

REPORT TO COUNCIL



Date: October 19, 2015

RIM No. 0940-00

To: City Manager

From: Community Planning Department

Application: DP15-0204

Owner: Raisanen Construction Ltd

Address: 325 Drysdale Blvd

Applicant: Integra Architecture

Subject: Development Permit

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

Existing Zone: RM5 - Medium Density Multiple Housing

1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP15-0204 for Lot 3, Section 33, Township 26, ODYD Plan EPP48909 located at 325 Drysdale Blvd, 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 3 storey 118 bedroom residential care facility on Drysdale Boulevard within the Glenmore Valley Village Centre.

3.0 Community Planning

The proposed development complies with the majority of the City's Development Permit Guidelines. The form and character of the development is largely dictated by the nature of the use, which requires safety and security of the residents. The institutional building form and site design will act as an appropriate transition between commercial development to the south and residential development to the north and west.

Landscaping will screen the bulk of the parking from Drysdale traffic and create an attractive and safe courtyard for residents. The parking lot will have suitable access, proximity and convenience for residents. The nature of the use will by necessity limit public access through the site and the internal walkways will be intended for residents.

Community Planning recommends that the development permit be approved and issued, subject to attached conditions.

4.0 Proposal

4.1 Background

The proposed development will be constructed to serve as a 118 bedroom residential care facility, operated by a private entity under contract with the Interior Health Authority. The applicants were awarded the contract after a competitive RFP process.

4.2 Project Description

The proposed design is for an 8,600 m² (92,000 sq. ft) 3 storey wood frame building. The nature of the use emphasizes long internal corridors and a design built around an interior courtyard. The design is typical of the Okanagan Valley, with the majority of the building clad in Taupe and Light Brown Hardy Plank with cultured stone accents.



The building entrance is emphasized with one storey pillars and additional cultured stone, creating a feature distinct from the building itself.



The site is laid out so that additional expansion is possible in the future, subject to Council approval and sufficient parking being provided.

Staff feel that the form and character of the building is appropriate for the neighbourhood and for the intended use.

The site landscaping is largely intended to shelter and screen the building and courtyard. Trees planted along the city boulevard will screen the parking lot from public view. Site landscaping is intended to create sheltered walking paths and seating areas for building residents.

The facility dumpsters will be located within the building itself, completely screened from view.

No variances to the Zoning Bylaw will be required as part of the permit.

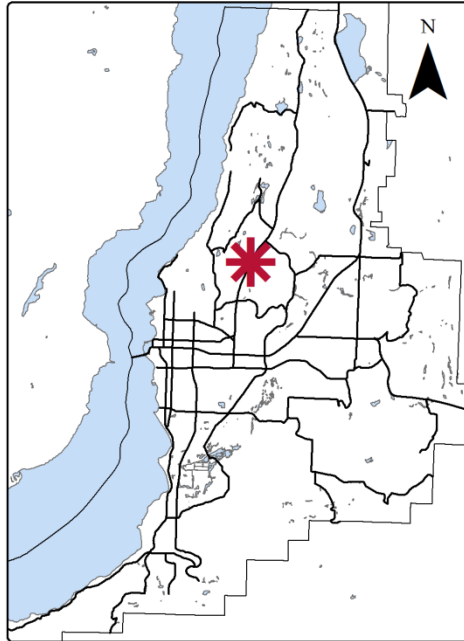


The site layout has the building built around a secure courtyard to the rear of the building.

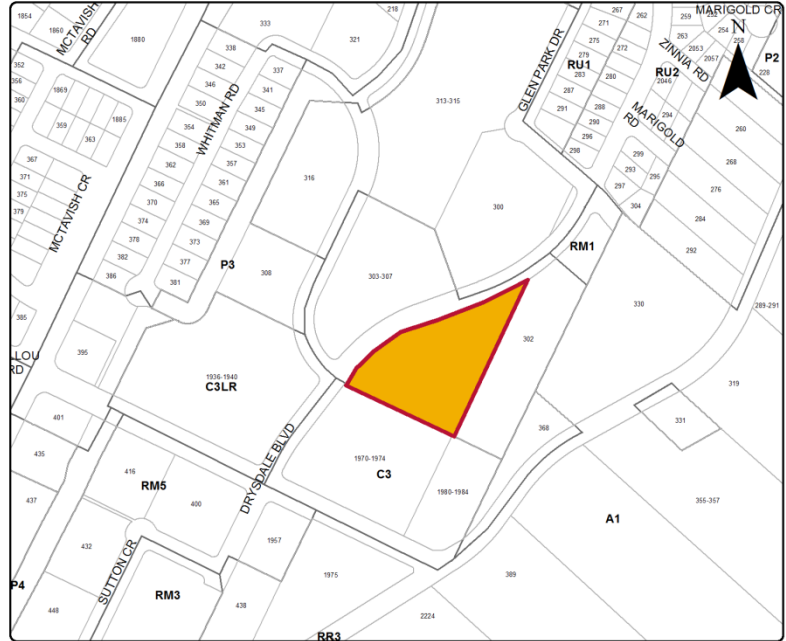
The parking lot and building will be extensively screened by street trees. While parking is generally preferred to be located at the rear of the building, the nature of the use is such that a stronger separation between private open space and parking is required. The proposed configuration allows the courtyard to be completely isolated from parking and traffic.

