

REPORT TO COUNCIL



Date: March 19, 2018

RIM No. 0940-00

To: City Manager

From: Community Planning Department (LB)

Application: DP17-0237

Owner: Kane #2 Resources Ltd., Inc.
No. BCo807695

Address: 720 Valley Road

Applicant: Protech Consulting

Subject: Development Permit Application

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

Existing Zone: RM₃ – Low Density Multiple Housing

1.0 Recommendation

THAT final adoption of Official Community Plan Bylaw No. 11527 be considered by Council;

AND THAT final adoption of Rezoning Bylaw No. 11536 be considered by Council;

AND THAT Council authorizes the issuance of Development Permit No. DP17-0237 for Lot E Sections 29 and 32 Township 26 ODYD Plan EPP75038, located at 720 Valley Road, Kelowna, BC subject to the following:

1. The dimensions and siting of the buildings to be constructed on the land be in accordance with Schedule "A";
2. The exterior design and finish of the buildings 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 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 is valid for two (2) years from the date of Council approval, with no opportunity to extend.

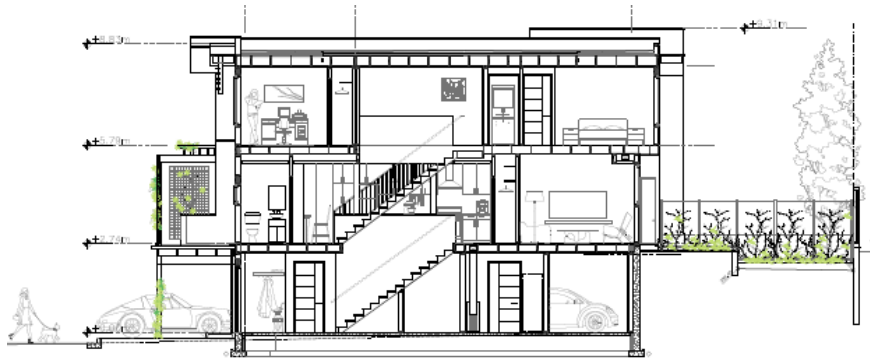
2.0 Purpose

To consider a Development Permit for the form and character of a 49 unit townhouse project.

3.0 Community Planning

Staff support the Development Permit application for the proposed townhouse project. The form and character is in general accordance with the relevant Development Permit objectives and guidelines as well as the Master Development Permit that governs site layout for the 720 Valley Lands project. The purpose of the RM3 zone is to provide for low density multiple housing on urban services, and townhouses and low-rise apartment buildings are typical building forms in this zone.

The form and character of the building and site layout is in keeping with the Comprehensive Development Permit Guidelines. The project provides a transition between the four and five storey apartment buildings to the south to the single storey bareland strata (Chartwell) to the north. To respond to the change in grade and be sensitive to the site context, the townhouses are three storeys at the front and two storeys at the rear, facing Chartwell.



Staff worked with the applicant to achieve appropriate façades facing the public roads in

particular, with a front door facing Glenmore Road. Planning policies and the Development Permit guidelines typically encourage the front of buildings and front doors to face the street; however, staff believe it is appropriate for the back of buildings to face Valley Road, recognizing the significant setback and change in grade from Valley Road to protect Brandt's Creek. The applicant created more visual interest to the back of these buildings by using entrances on the end units, decks and overhangs.

Private open space is achieved through small rear yards and patios for the units along the north property line. The units along Valley Road have rooftop patios instead of rear yards because they back onto Brandt's Creek and a protected environmental setback. This helps to maintain privacy for the Chartwell strata to the north, with no rooftop patios directly adjacent to that area.

The change from the Master Development Permit to move the road south of the buildings improves internal circulation and allows for more buffering around the site perimeter, adjacent to the Chartwell strata. A hedge and shade trees will be planted along the north property line and between the backyards of the townhouse units.

