



October 28, 2024

City of Kelowna

Urban Planning Department

1435 Water Street, Kelowna BC

V1Y 1J4

Development Permit and Text Amendment Application for MF1 – Infill Housing at 2590 Richter Street, Kelowna BC

Introduction

Dear Planning Staff,

The purpose of this application is to secure a Site-Specific Text Amendment and Form & Character Development Permit for the proposed six-dwelling housing project at 2590 Richter Street. The goal for this site is to create a project which is safe, livable, accessible, and establishes a sense of community for all new and existing residents of the neighbourhood. With the recently constructed infill projects to the west along Wardlaw Avenue, we believe this proposal will blend seamlessly into the existing rhythm of the neighbourhood and allow future residents to walk or cycle to Urban Centres such as Pandosy or Downtown. The property is fronting Richter Street, with vehicle access from the flanking lane. The existing dwelling will be removed as part of the application process.

Official Community Plan Objectives

Objective 5.2 outlines several policies which help to guide development along a Transit Supportive Corridor. The intended density within 200.0m of a Transit Supportive Corridor is 50 – 100 people per hectare. The entire block of properties on the north side of Wardlaw Avenue is approximately 0.85 Hectares. An estimated 50 – 100 residents are already living in the neighbourhood, due to recent development. The proposed project will increase the number of residents even further. The proposed development will be 3 stories in height, resulting in an increased building height on Richter Street with single-or-two storey buildings between Richter Street and Pandosy Street (Policy 5.2.2).

In addition to many of the specific form and character guidelines from Sections 3.3.1 – 3.3.6, the project meets the following “Key Guidelines” for townhouse and infill projects in the 2040 OCP:

3.2.1 a - Configure building massing to reflect the general scale of buildings in the surrounding area (see 3.3.2).

3.2.1 b - For each unit, provide well-designed, generous outdoor amenity spaces at grade that offer privacy and screening, as well as attractive interfaces with the street and open spaces (see 3.3.1).

3.2.1 d - Limit impermeable surfaces in landscaped areas and open spaces to maximize stormwater infiltration.

3.2.1 e - Use building articulation, scaling, and setbacks to define individual units in a way that is clearly oriented to pedestrians rather than to vehicles and that emphasizes connection to the street (see 3.3.1).

3.2.1 f - Orient building entries, windows, patios and balconies to face the fronting and flanking streets, with primary entries clearly visible and directly accessible from the sidewalk see (3.3.1).

3.2.1 g - Building design elements, details and materials should create a well-proportioned and cohesive building design and exhibit an overall architectural concept (see 3.3.6).

In addition, this proposal conforms to the 2040 OCP – Future Land Use guidance of Core Area – Neighbourhood, as ground-oriented multi-unit residential is a supported use. The following pillars are met:

1. Stop planning new suburban neighbourhoods.
Creating sensitive infill within existing neighbourhoods reduces the desire for new suburban neighbourhoods to be planned. In turn, density is focused in areas with existing services and nearby transit, walking, and biking options.
2. Promote more housing diversity.
Infill housing allows for diverse housing options within the Core Area of Kelowna. Many tenants or property owners are searching for “missing middle” housing which provides appropriate parking, ground-oriented or rooftop outdoor space, and multiple bedrooms for growing families.
3. Protect and restore our environment.
To enhance the site, the landscape plan proposes that 3 trees will be planted in the landscape area, which will significantly improve soil and water consumption, carbon storage, provide shade, and improve air quality on the site. In addition to trees; an abundance of shrubs and perennials will be distributed around the site.
4. Prioritize sustainable transportation and shared mobility.
The subject property is located on Richter Street which is labelled as a Transit Supportive Corridor (TSC), which contains a bike lane. In addition, a BC Transit bus route is located on Richter Street. Therefore, residents of the subject property have the opportunity to access public transit or a bike lane outside their doorstep.

Text Amendment

The proposed 6-unit project meets the minimum density requirement on a Transit Supportive Corridor. The minimum requirement is 4.75 units per 1,000m², and our application proposes 8.02 units per 1,000m² (6 units proposed at a parcel area of 747.87m²). However, the minimum density requirement on a Transit Supportive Corridor also includes a minimum parcel area of 1,050m² (on a laneway). The subject property does not meet this requirement due to the parcel area of 747.87m². Therefore, this application includes a site-specific Text Amendment to amend the minimum parcel area from 1,050m² to 747.87m² in Section 13.6.

The subject property has 2 adjacent neighbours; to the west and to the south. The owner of the subject property attempted to acquire the neighbouring property to the south at 2598 Richter Street / 680 Wardlaw Avenue, which was unsuccessful. In 2015, the second neighbouring property (to the west) was stratified as a 4-dwelling housing project. 2590 Richter Street as a stand-alone parcel is not large enough for the MF3 – Apartment Housing zone, therefore, the owner decided to move forward with a 6-unit project in the existing MF1 zone which comfortably densifies the site and fits with the rhythm of development in the neighbourhood.

Site Layout

As shown on the attached drawing set, the proposed units are separated into 2 buildings with 6 dwelling units in total. Units 1 and 2 are fronting Richter Street, and units 3 – 6 are located in the rear yard. All units have garage access via the flanking lane. Both buildings are 3 storeys with a height of 10.66m to the mid-point of the roof. The proposal conforms to all setbacks and regulations under the MF1 zone, and parking requirements are met as part of this application with 1 parking stall per unit. Bike parking is provided at the northeast corner of the site, with appropriate landscape forms as screening. A walkway is provided throughout the site to allow easy access from each unit to Richter Street. Units 5 and 6 will have walkway access to the flanking lane. If required by Fortis Electric, a transformer can be located at the northwest corner of the property within a 3.6m x 3.6m SRW.

A 2.75m road dedication has been provided as determined in pre-application meetings. This dedication will help to achieve the intended road width on Richter Street. Four 240L carts have been provided on the east side of unit 2. 2 carts will contain garbage, and 2 carts will contain recycling. It is anticipated that this location will be easy for all tenants to access, and the reduction of carts will lessen the impact on the flanking lane for garbage trucks and neighbours.

Design Details

The form and character of the proposed buildings have been designed with modern elements based on a traditional façade. A combination of building materials and façade articulation will create architectural interest in the neighbourhood. The proposed main exterior of the building will be finished with several materials such as horizontal lap siding, smart trim boards, stucco, and asphalt shingles. Each façade will contain feature projections which add value to the shape of each unit. Colours include; “white” stucco, “timber bark” / “navajo beige” lap siding, “ebony” smart trim fascia

boards, and “dual grey” roof shingles. All soffits, gutters, window frames, and door frames will be finished in “black.” To compliment the external building finish and satisfy the front landscape area requirement, 3 trees are proposed along the front yard setback, including 2 Kousa Dogwood trees and 1 Persian Ironwood tree.

