

REPORT TO COUNCIL



Date: May 16, 2016
RIM No. 0940-00
To: City Manager
From: Community Planning Department (RR)

Application: DP16-0060 **Owner:** 1017482 BC Ltd Inc. No BC1017482
Address: 1775 Chapman Place **Applicant:** Mission Group
Subject: Development Permit

Existing OCP Designation: MRM - Multiple Unit Residential (Medium Density)
Existing Zone: CD22 - Central Green Comprehensive Development

1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP16-0060 for Lot 3, DL 139, ODYD Plan KAP92715 located at 1775 Chapman Place, 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 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 an 83 unit residential building at Central Green.

3.0 Community Planning

Community Planning supports the Development Permit application. The proposal mirrors the first Mission Group building at Central Green, which was the intent of the original design.

The four storey design will act as a transition between the public Rowcliffe Park and the taller buildings at the core of Central Green. The design is in keeping with the established vision. The proposed development complies with all Zoning Bylaw requirements, and does not require any variances.

4.0 Proposal

4.1 Background

In December of 2015, Council approved the first Building on the market portion of the Central Green site. The developer has begun construction on the site, and has now made application for a second building.

4.2 Project Description



1 View from Chapman

The proposed development is a 4 storey 83 unit residential building. The main entry lobby will be off of Chapman, with a secondary lobby facing into the Central Green site. All parking will be under the building, with no required parking above ground.

The building will be the second building of seven in the market portion of the Central Green development, and the fifth on the site.

The project will be a near mirror image of Building C, clad in red brick with mixed hardi plank accents. The red brick is intended to provide a visual tie in to the Central School across Richter and act as a common thematic element. The red brick are historic references to the former

school on site and brick buildings across the road. The Hardi Plank will be white, brown and grey, providing a mix of colours and textures to break up the long building facade along Rowcliffe Park.



