



DP20-0017 & DVP20-0096 550 Clifton Road

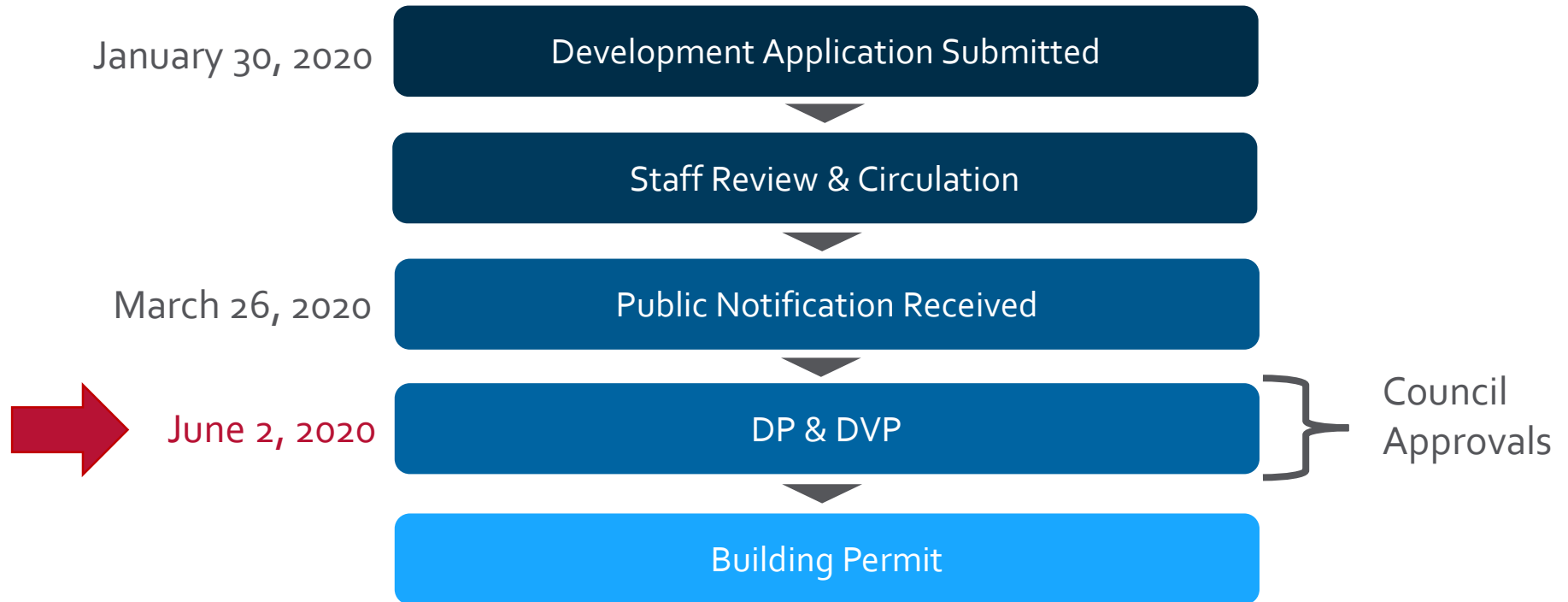
Development Permit and Development Variance Permit Applications



