

REPORT TO COUNCIL



Date: April 9, 2018

RIM No. 0940-00

To: City Manager

From: Community Planning Department (LK)

Application: DP17-0241

Owner: Vanmar Developments
Glenpark Ltd.

Address: 276-292 Valley Road

Applicant: Vanmar Constructors Inc.

Subject: Development Permit

Existing OCP Designation: S2RES – Single/ Two Unit Residential

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

Existing Zone: RR3 – Rural Residential 3

Proposed Zone: RM3 – Low Density Multiple Housing

1.0 Recommendation

THAT Rezoning Bylaw No. 11524 be amended at third reading to revise the legal description of the subject properties from Lots 1, 2 & 3 Section 33 Township 26 ODYD Plan 18062 to Lot A Section 33 Township 26 ODYD Plan EPP80045;

AND THAT final adoption of Rezoning Bylaw No. 11524 be considered by Council;

AND THAT Council authorizes the issuance of Development Permit No. DP17-0241 for Lot A Section 33 Township 26 ODYD Plan EPP80045, located at 276-292 Valley Road, 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's consideration of this Development 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 Application in order for the permits 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 the form and character of a townhouse project on the subject property.

3.0 Community Planning

Community Planning supports the form and character development permit for the 52-unit townhouse project on the subject property. The proposal includes the provision of Ground Oriented Units which front onto both Valley Road and the future Glen Park Drive. The development meets the majority of the Official Community Plan (OCP) Urban Design Guidelines including the selected building finishes, façade articulation and transition between the public and private open spaces. The application meets many of the OCP's Urban Infill objectives with respect to Compact Urban Form and Sensitive Infill.

The property is located within the Permanent Growth Boundary in the Glenmore Valley neighbourhood on Valley Road at the intersection with the future Glen Park Drive. The increase in density at this location is supported by local amenities such as parks, schools, transit and recreational opportunities in the immediate area.

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

A technical subdivision was completed to consolidate three parcels into one for this development. Included in that application was a corner rounding and substantial road dedication at the southeast portion of the site. The road dedication was required to facilitate the construction of a portion of Glenpark Drive and to ensure the intersection is aligned with the Glenmore Recreation Park site access from Valley Road forming a 4-way intersection.

This development triggers the partial construction of Glenpark Drive and will provide the primary access to the site. The full construction and connection of Glenpark Drive to Drysdale Boulevard would not be completed until the development of 330 Valley Road (property to the south of the subject site).

4.2 Project Description

The proposed development is for the construction of 52 three-storey townhouse units with attached garages. The development will include a total of eleven buildings: 7 four-unit buildings, 2 five-unit buildings and 2 – seven-unit buildings. All units have private amenity space in the form of balconies and meet on-site parking requirements. Nine additional visitor stalls are provided beyond the Zoning Bylaw minimum requirements and are located throughout the site for easy access to all units.

The project is oriented towards families with children through the provision of all units having 3-bedroom units, along with an additional den that could be developed into a fourth bedroom, if needed. The townhouses have been designed with an internal 'mews courtyard' that is a pedestrian only area, which provides extensive landscaping and walkways to provide multiple small gathering areas for the residents. This provides a stronger pedestrian interface along Valley Road with walkway connections throughout the site.

The development has a contemporary 'farmhouse' architectural feel. The large windows, and outdoor space provide access to both natural light and shade. The balconies serve to lessen the visual impact of the garage doors below while providing an amenity space for the unit. The garage entry doors are oriented to the interior of the site which allows the development to have ground-oriented units facing to the street rather than being oriented to the interior of the site. Each unit has a front landscaped terrace area to delineate the private space from the public street. The units have prominent at-grade entries with walkways leading to the street frontage which provides a welcoming, activated streetscape.

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. A combination of lap siding along with board and batten siding has been utilized to create a visually appealing façade.

The project as proposed meets the RM3 – Low Density Row Housing regulations and on-site parking requirements. Primary site access will be from Glenpark Drive with a secondary 'emergency access only' from Marigold Road.

The development has been designed such that it could be integrated with the parcels to the north of the site in the future. The developer is currently in the process of completing land deals to purchase the adjacent properties and has begun preliminary design work for the future development.

4.3 Site Context

The subject property is located on Valley Road, which is a major collector roadway. It is connected to urban services, and is located within the Permanent Growth Boundary.

