

REPORT TO COUNCIL



Date: July 29, 2019

RIM No. 0940-00

To: Council

From: City Manager

Application: DP18-0183

Owner: Gurdev Singh & Kamalpreet
Kaur Gill

Address: 210 Kneller Road

Applicant: New Town Services

Subject: Development Permit

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

Existing Zone: RU1 – Large Lot Housing

Proposed Zone: RM3 – Low Density Multiple Housing

1.0 Recommendation

THAT final adoption of Rezoning Bylaw No. 11738 be considered by Council;

AND THAT Council authorizes the issuance of Development Permit No. DP18-0183 for Lot B Section 27 ODYD Plan 17467, located at 210 Kneller 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 nine-unit townhome development.

3.0 Development Planning

Development Planning staff support the development proposal for a nine-unit townhome project on the subject property. The application is generally consistent with the Official Community Plan (OCP) Urban Design Guidelines as per Attachment B. Regarding form and character, the applicant is proposing modern, asymmetrical architecture with variations in materials, window placements, and awnings for added definition. Materials include red brick, neutral and wood siding, and metal cladding. The two units proposed to front onto Kneller Road are ground oriented and will improve the interface with the street and pedestrians.

The proposal provides abundant private open space through at-grade yards as well as rooftop patios. In terms of landscaping, the applicant provided a landscaping plan that includes trees and a variety of shrubs, grasses, and perennials around the perimeter of the proposed development and on the rooftop patios. Additionally, permeable pavers are proposed for the driveway, adding interest and improved drainage, and bike stands are provided on site. Overall, the proposal is compliant with the Zoning Bylaw as per the Zoning Bylaw Analysis Table below, and no variances are being requested.

4.0 Proposal

4.1 Project Description

A single-family dwelling is currently located on the subject property, which would be demolished to allow for the infill development of nine two-bedroom townhome units in three buildings. Each building is proposed to be three storeys in height, with stairwell access to a private rooftop patio. Stairwell access to rooftop patios is to be set back from the Kneller Road frontage. Parking is proposed to be provided for each unit in a private double garage with additional visitor parking provided on site. There is to be one access off Kneller Road, with a turn-around space provided in the middle portion of the driveway. Additionally, centralized garbage and recycling is to be provided on site. The Rezoning application associated with this Development Permit application was considered at Public Hearing and received second and third reading on February 12, 2019.

4.2 Site Context

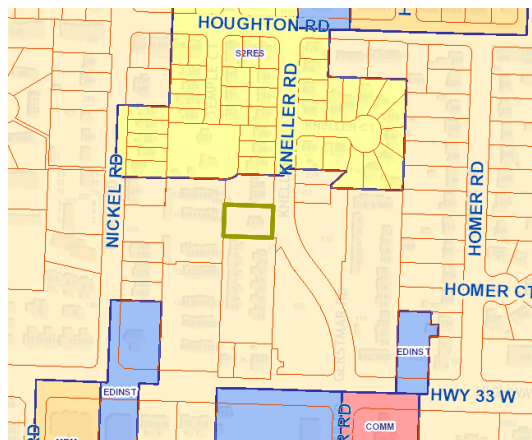
The subject property is located between the Rutland and Midtown Urban Centres, just north of Highway 33 W. The property is in proximity to amenities and services along the Highway 97 N and Highway 33 W corridors including some public transportation options and has a Walk Score of 62 – somewhat walkable. Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU6 – Two Dwelling Housing	Single Dwelling Housing
East	RU1 – Large Lot Housing	Vacant
South	RM3 – Low Density Multiple Housing	Multiple Dwelling Housing
West	RM3 – Low Density Multiple Housing	Multiple Dwelling Housing

Context Map



Future Land Use



Subject Property Map: 210 Kneller Road



4.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RM ₃ ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Lot Area	900.0 m ²	1416 m ²
Lot Width	30.0 m	30.5 m
Lot Depth	30.0 m	47.0 m
Development Regulations		
Floor Area Ratio	0.8	0.77
Height	3 storeys / 10.0 m	3 storeys / 10.0 m
Front Yard	1.5 m	1.5 m
Side Yard (south)	4.0 m	4.0 m
Side Yard (north)	4.0 m	4.0 m
Rear Yard	7.5 m	7.5 m
Other Regulations		
Minimum Parking Requirements	15 stalls	20 stalls
Private Open Space	225.0 m ²	691.0 m ²

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.

Urban Design Development Permit Areas

Comprehensive Development Permit Area Objectives.³

- 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; and
- Promote alternative transportation with enhanced streetscapes and multimodal linkages.

6.0 Application Chronology

Date of Application Received: September 6, 2018

Report prepared by: Arlene Janousek, Planner

Reviewed by: Laura Bentley, Urban Planning & Policy Development Manager

Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments:

Attachment A: Draft Development Permit No. DP18-0183

Attachment B: Comprehensive Design Guidelines Checklist

Attachment C: Conceptual Renderings

¹ City of Kelowna Official Community Plan, Policy 5.2.3, Chapter 5.

² City of Kelowna Official Community Plan, Policy 5.22.6, Chapter 5.

³ City of Kelowna Official Community Plan, Comprehensive Development Permit Area Objectives, Chapter 14.