

REPORT TO COUNCIL DEVELOPMENT PERMIT



Date: January 20, 2025
To: Council
From: City Manager
Address: 305 Drysdale Blvd
File No.: DP24-0110
Zone: VC1r – Village Centre Rental Only zone

1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP24-0110 for Parcel A (Being A Consolidation of Lots 4 and 5, see CA9869654) Section 33 Township 26 ODYD Plan EPP48909, located at 305 Drysdale Blvd, 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 rental apartment housing.

3.0 Development Planning

Staff support the proposed Development Permit for the form and character of a six-storey apartment building. The project contains 66 purpose-built rental units in a variety of sizes from studios to three-bedroom units. 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 Drysdale Boulevard which leads to two levels of below grade parking. Common amenity space is provided via an indoor amenity room on the main level of the building, as well as

a generous outdoor area at-grade which includes community gardens, outdoor kitchen, lounge seating, Barrel Sauna, and a dog run area.

Subject Property & Background

3.1 Subject Property Map



The subject property is located within the Glenmore Village Centre and is near a variety of commercial shopping areas and parks. The property is currently vacant and is adjacent to multi-dwelling housing and apartment housing.

3.2 Background

On September 20, 2022, Council supported a Development Permit for a 6 storey, 37-unit housing development. The Development Permit has since expired and a proposal for a new Development Permit in accordance with the Village Centre Rental Only zone is currently under consideration.

4.0 Zoning Bylaw Regulations Summary

AREA & UNIT STATISTICS	
Gross Lot Area	1,764 m ²
Total Number of Units	66
Studio	10
1-bed	27
2-bed	23
3-bed	1
Street Facing Townhome	5

DEVELOPMENT REGULATIONS		
CRITERIA	VC1 r ZONE	PROPOSAL
Total Maximum Floor Area Ratio	2.35	2.1
Base FAR	2.05	
Bonus FAR (Rental)	0.3	
Max. Site Coverage (buildings)	75 %	44 %
Max. Site Coverage (buildings, parking, driveways)	85%	84%
Max. Height	6 Storeys / 22.0 m	6 Storeys / 20.5 m
Setbacks		
Min. Front Yard (North)	3.0 m	3.0 m
Min. Flanking Side Yard (West)	3.0 m	3.0 m
Min. Side Yard (East)	3.0 m	3.0 m
Min. Rear Yard (South)	4.5 m	7.7 m
Step backs		
Min. Fronting Street (North)	3.0 m	3.0 m
Min. Flanking Street (West)	3.0 m	3.0 m
Amenity Space		
Total Required Amenity Space	1,195 m²	1,818 m²
Common	264 m ²	355 m ²
Private		1,463 m ²
Landscaping		
Min. Number of Trees	12 trees	13 trees
Min. Large Trees	6 trees	6 trees

PARKING REGULATIONS		
CRITERIA	VC1 r ZONE REQUIREMENTS	PROPOSAL
Total Required Vehicle Parking	65 stalls	65 stalls
Residential	68	56
Visitor	9	9
"r" Subzone Reduction	-8	
Bicycle Bonus	-5	
Ratio of Regular to Small Stalls	Min. 50% Regular Max. 50% Small	52% Regular 48% Small
Bicycle Stalls Short-Term	6 stalls	6 stalls
Bicycle Stalls Long-Term	90 stalls	90 stalls
Bonus Stalls Provided for Parking Reduction	y	y
Bike Wash & Repair	y	y

5.0 Application Chronology

Application Accepted: June 7, 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 DP24-0110

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

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