

# REPORT TO COUNCIL DEVELOPMENT PERMIT



**Date:** May 26, 2025  
**To:** Council  
**From:** City Manager  
**Address:** 728 Valley Rd  
**File No.:** DP24-0012  
**Zone:** MF3r – Apartment Housing Rental Only

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## **1.0 Recommendation**

THAT Council authorizes the issuance of Development Permit No. DP24-0012 for Lot 2 Section 29 Township 26 ODYD Plan EPP80501, located at 728 Valley Rd, 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 apartment housing.

## **3.0 Development Planning**

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

- Orienting the building so that windows and balconies overlook public streets, parks, walkways and shared amenity spaces while minimizing views into private residences;
- Providing vehicular access off the secondary street, which limits the impact on pedestrians and streetscape;

- Incorporating distinct architectural treatments for corner sites and highly visible buildings such as vary the roofline and articulating the façade.

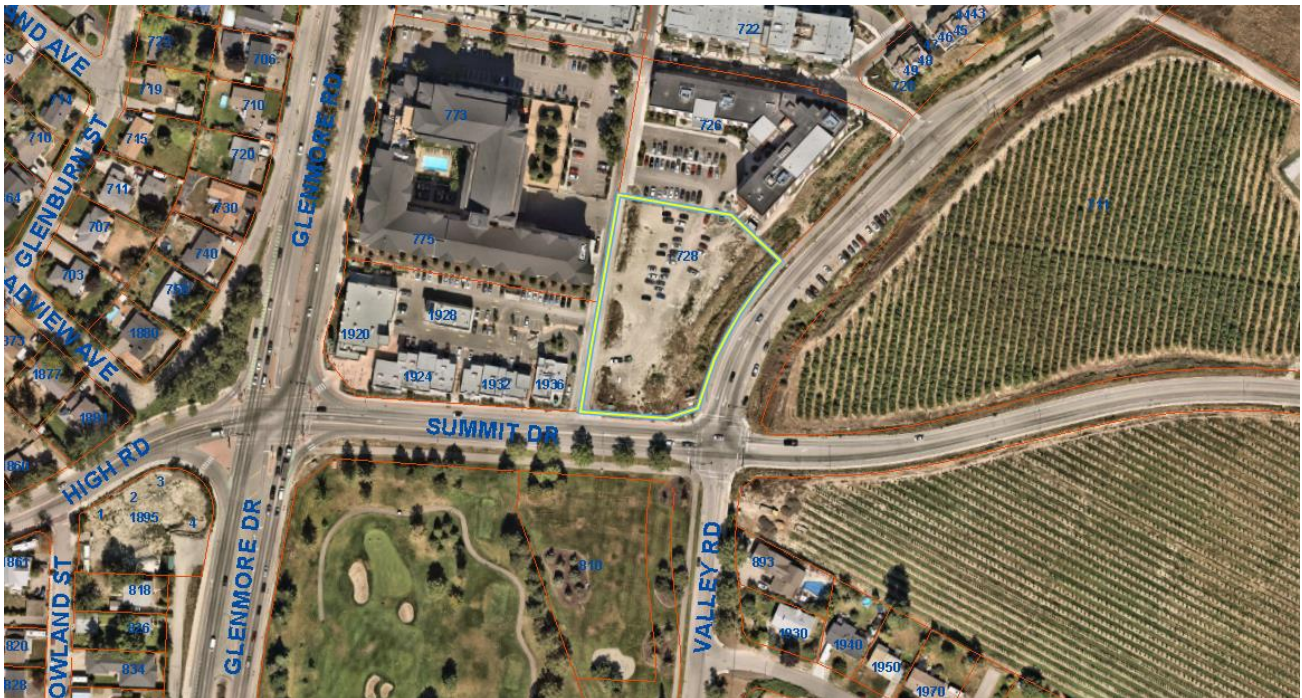
The development proposes a variety of materials, including composite panel cladding, brick veneer, and cementitious cladding in dark grey, light grey, beige, and wood finishes. The landscape plan features small, medium, and large trees at the side and rear of the property.

The applicant is proposing a six-storey seniors' apartment, designed for seniors who are downsizing and do not require full-time care. The building will feature 168 units, including a mix of studios, 1-bedroom, and 2-bedroom apartments. The proposal includes 106 parking stalls for both residents and staff. Classified as supportive housing, the building will offer concierge services, security, amenity programming, housekeeping, dining, home care, and transportation services. The supportive housing designation has reduced parking requirements compared to typical residential apartments.

