

REPORT TO COUNCIL SUPPLEMENTAL



Date: May 27th 2024
To: Council
From: City Manager
Address: 3593 Lakeshore Road
File No.: DP23-0115

	Existing	Proposed
OCP Future Land Use:	C-NHD – Core Area Neighbourhood	C-NHD – Core Area Neighbourhood
Zone:	MF ₃ – Apartment Housing	MF ₃ – Apartment Housing

1.0 Recommendation

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 consider a Development Permit for the form and character of an apartment housing development.

3.0 Discussion

Subsequent to Council's decision on April 8th, 2024, the applicant updated all elevation drawings, as well as amended the landscaping and amenity spaces. The updated renderings ('Schedule B') have been updated to add additional features for the sides that face neighbouring properties. This includes extending the wood slat to all sides of the buildings, as well as additional buildouts to articulate and frame the balconies. All sides of the building have three different hardie materials, which are cobble stone, aged pewter and arctic white.

The amenity spaces on the north and south sides of the building have been further programmed to include additional features. The south amenity space includes seating and fire tables and is screened by landscaping along the south property line. The landscaping will also add visual interest to the neighbouring properties.

The north amenity space includes a dog run, and benches to activate the space. Additional treatment has also been added to the Lakeshore Road frontage, which includes large trees that will help improve the street interface.

Staff believe that the proposed changes to the form and character, amenity spaces and landscaping further meet the OCP Design Guidelines for low and mid-rise apartments. The updated elevation drawings and landscaping improve the visual interest of the building to the neighbouring properties and the updated amenity spaces will increase the livability for future residents. If the application is successful, the applicant will be required to submit a landscape bond prior to the issuance of a Development Permit.

4.0 Background

The Development Permit Application was considered by Council on April 8th, 2024. After Council’s discussion the application was deferred due to concerns with the form and character of the north, east, and south side of the building, as well as the private amenity areas and landscaping. The below resolution has been resolved:

Resolution	Date
THAT Council defer the issuance of Development Permit No. DP23-0115 for Lot 10 District Lot 134 ODYD Plan 2988, located at 3593 Lakeshore Road, Kelowna, BC.	April 8, 2024

5.0 Application Chronology

Application Accepted: June 2, 2023
 Previous Council Consideration: April 8, 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 (updated)

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