

REPORT TO COUNCIL



Date: November 19, 2019

To: Council

From: City Manager

Department: Development Planning - Urban

Application: DP19-0016 & DVP19-0017 **Owner:** Springdale Properties Ltd. Inc.
No. BCo864963

Address: 330 Valley Road **Applicant:** Ed Hall

Subject: Development Permit & Development Variance Permit

1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP19-0016 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. DVP19-0017 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 13.11.6(c): RM5 – Medium Density Multiple Housing - Development Regulations

To vary the maximum number of storeys from 4.5 permitted to 5 proposed.

Section 13.11.6(d): RM5– Medium Density Multiple Housing - Development Regulations

To vary the minimum site front yard from 6.0m permitted to 4.2m proposed.

Section 7.6.1: Minimum Landscape Buffers

To vary the minimum required landscape buffer along portions of the rear property line from 3.0m permitted to 2.2m and 1.2m proposed.

AND THAT Council's consideration of this Development Permit be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Community Planning Department dated May 27, 2019;

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 multiple dwelling housing development with variances to the number of storeys, the front yard setback, and the rear yard landscape buffer.

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. The increase in density at this location is supported by 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 is for a seniors' housing project and includes 162 self-contained dwelling units. The proposal includes four studio units, 119 1-bedroom units, 38 2-bedroom units, and one 3-bedroom unit. Most units have balconies which provide private outdoor space. The proposal also includes several amenities including a common kitchen and dining area, a theatre, a chapel, a fitness room, and a salon. Additionally, specialty rooms oriented towards occupants' varied interests are proposed including a dance hall, sports lounge, wood workshop, crafts room, games room, library, and computer room.

Form and Character

The proposal is for a five-storey apartment building. The building consists of three main structures connected by internal hallways which are oriented around the main entrance and towards Valley Road. The proposed buildings are in the traditional craftsman architectural style. Materials in neutral tones are proposed including horizontal and shake siding, cultured stone, and black trim around doors and windows.

The proposal includes 127 parking stalls, with 64 stalls in the underground parkade and 63 at-grade stalls. 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. The basement also provides a storage room dedicated to scooter and bike storage, and there is additional Class II bike parking for five bicycles located near the main entrance for visitors to the site.

Significant landscaping has been provided along the Valley road frontage to align with the Ministry of Agriculture's edge planning guidelines for properties that are adjacent to ALR land. As the site is separated from the agricultural properties across Valley Road, which has a 20 m road right of way, the proposal is not required to go before the Agricultural Advisory Committee (AAC) for review. Parcels which directly abut an ALR property would be reviewed by the AAC prior to Council consideration. A 3.0 m landscaped buffer is proposed along the Valley Road frontage to provide separation from agricultural uses.

Variances

The proposed development would require three variances. The first variance is to increase the maximum building height by half a storey from 4.5 storeys to 5 storeys. The overall height of the proposed development remains below the 18.0 m maximum height at 16.9 m. To the west of the development site is the Glenmore Lodge, which is 3 storeys and a 5-storey 3-building multi-residential development currently under construction. The proposed development would align with the surrounding neighbourhood context.

The second variance requested is to vary the front yard setback variance from 6.0 m required to 4.2 m proposed. This is to accommodate relatively small portions of the proposed development, with the majority of the development to be set back greater than 6.0 m. Adequate landscaping is proposed along the front property line to provide screening.

The third variance is to reduce the rear yard landscape buffer width from 3.0 m required to 1.2 m and 2.2 m along portions of the rear property line. It is anticipated that the reduction in landscape buffer width will have minimal impact to the adjacent residential property. The proposed building is positioned well away from the rear property line in order to increase privacy for the residents as well as to the adjacent parcel.

