

REPORT TO COUNCIL



Date: January 23, 2018

RIM No. 0940-00

To: City Manager

From: Community Planning Department (LK)

Application: DP17-0226 & DVP17-0228 **Owner:** City of Kelowna

Address: 165 Celano Crescent **Applicant:** Society of H.O.P.E.

Subject: Development Permit and Development Variance Permit Applications

Existing OCP Designation: MRL – Multiple Unit Residential (Low Density)

Existing Zone: RM₃ – Low Density Multiple Housing

1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP17-0226 for Lot B Section 4 Township 23 ODYD Plan EPP70323, located at 165 Celano Crescent, 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 form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, as determined by a Registered Landscape Architect;

AND THAT Council authorizes the issuance of Development Variance Permit No. DVP17-0228 for Lot B Section 4 Township 23 ODYD Plan EPP70323, located at 165 Celano Crescent, Kelowna, BC;

AND THAT variances to the following section of Zoning Bylaw No. 8000 be granted:

Section 13.9.6(f): RM₃ – Low Density Multiple Housing Development Regulations

To vary the required minimum rear yard from 7.5 m permitted to 4.5 m proposed.

AND THAT Council's consideration of this Development Permit and Development Variance Permit be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Community Planning Department dated (insert date);

AND THAT the applicant be required to complete the above noted conditions of Council's approval of the Development Permit and Development Variance Permit Applications in order for the permits to be issued;

AND FURTHER THAT this Development Permit and Development Variance Permit are valid for two (2) years from the date of Council approval, with no opportunity to extend.

2.0 Purpose

To consider the form and character and one variance to facilitate the development of multiple dwelling housing on the subject property.

3.0 Community Planning

Community Planning supports the proposed 21-unit multiple dwelling housing project on the subject 1.08-acre parcel. The application meets the Official Community Plan (OCP) Urban Design Guidelines and the design is appropriate for the context of the site. The proposal meets many of the OCP's Urban Infill objectives and it meets all but one of the Zoning Bylaw Regulations for RM3 – Low Density Multiple Housing.

The property is within the Permanent Growth Boundary in the Glenmore Valley neighbourhood at the intersection of Celano Crescent and Drysdale Boulevard. It is directly across the street from the Dr. Knox Middle School site. The increase in density at this location is supported by local amenities such as parks, schools, transit and recreational opportunities in the immediate area. The proposed project will help contribute to fulfilling the City's policy of 'Complete Communities' by increasing the diversity of housing types through the provision of townhouses in the neighbourhood. The project is also consistent with several other OCP Urban Infill policies including 'Compact Urban Form' and 'Sensitive Infill'.

Council Policy No. 367 with respect to public consultation was undertaken by the applicant and all neighbours within a 50 m radius of the subject parcel.

4.0 Proposal

4.1 Background

In 2016, Council had approved the disposition of the southern portion of the parcel known as 170 Drysdale Blvd and retained ownership of the northern portion for future development. Earlier this year, Council approved the rezoning of 170 Drysdale Blvd from A1 – Agriculture 1 to RM3 – Low Density Multiple Housing. This rezoning was consistent with the Official Community Plan (OCP) Future Land Use of MRL – Multiple Unit Residential (Low Density). The rezoning included the subject property which has since been subdivided into 165 Celano Crescent and 170 Celano Crescent (Townhouses are currently under construction). That application also triggered the construction of Celano Crescent to connect to Drysdale Blvd (Refer to Figure 1).

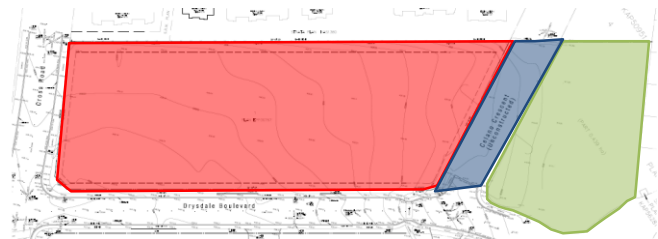


Figure 1 – Red indicates the townhouse development at 170 Celano Cres., Blue indicates Celano Cres roadway to be constructed, Green indicates the subject proposed development.

4.2 Project Description

The proposed development consists of 21 three-storey townhouse units with attached garages. There will be a total of five buildings with 16 three-bedrooms units and 5 two-bedroom units. All units have private amenity space in the form of balconies and meet on-site parking requirements.

The subject property is unique as it has property lines adjacent to three streets. Celano Crescent, Drysdale Road and Verna Court. This allows the development to have ground-oriented units facing to the street

rather than being oriented to the interior of the site. The attached garages are accessed from the internal roadway. The units have prominent at-grade entries with walkways leading to the street frontage which provides a welcoming streetscape. Pathways around the parcel promotes the walkability of the site and integration with the surrounding neighbourhood.

