

REPORT TO COUNCIL



Date: March 1, 2022

To: Council

From: City Manager

Department: Development Planning

Application: DP21-0276 & DVP21-0279 **Owner:** Valleywood Retirement BT LTD. Inc. No. BC1321914

Address: 340 Valley Road **Applicant:** Ed Hall

Subject: Development Permit and Development Variance Permit

Existing OCP Designation: VC – Village Centre

Existing Zone: RM5 – Medium Density Multiple Housing

1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP21-0276 and Development Variance Permit No. DVP21-0279 for Lot B Section 33 Township 26 ODYD Plan EPP107918, located at 340 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 to 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:

Section 13.11.6(c): RM5 – Medium Density Multiple Housing, Development Regulations

To vary the maximum number of storeys from 4.5 permitted to 5 proposed.

Section 13.11.6(d): RM5 – Medium Density Multiple Housing, Development Regulations

To vary the minimum site front yard from 6.0 m permitted to 4.2 m proposed.

Section 7.6.1: Landscaping and Screening, Minimum Landscape Buffers

To vary the minimum required landscape buffer along portions of the rear property line from 3.0 m permitted to 1.2 m proposed.

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 multiple dwelling housing with variances to the number of storeys, the front yard setback and the rear yard landscape buffer.

3.0 Development Planning

Development Planning Staff are supportive of the Development Permit and associated variances as the proposal meets many of the objectives and supporting policies of the Official Community Plan (OCP), as well as the applicable Form and Character Development Permit Guidelines including:

- Ensure buildings have a front-to-back orientation to streets and open spaces with back-of-house uses located to the rear of buildings to minimize impacts on public open spaces
- Orient entries, windows, patios and balconies to face the fronting street. Ensure primary building entries are architecturally emphasized and directly accessible from the fronting public sidewalk
- Articulate building facades into intervals that are a maximum of 15m wide for mixed-use buildings and 20m wide for residential buildings. Strategies for articulating buildings should consider the potential impacts on energy performance (see 2.2.1), and include (See Figure 39):
 - Façade Modulation – stepping back or extending forward a portion of the façade to create a series of intervals in the facade;
 - Repeating window patterns at intervals that correspond to extensions and step backs (articulation) in the building facade;
 - Providing a bay window or balcony for each interval, while balancing the significant potential for heat loss through thermal bridge connections which could impact energy performance;
 - Changing the roof line by alternating dormers, stepped roofs, gables, or other roof elements to reinforce the modulation or articulation interval;

The property is within the Permanent Growth Boundary in the Glenmore Valley Village Centre along Valley Rd. The increase in density at this location is supported by local amenities such as parks, schools, transit, shopping and recreational opportunities in the immediate area. The proposed project will help contribute to fulfilling the City's OCP Objective 5.1 Encourage Village Centres as Kelowna's secondary hubs of activity.

Council Policy No. 367 with respect to public consultation was undertaken by the applicant and all neighbours within a 50 m radius of the subject parcel were notified.

4.0 Proposal

4.1 Background

The subject site was rezoned to RM5 - Medium Density Multiple Housing on November 19, 2019. The Development Permit and associated variances were approved by Council at the same meeting. The applicant

was unable to proceed with the project within the two-year time frame as per the Development Application and Heritage Procedures Bylaw No.12310 and the Development Permit has since expired.

The new Development Permit and Development Variance Permit applications are similar to the previous applications with a few minor revisions.

4.2 Project Description

The proposed development is for a seniors' housing project and includes 162 self-contained dwelling units. The proposal includes four studio units, 119 1-bedroom units, 38 2-bedroom units, and one 3-bedroom unit. Most units have balconies which provide private outdoor space. The proposal also includes several building amenities such as:

- common kitchen and dining area
- theatre
- chapel
- fitness room
- hair salon
- scooter/bike storage

Additionally, specialty rooms oriented towards occupants' varied interests are proposed including:

- dance hall
- sports lounge
- wood workshop
- crafts room
- games room
- library
- computer room

Form and Character

The proposal is for a five-storey apartment building that consists of three main structures connected by hallways which are oriented around the main entrance and towards Valley Road. This aids in breaking up the massing of the building into three distinct forms to reduce the overall massing and building lengths. The proposed buildings architectural form is the traditional craftsman style. The materials utilized are neutral earth tones and include horizontal and shake siding, cultured stone, and black trim around doors and windows.

The Parking requirements have been met through the provision of 106 parking stalls, with 44 stalls in the underground parkade and 62 at-grade stalls. The majority of the at-grade stalls are oriented to the rear of the building with a small amount at the front entry to allow for easier pick-up and drop-off of residents.

A 3.0 m landscaped buffer is provided along the Valley Road frontage to align with the Ministry of Agriculture's edge planning guidelines for properties that are adjacent to ALR land. The landscape buffer and the 20.0 m road right to way serve to provide a significant separation from agricultural lands across Valley Road.

