

REPORT TO COUNCIL



Date: June 18, 2019

RIM No. 0940-50

To: City Manager

From: Community Planning Department (LK)

Application: DP19-0045 & DVP19-0046 **Owner:** Simple Pursuits Inc., Inc. No. BC0449611

Address: 2080 Benvoulin Court **Applicant:** Simple Pursuits Inc.

Subject: Development Permit and Development Variance Permit Applications

Existing OCP Designation: MXR – Mixed Use (Residential/Commercial)

Existing Zone: C4 – Urban Centre Commercial

1.0 Recommendation

THAT final adoption of Zoning Bylaw Text Amendment No. 11796 be considered by Council;

AND THAT Council authorizes the issuance of Development Permit No. DP19-0045 for Lot B District Lot 128 ODYD Plan KAP83889, located at 2080 Benvoulin Court, 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 Council authorizes the issuance of Development Variance Permit No. DVP19-0046 for Lot B District Lot 128 ODYD Plan KAP83889, located at 2080 Benvoulin Court, Kelowna, BC;

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

Section 8.1: Parking and Loading – Parking Schedule

To vary the number of parking stalls from 82 stalls required to 72 stalls provided;

AND THAT the Applicant be required to register on title a Section 219 Covenant to require the main floor (16 dwelling units) be used for supportive housing purposes;

AND THAT the applicant be required to complete the above noted conditions of Council's approval of the Development Permit and Development Variance Permit Applications in order for the permits to be issued; AND FURTHER THAT this Development Permit and Development Variance 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 5-storey purpose-built rental building with 16 units of supportive housing and to consider a variance to reduce the number of required parking stalls.

3.0 Community Planning

Staff are recommending support for the proposed Development Permit and associated variance as the proposal aligns with both the Journey Home Strategy and the Healthy Housing Strategy in its aim to help address the community's housing needs. The form and character of the development is in general accordance with the relevant Development Permit guidelines of the Official Community Plan (OCP), as well as applicable urban design guidelines. Some of these include:

- Orient windows, entrances, balconies, and other building elements to surrounding points of interest and activity;
- 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:
 - 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.

The property is within the Midtown Urban Centre on Benvoulin Court. The subject property is well served by nearby amenities including parks, restaurants, shopping centre, summertime farmer's market as well as transportation options. The property is in close proximity to the Mission Park Greenway and multiple bicycle network choices. The site has a Walk Score of 58 (Somewhat Walkable – some errands can be accomplished on foot) and a Transit Score of 48 (Some Transit- A few nearby public transportation options).

4.0 Proposal

4.1 Background

A Text Amendment to the C4 – Urban Centre Commercial zone to focus commercial space to the appropriate streets recently came before Council. The subject proposal was the trigger of the text amendment as in reviewing the proposal it was determined that requiring commercial frontage along Benvoulin Court was placing commercial to side streets where the focus should be on multi-residential development. Staff would prefer to see the commercial nodes focused on the appropriate roadways as identified in the OCP Map 7.3 – 20 Year Major Roads.

4.2 Project Description

The applicant is proposing an 82-unit multiple dwelling housing project on the site. The 5-storey building would include 18 supportive housing micro-suite units on the main floor and 16 bachelor units per floor for the remaining four floors. The project is aimed at providing housing for youth that are capable of living on their own with some minor levels of support provided. The main floor units would be rented to a youth service provider who would determine the candidates to live in the building and the remaining 64 units would be regular market rental suites. To ensure that the main floor units are utilized for supportive housing, the applicant will be required to register on title a Section 219 Covenant in this regard.

Form and Character

The proposal incorporates a modern, minimalistic building design with punch windows in order to maximize energy efficiency of the building. The exterior is finished with stucco and fibre cement panels in white and varying grey tones. Stained wood is utilized for the entry canopy and screening for the amenity area. This along with the site landscaping adds a level of warmth to the building design. The building has two front entry doors with one providing access to the supportive housing and the other to the market rental units.

A large amenity space is provided at-grade in the form of a common courtyard with a community garden, bocce area, bbq's and a grass/soft landscaped area that can be utilized for both active or passive recreation. A separate amenity building is adjacent to the green space. This building also includes additional storage lockers for the building occupants and will provide an additional gathering area for building residents.

