

REPORT TO COUNCIL DEVELOPMENT PERMIT & DEVELOPMENT VARIANCE PERMIT



Date: January 21, 2025
To: Council
From: City Manager
Address: 1028-1030 Houghton Rd
File No.: DP23-0019 & DVP23-0020
Zone: MF2 – Townhouse Housing

1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP23-0019 for Lot 1 Section 27 Township 26 ODYD Plan 17089 located at 1028-1030 Houghton Road, Kelowna, BC, subject to 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 Council authorizes the issuance of Development Variance Permit No. DVP23-0020 for Lot 1 Section 27 Township 26 ODYD Plan 17089 located at 1028-1030 Houghton Road, Kelowna, BC;

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

Table 7.2 – Tree & Landscaping Planting Requirements

To vary the minimum soft landscaping area from 75% required to 65% proposed.

Section 8.2.2 – Off-Street Parking Regulations, Parking Setbacks

To allow one parking stall within the landscape area as shown on Schedule "C".

Section 8.3 – Required Off-Street Parking Requirements

To vary the required minimum off-street parking for lots within the Core Area from 29 stalls required to 23 stalls proposed.

Section 13.5 – Multi-Dwelling Zones, Development Regulations

To vary the minimum front yard setback for all building types from 3.0 m required to 2.0 m proposed.

Section 13.5 – Multi-Dwelling Zones, Development Regulations

To vary the total required amenity space from 250 m² to 167 m² proposed.

AND THAT the applicant be required to complete the above noted conditions of Council's approval of the Development Permit and Development Variance Applications in order for the permit 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 for a multi-dwelling affordable housing project. To issue a Development Variance Permit to reduce the minimum landscape area required, allow for a parking stall to be located in a landscape area, reduce the number of required off-street parking stalls from 29 to 23, reduce the required amenity space required, and reduce minimum the front yard setback from 3.0 m to 2.0 m.

3.0 Development Planning

Staff support the proposed Development Permit for the form and character of a three-storey, 20-unit affordable townhome development. The proposal generally conforms to the Official Community Plan (OCP) Form and Character Development Permit Design Guidelines for Townhouse Development. Guidelines that are met include:

- Orienting primary building façades and entries to the fronting street and minimizing the distance between the building and the sidewalk to create street edge definition, activity, and a sense of enclosure;
- Ensure main building entries are clearly visible with direct sight lines from the fronting street;
- Apply universal accessibility principles to primary building entries, sidewalks, and parking through appropriate selection of materials, stairs, and ramps as necessary, and
- Locate off-street parking and other 'back-of-house' uses (such as loading, garbage collection, utilities, and parking access) away from public view.

The applicant is proposing 20 affordable residential units at 25% below market value. The unit breakdown consists of ten 1-bedroom, six 2-bedroom, and four 3-bedroom units over three levels. The design concept for the building includes four purpose-built wheelchair accessible units and four 3-bedroom units. Common amenity spaces include a community garden, play area, and shared barbeque space with lounge.

Staff have identified five variances to the Zoning Bylaw that are necessary for the project to proceed:

1. the minimum soft landscaping area from 75% required, to 65% proposed;
2. the location of one parking stall that is located within the landscape area;
3. the required minimum off-street parking for lots within the Core Area from 29 required, to 23 proposed;
4. the total required amenity space from 250m², to 167m² proposed; and,
5. the minimum front yard setback for all building types from 3.0m required, to 2.0m proposed.

The development is affordable housing geared towards first-time home buyers, as such the applicant is proposing a variance to the required number of parking stalls due to the likelihood that each owner will have a single vehicle or no vehicle, however, the applicant has ensured that a minimum of one stall is provided to each unit. While underground parking may eliminate the proposed variance, the costs associated with this approach would eliminate the affordability of this project. Alternatively, unit type could be adjusted to achieve the available parking, however, this would mean fewer families would benefit from this opportunity.

A variance to the amount of private amenity space is also being proposed. The reduction considers the provided common amenity space and encourages the residents to spend time utilizing the shared features of this site.

