



City of
Kelowna

DP24-0016
3200 St Amund Rd

Development Permit

Purpose

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

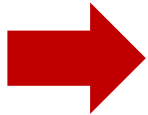
Development Process

Jan 26, 2024

Development Application Submitted



Staff Review & Circulation



Feb 10, 2025

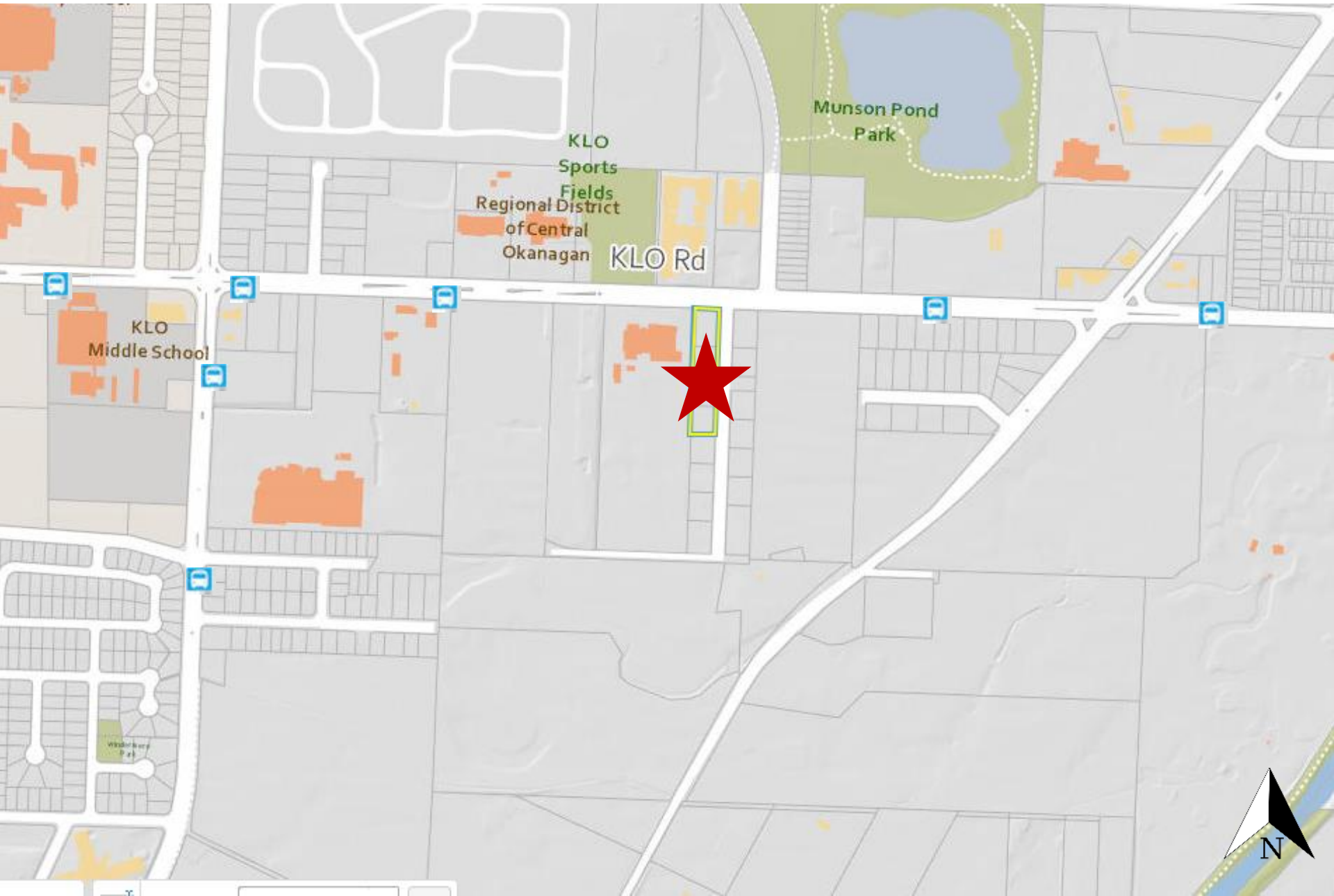
DP

Council
Approvals



Building Permit

Context Map



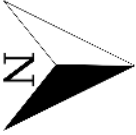