This colour strategy is intended to promote visual interest in a neighbourhood which has seen a positive amount of infill development in recent years. Due to the volume of vehicle, bike, and foot traffic on a Transit Supportive Corridor, it was important to incorporate an advanced level of design on the east elevation. For example, timber support beams are included on the third storey, despite the lack of feasibility for this material on other façade elevations. To contrast the modern rooflines and linear design of the proposed building, the use of brick on the east elevation offers an industrial touch which is common in the nearby Pandosy Urban Centre. For example, buildings such as 2900 and 2915 Pandosy Street feature brick on the exterior façade. The beauty of the Pandosy Urban Centre can be used to inspire infill housing in surrounding neighbourhoods.



Figure 1 – Front façade of proposed building adjacent to Richter Street.

Target Focus

The topic of infill housing has been at the forefront of discussion in recent months. Provincial mandates to increase housing density have been used as an attempt to combat the housing crisis in BC, using infill housing as a tool. As a result, local governments across BC have improved Zoning

Bylaws to allow for flexible building designs in areas originally constructed as single-detached housing. Single family homes on large lots are becoming less desirable due to the maintenance, repair costs, and purchase price. Although the focus of multi-unit dwellings are often catered towards the younger generation and young families, the proposed infill project will also provide a housing option for all ages to enjoy if desired; such as middle-aged couples, students, or retirees.

Landscaping and Private Amenity Space

As shown on the landscape plan, the site is designed with a variety of trees, flower plantings, crush gravel, and a cedar hedge. 3 trees will be planted to meet landscape area regulations and to improve environmental, social, and visual conditions on the site. All existing on-site trees will be removed to allow for the proposed buildings and new trees in landscape areas. No neighbouring trees are located near the subject property, therefore roots are not anticipated to be affected.

All units have private amenity space which is provided in the form of balconies on the second and third storeys of each unit. Both road frontages have been sensitively designed to transition from public space to private space with the use of landscaping. Decorative plantings, trees, and pathways will soften the transition from the City boulevard to private front yards. All pathways will be impermeable to assist the snow removal process and allow ease of access for all tenants and/or guests.

Conclusion

The intention of this proposal is to create infill development in an area of Kelowna which is very walkable, bikeable, and has access to nearby amenities. The subject property is severely underdeveloped and the existing house was constructed in 1947, with limited upgrades over the years. Due to the current condition of the property, immediate redevelopment is necessary, which is the purpose of this proposal.

The property is nearby Okanagan College, Raymer Elementary, and Kelowna Secondary schools. The Pandosy and Downtown Urban Centres provide employment and entertainment opportunities. These destinations are within a comfortable walking or biking distance. This proposal is anticipated to provide missing-middle housing at a time where the local housing market has been identified as unaffordable and short of supply. The design is anticipated to blend seamlessly into the existing form of the neighbourhood, while adding additional colours and features. We look forward to hearing your comments and feedback on the project.

Regards,

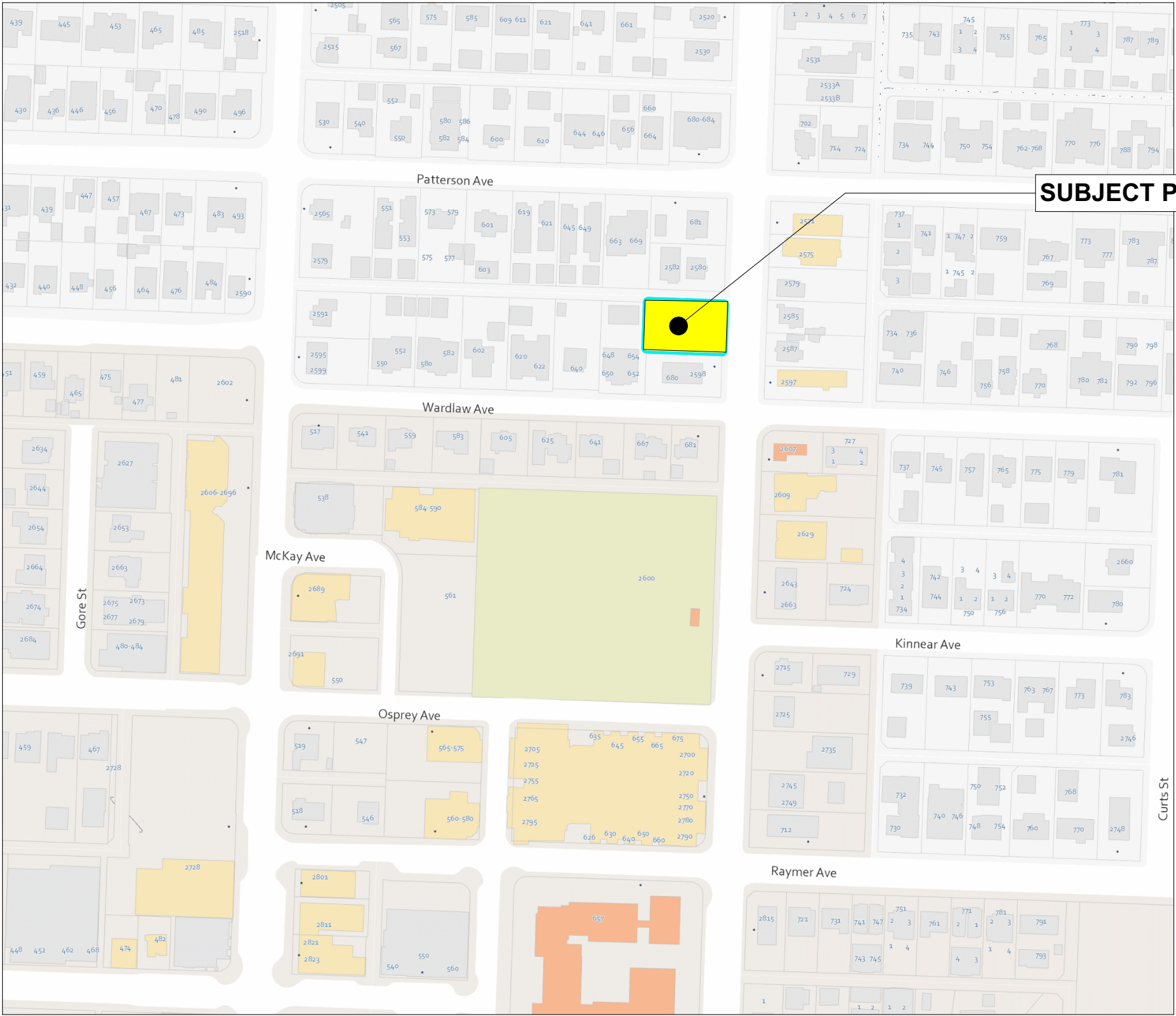
Urban Options Planning Corp.
by it's Authorized Signatory; Birte Decloux, RPP MCIP



