

REPORT TO COUNCIL



Date: March 13th, 2023

To: Council

From: City Manager

Department: Development Planning

Application: DP22-0194

Owner: 1347431 BC Ltd., Inc. No.
BC1347431

Address: 453 Osprey Ave

Applicant: Meiklejohn Architects

Subject: Development Permit Application

Existing OCP Designation: UC – Urban Centre

Existing Zone: UC5 – Pandosy Urban Centre

1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP22-0194 for Lot A District Lot 14 ODYD Plan EPP120981, located at 453 Osprey Avenue, 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 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 amount of 125% of the estimated value of the Landscape Plan, 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 permit 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

Staff support the proposed Development Permit for the form and character of the four-storey apartment building. The proposal complies with the Official Community Plan (OCP) policies for the Downtown Urban Centre by providing high density residential development which is in conformance with the Building Heights and Street Character mapping. The proposal meets all regulations of the Zoning Bylaw, and no variances are requested.

The proposal is consistent with the OCP Form and Character Design Guidelines for Low & Mid-Rise Residential Development including providing ground-oriented units, landscaping, the usage of high-quality materials and includes varied architectural features on the building’s façade.

3.0 Proposal

3.1 Project Description

The applicant is proposing a four-storey apartment building on the subject property containing 44 residential units. The unit mix will consist of 9 two-bedroom with dens, 26 two-bedroom units, and 9 one bedroom with dens. Two of these units are ground-oriented and have direct access onto Osprey Avenue. The proposal includes structured parking accessed from the rear laneway and will include 52 resident parking stalls, 8 visitor stalls and 35 long-term bicycle stalls.

The development proposes a variety of materials that include wood grain metal panels, brick running bond, and stucco (medium grey, light grey, dark grey and pomegranate). The landscape plan includes small, medium, and large trees at the front and sides of the property. The form and character meets the majority of the OCP Development Permit Guidelines.

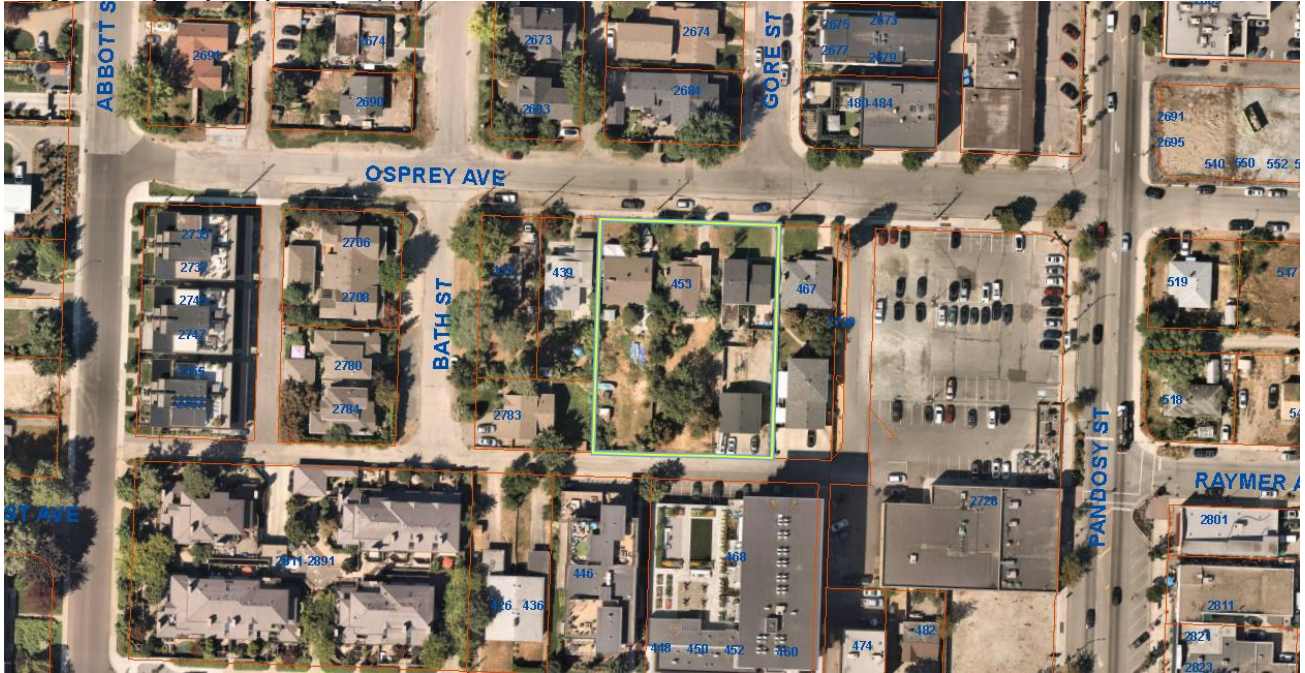
3.2 Site Context

The subject property is in the Pandosy Urban Centre and is located on Osprey Avenue, near the intersection with Pandosy Street. The surrounding area is primarily zoned UC5 – Pandosy Urban Centre and the surrounding area has a mix of single-dwelling housing, apartment housing and commercial. The project site consisted of three properties that have been consolidated into a single parcel.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	UC5 – Pandosy Urban Centre	Single-Detached Housing
East	UC5 – Pandosy Urban Centre	Single-Detached Housing
South	UC5 – Pandosy Urban Centre	Apartment Housing
West	UC5 – Pandosy Urban Centre	Single-Detached Housing

Subject Property Map: 453 Osprey Avenue



3.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	UC5 ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Min. Lot Area	460 m ²	2,731 m ²
Min. Lot Width	13.0 m	45.74 m
Min. Lot Depth	30.0 m	59.72 m
Development Regulations		
Max. Floor Area Ratio	1.6	1.51
Max. Site Coverage (buildings)	82.4%	85%
Max. Height	16.0 m / 4 storeys	16.0 m / 4 storeys
Min. Front Yard	2.0 m	2.0 m
Min. Side Yard (south)	0.0 m	1.52 m
Min. Side Yard (north)	0.0 m	1.52 m
Min. Rear Yard	0.0 m	0.0 m
Other Regulations		
Min. Parking Requirements	50	60
Min. Long-Term Bicycle Parking	35	35
Min. Short-Term Bicycle Parking	6	6
Min. Common Amenity Space	176 m ²	430 m ²
Min. Private Amenity Space	924 m ²	1,411 m ²

4.0 Current Development Policies

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 the use of existing and new infrastructure, services, and amenities. <i>The proposal is a medium-high density residential development within the Pandosy Urban Centre.</i>
Objective 4.12. Increase the diversity of housing types and tenures to create inclusive, affordable, and complete Urban Centres.	
Policy 4.12.1. Diverse Housing Forms.	Ensure a diverse mix of medium density and high-density housing forms that support a variety of households, income levels and life stages. <i>The proposal offers a multi-family development in an existing single-dwelling housing neighbourhood.</i>

5.0 Application Chronology

Date of Application Received: October 7th, 2022

Report prepared by: Tyler Caswell, 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 DP22-0194

Schedule A: Site Plan and Floor Plans

Schedule B: Elevations

Schedule C: Landscape Plan

Attachment B: OCP Form and Character Development Permit Guidelines