



City of
Kelowna

DP23-0154 / DVP23-0155
3179 Via Centrale

Development Permit & Development Variance Permit

Purpose

- ▶ To issue a Development Permit for the form and character of a townhouse development and a Development Variance Permit to vary the following:
 - ▶ Tandem parking requirements from 0 permitted to 6 proposed,
 - ▶ Minimum number of parking stalls from 15 required to 14 proposed
 - ▶ North side yard setback from 2.1m required to 1.53m proposed
 - ▶ South side yard setback from 2.1m required to 1.21m proposed.

Development Process

Aug 29 ,2023

Development Application Submitted



Staff Review & Circulation



Nov 1, 2024

Public Notification Received



Jan 21, 2025

DP & DVP

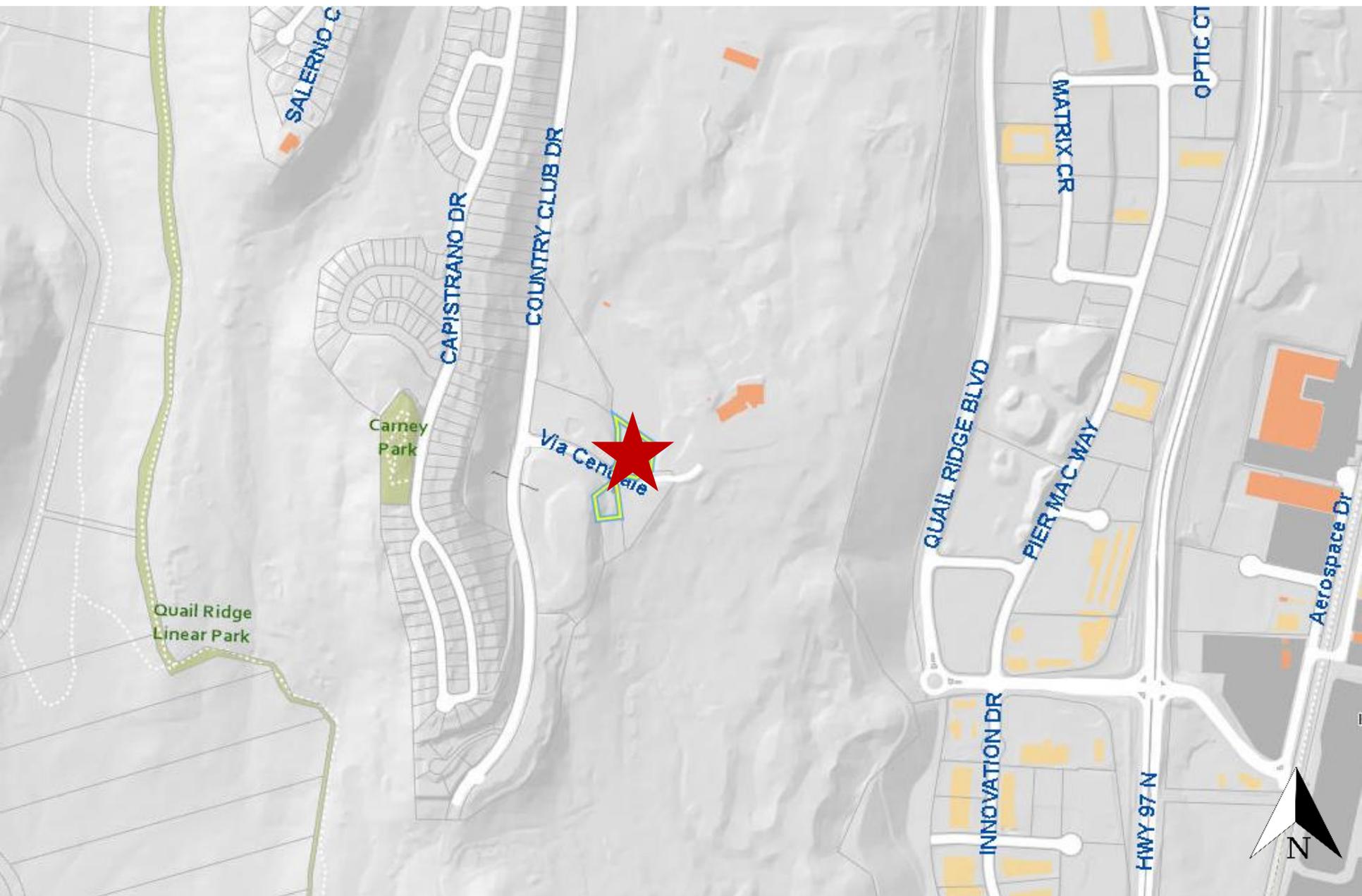


Building Permit

Council
Approvals



Context Map



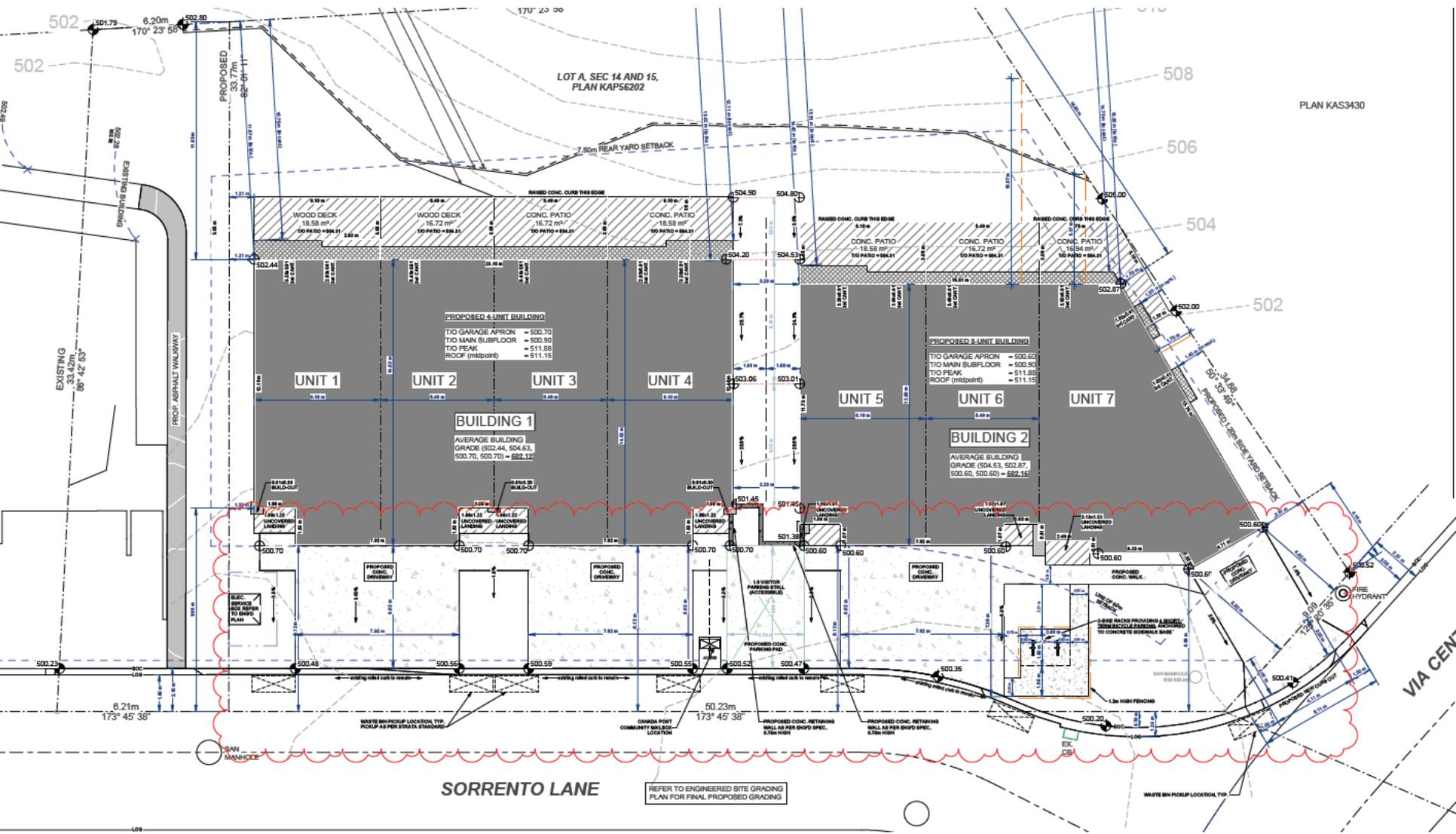
Subject Property Map



Technical Details

- ▶ Development Permit for a townhouse development;
- ▶ MF2 – Townhouse Housing
 - ▶ 7 units
 - ▶ 4 – 3-bedroom
 - ▶ 3 – 2-bedroom
 - ▶ 3 storeys in height
 - ▶ 14 parking stalls
 - ▶ 9 trees
 - ▶ 5 large trees

Site Plan

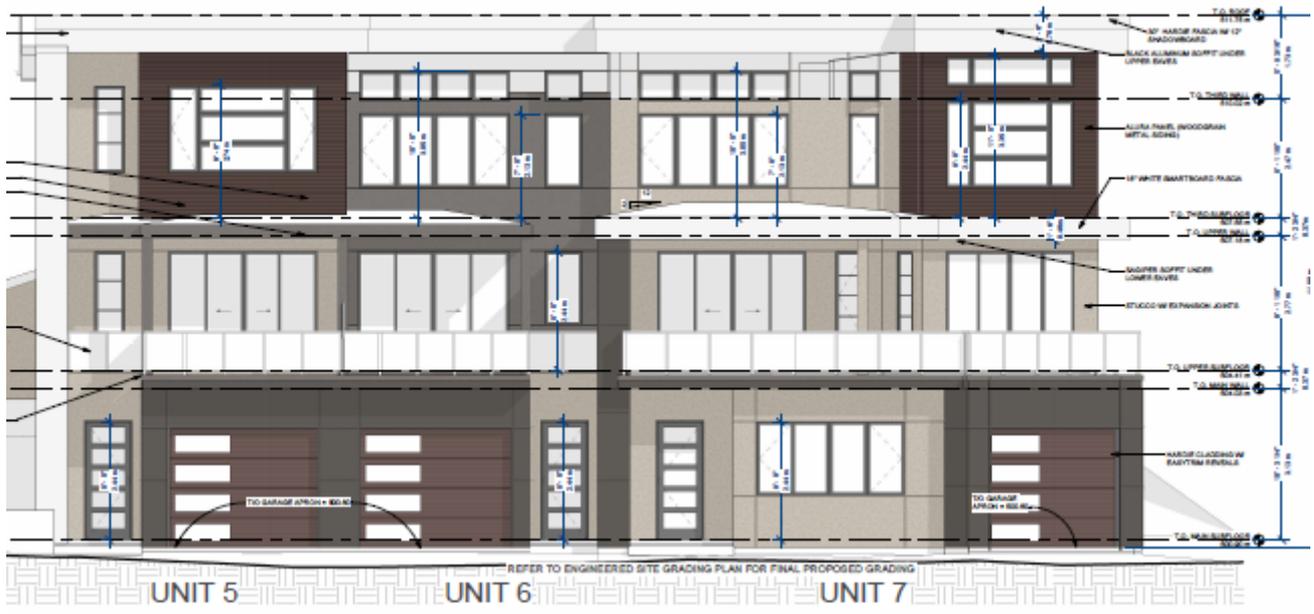
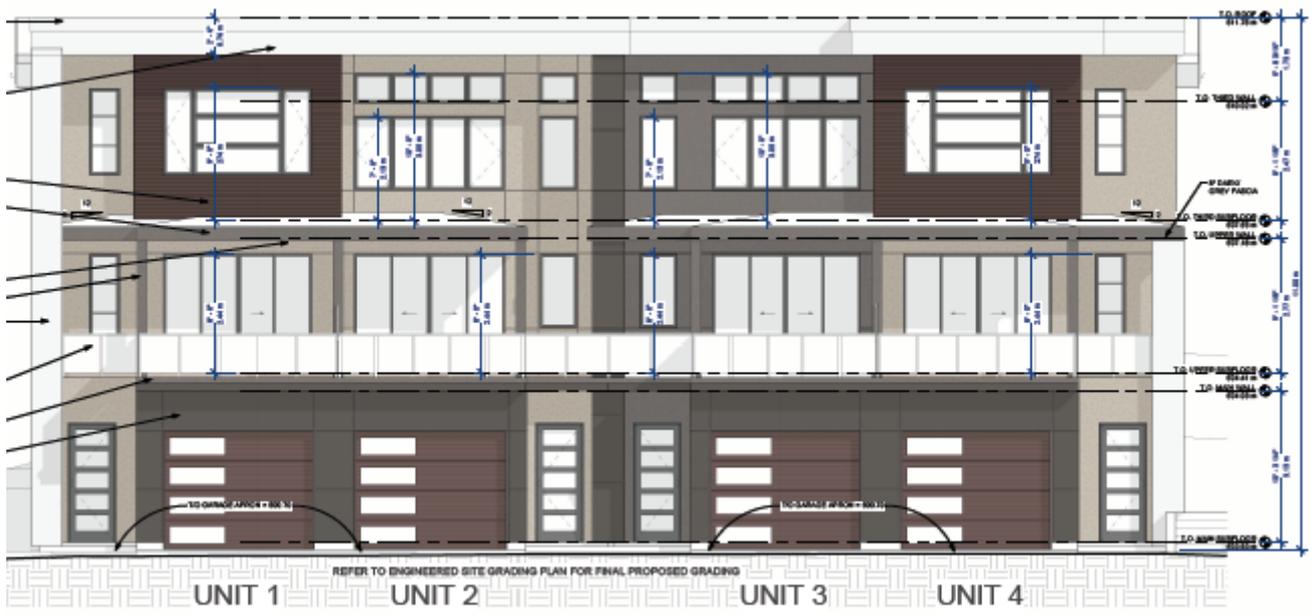


