

REPORT TO COUNCIL DEVELOPMENT PERMIT & DEVELOPMENT VARIANCE PERMIT



Date: March 12, 2024
To: Council
From: City Manager
Address: 1281 Findlay Rd
File No.: DP22-0168 & DVP22-0169
Zone: MF2 – Townhouse Housing Zone

1.0 Recommendation

THAT final adoption of Rezoning Bylaw No. 12532 be considered by Council;

AND THAT Council authorizes the issuance of Development Permit No. DP22-0168 for Lot C Section 35 Township 26 ODYD Plan 18811, located at 1281 Findlay 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 Council authorizes the issuance of Development Variance Permit No. DVP22-0169 for Lot C Section 35 Township 26 ODYD Plan 18811, located at 1281 Findlay Rd, Kelowna, BC;

AND THAT variances to the following section of Zoning Bylaw No. 12375 be granted as shown on Schedule "A":

Section 8.2.2: Off-Street Parking Regulations, Parking Setbacks

To vary the off-street parking regulations to allow a parking stall in a landscape area.

AND FURTHER THAT this Development Permit and Development Variance 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 Townhouses and to issue a Development Variance Permit to vary Off-Street Parking Regulations.

3.0 Development Planning

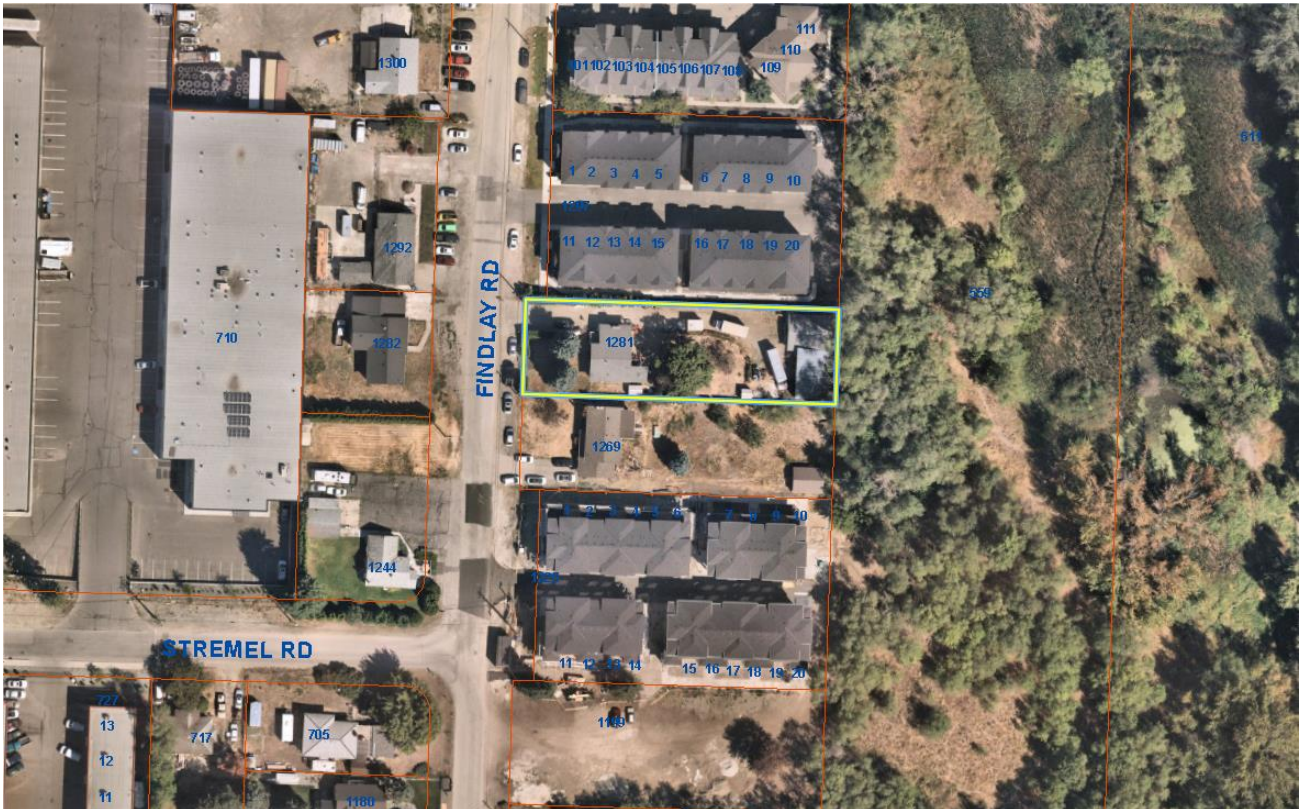
Staff support the Development Permit for the form and character of a 10-unit townhouse development. The proposal generally conforms to the Official Community Plan (OCP) Form and Character Development Permit Guidelines for Townhouses. Key guidelines that are being met include:

- The end unit facing the street is a custom street-oriented unit with primary entry directly accessible from the fronting street.
- All units have easy access to usable private outdoor amenity space.
- The development is a minor increase in scale and massing into existing neighbourhood.

The applicant is proposing to vary the Off-Street Parking Regulations to allow a parking stall in a landscape area. Staff are supportive of the variance as the location of the visitor stall was chosen to provide enough space for garbage and recycling trucks to turn around while servicing the property. The stall is in the rear yard and screened from view from the street. Additional landscaping and permeable surfaces have been proposed to accommodate for the portion of the landscape area lost to the visitor parking stall.

4.0 Subject Property & Background

4.1 Subject Property Map



The subject property is located on Findlay Rd near the intersection with Stremel Rd and has a S-MU Suburban – Multiple Unit Future Land Use designation. The property backs onto Chichester Wetland Park. The surrounding area has a mix of single dwelling housing, townhouses, and industrial properties.

5.0 Zoning Bylaw Regulations Summary

AREA & UNIT STATISTICS	
Gross Lot Area	1,610 m ²
Total Number of Units	10
Townhome	10

DEVELOPMENT REGULATIONS		
CRITERIA	MF ₂ ZONE	PROPOSAL
Total Maximum Floor Area Ratio	1.0	0.82
Max. Site Coverage (buildings)	55 %	39%
Max. Site Coverage (buildings, parking, driveways)	80%	76%
Max. Height	11.0 m	9.9 m
Setbacks		
Min. Front Yard (west)	2.0 m	2.0 m
Min. Side Yard (north)	3.0 m	7.16 m
Min. Side Yard (south)	3.0 m	4.0 m
Min. Rear Yard (east)	4.5 m	5.9 m
Landscaping		
Min. Number of Trees	4 trees	4 trees
Min. Large Trees	2 trees	2 trees

PARKING REGULATIONS		
CRITERIA	MF ₂ ZONE REQUIREMENTS	PROPOSAL
Total Required Vehicle Parking	16 stalls	21 stalls
Residential	16	20
Visitor	1	1
Ratio of Regular to Small Stalls	Min. 50% Regular Max. 50% Small	50% Regular 50 % Small
Bicycle Stalls Short-Term	4 stalls	4 stalls
Parking Located in Landscape Area	No	Yes ①
① Indicates a requested variance to Off-Street Parking Regulations to allow a parking stall in a landscape area		

6.0 Application Chronology

Application Accepted: August 11, 2022
 Neighbour Notification Received: January 4, 2023

Report prepared by: Graham Allison, Planner I
Reviewed by: Jocelyn Black, Urban Planning Manager
Reviewed by: Nola Kilmartin, Development Planning Department Manager
Approved for Inclusion: Ryan Smith, Divisional Director, Planning & Development Services

Attachments:

Attachment A: Draft Development Permit DP22-0169 & Development Variance Permit DVP22-0169

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.