

REPORT TO COUNCIL



Date: June 12, 2018

RIM No. 0940-00

To: City Manager

From: Community Planning Department (KB)

Application: DP18-0042 & DVP18-0043 **Owner:** Kirvi Construction Development Company Ltd., Inc.No. BCo640835

Address: 1931 Union Road **Applicant:** Patrick McCusker Architecture Inc.

Subject: Development Permit and Development Variance Permit

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

Existing Zone: RM2 – Low Density Row Housing

1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP18-0042 and Development Variance Permit No. DVP18-0043 for Lot 9 Section 4 Township 23 Osoyoos Division Yale District Plan KAP52773, located at 1931 Union 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 variances to the following sections of Zoning Bylaw No. 8000 be granted:

Section 13.8.6(b): RM2 – Low Density Row Housing Housing Development Regulations

To vary the required maximum site coverage of buildings, driveways and parking areas from 60 % permitted to 69 % proposed.

AND FURTHER THAT this Development Permit and Development Variance 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 multiple dwelling housing development and to vary the maximum site coverage of buildings, driveways and parking areas from 60 % permitted to 69 % proposed.

3.0 Community Planning

Community Planning supports the Development Permit for form and character of a 29 unit row housing development on the subject property. The development is in general accordance with the Urban Design Guidelines in the Official Community Plan (OCP), as outlined in the attached checklist. Further, the application meets many of the OCP's Urban Infill objectives with respect to Sensitive Infill and Family Housing.

The proposal includes ground-oriented units which front on both Union Road and Wyndham Crescent. Eighteen of the units face either Union Road or Wyndham Crescent, and eleven units face the internal property line on the east side of the lot, and can be accessed by a path leading to the front doors, adjacent to the east property line. This meets the OCP's objective with respect to Ground-Oriented Housing.

Staff worked with the applicant on the form and character of the development, in particular the elevations facing public roads. The end units facing either Union Road and Wyndham Crescent have articulated facades which help to create visual interest and prominent entrances.

The property is currently zoned RM2 and has a Future Land Use designation of MRL – Multiple Unit Residential (Low Density). The purpose of the RM2 – Low Density Row Housing Zone is to provide for low density row housing with urban services. The proposal is consistent with the RM2 zone and Future Land Use designation.

Variance

The applicant is seeking a variance for maximum site coverage with buildings, driveways and parking areas from 60 % permitted to 69 % proposed. Permeable surfaces are proposed to be used for the driveway aprons and visitor parking stalls, which allows a slightly higher maximum site coverage with buildings, driveways and parking areas (an increase from 55% to 60%), however a variance is still required. Staff recommend support for this variance as the development achieves many of the OCP's design guidelines, and the variance is largely due to the 7.0 m wide internal drive aisle.

In fulfilment of Council Policy No. 367, the applicant completed public notification and consultation with property owners within 50 metres of the subject property.

4.0 Proposal

4.1 Background

There was an existing single family dwelling on the subject property. A demolition permit was issued on May 29, 2017 and it passed final inspection on October 18, 2017.

4.2 Project Description

The proposed development features 29 row houses with attached double wide garages. The development includes a total of five buildings: two four-unit buildings and three seven-unit buildings. All units have ground-level front doors. Ranging in size from approximately 1,530 ft² to 1,650 ft², each unit has three bedrooms.

The row houses are arranged on either side of a 7.0 m wide internal lane and all units have enclosed garages. All vehicular access for the development is provided through these internal lanes, with two access

points off Wyndham Crescent. Six visitor parking stalls are provided and are located throughout the development site.

The exterior materials include Hardie siding and laminated fibreglass roof shingles. The proposed colour scheme for the Hardie siding is Timber Bark, Cobble Stone and Arctic White, as shown in Schedule "B".

Image 1 –Front elevation of Building 1 (7-plex, units facing Union Road), shown with optional second floor decks



As the interior units in proposed Building 1 do not have 25 m² of private open space in their fenced front yard, an additional 44 m² of community private open space was added in the northeast corner of the subject property. As shown in Schedule C, this area is proposed to be a small play space.

The project as proposed meets the RM2 – Low Density Row Housing regulations, with one requested variance to maximum site coverage with buildings, driveways and parking areas.

4.3 Site Context

The subject property is located at the corner of Wyndham Crescent and Union Road in the City's Glenmore – Clifton – Dilworth Sector and is within the Permanent Growth Boundary. It is approximately 1.5 acres (6,046 m²) in size. North Glenmore Elementary School is on the opposite side of Union Road, and it is in close proximity to Dr. Knox Middle School. It is approximately 1.5 km from the commercial area in the Glenmore Village Centre.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	P2 – Education and Minor Institutional	Public Education Services
East	RM5 – Medium Density Multiple Housing	Vacant – Future Multiple Dwelling Housing
South	RU2 – Medium Lot Housing	Single Dwelling Housing
West	RU2 – Medium Lot Housing	Single Dwelling Housing

Subject Property Map: 1931 Union Road



4.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RM2 ZONE REQUIREMENTS	PROPOSAL
Development Regulations		
Floor Area Ratio	0.7	0.69
Site Coverage	50 %	46 %
Site Coverage of buildings, driveways and parking areas	60 %	69 % ❶
Height	9.5 m / 2 ½ storeys	< 9.5 m / 2 ½ storeys
Front Yard (west – Wyndham Cr)	1.5 m	3.0 m
Flanking Side Yard (north – Union Rd)	1.5 m	3.0 m
Flanking Side Yard (south – Wyndham Cr)	1.5 m	1.5 m
Rear Yard (east)	7.5 m	7.5 m
Minimum distance between principal buildings	3.0 m	4.48 m
Other Regulations		
Minimum Parking Requirements	58 Residential stalls 5 Visitor stalls 63 Total stalls	58 Residential stalls 6 Visitor stalls 64 Total stalls
Minimum Private Open Space	725 m ²	> 725 m ²
Minimum Two Way Drive Aisle Width	7.0 m	7.0 m
Setbacks to Surface Parking – Front	3.0 m	3.0 m
Setbacks to Surface Parking – Rear	1.5 m	1.5 m
Setbacks to Surface Parking – Flanking Side	3.0 m	3.0 m
❶ Indicates a requested variance to the maximum site coverage of buildings, driveways and parking areas		

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 14 – Urban Design DP Guidelines

Chapter 5 - Development Process

Objective 5.3 Focus development to designated growth areas

Policy .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.

Objective 5.22 Ensure context sensitive housing development

Policy .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 .7 Healthy Communities. 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.

Policy .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).

Objective 5.23 Address the needs of families with children through the provision of appropriate family-oriented housing

Policy .1 Ground-Oriented Housing. 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 Development Engineering Department

- This application does not compromise any City of Kelowna municipal infrastructure.

7.0 Application Chronology

Date of Application Received: February 7, 2018

Date Public Consultation Completed: March 26, 2018

Report prepared by: Kimberly Brunet, Planner

Reviewed by: Terry Barton, Urban Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Draft Development Permit and Development Variance Permit No. DP18-0042/DVP18-0043

Comprehensive Development Permit Guidelines Checklist

Schedule A - Site Statistics Table, Site Plan

Schedule B - Floor Plans and Elevations

Schedule C - Landscape, Water Conservation and Irrigation Plans