

REPORT TO COUNCIL DEVELOPMENT PERMIT



Date: December 4, 2023
To: Council
From: City Manager
Address: 465, 475, 485, 495 Dougall Rd N
File No.: DP23-0140
Zone: UC4 – Rutland Urban Centre

1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP23-0140 for:

- Lot 4 Section 26 Township 26 ODYD Plan 4739 located at 465 Dougall Rd N, Kelowna, BC,
- Lot 5 Section 26 Township 26 ODYD Plan 4739 located at 475 Dougall Rd N, Kelowna, BC,
- Lot 6 Section 26 Township 26 ODYD Plan 4739 located at 485 Dougall Rd N, Kelowna, BC, and
- Lot 7 Section 26 Township 26 ODYD Plan 4739, located at 495 Dougall Rd N, 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 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;
6. The applicant be required to provide Payment-in-Lieu of Parking for three stalls in accordance with Bylaw No. 8125;

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 THAT the Development Permit be issued subsequent to the consolidation of the four subject lots into one registered lot;

AND FURTHER THAT this Development Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

Purpose

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

2.0 Development Planning

Staff support the proposed Development Permit for the form and character of a 105-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:

- Locating off-street parking, garbage collection, utilities, and parking access away from public view, with primarily underground parking;
- Incorporating a range of architectural features and details into building facades to create visual interest, and breaking up the building with an integrated, consistent range of materials and colours that provide variety;
- Providing ground-oriented units with individual entrances to the fronting street with semi-private entry zones to allow for entryways and patios;
- Using landscaping materials that soften development and enhance the public realm;
- Designing shared rooftop amenity spaces to be accessible to residents and to ensure a balance of amenity and privacy.

The applicant is proposing a 105-unit apartment building with unit types varying from 1-bedroom to 3-bedrooms. Fifteen out of the 105-units are ground oriented. Common amenity spaces include an indoor fitness room and a lounge area on the main level, an indoor common amenity room on the sixth floor with a games area, lounge, a kitchen and tables, as well as a rooftop amenity space consisting of barbeques, a covered patio and lounge area. The building is stepped down to five storeys to the west and south in order to provide a more sensitive transition to the adjacent residential lots.

The applicant is proposing to contribute \$63,815.80 to the Public Amenity and Streetscape Capital Reserve Fund in exchange for additional density and height. Additionally, the applicant will contribute \$32,292.00 cash-in-lieu payment for three (3) parking stalls.

3.0 Subject Property

3.1 Subject Property Map



The subject properties are located south of the intersection of Leathead Rd and Dougall Rd N within the Rutland Urban Centre. The surrounding area, while designated as Urban Centre, consists of single detached housing. The subject site is in close proximity to the Rutland Transit Supportive Corridor, public schools, and a number of neighborhood parks, including Ben Lee Park, Rutland Centennial Park, and Rutland Recreation Park. Additionally, there are public transit stops within 200 m of the subject property along Leathead Road.

4.0 Zoning Bylaw Regulations Summary

AREA & UNIT STATISTICS	
Gross Lot Area	3,228 m ²
Total Number of Units	105
1-bed	55
2-bed	40
2-bed + den	4
3-bed	6

DEVELOPMENT REGULATIONS		
CRITERIA	UC ₄ ZONE	PROPOSAL
Total Maximum Floor Area Ratio	2.1	1.93
Base FAR	1.6	1.6
Bonus FAR	0.5	0.33
Max. Site Coverage (buildings)	85%	45.3%
Max. Site Coverage (buildings, parking, driveways)	90%	84.1%
Max. Height	6 storeys & 26.0 m	6 storeys & 21.7m
Base Height	4 storeys & 18.0 m	4 storeys & 18.0 m
Bonus Height	2 storeys & 8.0 m	2 storeys & 3.7 m
Setbacks		
Min. Front Yard (west)	3.0 m	3.00 m
Min. Side Yard (north)	0.0 m	~2.92 m
Min. Side Yard (south)	0.0 m	0.0 m
Min. Rear Yard (east)	0.0 m	~3.13 m
Upper Floor Setbacks (above 16.0 m in height)		
Min. Front Yard (west)	3.0 m	3.0 m
Min. Side Yard (north)	4.0 m	4.0 m
Min. Side Yard (south)	4.0 m	4.0 m
Min. Rear Yard (east)	4.0 m	4.0 m
Amenity Space		
Total Required Amenity Space	1,300 m²	1,722 m²
Common		1,283 m ²
Private		439 m ²
Landscaping		
Min. Number of Trees	9 trees	9 trees
Min. Large Trees	3 trees	3 trees

PARKING REGULATIONS		
CRITERIA	UC ₄ ZONE REQUIREMENTS	PROPOSAL
Total Required Vehicle Parking	115 stalls	112 stalls*
Residential	100	97
Visitor	15	15
Ratio of Regular to Small Stalls	Min. 50% Regular Max. 50% Small	50% Regular 50% Small
Bicycle Stalls Short-Term	6 stalls	7 stalls
Bicycle Stalls Long-Term	86 stalls	89 stalls
Bonus Stalls Provided for Parking Reduction	n	n
Bike Wash & Repair	y	y

* A cash-in-lieu payment is being made for three (3) parking stalls for the sum of \$32,292.00

5.0 Application Chronology

Application Accepted: July 11, 2023
Revised Drawings Received: October 27, 2023

Report prepared by: Barbara B. Crawford, 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 DP23-0140
 Schedule A: Site Plan & Floor Plans
 Schedule B: Elevations & Sections
 Schedule C: Landscape Plan
Attachment B: OCP Form & Character Development Permit Guidelines
Attachment C: Renderings

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