PLAN KAS3430

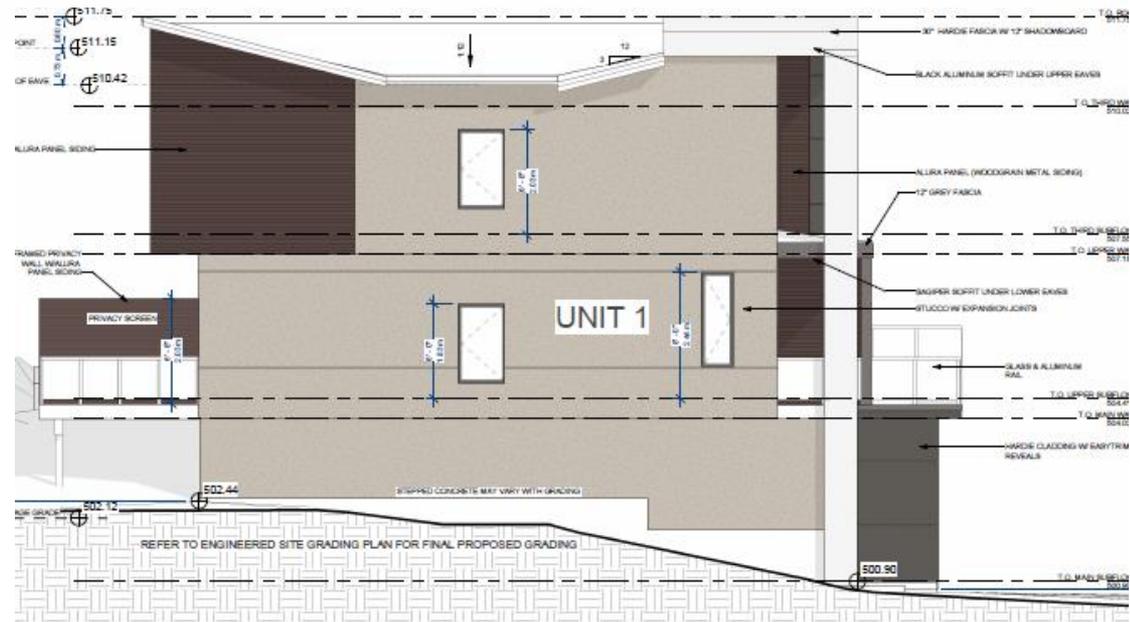
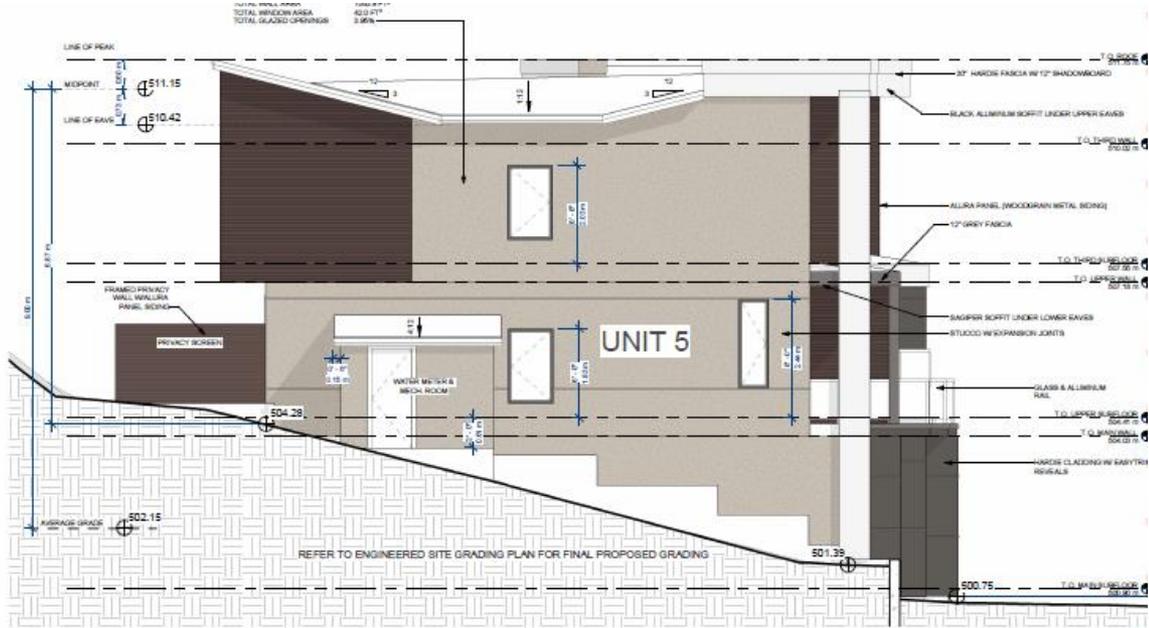
SORRENTO LANE

