

REPORT TO COUNCIL



Date: April 21, 2020

To: Council

From: City Manager

Department: Development Planning

Application: DP18-0111 & DVP20-0033

Owner: John Thomas Hodges

Address: 615 Francis Ave

Applicant: Urban Options Planning and Permitting

Subject: Development Permit and Development Variance Permit

Existing OCP Designation: MRL- Multi-Unit Low Density

Existing Zone: RM3- Low Density Multiple Housing

1.0 Recommendation

THAT final adoption of Rezoning Bylaw No. 11635 be considered by Council;

AND THAT Council authorizes the issuance of Development Permit No. DP18-0111 for Lot 15, District Lot 14, Osoyoos Division Yale District Plan 1141, located at 615 Francis Ave, 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 and 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. DVP20-0033 for Lot 15, District Lot 14, Osoyoos Division Yale District Plan 1141, located at 615 Francis Ave, Kelowna, BC;

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

Section 13.9.6(e) RM3- Low Density Multiple Housing Development Regulations

To vary the side yard setback from 4.0m permitted to 2.0m and 2.6m 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 issue a Development Permit for the form and character of multiple dwelling housing and to issue a Development Variance Permit for a variance to the side yard setbacks.

3.0 Development Planning

Development Planning Staff recommend support for the proposed multiple dwelling housing. The proposal is well aligned with supporting policies of the Official Community Plan (OCP), including Chapter 14: Urban Design Guidelines. This includes:

- Locate buildings to provide an effective street edge while respecting the established, desired streetscape rhythm;
- Mitigate the actual and perceived bulk of buildings by utilizing appropriate massing, including:
 - Architectural elements;
 - Step back upper floor to reduce visual impact;
 - Detailing that creates a rhythm and visual interest along the line of the building; and
 - Varied material textures should be utilized to create visual interest and to articulate building facades.
- Reduce the visual impact and massing of enclosed elevator shafts with architectural treatment

The applicant is proposing a reduced side yard setback for the east and west property line. The reduced setback is mitigated through architectural considerations that help to reduce the perceived mass and scale of the building. This is discussed in more detail in Section 4.2 of this report.

4.0 Proposal

4.1 Background

The subject site currently contains a single-family dwelling which will be demolished.

4.2 Project Description

The proposed building is a multi-dwelling building comprised of three units stacked on top of each other. Each unit has one parking stall in an individual garage and there are an additional two surface stalls, all of which are accessed off the lane. The ground floor unit has a front door facing Francis Ave and an additional entry from the side yard. A generously sized private open space is located on the ground level. Unit two and three are accessed by a staircase and elevator. Private open space for unit two is provided through a covered and uncovered deck that partially faces the property to the west and the laneway. Unit three has a private roof top patio that is accessed by the stairs and elevator.

Variance

Staff worked with the applicant on form and character considerations to ensure that the mass and scale of the building was not overpowering or out of context for the neighbourhood. Form and character considerations include:

- The use of high-quality materials;
- The front façade uses brick on the ground level and second floor with a transition to a lighter stucco on the third floor to make the building feel lighter at the top;
- Each floor is stepped back to reduce overlooking and reduce the overall mass of the building;
- Strategic placement of windows both horizontally and vertically on the side facades in an effort to reduce overlooking; and
- Strategic placement of private open space to reduce overlooking.

Staff are confident that the form and character of the proposed building will be exemplary for this area, as it continues to see the redevelopment of single-family homes to low density multi-family dwellings under the future land use of MRL- Multi-Unit Low Density.

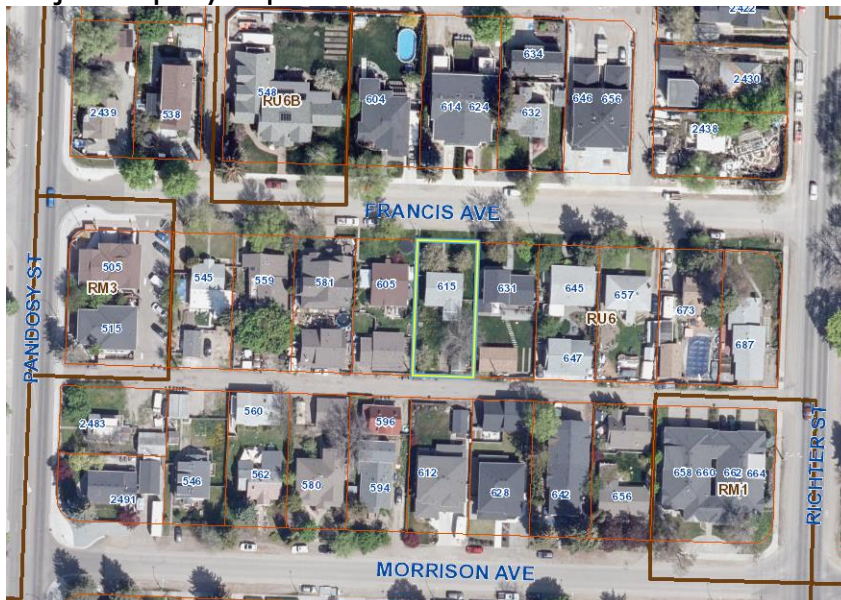
4.3 Site Context

The subject site is located mid-block and has access from a rear lane.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU6- Two Dwelling Housing	Two dwelling housing
East	RU6- Two Dwelling Housing	Single dwelling housing
South	RU6- Two Dwelling Housing	Single dwelling housing
West	RU6- Two Dwelling Housing	Single dwelling housing

Subject Property Map:



4.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	ZONE REQUIREMENTS	PROPOSAL
Development Regulations		
Max. Floor Area Ratio	0.75	0.73
Max. Site Coverage (buildings)	50%	47.4%
Max. Site Coverage (buildings, parking, driveways)	65%	65%
Max. Height	10.0m	9.69m
Min. Front Yard	1.5m	2.742m
Min. Side Yard (east)	4.0m	2.0m ❶
Min. Side Yard (west)	4.0m	2.6m ❷
Min. Rear Yard	3.0m	3.0m
Other Regulations		
Min. Parking Requirements	1.5 stalls per unit	5 stalls
Min. Private Open Space	Total 75m ²	Total 128m ²
❶ Indicates a requested variance to east and west side yard setback.		

5.0 **Current Development Policies**5.1 Kelowna Official Community Plan (OCP)Chapter 5: Development Process*Objective 5.3 Focus development to designated growth areas*

Policy .2 Compact Urban Form. Develop a compact urban form that maximises the use of existing infrastructure and contributes to energy efficient settlement patterns. This will be done by increasing densities, 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 5.5 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 neighbourhood with respect to building design, height and siting.

Policy .11 Housing Mix. Support a greater mix of housing unit size, form and tenure in new multi-residential and mixed-use developments.

6.0 **Technical Comments**6.1 Development Engineering Department

7.0 Application Chronology

Date of Application Received: May 5, 2018

Date Public Consultation Completed: June 17, 2018

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 Permit and Development Variance Permit DP18-0111 and DVP20-0033

Schedule A: Site Plan

Schedule B: Elevations/Materials

Schedule C: Landscape Plan