

REPORT TO COUNCIL



Date: December 7, 2020

To: Council

From: City Manager

Department: Development Planning

Application: DP20-0093

Owner: Gilles Fernand Ladouceur
Anita Jeanette Blaser

Address: 401-407 Laurel Road

Applicant: Rockwood Inv. Corp.

Subject: Development Permit

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

Existing Zone: RM₃ – Low Density Multiple Housing

1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP20-0093 for Lot 2 Section 26 Township 26 Osoyoos Division Yale District Plan 21067, located at 401-407 Laurel 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 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

Staff supports the form and character development permit for the 10-unit multiple dwelling housing project on the subject property. The property is currently zoned RM3 – Low Density Multiple Housing, and there are no variances being requested as part of this application. This application meets many of the Official Community Plan's (OCP) Urban Infill objectives with respect to Compact Urban Form and Sensitive Infill.

The proposal includes the provision of ground oriented units which front on to Laurel Road. Staff have worked with the applicant on the form and character of the west (Laurel Road) elevations of the row housing buildings, to ensure they meet the design guidelines in the OCP. Overall, the proposed design achieves the following form and character objectives, from the OCP's Comprehensive Design Guidelines:

- Visually prominent entrances;
- Use of a variety of materials to create contrast and reduce the apparent mass of a building; and
- Architectural unity and cohesiveness between buildings

The property is located within the Permanent Growth Boundary in the City's Rutland OCP sector. The increase in density at this location is supported by local amenities such as parks, schools, transit and recreational opportunities in the immediate area.

4.0 Proposal

4.1 Background

There is an existing four dwelling housing development on the subject property that is proposed to be demolished.

4.2 Project Description

This development proposal is for the construction of ten two-bedroom dwelling units, in four separate buildings. The proposal contains two buildings of row housing (each containing three dwellings) and two buildings of semi-detached housing (each containing two dwellings). All units have private amenity space in the form of patios. Each dwelling has a garage, and one van-accessible visitor parking stalls is located on site. Access to the site is through a central drive aisle.

Materials include board and batten siding, horizontal fibre cement siding and panels and a cultured stone base. The colour palette is included in Schedule B. The landscape plan includes a row of trees along the rear property line, to separate the development from two dwelling housing located to the east. The project meets the RM3 – Low Density Row Housing regulations and no variances are being requested.

4.3 Site Context

The subject property is located midblock on the east side of Laurel Road, near the intersection of Mugford Road. It is within the City's Permanent Growth Boundary, and has a walk score of 45, indicating that most errands require a car.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RM ₃ – Low Density Multiple Housing	Multiple Dwelling Housing
East	RU ₆ – Two Dwelling Housing	Two Dwelling Housing
South	RM ₃ – Low Density Multiple Housing	Multiple Dwelling Housing
West	RM ₃ – Low Density Multiple Housing RU ₁ – Large Lot Housing	Single Dwelling Housing

Subject Property Map: 401-407 Laurel Road



4.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RM ₃ ZONE REQUIREMENTS	PROPOSAL
Development Regulations		
Max. Floor Area Ratio	0.8	0.74
Max. Site Coverage (buildings)	40 %	35.2 %
Max. Site Coverage (buildings, parking, driveways)	60 %	59.7 %
Max. Height	10.0 m (3 storeys)	9.1 m (3 storeys)
Min. Front Yard (Laurel Rd)	1.5 m	1.5 m
Min. Side Yard (north)	4.0 m	4.0 m
Min. Side Yard (south)	4.0 m	4.0 m
Min. Rear Yard (east)	7.5 m	7.5 m

Min. Distance Between Buildings	3.0 m	3.0 m
Other Regulations		
Min. Parking Requirements	15 residential stalls 1 van accessible visitor stall 16 Total stalls	18 stalls 1 van accessible visitor stall 19 Total stalls
Min. Bicycle Parking	4 stalls	8 stalls
Min. Private Open Space	250 m ²	250 m ²
Min. drive aisle width	7.0 m	7.0 m

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

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.

6.0 Technical Comments

6.1 Development Engineering Department

See Attachment A: City of Kelowna Memorandum

7.0 Application Chronology

Date of Application Received: December 20, 2019

Report prepared by: Kimberly Brunet, Planner II
Reviewed by: Jocelyn Black, Urban Planning Manager
Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments:

- Attachment A: City of Kelowna Memorandum
- Attachment B: Comprehensive Design Guidelines Checklist
- Attachment C: Conceptual Rendering
- Attachment D: Draft Development Permit DP20-0093
- Schedule A: Site Plan
- Schedule B: Elevations and Colour Board
- Schedule C: Landscape Plan