

REPORT TO COUNCIL



Date: June 27, 2016

RIM No. 0940-00

To: City Manager

From: Community Planning Department (RR)

Application: DP16-0081 **Owner:** 0904419 BC Ltd, Inc. No BC0904419

Address: 773 Glenmore Road **Applicant:** Sunshine Ventures Co. Ltd

Subject: Form and Character Development Permit

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

Existing Zone: CD3 - Conservatory

1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP16-0081 for Lot B, Section 29, Township 26, ODYD, Plan EPP54061 located at 773 Glenmore Road, 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 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 June 27, 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 issuance of a Form and Character Development Permit for an 87 unit multi-dwelling residential building as an additional development on the Conservatory site.

3.0 Community Planning

Community Planning supports the development permit application for the proposed project. The site poses several design challenges, being located between two existing projects, needing to tie into an existing building, and needing to address a two storey grade change on the property. The proposed design works within those constraints and will complete the south façade of the Conservatory.

The 87 unit rental building will complete the existing Conservatory building, which still has the appearance of being semi-complete. The architect has not tried to match the building, but rather complete it in a way the defines the new space while remaining tied to the old.

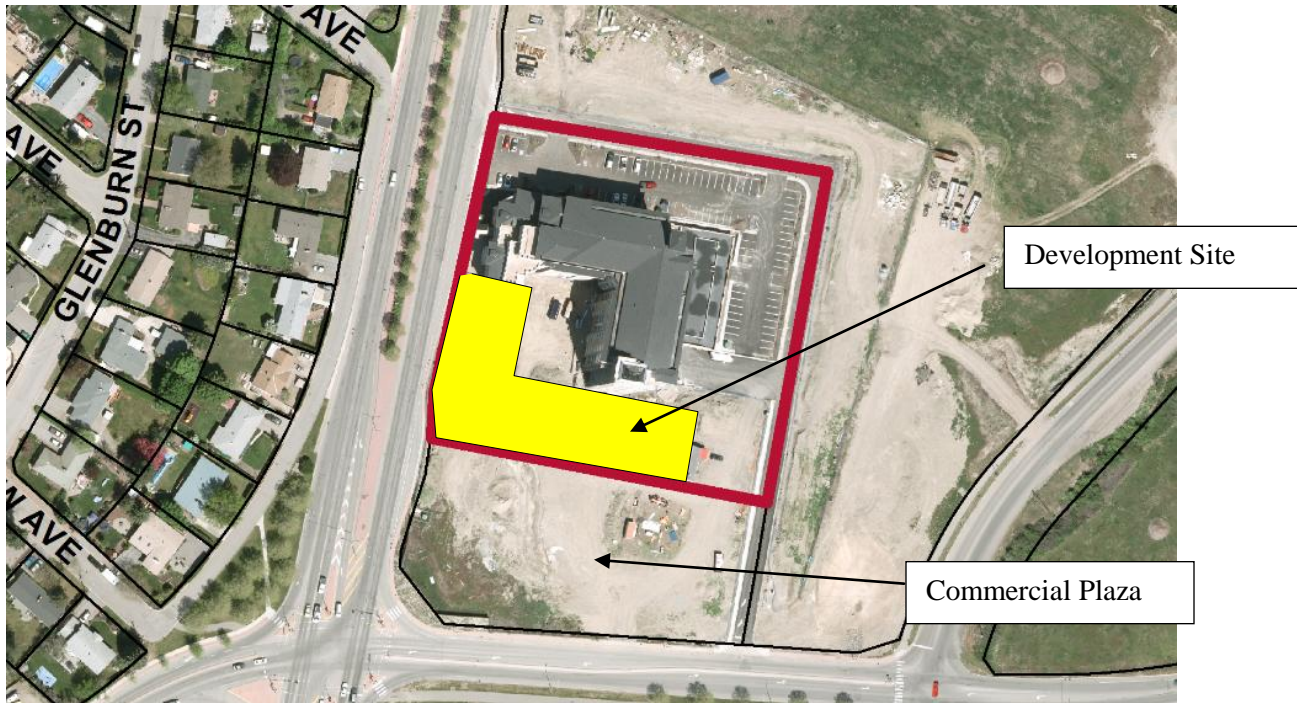
4.0 Proposal

4.1 Background

The site has been subject to a number of development proposals over the past 2 decades. There is currently a 6 storey residential rental building on the property. Last year, Council approved the issuance of a development permit for a commercial plaza on the property to the south through DP15-0161, which is currently under construction. The owners of the existing rental residential building have commissioned a new rental building to complete the site.

4.2 Project Description

The proposed 4 storey building will be built over two floors of underground parking. Because of the substantial elevation change, the parking floors will not be visible from any public right of way, and will only be visible from the interior of the site.