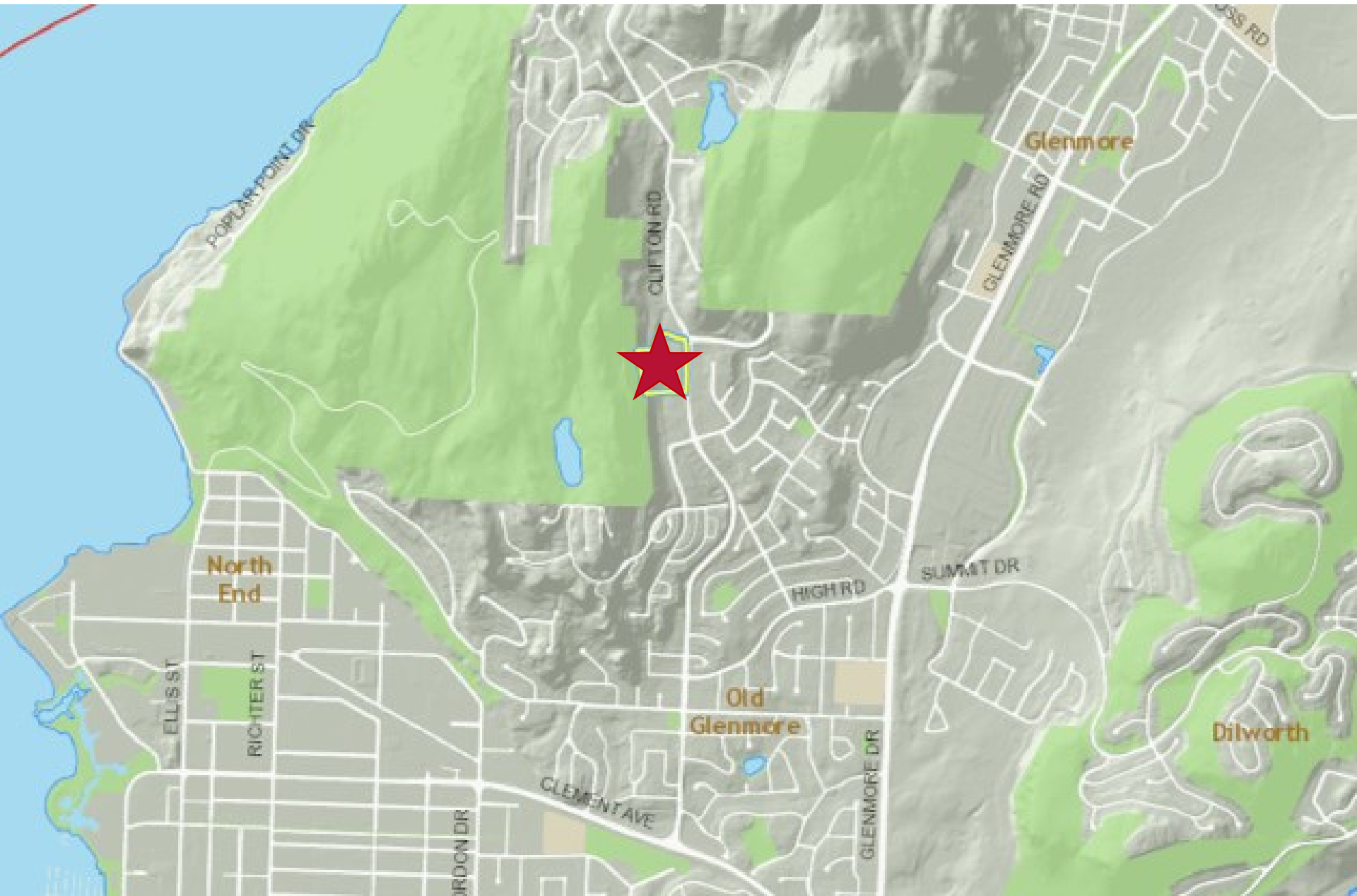
Proposal

- ▶ To consider a Staff recommendation to NOT issue a Development Variance Permit to allow tandem parking on the subject property and NOT Issue a Development Permit for the form and character of 46-unit, 3-storey townhouse development.