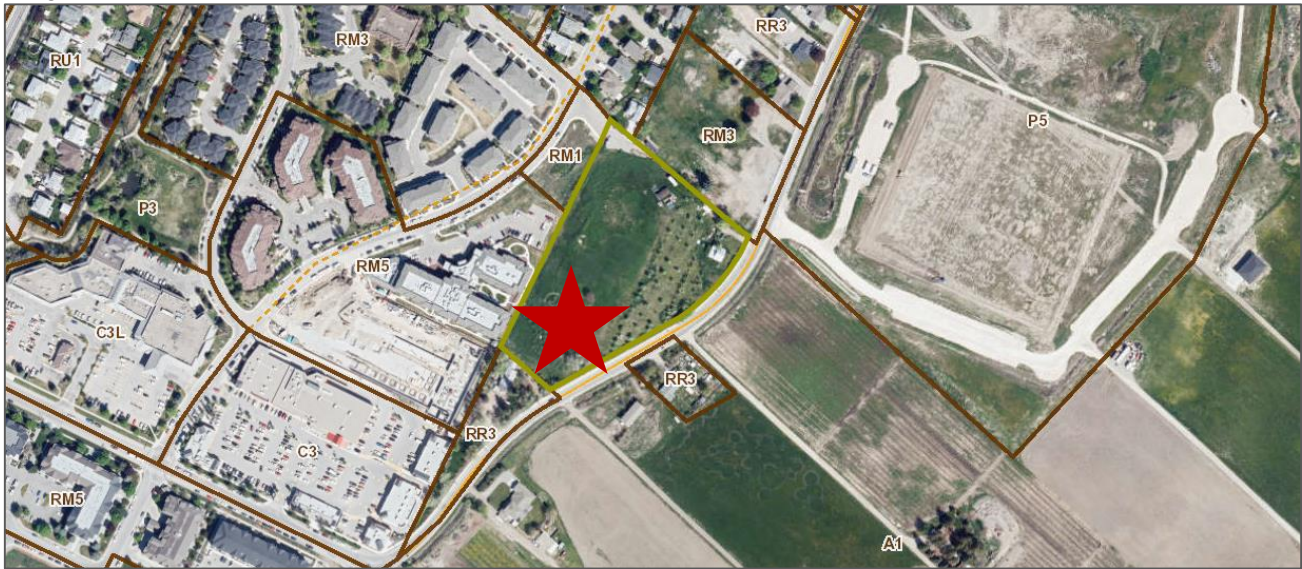
4.3 Site Context

The subject proposal consists of one parcel located in the Glenmore Valley area along Valley Road which is connected to urban services and located within the Permanent Growth Boundary. Should this development be approved in conjunction with DP19-0014/DVP19-0015, 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	RM5 ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Min. Lot Area	1400 m ²	10,412.7 m ²
Min. Lot Width	30 m	±115 m
Min. Lot Depth	35 m	±93 m
Development Regulations		
Max. Floor Area Ratio	1.1	1.05
Max. Site Coverage (buildings)	40%	33%
Max. Site Coverage (buildings, parking, driveways)	65%	58%
Max. Height	18.0 m / 4.5 storeys	16.9 m / 5 storeys ¹
Min. Front Yard (east)	6.0 m	4.2 m ²
Min. Side Yard (south)	7.0 m	7.0 m
Min. Side Yard (north)	7.0 m	7.0 m
Min. Rear Yard	9.0 m	9.0 m

Other Regulations		
Min. Parking Requirements	53 stalls	127 stalls
Min. Bicycle Parking	6 spaces	6 spaces
Min. Private Open Space	1215 m ²	1418 m ²
Rear Yard Landscape Buffer	3.0 m	1.2 m / 2.2 m [ⓐ]
<p>ⓐ Indicates a requested variance to number of storeys.</p> <p>ⓑ Indicates a requested variance to vary the front yard setback from 6.0 m required to 4.2 m proposed.</p> <p>ⓒ Indicates a requested variance to reduce the rear yard landscape buffer from 3.0 m required to 1.2 m and 2.2 m proposed along portions of the rear property lined.</p>		

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 1: Introduction

Goals for a Sustainable Future:

Contain Urban Growth – Reduce greenfield urban sprawl and focus growth in compact, connected and mixed-use (residential and commercial) urban and village centres.

Chapter 5: Development Process

Objective 5.3 Focus development to designated growth areas

Policy .2 Compact Urban Form. Develop a compact urban form that maximizes the use of existing infrastructure and contributes to energy efficiency settlement patterns. This will be done by increasing densities (approximately 78-5 – 100 people and/or jobs per ha 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.

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.

6.0 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 DP19-0016 & DVP19-0017

Attachment B: Comprehensive Development Guidelines Checklist