



City of
Kelowna

DP24-0039
765 Badke Rd

Development Permit

Purpose

- ▶ To issue a Development Permit for the form and character of a rental apartment housing development.

Development Process

Jan 24, 2024

Development Application Submitted



Staff Review & Circulation



Public Notification Received



Aug 12, 2024

Initial Consideration



Aug 26, 2024

Reading Consideration



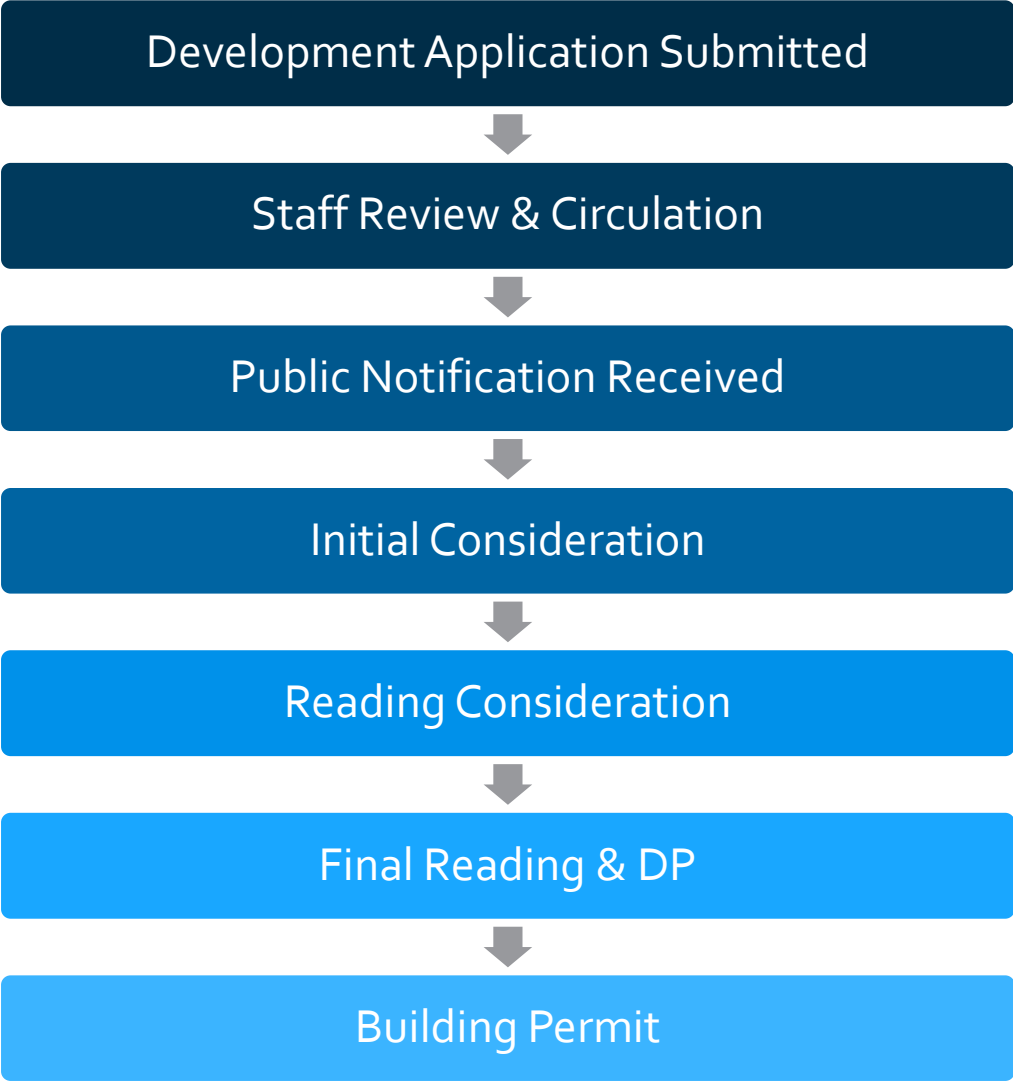
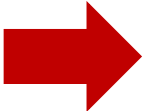
Feb 10, 2025

