

REPORT TO COUNCIL DEVELOPMENT PERMIT



Date: November 25, 2024
To: Council
From: City Manager
Address: 1508 Highland Dr
File No.: DP24-0123
Zone: MF2 – Townhouse Housing

1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP24-0123 for Lot 1 Section 29 Township 26 ODYD Plan 21281 Except Plan KAP85729, located at 1508 Highland Dr, 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 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 recommend support for the proposed Development Permit for the form and character of a 17-unit townhouse development on the corner of Highland Dr N and Clifton Rd. The proposal conforms with the majority of 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;
- Site buildings to protect significant vegetation, and
- Design buildings to ensure that adjacent residential properties have sufficient visual privacy.

Vehicle access is provided on Highland Dr N at the southeast corner of the site, at the furthest location away from the intersection. The majority of the parking will be located within private garages with six surface parking stalls.

Common amenity space is provided in the southwest corner of the site with tables and chairs. The proposed location of this amenity area is located closely to the prominent intersection where the trees and seating areas create an entry plaza into the site. A second amenity area is located near the visitor parking with garden boxes for resident use.

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. On-street parking concerns;
2. The number of mature trees on-site;
3. Privacy between adjacent property owners.

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

Parking

To reduce the overall parking demand the applicant reduced the number of units that were initially proposed from 19 down to 17. The applicant also ensured that a majority of the parking provided met the city's "regular" stalls sizes as opposed to "small" stalls. Finally, the applicant provided one additional visitor parking stall above what the bylaw requires.

Tree Retention

The applicant continued to work with the arborist to see if additional large and mature trees could be retained on-site. A majority of the trees are located in the interior of the site, which has proven a challenge for preservation. The applicant is able to retain two of the larger trees located in the required landscape area and is proposing to replant more trees than the current bylaw requires. The applicant adjusted building placements to achieve 13 large trees in the landscape area instead of the 9 required.

Privacy

The applicant chose not to place the building at the minimum setback along the east property line to ensure additional privacy for the two adjacent single detached dwellings. The applicant chose not to include any rooftop patios to ensure additional privacy is maintained. The applicant also provided several more "large" trees than required, and placed most of them along the North property line to address privacy for those single detached dwellings. Finally, the applicant is proposing frosted windows for all the units that are facing adjacent properties.

3.1 Subject Property Map



The subject property is located on Highland Dr N, at the intersection of Highland Dr N and Clifton Rd. Clifton Rd is a fully built out Active Transportation Corridor (ATC) and has transit stops located 20 meters north of the site. Approximately 180 meters to the south of the subject property is the Okanagan Rail Trail multi-use corridor. The proposed development site is within walking distance of Jack Robertson Memorial Park to the east and Lombardy Park to the south.

4.0 Zoning Bylaw Regulations Summary

AREA & UNIT STATISTICS	
Gross Lot Area	2525 m ²
Total Number of Units	17
2-bed	12
3-bed	5

DEVELOPMENT REGULATIONS		
CRITERIA	MF ₂ ZONE	PROPOSAL
Total Maximum Floor Area Ratio	1.0	0.82
Max. Site Coverage (buildings)	55 %	34 %
Max. Site Coverage (buildings, parking, driveways)	80 %	73 %

Max. Height (Non Walkout)	11.0 m (3 Storeys)	10.1 m (3 Storeys)
Max. Height Walkout (Front)	9.0 m	7.1 m
Max. Height Walkout (Rear)	12.5 m	10.1 m
Setbacks		
Min. Front Yard (South)	3.0 m	3.0 m
Min. Flanking Side Yard (West)	3.0 m	3.0 m
Min. Side Yard (East)	2.1 m	3 m
Min. Rear Yard (North)	4.5 m	4.5 m
Amenity Space		
Total Required Amenity Space	255 m²	273 m²
Common	68 m ²	69 m ²
Private	187 m ²	204 m ²
Landscaping		
Min. Number of Trees	17 trees	18 trees
Min. Large Trees	9 trees	13 trees

PARKING REGULATIONS		
CRITERIA	MF₂ ZONE REQUIREMENTS	PROPOSAL
Total Required Vehicle Parking	27 stalls	28 stalls
Residential	25	25
Visitor	2	3
Ratio of Regular to Small Stalls	Min. 50% Regular Max. 50% Small	64% Regular 36% Small
Bicycle Stalls Short-Term	4 stalls	4 stalls

5.0 Application Chronology

Application Accepted: June 27, 2024
 Adoption of Zone Amending Bylaw: September 23, 2024

Report prepared by: Jason Issler, Planner II
Reviewed by: Trisa Atwood, Development Planning Manager - Central
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 DP24-0123
 Schedule A: Site Plan & Floor Plans
 Schedule B: Elevations & Sections
 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.