

REPORT TO COUNCIL DEVELOPMENT PERMIT



Date: April 22, 2024
To: Council
From: City Manager
Address: 1110 Lawson Ave
File No.: DP23-0072
Zone: MF3r – Apartment Housing Rental Only

1.0 Recommendation

THAT Rezoning Bylaw No. 12571 be amended at third reading to revise the legal description of the subject properties from Lot 7 District Lot 137 ODYD Plan 14393, Lot 8 District Lot 137 ODYD Plan 14393, Lot 9 District Lot 137 ODYD Plan 14393, Lot 10 District Lot 137 ODYD Plan 14393, and Lot 11 District Lot 137 ODYD Plan 14393 to Lot A District Lot 137 ODYD Plan EPP133457;

AND THAT Final Adoption of Rezoning Bylaw No. 12571 be considered by Council;

AND THAT Council authorizes the issuance of Development Permit No. DP23-0072 for Lot A District Lot 137 ODYD Plan EPP133457, located at 1110 Lawson Ave, 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 enter into a Car-Share Agreement for a minimum of two years from the date of Building Occupancy as set out in Attachment "C" attached to the Report from the Development Planning Department dated April 22, 2024;

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's approval, with no opportunity to extend.

2.0 Purpose

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

3.0 Development Planning

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

- Orienting building facades to both fronting streets to create street edge definition and activity and avoiding blank walls at-grade;
- Incorporating a range of architectural features and details into building facades to create visual interest, and using 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;
- Designing an attractive, functional, and engaging on-site open space including a green roof.

The building is six storeys in height along the Gordon Dr frontage and steps down to five storeys along Lawson Ave and Aspen Ct. This provides a sense of transition and lessened massing from the Transit Supportive Corridor towards the adjacent residential neighbourhoods.

Vehicle access is provided from Aspen Ct. Parking is provided primarily below grade, with limited surface parking located behind the building including visitor parking stalls and two MODO car share stalls. Common amenity spaces include a fitness room, games room, and co-working space on the main floor and a large amenity deck on the fifth floor with outdoor furniture, pavers, and a green roof.

4.0 Subject Property & Background

4.1 Subject Property Map



The subject property is located at the intersection of Gordon Dr, Lawson Ave, and Aspen Ct. Gordon Dr is a Transit Supportive Corridor. Transit stops are located within 200 m on Gordon Dr and Bernard Ave. Surrounding properties include a mix of single detached housing, duplexes, apartment housing, and commercial units.

5.0 Zoning Bylaw Regulations Summary

AREA & UNIT STATISTICS	
Gross Lot Area	3555.5 m ²
Total Number of Units	130
Bachelor	13
1-bed	80
2-bed	31
3-bed	6

DEVELOPMENT REGULATIONS		
CRITERIA	MF _{3r} ZONE	PROPOSAL
Total Maximum Floor Area Ratio	2.35	2.3
Base FAR	1.8	1.8
Bonus FAR	0.3 (rental designation) 0.25 (underground parking)	0.5
Max. Site Coverage (buildings)	65%	48%
Max. Site Coverage (buildings, parking, driveways)	85%	79.9%
Max. Height	22.0 m & 6 storeys	21.48 m & 6 storeys
Setbacks		
Min. Front Yard (Gordon)	2.0 m	2.0 m
Min. Side Yard (north)	3.0 m	3.0 m
Min. Flanking Side Yard (Lawson)	2.0 m	2.0 m
Min. Front Yard (Aspen)	3.0 m	3.0 m
Stepbacks		
Min. Fronting Street (Gordon)	3.0 m	3.0 m
Min. Flanking Street (Lawson)	3.0 m	3.0 m
Min. Fronting Street (Aspen)	3.0 m	37.1 m
Amenity Space		
Total Required Amenity Space	2222.5 m²	2559.8 m²
Common	520 m ²	1015.2 m ²
Landscaping		
Min. Number of Trees	17 trees	23 trees
Min. Large Trees	9 trees	9 trees

PARKING REGULATIONS		
CRITERIA	MF _{3r} ZONE REQUIREMENTS	PROPOSAL
Total Required Vehicle Parking	122 stalls	122 stalls
Residential	134.2	
Visitor	18.2	
"r" Subzone Reduction	-15	
Long-Term Bike Parking	-5	
Care Share	-10	
Ratio of Regular to Small Stalls	Min. 50% Regular Max. 50% Small	51% Regular 49% Small
Bicycle Stalls Short-Term	6 stalls	6 stalls
Bicycle Stalls Long-Term	97.5 stalls	175 stalls
Bonus Stalls Provided for Parking Reduction		y
Bike Wash & Repair		y

6.o Application Chronology

Application Accepted: April 18, 2023
Adoption of Zone Amending Bylaw: April 22, 2024

Report prepared by: Mark Tanner, 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, Climate Action & Development Services

Attachments:

Attachment A: Draft Development Permit DP23-0072
 Schedule A: Site Plan & Floor Plans
 Schedule B: Elevations & Sections
 Schedule C: Landscape Plan
Attachment B: OCP Form and Character Development Permit Guidelines
Attachment C: Modo Car Share Agreement

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