

# REPORT TO COUNCIL



**Date:** September 18, 2018

**RIM No.** 0940-00

**To:** City Manager

**From:** Community Planning Department (TA)

**Application:** DP17-0292 & DVP18-0141      **Owner:** Parkbridge Lifestyle Communities Inc.

**Address:** 1672-1680 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

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## 1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP17-0292 and DVP18-0141 for the following properties:

- Strata Lot 58, 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 1672 Tower Ranch Dr, Kelowna, BC
- Strata Lot 59, 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 1676 Tower Ranch Dr, Kelowna, BC
- Strata Lot 60, 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 1680 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 row housing with a variance to the maximum height from 2 ½ storeys or 9.5m (required) to 3 storeys or 10.1 m (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 street view*

The applicant has worked extensively with Staff to mitigate the requested height variance that is oriented toward the rear of the lots (downslope). The variance requested is to increase the height from 2 ½ storeys or

9.5m (required) to 3 storeys or 10.1m (proposed). This is due to the steep topography on the site, such that the proposed homes are one storey at street level and 3 storeys at the rear.



Figure 2: Conceptual view at rear

The height is consistent with other single family and semi-detached dwellings in the area, where a walk-out-basement is considered exempt from height regulations. This regulation only applies to single family dwellings and semi-detached dwellings, as the horizontal massing of a multi-family row-house structure is considerably greater and has a greater impact when viewed from the valley below.

The applicant has proposed a landscape plan to mitigate the visual impact of the increased height. Large shrubs and small trees will be planted between the units to supply buffering without impacting views, a split-rail fence will be installed at the top of the slope for increased safety, and tree plantings on the downslope will be used to dampen the view from below the units without impacting views.



Figure 3: Conceptual landscape rendering

Associated with this application is a Development Permit and Development Variance Permit for height for two fourplexes in the same development.

#### 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

The proposed development is for three units in the form of row-housing with access from the top of the slope off of Tower Ranch Dr. The units are single storey at street level, and require a variance to height from 2 ½ storeys or 9.5m (required) to 3 storeys or 10.1m (proposed) at the rear of the structure to allow for a walk-out lower level. Each unit meets required parking and outdoor space. 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 3 storey semi-detached units.

#### Subject Property Map:



4.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RM <sub>2</sub> ZONE REQUIREMENTS	PROPOSAL
Development Regulations		
Height	2 ½ storeys or 9.5m	3 storeys or 10.1m <sup>❶</sup>
Front Yard	1.5m	2.8m
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%	16.2%
❶ Indicates a requested variance to maximum height from 2 ½ storeys or 9.5m required to 3 storeys or 10.1m 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