



City of  
**Kelowna**

DP24-0123  
1508 Highland Dr N

Development Permit

# Purpose

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

# Development Process

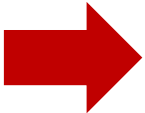


Jun 27, 2024

Development Application Submitted



Staff Review & Circulation



Nov 25, 2024

Development Permit Consideration

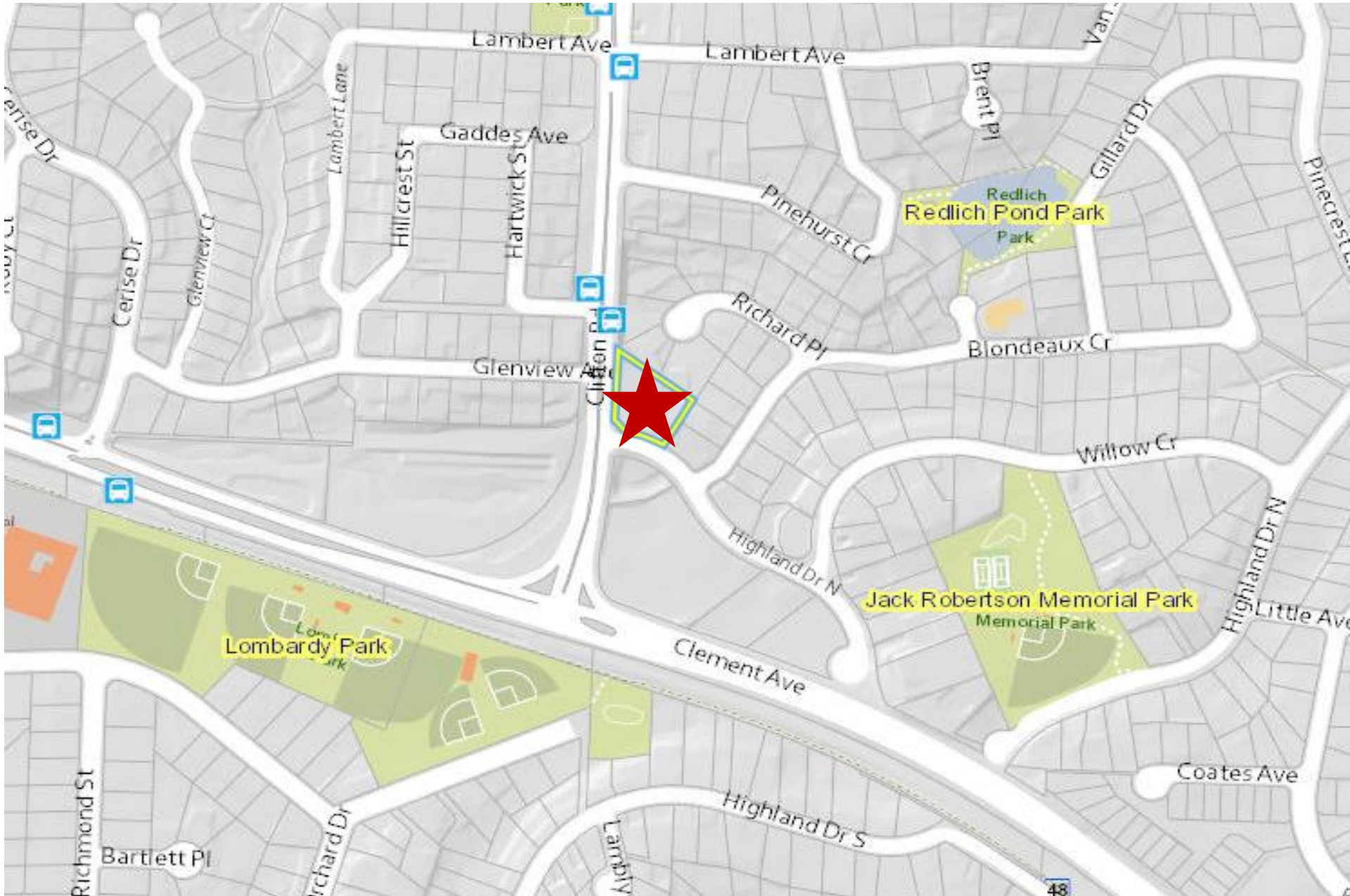


Council Approvals

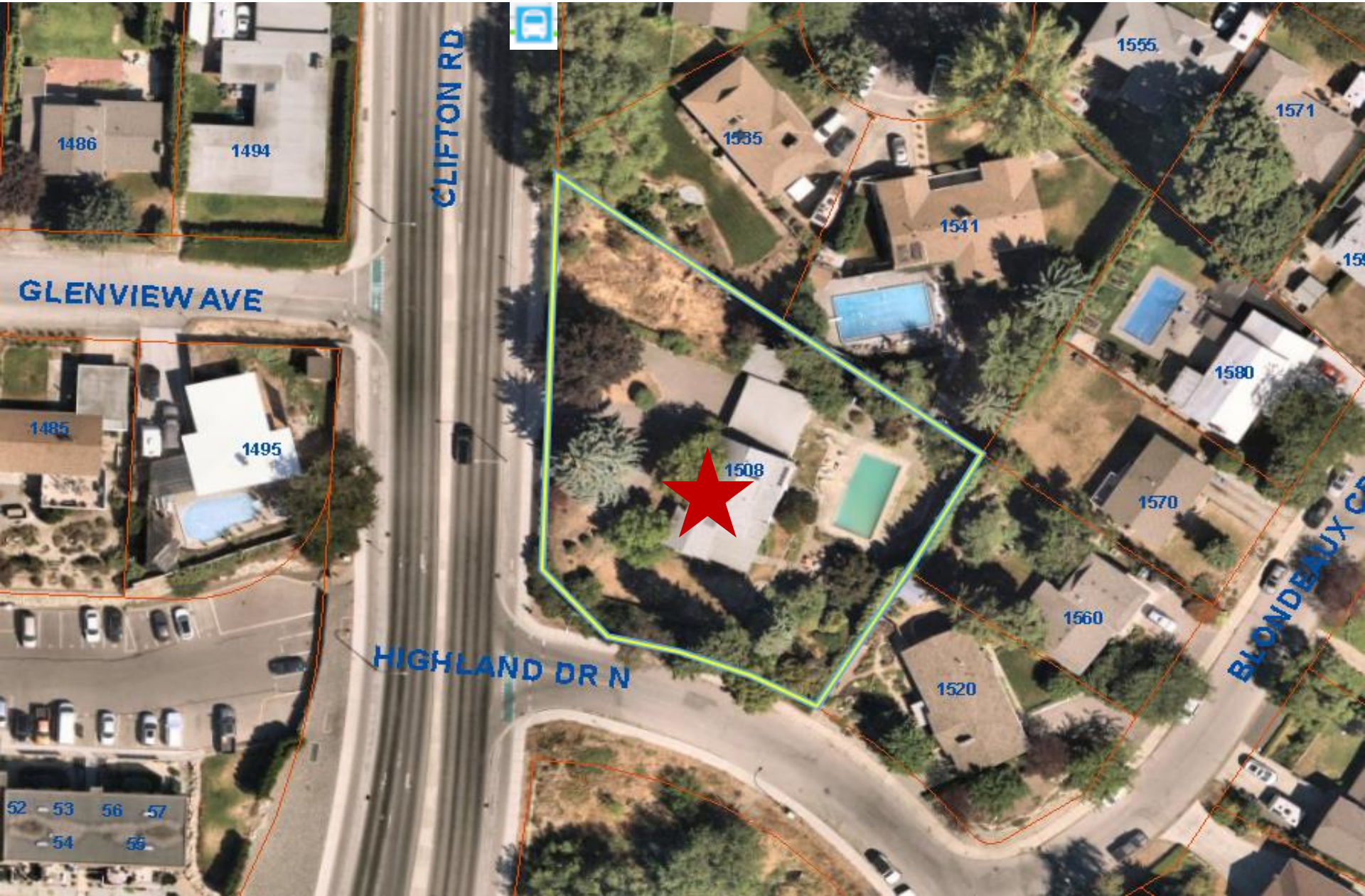


Building Permit

# Context Map



# Subject Property Map



# Technical Details

- ▶ MF2 – Townhouse Housing zone
  - ▶ 17 units
    - ▶ 12 - Two Bedrooms
    - ▶ 5 - Three Bedrooms
  - ▶ 3 storeys in height
  - ▶ 28 parking stalls
  - ▶ 17 large trees

