

REPORT TO COUNCIL



Date: 4/26/2016

RIM No. 0940-40

To: City Manager

From: Community Planning Department (AC)

Application: DP15-0303, DVP15-0304 **Owner:** 1043718 B.C. Ltd., Inc.
No. BC1043718

Address: 644 Lequime Rd **Applicant:** David Gervais

Subject: Development Permit and Development Variance Permit Applications

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

Existing Zone: RM4 - Transitional Low Density Housing

1.0 Recommendation

THAT Council authorize the issuance of Development Permit DP15-0303 for Lot A, Section 6, Township 26, ODYD, Plan 24496, located on 644 Lequime Rd, Kelowna, BC, subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in general accordance with Schedule "A";
2. The exterior design and finish of the building to be constructed on the land be in general accordance with Schedule "B";
3. Landscaping to be provided on the land to be in general accordance with Schedule "C";
4. That 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 professional landscaper;

AND THAT Council authorize the issuance of Development Variance Permit DVP15-0304 Lot A, Section 6, Township 26, ODYD, Plan 24496, located on 644 Lequime Rd, Kelowna, BC;

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

Section 13.10.6(b) Development Regulations

To vary the maximum site coverage of buildings, driveways, and parking areas from 60% to 69.5% subject to general conformance with the drawings (Schedule "A", "B", & "C") attached to DP15-0303.

AND THAT the applicant be required to complete the above noted conditions of Council's approval of the Development Permit/Development Variance Permit Applications in order for the permit to be issued;

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

2.0 Purpose

To review the form and character Development Permit for a 3 storey 18 unit townhouse development and to consider a variance for site coverage.

3.0 Community Planning

Staff supports the proposed Development Permit and Development Variance Permit as the project meets many objectives and supporting policies of the Official Community Plan (OCP) including the applicable urban design guidelines. The Official Community Plan (OCP) identifies the area as MRM (Medium Density Multiple Residential). The proposed three bedroom townhouses help to address the needs of families with children by providing appropriate family-oriented housing located near multiple schools and parks.

Additional density in this area is well supported by the close proximity to: Ecole de L'Anse-au-sable, First Lutheran Christian School, Capital News Centre, Bellmont Park, Lakeshore Road Beach Access, Bluebird Road South Beach Access, Hobson Road Beach Access, and the Central Okanagan Sailing association.

The 3 storey proposal is consistent with the surrounding building heights. The properties to the south and west are 3 storey multi-family buildings and the properties to the east are 4 storey apartment buildings. The development is providing the minimum two parking stalls per unit plus an additional 3 visitor parking stalls. The proposal does not show any access to the rear lane as the developer could not secure an agreement with the private owners of the lane.

One variance is requested for site coverage. Building site coverage meets the bylaw requirements but site coverage for buildings, parking areas, and driveways exceeds the bylaw requirements by 9.5%. The site coverage rule for buildings, parking areas, and driveways was initially adopted to limit the amount of impervious surfaces and increase the amount of on-site infiltration. Over the last couple of years, Council has consistently varied this rule for multi-family development to allow more coverage. Staff have not received any negative feedback regarding impacts to drainage on those sites. Further, allowing an increase in area dedicated for parking increases the number of units available to be located onsite which meets the density goals of the OCP on these urban multi-family sites. Therefore, Staff have will be reviewing site coverage in a future housekeeping amendment bylaw.

The Lequime Road façade has gone through multiple revisions with Staff and the applicant. The current proposal creates the desired streetscape rhythm by adding a front door and portico feature facing Lequime Road. Initially this façade had no front entrance features. This front façade still could use more improvements to completely remove the side of building feeling but Staff have concluded (after a number of revisions) that the minimum design guidelines have been met.

In fulfillment of Council Policy No. 367 respecting public consultation, the applicant notified all of the neighbours within a 50 meter radius. The applicant further held their own public meeting to listen to the neighbours' input even though it was not required by notification policy. This meeting was held on Friday March 11th 2016 between 4pm to 7pm.

4.0 Proposal

4.1 Project Description

The proposal is for an 18 unit, three storey, three bedroom townhouse development. A driveway bisects the middle of the lot with parking garages under each unit. There is a communal garbage and recycling bin located at the north end of the site. A landscaped pathway will be provided along the west and east property lines. The townhouses are a basic and simple design consistent with the popular 'contemporary west coast' theme. A neutral colour pallet of grey and white have been chosen with a mix of horizontal siding, vertical siding, and shakes. The colour choice for the asphalt shake roof is charcoal.

The landscape plan includes a combination of perennial flowering plants, tall contemporary grasses and medium sized coniferous and deciduous trees. The design should be low maintenance and drought hardy during hot summers.

