



Development Permit

215 Nickel Road

DP23-0018

Purpose

- To issue a Development Permit for the form and character of townhouse housing

Development Process

Jan 20, 2023 Development Application Submitted



Mar 10, 2023 Staff Review & Circulation



Oct 23, 2023 Public Notification Received



Jun 19, 2023 Initial Consideration



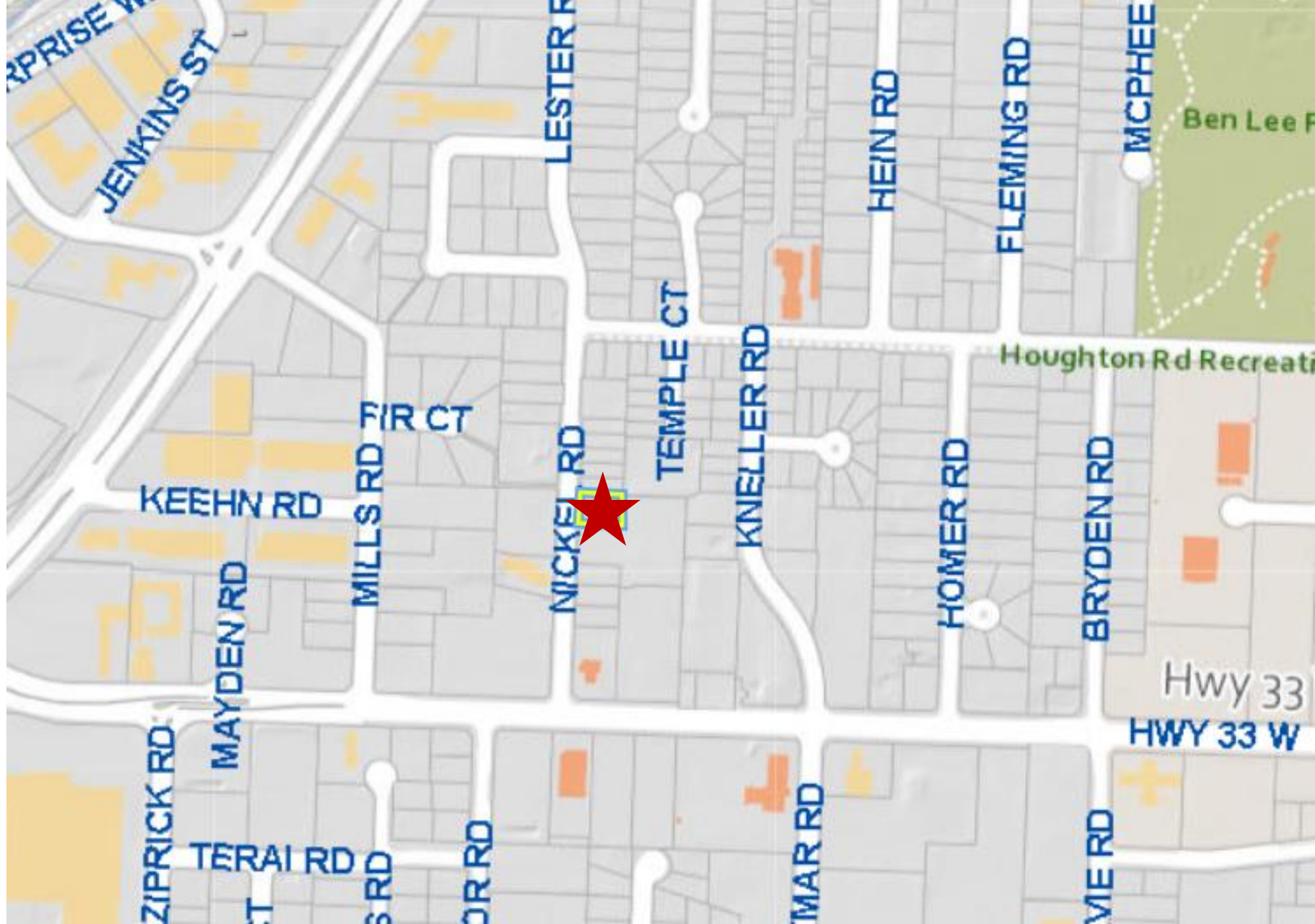
Jul 7, 2025 Final Reading & DP



TBD Building Permit

Council
Approvals

Context Map



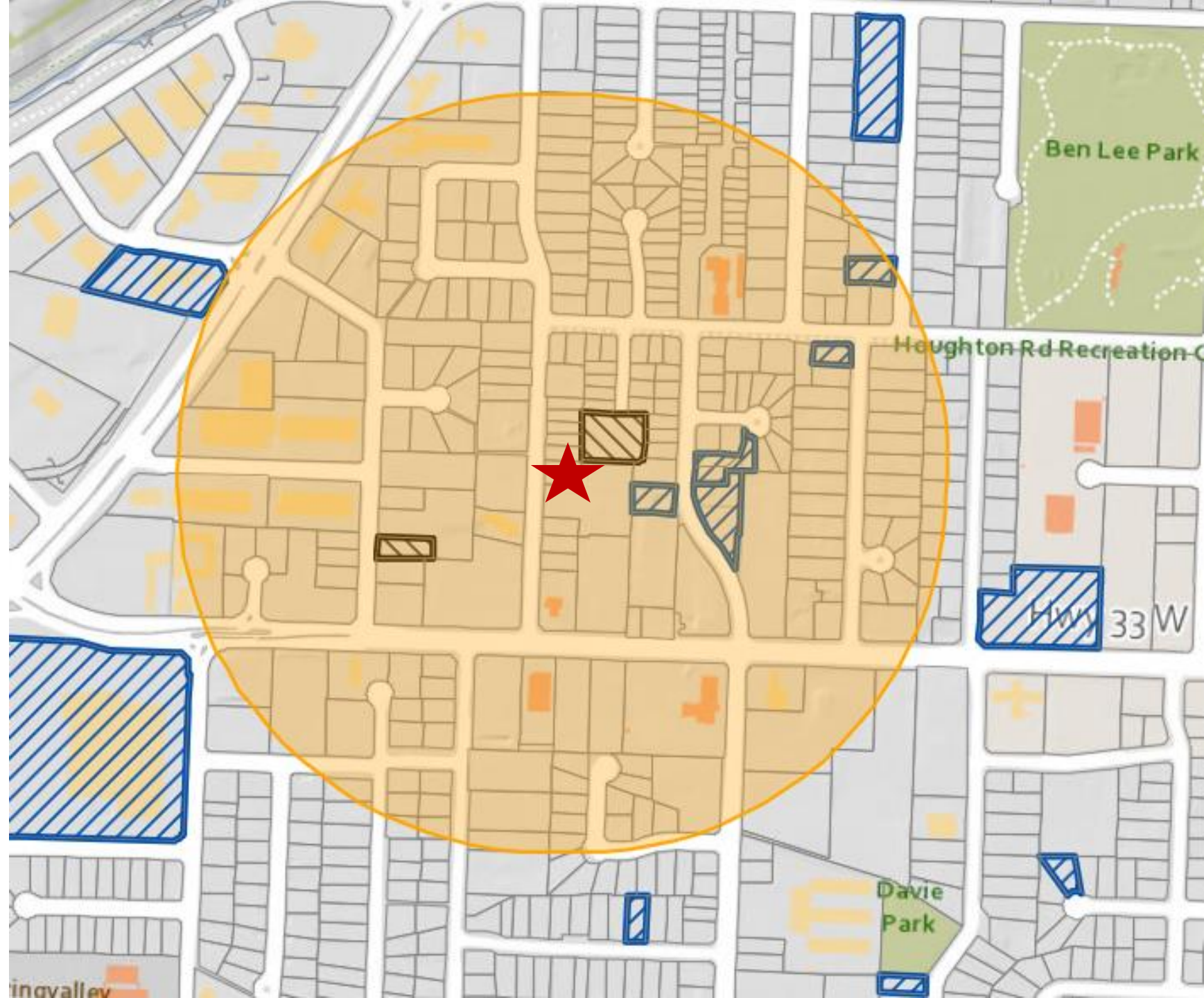


Model City

Estimated Population: 2823

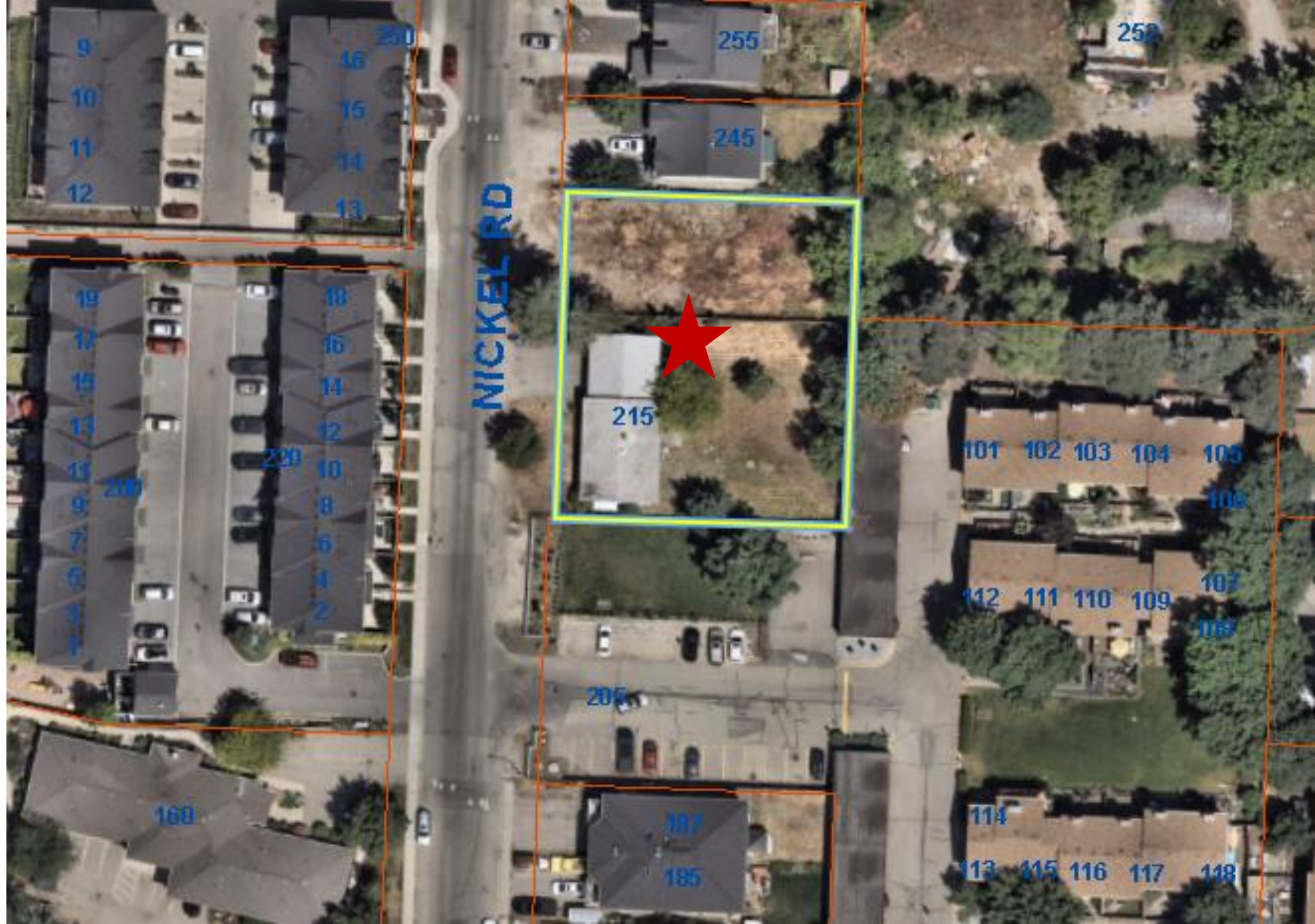
Residential Units: 1227

