

REPORT TO COUNCIL



Date: May 31, 2022

To: Council

From: City Manager

Department: Development Planning

Application: DP21-0207 DVP21-0208

Owner: Findlay Development Inc.,
Inc.No. BC1302254

Address: 1225 Findlay Road

Applicant: Lime Architecture Inc.
Aplin & Martin Consultants Ltd.

Subject: Development Permit and Development Variance Permit Application

Existing OCP Designation: S-MU – Suburban Multiple Unit

Existing Zone: RM₃ – Low Density Multiple Housing

1.0 Recommendation

THAT final adoption of Rezoning Bylaw No. 12323 be considered by Council;

AND THAT Council authorizes the issuance of Development Permit No. DP21-0207 for Lot A Section 35 Township 26 Osoyoos Division Yale District Plan EPP115452, located at 1225 Findlay 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 Council authorizes the issuance of Development Variance Permit No. DVP21-0208 for Lot A Section 35 Township 26 Osoyoos Division Yale District Plan EPP115452, located at 1225 Findlay Road, Kelowna, BC;

AND THAT variances to the following sections of Zoning Bylaw No. 8000 be granted:

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

To vary the required maximum building site coverage from 40 % permitted to 42 % proposed

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

To vary the required minimum site rear yard from 7.5 m permitted to 6.0 m proposed

AND THAT the applicant be required to complete the above noted conditions of Council's approval of the Development Permit and Development Variance Permit Application in order for the permits to be issued;

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 issue a Development Permit for the form and character of a multiple dwelling housing development and to issue a Development Variance Permit to vary the maximum building site coverage and minimum required site rear yard.

3.0 Development Planning

Development Planning recommends support for the Development Permit and Development Variance Permit applications. The proposal is for a 20 unit housing development, and the form and character of the proposal is generally consistent with Urban Design Guidelines in the 2040 Official Community Plan (OCP). Key Urban Design guidelines that are met include:

- Design all units to have easy access to useable private or semi-private outdoor amenity space;
- Useable spaces within the open space areas (for sitting, gathering, and playing) are provided;
- Limit the number of connected townhouse units to a maximum of 6 units before splitting into multiple buildings;
- Ensure that internal circulation for vehicles is designed to accommodate necessary turning radii and provides for logical and safe access and egress; and
- Recessing or projecting of architectural features to highlight the identity of individual units.

Variances

There are two variances requested to facilitate this proposal, for maximum site coverage and the minimum required rear yard. Planning Staff view the request to increase the maximum site coverage as a minor increase, and it is mitigated by the use of permeable pavers for the drive aisle. The variance to the required rear yard applies to the southern half of the property, as Building 4 was required to be shifted, to allow for on-site waste and recycling collection pick up and turn-around on-site.

Development Planning Staff have worked with the applicant over the past few months to achieve a proposal that complies with key 2040 OCP Urban Design Guidelines. Planning Staff recommend support for these variances, as they help facilitate a 20 unit housing development on a narrow, deep lot, that can often be difficult to develop in the absence of a public lane.

4.0 Proposal

4.1 Background

The subject property was recently consolidated and contains single dwelling housing. These dwellings would be demolished to facilitate the proposed development.

4.2 Project Description

The proposal contains 20, three-bedroom dwelling units, located in 4 separate buildings. As the property is not serviced by a lane, there is one central drive aisle off Findlay Road. Parking is accommodated on site, by providing side-by-side garages for the units. In addition, three visitor parking stalls are accessed off the drive aisle and located near the units. Waste and Recycling are collected on site, and contained in Molok bins, which are screened from public view. Each unit has a private deck, small landscaped yard, and there's communal garden planters, a barbeque and seating area and small childrens play area also provided on-site.

Form and Character

The two end units fronting on to Findlay Rd have been articulated to differentiate them to provide visual interest, as well as ground-oriented entry. Exterior building materials include hardie plank and stucco, which are known for their durability.

4.3 Site Context

The subject property is located on the east side of Findlay Road, at the intersection of Stremel Road. It's located outside of the Urban Core and has a walk score of 27 indicating that most errands require a car.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing	Single Dwelling Housing
East	RU1 – Large Lot Housing	Vacant Land
South	RU1 – Large Lot Housing	Single Dwelling Housing
West	RU1 – Large Lot Housing	Single Dwelling Housing

Subject Property Map: 1225 Findlay Road



4.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RM3 ZONE REQUIREMENTS	PROPOSAL
Development Regulations		
Max. Floor Area Ratio	0.8	0.79
Max. Site Coverage (buildings)	40 %	42 % ❶
Max. Site Coverage (buildings, parking, driveways)	65 %	63 %
Max. Height	10.0 m / 3 storeys	9.7 m / 3 storeys
Min. Front Yard (west)	1.5 m	1.8 m
Min. Side Yard (south)	4.0 m	5.1 m
Min. Side Yard (north)	4.0 m	5.1 m
Min. Rear Yard (east)	7.5 m	6.0 m ❷
Other Regulations		
Min. Distance Between Principal Buildings	3.0 m	5.6 m
Min. Parking Requirements	43 stalls	43 stalls
Min. Bicycle Parking	5 short term	5 short term
Min. Private Open Space	500 m ²	500 m ²
❶ Indicates a requested variance to the maximum site coverage ❷ Indicates a requested variance to the minimum rear yard		

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Objective 7.2. Design Suburban Neighbourhoods to be low impact, context sensitive and adaptable.	
Policy 7.2.1. Ground-Oriented Housing.	<p>Consider a range of low density ground-oriented housing development to improve housing diversity and affordability and to reduce the overall urban footprint of Suburban Neighbourhoods. Focus more intensive ground-oriented housing where it is in close proximity to small scale commercial services, amenities like schools and parks, existing transit service and/or active transportation facilities.</p> <p><i>The application includes ground-oriented multiple dwelling housing that is in close proximity to parks and commercial services.</i></p>
Objective 7.6. Support a variety of low-density housing.	
Policy 7.6.1. Family-friendly multi-unit housing.	<p>Encourage multi-unit developments near schools to include a variety of unit sizes, including three or more bedrooms.</p> <p><i>The application facilitates a ground-oriented multiple dwelling housing development, consisting of three-bedroom units, in close proximity to Pearson Road Elementary School.</i></p>

6.0 Technical Comments

6.1 Development Engineering Department

All works and services requirements related to this development are addressed in the Development Engineering memo for rezoning under file Z21-0088.

7.0 Application Chronology

Date of Application Accepted:	September 10, 2021
Date Public Consultation Completed:	December 8, 2021
Date of Rezoning 1 st , 2 nd and 3 rd Reading:	February 28, 2022

Report prepared by:	Kimberly Brunet, Planner II
Reviewed by:	Dean Strachan, Community Planning & Development 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 DP21-0207 and DVP21-0208

Schedule A: Site Plan

Schedule B: Elevations, Floorplans and Materials/Colour Board

Schedule C: Landscape Plan

Attachment B: OCP Form and Character Development Permit Guidelines

Attachment C: Renderings