

REPORT TO COUNCIL



Date: July 31st 2018

RIM No. 0940-00

To: City Manager

From: Community Planning Department (AC & JR)

Application: DP18-0037 DVP18-0038

Owner: OCORP Development Ltd

Address: 333 Drysdale Boulevard

Applicant: Zeidler Architecture

Subject: Development Permit and Development Variance Permit

Existing OCP Designation: MRM – Multiple Unit Residential (Medium Density)

Existing Zone: RM5 – Medium Density Multiple Housing

1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP18-0037 for Lot 2, Section 33, Township 26, Plan EPP48909, located at 333 Drysdale Boulevard, 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 section of Zoning Bylaw No. 8000 be granted as described in Schedule 'A' and according to the following:

Section 13.11.6 (c): RM5 – Medium Density Multiple Housing Regulations

To vary the required maximum height from 18.0 m or 4.5 storeys permitted to 17.0 m or 5 storeys proposed

Section 8 Parking and Loading - Table 8.1 Parking Schedule

To vary the minimum amount of parking stalls from 242 to 237 parking stalls.

Section 7.6.1 (c): Minimum Landscape Buffers

To vary the minimum landscape buffer from 3.0 m to 1.5 m along the northern property line.

AND FURTHER THAT this Development Permit and Development Variance Permit are 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 Development Permit of a five storey multi-family condo building, and to consider three variances.