The proposed building will be L-shaped from the top, between the existing building and the commercial plaza. The western façade will be oriented out towards Glenmore Road, filling in the streetscape and strengthening the public realm. The building will screen the lower floors of the existing building from public view.



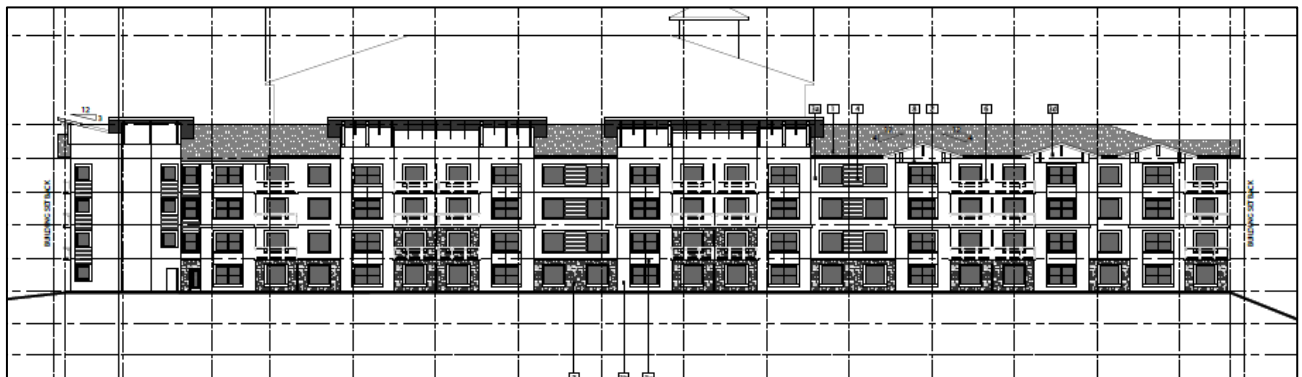
Design

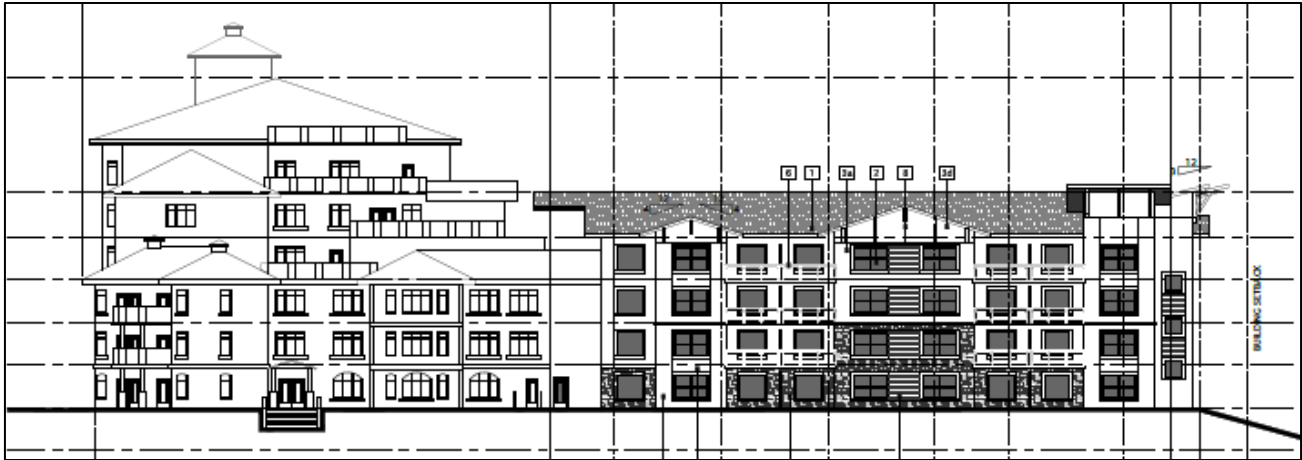
The applicants have attempted to match some elements of the existing residential building, but also use more contemporary materials and rooflines. The current Conservatory has a somewhat eclectic style, with design decisions that the applicant does not feel would translate well to the new building.

The new building will have some common elements with the existing building in terms of material and colour, with beige stucco and tan rocks matching between buildings. The applicant has also included some metal elements along the south façade to speak to the commercial development to the south.



Because the current building uses a variety of roofline types and the commercial development to the south has multiple rooflines, the applicant has varied the roofline across the proposed building.