VIA CENT

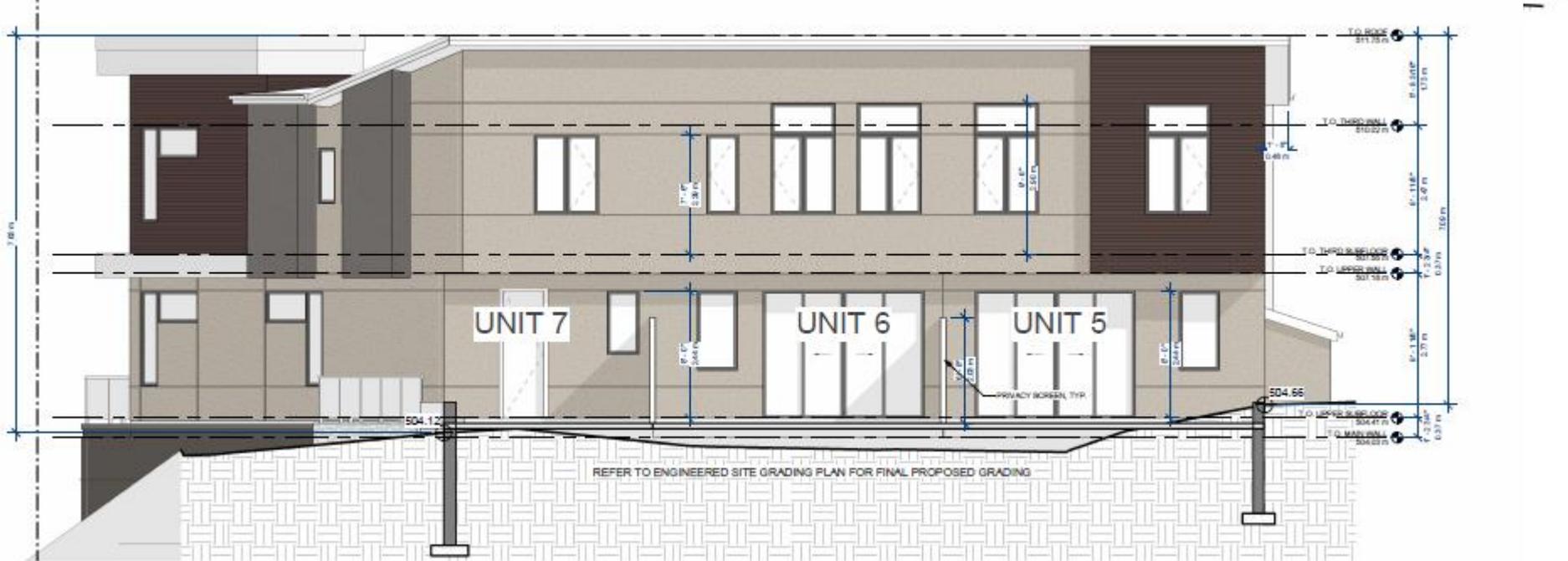
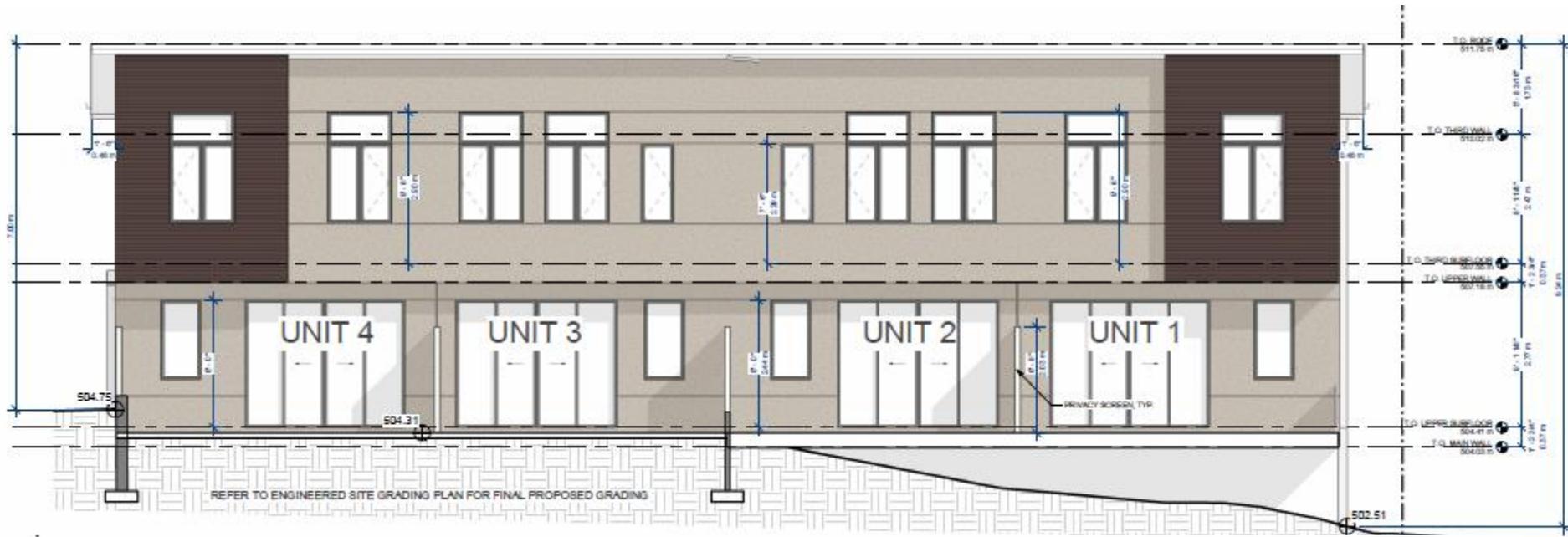
Elevations – East



