

REPORT TO COUNCIL



Date: November 28, 2016

RIM No. 0940-01

To: City Manager

From: Community Planning Department (RR)

Application: DP16-0173

Owner: Valley Land Subdivision Ltd.

Address: 720 Valley Road

Applicant: Kent MacPherson

Subject: Development Permit - Master Plan

Existing OCP Designation: MRM - Medium Density Multiple Family

Proposed OCP Designation: MRM - Medium Density Multiple Family and MRL - Low Density Multiple Family

Existing Zone: A1 - Agricultural

Proposed Zone: CD27 - Comprehensive Development Zone
RM3 - Low Density Multiple Family

1.0 Recommendation

THAT final adoption of OCP Amendment Bylaw No. 11276 be considered by Council;

AND THAT final adoption of Text Amendment Bylaw No. 11277 be considered by Council;

AND THAT final adoption of Zoning Amendment Bylaw No. 11278 be considered by Council;

AND THAT final adoption of Housing Agreement Authorization Repeal Bylaw No. 11279 be considered by Council;

AND THAT Council authorizes the issuance of Development Permit No. DP16-0173 for Lot A Sections 32 and 29 Township 26 ODYD Plan EPP54061, located at 720 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,"
3. Landscaping to be provided on the land be in accordance with Schedule "B";
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;

5. That on site furnishing be in accordance with the Model Lines shown in Schedule "C";

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 a Development Permit - Master Plan for the overall site at 720 Valley Road.

3.0 Community Planning

The Community Planning Department supports the issuance of the Master Site Development Permit for 720 Valley Road. The proposed site plan lays out several multi-family buildings in an effective configuration on-site with buildings positively addressing Glenmore Drive. There is a strong east/west pedestrian linkage across the site, and north/south access to all building sites. The site layout limits on-street parking, with all buildings having underground parking.

The site layout is intended to transition between the existing 1 ½ storey gated community to the north and the existing six storey Conservatory at the heart of the site. The layout complies with the site zoning, with townhomes along the north property line transitioning to taller buildings internally.

The proposed landscaping program is intended to ensure that site plantings and landscaping design are cohesive throughout the site, which will be developed by multiple developers. Strong emphasis has been placed on trees along the pedestrian and vehicle spines. There are a number of common amenity areas throughout the site that will provide residents with outdoor recreation and leisure opportunities. The landscaping plan also emphasizes environmental protection of the Valley Road frontage with a wide green space area in order to protect Brandt's Creek and its riparian areas.

The proposed Master Development Permit is appropriate for the subject property, achieving a high residential density in a form appropriate to the edge of the suburban neighbourhoods.

4.0 Proposal

4.1 Background

The subject properties have recently been rezoned for multiple family use, with the CD27 and RM3 zones. The Master Development Permit forms the bridge between the land use decisions at the rezoning and form and character decisions on buildings during the individual development permit processes, consider the site layout, circulation and non-building landscaping matters.

The Master Development Permit will be followed by subsequent building development permits to Council to determine the form and character of the buildings themselves. This process is similar to the process used at Central Green, another large site developed by several builders.

The Master DP process ensures a coordinated layout and landscaping, while allowing different developers to design their own buildings. It is intended to ensure a consistent look and feel of landscaping and site furnishings, without requiring an arbitrary building theme.

4.2 Approvals Process

The proposed development is a large scale and complex project that will require a number of applications to be considered by Council as part of the approvals process. At this time, the process is expected to go through the following steps:

1. OCP / Rezoning application (Council approval) - completed
2. Removal of Housing Agreement Covenants (Council approval) - completed
3. **Master Development Permit (Council approval)**
4. Subdivision (Staff approval)
5. Development Variance Permits (if required) (Council approval)
6. Environmental Development Permit(s) (Staff approval)
7. Individual Form and Character Development Permits - between 4 to 8 (Council approvals)
8. Building Permits (staff approval)
9. Rental Grants (if applicable) (Council approval)

Fig. 1.0: Proposed Master Plan



4.3 Project Description

The development plan proposes 6 multiple family buildings totalling approximate 450 units and 48 townhome units. The unit counts may change based on the approved building designs. The numbers cited are based on the assumption that all development absolutely maximizes potential.

The site would be laid out along two cross roads intersecting in the middle of the development site. All parkade and parking access would be from the internal roads, with no additional accesses being required from Glenmore, Valley or Summit. The current Summit access would be reconfigured and built to full City standards.

