

# REPORT TO COUNCIL DEVELOPMENT PERMIT



**Date:** April 8, 2024  
**To:** Council  
**From:** City Manager  
**Address:** 3593 Lakeshore Road  
**File No.:** DP23-0115  
**Zone:** MF3 – Apartment Housing

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## 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, cultured stone, 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 <sup>2</sup>
<b>Total Number of Units</b>	<b>20</b>
1-bed	3
2-bed	14
3-bed	2
Townhouse (4-bed)	1

<b>DEVELOPMENT REGULATIONS</b>		
<b>CRITERIA</b>	<b>MF<sub>3</sub> ZONE</b>	<b>PROPOSAL</b>
<b>Total Maximum Floor Area Ratio</b>	<b>1.3</b>	<b>1.24</b>
Max. Site Coverage (buildings)	65%	55%
Max. Site Coverage (buildings, parking, driveways)	85%	85%
<b>Max. Height</b>	<b>22.0m (6 storeys)</b>	<b>13.6 m (4 storeys)</b>
<b>Setbacks</b>		
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
<b>Amenity Space</b>		
<b>Total Required Amenity Space</b>	<b>470 m<sup>2</sup></b>	<b>544 m<sup>2</sup></b>
Common	390 m <sup>2</sup>	458.4 m <sup>2</sup>
Private	80 m <sup>2</sup>	85.6 m <sup>2</sup>
<b>Landscaping</b>		
Min. Number of Trees	6 trees	15 trees
Min. Large Trees	3 trees	4 trees
<b>PARKING REGULATIONS</b>		
<b>CRITERIA</b>	<b>MF<sub>3</sub> ZONE REQUIREMENTS</b>	<b>PROPOSAL</b>
<b>Total Required Vehicle Parking</b>	<b>29 stalls</b>	<b>29 stalls</b>
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 2<sup>nd</sup>, 2023  
 Neighbour Notification Received: September 20<sup>th</sup>, 2023  
 Adoption of Zone Amending Bylaw: March 25<sup>th</sup>, 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](http://www.kelowna.ca/currentdevelopments).