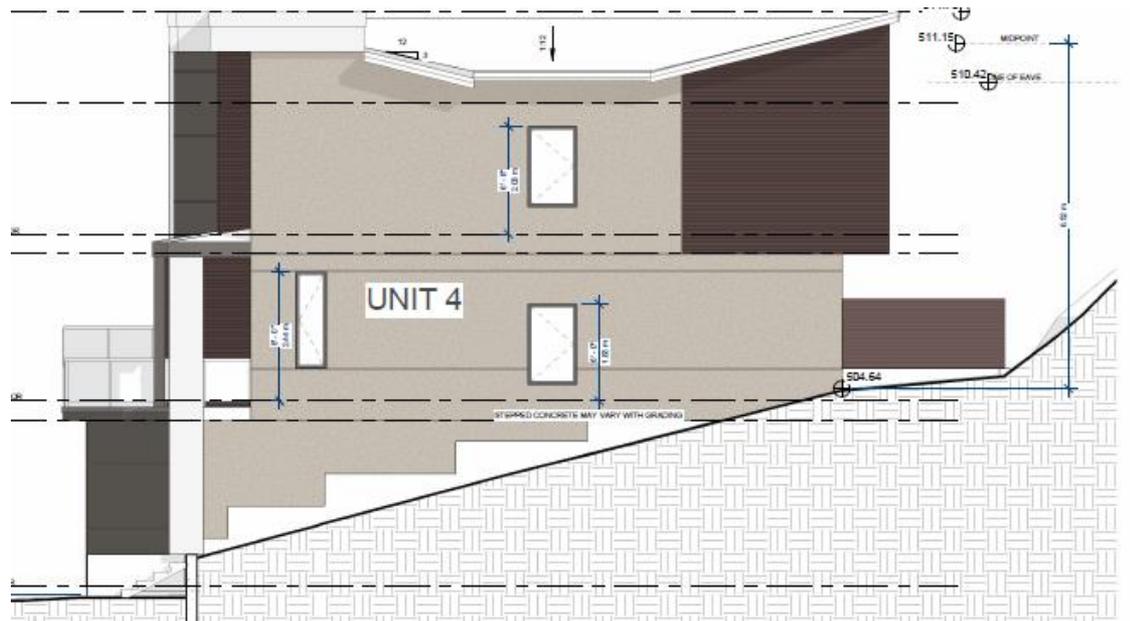
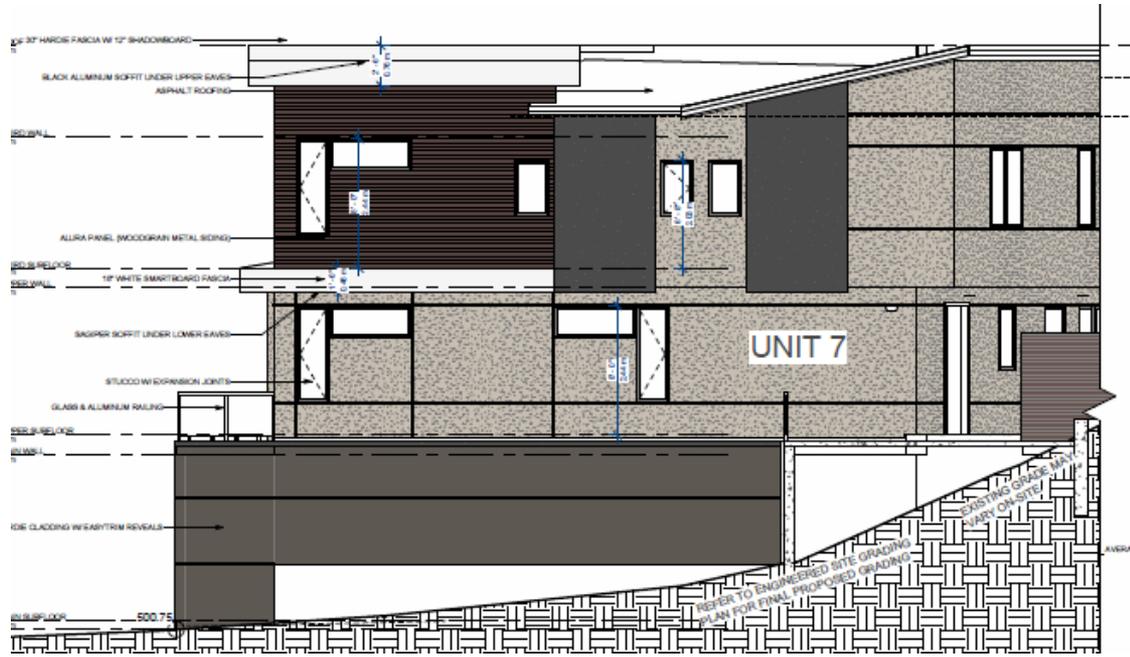
Elevations – South



