

REPORT TO COUNCIL



Date: June 24, 2019

RIM No. 0940-00

To: City Manager

From: Community Planning Department (LK)

Application: DP18-0244 **Owner:** Provincial Rental Housing Corporation, Inc. No. BC0052129

Address: 2025 Agassiz Road **Applicant:** GTA Architecture

Subject: Development Permit

Existing OCP Designation: MRM – Multiple Unit Residential (Medium Density)

Existing Zone: RU1 – Large Lot Housing, RM4 – Transitional Low Density Housing

Proposed Zone: RM5 – Medium Density Multiple Housing

1.0 Recommendation

THAT final adoption of Rezoning Bylaw No. 11701 be considered by Council;

AND THAT Council authorizes the issuance of Development Permit No. DP18-0244 for Lot 1 District Lot 129 ODYD Plan EPP68381, located at 2025 Agassiz 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 the applicant be required to complete the above noted conditions of Council's approval of the Development Permit Application in order for the permit 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 4-storey supportive housing project on the subject property.

3.0 Community Planning

Community Planning Staff are supportive of the Development Permit as it meets many of the objectives and supporting policies of the Official Community Plan (OCP), as well as the applicable urban design guidelines. These 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; and
- 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; and
 - 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 located in the Midtown Urban Centre on Agassiz Road between Barlee Road and Vasile Road. The property has a Walk Score of 72 (Very Walkable- most errands can be accomplished on foot) and a Transit Score of 48 (Some Transit - a few nearby public transportation options). The proximity to the Orchard Plaza/Park shopping centres provide nearby amenities including parks, restaurants, shops and recreational opportunities in the immediate area.

4.0 Proposal

4.1 Background

The subject property at 2025 Agassiz Road was created through consolidation of two residential lots and two remnant lots along with purchased land from the property owner to the south. An application was received in 2016 to rezone the property from RU1 – Large Lot Housing and RM4 – Transitional Low-Density Housing to RM5 – Medium Density Multiple Housing for a multi-family complex. The application was supported by Community Planning Staff and Council and received third reading on March 7, 2017. The applicant did not proceed with meeting the requirements for adoption of the rezoning (Development Engineering requirements, Development Permit, etc.) and the property was subsequently purchased by BC Housing in 2018.

BC Housing applied for the same rezoning application from RU1 – Large Lot Housing and RM4 – Transitional Low-Density Housing to RM5 – Medium Density Housing to facilitate the development of a supportive housing complex. The rezoning was considered at a Public Hearing on January 17, 2019 and given third reading.

4.2 Project Description

The proposal is for a 4-storey, 52 studio unit apartment building. Surface parking is provided on the east side of the site. This location is suitable for this use based on the proximity of shopping and services, parks and transit which is supported by the OCP Policy for Compact Urban Growth.

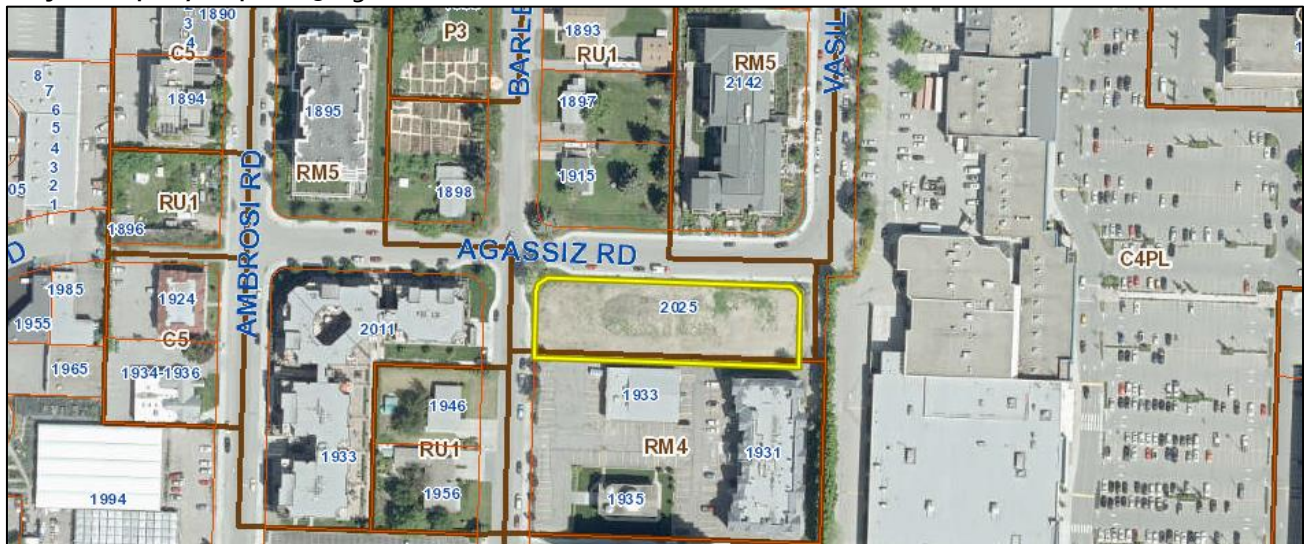
The proposed development provides a visually interesting façade along the streetscape through the articulated façade, flat-roof design and a mixture of building finish colours and textures. The building is finished with hardie-panel which includes lap siding (traditional red and beige) and vertical and horizontal panels in arctic white and slate gray. Slate coloured brick is used along the base of the building and wraps the west side of the building.

