



City of  
**Kelowna**

**DP24-0136 & DVP24-0230**  
**667 & 681 Wardlaw Ave**

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 upper floor stepback.

# Development Process

Jul 31, 2024

Development Application Submitted

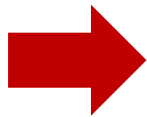


Staff Review & Circulation



Nov 8, 2024

Public Notification Received



Feb 11, 2025

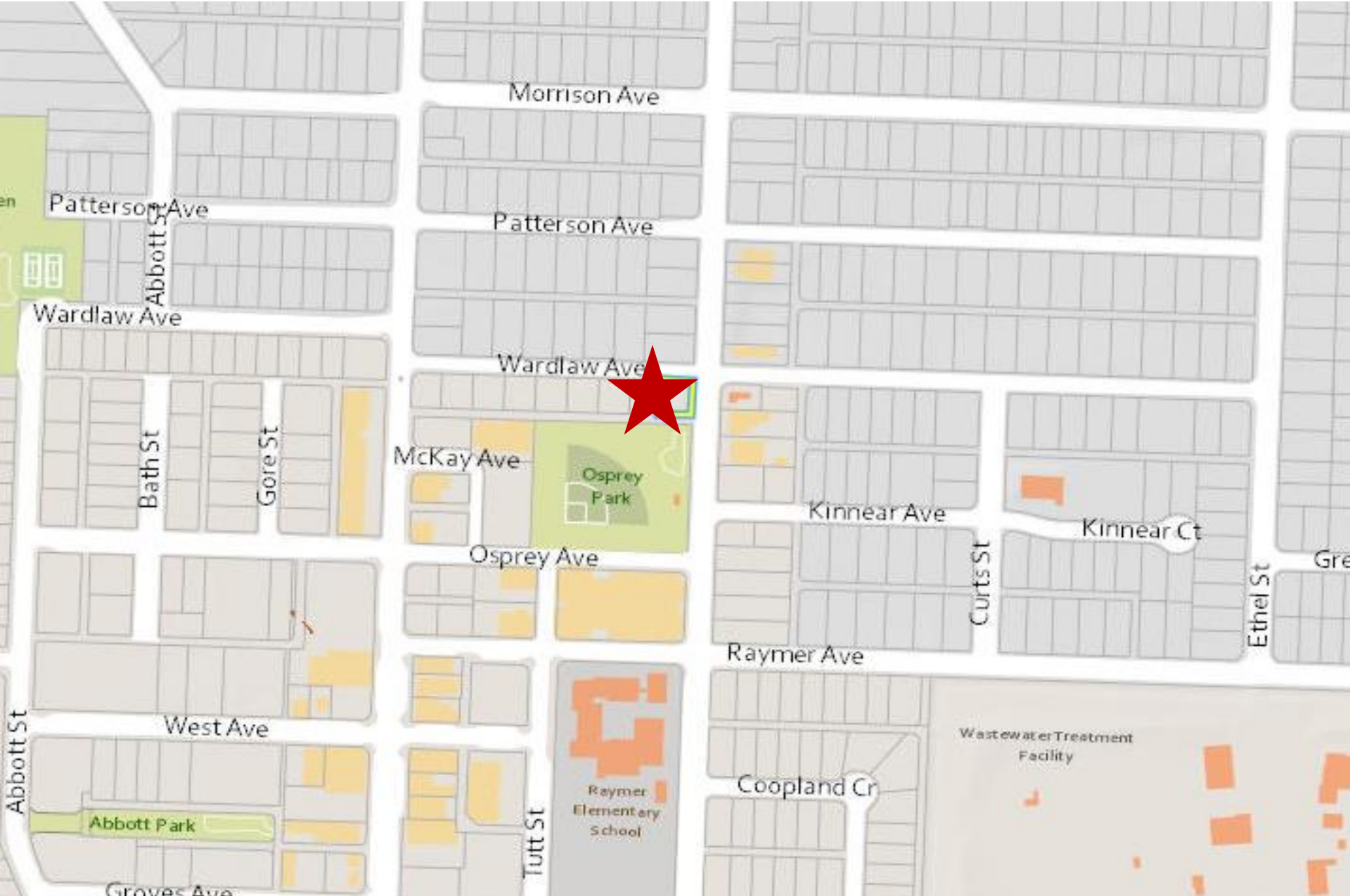