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DP-001



Property Location Map

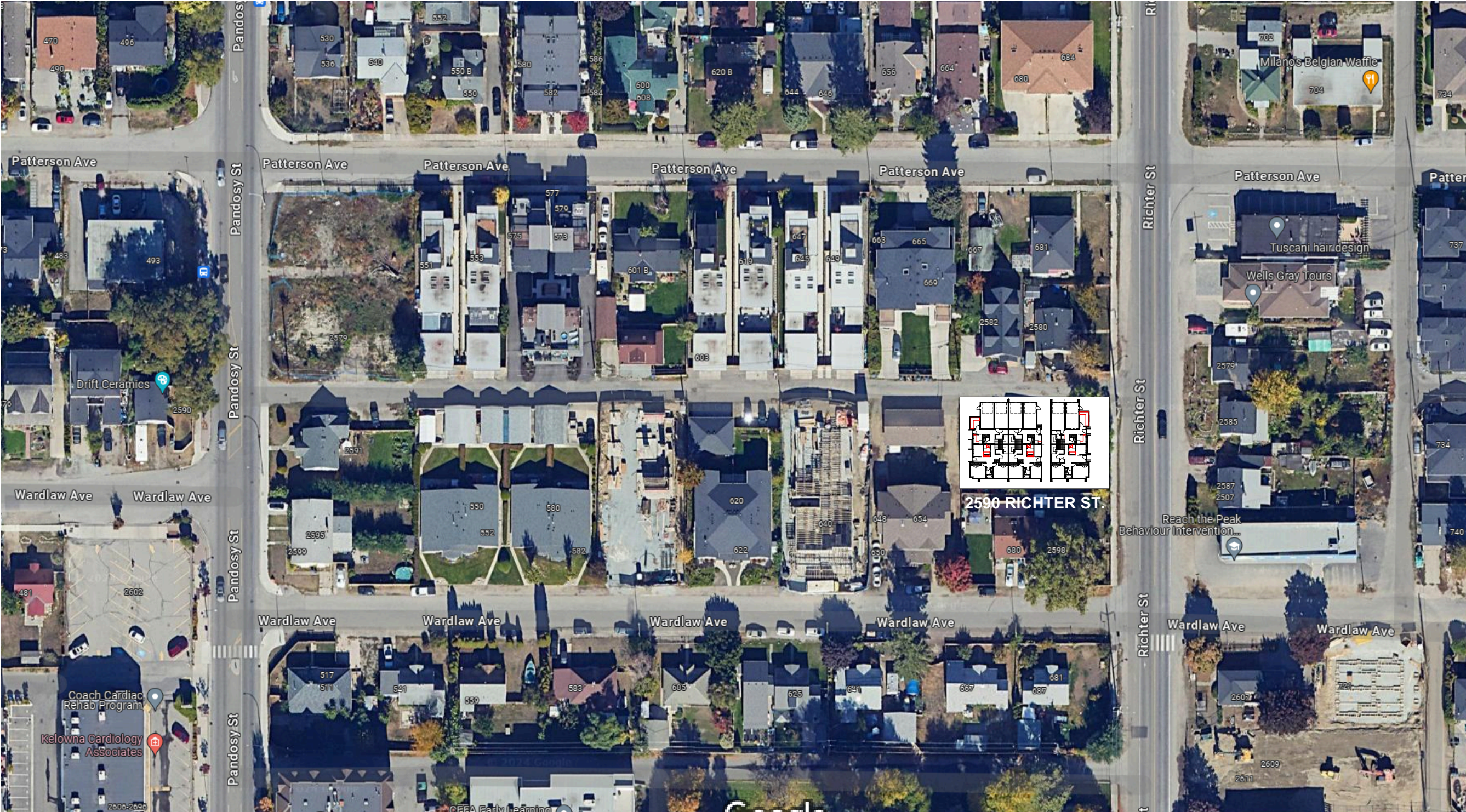


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PROJECT :		TITLE :	
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Site Plan

SCALE: 3/32" = 1'-0"

2590 RICHTER STREET

LEGAL DESCRIPTION: PLAN KAP 3249, LOT 28

ZONING: MF1 - INFILL HOUSING

SITE DETAILS:

LOT AREA:	747.87 m ²	277.5m ² MIN.
LOT WIDTH:	21.30 m	7.5m MIN.
LOT DEPTH:	35.10 m	30.0m MIN.

FOOTPRINT AREA OF BUILDINGS:	406.17 m ²
AREA OF BUILDINGS + IMPERMEABLE SURFACES:	561.13 m ²

TOTAL NET FLOOR AREA: 259.09 m²

SITE COVERAGE (%):

SITE COVERAGE, BUILDINGS ONLY:	54.3 %	55% MAX.
SITE COVERAGE OF BUILDINGS + IMPERMEABLE SURFACES:	75.0 %	75% MAX.

SETBACKS (IN METRES):

