



City of
Kelowna

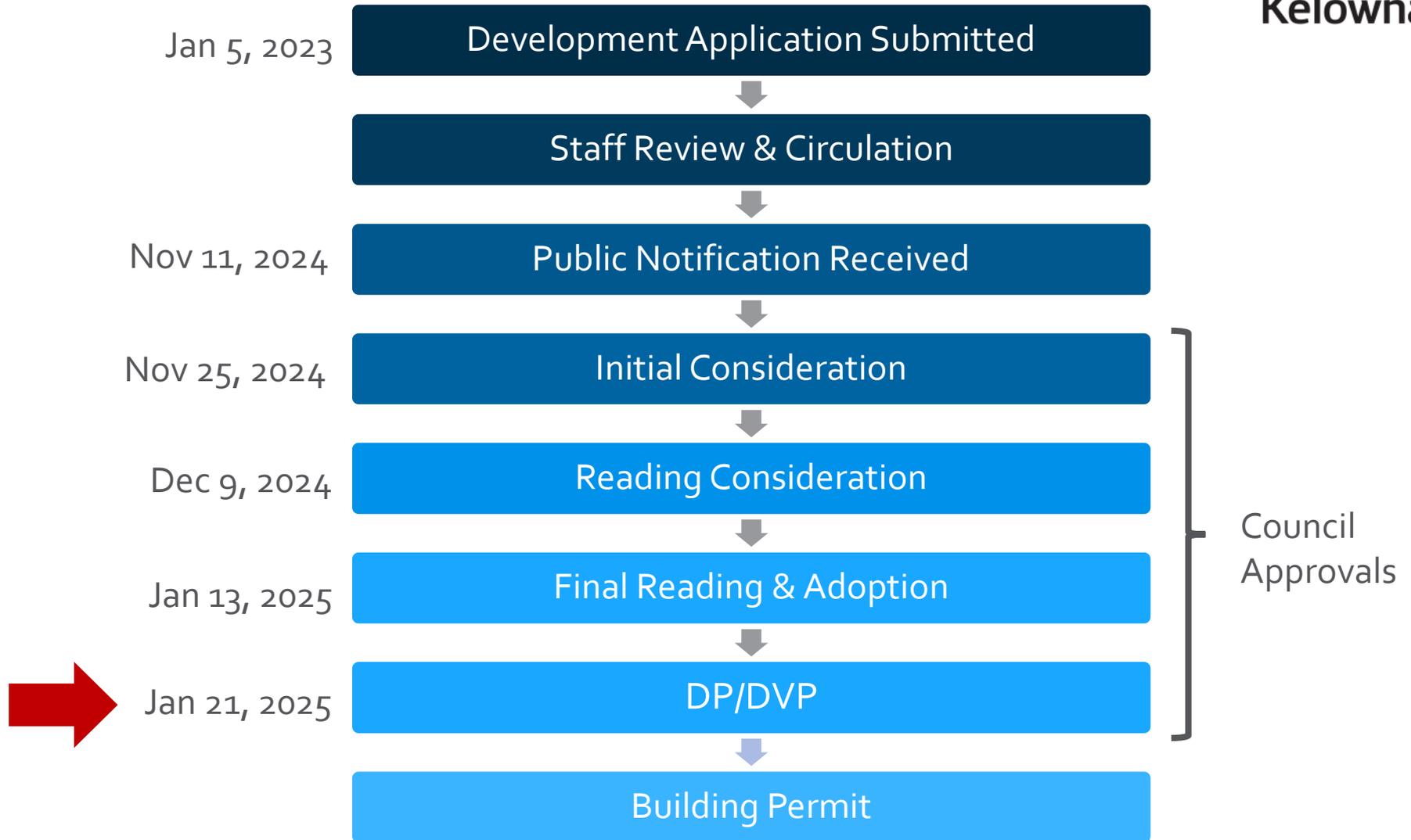
DP23-0019 & DVP23-0020 1028-1030 Houghton Rd