Variances

The development is proposing three variances. The first variance is to increase the maximum building height by half a storey from 4.5 storeys to 5 storeys. The overall height of the proposed development remains below the 18.0 m maximum height at 17.2 m. The proposed development will align with the neighbourhood context as the surrounding area includes a number of recently constructed multi-family developments.

The second variance requested is to vary the front yard setback from 6.0 m required to 4.2 m proposed. This is to accommodate a relatively small portion of the proposed development, with the majority of the development set back greater than 6.0 m. Adequate landscaping is proposed along the front property line to provide additional screening.

The third variance is to reduce the rear yard landscape buffer width from 3.0 m required to 1.2 m along a portion of the rear property line. It is anticipated that the reduction in landscape buffer width will have minimal impact to the adjacent residential property. The proposed building is positioned well away from the rear property line in order to increase privacy for the residents as well as to the adjacent parcels.

4.3 Site Context

The project site is located in the Glenmore Valley area along Valley Road which is connected to urban services and located within the Permanent Growth Boundary.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU2-Medium Lot Housing, RM3-Low Density Multiple Housing	Single Family Dwellings, Townhouses
East	P5 – Municipal District Park A1 – Agriculture 1	Future Glenmore Recreation Park Farm
South	A1 – Agriculture 1, RR3 – Rural Residential	Farm Single Dwelling House
West	RM5 – Medium Density Multiple Housing, RM1 – Four Dwelling Housing	Glenmore Lodge, Apartment Housing Vacant

Subject Property Map: 340Valley Road



4.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RM5 ZONE REQUIREMENTS	PROPOSAL
Development Regulations		
Max. Floor Area Ratio	1.1	1.05
Max. Site Coverage (buildings)	40%	33%
Max. Site Coverage (buildings, parking, driveways)	65%	62%
Max. Height	18.0 m / 4.5 storeys	17.2 m / 5 storeys ^①
Min. Front Yard (east)	6.0 m	4.2 m ^②
Min. Side Yard (south)	7.0 m	7.0 m
Min. Side Yard (north)	7.0 m	7.0 m
Min. Rear Yard	9.0 m	9.0 m
Other Regulations		
Min. Parking Requirements	102 stalls	106 stalls
Min. Bicycle Parking	8 spaces	8 spaces
Min. Private Open Space	1215 m ²	1418 m ²
Rear Yard Landscape Buffer	3.0 m	1.2 m ^③
^① Indicates a requested variance from 4.5 storeys to 5.0 storeys. ^② Indicates a requested variance to vary the front yard setback from 6.0 m required to 4.2 m proposed. ^③ Indicates a requested variance to reduce the rear yard landscape buffer from 3.0 m required to 1.2 m proposed along the rear property line.		

5.0 **Current Development Policies**5.1 Kelowna Official Community Plan (OCP)**Chapter 5: The Core Area**

Objective 5.1 Encourage Village Centres as Kelowna's secondary hubs of activity.	
Policy 5.1.6. Glenmore Village Centre	<p>Support development in the Glenmore Village Centre to serve citizens in neighbourhoods in north Kelowna, such as Glenmore, Wilden, and McKinley. Development in the Glenmore Village Centre should share the following characteristics:</p> <ul style="list-style-type: none"> • Commercial uses located east of Glenmore Road; • Buildings up to six storeys in height; and • Orientation of buildings along Brandt's Creek towards the creek and trail system. <p>Valley Road serves as the eastern boundary for the Glenmore Village Centre. The project site is on the west side of Valley Rd and is within the Glenmore Village Centre. The project proposal is 5 storeys in height. Brandt's Creek Linear Park extends along the east side of Valley Rd and the Glenmore Recreation Park is across Valley Rd from the project site.</p>
Objective 5.10 Ensure a compatible urban-rural interface that protects agricultural uses.	
Policy 5.10.3. Glenmore Village Centre	<p>Where a property is adjacent to land in the Agricultural Land Reserve (ALR) ensure that development limits associated negative impacts on adjacent agricultural operations by including appropriate buffers, setbacks and site planning, consistent with the Farm Protection Development Permit Guidelines outlined in Chapter 22: Farm Protection Development Permit Areas.</p> <p>The project site is across Valley Rd from R-AGR Rural – Agricultural and Resource land. The site is well separated from the agricultural land with the 3.0 m landscape buffer,</p>

	a 20.0 m Road Right of Way and the 10.0 m NA- Natural Area (Brandt's Creek Linear Park).
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6.o Application Chronology

Date of Application Accepted: December 20, 2021

Date Public Consultation Completed: January 26, 2022

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 DP21-0276 & DVP21-0279

Schedule A: Site Plan & Floor Plans

Schedule B: Elevations

Schedule C: Landscape Plan

Attachment B: OCP Form & Character – Development Permit Guidelines

Attachment C: Applicant's Letter of Rationale