DP & DVP

} Council Approvals



Building Permit

# Context Map



# Subject Property Map

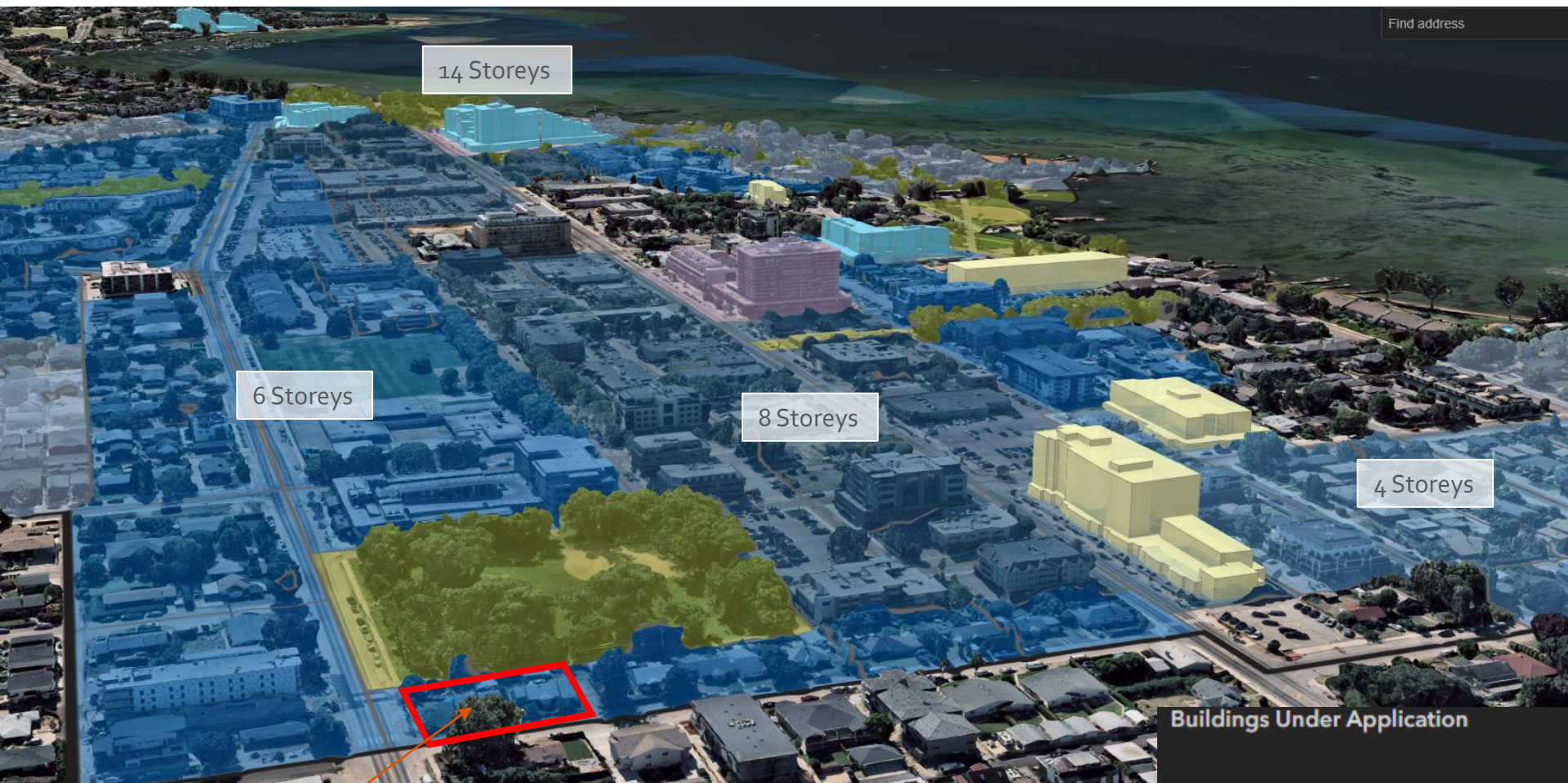




# Context Map



Find address



Subject Properties

### Buildings Under Application

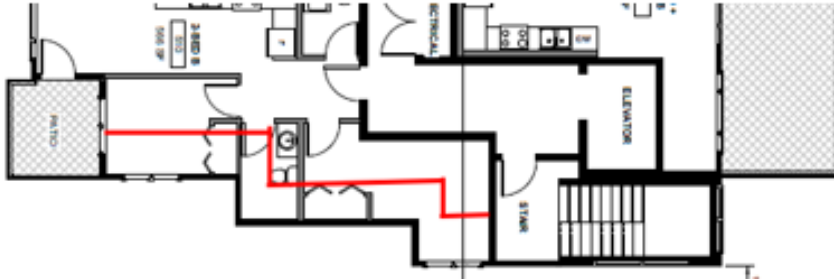
-  Development Application Approved
-  Development Application Submitted
-  Building Permit Approved - Under Construction

# Technical Details

- ▶ UC5r – Pandosy Urban Centre Rental Only
  - ▶ 45 units
    - ▶ 12 Micro-Suite
    - ▶ 21 One-bedroom
    - ▶ 9 Two-bedroom
    - ▶ 3 Three-bedroom
  - ▶ 5 storeys in height
  - ▶ 25 Parking Stalls
  - ▶ 65 Long-Term Bicycle Parking Stalls

# Variiances

- ▶ Section 14.11: To vary the minimum stepback from 3.0 m required to 0.0 m proposed