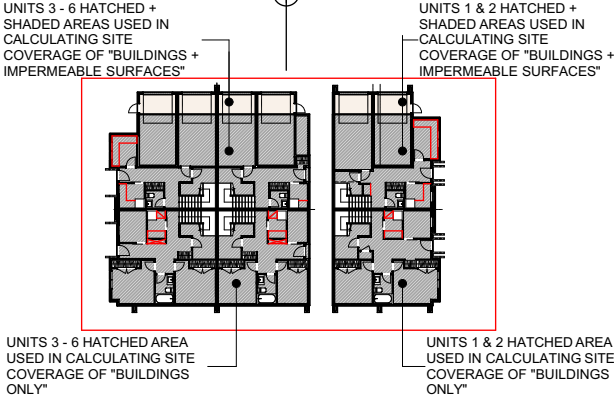
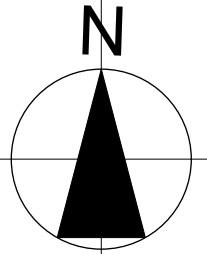
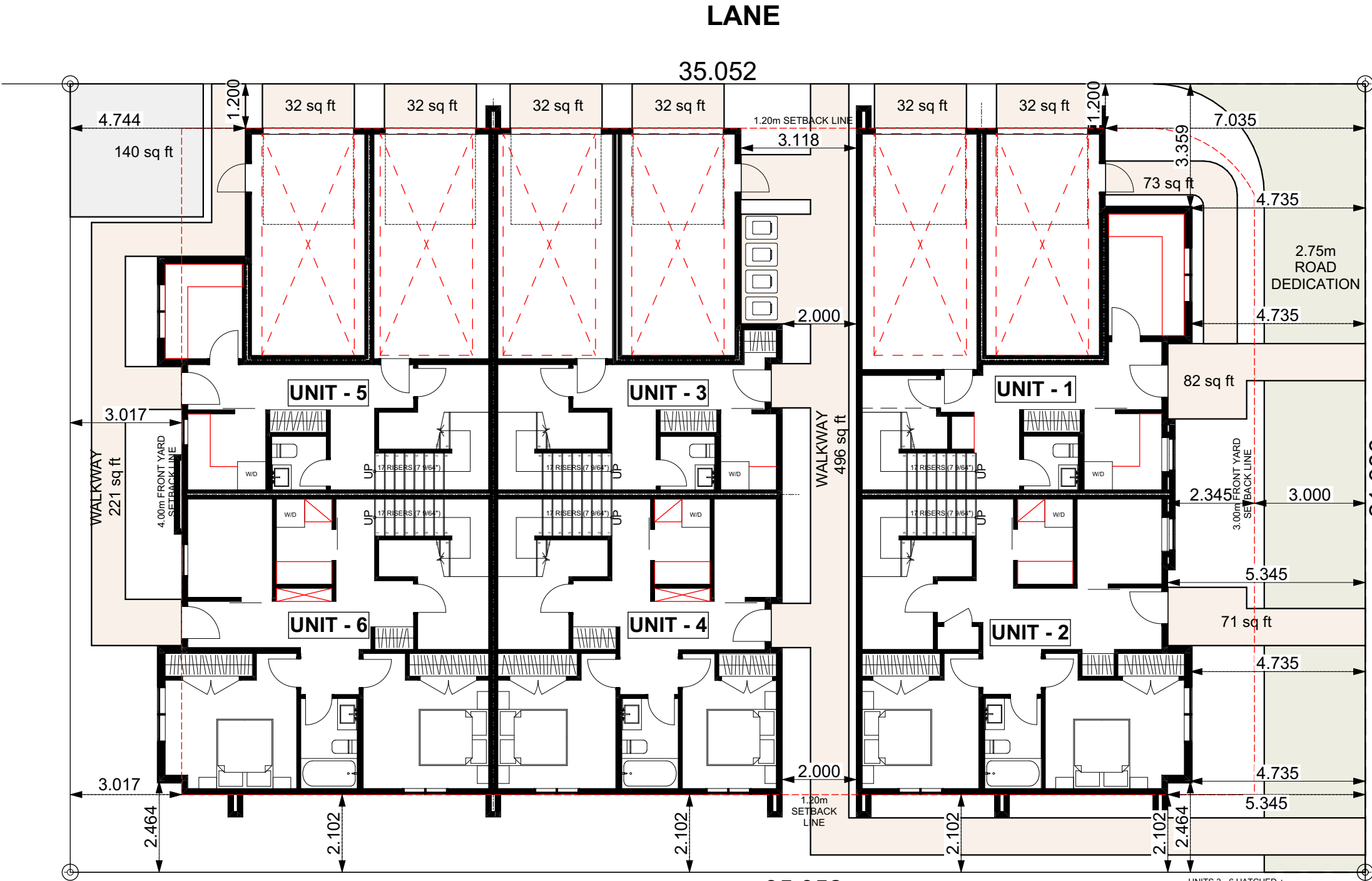
FRONT (EAST):	4.735 m	4.0m MIN.
SIDE (NORTH):	1.200 m	1.2m MIN.
SIDE (SOUTH):	2.102 m	1.2m MIN.
REAR (WEST):	3.017 m	3.0m MIN.

HEIGHT OF BUILDING:

10.660 m	11.0m MAX. OR 3 S'
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PARKING:

NUMBER & SIZE OF PARKING SPACES IN GARAGE: 6 - 2.5 x 6.0 m



Building Area Legend



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Site Plan

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DP-004



DP Streetscape

SCALE: 1:150



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Main Floor Plan

SCALE: 3/32" = 1'-0"

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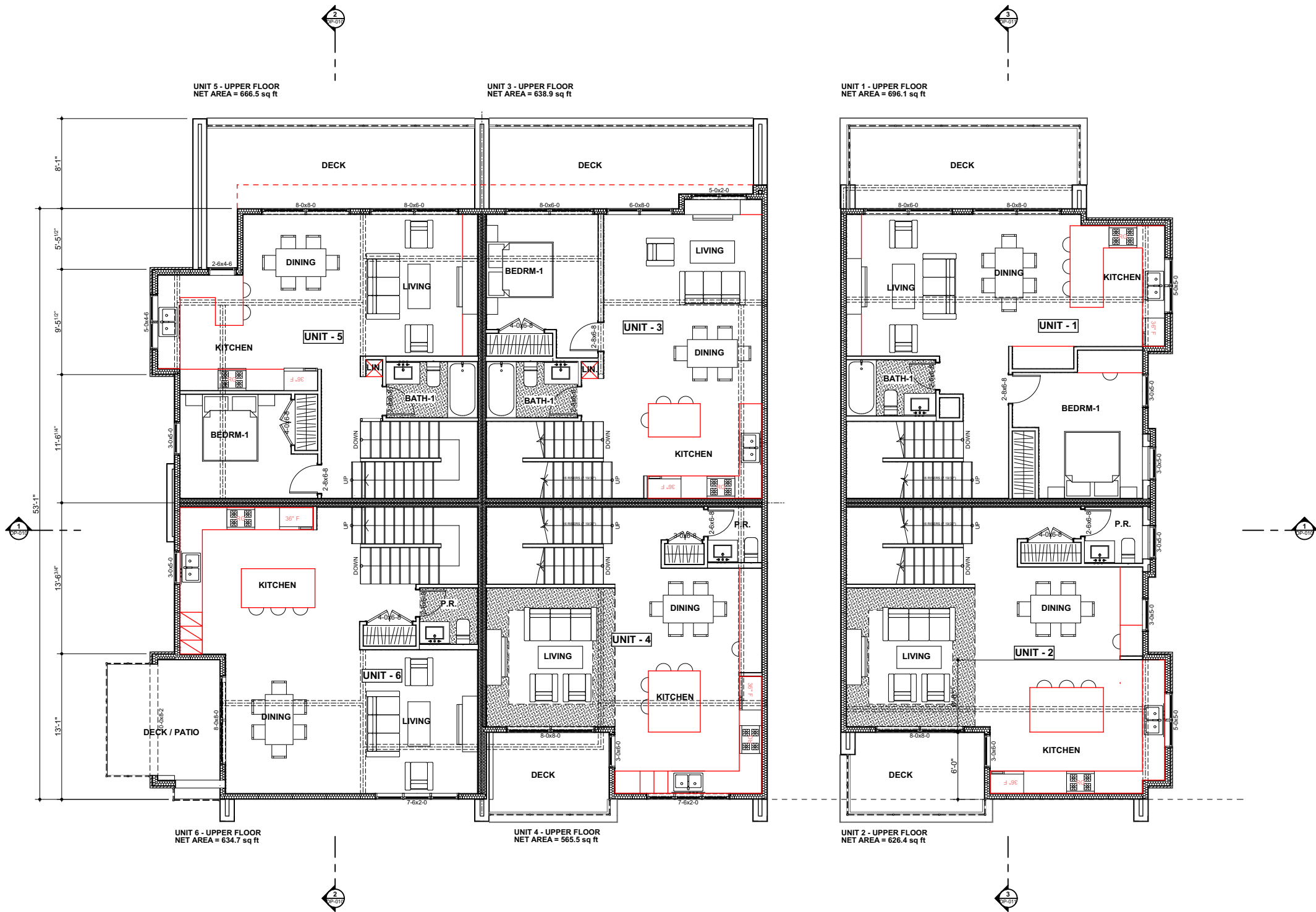
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2nd Floor Plan