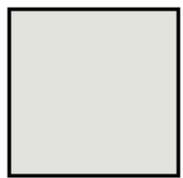
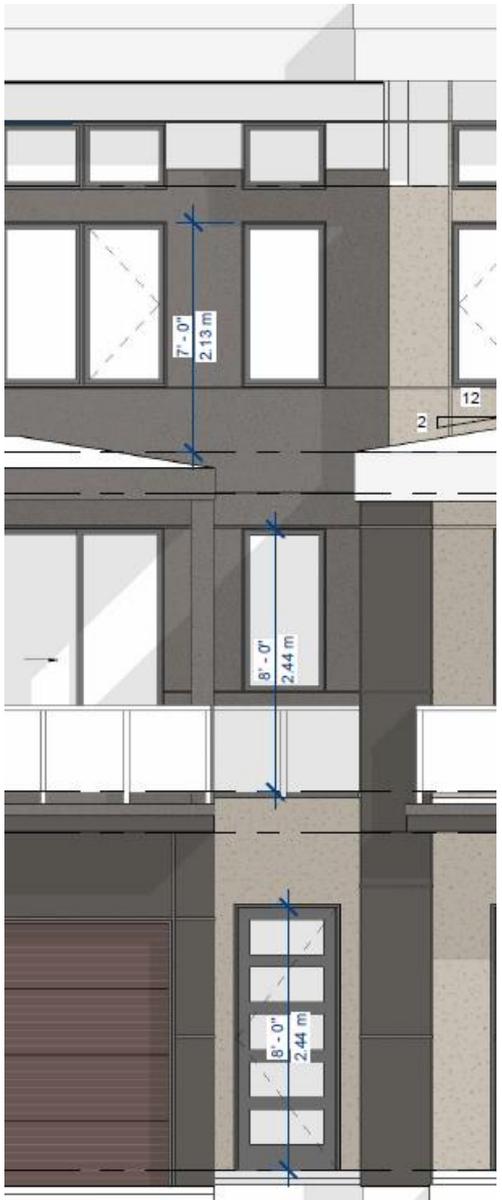
Elevations – West



