



City of  
**Kelowna**

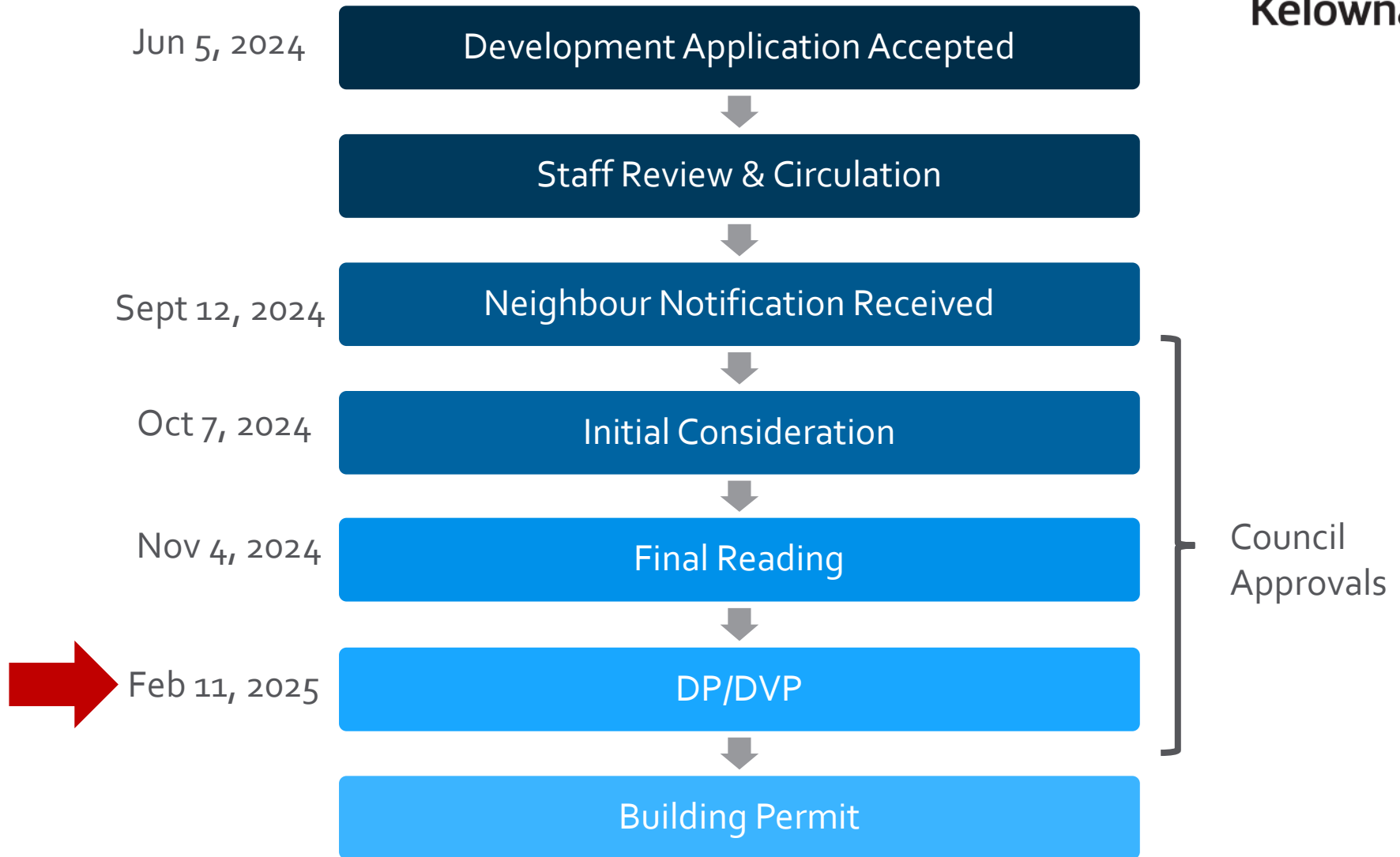
**DP24-0101 DVP24-0162**  
**1881 Barlee Rd**

