

REPORT TO COUNCIL



Date: May 6, 2019

RIM No. 0940-00

To: City Manager

From: Community Planning Department (WM)

Application: DP18-0252 **Owner:** 1129549 B.C. Ltd, Inc.No. BC1129549

Address: 5300 Main Street **Applicant:** Patrick McCusker Architecture Inc.

Subject: Development Permit Application

Existing OCP Designation: MRM – Multiple Unit Residential (Medium Density) & COMM - Commercial

Existing Zone: CD2 – Kettle Valley Comprehensive Residential Development

1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP18-0252 for Lot A Section 23 Township 28 Similkameen Division Yale District Plan KAP80574, located at 5300 Main Street, 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 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 a mixed use, 28 unit residential townhouse and live/work studio commercial development.

3.0 Community Planning

Community Planning is recommending support for the proposed residential and live/work commercial mixed use development project. The ground oriented design meets the Official Community Plan (OCP) Comprehensive Development Permit Area design guidelines and the intent of the Kettle Valley Comprehensive Development Zone. The variety of units proposed provides a variety of housing types while providing a neighbourhood commercial aspect to the Mixed Use Village Town Centre.

4.0 Proposal

4.1 Project Description

The applicant is proposing a 28 unit mixed use townhouse development consisting of five buildings each three stories tall. This includes a 7 unit building oriented towards Main Street which incorporates live/work commercial space for those units. The majority of units will have entrance ways oriented off of public street frontage with the exception of Building 3 which is accessed internally from the common access road. There is a variety of two and three bedroom units and vary in size from 942 ft² – 2,363 ft².

The proposal meets the parking requirements of the Zoning Bylaw. Four visitor parking stalls are provided, two at the entrance to the site from the laneway, and two on the west side between Buildings 1 and 2. Parking for residents is provided in garages and driveways in tandem and side-by-side configurations, in addition to a below grade parkade which provides parking for the commercial live/work units. In general, the primary site access will be from McCarren Avenue and the lane along the south property line with emergency access available off of Main Street.

The form and character of the buildings have a traditional exterior which fits well with the existing neighbourhood and are articulated by numerous bay windows with raised dormers. The commercial live/work portion incorporates brick façade and a prominent 'clock tower' architectural feature on the corner of Chute Lake Road and Main Street.

Image 1 – Rendering of Building 4 looking south from Main Street.