The applicant is proposing one variance to the rear yard setback. The property is a corner parcel which fronts onto multiple streets, with the front of the parcel being Drysdale Blvd. Celano Crescent and Verna Court are both flanking streets. The rear of the parcel is along the west property line. The applicant is proposing to reduce the rear yard setback from 7.5 m required to 4.5 m proposed. A rear yard is generally required to provide an amenity space for the dwelling. In this case, each of the townhouse units provides a balcony and an at-grade patio area, thus meeting this requirement. The 4.5 m proposed rear setback is consistent with the required side setback along the flanking street side to Celano Crescent and the interior side setback to the north requires 4.0 m.

Staff are supportive of the rear yard setback variance as it is adjacent to the side yard of the property to the west and is similar to the north side setback provided. This allows the development to provide a sensitive transition to the existing adjacent neighbourhood.

The architectural style of the development will be the same as Drysdale Row (170 Celano Cres), which is currently under construction across Celano Court. The applicant is utilizing the same plans for this development to provide a cohesiveness between the two sites.

Large windows and outdoor space provide access to both natural light and shade. The balconies also serve to lessen the visual impact of the garage doors below. The natural colour scheme has touches of colour to provide individuality to the units, while providing a cohesiveness to the multiple buildings within the development.

The project is oriented towards families with children through the provision of mainly 3-bedroom units. There is an internal green space which has been set away from the street to provide a passive and active recreational area for the residents. The large canopy trees provide a shaded area with benches along the meandering pathway.

Site access will be from the newly constructed Celano Crescent. All garages are accessed from the internal roadway. Each unit has either a double car garage or single car garages with parking on the driveway for a second vehicle. The site provides an additional 7 visitor parking stalls beyond the Zoning Bylaw minimum requirements, which are located throughout the site to be accessible for all units.



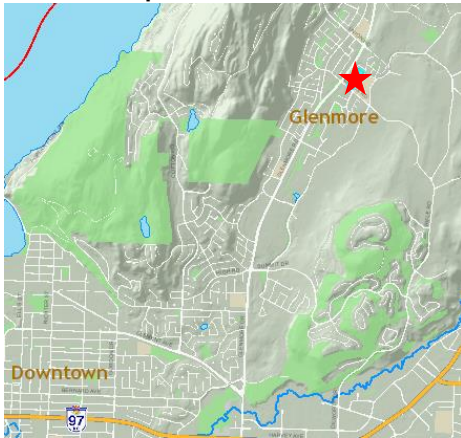
4.3 Site Context

The subject property is located at the Northwest corner of the Celano Crescent and Drysdale Boulevard future intersection. It is across the street from the Dr. Knox Middle School and walking distance to the future Glenmore Recreation Park and is adjacent to the Glenmore Valley Village Centre. The site is designated MRL – Multiple Unit Residential (Low Density) and is within the Permanent Growth Boundary.

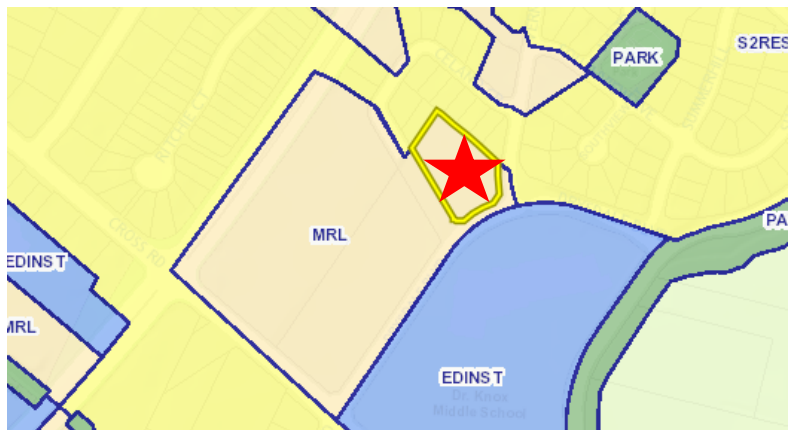
Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU2 – Medium Lot Housing RU6 – Two Dwelling Housing	Single Family Dwellings Duplex Dwellings
East	P2 – Education & Minor Institutional	Dr. Knox Middle School
South	RM3 – Low Density	Townhouses (under construction)
West	RM2 – Low Density Row Housing RU2 – Medium Hot Housing	Multiple Dwelling Housing Single Family Dwellings

