

REPORT TO COUNCIL



Date: January 7, 2019

RIM No. 0940-00

To: City Manager

From: Community Planning Department (KB)

Application: DP18-0150 **Owner:** Watermark Developments Ltd.,
Inc. No. BC0642787

Address: 610 Academy Way **Applicant:** Meiklejohn Architects

Subject: Development Permit Application

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

Existing Zone: RM₃ – Low Density Multiple Housing

1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP18-0150 for Parcel A (being a consolidation of Lots 10 & 11 See CA6510572) Section 3 Township 23 Osoyoos Division Yale District Plan EPP53793, located at 610 Academy Way, 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 multiple dwelling housing development.

3.0 Community Planning

Community Planning supports the proposed Development Permit. The proposed ground-oriented design achieves the following form and character objectives, from the City of Kelowna's Official Community Plan (OCP) Comprehensive Design Guidelines:

- landscaping and building form convey a character that is distinct to Kelowna;
- equal emphasis has been provided to both the Academy Way and Vint road frontages;
- has a sense of architectural unity and cohesiveness between buildings in the development; and
- front entrances are visually prominent and recognizable in particular on the Academy Way and Vint Road frontages, help create a pedestrian friendly streetscape.

The proposal is also in alignment with the University Village Master Plan, to contain a mixture of residential unit type and sizes, largely within multi-family residential apartment and row or stacked townhouse complexes. It also helps to address the "missing middle" housing type, by providing a multiple dwelling housing form that is an alternative to single family homes and condominiums.

The one outstanding concern from Community Planning relates to the overall scale of the development over 7.95 acres. Staff would have preferred the applicant to provide greater variation in form, character and colours of the various townhouse blocks. This would help to break down the overall repetitive nature of the development along Vint Road and Academy Way creating a better character from the street.

Image 1 – Rendering of Row Houses looking west along Vint Road



There are no variances being requested as part of this application.

4.0 Proposal

4.1 Background

The subject property is a 7.95 acre, east-facing site, which was created as a result of the University South Development Plan and subdivision. The site is currently vacant.

4.2 Project Description

The 'Academy Ridge' development proposal includes 154 units in row house form. Each unit would contain three bedrooms and varies in size from approximately 1,400 ft² to 2,200 ft². The 154 units would be contained in 30 separate buildings, proposed to be constructed in 11 separate phases. The colour palette

proposes five different colour schemes, as shown in Schedule “B”. The owner is proposing to select palettes based on evaluating the natural environment and feedback from customers.

The main access to the site is off Academy Way. The entrance then branches to allow for vehicular access to the units. As further outlined in Attachment “C”, it is the intent of the applicant to have a people-friendly neighbourhood, which embraces a “living street concept”. There is one additional emergency access installed off Vint Road. (see rationale for what the pedestrian-friendly intent is)

The project meets the parking requirements of the Zoning Bylaw. Visitor parking is located in four separate areas throughout the development. Parking for the residents is provided in garages (both side-by-side and tandem configuration). Of the 154 units, side-by-side garage parking is proposed for 88 units, and tandem parking is proposed for 66 units. All parking stalls are full or medium sized and 25 visitor stalls are dispersed throughout the site.

A central feature of the projects landscape plan is an interior courtyard area identified as “The Park” (see Schedule C). This area includes lectern style seating around a lawn area and a variety of tree and shrub species. The intention of this space is to provide an amenity for all residents and foster interactions between neighbours.

Image 2 – View of Buildings 12 & 13 (North facing elevations)



Form and Character

4.3 Site Context

The subject property is located in the Highway 97 City Sector on the west side of Academy Way. It is in close proximity to the ‘U-series’ buildings on Academy Way, and other nearby row housing projects. The walk score of the property is 11, indicating that almost all errands require a car and the transit score is 28, with a few nearby public transportation options.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	P4 – Utilities RM3 – Low Density Multiple Housing	Private/Public Utilities, Vacant Land Future Residential
East	P2 – Education and Minor Institutional P3 – Parks and Open Space	Current Vacant Land
South	P2 – Education and Minor Institutional RM3 – Low Density Multiple Housing	Current Vacant Land Residential
West	P4 – Utilities RU1h – Large Lot Housing (Hillside Area)	Private/Public Utilities, Vacant Land Residential / Future Residential

Subject Property Map: 610 Academy Way



4.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RM ₃ ZONE REQUIREMENTS	PROPOSAL
Development Regulations		
Floor Area Ratio	0.8	0.7
Site Coverage (buildings)	40 %	32 %
Site Coverage (including buildings, driveways and parking areas)	60 %	46 %
Maximum Height	10.0 m / 3 storeys	10.0 m / 3 storeys
Minimum Front Yard (east - Academy Way)	1.5 m	4.5 m
Minimum Flanking Side Yard (south – Vint Rd)	1.5 m	4.5 m
Minimum Side Yard (north)	4.0 m	4.5 m
Minimum Rear Yard (west)	7.5 m	7.5 m
Other Regulations		
Minimum Parking Requirements	2 stalls / 3 bedroom = 308 stalls 1 stalls / 7 unit visitor = 22 stalls Total: 330 stalls	Total: 333 stalls
Parking Stall Ratio	Full Size Minimum: 50 % Medium Maximum: 50 %	Full Size: 54.4 % Medium Size: 45.6 %
Private Open Space	25 m ² per 3 bedroom Total: 3850 m²	3850 m ²
Minimum drive aisle width	6.0 m	6.0 m

5.0 Application Chronology

Date of Application Received: June 4, 2018
Date Application Accepted as Complete: July 18, 2018
Revised Drawings Received: December 10, 2018

Report prepared by: Kimberly Brunet, Planner
Reviewed by: Terry Barton, Urban Planning Manager
Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Draft Development Permit No. DP18-0150
Schedule A – Site Plan and Zoning Analysis Table
Schedule B - Elevations and Materials
Schedule C - Landscape Plan
Attachment A – City of Kelowna Memorandum
Attachment B – Site Grading
Attachment C – Applicant’s Rationale Letter