2 View from Rowcliffe

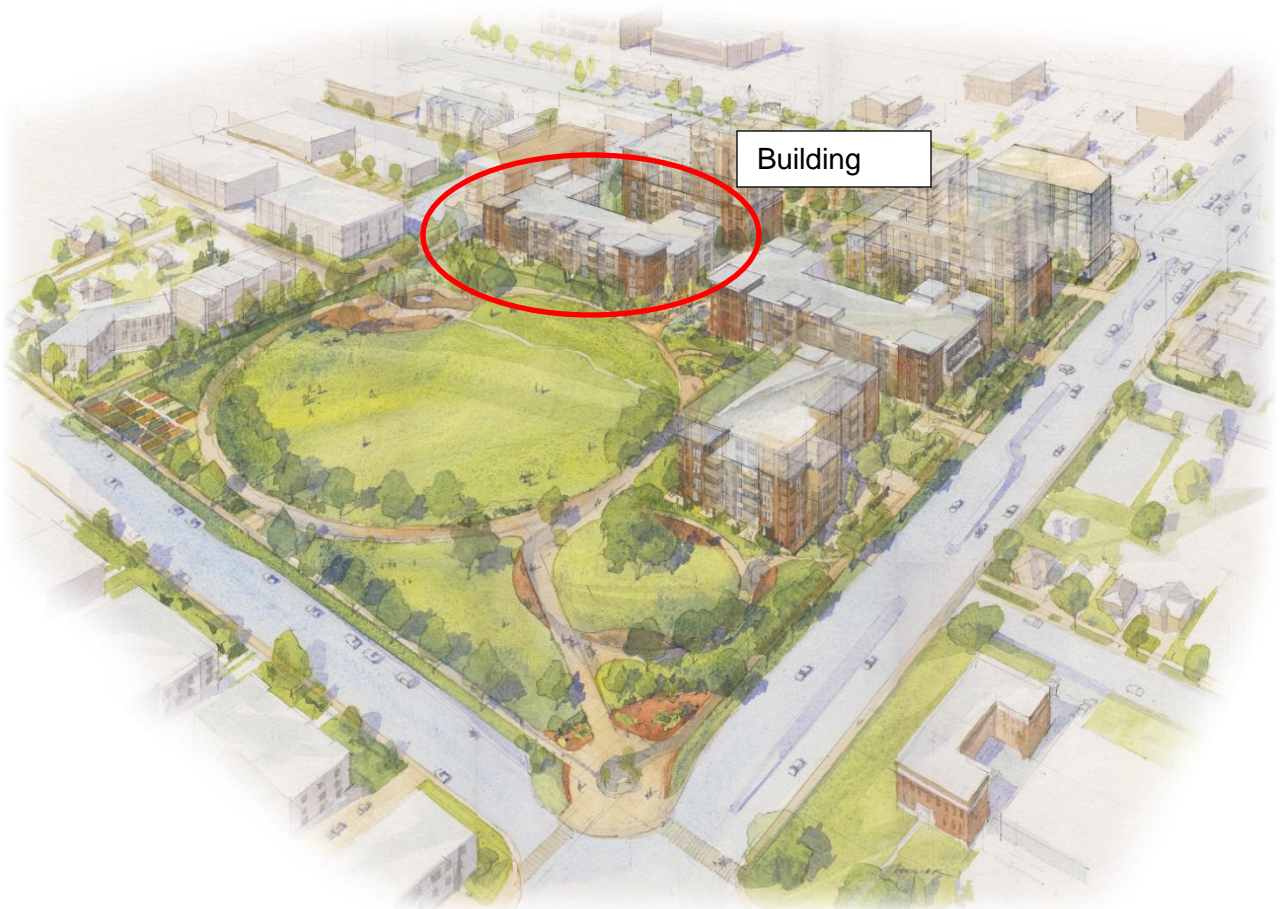
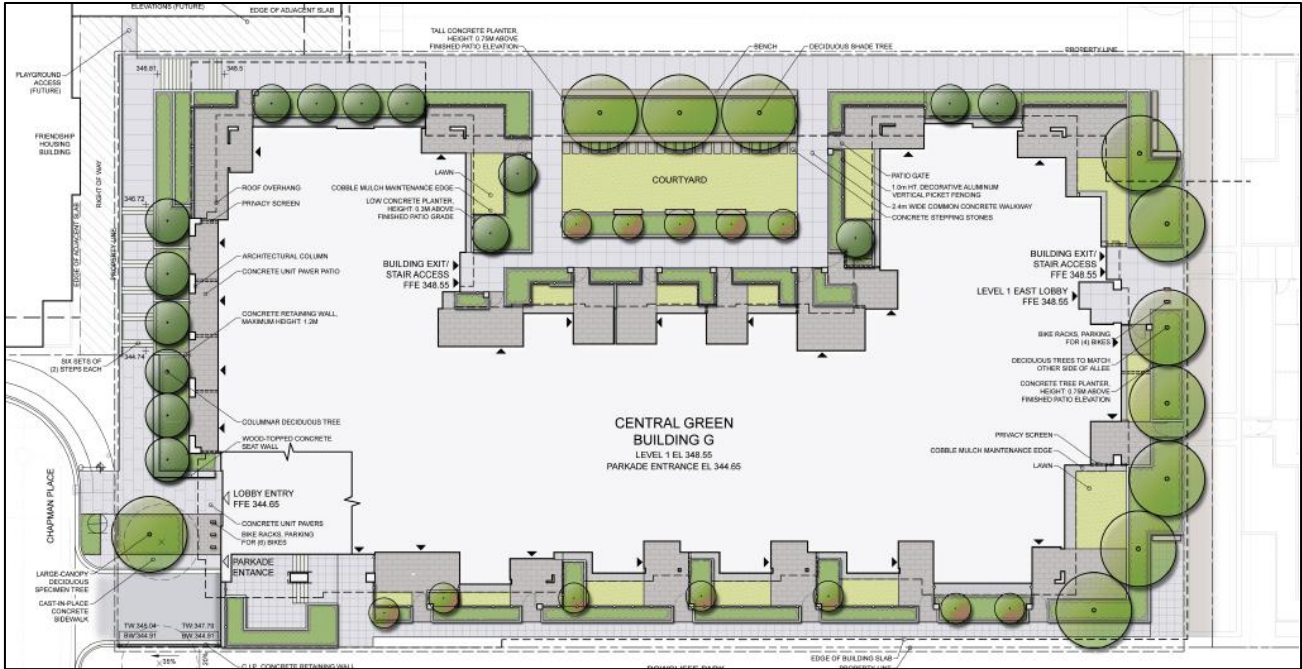


