

REPORT TO COUNCIL



Date: March 15, 2016

RIM No. 0940-50

To: City Manager

From: Community Planning Department (RR)

Application: DVP15-0301

Owner: Strata Corp. KAS2503

Address: 1088 Sunset Dr.

Applicant: Thinkspace Architecture
Planning Interior Design

Subject: Development Variance Permit

Existing OCP Designation: MRH - Multiple Unit Residential High Density

Existing Zone: RM6 - High Rise Apartment Housing

1.0 Recommendation

THAT Council authorizes the issuance of Development Variance Permit No. DVP15-0301 for Common Property Strata Plan KAS2503, located at 1088 Sunset Dr., Kelowna, BC;

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

Section 8.1.11 (i) Drive Aisle Width

To vary the required drive aisle width from 6.0 m to 5.3 m as 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 vary the width of a drive aisle from its current 5.6 m to 5.3 m on the subject property.

3.0 Community Planning

Community Planning supports the variance application. The variance will allow the developer to address a long standing mechanical issue, while not compromising the overall aesthetics of the Discovery Bay development. City technical staff in the Development Engineering, Building and Permitting and Fire Departments have reviewed the application, and have no safety or code concerns.

4.0 Proposal

4.1 Background

The Discovery Bay Resort is an existing 236 unit residential building. The building climate control system cannot provide sufficient heating or cooling during peak months, so the developer has provided plans to install a new system.