Development Permit and Development Variance Permit

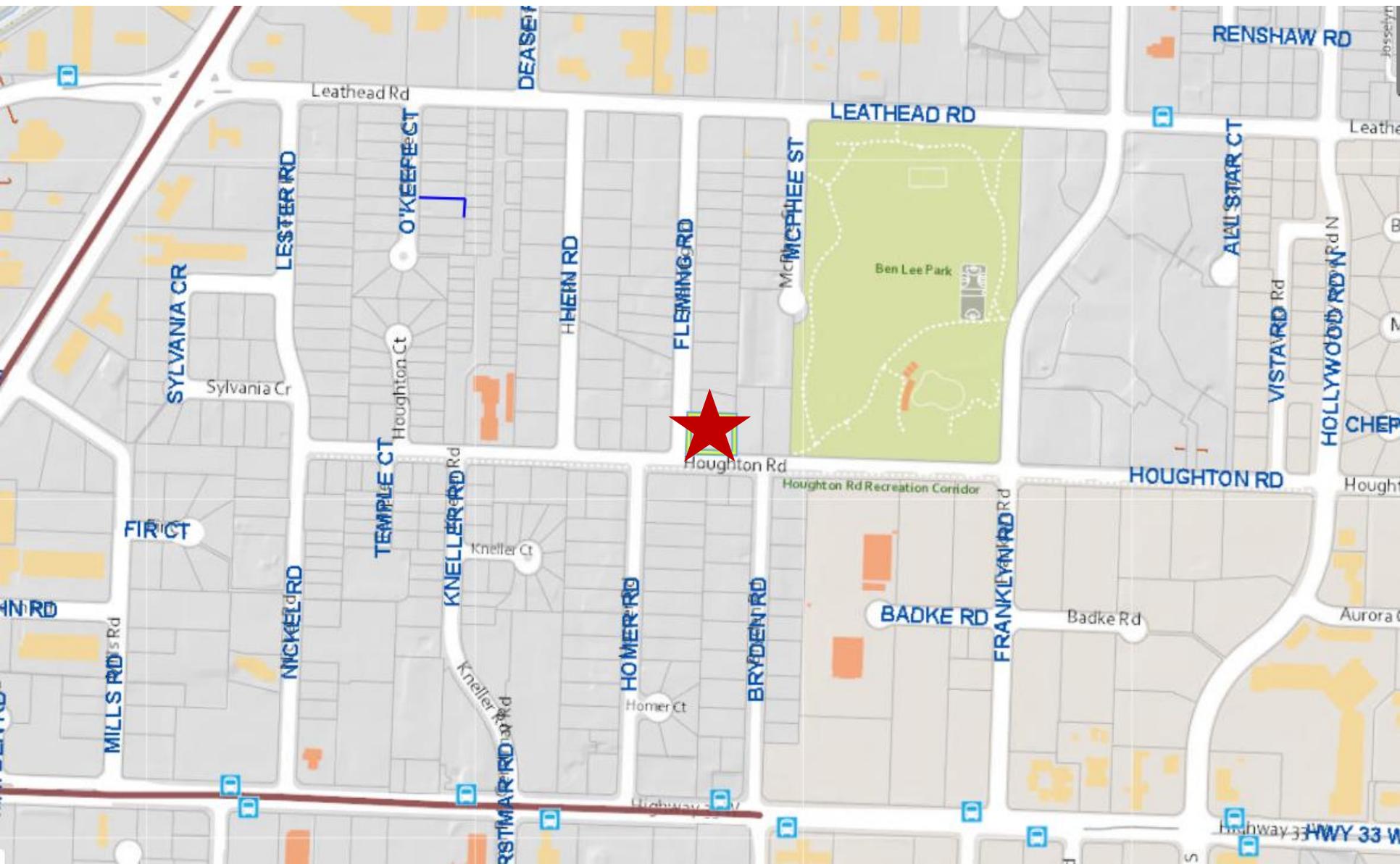
Purpose

- ▶ To issue a form and character Development Permit 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.

