

REPORT TO COUNCIL DEVELOPMENT PERMIT



Date: August 12, 2024
To: Council
From: City Manager
Address: 450 Montgomery Rd
File No.: DP23-0157
Zone: UC4r – Rutland Urban Centre Rental Only

1.0 Recommendation

THAT Rezoning Bylaw No. 12591 be amended at third reading to revise the legal description of the subject property from Lot 11 Section 26 Township 26 ODYD Plan 7783 to Lot 11 Section 26 Township 26 ODYD Plan 7783 Except Plan EPP137940;

AND THAT final adoption of Rezoning Bylaw No. 12591 be considered by Council;

AND THAT Council authorizes the issuance of Development Permit No. DP23-0157 for Lot 11 Section 26 Township 26 ODYD Plan 7783 Except Plan EPP137940, located at 450 Montgomery Rd, 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;
5. The applicant be required to make a payment into the Public Amenity & Streetscape Capital Reserve Fund as established by Bylaw No. 12386 in accordance with Table 6.8.a. in Zoning Bylaw No. 12375;

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 54-unit six-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 Developments. Key guidelines that are met include:

- Orienting primary building facade toward the street to create street edge definition and activity;
- Breaking up building massing by providing simple vertical and horizontal articulation including stepbacks, insets, projections, colour and texture;
- Incorporating a range of architectural features and details into building facades to create visual interest;
- Locating balconies and windows on the front building facade to create an active frontage and 'eyes on the street'; and
- Screening the parking from public view and avoiding off-street surface parking.

The proposed building is located at the south end of the street and will stepback to five-storeys in height adjacent to the front yard located along Montgomery Rd. The main apartment entry will face Montgomery Rd with ground-floor amenity space located in front of the parkade to screen the building and activate the ground floor. The property shares an interior lot line with an adjacent property to the north and is flanked by a lane on two sides.

Vehicle access to the site will be from the rear lane. The development includes one level of parking with a total of 27 parking stalls including seven surface stalls allocated to visitor parking. The applicant is proposing 16 cash-in-lieu of parking stalls to meet minimum parking requirements. The property is located in the Rutland Urban Centre and is situated in close proximity to public transit, parks, schools and commercial, therefore, there is lower demand for vehicle parking when compared with areas of the City located further way from community amenities. This approach aligns with the 2040 Transportation Master Plan which promotes reducing vehicle dependency and supporting alternative transportation options such as walking, biking and transit.

Exterior building materials proposed include white and wood textured horizontal siding, black and white hardie panel, black corrugated metal siding combined with white and black accents. Common amenity requirements will be met through the provision of a rooftop amenity space including picnic table seating, a fire pit, barbeques, community garden plots and complimentary landscaping in addition to the ground floor amenity room adjacent to Montgomery Rd.

4.0 Subject Property & Background

4.1 Subject Property Map



The subject property is located at the southern end of the block, south of the intersection with Leathead Rd and west of Rutland Rd N. There are public transit stops located along Leathead Rd and Rutland Rd N. There are commercial buildings that service the existing neighbourhood located at the end of the block as well as along Rutland Rd N. Rutland Middle and Senior schools & Centennial Park are all located in close proximity.

5.0 Zoning Bylaw Regulations Summary

AREA & UNIT STATISTICS	
Gross Lot Area	1083.4 m ²
Road Dedication	Approximately 110 m ²
Net Site Area	973.9 m ²
Total Number of Units	54
micro suite (less than 29 m ²)	20**
1-bed	18
2-bed	11
3-bed	5
** Bachelor units are considered micro-suites as they are less than 29 m ² in total unit area	

DEVELOPMENT REGULATIONS		
CRITERIA	UC4r ZONE	PROPOSAL
Total Maximum Floor Area Ratio	2.6	2.29
Base FAR	1.8	1.8
Bonus FAR	0.3 (rental designation) 0.5 (public amenity & streetscape)	0.69
Max. Site Coverage (buildings)	85%	68.8%
Max. Site Coverage (buildings, parking, driveways)	90%	88%
Max. Height	34.0 m & 9 storeys	20.7 m & 6 storeys
Base Height	22.0 m & 6 storeys	22.0 m & 6 storeys
Bonus Height	12.0 m & 3 storeys	n/a
Setbacks		
Min. Front Yard (east)	2.0 m	2.4 m
Min. Side Yard (north)	0.0 m	1.0 m
Min. Side Yard (south)	0.0 m	4.0 m
Min. Rear Yard (west)	0.0 m	0.1 m
Setbacks (above 16.0 m in building height)		
Min. Front Yard (east)	3.0 m	6.0 m
Min. Side Yard (north)	4.0 m	6.0 m
Min. Side Yard (south)	n/a (adjacent to lane)	n/a
Min. Rear Yard (west)	n/a (adjacent to lane)	n/a
Step backs		
Min. Fronting Street (east)	3.0 m	3.0 m
Amenity Space		
Total Required Amenity Space	540 m²	587 m²
Common	216 m ²	232 m ²
Landscaping		
Min. Number of Trees	3 trees	3 trees
Min. Large Trees	2 trees	2 trees

PARKING REGULATIONS		
CRITERIA	UC4r ZONE REQUIREMENTS	PROPOSAL
Total Required Vehicle Parking	54 stalls	27 stalls**
Residential	48 stalls	
Visitor	6 stalls	
"r" Subzone Reduction	-11 stalls	
Ratio of Regular to Small Stalls	Min. 50% Regular Max. 50% Small	69% Regular 31% Small
Bicycle Stalls Short-Term	6 stalls	6 stalls
Bicycle Stalls Long-Term	42 stalls	42 stalls
Bike Wash & Repair	y	y
**Payment in Lieu of Parking is being provided for sixteen (16) at a total amount of \$178,944.00		

6.0 Application Chronology

Application Accepted: August 30, 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, Climate Action & Development Services

Attachments:

Attachment A: Draft Development Permit DP23-0157
 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: Applicants Letter of Rationale

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