3 View from within Central Green

Site Landscaping

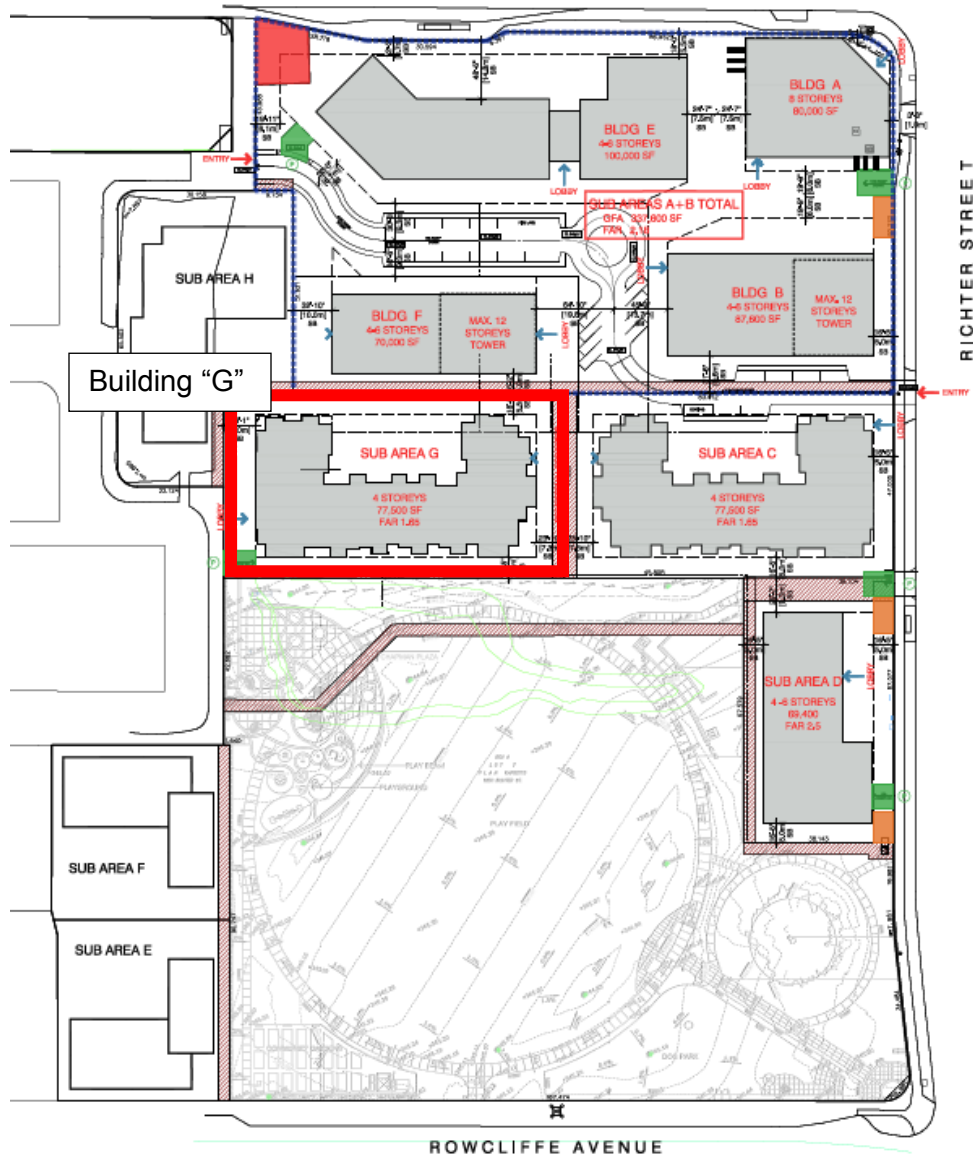
The majority of landscaping of Central Green has been addressed through the Master Development Permit, authorized by Council in December of 2015. The landscaping associated with Building "G" is limited to landscaping around the building itself.

The applicant has proposed a similar suite of vegetation and amenity space to that of Building "C".



