

REPORT TO COUNCIL



Date: June 23, 2020

To: Council

From: City Manager

Department: Development Planning

Application: DP20-0025/DVP20-0026

Owner: National Society of Hope, Inc.
No. S0025475

Address: 2175 Benvoulin Road

Applicant: Novation Architecture Ltd.,
Paul Shuster

Subject: Development Permit and Development Variance Permit Application

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

Existing Zone: RM5 – Medium Density Multiple Housing

1.0 Recommendation

THAT Council authorize the issuance of Development Permit No. DP20-0025 for Lot C District Lot 128 and 142 ODYD Plan KAP89861 Except Plan EPP37196 located at 2175 Benvoulin 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. DVP20-0026 for Lot C District Lot 128 and 142 ODYD Plan KAP89861 Except Plan EPP37196 located at 2175 Benvoulin Road, Kelowna, BC;

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

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

To vary the maximum height of the principal building from 18.0 m or 4.5 storeys to 26.0 m or 9.0 storeys.

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 are 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 multi-family residential development and to consider a variance to increase the maximum height of the principal building.

3.0 Development Planning

Development Planning Staff are recommending support for the proposed Development Permit and Development Permit to facilitate a 9-storey, 122-unit residential townhouse and affordable seniors housing development. The proposed development is considered to substantially meet the Comprehensive Development Permit Guidelines of the Official Community Plan (OCP) and the overall vision of the Midtown Urban Centre.

4.0 Proposal

4.1 Project Description

The proposed seniors rental housing development is located on Benvoulin Road and consists of a 122-unit residential townhouse and apartment units. The proposed building is 9 storeys in height with a two-storey podium and an underground parkade. Access to the site will be provided from the extension of Mayer Road on the south side of the parcel where the main entryway and courtyard to the building is oriented.

Form and Character

The site is oriented on the Benvoulin Road corridor and will have significant presence along the roadway and the Springfield Road intersection. The two-storey podium and seven storey Encapsulated Mass Timber tower breaks up the building into two distinct sections and has a variety of articulated features. The tower portion incorporates projecting bays and recessed balconies with varying window treatments that provide visual interest and help mitigate the building massing. The materials are a mix of stucco, synthetic wood siding, brick, fibre-reinforced concrete panels, black aluminium with clear and spandrel glazed windows. The colour pallet is predominantly white with touches of greys, and yellow/gold accents which also provides a lighter context to the building massing. The podium level provides ground-oriented units with entrances into shared common space. This provides a pedestrian friendly interface with the at grade level street frontage and surrounding properties.

Landscaping

The proposed landscaping provides for a walking path around the entire complex which links into the front entry way and courtyard. The main level allows for several private amenity spaces for the ground-oriented units which are bordered by shrubs and trees. The plan also incorporates an existing community garden and proposed new community garden with bench seating and raised garden boxes.

Variance – Maximum Height

To accommodate the proposal, the applicant is requesting a variance to the maximum height of the building from 18.0 m (4.5 storeys) to 26.0 m (9 storeys). In comparison, the existing Apple Valley buildings 1, 2 and 3, which are directly adjacent to the property, are five storeys in height.

The Midtown Urban Centre is identified in the Official Community Plan (OCP) as appropriate for significant residential density. The height and density of the proposal fall well within the expectations for urban centre development.

In addition, as a mid-rise building (6-12 storeys), the proposal will act as a transition to future high-density, mixed-use development in the core of this urban centre.

The proposed development is located along the Benvoulin Road corridor, which acts as a significant edge and reduces any potential negative impacts of development on adjacent agricultural lands. Also, the building massing is located along Benvoulin Road, leaving ample separation between adjacent residential development.

Staff are in support of the proposed variance as it is considered to fit into the existing and future context of the area. The orientation and massing of the building helps reduce its visual impact and incorporate it into the Benvoulin Road corridor as well as the adjacent development.

4.2 Site Context

The subject property is in the Highway 97 City Sector and within the Midtown Urban Centre and is currently vacant. The subject property is fronting Benvoulin Road and will be accessed from the extension of Mayer Road, which will connect to Benvoulin Court. The proposal is directly adjacent to the existing Apple Valley affordable seniors housing complex which is owned and operated by the Society of Hope. To the north and south are vacant parcels designated for future commercial and residential development. To the east is Benvoulin Road and agricultural lands which are in the Agricultural Land Reserve. Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	C4 – Urban Centre Commercial	Vacant
East	CD23 – Public Market and Open Air Market	Vacant/Agricultural
South	A1 - Agriculture	Vacant
West	RM5 - Medium Density Multiple Housing	Multi-family (Apple Valley)

Subject Property Map: 2175 Benvoulin Road**4.3 Zoning Analysis Table**

Zoning Analysis Table		
CRITERIA	RM5 ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Min. Lot Area	1400 m ²	7,935.5 m ²
Min. Lot Width	30 m	110.4 m
Min. Lot Depth	35 m	49.8 m
Development Regulations		
Max. Floor Area Ratio	1.4	1.2
Max. Site Coverage (buildings)	40%	34%
Max. Site Coverage (buildings, parking, driveways)	65%	60%
Max. Height	18 m	26 m ●
Min. Front Yard	6 m	6 m
Min. Side Yard (south)	under 2 ½ storeys- 4.5m over 2 ½ storeys – 7.0 m	28 m
Min. Side Yard (north)	under 2 ½ storeys- 4.5m over 2 ½ storeys – 7.0 m	4.5 m
Min. Rear Yard	9 m	18 m
Other Regulations		
Min. Parking Requirements	124 resident stalls 17 visitor stalls	124 resident stalls 17 visitor stalls
Min. Bicycle Parking	Class I- 93 Class II- 44	Class I- 93 Class II- 44
Min. Private Open Space	1 bedroom unit- 15m ² 2 bedroom unit- 25m ²	2400 m ²
● Indicates a requested variance to maximum height from 18.0 m or 4.5 storeys to 26.0 m or 9 storeys.		

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 10: Social Sustainability

Housing Availability:

Support the provision of housing for all members of the community, including those in core housing need or requiring special needs housing (transitional)

Chapter 5: Development Process

Objective 5.5 Ensure appropriate a context sensitive built form

Policy .1 Building Height. In determining building height, the City will take into account such factors as:

- Contextual fit into the surrounding urban fabric
- Impacts on the overall skyline

Objective 5.22 Ensure context sensitive housing development.

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

6.0 Application Chronology

Date of Application Received: January 20, 2020

Date Public Consultation Completed: May 29, 2020

Report prepared by: Wesley Miles, 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 and Development Variance Permit DP20-0025 & DVP20-0026

Schedule A: Site Plan

Schedule B: Elevations

Schedule C: Landscape Plan

Attachment B: Applicant Design Rationale and Renderings