

REPORT TO COUNCIL DEVELOPMENT PERMIT



Date: July 24, 2023
To: Council
From: City Manager
Address: 605 Fraser Rd
File No.: DP20-0154
Zone: MF2 – Townhouse Housing

1.0 Recommendation

THAT Rezoning Bylaw No. 12437 be amended at third reading to revise the legal description of the subject property from LOT 1 SECTION 26 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 12434 and LOT 2 SECTION 26 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 12434 to PARCEL A (BEING A CONSOLIDATION OF LOTS 1 & 2, SEE CB446395) SECTION 26 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 12434;

AND THAT final adoption of Rezoning Bylaw No. 12437 be considered by Council;

AND THAT Council authorizes the issuance of Development Permit No. DP20-0154 for PARCEL A (BEING A CONSOLIDATION OF LOTS 1 & 2, SEE CB446395) SECTION 26 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 12434, located at 605 Fraser Rd, 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 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 16-unit townhouse development.

3.0 Development Planning

Staff support the Development Permit for the form and character of a 16-unit townhouse development. The proposal generally conforms to the Official Community Plan (OCP) Form and Character Development Permit Design Guidelines for Townhouses. Key guidelines that are being met include:

- Incorporating a range of architectural features and details into building facades to create visual interest, particularly on the Leathead Rd frontage, as well as including differentiated colour patterning to distinguish between buildings.
- Designing units to have easy access to useable private and semi-private outdoor amenity space, including balconies and at-grade level landscaped areas.

The applicant has considered the existing single detached housing to the north and amended their proposal throughout the development process. These changes include relocating the vehicular drive aisle from adjacent to the north property line to the middle of the proposed development to try and preserve an existing Colorado Blue Spruce (see Attachment C). Additional transitional consideration was given to fence type and tree species along the adjacent property line, and the number of windows have been minimized on north building elevations to maintain privacy and minimize risk of overlook.

4.0 Subject Property & Background

4.1 Subject Property Map



The subject property is located on the north side of Leathead Road, at the corner of Fraser Road, in the City’s Rutland OCP Sector. The surrounding area on the north side of Leathead Rd is characterized by single and two dwelling housing and a religious assembly is located directly to the east. The Rutland Urban Centre is located on the south side of Leathead Rd, directly across from the property.

5.0 Zoning Bylaw Regulations Summary

AREA & UNIT STATISTICS	
Gross Lot Area	3,000 m ²
Total Number of Units	16
2-bed	4
3-bed	12

DEVELOPMENT REGULATIONS		
CRITERIA	MF ₂ ZONE	PROPOSAL
Total Maximum Floor Area Ratio	1.0	0.79
Max. Site Coverage (buildings)	55%	38.8%
Max. Site Coverage (buildings, parking, driveways)	80%	59.6%
Max. Height	11.0 m and 3 storeys	9.75 m and 3 storeys
Setbacks		
Min. Front Yard (south)	2.0 m	2.0 m
Min. Flanking Side Yard (east)	2.0 m	6.7 m
Min. Side Yard (west)	3.0 m	8.5 m
Min. Rear Yard (north)	4.5 m	4.5 m
Amenity Space		
Total Required Amenity Space	240 m²	> 240 m²
Common	64 m ²	109.8 m ²
Private	176 m ²	> 176 m ²
Landscaping		
Min. Number of Trees	10 trees	10 trees
Min. Large Trees	6 trees	6 trees

PARKING REGULATIONS		
CRITERIA	MF ₂ ZONE REQUIREMENTS	PROPOSAL
Total Required Vehicle Parking	27 stalls	34 stalls
Residential	25 stalls	32 stalls
Visitor	2 stalls	2 stalls
Ratio of Regular to Small Stalls	Min. 50% Regular Max. 50% Small	Min. 50% Regular Max. 50% Small
Bicycle Stalls Short-Term	4 stalls	4 stalls

6.0 Application Chronology

Application Accepted: August 6, 2020
 Adoption of Rezoning Bylaw 1st, 2nd and 3rd reading: November 28, 2022

Report prepared by: Kimberly Brunet, 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 DP20-0154
 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: Tree Services Report

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