

REPORT TO COUNCIL



Date: 1/25/2016

RIM No. 1250-30

To: City Manager

From: Community Planning Department (AC)

Application: DP14-0111 & Z14-0026 **Owner:** 561655 BC LTD., INC. NO. BC0561655

Address: 1280 Glenmore Dr **Applicant:** Randy Therrien

Subject: Rezoning Application

Existing OCP Designation: MRL - Multiple Unit Residential, Low-Density

Existing Zone: RU1 - Large Lot Housing

Proposed Zone: RM2 - Low Density Row Housing

1.0 Recommendation

THAT Council waives the conditions for adoption of Rezoning Bylaw No. 11033 as set out in the Report from the Community Planning Department dated January 25, 2016 with respect to Rezoning Application No. Z14-0026 for the property located at 1280 Glenmore Drive;

AND THAT Final Adoption of OCP Amending Bylaw No. 11032 Rezoning Bylaw No. 11033 be considered by Council;

AND THAT Council authorize the issuance of Development Permit DP14-0111 for Lot 1, Section 29, Township 26, ODYD, Plan 29608, located on 1280 Glenmore Drive, Kelowna, BC, subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in general accordance with Schedule "A";
2. The exterior design and finish of the building to be constructed on the land be in general accordance with Schedule "B";
3. Landscaping to be provided on the land be in general accordance with Schedule "C";
4. That 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 professional landscaper;

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 permit to be issued.

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

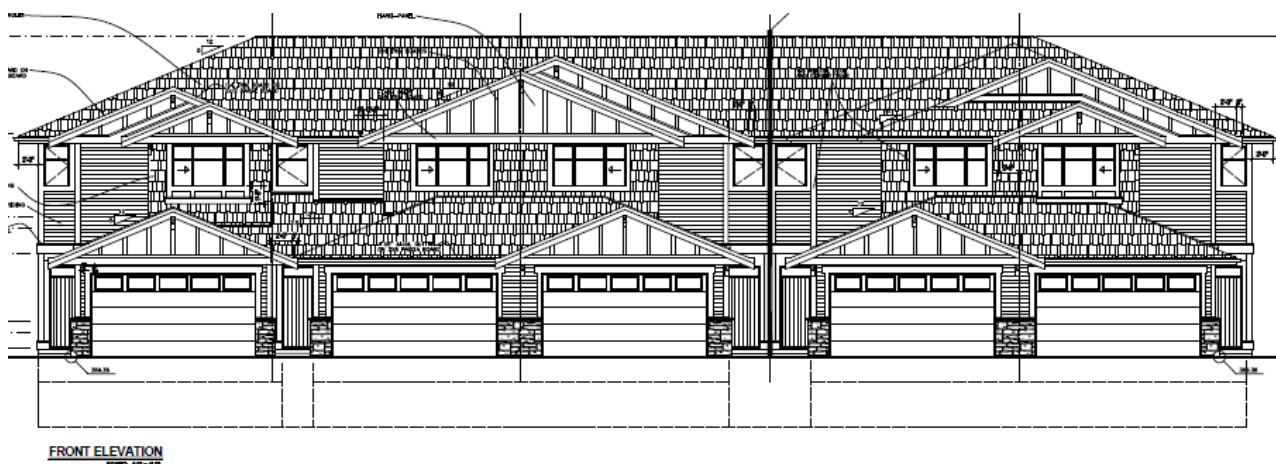
2.0 Purpose

To review the form and character Development Permit for a freehold five unit townhouse development.

3.0 Community Planning

Community Planning Staff are supportive of the application as the project is generally consistent with the urban design guidelines outlined in the Official Community Plan (OCP). This proposal is also consistent with the OCP Future Land Use designation for the area. This proposal does not need any variances and has provided the required number of off-street parking stalls.

The building design is a traditional craftsman style with wood brackets and selectively stacked stone detailing. The traditional architectural style with gable roofing fits in with the style of homes located within the surrounding neighbourhood. A single fire wall (rated for two hour minimum) is located between unit three and unit four as this is a building code requirement (see image below). Each unit will have a private patio separated with screening and a small lawn facing onto Glenmore Drive. The landscape plan and the private patios do an adequate job in providing a transitional space between the busy arterial Glenmore Drive and the private space within the homes. The freehold townhouses meet OCP policy by developing alternative housing solutions and providing a diversity of housing stock and tenure. Further, the owners of each unit will not have to worry about strata council meetings and the restrictions their neighbours could impose on their building and/or landscaping.



