

# REPORT TO COUNCIL



**Date:** May 27, 2019

**RIM No.** 0940-00

**To:** City Manager

**From:** Community Planning Department (LK)

**Application:** DP18-0159      **Owner:** 1140648 B.C. LTD., Inc. No. 1140648

**Address:** 2125-2137 Richter Street      **Applicant:** Innascore Developments Inc.

**Subject:** Development Permit Application

Existing OCP Designation: MRL – Multiple Unit Residential (Low Density)

Existing Zone: RU6 – Two Dwelling Housing

Proposed Zone: RM<sub>3</sub> – Low Density Multiple Housing

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## 1.0 Recommendation

THAT Rezoning Bylaw No. 11717 be amended at third reading to revise the legal description of the subject properties from Lots 2 & 3 Section 19 Township 26 ODYD Plan 700 to Lot A Section 19 Township 26 ODYD Plan EPP90678;

AND THAT final adoption of Rezoning Bylaw No. 11717 be considered by Council;

AND THAT Council authorizes the issuance of Development Permit No. DP18-0159 for Lot A Section 19 Township 26 ODYD Plan EPP90678, located at 2125-2137 Richter Street, Kelowna, BC subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A,"
2. The exterior design and finish of the building to be constructed on the land, be in accordance with Schedule "B";
3. Landscaping to be provided on the land be in accordance with Schedule "C";
4. The applicant be required to post with the City a Landscape Performance Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, as determined by a Registered Landscape Architect;

AND THAT the applicant be required to complete the above noted conditions of Council's approval of the Development Permit Application in order for the permits to be issued;

AND FURTHER THAT this Development Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

## 2.0 Purpose

To consider the form and character of a purpose built 3-storey 10-unit rental townhouse development on the subject property.

## 3.0 Community Planning

Community Planning Staff are supportive of the Development Permit application as it meets many of the planning objectives and supporting policies of the Official Community Plan (OCP), as well as the applicable urban design guidelines, some of which include:

- Promote interesting, pedestrian friendly streetscape design and pedestrian linkages;
- Provide for a scale and massing of buildings that promotes a safe, enjoyable living, pedestrian and working experience;
- Incorporate architectural features and detailing of buildings and landscapes that define an area's character;
- Provide outdoor spaces, including rooftops, balconies, patios and courtyards;
- Mitigate the actual and perceived bulk of buildings by utilizing appropriate massing, including:
  - Architectural elements (e.g. balconies, bay windows, cantilevered floors, cupolas, dormers);
  - Step back upper floors to reduce visual impact;
  - Detailing that creates a rhythm and visual interest along the line of the building;
  - Wall projections and indentations, windows and siding treatments as well as varied material textures should be utilized to create visual interest and to articulate building facades.

The inclusion of two ground-oriented units facing onto Richter Street creates a pedestrian-oriented scale and connection to the street. The units have an outdoor patio area that is delineated by landscaping. This enhances the public realm at the street level as well as provides privacy for the resident's private amenity area. A central entry provides access to the eight units on the upper level. Each unit is accessed from the common courtyard area, which is intended to provide an amenity area that encourages interaction between the residents.



The property is centrally located on Richter Street between Cadder Avenue and Glenwood Avenue. The site is in walking distance of Kelowna General Hospital and has easy access to the Ethel Street multi-use corridor which will provide good cycling and pedestrian connectivity to downtown and the Rail Trail. The property has a Walk Score of 63 (Somewhat Walkable- some errands can be accomplished on foot) and a Transit Score of 46 (Some Transit - a few nearby public transportation options). The site is within close proximity of three urban centres (Downtown, Capri/Landmark and South Pandosy) which provides nearby amenities including parks, restaurants, shops and recreational opportunities in the immediate area.

**4.0 Proposal**

**4.1 Background**

Two parcels have been consolidated to form the new titled lot. Each parcel has an existing dwelling which will be demolished to facilitate the development of the 10-unit townhouse complex.

**4.2 Project Description**

The applicant is proposing the construction of a 3-storey, 10-unit purpose-built rental townhouse building. The development includes a mix of unit types from one to three bedrooms with some having an additional den area.