Development Permit & Development Variance Permit

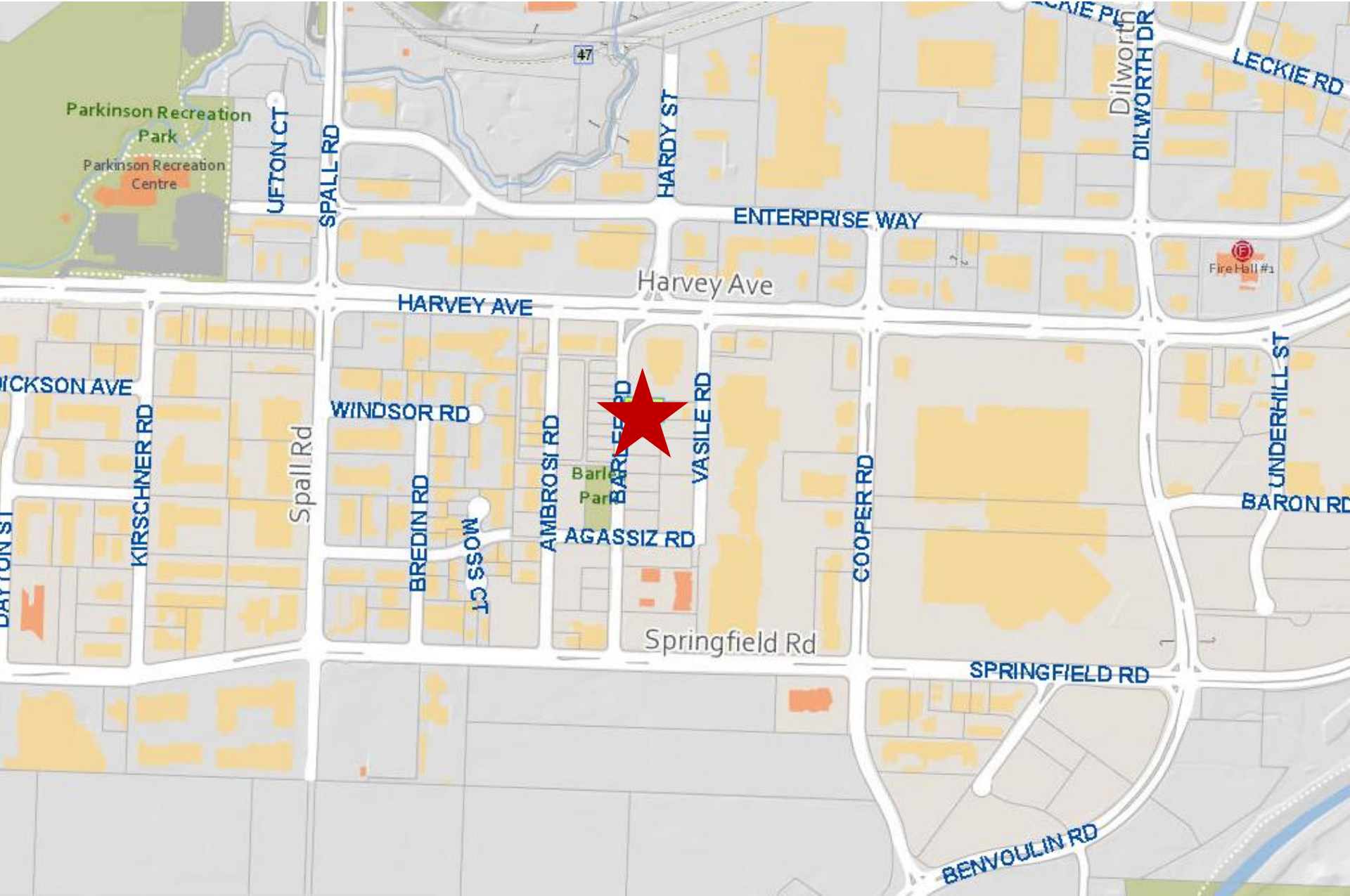
# Purpose

- ▶ To issue a Development Permit for the form and character of rental apartment housing and to issue a Development Variance Permit to vary the required minimum building setback from the front yard.

# Development Process



# Context Map



# Subject Property Map



# Technical Details

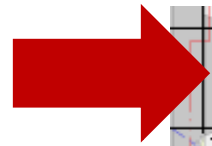
- ▶ UC<sub>3r</sub> – Midtown Urban Centre Rental Only
  - ▶ 160 units
    - ▶ 17 Studio
    - ▶ 111 One-Bedroom
    - ▶ 32 Two-Bedroom
  - ▶ 6 storeys in height
- ▶ Within Orchard Park Transit Oriented Area
  - ▶ Minimum Accessible Parking Requirements met
  - ▶ 102 Parking Stalls
  - ▶ 208 Bicycle Parking Stalls