3.1 Public Notification

In fulfillment of Council Policy No. 367 respecting public consultation, the applicant undertook neighbour consultation for the rezoning application by individually contacting the neighbours as described in the original zoning report. Development Permits are not required to perform any public notification.

3.2 Conditions of Rezoning

Staff are recommending the conditions of rezoning be waived due to the approval timing issues with freehold subdivisions. The City's standard process for multi-family buildings is to complete the conditions of rezoning prior to final adoption but this does not work in a freehold situation

for a number of reasons. In order to complete the final conditions a subdivision creating each freehold lot would have to occur but without adopting the zoning first these lots would not meet the minimum lot size. This applies to the engineering requirements as well. If the engineering requirements were completed prior to rezoning only one service would be installed to the lot but the freehold situation requires five services, therefore, the zoning needs to be adopted first in order to create the lots. All of the conditions outlined below and within the original rezoning report will be postponed to final subdivision approval stage:

1. Requirements of Development Engineering Branch being completed to their satisfaction;
2. Subdivision delineating the nine properties;
3. Dedicate a lane right-of-way and install a lane access to Mountainview Street;
4. A Party Wall Agreement is registered on title; AND
5. A Section 219 Building Use covenant be registered on each of the nine parcels restricting each parcel to one dwelling unit in order to prevent any additional dwelling units to be developed within each townhome.

4.0 Proposal

4.1 Background

The application went through multiple Council meetings at the end of 2014. In the end Council supported the rezoning application subject to a few conditions including a new lane connection to Mountainview Street.

4.2 Project Description

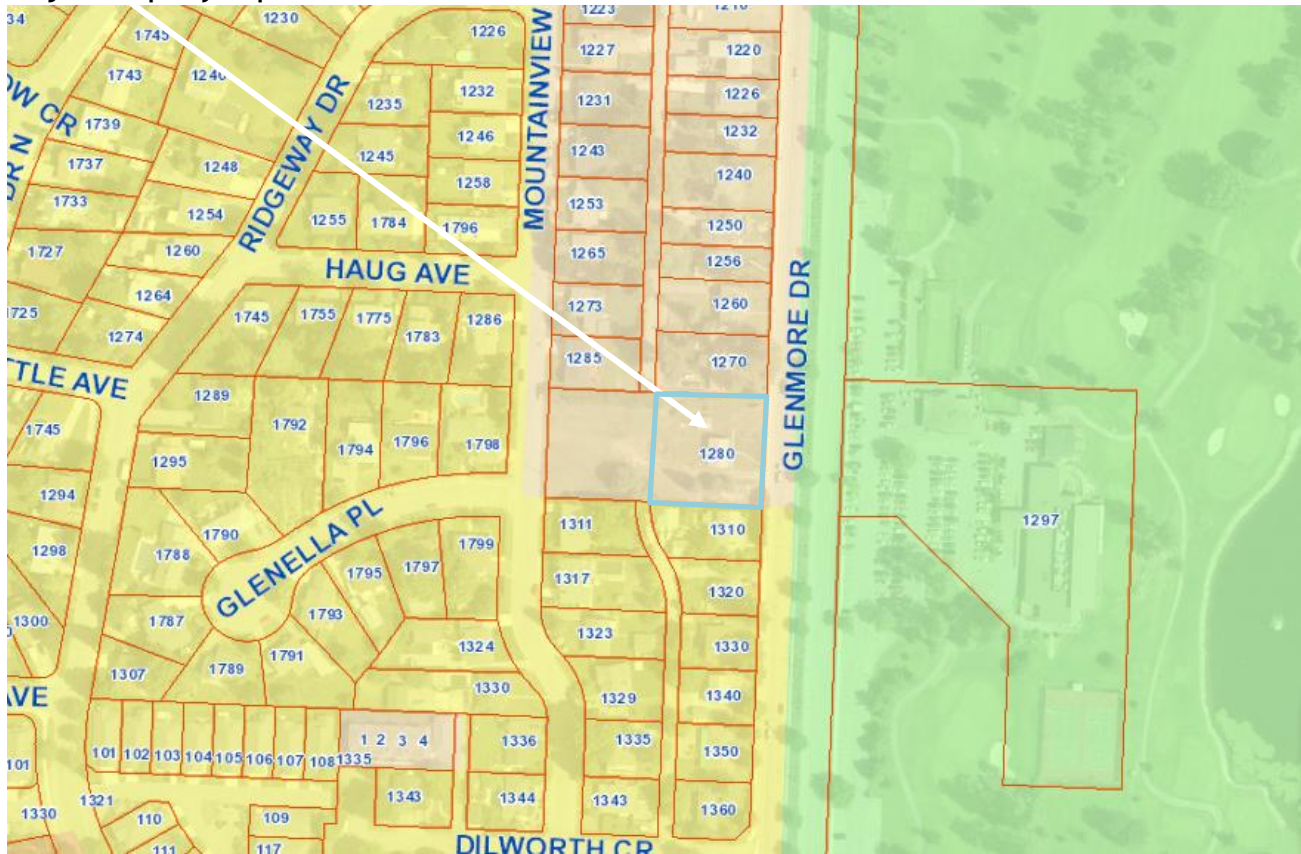
The subject property is currently vacant and is proposed to be replaced with a five unit townhouse development. Vehicular access to the townhouses will be from the lane with pedestrian connection to Glenmore Drive.