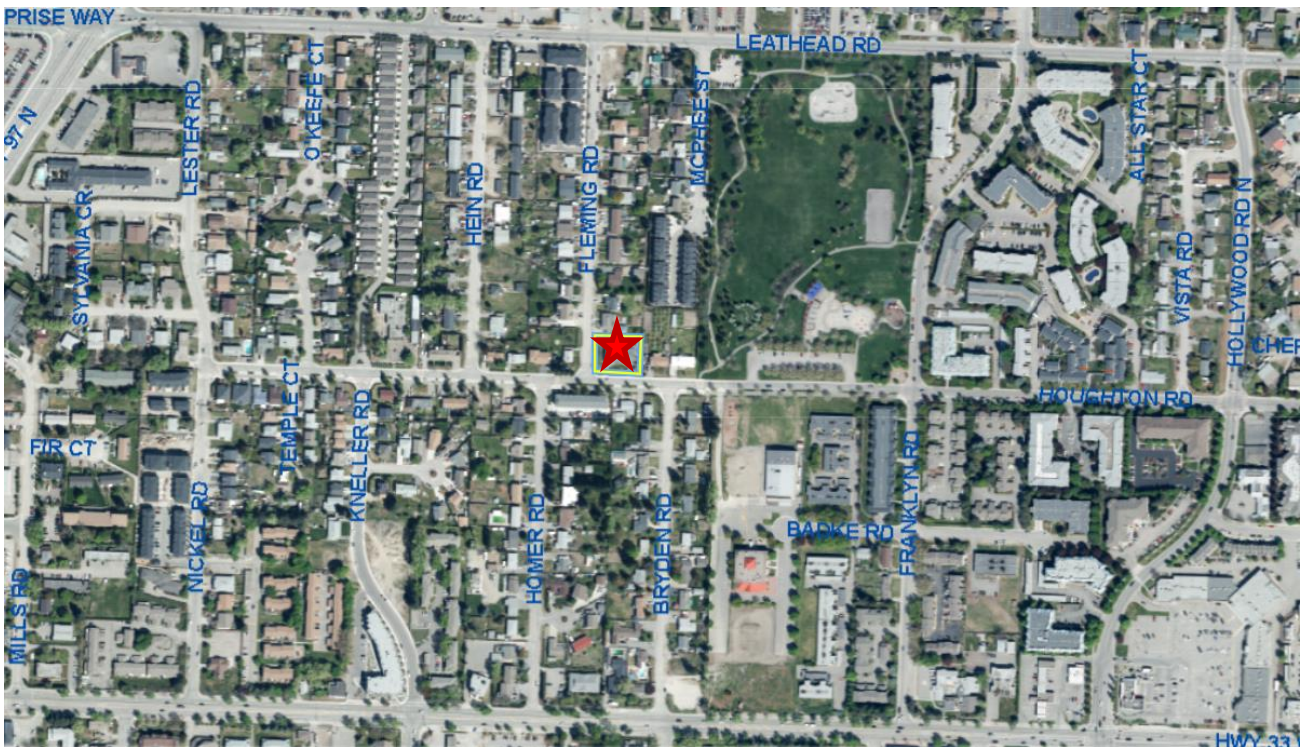
Although the applicant is seeking a variance on the amount of soil-based landscaping, the distribution of required trees on site will be compliant with zoning regulations although 3 medium trees will be sited outside of the landscape area due to the amount of space available.

The two remaining variances (reducing front setback and inclusion of parking stalls within the setbacks/ landscape buffers) are proposed to ensure the maximum amount of parking stalls can be achieved while maintaining the functionality of the development and the Bylaw's stall size and drive aisle width requirement.

Based on the Development Permit guidelines, Staff believe the buildings will fit well into the immediate area and the surrounding neighbourhood. Should Council support this Development Permit, the applicant may proceed with a Building Permit.

