

REPORT TO COUNCIL



Date: January 23, 2016

RIM No. 0940-00

To: City Manager

From: Community Planning Department (TB)

Application: DP16-0252

Owner: 0725353 BC Ltd Inc No.
BC0725353

Address: 600 Boynton Place

Applicant: Architecturally Distinct
Solutions

Subject: Development Permit - Council

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

Existing Zone: RM4 – Transitional Low Density Housing

1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP16-0252 for Lot A, Section 31, Township 26, ODYD, Plan KAP91474 Except Plan KAS3850 (Phases 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10), located at 600 Boynton 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 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 townhome complex in a phased strata.

3.0 Community Planning

Community Planning supports the development permit for the form and character of the proposed townhome complex. This is the 11th phase of a strata development and the form and character compliments and maintains the existing architectural style in the other existing buildings. The proposal requires no variances, and is accessed from an internal strata road. The proposed landscaping is consistent with the existing development including the provision of private outdoor space on the ground level patios for residents. The project meets the majority of the Official Community Plan (OCP) Design Guidelines for multi-family comprehensive development. Staff also note that completing this last phase of development will be an improvement to the existing vacant site.

4.0 Proposal

4.1 Background

The townhome development at 600 Boynton Place began construction in 2010 as a phased strata development consisting of 86 townhome units. In 2013 a 4 ½ storey apartment complex was proposed for the final phase of the strata and was never realized. This final phase is now under new ownership.

4.2 Project Description

The current applicant has proposed 7 townhome units in one building to complete Phase 11 of the phased strata development. The location of the final phase has some grade change which the applicant has used effectively to reduce the massing and provide visual interest in the design. The townhomes are offset and fit with the contours of the site.

The proposed design uses a variety of materials including different shades of hardie board, cultured stone, and asphalt shingles. The colour palette is neutral and compliments the existing townhomes. As the location of this proposal is accessed from the internal strata road, there is minimal visual impact to the public street.

Each unit features 3 bedrooms, a single garage and driveway parking, and a ground level covered outdoor patio area. The patio area is well defined through the use of landscaping, lawn, ornamental shrubs, retaining walls, and fencing. The patios are oriented to the west and are covered to provide protection from the elements. More than the required visitor parking has been provided in the other phases in close proximity.



4.3 Site Context

600 Boynton Place is located on the west side of Clifton in the Glenmore-Clifton-Dilworth Sector. Phase 11 of this development is the last and final phase to be developed and is located on the north west corner of the property. It is farthest from Clifton and is only visible from the private strata road.

Subject Property Map: 600 Boynton Place

4.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RM ₄ ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Lot Area	900.0 m ²	>900.0 m ²
Lot Width	30.0 m	124.4 m
Lot Depth	30.0 m	187.1 m
Site Coverage (buildings)	50%	32%
Site Coverage (buildings, driveways, and parking)	60%	60%
Development Regulations		
Floor Area Ratio	.65	.61
Height	13.0 m / 3 storeys	9.5 m / 2 storeys
Side Yard (west)	4.5 m	14.0 m
Rear Yard	7.5 m	7.5 m
Other Regulations		
Minimum Parking Requirements	14 stalls	14 stalls
Private Open Space	25 m ² per dwelling	>25 m ² per dwelling

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.

Sensitive Infill.² Encourage new development or redevelopment in existing residential areas to be sensitive to or reflect the character of the neighborhood with respect to building design, height and siting.

Phasing.³ Require development to proceed in a logical, sequential order, concurrently with availability of required urban services.

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) for new construction.
- Size and location of all signage to be clearly defined as part of the development permit
- A Geotechnical report is required to address the sub soil conditions and site drainage at time of building permit application
- A Building Code analysis is required for the structure(s) at time of building permit applications, but the following items may affect the form and character of the building(s):
 - a) The 2012 edition of the British Columbia Building Code (BCBC) may limit the amount of unprotected openings between buildings. Spatial calculations should be provided prior to the release of the Development Permit
 - b) Are these units going to be individually strata titles and how does the projecting roofs affect the strata title?
- Full Plan check for Building Code related issues will be done at time of Building Permit applications, but the following item may be required to be addressed at time of application:
 - a) Submission drawings to show the required fire stopping/blocking details and cross sections required for all mechanical shafts separations.
 - b) Architectural drawings to show sections and details indicating the insulation details of overbuild roof areas
 - c) Drawings to show the fire stopping and framing method(s) for the back to back stairs on either side of the unit demising walls. Fire stopping details also required within the

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

² City of Kelowna Official Community Plan, Policy 5.22.6 (Development Process Chapter).

³ City of Kelowna Official Community Plan, Policy 5.3.3 (Development Process Chapter)

attic spaces of the bedroom areas with overhanging / overbuild roof areas as well as soffit protection details.

6.2 Development Engineering Department

- Please see attached memorandum dated October 17, 2016

6.3 Fire Department

- Requirements of section 9.10.19 Smoke Alarms and Carbon Monoxide alarms of the BCBC 2012 are to be met.
- Construction fire safety plan is required to be submitted and reviewed prior to construction and updated as required.
- Engineered Fire Flow calculations are required to determine Fire Hydrant requirements as per the City of Kelowna Subdivision Bylaw #7900. New hydrants on this property shall be operational prior to the start of construction and shall be deemed a private hydrant
- The building should have one address and each townhome a unit number.
- Ensure emergency access is maintained.

6.4 FortisBC Electric

- There are FortisBC Inc (Electric) ("FBC(E)") primary distribution facilities within the common property road east of the proposed development site. Any future service requests from these facilities may require extension work, the cost of which may be significant, as well as the provision of land rights. To date, arrangements have not been completed to meet the requirements to service the proposed development. The applicant is responsible for costs associated with changes to the proposed lots' existing service, if any, as well as the provision of appropriate land rights where required.
- Otherwise, FBC(E) 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 Telus

- Developer is responsible for contacting TELUS to discuss service requirements and to provide a site plan proposed shallow utilities.
- They can contact me directly or send information to Kelowna.engineering@telus.com.

7.0 Application Chronology

Date of Application Received: October 13, 2016

Report Prepared by: Trisa Brandt, Planner I

Reviewed by: Terry Barton, Urban Planning Manager

Reviewed by: Ryan Smith, Community Planning Department Manager

Approved for Inclusion: Doug Gilchrist, Divisional Director, Community Planning & Real Estate

Attachments:

Development Engineering Memorandum dated October 17, 2016

Draft Development Permit DP16-0252

Schedule "A": Site Plan and Floor Plans

Schedule "B": Elevations and Colour Board

Schedule "C": Landscape Plan