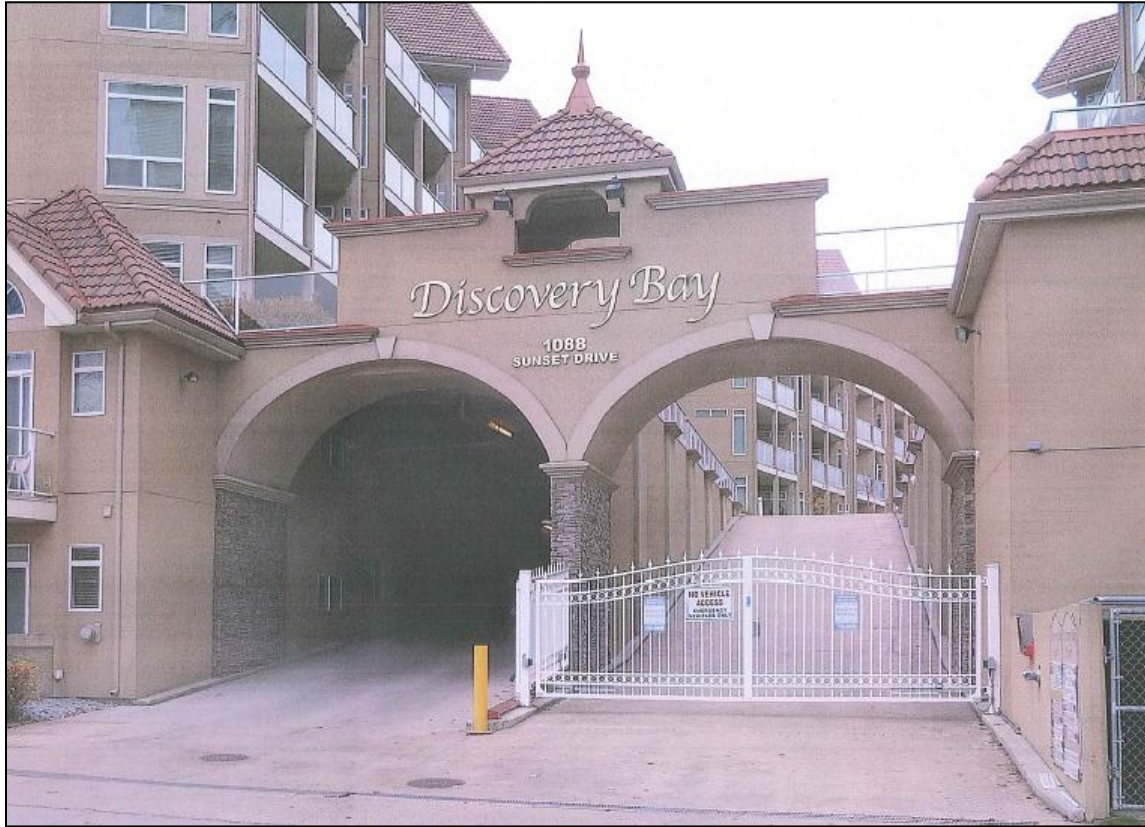


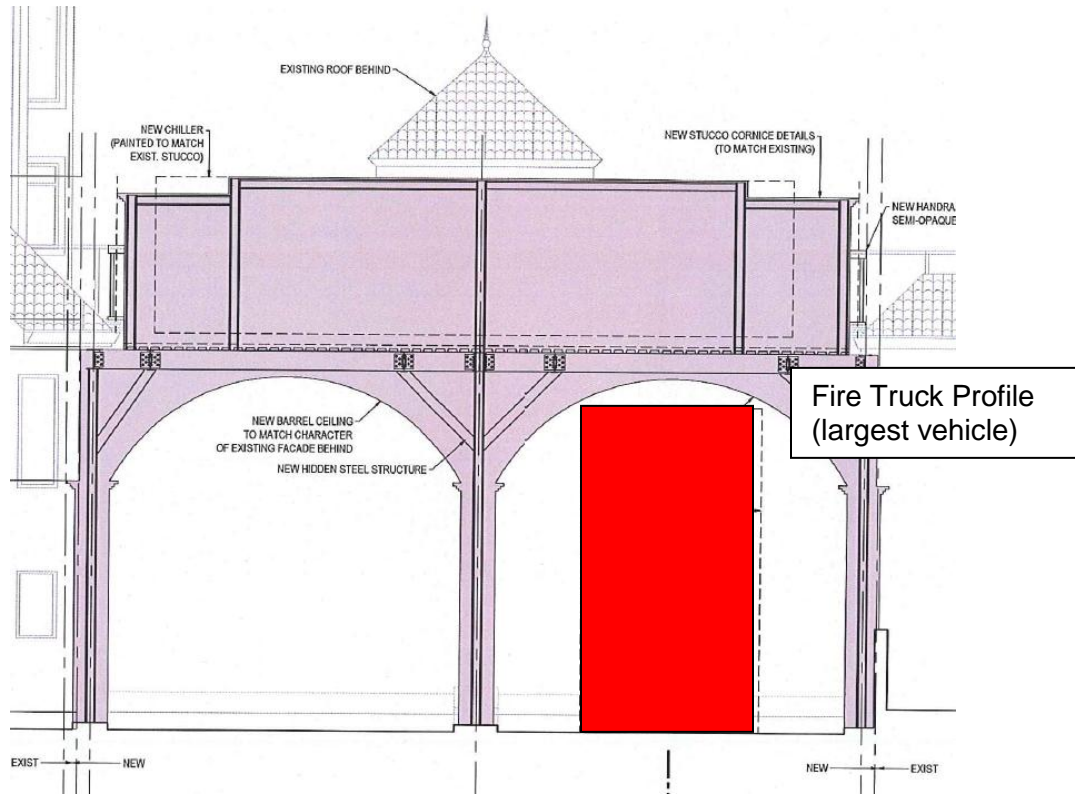
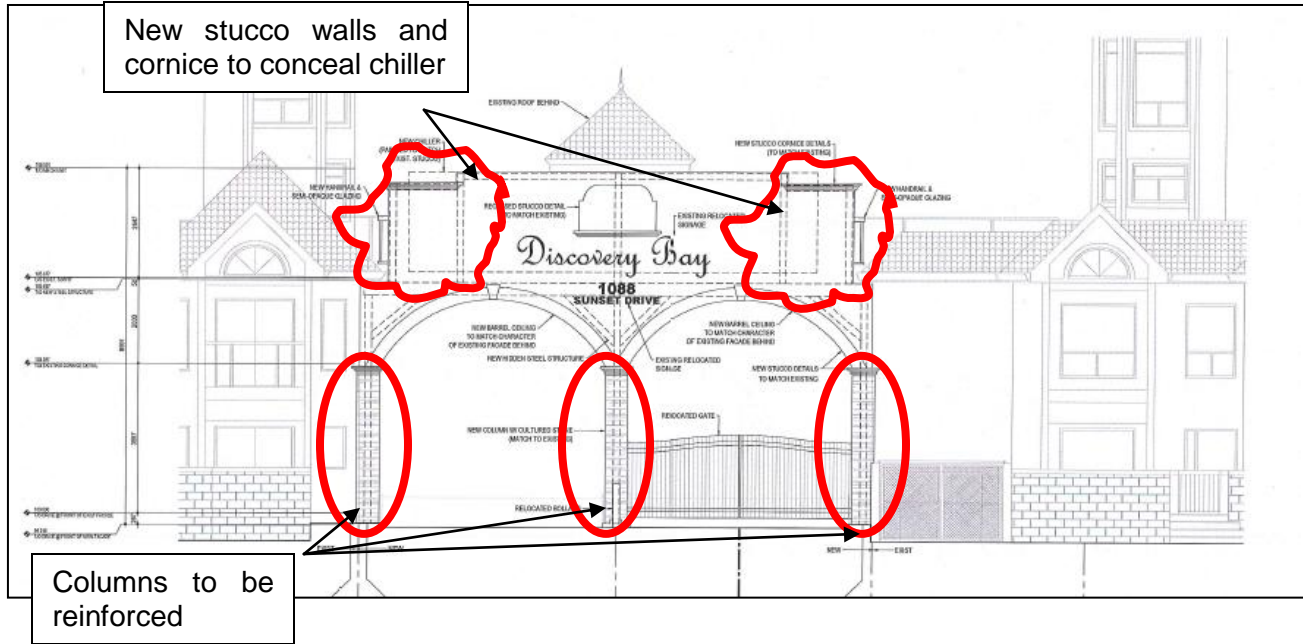
Figure 1 Existing Entry