4.3 Site Context

The site is located within a well established residential neighbourhood. The Kelowna Golf and Country Club is located to the east directly across Glenmore Drive. The subject property is designated MRL (Multiple Residential - Low Density) and the lot is within the Permanent Growth Boundary. Specifically, the adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 - Large Lot Housing RU2 - Medium Lot Housing	Residential
East	P3LP - Parks and Open Space (Liquor Primary)	Golf Course
South	RU1 - Large Lot Housing	Residential
West	RU1 - Large Lot Housing	Residential

Subject Property Map: 1280 Glenmore Drive



4.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RM2 ZONE REQUIREMENTS	PROPOSAL
Development Regulations		
	Principal Bldg	Principal Bldg
Height	9.5 m (2.5 storeys) To the midpoint of the roof	9.5 m (2.5 stories) to the Peak
Front Yard	4.5 m	> 4.5 m
Side Yard	4.0 m	4.0 m
Flanking Side Yard	0.0 m with party wall agreement	0.0 m with party wall agreement
Rear Yard	n/a	n/a
	6.0 m for 1 or 1 ½ storeys 7.5 m for 2 or 2 ½ storeys	7.5 m
Site coverage of buildings	50 %	35.9 %
Site coverage of buildings, driveways & parking	55 %	46.8 %
Other Regulations		
Minimum Parking Requirements	2 / dwelling unit = 10 parking stalls	10
Private Open Space	25 m ² / dwelling unit	Greater than 25 m ² / dwelling unit

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process

Compact Urban Form.¹ 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.² 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.

Housing Mix.³ Support a greater mix of housing unit size, form and tenure in new multi-unit residential and mixed use developments.

Family Housing.⁴ Support housing alternatives for families when single detached housing is too costly, including features that are important to families such as: outdoor space, direct access to grade, workshop space, larger units, safe design, and neighborhood characteristics (e.g.: location and amenities).

Ground-Oriented Housing.⁵ 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

- Development Cost Charges (DCC's) are required to be paid prior to issuance of any Building Permits.
- Full Plan check for Building Code related issues will be done at time of Building Permit applications.
- The original set of drawings clearly showed this as a 4 plex, the current basement floor plan is easily converted to the original 4 plex arrangement with little effort.

6.2 Development Engineering Department

- See attached

6.3 Fire Department

- No concerns with the concept but a lane cannot be considered as access for the fire department.

¹ City of Kelowna Official Community Plan, Policy 5.3.2 (Development Process Chapter).

² City of Kelowna Official Community Plan, Policy 5.22.6 (Development Process Chapter).

³ City of Kelowna Official Community Plan, Policy 5.22.11 (Development Process Chapter).

⁴ City of Kelowna Official Community Plan, Policy 5.22.14 (Development Process Chapter).

⁵ City of Kelowna Official Community Plan, Policy 5.23.1 (Development Process Chapter).

7.0 Application Chronology

Date of Application Received:	June 5 th 2014
Date of Public consultation:	July 7 th 2014
Date of First Reading:	August 11 th 2014 (rescinded October 6 th 2014)
Date of First Reading:	October 6 th 2014
Date of Public Hearing:	Defeated at 2 nd reading October 22th 2014
Date of First Reading:	November 10 th 2014
Date of Public Hearing:	December 9 th 2014

Report prepared by:

Adam Cseke, Planner

Reviewed by:

☐

Terry Barton, Urban Planning Manager

Approved for Inclusion:

☐

Ryan Smith, Community Planning Manager.

Attachments:

Subject Property Map
Development Engineering Memo
Development Permit

- Schedule 'A'
 - Site Plan
 - Floor Plan
- Schedule 'B'
 - Elevations
 - Colour Board
- Schedule 'C'
 - Landscape Plan