

REPORT TO COUNCIL



Date: May 13, 2019

RIM No. 0940-00

To: City Manager

From: Community Planning Department (LKC)

Application: DP18-0041

Owner: 1118374 B.C.
Ltd., Inc. No. BC1118374

Address: 1275 Brookside Ave.

Applicant: Matt Johnston, Architecturally
Distinct Solutions Inc.

Subject: Development Permit

Existing OCP Designation: MRL – Multiple Unit Residential (Low Density)

Existing Zone: RM3 – Low Density Multiple Housing

1.0 Recommendation

THAT final adoption of Rezoning Bylaw No. 11671 be considered by Council;

AND THAT Council authorizes the issuance of Development Permit No. DP18-0041 for Lot 3, Section 19, Township 26, ODYD, Plan 10696 Except Plans H14021 and KAP 44480, located at 1275 Brookside Avenue, Kelowna, BC, be 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 proposed six (6) unit townhouse project.

3.0 Community Planning

Staff are recommending support for the proposed townhouse project as it is consistent with the development regulations of the Zoning Bylaw, and OCP Future Land Use designation. The project meets the majority of the City's Urban Design Guidelines and should fit the context of the neighbourhood. Revisions have been made to the original design of the proposed townhome by switching the location of the decks so that they face away from the backyards of adjacent properties located to the east. Staff recognize this as an effort in making this a more sensitive infill development. The subject property has a walkscore of 74 as most errands can be accomplished on foot.

4.0 Proposal

4.1 Background

The subject property was recently rezoned from RU6 – Two Dwelling Housing to RM3-Low Density Multiple Housing to facilitate a townhouse project for the use of 6 townhome units as the previous zone did not support this use.

4.2 Project Description

The proposed development is a 6 unit 3 storey townhouse complex. Each unit has three bedrooms and a two car garage, with the site entrance to Brookside Avenue while also fronting onto Springfield Rd. The Development Engineering requirements include paying cash-in-lieu for upgrades to Brookside Avenue which includes sidewalk, storm, curb, and gutter. The property is located within the Mill Creek Floodplain Bylaw area, and therefore a minimum elevation will be required to any habitable space. The applicant recognizes the design character of the surrounding area and has attempted to integrate the development of the 6 residences without bringing along a contrast of design. The proposed development offers a pallet of lighter colour accents that complements the existing adjacent residences. The landscaping plan will meet the standards of the city of Kelowna's form and character requirements.

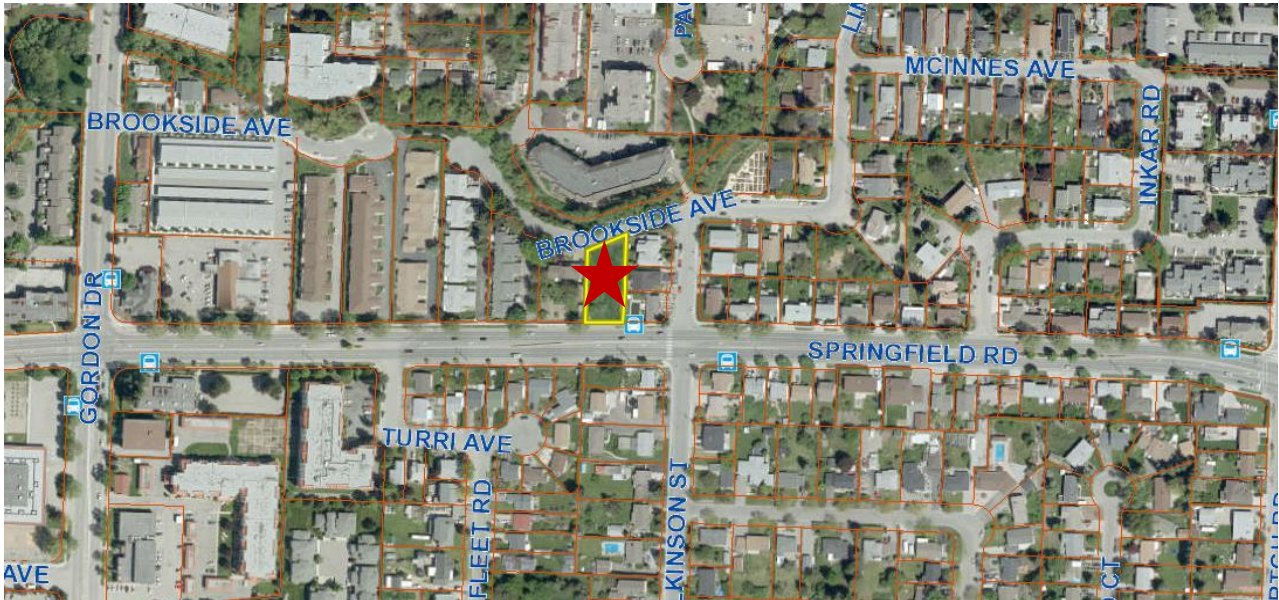
4.3 Site Context

The subject property is located at 1275 Brookside Ave, and is within the Capri Landmark Urban Centre. The subject property is located on a vacant lot zoned RM3 – Low Density Multiple Housing, and fronts Brookside Ave and Springfield Rd. There are existing single family dwellings located to the east, and west, of the subject property, all of which are zoned RU6. There is an existing Apartment complex located to the north of the subject property confirming that a range of housing types exist in the area.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RM5 – Medium Density Multiple Housing	Multi – Family
East	RU6 – Two Dwelling Housing	Single Dwelling Housing
South	RU6 – Two Dwelling Housing	Single Dwelling Housing
West	RU6 – Two Dwelling Housing	Single Dwelling Housing

Subject Property Map: 1275 Brookside Avenue



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.

6.0 Technical Comments

6.1 Building & Permitting Department

- Development Cost Charges (DCC's) are required to be paid to issuance of any Building Permits.
- A third party work order may be required with the Development Engineering Department for an upgrade water line and sewage connection. These requirements are to be resolved prior to issuance of the Building Permit.
- HPO (Home Protection Office) approval or release is required at time of Building Permit application.
- 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 and NAFS are being applied to this complex at time of permit application.

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

6.2 Development Engineering Department

- Please see attached Development Engineering Memorandum dated February 22, 2018 as Schedule "A".

6.3 Fire Department

- Approved Construction fire safety plan required prior to construction and updated as required. Template at Kelowna.ca
- Fire Department access is to be met as per BCBC 3.2.5. and 5.6.1.4 BCFC.
- New hydrants shall be operational prior to start of construction
- Address building off Brookside Ave with unit numbers
- Provide protection from adjacent building that would be exposed to fire originating from building under construction. BCFC 5.6.1.2
- Garbage enclosure must not be within 3 meter from structure or overhangs.
- Building will comply with Bylaw 10760.

7.0 **Application Chronology**

Date of Application Received: February 1, 2018

Report prepared by: Levan King Cranston, Planner I
Reviewed by: Terry Barton, Urban Planning Manager
Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Draft Development Permit

Attachment A: Development Engineering Memorandum

Schedule A: Site Plan

Schedule B: Elevations & Renderings

Schedule C: Landscape Plan