

NOTE: Report updated as of October 30, 2024, with correction to parking variance.

REPORT TO COUNCIL DEVELOPMENT PERMIT & DEVELOPMENT VARIANCE PERMIT



Date: November 5, 2024
To: Council
From: City Manager
Address: 1951 Cross Rd
File No.: DP24-0158 & DVP24-0159
Zone: MF3r – Apartment Housing Rental Only

1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP24-0158 for Lot 1 Section 4 Township 23 ODYD Plan EPP120282, located at 1951 Cross 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";

AND THAT Council authorizes the issuance of Development Variance Permit No. DVP24-0159 for Lot 1 Section 4 Township 23 ODYD Plan EPP120282, located at 1951 Cross Rd, Kelowna, BC;

AND THAT variances to the following sections of Zoning Bylaw No. 12375 be granted:

Section 6.2.1: General Development Regulations – Projections Into Yards:

To vary the maximum projection length from 4.0 m permitted to 6.9 m proposed.

Table 8.3: Parking and Loading – Required Residential Off-Street Parking Requirements:

To vary the required minimum parking requirements from 71 required to 56 proposed.

Section 13.5: Multi-Dwelling Zones, Development Regulations, MF3 – Apartment Housing:

To vary the required minimum building setback from 3.0 m permitted to 0 m proposed.

AND THAT the applicant be required to complete the above noted conditions of Council's approval of the Development Variance Permit Application in order for the permits to be issued;

AND FURTHER THAT this Development Permit and Development Variance 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 and a Development Variance Permit to vary the maximum length of a projection, minimum number of parking spaces, and minimum upper floor setback.

3.0 Development Planning

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

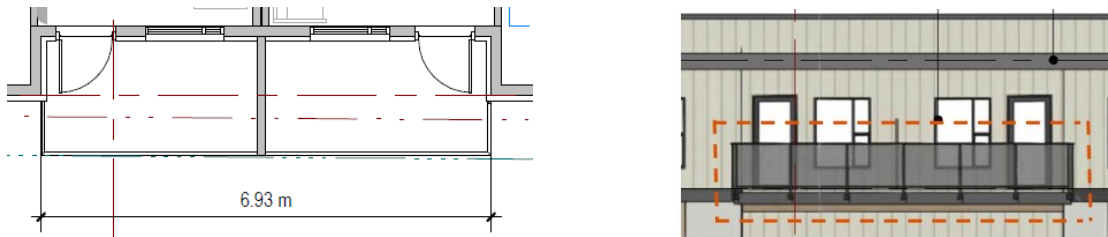
- On corner sites, orient building facades and entries to both fronting streets;
- Locate off-street parking and other 'back-of-house' uses (such as loading, garbage collection, utilities, and parking access) away from public view; and
- Use landscaping materials that soften development and enhance the public realm.

Vehicle access is provided from Cross Rd. Surface parking has been provided at the rear of the property to ensure screening from Glenmore Rd and is mitigated by landscaping adjacent to Cross Rd. Common amenity space is provided via an indoor amenity room on the main level of the building, as well as an outdoor area at-grade which includes community gardens and dog run area. Additionally, there is a rooftop patio with outdoor furniture and barbecue area.

The project contains 68 purpose-built rentals in a variety of unit sizes from studios to three-bedroom units. The housing is intended to be accessible and affordable for lower income households and families, with several adaptable for persons with disabilities.

Projection Variance

The Zoning Bylaw limits the length of a projection within a setback area to a length of 4.0 m. The applicant is proposing to have two projecting balconies, which is a length of 6.9 m combined. Staff are supportive of the variance as the projection is located near the centre of the building and does not negatively impact the form or overall massing of the building.