4.0 Proposal

4.1 Background

The master planned 720 Valley Lands project is on the site formerly associated with the Conservatory, and this is the fourth lot on the site to come forward for development. Council approved Master Site DP16-0173 on December 5, 2016, which laid out the development layout and common landscape design features of the entire site. Council subsequently approved Development Permits for two apartment buildings and a memory care facility in 2017. An independent living building is proposed for the remaining lot at the corner of Summit Drive and Valley Road. The larger property was subdivided into five separate development sites

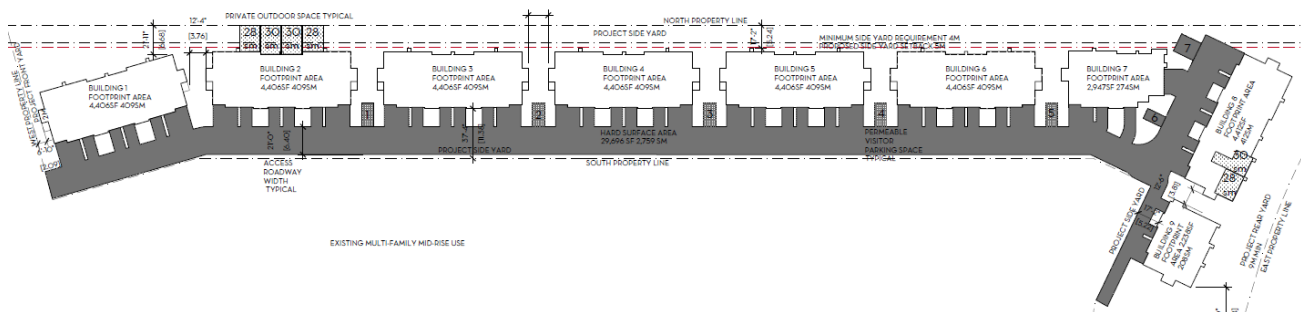
in December 2017. Site works have also included realigning, restoring and protecting Brandt's Creek adjacent to Valley Road.

4.2 Project Description

The proposed development consists of nine buildings with a total of 49 townhouse units. Buildings one through seven run along the northern lot line, and buildings eight and nine are along the east lot line, oriented to Valley Road. Ranging in size from approximately 1,500 sq ft to 2,200 sq ft, each unit has at least three bedrooms. The buildings are three storeys tall at the front, transitioning to two storeys along the north property line corresponding to the change in grade. They are clad in hardie panel in neutral natural tones with timber frame decorative features and overhangs.



Vehicular access to the development is via private roads within the 720 Valley Lands site, with connections to Valley Road, Summit Drive and Glenmore Road. Each unit has a two car garage and seven visitor surface parking stalls are also provided. Emergency access is provided along the strata road with retractable bollards at Glenmore Road. A pedestrian pathway is located on the adjacent lots south of the roadway, and public access is provided over the pedestrian network through the entire 720 Valley Lands site. Unit entrances generally face south, with end unit entrances also facing Glenmore Road and Valley Road.



Landscaping includes nearly 50 deciduous trees to provide shade around the site perimeter and between buildings. Shrubs, perennials and ornamental grasses delineate individual yards, and a coniferous hedge creates a privacy screen along the north lot line. The timber features on the front of the buildings include vines to increase shade and plantings on the southern facing elevations. Common turf areas are provided near the pedestrian path beside Brandt's Creek.

The proposal differs from the approved layout in the Master Development Permit in that the access road shifted from north of the buildings to south. The general building layout remains the same.

4.3 Site Context

The subject property is 1.08 ha (2.67 ac) in area and is located in the City's Glenmore – Clifton – Dilworth Sector and is within the Permanent Growth Boundary. The 720 Valley Lands project is adjacent to the existing Conservatory rental apartment building, a new rental apartment building and the new Hillside Plaza at the intersection of Glenmore Road and Summit Drive, as well as the Chartwell strata to the north. The surrounding area has a mix of uses, including single detached residential neighbourhoods, elementary schools, a golf course, neighbourhood parks, and agricultural land. The site is within 1.75 km of the commercial area in the Glenmore Village Centre. The lot has frontage on both Glenmore Road and Valley Road, with connections to Brandt's Creek Linear Park and access to transit service.

