

REPORT TO COUNCIL



Date: April 9, 2019

RIM No. 0940-50

To: City Manager

From: Community Planning Department (LK)

Application: DP18-0018 & DVP18-0019 **Owner:** Sukhdarshan Singh Pannu

Address: 1044-1074 Cawston Avenue **Applicant:** New Town Services Inc.

Subject: Development Permit and Development Variance Permit Applications

Existing OCP Designation: SIH – Sensitive Infill Housing, MRM – Multiple Unit Residential (Medium Density)

Proposed OCP Designation: MRM – Multiple Unit Residential (Medium Density)

Existing Zone: RU7 – Infill Housing, RU6- Two Dwelling Housing

Proposed Zone: RM5 – Medium Density Multiple Housing

1.0 Recommendation

THAT Official Community Plan Map Amending Bylaw No. 11595 be amended at third reading to revise the legal description of the subject property from Lot 2 District Lot 138 ODYD Plan 3857 to Lot A District Lot 138 ODYD Plan EPP85234;

THAT Rezoning Bylaw No. 11596 be amended at third reading to revise the legal description of the subject properties from Lot 1 & Lot 2 District Lot 138 ODYD Plan 4315 and Lot 2 District Lot 138 ODYD Plan 3857 to Lot A District Lot 138 ODYD Plan EPP85234;

AND THAT final adoption of Official Community Plan Map Amending Bylaw No. 11595 and Rezoning Bylaw No. 11596 be considered by Council;

AND THAT Council authorizes the issuance of Development Permit No. DP18-0018 for Lot A District Lot 138 ODYD Plan EPP85234, located at 1044-1074 Cawston Ave, 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. DVP18-0019 for Lot A District Lot 138 ODYD Plan EPP85234, located at 1044-1074 Cawston Ave, Kelowna, BC;

AND THAT variances to the following sections of Zoning Bylaw No. 8000 be granted:

Section 13.11.6(b): RM5 – Medium Density Multiple Housing Development Regulations

To vary the maximum site coverage from 40% to 45.4% proposed; and the maximum site coverage of buildings, driveways and parking areas from 65% to 71.9% proposed;

Section 8.1.11(b): Parking and Loading Regulations

To vary the ratio of medium size parking stalls from 40% maximum to 48% proposed.

AND THAT Council's consideration of this Development Permit and Development Variance Permit be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Community Planning Department dated April 9, 2019;

AND THAT the applicant be required to complete the above noted conditions of Council's approval of the Development Permit 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 the form and character of a proposed 4 ½ storey apartment building and to consider two variances for increases in site coverage, as well as a variance to increase the ratio of medium size parking stalls.

3.0 Community Planning

Community Planning Staff are supportive of the Development Permit and associated variances as it meets many of the objectives and supporting policies of the Official Community Plan (OCP), as well as the applicable urban design guidelines. These include:

- Promote interesting, pedestrian friendly streetscape design and pedestrian linkages;
- Provide for a scale and massing of buildings that promotes a safe, enjoyable living, pedestrian and working experience;
- Incorporate architectural features and detailing of buildings and landscapes that define an area's character;
- Provide outdoor spaces, including rooftops, balconies, patios and courtyards;
- Mitigate the actual and perceived bulk of buildings by utilizing appropriate massing, including:
 - Architectural elements (e.g. balconies, bay windows, cantilevered floors, cupolas, dormers);
 - Step back upper floors to reduce visual impact;
 - Detailing that creates a rhythm and visual interest along the line of the building;
 - Wall projections and indentations, windows and siding treatments as well as varied material textures should be utilized to create visual interest and to articulate building facades.

The inclusion of ground-oriented units facing onto Cawston Avenue helps to provide a pedestrian-oriented scale and connection along the streetscape. This enhances the public realm at the street level as well as providing connectivity and privacy for the private realm. The provision of terraced landscaping separates the private and public areas while disguising the above-grade portion of the parkade level. This aids in enhancing the over-all look and feel of the building and its connection to the street.