Off-Street Parking Variance

A variance is proposed to reduce the required number of parking stalls from 71 to 56. As the building will include 68 affordable rental units, it is expected that there will be lower vehicle ownership than a comparable market building. In addition, the building is located on a Transit Supportive Corridor (TSC) with a bus stop directly adjacent to the property. The applicant will be contributing to the construction of an off-site bus shelter. The site is also located on an Active Transportation Corridor allowing easy access to the Glenmore Village Centre. Furthermore, the applicant is working with a car-share operator to provide a car-share vehicle on-site for the use of the residents.

Stepback Variance

A variance is proposed to the 3.0 m stepback that is required above the second floor. The intent of this rule is to reduce the overall massing of the building towards the pedestrian realm. The massing is not anticipated

to be significant as the building will be setback several meters from the sidewalk because of the large boulevard. Additionally, the 6th floor is not continuous as the southeast corner has a large outdoor amenity space as well as an inset in the middle of the building to break up the roof line. For all these reasons the massing of the building is reduced and the requested variance is supportable.

Subject Property & Background

3.1 Subject Property Map



The subject property is located on Cross Rd, at the intersection of Cross Rd and Glenmore Rd. Glenmore Rd is a TSC, with transit stops located adjacent to the development site. The Glenmore Village Centre, Dr. Knox Middle School, North Glenmore Elementary School, and Cross Glen Park are all in close proximity.

4.0 Zoning Bylaw Regulations Summary

AREA & UNIT STATISTICS	
Gross Lot Area	3,939 m ²
Total Number of Units	68
Bachelor	6
1-bed	23
2-bed	25
3-bed	14

DEVELOPMENT REGULATIONS		
CRITERIA	MF _{3r} ZONE	PROPOSAL
Total Maximum Floor Area Ratio		
Base FAR	1.8	1.45
Max. Site Coverage (buildings)	65 %	24 %
Max. Site Coverage (buildings, parking, driveways)	85 %	74 %
Max. Height	22.0 m (6 Storeys)	18.8 m (6 Storeys)
Setbacks		
Min. Front Yard (North)	3.0 m	3.0 m
Min. Flanking Side Yard (East)	3.0 m	3.0 m
Min. Side Yard (West)	3.0 m	20.0 m
Min. Rear Yard (South)	4.5 m	22.0 m
Max. Projection Length	4.0 m	6.9 m ^①
Stepbacks		
Min. Fronting Street (North)	3.0 m	3.0 m
Min. Flanking Street (East)	3.0 m	0.0 m ^②
Amenity Space		
Total Required Amenity Space	1355 m²	1355 m²
Common	272 m ²	679 m ²
Landscaping		
Min. Number of Trees	26 trees	26 trees
Min. Large Trees	13 trees	15 trees
<p>^① Indicates a requested variance to the length of projection from 4.0 m permitted to 6.9 m proposed.</p> <p>^② Indicates a requested variance to minimum front step back from 3.0 m required to 0.0 m proposed.</p>		

PARKING REGULATIONS		
CRITERIA	MF _{3r} ZONE REQUIREMENTS	PROPOSAL
Total Required Vehicle Parking	71 stalls	56 stalls ^③
Residential	56	51
Visitor	10	10
"r" Subzone Reduction	n/a	-9
Other Reduction	-5 Car Share	-5 Car Share
Ratio of Regular to Small Stalls	Min. 50% Regular Max. 50% Small	62% Regular 38% Small
Bicycle Stalls Short-Term	18 stalls	18 stalls
Bicycle Stalls Long-Term	102 stalls	102 stalls

Bonus Stalls Provided for Parking Reduction	Y	Y
Bike Wash & Repair	Y	Y
ⓘ Indicates a requested variance to minimum number of parking required from 71 stalls to 56 stalls.		

5.0 Application Chronology

Application Accepted: September 6, 2024
 Neighbour Notification Received: October 22, 2024
 Adoption of Zone Amending Bylaw: October 21, 2024

Report prepared by: Jason Issler, Planner II
Reviewed by: Alex Kondor, Development 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 and Development Variance Permit: DP24-0158 & DVP24-0159
 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.