Figure 1.1: Proposed Rendering of Build-out

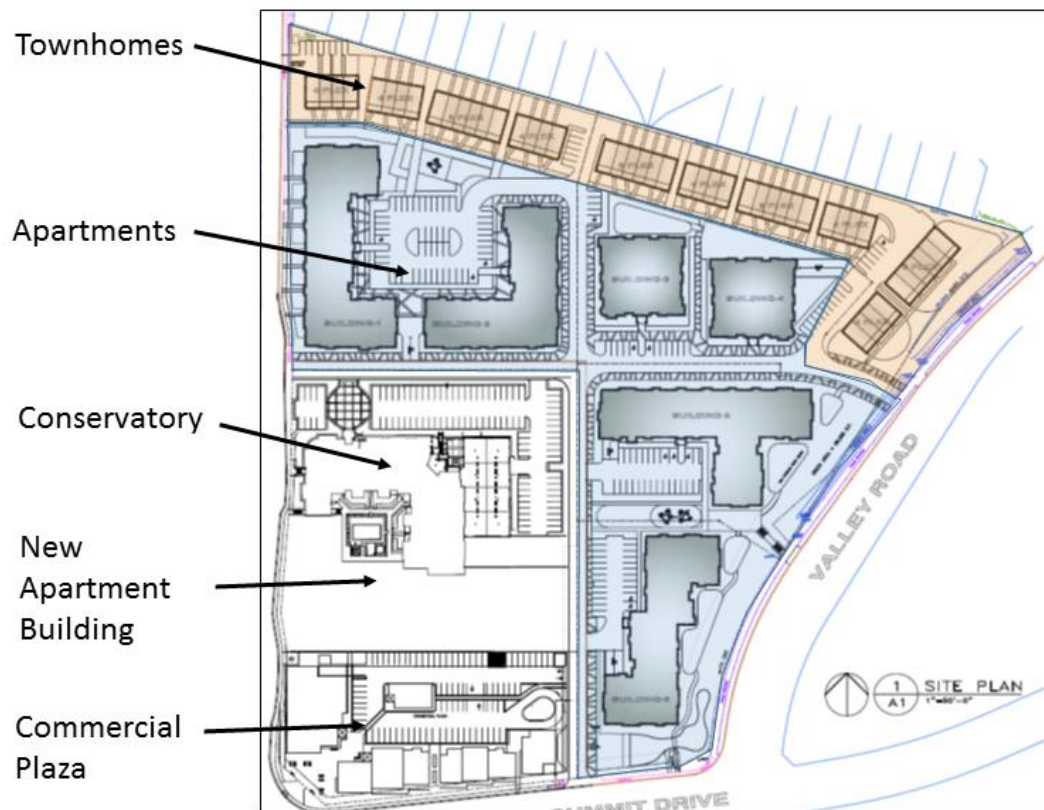


4.4 Site Context

The proposed developments will be the final projects on the former Conservatory site.

Recently, Council approved a commercial development on the south west corner of the larger Conservatory site, which is well underway. Council has also approved an 87 unit multiple-family building which will complete the original tower building, which will start construction in the near future.

Figure 1.2: Proposed Site Plan



4.5 Landscaping and Amenities

The proposed landscaping plan is intended to ensure that all developers on the site hew to a similar menu of plants and styles. This will give the site a cohesive feel, unified by landscaping, even as building styles differ. This strategy is intended to avoid a themed development feel. The landscaping will include the same trees that will be planted in the adjoining Hillside Plaza, further contributing to a unified site.

To improve site drainage, all parking areas will include drainage swales or permeable paving. Because of the large expanse of development, enhanced drainage in parking areas will be required to control runoff.

The site plan includes two amenity areas. The amenity areas will be programmed by individual developers depending on the project, but it is expected that one amenity area will be programmed for children, while the other will be programmed for older adults or seniors.

4.6 Pedestrian Connectivity

With such a large site, programming pedestrian flows is an important development consideration. Staff and the applicant have emphasized the east/west travel paths, which are expected to be well used by residents travelling to and from Glenmore Road transit services.

Figure 1.2 - Proposed Pedestrian Plan



All pedestrian pathways will be tree lined. The key east/west linkage will be grade separated from the roadway where possible.

