



DP20-0003 & DVP20-0004 815 Leon Ave.

Development Permit &
Development Variance Permit Application



Proposal

- ▶ To consider a Development Permit for the form and character of a 6 ½ storey apartment building; and to consider a Development Variance Permit to vary the following: 1) Site coverage; 2) Front yard setback; 3) Minimum landscape buffer at rear yard; 4) Vehicle parking stall requirement; and 5) Location of car-share vehicle.

Development Process

Dec. 13, 2019

Development Application Submitted



Staff Review & Circulation



Feb. 13, 2019

Public Notification Received



March 23, 2020

Initial Consideration



May 12, 2020

Public Hearing
Second & Third Readings



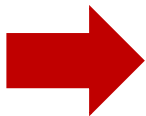
June 23, 2020

Final Reading
DP & Variances

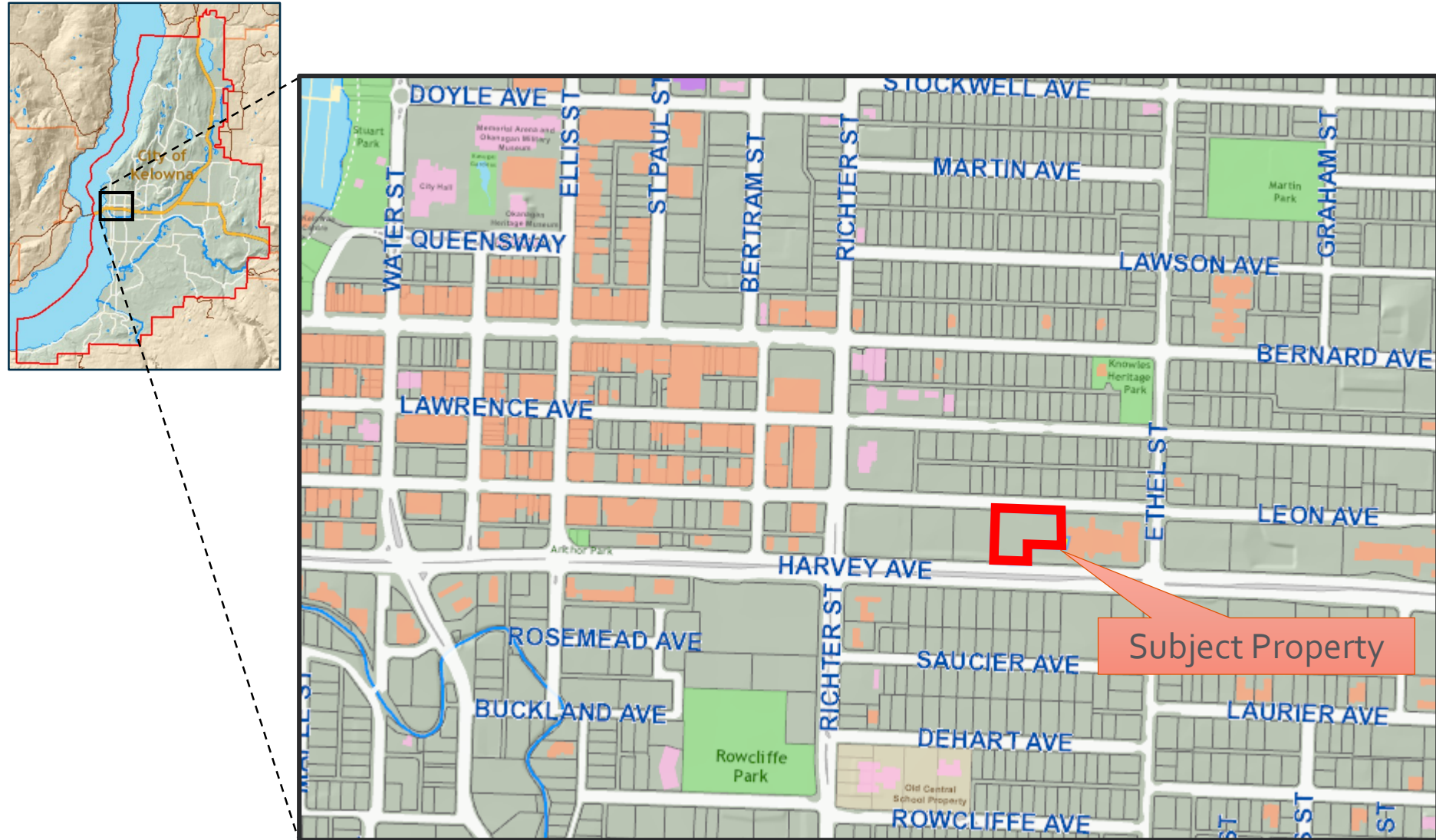


Building Permit

Council
Approvals

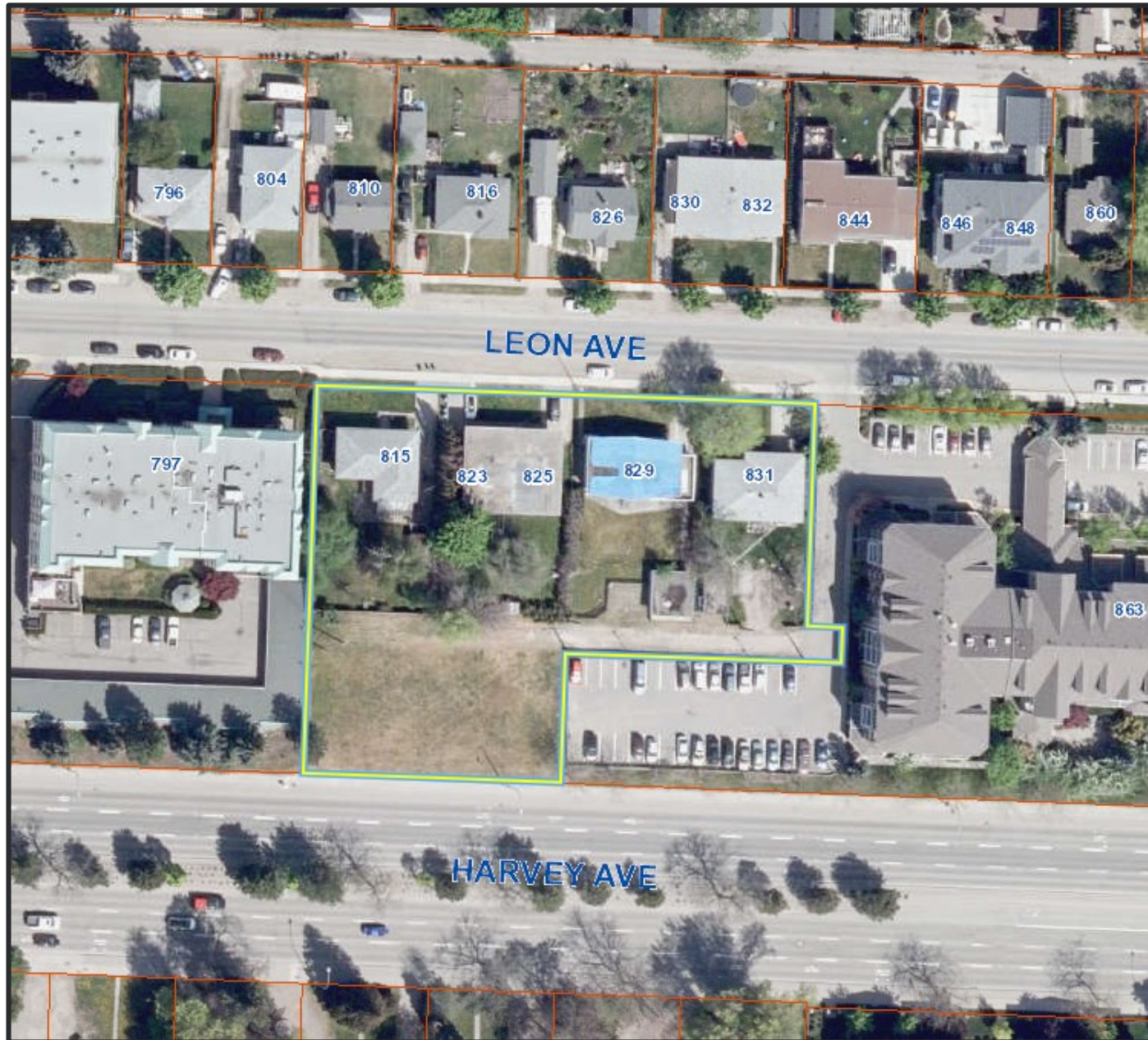


Context Map

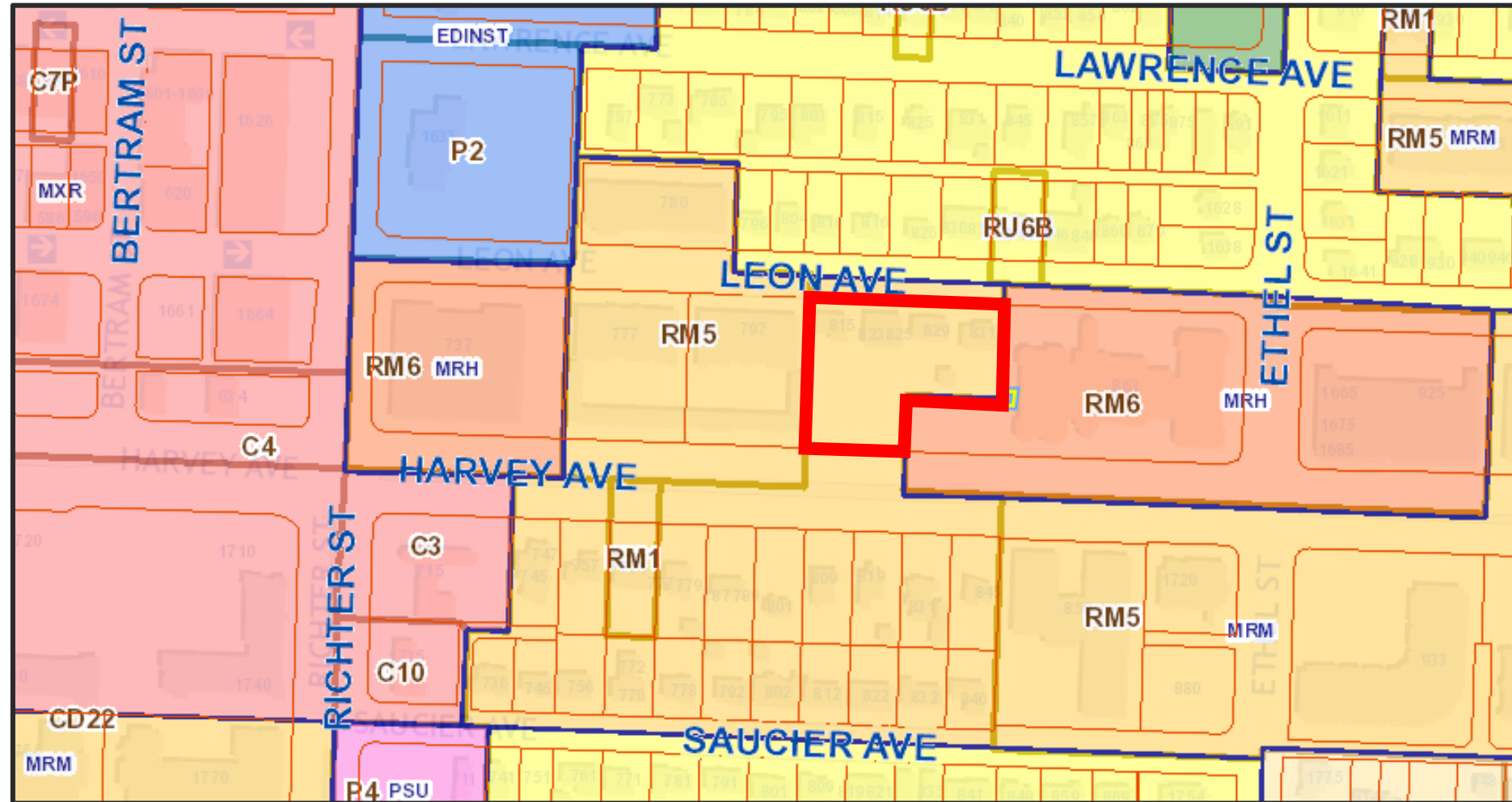


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Subject Property Map



OCP Future Land Use / Zoning



Background

- ▶ The proposal requires both a rezoning and an OCP Amendment.
 - ▶ OCP Amendment: MRM ➡ MRH
 - ▶ Rezoning: RU6 ➡ RM6
- ▶ Supported on condition of a covenant limiting height of development to 6 ½ storeys and 24m.
 - ▶ Covenant now on Title

Project/technical details

- ▶ The applicant proposes a 6 ½ storey purpose-built rental apartment building with ground-oriented townhouse units on the first and second storey and apartment units setback above.

