

# REPORT TO COUNCIL



**Date:** May 29, 2017

**RIM No.** 0940-00

**To:** City Manager

**From:** Community Planning Department (LK)

**Application:** DP16-0157 **Owner:** Shaun & Lori Ausenhaus

**Address:** 671 Glenwood Avenue **Applicant:** Shaun Ausenhaus

**Subject:** Development Permit Application

Existing OCP Designation: MRL – Multiple Unit Residential (Low Density)

Existing Zone: RU6 – Two Dwelling housing

Proposed Zone: RM3 – Low Density Multiple Housing

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## 1.0 Recommendation

THAT final adoption of Rezoning Bylaw No. 11303 be considered by Council;

AND THAT Council authorizes the issuance of Development Permit No. DP16-0157 for Lot 2 District Lot 14 ODYD Plan 6704, located at 671 Glenwood Avenue, 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 the applicant be required to complete the above noted conditions of Council's approval of the Development Permit Application in order for the permits to be issued;

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 to facilitate the development of multiple dwelling housing on the subject property.

## 3.0 Community Planning

Community Planning staff supports the proposed 8-unit multiple dwelling housing project on the subject parcel. The application meets the Official Community Plan (OCP) Urban Design Guidelines and the design is appropriate for the context of the site. The proposal also meets many of the OCP's Urban Infill objectives and it meets all of the Zoning Bylaw Regulations for RM3 – Low Density Multiple housing.

The property is within the Permanent Growth Boundary and is located in the South Pandosy neighbourhood. The parcel is located at the southwest corner of the Richter Street and Glenwood Avenue intersection. Kelowna General Hospital and the South Pandosy shopping area are within walking distance. The increase in density at this location is supported by local amenities such as parks, schools, transit and recreational opportunities in the immediate area.

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

## 4.0 Proposal

### 4.1 Project Description

The proposed development will see the construction of 8 purpose built rental units within the South Pandosy neighbourhood. The proposal consists of two buildings with four stacked townhouse units in each building. The main floor units are ground oriented with prominent front entries facing onto Richter Street and Glenwood Avenue. The second storey units are accessed via a central staircase in each building which is oriented to the interior of the site.

All units provide amenity space in the form of large balconies or at-grade patios. The site provides 12 covered parking stalls to meet the Zoning Bylaw requirements with vehicular site access from the rear lane. Bike racks/storage lockers are located centrally on the site to promote alternate forms of transportation.



Three of the existing mature trees need to be removed to facilitate the development. The applicant will be adding five additional trees which will be planted along both road frontages in addition to numerous shrubs and grasses. The boulevard parking, landscaping and defined walkways create a user friendly streetscape while providing screening for the street facing windows. The adjacent residential property to the west is separated by the drive aisle and will have a 1.8 m height fence as an opaque barrier between the proposed development and the adjacent parcel. Existing mature trees on both parcels provide additional screening and privacy.

The building design has a modern feel through the use of angled flat roofs, projections and sunshades. The exterior includes a mix of granite grey lap siding and silverplate grey board & batten siding. The red hue of the santa rose brick and galvanized corrugated metal siding will provide visual interest to the overall design while providing longevity and ease of maintenance. Fir timber is used for the balcony support columns and roof detailing. The colours and materials are found in the regions natural landscape. The larger windows have sunshades to provide comfort and shade from the Okanagan sun.

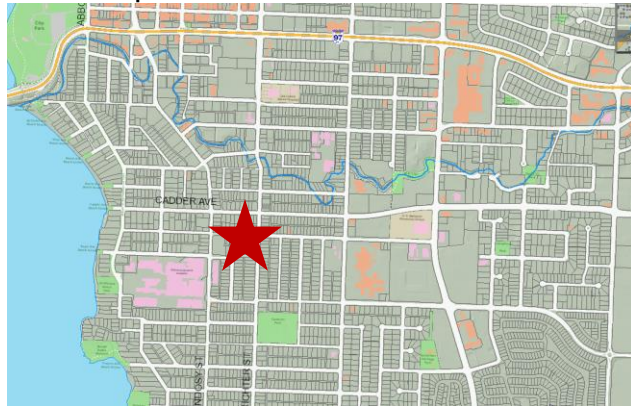


4.2 Site Context

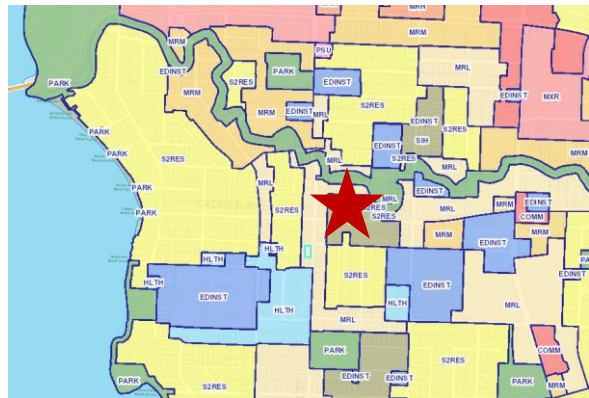
Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU6 - Two Dwelling Housing	Single Dwelling House
East	RU6 - Two Dwelling Housing	Single Dwelling House
South	RU6 - Two Dwelling Housing	Single Dwelling House
West	RU6 - Two Dwelling Housing	Single Dwelling House

