

REPORT TO COUNCIL



Date: December 4, 2018

RIM No. 0940-00

To: City Manager

From: Community Planning Department (TA)

Application: DP17-0283 DVP17-0284

Owner: Gillen Investments Inc. Inc. No. BC0528682

Emil Anderson Construction Co. Ltd., Inc. No. Co172775

City of Kelowna

Matthew J Temple

Address: 680 Cantina Court

Applicant: Emil Anderson Construction Co. Ltd

Subject: Development Permit and Development Variance Permit

Existing OCP Designation:	COMM – Commercial PARK – Major Park/Open Space (Public)
Proposed OCP Designation:	MRL – Multiple Unit Residential (Low Density) PARK – Major Park/Open Space (Public)
Existing Zone:	C2 – Neighbourhood Commercial P3 – Parks & Open Space
Proposed Zone:	RM2h – Low Density Row Housing (hillside) P3 – Parks & Open Space

1.0 Recommendation

THAT Official Community Plan Amendment Bylaw No. 11577 be amended at third reading to revise each of the legal descriptions of the subject properties from:

- portions of Lot 15 District Lot 1688S SDYD Plan KAP71342, located at 680 Cantina Court, Kelowna, BC, to portions of Lot A DL 1688S SDYD Plan EPP80945, located at 680 Cantina Court, Kelowna, BC, (from the COMM - Commercial designation to the MRL – Multiple Unit Residential (Low Density) designation); and
- portions of Lot 15 District Lot 1688S SDYD Plan KAP71342, located at 680 Cantina Court, Kelowna, BC, to That part of Lot 15 DL 1688S SDYD Plan KAP71342 shown on Plan EPP80944, located at 704 Cantina Court, Kelowna, BC, (from the COMM – Commercial designation to the PARK – Major Park/Open Space (Public) designation); and

- portions of Lot 56 District Lot 1688S SDYD Plan KAP68647 Except Plan KAP71342, located at (S OF) South Crest Drive, Kelowna, BC, to portions of Lot A DL 1688S SDYD Plan EPP80945, located at 680 Cantina Court, Kelowna, BC, (from the PARK – Major Park/Open Space (Public) designation to the MRL – Multiple Unit Residential (Low Density) designation);

as shown on Map “A” attached to the Report from the Community Planning Department dated March 26, 2018;

AND THAT Rezoning Bylaw No. 11578 be amended at third reading to revise each of the legal descriptions of the subject properties from:

- portions of Lot 15 District Lot 1688S SDYD Plan KAP71342, located at 680 Cantina Court, Kelowna, BC, to portions of Lot A DL 1688S SDYD Plan EPP80945, located at 680 Cantina Court, Kelowna, BC, (from the C2 – Neighbourhood Commercial zone to the RM2h – Low Density Row Housing (Hillside Area) zone); and
- portions of Lot 15 District Lot 1688S SDYD Plan KAP71342, located at 680 Cantina Court, Kelowna, BC, to That part of Lot 15 DL 1688S SDYD Plan KAP71342 shown on Plan EPP80944, located at 704 Cantina Court, Kelowna, BC, (from the C2 – Neighbourhood Commercial zone to the P3 – Parks & Open Spaces zone); and
- portions of Lot 56 District Lot 1688S SDYD Plan KAP68647 Except Plan KAP71342, located at (S OF) South Crest Drive, Kelowna, BC, to portions of Lot A DL 1688S SDYD Plan EPP80945, located at 680 Cantina Court, Kelowna, BC, (from the P4 – Utilities zone to the RM2h – Low Density Row Housing (Hillside Area) zone);

as shown on Map “B” attached to the Report from the Community Planning Department dated March 26, 2018;

AND THAT final adoption of Official Community Plan Amendment Bylaw No. 11577 and Rezoning Bylaw No. 11578 be considered by Council;

AND THAT Council authorizes the issuance of Development Permit No. DP17-0283 for Lot A DL 1688S SDYD Plan EPP80945, located at 680 Cantina Court, 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 Council authorizes the issuance of Development Variance Permit No. DVP17-0284 for Lot A DL1688S SDYD Plan EPP80945, located at 680 Cantina Court, Kelowna, BC;

AND THAT variances to the following sections of Subdivision, Development, & Servicing Bylaw No. 7900:

Section 4.6: Curb and Gutter, Sidewalks and Bike Lanes

To allow the property to have more than 1 driveway per street frontage (1 permitted, 6 proposed);

AND THAT the applicant be required to complete the above noted conditions of Council’s approval of the Development Permit Application and Development Variance Permit Application in order for the permits to be issued;

AND FURTHER THAT this Development Permit and Development Variance Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

2.0 Purpose

To consider a Development Permit for 6 multi-family units in the form of three semi-detached buildings and a Development Variance Permit to allow multiple driveways (1 permitted, 6 proposed).