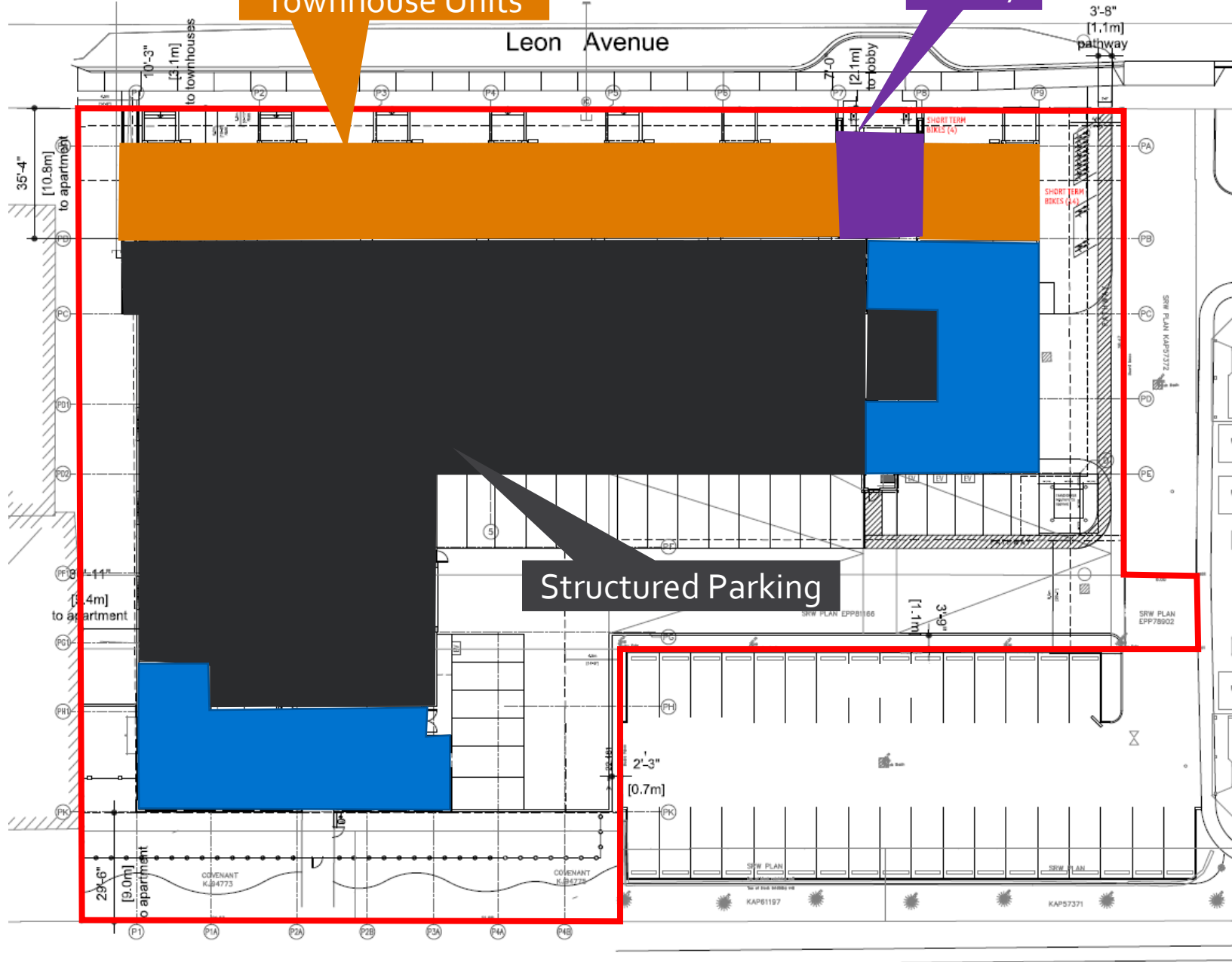


Site Plan

Ground-Oriented
Townhouse Units

Lobby

Structured Parking



Harvey Avenue

Elevations – North



window/door/trim
 - charcoal



cementitious panel-pearl grey
condo



cementitious panel-light grey
Townhouse



brick - mutual materials
Aspen mission texture
Condo



brick - mutual materials
Redondo Gray mission texture
Townhouse

