

# REPORT TO COUNCIL DEVELOPMENT PERMIT



**Date:** September 9, 2024  
**To:** Council  
**From:** City Manager  
**Address:** 1007 Lanfranco Rd  
**File No.:** DP24-0057  
**Zone:** MF2 – Townhouse Housing

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## 1.0 Recommendation

THAT final adoption of Rezoning Bylaw No. 12669 be considered by Council;

AND THAT Council authorizes the issuance of Development Permit No. DP24-0057 for Lot C District Lot 135 ODYD Plan 20294, located at 1007 Lanfranco 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 Landscape Designer;

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 townhouse development.

## 3.0 Development Planning

Staff support the proposed Development Permit for the form and character of an eight-unit townhouse development on a corner lot located at Barberry St. and Lanfranco Rd. The proposal generally conforms to the Official Community Plan (OCP) Form and Character Development Permit Design Guidelines for Townhouses. Key guidelines that are met include:

- Ensure main building entries are clearly visible with direct sight lines from the fronting street;
- Incorporating a range of architectural features and details into building facades to create visual interest, and breaking up the building with an integrated, consistent range of materials and colours that provide variety;

- Apply universal accessibility principles to primary building entries, sidewalks and courtyards through appropriate selection of materials, stairs, and ramps as necessary;
- Site buildings to protect significant vegetation, and
- Design buildings to ensure that adjacent residential properties have sufficient visual privacy.

The applicant is proposing to construct eight townhouse units. The units facing Barberry St. and Lanfranco Rd. will have ground-oriented access from these streets. The proposed unit composition consists of the following:

- One fourplex townhouse building with four 4-bedroom units;
- One duplex building with two 4-bedroom units, and;
- One duplex building with one 4-bedroom unit and one 3-bedroom unit.

Although common and private amenity space are not required for developments under 10 dwelling units in the MF2 – Townhouse Housing zone, the applicant is proposing rooftop decks and second-floor balconies at each unit, as well as yard space for the 4-townhouse units located on the eastern building. Additionally, seven out of the eight units are proposed to have elevator access. Finally, the proposed materials and colour palate consists of cream stucco, taupe concrete panel and dark gray horizontal siding with brick accents, creating visual interest and breaking up the buildings with an integrated, consistent range of materials and colours that provide variety.

Through the application process, Staff received neighbourhood comments regarding some aspects of the proposed development and design. Key comments consisted of the following themes:

1. Too much height and density for the location and neighbourhood.
2. Insufficient off-street parking resulting in street parking and increased traffic.
3. Lack of privacy between the eastern and southern property neighbours, insufficient landscaping and trees.

Staff worked with the applicant to address these comments through building and landscape design. These design and development regulation considerations are further discussed below for each theme.

Height and Density:

The following table summarizes a comparison of the permitted and proposed development and subdivision regulations for the MF1 and MF2 zones as per the Zoning Bylaw:

Regulation	MF1 (Max Permitted)	MF2 (Max Permitted)	Proposed
Subdivision	3 new lots with up to 6-units per lot, for a maximum of 18 units	N/A	N/A
FAR	6 units / lot	1.0	0.79 (8 units)
Site Coverage of all Buildings	55%	55%	38%
Site Coverage of all Buildings, Structures, and Impermeable Surfaces	75%	80%	69.4%
Proposed side yard setback (east)	1.8 m	2.1 m	3.0 m

Parking:

The total required minimum number of off-street parking spaces, including visitor stalls, for the proposed development is 15 stalls. The applicant is proposing 15 garage parking stalls and one parking stall, for a total of 16 stalls, exceeding the required total number of stalls.

Privacy:

To aid in and improve privacy between the eastern and southern neighbours, the applicant incorporated the following design concepts to the proposed development:

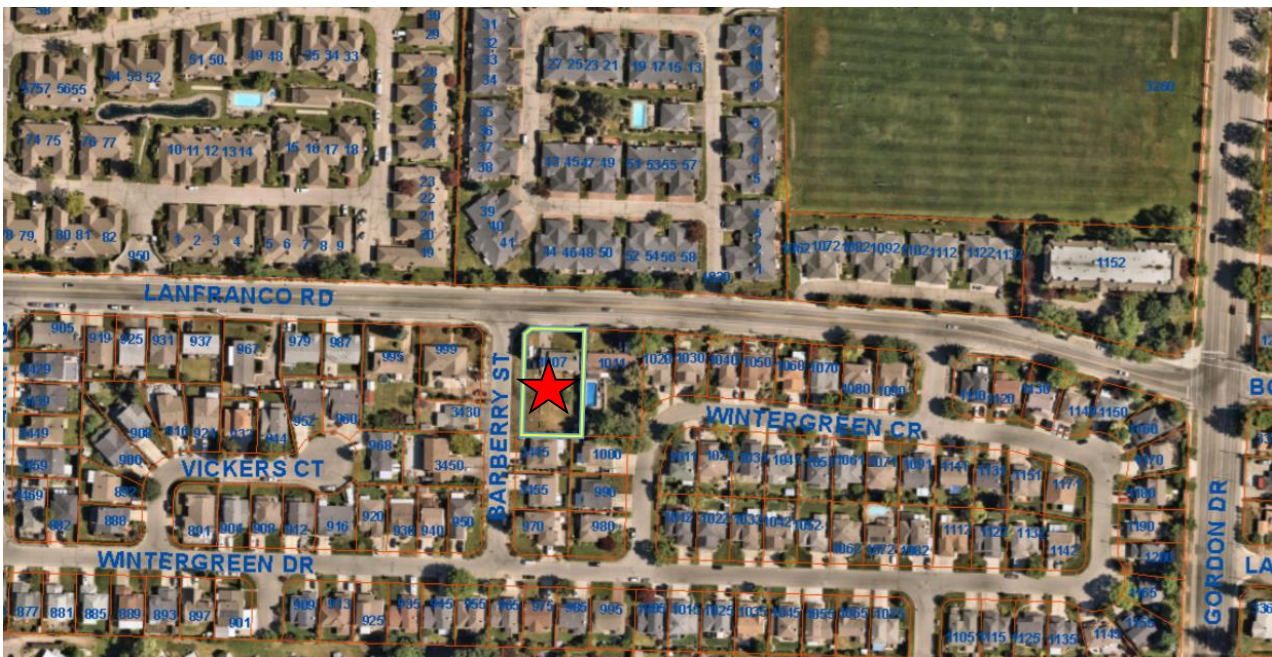
- A certified arborist developed a “Hedge/Tree Protection Plan” to preserve the existing mature hedging along the eastern property boundary.
- Four columnar trees are proposed between the breaks in the hedging along the eastern property boundary for added privacy and landscaping.
- Installation of a 1.8 m solid fence along the east and south property boundary.
- All rooftop decks are stepped back minimum 1.2m of all buildings that face east and south neighbouring properties.
- Rooftop deck panel heights were increased to 1.5m along the east and south side, and the panels are proposed to be frosted.

The proposed design and landscaping plan mitigates and addresses surrounding neighbourhood concerns through the choice of building materials, colour palate, privacy features such as solid fencing, frosted glass railings, and through preservation of existing hedging and planting additional trees along the eastern perimeters of the property.

Based on the Development Permit guidelines and the design consideration that were included, Staff believe the building will fit well into the immediate area.

**4.0 Subject Property**

**Subject Property Map:** 1007 Lanfranco Rd



The subject property is a corner lot located at Lanfranco Rd and Barberry St. It is immediately south of the Pandosy Urban Centre and is approximately 300 m west of Gordon Dr. Transit Supportive Corridor and across the street from the Okanagan Collage Exchange Transit Oriented Area. There are transit stops located near the intersection of Lanfranco Rd and Gordon Dr to the east (approx. 300 m) and at Lanfranco Rd and Casorso Rd to the west (approx. 500 m). The proposed development site is within walking distance of Boyce-Gyro Beach Park, near Casorso Rd and Lakeshore Rd Recreation Corridors, as well as several educational institutions including Casorso Elementary and KLO Middle School, and Okanagan College.

The surrounding neighbourhood context predominantly consists of MF1 – Infill Housing zone with single detached housing and UC5 – Pandosy Urban Centre zone to the north with townhouses. Additionally, there are four lots that are zoned MF4 – Transit Oriented Areas immediately west of the subject lot.

**5.0 Zoning Bylaw Regulations Summary**

AREA & UNIT STATISTICS	
Gross Lot Area	1,439.95 m <sup>2</sup>
<b>Total Number of Units</b>	<b>8</b>
Townhouses	8

DEVELOPMENT REGULATIONS		
CRITERIA	MF2 ZONE	PROPOSAL
<b>Total Maximum Floor Area Ratio</b>	<b>1.0</b>	<b>0.79</b>
Max. Site Coverage (buildings)	55%	38%
Max. Site Coverage (buildings, parking, driveways)	80%	69.4%
<b>Max. Height</b>	<b>11.0m / 3 storeys</b>	<b>10.13 m / 3 storeys</b>
<b>Setbacks</b>		
Min. Front Yard (Lanfranco Rd - North)	2.0m	2.0m
Min. Flanking Side Yard (Barberry St - West)	2.0m	2.0m
Min. Side Yard (East)	2.1m	3.0m
Min. Rear Yard (South)	4.5m	4.5m
<b>Landscaping</b>		
Min. Number of Trees	15 trees	15 trees
Min. Large Trees	9 trees	9 trees

PARKING REGULATIONS		
CRITERIA	MF2 ZONE REQUIREMENTS	PROPOSAL
<b>Total Required Vehicle Parking</b>	<b>15 stalls</b>	<b>16 stalls</b>
Residential	14	15
Visitor	1	1
Ratio of Regular to Small Stalls	Min. 50% Regular Max. 50% Small	100 % Regular 0 % Small
Bicycle Stalls, Short-Term	4 stalls	4 stalls

**6.0 Application Chronology**

Application Accepted: March 8, 2024  
 Neighbour Notification Received: May 14, 2024  
 Date Revised Drawings Received: June 19, 2024  
 Adoption of Zone Amending Bylaw: Sept 9, 2024

**Report prepared by:** Barbara B. Crawford, 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 DP24-0057

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: Streetscape Plan and Renderings

For additional information, please visit our Current Developments online at [www.kelowna.ca/currentdevelopments](http://www.kelowna.ca/currentdevelopments).