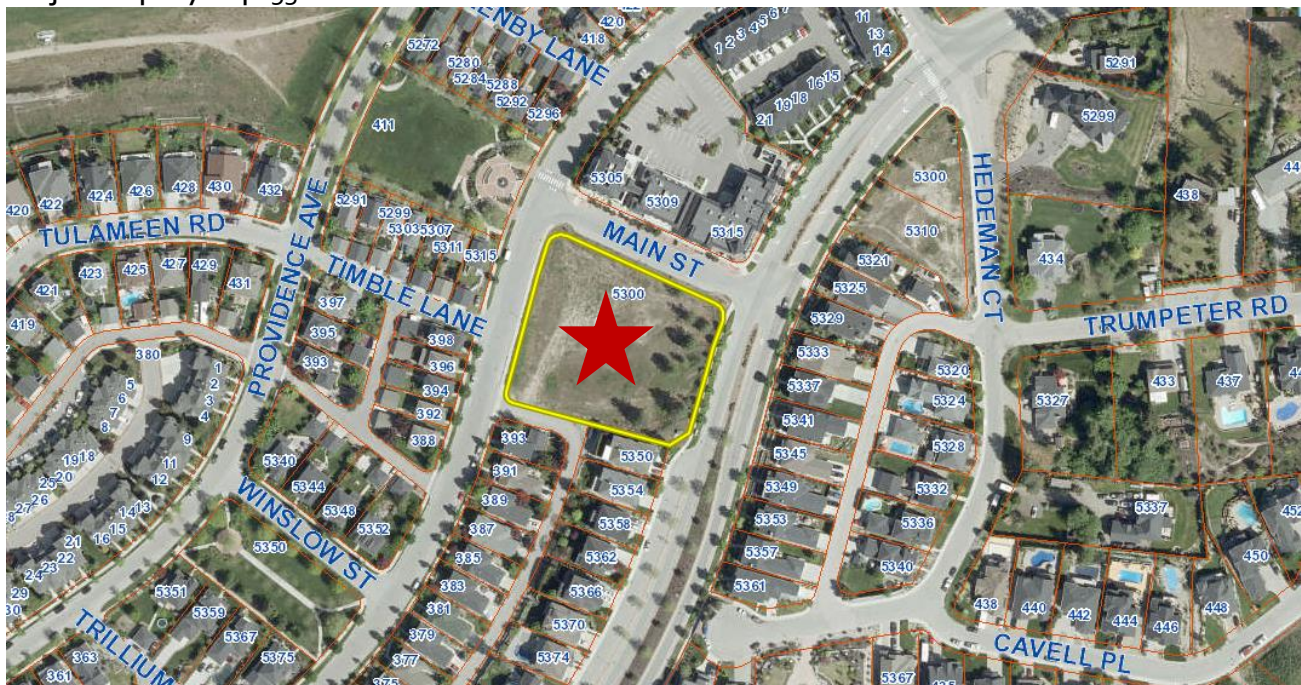
4.2 Site Context

The subject property is 0.58 hectares in size with three fronting roads Main Street, Chute Lake Road and McCarren Avenue. The site is one of the last remaining vacant sites in the Kettle Valley Neighbourhood and is designated Type IX – Mixed Use Village Town Centre, a subzone of the CD2 – Kettle Valley zone.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	CD2 – Kettle Valley Comprehensive Development	Commercial
East	CD2 – Kettle Valley Comprehensive Development	Residential
South	CD2 – Kettle Valley Comprehensive Development	Residential
West	CD2 – Kettle Valley Comprehensive Development	Residential

Subject Property Map: 5300 Main Street



4.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	ZONE REQUIREMENTS	PROPOSAL
Development Regulations		
Floor Area Ratio	1.0	0.79
Height	16 m	15.9 m
Front Yard	4.5 m	4.5 m
Exterior Side Yard (west)	4.5 m	4.5 m
Exterior Side Yard (north)	4.5 m	4.5 m
Side Yard	1.2 m	4.5 m

Other Regulations		
Minimum Parking Requirements	2 stalls / 3 bedroom = 48 1.5 stalls / 2 bedroom = 6 2.0 / 100 m ² (commercial) = 10 1 stall / 7 unit visitor = 4 Total = 68 stalls	Total: 68 stalls
Bicycle Parking	Class 1 - 0.5 / per unit = 14 Class 2 - 0.1/ per unit = 3 Total = 28 stalls	Total: 28 stalls
Private Open Space	25 m ² per 2 bedroom Total: 700 m²	983 m ²

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.

5.2 RDCO - Regional Growth Strategy (RGS)

Policy 3.2.6.1. Preserve and enhance existing neighbourhoods through encouragement of a variety of housing types, densities, choices and affordability.

6.0 Technical Comments

6.1 Development Engineering Department

See Attachment A.

7.0 Application Chronology

Date of Application Received: August 30, 2018

Revised Drawings Received: March 14, 2019

Prepared by: Wesley Miles, Planner Specialist

Reviewed by: Terry Barton, Urban Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Draft Development Permit No.18-0252

Schedule A: Site Plan / Layout

Schedule B: Elevations / Renderings / Section Drawings

Schedule C: Landscaping Plan

Attachment A: Development Engineering Memorandum

¹ City of Kelowna Official Community Plan, Policy 5.2.3 (Development Process Chapter).

Attachment B: Applicant Rationale Letter