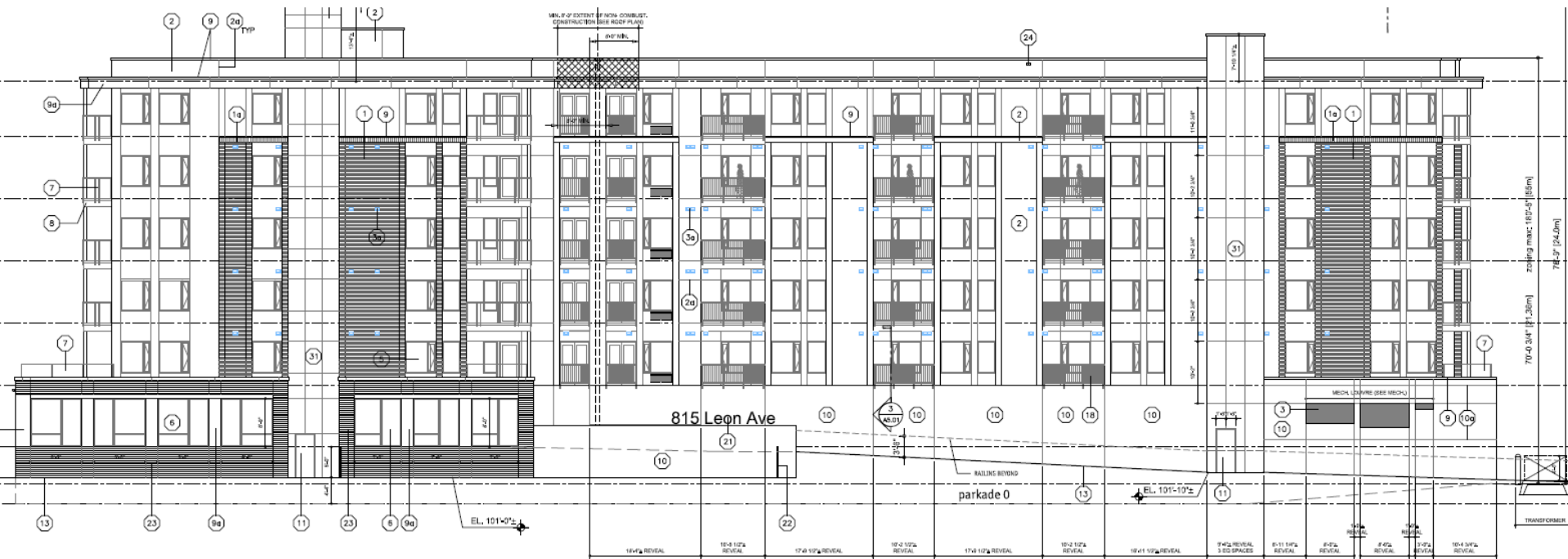


stucco -
dark gray

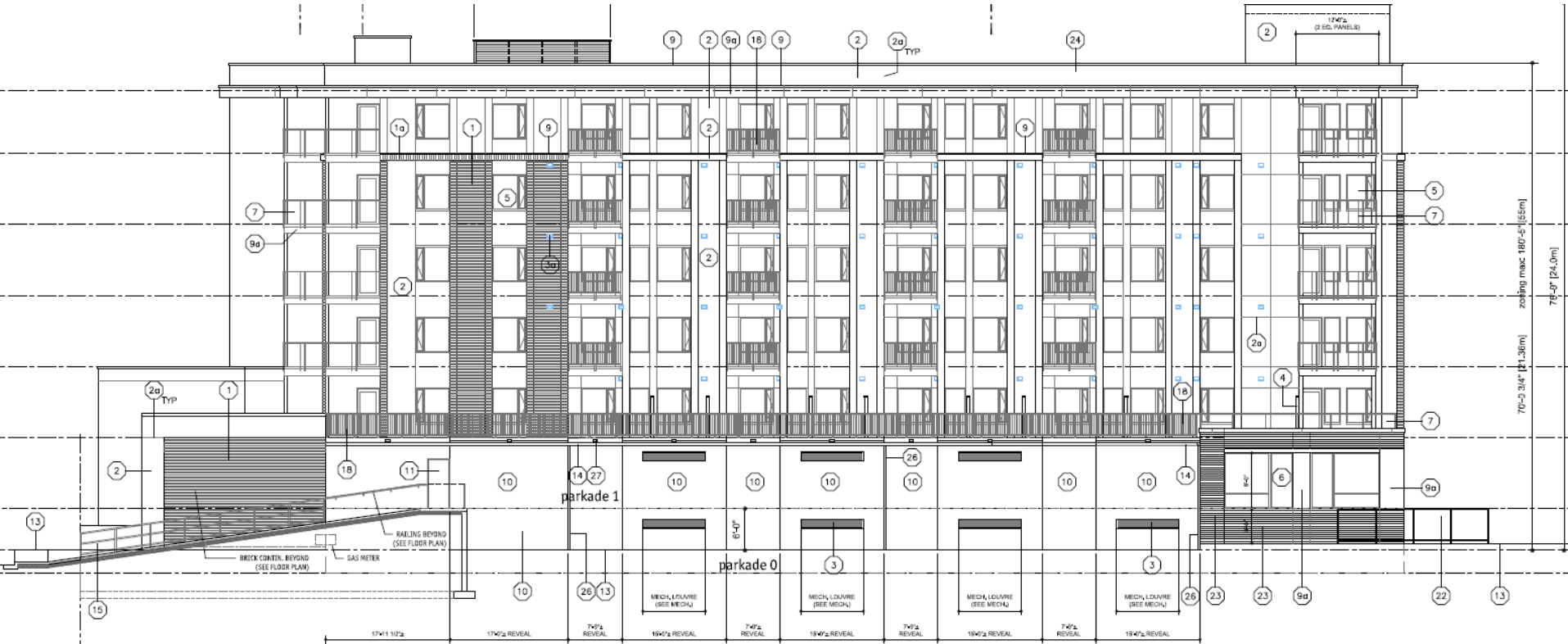


roof -
grey SBS

Elevations – South



Elevations – West



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Renderings



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Renderings



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Renderings



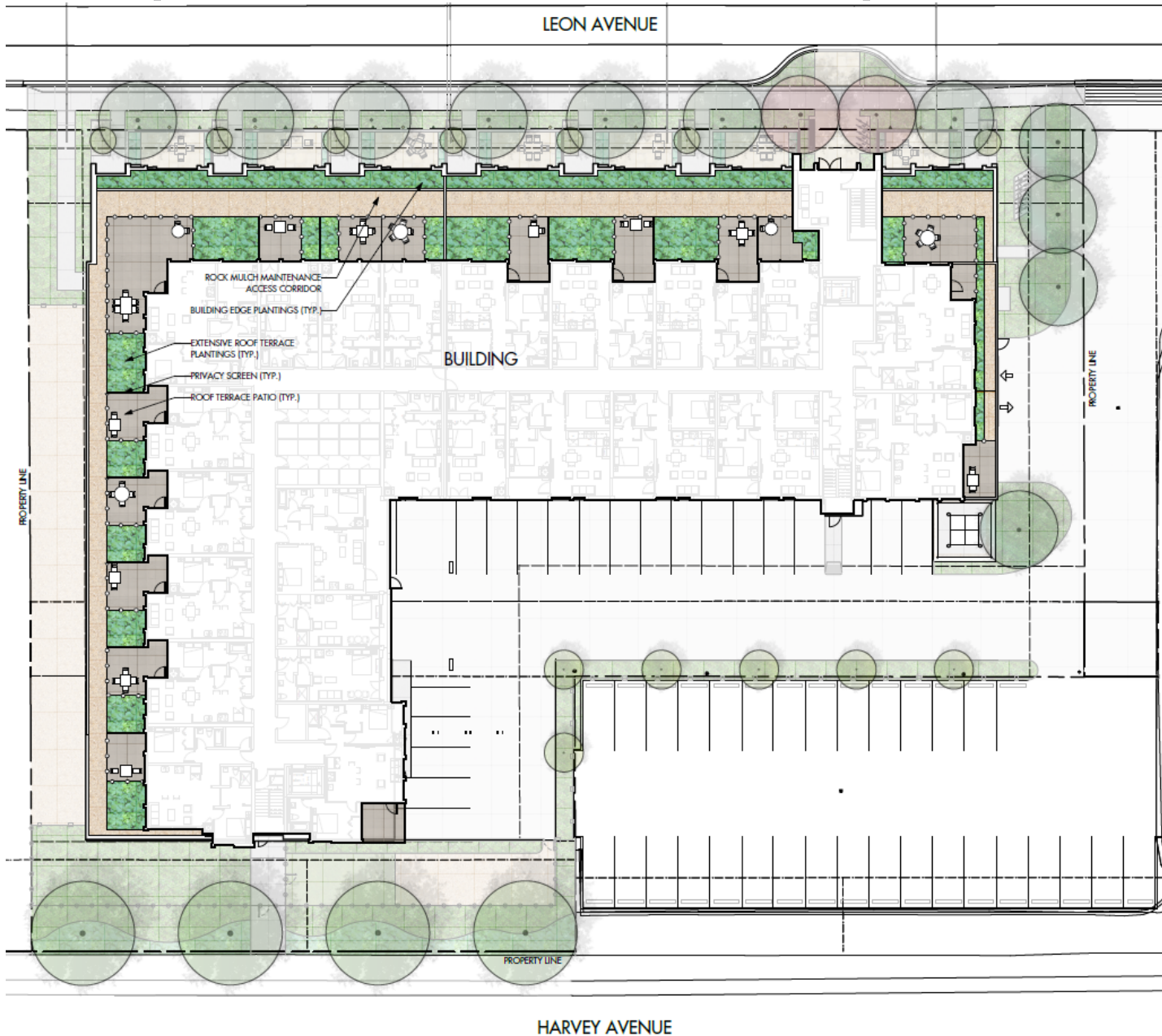
City of Kelowna

