

REPORT TO COUNCIL



Date: June 25, 2018

RIM No. 0940-00

To: City Manager

From: Community Planning Department (TA)

Application: DP17-0211

Owner: 1156641 BC Ltd. Inc. No.
BC1156641

Address: 255 Taylor Road

Applicant: Justin Pedley

Subject: Development Permit

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

Existing Zone: RU1 – Large Lot Housing

Proposed Zone: RM3 – Low Density Multiple Housing

1.0 Recommendation

THAT final adoption of Rezoning Bylaw No. 11547 be considered by Council;

AND THAT Council authorizes the issuance of Development Permit No. DP17-0211 for Lot 1, Section 22, Township 26, ODYD, Plan EPP81715, located at 255 Taylor 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 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 multi-family townhouse development.

3.0 Community Planning

Community Planning supports the Development Permit for the form and character of a townhouse development with 24 three bedroom units on the subject property. The design is in general accordance with the Official Community Plan (OCP) Design Guidelines for Comprehensive Design and no variances are requested.

The subject property is a long narrow property with limited street frontage. Many of the properties in Rutland share similar site considerations as they are long and narrow without lane access. Staff work with developers regularly to ensure a high level of design is achieved on the “ends” of buildings to promote a higher quality streetscape and experience. In this proposal, the applicant gave specific design considerations to the Taylor Road frontage to ensure ground-oriented housing with entrances directly off the street. This maintains the desired streetscape rhythm and envisioned character for the neighbourhood. Materials chosen are durable, appropriate to the character of the development, and colors are neutral and common in the region’s natural landscape.



Following the Public Hearing related to the rezoning of the subject property, the property was sold and is now under new ownership. The new applicants heard concerns from the neighbourhood regarding parking and privacy and responded to mitigate concerns. As a result, they have provided additional visitor parking, reconfigured the garages on the end units to be double garages, and taken direction from Staff to increase

landscaping with plants that grow tall quickly along the south property line to protect the privacy of the neighbour's rear yards.

The proposed development does not require any variances, and it is consistent with other active development files in the neighbourhood.

4.0 Proposal

4.1 Background

The subject property features a single family dwelling and accessory buildings that will be demolished as a function of this development. A lot line adjustment was completed in 2017 to create a larger parcel for multi-family development.

4.2 Project Description

The proposed development is for 24-three bedroom townhome units accessed from an internal lane. The buildings are three stories in height which is consistent with the RM3 – Low Density Multiple Housing zone. Each unit includes parking for two vehicles, some in tandem garages and some in double garages. A total of 6 visitor stalls are provided on the subject property and there are no parking variances requested.

Private outdoor space for each unit is supplied in a variety of balcony and patio spaces that are clearly identified with landscaping and fencing. Additional landscaping in the form of a double planted row of fast growing trees is provided along the south property line to maintain privacy for the adjacent neighbours. Individual garbage and recycling pick-up will be provided and therefore a common garbage and recycling area is not necessary. Class II bicycle parking for visitors is provided near the entrance to the project, and Class I bicycle parking will be located in the individual garages.

4.3 Site Context

The subject property is located on the east side of Taylor Road, south of Highway 33 W in the neighbourhood of Rutland. The future land use in the area is predominantly S2RES – Single/Two Unit Residential with some MRL – Multiple Unit Residential (Low Density). There is precedence in the neighbourhood for other multi-family developments, and the nearest bus stop is located on Highway 33 W.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing	Active rezoning application to RM3
East	RU6 – Two Dwelling Housing	Two Dwelling Housing
South	RU6 – Two Dwelling Housing RU1 – Large Lot Housing RU2 – Medium Lot Housing	Residential
West	RU6 – Two Dwelling Housing	Two Dwelling Housing

