REPORT TO COUNCIL

Date:	January 23, 2017		
RIM No.	1250-30		
To:	City Manager		
From:	Community Planning Department (LK)		
Application:	Z16-0082	**Owner:**	City of Kelowna
Address:	170 Drysdale Blvd	**Applicant:**	Vanmar Constructors Inc.
Subject:	Rezoning Application		
Existing OCP Designation:	MRL – Multiple Unit Residential (Low Density)		
Existing Zone:	A1 – Agriculture 1, P2 – Education and Minor Institutional		
Proposed Zone:	RM3 – Low Density Multiple Housing		

1.0 Recommendation

THAT Rezoning Application No. Z16-0082 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 1 Section 4 Township 23 ODYD Plan EPP30767, located at 170 Drysdale Boulevard, Kelowna, BC from the A1 – Agriculture 1 zone and P2 – Education and Minor Institutional zone to the RM3 – Low Density Multiple Housing zone, be considered by Council;

AND THAT the Rezoning Bylaw be forwarded to a Public Hearing for further consideration;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Community Planning Department dated December 6, 2016;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered in conjunction with Council's consideration of a Development Permit and Development Variance Permit for the Subject Property.

2.0 Purpose

To rezone the subject property to facilitate a two lot subdivision and the development of multiple dwelling housing on the subject property.

3.0 Community Planning

Community Planning Staff supports the proposed 69-unit multiple dwelling housing project on the subject 3.0-acre parcel. The application is consistent with the Official Community Plan (OCP) Future Land Use Designation of MRL – Multiple Unit Residential (Low Density). It meets all but one

of the Zoning Bylaw Regulations for RM3 – Low Density Multiple Housing. As part of the Development Variance Permit, a variance will be requested to reduce the minimum rear setback along the North property line facing Celano Crescent.

The parcel is located in the Glenmore Valley neighbourhood at the intersection of Cross Road and Drysdale Boulevard. It is directly across the street from the Dr. Knox Middle School site. Adding density at this location will be supported by the nearby parks, schools, transit, bike routes and proximity to Brandt's Creek shopping area. The proposed project will help contribute to fulfilling the City's policy of 'Complete Communities' by increasing the residential density of the property and neighbourhood. The project is also consistent with several other OCP Urban Infill policies including 'Compact Urban Form' and 'Sensitive Infill'.

The proposed development will trigger the completion of Celano Crescent to connect with Drysdale Blvd. The 'hooked' parcel extends along Drysdale Blvd on both the north and south side of the designated Celano Crescent roadway as indicated in *Figure 1*. Once subdivided, the City will retain ownership of the North parcel which will be developed at a later date.

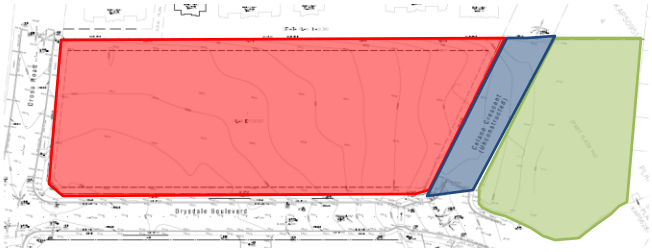


Figure 1 - Red indicates the proposal site, Blue indicates Celano Cres roadway to be constructed, Green indicates City Owned (Future Development).

Currently, Celano Crescent provides access to the existing homes and the Glen Oaks multi-dwelling site and then ends at the subject property. The subject development currently fronts onto Cross Road and Drysdale Boulevard. Once constructed, Celano Crescent will become the third roadway 'frontage', although it is technically the rear of the parcel, triggering the need for the variance. Should Council support the proposed Rezoning, the requested variance would come before Council for further review.

In fulfillment of Council Policy No. 367, the applicant completed public notification and consultation with property owners within 50 m of the subject property.

4.0 Proposal

4.1 Background

In 2002, the City of Kelowna purchased a portion of the subject property, which was later consolidated with excess road right of way in 2010 to form the overall 170 Drysdale Blvd parcel. The property is currently zoned A1 – Agriculture 1 and is not within the ALR. The proposed rezoning to RM3 – Low Density Multiple Housing is consistent with the Official Community Plan (OCP) Future Land Use designation of MRL – Multiple Unit Residential (Low Density).

In May of 2016 Council approved the disposition of the southern portion of the parcel and retention of the northern portion for future development. The parcel was listed 'For Sale' with specific conditions attached. These conditions include the applicant be responsible for:

1. Rezoning and application for a two-lot subdivision of the entire parcel, including site servicing (S16-0040 currently under review).
2. The construction of Celano Crescent be completed with the project construction.
3. Project design construction to be LEED certified.

