

REPORT TO COUNCIL



Date: April 21, 2020

To: Council

From: City Manager

Department: Development Planning (JB)

Application: DP17-0197-02 & DVP20-0040 **Owner:** The Vineyards Community Land Holdings Inc, Inc. No BC1106986

Address: 726 Valley Rd **Applicant:** Kent Macpherson

Subject: Development Permit Amendment and Development Variance Permit

Existing OCP Designation: MRM- Multiple Unit Residential (Medium Density)

Existing Zone: CD27- Valley Land Subdivision

1.0 Recommendation

THAT Council authorizes the amendment of Development Permit No. DP17-0197-02 for Lot 1, Section 29, Township 26 Osoyoos Division Yale District Plan EPP80501, located at 726 Valley Rd, Kelowna, BC subject to the following:

1. Parking to be provided on the land be in accordance with Schedule "A",

AND THAT Council authorizes the issuance of Development Variance Permit No. DVP20-0040 for Lot 1, Section 29, Township 26 Osoyoos Division Yale District Plan EPP80501, located at 726 Valley Rd, Kelowna, BC;

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

Table 8.3.1.1 Residential Parking- Supportive Housing

To vary the minimum spaces per sleeping unit from 0.35 required to 0.11 proposed.

2.0 Purpose

To issue a Development Permit Amendment for changes to parking and landscaping and to issue a Development Variance Permit for a reduction in required parking.

3.0 Development Planning

Staff are supportive of the proposed Development Permit Amendment and associated Development Variance Permit. DP17-0197 encompassed form and character for a six storey Supportive Housing building and was approved by Council in 2017. A building permit was subsequently issued, and the building is currently under construction. The original development permit approved 45 parking stalls. The development variance permit proposes a reduction of 10 stalls, for a total of 35 stalls.

In 2019, a Development Permit application (DP19-0152) for an independent senior's facility was received for the site directly south of the subject property at 728 Valley Rd. While the sites will remain on separately titled lots, they are designed to operate in tandem through several shared conditions such as:

- Shared access off the internal access road;
- A covered walkway connecting the buildings; and
- Shared outdoor amenity space

The DP amendment includes the removal of a shared courtyard landscape feature and the loss of 10 surface parking stalls. Due to the revisions in landscaping and parking, a Development Permit Amendment is required. In November 2019, Council approved updates to Section 8: Parking and Loading of the Zoning Bylaw. The parking bylaw update significantly changed the Supportive Housing land use category to include parking provisions for staff and visitors. Under the current Zoning Bylaw, the subject property now requires a variance to the base parking requirement for Supportive Housing.

Landscaping

Staff are supportive of the proposed changes to the landscape plan. The previously approved plan included a stepped landscaped courtyard located in the southeast corner of the site, which was intended to be shared with future multiple dwelling housing development at 728 Valley Rd. The Development Permit application for 728 Valley Rd (DP19-0152) proposed an updated plan which includes a connecting covered walkway between the two buildings with an outdoor landscaped seating area accessed from the walkway. The proposed landscaping in the updated proposal is more accessible for seniors and residents of the memory care facility. Programming and design of the amenity area will be considered by Council under DP19-0152.

Parking

Staff are supportive of the proposed Development Variance Permit for parking. The variance is significant due to the recent updates in Section 8: Parking and Loading of the Zoning Bylaw to include staff and visitor parking stalls. However, there was no variance for parking in the original development permit, and the overall reduction in parking stalls will have minimal impact on the future residents, staff and visitors of the facility. The applicant has provided Staff with an explanation of resident parking usage, and the majority of residents will not own or operate a vehicle (See Attachment B). The parking configuration was altered to enable shared access and efficient site circulation between the subject property and 728 Valley Rd.

Proposal

3.1 Background

A Development Permit for a 134 unit supportive housing facility (comprised of memory care and assisted living) was approved by Council in 2017 for the subject property and is currently under construction. In 2019 an application was received for the property directly to the south of the subject site, which proposed a shared access between the two properties and a covered walkway that connects the two buildings. Due to a reconfiguration of access and parking on the subject property, the number of parking stalls has been reduced from 45 to 35. The applicant is also proposing an updated landscape plan. The two sites (726 and 728 Valley Rd) are designed to operate together, with 726 Valley Rd operating as a memory care facility and 728 Valley Rd as proposed seniors housing (DP19-0152). It is anticipated that residents of the proposed seniors housing facility will utilize services at the subject property and may have relations to residents.

3.2 Site Context

The subject property is located in the City's Glenmore-Clifton- Dilworth Sector. The site is part of a Master Development Permit for the area known as the Valley Lands.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	CD27- Valley Land Subdivision	Multiple dwelling housing
East	A1- Agricultural 1	Agriculture
South	P3- Parks and Open Space	Participant recreation services, outdoor
West	CD3/CD3C- Comprehensive Development Three	Apartment housing/ retail stores, general

Subject Property Map:



4.0 Application Chronology

Date of Application Received: December 12, 2019

Date Public Consultation Completed: February 2020

Report prepared by: Jocelyn Black, Planner Specialist

Reviewed by: James Moore, Urban Planning & Development Policy Manager

Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments:

Attachment A: Draft Development Variance Permit DVP20-0040 and Draft Development Permit Amendment DP17-0197(2)

Schedule A: Site Plan

Attachment B: Applicant Rationale