3.0 Community Planning

Community Planning supports the Development Permit for the form and character of the proposed multi-family development and the associated variance as it is in general accordance with the Official Community Plan (OCP) Design Guidelines (Attachment “A”) and is consistent with the established Single Family Dwelling street rhythm:

- Conveys a strong sense of authenticity through urban design that is distinctive for Kelowna;
- Promotes a high urban design standard and quality of construction for future development that is coordinated with existing structures; and
- Integrates new development with existing site conditions and preserve the character amenities of the surrounding area.

The structures take the form of three semi-detached buildings for a total of six units that are arranged sensitively along the sloping topography of the site. Garage entrances are at street level grade and the majority of the massing is oriented away from the street featuring walk-out lower levels on the rear for five of the six units. The sixth unit is two storeys at the street level to be sensitive to the rocky knoll immediately adjacent to the subject property. The proposed materials are durable and the colours are common in the region’s natural landscape utilizing lightly coloured acrylic stucco and wooden accents. Proposed landscaping is consistent with the established landscaping along Cantina Court. The landscaping also includes the installation of a viewpoint bench and compacted crush path along the rocky knoll adjacent to the subject property.



SOUTH STREET PERSPECTIVE

Community Planning Staff are supportive of the requested variance to allow multiple driveways (one per each unit) along the Cantina Court street frontage. The established street pattern is that of single family dwellings which each have a single driveway per lot. In early pre-application discussions with Staff, the applicant was informed that Staff would prefer keeping the existing pattern of single driveways rather than creating a separate parallel strata road for access. This establishes a Single Home pattern to the semi-detached units and is respectful of the topography of the site. Development Engineering Staff have reviewed the multiple driveways and determined there will be no impact to site lines or safety to allow the multiple driveways.

4.0 Proposal

4.1 Background

The subject property was identified as a commercial site through the South Ridge Area Structure Plan in 2002. The applicant has entered into a Land Agreement with the City of Kelowna to establish a land transfer to create the developable lot. An OCP Amendment and Rezoning bylaw have established the property as RM2h – Low Density Row Housing for the purposes of this development.

4.2 Project Description

The proposed development is for 6 units in the form of three semi-detached units with double car garages. Each unit has an individual driveway on Cantina Court, and there are no requested variances. Five of the units are single storey in height at the street level and have a walk-out basement at the rear. The sixth unit is two storeys in height at the street level, respecting the natural grade and features of the site and the adjacent park property.

4.3 Site Context

The subject property is located in Upper Mission in the South Ridge neighbourhood. It is located off of South Ridge Drive and Cantina Court in a subdivision that is predominantly single dwelling housing. The walk score of the subject property is 1, which means it is a car dependent neighbourhood.

Subject Property Map: 680 Cantina Court



4.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RM2h ZONE REQUIREMENTS	PROPOSAL
Development Regulations		
Height	9.5m or 2 ½ storeys	8.8m or 2 storeys
Front Yard	6.0m	6.0m
Side Yard (east)	4.0m	4.0m
Side Yard (west)	3.0m	3.0m
Rear Yard	6.0m	6.0m

5.0 **Current Development Policies**

5.1 Kelowna Official Community Plan (OCP)

Please see Attachment "A": Comprehensive Design Guidelines Checklist

6.0 **Technical Comments**

6.1 Building & Permitting

A full plan check for BC Building Code Compliance will be completed at time of Building Permit application.

6.2 Development Engineering Department

Development Engineering Requirements were met through Rezoning application Z17-0091.

7.0 Application Chronology

Date of Application Received: December 8, 2017
Date of Subdivision Registration: September 28, 2018

Report prepared by: Trisa Atwood, Planner II

Reviewed by: Terry Barton, Urban Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Attachment "A": Comprehensive Design Guidelines Checklist

Attachment "B": Applicant's Letter of Rationale

DRAFT Development Permit No. DP17-0283 & DVP17-0284

Schedule "A": Siting and Dimensions

Schedule "B": Exterior Design and Finishing

Schedule "C": Landscape Plan