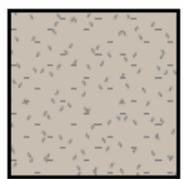
Elevations – North



Materials Board



JAMES HARDIE SIDING -- ARCTIC WHITE



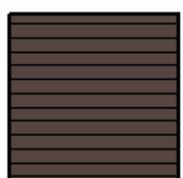
ACRYLIC STUCCO -- JH40-10 COBBLESTONE



JAMES HARDIE SIDING -- AGED PEWTER
WITH EASYTRIM REVEALS

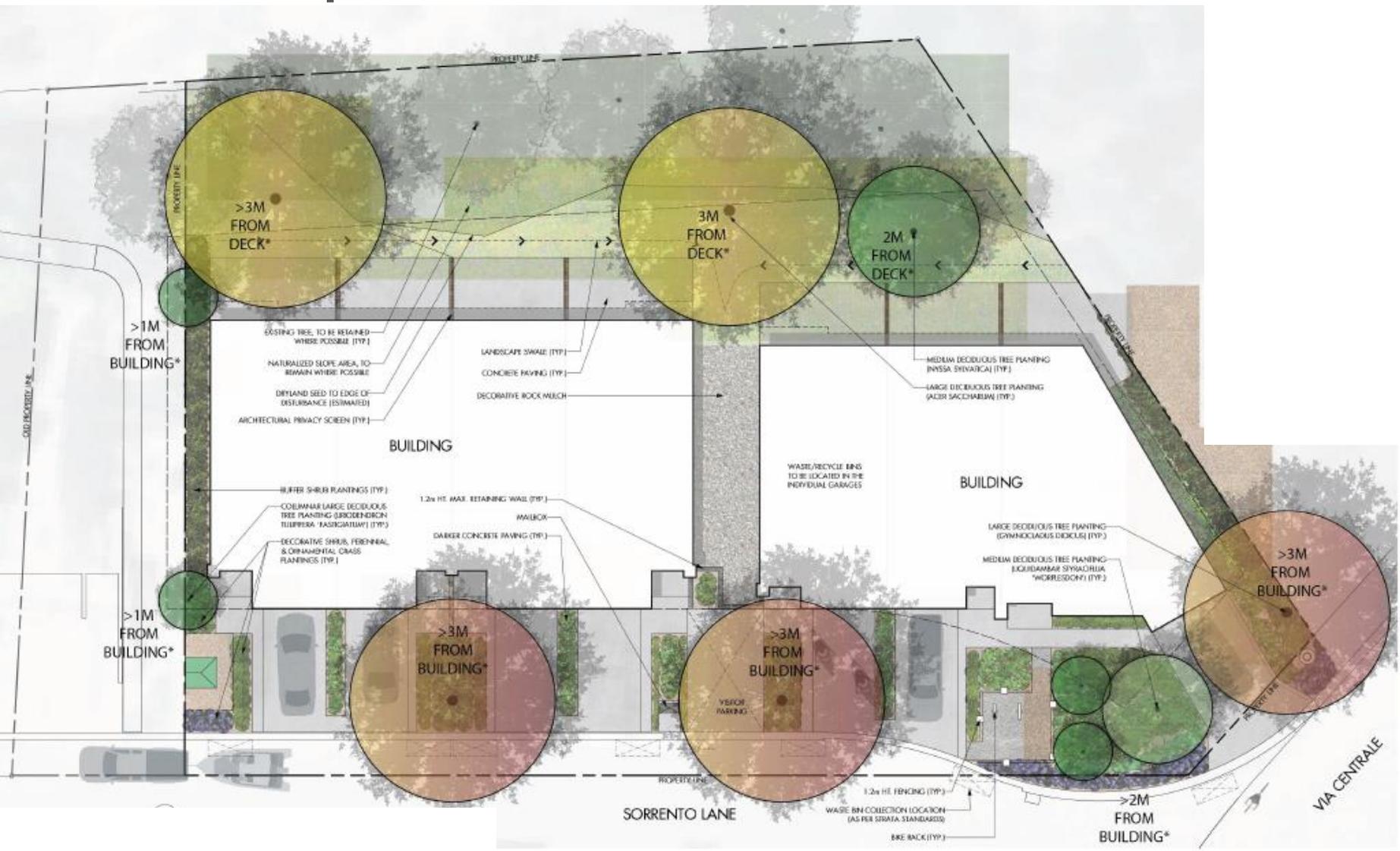


JAMES HARDIE SIDING -- RICH ESPRESSO
WITH EASYTRIM REVEALS



ALLURA SIDING -- CARIBOU TRAILS

Landscape Plan



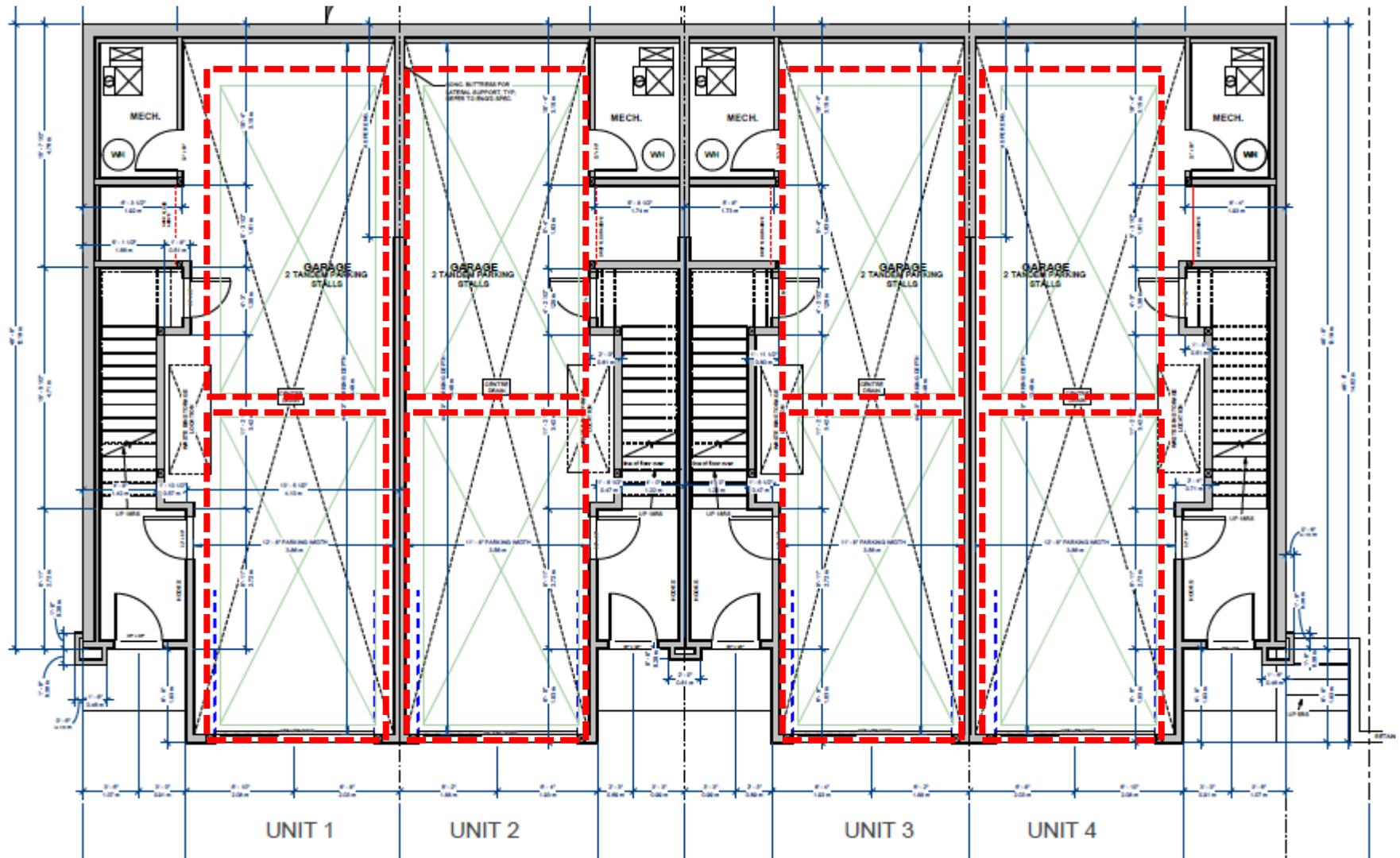
Rendering – East



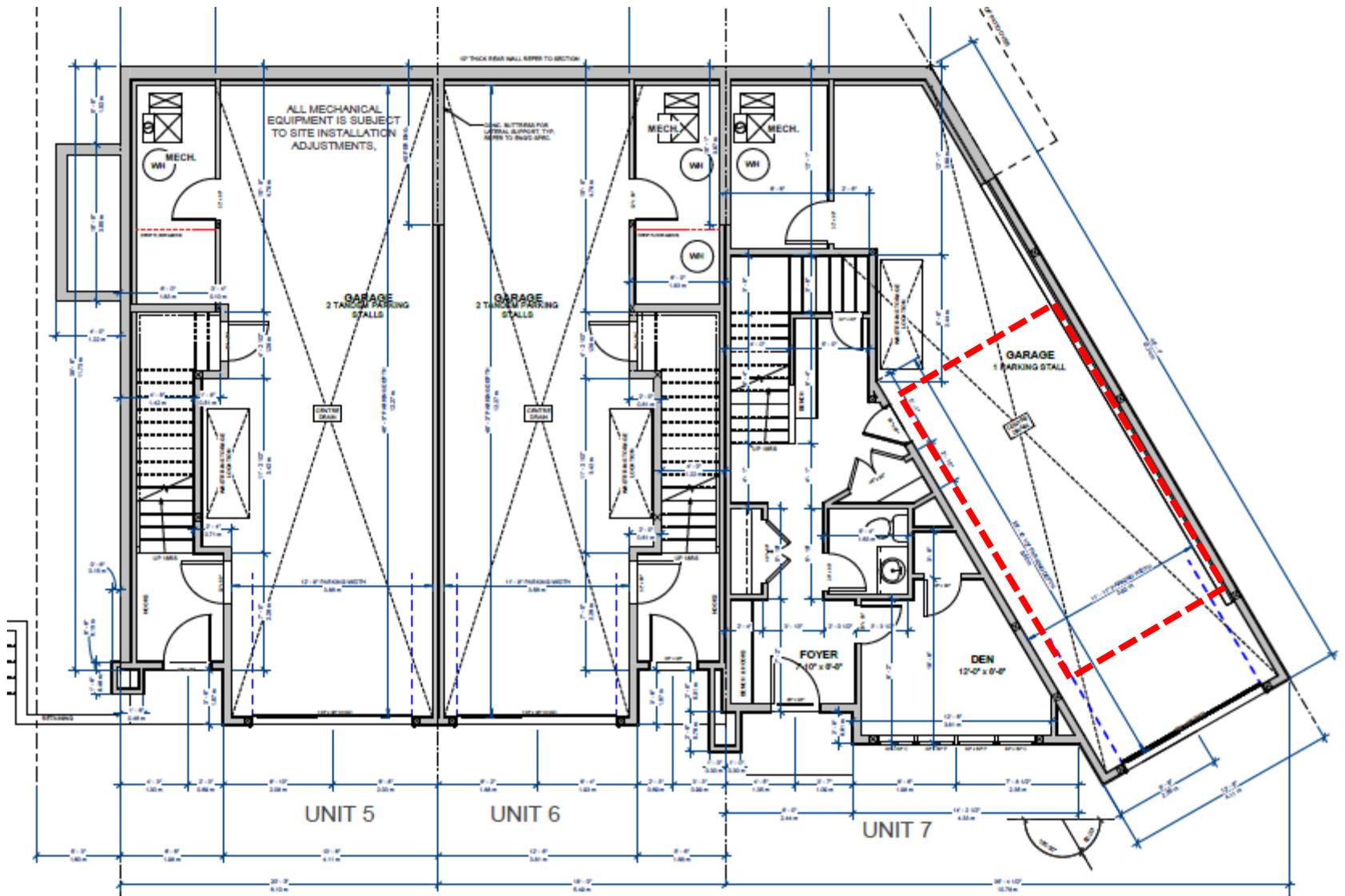
Variations

- ▶ The proposal includes four variations:
 - ▶ The minimum required parking stalls from 15 required to 14 proposed;
 - ▶ The maximum number of tandem parking stalls from 0 permitted to 6 proposed;
 - ▶ The minimum required north side yard setback from 2.1 m required to 1.53 m proposed;