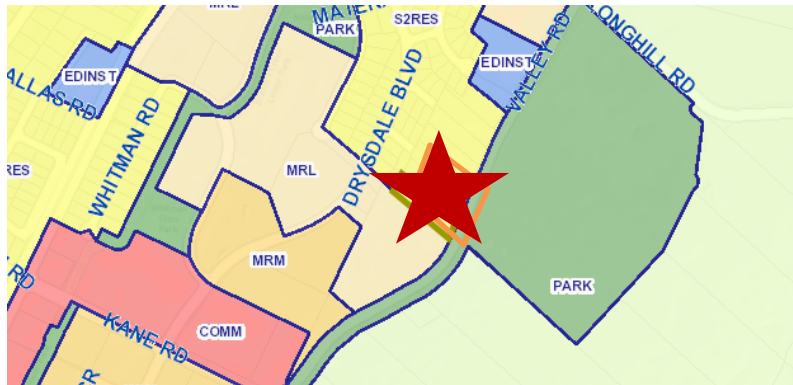
Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU2-Medium Lot Housing, RR3-Rural Residential 3	Single Family Dwellings
East	P5 – Municipal District Park	Future Glenmore Recreation Park
South	A1 – Agriculture 1	Farm
West	RM1 – Four Dwelling Housing, A1 – Agriculture 1	Vacant, Farm

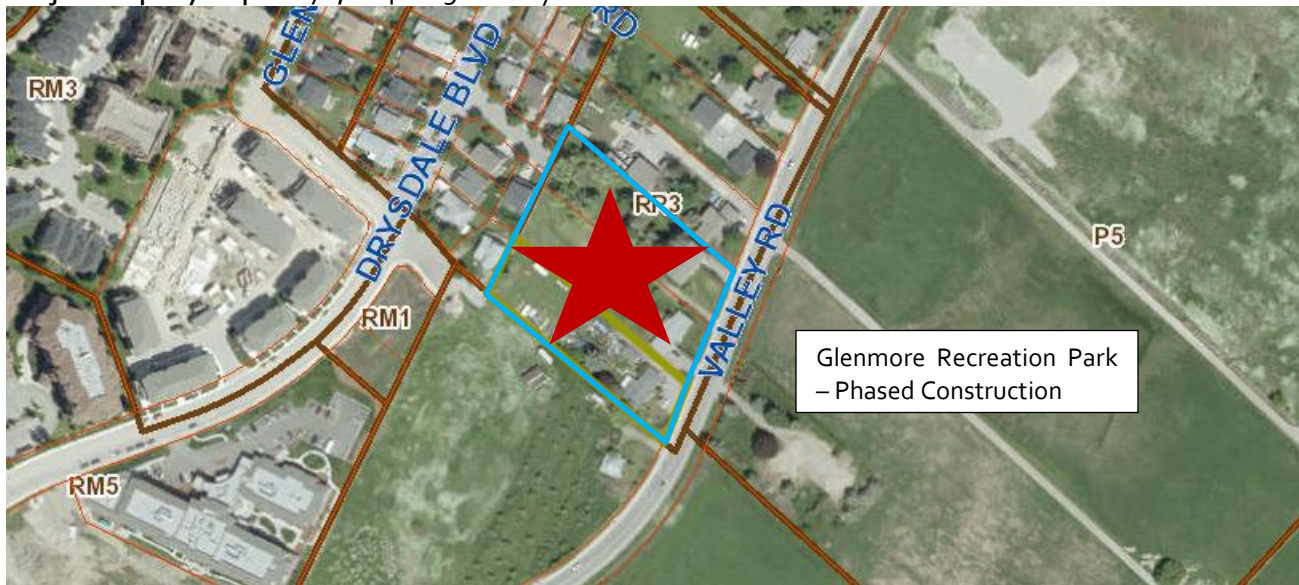
Context Map



Future Land Use



Subject Property Map: 276, 284 & 292 Valley Road



4.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RM ₃ ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Lot Area	900 m ²	9849 m ²
Lot Width	30 m	89.1 m
Lot Depth	30 m	114.2 m
Development Regulations		
Floor Area Ratio	.75	.71
Height	10 m or 3 storeys	9.91 m & 3 storeys
Front Yard (Valley Rd)	1.5 m	3.0 m
Side Yard (Glenpark Dr - South)	1.5 m	3.5 m
Side Yard (North)	4.0 m	4.0 m
Rear Yard	7.5 m	7.5 m
Other Regulations		
Minimum Parking Requirements	104 stalls	104 stalls

Visitor Parking Stalls	8 stalls	9 stalls
Private Open Space	1300 m ²	1674 m ²
Visitor Bike Spaces (Class II)	6 spaces	6 spaces *
* 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

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.

