

REPORT TO COUNCIL DEVELOPMENT PERMIT



Date: July 7th, 2025
To: Council
From: City Manager
Address: 215 Nickel Road
File No.: DP23-0018
Zone: MF2 – Townhouse Housing

1.0 Recommendation

THAT Rezoning Bylaw No. 12536 be amended at third reading to revise the legal description of the subject properties from:

- Lot 2 Section 27 Township 26 Osoyoos Division Yale District Plan 18533 located at 215 Nickel Road, Kelowna, BC, and
- Lot A Section 27 Township 26 Osoyoos Division Yale District Plan 39232 located at 235 Nickel Road, Kelowna, BC;

to Lot 1 Section 27 Township 26 Osoyoos Division Yale District Plan EPP135799 located at 215 Nickel Road, Kelowna, BC;

AND THAT final adoption of Rezoning Bylaw No.12536 be considered by Council;

AND THAT Council authorizes the issuance of Development Permit No. DP23-0018 for Lot 1 Section 27 Township 26 Osoyoos Division Yale District Plan EPP135799 , located at 215 Nickel Road, Kelowna, BC subject to the following:

1. The dimensions and siting of the building(s) to be constructed on the land be in accordance with Schedule "A";
2. The exterior design and finish of the building(s) 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 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 townhouse housing.

3.0 Development Planning

Staff support the proposed Development Permit for the form and character of 11 townhouse units as it meets several OCP design guidelines .

The proposal conforms with several objectives within the Official Community Plan (OCP) Form and Character Design Guidelines for Townhouse Residential Development. Key guidelines that are met include:

- Mass of large buildings is broken up by incorporating visual breaks in facades that create rhythm along the street;
- Entrances are ground-oriented and do not exceed 1.2m in height;
- Design creates an active developed frontage along streets and internal open spaces, and
- Balconies are designed to be inset or partially inset to offer privacy and shelter, reduce building bulk, and minimize shadowing.

The design utilizes bright coloured facades, façade changes and roofline articulation to visually separate individual units. The subject property is proposed to be landscaped with 10 large trees along the boundary of the property with additional trees provided in the boulevard. A common outdoor amenity space of approximately 44m² is provided along the south boundary of the property. The project contains 11 three-bedroom townhouse units distributed amongst two buildings. Vehicle access is provided from Nickel Road which leads to an internal drive aisle on site. There are 22 parking spaces for 11 townhomes to be contained within individual garages for each unit with two additional visitor parking stalls outdoors.

The proposed application meets several OCP Policies for the Core Area that include Policy 5.3.1 which encourages ground-oriented residential uses and Policy 5.11.1 that ensures a diverse mix of low and medium density housing is provided.

4.0 Subject Property & Background

4.1 Subject Property Map



The subject property is located in Rutland within the C-NHD – Core Area Neighbourhood area. The property contains two older single detached dwellings and is adjacent to properties that include a mix of single-detached housing, and townhouse housing.

4.2 Background

On June 19, 2023, Council gave 3rd reading to support a rezoning from RU1 – Large Lot Housing and RU2 – Medium Lot Housing to MF2 – Townhouse Housing. Since 3rd reading, the zoning for the subject property has been changed to MF1 – Infill Housing as part of the Provincially directed housing amendments. As such, the proposed zoning amendment being considered for adoption is from MF1 to MF2 which will facilitate the proposed development permit. The applicant has also pursued a lot consolidation with the adjacent property at 235 Nickel Road and has thus applied for an application extension to facilitate the lot consolidation.

5.0 Zoning Bylaw Regulations Summary

DEVELOPMENT REGULATIONS		
Gross Lot Area	1723m ²	
Total Number of Units	11	
3-bedroom Units	11	
CRITERIA	MF2 ZONE	PROPOSAL
Total Maximum Floor Area Ratio	1.0	1.0
Base FAR	1.0	1.0
Max. Site Coverage (buildings)	55%	42%
Max. Site Coverage (buildings, parking, driveways)	80%	70%
Max. Height	11.0m	10.0m
Base Height	11.0m	11.0m
Setbacks		
Min. Front Yard (West)	2.0m	2.0m
Min. Side Yard (North)	3.0m	3.0m
Min. Side Yard (South)	3.0m	5.91m
Min. Rear Yard (East)	4.5m	4.5m
Amenity Space		
Total Required Amenity Space	174m ²	174m ²
Common	44m ²	44m ²
Private	130m ²	130m ²
Landscaping		
Min. Number of Trees	10 trees	10 trees
Min. Large Trees	5 trees	10 trees

PARKING REGULATIONS		
CRITERIA	MF2 ZONE REQUIREMENTS	PROPOSAL
Total Required Vehicle Parking	21 stalls	22 stalls
Residential	19	20
Visitor	2	2
Accessible	1	1
Ratio of Regular to Small Stalls	Min. 50% Regular Max. 50% Small	50% Regular 50% Small
Bicycle Stalls Short-Term	4 stalls	4 stalls
Bicycle Stalls Long-Term	0 stalls	0 stalls

6.o Application Chronology

Application Accepted: January 20, 2023
Neighbour Notification Received: N/A
Adoption of Zone Amending Bylaw: July 7th, 2025

Report prepared by: Carson Mackonka, Planner II
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 DP23-0018
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.