The project includes multiple outdoor spaces with extensive perimeter landscaping to enhance the public realm at the street level as well as providing privacy for the residents. This provides a more appealing streetscape and connection to the street.

4.3 Site Context

The location falls in the Midtown Urban Centre and the Permanent Growth Boundary, and is within walking distance to many amenities including a community garden, Mission Creek Park, and rapid bus transit on Highway 97. It fronts onto three streets, and is immediately adjacent to the Ukrainian Greek Orthodox Church to the south and Orchard Plaza Shopping Centre to the east. A mix of other land uses are in the area including single family, multi-family, public and institutional, and commercial uses.

Subject Property Map: 2025 Agassiz Road



4.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RM5 ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Lot Area	1,400 m ²	3,162 m ²
Lot Width	35 m	102.4 m
Lot Depth	30 m	31 m
Site Coverage (Building)	40%	26.7%
Site Coverage (Building, driveways & parking)	65%	50.5%
Development Regulations		
Floor Area Ratio	1.1	0.59
Height	18.0 m or 4.5 storeys	15.0 m & 4 storeys
Front Yard	6.0 m	6.0 m
Side Yard (south)	4.5 m	5.6 m
Side Yard (north)	6.0 m	8.7 m
Rear Yard	9.0 m	43.0 m
Other Regulations		
Minimum Parking Requirements	18 stalls	21 stalls
Bicycle Parking	Class I - 26 Class II - 6	Class I - 27 Class II - 6
Private Open Space	397.5 m ²	490 m ²

5.0 **Current Development Policies**

5.1 Kelowna Official Community Plan (OCP)

Chapter 14: Urban Design DP Guidelines

Comprehensive Development Permit Area Objectives

- 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;
- Incorporate architectural features and detailing of buildings and landscapes that define an area's character;
- Promote alternative transportation with enhanced streetscapes and multimodal linkages;
- Highlight the significance of community institutional and heritage buildings; and
- Protect and restore the urban ecology (i.e. architectural and site consideration with respect to the ecological impact on urban design).
- Moderate urban water demand in the City so that adequate water supply is reserved for agriculture and for natural ecosystem processes.
- Reduce outdoor water use in new or renovated landscape areas in the City by a target of 30%, when compared to 2007.

Revitalization Development Permit Area Objectives

- Use appropriate architectural features and detailing of buildings and landscapes to define area character;
- Convey a strong sense of authenticity through high quality urban design that is distinctive of Kelowna;
- Enhance the urban centre's main street character in a manner consistent with the area's character;
- Provide for a scale and massing of buildings that promotes an enjoyable living, pedestrian, working, shopping and service experience;
- Encourage an appropriate mix of uses and housing types and sizes;
- Design and facilitate beautiful public open spaces that encourage year-round enjoyment;
- Create open, architecturally-pleasing and accessible building facades to the street; and
- Improve existing streets and sidewalks to promote alternative transportation.

6.o Application Chronology

Date of Application Received: November 29, 2018

Date of Rezoning Public Hearing: January 17, 2019

Report Prepared by: Lydia Korolchuk, Planner II

Reviewed by: Laura Bentley, Planning Manager

Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments:

Attachment A: Draft Development Permit DP18-0244

Attachment B: OCP Revitalization Design Guidelines