

REPORT TO COUNCIL



Date: June 26, 2017

RIM No. 0940-00

To: City Manager

From: Community Planning Department (TB)

Application: DP17-0004

Owner: Derer's Tile Haus Inc. Inc.No.
BC0917501

Address: 140 Mills Road

Applicant: Kenneth Derer

Subject: Development Permit

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

Existing Zone: RU1 – Large Lot Housing

Proposed Zone: RM3 – Low Density Multiple Housing

1.0 Recommendation

THAT final adoption of Rezoning Bylaw No. 11391 be considered by Council;

AND THAT Council authorizes the issuance of Development Permit No. DP17-0004 for Lot 3, District Lot 125, ODYD, Plan 9286, located at 140 Mills 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 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 of a proposed multi-family row housing project.

3.0 Community Planning

Community Planning supports the form and character of the multi-family row housing as it meets the majority of the Official Community Plan Urban Design Guidelines and is a good example of sensitive infill. Additional architectural detail has been provided on the building elevation facing onto Mills Road in order to positively address the streetscape.

The proposed units are ground-oriented and have direct access to individual patio and lawn areas, along with a common garden and play area on-site. The proposed four-bedroom design allows for flexible family living with additional space for a den or home office, and a full sized double garage. These features are consistent with OCP Policies of Ground-Oriented Housing and Family Housing.

4.0 Proposal

4.1 Background

The subject property was zoned RU1 – Large Lot Housing and had a single family dwelling with accessory buildings on it. The property has been cleared in anticipation of this development. Council gave second and third readings to the bylaw to rezone the subject property to RM3 – Low Density Multiple Housing on May 16, 2017 to facilitate this project.

4.2 Project Description

The proposed development will feature four units in a row-housing style. Each of the proposed units has a ground oriented design with direct access to a private outdoor patio and lawn space. In addition, there is a large common garden and play area. Each proposed unit has 2 full sized parking stalls in a double garage as well as driveway parking; and features four bedrooms with a flex room for a home office or den. The proposal does not require any variances and is consistent with OCP Policies of Sensitive Infill, Ground-Oriented Housing, and Family Housing.

The project is consistent with the OCP Urban Design Guidelines for form and character. The applicant has provided additional detail on the “side” of the building which faces Mills Road to ensure it provides a pleasing streetscape and relates to Kelowna’s regional character through the use of trellis and lattice work.



EAST ELEVATION -VIEW FROM MILLS ROAD

Neutral earth tones are proposed utilizing a variety of materials including hardie shingle, hardie lap-siding, and asphalt shingles. The height and massing of the proposal is consistent with the development immediately to the south, and care has been taken to ensure that privacy of adjacent properties is respected.

