

# REPORT TO COUNCIL DEVELOPMENT PERMIT & DEVELOPMENT VARIANCE PERMIT



**Date:** January 21<sup>st</sup>, 2025  
**To:** Council  
**From:** City Manager  
**Address:** 3179 Via Centrale  
**File No.:** DP23-0154 / DVP23-0155  
**Zone:** MF2 – Townhouse Housing

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## 1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP23-0154 and Development Variance Permit No. DVP23-0155 for Lot 1 Sections 14 and 15 Township 23 ODYD Plan EPP117151 and an Undivided 12/72 Share in Lot 2 Plan KAP54660 (See Plan KAP54660 as to Limited Access), located at 3179 Via Centrale, 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 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 THAT variances to the following sections of the Zoning Bylaw No. 12375 be granted as shown on Schedule "A":

### **Section 8.2.6b – Off-Street Parking Regulations – Tandem Parking**

To vary the maximum number of tandem parking stalls from 0 permitted to 6 proposed.

### **Table 8.3 – Required Residential Off-Street Parking Requirements**

To vary the minimum number of parking stalls from 15 required to 14 proposed.

### **Section 13.5 – Multi-Dwelling Zones – Development Regulations**

To vary the side yard setback (north) from 2.1 m required to 1.53 m proposed.

### **Section 13.5 – Multi-Dwelling Zones – Development Regulations**

To vary the side yard setback (south) from 2.1 m required to 1.21 m proposed.

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

AND FURTHER THAT this Development Permit and Development Variance Permit are 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 and a Development Variance Permit to vary the tandem parking requirements from 0 permitted to 6 proposed, the minimum number of parking stalls from 15 required to 14 proposed, the north side yard setback from 2.1m required to 1.53m proposed, and the south side yard setback from 2.1m required to 1.21m proposed.

## **3.0 Development Planning**

Staff support the proposed Development Permit for the form and character of townhouse housing. The proposed project generally aligns with the Official Community Plan (OCP) Form and Character Design Guidelines for Townhouses. Key guidelines that are met include:

- Orienting the end unit on the perpendicular building to be facing the street;
- Designing each unit to have a clearly visible door directly accessible from the public street and
- Creating high-quality semi-private outdoor amenity spaces to be available for all units.

The proposal includes four three-bedroom units and three two-bedroom units, all with ground-oriented access. The materials that are used include arctic white, brown and pewter hardie panel, cobblestone acrylic stucco, and allura siding. Private amenity spaces include both a front and rear deck for each unit.

Two variances are being requested for the building's side yard setbacks. The first variance pertains to the north side yard setback, which is proposed to be reduced from the permitted 2.1 m to 1.53 m. This side directly faces a vegetated slope on the neighbouring property. The second variance involves the south side yard setback, which is proposed to be reduced from 2.1 m to 1.21 m, adjacent to the neighbouring parkade access and an asphalt walkway. The subject property is considered a wide lot, as its lot width exceeds its lot depth, which has contributed to the variance requests.

In addition to the side yard setback variances, the proposal includes two variances related to the required parking. The first variance is to allow six of the units to have both of their required parking stalls in tandem. Tandem parking is currently only permitted in properties within the Core Area. In 2019, tandem parking was removed for larger projects outside of the Core Area due to concerns over the practicality of two-vehicle households using tandem spaces and the lack of alternative transportation options. However, tandem parking is still permitted for any townhouse development with six or fewer dwelling units, provided the tandem parking spaces are located in front of a garage or carport. Staff support this variance, as the development consists of seven units, which is a minor increase in density from the six-unit maximum where tandem parking is permitted. Furthermore, the majority of the driveways have sufficient width and depth to accommodate a third parking stall in tandem, allowing one vehicle to be parked in the garage and another on the driveway.

The final variance request is to reduce the minimum number of required parking stalls from 15 to 14. Due to the irregular shape of the lot, the final unit can only accommodate one off-street parking stall. The proposal includes 13 residential parking stalls for the seven units, along with one accessible visitor stall. Staff believe the two-bedroom nature of the unit will allow it to function with one stall, and that the requested variance for one parking stall will not negatively impact the neighbourhood.

**4.0 Subject Property & Background**

**4.1 Subject Property Map**



The subject property is located on Via Centrale near the intersection with Country Club Dr and accesses onto a private strata road known locally as Sorrento Lane. The property is located inside the Permanent Growth Boundary but outside of the Core Area. The surrounding area is a mix of apartment buildings and townhouses. The property is also in close proximity to The Okanagan Golf Club – Bear and Quail.

**5.0 Zoning Bylaw Regulations Summary**

AREA & UNIT STATISTICS		
Gross Lot Area		1,608 m <sup>2</sup>
<b>Total Number of Units</b>		<b>7</b>
2-bed (townhomes)		3
3-bed (townhomes)		4
DEVELOPMENT REGULATIONS		
CRITERIA	MF <sub>2</sub> ZONE	PROPOSAL
<b>Total Maximum Floor Area Ratio</b>	<b>1.0</b>	<b>0.64</b>
Max. Site Coverage (buildings)	55%	34.5%
Max. Site Coverage (buildings, parking, driveways)	80%	50.1%
<b>Max. Height</b>	<b>11.0 m / 3 storeys</b>	<b>11.0 m / 3 storeys</b>
<b>Setbacks</b>		
Min. Front Yard (East)	3.0 m	6.96 m
Min. Side Yard (South)	2.1 m	1.21 m <sup>1</sup>
Min. Side Yard (North)	2.1 m	1.53 m <sup>2</sup>
Min. Rear Yard (West)	4.5 m	8.17 m
<b>Amenity Space</b>		
<b>Total Required Amenity Space</b>	<b>0 m<sup>2</sup></b>	<b>236 m<sup>2</sup></b>
<b>Landscaping</b>		

Min. Number of Trees	9 trees	9 trees
Min. Large Trees	5 trees	5 trees
<p>❶ Indicates requested variance to the minimum side yard setback in <b>Section 13.5</b>                  ❷ Indicates requested variance to the minimum side yard setback in <b>Section 13.5</b></p>		
PARKING REGULATIONS		
CRITERIA	MF2 ZONE REQUIREMENTS	PROPOSAL
<b>Total Required Vehicle Parking</b>	<b>15</b>	<b>14</b> ❸
Residential	14	13
Visitor	1	1
Tandem	0 permitted	6 proposed ❹
Ratio of Regular to Small Stalls	Min. 100% Regular Max. 0% Small	100 % Regular 0% Small
Bicycle Stalls Short-Term	4 stalls	4 stalls
<p>❸ Indicates a requested variance to the minimum number of parking stalls in <b>Table 8.3.</b>                  ❹ Indicates a requested variance to the maximum number of tandem stalls in <b>Section 8.2.6b.</b></p>		

**6.o Application Chronology**

Application Accepted: August 29<sup>th</sup>, 2023  
 Neighbour Notification Received: November 1<sup>st</sup>, 2024

**Report prepared by:** Tyler Caswell, Planner Specialist  
**Reviewed by:** Alex Kondor, Development Planning Manager, North  
**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 - DP23-0154 / DVP23-0155
  - 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: Summary of Neighbourhood Notification
- Attachment D: Applicant’s Letter of Rationale

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