
CITY OF KELOWNA

MEMORANDUM

Date: April 2, 2001
File No.: DVP01-10,011

To: City Manager

From: Planning and Development Services Department

Subject:

APPLICATION NO. DVP01-10,011 OWNER: SUMMERFIELD LANDS LTD.

AT: 1390 RIDGEWAY DRIVE APPLICANT: WATER STREET
ARCHITECTURE

PURPOSE: TO VARY THE MAXIMUM HEIGHT OF THE BUILDING TO FOUR
STOREYS, REDUCE THE MINIMUM FRONT, WEST AND REAR
YARDS AND REDUCE THE AMOUNT OF PRIVATE OPEN SPACE

EXISTING ZONE: RM4 – TRANSITIONAL LOW DENSITY HOUSING

REPORT PREPARED BY: KIRSTEN G. BEHLER

1.0 RECOMMENDATION

THAT Council authorize the issuance of a Development Variance Permit No. DVP01-10,011; Water Street Architecture (Doug Lane), Lot 4, Sec. 20 and 29, Twp. 26, O.D.Y.D., Plan KAP60338, located on Ridgeway Drive, Kelowna, B.C.;

AND THAT variances to the following sections of Zoning Bylaw No. 8000 be granted:

13.10.5(c) Maximum height: A variance for the maximum height of the building from 13.0 m or 3 storeys to 4 storeys;

13.10.5(d) Minimum site front yard: A variance for the minimum site front yard from 6.0 m to 4.57 m;

13.10.5(e) Minimum site side yard: A variance for the minimum site side yard from 2.3 m for a building not over two storeys or an accessory building or structure to 1.52 m for the west side yard;

13.10.5(f) Minimum side rear yard: A variance for the minimum side rear yard from 9.0 m for any part of a building over two storeys to 4.57 m;

13.10.6 Minimum private open space: A variance for the minimum area of private open space from 15 m² per 1 bedroom dwelling to 13.3m² and from 25 m² per dwelling with more than 1 bedroom to 22.1m².

2.0 SUMMARY

The applicant proposes to construct 32 stacked row houses in two buildings. Due to the irregular shape and slope of the site, the applicant wishes to vary the maximum height of the building, the minimum front, rear and west side setbacks, and the minimum private open space requirements. Concurrently with this Development Variance Permit application, the applicant is pursuing a Development Permit application (DP01-10,004).

2.0 BACKGROUND

2.1 The Proposal

The subject site is located in South Glenmore, at the corner of Dilworth Crescent and Ridgeway Drive. The southern corner of the irregularly shaped site is located at Bernard Avenue. The 0.35 ha large corner lot fronts onto Dilworth Crescent and Ridgeway Drive, with the Dilworth Crescent frontage being approximately 100 m and the Ridgeway Crescent frontage 30 m in length. The site slopes down from Dilworth Crescent to the west property line, with the steepest portion located close to Dilworth Crescent.

The proposed development is the third phase of the Summerfield Green project. The proposed 32 stacked row houses are located in two buildings, each containing 16 units. Eight units are located at the lower floor and the main floor, with the other eight units located above. The lower units are one bedroom units, while the upper units have two bedrooms and a loft. Each of the one bedroom units has a garage, located at the rear of the lower floor with direct access from the dwelling unit. Parking for the two bedroom units is provided in carports and open parking stalls at the west side of the lot. 20 parking spots, four of which are configured in tandem, are located in two carport structures. The buildings are two and a half storeys high at the Dilworth Crescent frontage. Due to the slope of the site and the configuration of the stacked units, the rear of the buildings is four storeys high. The applicant wishes to vary the maximum height of the RM4 – Transitional Low Density Housing zone to allow for four storeys at the rear of the buildings.

A number of setback variances are also required due to the narrow shape of the lot. The applicant wishes to reduce the front yard at Ridgeway Drive from the required 6.0 m minimum to 4.57 m. The rear yard needs to be varied from the required 9.0 m for any part of a building over two storeys to 4.57 m, and the west side yard from 2.3 m to 1.52 m.

The applicant is required to provide a total of 640m² private open space for all 32 units. All decks and landscaped open space in the proposed development amount to 566m², and the applicant is therefore asking to vary the required amount of open space. The site is within walking distance of several public open spaces, such as Parkinson Recreation Centre south of Bernard Avenue and Jack Robertson Park on Highland Drive North.

