

REPORT TO COUNCIL



Date: September 21, 2021

To: Council

From: City Manager

Department: Development Planning

Application: DP18-0086, DVP21-0187 **Owner:** Vanmar Developments
Glenpark 2 Ltd., Inc. No.
BC1155488

Address: 252 Valley Road **Applicant:** Vanmar Developments
Glenpark 2 Ltd

Subject: Development Permit

Existing OCP Designation: S2RES – Single/ Two Unit Residential & EDINST – Education/Major Institutional

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

Existing Zone: RR3 – Rural Residential 3, RU2 – Medium Lot Housing & P2 – Education & Minor Institutional

Proposed Zone: RM3 – Low Density Multiple Housing

1.0 Recommendation

THAT Official Community Plan Map Amending Bylaw No. 11641 and Rezoning Bylaw No. 11642 be amended at third reading to revise the legal description of the subject properties from Lots 6, 5 & 4 Section 4 Township 23 and of Section 33 Township 26 ODYD Plan 18062 and Lot 2 Section 4 Township 23 ODYD Plan EPP64488 to Lot 1 Section 4 Township 23 and of Section 33 Township 26 ODYD Plan EPP111632;

AND THAT final adoption of Official Community Plan Map Amending Bylaw No. 11641 and Rezoning Bylaw No. 11642 be considered by Council;

AND THAT Council authorizes the issuance of Development Permit No. DP18-0086 for Lot 1 Section 4 Township 23 and of Section 33 Township 26 ODYD Plan EPP111632, located at 252 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 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 THAT Council authorizes the issuance of Development Variance Permit No. DVP21-0187 for Lot 1 Section 4 Township 23 and of Section 33 Township 26 ODYD Plan EPP111632, located at 252 Valley Road, Kelowna, BC;

AND THAT a variance to the following section of Zoning Bylaw No. 8000 be granted:

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

To vary the maximum building height for a building within 7.5 m of an abutting lot with a Single/Two Unit Residential Designation in the City's Official Community Plan from 9.5 m or 2 ½ storeys to 10 m and 3 storeys proposed.

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 the building height for a portion of one building on the subject property.

3.0 Development Planning

Staff support the form and character development permit and associated variance for the 77-unit townhouse development on the subject property. The proposal includes ground-oriented units which front onto Valley Road. The development meets the majority of the Official Community Plan (OCP) Urban Design Guidelines with respect to Compact Urban Form and Sensitive Infill. Additional density at this location is supported by various local amenities such as schools, parks, transit, shopping and recreational opportunities in the immediate area.

Some of the Urban Design Guidelines the proposal meets are:

- Design developments with multiple buildings such that there is a sense of architectural unity or cohesiveness
- Design buildings with multiple street frontages to give equal emphasis to each frontage with respect to building massing, materials, details, and landscaping.
- Mitigate the actual and perceived bulk of buildings by utilizing appropriate massing, including:
 - Architectural elements (e.g. balconies, bay windows, cantilevered floors, cupolas, dormers);
 - Visually interesting rooflines (e.g. variations in cornice lines and roof slopes);
 - Step back upper floors to reduce visual impact;
 - Detailing that creates a rhythm and visual interest along the line of the building;
 - Wall projections and indentations, windows and siding treatments as well as varied material textures should be utilized to create visual interest and to articulate building facades;
 - Building frontages that vary architectural treatment in regular intervals in order to maintain diverse and aesthetically appealing streets

4.0 Proposal

4.1 Background

Phase one of Glenpark Row was approved by Council last year. All building permits are under review with on-site construction to proceed in the near future. There are two separate development projects on both sides of the future Glen Park Drive. They have triggered the construction of the road to provide the connection thru to Valley Road from Drysdale Blvd. Glen Park Drive will provide the primary access point to both phase 1 and the proposed phase 2 townhouse site.

The current application encompasses the second and final phase of the development. Public Hearing, 2nd and 3rd readings of the OCP Amendment and Rezoning Bylaws occurred on August 14, 2018. Since then, Council has granted multiple extensions of the bylaws to allow the applicant time to complete the required conditions for adoption of the bylaws. All Development Engineering requirements have now been completed (this includes a development servicing agreement and associated security). The four affected properties have been consolidated into a single title parcel and the required road dedications have been registered.

4.2 Project Description

The proposed development is for the construction of 77 three-storey townhouses with attached garages. The development will include thirteen buildings: 5 five-unit buildings, 6 six-unit buildings and 2 eight-unit buildings. All units provide private amenity space in the form of balconies and meet on-site parking requirements. Thirteen visitor stalls are provided and are located throughout the site for easy access to all units. Access to the development is thru Phase 1 from Glenpark Drive, with a secondary emergency access only provided via Zinnia Road.

