

REPORT TO COUNCIL



Date: November 9, 2020

To: Council

From: City Manager

Department: Development Planning

Application: DP20-0140 **Owner:** Emil Anderson Construction Co. Ltd., Inc.No. C0172775

Address: 796 Kuipers Crescent **Applicant:** Rory McDowall

Subject: Development Permit

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

Existing Zone: RM2H -Low Density Row Housing (Hillside Area)

1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP20-0140 for Lot 1 District Lot 1688S Similkameen Division Yale District Plan EPP71339, located at 796 Kuipers Crescent, 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 the applicant be required to complete the above noted conditions of Council's approval of the Development Permit Application in order for the permits to be issued;

AND FURTHER THAT this Development 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 multiple dwelling housing development.

3.0 Development Planning

Development Planning Staff recommend support for the Development Permit application. The property is already zoned RM2H - Low Density Row Housing (Hillside Area), and there are no variances being requested as part of this application. The proposed multiple dwelling housing design achieves the following form and character objectives, from the City of Kelowna's Official Community Plan (OCP) Comprehensive Design Guidelines:

- has a sense of architectural unity and cohesiveness between buildings in the development;
- landscaping and building form convey a character that is distinct to Kelowna; and
- architectural elements are aligned between buildings and there is a sense of architectural unity and cohesiveness.

The design has included variation throughout the development to building form and colours, and the buildings and site were designed in response to the sloping conditions of the property. This development also helps to address the "missing middle" housing type, by providing a multiple dwelling housing form (duplexes and triplexes) that is an alternative to single family homes that mostly dominate the surrounding neighbourhood.

The City and the applicant have worked collaboratively to achieve a solution relating to public access to the adjacent Kuipers' Peak Mountain Park, located to the north. Currently, a public trail ends at the northern property line, and the public has primarily been using private land to access the park. To help minimize trespass through this private development in the future, a portion of land adjacent to the park will be dedicated to the City and a trail will be constructed which connects the existing trail down to Kuipers Crescent. The area of park dedication, shown on the attached landscape plan (Schedule C), is approximate and would be confirmed formally following site grading.

4.0 Proposal

4.1 Background

The subject property is a 7-acre hillside site. It is one of the last vacant lots in the Neighbourhood 2 – Southridge Area Structure Plan.

4.2 Project Description

This development proposal is for a thirty-two multiple dwelling housing development, consisting of thirteen duplex units and two triplex units, for a total of thirty-two dwellings. Vehicular access to the site is off Kuipers Crescent. Proposed materials include stucco, cultured stone and siding, and asphalt shingles. The colour palette proposes two different colour schemes, as shown in Schedule B.

This project meets the parking requirements of the Zoning Bylaw. Parking for the residents is provided in garages (side by side configuration), and visitor and short-term bike parking is located on-site. Each unit also has a small driveway apron. Garbage and recycling will be contained within bins for each individual unit, either to be kept in the garages or on driveway areas. Private open space is provided throughout the site, and most units have high water sod lawn areas in a backyard area.

Site Context

The subject property is adjacent to the existing Kuipers’ Peak Mountain Park to the north and the east and the undeveloped Thomson Flats to the south. There are existing single family dwellings to the west. There is a statutory right of way on the property for purposes of City access for maintenance purposes to the reservoir to the north.

The walk score of the subject property is 0, indicating that almost all errands require a car, and the transit score is 19, with a few nearby public transit options, to the north of Frost Rd. It is within the City’s Permanent Growth Boundary.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	P3 – Parks and Open Space P4 – Utilities	Public Parks (Kuipers’ Peak Mountain Park) Utility Services (Water Reservoir)
East	P3 – Parks and Open Space	Public Parks (Kuipers’ Peak Mountain Park)
South	A1 – Agriculture 1	Vacant (In-progress Thomson Flats Area Structure Plan)
West	Ru1h – Large Lot Housing (Hillside Area)	Single Dwelling Housing

Subject Property Map: 796 Kuipers Crescent



4.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RM ₂ H ZONE REQUIREMENTS	PROPOSAL
Development Regulations		
Max. Floor Area Ratio	0.70	0.24
Max. Site Coverage (buildings)	50 %	17.54 %
Max. Site Coverage (buildings, parking, driveways)	55 %	22.94 %
Max. Height	9.5 m (2 ½ storeys)	9.23 m (2 storeys)
Min. Front Yard	4.5 m	> 4.5 m
Min. Side Yard (south)	4.0 m	4.0 m
Min. Side Yard (north)	4.0 m	> 4.0 m
Min. Rear Yard (east)	7.5 m	> 7.5 m
Min. Distance Between Principal Buildings	3.0 m	3.0 m
Other Regulations		
Min. Private Open Space	800 m ²	800 m ²
Min. Parking Requirements	Dwelling Units: 64 stalls Visitor: 4 stalls Total = 68 stalls	Dwelling Units: 64 stalls Visitor: 6 stalls Total = 70 stalls
Min. Short Term Bicycle Parking	4 spaces	4 spaces
Min. Drive Aisle Width	6.0 m	6.0 m

5.0 **Technical Comments**5.1 Development Engineering Department

See Attachment A: City of Kelowna Memorandum

6.0 **Application Chronology**

Date of Application Received: June 23, 2020

Report prepared by: Kimberly Brunet, Planner
Reviewed by: Dean Strachan, Community Planning & Development Manager
Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments:

Attachment A: City of Kelowna Memorandums
Attachment B: Comprehensive Design Guidelines Checklist
Attachment C: Site Renderings
Attachment D: Draft Development Permit No. DP20-0140
Schedule A: Site Plan
Schedule B: Elevations, Cross-sections and Colour Board
Schedule C: Landscape Plan