

6.5(2)

CITY OF KELOWNA

MEMORANDUM

DATE: February 4, 2008
FILE NO.: TA07-0008

TO: City Manager

FROM: Planning and Development Services Department

APPLICATION NO. TA07-0008

OWNER: Apac Development Ltd..

AT: 5340 Chute Lake Rd.

APPLICANT: New Town Architectural
Services Inc.

PURPOSE: TO OBTAIN A TEXT AMENDMENT TO THE CD2 ZONE TO AMEND THE DEVELOPMENT REGULATIONS FOR THE TYPE IX FORM OF DEVELOPMENT TO: I) INCORPORATE A 0.2 FAR BONUS FOR UNDER BUILDING PARKING; AND II) TO ALTER THE DENSITY FROM 70 UNITS PER HECTARE (UPH) ALLOWED TO 107 UPH PROPOSED.

EXISTING ZONE: CD2 – KETTLE VALLEY COMPREHENSIVE RESIDENTIAL DEVELOPMENT

REPORT PREPARED BY: DANIELLE NOBLE

1.0 RECOMMENDATION

THAT Zoning Bylaw Text Amendment No. TA07-0008 to amend City of Kelowna Zoning Bylaw No. 8000 by amending the development regulations for the Type IX form of development to: i) incorporate a 0.2 FAR bonus for under building parking, and ii) to alter the density from 70 units per hectare (UPH) allowed to 107 UPH proposed, as outlined in the report of the Planning & Development Services Department dated February 4, 2008 be considered by Council;

AND THAT Zoning Bylaw Text Amendment No. TA07-0008 be forwarded to a Public Hearing for consideration;

AND FURTHER THAT final adoption of Text Amendment Bylaw be held in conjunction with Council's consideration of a Development Permit.

2.0 SUMMARY

The applicant is seeking approval for a text amendment for the existing CD2 zone – Kettle Valley Comprehensive Residential Development Type IX form of development to allow for a 0.2 FAR bonusing for under building parking and to increase the units per hectare (UPH) restriction from 70 UPH required to 107 UPH proposed. The applicant is also seeking approval for the form and character of a 62 unit, 3-storey mixed-used building form on the subject property through a concurrent Development Permit application.

3.0 ADVISORY PLANNING COMMISSION

At a meeting held on January 29, 2008, the Advisory Planning Commission reviewed this application, and the following recommendations were passed:



THAT the Advisory Planning Commission supports Text Amendment Application TA07-0008, for Lot A, Sec 23 Twp 28, SDYD, Plan KAP80574, located on Chute Lake Rd., by New Town Architectural Services, to amend the Type IX form of development to allow a 0.2 FAR bonusing for under building parking and to increase the units per hectare (UPH) restriction from 70 UPH required to 107 UPH proposed.

THAT the Advisory Planning Commission supports Development Permit Application DP07-0297 for Lot A, Sec. 23, Twp 28, SDYD, Plan KAP80574, located on Chute Lake Rd., by New Town Architectural Services, to approve the form and character of the proposed mixed-use development.

4.0 PROPOSAL

The applicant is proposing to construct a 62 unit, 3 storey mixed use project in the Village Centre of Kettle Valley. A total of three buildings orientated to all 3 road frontages are proposed. Underground parking is proposed for the entire project, and a semi-private landscaped courtyard situated in the central of the site is designed.

The application meets the requirements of the proposed CD2- Kettle Valley Comprehensive Development Zone as follows:

CRITERIA	PROPOSAL	CD2 ZONE REQUIREMENTS
Site Area (m ²)	6799m ²	4000m ²
Site Width (m)	42.9m	30.0m
Site Depth (m)	92.9m	35.0m
Site Coverage (%)	49%	50%
Maximum No. of Residential Units	107 units per ha ^①	70 units per ha
F.A.R.	1.2 ^②	1.0
Height	16.0m	16.0m
Site Setbacks (m)		
- Front	1.2m	1.2m
- Side	4.0m	4.0m
- Rear	4.0m	4.0m
Private open space	1400m ²	1290m ²
Parking Stalls (#)	Covered = 84 At Grade = 7 Total = 91	1.25 stalls/ 1 bedroom @ 6 units = 8 1.5 stalls/2 bedroom @ 48 units = 72 2 stalls/100 m ² comm @ 557 m ² = 11 Total = 91 stalls
Visitor Parking Stalls (#)	9 stalls	9 stalls (1 stall per 7 dwelling units)
Bicycle Parking	32 spaces	33 (.5 per dwelling unit Class I, 0.1 per dwelling unit Class II)
Loading Stall / Bay	1 stall	1 per 1900 m ² GFA = 1 stall

① A text amendment is sought to increase the number of units per hectare (re-allocating total density for the CD2 zone).