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

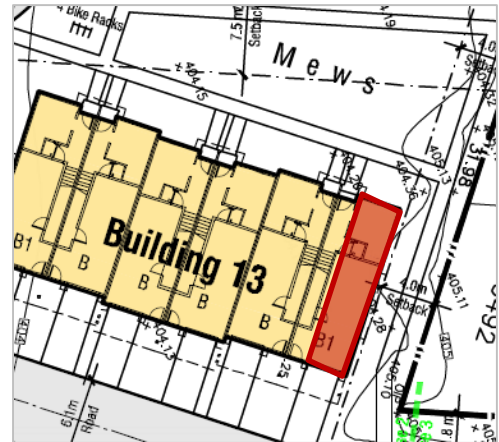
Form and Character

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 fronting onto 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 both phases of the development. A combination of lap siding along with board and batten siding has been utilized to create a visually appealing façade.

Variance

The applicant is requesting one variance which will apply to a portion of one building only (Building 13). The variance is to allow a building that is located within 7.5 m of an adjacent property with S2RES as the FLU to be 3-storeys in height rather than 2 ½ storeys allowed. The applicant is adding additional landscaping in the form of trees along with the fence to ensure privacy is provided to the adjacent property as well as to the subject site.



4.3 Site Context

The subject proposal is located in the Glenmore Valley area along Valley Road, connected to urban services, and located within the Permanent Growth Boundary.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	P2 – Education and Minor Institutional RU2 – Medium Lot Housing	Religious Assembly Single Dwelling Housing
East	P5 – Municipal District Park	Future Glenmore Recreation Park
South	A1 – Agriculture 1	Farm
West	RU2 – Medium Lot Housing	Single Dwelling Housing

Subject Property Map: 252 Valley Road



4.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RM ₃ ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Min. Lot Area	900 m ²	3.28 ac
Min. Lot Width	30 m	155.06 m
Min. Lot Depth	30 m	106.70 m
Development Regulations		
Max. Floor Area Ratio	0.80	0.78
Max. Site Coverage (buildings)	60%	35 %
Max. Site Coverage (buildings, parking, driveways)	65%	43 %
Max. Height	10 m or 3 storeys 9.5 m or 2 ½ storeys (within 7.5 m of S2RES)	10 m
	9.5 m or 2 ½ storeys (within 7.5 m of S2RES)	10 m ●
Min. Front Yard	1.5 m (ground oriented)	4.0 m
Min. Side Yard (south)	4.0 m	4.0 m
Min. Side Yard (north)	4.0 m	4.0 m
Min. Rear Yard	7.5 m	7.5 m
Other Regulations		
Min. Parking Requirements	154	154
Visitor Parking Stalls	11	13
Min. Bicycle Parking (short term)	15	15
Min. Private Open Space	1925 m ²	2457 m ²
● Indicates a requested variance to the maximum building height from 9.5 m or 2 ½ storeys for buildings within 7.5 m of S2RES properties.		

5.0 **Current Development Policies**5.1 Kelowna Official Community Plan (OCP)Chapter 5: Development Process*Objective 5.2 Develop Sustainably*

Policy .4 Complete Communities. Support the development of complete communities with a minimum intensity of approximately 35-40 people and/or jobs per hectare to support basic transit service – a bus every 30 minutes. (approx. 114 people / hectare proposed).

Objective 5.3 Focus development to designated growth areas

Policy .2 Compact Urban Form. Develop a compact urban form that maximizes the use of existing infrastructure and contributes to energy efficient settlement patterns. This will be done by increasing densities (approximately 75 - 100 people and/or jobs located within a 400 metre walking distance of transit stops is required to support the level of transit service) through development, conversion, and re-development within Urban Centres (see Map 5.3) in particular and existing areas as per the provisions of the Generalized Future Land Use Map 4.1.

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.o Application Chronology

Date of Application Accepted: April 27, 2018
Date of Rezoning 3rd Reading: June 10, 2019
Date Public Consultation Completed: July 20, 2021

Report prepared by: Lydia Korolchuk, Planner Specialist

Reviewed by: Jocelyn Black, Urban Planning Manager

Reviewed by: Terry Barton, Development Planning Department Manager

Approved for Inclusion: Ryan Smith, Divisional Director, Planning & Development Services

Attachments:

Attachment A: Draft Development Permit DP18-0086 & DVP21-0087

Schedule A: Site Plan

Schedule B: Elevations and Colour Board

Schedule C: Landscape Plan