

REPORT TO COUNCIL



Date: December 5, 2017

RIM No. 0940-00

To: City Manager

From: Community Planning Department (LB)

Application: DP17-0197 / DVP17-0198 **Owner:** Valley Land Subdivision Ltd.

Address: 720-724 Valley Road **Applicant:** Kent-MacPherson

Subject: Development Permit & Development Variance Permit Application

Existing OCP Designation: MRM – Multiple Unit Residential (Medium Density)

Existing Zone: CD27 – Valley Land Subdivision

1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP17-0197 for a portion of Lot A Sections 32 and 29 Township 26 ODYD Plan EPP54061, located at 720-724 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";
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 THAT this Development Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend;

AND THAT Council authorizes the issuance of Development Variance Permit No. DVP17-0198 for a portion of Lot A Sections 32 and 29 Township 26 ODYD Plan EPP54061, located at 720-724 Valley Road, Kelowna, BC;

AND THAT variances to the following sections of Zoning Bylaw No. 8000 be granted, as shown on Schedule "D";

Section 7.5: Fencing and Retaining Walls

To vary the required retaining wall height from 1.2 m to 1.5 m and 3.0 m.

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

To vary the required height from 18.0 m or 4.5 storeys permitted to 23.4 m or 6 storeys proposed.

Section 18 CD27 1.6(e): CD27 – Valley Land Subdivision Development Regulations

To vary the required side yard from 7.0 m permitted to 4.3 m proposed.

AND FURTHER THAT this Development Variance 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 for the form and character of a six storey supportive housing building and to consider a Development Variance Permit to vary the maximum retaining wall and building heights and the minimum side yard setback.

3.0 Community Planning

Staff support the Development Permit and Development Variance Permit applications for the proposed supportive housing building. The form and character is in general accordance with the relevant Development Permit objectives and guidelines as well as the Master Development Permit that governs site layout, and the variances relate to the site context and improve the overall design.

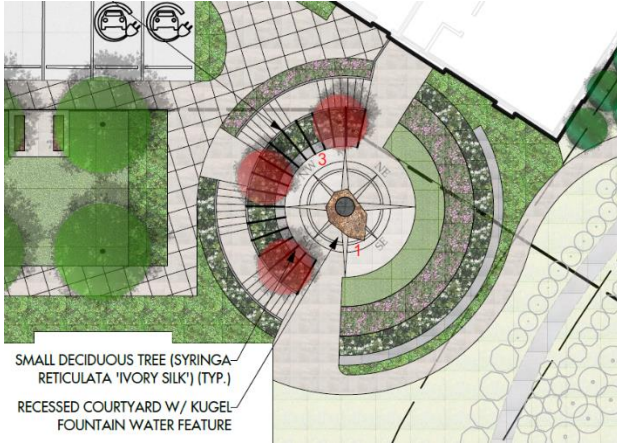
Form and Character

The form and character of the building and site layout is generally in keeping with the Comprehensive Development Permit Guidelines. The building's function dictates its form to some extent, with its quasi-institutional character leaving less flexibility for features such as window placement or projections to provide relief. Instead, the design applies a variety of exterior materials and colours to create visual interest. Building stepbacks at the northeast corner and large glazed entry features along the building's interior provide distinct articulation on those façades. The cladding materials and colours are similar to those used on the multi-family residential building proposed to the north, connecting the different developments across the site.

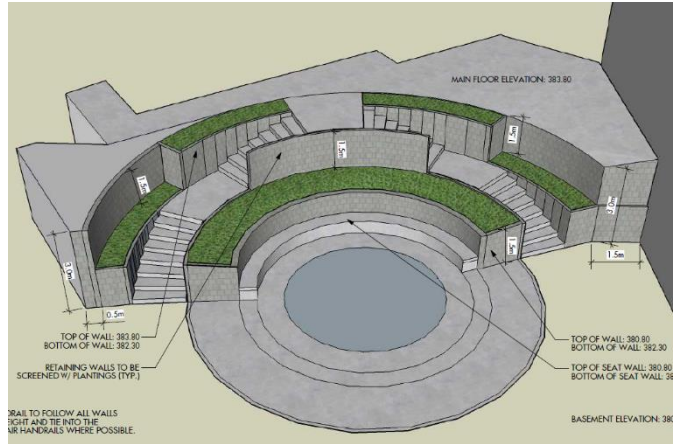
Given the proposed use as a memory care facility, secure on-site amenities are important, and the development includes on-site walkways and indoor and outdoor landscaped seating areas. Connectivity for visitors and nearby residents is offered via sidewalks along the internal roads.

Variances

To accommodate the change in grade across the site and provide outdoor amenity space, a stepped landscaped courtyard will be created in the southeast corner of the site. This courtyard includes retaining that is 1.5 m to 3.0 m in height, and it can be accessed from the walking path or a building entrance below, or from the parking lot area or a building entrance above. The retaining will be screened by landscaping between and in front of the walls, including small trees, perennials and grasses, reducing the visual impact of the higher walls.



