

REPORT TO COUNCIL DEVELOPMENT PERMIT



Date: February 10, 2025
To: Council
From: City Manager
Address: 3200 St Amand Road
File No.: DP24-0016
Zone: MF2 – Townhouse Housing zone

1.0 Recommendation

THAT Rezoning Bylaw No. 12690 be amended at third reading to revise the legal description of the subject properties from:

- Lot 1 District Lot 131 ODYD Plan 15011 Except Plan KAP78065, located at 1559 KLO Road, Kelowna, BC;
- Lot 1 District Lot 131 ODYD Plan 17156, located at 3150 St. Amand Road, Kelowna, BC;
- Lot 2 District Lot 131 ODYD Plan 17156, located at 3210 St. Amand Road, Kelowna, BC; and
- Lot 3 District Lot 131 ODYD Plan 17156, located at 3220 St. Amand Road, Kelowna, BC;

To Lot A District Lot 131 ODYD Plan EPP136561, located at 3200 St. Amand Road, Kelowna, BC.

AND THAT final adoption of Rezoning Bylaw No. 12690 be considered by Council;

AND THAT Council authorizes the issuance of Development Permit No. DP24-0016 for Lot A District Lot 131 ODYD Plan EPP136561, located at 3200 St Amand Road, 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; (remove if not applicable)

AND FURTHER 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 42-unit townhouse development on the corner of KLO Road and St Amand Road. 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; and
- Incorporate landscaping, seating, play space, and other elements that encourage gathering or recreation.

The site offers common amenity spaces in two locations: a playground area in the southwest corner and a seating area on the northern portion of the site. Vehicle access is available from St. Amand Road, with two entry points located at the north and south ends of the property. Most of the parking will be accommodated in private garages, along with six surface parking stalls for visitors.

Subject Property & Background

3.1 Subject Property Map



The subject property is located on St Amand Road, at the intersection of St Amand Road and KLO Road. KLO Road is a Transit Supportive Corridor (TSC) and has transit stops located 150 meters west of the site. Immaculata Regional High School is adjacent to the west and KLO Sports Field is across the street to the north.

4.0 Zoning Bylaw Regulations Summary

AREA & UNIT STATISTICS	
Gross Lot Area	5909 m ²
Total Number of Units	42
3-bed	42

DEVELOPMENT REGULATIONS		
CRITERIA	MF ₂ ZONE	PROPOSAL
Total Maximum Floor Area Ratio	1.0	1.0
Max. Site Coverage (buildings)	55 %	43 %
Max. Site Coverage (buildings, parking, driveways)	80 %	80 %
Max. Height	11.0 m / 3 Storeys	11.0 m / 3 Storeys
Setbacks		
Min. Front Yard (North)	2.0 m	3.5 m
Min. Flanking Side Yard (East)	2.0 m (Ground oriented)	3.8 m
Min. Side Yard (West)	2.1 m	2.4 m
Min. Rear Yard (South)	4.5 m	15.2 m
Amenity Space		
Total Required Amenity Space	1,050 m²	2,269 m²
Common	168 m ²	169 m ²
Private	1050 m ²	2,100 m ²
Landscaping		
Min. Number of Trees	21 trees	32 trees
Min. Large Trees	11 trees	16 trees

PARKING REGULATIONS		
CRITERIA	MF ₂ ZONE REQUIREMENTS	PROPOSAL
Total Required Vehicle Parking	65 stalls	90 stalls
Residential	59	84
Visitor	6	6
Ratio of Regular to Small Stalls	Min. 50 % Regular Max. 50 % Small	53 % Regular 47 % Small
Bicycle Stalls Short-Term	8 stalls	8 stalls

5.0 Application Chronology

Application Accepted: January 26, 2024

Report prepared by: Jason Issler, Planner II
Reviewed by: Adam Cseke, Central 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 DP24-0016
 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.