# Site Plan



# Elevation – South



# Elevation – North





# Elevation – West



# Elevation – East



# Elevation – East



# Elevation – West



# Elevation – South



# Elevation – North



# Elevation – West



# Elevation – East



# Elevation – West



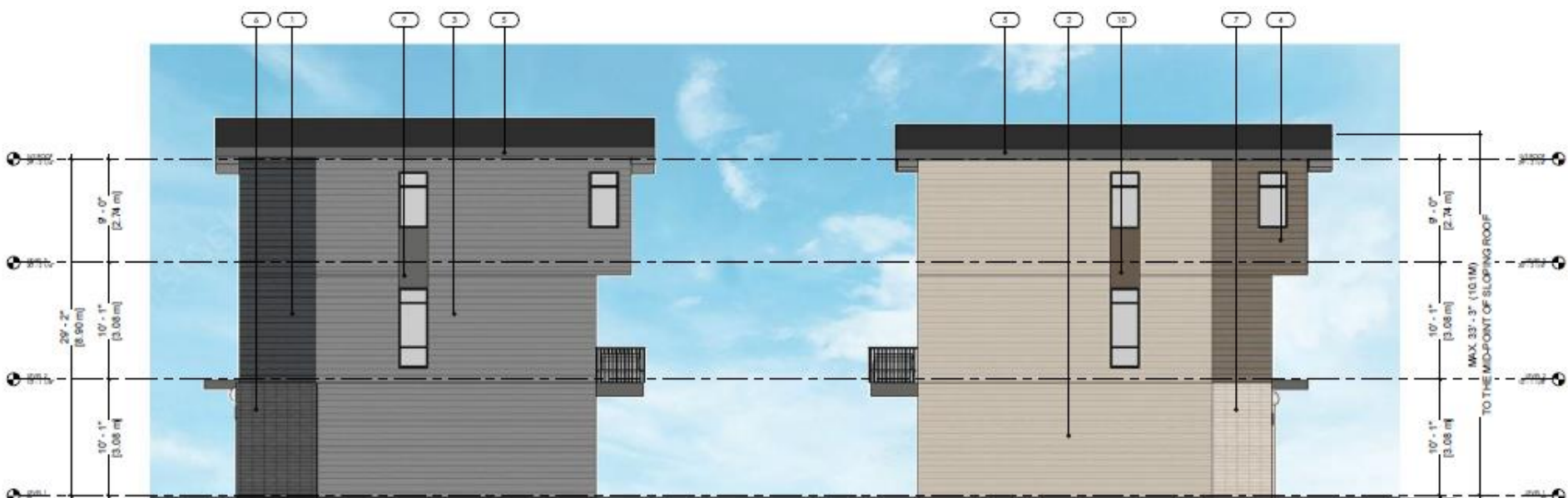
# Elevation – East



# Elevation – South



# Elevation – North



# Materials Board

*Highland*  
1508

## EXTERIOR DARK BOARD

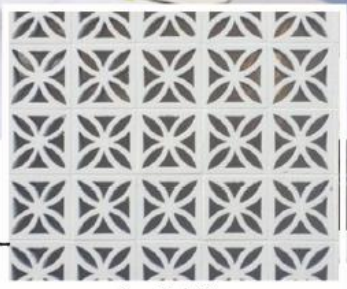


Balcony Floor - Duradeck Legacy Driftwood  
Balcony Railing - Black Aluminum picket rail



105

*for privacy*



Breeze Block - Gray



Siding 1 - Horizontal shiplap - James Hardie - Iron Gray



Siding 2 - Woodstone Rustic Series - Cascade Slate



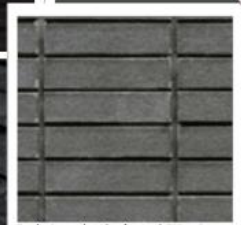
Asphalt shingles - Black



*window trim + doors*

- Poolside Blue 2048-40
  - Springhill Green 412
  - Fruity Cocktail 147
  - Luminous Days 300
- Benjamin Moore Paints

Soffit - Vented aluminum to match fascia or block



Fascia - Smart trim painted to match JH Iron Gray  
Beams - Clad in smart trim to match JH Iron Gray  
Accent Brick - Stacked bond brick - Painted- Twilight Zone 2127-10

# Materials Board

*Highland*  
1508

## EXTERIOR LIGHT BOARD



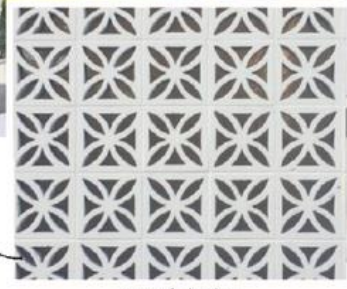
Siding 1 - Horizontal shiplap - James Hardie- Cobble Stone



Siding 2 - Woodstone Rustic Series - Aspen Ridge



Balcony Floor - Durodeck Legacy Cedarwood  
Balcony Railing - Black Aluminum picket rail



Breeze Block - White

*for privacy*



*window trim  
+ doors*

- Poolside Blue 2048-40
  - Springhill Green 412
  - Fruity Cocktail 147
  - Luminous Days 300
- Soffits - Ventilated aluminum white  
Benjamin Moore Paints



Asphalt shingles - Black



Facade - Smart trim painted to match Jill Iron Gray  
Roofs - Clad in smart trim to match Jill Iron Gray  
Accent Brick - Stacked bond brick - Painted to match Cobblestone