Subject Property Map



Technical Details

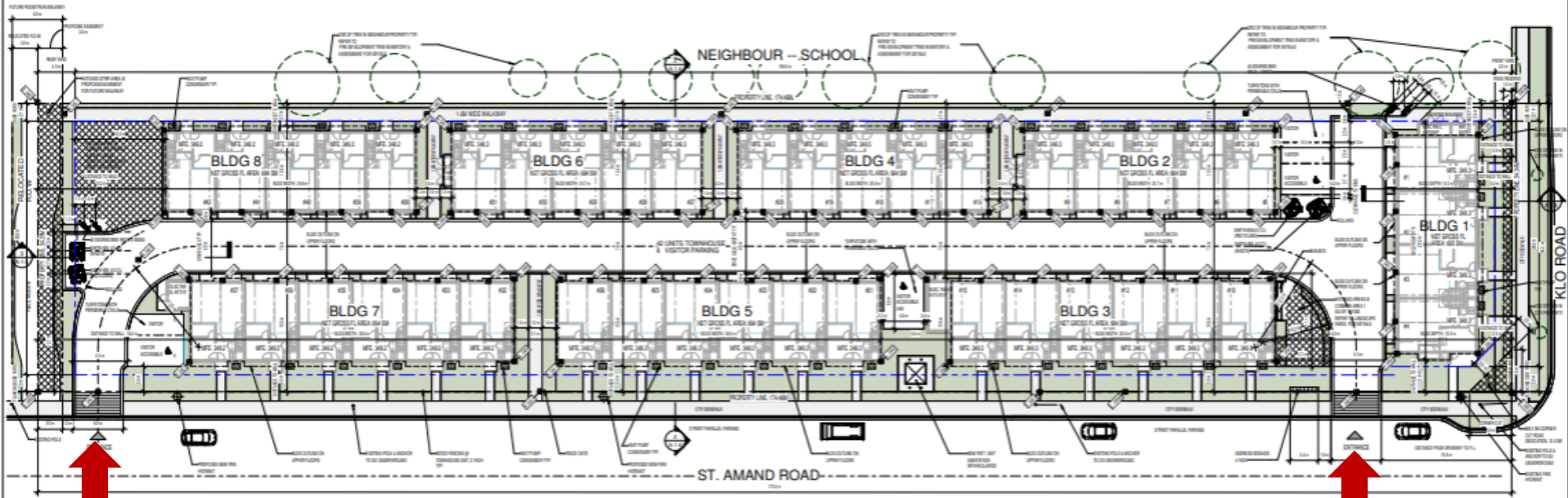
- ▶ MF2 – Townhouse Housing zone
 - ▶ 42 units
 - ▶ 42 3-Bedroom
 - ▶ 11.0 m / 3 Storeys in height
 - ▶ 90 Parking Stalls
 - ▶ 8 Short-Term Bicycle Parking Stalls
 - ▶ 16 Large Trees
 - ▶ 32 Trees total

Site Plan



LEGEND

- PROPERTY LINE
- - - EASEMENT, ROAD/NEEDS
- REQUIRED SETBACK
- BLDG OUTLINE ON UPPER FLOOR



↑
SITE PLAN
1" = 1'-0"

