

REPORT TO COUNCIL



Date: September 18, 2018

RIM No. 0940-00

To: City Manager

From: Community Planning Department (TA)

Application: DP17-0291 & DVP18-0140 **Owner:** Parkbridge Lifestyle Communities Inc.

Address: 1540-1568 Tower Ranch Dr **Applicant:** Matt Johnston, Architecturally Distinct Solutions 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. DP17-0291 and DVP18-0140 for the following properties:

- Strata Lot 63, Sec 31, TWP 27, ODYD, Strata Plan EPS2195, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V; located at 1540 Tower Ranch Dr, Kelowna, BC
- Strata Lot 64, Sec 31, TWP 27, ODYD, Strata Plan EPS2195, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V; located at 1544 Tower Ranch Dr, Kelowna, BC
- Strata Lot 65, Sec 31, TWP 27, ODYD, Strata Plan EPS2195, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V; located at 1548 Tower Ranch Dr, Kelowna, BC
- Strata Lot 66, Sec 31, TWP 27, ODYD, Strata Plan EPS2195, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V; located at 1552 Tower Ranch Dr, Kelowna, BC
- Strata Lot 67, Sec 31, TWP 27, ODYD, Strata Plan EPS2195, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V; located at 1556 Tower Ranch Dr, Kelowna, BC
- Strata Lot 68, Sec 31, TWP 27, ODYD, Strata Plan EPS2195, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V; located at 1560 Tower Ranch Dr, Kelowna, BC

- Strata Lot 69, Sec 31, TWP 27, ODYD, Strata Plan EPS2195, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V; located at 1564 Tower Ranch Dr, Kelowna, BC
- Strata Lot 70, Sec 31, TWP 27, ODYD, Strata Plan EPS2195, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V; located at 1568 Tower Ranch Dr, 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(c): RM2 – Low Density Row Housing Development Regulations

To vary the required maximum height from 2 ½ storeys or 9.5m to 3 storeys or 10.1m proposed;

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 two fourplexes with a variance to the maximum height from 2 ½ storeys (required) to 3 storeys (proposed).

3.0 Community Planning

Community Planning Staff recommend support for the proposed Development Permit and requested height variance as is it consistent with the form, character, and height of the surrounding development. The form and character is in general accordance with several Official Community Plan (OCP) Design Guidelines for Hillside Development Permit Area including the following:

- Orient buildings on the site to complement the natural topography; the greatest horizontal dimension is parallel with, not perpendicular to, the natural contour of the land;
- Encourage stepped foundations to avoid large single level building platforms;
- Incorporate earth tone colour schemes and material textures that complement the natural landscape.



Figure 1: Conceptual view from street

The applicant has worked extensively with Staff to mitigate the requested height variance that is oriented toward the front of the lots (street scape). The variance requested is to increase the height from 2 ½ storeys (required) to 3 storeys (proposed), however, the absolute height remains within the regulations of the zoning bylaw (9.5m). This is due to the steep topography on the site, such that the proposed homes are three storeys facing the street and are recessed into the hillside at the rear.

The height is consistent with other single family and semi-detached dwellings in the area, where walk-out basements and localized depressions are not considered a third storey. This exemption does not apply to row-housing as the horizontal massing is considerably greater on a multi-family building compared to a single family or semi-detached building.

Staff have concerns with the visibility of the height variance from the valley below, and the applicant has proposed a landscape plan and improved colour palette to mitigate the impact. The landscape plan includes tree plantings between the units which will break up the horizontal massing without impacting views from the units. In addition, small retaining walls are proposed along the sides of the structure to create localized depressions which lessens the impact of the height from the side view.

This application is associated with a height variance for a triplex in the same development.

