

REPORT TO COUNCIL



Date: August 13, 2019

RIM No. 0940-00

To: Council

From: City Manager

Application: DP19-0037, DVP19-0089

Owner: Whitworth Holdings Ltd., Inc.
No. BC1059455

Address: 4119 Lakeshore Road

Applicant: Jim Meiklejohn

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: RM3 – Low Density Multiple Housing

1.0 Recommendation

THAT final adoption of Rezoning Bylaw No. 11816 be considered by Council;

AND THAT Council authorizes the issuance of Development Permit No. DP19-0037 and Development Variance Permit No. DVP19-0089 for Lot 3 Section 6 Township 26 ODYD Plan 4912, located at 4119 Lakeshore 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 variances to the following sections of Zoning Bylaw No. 8000 be granted in accordance with Schedules A and C:

Section 6.4.2: Projections into Yards

To vary the maximum projection of decks into a required side yard from 0.6 m to 1.5 m.

Section 7.6.1 (c): Minimum Landscape Buffers

To vary the minimum landscape buffer from 3.0 m to 0.0 m along a portion of the rear property line.

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 are valid for (2) years from the date of Council approval, with no opportunity to extend.

2.0 Purpose

To consider the form and character of a townhouse project and variances to deck projections into a required side yard and landscape buffering along a portion of the rear property line.

3.0 Development Planning

Development Planning staff are supportive of this Development Permit and Development Variance Permit application to facilitate a 26-unit purpose built rental townhouse development. The proposal provides infill development in general accordance with Official Community Plan (OCP) objectives and Urban Design Guidelines as per Attachment B.

3.1 Form and Character

As per Image 1 below, this application proposes two three-storey residential buildings containing 26 one- and two-bedroom units. Two ground-oriented and pedestrian accessible units front Lakeshore Road. The architectural design of the proposed development includes articulation on the roofline and stairwells. Additionally, the proposal includes a sloped roof form that is intended to minimize building height facing the adjacent multiple dwelling housing building to the north. Materials to be used include brick as well as vertical and horizontal hardie board with red hardie board proposed as an accent material. Overall, the proposed building form is an example of infill development that is in alignment with the OCP vision for the area while also providing a reasonable fit with the existing character of the neighbourhood including the adjacent single and two dwelling housing and the higher density multiple dwelling housing to the north.

Other aspects of the site design that are in accordance with the City's Urban Design Guidelines include a landscaping plan that proposes 23 trees on-site, as well as a variety of other ornamental shrubs, perennials, and grasses. The application also includes bike racks, benches, and a shared garden space, and garbage and recycling are to be provided using an Molok bin system. Additionally, permeable pavers are proposed for a portion of the surface parking, which will help to facilitate water infiltration.

Image 1 – Conceptual rendering of the proposed development



3.2 Variances

The applicant is requesting two variances. The first variance is to vary deck projections into the required north side yard from 0.6 m permitted to 1.5 m proposed. This variance is requested to allow for the construction of decks extending from the second floor of the north side of the building, with the intention of providing decks that are large enough to function as outdoor social space with room for a table and chairs. The applicant has provided an updated landscaping plan that proposes strategically placed trees along the north property line to provide additional screening of the decks from the adjacent property. The applicant undertook additional consultation with the Strata Council of the building to the north regarding the deck projection variance.

The second variance requested is to remove the requirement for a 3.0 m wide landscaping buffer along approximately 10.0 m of the rear property line. This portion of the rear property line is adjacent to a school outdoor play area. This variance is requested to provide an adequate turning radius for garbage trucks accessing the Molok bins at the rear of the site. The applicant is still proposing to include a screening fence along the entirety of the rear property line.

4.0 **Proposal**

4.1 Background

Initial consideration for the rezoning associated with this proposal was held on April 29, 2019, and the Public Hearing occurred on May 21, 2019, at which time Council gave the rezoning application second and third readings. Neighbourhood notification for the requested variances was received on June 19, 2019.

4.2 Project Description

This proposal is for a two building, 26-unit purpose built rental stacked townhome development. The proposal includes 12 one-bedroom units and 14 two-bedroom units, each with independent exterior access. Adequate parking is provided at grade. Private open space is provided through ground level and second floor decks. The buildings are proposed to be constructed in the north portion of the property with vehicle access from Lakeshore Road on the south portion of the property. A new sidewalk would be constructed along the Lakeshore Road frontage as part of the road dedication associated with this project.

4.3 Site Context

The subject property is located in the North Mission – Crawford City Sector, south of the intersection of Lakeshore Road and Lequime Road. The subject property is in proximity to educational and recreational facilities. Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RM ₄ – Transitional Low Density Housing	Multiple Dwelling Housing
East	P ₂ – Educational and Minor Institutional	Public Education Services
South	RM ₃ – Low Density Multiple Housing	Multiple Dwelling Housing
West	RU ₁ – Large Lot Housing	Single Dwelling Housing

Subject Property Map: 4119 Lakeshore Road



4.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RM3 ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Min. Lot Area	900 m ²	3,399 m ²
Min. Lot Width	30.0 m	34 m
Min. Lot Depth	30.0 m	97 m
Development Regulations		
Max. Floor Area Ratio	0.75	0.52
Max. Site Coverage (buildings)	40%	23.1%
Max. Site Coverage (buildings, parking, driveways)	65%	62.5%
Height	10.0 m / 3 storeys	9.3 m / 3 storeys
Front Yard	1.5 m	6.0 m
Side Yard (south)	4.0 m	±17.0 m
Side Yard (north)	4.0 m	4.0 m
Rear Yard	7.5 m	7.5 m
Other Regulations		
Min. Parking Requirements	40 stalls	40 stalls
Min. Bicycle Parking	Class I: 13, Class II: 3	Class I: 13, Class II: 3
Min. Private Open Space	530 m ²	704 m ²
Projection into Side Yard	0.6 m maximum	1.5 m maximum ^①
Rear Yard Landscape Buffer	3.0 m	0.0 m ^②
^① Indicates a requested variance to the maximum projection of decks into the north side yard from 0.6 m to 1.5m. ^② Indicates a requested variance to vary the landscape buffer from 3.0 m to 0.0 m along a portion of the rear property line.		

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 5: Development Process

Objective 5.22 Ensure context sensitive housing development.

Policy .6 Sensitive Infill. 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.

Objective 5.23 Address the needs of families with children through the provision of appropriate family-oriented housing.

Policy .1 Ground-Oriented Housing. Encourage all multiple-unit residential buildings in neighbourhoods with schools and parks to contain ground-oriented units with two or more bedrooms so as to provide a family housing choice within the multi-unit rental or ownership markets. High density residential projects in the Downtown area are encouraged to include a ground-oriented housing component, especially where such can be provided on non-arterial and non-collector streets.

Chapter 14: Urban Design Development Permits Areas

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; and
- Promote alternative transportation with enhances streetscapes and multi-modal linkages.

6.0 Application Chronology

Date of Application Received: January 30, 2019

Date Public Consultation Completed: June 19, 2019

Report prepared by: Arlene Janousek, Planner

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

Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments:

Attachment A: Draft Development and Development Variance Permit No. DP19-0037, DVP19-0089

Attachment B: Comprehensive Development Permit Guidelines Checklist

Attachment C: Conceptual Renderings