Landscape Plan – Grade



HARVEY AVENUE

Landscape Plan – 3rd Storey



Development Policy

- ▶ The proposed development substantially meets the Comprehensive Development Permit Guidelines.
 - ▶ High degree of architectural articulation, horizontally and vertically
 - ▶ Good quality materials and appropriate color scheme
 - ▶ Ground-oriented townhouse units with front yards activate street, add visual interest and provide a pedestrian-friendly environment
 - ▶ Extended, landscaped balconies above townhouse units provide attractive private space and additional 'eyes-on-the-street'



Variance 1

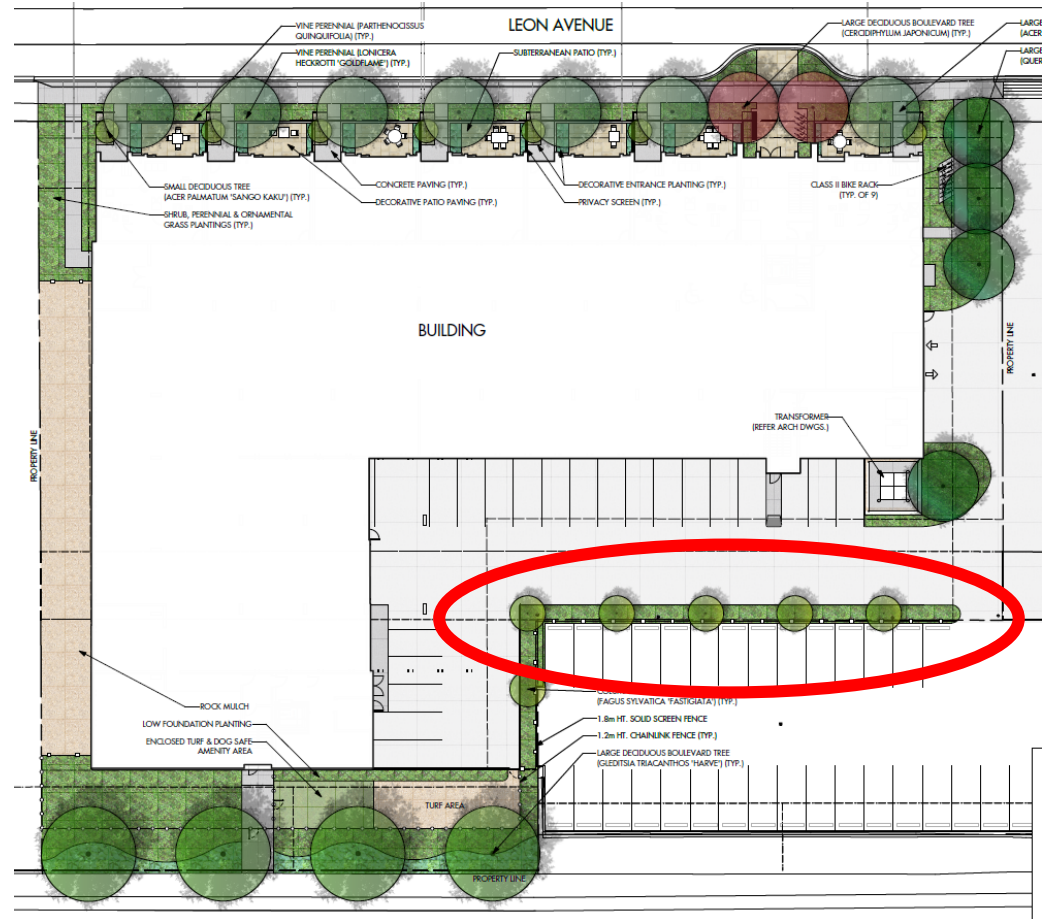
- ▶ Increase site coverage from 50% permitted to 76%.
- ▶ Proposal yet delivers a large amount of high-quality landscaping and green space throughout (incl. 3rd storey balconies).