4.7 Site Furnishings

The applicant has provided model lines for all benches, bike racks, lights, fences and paving materials to be used on the site. Like ensuring the consistent landscaping, ensuring consistent models on all site furnishings will help achieve a cohesive site feel without requiring an architectural theme.

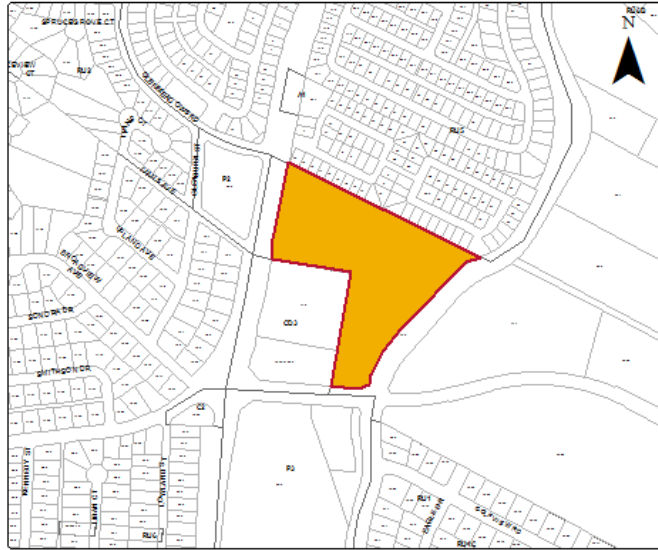
Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU5 - Bareland Strata Housing	Duplex Residential
East	A1 - Agricultural	Agricultural
South	P3 - Parks and Open Space	Golf Course/ Park
West	P2 / RU1	School / Single Family Residential

Subject Property Map:



CONTEXT



NEIGHBOURING ZONING



SUBJECT PROPERTY

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process

Compact Urban Form.¹ 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.

5.2 Comprehensive Urban Design Development Permit Objectives

- Promote a high urban design standard and quality of construction for future development that is coordinated with existing structures;
- Integrate new development with existing site conditions and preserve the character amenities of the surrounding area;
- Promote interesting, pedestrian friendly streetscape design and pedestrian linkages;

6.0 **Technical Comments**

6.1 Building & Permitting Department

- A Geotechnical report for the requirements in the Glenmore clays should accompany the sub division. Drywells and roof water may require special attention for any future buildings.

6.2 Development Engineering Department

- See attached Memorandum dated August 3, 2016.

6.3 Fire Department

1. Construction fire safety plan is required to be submitted and reviewed prior to construction and updated as required.
2. Engineered Fire Flow calculations are required to determine Fire Hydrant requirements as per the City of Kelowna Subdivision Bylaw #7900. New hydrants on this property shall be operational prior to the start of construction and shall be deemed a private hydrant
3. All buildings shall be addressed off of the street it is accessed from.
4. A fire safety plan as per section 2.8 BCFC is required at occupancy. The fire safety plan and floor plans are to be submitted for approval in AutoCAD Drawing format on a CD
5. Approved Fire Department steel lock box acceptable to the fire dept. is required by the fire dept. entrance and shall be flush mounted
6. All requirements of the City of Kelowna Fire and Life Safety Bylaw 10760 shall be met
7. Fire alarm system is to be monitored by an agency meeting the CAN/ULC S561 Standard.
8. Contact Fire Prevention Branch for fire extinguisher requirements and placement.

¹ City of Kelowna Official Community Plan, Policy 5.2.3 (Development Process Chapter).

9. Fire department connection is to be within 45M of a fire hydrant - unobstructed.
10. Ensure FD connection is clearly marked and visible from the street.
11. Standpipes to be located on intermediate landings.
12. Sprinkler zone valves shall be accessible as per fire prevention bylaw - less than 7 feet from floor
13. Dumpster/refuse container must be 3 meters from structures or overhangs or in a rated room in the parking garage.

7.0 Application Chronology

Date of Application Received:	July 15, 2016
Date Public Consultation Completed:	August 23, 2016
Date of Final Submission:	November 10, 2016

Report prepared by:

Ryan Roycroft, Planner

Reviewed by:

☐

Terry Barton, Urban Planning Manager

Approved for Inclusion:

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Ryan Smith, Community Planning Department Manager

Attachments:

Engineering Memorandum
Draft Permit