

REPORT TO COUNCIL



Date: December 3, 2019

To: Council

From: City Manager

Department: Development Planning Department

Application: DP18-0230, DVP19-0151

Owner: 0971205 B.C LTD., Inc. No.
BC0971205

Address: 3200 Via Centrale

Applicant: David Sargent

Subject: Development Permit and Development Variance Permit

Existing OCP Designation: REC - Private Recreation

Proposed OCP Designation: MRL - Multiple Unit Residential (Low Density)

Existing Zone: P3LP-Parks and Open Space (Liquor Primary)

Proposed Zone: RM3 – Low Density Multiple Housing

1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP18-0230 for Lot A Sections 14, 15, 22 and 23 Township 23 ODYD Plan KAP56201 Except Plans KAP68068 and KAP80682 located at 3200 Via Centrale, 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 permits to be issued;

AND THAT this Development Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend;

AND THAT Council authorizes the issuance of Development Variance Permit No. DVP19-0151 for Lot A Sections 14, 15, 22 and 23 Township 23 ODYD Plan KAP56201 Except Plans KAP68068 and KAP80682 located at 3200 Via Centrale, Kelowna, BC;

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

Section 7.6.1: Minimum Landscape Buffers

To vary the required landscape buffer from 'Level 5' to 'Level 3' as proposed.

AND THAT the applicant be required to complete the above noted conditions of Council's approval of the Development Variance Permit Application in order for the permits to be issued;

AND FURTHER THAT this Development Variance 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 24 unit townhouse development and to consider an application to vary the required landscape buffer from 'Level 5' to 'Level 3' on the subject property.

3.0 Development Planning

Development Planning Staff are recommending support for the proposed Development Permit and Development Variance Permit applications to allow for a townhouse development. The proposal is consistent with the objectives and policies of the OCP. The project aligns with the current urban form and community character of the surrounding area. The proposed form and character of the proposed townhouses meets the OCP Urban Design Guidelines. The proposed units will diversify the housing stock in the area. The development is located in the permanent growth boundary will utilize the existing infrastructure such as water and sewer.

The Development Variance Permit application to vary from the required 'Level 5' Landscape Buffer to a proposed 'Level 3' will benefit the character of the neighborhood and golf course. The proposed variance is suitable as the subject site is adjacent to a stormwater retention pond which acts as a natural buffer between the golf course and proposed development.

4.0 Proposal

4.1 Background

The subject property is currently part of the Okanagan Golf Club. The proposal is to develop a 1.12 ha portion of the lot to create 24 townhouse units. This would reconfigure the existing golf course. 3200 Via Centrale and the adjacent properties were originally developed under the Quail Ridge Structure Plan. The property was previously zoned CD6- Comprehensive Development Zone which allowed for a wide range of uses including multi-family residential uses. On April 9th 2019 3rd reading was given to a bylaw to change the OCP future land use designation of portion of the site from REC - Private Recreation to MRL - Multiple Unit Residential (Low Density) and rezone from P3LP-Parks and Open Space (Liquor Primary) to RM3 – Low

Density Multiple Housing. Adoption of the amending bylaws is being considered in conjunction with the consideration of the Development Permit and Development Variance Permit applications. The property is located within the Urban Design Comprehensive Development Permit Area and the Natural Environment Development Permit Area.

4.2 Project Description

The Development Permit proposal is to develop a 24- unit townhouse development on what is currently the 18th hole of the Okanagan Golf Course. The 24-units are a mix of 2 and 3 bedroom units. The units are proposed to face a strata road and roundabout with a common green space area. The exterior of the 24-units is white board and baton siding with charcoal brick and wood accents. The proposed units are 2 storeys high. The units fronting the street are 1 storey as viewed from the street due to the topography of the site. Detailed renderings of the proposed townhouses are attached as 'Attachment B' to this report.