# Landscape Plan



**PLANT MATERIALS:**



**PLANT LIST:**

| ITEM #                    | SCIENTIFIC NAME                          | COMMON NAME                     | SIZE    | ROOT    |
|---------------------------|------------------------------------------|---------------------------------|---------|---------|
| <b>TREES</b>              |                                          |                                 |         |         |
| 1*                        | <i>Acer palmatum</i> 'Bloodgood'         | Bloodgood Japanese Maple        | 5cm-Cal | Ball    |
| 2*                        | <i>Cercidiphyllum japonicum</i>          | Japanese Tree                   | 5cm-Cal | Ball    |
| 3*                        | <i>Magnolia stellata</i> 'Susan'         | Susan Magnolia                  | 5cm-Cal | Ball    |
| 4*                        | <i>Quercus macrocarpa</i>                | Bar Oak                         | 5cm-Cal | Ball    |
| 5                         | <i>Syringa reticulata</i> 'Ivory Silk'   | Ivory Silk Japanese Tree Lilac  | 5cm-Cal | Ball    |
| <b>SHRUBS</b>             |                                          |                                 |         |         |
| 6                         | <i>Acer palmatum</i>                     | Green Velvet Japanese           | 400     | Pointed |
| 7                         | <i>Cornus alba</i> 'Bloodgood'           | Arctic Fire Red Cluster Dogwood | 400     | Pointed |
| 8                         | <i>Hydrangea arborescens</i> 'Annabelle' | Annabelle Hydrangea             | 400     | Pointed |
| 9                         | <i>Hydrangea paniculata</i> 'Bobo'       | Bobo Hydrangea                  | 400     | Pointed |
| 10                        | <i>Wickstroemia caryophylla</i>          | One Low Fragrant Sumac          | 400     | Pointed |
| 11                        | <i>Syringa emarginata</i> 'Palmer'       | Dwarf Korean Lilac              | 400     | Pointed |
| 12                        | <i>Syringa reticulata</i>                | White Lilac                     | 400     | Pointed |
| <b>ORNAMENTAL GRASSES</b> |                                          |                                 |         |         |
| 13                        | <i>Lolium perenne</i>                    | Perennial Ryegrass              | 400     | Pointed |
| 14                        | <i>Poa annua</i>                         | Annual Ryegrass                 | 400     | Pointed |
| <b>PERENNIALS</b>         |                                          |                                 |         |         |
| 15                        | <i>Androsace</i>                         | Androsace                       | 400     | Pointed |
| 16                        | <i>Geranium</i>                          | Geranium                        | 400     | Pointed |
| 17                        | <i>Phlox</i>                             | Phlox                           | 400     | Pointed |
| 18                        | <i>Salvia</i>                            | Salvia                          | 400     | Pointed |
| 19                        | <i>Yucca</i>                             | Yucca                           | 400     | Pointed |
| 20                        | <i>Hosta</i>                             | Hosta                           | 400     | Pointed |
| 21                        | <i>Delphinium</i>                        | Delphinium                      | 400     | Pointed |
| 22                        | <i>Verbena</i>                           | Verbena                         | 400     | Pointed |
| 23                        | <i>Salvia</i>                            | Salvia                          | 400     | Pointed |
| 24                        | <i>Verbena</i>                           | Verbena                         | 400     | Pointed |
| 25                        | <i>Salvia</i>                            | Salvia                          | 400     | Pointed |
| 26                        | <i>Verbena</i>                           | Verbena                         | 400     | Pointed |
| 27                        | <i>Salvia</i>                            | Salvia                          | 400     | Pointed |
| 28                        | <i>Verbena</i>                           | Verbena                         | 400     | Pointed |
| 29                        | <i>Salvia</i>                            | Salvia                          | 400     | Pointed |
| 30                        | <i>Verbena</i>                           | Verbena                         | 400     | Pointed |

\* Cal. Dept. of Agriculture, 12/15/2019 Registered Tree



# Retained Trees



Tree #1 - Engelmann Spruce (*Picea engelmannii*)



Tree #2 - Horse Chestnut (*Aesculus hippocastanum*)

# From Clifton Rd



# Intersection of Highland and Clifton



# Highland Dr N



# Highland Dr N



# Street Context



From Highland



From Clifton

# OCP Design Guidelines

- ▶ Ground oriented entrances
- ▶ Range of architectural features
- ▶ Generous landscaped area
- ▶ Sensitive to adjacent properties

# Neighbour Concerns

- ▶ Parking
  - ▶ Reduced number of units
  - ▶ More regular size stalls than required
  - ▶ Additional visitor parking
- ▶ Trees
  - ▶ Retained native trees in landscape area
  - ▶ Exceeding total number of trees required and number of large trees required
- ▶ Privacy
  - ▶ Large trees placed strategically to screen adjacent properties to North
  - ▶ Greater setbacks to adjacent properties to the East
  - ▶ Frosted Windows
  - ▶ No roof top patios



# Staff Recommendation

- ▶ Staff recommend **support** for the proposed development permit as it:
  - ▶ Meets majority of OCP Design Guidelines
  - ▶ Addressed neighbourhood concerns
  - ▶ No variances