4.2 Project Description

Working with City Planning staff, the developer has drawn up plans to locate the large chilling unit over the existing vehicular entrance. This location will not compromise building aesthetics for either residents or passers-by, and will be concealed from all angles by the entry archway feature.

Because of the size and weight of the chiller, the entry structure will need to be reinforced. As consequence of this reinforcement, the pillars around the drive aisles will be expanded, reducing the drive aisle width from 5.6 m to 5.3 m. The minimum required drive aisle width per the Zoning Bylaw is 6.0 m.

The City has reviewed the variance request with Development Engineering, Building and Permitting and the Fire Department to ensure that the proposed variance does not constitute an undue hazard to traffic or reduce Fire access. All review bodies are satisfied that the entrance will remain accessible to emergency response vehicles.

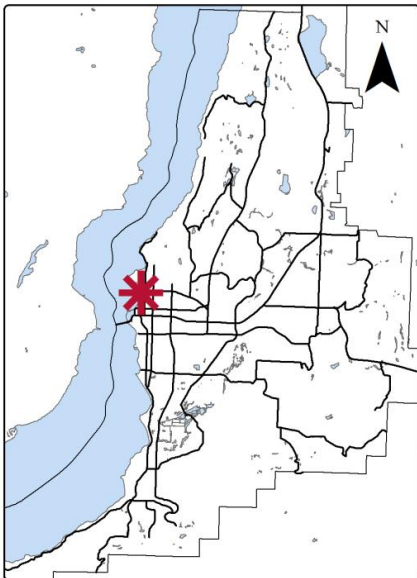


4.3 Site Context

The subject property is the Discovery Bay Resort, off of Sunset Drive. It is surrounded by other resort elements. The design of the renovation is such that the chiller will be concealed by the entry feature,

Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	P3	Waterfront Park
East	RM6 - High Rise Apartment Housing	High Density Residential
South	RM6 High Rise Apartment Housing	High Density Residential
West	P3	Waterfront Park



CONTEXT



NEIGHBOURING ZONING



SUBJECT PROPERTY

	Zoning Analysis Table		
CRITERIA	ZONE REQUIREMENTS	CURRENT	PROPOSAL
	Other Regulations		
Drive Aisle Width	6.0 m	5.6 m	5.3 m ●

4.4 Technical Comments

4.5 Building & Permitting Department

- 1) Dimensions of opening to be verified with the fire department to allow for access.

4.6 Development Engineering Department

- 1) This development variance permit application to vary the drive aisle to the parkade does not compromise any municipal services. It is suggested that the appropriate warning/information signage be posted for traffic entering this narrow drive aisle.

4.7 Fire Department

- 1) After a discussion with the engineer, we are satisfied that KFD's largest apparatus shall be able to access the ramp - both the width and height variance is acceptable.
- 2) Ensure that during construction, this width is maintained in case of an emergency

5.0 Application Chronology

Date of Application Received: November 30, 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

Letter of Rationale