

REPORT TO COUNCIL DEVELOPMENT PERMIT



Date: May 12, 2025
To: Council
From: City Manager
Address: 1239 Pacific Avenue
File No.: DP25-0012
Zone: UC2r – Capri-Landmark Urban Centre Rental Only

1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP25-0012 for Lot 1 District Lot 137 ODYD PLAN EPP113649, located at 1239 Pacific Avenue, 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;
5. The applicant be required to make a payment into the Public Amenity & Streetscape Capital Reserve Fund as established by Bylaw No. 12386 in accordance with Table 6.8.a. in Zoning Bylaw No.12375;

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 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 rental apartment housing.

3.0 Development Planning

Staff support the proposed Development Permit for the form and character of two 6-storey apartment buildings. The proposed project aligns with the Official Community Plan (OCP) Form and Character Development Permit Area Design Guidelines for Low & Mid-Rise Residential Development. Key guidelines that are met include:

- Orienting the primary building façade and entry to the fronting street to create street edge definition;
- Integrating off-street parking underground and using ground-oriented uses to ensure it is hidden from public view;

The subject property is located on Pacific Avenue between the intersections of Gordon Avenue and Burtch Road, within the Capri-Landmark Urban Centre. The surrounding neighbourhood includes a mix of

apartment housing and single detached dwellings. The property is in close proximity to Pacific Court Park and Millbridge Park.

5.0 Zoning Bylaw Regulations Summary

AREA & UNIT STATISTICS	
Gross Lot Area	5,466.27 m ²
Undevelopable Land (road dedication)	218.88 m ²
Total Number of Units	208
Bachelor	12
1-bed	98
2-bed	91
3-bed	7

DEVELOPMENT REGULATIONS		
CRITERIA	UC2 ZONE	PROPOSAL
Total Maximum Floor Area Ratio	2.35 FAR	2.32 FAR
Base FAR	1.8	1.8
Public Amenity & Streetscape Bonus FAR	0.25	0.25
Rental Housing Bonus	0.3	0.3
Max. Site Coverage (buildings)	85 %	83.8 %
Max. Site Coverage (buildings, structures, impermeable surfaces)	90 %	90.0 %
Max. Height	6 storeys/ 22.0 m	6 storeys / 21.8 m
Setbacks		
Min. Front Yard (West)	2.0 m	2.0 m
Min. Flanking Yard (North)	2.0 m	2.0 m
Min. Side Yard (South)	0.0 m	0.86 m
Min. Rear Yard (East)	0.0 m	0.36 m
Setbacks above 16.0 m		
Min. Front Yard (West)	4.0 m	>4.0 m
Min. Flanking Yard (North)	3.0 m	>3.0 m
Min. Side Yard (South)	3.0 m	>3.0 m
Min. Rear Yard (East)	4.0 m	>4.0 m
Stepbacks		
Min. Fronting Street (West)	3.0 m	3.0 m
Min. Flanking Street (North)	3.0 m	3.0 m
Amenity Space		
Total Required Amenity Space	2,539 m²	3,419.5 m²
Common	832 m ²	1,456.5 m ²
Private	1,707 m ²	1,963 m ²
Landscaping		
Min. Number of Trees	15 trees	15 trees
Min. Large Trees	8 trees	8 trees

PARKING REGULATIONS		
CRITERIA	UC2 ZONE REQUIREMENTS	PROPOSAL
Total Required Vehicle Parking	175 stalls	165 stalls **

Rental Reduction (20%)	-39	
Car Share Reduction	-5	1
Visitor Stall Reduction (20%)	-6	
Total Residential	152	135
Total Visitor	23	29
Ratio of Regular to Small Stalls	Min. 50% Regular Max. 50% Small	50.3% Regular 49.7% Small
Bicycle Stalls Short-Term	24 stalls	24 stalls
Bicycle Stalls Long-Term	158 stalls	158 stalls
Bike Wash & Repair	Y	Y
** Payment in Lieu of Parking is being provided for ten (10) stalls at a total amount of \$388,500.00		

6.o Application Chronology

Application Accepted: January 8, 2025
 Neighbour Notification Received: February 6, 2025
 Adoption of Zone Amending Bylaw: April 7, 2025

Report prepared by: Sara Skabowski, Planner II
Reviewed by: Adam Cseke, Development Planning Manager
Reviewed by: Nola Kilmartin, Development Planning Department Manager
Approved for Inclusion: Ryan Smith, Divisional Director, Planning, Climate Sustainability & Development Services

Attachments:

Attachment A: Draft Development Permit DP25-0012
 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: Modo Car Share Agreement
 Attachment D: Applicant Rationale Letter

For additional information, please visit our Current Developments online at www.kelowna.ca/currentdevelopments.