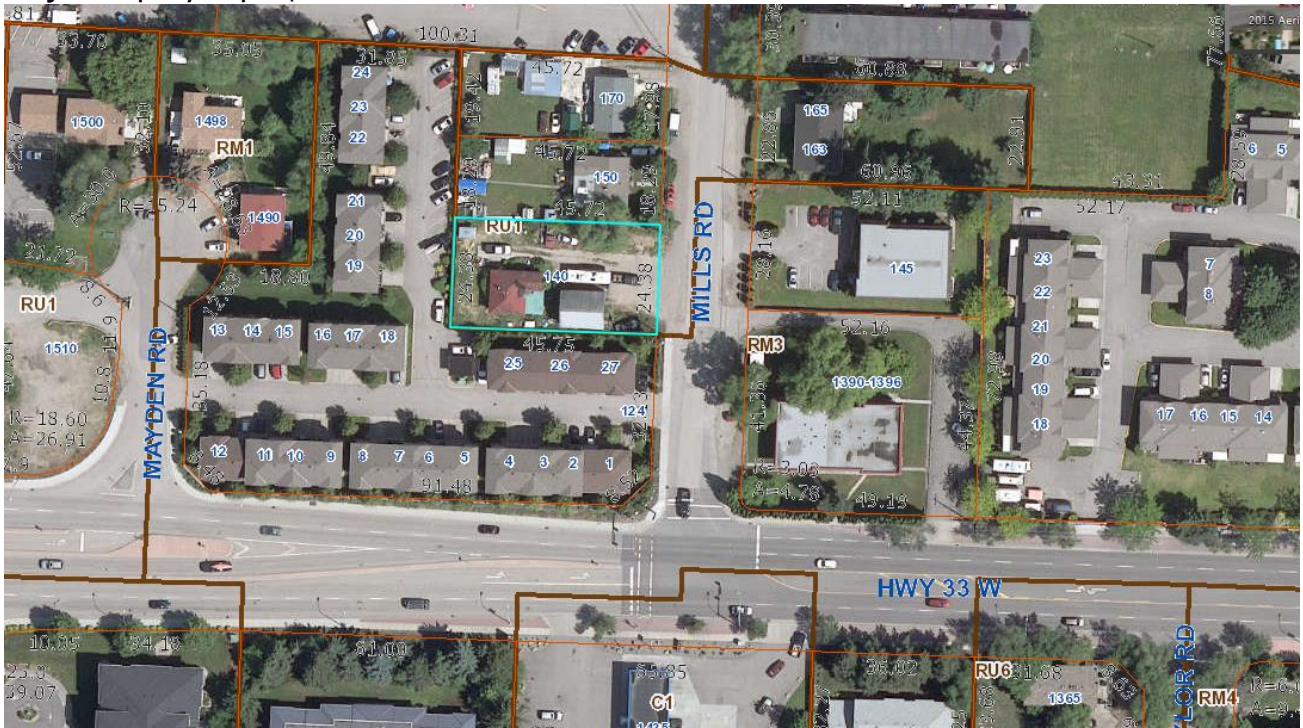
4.3 Site Context

The subject property is located on the west side of Mills Rd near the intersection of Highway 33 and Highway 97 in Rutland. It is near a major transit route, and there are several other multiple dwelling housing complexes in the near vicinity.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU ₁ – Large Lot Housing	Single Family Dwelling
East	RM ₃ – Low Density Multiple Housing	Multiple Dwelling Housing
South	RM ₃ – Low Density Multiple Housing	Multiple Dwelling Housing
West	RM ₃ – Low Density Multiple Housing	Multiple Dwelling Housing

Subject Property Map: 140 Mills Road



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process

Sensitive Infill.¹ 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.

Family Housing.² Support housing alternatives for families when single detached housing is too costly, including features that are important to families such as: outdoor space, direct access to grade, workshop space, larger units, safe design, and neighbourhood characteristics (e.g.: location and amenities).

Ground-Oriented Housing.³ 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.

¹ City of Kelowna Official Community Plan, Policy 5.22.6 (Development Process Chapter)

² City of Kelowna Official Community Plan, Policy 5.22.13 (Development Process Chapter)

³ City of Kelowna Official Community Plan, Policy 5.23.1 (Development Process Chapter)

Report prepared by: Trisa Brandt, Planner I
Reviewed by: Terry Barton, Urban Planning Manager
Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Attachment "A": Development Guidelines
Draft Development Permit DP17-0004
Schedule "A": Site Plan and Floor Plans
Schedule "B": Elevations, Renderings, Colour Board
Schedule "C": Landscape Plan

ATTACHMENT A – Development Guidelines



Subject: 140 Mills Rd, DP17-0004

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Authenticity and Regional Expression			
Do landscaping and building form convey a character that is distinct to Kelowna and the Central Okanagan?	✓		
Are materials in keeping with the character of the region?	✓		
Are colours used common in the region’s natural landscape?	✓		
Does the design provide for a transition between the indoors and outdoors?	✓		
Context			
Does the proposal maintain the established or envisioned architectural character of the neighbourhood?	✓		
Does interim development consider neighbouring properties designated for more intensive development?			✓
Are façade treatments facing residential areas attractive and context sensitive?	✓		
Are architectural elements aligned from one building to the next?			✓
For exterior changes, is the original character of the building respected and enhanced?			✓
Is the design unique without visually dominating neighbouring buildings?	✓		
For developments with multiple buildings, is there a sense of architectural unity and cohesiveness?			✓
Relationship to the Street			
Do buildings create the desired streetscape rhythm?	✓		
Are parkade entrances located at grade?			✓
For buildings with multiple street frontages, is equal emphasis given to each frontage?			✓
Massing and Height			
Does the design mitigate the actual and perceived mass of buildings?	✓		
Does the height consider shading and view impacts for neighbouring properties and transition to less intensive areas?	✓		
Human Scale			