# Variance

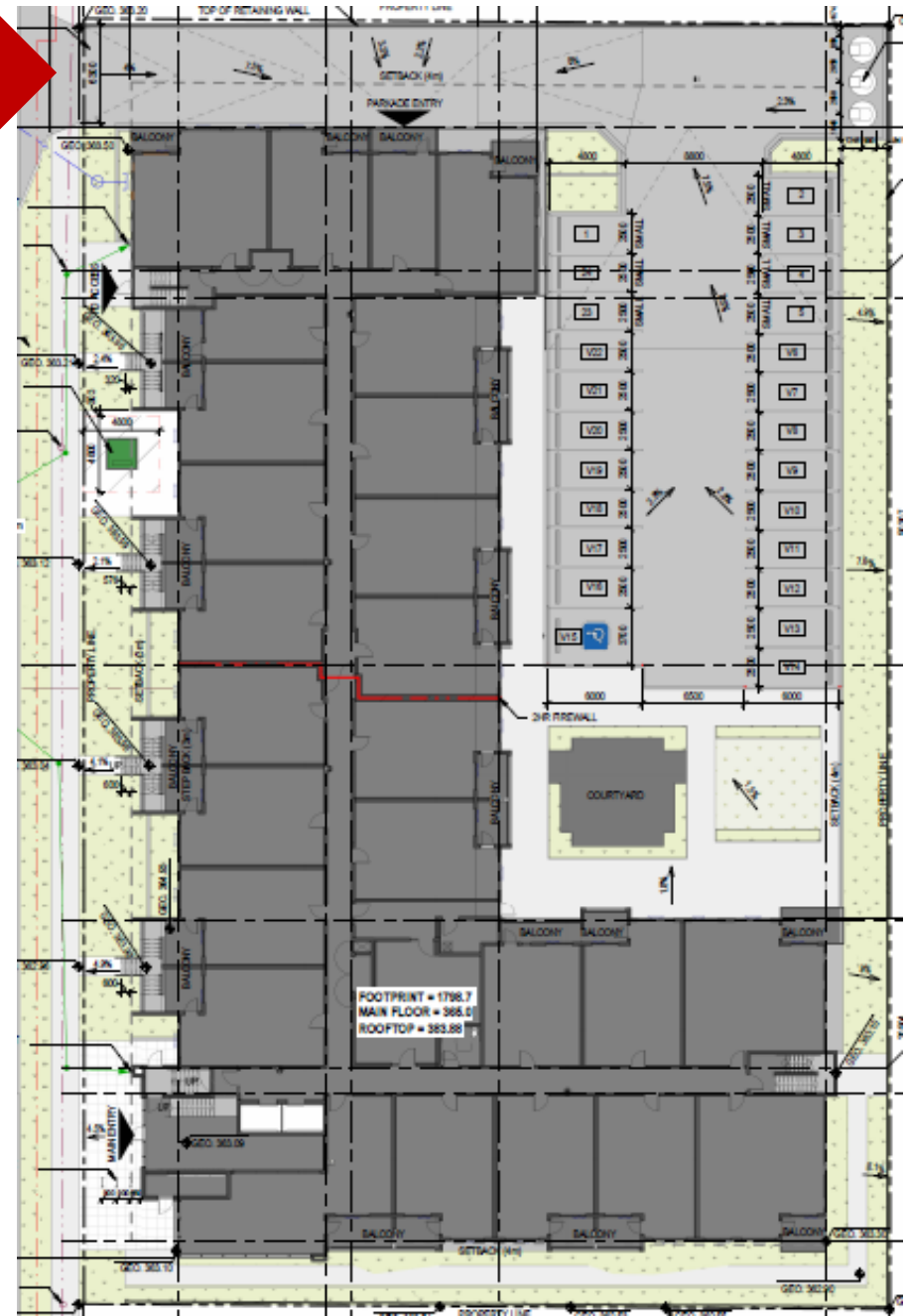
- ▶ Section 14.11: To vary the minimum building stepback for the Barlee Rd frontage.
  - ▶ 3.0 m stepback required, 0.0 m proposed
  - ▶ Variance mitigated by using articulation, complementary materials and colours, and the use of balconies to add visual interest.



