

REPORT TO COUNCIL DEVELOPMENT PERMIT



Date: August 12, 2024
To: Council
From: City Manager
Address: 2654 Gore St
File No.: DP24-0005
Zone: UC5 – Padosy Urban Centre

1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP24-0005 for Lot 4 District Lot 14 ODYD Plan 7927, located at 2654 Gore St, 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 issue a Development Permit for the form and character of apartment housing.

3.0 Development Planning

Staff support the Development Permit for the form and character of a seven-unit three-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 and Mixed-Use Developments.

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

- Incorporating a range of architectural features and details into building facades to create visual interest.

The proposed apartment building contains seven residential units which includes five two-bedroom and two, three-bedroom units. The front façade facing Gore St includes the main apartment entry and one ground-oriented unit to provide access to the street, screen the parkade, and activate the ground floor.

Vehicular access to the site will be from the rear lane. The development includes one level of at-grade parking located in an enclosed parkade with a total of 10 parking stalls including one visitor stall. The majority of units will have access to both an internal courtyard located on top of the parking podium as well as private rooftop amenity areas. The single ground-oriented unit has semi-private amenity space located between Gore St and the building.

Exterior building materials include grey brick cladding, horizontal wood cladding and off-white stucco combined with black building accents. The development has been designed to accommodate an elevator, should it be desired by future residents, for ease of access for the units located above the ground floor.

4.0 Subject Property & Background

4.1 Subject Property Map



The subject property is located mid-block on the west side of Gore St within the Pandosy Urban Centre. Gore St is designated in the 2040 OCP as a Residential Street which requires residential uses at grade. There are nearby public transit stops located along Pandosy St situated east of the site. Additionally, the site has good access to nearby commercial located largely along to Pandosy St.

5.0 Zoning Bylaw Regulations Summary

AREA & UNIT STATISTICS	
Gross Lot Area	640 m ²
Total Number of Units	7
2-bed	5
3-bed	2

DEVELOPMENT REGULATIONS		
CRITERIA	UC ₅ ZONE	PROPOSAL
Total Maximum Floor Area Ratio	1.6	1.2
Base FAR	1.6	1.2
Bonus FAR	n/a	n/a
Max. Site Coverage (buildings)	85%	81%
Max. Site Coverage (buildings, parking, driveways)	90%	88%
Max. Height	18.0 m & 4 storeys	10.8 m & 3 storeys
Base Height	18.0 m & 4 storeys	10.8 m & 3 storeys
Bonus Height	n/a	n/a
Setbacks		
Min. Front Yard (east)	3.0 m	4.4 m
Min. Side Yard (north)	0.0 m	0.03 m
Min. Side Yard (south)	0.0 m	0.07 m
Min. Rear Yard (west)	0.0 m	0.12 m
Amenity Space		
Total Required Amenity Space	105 m²	118 m²
Common	28.0 m ²	28.0 m ²
Private	77.0 m ²	90.0 m ²
Landscaping		
Min. Number of Trees	2 trees	2 trees
Min. Large Trees	2 trees	2 trees

PARKING REGULATIONS		
CRITERIA	UC ₅ ZONE REQUIREMENTS	PROPOSAL
Total Required Vehicle Parking	8 stalls	10 stalls
Residential	7 stalls	9 stalls
Visitor	1 stall	1 stall
Ratio of Regular to Small Stalls	Min. 50% Regular Max. 50% Small	50% Regular 50% Small
Bicycle Stalls Short-Term	6 stalls	6 stalls
Bicycle Stalls Long-Term	6 stalls	6 stalls
Bike Wash & Repair	y	y

6.0 Application Chronology

Application Accepted:

December 21, 2023

Report prepared by: Andrew Ferguson, 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 DP24-0005

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: Applicant's Letter of Rationale

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