The application meets the requirements of the RM4 – Transitional Low Density Housing zone as follows:

| CRITERIA | PROPOSAL | RM4 ZONE REQUIREMENTS |
|----------------------------|----------------------|-----------------------|
| Lot Area (m ²) | 3489.8m ² | 900m ² |
| Lot Width | 26.3m | 30.0m |
| Lot Depth | 97m | 30.0m |

| | | |
|------------------------------------|----------------------------------------------------------------|------------------------------------------------------------------------------|
| Site Coverage (%) | | |
| - Buildings and carports | 37% | 50% |
| - with driveways and parking areas | 60% | 60% |
| Total Floor Area (m ²) | 2521m ² | N/A |
| F.A.R. | 0.7224 | 0.65 with 0.0727 for underground parking: 0.7227 |
| Storeys (#) | 2.5 storeys at front, 4 storeys at rear ❷ carports: 4.0m | 13.0m or 3 storeys |
| Setbacks (m) | | |
| - Front | 4.57m ❷ | 6.0m |
| - Rear | 4.57m ❷ 1.52m carports | 9.0m 1.5m (accessory building) |
| - West Side | 1.52m ❷ | 2.3m (accessory bldg.) |
| - East Side | 4.57m | 4.5m (flanking street) |
| Landscape Buffers | | |
| - Front | 4.57m | 3.0m, Level 2 |
| - Rear | 1.52 – 12.6m | 3.0m, Level 3: vegetative buffer or opaque barrier 1.5m for parking |
| - West Side | 1.5m | 3.0m, Level 3: vegetative buffer or opaque barrier 1.5m for parking |
| - East Side | 4.57m | 3.0m, Level 3 |
| Private open space | 566m ² ❸ | 640m ² |
| Bicycle Parking | 16 Class I spaces in garages Class II spaces: 6 | Class I spaces: 16 Class II spaces: 4 |
| Parking Stalls (#) | 46 stalls | 44 stalls |

Notes

- ❶ The lot was created under the former City of Kelowna Zoning Bylaw No. 4500 and is therefore a legal non-conforming lot.
- ❷ The applicant wishes to vary the following development regulations:
 - the height of the building at the rear from maximum 3 storeys to 4 storeys;
 - the front, west side and rear yards.
- ❸ The applicant has applied to vary the amount of useable private open space from the required 640m² to 566m², the equivalent of 13.3m² per 1-bedroom unit and 22.1m² per 2-bedroom unit.

2.2 Site Context

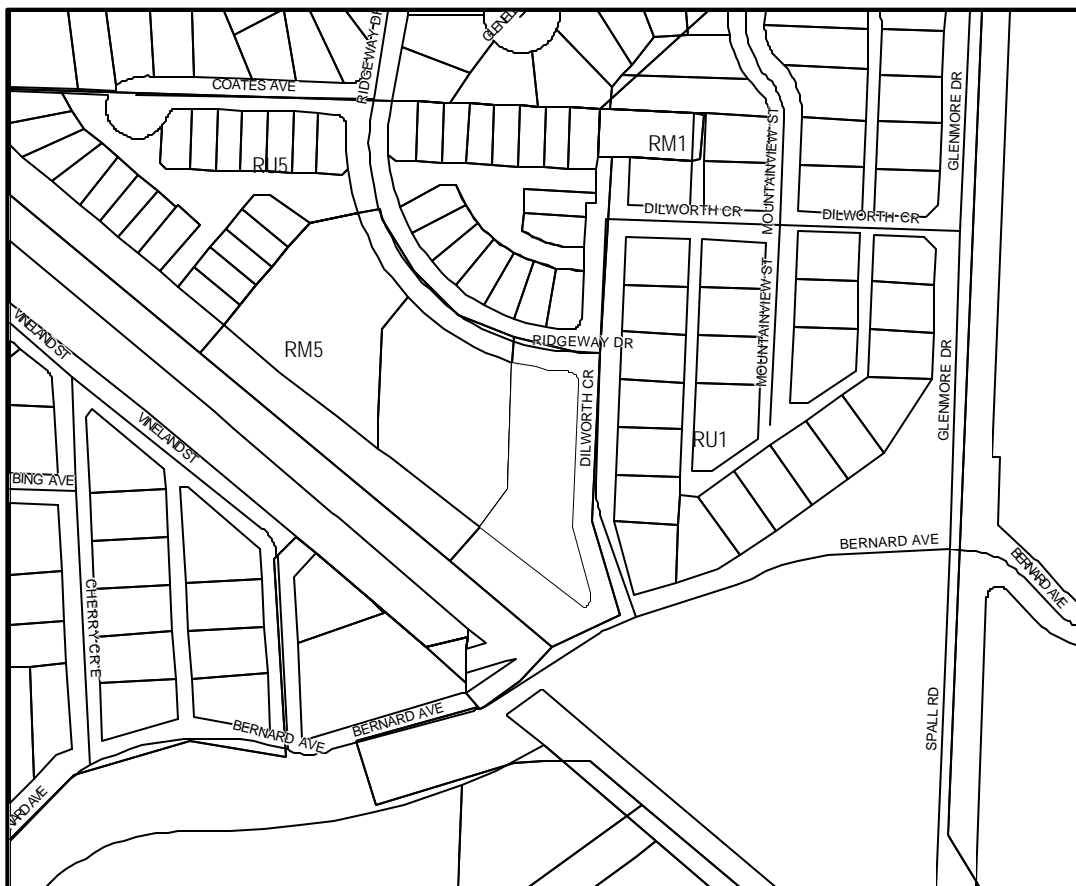
The subject site is located in South Glenmore, at the corner of Dilworth Crescent and Ridgeway Drive. The southern corner of the irregularly shaped site is located at Bernard Avenue.