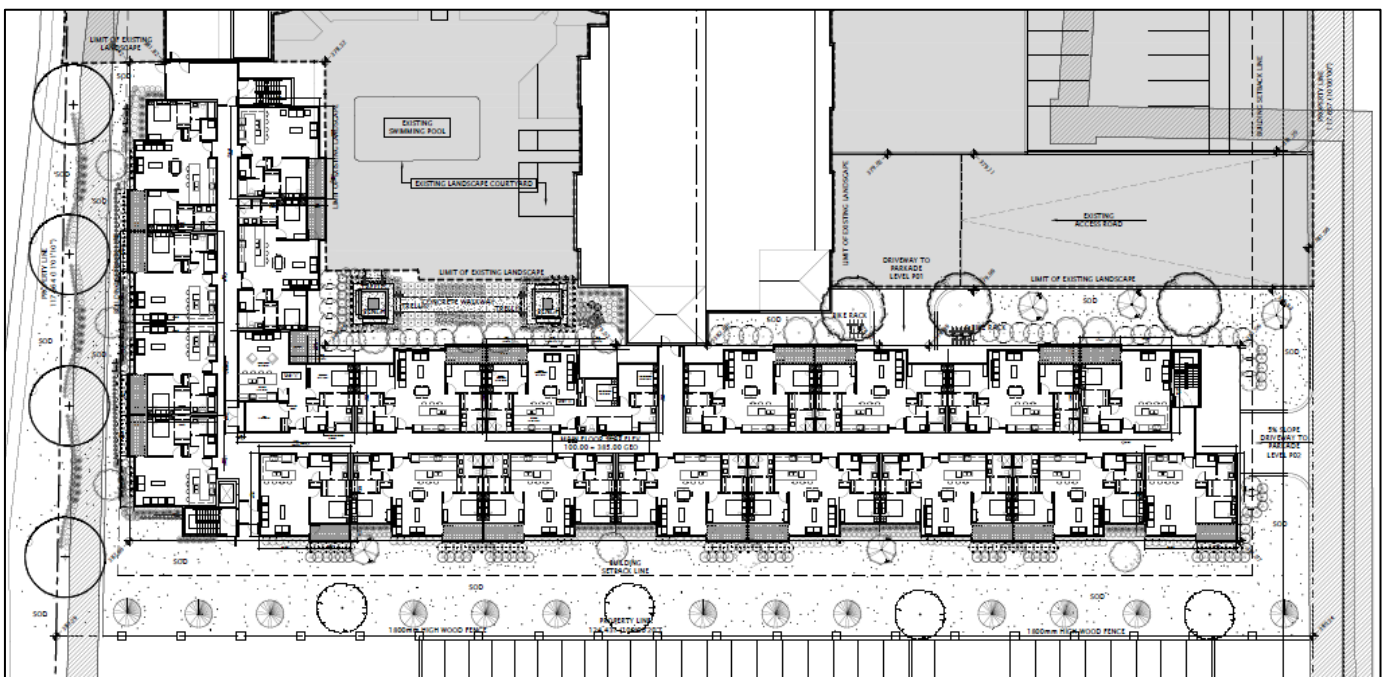
The applicant has also proposed using different coloured elements along the façade, to distinguish the new from the existing and give it a separate identity.

The overall impression of the building will be of one singular building that incorporates multiple forms of roofline, windows and materials. While this is not traditional design practice, staff feel that it is appropriate in this instance, owing to the eclectic design of the original building.

The design does not require any variances or amendments to the bylaw.

Landscaping

The applicant has proposed an extensive landscaping treatment for the tenants of the building, between the new building and the pool. The applicant has also included plans for screening landscaping along the south property line.



The applicant has included largely local low water plantings as screening, including London Plane, Ponderosa and Austrian Pine, and Greenspire Linden. These are hearty plants expected to thrive in the local climate.

4.3 Site Context

The proposed project sits on the site commonly known as the Conservatory. To the north, there is a 6 to 8 storey rental building that will be attached to the new building. To the south, there is a commercial plaza under construction.

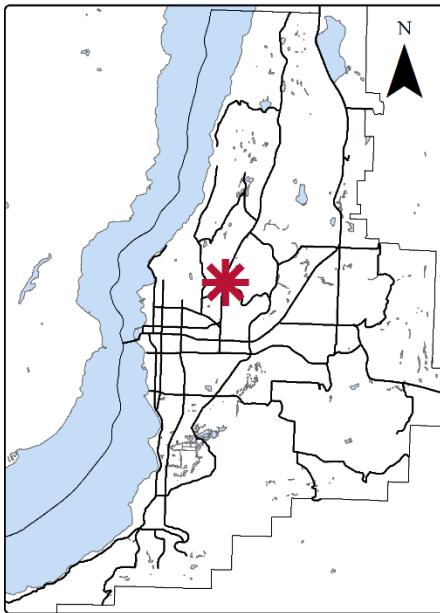
The balance of the property is currently being marketed as a development site, and city staff are working with interested parties in assembling a development plan.

