

REPORT TO COUNCIL DEVELOPMENT PERMIT



Date: July 10th, 2023
To: Council
From: City Manager
Address: 500 Asher Road
File No.: DP23-0002
Zone: UC₄ – Rutland Urban Centre

1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP23-0002 for Lot A Section 26 Township 26 ODYD Plan EPP128601, located at 500 Asher Road, 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 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.

2.0 Purpose

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

3.0 Development Planning

Staff support the proposed Development Permit for the form and character of a 6-storey apartment building. The proposal generally complies with the Official Community Plan (OCP) policies for the Rutland Urban Centre by providing high density residential development in conformance with the Building Heights and Street Character mapping for the Rutland Urban Centre. The proposal also generally conforms with the OCP Form and Character Guidelines for Low & Mid-Rise Residential Development. The guidelines that are met include:

- Providing a lobby and main entrance that are clearly visible from the fronting street;
- Setting the building back 3.0m to allow a semi-private entrance to individual units at ground-level;
- Offsite surface parking is located behind the building, away from public view;

- High quality amenity spaces included which feature indoor amenity spaces and a rooftop amenity deck;
- A range of high-quality materials and designs that feature cementitious board cladding, Chicago brick and double-glazed vinyl windows.

In order to mitigate the overall massing of the building, the 6th storey footprint is reduced and only consists of a small indoor amenity space. This amenity space is also screened with planter boxes and a solid railing to avoid sight lines onto neighbouring properties.

4.0 Subject Property & Background

4.1 Subject Property Map



The subject property is located on Asher Road, near the intersection with Leathead Road, in the Rutland Urban Centre. All surrounding properties are within the Urban Centre and the development pattern varies between single-detached dwellings and duplexes.

5.0 Zoning Bylaw Regulations Summary

AREA & UNIT STATISTICS		
Gross Lot Area	4,155.93m ²	
Total Number of Units	127	
Studio	4	
1-bed	86	
2-bed (includes 1-bed + den)	37	
DEVELOPMENT REGULATIONS		
CRITERIA	UC ₄ ZONE	PROPOSAL
Total Maximum Floor Area Ratio	2.1	1.84
Base FAR	1.6	1.6
Bonus FAR	0.5	0.24
Max. Site Coverage (buildings)	85%	44%

Max. Site Coverage (impermeable)	90%	84.5%
Max. Height	26.0m (6 storeys)	18.0m (6 storeys)
Base Height	18.0m (4 storeys)	18.0m (4 storeys)
Bonus Height	8.0m (6 storeys)	0.0m (2 storeys)
Setbacks		
Min. Front Yard (E)	2.0m	3.0m
Min. Side Yard (N)	0.0m	8.36m
Min. Side Yard (S)	0.0m	4.28m
Min. Rear Yard (W)	0.0m	3.3m
Step backs		
Min. Fronting Street (E)	3.0m	3.0m
Amenity Space		
Total Required Amenity Space	2,205m²	2,325.57m²
Common	508m ²	1,493.74m ²
Landscaping		
Min. Number of Trees	9 trees	20 trees
Min. Large Trees	5 trees	6 trees
PARKING REGULATIONS		
CRITERIA	UC₄ ZONE REQUIREMENTS	PROPOSAL
Total Required Vehicle Parking	136 stalls	136 stalls
Residential	118	118
Visitor	18	18
Ratio of Regular to Small Stalls	Min. 50% Regular Max. 50% Small	56.3% Regular 43.7% Small
Bicycle Stalls Short-Term	6 stalls	6 stalls
Bicycle Stalls Long-Term	96 stalls	104 stalls
Bike Wash & Repair	yes	yes

6.o Application Chronology

Application Accepted: January 9th, 2023

Report prepared by: Tyler Caswell, Planner II

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 DP23-0002

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: Applicant's Rationale

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