

REPORT TO COUNCIL



Date: September 10, 2019

RIM No. 0940-00

To: Council

From: City Manager

Application: DP19-0001/DVP19-0002

Owner: Glenwest Properties Ltd.,
Inc.No. Co889227

Address: 1550 Union Road

Applicant: Glenwest Properties Ltd.

Subject: Development Permit and Development Variance Permit Application

1.0 Recommendation

THAT final adoption of Official Community Plan Bylaw No.11824 and Rezoning Bylaw No.11825 be considered by Council;

AND THAT Council authorize the issuance of Development Permit No. DP19-0001 for Lot 4 Section 9 Township 23 ODYD Plan KAP86750 located at 1550 Union 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. DVP19-0002 for Lot 4 Section 9 Township 23 ODYD Plan KAP86750 located at 1550 Union Road Drive, Kelowna, BC;

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

Section 7.5.9: Fencing and Retaining Walls

To vary the maximum height of a retaining wall from 1.2 metres to 7.0 metres proposed.

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 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 of a multi-family residential development and to consider a variance to increase the maximum height of a retaining wall.

3.0 Development Planning

Community Planning is recommending support for the proposed 61 unit townhome development project. The application meets the Official Community Plan (OCP) Comprehensive Development Permit Area design guidelines and the intent of the original Glenmore Highlands ASP and Wilden Village Neighborhood Plan. The proposed town house style development provides for a greater variety of housing within the Wilden area and is considered compatible with the existing neighborhood.

4.0 Proposal

4.1 Project Description

The applicant is proposing a multi-family residential development consisting of 61 units in row house form. Each unit would contain three bedrooms and vary in size from 1,501 ft² to 2,2660 ft². The 61 units would be contained in eleven separate buildings. Buildings 1 to 6, which front on Union Road, will have entrance ways oriented off of the public street frontage. Buildings 7 to 11 will be accessed internally from the common access road. The common access road has turn arounds on both the north and south ends which provide appropriate access for emergency and utility services.

The project meets the parking requirements of the Zoning Bylaw. Three visitor stalls are located just south of the main entrance with four additional stalls spaced out along the common access road and between the buildings. The majority of the parking for residents is provided in garages with a mix of side by side and tandem configurations. In addition, several the buildings have driveway apron stalls available as well.

The form and character of the buildings have a mix of traditional and modern exteriors using a variety of subtle colours and materials including brick and hardie board. Each building incorporates traditional gable roof forms while the rooftop patios add a modern element.



Variance – Retaining Wall Height

The applicant is requesting a variance to the maximum permitted height of a retaining wall from 1.2 m to 7.0 m at the highest point to accommodate rear yard patios on Buildings 7 to 11 adjacent to Still Pond. The total length of the proposed retaining wall is approximately 260 m. The average height of the wall is 4.5 m with its highest point being 7.0 m for approximately 10 m of length.

Given the site conditions and the environmentally sensitive area adjacent to Still Pond there is limited space to grade or tier a retaining wall to meet the bylaw requirements. The positioning and height of the proposed retaining wall supports the associated private open space of the east facing units. As the provision of the features aids in meeting the objectives and guidelines of the OCP's Comprehensive Development Permit Area and helps delineate the environmental no disturb zone, staff are supportive of the variance. Further, the wall is not anticipated to have any significant negative visual impact given.

4.2 Site Context

The proposed area is located within the Permanent Growth Boundary, and is fully serviced. The subject property's location is a short vehicle commute to the Kelowna International Airport, and the University of British Columbia Okanagan Campus. The subject property has a Walk Score of 2 as almost all errands require a car, in addition there are few transit stops near the subject property. Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RM2 – Low Density Row Housing	Residential
East	P3 – Parks and Open Space	Park (Still Pond)
South	RU2h - Medium Lot Housing	Residential
West	C3 – Community Commercial	Vacant

Subject Property Map: 1550 Union Road



4.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RM ₃ ZONE REQUIREMENTS	PROPOSAL
Development Regulations		
Max. Floor Area Ratio	0.75	0.49
Max. Site Coverage (buildings)	40%	26.9%
Max. Site Coverage (buildings, parking, driveways)	60%	32.6%
Max. Height	10 m / 3 storeys	10 m / 3 storeys
Min. Front Yard	1.5 m	3.0 m
Min. Side Yard (north)	4.5 m	4.5 m
Min. Side Yard (south)	4.5 m	m
Min. Rear Yard (Still Pond)	15.0 m	15.0 m
Other Regulations		
Min. Parking Requirements	2 stalls / 3 bedroom = 122 1 stall / 7 unit visitor = 9 Total = 131 stalls	Total: 168 stalls
Min. Private Open Space	25 m ² per 3 bedroom Total: 1,525 m ²	1,525 m ²
Minimum drive aisle width	6.0 m	6.0 m
Maximum Retaining Wall Height	1.2 m	7.0 m ^❶
❶ Indicates a requested variance to Section 7.5.9: Fencing and Retaining Walls		

5.0 Current Development Policies

(OCP) 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.o Application Chronology

Date of Application Received: June 21, 2018

Date Public Consultation Completed: March 13, 2019

Report prepared by: Wesley Miles, Planner Specialist

Reviewed by: Dean Strachan, Community Planning & Development Manager

Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments:

Draft Development and Development Variance Permit DP19-0001/DVP19-0002

Schedule A – Site Plan / Layout

Schedule B – Elevations / Renderings / Section Drawings

Schedule C - Landscape Plan