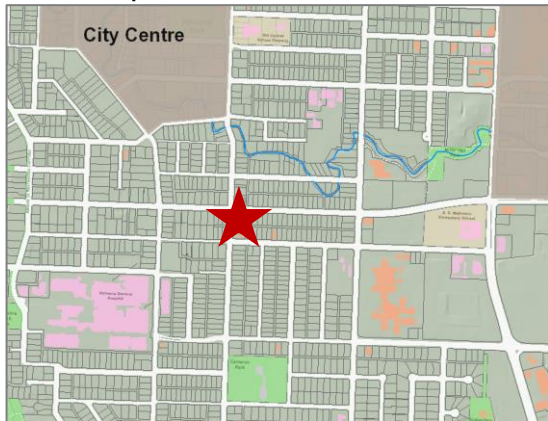
The development provides the 18 parking stalls required to meet the Zoning Bylaw Regulations. Seven at-grade parking spaces are provided along the rear lane with the remainder of the parking (11 stalls) in an above-ground parking structure. The structured parking is located behind the two ground-oriented units on the main floor. This screens the parking from the street and adjacent parcels and provides extra security for vehicles.

**4.3 Site Context**

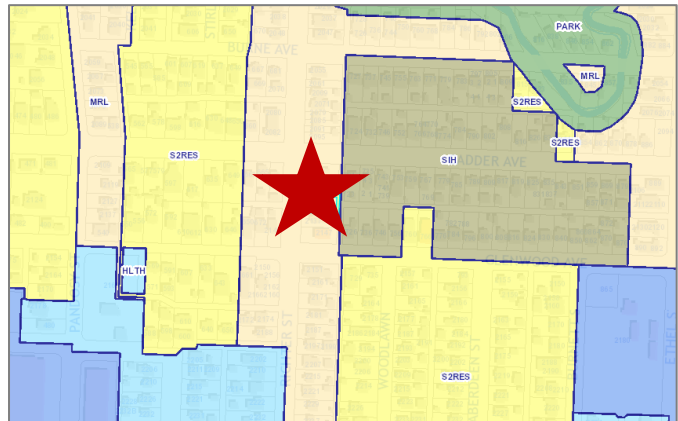
Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU6 – Two Dwelling Housing	Single Family Dwelling
East	RU7 – Infill Housing	Four Dwelling Housing, Single Family Dwelling
South	C1 – Neighbourhood Commercial	Convenience Store
West	RU6 – Two Dwelling Housing	Single Family Dwelling

