

# REPORT TO COUNCIL



**Date:** December 3, 2019

**To:** Council

**From:** City Manager

**Department:** Development Planning

**Application:** DP19-0014 & DVP19-0015

**Owner:** Springdale Properties Ltd. Inc.  
No. BCo864963

**Address:** 330 Valley Road

**Applicant:** Ed Hall

**Subject:** Development Permit & Development Variance Permit

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## 1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP19-0014 for a portion of Lot A Section 33 Township 26 ODYD Plan EPP94225, located at 330 Valley 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. DVP19-0015 for a portion of Lot A Section 33 Township 26 ODYD Plan EPP94225, located at 330 Valley Road, Kelowna, BC;

AND THAT variances to the following sections of Zoning Bylaw No. 8000 be granted:

**Section 13.9.6(e): RM3 – Low Density Multiple Housing Development Regulations**

To vary the required minimum south side yard from 4.0 m permitted to 3.1 m proposed.

**Section 13.9.6(f): RM3 – Low Density Multiple Housing Development Regulations**

To vary the required minimum rear yard from 7.5 m permitted to 3.0 m proposed.

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 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 townhouse development with variances to the south side and rear yard setbacks.

## **3.0 Development Planning**

Development Planning Staff are supportive of the Development Permit and associated variances as the proposal meets many of the objectives and supporting policies of the Official Community Plan (OCP), as well as the applicable Urban Design Guidelines. Some of 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;
- 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;
  - 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 within the Permanent Growth Boundary in the Glenmore Valley neighbourhood along Valley Rd, in an area with local amenities such as parks, schools, transit, shopping and recreational opportunities in the immediate area. The proposed project will help contribute to fulfilling the City's policy of "Complete Communities" by increasing the diversity of housing types through the provision of townhouses in the neighbourhood.

Council Policy No. 367 with respect to public consultation was undertaken by the applicant and all neighbours within a 50 m radius of the subject parcel were notified.

## **4.0 Proposal**

### **4.1 Background**

The multi-family development to the north triggered the partial construction of Glenpark Drive. Development on the subject property would require the remaining portion of Glenpark Drive to be constructed to provide the primary site access for both the townhouse site and the adjacent housing project.

### **4.2 Project Description**

The proposed development consists of 32 two- and three-storey townhouse units in seven buildings. The site plan also includes a common amenity building, community garden and children's playground area. Ground-oriented units are proposed along Glenpark Drive to provide a pedestrian-oriented connection to the street. The intended use of this townhouse complex is to provide supportive housing for women, and the property owners are working closely with the NOW Canada Society and the Kelowna Women's Shelter to help meet this housing need. The property will be leased to the Society, and a restrictive covenant will be registered on

title to ensure the tenure is secured. Due to the operational model of the development, the site will be gated with site access limited to residents and approved visitors to provide a secure environment for the residents.

The proposed development includes 32 dwellings that vary from one- to four-bedroom units to provide housing for various family sizes. The seven townhouse buildings and amenity building are oriented towards the perimeter of the site to provide an appealing streetscape and limit the view of the central parking area. Regarding parking, 33 at-grade parking stalls are proposed. While this is more parking than required by the Zoning Bylaw for supportive housing, the number of parking spaces proposed in this application is intended to provide an adequate amount of parking for the intended users of this specific form of supportive housing.

#### Form and Character

The proposed buildings are in the traditional craftsman architectural style. Materials in neutral tones are proposed including horizontal and shake siding, cultured stone, and white trim around doors and windows. In addition to other on-site landscaping, a robust 3.0 m wide landscape buffer has been provided along the Valley Road frontage to align with landscape guidelines for properties that are adjacent to ALR land, recognizing the development is separated from the ALR by a 20 m road right of way.

