

REPORT TO COUNCIL



Date: July 16, 2018

RIM No. 0940-00

To: City Manager

From: Community Planning Department (TA)

Application: DP17-0133

Owner: 1121911 BC Ltd, Inc No
BC112191

Address: 1308 Rutland Rd N

Applicant: Patrick McCusker Architecture

Subject: Development Permit

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

Existing Zone: RM3 – Low Density Multiple Housing

1.0 Recommendation

THAT Rezoning Bylaw No. 11537 be amended at third reading to revise the legal description of the subject properties from Lot 2, Sec 35, Twp 26, ODYD, Plan 14663, located at 1324 Rutland Rd N, Kelowna, BC; and Lot 3, Sec 35, Twp 26, ODYD, Plan 14663, located at 1308 Rutland Rd N, Kelowna, BC; to Lot A, Sec 35, Twp 26, ODYD, Plan EPP79548, located at 1308 Rutland Rd N, Kelowna, BC;

AND THAT final adoption of Rezoning Bylaw No. 11537 be considered by Council;

AND THAT Council authorizes the issuance of Development Permit No. DP17-0047 for Lot A, Sec 35, Twp 26, ODYD, Plan EPP79548, located at 1308 Rutland Rd N, 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 townhome development.

3.0 Community Planning

Community Planning recommends support for the issuance of the Development Permit for the proposed townhome development as it meets minimum zoning requirements for parking, setbacks, and landscaping, and it is in general accordance with Official Community Plan (OCP) Comprehensive Design Guidelines (Section 5.1 of this report). The proposed development does not require any variances.



Figure 1: North Elevation

The development takes the form of 6 six-unit buildings arranged around an internal laneway. One exit from the internal laneway is closed with bollards for emergency use only. The subject property is deeper than it is wide, so three of the end units have been designed to have front entrances facing the street in order to qualify for a reduced front-yard setback for ground-oriented units. This keeps with the envisioned character of the neighbourhood.

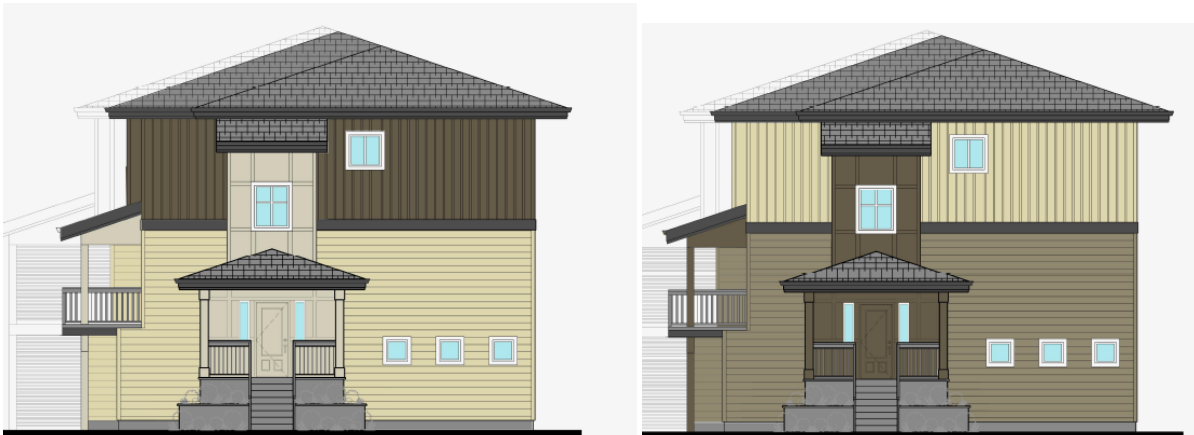


Figure 2: Street Facing Elevations

The buildings are three storeys in height and feature balconies and patios to achieve minimum private outdoor space for each unit, while a community garden area is provided on site for additional public open space. Building materials are durable (Hardie Products), are aligned from building to building, and are in keeping with the character of the neighbourhood.

The proposed landscape hydrozone plan does not meet City of Kelowna OCP Water Conservation Guidelines which require that at most 50% of the landscaped area requires medium or high water use (90% proposed). However, this is due to an increased planting of trees on the internal roadway versus using

shrubs or perennials. The proposed landscape plan does meet the guidelines of complimenting and softening the buildings' architectural features, maintains the dominant pattern of landscaping along the street, and meets the minimum buffer requirements as outlined in Zoning Bylaw No. 8000. Proposed fencing along the front property line is lower and decorative in nature to create interaction between public and private space, with higher fencing along interior property lines for safety and security of the subject property. A 2.0m Statutory-Right-Of-Way has been dedicated along the southern property line for a future pedestrian connection, meeting the OCP objective for providing Active Transportation (Policy 5.10.3).



