

REPORT TO COUNCIL



Date: September 20, 2022

To: Council

From: City Manager

Department: Development Planning

Application: DP21-0130 DVP21-0131 **Owner:** WILL MCKAY AND CO. LTD.,
INC.NO. BC0306923

Address: 305 Drysdale Blvd **Applicant:** Jordan Hettinga

Subject: Development Permit and Development Variance Permit

Existing OCP Designation: VC – Village Centre

Existing Zone: RM5 – Medium Density Multiple Housing

1.0 Recommendation

THAT Rezoning Bylaw No. 12332 be amended at third reading to revise the legal description of the subject property from LOT 5 SECTION 33 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN EPP48909 and LOT 4 SECTION 33 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN EPP48909 to PARCEL A (BEING A CONSOLIDATION OF LOTS 4 AND 5, SEE CA9869654) SECTION 33 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN EPP48909;

AND THAT final adoption of Rezoning Bylaw No. 12332 be considered by Council;

AND THAT Council authorizes the issuance of Development Permit No. DP21-0130 and Development Variance Permit No. DVP21-0131 for PARCEL A (BEING A CONSOLIDATION OF LOTS 4 AND 5, SEE CA9869654) SECTION 33 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN EPP48909, located at 305 Drysdale Blvd, 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 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 required maximum height from 18.0 m or 4.5 storeys permitted to 17.8 m or 6 storeys proposed.

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

To vary the required minimum side yard (east) from 7.0 m permitted to 6.01 m proposed.

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

To vary the required minimum rear yard from 9.0 m permitted to 6.02 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.

Purpose

To issue a Development Permit and Development Variance Permit for the form and character of Multiple Dwelling Housing with variances to the maximum height, minimum side setback and minimum rear setback.

2.0 Development Planning

Development Planning recommends support for the Development Permit and Development Variance Permit applications to facilitate a 37-unit multiple dwelling housing development. The subject property is located in the Glenmore Village Centre and has the Future Land Use Designation in the Official Community Plan (OCP) of Village Centre. This designation supports ground-oriented multiple unit housing and low-rise apartment housing as supported forms. Form and Character Design Guidelines within the 2040 OCP are met, with several key guidelines including:

- Articulated facades to break up the buildings mass and add visual interest;
- A consistent range of materials and colours to provide variety; and
- Orientation of entries, windows, patios and balconies to face the fronting streets.

The proposed development will benefit from the central location of the property and being in close access to existing commercial shopping areas, several parks, including the Glenmore Recreation Park, as well as Dr. Knox Middle School. The proposal consistent with land use policies and Urban Design Guidelines in the OCP and is an appropriate location for adding residential density.

Variances

To facilitate this development, variances to maximum height, minimum side yard setback and minimum rear yard setback are requested.

A height variance is requested from 18.0 m / 4.5 storeys required to 17.8 m / 6 storeys proposed. Although this development exceeds the bylaw for the maximum number of storeys, it is within the maximum allowable height (in metres) for the zone. Further, although rooftop stairway entrances are excluded from height calculations (Zoning Bylaw Section 6.6.1), this proposal includes a small amount of liveable space for three of the units at the rooftop level, in the form of "office lofts", which are not exempted. This further adds to the number of storeys for the proposal. Official Community Plan Policy 5.1.6 Glenmore Village Centre provides support for buildings up to six storeys in height, so this variance request is consistent with that policy direction.

Variations to the minimum side yard (east) and minimum rear yard (south) setbacks are also requested. Development Planning recommends support for the variations as it helps accommodate a building with strong urban design and compliance with OCP Urban Design Guidelines. These variations are not anticipated to have negative effect on adjacent neighbours.

3.0 Proposal

3.1 Background

This property has been historically vacant land and the lot was created as part of a subdivision in 2014 that saw the extension of Drysdale Boulevard. The road extension was completed in approximately 2016.

