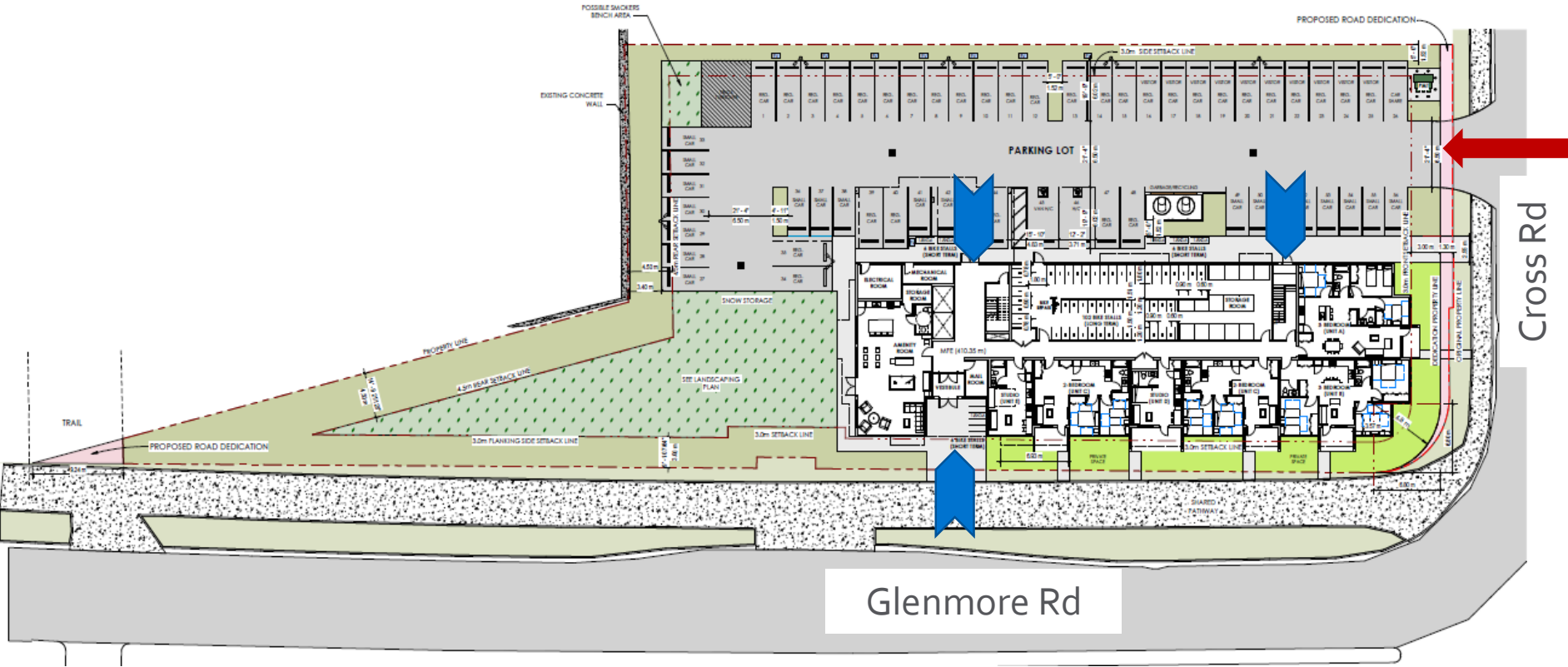
- ▶ Section 8.3: Minimum off-street parking
 - ▶ 66 stalls required to 51 proposed.

Variiances

- ▶ Section 13.5: Minimum upper floor setback
 - ▶ 3.0 m required with portions to 0.0 m



Site Plan



Glenmore Rd

Cross Rd

Elevation – West



Elevation – East



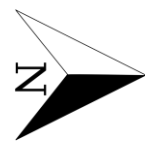
Elevation – North



Elevation – South



Landscape Plan



Rendering – SW



Rendering – SE



Rendering – N



OCP Design Guidelines

- On corner sites, orient building facades and entries to both fronting streets
- Locate off-street parking and other 'back-of-house' uses (such as loading, garbage collection, utilities, and parking access) away from public view
- Use landscaping materials that soften development and enhance the public realm

Staff Recommendation

- ▶ Staff recommend **support** for the proposed development permit and development variance permit as it:
 - ▶ Meets majority of OCP Design Guidelines
 - ▶ Achieves Housing Needs Objectives
 - ▶ Variances are minor, mitigated through design or complaint with relevant OCP Policy.