

# REPORT TO COUNCIL DEVELOPMENT PERMIT



**Date:** November 6, 2023  
**To:** Council  
**From:** City Manager  
**Address:** 777 Denali Drive  
**File No.:** DP23-0108  
**Zone:** MF2 – Townhouse Housing with site-specific regulations

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## 1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP23-0108 for Lot 3 Section 28 Township 26 ODYD Plan KAP74074 Except Plan EPS7017 (Phases 1 and 2), located at 777 Denali Drive, 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 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 proposed 3-storey apartment building on top of a 2-storey townhouse.

## 3.0 Development Planning

Staff support the proposed Development Permit for the form and character of a 3-storey apartment building on top of a 2-storey townhouse. The proposal aligns with the Official Community Plan (OCP) Form and Character design Guidelines for Low & Mid-Rise Residential Development. Key guidelines that are met include:

- Orienting building facades and entries to the fronting street or open space and incorporating individual entrances to ground floor units;
- Breaking up the perceived mass of large buildings by incorporating visual breaks in the façade;
- Stepping back the upper storeys of buildings;
- Designing buildings for 'up-slope' and 'down-slope' conditions relative the street using strategies such as using the slope for under-building parking; and
- Including attractive, engaging, and functional on-site open spaces.

Proposed materials include grey and white fibre cement panels, white stucco, and wood grain metal siding. Generous common amenity space includes a rooftop deck, a 3rd floor deck including a pool and hot tub, and indoor amenity spaces on the 3<sup>rd</sup>, 4<sup>th</sup>, and 5<sup>th</sup> storeys. On-site landscaping includes trees along the front of the building at ground-level and trees on the 3<sup>rd</sup> storey amenity deck.

#### 4.0 Subject Property & Background

##### 4.1 Subject Property Map



The subject property is located on Denali Drive, north of the intersection with Summit Drive and south of Denali Court. Transit stops are located within 200 m of the subject property at the intersection of Denali Drive and Summit Drive. A commercial plaza is located approximately 1 km away, at Glenmore Drive and Summit Drive.

##### 4.2 Background

The subject property was previously zoned RM<sub>3</sub> – Low Density Multiple Housing in Zoning Bylaw No. 8000 which allowed both apartment housing and townhouses as a permitted use. This zoning was carried forward in Zoning Bylaw No. 12375 by a site-specific text amendment which allows both 3-storey apartment building on top of a 2-storey townhouse in the MF<sub>2</sub> – Townhouse Housing zone.

#### 5.0 Zoning Bylaw Regulations Summary

AREA & UNIT STATISTICS	
Gross Lot Area	19,823,2 m <sup>2</sup>
Undevelopable Land (30% slope)	~7624 m <sup>2</sup>
<b>Total Number of Units</b>	<b>89</b>
1-bed	29
2-bed	35
3-bed	15

DEVELOPMENT REGULATIONS		
CRITERIA	MF2* ZONE	PROPOSAL
<b>Total Maximum Floor Area Ratio</b>	<b>1.0</b>	<b>0.64</b>
Max. Site Coverage (buildings)	55%	31.3%
Max. Site Coverage (buildings, parking, driveways)	80%	47.6%
<b>Max. Height</b>	<b>5 storeys</b>	<b>5 storeys</b>
<b>Setbacks</b>		
Min. Front Yard (Denali Drive)	3.0 m	> 3.0 m
Min. Side Yard (north)	3.0 m	>3.0 m
Min. Side Yard (south)	3.0 m	>3.0 m
Min. Rear Yard (east)	4.5 m	>4.5m
<b>Amenity Space</b>		
<b>Total Required Amenity Space</b>	<b>1685 m<sup>2</sup></b>	<b>2634.5 m<sup>2</sup></b>
Common	356 m <sup>2</sup>	1019.9 m <sup>2</sup>
Private		1614.6 m <sup>2</sup>
<b>Landscaping</b>		
Min. Number of Trees	13 trees	25 trees

PARKING REGULATIONS		
CRITERIA	MF2 ZONE REQUIREMENTS	PROPOSAL
<b>Total Required Vehicle Parking</b>	<b>131 stalls</b>	<b>137</b>
Residential	119	125
Visitor	12	12
Ratio of Regular to Small Stalls	Min. 50% Regular Max. 50% Small	98.5% Regular 1.4% Small
Bicycle Stalls Short-Term	6 stalls	6 stalls
Bicycle Stalls Long-Term	54 stalls	54 stalls
Bike Wash & Repair	y	y

**6.0 Application Chronology**

Application Accepted: May 25, 2023

**Report prepared by:** Graham Allison, Planner I  
Mark Tanner, Planner II

**Reviewed by:** Lydia Korolchuk, Acting Planning Supervisor

**Reviewed by:** Jocelyn Black, Urban Planning Manager

**Approved for Inclusion:** Ryan Smith, Divisional Director, Planning & Development Services

**Attachments:**

- Attachment A: Draft Development Permit DP23-0108
  - 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 Letter
- Attachment D: Renderings

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