

REPORT TO COUNCIL DEVELOPMENT PERMIT



Date: July 22, 2024
To: Council
From: City Manager
Address: 875 Graham Rd
File No.: DP23-0024
Zone: MF2 – Townhouse Housing

1.0 Recommendation

THAT final adoption of Rezoning Bylaw No. 12534 be considered by Council;

AND THAT Council authorizes issuance of Development Permit No. DP23-0024 for Lot 1 Section 22 Township 26 ODYD Plan 19161, located at 875 Graham 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 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 a townhouse housing development.

3.0 Development Planning

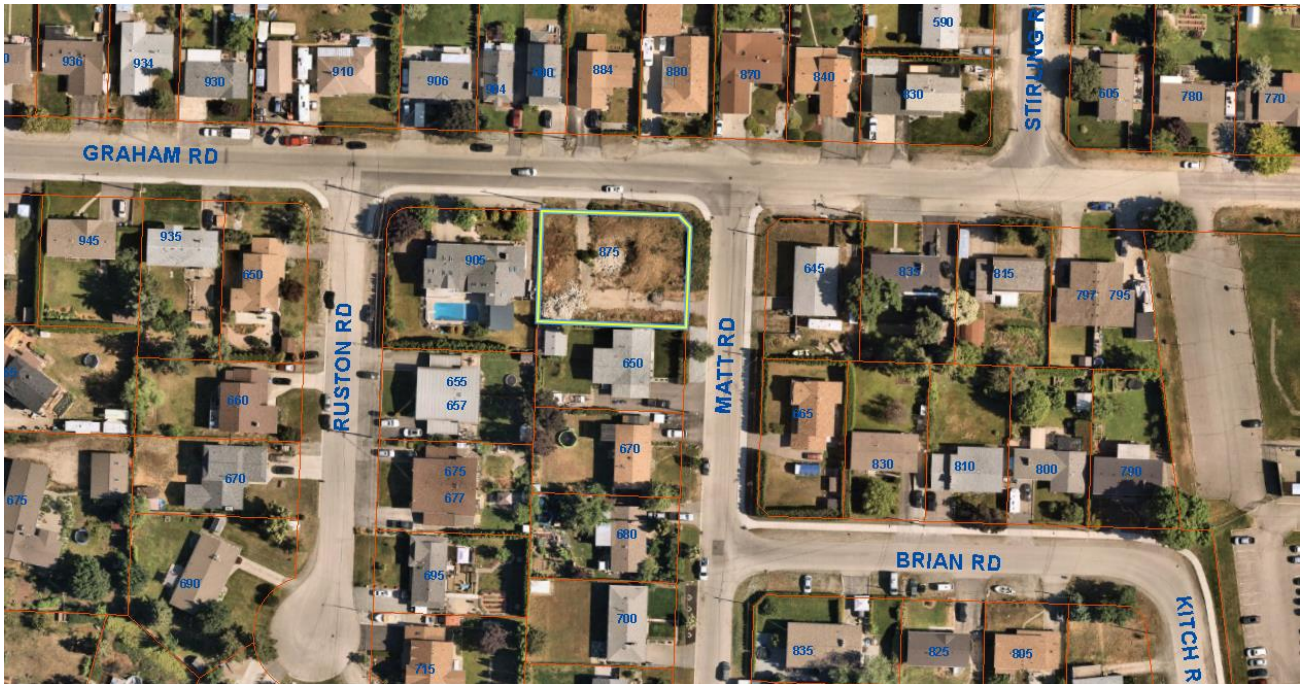
Staff support the proposed Development Permit for the form and character of townhouse housing. The proposed project generally aligns with the Official Community Plan (OCP) Form and Character Design Guidelines for Townhouses. Key guidelines that are met include:

- Orienting the end unit on the perpendicular building to be facing the street;
- Designing the end units to minimize the overlook and direct sight lines to neighbouring properties; and
- Creating high-quality semi-private outdoor amenity spaces to be available for all units.

Materials that are used include arctic white, light grey and midnight black hardie panel, light grey and wood stain hardie lap siding and brick veneer. Common amenity spaces are only required for townhouse developments with 11 or more units, but the proposal has included a common seating area with string lights at the northeast corner of the site. Private amenity spaces are included for all units with both ground-level amenity turf area and private balconies being provided.

4.0 Subject Property & Background

4.1 Subject Property Map



The subject property is located on the corner of Graham Rd and Matt Rd and has the Future Land Use Designation of Core Area Neighbourhood. The surrounding area is primarily zoned MF1 – Infill Housing. The subject property is in close proximity to Quigley Elementary School, Hollywood Rd Education Services Centre, and Moraine Park.

5.0 Zoning Bylaw Regulations Summary

AREA & UNIT STATISTICS		
Gross Lot Area		1075 m ²
Total Number of Units		8
Townhome		8
DEVELOPMENT REGULATIONS		
CRITERIA	MF2 ZONE	PROPOSAL
Total Maximum Floor Area Ratio	1.0	0.98
Max. Site Coverage (buildings)	55%	40.24%
Max. Site Coverage (buildings, parking, driveways)	80%	73.68%
Max. Height	11.0 m / 3 storeys	9.66 m / 3 storeys
Setbacks		

Min. Front Yard – Ground-Oriented (East)	2.0 m	2.05m
Min. Flanking Side Yard (North)	3.0 m	3.07 m
Min. Side Yard (South)	2.1 m	3.45 m
Min. Rear Yard (West)	4.5 m	4.5 m
Amenity Space		
Total Required Amenity Space	0 m²	304.9 m²
Common	0 m ²	156.6 m ²
Private	0 m ²	148.3 m ²
Landscaping		
Min. Number of Trees	10 trees	10 trees
Min. Large Trees	5 trees	6 trees
PARKING REGULATIONS		
CRITERIA	MF₂ ZONE REQUIREMENTS	PROPOSAL
Total Required Vehicle Parking	14 stalls	15 stalls
Residential	13	14
Visitor	1	1
Ratio of Regular to Small Stalls	Min. 50% Regular Max. 50% Small	50 % Regular 50 % Small
Bicycle Stalls Short-Term	4 stalls	4 stalls

6.o Application Chronology

Application Accepted: February 15, 2023
 Neighbour Notification Received: February 27, 2023
 Adoption of Zone Amending Bylaw: July 22, 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, Climate Action & Development Services

Attachments:

Attachment A: Draft Development Permit – DP23-0024
 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.