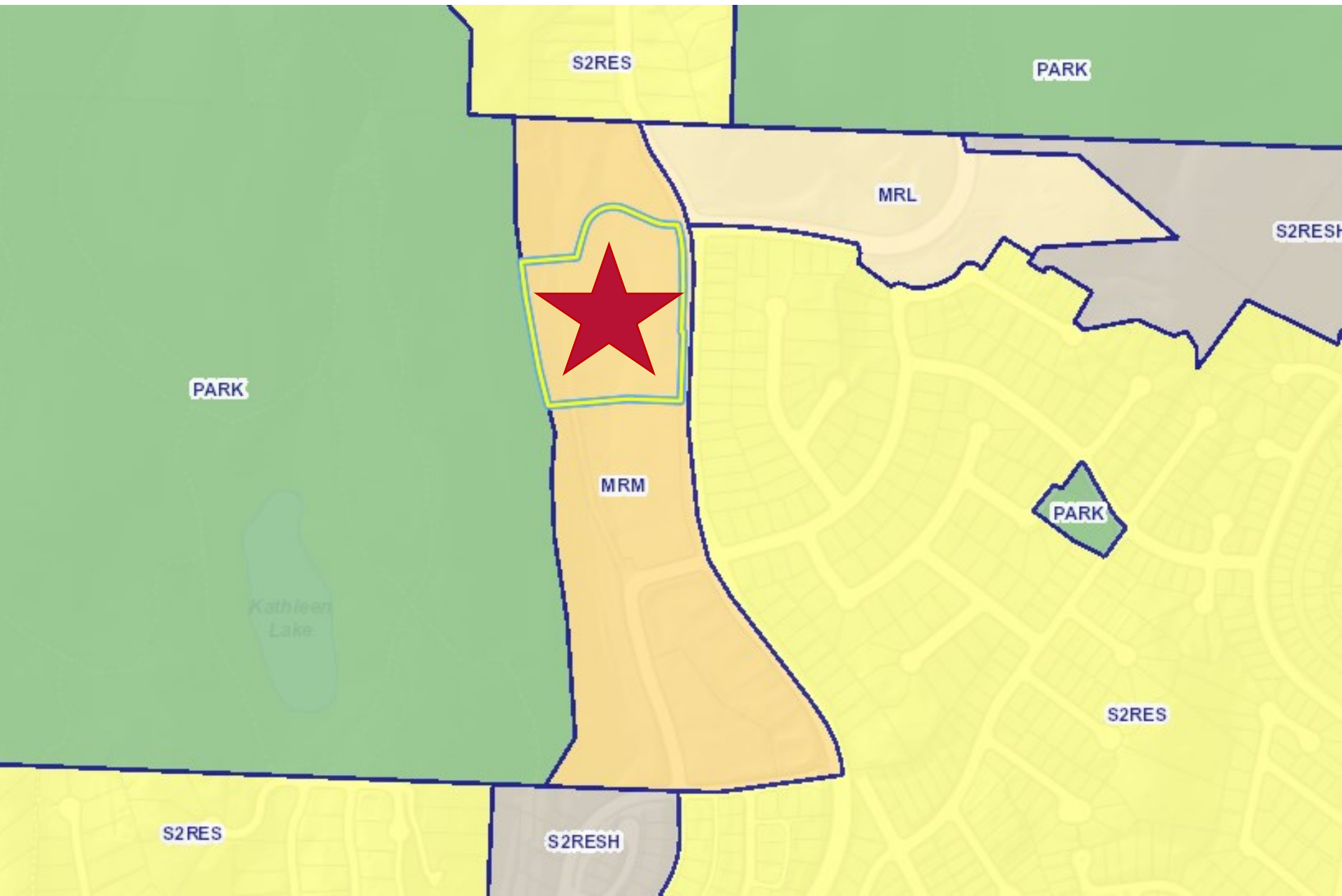
Development Process



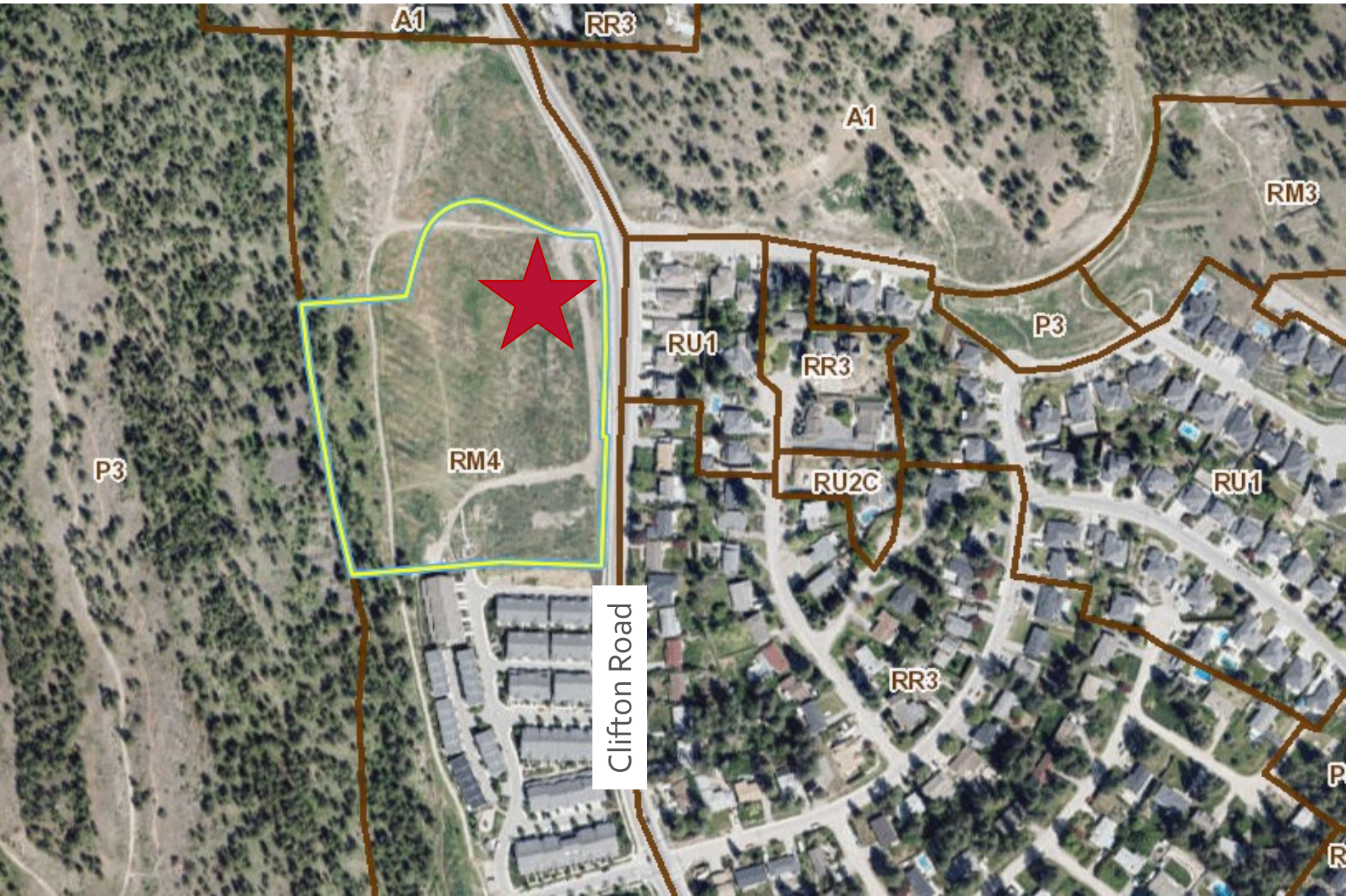
Context Map



OCP Future Land Use / Zoning



Subject Property Map



Subject Property Photo



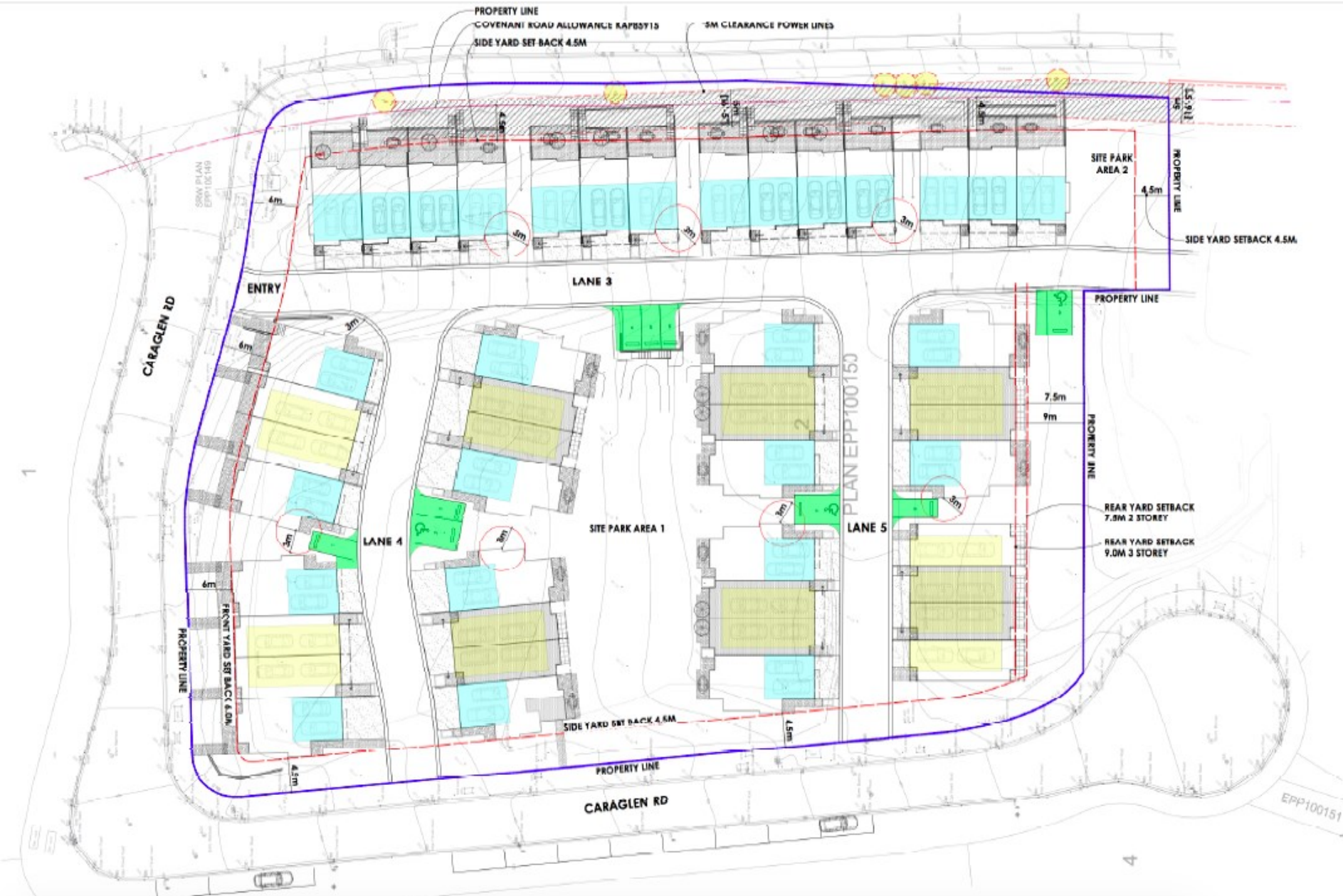
Project Details

- ▶ 12 building, 46-unit townhouse development.
- ▶ 12 two-bedroom units, 34 three-bedroom unit
- ▶ 2-3 storeys in height
- ▶ Private open space provided through at-grade yards, private decks, and common open areas
- ▶ Parking in private double and tandem garages with visitor parking throughout the site at-grade

Variance

- ▶ Requesting a variance to allow 40% parking stalls to be configured in tandem garages
 - ▶ Two parking spaces would be placed one behind the other in the same garage
- ▶ Tandem parking is prohibited in townhouse developments that are located outside of the Urban Core

Site Plan



Elevations



Elevations facing east towards Clifton Road



Elevations facing north towards future Cara Glen Road expansion

