

REPORT TO COUNCIL DEVELOPMENT PERMIT & DEVELOPMENT VARIANCE PERMIT



Date: July 23, 2024
To: Council
From: City Manager
Address: 1402 Cara Glen Ct
File No.: DP23-0214 / DVP23-0215
Zone: MF3r – Apartment Housing Rental Only

1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP23-0214 for Lot 1 Section 31 Township 26 ODYD Plan EPP100150, located at 1402 Cara Glen Ct, 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 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 Council authorizes the issuance of Development Variance Permit No. DVP23-0215 for Lot 1 Section 31 Township 26 ODYD Plan EPP100150, located at 1402 Cara Glen Ct, Kelowna, BC;

AND THAT variances to the following sections of the Zoning Bylaw No. 12375 be granted as shown on Schedule "B":

Section 13.5 – Multi-Dwelling Zones – Development Regulations

To vary the minimum building setback from a flanking side yard from 3.0 m required to 0.0 m proposed.

Section 13.5 – Multi-Dwelling Zones – Development Regulations

To vary the minimum building setback from a front yard from 3.0 m required to 0.0 m proposed.

Section 13.6 – Multi-Dwelling Zones – Density and Height Development Regulations

To vary the maximum allowable height from 4 storeys permitted to 5 storeys proposed.

AND THAT the applicant be required to complete the above noted condition of Council's approval of the Development Permit and Development Variance Permit Applications in order for the permits to be issued;

AND FURTHER THAT this Development Permit and Development Variance Permit are 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 apartment housing and a Development Variance Permit to vary the maximum height from 4 storeys permitted to 5 storeys proposed and to vary the required stepback from 3.0 m to 0.0 m on the front yard and flanking side yard.

3.0 Development Planning

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

- Vehicle access is provided from the Statutory Right of Way (SRW) along the side of the property, and not directly off the fronting or flanking streets;
- The underground parking does not exceed 1.2 m above grade to limit visual impacts;
- A range of high-quality materials and designs that features several colours of fiber cement paneling, metal flashing and wood brackets; and
- High-quality outdoor amenity space including a playground and turf area.

Materials that are proposed include arctic white, evening blue, rich espresso fibre cement siding, pre-finished metal lashing, decorative wood brackets, vinyl windows and doors, and vertical wood style metal siding. Common amenity spaces include an outdoor playground and seating area, outdoor turf area and an indoor gym and amenity space.

A variance is being requested to increase the building height of the apartment building from 4 storeys permitted to 5 storeys proposed. The proposed building includes two levels of parking situated below natural grade, with only the vehicle access and residential lobby entrance exposed on these levels. While vehicle access is exempt from the storey count, the lobby entrance is not. Due to the lobby entrance ceiling being 2.0 m above natural grade, it necessitates counting towards the fifth storey.

Additionally, any building that is 5 storeys or taller requires a minimum 3.0 m building stepback on the front and flanking side yards, applicable to any portion of the building above the second storey. Since the majority of this building exposes only four storeys, staff support the proposed variance to the height and stepbacks because the overall massing of the building does not resemble that of a typical 5-storey structure. The lobby entrance constitutes only a small portion of the building, and overall, the building is well articulated in accordance with the OCP Design Guidelines, and the proposed variances do not compromise the buildings architectural integrity.

4.0 Subject Property & Background

4.1 Subject Property Map



The subject property is located on the corner of Cara Glen Ct and Clifton Rd and is located inside the Core Area. The surrounding area is a mix of single detached dwellings, apartment housing and townhouses. The property is in close proximity to Knox Mountain Park.

5.0 Zoning Bylaw Regulations Summary

AREA & UNIT STATISTICS		
Gross Lot Area		6,823 m ²
Total Number of Units		112
1-bed		73
2-bed		39
DEVELOPMENT REGULATIONS		
CRITERIA	MF3r ZONE	PROPOSAL
Total Maximum Floor Area Ratio	1.3	1.0
Max. Site Coverage (buildings)	65%	33%
Max. Site Coverage (buildings, parking, driveways)	85%	60%
Max. Height	18.0 m / 4 storeys	17.9m / 5 storey¹
Setbacks		
Min. Front Yard (South)	3.0 m	4.8 m
Min. Flanking Side Yard (East)	3.0 m	6.4 m
Min. Side Yard (West)	3.0 m	6.4 m
Min. Rear Yard (North)	4.5 m	10.5 m
Step backs		
Min. Fronting Street (South)	3.0 m	0.0 m ²

Min. Flanking Side Yard (East)	3.0 m	0.0 m ³
Amenity Space		
Total Required Amenity Space	2,070 m²	2,081 m²
Common	448 m ²	726 m ²
Private	n/a	1,355 m ²
Landscaping		
Min. Number of Trees	24 trees	27 trees
Min. Large Trees	12 trees	20 trees
<p>¹ Indicates requested variance to the maximum building height in Section 13.6. ² Indicates requested variance to the minimum required stepback in Section 13.5. ³ Indicates requested variance to the minimum required stepback in Section 13.5.</p>		
PARKING REGULATIONS		
CRITERIA	MF3r ZONE REQUIREMENTS	PROPOSAL
Total Required Vehicle Parking	158 stalls	138 stalls
Rental Reduction	-16 (10%)	-16
Bicycle Parking Incentive	-5	-5
Total Resident Parking	124	124 stalls
Visitor	16	14 stalls
Visitor stall (Reduction)	-2	
Ratio of Regular to Small Stalls	Min. 50% Regular Max. 50% Small	67.4% Regular 32.6% Small
Bicycle Stalls Short-Term	12 stalls	12 stalls
Bicycle Stalls Long-Term	150 stalls	162 stalls
Bonus Stalls Provided for Parking Reduction	y	y
Bike Wash & Repair	y	y

6.o Application Chronology

Application Accepted: November 23, 2023
 Public Information Session: March 27, 2024
 Neighbour Notification Received: March 28, 2024
 Adoption of Zone Amending Bylaw: June 17, 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 - DP23-0214 / Development Variance Permit – DVP23-0215
 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.