The older neighbourhood north and east of the property contains predominantly single family housing on larger lots (RU1). The two phases of Summerfield Green to the north and northwest of the site consist of single detached housing on bareland strata lots. A lot zoned for three-plex and four-plex housing (RM1) is located close to the subject property, at the north end of Dilworth Crescent. The lot to the west of the subject property is zoned RM5 – Medium Density Multiple Housing and is also part of the Summerfield Green development.

Overall, there is a gradual density increase from the Large Lot Housing zone to the north towards the multiple housing zones along the CNR right-of-way.

- North - RU6 – Bareland Strata Housing – Single detached dwellings
- East - RU1 – Large Lot Housing – Single detached dwellings
- South - RM4 – Transitional Low Density Housing –CNR right-of-way
- West - RM5 – Medium Density Multiple Housing – Vacant

Site Map



2.3 Existing Development Potential

The property is zoned RM4 – Transitional Low Density Housing. The purpose of this zone is to provide for low rise low density apartment housing with urban services as a transition between low and medium density development. The principle uses in this zone are apartment housing,

row housing and stacked row housing, as well as congregate housing, major group homes, and boarding or lodging houses. Secondary uses in the RM4 zone are care centres and home based businesses.

2.4 Current Development Policy

2.4.1 Kelowna Official Community Plan

The Official Community Plan designates the future land use for this site as medium density multiple family residential. This designation includes townhouses, garden apartments, and apartment buildings, along with complementary uses. Densities are supposed to be generally consistent with the RM5 – Medium Density Multiple Housing zoning. The density proposed for this development is somewhat lower than the one for RM5, however, due to the increase in Floor Area Ratio through underground parking, the application lies in-between RM4 and RM5 densities and can thus be considered consistent with the OCP future land use designation.

The property is located in the General Multiple Family Development Permit Area and is subject to the Glenmore/Clifton/Dilworth Multiple Family Residential Development Guidelines. The proposal is consistent with most of these guidelines, including the following:

- Multiple family developments are supposed to be sensitive to and compatible with the massing and rhythm of the established streetscape. The existing streetscape is characterized by one to two storey single family housing. The proposal is compatible with this streetscape, since its height at the street frontage is only 2 ½ storeys. Furthermore, the proposal is sensitive to the existing streetscape by providing ground access to each unit and by breaking up the building with sub-roofs and dormers, thereby creating a look closer to attached single family dwellings than multiple family housing.
- New multiple family developments should be no greater than one storey higher than the adjacent developments. The proposed development is 2 ½ storeys high at the Dilworth Crescent frontage and therefore 1-½ storeys higher than the predominantly one-storey single family dwellings on the east side of Dilworth Crescent. However, due to the slope of the roof, the top floor of the proposed buildings is visually stepped back, thereby creating the impression of a two-storey building.
- The guidelines encourage underground parking for multiple family developments. The proposal partly meets this guideline by providing 16 parking spots in the lower floor of the buildings, which will not be visible from the streets.
- The number of vehicle access points to multiple family residential development from arterial or collector roads should be minimized. The proposal contains only one access point at Ridgeway Drive, and the proposal therefore meets this guideline.

