

# REPORT TO COUNCIL



**Date:** May 13, 2019

**RIM No.** 0940-00

**To:** City Manager

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

**Application:** DP18-0152

**Owner:** Emil Anderson Construction  
Co. LTD., INC. NO. C172775

**Address:** 777 Denali Dr.

**Applicant:** Matthew Temple

**Subject:** Development Permit

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

Existing Zone: RM3 – Low Density Multiple Housing

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## 1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP18-0152 for Lot 3 Section 28 Township 26 ODYD Plan KAP 74074, located at 777 Denali Dr, 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 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 the proposed duplex units on the subject property.

### 3.0 Community Planning

Community Planning staff are in support of this development application because this proposed development aligns with the City of Kelowna's zoning bylaw and the Official Community Plan (OCP) Urban Design Guidelines. The property is located within the Permanent Growth Boundary, has close access to services and amenities, and is in close proximity to Summit Dr and Spall Rd, two transportation corridors. In addition, the subject property has a walk score of 8 as almost all errands require a car.

#### Proposal

##### 3.1 Background

The subject property is a vacant lot zoned RM3 – Low Density Multiple Housing, and is located along Denali Dr. There are existing single family dwellings located to the west, and north, of the subject property.

##### 3.2 Project Description

The applicant is proposing to construct five duplexes for a total yield of 10 dwelling units. Each is two storeys in height with an attached double car garage meeting the parking requirements for each dwelling unit. One of the challenges of this application was addressing the symmetry of the duplexes. Planning staff requested the applicant to make revisions to their original proposal, revisions were made to the colour of the exterior stucco, roof & deck angles, and rear facades on duplexes two (2) and four (4). Planning staff have determined that the changes address the symmetry issues of the proposed duplexes. These revisions display a diversity of architectural design that was not present at the time of initial submission.

The landscape plan shows that drought resistant plants and a turf boulevard will be planted along Denali Dr fulfilling the landscaping requirements of this proposed development. Staff believe these design elements, the use of high quality materials, and a strong landscape design are sufficient for staff to provide a supportive recommendation for the proposed development. In addition, the proposed five duplexes will be located along the west side of the property, an access road connecting the duplexes to Denali Dr will also be developed. The road will connect to a second phase in the development plan, however phase two is not a part of this development application.

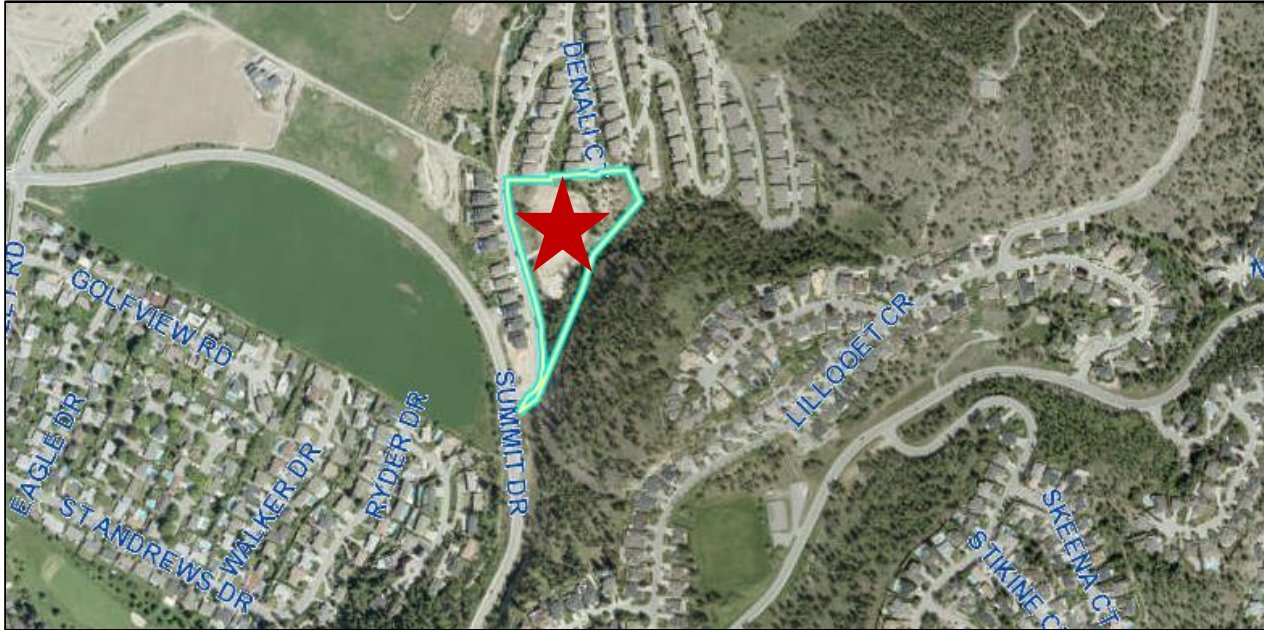
Rendering:



### 3.3 Site Context

The subject property is located at 777 Denali Dr and is within the Dilworth neighbourhood. The area is characterized primarily by other residential developments including duplexes and single-family homes. The subject property is adjacent to Denali Dr and looks onto Summit Dr.

### 3.4 Subject Property Map: 777 Denali Dr.



## 4.0 Current Development Policies

### 4.1 Kelowna Official Community Plan (OCP)

#### Development Process

**Compact Urban Form.**<sup>1</sup> 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.

#### Objectives<sup>2</sup>

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;

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

<sup>2</sup> City of Kelowna Official Community Plan, Chapter 14.1 Objectives (Urban Design Development Permit Areas)

- Incorporate architectural features and detailing of buildings and landscapes that define an area's character;
- Promote alternative transportation with enhanced streetscapes and multimodal linkages;

## **5.0 Application Chronology**

Date of Application Received: July 18, 2018

**Report prepared by:** Levan King Cranston, Planner I

**Reviewed by:** Dean Strachan, Suburban and Rural 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