

REPORT TO COUNCIL



Date: February 1, 2021

To: Council

From: City Manager

Department: Development Planning

Application: DP18-0195

Owner: 913 Laurier GP Ltd., Inc. No. BC1231985

Address: 913 Laurier Avenue

Applicant: New Town Services – Jesse Alexander

Subject: Development Permit Application

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

Existing Zone: RM₃ – Low Density Multiple Housing

1.0 Recommendation

THAT final adoption of Rezoning Bylaw No. 11798 be considered by Council;

AND THAT Council authorizes the issuance of Development Permit No. DP18-0195 for Lot 1 District Lot 138 ODYD, Plan EPP101501, located at 913 Laurier Avenue, 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 FURTHER THAT this Development Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

Purpose

To consider the form and character of a multi-family development.

2.0 Development Planning

Development Planning Staff are recommending support for the issuance of a Development Permit for the proposed townhouse development as it meets zoning regulations for parking, setbacks and landscaping and is in general accordance with the Official Community Plan's (OCP) Comprehensive Design Guidelines.

The applicant is proposing 6 side-by-side townhouse units situated along the western portion of the subject property adjacent to Ethel Street. The project will have vehicle site access from the laneway to the south. Each of the townhouse units has been designed with front doors facing out to streets with a majority of the unit entrances oriented towards Ethel St.

The development will be 3 storeys in height and will include ground level patio spaces, upper storey balconies and individual rooftop patios to meet private open space requirements.

3.0 Proposal

3.1 Background

The existing site currently sits vacant but previously contained a single-family home situated in the center of the property.

3.2 Project Description

The 6-unit townhome development features 3 two-bedroom and 3 three-bedroom units arranged in an offset pattern predominantly facing west towards Ethel Street. Offsetting each individual unit from one another will help to create more building interest and articulation which will subsequently help to reduce building massing and allow for improved privacy between units.

Required parking will be met on-site by parking two vehicles in each garage unit – side by side. The required visitor parking stall will be located opposite to the internal drive aisle and closer to the eastern property line.

The applicant has worked with Staff to ensure that every effort would be made to preserve and protect the two existing deciduous trees located at the north boundary of the site adjacent to Laurier Avenue by registering a section 219 covenant on title to ensure the trees are protected and are unable to be removed from the site.

The development has been designed using modern materials including; white, brown and grey hardi board panels, faux timber horizontal planks, red brick veneer, and black framed windows and railings.

3.3 Site Context

The subject property is located in the Central City Sector nearest to the major intersection of Harvey Avenue and Ethel Street, approximately 440 m east of Rowcliffe Park. A vast majority of the surrounding properties are zoned RU6 – Two Dwelling Housing with a mix of RM1 – Four Dwelling Housing, RM2 – Low Density Housing, RM4 – Transitional Low-Density Housing and RU7 – Infill Housing. Surrounding Future Land Use Designations include; S2RES – Single / Two Unit Residential, MRL – Multiple Unit Residential (Low Density), MRM – Multiple Unit Residential (Medium Density), MRH – Multiple Unit Residential (High Density) and SIH – Sensitive Infill Housing.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU6 – Two Dwelling Housing	Residential
East	RU6 – Two Dwelling Housing	Residential
South	RU6 – Two Dwelling Housing	Residential
West	RU6 – Two Dwelling Housing	Residential

Subject Property Map: 913 Laurier Avenue



3.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RM ₃ ZONE REQUIREMENTS	PROPOSAL
Development Regulations		
Max. Floor Area Ratio	0.80	0.79
Max. Site Coverage (buildings)	40%	30.5%
Max. Site Coverage (buildings, parking, driveways)	60%	57.7%
Max. Height	13.0 m / 3 storeys	9.49 m / storeys
Min. Front Yard	1.5 m	3.35 m
Min. Side Yard (west)	1.5 m	1.69 m
Min. Side Yard (east)	4.0 m	13.29 m
Min. Rear Yard	1.5 m	1.69 m
Other Regulations		
Min. Parking Requirements	13 stalls (including visitor parking)	13 stalls
Min. Short-term Bicycle Parking	4 bike stalls	4 bike stalls
Min. Private Open Space	150 m ²	412.72 m ²

