

REPORT TO COUNCIL



Date: March 14, 2016

RIM No. 0940-00

To: City Manager

From: Community Planning Department (TB)

Application: DP16-0021

Owner: Mission Group Homes Ltd

Address: 4380 Lakeshore Road
570-600 Sarsons Road

Applicant: Meiklejohn Architects

Subject: Development Permit

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

Existing Zone: RM3 - Low Density Multiple Housing

1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP15-0000 for Lot A, District Lot 167, ODYD Plan KAP78531 except Strata Plan KAS3313 (Phases 1, 2 and 3), located at 4380 Lakeshore Rd and Common Property Strata Plan KAS3313, located at 570-600 Sarsons Rd and 4380 Lakeshore Rd, 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%;

AND THAT Council's consideration of this Development Permit be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Community Planning Department dated March 14, 2016;

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 Phase 4 construction of a 65 unit multi-family complex at Southwind at Sarsons.

3.0 Community Planning

Community Planning supports the issuance of the Development Permit. The proposal meets the majority of relevant Comprehensive Development Permit Guidelines.

The proposed 65-unit condominium complex takes aesthetic cues from the earlier phases of the project, complementing the existing buildings rather than copying them.

The siting of the 'L' shaped building maximizes views, fits within the natural contours of the site, and creates a well-defined internal outdoor amenity area with its relationship to the other buildings on-site.

The proposed development conforms to the existing zoning on the property and no variances or amendments to the Zoning Bylaw are required.

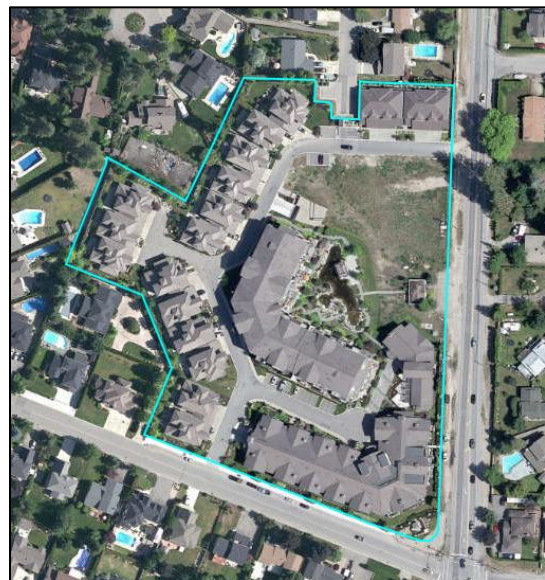
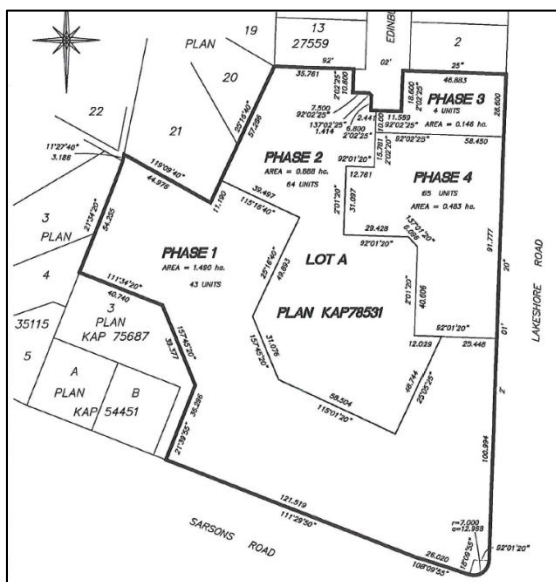
4.0 Proposal

4.1 Background

In 2005, the subject property was rezoned to RM3 - Low Density Multiple Housing to facilitate the development of 163 units in low rise condominiums and townhomes with a common amenity building. The proposed development was planned in 5 phases to be completed by September 2018. Currently 92 units in 2 separate buildings, 19 townhouse units, the amenity building, and underground parkade have been constructed. Mission Group acquired the project after completion of Phase 3, and filed an amended 'Form P' (e.g. subdivision file) in August 2015.

The amended 'Form P' combines Phase 4 and Phase 5 into one building and changes the remaining number of units from 52 to 65.

Figure 1: Amended Form P - Phasing Plan



4.2 Project Description

The proposed development is for a 3 storey 65-unit condominium project constructed on a 75 stall parkade.



4.3 Building Design

The project will be a variety of 1, 2, and 3 bedroom units ranging in size from 54.3m² to 97.1m². Most units will be smaller than the existing condo units on site which range in size from 78.6m² to 166m², with the penthouses and townhomes even larger. The buildings will be stucco on the exterior in an earth toned colour palette that is darker at the base of the building and lighter on the upper floors. Balcony railings will be glass with wood details to match railings on the existing condo buildings.



The proposed L-shaped building is configured such that from any vantage point, the viewer is only seeing a portion of the building and the majority of the massing will be hidden.

Details along the Lakeshore Road frontage are consistent with existing conditions, the proposed building face is aligned with the existing building, and fencing features stone clad column details for continuity. At-grade units on this side are directly accessible from the street and feature oversized patios, creating a strong relationship between the public and private realms.



4.4 Site Layout and Landscaping

The L shaped building faces onto Lakeshore Drive and the internal road at Sarsons. The back of the building faces the existing Japanese Garden and creates a well-defined outdoor amenity space with the existing buildings. The proposed building fits into a pattern that makes for a good relationship of buildings on an irregularly-shaped site.



