

# REPORT TO COUNCIL



**Date:** June 10, 2019

**RIM No.** 0940-00

**To:** City Manager

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

**Application:** DP18-0126

**Owner:** Miles & Lisa Laing

**Address:** 786 Coopland Crescent

**Applicant:** Miles & Lisa Laing

**Subject:** Development Permit

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

Existing Zone: RU6 – Two Dwelling Housing

Proposed Zone: RM1 – Four Dwelling Housing

---

## 1.0 Recommendation

THAT final adoption of Rezoning Bylaw No. 11724 be considered by Council;

AND THAT Council authorizes the issuance of Development Permit No. DP18-0126 for Lot 29 District Lot 135 ODYD Plan 22856, located at 786 Coopland Crescent, 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 new semi-detached dwelling on the subject property.

### 3.0 Community Planning

Community Planning Staff are supportive of the Development Permit application as it meets many of the planning objectives and supporting policies of the Official Community Plan (OCP), as well as the applicable urban design guidelines, some of which include:

- Promote interesting, pedestrian friendly streetscape design and pedestrian linkages;
- Provide for a scale and massing of buildings that promotes a safe, enjoyable living, pedestrian and working experience;
- Incorporate architectural features and detailing of buildings and landscapes that define an area's character;
- Provide outdoor spaces, including rooftops, balconies, patios and courtyards;
- Mitigate the actual and perceived bulk of buildings by utilizing appropriate massing, including:
  - Architectural elements (e.g. balconies, bay windows, cantilevered floors, cupolas, dormers);
  - Step back upper floors to reduce visual impact;
  - Detailing that creates a rhythm and visual interest along the line of the building;
  - Wall projections and indentations, windows and siding treatments as well as varied material textures should be utilized to create visual interest and to articulate building facades.

### 4.0 Proposal

#### 4.1 Project Description

The site as it exists today has one building with two units at the front of the property. The addition of a duplex dwelling to the rear of the site will see the property developed to its maximum potential of four units. The new building is oriented to have the main floor unit's entry door to the laneway along with the amenity space. The second unit is accessed via an external stairway on the east side of the building to the upper level. Amenity space is provided in the form of a balcony which overlooks the lane. The orientation of both units entry doors and amenity spaces will put eyes to the lane as well as protect the privacy of adjacent properties. As more laneway redevelopment occurs, this will add to increasing laneway appeal of these tend to be neglected spaces.

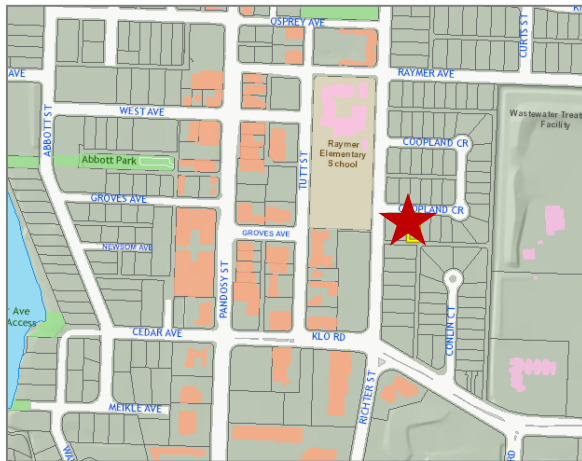
The proposed building is a modern design with two sloping roofs. The building finishes include stucco in two colours with horizontal cedar panels to provide visual interest and warmth to the building. The laneway elevation is predominantly windows and the main entry along with a single car garage access. The RM1 parking regulations require a total of six parking stalls. Five stalls are proposed across the width of the parcel with one stall in the garage.

#### 4.2 Site Context

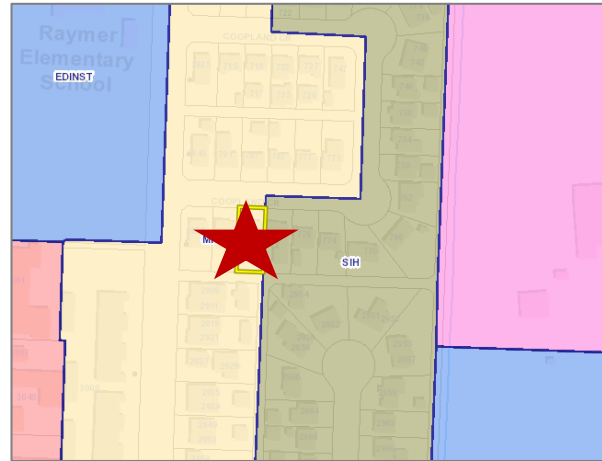
Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU6 – Two Dwelling Housing	Single Detached Dwellings
East	RU7 – Infill Housing	Single Detached Dwellings
South	RU6 – Two Dwelling Housing RU7 – Infill Housing	Duplex Dwellings Single Detached Dwellings
West	RU6 – Two Dwelling Housing	Single Detached Dwellings

Context Map:



Future Land Use:



Subject Property Map: 786 Coopland Crescent



#### 4.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RM1 ZONE REQUIREMENTS	PROPOSAL
Development Regulations		
Floor Area Ratio	0.60	0.58
Height	9.5 m or 2 ½ storeys	8.1 m & 2 storeys
Front Yard	4.5 m	8.17 m
Side Yard (east)	2.5 m	2.5 m
Side Yard (west)	2.5 m	2.5 m
Rear Yard	7.5 m	7.5 m
Other Regulations		
Minimum Parking Requirements	6 stalls	6 stalls
Private Open Space	100 m <sup>2</sup>	+100 m <sup>2</sup>

## 5.0 Current Development Policies

### 5.1 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.

**Sensitive Infill.**<sup>2</sup> 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 Mix.**<sup>3</sup> Support a greater mix of housing unit size, form and tenure in new multi-unit residential and mixed-use developments.

## 6.0 Application Chronology

Date of Application Received:	June 11, 2018
Date of Amended Application Received:	November 20, 2018
Date Public Consultation Completed:	November 23, 2018

**Report prepared by:** Lydia Korolchuk, Planner

**Approved for Inclusion by:** Dean Strachan, Suburban and Rural Planning Manager

#### Attachments:

Schedule A: OCP Design Guidelines  
 Schedule B: Draft Development Permit – DP18-0126  
 Attachment A: Site Plan  
 Attachment B: Elevations  
 Attachment C: Landscape Plan

<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, Policy 5.22.6 (Development Process Chapter).

<sup>3</sup> City of Kelowna Official Community Plan, Policy 5.27.11 (Development Process Chapter).