↑
ENTRANCE

Elevation – Colour Pallet A



1 NORTH ELEVATION
A-3.1 1/4" = 1'-0"

Elevation – Colour Pallet A



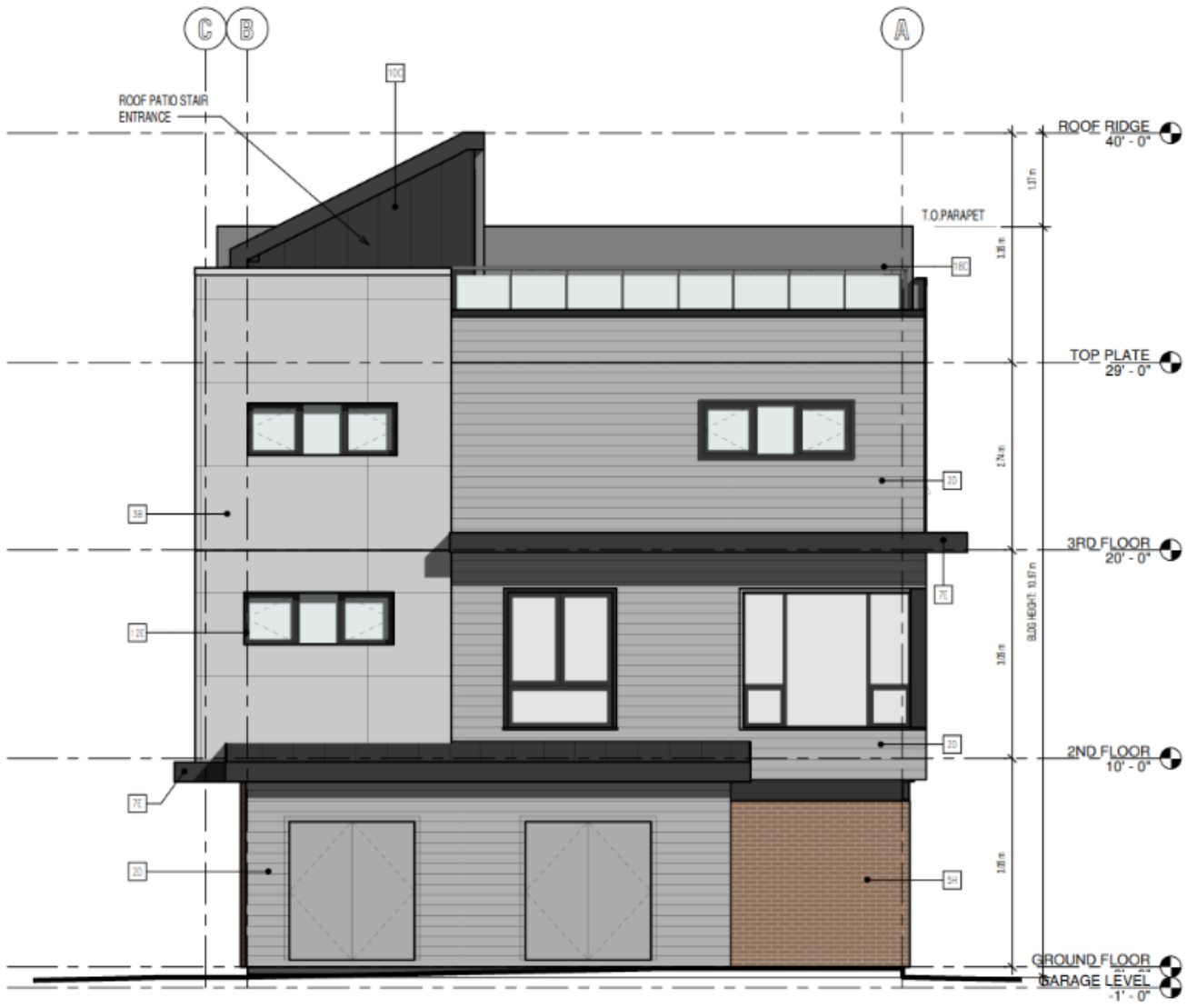
4 SOUTH ELEVATION
A-31 1/4" = 1'-0"

