

REPORT TO COUNCIL DEVELOPMENT PERMIT



Date: November 27th, 2023
To: Council
From: City Manager
Address: 1463 Inkar Road
File No.: DP23-0149
Zone: UC2 – Capri-Landmark Urban Centre

1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP23-0149 for Lot 7 Section 19 Township 26 ODYD Plan 28505, located at 1463 Inkar 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;

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 an 8-unit townhouse development.

3.0 Development Planning

Staff support the Development Permit for the form and character of an 8-unit townhouse development. The proposal generally conforms to the Official Community Plan (OCP) Form and Character Development Permit Guidelines for Townhouses. Key guidelines that are being met include:

- Providing a main-entrance and ground-oriented unit facing Inkar Road;
- The addition of ample private and common amenity space throughout the site;
- The development is a minor increase in scale and massing into existing neighbourhood.

Common amenity spaces include communal planters, seating and patio areas along the side yards of the property. Private amenity spaces include rooftop patios and end-unit balconies.

The Urban Centre allows up to four storeys, however, the proposed townhouse units are three storeys, which adds a gradual increase in scale and massing into the existing neighbourhood. The perceived massing is further mitigated by limiting large windows overlooking onto neighbouring properties and the addition of trees along the side yards.

4.0 Subject Property & Background

4.1 Subject Property Map



The subject property is located on Inkar Road near the intersection with Springfield Road and is in the Capri-Landmark Urban Centre. Springfield Road is designated as a Transit Supportive Corridor and there are four bus stops located within 200m of the subject property. The surrounding area has a mix of single dwelling housing, townhouses, and apartment housing.

5.0 Zoning Bylaw Regulations Summary

AREA & UNIT STATISTICS		
Gross Lot Area	950.6 m ²	
Total Number of Units	8	
Townhomes	8	
DEVELOPMENT REGULATIONS		
CRITERIA	UC ₂ ZONE	PROPOSAL
Total Maximum Floor Area Ratio	1.5	0.93
Max. Site Coverage (buildings)	85%	45.6%
Max. Site Coverage (buildings, parking, driveways)	90%	72%
Max. Height	18.0 m / 4 storeys	9.54 m / 3 storeys
Setbacks		
Min. Front Yard (North)	0.0 m (6.0 m from edge of curb)	2.0 m
Min. Side Yard (East)	0.0 m	1.19 m

Min. Side Yard (West)	0.0 m	2.64 m
Min. Rear Yard (South)	0.0 m	0.64 m
Amenity Space		
Total Required Amenity Space	120 m²	451.7 m²
Common	32 m ²	182.5 m ²
Private	88 m ²	269.2 m ²
Landscaping		
Min. Number of Trees	2 trees	2 trees
Min. Large Trees	1 tree	1 tree
PARKING REGULATIONS		
CRITERIA	UC₂ ZONE REQUIREMENTS	PROPOSAL
Total Required Vehicle Parking	9 stalls	10 stalls
Residential	8	8
Visitor	1	2
Ratio of Regular to Small Stalls	Min. 50% Regular Max. 50% Small	50 % Regular 50 % Small
Bicycle Stalls Short-Term	6 stalls	10 stalls

6.o Application Chronology

Application Accepted: August 24th, 2023

Report prepared by: Tyler Caswell, 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 DP23-0149
 Schedule A: Site Plan & Floor Plans
 Schedule B: Elevations & Sections
 Schedule C: Landscape Plan
Attachment B: OCP Form and Character Development Permit Guidelines

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