

August 20, 2024

City of Kelowna

Urban Planning Department

1435 Water Street, Kelowna BC

V1Y 1J4

Rezoning Application for MF2 – Townhouse Housing at 2248 Stillingfleet Road

Introduction

Dear Planning Staff,

The purpose of this application is to rezone the subject properties from MF1 – Infill Housing to MF2 – Townhouse Housing Zone. The goal for this site is to utilize Zoning Bylaw 12375 and OCP 2040 – Townhouse Guidelines to develop a 3-storey 9-unit townhouse project which is safe, livable, accessible, and provides new housing opportunities immediately adjacent to the Guisachan Village Centre. 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.

Official Community Plan Objectives

As part of the application, a site plan and a massing diagram has been submitted to represent the intended land use on the property. When the architectural set is drafted for Development Permit, specific Form and Character Guidelines from Sections 3.1.1 – 3.1.6 will be carefully followed throughout the design process. The OCP identifies 10 Pillars to realize Kelowna’s vision and balance growth. This project meets the pillars as follows:

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. Target growth along transit corridors & prioritize sustainable transportation and shared mobility.

The subject property is located less than 400 meters from a frequent transit route along Gordon Drive and slightly further to a route along Springfield. The area is also well served with bike lanes reaching all areas of the City.

3. Promote more housing diversity

Townhouse 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 outdoor space, and multiple bedrooms for growing families. Unlike many developments all units will have 3 bedrooms.

4. Take action on climate

The current housing stock found on the site is a 1950's bungalow. With the Step code and improvements to the Building Code stricter measures for energy consumption leads to better efficiencies. There is a large tree that will need to be removed to accommodate the townhouses however carefully placed trees in keeping with the Zoning Bylaw requirements will grow to provide significantly improve soil and water consumption, carbon storage, provide shade, and improve air quality on the site.

The OCP acknowledges:

As one of the fastest growing cities in Canada, Kelowna is rapidly evolving. Its economy is diversifying, many of its neighbourhoods are transforming, and people are choosing new ways to get around. In short, Kelowna is becoming a more urban and dynamic city and the pace of change is unlikely to let up. As one of the fastest growing cities in Canada, Kelowna is rapidly evolving. Its economy is diversifying, many of its neighbourhoods are transforming, and people are choosing new ways to get around. In short, Kelowna is becoming a more urban and dynamic city and the pace of change is unlikely to let up.

Zoning

The purpose of this application is to assess whether MF2 – Townhouse Housing is the appropriate land use for this site. Policies noted in the OCP and highlighted above provide direction for housing forms. From a zoning perspective, the purpose of the MF2 Townhouse Housing zone is: “to provide a zone for ground-oriented multiple housing (typically townhouse developments) up to 3 storeys on serviced urban lots.” The lot meets these conditions. The Core Area seeks to incorporate housing variety as a top priority especially in forms like four-plexes, townhouses and low-rise apartments. Policy’s suggest transition from transit supportive corridors such as Gordon drive to the west and Springfield to the north to ground-oriented residential. The proposed form is consistent with this policy.

This project seeks to increase available housing in an area that was developed as a single dwelling unit neighbourhood in the 1950's and 1960's. In broad terms, the Regional Growth Strategy (RGS) has outlined various goals for land, housing, and transportation in the Regional District of Central Okanagan. The projected housing unit projected in this City sector is 3,800 units or 15% over the 20-year span of the OCP. It will be a positive contribution to meet the Provincial housing target for the area.

Site Layout

As shown on the conceptual plan, the proposed project is 3 cluster of 3 units that are 3-storeys tall. Due to the stepping of the individual units, all entry doors of the first block are visible to the street. Private outdoor space is available on the south side yard and on the roof top decks. Although the design shows a paved surface to on the north side of the building, the intent is to provide a space for children to play – basketball, ball hockey, etc. As shown on the attached Zoning Table, the MF2 zone will work seamlessly on the site with no need for variances. Regarding form and character, Section 3.1 – Townhouse Guidelines will be carefully followed throughout the design process at the Development Permit stage and there will be no variances required.

Landscaping and Amenity Space

Although the landscape plan has not been created the intention is to create an urban forest. 6 – 8 deciduous columnar trees are envisioned along the north lot. The requirement for 3 trees per front and rear lot will be exceeded and expected to stager and blend with required street trees. The streetscape will be urbanized and upgraded once the power/communication lines are relocated underground.

