

REPORT TO COUNCIL



Date: June 4, 2019

RIM No. 0940-00

To: City Manager

From: Community Planning Department (AJ)

Application: DP18-0237 & DVP18-0238 **Owner:** 1126112 Alberta Ltd. Inc. No. A0084599

Address: 280 Nickel Road **Applicant:** Radec Group

Subject: Development Permit and Development Variance Permit Applications

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

Existing Zone: RU1 – Large Lot Housing

Proposed Zone: RM1 – Four Dwelling Housing

1.0 Recommendation

THAT Rezoning Bylaw No. 11403 be amended at third reading to revise the legal description of the subject property from Lot 4 Section 27 Township 26 ODYD Plan 8839 to Lot A Section 27 Township 26 ODYD Plan EPP87929;

AND THAT final adoption of Rezoning Bylaw No. 11403 be considered by Council;

AND THAT Council authorizes the issuance of Development Permit No. DP18-0237 for Lot A Section 27 Township 26 ODYD Plan EPP87929, located at 280 Nickel Road, 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. DVP18-0238 for Lot A Section 27 Township 26 ODYD Plan EPP87929, located at 280 Nickel Road, Kelowna, BC;

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

Section 13.7.6(a): RM1 – Four Dwelling Housing Development Regulations

To vary the required maximum site coverage of buildings, driveways and parking areas from 50% to 59% proposed.

AND THAT Council's consideration of this Development Permit and Development Variance Permit be considered subsequent to the outstanding conditions of approval as set out in Attachment "A" attached to the Report from the Community Planning Department dated June 4, 2019;

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 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 and a variance to the maximum site coverage of buildings, driveways and parking to facilitate the construction of four dwelling housing on the subject property.

3.0 Community Planning

Community Planning Staff support the development proposal and requested variance to facilitate the construction of two semi-detached dwellings (four units) on the subject property. The application is consistent with the Official Community Plan (OCP) Urban Design Guidelines and will enhance the neighbourhood character. The project is an example of sensitive infill as it modestly increases the density of the parcel while respecting the massing and scale of the existing single family homes in the area. The west side of Nickel Road is seeing more redevelopment to increase densities as another multi-family project to the south of the subject site is currently in the development stage.

The site has a Walk Score of 57 – Somewhat Walkable (Some errands can be accomplished on foot) and a transit score of 42 (Some transit – a few public transportation options in the area). The parcel is centrally located between the Midtown and Rutland Urban Centres. The site has easy access via Highway 33 W to nearby amenities, including restaurants, shops, parks and recreation in the vicinity. The site also provides good cycling connectivity to Rails with Trails and the Houghton Rd ATC.

Council Policy No. 367 with respect to public consultation was undertaken by the applicant and all neighbours within 50 m radius of the subject parcel.

4.0 Proposal

4.1 Project Description

The proposed development is for the construction of two semi-detached dwellings with a shared driveway access to the site. Each unit provides a single car garage along with four additional at-grade parking stalls which are centrally located between the two buildings. The end unit facing Nickel Rd has a ground-oriented entry to establish a friendlier interface to the pedestrian realm. Each unit has a private outdoor patio to meet the amenity space requirements. The gable roof forms and natural colour palette infuses an updated modern feel to the street while respecting the two-storey nature of the area.

4.2 Variance Request

The applicant is requesting a variance to increase the total site coverage of buildings, driveways and parking areas from 50% permitted to 59% proposed. The site coverage maximum is required to ensure

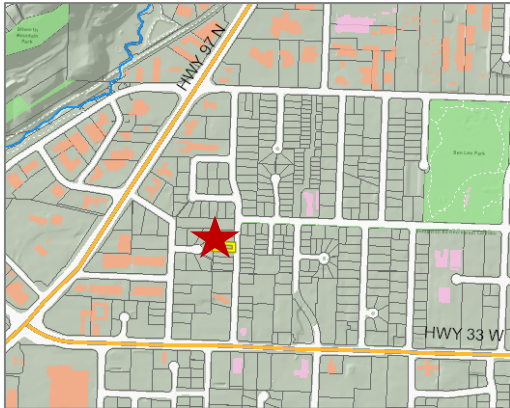
permeability of the site for storm water management. To mitigate the increased hard surfacing required for the drive aisle and parking area, the proposal utilizes permeable pavers to ensure sufficient site drainage is provided. The use of asphalt paving, permeable pavers and cast in place concrete creates a more visually appealing roadway.

4.3 Site Context

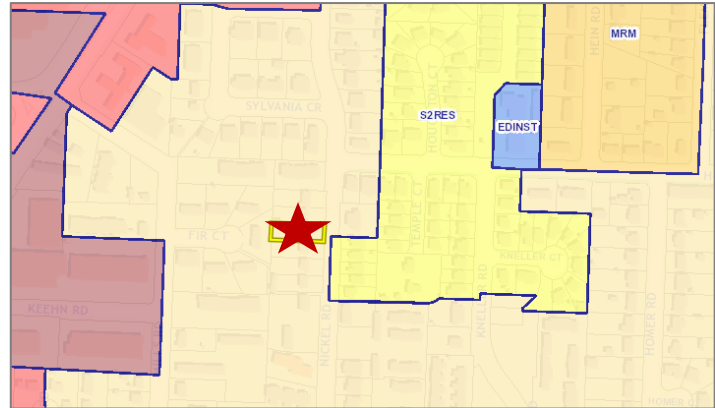
Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing, RM4 – Transitional Low-Density Housing	Single Family Dwelling, Row housing
East	RU6 – Two Dwelling Housing	Single & Two Dwelling Housing
South	RU1 – Large Lot Housing, RM4 – Transitional Low-Density Housing	Single Family Dwelling, Row housing
West	RM3 – Low-Density Multiple Housing	Semi-Detached Dwellings

Context Map



Future Land Use



Subject Property Map: 280 Nickel Road



4.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RM ₁ ZONE REQUIREMENTS	PROPOSAL
Site Details		
Site Coverage (buildings)	40%	28%
Site Coverage (buildings, driveways & parking)	50%	59% ¹
Floor Area Ratio	0.60	0.44
Development Regulations		
Height	2 ½ storeys or 9.5 m	2 storeys & 8.2 m
Front Yard	4.5 m	4.5 m
Side Yard (south)	2.5 m	6.0 m
Side Yard (north)	2.5 m	2.5 m
Rear Yard	7.5 m	7.5 m
Other Regulations		
Minimum Parking Requirements	8 stalls required	8 stalls provided
Private Open Space	25 m ² /unit required	40-50 m ² /unit provided
¹ Indicates a requested variance to the site coverage including buildings, driveways and parking areas from 50% maximum to 59% proposed.		

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.

Sensitive Infill.² 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.

6.0 Technical Comments

6.1 Building & Permitting Department

- Development Cost Charges (DCC's) are required to be paid prior to issuance of any Building Permits.

6.2 Development Engineering Department

- See attached Development Engineering Memorandums.

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

² City of Kelowna Official Community Plan, Policy 5.22.6 (Development Process Chapter).

7.0 Application Chronology

Date of Application Received: December 6, 2018

Date Public Consultation Completed: January 25, 2019

Prepared by: Arlene Janousek, Planner

Approved for Inclusion: Terry Barton, Urban Planning Manager

Attachments:

Attachment A: Development Engineering Memorandums

Attachment B: Project Rationale

Attachment C: Draft Development Permit

Schedule A: Site Plan and Floor Plans

Schedule B: Elevations and Materials

Schedule C: Landscape Plan