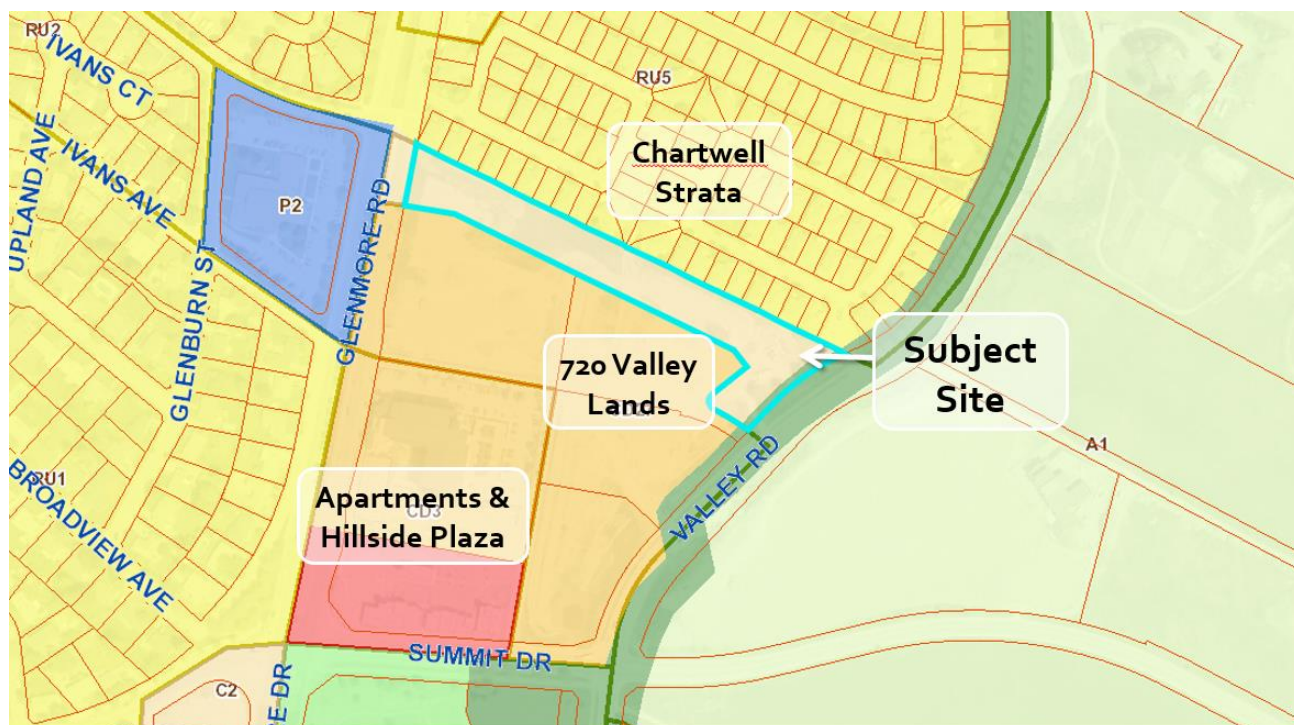
Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU5 – Bareland Strata Housing	Single & two dwelling housing (Chartwell)
East	A1 – Agriculture 1	Agriculture
South	CD27 – Valley Land Subdivision	Multiple dwelling housing (720 Valley Lands apartment buildings)
West	P2 – Education and Minor Institutional	Religious assembly (Church of Jesus Christ of Latter Day Saints)

Map 1: Subject Property



Map 2: Surrounding Context



4.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RM ₃ ZONE REQUIREMENTS	PROPOSAL
Development Regulations		
Maximum Site Coverage	40%	31%
Maximum Site Coverage (buildings, driveways & parking)	60%	57%
Maximum Floor Area Ratio	0.75	0.75
Maximum Height	10 m / 3 storeys	8.8 m / 3 storeys
Minimum Front Yard	1.5 m (ground-oriented housing)	2.1 m
Minimum Side Yard (south)	4.0 m	11.4 m
Minimum Side Yard (north)	4.0 m	5.2 m
Minimum Rear Yard	7.5 m	9.8 m
Other Regulations		
Minimum Parking Requirements	2 per dwelling + 7 visitor spaces = 105 spaces	2 per dwelling + 7 visitor spaces = 105 spaces
Minimum Private Open Space	25.0 m ² per dwelling	minimum 28.0 m ² per dwelling

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 5: Development Process

Policy 5.3.2 Compact Urban Form. 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.

Policy 5.22.6 Sensitive Infill. 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.

Policy 5.22.11 Housing Mix. Support a greater mix of housing unit size, form and tenure in new multi-unit residential and mixed use developments.

Policy 5.22.13 Family Housing. 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 neighbourhood characteristics (e.g. location and amenities).

6.0 Technical Comments

6.1 Development Engineering Department

- All offsite infrastructure and service upgrades are addressed as part of Subdivision Application S16-0085.
- Glenmore Road frontage to include 1.5 m sidewalk 0.2 m from property line.

6.2 Irrigation District

- Issued detailed letter with conditions of water service on November 7, 2017.

7.0 Application Chronology

Date of Application Received: November 1, 2017

Report prepared by: Laura Bentley, Planner Specialist

Reviewed by: Terry Barton, Urban Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Attachment A: Draft Development Permit DP17-0237 (Schedule A: Site Plan, Schedule B:

Attachment B: Renderings

Attachment C: Development Permit Guidelines Checklist