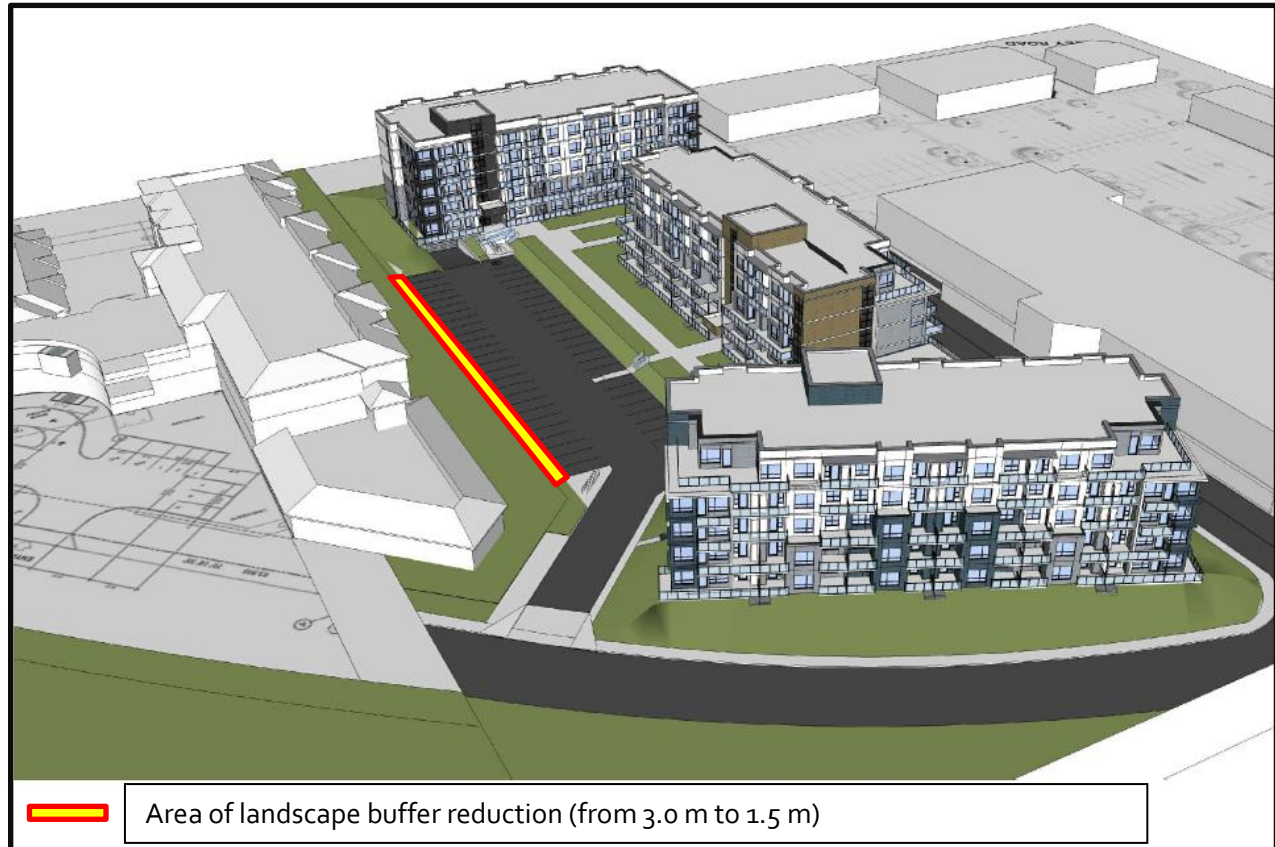
3.0 Community Planning

Community Planning Staff support the Development Permit and Development Variance Permit for the proposed 171 unit, multi-family condo development. There are three 5 storey buildings proposed, that would be completed in phases, and contain a mix of studio, 1 & 2 bedroom units. A partial below grade parkade sits below a courtyard and pathways connect the community garden and public amenity space. The property is located in close proximity to a variety of urban amenities, parks and schools. The building design uses contemporary elements and materials along with bold colour compositions which creates interest and divides the building in order to reduce the size and massing. The street front facades use a combination of protruding decks, colour and step backs on the top floor to accomplish variation across the long facades. The large balconies on the two front corners of each building reduce massing towards the top of the buildings.



The applicant is seeking three variances. The first is to vary the height of the three buildings from the maximum 4.5 storeys to the proposed 5 storeys. The surrounding neighbourhood varies in height from 2-3 storeys and therefore would make this the tallest building in the immediate area. However, the building would still be shorter than the maximum absolute height allowed in the zone (18 m). Staff worked with the applicant over many revisions to improve the front building facing Drysdale Blvd to reduce its upper floor massing and increase the façade articulation.

The applicant is also looking to vary landscaping buffer along the North property line. The request is to vary the landscape buffer from 3.0 permitted to 1.5 m proposed. It is anticipated landscape buffer variance will have minimal impact on the adjacent property. The buildings are positioned along the South sides minimum setback in order to provide separation and privacy between the properties. See image below to visualize the extent of the landscape buffer variance.



The final variance is a reduction in vehicle parking from 242 parking stalls required to 237 parking stalls provided. Originally, the applicant provided 100% of the required parking but design changes to accommodate a fire truck turnaround on-site required the elimination of 5 parking stalls. A 2% reduction in the number of parking stalls is considered minor by Staff in the tolerance of acceptable variances. In support of the parking variance, the site also has an above average Walkscore of 63 and within meters of 2 grocery stores.

Staff recommend that Council support the development permit and associated variances. The subject property is designated as MRM – Multiple Unit Residential (Medium Density) and the design meets the majority of the design guidelines outlined in the Official Community Plan.

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 Project Description

The applicant has proposed three, 5 storey buildings containing studio, 1 & 2 bedroom units. Above ground parking and a partial below grade parkade are provided for the residents. The development will be built in phases to allow for each building to be occupied as they are completed. A courtyard, community garden and

public amenity space are connected by paths that run through the development. The buildings feature contemporary designs and bold colours. Three variances are being requested; to vary the landscape buffer from 3.0 m to 1.5 m, to vary the height from 4.5 storeys to 5 storeys and to vary the number of parking stalls from 242 to 237 stalls.

4.2 Site Context

The subject property is located at 333 Drysdale Boulevard and falls within the Glenmore Valley Village Centre. The area is characterized primarily by multi-family residential buildings and commercial, with Save On Foods, Shoppers Drug Mart and other restaurants adjacent to the property. Whitman Glen Park is less than a 5 min walk away along with Watson road Elementary and Dr. Knox Middle School being 10-15 min walk.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RM5 - Medium Density Multiple Housing	Home for the Elderly
East	RR3 – Rural Residential 3	Single Family Residential
South	C3 – Community Commercial	Commercial
West	RM5 - Medium Density Multiple Housing	Multi-family Residential

Subject Property Map: 333 Drysdale Boulevard



4.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RM5 ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Lot Area	1400 m ²	10,600 m ²
Lot Width	30 m	30 m
Lot Depth	35 m	35 m

Site Coverage of Buildings (%)	40 – 50%	28%
Site Coverage of buildings, driveways, and parking (%)	65 – 70%	42%
Development Regulations		
Total Number & Types of Units	n/a	171
Floor Area Ratio	1:1, max. 1.4 with increases	1.18
Floor Area (gross/net)	n/a	14,025 m ² / 12,535 m ²
Height	14 storeys / 18 m	5 storeys / 16.75 – 17.75 m ^❶
Front Yard	6 m	6 m
Side Yard (south)	7 m	7 m
Side Yard (north)	7 m	1.5 m ^❷
Rear Yard	9 m	9 m
Other Regulations		
Minimum Parking Requirements	242	237 ^❸
Bicycle Parking	86 class 1 18 class 2	86 class 1 18 class 2
Drive Aisle Width (m)	7 m	7 m
Private Open Space Area	7.5 m ² Bachelor 15 m ² 1-Bed 2-Bed 25 m ²	Varies – Balconies + Landscaped recreation areas meet requirements
^❶ To vary the required maximum height from 18.0 m or 4.5 storeys permitted to 17.0 m or 5 storeys proposed. ^❷ To vary the required minimum landscape buffer from 3.0 m to 1.5 m proposed. ^❸ To vary the number of parking stalls from 242 to 237 parking stalls.		