Variance 2

- ▶ Reduce the front yard setback from 6.0m required to 2.1m.
 - ▶ Main entrance is setback 2.1m, while townhouse units are setback 3.1m
- ▶ Ground-orientation of the units at grade reduce the necessity and desirability of an extended setback.
 - ▶ land-use zones that more explicitly make provision for ground-oriented units allow the front yard setback to be reduced to 1.5m

Variance 3

- ▶ Reduce the landscape buffer for a portion of the rear yard from 3m required to 1.1m.
- ▶ Area wherein the landscape buffer is reduced fronts onto a parking area on an adjacent lot where the need for extensive landscaping is less crucial.



Variance 4

- ▶ Reduce the number of parking stalls from 178 required to 147.
- ▶ The 147 parking stalls provided meets the requirement for development within an urban centre.
- ▶ The development is just outside the City Centre Urban Centre (within 200m). Given this close proximity, Staff believe it is reasonable to treat the development as one that is within an urban centre.
- ▶ Also, the apartment building is to be a purpose-built rental, and it has been established that rental units require less parking than owner-occupied units.

Variance 5

- ▶ Permit a car-share vehicle to be located outside of 100m from the subject property.
- ▶ 3 car share vehicles are proposed, to offset the requirement of 15 parking stalls, in accordance with the car share incentives described in the Zoning Bylaw.
- ▶ 1 of the 3 car share vehicles is proposed to be outside of 100m of the subject property.
- ▶ Staff support the variance as the proposal is consistent with the City's goal of increasing car-share activity as a community benefit and public good.

Staff Recommendation

- ▶ Staff support the Development Permit as the proposal substantially meets the Comprehensive Development Permit Guidelines.
- ▶ Staff support the variances for reasons given above
 - ▶ 1) Site coverage (50% ➡ 76%)
 - ▶ 2) Front yard setback (6m ➡ 2.1m)
 - ▶ 3) Minimum landscape buffer at rear yard (3m ➡ 1.1m)
 - ▶ 4) Vehicle parking stall requirement (178 ➡ 147)
 - ▶ 5) Location of car share vehicle (>100m from lot)



Conclusion of Staff Remarks

Project/technical details

- ▶ The applicant also proposes the following variances:
 - ▶ Relaxing the site coverage maximum from 50% to 76%;
 - ▶ Reducing the front yard setback from 6m to 2.1m;
 - ▶ Reducing the landscape buffer at the rear yard from 3m to 1.1m;
 - ▶ Relaxing the car parking requirement from 178 to 147 stalls; and
 - ▶ Allowing a car share vehicle to be located further than 100m from the subject property.

Renderings