Final Reading & DP

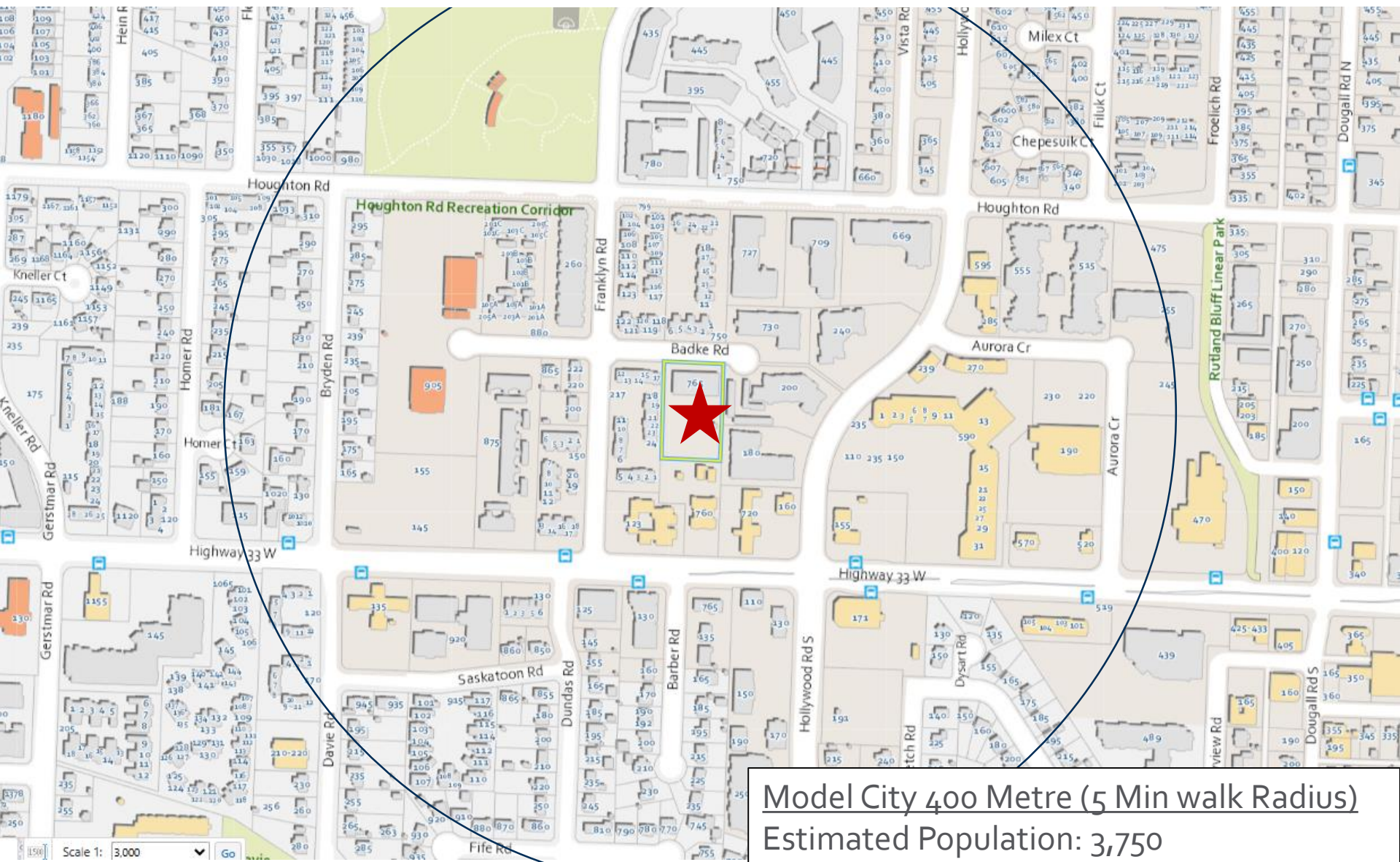


Building Permit

Council Approvals

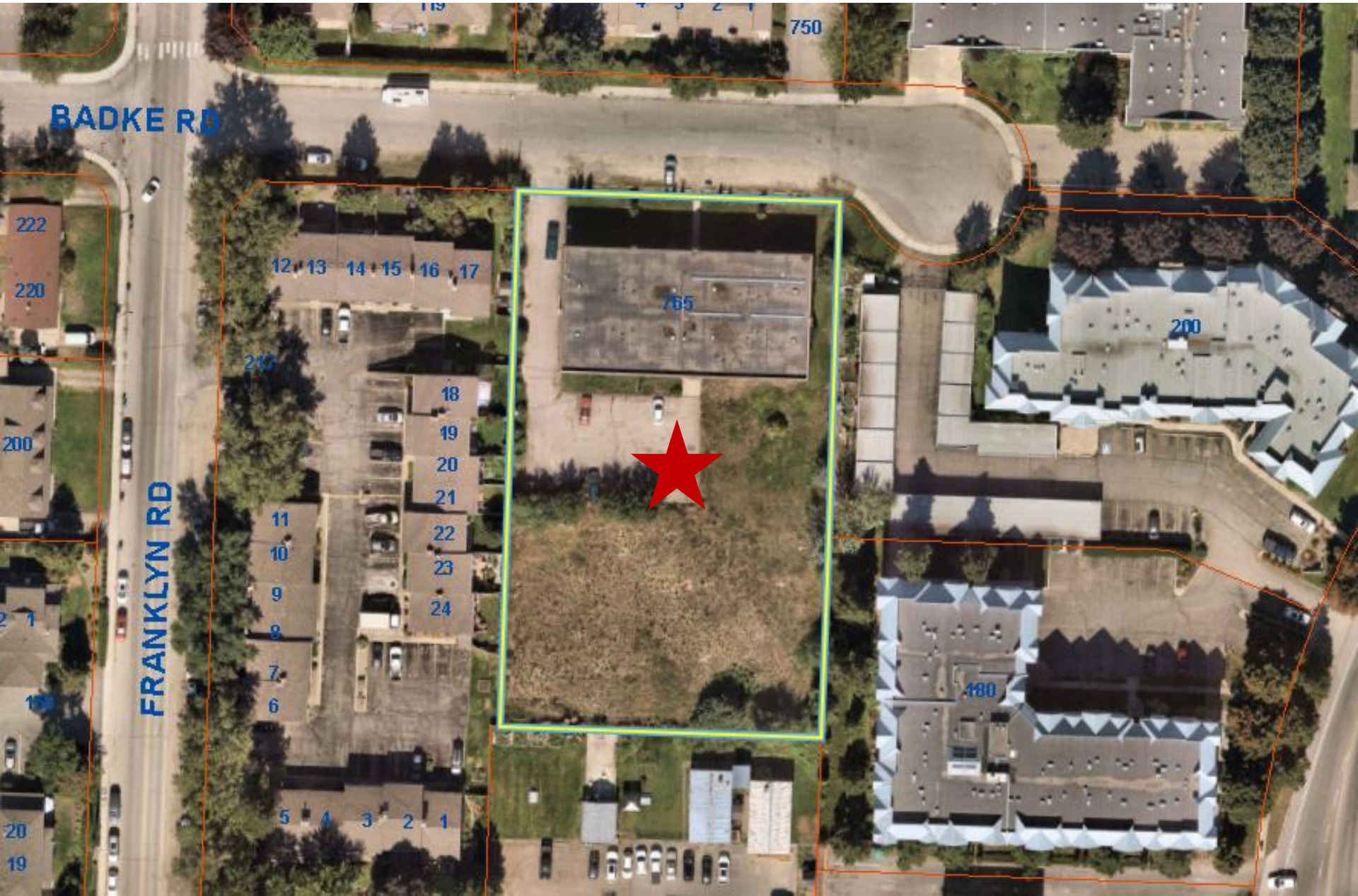


Context Map



Model City 400 Metre (5 Min walk Radius)
Estimated Population: 3,750
Estimated Jobs: 1,452

Subject Property Map



Site Photos



Technical Details

UC_{4r} – Rutland Urban Centre Rental Only

- ▶ 120 units
 - ▶ 30 One-bedroom
 - ▶ 76 Two-bedroom
 - ▶ 14 Three-bedroom
- ▶ 6 storeys in height
- ▶ 134 Parking Stalls
- ▶ 100 Bicycle Parking Stalls