SCALE: 3/32" = 1'-0"

PROJECT :
TEMPLATE 2023
#Site Full Address

TITLE :
2nd Floor Plan

CUSTOMER :
#Client Full Name

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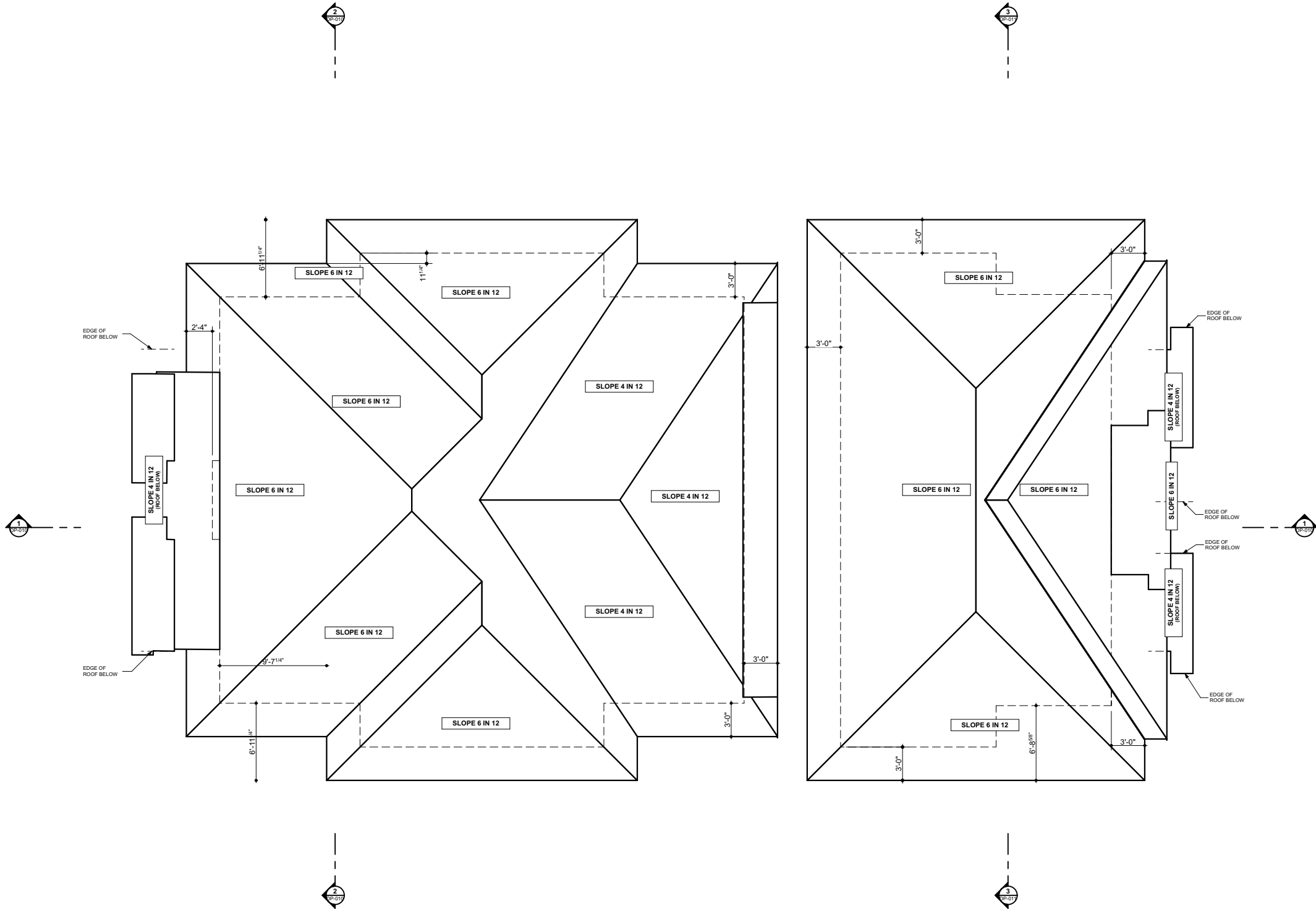
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3rd Floor Plan

SCALE: 3/32" = 1'-0"

