

REPORT TO COUNCIL DEVELOPMENT PERMIT



Date: April 8, 2024
To: Council
From: City Manager
Address: 250, 270, 280 Homer Road
File No.: DP23-0212
Zone: MF2 – Townhouse Housing

1.0 Recommendation

THAT final adoption of Rezoning Bylaw No. 12630 be considered by Council;

AND THAT Council authorizes the issuance of Development Permit No. DP23-0212 for:

- Lot 3 Section 27 Township 26 ODYD Plan 14897 located at 280 Homer Rd, Kelowna, BC;
- Lot 4 Section 27 Township 26 ODYD Plan 14897 located at 270 Homer Rd, Kelowna, BC; and
- Lot 5 Section 27 Township 26 ODYD Plan 14897 located at 250 Homer 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 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 townhouse housing.

3.0 Development Planning

Staff support the proposed Development Permit for the form and character of a 33-unit townhouse development. The proposal generally conforms to the Official Community Plan (OCP) Form and Character Development Permit Design Guidelines for Townhouse Development. Key guidelines that are met include:

- Orienting primary building facades and entries to the fronting street and minimizing the distance between the building and the sidewalk to create street edge definition, activity, and a sense of enclosure;
- Designing units to have easy access to useable private and semi-private outdoor amenity space; and
- 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.

Through consolidation of three lots, the applicant is proposing to construct six ground-oriented townhouses for a total of 33-units. Each building is 3-storeys in height and each unit consists of three-bedrooms. The onsite amenity space aligns a central walkway with the development entry, leading to a shared playground area, which then wraps around the site in two directions to create a walking loop. The proposed design and landscaping plan mitigates and addresses sensitivity to the immediately surrounding neighbours through the choice of building materials, colour palate and through planting of trees and landscaping along the northern and southern perimeters of the property.

4.0 Subject Property

4.1 Subject Property Map



The surrounding neighbourhood context mostly consists of single detached housing, however, there are also townhouse and apartment housing developments within the area of the proposed development.

The subject properties are located in Rutland, approximately one block west of the Rutland Urban Centre and approximately 200 meters north of Hwy 33 West, which is classified as Transit Supportive Corridor. There are two transit stops located near the intersection of Hwy 33 W and Homer Rd. Additionally, the proposed development site is near a number of parks, including Ben Lee Park, and the Houghton Road Recreation Corridor is located within short walking distance to the north of the site. The location of the proposed

development aligns with the intent of the OCP, allowing residents of Core Area Neighbourhoods easier access to Urban Centres for many of their day-to-day shopping and employment needs while the Transit Supportive and Active Transportation Corridors would make it easier to reach other areas of the city without a car.

5.0 Zoning Bylaw Regulations Summary

AREA & UNIT STATISTICS	
Gross Lot Area	4,357 m ²
Total Number of Units	33
3-bed	33

DEVELOPMENT REGULATIONS		
CRITERIA	MF ₂ ZONE	PROPOSAL
Total Maximum Floor Area Ratio	1.0	0.98
Max. Site Coverage (buildings)	55%	44.7 %
Max. Site Coverage (buildings, parking, driveways)	80%	77.6 %
Max. Height	11.0 m and 3 storeys	10.1 m and 3 storeys
Setbacks		
Min. Front Yard (east)	2.0 m	2.0 m
Min. Side Yard (north)	3.0 m	3.0 m
Min. Side Yard (south)	3.0 m	3.0 m
Min. Rear Yard (west)	4.5 m	6.7 m
Amenity Space		
Total Required Amenity Space	957 m²	1, 031.5 m²
Common	132 m ²	204.5 m ²
Private	825 m ²	827 m ²
Landscaping		
Min. Number of Trees	18 trees	18 trees
Min. Large Trees	6 trees	6 trees

PARKING REGULATIONS		
CRITERIA	MF ₂ ZONE REQUIREMENTS	PROPOSAL
Total Required Vehicle Parking	58 stalls	71 stalls
Residential	53	66
Visitor	5	5
Ratio of Regular to Small Stalls	Min. 50% Regular Max. 50% Small	58% Regular 42% Small
Bicycle Stalls Short-Term	7 stalls	8 stalls

6.0 Application Chronology

Application Accepted: August 8, 2023
 Adoption of Zone Amending Bylaw: April 8, 2024

Report prepared by: Barbara B. Crawford, Planer 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 DP23-0212

Schedule A: Site Plan & Floor Plans

Schedule B: Elevations

Schedule C: Landscape Plan

Attachment B: OCP Form and Character Development Permit Guidelines

Attachment C: Renderings

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