Estimated Jobs: 711





Subject Property Map



Site Photo

**215
Nickel
Road**



Site Photo

235
Nickel
Road

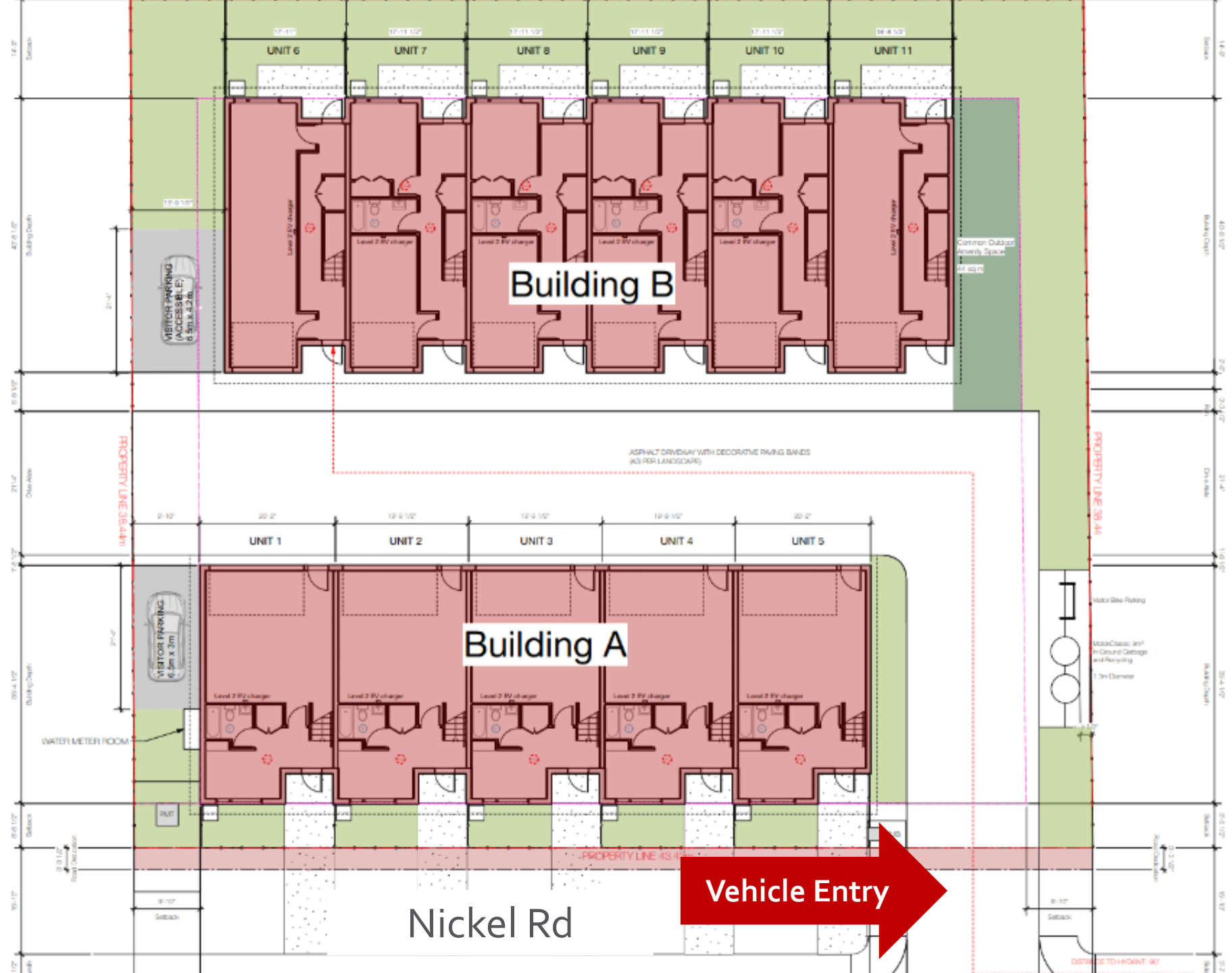


Technical Details

MF2 – Townhouse Housing

- 3 storeys
- 11 (3-bedroom) Units
- 22 Parking Stalls
- 4 Bicycle Parking Stalls
- 10 Large Trees

Site Plan



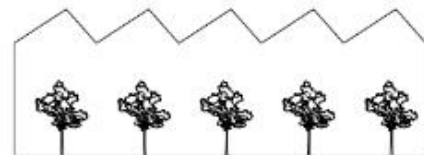
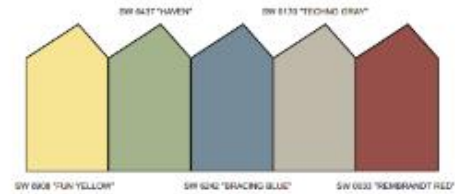
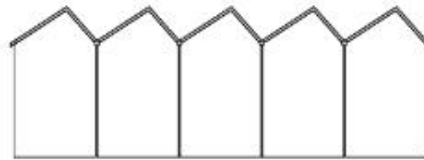
Materials Board

DESIGN RATIONALE + EXTERIOR MATERIALS BOARD

THIS APPLICATION PROPOSES TWO TOWNHOME BUILDINGS, WITH A TOTAL OF 12 UNITS LOCATED AT 215 & 235 NICKEL ROAD.

