

# REPORT TO COUNCIL



**Date:** April 9<sup>th</sup> 2019

**RIM No.** 1250-30

**To:** City Manager

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

**Application:** DP18-0196 & DVP18-0197      **Owner:** Teano Holdings Ltd., Inc. No. BC1090038

**Address:** 2627 – 2643 Gore St.      **Applicant:** Worman Resources Inc.

**Subject:** Development Permit and Development Variance Permit Application

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

Existing Zone: RM5 –Medium Density Multiple Housing

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## 1.0 Recommendation

THAT Rezoning Bylaw No. 11721 be amended at third reading to revise the legal description of the subject properties from Lot 7 & Lot 8 District Lot 14 ODYD Plan 7927 to *Lot A, District Lot 14, ODYD, Plan EPP89269*;

AND THAT final adoption of Rezoning Bylaw No. 11721 (Z18-0106) be considered by Council;

AND THAT Council authorizes the issuance of Development Permit No. DP18-0196 for *Lot A, District Lot 14, ODYD, Plan EPP89269*, located at 2627 – 2643 Gore St, Kelowna, BC, 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 THAT Council authorizes the issuance of Development Variance Permit No. DVP18-0197 for *Lot A, District Lot 14, ODYD, Plan EPP89269*, located at 2627 – 2643 Gore St, Kelowna, BC;

AND THAT variances to the following section[s] of Zoning Bylaw No. 8000 be granted:

### **Section 13.11.6(e): RM5 – Medium Density Multiple Housing Development Regulations**

- To vary the required side yard setback along the south property line, as described in Schedule 'A', only for the parkade from 4.5m to 1.52m;

AND FURTHER THAT this Development Permit / 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 form and character of a 19 unit four storey apartment building and to consider a setback variance for the parkade along the southern property line.

#### **3.0 Community Planning**

Staff support the development permit with the associated variance. The proposed infill apartment building is consistent with the future land use MRM - Multiple Unit Residential (Medium Density) designation within this transitional neighbourhood.

The proposal reflects several objectives of the Official Community Plan (OCP) for the South Pandosy Urban Centre, including:

- **South Pandosy**<sup>1</sup>. Build to generally 4 storeys.
- **South Pandosy Urban Design**<sup>2</sup>. Encourage urban design that differentiates this a “grander” or more “stately” image than other residential areas which will enhance the desired character of the corridor.

The application meets the Comprehensive Development Permit Guidelines<sup>3</sup> through its effective street edge, open spaces that take advantage of sunlight, public and private transition, recognizable entrances and durable materials. The front yard patios provide a smooth transition to the street, with landscaping that softens the building form. Balconies, canopies, window treatments and articulated rooflines provide variation to the building mass. The top story is setback which lightens the sense of mass. The material textures are varied, and there is pedestrian movement around the site and through to the laneway. The parking is accessed from the rear and side lane. There will be no vehicular access to the lane from Gore Street as the development will provide a bicycle chicane.

The proposal is consistent with the RM5 zone except for one side yard setback. The reduced setback is to the southern property line but the variance is only for the parkade. The residential units meet the required setback. The variance is only needed to a height of 2 metres above grade, which is the same height as the side-yard fence. The variance is anticipated to have minimal impact to the adjacent neighbour as the parkade will be hidden by a fence.

Despite the parkade setback variance, the form of the building achieves many of the OCP's design guidelines objectives such as: extensive open spaces, ground oriented units with identifiable front entries, as well as the variation in both materials and building form. Articulation through window detailing, roof definition and cornice treatments further refine the character of the building and reflect a high quality of design.

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<sup>1</sup> City of Kelowna Official Community Plan, Policy 5.5.1 (Development Process Chapter).

<sup>2</sup> City of Kelowna Official Community Plan, Policy 5.20.2 (Development Process Chapter).

<sup>3</sup> City of Kelowna Official Community Plan, Chapter 14. Comprehensive Development Permit Area Guidelines

Overall, Staff are supportive of the Development Permit and Development Variance Permit.