Elevation – North

Adjacent property



Adjacent property

Elevation – West

Badke Rd



Elevation – East



Badke Rd

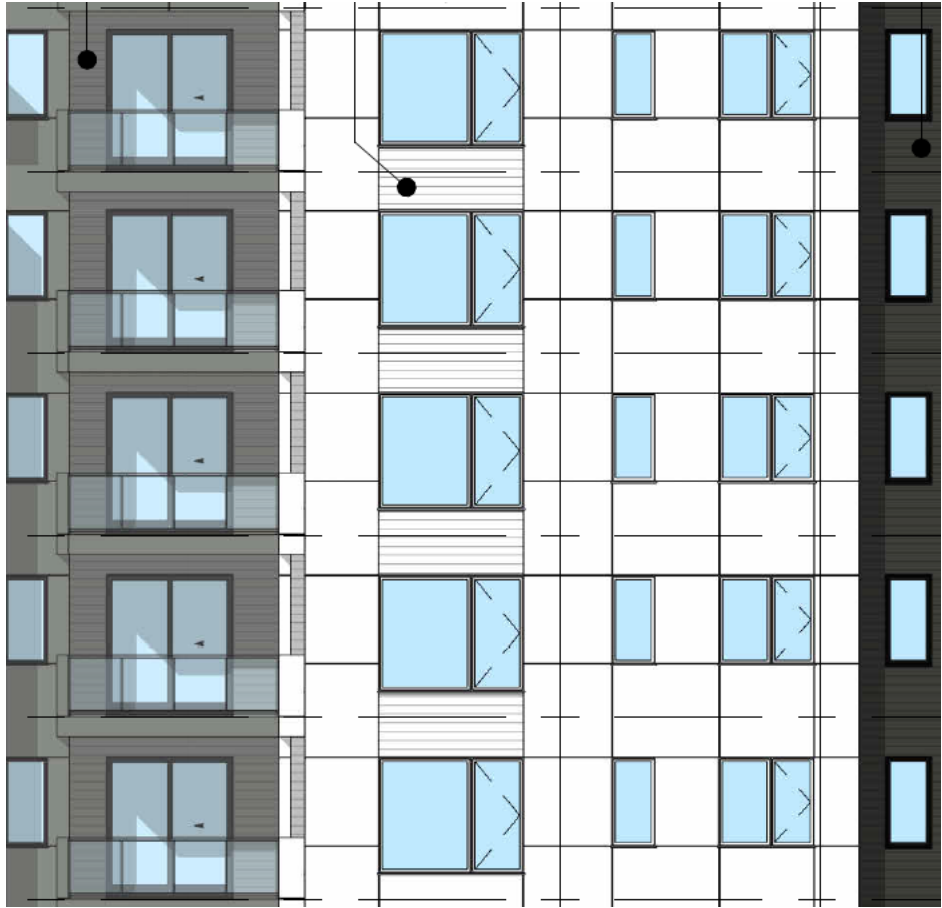
Elevation – North

Adjacent property



Adjacent property

Materials Board



Brick Veneer,
Charcoal



Cementitious Panel,
White



Cementitious Panel,
Mid Gray



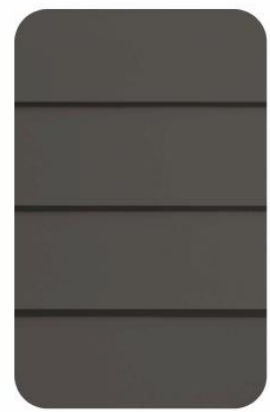
Cementitious Panel,
Charcoal



Cementitious Plank,
White



Cementitious Plank,
Mid Gray



Cementitious Plank,
Charcoal



Metal Flashing, Window Frames,
Railings, Black



Wood-look Plank,
Cedar

Rendering – Southeast View



Rendering – Apartment Entry



Applicant Tenant Relocation & Assistance Program

Compensation & Assistance	Kerr Properties 002 Ltd.	Residential Tenancy Act
Notice Period	4 Months	4 Months
Compensation	3 Months' rent	1 Month rent
Damage Deposit Returned early	✓	X
Moving Allowance (\$500)	✓	X
Weekly Rental Listings	✓	X
Tenant Relocation Coordinator	✓	X
Link to BC Housing Programs	✓	X

OCP Design Guidelines

- ▶ Orienting primary building facade toward the street to create street edge definition and activity
- ▶ Breaking up building massing by providing simple vertical and horizontal articulation
 - ▶ including stepbacks, insets, projections, colour and texture
- ▶ Locating balconies and windows on the front building facade to create an active frontage and 'eyes on the street'

Staff Recommendation

- ▶ Staff recommend **support** for the proposed development permit as it:
 - ▶ Meets majority of OCP Design Guidelines
 - ▶ Supports Healthy Housing Strategy (Rental Housing)
 - ▶ No variances