4.2 Site Context

The subject parcel is located within the lower mission area and is designated as Multiple Unit Residential - Medium Density (MRM) in the OCP. The lot is within the Permanent Growth Boundary and the adjacent land uses are as follows:

| Orientation | Zoning | Land Use |
|-------------|------------------------------------------------------------------------------|------------------------------|
| North | RM3 - Low Density Multiple Housing P2 - Education and Minor Institutional | Residential Institutional |
| East | RM5 - Multiple Unit Residential (Medium Density) | Residential |
| South | RU1 - Large Lot Housing P2 - Education and Minor Institutional | Residential Institutional |
| West | RM3 - Low Density Multiple Housing | Residential |

Subject Property Map: 644 Lequime Rd



4.3 Zoning Analysis

| Zoning Analysis Table | | |
|--------------------------------------------------|--------------------|------------------|
| CRITERIA | PROPOSAL | REQUIREMENTS |
| | | RM4 |
| Development Regulations | | |
| Height | 12.45m / 3 stories | 13 m / 3 stories |
| Front Yard (south) | 6.0 m | 6.0 m |
| Side Yard (west) | 4.5 m | 4.5 m |
| Side Yard (east) | 4.5 m | 4.5 m |
| Rear Yard (north) | 9.0 m | 9.0 m |
| Site Coverage | 39.8 % | 50 % |
| Site coverage of buildings, parking, & driveways | 69.5 % ❶ | 60 % |
| FAR | 0.39 | 0.65 |
| Other Regulations | | |
| Minimum Total Parking | 23 stalls | 20 stalls |
| Minimum Visitor Parking | 3 stalls | 3 stalls |
| Minimum Drive Aisle Width | 8.0 m | 7.0 m |
| Minimum Bicycle Parking | 10 | 0 |
| Private Open Space | 1220 m² | 575 m² |
| ❶ Site coverage reduction requested; | | |

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 5 - 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.

Housing.³ Kelowna 2030 includes policy direction that promotes higher density housing development in general, especially as infill or redevelopment in core areas. Approximately 57% of all new housing would be in the form of apartments and townhouses in support of compact urban form and complete communities objectives, as well as

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).

³ City of Kelowna Official Community Plan, Housing, Chapter 2.1 (Regional Context).

⁴ City of Kelowna Official Community Plan, Policy 5.23.1 (Development Process Chapter).

reduced servicing costs. Kelowna 2030 also includes policy direction in support of affordable and safe rental housing, non-market and/or special needs housing.

Ground-Oriented Housing. ⁴ Encourage all multiple-unit residential buildings in neighbourhoods with schools and parks to contain ground-oriented units with 2 or more bedrooms so as to provide a family housing choice within the multi-unit rental or ownership markets. High density residential projects in the Downtown area are encouraged to include a ground-oriented housing component, especially where such can be provided on non-arterial and non-collector streets.

6.0 Technical Comments

6.1 Building & Permitting Department

- a) A minimum Geodetic Elevation of 343.66 meters is required for all habitable spaces including the parking garage(s).
- b) Development Cost Charges (DCC's) are required to be paid prior to issuance of any Building Permit(s).
- c) Placement permits are required for any sales or construction trailers that will be on site. The location(s) of these are to be shown at time of development permit application.
- d) A Building Code analysis is required for the structure at time of building permit applications.
- e) A Geotechnical report is required to address the location of high water table, sub soil conditions and site drainage at time of building permit application.
- f) Full Plan check for Building Code related issues will be done at time of Building Permit applications. Please indicate how the requirements of Radon mitigation are being applied to this structure.

6.2 Development Engineering

- See attached Memo dated January 13th 2016

6.3 Fire Department

- a) Construction fire safety plan is required to be submitted and reviewed prior to construction and updated as required. Template available online at Kelowna.ca.
- b) Engineered Fire Flow calculations of 150 l/sec are required for row housing. Should a fire hydrant be required to be installed on this property, it shall be deemed a private hydrant and be operational prior to the start of construction.
- c) A visible address must be posted as per City of Kelowna By-Laws. This townhouse development shall have one main address with unit numbers.
- d) Should the townhomes have a sprinkler system, Sprinkler drawings are to be submitted to the Fire Dept. for review when available.
- e) Should the townhomes have a sprinkler system, a Fire alarm system is to be monitored by an agency meeting the CAN/ULC S561 Standard.
- f) Approved Fire Department steel lock box or key tube acceptable to the fire dept. is required by the fire dept. entrance.
- g) Fire department access shall be met as per BC Building Code.
- h) All requirements of the City of Kelowna Fire and Life Safety Bylaw 10760 shall be met.
- i) Dumpster/refuse container must be 3 meters from structures and overhangs.

7.0 Application Chronology

Date of Application Received: December 7th 2015
Date of Public Consultation: March 14th 2016

Report prepared by:

Adam Cseke, Planner

Reviewed by: ☐ Terry Barton, Urban Planning Manager

Approved by: ☐ Ryan Smith, Community Planning Manager

Attachments:

Subject Property Map

Development Engineering Comments dated January 13th 2016

Applicant's rationale

Public Notification summary

Application Package

Draft Development Permit / Development Variance Permit

- Schedule 'A'
 - Site Plan
 - Floor Plan
- Schedule 'B'
 - Elevations
 - Colour Board
- Schedule 'C'
 - Landscaping