4.2 Project Description

The proposed development consists of 69 three-storey townhouse units with attached garages. There will be a total of eleven buildings: 4 eight-unit buildings, 4 six-unit buildings, 2 four-unit buildings and one five-unit building. All units are 3-bedrooms, have private amenity space in the form of balconies and meet on-site parking requirements.

The subject parcel is unique with three property lines adjacent to streets. This allows the development to have ground-oriented units facing to 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 which reduces the amount of fencing and gates. The units have prominent at-grade entries with walkways leading to the street frontage which provides a welcoming streetscape. Pathways between the buildings promotes walkability of the site and integration with the surrounding neighbourhood.

The architectural style of the development takes cues from the west adjacent multi-family development with similar roof pitches. Large windows and outdoor space provide access to both natural light and shade. The balconies also serve to lessen the visual impact of the garage doors below. The natural colour scheme has touches of colour to provide individuality to the units, while providing a cohesiveness to the multiple buildings within the development.

The project is oriented towards families with children through the provision of 3-bedroom units, many with an additional den that could be developed into a fourth bedroom, if needed. There is an internal green space on-site with a play area for children which has been set away from the street. The amenity area provides a south facing seating area as well as a large canopy tree shaded area for both passive and active recreation.

Site access will be from the newly constructed Celano Crescent, with a retractable bollard exit for emergency vehicles to Cross Road. The internal private roadway provides access throughout the site and draws on the *Woonerf*-style of street which encourages crossover use between pedestrians, bicycles and vehicles with traffic restricted to a slower pace. Each unit provides either a double car garage or single car garages with parking on the driveway for a second vehicle. Twelve additional visitor parking stalls beyond Zoning Bylaw minimum requirements are located throughout the site to be accessible for all units.

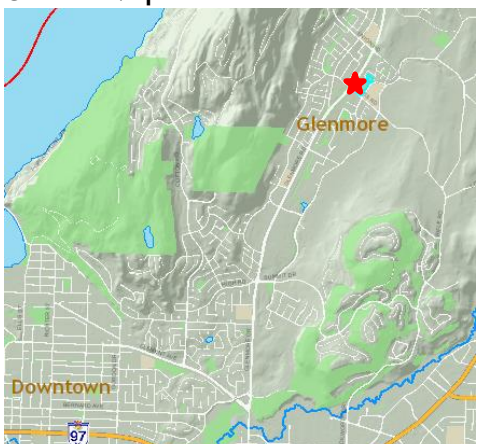
4.3 Site Context

The subject property is located at the Northwest corner of the Cross Road and Drysdale Boulevard intersection. It is across the street from the Dr. Knox Middle School and walking distance to the future Glenmore Recreation Park and is adjacent to the Glenmore Valley Village Centre. The site is designated MRL – Multiple Unit Residential (Low Density) and is within the Permanent Growth Boundary.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU2 – Medium Lot Housing RU6 – Two Dwelling Housing	Single Family Dwellings Duplex Dwellings
East	P2 – Education & Minor Institutional	Dr. Knox Middle School
South	RU1 – Large Lot Housing RU2 – Medium Lot Housing	Single Family Dwellings
West	RM2 – Low Density Row Housing RU2 – Medium Hot Housing	Multiple Dwelling Housing Single Family Dwellings

Context Map



Future Land Use



Subject Property Map: 170 Drysdale Boulevard



4.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	**RM3 ZONE REQUIREMENTS**	**PROPOSAL**
Existing Lot/Subdivision Regulations		
Lot Area	900 m^2	12,216 m^2
Lot Width	30 m	62.3 m
Lot Depth	30 m	148.4 m
Development Regulations		
Floor Area Ratio	0.80	0.80
Height	10 m or 3 storeys	9.7 m & 3 storeys
Front Yard (Valley Rd)	1.5 m for ground oriented	3.0 m
Side Yard (east)	1.5 m for ground oriented	3.0 m
Side Yard (west)	4.0 m	4.5 m
Rear Yard (Celano Cr)	7.5 m	3.0 m ❶
Other Regulations		
Minimum Parking Requirements	138 stalls	140 stalls
Visitor Parking Stalls	10 stalls	12 stalls
Bicycle Spaces - Class II*	None required	7 spaces provided
Private Open Space	1,725 m^2	2,318 m^2

❶ Indicates a requested variance to vary the rear setback from 7.5 m required to 3.0 m proposed.

* Class II bicycle spaces are intended for visitors to the site and are provided in the form of bike racks.