4.3 Site Context

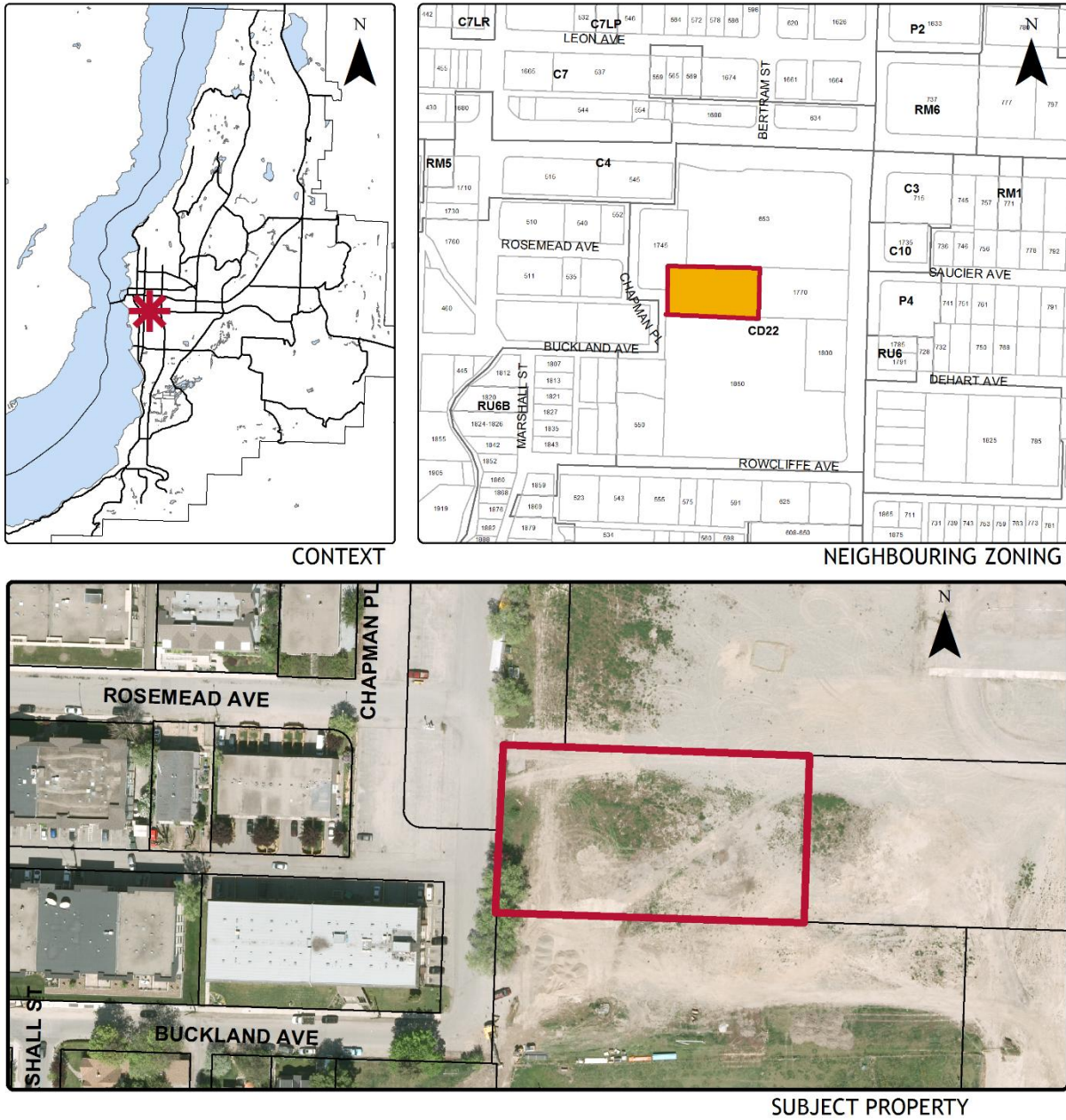
The building will be the second building of the market phase of Central Green. Building C will be constructed directly to the east, and will mirror the proposed building. Building D to the south will be of a similar style. Buildings A, B, E and F will be constructed to the north of the site.



Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	CD22 - Central Green	Ki Lo Na Friendship Society
East	CD22 - Central Green	Central Green Building "C"
South	CD22 - Central Green	Rowcliffe Park
West	RM5 - Medium Density Multiple Family	Residential

Subject Property Map:



4.4 Zoning Analysis Table

5.0 Zoning Analysis Table		
CRITERIA	CD22 ZONE REQUIREMENTS	PROPOSAL
Development Regulations		
Maximum Floor Area Ratio	2.0	1.78
Maximum Site Coverage	50%	44%
Maximum Height	4 storeys	4 storeys
Minimum Front Yard (Chapman)	3.0 m	8.0 m
Minimum Side Yard (south)	3.0 m	5.0 m

Minimum Side Yard (north)	3.0 m	5.5 m
Minimum Rear Yard (east)	7.0 m	7.3 m
Other Regulations		
Minimum Parking Requirements	95	99
Minimum Bicycle Parking	51	95

6.0 Current Development Policies

6.1 Central Green Design Guidelines

Urban Design

The design of the neighbourhood should focus on creating a pedestrian-oriented neighbourhood with a strong sense of place that fosters social interaction and a cohesive community. Building and open space design should convey human scale, address physical comfort and safety, and complement the surrounding community and existing building stock.

6.2 Master Development Permit

The project fits into the Master Development Permit (DP15-0287). The Master DP established the form and character of elements of Central Green outside of the building footprints.

7.0 Technical Comments

7.1 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 is 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.
 - 4.2 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. This property falls within the Mill Creek flood plain bylaw area and compliance is required. Minimum building elevations are required to be established prior to the release of the Development Permit. This minimum Geodetic elevation is required for all habitable spaces including parking garages. This building may be designed to low, which may affect the form and character of the building.
- 6 We strongly recommend that the developer have his professional consultants review and prepare solutions for potential impact of this development on adjacent properties. Any damage to adjacent properties is a civil action which does not involve the city directly. The items of potential damage claims by adjacent properties are items like settlement of

foundations (preload), damage to the structure during construction, additional snow drift on neighbour roofs, excessive noise from mechanical units, vibration damage during foundation preparation work etc.

- 7 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.
- 8 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, door swing direction, handrails on each side of exit stairs, width of exits etc.
- 9 Size and location of all signage to be clearly defined as part of the development permit. This should include the signage required for the building addressing to be defined on the drawings per the bylaws on the permit application drawings.
- 10 Mechanical Ventilation inlet and exhausts vents are not clearly defined in these drawings for the enclosed parking storeys. The location and noise from these units should be addressed at time of Development Permit.
- 11 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 and NAFS are being applied to this structure at time of permit application

7.2 Development Engineering Department

See attached Memorandum dated March 18, 2016.

7.3 Fire Department

- 1 Construction fire safety plan is required to be submitted and reviewed prior to construction and updated as required.
- 2 Engineered Fire Flow calculations are required to determine Fire Hydrant requirements as per the City of Kelowna Subdivision Bylaw #7900. Should a hydrant be required on this property it shall be operational prior to the start of construction.
- 3 A visible address must be posted as per City of Kelowna By-Laws .
- 4 Sprinkler drawings are to be submitted to the Fire Dept. for review when available.
- 5 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
- 6 Fire Department access is to be met as per BCBC 3.2.5. -
- 7 Approved Fire Department steel lock box or key tube acceptable to the fire dept. is required by the fire dept. entrance.
- 8 All requirements of the City of Kelowna Fire and Life Safety Bylaw 10760 shall be met
- 9 Fire alarm system is to be monitored by an agency meeting the CAN/ULC S561 Standard.
- 10 Contact Fire Prevention Branch for fire extinguisher requirements and placement.
- 11 Fire department connection is to be within 45M of a fire hydrant - unobstructed
- 12 Ensure FD connection is clearly marked and visible from the street

- 13 Standpipes to be located on intermediate landings.
- 14 Sprinkler zone valves shall be accessible as per fire prevention bylaw
- 15 Dumpster/refuse container must be 3 meters from structures or overhangs
- 16 Do not issue BP unless all life safety issues are confirmed Interior Health Authority

Report prepared by:

Ryan Roycroft, Planner

Reviewed by:

Terry Barton, Urban Planning Manager

Approved for Inclusion:

Ryan Smith, Community Planning Department Manager

Attachments:

Development Engineering Memorandum
Draft Permit DP16-0060