4.0 Current Development Policies

4.1 Kelowna Official Community Plan (OCP)

DEVELOPMENT PERMIT GUIDELINES

Comprehensive Development Permit Area

Consideration has been given to the following guidelines as identified in Section 14.A. of the City of Kelowna Official Community Plan relating to Comprehensive Development Permit Areas:

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Authenticity and Regional Expression			
Do landscaping and building form convey a character that is distinct to Kelowna and the Central Okanagan?	✓		
Are materials in keeping with the character of the region?	✓		
Are colours used common in the region's natural landscape?	✓		
Does the design provide for a transition between the indoors and outdoors?			✓
Context			
Does the proposal maintain the established or envisioned architectural character of the neighbourhood?	✓		
Does interim development consider neighbouring properties designated for more intensive development?			✓
Are façade treatments facing residential areas attractive and context sensitive?	✓		
Are architectural elements aligned from one building to the next?			✓
For exterior changes, is the original character of the building respected and enhanced?			✓
Is the design unique without visually dominating neighbouring buildings?	✓		
For developments with multiple buildings, is there a sense of architectural unity and cohesiveness?			✓
Relationship to the Street			
Do buildings create the desired streetscape rhythm?	✓		
Are parkade entrances located at grade?			✓
For buildings with multiple street frontages, is equal emphasis given to each frontage?	✓		
Massing and Height			
Does the design mitigate the actual and perceived mass of buildings?	✓		
Does the height consider shading and view impacts for neighbouring properties and transition to less intensive areas?	✓		
Human Scale			

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Are architectural elements scaled for pedestrians?	✓		
Are façades articulated with indentations and projections?	✓		
Are top, middle and bottom building elements distinguished?	✓		
Do proposed buildings have an identifiable base, middle and top?	✓		
Are building facades designed with a balance of vertical and horizontal proportions?	✓		
Are horizontal glazed areas divided into vertically proportioned windows separated by mullions or building structures?	✓		
Does the design incorporate roof overhangs and the use of awnings, louvers, canopies and other window screening techniques?	✓		
Is the visual impact of enclosed elevator shafts reduced through architectural treatments?			✓
Exterior Elevations and Materials			
Are buildings finished with materials that are natural, local, durable and appropriate to the character of the development?	✓		
Are entrances visually prominent, accessible and recognizable?	✓		
Are higher quality materials continued around building corners or edges that are visible to the public?	✓		
Are a variety of materials used to create contrast, enhance the pedestrian environment and reduce the apparent mass of a building?	✓		
Are elements other than colour used as the dominant feature of a building?	✓		
Public and Private Open Space			
Does public open space promote interaction and movement through the site?			✓
Are public and private open spaces oriented to take advantage of and protect from the elements?			✓
Is there an appropriate transition between public and private open spaces?			✓
Are amenities such as benches, garbage receptacles, bicycle stands and community notice boards included on site?	✓		
Site Access			
Is the safe and convenient movement of pedestrians prioritized?	✓		
Are alternative and active modes of transportation supported through the site design?			✓
Are identifiable and well-lit pathways provided to front entrances?	✓		
Do paved surfaces provide visual interest?	✓		

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Is parking located behind or inside buildings, or below grade?	✓		
Are large expanses of parking separated by landscaping or buildings?			✓
Are vehicle and service accesses from lower order roads or lanes?			✓
Do vehicle and service accesses have minimal impact on the streetscape and public views?	✓		
Is visible and secure bicycle parking provided in new parking structures and parking lots?	✓		
Environmental Design and Green Building			
Does the proposal consider solar gain and exposure?	✓		
Are green walls or shade trees incorporated in the design?	✓		
Does the site layout minimize stormwater runoff?	✓		
Are sustainable construction methods and materials used in the project?	✓		
Are green building strategies incorporated into the design?		✓	
Decks, Balconies, Rooftops and Common Outdoor Amenity Space			
Are decks, balconies or common outdoor amenity spaces provided?	✓		
Does hard and soft landscaping enhance the usability of decks, balconies and outdoor amenity spaces?	✓		
Are large flat expanses of roof enhanced with texture, colour or landscaping where they are visible from above or adjacent properties?	✓		
Amenities, Ancillary Services and Utilities			
Are loading, garage, storage, utility and other ancillary services located away from public view?	✓		
Are vents, mechanical rooms / equipment and elevator penthouses integrated with the roof or screened with finishes compatible with the building's design?			✓
Landscape Development and Irrigation Water Conservation			
Does landscaping:	-	-	-
<ul style="list-style-type: none"> Compliment and soften the building's architectural features and mitigate undesirable elements? 	✓		
<ul style="list-style-type: none"> Maintain the dominant pattern of landscaping along the street and surrounding properties? 	✓		
<ul style="list-style-type: none"> Enhance the pedestrian environment and the sense of personal safety? 	✓		
<ul style="list-style-type: none"> Screen parking areas, mechanical functions, and garbage and recycling areas? 	✓		