Common amenity space is provided by a garden area for each cluster adjacent to the units. The plans include a mixture of hard surfaces of different elevations, vegetative matter and some turf. Low trees will be used to define each of the 3 spaces. We believe that landscape is an integral part of the vision and can be achieved with the change in land use.

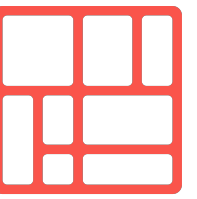
Conclusion

The intention of this proposal is to create an attractive townhouse development in clusters of three units per building. They will be staggered to allow for maximum light in the units and provide private areas adjacent to the building. Stillingfleet Park is nearby the subject property with a child's playground which has a church located across the street. The property to the west is a large multi-residential development in the 90's. Transit is provided within walking distance (200M at Gordon Drive and 400M at Springfield), and a small commercial node is located nearby (200M) that offers many essential services. We look forward to hearing your comments and feedback on the project.

Regards,

STEVE

Steven Nicholson
Strandhaus



IHS DESIGN

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MULTIFAMILY DEVELOPMENT

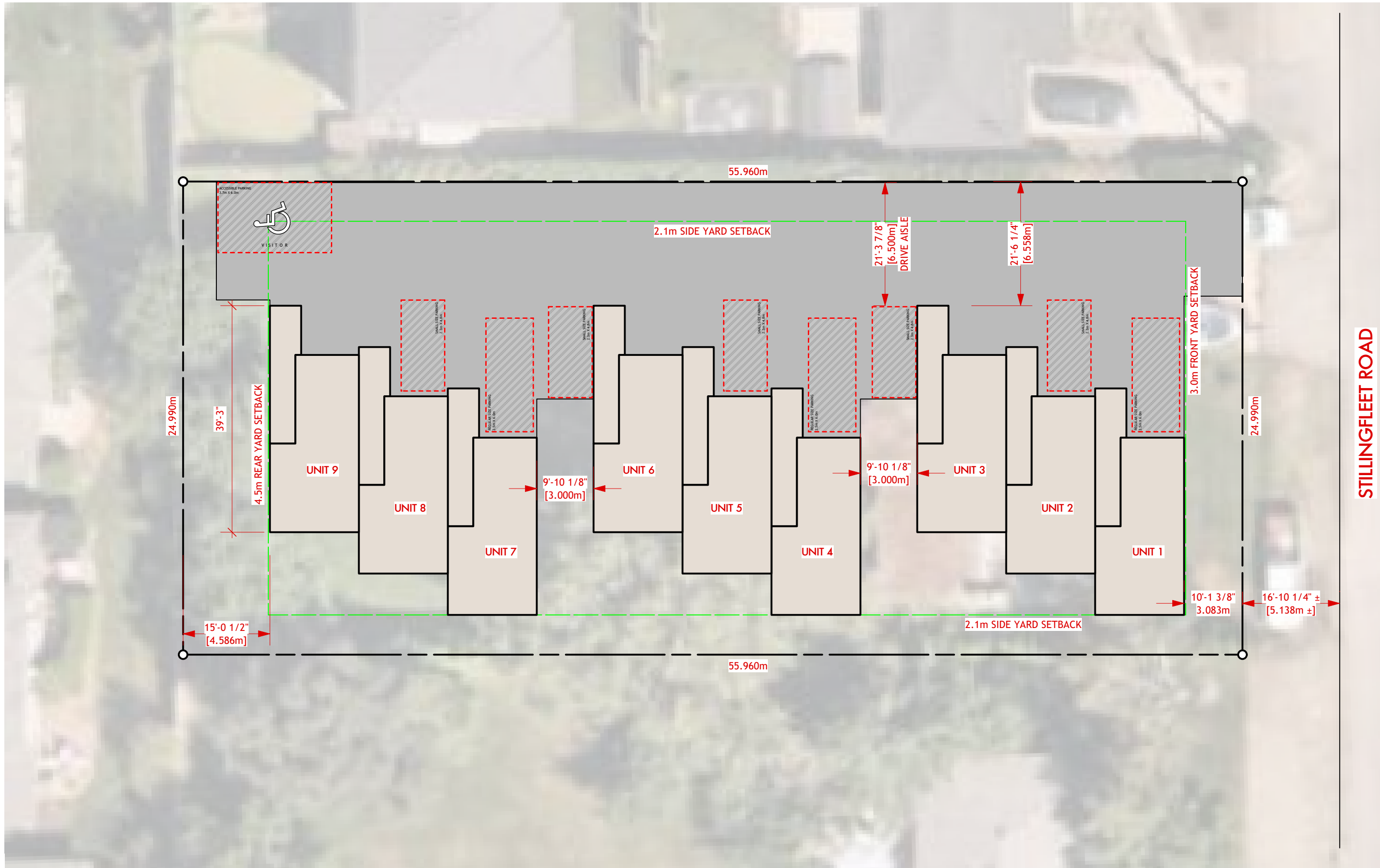


2248 STILLINGFLEET ROAD
KELOWNA, BC V1Y 7Y9
LOT 4 PLAN KAP10841

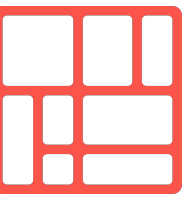
SITE PLAN

DATE: 31-Jul-24

SCALE: 1/16" = 1'-0"
ISSUED FOR: CLIENT REVIEW
SHEET: T1

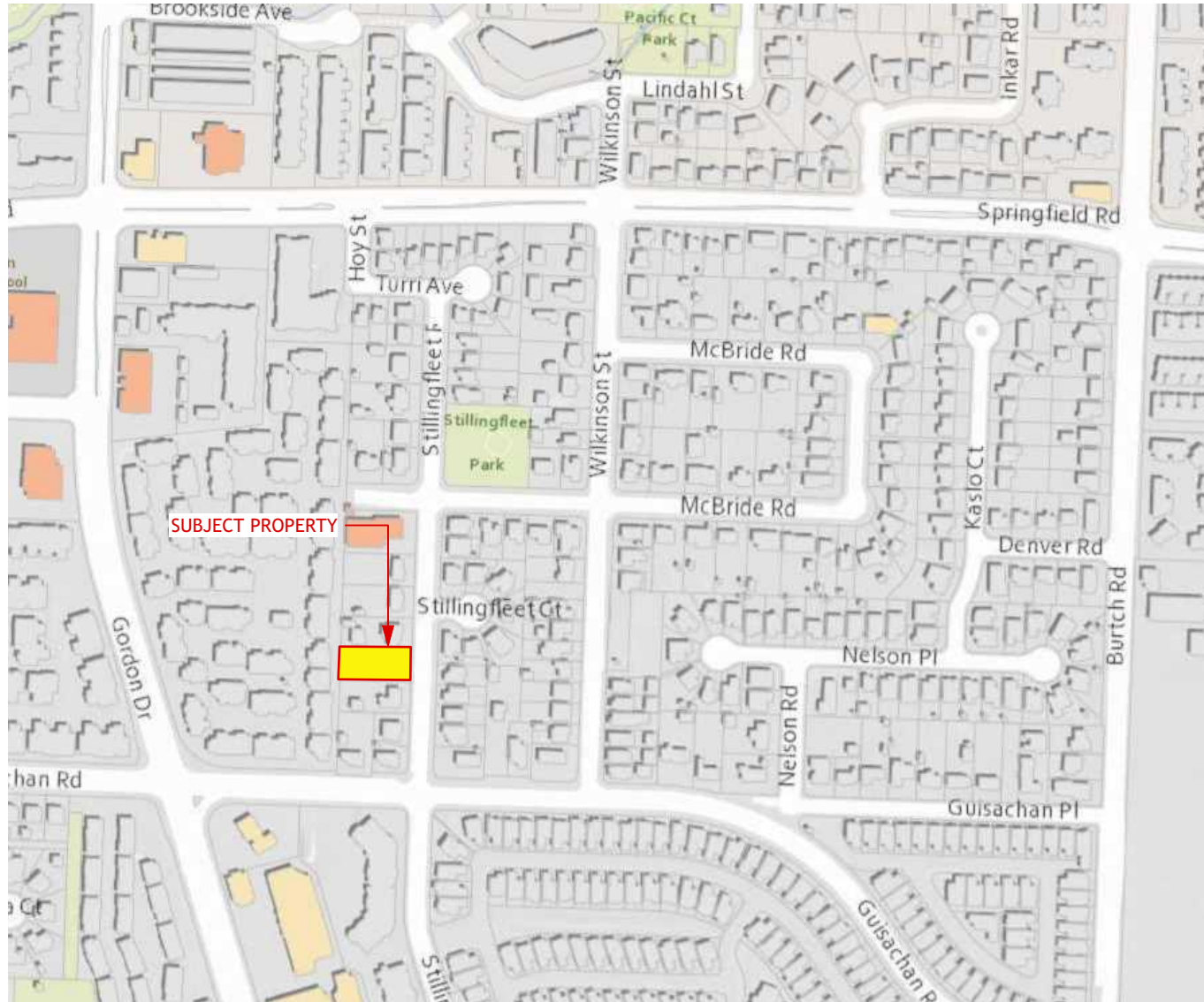


STILLINGFLEET ROAD



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SITE CONTEXT

MF2 - TOWNHOUSE HOUSING

CITY OF KELOWNA ZONING BYLAW NO. 12375

SITE AREA	MINIMUM		PROPOSED			
	METRIC	IMPERIAL	METRIC	IMPERIAL		
SITE WIDTH	20.0m	65.6ft	± 24.99m	± 81.99 ft		
SITE DEPTH	30.0m	98.4ft	± 55.96m	± 183.60 ft		
SITE COVERAGE	MAXIMUM	PROPOSED	MAXIMUM	PROPOSED		
	METRIC	IMPERIAL	METRIC	IMPERIAL		
SINGLE BUILDING ONLY	55.0%	± 31.6%	769.1m ²	8279.0ft ²		
IMPERMEABLE SURFACES				± 441.997m ²		
TOTAL	80.0%	± 70.5%	1118.8m ²	12042.1ft ²		
			± 4757.62ft ²	± 5849.59ft ²		
			± 985.442m ²	± 10607.20ft ²		
DEVELOPMENT INFORMATION						
PER UNIT NET FLOOR AREAS IMPERIAL	GARAGE	LEVEL 1	LEVEL 2	LEVEL 3	TOTAL W/O GARAGE	TOTAL WITH GARAGE
TYPICAL DWELLING UNIT	± 405.7ft ²	± 114.0ft ²	± 432.0ft ²	± 587.7ft ²	± 1133.8ft ²	± 1539.5ft ²