Elevation – Colour Pallet A



1 INTERIOR SIDE ELEVATION
 A-3.2 1/4" = 1'-0"

Elevation – Colour Pallet A



2 SIDE ELEVATION
A-32 1/4" = 1'-0"

Elevation – Colour Pallet B



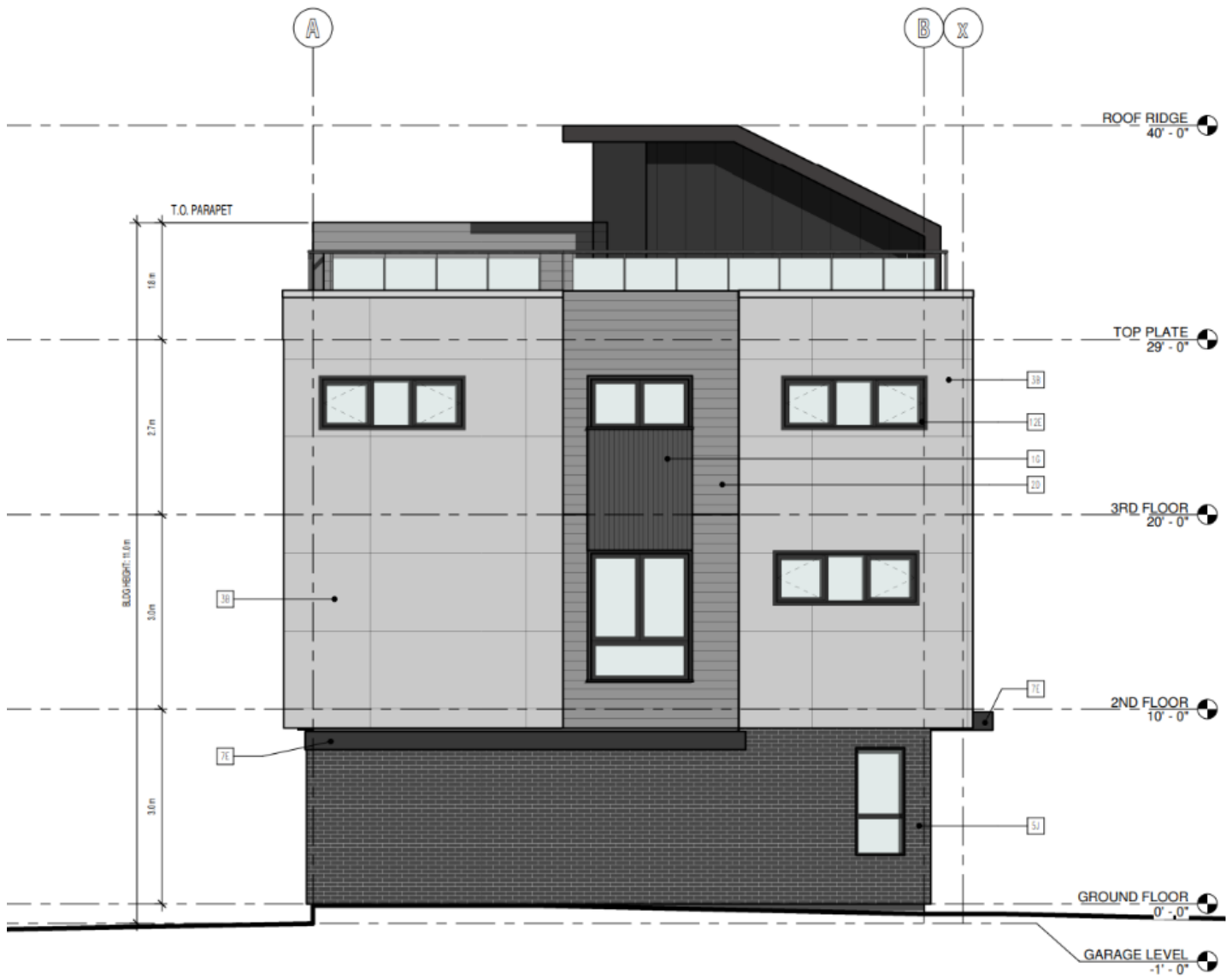
1 EAST ELEVATION
A-36 / 1/4" = 1'-0"

Elevation – Colour Pallet B



1 WEST ELEVATION
A3.5 / 1/4" = 1'-0"

Elevation – Colour Pallet B



2 SOUTH ELEVATION
A-3.5 1/4" = 1'-0"

Elevation – Colour Palette B



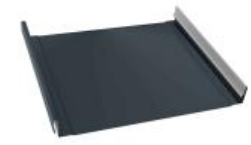
Materials Board



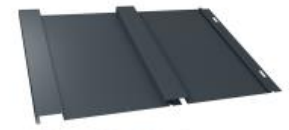
STANDING SEAM METAL ROOF PANEL



STEEL BOARD AND BATTEN BOARD TO MATCH ROOF



STANDING SEAM METAL ROOF PANEL



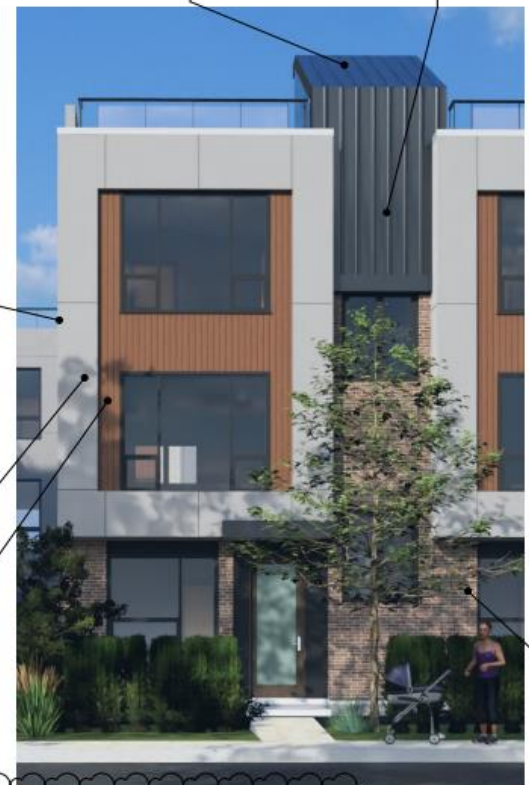
STEEL BOARD AND BATTEN BOARD TO MATCH ROOF