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.

Housing Mix.² Support a greater mix of housing unit size, form and tenure in new multi-unit residential and mixed use developments.

Building Height³:

- **Elsewhere:** For all areas of the City outside the Urban Centres, buildings heights shall be a maximum of four storeys for residential and six storeys for apartment hotels and hotels. Additional height restrictions may be imposed as a result of airport-related zoning regulations.

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

² City of Kelowna Official Community Plan, Policy 5.27.11 (Development Process Chapter)

³ City of Kelowna Official Community Plan, Policy 5.8.1 (Development Process Chapter)

Objective 5.5: Ensure appropriate and context sensitive built form.

Building Height.⁴ In determining appropriate building height, the City will take into account such factors as:

- Contextual fit into the surrounding neighbourhood;
- Shadowing of the public realm;
- View impacts;
- Overlook and privacy impact on neighbouring buildings;
- Impacts on the overall skyline;
- Impacts on adjacent or nearby heritage structures;

Chapter 14: Urban Design Guidelines Amenities, ancillary Services and Utilities.⁵

- Locate loading, garbage, storage, utilities and other ancillary services away from public view. All such areas shall be screened and designed as an integral part of the building to minimize impact;
- Create attractive rear alley facades with high quality materials on buildings facing residential areas (e.g. rear building entrances, windows, balconies, plazas, and plantings).

Chapter 4: Land Use Designation Massing and Height.³

- Mitigate the actual and perceived bulk of buildings by utilizing appropriate massing, including:
- Architectural elements (e.g. balconies, bay windows, cantilevered floors, cupolas, dormers);
- Visually-interesting rooflines (e.g. variations in cornice lines and roof slopes);
- Step back upper floors to reduce visual impact;
- Detailing that creates a rhythm and visual interest along the line of the building;
- Wall projections and indentations, windows and siding treatments as well as varied material textures should be utilized to create visual interest and to articulate building facades;
- Building frontages that vary architectural treatment in regular intervals in order to maintain diverse and aesthetically appealing 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) 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.

6.2 Development Engineering Department

See Attachment 'A'

⁴ City of Kelowna Official Community Plan, Policy 5.22.6 (Development Process Chapter). ³ City of Kelowna Official Community Plan, Chapter 14 (Urban Design Development Permits Area).

6.3 Fire Department

- 1) Construction fire safety plan is required to be submitted and reviewed prior to construction and updated as changes to the project progresses.
- 2) A fire safety plan as per section 2.8 BCFC is required at occupancy. The fire safety plan and floor plans are to be submitted for approval in AutoCAD Drawing format on a CD as well as a fire preplan as per bylaw 10760.
- 3) Approved Fire Department steel lock box (Knoxbox) acceptable to the fire dept. is required by the fire dept. entrance and shall be flush mounted.
- 4) All requirements of the City of Kelowna Fire and Life Safety Bylaw 10760 shall be met for communications.
- 5) The fire alarm system is to be monitored by an agency meeting the CAN/ULC S561 Standard.
- 6) Sprinkler zone valves shall be accessible as per fire prevention bylaw (10760) - less than 7 feet in height.
- 7) Standpipe connections to be on intermediate landings in stairwell. Where a standpipe system is to be installed in a building under construction, the system shall be installed progressively and shall not be more than one floor below the highest forms, staging, and similar combustible elements at all times.
- 8) Fire department connection is to be within 4.5M of a fire hydrant - unobstructed. Hydrants shall be operational prior to the start of construction.
- 9) Ensure FD connection is clearly marked and visible from the street.
- 10) Upon completion an owners certificate and copy of NFPA 25 shall be provided for the sprinkler system.
- 11) Upon completion, a certificate is required to verify CANULC 561 Compliance.

7.0 Application Chronology

Date of Application Received: January 29th, 2018
Date Public Consultation Completed: Feb 22nd, 2018

Report prepared by: Adam Cseke, Planner Specialist & Jenna Ratzlaff, Planner
Reviewed by: Terry Barton, Urban Planning Manager
Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Attachment 'A': Development Engineering Memorandum
Draft Development Permit & Development Variance Permit DP18-0037 DVP18-0038
Schedule 'A': Rational, Plans & Renders
Schedule 'B': Elevations & Sections
Schedule 'C': Landscape Plan