Courtyard Landscaping



Courtyard Retaining Walls

The majority of the building is four storeys and less than 18.0 m in height, with only the east façade facing Valley Road being six storeys and up to 23.4 m in height. The basement is exposed along this wall due to the change in grade across the site, and the top floor lounge features tall windows and a sloped roof. In addition to being an internal amenity, this feature adds interest and the wood-look metal cladding adds warmth to the top floor. Further, the building is located approximately 17.0m from Valley Road providing a transition area with the Brandt’s Creek riparian area and its plantings. In terms of site context, other residential buildings on the Conservatory and Valley Lands sites range from four to eight storeys.



East Facade with Top Floor Lounge

The north side yard is along an internal road, and while the majority of this building frontage meets the required setback, a small portion in the northeast corner is 4.3 m away from the property line instead of the required 7.0 m. While the building is no closer to the sidewalk in this location, it is where the property line jogs to align with the road. The variance is internal to the 720 Valley Lands project site and does not affect adjacent properties. The smaller setback allows more articulation along that portion of the building while maintaining the same distance from the sidewalk.



Neighbourhood Consultation

The applicant has confirmed they completed neighbourhood consultation in accordance with Council Policy No. 367 by speaking with and / or providing information materials to adjacent property owners,

including the Valley Lands site, the existing Conservatory building, Hillside Plaza, and the single family home across Valley Road.

4.0 Proposal

4.1 Background

The master planned 720 Valley Lands project is on the site formerly associated with the Conservatory, and this is the third building in the project. Council approved Master Site DP16-0173 on December 5, 2016, which established the overall development layout and common landscape design features of the entire site. Council subsequently approved the Development Permit for the first building on the site on March 27, 2017 and is considering a Development Permit and Development Variance Permit for the second building on November 21, 2017. These are rental and strata apartment buildings, respectively, for a total of 271 units.

A Development Permit application has been submitted for 49 townhouse units in the north portion of the site. The final building to the south is expected to be an independent living facility. Each of these projects will be considered by Council at later dates.

4.2 Project Description

The proposed development is a four to six storey 134-unit supportive housing facility, providing memory care and assisted living services. Vehicular access to the building is via private roads internal to the site, with a surface parking lot behind the building. It should be noted that as a supportive housing use, the parking requirement is one stall per three units, for a total of 45 stalls provided in this development. The development site is adjacent to Brandt's Creek, which is being restored as part of the broader site works.

The majority of the building is four storeys in height, with the east portion being six storeys facing Valley Road corresponding with the change in grade across the site. The base of the building is anchored by grey-brown thin brick with the bulk of the exterior clad in taupe hardie panel siding and stucco. Wood look metal cladding is used to delineate design elements and create visual interest, and main entry features use prominent glass and wood elements.

Site landscaping consists of a variety of shade and columnar trees around the outside of the building and the parking lot. The site has sidewalks along the internal roads and a walkway along the top of the slope above Brandt's Creek. Indoor and outdoor amenity areas are provided through small courtyards, gardens, seating areas, and an atrium.



Southeast View



Northeast View



Main Entry



Northwest View

4.3 Site Context

The subject property is located in the City’s Glenmore – Clifton – Dilworth Sector and is within the Permanent Growth Boundary. The 720 Valley Lands project is immediately adjacent to the existing Conservatory rental apartment building, a new rental apartment building and the new Hillside Plaza at the intersection of Glenmore Road and Summit Drive, as well as the Chartwell strata to the north. The surrounding area has a mix of uses, including single detached residential neighbourhoods, elementary schools, a golf course, neighbourhood parks, and agricultural land.