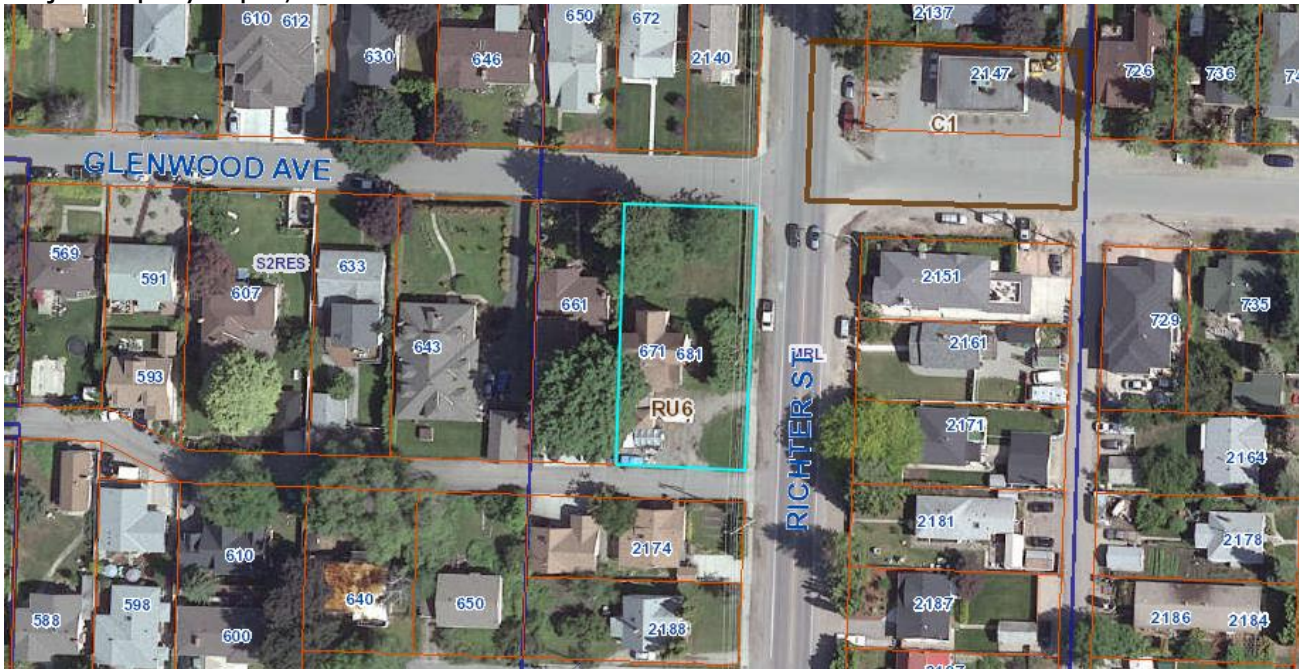
Context Map



Future Land Use



Subject Property Map: 671 Glenwood Avenue



4.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RM <sub>3</sub> ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Lot Area	900 m <sup>2</sup>	1193 m <sup>2</sup>
Lot Width	30 m	24.32 m
Lot Depth	30 m	48.92 m
Development Regulations		
Floor Area Ratio	0.80	0.42
Height	10 m or 3 storeys	7.03 m & 2 storeys
Front Yard	1.5 m for Ground Oriented	4.36 m
Side Yard (east – Richter Street)	1.5 m for Ground Oriented	1.63 m
Side Yard (west)	4.0 m	6.0 m
Rear Yard	3.0m	3.57 m
Other Regulations		
Minimum Parking Requirements	12 stalls	12 stalls
Bicycle Parking	Class I - 4 stalls Class II – 1 stall	8 stalls 4 stalls
Private Open Space	25 m <sup>2</sup> / dwelling	Meets requirement

## 5.0 Current Development Policies

### 5.1 Kelowna Official Community Plan (OCP)

#### Development Process

**Compact Urban Form.**<sup>1</sup> 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.

**Ground Oriented Housing.**<sup>2</sup> 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.

## 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).
- A Geotechnical report is required to address the sub soil conditions and site drainage at time of building permit application.
- Full Plan check for Building Code related issues will be done at time of Building Permit applications

### 6.2 Development Engineering Department

- Refer to Attachment A.

### 6.3 Fire Department

- Emergency access to the buildings is from Glenwood Ave - and all units shall be addressed off of Glenwood for emergency response.
- Requirements of section 9.10.19 Smoke Alarms and Carbon Monoxide alarms of the BCBC 2012 are to be met.
- Dumpster/refuse container must be 3 meters from structures and overhangs

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

<sup>2</sup> City of Kelowna Official Community Plan, Policy 5.23.1 (Development Process Chapter).

**7.0 Application Chronology**

Date of Application Received:	June 17, 2016
Date Public Consultation Completed:	September 26, 2016
Date of Amended Plans Received:	October 7, 2016
Date of Rezoning Public Hearing, 2 <sup>nd</sup> & 3 <sup>rd</sup> Readings:	November 15, 2016

**Report prepared by:** Lydia Korolchuk, Planner

**Reviewed by:** Terry Barton, Urban Planning Manager

**Approved for Inclusion:** Ryan Smith, Community Planning Department Manager

**Attachments:**

Draft Development Permit: DP16-0157  
Attachment A: Development Engineering Memorandum  
Schedule A: Site Plan  
Schedule B: Conceptual Elevations & Finish Schedule  
Schedule C: Landscape Plan