

REPORT TO COUNCIL DEVELOPMENT PERMIT



Date: September 9, 2024
To: Council
From: City Manager
Address: 1310 & 1320 Belaire Ave
File No.: DP23-0095
Zone: UC2r – Capri-Landmark Urban Centre Rental Only

1.0 Recommendation

THAT final adoption of Rezoning Bylaw No. 12652 be considered by Council;

AND THAT Council authorizes the issuance of Development Permit No. DP23-0095 for Lot 29 District Lot 137 ODYD Plan 10011, located at 1310 Belaire Ave and Lot 30 District Lot 137 ODYD Plan 10011, located at 1320 Belaire Ave, 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 rental apartment housing.

3.0 Development Planning

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

- Orienting building facades to both fronting streets to create street edge definition and activity and avoiding blank walls at-grade;

- Incorporating a range of architectural features and details into building facades to create visual interest, and using an integrated, consistent range of materials and colours that provide variety; and
- Providing ground-oriented units with individual entrances to the fronting street, with semi-private entry zones to allow for entryways and patios.

The building is six storeys in height and will stepback at the fifth storey adjacent to both front yards located along Belaire Ave and Harvey Ave. The 3.0 m stepback at both front yards will reduce the perceived massing of the building and create a stronger interface between the building and the street. The main apartment entry faces south toward Belaire Ave and is flanked by ground-oriented units on each side of the main entry with direct access to the street.

Vehicle access to the site is provided from Belaire Ave with no vehicle access being permitted from Harvey Ave. Parking is provided fully below grade for the residential units including visitor parking and a portion of required long-term bicycle parking. The remainder of required long term bicycle parking is located in a dedicated bike room on the first floor. An outdoor amenity area on top of the parkade is provided in addition to an indoor gym. The outdoor amenity area includes seating (benches, lounge chairs with fire pit) a pergola for shade, dog run, raised garden plots, and complementary landscaping.

Exterior building materials include off-white, sand and charcoal coloured fiber cement board, light grey horizontal siding, off-white masonry panels, and black building accents.

4.0 Subject Property & Background

4.1 Subject Property Map



The subject properties are located mid-block near the Chandler St / Harvey Ave intersection at the northern boundary of the Capri-Landmark Urban Centre. Harvey Ave is designated as a Transit Supportive Corridor (TSC). Transit stops are located along Harvey Ave and the sites are within walking distance of Mary Ann Collinson Memorial Park.

5.0 Zoning Bylaw Regulations Summary

AREA & UNIT STATISTICS	
Gross Lot Area	2,082.8 m ²
Total Number of Units	62
1-bed	23
2-bed	39

DEVELOPMENT REGULATIONS		
CRITERIA	UC2r ZONE	PROPOSAL
Total Maximum Floor Area Ratio	2.1	2.025
Base FAR	1.8	1.8
Bonus FAR	0.3 (rental designation)	0.225
Max. Site Coverage (buildings)	85%	79.4%
Max. Site Coverage (buildings, parking, driveways)	90%	85%
Max. Height	22.0 m & 6 storeys	21.5 m & 6 storeys
Setbacks		
Min. Front Yard (north)	4.5 m (Provincial Highway setback)	4.5 m
Min. Front Yard (south)	2.0 m	2.0 m
Min. Side Yard (east)	0.0 m	1.8 m
Min. Side Yard (west)	0.0 m	0.45 m
Setbacks (above 16.0m in building height)		
Min. Front Yard (north)	3.0 m	7.5 m
Min. Front Yard (south)	3.0 m	6.0 m
Min. Side Yard (east)	4.0 m	5.5 m
Min. Side Yard (west)	4.0 m	6.7 m
Step backs		
Min. Fronting Street (north)	3.0 m	3.0 m
Min. Flanking Street (south)	3.0 m	3.0 m
Amenity Space		
Total Required Amenity Space	815 m²	1,117.8 m²
Common	248 m ²	483.7 m ²
Landscaping		
Min. Number of Trees	9 trees	9 trees
Min. Large Trees	5 trees	5 trees

PARKING REGULATIONS		
CRITERIA	UC2r ZONE REQUIREMENTS	PROPOSAL
Total Required Vehicle Parking	49 stalls	49 stalls
Residential	42 stalls	
Visitor	7 stalls	
"r" Subzone Reduction	-14 stalls	
Bonus Bicycle Parking	-5 stalls	
Ratio of Regular to Small Stalls	Min. 50% Regular Max. 50% Small	53% Regular 47% Small
Bicycle Stalls Short-Term	6 stalls	6 stalls
Bicycle Stalls Long-Term	88 stalls	88 stalls
Bonus Stalls Provided for Parking Reduction	y	y
Bike Wash & Repair	y	y

6.o Application Chronology

Application Accepted: February 17, 2023
 Public Information Session: February 26, 2024
 Neighbour Notification Received: February 27, 2024
 Adoption of Zone Amending Bylaw: August 26, 2024

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 Sustainability & Development Services

Attachments:

Attachment A: Draft Development Permit DP23-0095
 Schedule A: Site Plan & Floor Plans
 Schedule B: Elevations, Sections & Renderings
 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.