3.2 Project Description

This application proposes a six-storey multiple dwelling housing development containing 37 units. This proposal includes 30 one-bedroom units, and 7 two-bedroom units. All units have balconies, as well as access to a common rooftop deck. There is an amenity room at-grade, as well as an adjacent outdoor amenity area. Additionally, three of the units have private rooftop decks, accessed from stairways in the units. Parking requirements have been met, and the application is utilizing provisions from long-term bicycle parking incentives to reduce the amount of required parking by five stalls. The primary building finish materials include lap siding and hardie panel with ledgestone as accents.

3.3 Site Context

The subject property is located at the corner of Drysdale Boulevard and Glen Park Drive, in the Glenmore Village Centre. It’s near existing commercial on Kane Rd, as well as Dr. Knox Middle School and the Glenmore Recreation Park.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU ₂ – Medium Lot Housing	Single Dwelling Housing
East	RM ₅ - Medium Density Multiple Housing RM ₃ – Low Density Multiple Housing	Currently Vacant, potential Supportive Housing Multiple Dwelling Housing
South	RM ₅ - Medium Density Multiple Housing	Supportive Housing (Glenmore Lodge)
West	RM ₃ – Low Density Multiple Housing	Multiple Dwelling Housing

Subject Property Map: 305 Drysdale Blvd



3.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RM5 ZONE REQUIREMENTS	PROPOSAL
Development Regulations		
Max. Floor Area Ratio	1.1 + 0.05 = 1.15	1.15
Max. Site Coverage (buildings)	40 %	40 %
Max. Site Coverage (buildings, parking, driveways)	65 %	60 %
Max. Height	18.0 m / 4.5 storeys	17.8 m / 6 storeys ❶
Min. Front Yard (Glen Park Dr)	6.0 m	6.08 m
Min. Flanking Side Yard (Drysdale Blvd)	6.0 m	6.05 m
Min. Side Yard (east)	7.0 m	6.01 m ❷
Min. Rear Yard (south)	9.0 m	6.02 m ❸
Other Regulations		
Min. Parking Requirements	44 stalls	39 stalls *
Min. Bicycle Parking	6 Short term stalls 41 Long term stalls	6 Short term stalls 42 Long term stalls
Min. Private Open Space	625 m ²	684 m ²
❶ Indicates a requested variance to maximum height ❷ Indicates a requested variance to minimum side yard ❸ Indicates a requested variance to minimum rear yard * Includes a reduction of five (5) required parking stalls in accordance with Section 8.5.8 Bicycle Parking Incentives		

4.0 Current Development Policies

Kelowna Official Community Plan (OCP)

Objective 5.1 Encourage Village Centres as Kelowna’s secondary hubs of activity	
Policy 5.1.2 Village Centre Density	Target an overall density of 30 to 60 jobs and people per hectare in Village Centres in the Core Area <i>This application proposes 37 multiple dwelling housing units, and the subject property is approximately 0.18 hectares</i>
Policy 5.1.6 Glenmore Village Centre	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: <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.
	<i>This development proposal is for a building six storeys in height.</i>
Objective 5.11 Increase the diversity of housing forms and tenure to create an inclusive, affordable and complete Core Area.	
Policy 5.11.1 Diverse Housing Forms	Ensure a diverse mix of low and medium density housing forms in the Core Area that support a variety of households, income levels and life stages. <i>This proposal, within the Glenmore Village Centre, is a medium density housing form, consisting of one and two-bedroom units.</i>

5.0 Technical Comments

5.1 Development Engineering Department

All works and services requirements related to this development were addressed in the Development Engineering memo for Rezoning Application Z21-0058.

6.0 Application Chronology

Date of Application Received: June 3, 2021
 Date Public Consultation Completed: February 11, 2022
 Date of 1st, 2nd and 3rd Readings: March 21, 2022

Report prepared by: Kimberly Brunet, Planner II
Reviewed by: Lydia Korolchuk, 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 and Development Variance Permit DP21-0130 DVP21-0131
 Schedule A: Zoning Analysis Table and Site Plan
 Schedule B: Floor Plans, Elevations and Materials and Colour Board

Schedule C: Landscape Plan

Attachment B: OCP Form and Character Development Permit Guidelines