Subject Property Map: 255 Taylor Road



4.4 Zoning Analysis Table

Site Details:	Zone Requirement	Proposal
Site Area (m ²)	900m ²	4228.9 m ²
Site Width (m)	30.0m	47.2 m
Site Depth (m)	30.0m	89.1 m
Site Coverage of Building(s) (%)	40%	37.1%
Site Coverage of buildings, driveways, and parking (%)	60%	60.0%
Development Regulations:	Zone Requirement	Proposal
Total Number & Types of units		24-three bedroom townhomes
Floor Area (net)		3,378.0 m ²
Floor Area Ratio (FAR)	.80	.79
Building Height (metres/storeys)	10.0 m / 3 storeys	9.96 m / 3 storeys
Building(s) Setbacks (m):		
Front	1.5 m (ground-oriented housing)	3.0 m
Side (south)	4.0 m	5.5 m

Side (north)	4.0 m	5.5 m
Rear	7.5 m	7.5 m
Number of Parking Stalls/Loading Spaces	48 stalls 4 visitor stalls	48 stalls 6 visitor stalls
Bicycle Stalls (Class II Visitor)	3 stalls	4 stalls

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process

Compact Urban Form (Policy 5.23.2): 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.

Complete Communities (Policy 5.2.4): 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).

Sensitive Infill (Policy 5.22.6): 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 (Policy 5.22.7): 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.

Comprehensive Design Guidelines (Multi-Family)

Consideration has been given to the following guidelines as identified in Section 14.A. of the City of Kelowna Official Community Plan relating to Comprehensive Development Permit Areas:

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Authenticity and Regional Expression			
Do landscaping and building form convey a character that is distinct to Kelowna and the Central Okanagan?	✓		
Are materials in keeping with the character of the region?	✓		
Are colours used common in the region's natural landscape?	✓		
Does the design provide for a transition between the indoors and outdoors?	✓		
Context			
Does the proposal maintain the established or envisioned architectural character of the neighbourhood?	✓		
Does interim development consider neighbouring properties designated for more intensive development?			✓

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Are façade treatments facing residential areas attractive and context sensitive?	✓		
Are architectural elements aligned from one building to the next?	✓		
For exterior changes, is the original character of the building respected and enhanced?			✓
Is the design unique without visually dominating neighbouring buildings?	✓		
For developments with multiple buildings, is there a sense of architectural unity and cohesiveness?	✓		
Relationship to the Street			
Do buildings create the desired streetscape rhythm?	✓		
Are parkade entrances located at grade?			✓
For buildings with multiple street frontages, is equal emphasis given to each frontage?			✓
Massing and Height			
Does the design mitigate the actual and perceived mass of buildings?	✓		
Does the height consider shading and view impacts for neighbouring properties and transition to less intensive areas?		✓	
Human Scale			
Are architectural elements scaled for pedestrians?	✓		
Are façades articulated with indentations and projections?	✓		
Are top, middle and bottom building elements distinguished?	✓		
Do proposed buildings have an identifiable base, middle and top?	✓		
Are building facades designed with a balance of vertical and horizontal proportions?	✓		
Are horizontal glazed areas divided into vertically proportioned windows separated by mullions or building structures?	✓		
Does the design incorporate roof overhangs and the use of awnings, louvers, canopies and other window screening techniques?		✓	
Is the visual impact of enclosed elevator shafts reduced through architectural treatments?			✓
Exterior Elevations and Materials			
Are buildings finished with materials that are natural, local, durable and appropriate to the character of the development?	✓		
Are entrances visually prominent, accessible and recognizable?	✓		
Are higher quality materials continued around building corners or edges that are visible to the public?	✓		
Are a variety of materials used to create contrast, enhance the pedestrian environment and reduce the apparent mass of a building?	✓		