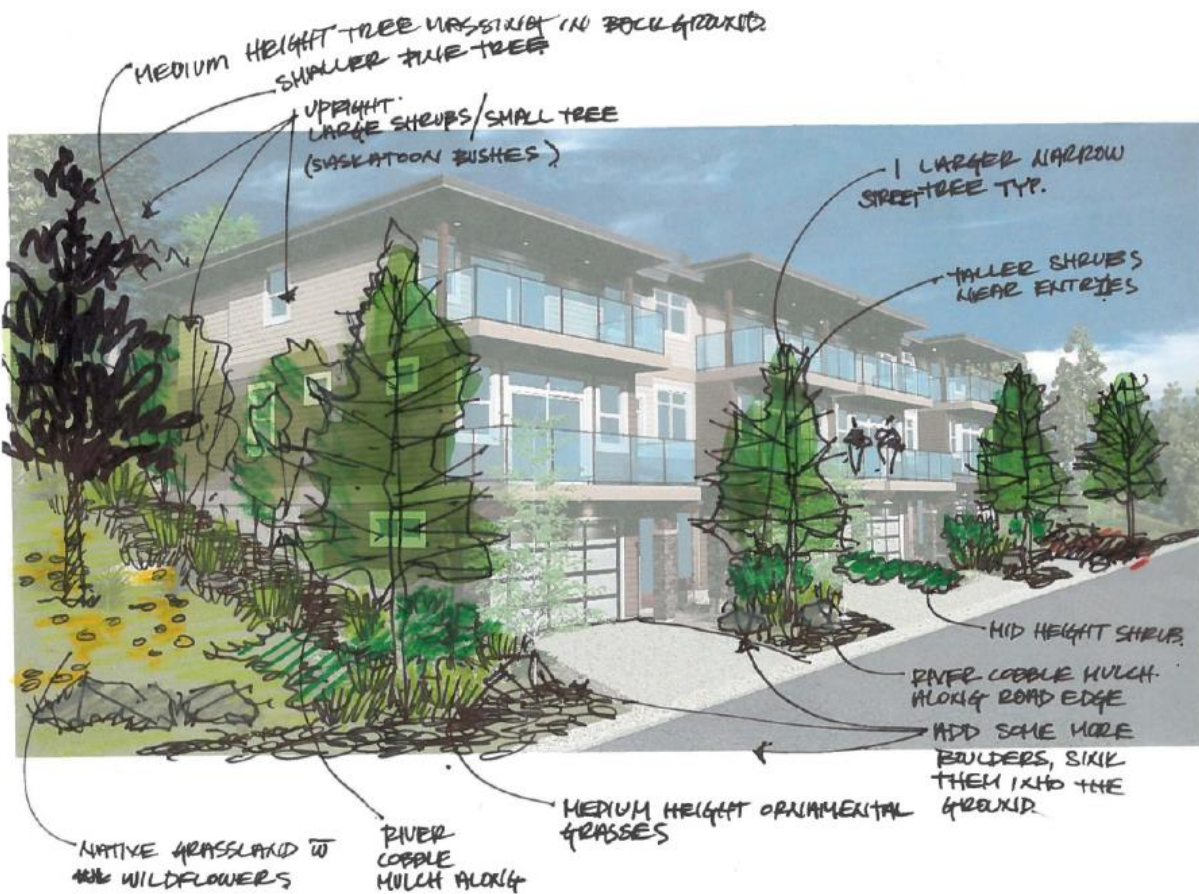


Figure 2: Conceptual landscape rendering

4.0 Proposal

4.1 Background

The neighbourhood of Tower Ranch was rezoned and subdivided in phases over many years as part of a comprehensive phased development plan. This phase was subdivided in 2015 to create three sites for multi-family development with the remainder of the lots as single family or semi-detached dwellings.

4.2 Project Description

This application is for two fourplexes in the form of row housing with access from the downward slope of Tower Ranch Dr. A landscape plan has been provided, and the development is in general accordance with the OCP Design Guidelines for Hillside Development

4.3 Site Context

Tower Ranch is located on the eastern outskirts of the City of Kelowna within the Permanent Growth Boundary. The subject property is flanked on both sides by single family dwellings.

Subject Property Map:



4.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RM2 ZONE REQUIREMENTS	PROPOSAL
Development Regulations		
Height	2 ½ storeys or 9.5m	3 storeys or 9.5m ^①
Front Yard	1.5m	3.5m
Side Yard (south)	4.0m	4.0m
Side Yard (north)	4.0m	4.0m
Rear Yard	7.5m	> 7.5m
Other Regulations		
Minimum Parking Requirements	2 stalls per unit	2 stalls per unit
Site Coverage of Buildings	50%	28.3%

^① Indicates a requested variance to maximum height from 2 ½ storeys required to 3 storeys proposed.

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

- Chapter 14: Urban Design Development Permit Areas – Hillside Development

6.0 Technical Comments

- All technical comments were satisfied through Subdivision file S15-0032-01.

7.0 Application Chronology

Date of Complete Application Received: July 11, 2018

Date Public Consultation Completed: August 7, 2018

Report prepared by: Trisa Atwood, Planner II

Reviewed by: Dean Strachan, Suburban and Rural Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Applicant's Letter of Rationale

DRAFT Development Permit and Development Variance Permit DP17-0292 & DVP18-0141

Schedule "A": Siting and Dimensions

Schedule "B": Elevations and Materials

Schedule "C": Landscape Plan