### 3.1 Project Description

The proposal is for a 19 unit, 4 story apartment building. The development features two ground oriented units facing Gore Street. The rest of the units are accessible from common lobbies and elevator. There is a mix of one and two bedroom units with spacious balconies. Parking for the development is a mix of underbuilding parking (18 stalls) and exterior at grade stalls accessed from the rear lane.

High quality building materials are being used throughout the building with the predominant material being brick. The off-site and on-site landscaping was coordinating with Staff to bring high quality design elements including stepped planters which soften the building's front along Gore Street.

**Proposed Rendering:** 2627 Gore St.



**Subject Property Map: 2627-2643 Gore Street****3.3 Zoning Analysis Table**

The zoning analysis is included in the table below.

Zoning Analysis Table		
CRITERIA	RM <sub>5</sub> ZONE REQUIREMENTS	PROPOSAL
Development Regulations		
Floor Area Ratio	1.3	0.97
Height	18m / 4.5 storeys	16.0m / 4.5 storeys
Front Yard	2½ storeys = 1.5m Over 2½ storeys = 6.0m	2½ storeys = 3.56 m Over 2½ storeys = 6.42m
Side Yard (south)	4.5m below 2 ½ storeys 7.0m above 2 ½ storeys	1.52 m / 4.57 m / 7.4 m <span style="color: red;">❶</span>
Side Yard (north)	4.5m below 2 ½ storeys 6.0m above 2 ½ storeys	4.5 m / 6.0 m
Rear Yard	7.0m	7.21 m
Site Coverage (w/ bonus for POS)	50% w/ POS	50%
Site Coverage incl. driveways and parking	65% + 5% bonus	69%
Other Regulations		
Minimum Parking Requirements	(13 x 1.25) + (6 x 1.5) = 25.25 stalls	30
Bicycle Parking	Class I @ .5/unit x 19 units = 9.5 Class II @ .1/unit x 19 units = 1.9	18 4
Private Open Space (POS)	(15m <sup>2</sup> / unit x 13 units) + (25m <sup>2</sup> / unit x 6 units) = 345m <sup>2</sup>	660m <sup>2</sup>
<span style="color: red;">❶</span> Variance to reduce the side yard setback (south)		

#### **4.0 Current Development Policies**

##### **4.1 Kelowna Official Community Plan (OCP)**

#### **Comprehensive Development Permit Area Guidelines**

##### **OBJECTIVES**

- Convey a strong sense of authenticity through urban design that is distinctive for Kelowna;
- Promote a high urban design standard and quality of construction for future development that is coordinated with existing structures;
- Integrate new development with existing site conditions and preserve the character amenities of the surrounding area;
- Promote interesting, pedestrian friendly streetscape design and pedestrian linkages;
- Provide for a scale and massing of commercial buildings that promotes a safe, enjoyable living, pedestrian, working, shopping and service experience;
- Incorporate architectural features and detailing of buildings and landscapes that define an area's character;
- Promote alternative transportation with enhanced streetscapes and multimodal linkages;
- Highlight the significance of community institutional and heritage buildings; and
- Protect and restore the urban ecology (i.e. architectural and site consideration with respect to the ecological impact on urban design).
- Moderate urban water demand in the City so that adequate water supply is reserved for agriculture and for natural ecosystem processes.
- Reduce outdoor water use in new or renovated landscape areas in the City by a target of 30%, when compared to 2007

#### **5.0 Application Chronology**

Date of Application Received:	Oct 12 <sup>th</sup> , 2018
Date Public Consultation Completed:	Nov 5 <sup>th</sup> , 2018
Date of Initial Consideration:	Dec 10 <sup>th</sup> , 2018
Date of Public Hearing:	Jan 15 <sup>th</sup> , 2019

<b>Report prepared by:</b>	Adam Cseke, Planner Specialist
<b>Reviewed by:</b>	Terry Barton, Urban Planning Manager
<b>Approved for Inclusion:</b>	Ryan Smith, Community Planning Department Manager

##### **Attachments:**

Applicant's Letter of Rationale  
Draft Development Permit / Development Variance Permit  
Development Engineering Memo