

# REPORT TO COUNCIL DEVELOPMENT PERMIT



**Date:** June 17<sup>th</sup>, 2024  
**To:** Council  
**From:** City Manager  
**Address:** 205-235 Valleyview Road  
**File No.:** DP24-0035  
**Zone:** UC4 – Rutland Urban Centre

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## 1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP24-0035 for Lot A Section 23 Township 26 ODYD Plan EPP108690, located at 205 Valleyview Road, Kelowna, BC, Lot 5 Block D Section 23 Township 26 ODYD Plan 4740, located at 215 Valleyview Rd, Kelowna, BC, and Lot 6 Block D Section 23 Township 26 ODYD Plan 4740, located at 235 Valleyview 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 permit to be issued;

AND THAT lot consolidation be required prior to issuance of the Development Permit;

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 117-unit 6-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'; and

- Including a large, shared amenity space at the roof level.

Materials that are proposed include woodgrain metal siding, peppercorn-coloured lap siding, white panel siding and brick. Common amenity spaces include a shared rooftop amenity space with benches, seating areas, a barbeque area, and trees. Each unit includes a private balcony to meet the amenity space requirements. Site landscaping includes several species of trees that range in size that are located at the front, sides, and rooftop of the building.

The applicant has included 96 parking stalls, split between the surface level at the rear and an underground parkade. The proposal 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 properties are located on Valleyview Road in the Rutland Urban Centre. The surrounding area is primarily zoned UC4 – Rutland Urban Centre and MF1 – Infill Housing. There are ten BC Transit bus stops within 300.0 m of the subject properties and the properties are also located in the Rutland Bus Exchange Transit Oriented Area. The properties are also in close proximity to Rutland Lions Park and commercial businesses along the Hwy 33 W corridor.

##### 4.2 Background

In November 2023, the Province of British Columbia passed Bill 44 and Bill 47 related to multi-unit housing and increased density in transit-oriented areas; in response to this legislation, the City of Kelowna adopted Zoning Bylaw and OCP Amendments to reflect these changes.

The subject properties are within 400.0 m of the Rutland Bus Exchange, which is a designated Transit Oriented Development Area. These areas allow up to six storeys in height, 2.5 FAR and do not require any residential parking stalls other than universal accessible stalls.

**5.0 Zoning Bylaw Regulations Summary**

AREA & UNIT STATISTICS		
Gross Lot Area	2,852 m <sup>2</sup>	
<b>Total Number of Units</b>	<b>117</b>	
Bachelor	21	
1-bed	63	
2-bed	21	
3-bed	12	
Net Residential Floor Area	7,212 m <sup>2</sup>	
DEVELOPMENT REGULATIONS		
CRITERIA	UC <sub>4</sub> ZONE	PROPOSAL
Total Maximum Floor Area Ratio ❶	2.5	2.47
Max. Site Coverage (buildings)	85%	54.9%
Max. Site Coverage (buildings, parking, driveways)	90%	83.6%
Max. Height ❶	22.0m / 6 storeys	19.18 m / 6 storeys
Setbacks		
Min. Front Yard (South)	3.0 m	3.5 m
Min. Flanking Side Yard (West)	3.0 m	3.27 m
Min. Side Yard (East)	0.0 m	3.03 m
Min. Rear Yard (North)	0.0 m	4.02 m
Step backs		
Min. Fronting Street (South)	3.0 m	3.05 m
Min. Flanking Street (West)	3.0 m	3.0 m
Amenity Space		
<b>Total Required Amenity Space</b>	<b>1,251 m<sup>2</sup></b>	<b>2,035 m<sup>2</sup></b>
Common	468 m <sup>2</sup>	874 m <sup>2</sup>
Private	783 m <sup>2</sup>	1,161 m <sup>2</sup>
Landscaping		
Min. Number of Trees	15 trees	15 trees
Min. Large Trees	50%	53%
PARKING REGULATIONS		
CRITERIA	UC <sub>4</sub> ZONE REQUIREMENTS	PROPOSAL
<b>Total Required Vehicle Parking ❶</b>	<b>3 stalls</b>	<b>96 stalls</b>
Residential (Regular/Small)	0	91 stalls
Accessible Stalls	3 stalls	5 stalls
Ratio of Regular to Small Stalls	Min. 50% Regular Max. 50% Small	58% Regular 42% Small
Bicycle Stalls Short-Term	6 stalls	6 stalls
Bicycle Stalls Long-Term	91 stalls	92 stalls
Bike Wash & Repair	yes	yes
❶ The subject properties are located in a Transit Oriented Area (TOA). This area permits a maximum of 6 storeys, 2.5 FAR and the only parking required are universal accessible stalls.		

## 6.0 Application Chronology

Application Accepted: February 27<sup>th</sup>, 2024  
Neighbour Notification Received: N/A

**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, Climate Sustainability and Development Services

### Attachments:

Attachment A: Draft Development Permit - DP24-0035  
    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).