

# REPORT TO COUNCIL



**Date:** October 6, 2020

**To:** Council

**From:** City Manager

**Department:** Development Planning

**Application:** DP19-0240 DVP19-0242

**Owner:** Whitworth Holdings Ltd., Inc.  
No. 1059455

**Address:** 4119-4131 Lakeshore Road

**Applicant:** Meiklejohn Architects Inc.

**Subject:** Development Permit and Development Variance Permit Application

**Existing OCP Designation:** MRL – Multiple Unit Residential (Low Density)

**Existing Zone:** RM<sub>3</sub> – Low Density Multiple Housing

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## 1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP19-0240 for Lot 1 Section 6 Township 26 ODYD Plan EPP102281, located at 4119-4131 Lakeshore 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. DVP19-0242 for Lot 1 Section 6 Township 26 ODYD Plan EPP102281, located at 4119-4131 Lakeshore Road, Kelowna, BC;

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

**Section 13.9.6(c): RM<sub>3</sub> – Low Density Multiple Housing Development Regulations**

To vary the maximum height of the building from 10 m / 3.5 storeys to 12.5 m / 4 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 Application in order for the permit 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 70-unit multi-family development and a variance to building height.

## 3.0 Development Planning

Development Planning staff are supportive of this Development Permit and Development Variance Permit application to facilitate a 70-unit purpose built rental development. The proposal provides infill development in general accordance with Official Community Plan (OCP) objectives and Urban Design Guidelines as per Attachment B.

### 3.1 Form and Character

As per Image 1 below, this application proposes a 59-unit apartment building surrounded by 11 townhouse units, connected via a common parkade structure. The entrance of the apartment building faces Lakeshore Road, and there is a ground-oriented townhouse unit on the north side of the building.

The modern architectural design of the proposed development includes an articulated roofline, as well as the inclusion of balconies and awnings. A variety of materials are to be used including brick, stucco in neutral tones, and wood paneling. Overall, the proposed building form is in general alignment with the OCP vision for the area as the MRL Future Land Use Designation supports both townhouse and apartment building forms and associated residential densities.

The applicant worked with City staff to develop a landscape plan that provides amenity space in front of the building, including a children's play area, as well as landscaped areas on top of the parkade between the apartment building and the townhouse units. Trees are proposed around the site, and the application also includes a communal outdoor amenity space, a bike and pet wash area, and the use of permeable pavers for some parking areas.

**Image 1** – Conceptual rendering of the proposed development



### 3.2 Variance

The applicant is requesting to vary the building height from 10 m / 3 storeys to 12.5 m / 4 storeys. This is to accommodate the apartment portion of the structure in the centre of the proposed development. The applicant is aiming to minimize impacts of the requested height variance by setting back the 12.9 m high

portion of the building significantly from neighbouring properties. Additionally, wrapping the building in two-storey townhouse units helps to provide a reasonable transition to the apartment building form.

#### 4.0 Proposal

##### 4.1 Background

Phase one of this development project is under construction to the north of the proposed development. This property was initially three lots, which have now been consolidated into one property.

##### 4.2 Project Description

This proposal is for a 4-storey, 70-unit purpose built rental development. The proposal includes 59 one-bedroom units and 19 two-bedroom units. The townhouse units are ground-oriented, with entrances at grade as well as entrances on top of the parkade area. Most of the parking for this development is provided in a parkade, with some at-grade parking on the north, east, and south side of the building.

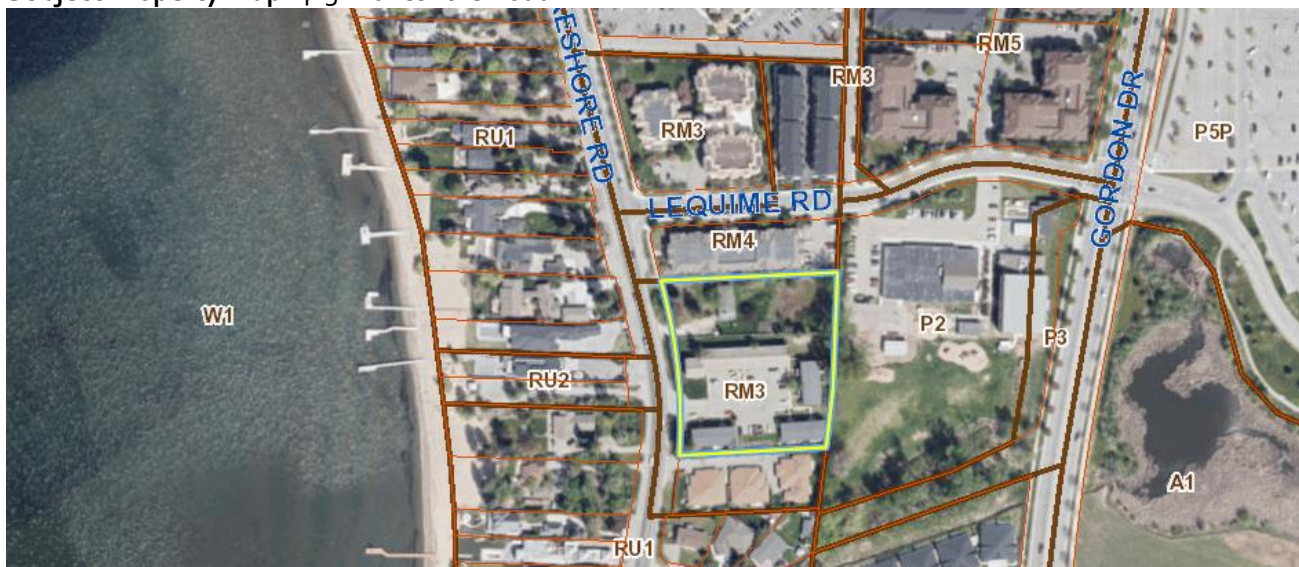
The applicant worked with planning staff to ensure that adequate private open space is provided. All units have private outdoor space, and additional common outdoor amenity space has been provided. Garbage and recycling Molok bins are to be provided at the rear of the.