- Medium density residential developments shall provide sufficient buffering from lower density residential developments. The proposed development provides a sufficient landscape buffer at the Ridgeway Drive frontage. The Dilworth Crescent frontage provides a good visual buffer by creating a look closer to attached single family dwellings than multiple family housing. In addition, landscaping in front of the units, as well as a row of street trees, provide landscape buffering.

2.4.2 City of Kelowna Strategic Plan (1992)

One of the objectives of the Strategic Plan is to develop a more compact urban form by providing higher densities. The proposed 32-unit multi family development meets this objective.

2.4.3 Glenmore/Clifton/Dilworth Sector Plan (1998)

The subject property is located in South Glenmore. The Glenmore/Clifton/Dilworth Sector Plan includes policies to ensure that new development is well-integrated into the surrounding urban patterns. The proposal is consistent with this policy by having regard for the character of the existing neighbourhood and by successfully breaking up the massing of the building. In addition, the proposal is consistent with the plan's policies on providing the main entrances on a public street frontage and on adding visual interest to the street by providing architectural detailing.

3.0 PLANNING COMMENTS

The Planning and Development Services Department has no concerns with the proposed variances. The height variance from three to four storeys is necessary due to the slope of the lot and the layout of the stacked row houses. The four-storey portions of the buildings face the interior of the lot and therefore do not negatively effect adjacent residents. The variances

requested to the front, rear and west side yards, which are required due to the irregularly shaped lot, also do not impact negatively on adjacent residents, since the affected lot lines are not abutting any existing residential developments. The requested reduction in private open space is relatively small and is compensated for by the site's close proximity to other open spaces and parks.

Although the applicant has applied for a number of variances to the zoning bylaw regulations, the proposed development is consistent with the original concept presented to Council when the site was rezoned. The irregular lot shape and slope of the land support the proposed development despite the number of variance requested. Furthermore, the proposed development will provide a good transition between the existing neighbourhood and the future development on the RM5 zoned lands to the west.

Andrew Bruce
Current Planning Manager

Approved for inclusion

R.L. (Ron) Mattiussi, ACP, MCIP
Director of Planning & Development Services

KGB
Attach.

FACT SHEET

1. **APPLICATION NO.:** DVP01-10,011
2. **APPLICATION TYPE:** Development Variance Permit
3. **OWNER:** Summerfield Lands Ltd.
· **ADDRESS** 105-251 Lawrence Avenue
· **CITY** Kelowna, BC
· **POSTAL CODE** V1Y 6L2
4. **APPLICANT/CONTACT PERSON:** Water Street Architecture / Doug Lane
· **ADDRESS** 1485 Water Street
· **CITY** Kelowna, BC
· **POSTAL CODE** V1Y 1J6
· **TELEPHONE/FAX NO.:** (250) 762-2235 / (250) 762-4584
5. **APPLICATION PROGRESS:**
Date of Application: March 8, 2001
Date Application Complete:
Servicing Agreement Forwarded to Applicant:
Servicing Agreement Concluded:
Staff Report to APC: March 16, 2001
Staff Report to Council: April 2, 2001
6. **LEGAL DESCRIPTION:** Lot 4, Sections 20 & 29, Twp. 26, ODYD, Plan KAP60338
7. **SITE LOCATION:** South east corner of Dilworth Crescent and Ridgeway Drive
8. **CIVIC ADDRESS:** 1390 Ridgeway Drive
9. **AREA OF SUBJECT PROPERTY:** 0.349 ha
10. **EXISTING ZONE CATEGORY:** RM4 – Transitional Low Density Housing
11. **TYPE OF DEVELOPMENT PERMIT AREA:** Mandatory Multiple Family Residential DP
13. **PURPOSE OF THE APPLICATION:** To vary the maximum height, minimum front, rear and west side yards and the minimum amount of private open space
14. **MIN. OF TRANS./HIGHWAYS FILES NO.:** 2-81-19146/19147
NOTE: IF LANDS ARE WITHIN 800 m OF A CONTROLLED ACCESS HIGHWAY
15. **DEVELOPMENT PERMIT MAP 13.2 IMPLICATIONS**

| | |
|----------------------------|--------------|
| General Multiple Family DP | Mandatory DP |
|----------------------------|--------------|

ATTACHMENTS

(not attached to the electronic version of the report)

- Location of subject property
- Site Plan
- Landscape Plan
- Elevations
- Samples of finishing materials
- Floor Plans