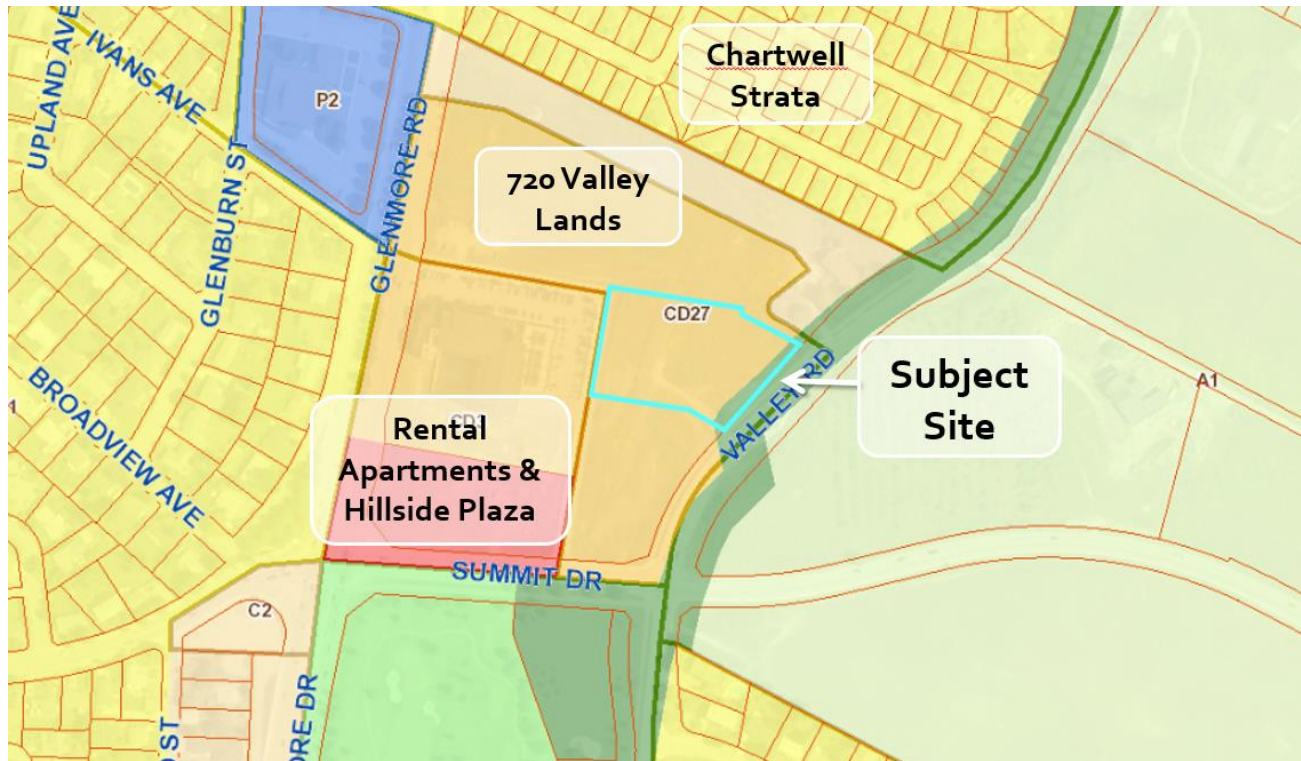
Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	CD27 – Valley Land Subdivision A1 – Agriculture 1	Vacant land (future apartment building) Vacant land (future townhouses)
East	A1 – Agriculture 1	Agricultural land
South	CD27 – Valley Land Subdivision	Vacant land (future multiple dwelling housing)
West	CD3 – Community Commercial	Multiple dwelling housing (Conservatory)

Map 1: Subject Property



Map 2: Surrounding Context



4.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	CD27 ZONE REQUIREMENTS	PROPOSAL
Development Regulations		
Max. Site Coverage	40%	31.6%
Max. Site Coverage (buildings, driveways & parking)	65%	52.4%
Max. Floor Area Ratio	1.2	0.8
Max. Height	18.0 m or 4.5 storeys	23.4 m or 6 storeys ❶
Min. Front Yard	6.0 m	17.2 m
Min. Side Yard (south)	7.0 m	7.0 m
Min. Side Yard (north)	7.0 m	4.3 m ❷
Min. Rear Yard	9.0 m	9.0 m
Other Regulations		
Min. Parking	45 stalls	45 stalls
Min. Private Open Space	1,095 m ²	1,338 m ²
Max. Retaining Wall Height	1.2 m	3.0 m ❸
❶ Indicates a requested variance to increase the maximum height from 18.0 m / 4.5 storeys permitted to 23.4 m / 6 storeys proposed. ❷ Indicates a requested variance to decrease the minimum north side yard setback from 7.0 m permitted to 4.3 m proposed. ❸ Indicates a requested variance to increase the maximum retaining wall height from 1.2 m permitted to 3.0 m proposed.		

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 5: Development Process

Policy 5.3.2 Compact Urban Form. 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 per ha located within a 400 metre walking distance of transit stops is required to support the level of transit service) through development, conversion, and redevelopment 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.

Policy 5.22.11 Housing Mix. Support a greater mix of housing unit size, form and tenure in new multi-unit residential and mixed use developments.

Chapter 10: Social Sustainability

Policy 10.3.1 Housing Availability. Support the provision of housing for all members of the community, including those in core housing need or requiring special needs housing (transitional, age in place, emergency or shelter).

Chapter 14: Urban Design Development Permit Guidelines

Comprehensive Development Permit Area Objectives

- Convey a strong sense of authenticity through urban design that is distinctive for Kelowna;
- 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;
- Incorporate architectural features and detailing of buildings and landscapes that define an area's character;
- Moderate urban water demand in the City so that adequate water supply is reserved for agriculture and for natural ecosystem processes; and
- Reduce outdoor water use in new or renovated landscape areas in the City by a target of 30%, when compared to 2007.

Relevant guidelines are noted in Attachment C.

6.0 Technical Comments

6.1 Development Engineering Department

- All offsite infrastructure and services upgrades are addressed as part of Rezoning Application Z16-0046 and Subdivision Application S16-0085.

7.0 Application Chronology

Date of Application Received: September 13, 2017
Date Public Consultation Completed: October 26-27, 2017

Report prepared by: Laura Bentley, Planner II

Reviewed by: Terry Barton, Urban Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Attachment A: Draft Development Permit / Development Variance Permit DP17-0197 / DVP17-0198
Attachment B: Letters of Rationale
Attachment C: Development Permit Guidelines Checklist