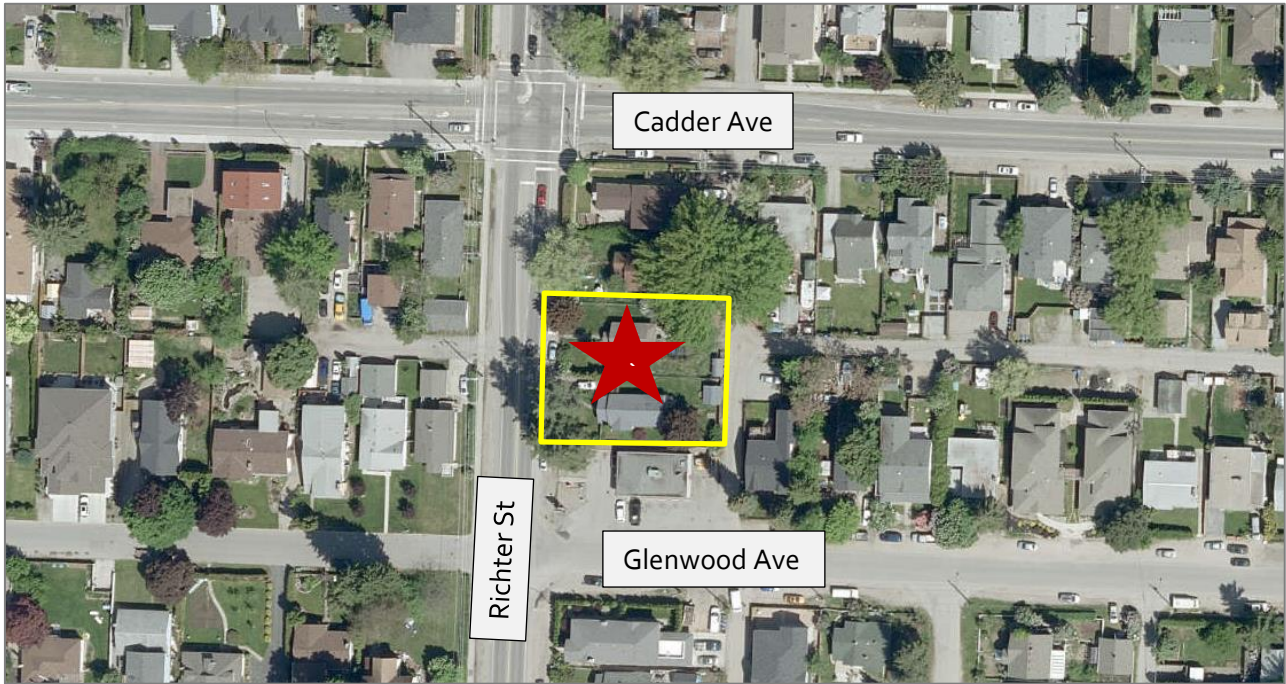
**Context Map:**



**Future Land Use:**



Subject Property Map: 2125-2137 Richter Street



4.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RM <sub>3</sub> ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Lot Area	900 m <sup>2</sup>	1183.85 m <sup>2</sup>
Lot Width	30 m	32.37 m
Lot Depth	30 m	36.57 m
Development Regulations		
Site Coverage (building)	50%	49.87%
Site Coverage (building, driveway and parking area)	60%	60%
Floor Area Ratio	0.75	0.72
Height	10 m or 3 storeys	10 m & 3 storeys
Front Yard	1.5 m (ground-oriented)	2.5 m
Side Yard (south)	4.0 m	5.18 m
Side Yard (north)	4.0 m	5.18 m
Rear Yard	3.0 m	6.56 m
Other Regulations		
Minimum Parking Requirements	18 stalls	18 stalls
Bicycle Parking	5 spaces	8 spaces
Private Open Space	275 m <sup>2</sup>	345 m <sup>2</sup>

## 5.0 Current Development Policies

### 5.1 Kelowna Official Community Plan (OCP)

#### Development Process

**Compact Urban Form.**<sup>1</sup> Develop a compact urban form that maximizes the use of existing infrastructure and contributes to energy efficient settlement patterns. This will be done by increasing densities (approximately 75 - 100 people and/or jobs located within a 400-metre walking distance of transit stops is required to support the level of transit service) through development, conversion, and re-development within Urban Centres (see Map 5.3) in particular and existing areas as per the provisions of the Generalized Future Land Use Map 4.1.

**Sensitive Infill.**<sup>2</sup> Encourage new development or redevelopment in existing residential areas to be sensitive to or reflect the character of the neighbourhood with respect to building design, height and siting.

**Healthy Communities.**<sup>3</sup> Through current zoning regulations and development processes, foster healthy, inclusive communities and a diverse mix of housing forms, consistent with the appearance of the surrounding neighbourhood.

**Housing Mix.**<sup>4</sup> Support a greater mix of housing unit size, form and tenure in new multi-unit residential and mixed-use developments.

## 6.0 Application Chronology

Date of Application Received: July 25, 2018  
Date of Rezoning Public Hearing: January 15, 2019

**Report prepared by:** Lydia Korolchuk, Planner

**Approved for Inclusion by:** Terry Barton, Urban Planning Manager

#### Attachments:

Attachment A: Comprehensive Development Permit Guidelines

Attachment B: Draft Development Permit – DP18-0159

Attachment C: Development Engineering Memorandum

Schedule A: Site Plan

Schedule B: Conceptual Elevations

Schedule C: Landscape Plan

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<sup>1</sup> City of Kelowna Official Community Plan, Policy 5.2.3 (Development Process Chapter).

<sup>2</sup> City of Kelowna Official Community Plan, Policy 5.22.6 (Development Process Chapter).

<sup>3</sup> City of Kelowna Official Community Plan, Policy 5.22.7 (Development Process Chapter).

<sup>4</sup> City of Kelowna Official Community Plan, Policy 5.27.11 (Development Process Chapter).