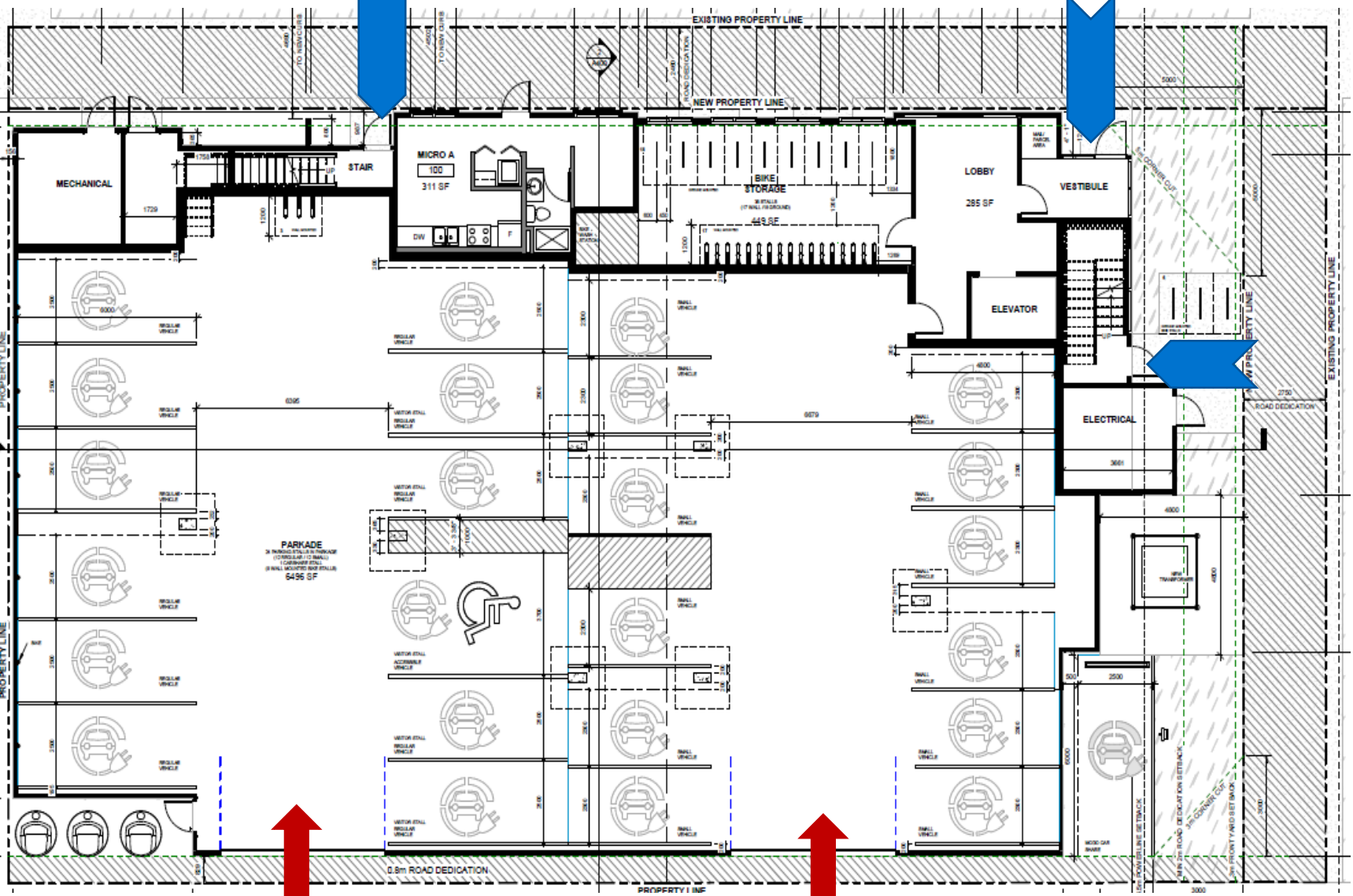


# Site Plan



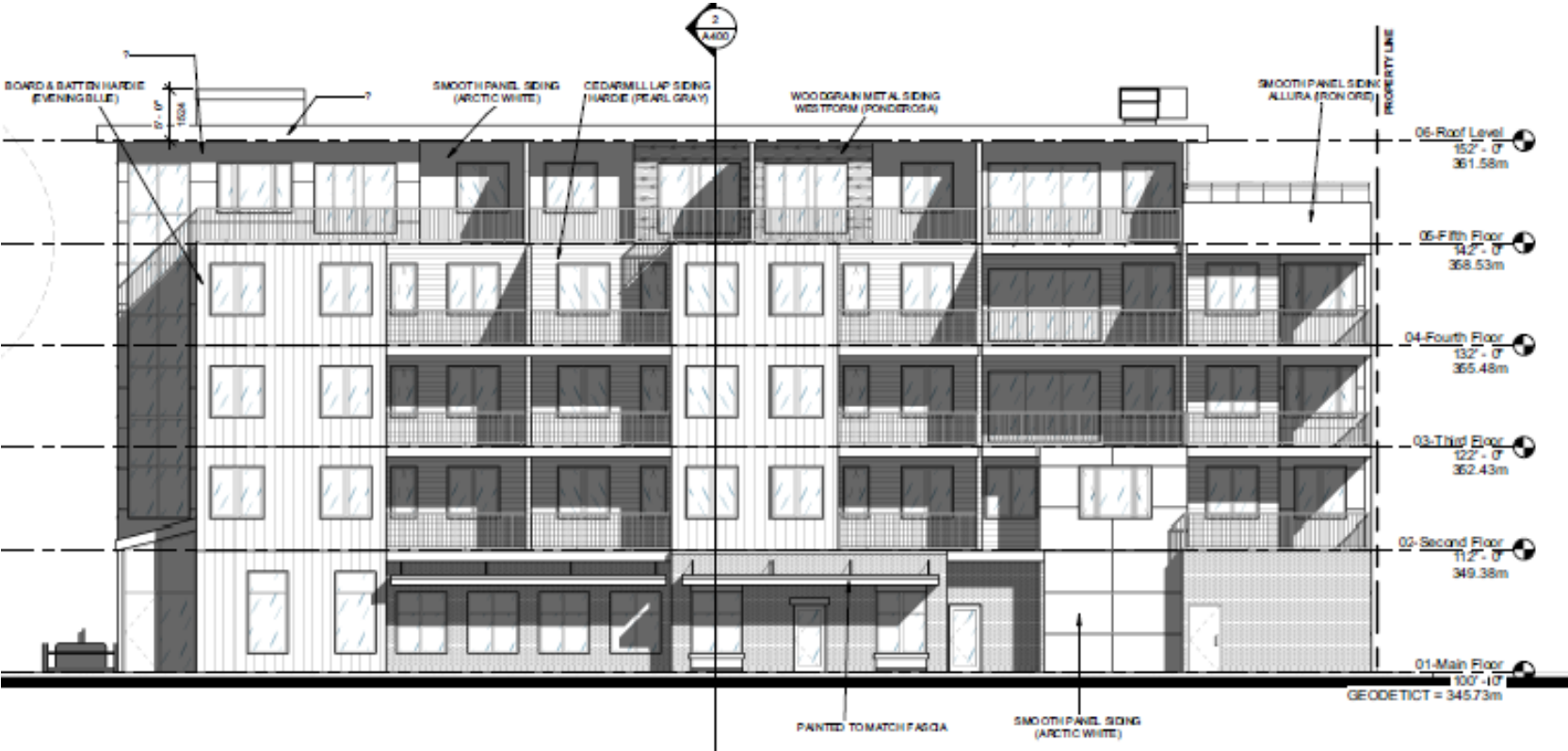
Wardlaw Ave

Richter St



Laneway

# Elevation – North

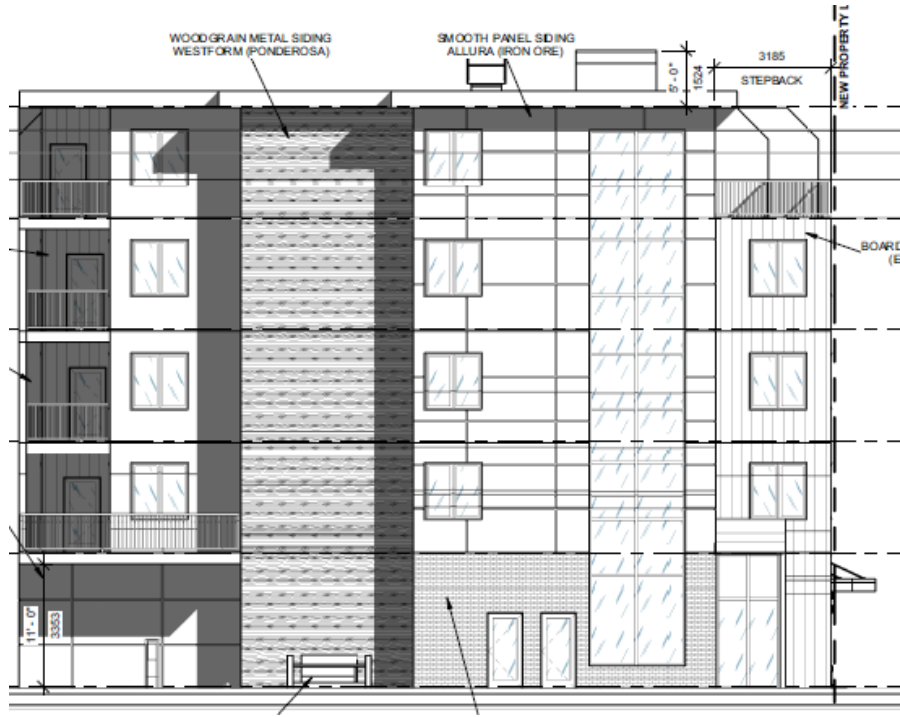




# Rendering – North

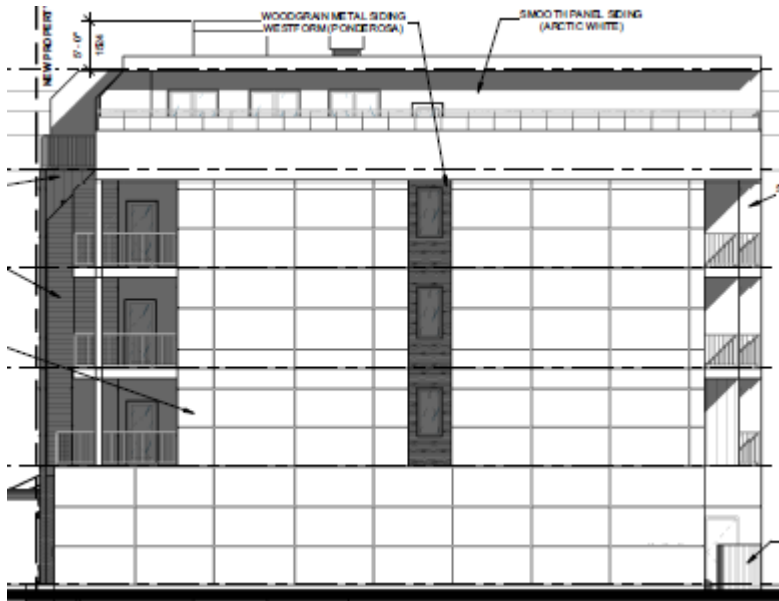


# Elevation – East





# Elevation – West



# Elevation – South





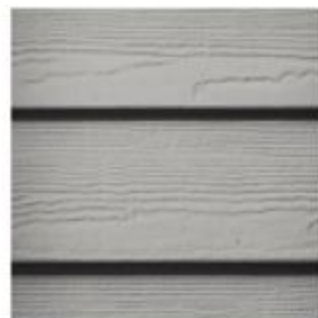
# Rendering – South



# Materials Board



SMOOTH PANEL SIDING  
ALLURA - IRON ORE



CEDARMILL LAP SIDING  
HARDIE - PEARL GRAY



SMOOTH PANEL SIDING  
HARDIE - ARCTIC WHITE



BOARD & BATTEN  
HARDIE - EVENING BLUE



BRICK  
MUTUAL MATERIALS  
MOUNTAIN BLEND



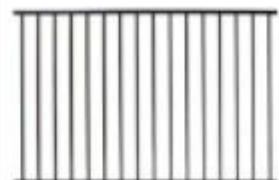
WOODGRAIN METAL SIDING  
& SOFFIT  
WESTFORM - PONDEROSA