##### 4.3 Site Context

The subject property is located in the North Mission – Crawford City Sector, south of the intersection of Lakeshore Road and Lequime Road. The subject property is in proximity to educational and recreational facilities. Specifically, adjacent land uses are as follows:

| Orientation | Zoning                                              | Land Use                  |
|-------------|-----------------------------------------------------|---------------------------|
| North       | RM4 – Transitional Low Density Housing              | Multiple Dwelling Housing |
| East        | P2 – Education and Minor Institutional              | Education Services        |
| South       | RM3 – Low Density Multiple Housing                  | Multiple Dwelling Housing |
| West        | RU1 – Large Lot Housing<br>RU2 – Medium Lot Housing | Single Dwelling Housing   |

**Subject Property Map:** 4131 Lakeshore 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>                | 9,493 m <sup>2</sup>                                 |
| Min. Lot Width                                                                                                           | 30 m                              | 100.3 m                                              |
| Min. Lot Depth                                                                                                           | 30 m                              | 87 m                                                 |
| Development Regulations                                                                                                  |                                   |                                                      |
| Max. Floor Area Ratio                                                                                                    | 0.75                              | 0.659                                                |
| Max. Site Coverage (buildings)                                                                                           | 40%                               | 37.5%                                                |
| Max. Site Coverage (buildings, parking, driveways)                                                                       | 65%                               | 64.9%                                                |
| Max. Height                                                                                                              | 10 m / 3 storeys                  | 12.5m / 4 storeys <span style="color: red;">❶</span> |
| Min. Front Yard (west)                                                                                                   | 4.5 m                             | 4.5 m                                                |
| Min. Side Yard (north)                                                                                                   | 4.0 m                             | 6.9 m                                                |
| Min. Side Yard (south)                                                                                                   | 4.0 m                             | 13.2 m                                               |
| Min. Rear Yard (east)                                                                                                    | 7.5 m                             | 15.8 m                                               |
| Other Regulations                                                                                                        |                                   |                                                      |
| Min. Parking Requirements                                                                                                | 102 Minimum                       | 104                                                  |
| Min. Bicycle Parking                                                                                                     | Long Term 53 / Short Term 12      | Long Term 53 / Short Term 12                         |
| Min. Private Open Space                                                                                                  | 1240 m <sup>2</sup>               | 4,559 m <sup>2</sup>                                 |
| <span style="color: red;">❶</span> Indicates a requested variance to height from 10 m / 3 storeys to 12.5 m / 4 storeys. |                                   |                                                      |

5.0 **Current Development Policies**5.1 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.

*Objective 5.23 Address the needs of families with children through the provision of appropriate family-oriented housing.*

*Policy .1 Ground-Oriented Housing.* Encourage all multiple-unit residential buildings in neighbourhoods with schools and parks to contain ground-oriented units with two or more bedrooms so as to provide a family housing choice within the multi-unit rental or ownership markets. High density residential projects in the Downtown area are encouraged to include a ground-oriented housing component, especially where such can be provided on non-arterial and non-collector streets.

Chapter 14: Urban Design Development Permits Areas

*Comprehensive Development Permit Area Objectives.*

- Convey a strong sense of authenticity through urban design that is distinctive for Kelowna;
- Promote a high urban design standard and quality of construction for future development that is coordinated with existing structures;

- Integrate new development with existing site conditions and preserve the character amenities of the surrounding area;
- Promote interesting, pedestrian friendly streetscape design and pedestrian linkages;
- Provide for a scale and massing of commercial buildings that promotes a safe, enjoyable living, pedestrian, working, shopping and service experience;
- Incorporate architectural features and detailing of buildings and landscapes that define an area's character; and
- Promote alternative transportation with enhances streetscapes and multi-modal linkages.

#### **6.o Application Chronology**

|                                       |                   |
|---------------------------------------|-------------------|
| Date of Application Received:         | December 18, 2019 |
| Date Public Consultation Completed:   | May 7, 2020       |
| Date of Revised DP Drawings Received: | August 21, 2020   |

**Report prepared by:** Arlene Janousek, Environmental Coordinator

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

#### **Attachments:**

Attachment A: Draft Development Permit DP19-0240 / DVP19-0242

Attachment B: Comprehensive Urban Design Guidelines Checklist