② A text amendment is sought to amend the FAR to include a 0.2 bonus for under-building parking.

4.1 Site Context

The subject property is located on Chute Lake Road within the Kettle Valley Development. Adjacent properties are part of the CD2 Kettle Valley Comprehensive Residential Development. The adjacent land uses consist primarily of single detached dwellings with the exception of the village centre commercial site to the north.

4.2 Site Location Map



4.3 Existing Development Potential

The site is located in the CD2 - Kettle Valley Comprehensive Residential Development Zone. The purpose of the CD2 zone is to provide a zone for the development of a variety of residential uses, a mixed-use village centre, institutional, and park uses all integrated into a planned residential neighborhood.

4.4 Development Policies

4.4.1 City of Kelowna Strategic Plan (2004)

One of the objectives of the Strategic Plan includes the construction of housing forms and prices that meet the needs of Kelowna residents; the achievement of accessible, high quality living and working environments; and the sensitive integration of new development with heritage resources and existing urban, agricultural and rural areas.

4.4.2 Official Community Plan (OCP)

The future land use designation of the subject property is Medium Density Multiple Housing. The proposed designation of CD2 is therefore consistent with the Official Community Plan. Several elements of the proposed building design are consistent with the Multiple Dwelling Housing Guidelines as listed in the OCP. Examples of elements of the building design that are consistent with the design guidelines are as follows:

Relationship to the Street

- First storey units should ideally provide ground-level access and outdoor amenity space
- The principal front entranceway should be clearly identified and in scale with the development.

Building Massing

- Sub-roofs, dormers, balconies, and bay windows should be encouraged.

Walls

- End walls visible from a public street or residential lot should be finished to provide an attractive appearance. Blank or solid walls (without glazing) should not be longer than 5 m. Walls longer than 5 m should incorporate wall detailing that will provide visual interest.

Crime Prevention

- Guidelines for Crime Prevention through Environmental Design Guidelines (CPTED) should be followed.

Parking

- Underground parking is encouraged.

5.0 TECHNICAL COMMENTS

5.1 Fire Department

Engineered fire flows required to determine if present hydrant location, number of hydrants, and hydrant volume will be adequate. Fire department access, fire flows, and hydrants as per the BC Building Code and City of Kelowna Subdivision Bylaw 7900. Detailed code analysis for fire department/fire fighter access, exiting and building classification required. . No parking signs maybe required in the lanes etc. as per article 2.5.1.5 of the BC Fire Code. Supply detail equivalencies, if any.

5.2 Inspections Department

Ensure fire fighting access is met from lane to amenity building, also access to exits from this building. 50 ft. fire fighting access to be met at all buildings, all principle entrances to be within 50 ft. of street. Spatial separation requirements may not be met between buildings, no code analysis provided or fire walls indicated, buildings appear to be 4 storeys. Exit stairs must to lead to public road or open space. Ensure handicap access requirements

met at all residential units and commercial tenant spaces. All items to be dealt with at building permit stage.

5.3 Works and Utilities
As attached.

6.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

The text amendment is to facilitate an increase of density for the Type IX CD2 zone. In other multi-family residential zones outside of the Comprehensive Development zones, provision for under-building FAR bonusing is established. Specifically, where parking spaces are provided totally beneath habitable space of a principal building or beneath useable common amenity areas, an amount may be added to the floor area ratio equal to 0.2. This text amendment seeks a similar bonusing strategy for this Comprehensive Development zone. With respect to the units per hectare restriction, the applicant has negotiated an alternate density value with Kettle Valley which is site specific, and will not alter the total density for the CD2 zone as established by the Southwest Okanagan Mission Neighborhood One Area Structure Plan adopted as part of the Kelowna OCP.

The proposed project offers a reasonable degree of human scale and visual interest. The project is located in the Kettle Valley village centre, and the siting of the buildings on this prominent neighborhood intersection creates a strong sense of identity. There are two well-identified pedestrian entry points that enhance the connectivity of the site with the pedestrian traffic. The massing and street rhythm of the buildings are pedestrian orientated by enhancing the single family residential character through the creation of front yards with features such as porches, patios, gates and pedestrian access from the sidewalks to create a more vibrant street level of activity. The architectural style and color selection is in harmony with the style that dominates the form and character of the Kettle Valley neighborhood.

In summary, this project will be a rich addition to the Kettle Valley community as it provides a high degree of visual interest and human scale as well as strong connections to the public realm.


Shelley Gambacort
Current Planning Supervisor

Attach.
SG/dn

ATTACHMENTS

- Location of subject property
- Site plan
- Landscaping Plan
- Elevations
- Letter of Rationale from Applicant