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process

Complete Communities.[1] 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)

Compact Urban Form.[2] 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.

Sensitive Infill.[3] 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.

Healthy Communities.[4] Through current zoning regulations and development processes, foster healthy, inclusive communities and a diverse mix of housing forms, consistent with the appearance of the surrounding neighbourhood.

[1] City of Kelowna Official Community Plan, Policy 5.2.4 (Development Process Chapter).
[2] City of Kelowna Official Community Plan, Policy 5.3.2 (Development Process Chapter).
[3] City of Kelowna Official Community Plan, Policy 5.22.6 (Development Process Chapter).
[4] City of Kelowna Official Community Plan, Policy 5.22.7 (Development Process Chapter).

Housing Mix.[5] Support a greater mix of housing unit size, form and tenure in new multi-unit residential and mixed use developments.

Ground-Oriented Housing.[6] Encourage all multiple-unit residential buildings in neighbourhoods with schools and parks to contain ground-oriented units with 2 or more bedrooms so as to provide a family housing choice within the multi-unit rental or ownership markets. High density residential projects in the Downtown area are encouraged to include a ground-oriented housing component, especially where such can be provided on non-arterial and non-collector streets.

6.0 Technical Comments

6.1 Building & Permitting Department

- Development Cost Charges (DCC's) are required to be paid prior to issuance of any Building Permit(s).
- Placement permits are required for any sales or construction trailers that will be on site. The location(s) of these are to be shown at time of development permit application.
- A Hoarding permit is required and protection of the public from the staging area and the new building area during construction. Location of the staging area and location of any cranes should be established at time of DP.
- A Building Code analysis is required for the structure at time of building permit applications, but the following items may affect the form and character of the building(s):
    - Any security system that limits access to exiting needs to be addressed in the code analysis by the architect.
    - Spatial calculation should be provided for the building face adjacent to the property line.
- A Geotechnical report is required to address the sub soil conditions and site drainage at time of building permit application. This property falls within areas that may contain swelling clay soils. Minimum building elevations are required to be established prior to the release of the Development Permit. If a soil removal or deposit permit is required, this must be provided at time of Development Permit application.
- We strongly recommend that the developer have his professional consultants review and prepare solutions for potential impact of this development on adjacent properties. Any damage to adjacent properties is a civil action which does not involve the city directly. The items of potential damage claims by adjacent properties are items like settlement of foundations (preload), damage to the structure during construction, additional snow drift on neighbour roofs, excessive noise from mechanical units, vibration damage during foundation preparation work etc.
- Fire resistance ratings are required for units, garages and/or garbage enclosure room(s). The drawings submitted for building permit is to clearly identify how this rating will be achieved and where these area(s) are located.

[5] City of Kelowna Official Community Plan, Policy 5.22.11 (Development Process Chapter).

- Size and location of all signage to be clearly defined as part of the development permit. This should include the signage required for the building addressing to be defined on the drawings per the bylaws on the permit application drawings.
- Full Plan check for Building Code related issues will be done at time of Building Permit applications. Please indicate how the requirements of Radon mitigation and NAFS are being applied to this structure at time of permit application.

6.2 Development Engineering Department

- Refer to the attached memorandum dated December 6, 2016.

6.3 Fire Department

- Construction fire safety plan is required to be submitted and reviewed prior to construction and updated as required.
- 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.
- All buildings shall be addressed off of the street it is accessed from. One main address off of Celano Cr or Cross Rd access for the complex and unit numbers for the strata.
- Fire Department access is to be met as per BCBC 3.2.5. If the road is over 90 metres long, a turnaround facility shall be constructed.
- If this is a gated complex, an approved Fire Department steel lock box acceptable to the fire dept. is required by the fire dept. entrance and shall be flush mounted.
- All requirements of the City of Kelowna Fire and Life Safety Bylaw 10760 shall be met.
- Requirements of section 9.10.19 Smoke Alarms and Carbon Monoxide alarms of the BCBC 2012 are to be met.

[6] City of Kelowna Official Community Plan, Policy 5.23.1 (Development Process Chapter).

7.0 Application Chronology

Date of Application Received: November 30, 2016
Date Public Consultation Completed: December 14, 2016

Report prepared by: Lydia Korolchuk, Planner
Reviewed by: Terry Barton, Urban Planning Manager
Reviewed by: Ryan Smith, Community Planning Department Manager

Attachments:

Attachment A: Development Engineering Memorandum
Attachment B: GEID Letter
Schedule A: Site Plans
Schedule B: Conceptual Elevations & Finish Schedule