4.3 Site Context

The property is located in a medium density residential area that will build out over the next several years. A townhome complex is located across Drysdale to the north, while a commercial plaza is located to the south. The building design is an appropriate transition between the two uses



CONTEXT



NEIGHBOURING ZONING

Adjacent land uses are as follows:

| Orientation | Zoning | Land Use |
|-------------|---------------------------------------|------------------|
| North | RM3 - Low Density Multiple Housing | Vacant |
| East | A1 - Agriculture | Tree Fruits |
| South | C3 - Community Commercial | Commercial Plaza |
| West | RM5 - Medium Density Multiple Housing | Townhome Complex |

Subject Property Map:



SUBJECT PROPERTY

4.4 Zoning Analysis Table

| Zoning Analysis Table | | |
|-----------------------------------|---------------------|----------------------|
| CRITERIA | ZONE REQUIREMENTS | PROPOSAL |
| Development Regulations | | |
| Maximum Floor Area Ratio | 1.10 | 0.86 |
| Maximum Site Coverage (buildings) | 40% | 33% |
| Maximum Height | 4.5 storeys / 18.0m | 3.0 storeys / 12.2 m |
| Minimum Front Yard | 6.0 m | 6.0 m |
| Minimum Side Yard (South) | 4.5 m | 7.0 m |
| Minimum Side Yard (East) | 4.5 m | 9.0 m |
| Minimum Rear Yard | 9.0 m | 11.4 m |
| Other Regulations | | |
| Minimum Parking Requirements | 44 | 48 |
| Minimum Bicycle Parking | 0 | 0 |
| Minimum Private Open Space | 990 m ² | 1,347 m ² |
| Minimum Loading Space | 1 stall | 1 stall |

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process

Compact Urban Form.¹ 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.

Comprehensive Development Permit Area Consideration has been given to the guidelines as identified in Section 14.A. of the City of Kelowna Official Community Plan relating to Comprehensive Development Permit Areas. The project meets the majority of relevant development permit guidelines, including the use of contextually sensitive materials, building articulation and variety, and a sensitive landscaping plan.

6.0 Technical Comments

6.1 Building & Permitting Department

- 1 Development Cost Charges (DCC's) are required to be paid prior to issuance of any Building Permit(s)
- 2 Placement permits are required for any sales or construction trailers that will be on site. The location(s) of these are to be shown at time of development permit application.
- 3 A Hoarding permit may be required and protection of the public from the staging area and the new building area during construction. Location of the staging area and location of any cranes should be established at time of DP
- 4 A Building Code analysis is required for the structure at time of building permit applications, but the following items may affect the form and character of the building(s):

- 4.1 Any security system that limits access to exiting needs to be addressed in the code analysis by the architect. An application for an alternative solution will be required if the security system is not prescriptive to code.
 - 4.2 Door swings and gate swings for proper means of exiting are required along with a hard path of to the street for exiting from the exit stairwells
 - 4.3 Maximum compartment areas (BCBC 3.3.5.2), corridor widths and minimum door widths must be defined in the code analysis as part of the building classification.
 - 4.4 Exit thru lobby, vestibules and interconnected floor area of this building is to be addressed and if required an application for an alternative solution must be provided as part of the permit application.
 - 4.5 Deck occupant loads and direction of door swings to be addressed on the code analysis for permit application.
 - 4.6 Access to the roof is required per NFPA and guard rails may be required and should be reflected in the plans if required.
- 5) A Geotechnical report is required to address the sub soil conditions and site drainage at time of building permit application.
- 6.2 Development Engineering Department

See Attached Comments dated September 30, 2015.

Application Chronology

Date of Application Received: August 26, 2015

Report prepared by:

Ryan Roycroft, Planner

Reviewed by:

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Terry Barton, Urban Planning Manager

Approved for Inclusion:

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Ryan Smith, Community Planning Department Manager

Attachments:

Site Plan
Conceptual Elevations
Landscape Plan
Summary of Technical Comments