The property faces some site constraints due to the presence of Brandt's Creek and the Riparian Management Area on its eastern portion. This 15.0 m area is under covenant, prohibiting any building or disturbance. A previous Natural Environment Development Permit was approved, which covenanted and restored the RMA. Additionally, a FortisBC Statutory Right of Way (SRW) runs along the southern property line, which also restricts any building, landscaping and improvements.

#### 4.0 Subject Property & Background

##### 4.1 Subject Property Map



The subject property is located at the corner of Valley Rd and Summit Dr. The surrounding area is zoned with a mix of A1 – Agriculture, MF3 – Apartment Housing, MF2 – Townhouse Housing, P3 – Parks and Open Space, and C2dt-rcs – Vehicle Oriented Commercial. The area includes uses such as apartment housing, commercial, agriculture, and participant recreation, outdoor. The subject property is currently vacant.

## 5.0 Background

In 2016, Council approved a Master Site Development Permit (OCP16-0010, Z16-0046, and DP16-0173), establishing the overall development layout and common landscape design features for the entire Valley Lands project. The proposed Development Permit is the final building to be considered by Council in the Valley Lands Master Plan.

A Development Permit (DP19-0152) and a Development Variance Permit (DP19-0153) were previously approved by Council on April 21, 2020 for a seven-storey retirement home. This was intended to complement the adjacent property to the north at 726 Valley Rd, known as Vineyards Lodge, a memory care facility. The Development Permit and Development Variance Permits have since expired. The project's owner has not changed, but the scope has shifted to an independent senior's apartment.

## 6.0 Zoning Bylaw Regulations Summary

AREA & UNIT STATISTICS		
Gross Lot Area		6,459 m <sup>2</sup>
Undevelopable Land (riparian, 30% slope, etc.)		1,333.1 m <sup>2</sup>
<b>Total Number of Units</b>		<b>168</b>
Studio		17
1-bed		100
2-bed		51
DEVELOPMENT REGULATIONS		
CRITERIA	MF3r ZONE	PROPOSAL
<b>Total Maximum Floor Area Ratio</b>	<b>2.15</b>	<b>2.00</b>
Base FAR	1.3	
Bonus FAR (Rental Housing)	0.3	
Bonus FAR (Underground Parking)	0.25	
Bonus FAR (Density Bonus)	0.3	
Max. Site Coverage (buildings)	65%	35%
Max. Site Coverage (buildings, parking, driveways)	85%	60%
<b>Max. Height</b>	<b>22.0 m / 6 storeys</b>	<b>18.6 m / 6 storeys</b>
Base Height	18.0 m / 4 storeys	
Bonus Height	4.0 m / 2 storeys	
<b>Setbacks</b>		
Min. Front Yard (South)	4.5 m	4.5 m
Min. Side Yard (West)	3.0 m	7.0 m
Min. Side Yard (East)	3.0 m	15.0 m
Min. Rear Yard (North)	3.0 m	4.5 m
<b>Step backs</b>		
Min. Fronting Street (South)	3.0 m	3.0 m
Min. Flanking Street (East)	3.0 m	3.0 m
<b>Amenity Space</b>		
<b>Total Required Amenity Space</b>	<b>2,917.5 m<sup>2</sup></b>	<b>3,122 m<sup>2</sup></b>
Common	672 m <sup>2</sup>	2,046.9 m <sup>2</sup>
<b>Landscaping</b>		
Min. Number of Trees	28 trees	28 trees

Min. Large Trees	14 trees	14 trees
<b>PARKING REGULATIONS</b>		
<b>CRITERIA</b>	<b>MF3r ZONE REQUIREMENTS</b>	<b>PROPOSAL</b>
<b>Total Required Vehicle Parking</b>	<b>102 stalls</b>	<b>106 stalls</b>
Resident	69	
Visitor	21	
Employee	8	
Accessible	4	
Ratio of Regular to Small Stalls	Min. 50% Regular Max. 50% Small	83.1% Regular 16.9% Small
Bicycle Stalls Short-Term	6 stalls	6 stalls
Bicycle Stalls Long-Term	126 stalls	130 stalls
Bike Wash & Repair	y	y

## 7.0 Application Chronology

Application Accepted: February 16, 2024  
 Neighbour Notification Received: N/A

**Report prepared by:** Tyler Caswell, Planner Specialist  
**Reviewed by:** Carla Eaton, 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 DP24-0012  
     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: Applicant's Rationale

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