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Are architectural elements scaled for pedestrians?	✓		
Are façades articulated with indentations and projections?	✓		
Are top, middle and bottom building elements distinguished?			✓
Do proposed buildings have an identifiable base, middle and top?			✓
Are building facades designed with a balance of vertical and horizontal proportions?	✓		
Are horizontal glazed areas divided into vertically proportioned windows separated by mullions or building structures?			✓
Does the design incorporate roof overhangs and the use of awnings, louvers, canopies and other window screening techniques?	✓		
Is the visual impact of enclosed elevator shafts reduced through architectural treatments?			✓
Exterior Elevations and Materials			
Are buildings finished with materials that are natural, local, durable and appropriate to the character of the development?	✓		
Are entrances visually prominent, accessible and recognizable?	✓		
Are higher quality materials continued around building corners or edges that are visible to the public?	✓		
Are a variety of materials used to create contrast, enhance the pedestrian environment and reduce the apparent mass of a building?	✓		
Are elements other than colour used as the dominant feature of a building?	✓		
Public and Private Open Space			
Does public open space promote interaction and movement through the site?	✓		
Are public and private open spaces oriented to take advantage of and protect from the elements?	✓		
Is there an appropriate transition between public and private open spaces?	✓		
Are amenities such as benches, garbage receptacles, bicycle stands and community notice boards included on site?			✓
Site Access			
Is the safe and convenient movement of pedestrians prioritized?	✓		
Are alternative and active modes of transportation supported through the site design?			✓
Are identifiable and well-lit pathways provided to front entrances?			✓
Do paved surfaces provide visual interest?	✓		
Is parking located behind or inside buildings, or below grade?	✓		

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Are large expanses of parking separated by landscaping or buildings?			✓
Are vehicle and service accesses from lower order roads or lanes?			✓
Do vehicle and service accesses have minimal impact on the streetscape and public views?	✓		
Is visible and secure bicycle parking provided in new parking structures and parking lots?			✓
Environmental Design and Green Building			
Does the proposal consider solar gain and exposure?	✓		
Are green walls or shade trees incorporated in the design?		✓	
Does the site layout minimize stormwater runoff?	✓		
Are sustainable construction methods and materials used in the project?		✓	
Are green building strategies incorporated into the design?		✓	
Decks, Balconies, Rooftops and Common Outdoor Amenity Space			
Are decks, balconies or common outdoor amenity spaces provided?	✓		
Does hard and soft landscaping enhance the usability of decks, balconies and outdoor amenity spaces?	✓		
Are large flat expanses of roof enhanced with texture, colour or landscaping where they are visible from above or adjacent properties?			✓
Amenities, Ancillary Services and Utilities			
Are loading, garage, storage, utility and other ancillary services located away from public view?	✓		
Are vents, mechanical rooms / equipment and elevator penthouses integrated with the roof or screened with finishes compatible with the building's design?			✓
Landscape Development and Irrigation Water Conservation			
Does landscaping:	-	-	-
<ul style="list-style-type: none"> Compliment and soften the building's architectural features and mitigate undesirable elements? 	✓		
<ul style="list-style-type: none"> Maintain the dominant pattern of landscaping along the street and surrounding properties? 	✓		
<ul style="list-style-type: none"> Enhance the pedestrian environment and the sense of personal safety? 	✓		
<ul style="list-style-type: none"> Screen parking areas, mechanical functions, and garbage and recycling areas? 	✓		
<ul style="list-style-type: none"> Respect required sightlines from roadways and enhance public views? 	✓		
<ul style="list-style-type: none"> Retain existing healthy mature trees and vegetation? 		✓	
<ul style="list-style-type: none"> Use native plants that are drought tolerant? 	✓		

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
<ul style="list-style-type: none"> Define distinct private outdoor space for all ground-level dwellings? 	✓		
Do any fences and retaining walls create visual interest and enhance the pedestrian environment?			✓
Do parking lots have one shade tree per four parking stalls?			✓
<i>Landscape Water Conservation Guidelines</i>			
Are plants grouped into "hydro-zones" of high, medium and low or unirrigated / unwatered areas?	✓		
Does at least 25% of the total landscaped area require no irrigation / watering?	✓		
Does at least 25% of the total landscaped area require low water use?	✓		
Does at most 50% of the total landscaped area require medium or high water use?	✓		
Is mulch cover provided for shrubs and groundcover to reduce soil evaporation?	✓		
Do water features such as pools and fountains use recirculated water systems?			✓
Do landscape installation standards meet the requirements of the BC Landscape Standard and / or the Master Municipal Construction Document?	✓		
Are the required written declarations signed by a qualified Landscape Architect?	✓		