

REPORT TO COUNCIL



Date: February 6, 2023

To: Council

From: City Manager

Department: Development Planning

Application: DP21-0283

Owner: BENOULIN APARTMENTS
KELOWNA 2022 LTD., INC.NO.
BC1342273

Address: 2165 Benvoulin Ct.

Applicant: Traine Construction and
Development

Subject: Development Permit Application

Existing OCP Designation: UC – Urban Centre

Existing Zone: UC₃ – Midtown Urban Centre

1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP21-0283 for LOT A DISTRICT LOT 128 OSOYOOS DIVISION YALE DISTRICT PLAN KAP89861, located at 2165 Benvoulin Ct, 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.

Purpose

To issue a Development Permit for the form and character of apartment housing.

2.0 Development Planning

Development Planning recommends support for the Development Permit application. The proposal generally complies with the 2040 Official Community Plan (OCP) Urban Centre and Form and Character Guidelines. Objectives within the OCP support residential development for the Midtown Urban Centre to transition the area into a transit-supportive neighbourhood, with policies promoting residential apartment building development. Several form and character guidelines achieved by this proposal include:

- Orientation of windows and balconies to face the fronting streets, helping to maximize 'eyes on the street';
- Providing vehicular access to the on-site parking from the lowest classification street;
- Articulation of building facades to provide visual interest; and
- On-site landscaping includes amenities such as a play area, community gardens and fenced dog run.

3.0 Proposal

3.1 Background

The subject property is approximately 3.31 acres in size. A plant nursery used to operate on the property and it was closed in 2006 when Benvoulin Rd was relocated from the east side of the property, to the south. It has been vacant since that time.

3.2 Project Description

This application proposes two five-storey wood frame buildings, comprised of 187 residential units. 78 units are included in Building 1, which is located on the western side of the property, and an additional 109 units in Building 2, which runs parallel to Benvoulin Rd. on the eastern side. The units include a mix of bachelor (29 units), one bedroom (48 units), two bedroom (94 units), and three bedroom (16 units) and would be contained within two separate buildings.

Required parking is met on site, through a combination of surface (80 stalls) and underground (157 stalls) parking. One vehicular access is off Benvoulin Ct. (to access the surface parking lot, and the underground parkade) and one additional access is provided off the future Mayer Rd. (to the underground parkade). Primary building materials include fibrecement cladding (Hardie Lap siding and Hardie Panel), with smooth panel accents (wood colour).

The application includes on-site landscaping, which includes a playground, community garden area and fenced dog run. Indoor amenity areas are also proposed to be included in each building, which incorporates a lounge and fitness area.

No variances to Zoning Bylaw No. 12375 are required.

3.3 Site Context

The subject property is located in the Midtown Urban Centre, near the intersection of Benvoulin Rd and Cooper Rd. It has a Walk Score of 58, indicating it is somewhat walkable.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	UC ₃ – Midtown Urban Centre	Apartment Housing
East	UC ₃ – Midtown Urban Centre	Apartment Housing
South	A ₁ – Agriculture	Agriculture
West	UC ₃ – Midtown Urban Centre	Apartment Housing

Subject Property Map: 2165 Benvoulin Ct



3-4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	UC ₃ ZONE REQUIREMENTS	PROPOSAL
Development Regulations		
Max. Site Coverage (Buildings)	85 %	26.3 %
Max. Site Coverage (Buildings, Structures, and Impermeable Surfaces)	90 %	44.9 %
Max. Floor Area Ratio	1.8	1.053
Max. Height	22.0 m / 6 storeys	17.0 m / 5 storeys
Min. Front Yard (Benvoulin Ct)	3.0 m	18.8 m
Min. Flanking Side Yard (Mayer Rd)	3.0 m	7.3 m
Min. Side Yard (west)	3.0 m	24.6 m
Min. Rear Yard (Benvoulin Rd)	3.0 m	10.3 m
Min. Setback for Portions of Building Above 16.0 m in Height Abutting Another Property	4.0 m	24.6 m
Min. Common and Private Amenity Space	3,688 m ²	5,040.9 m ²

Other Regulations		
Min. Parking Requirements	203 stalls	237 stalls
Min. Bicycle Parking	20 Short term 144 Long term	22 Short term 144 Long term

4.0 Current Development Policies

4.1 Kelowna Official Community Plan (OCP)

Objective 4.1 Strengthen the Urban Centres as Kelowna’s primary hubs of activity	
Policy 4.1.6 High Density Residential Development	Direct medium and high density residential development to Urban Centres to provide a greater mix of housing near employment and to maximize use of existing and new infrastructure, services and amenities. <i>This proposal is for a medium-density development within the Midtown Urban Centre with easy access to existing services and amenities.</i>
Objective 4.1 Strengthen the Urban Centres as Kelowna’s primary hubs of activity	
Policy 4.8.1 Midtown Residential Development	Prioritize the development of multi-unit residential uses over employment uses in Midtown to support a greater live work balance. <i>This development would add 187 residential units to the housing mix in the Midtown Urban Cente, and would contain a mix of studio, one- and two- and three-bedrooms units.</i>

5.0 Technical Comments

5.1 Development Engineering Department

See Attachment C – Development Engineering Memorandum

6.0 Application Chronology

Date of Application Received: Dec 22, 2021

Date Public Consultation Completed: N/A

Report prepared by: Kimberly Brunet, Planner II
Reviewed by: Lydia Korolchuk, Urban Planning Manager
Reviewed by: Terry Barton, Development Planning Department Manager
Approved for Inclusion: Ryan Smith, Divisional Director, Planning & Development Services

Attachments:

Attachment A: Draft Development Permit DP21-0283

Schedule A: Site Plan and Floor Plans

Schedule B: Elevations, Materials and Colour Board

Schedule C: Landscape Plan

Attachment B: OCP Form and Character Development Permit Guidelines

Attachment C: Development Engineering Memorandum