In the larger context, the site is several blocks south of several neighbourhood scale commercial developments. There is good transit and cycle access to the downtown core.

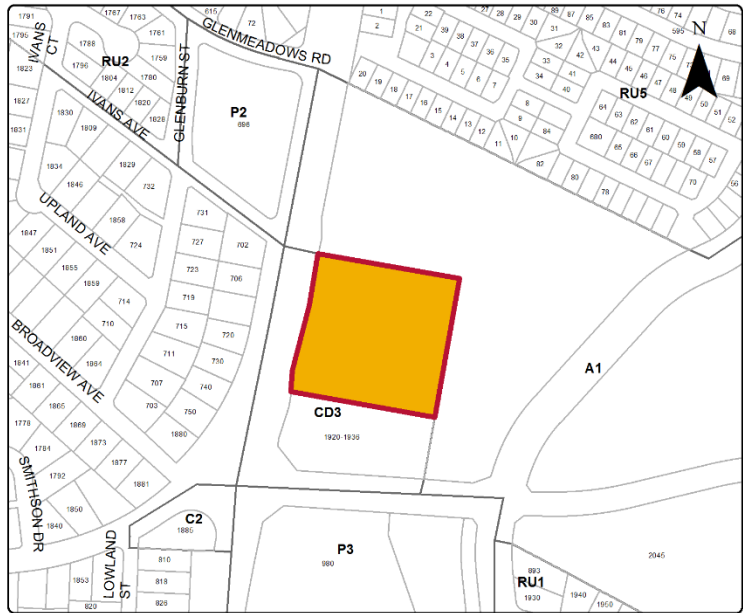
Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	A1 - Agricultural	Vacant
East	A1 - Agricultural	Vacant
South	CD3 - Conservatory	Commercial Plaza
West	RU1 - Large Lot Housing	Residential

Subject Property Map:



CONTEXT



NEIGHBOURING ZONING



SUBJECT PROPERTY

4.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	CD3 ZONE REQUIREMENTS	PROPOSAL
Development Regulations		
Maximum Site Coverage (buildings)	40%	38%
Maximum Height	6 ½ storeys / 33.0 m	m
Minimum Front Yard	6.0 m	6.0 m

Minimum Side Yard (south)	6.0 m	9.4 m
Minimum Side Yard (north)	6.0 m	>50m
Minimum Rear Yard	6.0 m	6.0 m
Other Regulations		
Minimum Parking Requirements	124 stalls	130 stalls
Minimum Bicycle Parking	53	53

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 5: 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.

Chapter 14: Comprehensive Development Permit Objectives

- Convey a strong sense of authenticity through urban design that is distinctive for Kelowna;
- Promote a high urban design standard and quality of construction for future development that is coordinated with existing structures;
- Integrate new development with existing site conditions and preserve the character amenities of the surrounding area;
- Promote interesting, pedestrian friendly streetscape design and pedestrian linkages;
- Provide for a scale and massing of commercial buildings that promotes a safe, enjoyable living, pedestrian, working, shopping and service experience; and
- Incorporate architectural features and detailing of buildings and landscapes that define an area's character.

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 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):

- a. Any security system that limits access to exiting needs to be addressed in the code analysis by the architect.
 - b. Spatial calculation should be provided for the building face adjacent to the existing structure.
 - c. This structure will be required to be of non-combustible construction to meet the requirements of the original structure or an alternative solution be accepted by the Chief Building Inspector prior to the release of the Development Permit
- 4) A Geotechnical report is required to address the sub soil conditions and site drainage at time of building permit application.
- 5) 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.
- 6) 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.
- 7) 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.
- 8) Mechanical Ventilation inlet and exhausts vents are not clearly defined in these drawings for the enclosed parking storey. The location and noise from these units should be addressed at time of Development Permit.
- 9) 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

6.2 Development Engineering

- 1) All servicing requirements for this strata development have been dealt with as part of the Development Permit application no. DP11-0150.
- 2) A Servicing Agreement, with securities are in place for the completion of the frontage improvements under file S15-0039

6.3 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 and shall be deemed a private hydrant
- 3) This building shall be addressed off of the street it is accessed from - Valley or Summit. A visible address must be posted on this street. 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 acceptable to the fire dept. is required by the fire dept. entrance and shall be flush mounted
- 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.

7.0 Application Chronology

Date of Application Received: March 21, 2016
Date of newest resubmission: June 3rd, 2016

Report prepared by:

Ryan Roycroft, Planner

Reviewed by: ☐ Terry Barton, Urban Planning Manager

Approved for Inclusion: ☐ Ryan Smith, Community Planning Department Manager

Attachments:

Draft Permit