PROJECT :		TITLE :	
CUSTOMER :		LEGAL :	
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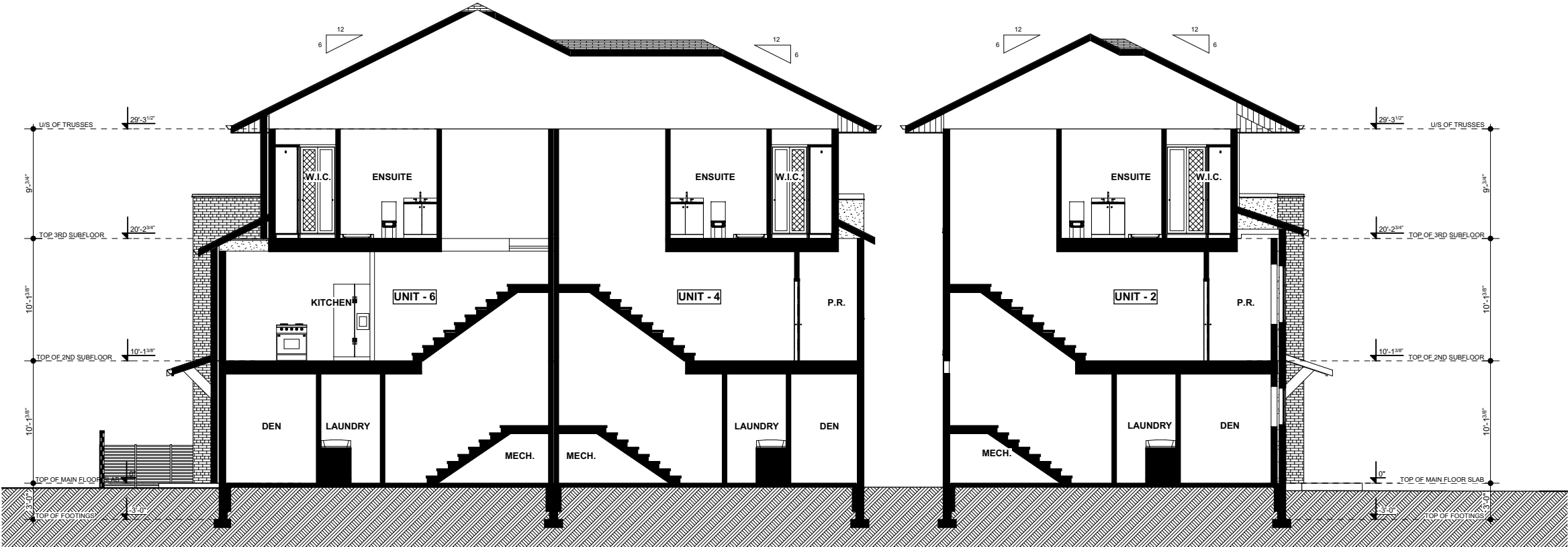


Roof Plan
SCALE: 3/32" = 1'-0"

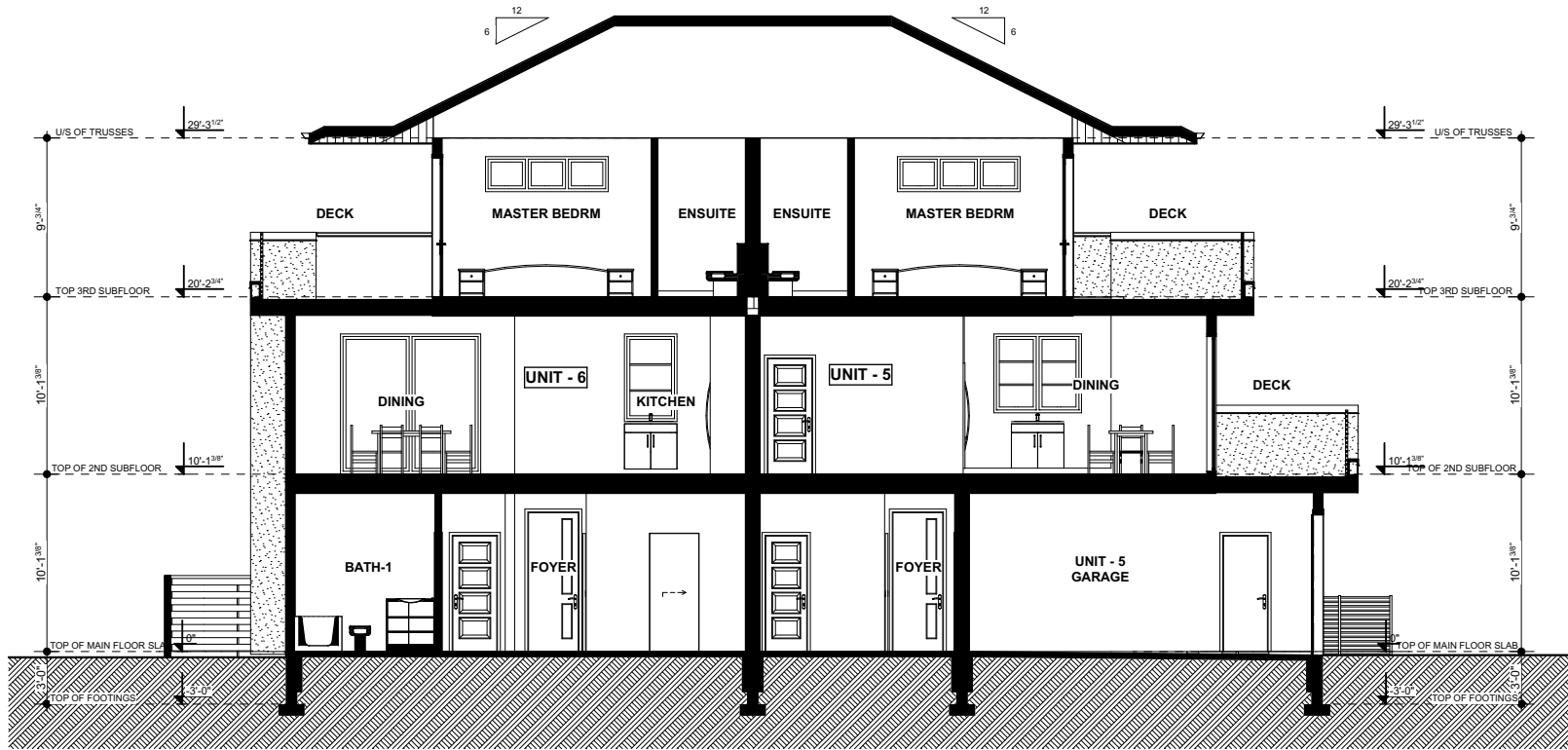


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1 Preliminary Section
SCALE: 3/32" = 1'-0"