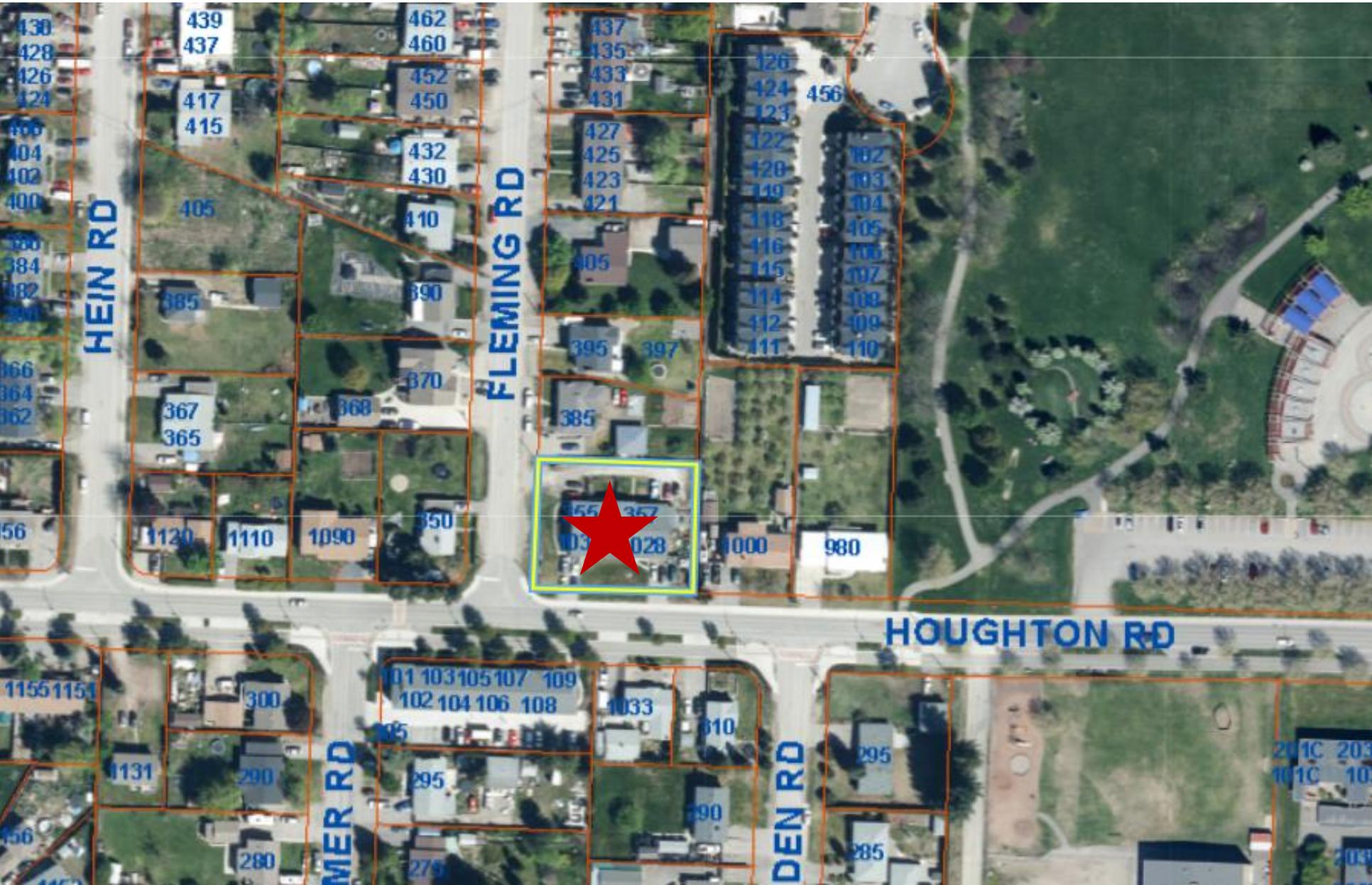
Development Process



Context Map



Subject Property Map



Technical Details

- ▶ MF2 – Townhouse Housing
 - ▶ 3 storeys in height
 - ▶ 20 affordable units at 25% below market value
 - ▶ Ten 1-bedroom
 - ▶ Six 2-bedrooms
 - ▶ Four 3-bedrooms
 - ▶ Includes four wheelchair accessible units
 - ▶ Community garden, play area, shared barbeque space with lounge
 - ▶ 16 long term & 4 short term bicycle stalls
 - ▶ 15 Trees -> 7 Large Trees

Variations

- ▶ **Section 7.2 – Tree & Landscaping Planning Requirements**

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

- ▶ **Section 8.2.2 – Parking Within the Landscape Area**

To vary the location of one parking stall that is located within the landscape area

- ▶ **Section 8.3 – Required off Street Parking**

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

- ▶ **Section 13.4 – Common and Private Amenity Space**

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

- ▶ **Section 13.5 – Minimum Front Yard Setback for All Building Types**

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

South Elevation



North Elevation



East Elevation



West Elevation



City of Kelowna

Landscape Plan



Rendering



Fleming Rd

Houghton Rd

OCP Design Guidelines

- ▶ Orienting primary building façades and entries to the fronting street
- ▶ Ensure main building entries are clearly visible with direct sight lines from the fronting street
- ▶ Apply universal accessibility principles
- ▶ Locate off-street parking and other 'back-of-house' uses away from public view
- ▶ Distribute trees and landscaping throughout the site

Staff Recommendation

- ▶ Staff recommend **support** for the proposed development permit as it:
 - ▶ Generally meets OCP Design Guidelines
 - ▶ Variances:
 - ▶ Section 7.2 – Tree & Landscaping Planning Requirements
 - ▶ Section 8.2.2 – Parking Within the Landscape Area
 - ▶ Section 8.3 – Required off Street Parking
 - ▶ Section 13.4 – Common and Private Amenity Space
 - ▶ Section 13.5 – Minimum Front Yard Setback for All Building Types