

REPORT TO COUNCIL



Date: May 10, 2021

To: Council

From: City Manager

Department: Development Planning

Application: DP19-0008

Owner: 1918951 Alberta Ltd.

Address: 515 Rutland Road North

Applicant: New Town Services

Subject: Development Permit Application

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

Existing Zone: RM3 – Low Density Multiple Residential

1.0 Recommendation

THAT final adoption of Rezoning Bylaw No. 11869 be considered by Council;

AND THAT Council authorizes the issuance of Development Permit No. DP19-0008 for Lot A Section 26 Township 26 Osoyoos Division Yale District Plan 7893, located at 515 Rutland Road North, 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 recommends support for the Development Permit application. The proposal is consistent with the Official Community Plan Future Land Use designation for the subject property, and apartment housing is a permitted building structure within the RM3 – Low Density Multiple Residential zone, with no variances being requested.

The project consists of one three-storey building, which contains 17 dwelling units. The form and character meets design guidelines in the OCP. Overall, the proposed design achieves the following form and character objectives from the OCP's Comprehensive Design Guidelines:

- Use of a variety of materials to create contrast and reduce the apparent mass of a building;
- Facades are articulated to create visual interest; and
- Materials from the front elevation are continued around building corners to areas visible to the public.

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

The subject property is zoned RM3 – Low Density Multiple Residential and has a Future Land Use Designation in the City's OCP of MRL – Multiple Unit Residential (Low Density). It is approximately 0.49 acres in area and currently an existing single-family dwelling exists on site. This dwelling would be demolished to facilitate this development.

4.2 Project Description

This application is for a 3-storey, 17-unit apartment building that provides a mix of one and two-bedroom units. The proposal includes two ground-oriented units fronting Rutland Road North, which have small private patio spaces. A common building entrance is also prominently featured along this Rutland Road North elevation. The building is finished with a variety of materials, which primarily includes fibre cement panels and brick veneer. Accent materials include imitated wood fascia and corrugated metal panels.

Surface parking has been proposed with the intention of providing a more affordable product than would be possible if constructing underground parking. Vehicular access to the site will be from the south portion of the parcel which leads to this surface parking lot. This proposal meets on-site vehicular and bicycle parking requirements, and 25 vehicular parking stalls are provided on site. This proposal has been evaluated off the previous Zoning Bylaw parking regulations, as the Development Permit application was submitted prior to a recent regulation change.

Landscaping is proposed around the perimeter of the site and adjacent to the building. The landscaping plan proposes a number of trees, including honeylocust and rocky mountain maple, around the north and east property lines, as well as on the Rutland Road North frontage. Additional landscaping is provided in the form of shrubs, perennials and grasses.

4.3 Site Context

The subject property is located on Rutland Road North, south of Hardie Road and north of Briarwood Road. The property is in the Rutland City Sector, and is directly north of the Rutland Urban Centre. The neighbourhood is characterized by single and two family dwelling and low density multiple dwelling housing.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing	Single and Two Dwelling Housing
East	RU1 – Large Lot Housing RM1 – Four Dwelling Housing	Single and Two Dwelling Housing
South	RM3 – Low Density Multiple Housing	Multiple Dwelling Housing
West	RU1 – Large Lot Housing	Single and Two Dwelling Housing

Subject Property Map: 515 Rutland Rd North



4.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RM ₃ ZONE REQUIREMENTS	PROPOSAL
Development Regulations		
Max. Floor Area Ratio	0.75	0.61
Max. Site Coverage (buildings)	40 %	26 %
Max. Site Coverage (buildings, parking, driveways)	65 % (with permeable paver bonus)	64 %
Max. Height	10 m / 3 storeys	9.6 m / 3 storeys
Min. Front Yard	1.5 m	1.5 m
Min. Side Yard (south)	4.5 m	15.8 m
Min. Side Yard (north)	4.5 m	5.2 m
Min. Rear Yard	7.0 m	15.8 m
Other Regulations		
Min. Parking Requirements	25 stalls	25 stalls
Min. Bicycle Parking	9 class I 2 class II	9 class I 2 class II
Min. Private Open Space	375 m ²	464 m ²

5.0 **Current Development Policies**

5.1 Kelowna Official Community Plan (OCP)

Chapter 1: Introduction

Goals for a Sustainable Future:

Contain Urban Growth. Reduce greenfield urban sprawl and focus growth in compact, connected and mixed-use (residential and commercial) urban and village centres.

Address Housing Needs of All Residents. Address housing needs of all residents by working towards an adequate supply of a variety of housing.

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.

Policy .11 Housing Mix. Support a greater mix of housing unit size, form and tenure in new multi-unit residential and mixed-use developments.

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 two or more bedrooms so as to provide a family housing choice within the multi-unit rental or ownership markets. High density residential projects in the Downtown area are encouraged to include a ground-oriented housing component, especially where such can be provided on non-arterial and non-collector streets.

6.0 Technical Comments

6.1 Development Engineering Department

This application does not compromise any City of Kelowna municipal infrastructure. Development Engineering Requirements associated with Z19-0040 have been met.

7.0 Application Chronology

Date of Application Received:	January 9, 2019
Date Public Consultation Completed:	April 12, 2019
Zoning Bylaw Initial Consideration:	July 15, 2019
Zoning Bylaw Public Hearing:	July 30, 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: Comprehensive Development Permit Design Guidelines Checklist

Attachment B: Renderings

Attachment C: Draft Development Permit No. DP19-0008

Schedule A: Site Plan

Schedule B: Floorplans, Building Elevations, Cross-Section, Materials and Colour Board

Schedule C: Landscaping Plan