

REPORT TO COUNCIL



Date: January 19, 2021

To: Council

From: City Manager

Department: Development Planning

Application: DP20-0094 DVP20-0193 **Owner:** Vanmar Developments
Glenpark Ltd., Inc. No.
BC1150883

Address: 276 Valley Road **Applicant:** Vanmar Constructors Inc.

Subject: Development Permit and Development Variance 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. DP20-0094 and Development Variance Permit No. DVP20-0193 for Lot A Section 33 Township 26 ODYD Plan EPP80045 Except Plan EPP94225, located at 276 Valley 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 variances to the following sections of Zoning Bylaw No. 8000 be granted in accordance with Schedules A, B and C:

Section 7.6.1(b): Section 7 – Landscaping and Screening, Minimum Landscape Buffers

To vary the required minimum landscape buffer for the front yard from 3.0 m required to 0.51 m proposed.

Section 7.6.1(c): Section 7 – Landscaping and Screening, Minimum Landscape Buffers

To vary the required minimum landscape buffer for the side yard from 3.0 m required to 0.66 m proposed.

Section 7.6.1(c): Section 7 – Landscaping and Screening, Minimum Landscape Buffers

To vary the required minimum landscape buffer for the rear yard from 3.0 m required to 2.3 m proposed.

Section 8.2.3: Parking and Loading, Off-Street Parking Regulations

To vary the required minimum setback from any side or rear lot line from 1.5m required to 0.66 m proposed.

Section 13.9.6(c): RM3 – Low Density Multiple Housing Development Regulations

To vary the maximum height for any portion of a building within 7.5 m of an abutting lot with a Single/Two Unit designation in the City's Official Community Plan from 9.5 m or 2 ½ storeys permitted to 10.0 m or 3 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 permits to be issued;

AND FURTHER THAT this Development Permit and Development Variance 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 and to vary minimum landscape buffers, minimum setbacks for parking stalls and the maximum height for a portion of the subject property.

3.0 Development Planning

Development Planning supports the form and character development permit for the 52-unit townhouse project on the subject property. The proposal includes the provision of ground oriented units which front onto both Valley Road and the future Glen Park Drive. The development meets the majority of the Official Community Plan (OCP) Urban Design Guidelines including the selected building finishes, façade articulation and transition between the public and private open spaces. The application meets many of the OCP's Urban Infill objectives with respect to Compact Urban Form and Sensitive Infill.

The property is located within the Permanent Growth Boundary in the Glenmore Valley neighbourhood on Valley Road at the intersection with the future Glen Park Drive. The increase in density at this location is supported by local amenities such as parks, schools, transit and recreational opportunities in the immediate area.

Variances

Council previously considered a Development Permit for this property on April 9, 2018, which has since expired. Since this permit was issued, new Parking and Loading Regulations in the Zoning Bylaw were adopted. As such, several variances relating to landscape buffers and parking setback distances are now required.

The applicant has met the parking regulations in terms of size and number of parking stalls on site, however to meet the new regulations several stalls project into required landscape buffer and setback areas on the front, side and rear property lines. Development Planning felt accommodating wider accessible parking stalls

on site and requesting a variance to minimum landscape buffers and minimum distance of parking stalls from property lines was preferable to a variance for required stall width.

The variance for height is only required for the portions of building within 7.5m of the side (north) property line, adjacent to 268 Valley Road. An application for an OCP amendment is currently sitting at 3rd reading for this adjacent property, however as the future land use is currently S2RES – Single / Two Unit Residential, a height variance applies for buildings within that area. Had the OCP amendment been adopted, a height variance would not be required.

Proposal

3.1 Background

A Development Permit is valid for two years from the date of Council approval, and a previous Development Permit for this project expired in April 2020. The applicant remains committed to this project but is currently waiting for stronger market conditions prior to relaunch.

3.2 Project Description

The proposed development is for the construction of 52 three-storey townhouse units with attached garages. The development will include a total of eleven buildings: 7 four-unit buildings, 2 five-unit buildings and 2 – seven-unit buildings. All units have private amenity space in the form of balconies and meet on-site parking requirements. Seven visitor stalls are provided and are located throughout the site for easy access to all units.

The project is oriented towards families with children through the provision of all units having 3-bedroom units, along with an additional den that could be developed into a fourth bedroom, if needed. The townhouses have been designed with an internal 'mews courtyard' that is a pedestrian only area, which provides extensive landscaping and walkways to provide multiple small gathering areas for the residents. This provides a stronger pedestrian interface along Valley Road with walkway connections throughout the site.

