

REPORT TO COUNCIL DEVELOPMENT PERMIT



Date: June 19, 2023
To: Council
From: City Manager
Address: 3061 Abbott St
File No.: DP22-0211
Zone: UC5 – Padosy Urban Centre

1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP22-0211 for LOT A DISTRICT LOT 14 OSOYOOS DIVISION YALE DISTRICT PLAN EPP124952 located at 3061 Abbott St, 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;
5. The applicant be required to make a payment into the Public Amenity & Streetscape Capital Reserve Fund as established by Bylaw No. 12386 in accordance with Table 6.8.a. in Zoning Bylaw No. 12375;

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.

2.0 Purpose

To issue a Development Permit for the form and character of a mixed-use residential building on the subject property.

3.0 Development Planning

Development Planning Staff recommend support for the proposed Development Permit for multiple dwelling housing on the subject property. The proposed development meets the majority of the 2040 Official Community Plan Chapter 18 Design Guidelines (Attachment B), and achieves the following particularly well:

- 2.1.6.b. Incorporate a range of architectural features and details into building facades to create visual interest especially when approached by pedestrians;

- 2.1.6.e. Incorporate substantial, natural building materials such as masonry, stone, and wood into building facades;
- 4.1.1.j. Avoid blank walls at grade wherever possible by using ground-oriented units or glazing to avoid creating dead frontages;

The proposed development was designed with special consideration for how it would interface with the new Waterfront Park across Abbott St. The height, orientation, scale, and ground-oriented residential units along Abbott St create a pedestrian friendly interface that will have a positive influence on the Waterfront Park.

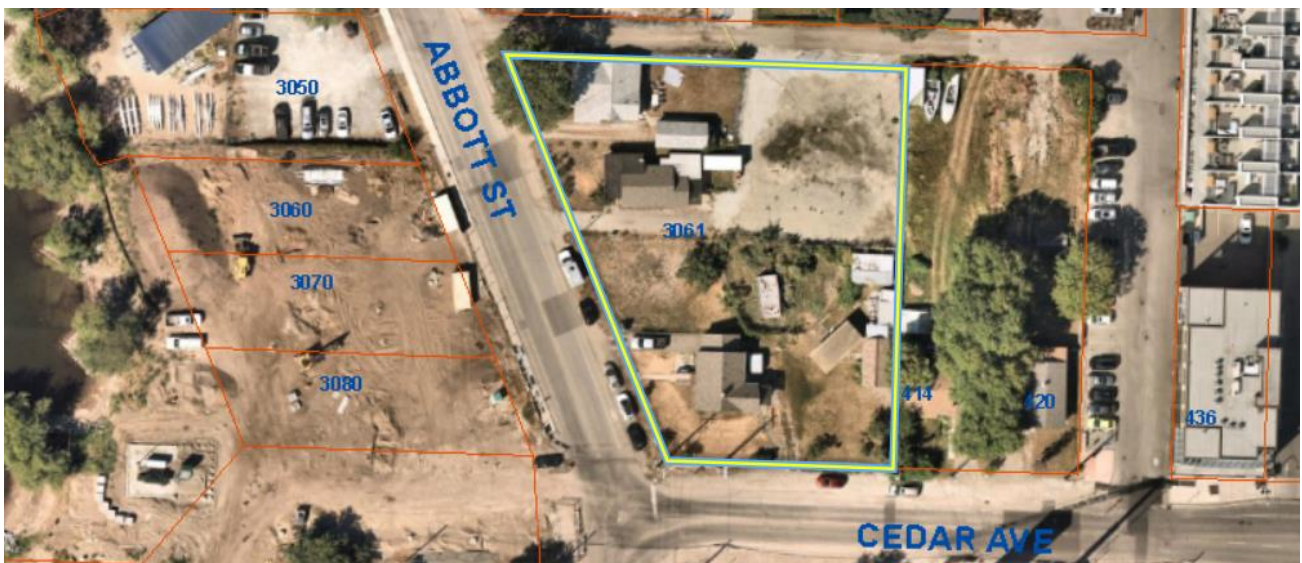


Cedar Ave is identified as a mixed-use retail street in OCP Map 4.6, and as such the applicants have proposed continuous retail frontage and glazing to animate the pedestrian realm. Proposed signage is minimal and in keeping within the regulations of Sign Bylaw No. 11530.

Should Council support the proposed development, the applicant may proceed with applying for a Building Permit.

4.0 Subject Property

4.1 Subject Property Map



The project site is located along an Active Transportation Corridor on Abbott St and a Mixed-Use retail street along Cedar Ave.

5.0 Zoning Bylaw Regulations Summary

AREA & UNIT STATISTICS	
Gross Lot Area	3,419 m ²
Total Number of Units	87
Bachelor	10
1-bed	24
2-bed	43
3-bed	10
Net Commercial Floor Area	321.3 m ²

DEVELOPMENT REGULATIONS		
CRITERIA	UC ₅ ZONE	PROPOSAL
Total Maximum Floor Area Ratio	2.05	1.90
Base FAR	1.8	1.8
Bonus FAR (streetscape)	0.25	0.25
Max. Site Coverage (buildings)	100%	80%
Max. Site Coverage (buildings, parking, driveways)	100%	95%
Max. Height	22.0 m / 6 storeys	21.5 m / 6 storeys
Setbacks		
Min. Front Yard (Cedar Ave)	0.0 m	0.0 m
Min. Flanking Side Yard (Abbott St)	3.0 m	3.0 m
Min. Side Yard (east)	0.0 m	0.0 m
Min. Rear Yard (north)	0.0 m	5.4 m
Step backs		
Min. Fronting Street (Cedar Ave)	3.0 m	3.0 m
Min. Flanking Street (Abbott St)	3.0 m	3.0 m
Min. East Property Line	4.0 m	4.0 m
Amenity Space		
Total Required Amenity Space	1,095 m²	2,432 m²
Common	348 m ²	669 m ²
Landscaping		
Min. Number of Trees	3 trees	3 trees
Min. Large Trees	2 trees	2 trees

PARKING REGULATIONS				
CRITERIA	UC ₅ ZONE REQUIREMENTS		PROPOSAL	
Total Required Vehicle Parking	99 stalls		113 stalls	
Residential	83		97	
Commercial	4		4	
Visitor	12		12	
Ratio of Regular to Small Stalls	Min. 50% Regular Max. 50% Small		86% Regular 14% Small	
Min. Loading Stalls	0 stalls		0 stalls	
	Residential	Commercial	Residential	Commercial
Bicycle Stalls Short-Term	6 stalls	8 stalls	6 stalls	8 stalls
Bicycle Stalls Long-Term	68 stalls	1 stall	69 stalls	1 stall
Bike Wash & Repair	yes		yes	

6.o Application Chronology

Application Accepted: October 3, 2022

Report prepared by: Trisa Atwood, Planner Specialist
Reviewed by: Jocelyn Black, 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 DP22-0211
 - Schedule A: Site Plan & Floor Plans
 - Schedule B: Elevations & Sections
 - Schedule C: Landscape Plan
- Attachment B: OCP Form and Character Development Permit Guidelines
- Attachment C: Shadow Study

For additional information, please visit our Current Developments online at www.kelowna.ca/currentdevelopments.