# Site Plan



Barlee Rd







# Materials Board



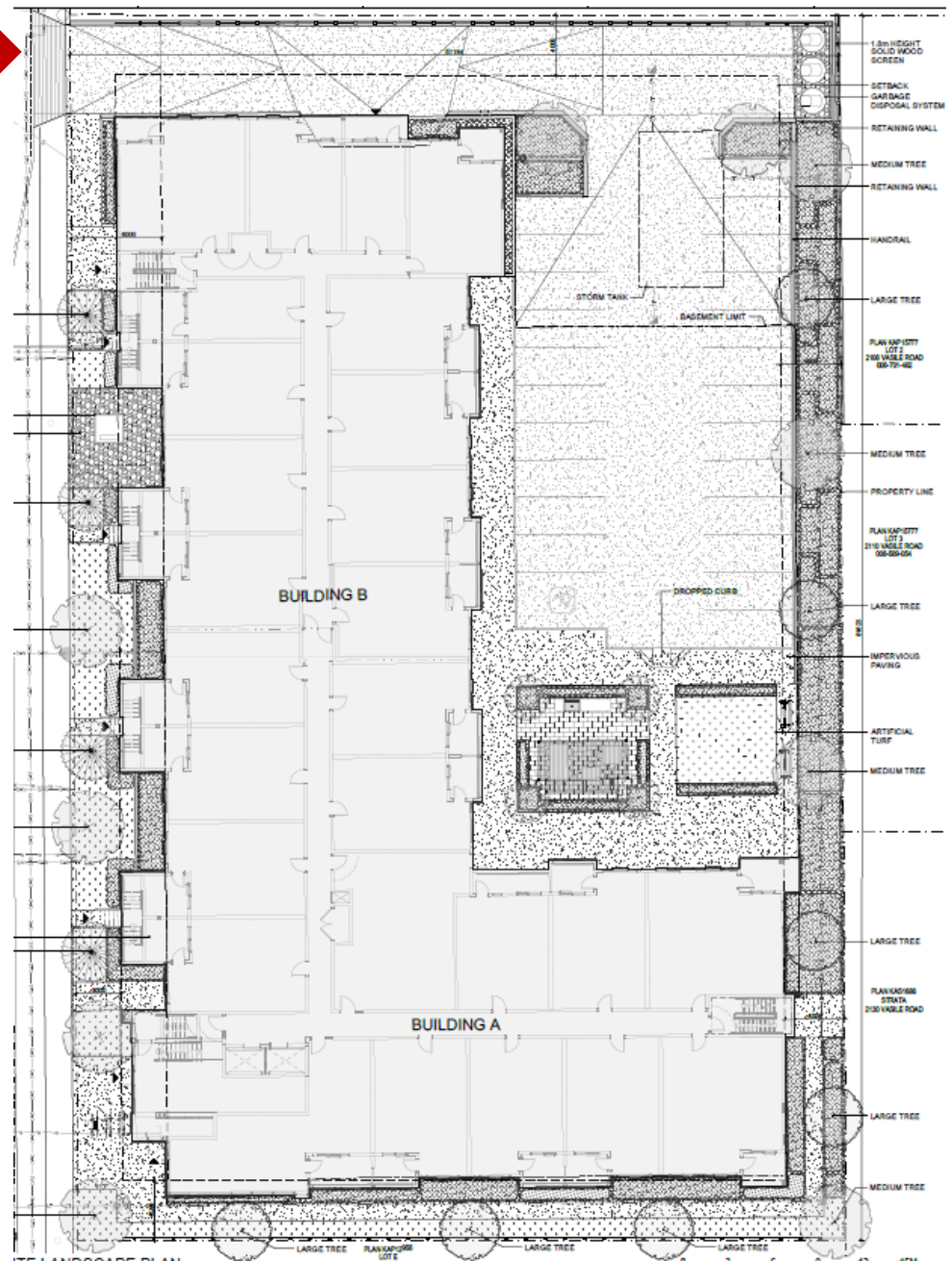
## DP - MATERIAL LEGEND

- ①A FIBERCEMENT BOARD LAP CLADDING (HARDIE, ARCTIC WHITE)
- ①B FIBERCEMENT BOARD LAP CLADDING (HARDIE, RICH ESPRESSO)
- ②A FIBERCEMENT PANEL CLADDING (HARDIE, ARCTIC WHITE)
- ②B FIBERCEMENT PANEL CLADDING (HARDIE, RICH ESPRESSO)
- ③ WOOD APPARENT METAL CLADDING
- ④ CHICAGO BRICK (ANTHRACITE)
- ⑤ VINYL WINDOW FRAME (BLACK) DOUBLE GLAZED (CLEAR)
- ⑥ METAL FRAMED GUARDRAIL WITH METAL PICKETS (BLACK POWDER COAT)
- ⑦ EXPOSED CONCRETE
- ⑧ ALUMINUM CLAD FIBERGLASS DOOR WITH GLAZING (CLEAR)
- ⑨ OVERHEAD DOOR (COLOUR TO MATCH ADJACENT CLADDING)
- ⑩ PRE-FINISHED METAL SOFFIT

# Landscape Plan



Barlee Rd



# Rendering (Barlee Rd)



# OCP Design Guidelines

- ▶ Off-street parking and 'back of house' uses away from public view
- ▶ Primary building façade and entry oriented to the fronting street (Barlee Rd)
- ▶ Range of architectural features and details incorporated into building facades to create visual interest

# Staff Recommendation

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