

# REPORT TO COUNCIL DEVELOPMENT PERMIT



**Date:** July 24, 2023  
**To:** Council  
**From:** City Manager  
**Address:** 1885 Northern Flicker Ct  
**File No.:** DP22-0192  
**Zone:** CD18 – McKinley Beach Resort

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## 1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP22-0192 for Lot 19 Section 28 Township 23 ODYD Plan EPP76020, located at 1885 Northern Flicker Ct, 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 apartment housing.

## 3.0 Development Planning

Staff support the proposed Development Permit for the form and character of a 164-unit apartment housing development. The proposal generally conforms to the Official Community Plan (OCP) Form and Character Development Permit Design Guidelines for Low & Mid-Rise Residential Development. Key guidelines that are met include:

- Expressing a unified architectural concept that incorporates variation in façade treatments. Articulation in intervals that are a maximum of 20 m wide.
- Incorporating a range of architectural features to provide visual interest, including varied materials to distinguish between floors with elements that define the building's top, middle, and base.
- Using landscaping materials to soften development.

The subject property is a large, prominent, sloping site. To respond to the sloping condition of the site, the height of the building is varied so as not to exceed 6 storeys at any point in the building. The building is

reduced to 5 storeys above-grade at the southern extent. It's siting along the north and west property lines separates the bulk of the building from the immediately adjacent single detached dwellings.

While the building exceeds the OCP Design Guideline for length of a residential building (the building is 94 m in length whereas the OCP suggests a maximum length of 40 to 60 m), effort has been made to provide articulation in horizontal intervals and varied materials and colours to distinguish lower and upper floors. Balconies have also been stepped back on upper floors to reduce perceived massing.

Common amenity space has been required in compliance with Zoning Bylaw regulations. This amenity space includes a fitness centre, co-working lounge, and two outdoor amenity patios.

The applicant has proposed significant landscape plantings along the perimeter of the property. Landscape pockets are proposed to break up the steeper slopes. 55 new trees are proposed on-site in total. This will help to soften the edge of the development and provide visual screening from the street.

#### 4.0 Subject Property & Background

##### 4.1 Subject Property Map



#### 5.0 Zoning Bylaw Regulations Summary

AREA & UNIT STATISTICS	
Gross Lot Area	12,944.6 m <sup>2</sup>
<b>Total Number of Units</b>	<b>164</b>
Bachelor	1
1-bed	96
2-bed	57
3-bed	10

DEVELOPMENT REGULATIONS		
CRITERIA	CD18 ZONE	PROPOSAL
Max. Height	38.25 m and 9 storey	18 m and 6 storeys
<b>Setbacks</b>		
Min. Front Yard (east)	0 m	~4 m
Min. Flanking Side Yard (north)	0 m	~15.5 m
Min. Flanking Side Yard (south)	0 m	~13.6 m
Min. Rear Yard (west)	0 m	~20.8 m
<b>Amenity Space</b>		
<b>Total Required Amenity Space</b>	<b>3123 m<sup>2</sup></b>	<b>3169 m<sup>2</sup></b>
Common	656 m <sup>2</sup>	1440 m <sup>2</sup>
<b>Landscaping</b>		
Min. Number of Trees	N/A	55 trees

PARKING REGULATIONS		
CRITERIA	CD18 ZONE REQUIREMENTS	PROPOSAL
<b>Total Required Vehicle Parking</b>	<b>252 stalls</b>	<b>253 stalls</b>
Residential	229	230
Visitor	23	23
Ratio of Regular to Small Stalls	Min. 50% Regular Max. 50% Small	53% Regular 47% Small
Bicycle Stalls Short-Term	6 stalls	6 stalls
Bicycle Stalls Long-Term	126 stalls	128 stalls
Bike Wash & Repair	y	y

## 6.o Application Chronology

Application Accepted: October 4, 2022

**Report prepared by:** Mark Tanner, 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 DP22-0192

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: Renderings

For additional information, please visit our Current Developments online at [www.kelowna.ca/currentdevelopments](http://www.kelowna.ca/currentdevelopments).