FAR CALCULATION	# OF UNITS	TOTAL NFA/UNIT METRIC	TOTAL NFA/UNIT IMPERIAL	TOTAL NET FLOOR AREA METRIC	TOTAL NET FLOOR AREA IMPERIAL	
	9	± 105.337m ²	± 1133.8ft ²	± 948.035m ²	± 10204.56ft ²	

NET FLOOR AREAS CALCULATED AS PERSCRIBED BY THE CITY OF KELOWNA ZONING BYLAW NO. 12375 SECTION 5.3

FLOOR AREA RATIO	MAXIMUM	PROPOSED	PRIVATE AMENITY SPACE	MINIMUM	PROPOSED
FAR	1.00	± 0.678	TYPICAL DWELLING UNIT	N/A	± 42.789m ²
NET FLOOR AREA	15052.69ft ²	± 10204.6ft ²			

BUILDING HEIGHT	MAXIMUM		PROPOSED		STOREYS
	METRIC	IMPERIAL	METRIC	IMPERIAL	
	11.0m	36.1ft	± 9.50m	± 31.17 ft	3

BUILDING SETBACKS (FROM PL)	REQUIRED		PROPOSED	
	METRIC	IMPERIAL	METRIC	IMPERIAL
FRONT (EAST - STILLINGFLEET ROAD)	3.0m	9.8ft	± 3.00m	± 9.84 ft
INTERIOR SIDE (NORTH)	2.1m	6.9ft	± 6.05m	± 19.85 ft
INTERIOR REAR (WEST) 3m SETBACK FOR FORT	4.5m	14.8ft	± 4.586m	± 15.046 ft
INTERIOR SIDE (SOUTH)	2.1m	6.9ft	± 2.10m	± 6.89 ft

PARKING STALLS	MINIMUM	MAXIMUM	PROPOSED
1.6 STALL PER UNIT (2.2 MAX)	14	20	17
VISITOR STALLS 0.14 PER UNIT	1	1	1
TOTAL	15	21	18
	ALLOWED	PROPOSED	PROPOSED
50% SMALL CAR PARKING STALLS	7	5	5

BICYCLE PARKING - LONG TERM
ALLOWED FOR IN PRIVATE GARAGES OF TOWNHOMES

MULTIFAMILY DEVELOPMENT



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