

REPORT TO COUNCIL



Date: April 26, 2021

To: Council

From: City Manager

Department: Development Planning

Application: DP18-0193

Owner: 1079687 B.C. Ltd., Inc. No
BC1079687

Address: 934 Laurier Avenue

Applicant: Urban Options Planning &
Permits – Birte Decloux

Subject: Development Permit Application

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

Existing Zone: RM1 – Four Dwelling Housing

1.0 Recommendation

THAT final adoption of Rezoning Bylaw No. 11799 be considered by Council;

AND THAT Council waives the requirement for a Development Variance Permit to be considered in conjunction with Final Adoption of Rezoning Bylaw No. 11799;

AND THAT Council authorizes the issuance of Development Permit No. DP18-0193 for Lot 4 District Lot 138 ODYD, Plan 2819, located at 934 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

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

The applicant is proposing 4 total residential units with 2 units facing towards the street to the south and the other 2 units facing north towards the lane. Required parking will be accessed off the lane and will be met on-site. The development will be 2 storeys in height and will utilize grade level patio spaces 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 at the south end of the property.

3.2 Project Description

The development will feature 4 three-bedroom units with ground floor dining and living areas and with bedrooms located on the upper floor. The project will include a central at grade open air breezeway for access to all units. Each unit will contain 2 tandem parking stalls located off the lane with 1 stall located in an accessory garage and 1 surface parking stall located behind. The development includes 1 visitor stall.

On-site landscaping will help buffer and complement the development and will include several deciduous tree plantings combined with shrub and perennial plantings. 2 out of the 4 units will contain 2 veggie garden plots each, which have been sited to allow for maximum sunlight exposure.

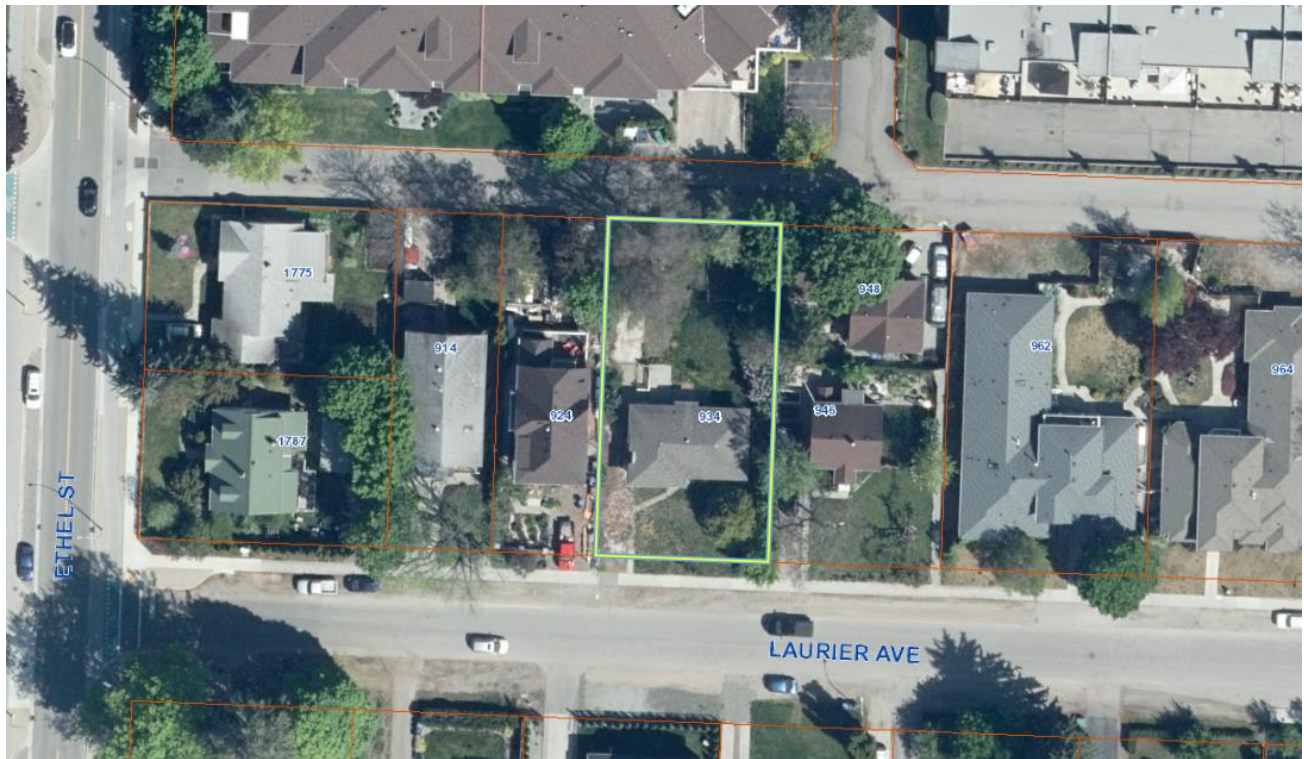
The development has been designed using a modern building form with a modern material pallet including; natural stone siding, white stucco finish, faux-wood aluminium siding with black trim.

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 500 m west 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, RM3 – Low Density Multiple Housing, RM4 – Transitional Low Density Housing, RM5 – Medium Density Multiple 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	RM5 – Medium Density Multiple Housing	Residential
East	RU6 – Two Dwelling Housing	Residential
South	RU6 – Two Dwelling Housing	Residential
West	RU6 – Two Dwelling Housing	Residential

Subject Property Map: 934 Laurier Ave**3.4 Zoning Analysis Table**

Zoning Analysis Table		
CRITERIA	RM1 ZONE REQUIREMENTS	PROPOSAL
Development Regulations		
Max. Floor Area Ratio	0.6	0.6
Max. Site Coverage (buildings)	40%	40%
Max. Site Coverage (buildings, parking, driveways)	50%	49.7%
Max. Height	9.5 m / 2 ½ storeys	6.7 m / 2 storeys
Min. Front Yard	4.5 m / 6.0m	4.5 m / 6.0m
Min. Side Yard (west)	2.0 m / 2.5 m	2.1 m for 1 storey portion / 3.05 m for > 1 storey portion
Min. Side Yard (east)	2.0 m / 2.5 m	2.1 m for 1 storey portion / 3.05 m for > 1 storey portion
Min. Rear Yard	6.0 m / 7.5 m	> 6.0 m / 7.5 m
Other Regulations		
Min. Parking Requirements	8 stalls	9 stalls
Min. Bicycle Parking	n/a	n/a
Min. Private Open Space	25 m ² per dwelling	> 25 m ² per dwelling

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.

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 Accepted:	August 29, 2018
Date Public Consultation Completed:	n/a
Date of Rezoning Initial Consideration:	April 8, 2019
Date of Rezoning Public Hearing:	May 7, 2019

Report prepared by: Andrew Ferguson, Planner II

Reviewed by: Jocelyn Black, Urban Planning Manager

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

Attachments:

Attachment A: Draft Development Permit DP18-0193

Schedule A: Site, Floor & Roof Plans

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

Schedule C: Landscape Plan

Attachment B: Project Renderings

Attachment C: Applicants Letter of Rationale