2 Preliminary Section
SCALE: 3/32" = 1'-0"



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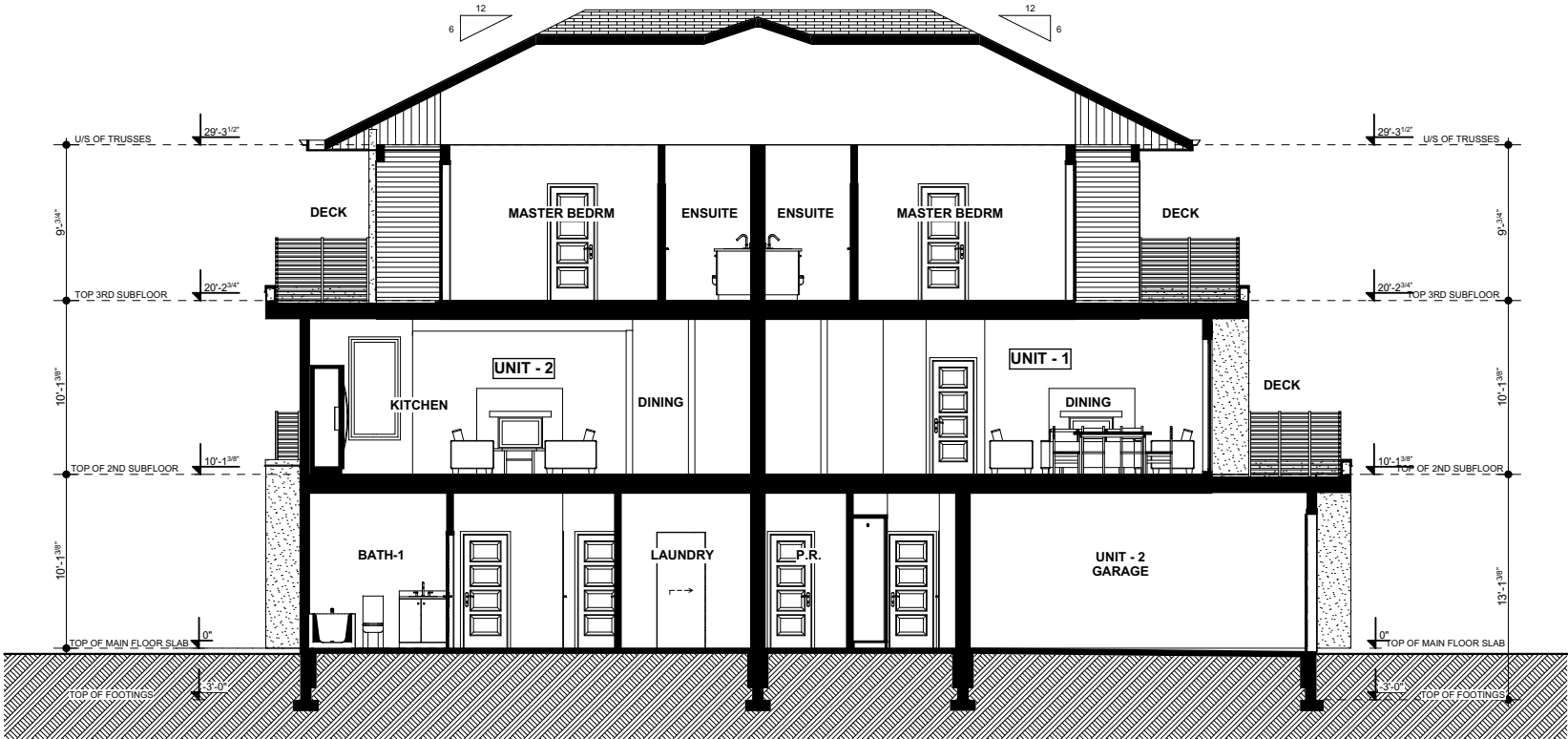
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TEMPLATE 2023
#Site Full Address
Sections

DP-010



3 Preliminary Section

SCALE: 3/32" = 1'-0"



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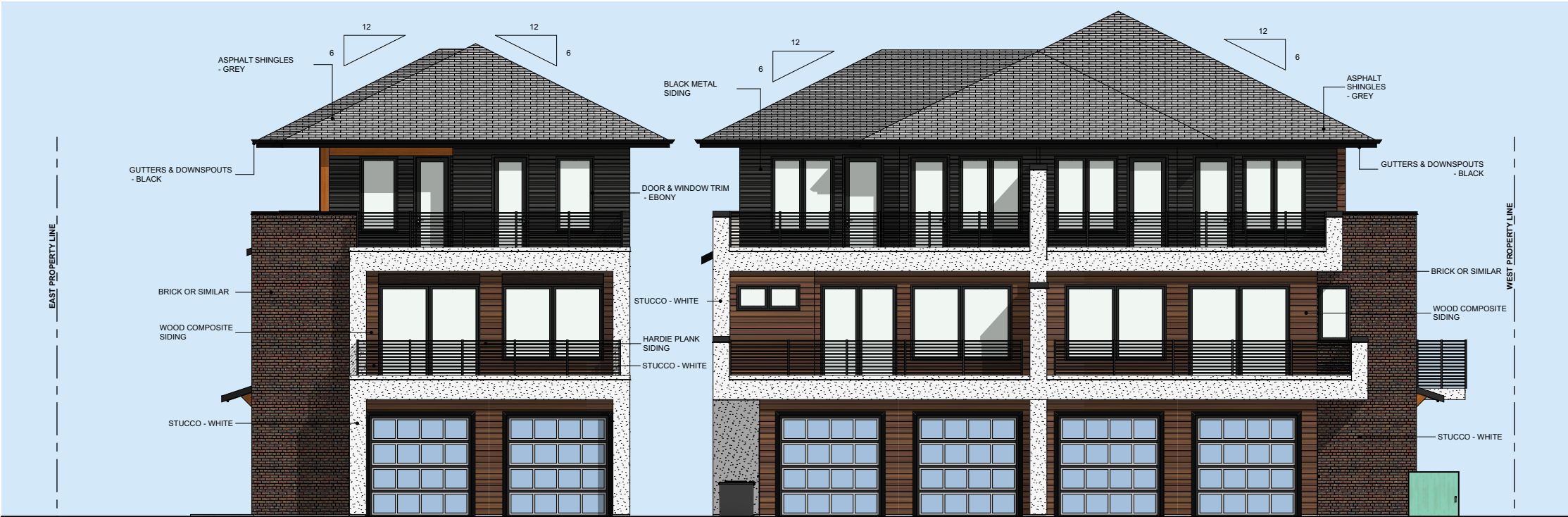
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DP-011			



East Elevation

SCALE: 3/32" = 1'-0"



North Elevation

SCALE: 3/32" = 1'-0"



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West Elevation

SCALE: 3/32" = 1'-0"



South Elevation

SCALE: 3/32" = 1'-0"