The property is close to the Downtown between Graham Street and Gordon Drive. The site is located on the north side of the Cawston Avenue multi-use corridor which will provide good cycling and pedestrian connectivity to downtown, the Ethel St multi-use corridor, and the Rail Trail. The property has a Walk Score of 67 (Somewhat Walkable- some errands can be accomplished on foot) and a Transit Score of 43 (Some Transit - a few nearby public transportation options). The proximity to downtown provides nearby amenities including parks, restaurants, shops and recreational opportunities in the immediate area.

4.0 Proposal

4.1 Background

The project site consisted of three parcels which have been consolidated to a single title lot. The existing structures will be demolished to facilitate the construction.

4.2 Project Description

The applicant is proposing the construction of a 4 ½ storey, 40-unit purpose built rental apartment building. The project is funded by BC Housing and will be operated by the NOW Canada Society to provide below market rental homes for women and their children. The building has a mix of unit types including:3 studio, 20 – 1 bedroom, 8 – 2 bedroom and 9- 3 bedroom units.

Zoning Bylaw parking requirements have been met through the provision of 62 parking stalls with the site access from the rear laneway. The parking has been divided with half of the stalls provided in a partially underground parking structure and the remainder as at-grade parking stalls adjacent to the rear lane.



Form and Character

The buildings' architectural design has strong modern lines with a flat roof design. The main floor has ground-oriented units with entry doors facing onto Cawston Avenue. The building massing steps back above 2 ½ storeys, which aids in providing a more pedestrian scaled development, reduces the over-all scale of the building and provides a height transition to the single-family dwellings located to the west. The setbacks and articulation allows for the provision of generous patios and balconies to meet the outdoor amenity space requirements.

The building utilizes a natural colour palette for the exterior finishes. This includes low-maintenance hardie panel in varying colours: gray as the primary colour with dark brown and white as accent colours. Brick is used to anchor the corners of the building and to provide warmth to the modern design. Tiered landscaping and patios have been utilized to disguise the partially above-grade parkade. The landscaping also aids in distinguishing the patios as private amenity area from the public multi-use corridor at street-level.

Variances

The applicant is requesting site coverage variances for the building from 40% to 45.4% and to the combined site coverage of building, driveways and parking areas from 65% to 71.9% proposed. This variance is requested in order to accommodate the partially above-ground parking structure as it is included in the calculation of building area. The parkade is partially above-grade due to the high-water table experienced in the neighbourhood. The second part of this variance is for the provision of some at-grade parking stalls at the rear of the building which increased the sites' over-all site coverage. The applicant is using permeable pavers as a way of mitigating the amount of hard surfacing on the site and will provide water permeability. It also provides visual interest and delineates the parking stalls from the asphalt drive aisles.

The second variance request is to increase the ratio of medium size parking stalls from 40% maximum to 48% proposed. The development proposes 62 stalls and the Zoning Bylaw requirement is for 58 parking stalls. The Zoning Bylaw allows for a ratio of 50% full size, 40% medium and 10% compact stalls. This means an increase of 5 medium sized stalls from the maximum of 25 (40%) allowed for a total of 30 (48%) medium size parking stalls proposed. The project also provides 26 (42%) full size stalls and 6 (10%) compact stalls. As this is a below market rental project, the applicant believes the residents are more likely to operate more compact and less costly vehicles.

Staff are supportive of these variances to facilitate this development. The provision of tiered landscaping along the Cawston Avenue streetscape aids in disguising the raised parking structure and also provides a natural division of the public and private realm.

The parking ratio variance is considered nominal as many people are moving towards more affordable car ownership in the form of compact cars. The development directly accesses the Cawston multi-use corridor and encourages alternate forms of transportation which will appeal to some residents and aid in reducing motor vehicle use.