Variance

The applicant is proposing a variance to the number of total parking stalls from 79 stalls required to 72 stalls provided. Seventy stalls are required for tenants and 9 stalls are required for visitor parking. The Healthy Housing Strategy notes that rental apartments have a greater parking efficiency due to their ability to manage the parking stall pool. This allows the development to provide more affordable units due the cost associated with providing structured parking based on zoning bylaw requirements rather than estimated parking demand. With the reduction in parking stalls provided, the applicant is over providing secure on-site bicycle storage facilities. This will allow the parking stalls to be allocated as parking demand requires. The parcel is within the Midtown Urban Centre and within walking distance of the Orchard Park Transit exchange as an alternative transportation option.

4.3 Site Context

Specifically, adjacent land uses are as follows:

| Orientation | Zoning | Land Use |
|-------------|---|--|
| North | C ₄ – Urban Centre Commercial | Various commercial uses |
| East | C ₄ – Urban Centre Commercial RM ₅ – Medium Density Multiple Housing | Vacant Site Society of Hope Housing |
| South | RM ₅ – Medium Density Multiple Housing | Seniors Housing |
| West | C ₄ – Urban Centre Commercial | Various commercial uses |

Subject Property Map: 2080 Benvoulin Court



4.4 Zoning Analysis Table

| Zoning Analysis Table | | |
|---|--|--|
| CRITERIA | C4 ZONE REQUIREMENTS | PROPOSAL |
| Existing Lot/Subdivision Regulations | | |
| Lot Area | 1300 m ² | 2604 |
| Lot Width | 13.0 m | 34.8 m |
| Lot Depth | 30.0 m | 59.0 m |
| Development Regulations | | |
| Floor Area Ratio | 1.3 | 1.22 |
| Site Coverage | 75% | 67% |
| Height | 37 m/ 12 storeys | 16.92 m/ 5 storeys |
| Front Yard | 0.0 m | 3.95 m |
| Side Yard (south) | 2.0 m | 2.0 m |
| Side Yard (north) | 0.0 m | 0.0 m |
| Rear Yard | 0.0 m | 0.0 m |
| Other Regulations | | |
| Minimum Parking Requirements | 70 stalls | 63 stalls ❶ |
| Visitor Parking | 9 stalls | 9 stalls |
| Bicycle Parking | Class I – 41 required Class II – 9 required | Class I – 85 required Class II – 9 required |
| Private Open Space | 504 m ² | 537.9 m ² |
| ❶ Indicates a requested variance to the total number of parking stalls from 79 required to 72 stalls provided. | | |

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process

Objective 5.9¹ Support the creation of affordable and safe rental, non-market and/or special needs housing.

Compact Urban Form.² 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 Healthy Housing Strategy

Affordability, Quality, Community and Location³ The housing needs of all Kelowna residents are met through affordable, accessible and diverse housing options.

Promote and Protect Rental Housing⁴ Rental housing plays a vital role in Kelowna's Housing System. Without enough supply, growing demand can result in increased competition for rental units, driving prices up and pushing out those least able to afford the increases.

6.0 Technical Comments

6.1 Building & Permitting Department

- Full Plan check for Building Code related issues will be done at time of Building Permit application.

6.2 Development Engineering Department

- Development Engineering requirements will be addressed at time of Building Permit Application.

Application Chronology

Date of Application Received: January 3, 2019

Date Public Consultation Completed: February 24, 2019

Report prepared by: Lydia Korolchuk, Planner

Approved for Inclusion by: Terry Barton, Urban Planning Manager

Attachments:

Draft Development Permit and Development Variance Permit: DP19-0045 & DVP19-0046

Attachment A: OCP Design Guidelines

Schedule A: Site Plan and Floor Plans

Schedule B: Conceptual Elevations & Finish Schedule

Schedule C: Landscape Plan

¹ City of Kelowna Official Community Plan, Objective 5.9 (Development Process Chapter).

² City of Kelowna Official Community Plan, Policy 5.2.3 (Development Process Chapter).

³ Healthy Housing Strategy, Introduction 1.1.

⁴ Healthy Housing Strategy, Introduction 3.1.