BLACK FASCIA



WINDOWS / DOORS  
/ RAILINGS  
BLACK



DURADEK  
SUPREME CHIP  
GRANITE

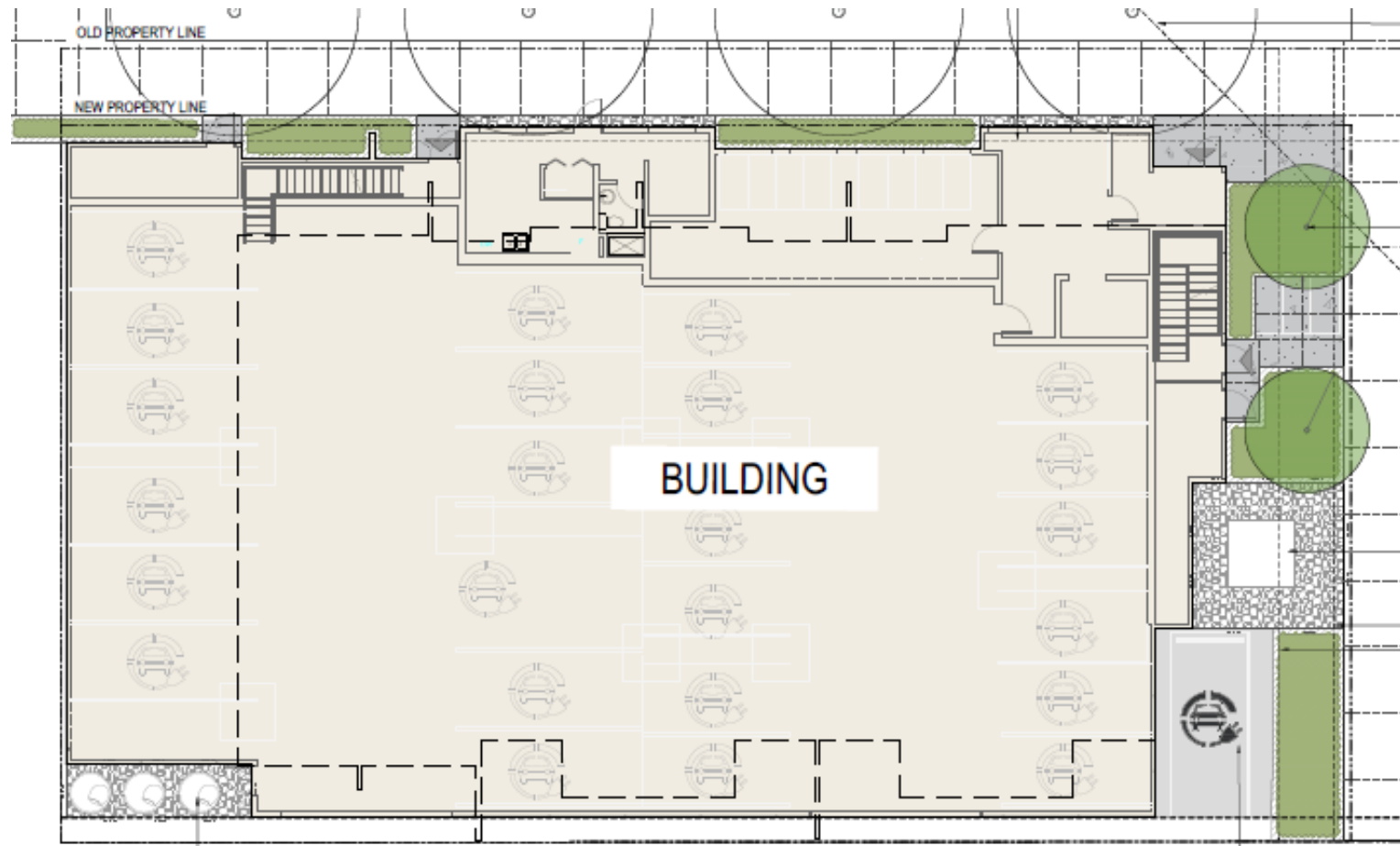


WARDLAW APARTMENTS  
667 WARDLAW AVE

# Landscape Plan



Wardlaw Ave

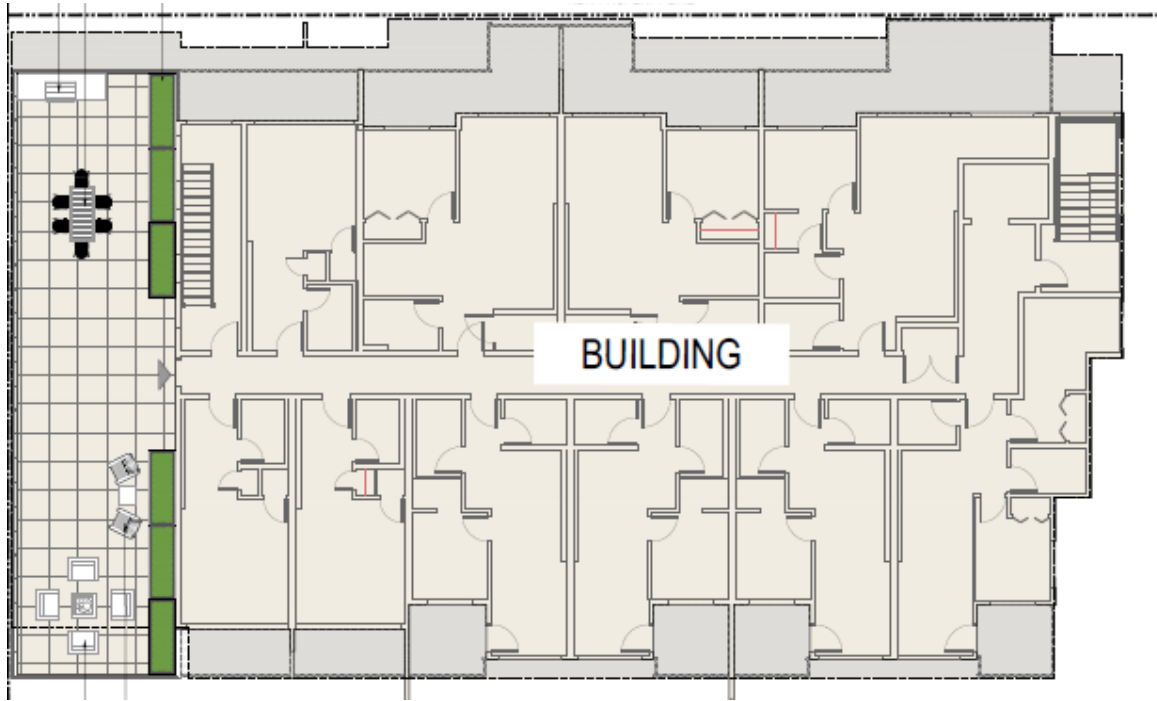


Richter St

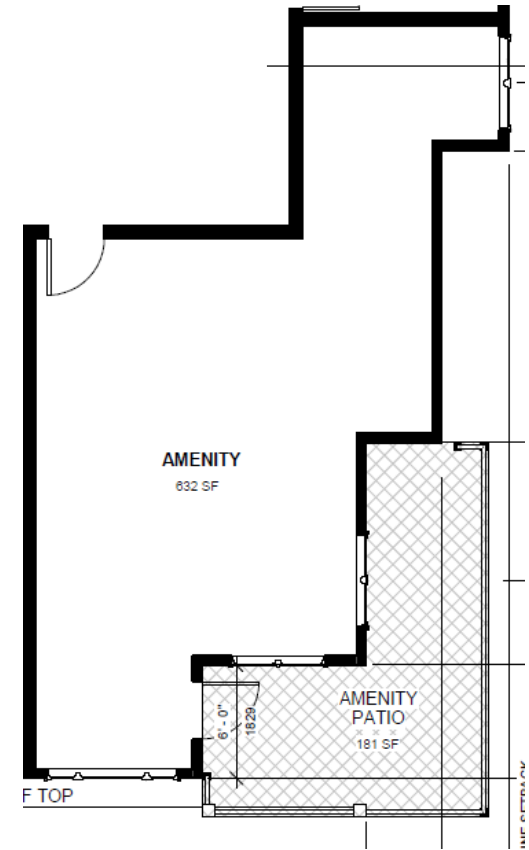
Laneway



# Amenity Area



5<sup>th</sup> Floor Outdoor



2nd Floor Indoor / Patio

# Rendering – NE





# Rendering – Wardlaw Ave





# Parking

- ▶ Site dimension challenging for efficient parking
  - ▶ Maximize parking on ground floor
- ▶ Site Location
  - ▶ 5 minute walk to frequent transit
  - ▶ 5 minute walk to numerous job opportunities
  - ▶ 10 minute walk to Okanagan College
  - ▶ 10 minute walk to KGH
- ▶ Additional Bike Parking
- ▶ Car-share provided on-site
- ▶ On-street parking managed in the area with 2-hr time restrictions

# OCP Design Guidelines

- ▶ On corner sites, orient building facades and entries to both front streets
- ▶ Locate parking and garbage collection away from public view
- ▶ Design attractive and functional open spaces

# Staff Recommendation

- ▶ Staff recommend **support** for the proposed development permit and development variance permit as it:
  - ▶ Meets majority of OCP Design Guidelines
  - ▶ Variances mitigated through increasing building setback
  - ▶ Great location for rental apartment housing