

REPORT TO COUNCIL DEVELOPMENT PERMIT



Date: September 23, 2024
To: Council
From: City Manager
Address: 925 Laurier Ave
File No: DP23-0224
Zone: MF2 – Townhouse Housing

1.0 Recommendation

THAT Rezoning Bylaw No. 12635 be amended at third reading to revise the legal description of the subject property from Lot B District Lot 138 ODYD PLAN 2255 to Lot 1 District Lot 138 ODYD PLAN EPP137592;

AND THAT final adoption of the Rezoning Bylaw No. 12635 be considered by Council;

AND THAT Council authorizes the issuance of Development Permit No. DP23-0224 for Lot 1 District Lot 138 ODYD PLAN EPP137592, located at 925 Laurier 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.

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 a five-unit townhouse development.

3.0 Development Planning

Staff support the proposed Development Permit for the form and character of a five-unit townhouse development. The proposal generally aligns with the Official Community Plan (OCP) Form and Character Design Guidelines for townhouses. Key Guidelines that are met include:

- Orienting building entries, windows, patios, and balconies to face the fronting street, with the primary entry clearly visible and directly accessible from the sidewalk;
- Using building articulation, scaling, and setbacks to define individual units or intervals and to contribute to a consistent frontage pattern, pedestrian scale and rhythm along the fronting street; and

- Providing access to parking from a lane, with integrated tuck under parking that is screened from the fronting street.

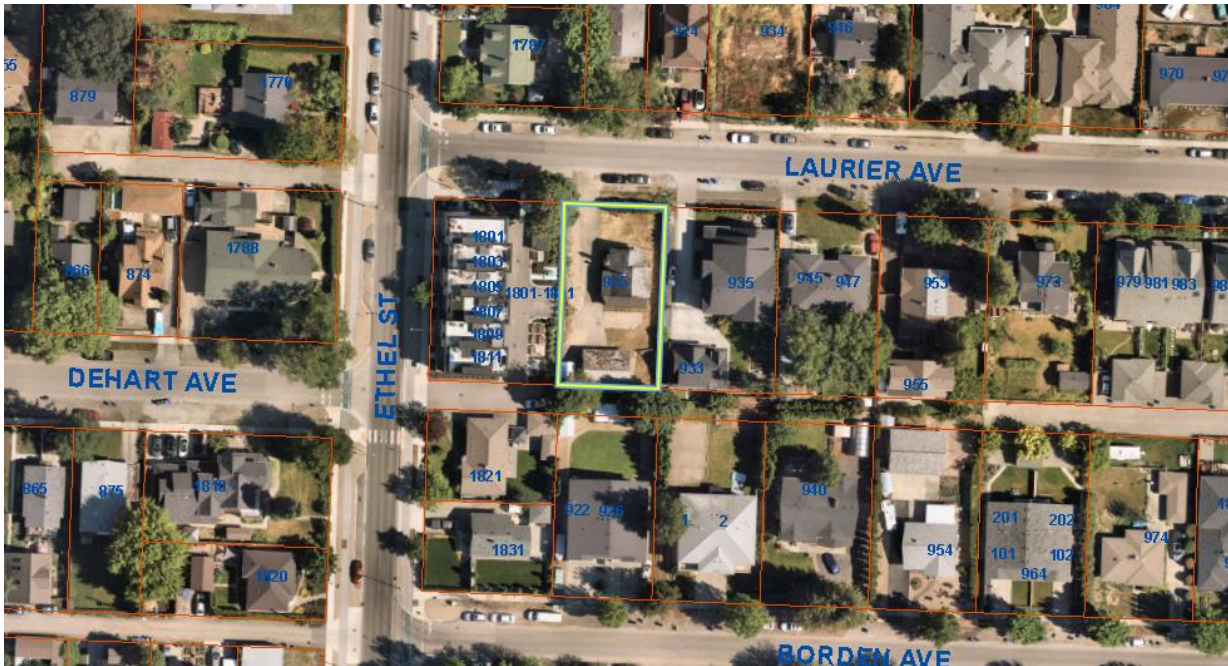
The proposal is a three-storey townhouse building, consisting of five three-bedroom units. Each unit is provided with two parking stalls in an open-air parking garage that is located on the ground floor and screened from public view. On-site parking is accessed through the rear lane, and a visitor stall is provided that also accommodates accessible parking. Four short-term bike parking stalls are located near the rear lane.

The front building façade facing Laurier Ave has been designed to be ground-oriented towards the street with projections and material variation to highlight the front entrance and screen the parking garage. Building materials include white and black panel siding, with accenting trim, grey brick, black aluminium doors and windows, and wood-like horizontal privacy slats. Rooftop patios are provided as private amenity space for each unit. A pedestrian walkway from Laurier Ave to the rear lane connects the site and allows for individual unit access at the ground floor.

A tree inventory was completed for this site. There are two mature existing trees located within the future rear lane, which will be removed as the lane is constructed. Four new trees are proposed on-site meeting all landscaping regulations, including planting of various grasses, shrubs, and perennials. The proposed development meets OCP Design Guidelines and is in line with the province’s direction for small-scale, multi-unit housing.

Subject Property & Background

3.1 Subject Property Map



The subject property is located on Laurier Ave, between Ethel St and Bowes St. The property is within 50 m of the Ethel Street Transportation Corridor (to the west) and within 250 m of the Harvey Ave Transit Supportive Corridor (to the north).

4.0 Zoning Bylaw Regulations Summary

AREA & UNIT STATISTICS		
Gross Lot Area		882.1 m ²
Undevelopable Land (riparian, 30% slope, etc.)		64 m ²
Total Number of Units		5
3-bed		5
DEVELOPMENT REGULATIONS		
CRITERIA	MF ₂ ZONE	PROPOSAL
Total Maximum Floor Area Ratio	1.0	1.0
Max. Site Coverage (buildings)	55 %	54 %
Max. Site Coverage (buildings, parking, driveways)	80 %	70 %
Max. Height	11.0 m / 3 storeys	11.0 m / 3 storeys
Min. Front Yard (North)	3.0 m	3.0 m
Min. Side Yard (East)	2.1 m	2.1 m
Min. Side Yard (West)	2.1 m	2.1 m
Min. Rear Yard (South)	0.9 m	2.7 m
Amenity Space		
Total Required Amenity Space	N/A	341.5 m ²
Landscaping		
Min. Number of Trees	4 trees	4 trees
Min. Large Trees	2 trees	2 trees

PARKING REGULATIONS		
CRITERIA	MF ₂ ZONE	PROPOSAL
Total Required Vehicle Parking	9 stalls	11 stalls
Residential	8 stalls	10 stalls
Visitor	1 stall	1 stall (accessible)
Min. Parking Ratio Regular to Small Stalls	Min. 50% Regular Size Min. 50% Small Size	50% regular 50% small
Bicycle Stalls Short-Term	4 stalls	4 stalls
Bicycle Stalls Long-Term	No requirement	5 stalls

5.0 Application Chronology

Application Accepted: December 1, 2023
 Neighbour Notification Received: December 28, 2023
 Adoption of Zone Amending Bylaw: September 23, 2024

Report prepared by: Sara Skabowski, Planner I
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: Development Permit DP23-0224

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 Rationale Letter

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