

REPORT TO COUNCIL



Date: February 12, 2019

RIM No. 0940-00

To: City Manager

From: Community Planning Department (TA)

Application: DP17-0118 & DVP17-0119 **Owner:** Unik-Town Development Inc
Inc No BC1109459

Address: 345 Dougall Rd N **Applicant:** Xu Yang
Pacific West Architecture Inc.

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 Rezoning Bylaw No. 11528 be amended at third reading to revise the legal description of the subject properties from:

1. Lot A Sec 26 Twn 26 ODYD Plan 6977, located at 360 McIntosh Road, Kelowna, BC;
 2. Lot B Sec 26 Twn 26 ODYD Plan 6977, located at 345 Dougall Road N, Kelowna, BC
 3. Lot C Sec 26 Twn 26 ODYD Plan 6977, located at 365 Dougall Road N, Kelowna, BC;
- to Lot 1 Sec 26 Twn 26 ODYD Plan EPP84282;

AND THAT final adoption of Rezoning Bylaw No. 11528 be considered by Council;

AND THAT Council authorizes the issuance of Development Permit No. DP17-0118 and Development Variance Permit DVP17-0119 for Lot 1 Section 26 Township 26 ODYD Plan EPP84282, located at 345 Dougall Rd N, 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:

Section 8: Table 8.1 Parking Schedule

To vary the number of parking stalls from 96 (required) to 66 (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 apartment housing with a variance to the minimum number of parking stalls from 96 required to 66 proposed.

3.0 Community Planning

3.1 Form and Character

Community Planning Staff supports the proposed Development Permit as the form and character is in general accordance with the Official Community Plan (OCP) Revitalization Design Guideline Objectives:

- Use appropriate architectural features and detailing of buildings and landscapes to define area character;
- Convey a strong sense of authenticity through high quality urban design that is distinctive of Kelowna;
- Provide for a scale and massing of buildings that promotes an enjoyable living, pedestrian, working, shopping and service experience;
- Encourage an appropriate mix of uses and housing types and sizes;
- Create open, architecturally-pleasing and accessible building facades to the street; and
- Improve existing streets and sidewalks to promote alternative transportation.

Specific attention to design details on both road frontages is achieved, as well as a higher level of design at the pedestrian level contributing to public and private interaction.



3.2 Parking Variance

Community Planning Staff are supportive of the requested variance to reduce the number of required parking stalls from 96 to 66 provided. Staff have worked extensively with the applicant to mitigate the impact of the variance through the provision of four (4) CarShare vehicles to be located within the Rutland Urban Centre. Two (2) of the cars would be provided in close proximity to the subject property, with another two (2) within 400m. Several locations are currently being considered to be approved by City of Kelowna Parking Services Management. This is a substantial investment in a community amenity and would be the first steps in establishing a fleet to bring CarShare to Rutland. This is consistent with MODO's business model and has had success in other Urban Centres in Kelowna. It is also consistent with OCP Objective 5.11; to support parking management programs that promote reduced vehicle ownerships, reduced vehicle trips and increased use of active modes of transportation.

In addition to the community amenity of CarShare, the proposed resident makeup and unit mix of the building is suitable for reduced parking requirements. The proposed development is for a 94-unit student housing project with a mix of 89 microsuits, three 1-bedrooms, and two 4-bedrooms. This type of housing has proven to require reduced parking as is evident with several other student resident projects in Rutland and the University South neighbourhood. Further, the location of the proposed development is within an urban centre (close proximity to amenities and services), and within 200m of the Shepherd Road Transit Exchange.

Staff are currently working on an amendment to the Parking and Loading section of the Zoning Bylaw which will have reduced parking requirements for microsuits, and reduced parking requirements for the provision of CarShare vehicles and memberships. This development aligns with the proposed changes and the parking variance would be greatly reduced or eliminated should the amendment bylaw be adopted by Council.

There are no other variances requested.

4.0 Proposal

4.1 Background

The single family dwellings on the subject properties have been demolished and properties consolidated to facilitate this development. The application has gone through several revisions since the original application in May 2017.

4.2 Project Description

The proposed development is for 94-units for student housing with 89 microsuits, three 1-bedrooms, and two 4-bedrooms. It is 4 ½ storeys high with a combination of parkade and surface parking accessed from the lane. Private outdoor space is provided on private balconies or patios for each unit, as well as communal balconies on each floor and a rooftop amenity area. Garbage and recycling is screened from view in the parkade, and landscaping provided meets the zoning bylaw requirements and includes screening of the surface parking area. Bicycle parking is provided on the exterior and interior of the building, and a common room with locker storage is located on the main floor as an amenity for building residents. One variance is requested to reduce the required parking from 96 required to 66 proposed. No other variances are requested.

4.3 Site Context

The subject property is located on the corner of Dougall Rd N and McIntosh Rd, within the Rutland Urban Centre, and is within 200m of Rutland Centennial Park and the main transit exchange for Rutland.

Specifically, adjacent land uses are as follows:

Subject Property Map: 345 Dougall Rd N



4.4 Zoning Analysis Table

Site Details:	Zone Requirement	Proposal
Site Area (m ²)	1400m ²	m ²
Site Width (m)	30.0m	m
Site Depth (m)	35.0m	m
Site Coverage of Building(s) (%)	40%	39%
Site Coverage of buildings, driveways, and parking (%)	70%	68.5%
Development Regulations:	Zone Requirement	Proposal
Total Number & Types of units	Medium Density Apartments	89 microsuite 3 one-bedroom 2 four-bedroom
Floor Area Ratio (FAR)	1.3	1.3
Building Height (stories/meters)	18.0m or 4.5 storeys	18.0m or 4.5 storeys
Building(s) Setbacks (m):		
Front	6.0m	6.0m
Side (north)	7.0m	7.0
Side (south)	6.0m to flanking street	6.0
Rear	7.0 with lane	9.0
Number of Parking Stalls	96 stalls 9 visitor stalls	66 stalls 9 visitor stalls
Ratio of Parking Stalls	Full Size: 50% Medium Size: 40% Compact: 10%	Full Size: 50% Medium Size: 42% Compact: 8%
Number of Bicycle Parking Spaces	Class I: 47 Class II: 10	Class I: 47 Class II: 10
Private Open Space Area	730m ²	900m ²

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process

Healthy Communities.¹ Through current zoning regulations and development processes, foster healthy, inclusive communities and a diverse mix of housing forms, consistent with the appearance of the surrounding neighbourhood.

Objective 5.11.² To support parking management programs that promote reduced vehicle ownerships, reduced vehicle trips and increased use of active modes of transportation.

¹ City of Kelowna Official Community Plan, Policy 5.22.7 (Development Process Chapter).

² City of Kelowna Official Community Plan, Objective 5.1 (Development Process Chapter).

6.o Application Chronology

Date of Application Received:	May 4, 2017
Date Public Consultation Completed:	July 25, 2017
Date of Revised Drawings Received:	October 30, 2017
Date of 3 rd Reading:	February 6, 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:

- OCP Revitalization Design Guidelines
- DRAFT Development Permit & Development Variance Permit DP17-0118 & DVP17-0119
- Schedule "A": Siting and Dimensions
- Schedule "B": Elevations and Materials
- Schedule "C": Landscape Plan