The form and character of the buildings is the same as what Council considered in 2018. However, due to new Parking and Loading Regulations in the Zoning Bylaw that were adopted after the previous Development Permit was issued, the applicant has had to adjust the site plan to conform with these new regulations.

Form and Character

The development has a contemporary 'farmhouse' architectural feel. The large windows, and outdoor space provide access to both natural light and shade. The balconies serve to lessen the visual impact of the garage doors below while providing an amenity space for the unit. The garage entry doors are oriented to the interior of the site which allows the development to have ground-oriented units facing to the street rather than being oriented to the interior of the site. Each unit has a front landscaped terrace area to delineate the private space from the public street. The units have prominent at-grade entries with walkways leading to the street frontage which provides a welcoming, activated streetscape.

The natural colour scheme has touches of colour to provide individuality to the units, while providing a cohesiveness to the multiple buildings within the development. A combination of lap siding along with board and batten siding has been utilized to create a visually appealing façade.

Primary site access will be from Glen Park Drive with a secondary 'emergency access only' from Marigold Road. The development has been designed such that it could be integrated with the parcels to the north of the site in the future. That project is on-going with the Rezoning and OCP Amendment application currently at third reading.

3.3 Site Context

The subject property is located on Valley Road, which is a major collector roadway. It is connected to urban services and is located within the Permanent Growth Boundary. The Walk Score is 58 indicating that some errands can be accomplished on foot.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU2-Medium Lot Housing, RR3-Rural Residential 3	Single Family Dwellings
East	P5 – Municipal District Park	Future Glenmore Recreation Park
South	RM3 – Low Density Multiple Housing	Multiple Dwelling Housing
West	RM1 – Four Dwelling Housing, A1 – Agriculture 1	Vacant, Farm

Subject Property Map:



3.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RM ₃ ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Lot Area	900 m ²	9,849 m ²
Lot Width	30 m	89.1 m
Lot Depth	30 m	114.2 m
Development Regulations		
Floor Area Ratio	.8	.72
Height	10 m or 3 storeys	10.0 m & 3 storeys
Maximum Height for any portion of a building within 7.5 m of an abutting lot with a S ₂ RES designation	9.5 m or 2 ½ storeys	10.0 m & 3 storeys ❶
Building Site Coverage	40 %	36 %
Site Coverage (Buildings, Driveways and Parking Areas)	60 %	58 %
Front Yard (Valley Rd)	1.5 m	3.5 m
Side Yard (Glen Park Dr - South)	1.5 m	3.0 m
Side Yard (North)	4.0 m	4.0 m
Rear Yard	7.5 m	7.5 m
Other Regulations		
Parking Requirements	104 stalls	104 stalls
Visitor Parking Stalls	7 stalls	7 stalls
Setback to parking stalls from any side or rear lot line	1.5 m	0.66 m ❷
Minimum landscape buffer (front)	3.0 m	0.51 m ❸
Minimum landscape buffer (side)	3.0 m	0.66 m ❹
Minimum landscape buffer (rear)	3.0 m	2.3 m ❺
Private Open Space	1,300 m ²	1,674 m ²
Short-Term Bicycle Parking	10 spaces	10 spaces *
* Short-Term Bicycle Parking is intended for visitors to the site and are provided in the form of bike racks. ❶ Indicates a requested variance to the maximum Height for any portion of a building within 7.5 m of an abutting lot with a S ₂ RES designation ❷ Indicates a requested variance to the setback to parking stalls from any side or rear lot line ❸ Indicates a requested variance to the minimum landscape buffer (front) ❹ Indicates a requested variance to the minimum landscape buffer (side) ❺ Indicates a requested variance to the minimum landscape buffer (rear)		

4.0 **Current Development Policies**4.1 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.

5.0 Application Chronology

Date of Application Received:	March 19, 2020
Date of Neighbourhood Notification Received:	October 26, 2020
Council Date of Consideration of Original Application: DP17-0241	April 9, 2018

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

Attachments:

Attachment A: City of Kelowna Memorandums

Attachment B: Comprehensive Development Permit Guidelines

Attachment C: Renderings and Massing Study Images, Design Rationale and Development Statistics

Attachment D: Draft Development Permit and Development Variance Permit No. DP20-0094 DVP20-0193

Schedule A: Site Plan

Schedule B: Elevations, Colour Board and Materials

Schedule C: Landscape Plan