 - ▶ The minimum required south side yard setback from 2.1 m required to 1.21 m proposed.

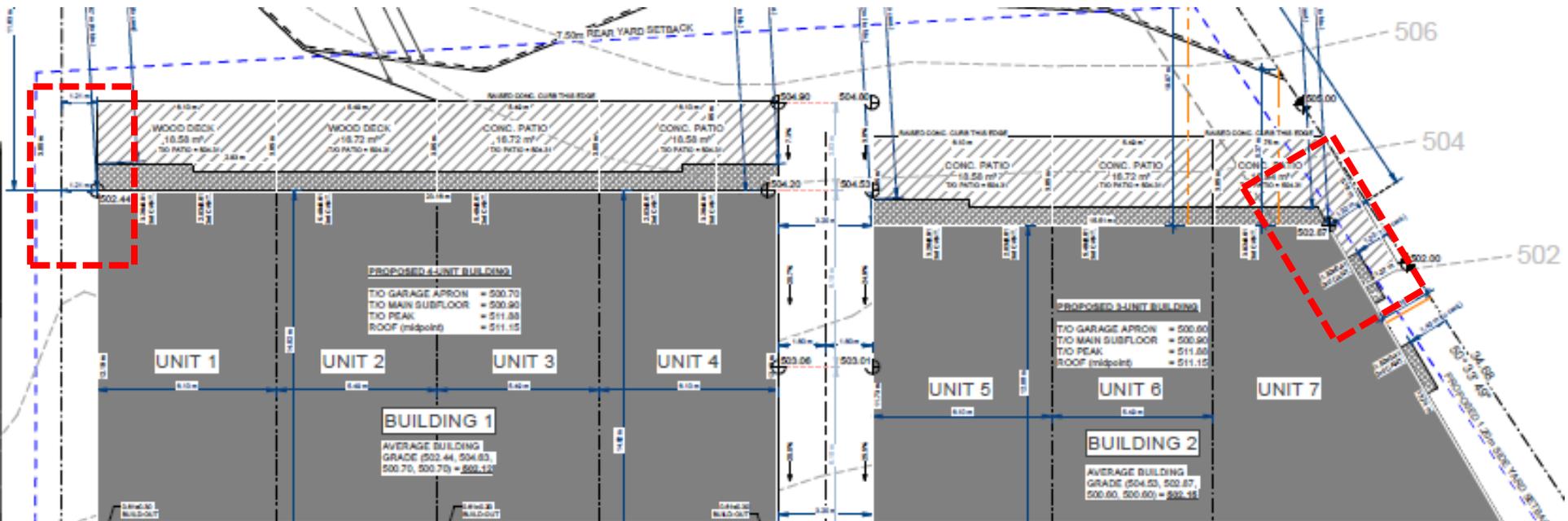
Variations – Tandem Parking



Variiances – Required Parking



Variiances – Setbacks



OCP Design Guidelines

- The units are all oriented towards Sorrento Lane and have direct access through a front entrance;
- The end unit facing Via Centrale has been oriented to be ground-oriented and isn't treated as a side;
- Each unit has a high-quality private amenity space.

Staff Recommendation

- ▶ Staff recommend **support** for the proposed Development Permit and Development Variance Permit as it:
 - ▶ Aligns with OCP Design Guidelines;
 - ▶ Variances are due to an irregular shaped lot and the lot unit numbers mitigates potential conflict;
 - ▶ Considered a wide lot (width exceeding depth);
 - ▶ Proposal is only seven units in size;
 - ▶ Strong form and character.