HARD PLANK LAPING



HARD PLANK, SMOOTH FINISH



LAPPED POLISHED METAL PANEL - GRAYWOOD



THIN BRICK - VENEER, OIL CATALAN, GRANITE GREY

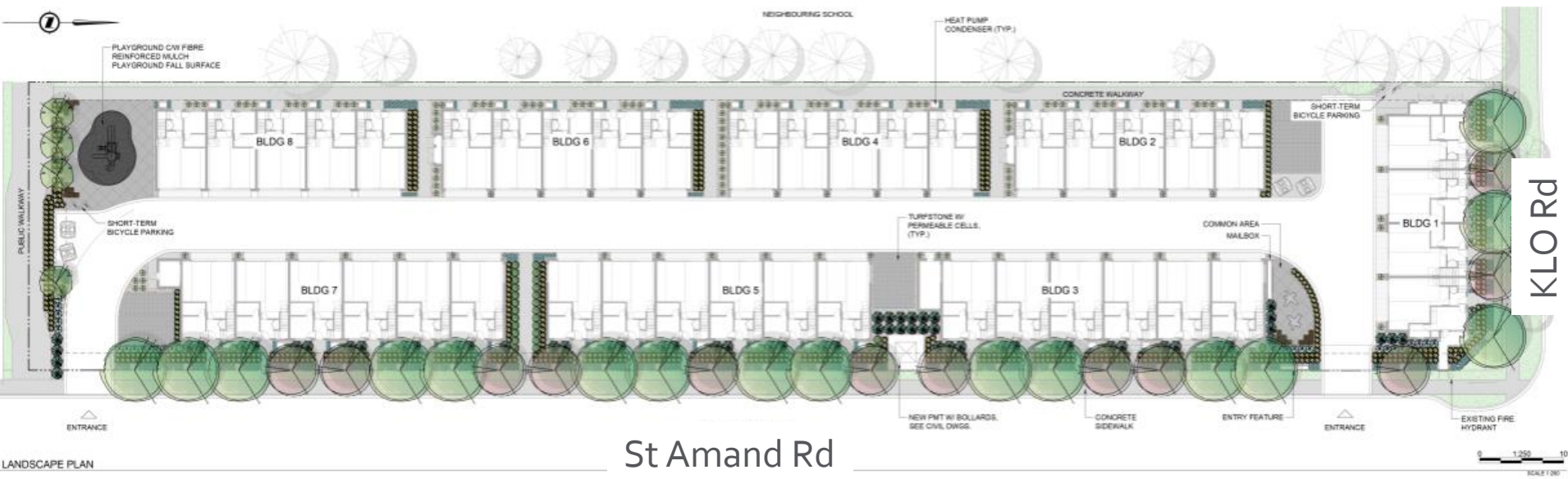
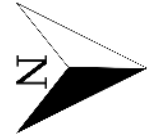