The Development Variance Permit is to vary the Zoning Bylaw Landscape Buffer from the required Level 5 to Level 3. The Zoning Bylaw requires a 'Level 5' landscape buffer for all land abutting ALR land where non-farm uses exist. A 'Level 5' minimum buffer is required to be a 3.0m wide landscaped strip in addition to the required 7.5m rear yard set-back and must include an opaque barrier immediately adjacent to the boundary abutting ALR land on the urban side of the property. A 'Level 3' buffer is 3.0m wide landscaped strip within the required rear yard set-back and does not require an opaque barrier.

The subject site's rear lot frontage is facing a storm retention pond, which serves a broader use to the community. There is no active agriculture adjacent to the site as the golf course is an established non-farm use permitted by the Agricultural Land Commission. If the golf course converted to active agriculture it's unlikely that the storm retention pond would also be farmed as it's a critical component of the overall drainage system for the area. Furthermore an opaque barrier wouldn't fit well with the form and character of the surrounding area. The required Level 5 landscape buffer would require the front yard to be minimized and the back yard to be extended as the buffer is required in addition to the rear yard set-back. The proposed Level 3 proposed buffer would allow the front yard to be maximized, which would benefit the streetscape of the neighborhood and surrounding housing.



Figure 1. View from Golf course



Figure 2. View from Street

4.3 Site Context

The proposed area is located within the Permanent Growth Boundary and is fully serviced. The subject property's location has a walkable access to the Okanagan Golf Course, and a short vehicle commute to the Kelowna International Airport and the University of Okanagan Campus. The subject has a Walk Score of 17 as almost all errands require a car, in addition there are few transit stops near the subject property. The subject area is not located within the Agricultural Land Reserve (ALR) however the rest of the golf-course property is located with the ALR.

The existing residential areas are zoned a mix of RU1- Large Lot Housing, RM3- Low Density Multiple Housing, RM-5 Medium Density Multiple Housing, RU-5 Bareland Strata Housing. The golf-course is zoned P3LP- Parks and Open Space (Liquor Primary).

Subject Property Map:



4.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Min. Lot Area	900 m ²	10,607.2m ²
Min. Lot Width	30.0 m	158.6m
Min. Lot Depth	30.0 m	112.1m
Development Regulations		
Max. Floor Area Ratio	0.75	0.28
Max. Site Coverage (buildings)	40 %	32.3%
Max. Site Coverage (buildings, parking, driveways)	60 %	51.7%
Max. Height	10 m + 4.5m accessory	10.0m + 4.5m accessory
Min. Front Yard	1.5 m	4.5m
Min. Side Yard (south)	4.0 m	4.0m
Min. Side Yard (north)	4.0 m	4.0m
Min. Rear Yard	7.5 m	7.5m
Other Regulations		
Min. Parking Requirements	46	55
Min. Bicycle Parking	n/a	n/a- Garage Parking
Min. Private Open Space	25m ² per unit with more than one bedroom	25m ² per unit with more than one bedroom
Min. Loading Space	n/a	n/a
Min. Okanagan Lake Sightlines	120°	n/a

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 5: Development Process

Objective 5.2 Develop Sustainably

Policy 5.2.3 Complete Suburbs. Support a mix of uses within Kelowna's suburbs, in accordance with "Smart Growth" principles to ensure complete communities. Uses that should be present in all areas of the City, at appropriate locations, include: commercial, institutional, and all types of residential uses (including affordable and special needs housing) at densities appropriate to their context. Building heights in excess of four storeys will not be supported within the suburban areas, unless provided for by zoning existing prior to adoption of OCP Bylaw 10500.

6.0 **Technical Comments**

6.1 Development Engineering

- DVP to vary the Zoning Bylaw Landscape Buffer Requirement from Level 5 to 3 does not compromise any municipal services.

7.0 **Application Chronology**

Date of Application Received: November 19th 2018/July 7th 2019

Date Public Consultation Completed: January 3rd 2019

Report prepared by: Alex Kondor, Planner Specialist

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

Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments:

Attachment A: Draft Development Permit DP18-0230 & DVP19-0151

Schedule A – Site Plan

Schedule B – Elevations/Renderings/Section Drawings

Schedule C – Landscape Plan

Attachment B: Renderings