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TEMPLATE 2023

#Site Full Address

Elevations

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#Client Full Name

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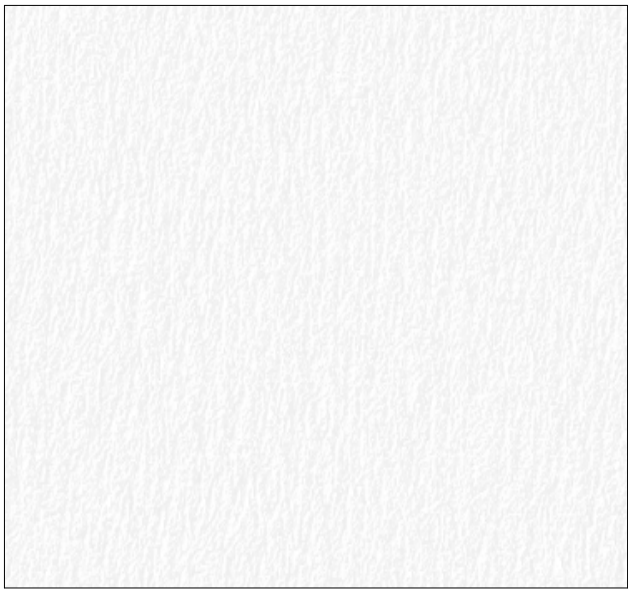
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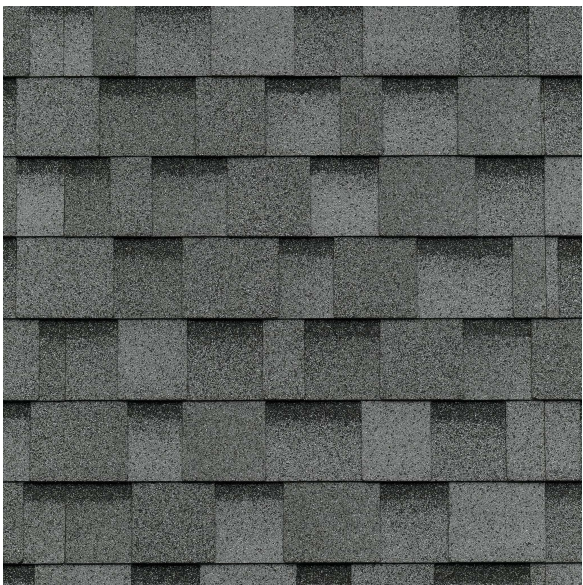
Stucco - White



Hardie Plank
Lap Siding
"Timber Bark"



Hardie Plank
Lap Siding
"Navajo Beige"



Asphalt Shingles
- Dual Grey



Exterior Door &
Window Trim,
Frames & Sills
- Ebony



Smart Trim Fascia
Boards - Ebony



Alum. Soffits
- Black



Gutters,
Downspouts
& Flashings
- Black



T&G Wood
Soffits - Dark



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DP-014			

POURED IN PLACE CONC. DRIVEWAY

140 sq ft

110x221.5x80mm AQUAPAVE STANDARD PERMEABLE PAVEMENT COLOR: DESERT SAND

GRAVEL STRIPS

6'HT CEDAR FENCE

1" CLEAR CRUSHED GRAVEL

POURED IN PLACE CONC. PATHWAY

UNIT - 5

UNIT - 3

UNIT - 1

UNIT - 6

UNIT - 4

UNIT - 2

32 sq ft

32 sq ft

32 sq ft

32 sq ft

32 sq ft

32 sq ft

32 sq ft

73 sq ft

32 sq ft

73 sq ft

2.75m ROAD DEDICATION

LANE

FLO BIKE RACK (SURFACE MOUNTED) SUPPLIED BY LANDSCAPE FORMS

GRAVEL STRIPS

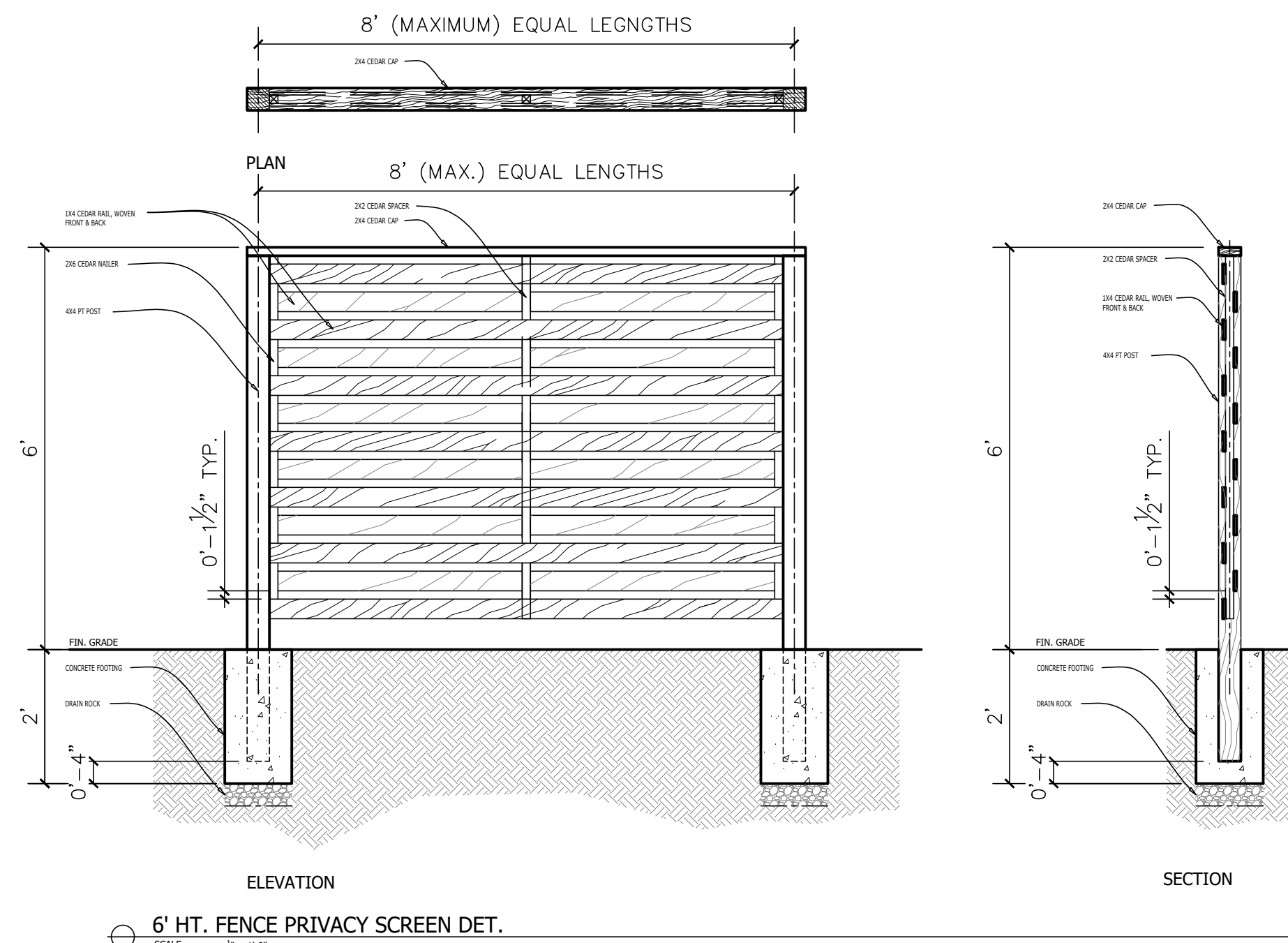
WALKWAY 221 SQ FT

WALKWAY 495 SQ FT

COURTYARD

GROUND

KEY



RICHTER STREET

L1.0