Figure 3: Conceptual Rendering

4.0 Proposal

4.1 Background

The development property was recently created through the consolidation of two Single Family Dwelling properties, and each dwelling has been demolished to facilitate this development. The application was received on May 19, 2017, with Public Hearing on February 6, 2018, and all zoning bylaw requirements were met on June 22, 2018. No changes have been made to the form and character of the proposed townhomes since the initial application.

4.2 Project Description

The proposed development consists of 36 townhomes arranged in buildings of six units each around an internal roadway with one public access and one emergency access. Minimum parking is met with 24 of the units featuring tandem garages, 12 with double garages, and 6 visitor stalls (1 per 7 units). The proposed development meets all zoning bylaw requirements and does not require any variances.

4.3 Site Context

The subject property is located in Rutland, north of the Urban Centre. It is located near Chichester Wetland Park and Harris Park.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing	Single Detached Housing
East	RU1 – Large Lot Housing	Single Detached Housing
South	RU1 – Large Lot Housing	Single Detached Housing
West	RU1 – Large Lot Housing	Single Detached Housing

Subject Property Map: 1308 Rutland Rd N



4.4 Zoning Analysis Table

Site Details:	Zone Requirement	Proposal
Site Area (m ²)	900m ²	6,540.8 m ²
Site Width (m)	30.0m	45.6 m
Site Depth (m)	30.0m	75.4 m
Site Coverage of Building(s) (%)	40%	34%
Site Coverage of buildings, driveways, and parking (%)	60%	58%
Development Regulations:	Zone Requirement	Proposal
Total Number & Types of units	n/a	36 three-bedroom units

Floor Area (net)	n/a	4973 m ²
Floor Area Ratio (FAR)	.80	.76
Building Height (metres/storeys)	10.0m / 3 storeys	9.0m / 3 storeys
Building(s) Setbacks (m):		
Front	1.5m	1.5m
Side (north)	4.0m	4.0m
Side (south)	4.0m	4.0m
Rear	7.5m	7.5m
Number of Parking Stalls/Loading Spaces	72 stalls 6 visitor stalls	72 stalls 6 visitor stalls
Parking Stall Ratio	Full: Minimum 50% Medium: Maximum 50%	Full: 95% Medium: 5%
Private Open Space Area	25 m ² per dwelling: 900m ²	1,006m ²

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Permit Guidelines

Comprehensive Development Permit Area

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?			✓
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?			✓

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
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?		✓	
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?	✓		

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
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?			✓
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?			✓

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
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?			✓
Does the Landscape Architect's Landscape Water Conservation Report:	-	-	-
<ul style="list-style-type: none"> Meet the requirements for Landscape Water Budget calculations for the landscaped area? 	✓		
<ul style="list-style-type: none"> Indicate how the development complies with or varies from the Landscape Water Conservation Guidelines? 	✓		
<i>Landscape Water Conservation Guidelines</i>			
Are plants grouped into "hydro-zones" of high, medium and low or unirrigated / unwatered areas?	✓		
Does at least 25% of the total landscaped area require no irrigation / watering?		✓	
Does at least 25% of the total landscaped area require low water use?		✓	
Does at most 50% of the total landscaped area require medium or high water use?		✓	
Is mulch cover provided for shrubs and groundcover to reduce soil evaporation?			✓
Do water features such as pools and fountains use recirculated water systems?			✓
Do landscape installation standards meet the requirements of the BC Landscape Standard and / or the Master Municipal Construction Document?	✓		
Are the required written declarations signed by a qualified Landscape Architect?	✓		
<i>Irrigation System Guidelines</i>			

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Is the Irrigation Plan prepared by a Qualified Professional?	✓		
Are irrigation circuits grouped into “hydro-zones” of high, medium and low or unirrigated / unwatered areas consistent with the landscaping plan?	✓		
Is drip or low volume irrigation used?	✓		
Are the required written declarations signed by a qualified Certified Irrigation Designer?	✓		
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			
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?			✓

Development Process

Maximize Pedestrian / Cycling Connectivity.¹ Require that pedestrian and cyclist movement and infrastructure be addressed in the review and approval of all City and private sector developments, including provision of sidewalks and trails and recognition of frequently used connections and informal pedestrian routes. With new developments, require dedication of on-site walking and cycling paths where necessary to provide links to adjacent parks, schools, transit stops, recreation facilities, employment nodes, cul-de-sacs and large activity areas.

6.0 Technical Comments

All technical comments were satisfied with rezoning application Z17-0047.

7.0 Application Chronology

Date of Application Received:	May 19, 2017
Date of Revised Drawings Received:	October 13, 2017
Date Public Consultation Completed:	October 18, 2017
Date of Public Hearing:	February 6, 2018
Date of Outstanding Application Documents Received:	

Report prepared by: Trisa Brandt, Planner II

Reviewed by: Terry Barton, Urban Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

DRAFT Development Permit DP17-0133
 Schedule "A": Siting and Dimensions
 Schedule "B": Elevations, Materials, and Colours
 Schedule "C": Landscape Plan

¹ City of Kelowna Official Community Plan, Policy 5.10.1 (Development Process Chapter).