4.0 Subject Property & Background

4.1 Subject Property Map: 1028-1030 Houghton Rd



The surrounding neighbourhood context predominantly consists of MF1 – Infill Housing zone with single detached housing. MF2 – Townhouse Housing with ground-oriented townhouses are located to the north and south of the site.

The subject property is a corner lot located at Houghton Rd and Fleming Rd. It is north-east of Hollywood Rd and Highway 33 W intersection and is a short walking distance to public amenity space (Ben Lee Park), restaurants, and personal services. With the main arterial roadways of Highway 97 N and Highway 33 W

nearby, the property is located with access to schools and grocery shopping, is directly across from the Houghton Road Recreation Corridor, and a short distance from mass transit stops along Highway 33 W.

5.0 Zoning Bylaw Regulations Summary

| AREA & UNIT STATISTICS | |
|------------------------------|-----------|
| Total Number of Units | 20 |
| 1-bed | 10 |
| 2-bed | 6 |
| 3-bed | 4 |
| Townhome | 1 |

| DEVELOPMENT REGULATIONS | | |
|--|-------------------------|---------------------------|
| CRITERIA | MF ₂ ZONE | PROPOSAL |
| Total Maximum Floor Area Ratio | 1.0 | 0.9 |
| Max. Site Coverage (buildings) | 55% | 30% |
| Max. Site Coverage (buildings, parking, driveways) | 80% | 79.8% |
| Max. Height | 11m / 3 storeys | 10.4m / 3 storeys |
| Setbacks | | |
| Min. Front Yard (Houghton – South) | 3.0m | 2.0m ❶ |
| Min. Flanking Side Yard (Fleming - West) | 3.0m | 3.0m |
| Min. Side Yard (East) | 2.1m | 9.5m |
| Min. Rear Yard (North) | 4.5m | 19.5m |
| Amenity Space | | |
| Total Required Amenity Space | 250m² | 167m² ❷ |
| Common | 80m ² | 124m ² |
| Private | 170m ² | 43m ² |
| Landscaping | | |
| Min. Number of Trees | 13 trees | 15 trees |
| Min. Large Trees | 7 trees | 7 trees |
| Min. Soft Landscaping Area | 75% | 65% ❸ |

| PARKING REGULATIONS | | |
|---------------------------------------|------------------------------------|--------------------------|
| CRITERIA | MF ₂ ZONE REQUIREMENTS | PROPOSAL |
| Total Required Vehicle Parking | 29 stalls | 23 stalls ❹ |
| Residential | 28 | 22 |
| Visitor | 1 | 1 |
| Parking Within the Landscape Area | Not permitted | Proposed ❺ |
| Ratio of Regular to Small Stalls | Min. 50% Regular Max. 50% Small | 100% Regular 0% Small |
| Bicycle Stalls Short-Term | 4 stalls | 4 stalls |
| Bicycle Stalls Long-Term | 16 stalls | 16 Stalls |

❶ Indicates a requested variance to minimum front yard setback for all building types from 3.0m required, to 2.0m proposed.

❷ Indicates a requested variance to the total required amenity space from 250m², to 167m² proposed.

❸ Indicates a requested variance to the minimum soft landscaping area from 75% required, to 65% proposed.

❹ Indicates a requested variance to the minimum off-street parking for lots within the Core Area from 29 required, to 23 proposed.

❺ Indicates a requested variance to the location of one parking stall that is located within the landscape area.

6.o Application Chronology

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|---------------------------------------|------------------|
| Application Accepted: | January 5, 2023 |
| Revised Development Package Received: | October 30, 2024 |
| Public Information Session: | N/A |
| Neighbour Notification Received: | November 8, 2024 |
| Adoption of Zone Amending Bylaw: | January 13, 2025 |

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| Report prepared by: | Barbara B. Crawford, Planner II |
| Reviewed by: | Dean Strachan, Development Planning Manager - South |
| 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 DP23-0019 and DVP23-0020
 Schedule A: Site Plan & Floor Plans
 Schedule B: Elevations & Sections
 Schedule C: Landscape Plan & Estimate
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.