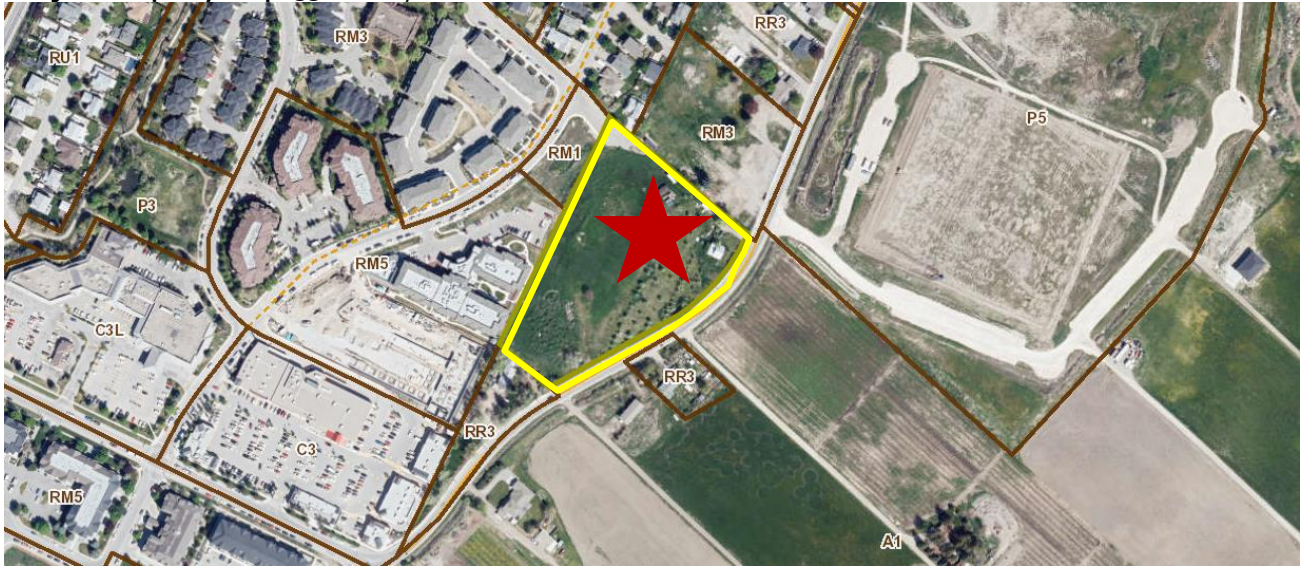
#### Variances

The applicant is requesting two variances. First, the applicant is requesting a variance to the south side yard setback from 4.0 m required to 3.1 m proposed to accommodate the development of one of the townhouse buildings and the common amenity building. The second variance requested is to vary the rear yard setback (west) from 7.5 m required to 3.0 m proposed to accommodate two of the townhouse buildings. It is anticipated that the requested variances would have minimal impacts on the adjacent property, which is being developed in conjunction with this application through DP19-0016 / DVP19-0017.

#### 4.3 Site Context

The subject proposal consists of one parcel located in the Glenmore Valley area on Valley Road which is connected to urban services and is located within the Permanent Growth Boundary. Should this development be approved in conjunction with DP19-0016 / DVP19-0017, the property will be subdivided into two titled lots with road dedications along Valley Road and to facilitate the construction of Glenpark Drive to connect from Drysdale Boulevard through to Valley Road. Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU2 – Medium Lot Housing, RM3 – Low Density Multiple Housing	Single Family Dwellings Vacant (future townhouse site)
East	P5 – Municipal District Park A1 – Agriculture 1	Future Glenmore Recreation Park Farm
South	A1 – Agriculture 1 RR3 – Rural Residential	Farm Single Dwelling House
West	RM5 – Medium Density Multiple Housing, RM1 – Four Dwelling Housing	Glenmore Lodge Vacant

**Subject Property Map: 330 Valley Road****4.4 Zoning Analysis Table**

Zoning Analysis Table		
CRITERIA	RM <sub>3</sub> ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Min. Lot Area	900 m <sup>2</sup>	6767 m <sup>2</sup>
Min. Lot Width	30 m	93.4 m
Min. Lot Depth	30 m	51 m
Development Regulations		
Max. Floor Area Ratio	0.75	0.47
Max. Site Coverage (buildings)	40%	26%
Max. Site Coverage (buildings, parking, driveways)	60%	44.5%
Max. Height	10 m / 3 storeys	7.6 m / 3 storeys
Min. Front Yard (east)	4.5 m	4.5 m
Min. Flanking Side Yard (north)	1.5 m	2.9 m
Min. Side Yard (south)	4.0 m	3.1 m ❶
Min. Rear Yard (west)	7.5 m	3.0 m ❷
Other Regulations		
Min. Parking Requirements	10 stalls required	33 stalls total
Min. Bicycle Parking	9 spaces	11
Min. Private Open Space	730 m <sup>2</sup>	886 m <sup>2</sup>
❶ Indicates a requested variance to the south side yard setback from 4.0 m required to 3.1 m proposed.		
❷ Indicates a requested variance to the rear yard setback from 7.5 m required to 3.0 m proposed.		

## **6.0 Current Development Policies**

### **6.1 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.

## **7.0 Application Chronology**

Date of Application Received: January 11, 2019

Date Public Consultation Completed: February 20, 2019

**Report prepared by:** Lydia Korolchuk, Planner

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

**Approved for Inclusion:** Terry Barton, Development Planning Department Manager

### **Attachments:**

Attachment A: Draft Development Permit DP19-0014 & DVP19-0015

Attachment B: Comprehensive Design Guidelines Checklist