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
• Respect required sightlines from roadways and enhance public views?	✓		
• Retain existing healthy mature trees and vegetation?	✓		
• Use native plants that are drought tolerant?	✓		
• Define distinct private outdoor space for all ground-level dwellings?	✓		
Do any fences and retaining walls create visual interest and enhance the pedestrian environment?	✓		
Do parking lots have one shade tree per four parking stalls?	✓		
Does the Landscape Architect's Landscape Water Conservation Report:	-	-	-
• Meet the requirements for Landscape Water Budget calculations for the landscaped area?	✓		
• Indicate how the development complies with or varies from the Landscape Water Conservation Guidelines?	✓		
<i>Landscape Water Conservation Guidelines</i>			
Are plants grouped into "hydro-zones" of high, medium and low or unirrigated / unwatered areas?	✓		
Does at least 25% of the total landscaped area require no irrigation / watering?	✓		
Does at least 25% of the total landscaped area require low water use?	✓		
Does at most 50% of the total landscaped area require medium or high water use?	✓		
Is mulch cover provided for shrubs and groundcover to reduce soil evaporation?	✓		
Do water features such as pools and fountains use recirculated water systems?			✓
Do landscape installation standards meet the requirements of the BC Landscape Standard and / or the Master Municipal Construction Document?			✓
Are the required written declarations signed by a qualified Landscape Architect?	✓		
<i>Irrigation System Guidelines</i>			
Is the Irrigation Plan prepared by a Qualified Professional?	✓		
Are irrigation circuits grouped into "hydro-zones" of high, medium and low or unirrigated / unwatered areas consistent with the landscaping plan?	✓		
Is drip or low volume irrigation used?	✓		
Are the required written declarations signed by a qualified Certified Irrigation Designer?	✓		
Crime prevention			

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Are CPTED practices as related to landscaping, siting, form and exterior design included in the design?	✓		
Are building materials vandalism resistant?	✓		
Universal Accessible Design			
Is access for persons with disabilities integrated into the overall site plan and clearly visible from the principal entrance?			✓
Are the site layout, services and amenities easy to understand and navigate?	✓		
Lakeside Development			
Are lakeside open spaces provided or enhanced?			✓
Are lake views protected?			✓
Does lakeside development act as a transition between the lake and inland development?			✓
Signs			
Do signs contribute to the overall quality and character of the development?			✓
Is signage design consistent with the appearance and scale of the building?			✓
Are signs located and scaled to be easily read by pedestrians?			✓
For culturally significant buildings, is the signage inspired by historical influences?			✓
Lighting			
Does lighting enhance public safety?			✓
Is "light trespass" onto adjacent residential areas minimized?			✓
Does lighting consider the effect on the façade, neighbouring buildings and open spaces?			✓
Is suitably scaled pedestrian lighting provided?			✓
Does exterior street lighting follow the International Dark Sky Model to limit light pollution?			✓

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 2 or more bedrooms so as to provide a family housing choice with the multi-unit rental or ownership markets.

5.0 Application Chronology

Date of Application Received: August 29, 2018

Date Public Consultation Completed: N/A

Report prepared by: Andrew Ferguson, Planner II

Reviewed by: Jocelyn Black, Urban Planning Manager

Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments:

Attachment A: Draft Development Permit DP18-0195

Schedule A: Site, Floor & Roof Plans

Schedule B: Elevation Drawings, Colour and Material Board and Renders

Schedule C: Landscape Plan

Attachment B: Project Render