The main pedestrian entry is on the internal street close to the Lakeshore Road corner and adjacent to visitor parking. The under-building parkade will be accessed from the existing parkade entrance near the center of the complex.



Landscaping has been selected in consultation with the existing strata and will reflect the existing landscaping on site. A link to existing trails and gardens will be provided.



4.5 Site Context

The site is located on the north corner of Sarsons Road and Lakeshore Road, surrounded on all sides by residential uses.

Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 - Large Lot Housing	Residential
East	RU1 - Large Lot Housing	Residential
South	RU1 - Large Lot Housing	Residential
West	RU1 - Large Lot Housing RU6 - Two Dwelling Housing	Residential

Subject Property Map:



CONTEXT



NEIGHBOURING ZONING



SUBJECT PROPERTY

4.6 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RM3 ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Minimum Lot Area	900 m ²	30,061 m ²
Minimum Lot Width	30 m	92.0 m
Minimum Lot Depth	30 m	73.0 m
Development Regulations		
Maximum Floor Area Ratio	0.75 + 0.05 parking bonus = .80 max	0.68
Maximum Site Coverage (buildings)	40%	38.0%
Maximum Site Coverage (buildings, driveways and parking)	60%	53.0%
Maximum Height	10.0m/3 storeys	8.7m/3 storeys
Minimum Front Yard	3.0 m	3.0 m
Other Regulations		
Minimum Parking Requirements	97 stalls	90 stalls (plus 7 stalls credit from existing available site parking)
Minimum Bicycle Parking: Class I	33 bikes	67 bikes
Minimum Bicycle Parking: Class II	7 bikes	7 bikes
Minimum Private Open Space	1595 m ²	1818 m ²

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.

6.0 Technical Comments

6.1 Building & Permitting Department

- Development Cost Charges (DCC's) are required to be paid prior to issuance of any Building Permit(s)
- 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.
- 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):

¹ City of Kelowna Official Community Plan, Policy 5.2.3 (Development Process Chapter).

- Any security system that limits access to exiting needs to be addressed in the code analysis by the architect.
- A Geotechnical report is required to address the sub soil conditions and site drainage at time of building permit application.
- Fire resistance ratings are required for storage, janitor and/or garbage enclosure room(s). The drawings submitted for building permit is to clearly identify how this rating will be achieved and where these area(s) are located.
- An exit analysis is required as part of the code analysis at time of building permit application. The exit analysis is to address travel distances within the units, number of required exits per area, accessibility etc
- Full Plan check for Building Code related issues will be done at time of Building Permit applications. Please indicate how the requirements of Radon mitigation are being applied to this structure.

6.2 Development Engineering Department

- Please see Schedule "A", City of Kelowna Memorandum dated February 29, 2016.

6.3 Fire Department

- Construction fire safety plan is required to be submitted and reviewed prior to construction and updated as required. Template available online at Kelowna.ca
- Engineered Fire Flow calculations are required to determine Fire Hydrant requirements as per the City of Kelowna Subdivision Bylaw #7900. Should another hydrant be required on this property it shall be deemed private and shall be operational at the start of construction.
- Fire department connection is to be within 45M of a fire hydrant and the FD connection shall be clearly marked and visible from the street
- Sprinkler drawings are to be submitted to the Fire Dept. for review when available
- Sprinkler isolation valves shall be no higher than 7 feet from the ground so as to be accessible
- A fire safety plan as per section 2.8 BCFC is required at occupancy. The fire safety plan and floor plans are to be submitted for approval in AutoCAD Drawing format on a CD
- Fire Department access is to be met as per BCBC 3.2.5. -
- Approved Fire Department steel lock box or key tube acceptable to the fire dept. is required by the fire dept. entrance.
- All requirements of the City of Kelowna Fire and Life Safety Bylaw 10760 shall be met.
- Fire alarm system is to be monitored by an agency meeting the CAN/ULC S561 Standard.
- Contact Fire Prevention Branch for fire extinguisher requirements and placement.
- A visible address must be posted as per City of Kelowna By-Laws
- Dumpster/refuse container must be 3 meters from structures and overhangs or if in the parking garage, it shall be in a rated room.

- Do not issue BP unless all life safety issues are confirmed

6.4 FortisBC Electric

- There are primary distribution facilities along Lakeshore Road. The applicant is responsible for costs associated with any change to the subject property's existing service, if any, as well as the provision of appropriate land rights where required.
- Otherwise, FortisBC Inc. (Electric) has no concerns with this circulation.
- In order to initiate the design process, the customer must call 1-866-4FORTIS (1-866-436-7847). It should be noted that additional land rights issues may arise from the design process but can be dealt with at that time, prior to construction.

6.5 School District 23

- DP16-0021, 570-600 Sarsons Rd - no objections to the application as proposed.
- These applications, if approved and moves forward to building permit phase, will trigger the School Site Acquisition Charge which applies to residential development where new (additional) residential lots or dwellings are created through subdivision or new construction. Further details on the charge can be found in Division 10.1 of the Local Government Act

7.0 **Application Chronology**

Date of Application Received: January 15, 2016

Report prepared by:

Trisa Brandt, Planner I

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

Context/Site Photos

Sustainability Checklist

Schedule "A": City of Kelowna Memorandum dated February 29, 2016.