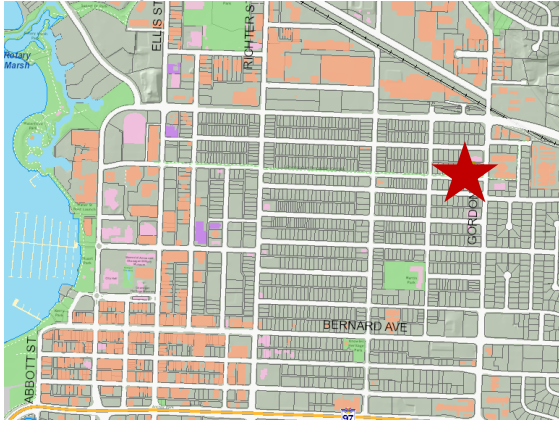
4.3 Site Context

The project site consists of three parcels which have been consolidated to a single legal lot. It is located on the north side of Cawston Avenue between Graham Street and Gordon Drive. The properties are connected to urban services and are located within the Permanent Growth Boundary.

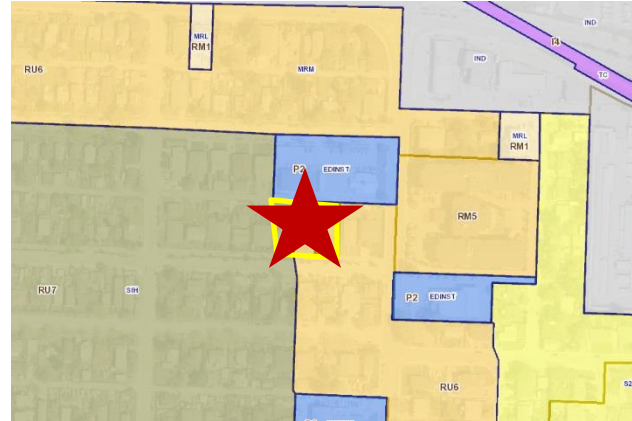
Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	P2 – Education and Minor Institutional	Religious Assemblies (Catholic Church)
East	RU6 – Two Dwelling Housing RM5 – Medium Density Multiple Housing	Single & Semi-detached housing Supportive Housing (Northwood)
South	RU6 – Two Dwelling Housing	Duplex Housing
West	RU7 – Infill Housing	Duplex Housing

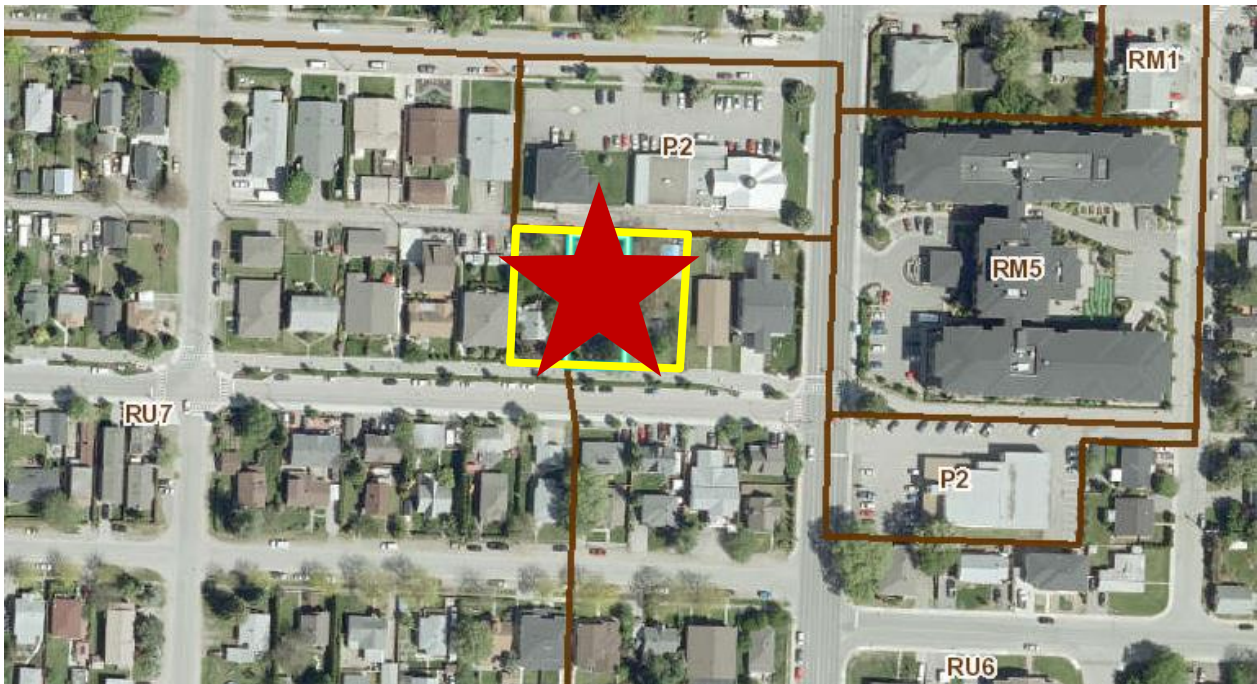
Context Map:



Future Land Use:



Subject Property Map: 1044, 1052 & 1074 Cawston Avenue



4.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RM5 ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Lot Area	1400 m ²	2371.5 m ²
Lot Width	30 m	55.8 m
Lot Depth	35 m	42.5 m
Development Regulations		
Site Coverage (Building) and;	40%	44% ^❶
Site Coverage (Building, driveway & parking)	65%	73.6% ^❶
Floor Area Ratio	1.155	1.155
Height (the lessor of)	4.5 storeys or 18 m	4.5 storeys & 14.9 m
Front Yard	Up to 2.5 storeys - 1.5 m Over 2.5 storeys – 6.0 m	3.66 m 6.0 m
Side Yard (east)	Up to 2.5 storeys - 4.5 m Over 2.5 storeys – 7.0 m	4.5 m 7.0 m
Side Yard (west)	Up to 2.5 storeys - 4.5 m Over 2.5 storeys – 7.0 m	4.5 m 7.0 m
Rear Yard	7.0 m	18.0 m
Other Regulations		
Minimum Parking Requirements	49 stalls	49 stalls
Parking Stall Size Ratios	50% Full 40% Medium 10% Compact	42% Full 48% Medium ^❷ 10% Compact
Bicycle Parking	Class I – 20 Class II - 4	Class I – 20 Class II - 4
Private Open Space	580 m ²	1092 m ²
^❶ Indicates a requested variance to the site coverage of building from 40% maximum to 44% proposed. And a variance to the site coverage of building, driveways and parking areas from 65% maximum to 73.6% proposed. ^❷ Indicates a requested variance to the parking stall ratio for medium stalls from 40% maximum to 48% proposed.		

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process

Compact Urban Form.¹ Develop a compact urban form that maximizes the use of existing infrastructure and contributes to energy efficient settlement patterns. This will be done by increasing densities (approximately 75 - 100 people and/or jobs located within a 400-metre walking distance of transit stops is required to support the level of transit service) through development, conversion, and re-development within Urban Centres (see Map 5.3) in particular and existing areas as per the provisions of the Generalized Future Land Use Map 4.1.

Sensitive Infill.² Encourage new development or redevelopment in existing residential areas to be sensitive to or reflect the character of the neighbourhood with respect to building design, height and siting.

¹ City of Kelowna Official Community Plan, Policy 5.3.2 (Development Process Chapter).

² City of Kelowna Official Community Plan, Policy 5.22.6 (Development Process Chapter).

Healthy Communities.³ 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.

Housing Mix.⁴ Support a greater mix of housing unit size, form and tenure in new multi-unit residential and mixed-use developments.

6.o Application Chronology

Date of Application Received:	January 23, 2018
Date Public Consultation Completed:	February 15, 2019
Date of Rezoning Public Hearing:	April 9, 2018

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

Attachments:

OCP Comprehensive Design Guidelines
Draft Development Permit and Development Variance Permit: DP18-0018 & DVP18-0019
Schedule A: Site Plan and Floor Plans
Schedule B: Conceptual Elevations & Finish Schedule
Schedule C: Landscape Plan

³ City of Kelowna Official Community Plan, Policy 5.22.7 (Development Process Chapter).

⁴ City of Kelowna Official Community Plan, Policy 5.27.11 (Development Process Chapter).