Context Map



Future Land Use



Subject Property Map: 165 Celano Crescent



4.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RM ₃ ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Minimum Lot Area	900 m ²	4,388 m ²
Minimum Lot Width	30 m	40.45 m
Minimum Lot Depth	30 m	72.21 m
Development Regulations		
Maximum Floor Area Ratio	0.80	0.62
Maximum Height	10 m or 3 storeys	9.28 m & 3 storeys
Front Yard (Drysdale Blvd)	1.5 m for ground oriented	3.0 m
Flanking Side Yard (south)	1.5 m for ground oriented	3.0 m
Side Yard (north)	4.0 m	4.5 m
Rear Yard (west)	7.5 m	4.5 m ❶
Other Regulations		
Minimum Parking Requirements	42 stalls	42 stalls
Visitor Parking Stalls	2 stalls	7 stalls
Minimum Bicycle Parking – Class II	2 spaces	8 spaces provided *
Minimum Private Open Space	525 m ²	795 m ²
❶ Indicates a requested variance to vary the rear yard setback from 7.5 m required to 4.5 m proposed. * Class II Bicycle Spaces are intended for visitors to the site and are provided in the form of bike racks.		

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process

Complete Communities.¹ Support the development of complete communities with a minimum intensity of approximately 35-40 people and/or jobs per hectare to support basic transit service – a bus every 30 minutes. (approx. 114 people / hectare proposed).

Compact Urban Form.² Develop a compact urban form that maximizes the use of existing infrastructure and contributes to energy efficient settlement patterns. This will be done by increasing densities (approximately 75 - 100 people and/or jobs located within a 400 metre walking distance of transit stops is required to support the level of transit service) through development, conversion, and re-development within Urban Centres (see Map 5.3) in particular and existing areas as per the provisions of the Generalized Future Land Use Map 4.1.

Sensitive Infill.³ Encourage new development or redevelopment in existing residential areas to be sensitive to or reflect the character of the neighbourhood with respect to building design, height and siting.

Healthy Communities.⁴ Through current zoning regulations and development processes, foster healthy, inclusive communities and a diverse mix of housing forms, consistent with the appearance of the surrounding neighbourhood.

¹ City of Kelowna Official Community Plan, Policy 5.2.4 (Development Process Chapter).

² City of Kelowna Official Community Plan, Policy 5.2.3 (Development Process Chapter).

³ City of Kelowna Official Community Plan, Policy 5.22.6 (Development Process Chapter).

⁴ City of Kelowna Official Community Plan, Policy 5.22.7 (Development Process Chapter).

Housing Mix.⁵ Support a greater mix of housing unit size, form and tenure in new multi-unit residential and mixed use developments.

Ground-Oriented Housing.⁶ Encourage all multiple-unit residential buildings in neighbourhoods with schools and parks to contain ground-oriented units with 2 or more bedrooms so as to provide a family housing choice within the multi-unit rental or ownership markets. High density residential projects in the Downtown area are encouraged to include a ground-oriented housing component, especially where such can be provided on non-arterial and non-collector streets.

6.0 Technical Comments

6.1 Building & Permitting Department

- A Building Code analysis is required for the structure at time of building permit applications, but the following items may affect the form and character of the building(s):
 - a. Any security system that limits access to exiting needs to be addressed in the code analysis by the architect.
 - b. Spatial calculation should be provided for the building face adjacent to the property line.

6.2 Development Engineering Department

- Refer to Attachment A.

6.3 Fire Department

- 1) Construction fire safety plan is required to be submitted and reviewed prior to construction and updated as required.
- 2) The building shall be addressed off of road it is accessed from - Celano - and assigned unit numbers
- 3) Fire Department access is to be met as per BCBC 3.2.5. and accommodate the largest apparatus.
- 4) Ensure appropriate hydrants are installed prior to the start of construction
- 5) Dumpster/refuse container must be 3 meters from structures or overhangs.

6.4 Fortis BC Electric

- FortisBC Inc (Electric) ("FBC(E)") has primary distribution facilities along Drysdale Road and Verna Court. Notwithstanding, extension work may be required to service the proposed development, the cost of which may be significant. Based on the plans submitted, it is unclear whether adequate space has been provided to accommodate the transformation required to service the proposed development. It is recommended that FBC(E) be contacted as soon as possible to determine servicing and land rights requirements for the proposed design. The applicant is responsible for costs associated with any change to the subject property's existing service, if any, as well as the provision of appropriate land rights where required.

7.0 Application Chronology

Date of Application Received: October 8, 2017

Date Public Consultation Completed: December 18, 2017

⁵ City of Kelowna Official Community Plan, Policy 5.22.11 (Development Process Chapter).

⁶ City of Kelowna Official Community Plan, Policy 5.23.1 (Development Process Chapter).

Report prepared by: Lydia Korolchuk, Planner

Reviewed by: Terry Barton, Urban Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Attachment A: Development Engineering Memorandum

Attachment B: Draft Development Permit and Development Variance Permit (DP17-0226 DVP17-0228)

Schedule A: Site Plans & Floor Plans

Schedule B: Conceptual Elevations & Finish Schedule

Schedule C: Landscape Plans