NEW TECH WOOD LINE - NORWEGIAN SPRING TEAK



THIN BRICK - REMBER, OL CATALAN, ROUTE 66

Landscape Plan



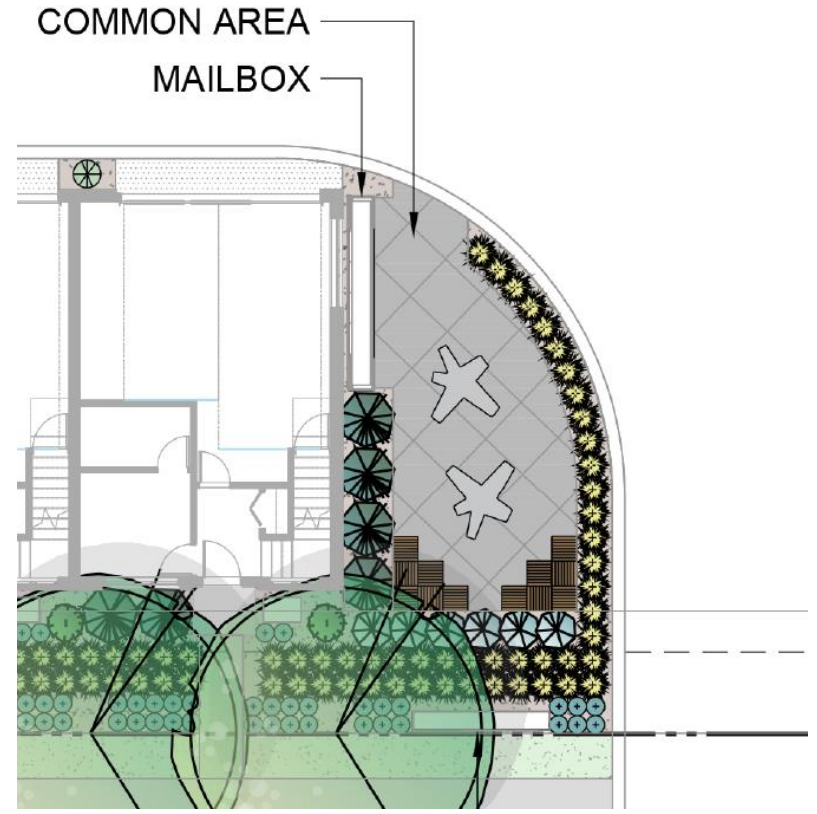
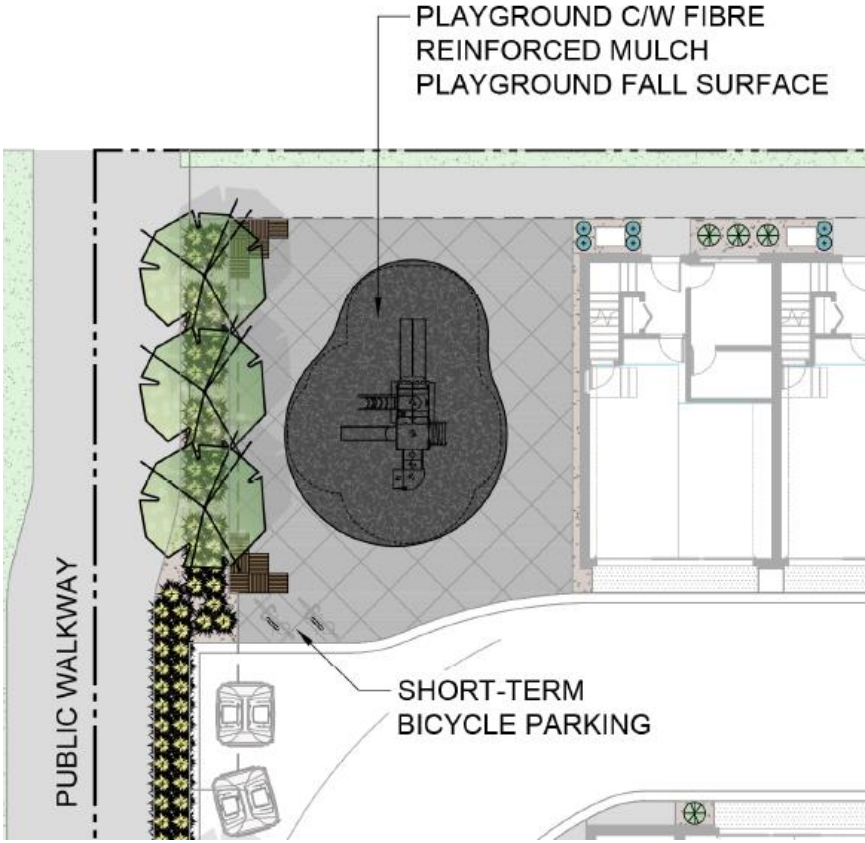
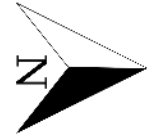
St Amand Rd

KLO Rd

LANDSCAPE PLAN

0 1 2 5 10
SCALE 1/8" = 1'-0"

Amenity Area



Rendering – North



TOWNHOUSE FACING KLO ROAD

Rendering – North East



KLO ROAD & ST AMAND ROAD INTERSECTION

Rendering – West



ST AMAND ROAD STREET VIEW

Rendering – West



ST AMAND ROAD STREET VIEW

Rendering – West



Rendering – West



ST AMAND ROAD ENTRANCE

OCP Design Guidelines

- ▶ Clear and visible main building entries from the fronting street;
- ▶ A range of architectural features and diverse details in building facades;
- ▶ Offering common amenity spaces in two locations featuring a playground and seating areas.

Staff Recommendation

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