

# REPORT TO COUNCIL



**Date:** April 3<sup>rd</sup>, 2023

**To:** Council

**From:** City Manager

**Department:** Development Planning

**Application:** DP22-0203

**Owner:** Cellar Door Holdings Ltd., Inc.  
No. 1299686

**Address:** 712-722 Raymer Avenue

**Applicant:** Matt Johnston - LIME  
Architecture Inc.

**Subject:** Development Permit Application

**Existing OCP Designation:** UC – Urban Centre

**Existing Zone:** UC<sub>5</sub> – Pandosy Urban Centre

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## 1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP22-0203 for Lot 16 District Lot 135 ODYD Plan 3929, located at 712-722 Raymer Ave, 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 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 permits to be issued;

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

## Purpose

To issue a Development Permit for the form and character of a townhouse development.

## 2.0 Development Planning

Staff support the proposed Development Permit for the form and character of the proposed townhouse development. The proposal complies with the Official Community Plan (OCP) policies for the South Pandosy Urban Centre by providing a transition in height to the Core Area Neighbourhood and also providing family-friendly three-bedroom units. The proposal meets all regulations of the Zoning Bylaw, and no variances are requested.

The proposal is also consistent with the OCP Form and Character Design Guidelines for Townhouse Developments including providing ground-oriented units, landscaping, private open spaces and the inclusion of varied architectural features on the building’s façade.

## 3.0 Proposal

### 3.1 Project Description

The applicant is proposing a three-storey townhouse development on the subject property containing eight units in total. All units are accessed from ground-level, with seven of the units from Raymer Avenue and one accessed from Richter Street. The proposal includes a drive aisle with direct access from the rear lane, which includes eight parking stalls for residents and one additional stall for visitor parking.

The development proposes a variety of materials including ocean blue and cobble stone hardie panel, grey and black stucco, wood-finish MAC Metal Architectural steel siding, and black and red window and door trim. The landscape plan includes the addition of four new trees and ground-floor common amenity space.

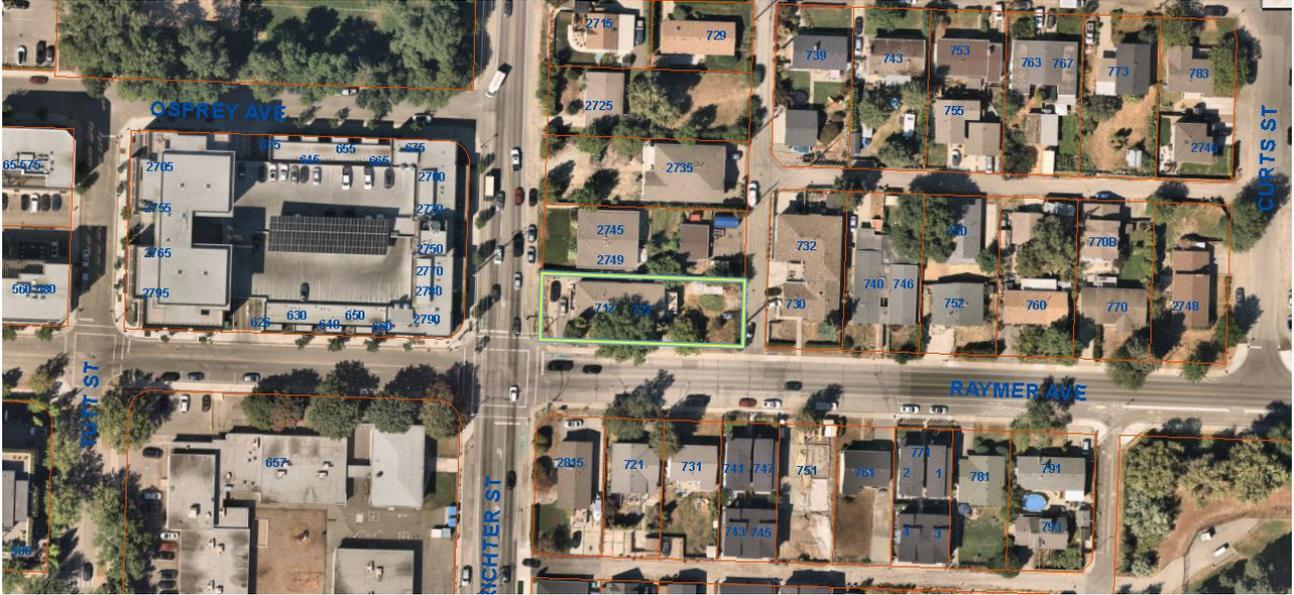
### 3.2 Site Context

The subject property is in the Pandosy Urban Centre and is located on the corner of Raymer Avenue and Richter Street. The surrounding area is primarily zoned UC<sub>5</sub> – South Pandosy Urban Centre and MF<sub>1</sub> – Infill Housing. The surrounding area has a mix of single-dwelling housing, semi-detached housing, infill housing, commercial and educational.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	UC <sub>5</sub> – South Pandosy Urban Centre	Semi-Detached Housing
East	MF <sub>1</sub> – Infill Housing	Semi-Detached Housing
South	UC <sub>5</sub> – South Pandosy Urban Centre	Single-Dwelling Housing
West	UC <sub>5</sub> – South Pandosy Urban Centre	Commercial

**Subject Property Map: 712-722 Raymer Avenue**



3.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	UC5 ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Min. Lot Area	460 m <sup>2</sup>	931 m <sup>2</sup>
Min. Lot Width	13.0 m	17.53 m
Min. Lot Depth	30.0 m	53.34 m
Development Regulations		
Max. Floor Area Ratio	1.8	1.2
Max. Site Coverage (buildings)	85%	60%
Max. Site Coverage (buildings, parking, driveways)	90%	83%
Max. Height	22.0 m (6 storeys)	10.1 m (3 storeys)
Min. Front Yard	2.0 m	2.0 m
Min. Flanking Side Yard (south)	2.0 m	2.0 m
Min. Side Yard (north)	0.0 m	7.9 m
Min. Rear Yard	0.0 m	2.5 m
Other Regulations		
Min. Parking Requirements	8	8
Min. Visitor Parking	1	1
Min. Private Amenity Space	189 m <sup>2</sup>	528 m <sup>2</sup>
Min. Common Amenity Space	36 m <sup>2</sup>	37 m <sup>2</sup>

**4.0 Current Development Policies**

<b>Objective 4.9. Transition sensitively to adjacent neighbourhoods and public spaces.</b>	
Policy 4.9.2. Transitioning to Core Area Neighbourhoods	Use height and scale to ensure that buildings avoid height cliffs and shadowing, transitioning gradually to adjacent Corey Area Neighbourhoods.  <i>The subject property borders Core Area Neighbourhood, so the reduced height of three-storeys helps with shadowing and height cliffs.</i>
<b>Objective 4.12. Increase the diversity of housing types and tenures to create inclusive, affordable and complete Urban Centres</b>	
Policy 4.12.2. Family-Friendly Housing	Incorporate ground-oriented units in the design of multi-family developments to support family-friendly housing types. Ensure the multi-unit developments include a variety of unit sizes, encouraging 10 per cent of new units to be three or more bedrooms.  <i>Two of the eight (25%) units are 3-bedroom.</i>

**5.0 Application Chronology**

Date of Application Received: October 21<sup>st</sup>, 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 DP22-0203

Schedule A: Site Plan and Floor Plans

Schedule B: Elevations

Schedule C: Landscape Plan

Attachment B: OCP Form and Character Development Permit Guidelines