

REPORT TO COUNCIL DEVELOPMENT PERMIT



Date: March 18, 2024
To: Council
From: City Manager
Address: 3593 Lakeshore Road
File No.: DP23-0115
Zone: MF3 – Apartment Housing

1.0 Recommendation

THAT final adoption of Rezoning Bylaw No. 12593 be considered by Council;

AND THAT Council authorizes the issuance of Development Permit No. DP23-0115 for Lot 10 District Lot 134 ODYD Plan 2988, located at 3593 Lakeshore 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 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 an apartment housing development.

3.0 Development Planning

Staff support the Development Permit for the form and character of a 20-unit 4-storey apartment housing development. The proposal generally conforms to the Official Community Plan (OCP) Form and Character Development Permit Guidelines for Low & Mid-Rise Residential & Mixed-Use Development. Key guidelines that are met include:

- Orienting building facades and entries to the fronting streets and incorporating an individual entrance;
- Locating balconies and windows on the front building façade to create an active frontage and 'eyes on the street';
- Screening the parking from the public view and avoiding off-street surface parking;
- Proposing trees and shrubs that are drought resistant or native to the local Okanagan climate;

Materials that are proposed include black fascia trim, smoked birch metal cladding and cobblestone, pewter and arctic white hardie panel. Common amenity spaces include multiple seating areas, a dog run, and community garden. The building includes private amenity spaces through private balconies for each unit. Site landscaping includes several species of trees that range in size and are located on the front, rear, and side of the building.

The MF3 zone allows for up to six storeys for properties along Transit Supportive Corridors, however, the proposed four storey apartment adds a gradual increase in scale and massing into the existing neighbourhood. The proposal also meets all regulations of the Zoning Bylaw, and no variances are being requested.

4.0 Subject Property & Background

4.1 Subject Property Map



The subject property is located on Lakeshore Road near the intersection with Bechard Road. Lakeshore Road has been designated as a Transit Supportive Corridor, and there are two bus stops within 200 m of the subject property. The surrounding area is primarily zoned RU1 – Large Lot Housing and RU2 – Medium Lot Housing.

5.0 Zoning Bylaw Regulations Summary

AREA & UNIT STATISTICS	
Gross Lot Area	1,764 m ²
Total Number of Units	20
1-bed	3
2-bed	14
3-bed	2
Townhouse (4-bed)	1

DEVELOPMENT REGULATIONS		
CRITERIA	MF₃ ZONE	PROPOSAL
Total Maximum Floor Area Ratio	1.3	1.24
Max. Site Coverage (buildings)	65%	55%
Max. Site Coverage (buildings, parking, driveways)	85%	85%
Max. Height	22.0m (6 storeys)	13.6 m (4 storeys)
Setbacks		
Min. Front Yard (West)	2.0 m	2.1 m
Min. Side Yard (North)	3.0 m	3.2 m
Min. Side Yard (South)	3.0 m	3.6 m
Min. Rear Yard (East)	4.5 m	4.53 m
Amenity Space		
Total Required Amenity Space	470 m²	544 m²
Common	390 m ²	458.4 m ²
Private	80 m ²	85.6 m ²
Landscaping		
Min. Number of Trees	6 trees	15 trees
Min. Large Trees	3 trees	4 trees
PARKING REGULATIONS		
CRITERIA	MF₃ ZONE REQUIREMENTS	PROPOSAL
Total Required Vehicle Parking	29 stalls	29 stalls
Residential	26	26
Visitor	3	3
Ratio of Regular to Small Stalls	Min. 50% Regular Max. 50% Small	59 % Regular 41 % Small
Bicycle Stalls Short-Term	6 stalls	6 stalls
Bicycle Stalls Long-Term	16 stalls	16 stalls

6.0 Application Chronology

Application Accepted: June 2nd, 2023
 Neighbour Notification Received: September 20th, 2023
 Adoption of Zone Amending Bylaw: March 18th, 2024

Report prepared by: Tyler Caswell, Planner II
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 - DP23-0115
 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.