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Are elements other than colour used as the dominant feature of a building?	✓		
Public and Private Open Space			
Does public open space promote interaction and movement through the site?		✓	
Are public and private open spaces oriented to take advantage of and protect from the elements?	✓		
Is there an appropriate transition between public and private open spaces?	✓		
Are amenities such as benches, garbage receptacles, bicycle stands and community notice boards included on site?		✓	
Site Access			
Is the safe and convenient movement of pedestrians prioritized?		✓	
Are alternative and active modes of transportation supported through the site design?		✓	
Are identifiable and well-lit pathways provided to front entrances?	✓		
Do paved surfaces provide visual interest?		✓	
Is parking located behind or inside buildings, or below grade?	✓		
Are large expanses of parking separated by landscaping or buildings?			✓
Are vehicle and service accesses from lower order roads or lanes?			✓
Do vehicle and service accesses have minimal impact on the streetscape and public views?			✓
Is visible and secure bicycle parking provided in new parking structures and parking lots?	✓		
Environmental Design and Green Building			
Does the proposal consider solar gain and exposure?		✓	
Are green walls or shade trees incorporated in the design?		✓	
Does the site layout minimize stormwater runoff?		✓	
Are sustainable construction methods and materials used in the project?		✓	
Are green building strategies incorporated into the design?		✓	
Decks, Balconies, Rooftops and Common Outdoor Amenity Space			
Are decks, balconies or common outdoor amenity spaces provided?	✓		
Does hard and soft landscaping enhance the usability of decks, balconies and outdoor amenity spaces?	✓		
Are large flat expanses of roof enhanced with texture, colour or landscaping where they are visible from above or adjacent properties?			✓

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Amenities, Ancillary Services and Utilities			
Are loading, garage, storage, utility and other ancillary services located away from public view?			✓
Are vents, mechanical rooms / equipment and elevator penthouses integrated with the roof or screened with finishes compatible with the building's design?			✓
Landscape Development and Irrigation Water Conservation			
Does landscaping:	-	-	-
<ul style="list-style-type: none"> Compliment and soften the building's architectural features and mitigate undesirable elements? 	✓		
<ul style="list-style-type: none"> Maintain the dominant pattern of landscaping along the street and surrounding properties? 	✓		
<ul style="list-style-type: none"> Enhance the pedestrian environment and the sense of personal safety? 	✓		
<ul style="list-style-type: none"> Screen parking areas, mechanical functions, and garbage and recycling areas? 	✓		
<ul style="list-style-type: none"> Respect required sightlines from roadways and enhance public views? 	✓		
<ul style="list-style-type: none"> Retain existing healthy mature trees and vegetation? 		✓	
<ul style="list-style-type: none"> Use native plants that are drought tolerant? 	✓		
<ul style="list-style-type: none"> Define distinct private outdoor space for all ground-level dwellings? 	✓		
Do any fences and retaining walls create visual interest and enhance the pedestrian environment?	✓		
Do parking lots have one shade tree per four parking stalls?			✓
Crime prevention			
Are CPTED practices as related to landscaping, siting, form and exterior design included in the design?	✓		
Are building materials vandalism resistant?	✓		
Universal Accessible Design			
Is access for persons with disabilities integrated into the overall site plan and clearly visible from the principal entrance?			✓
Are the site layout, services and amenities easy to understand and navigate?			✓
Lakeside Development			
Are lakeside open spaces provided or enhanced?			✓
Are lake views protected?			✓
Does lakeside development act as a transition between the lake and inland development?			✓
Signs			

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Do signs contribute to the overall quality and character of the development?			✓
Is signage design consistent with the appearance and scale of the building?			✓
Are signs located and scaled to be easily read by pedestrians?			✓
For culturally significant buildings, is the signage inspired by historical influences?			✓
Lighting			
Does lighting enhance public safety?			✓
Is "light trespass" onto adjacent residential areas minimized?			✓
Does lighting consider the effect on the façade, neighbouring buildings and open spaces?			✓
Is suitably scaled pedestrian lighting provided?			✓
Does exterior street lighting follow the International Dark Sky Model to limit light pollution?			✓

6.0 Technical Comments

All technical comments have been satisfied under Rezoning Application Z17-0092.

7.0 Application Chronology

Date of Application Received: September 28, 2017
Date Public Consultation Completed: November 21, 2017
Date of Conditions of Zoning Met: May 25, 2018

Report prepared by: Trisa Atwood, Planner II

Reviewed by: Terry Barton, Urban Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

DRAFT Development Permit DP17-0211
Schedule "A": Siting and Dimensions
Schedule "B": Elevations and Conceptual Renderings
Schedule "C": Landscape Plan