Elevations



Elevations facing west towards future Cara Glen Road expansion



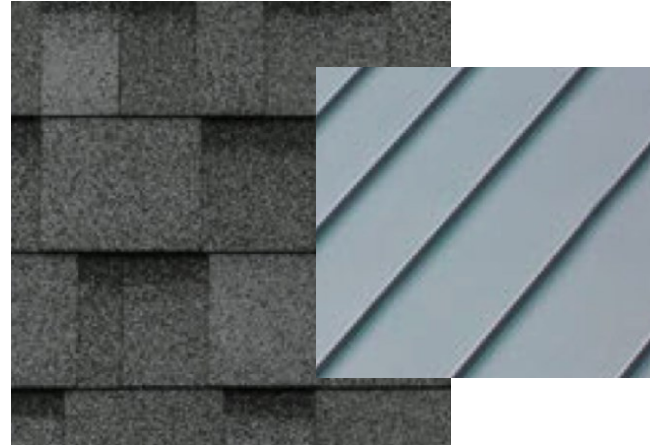
Internal site elevations (buildings 11 and 12)

Materials

Building Materials & Siding



Roofing Materials



Trim Materials



Landscape Plan



Background on Variance

- ▶ The Zoning Bylaw was updated in November 2019
 - ▶ Tandem parking in townhouse projects outside of the urban core now not permitted
 - ▶ Tandem parking is prohibited outside of the Urban Core to avoid creating parking issues
- ▶ This application was submitted to in January 2020
 - ▶ Planning for the project began when old regulations were still in place
- ▶ The property is in a car-oriented neighbourhood and is intended to remain outside of the Urban Core in the next OCP

Urban Design Guidelines

- ▶ No other variances requested
- ▶ Otherwise generally meets urban design guidelines:
 - ▶ Convey a strong sense of authenticity through urban design that is distinctive for Kelowna
 - ▶ Promote a high urban design standard and quality of construction for future development
 - ▶ Integrate new development with existing site conditions and preserve the character amenities of the surrounding area
 - ▶ Promote interesting, pedestrian friendly streetscape design
 - ▶ Incorporate architectural features and detailing of buildings and landscapes that define an area's character

Staff Recommendation

- ▶ Staff recommend NOT issuing a Development Variance Permit to allow tandem parking on the subject property and NOT issuing a Development Permit for the form and character of 46-unit, 3-storey townhouse development

Alternate Recommendation

- ▶ THAT Council authorizes the issuance of Development Permit No. DP20-0017
- ▶ AND THAT a variance to the following section of Zoning Bylaw No. 8000 be granted:
 - ▶ **Section 8.2.6(d): Tandem Parking Regulations**
 - ▶ To allow tandem parking outside of the Urban Core on the subject property.



Conclusion of Staff Remarks