THESE TOWNHOMES ARE PROPOSED UNDER THE MF-2 ZONING, WHICH IS CONSISTANT WITH THE O.C.P. THE PROPOSED TOWNHOMES ALIGN WITH THE OFFICIAL COMMUNITY PLAN'S GOALS FOR A SUSTAINABLE FUTURE THROUGH FOCUSING GROWTH IN COMPACT, CONNECTED AND MIXED-USE CENTRES, AND BY CREATING A LARGER VARIETY OF HOUSING TYPES FOR KELLOWNA RESIDENTS, PARTICULARLY THE "MISSING MIDDLE".

THE PROPOSED DEVELOPMENT REQUIRES NO VARIANCES UNDER THE MF-2 ZONING, IS CONSISTANT WITH THE CITY'S GOAL FOR INCREASING GROUND-ORIENTED MULTIPLE FAMILY HOUSING IN EXISTING NEIGHBOURHOODS, AND IT COMPLIES WITH THE OFFICIAL COMMUNITY PLAN.



1. FORM

THIS DEVELOPMENT USES A MIX OF TRADITIONAL AND CONTEMPORARY DESIGN ELEMENTS TO RESPOND TO THE RAPIDLY CHANGING NEIGHBOURHOOD OF RUTLAND. THE FORMAL STRATEGY IS CHARACTERIZED BY A REPETITIVE, ASYMMETRICALLY PEAKED ROOFLINE, WHICH SIGNALS DOMESTIC USE WHILE ALSO ADDING MOVEMENT AND VISUAL INTEREST TO THE STREETScape.

2. COLOUR

THIS DEVELOPMENT USES A PLAYFUL COLOUR STRATEGY TO DEFINE EACH NEIGHBOURING UNIT FROM THE OTHER. EACH TOWNHOME IS EASILY IDENTIFIABLE.

3. PRIVATE OPEN SPACES

ARTICULATED PATIO SPACES ON THE STREET-FACING FACADE ADD A LAYER OF VISUAL INTEREST TO THE ELEVATION, WHILE PROVIDING VARIED OPPORTUNITY FOR OUTDOOR LIVING FOR THE RESIDENTS.

5. LANDSCAPING AND OUTDOOR SPACES

STREET LEVEL TREES CREATE A SOFT BUFFER BETWEEN NICKEL ROAD AND THE TOWNHOUSES. SIMILARLY INTERIOR DRIVEWAY COURTYARD TREES PROVIDE A WELCOMING SPACE AND A SEPARATION BETWEEN THE DRIVE AISLE AND THE ENTRANCES TO THE REAR UNITS. ALL UNITS HAVE BEEN PROVIDED A COVERED PATIO SPACE ABOVE GROUND LEVEL.



5. HORIZONTAL LAP SIDING

5" HORIZONTAL CEMENTITIOUS SIDING (SMOOTH FINISH) IS USED THROUGHOUT TO ACHIEVE A WELL-SCALED AND HARMONIOUS FACADE.



6. COLOURED VINYL WINDOW FRAMES (CHARCOAL)



7. ALUMINUM AND GLASS GUARDRAILS



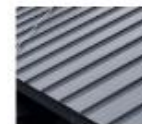
8. WOOD SOFFIT @ PORCH AREAS



9. METAL SCUPPERS AND RAIN WATER LEADERS



10. 6" FACIA WITH METAL FLASHING



11. STANDING SEAM METAL ROOFING @ PORCH CANOPIES



West Elevation



Street Context

245 Nickel Road

215/235 Nickel Road

205 Nickel Road



OCP Design Guidelines

- OCP Policy 5.3.1 Core Area Neighbourhood Infill
 - Encourage ground-oriented residential uses and narrow lot housing up to approximately 3 storeys to fit with the existing neighbourhood development pattern
- OCP Policy 5.11.1 Diverse Housing Forms
 - Ensure a diverse mix of low and medium density housing forms in the Core Area

Staff Recommendation

- Staff recommend support for the proposed development permit as it:
 - Is consistent with OCP housing policy and objectives
 - Meets majority of OCP Design Guidelines
 - No variances required