Healthy Communities.³ 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.

Ground-Oriented Housing.⁴ 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

- 1) Development Cost Charges (DCC's) are required to be paid prior to issuance of any Building Permit(s).
- 2) HPO (Home Protection Office) approval or release is required at time of Building Permit application.
- 3) Placement permits are required for any sales or construction trailers that will be on site. The location(s) of these are to be shown at time of development permit application.
- 4) A Hoarding permit may be required and protection of the public from the staging area and the new building area during construction.
- 5) 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.

¹ City of Kelowna Official Community Plan, Policy 5.2.3 (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 5.22.7 (Development Process Chapter).

⁴ City of Kelowna Official Community Plan, Policy 5.23.1 (Development Process Chapter).

- b. Spatial calculation should be provided for the building face adjacent to the property line.
- 6) A Geotechnical report is required to address the sub soil conditions and site drainage at time of building permit application. Minimum building elevations are required to be established prior to the release of the Development Permit. If a soil removal or deposit permit is required, this must be provided at time of Development Permit application.
- 7) We strongly recommend that the developer have his professional consultants review and prepare solutions for potential impact of this development on adjacent properties. Any damage to adjacent properties is a civil action which does not involve the city directly. The items of potential damage claims by adjacent properties are items like settlement of foundations (preload), damage to the structure during construction, additional snow drift on neighbour roofs, excessive noise from mechanical units, vibration damage during foundation preparation work etc.
- 8) Fire resistance ratings are required for units, garages and/or garbage enclosure room(s). The drawings submitted for building permit are to clearly identify how this rating will be achieved and where these area(s) are located.
- 9) Size and location of all signage to be clearly defined as part of the development permit. This should include the signage required for the building addressing to be defined on the drawings per the bylaws on the permit application drawings.
- 10) Full Plan check for Building Code related issues will be done at time of Building Permit applications. Please indicate how the requirements of Radon mitigation and NAFS are being applied to this structure at time of permit application.

6.2 Development Engineering Department

- Refer to Attachment 'A' dated November 6, 2017.

6.3 Fortis BC Inc - Electric

- There are FortisBC Inc (Electric) ("FBC(E)") primary distribution facilities along Valley Road and Marigold Road. 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.
- For more information, please refer to FBC(E)'s overhead and underground design requirements:
FortisBC Overhead Design Requirements: <http://fortisbc.com/ServiceMeterGuide>
FortisBC Underground Design Specification: <http://www.fortisbc.com/InstallGuide>
Otherwise, FBC(E) has no concerns with this circulation.
- In order to initiate the design process, the customer must call 1-866-4FORTIS (1-866-436-7847). Please have the following information available in order for FBC(E) to set up the file when you call.
 - Electrician's Name and Phone number
 - FortisBC Total Connected Load Form

- Other technical information relative to electrical servicing
- It should be noted that additional land rights issues may arise from the design process but can be dealt with at that time, prior to construction.

6.4 Fire Department

- 1) Construction fire safety plan is required to be submitted and reviewed prior to construction and updated as required.
- 2) The developer met with KFD prior to submission to ensure all access needs were met for apparatus. Road widths are minimum 6metres, and access to all units is appropriate travel distance as per BCBC 3.2.5.
- 3) The complex shall be addressed off of the road it is accessed from Glenpark Dr. - the main entrance - with assigned unit numbers for each building and unit.
- 4) Dumpster/refuse container must be 3 meters from structures or overhangs.
- 5) Ensure appropriate fire flows of 150 litres/sec.
- 6) Should a hydrant be required to be installed, it shall be operational prior to the start of construction.

7.0 **Application Chronology**

Date of Application Received:	November 2, 2017
Date Public Consultation Completed:	November 16, 2017
Date Amended Drawings Received:	December 8, 2017
Date Technical Subdivision Completed:	March 28, 2018

Report prepared by: Lydia Korolchuk, Planner

Reviewed by: Terry Barton, Urban Planning Manager

Approved for Inclusion by: Ryan Smith, Community Planning Department Manager

Attachments:

Attachment A: Development Engineering Memorandum

Attachment B: GEID Letter

Attachment C: Draft Development Permit – DP17-0241

Schedule A: Site Plan and Floor Plans

Schedule B: Elevations

Schedule C: Landscape Plan