

# REPORT TO COUNCIL



**Date:** March 27, 2017

**RIM No.** 940-00

**To:** City Manager

**From:** Community Planning Department (RR)

**Application:** DP17-0017

**Owner:** Valley Land Subdivision Ltd

**Address:** 720 Valley Road

**Applicant:** Trane Developments

**Subject:** Comprehensive Form and Character Development Permit

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

Existing Zone: CD27 – Comprehensive Development

---

## 1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP17-0017 for Lot A Sections 32 and 29 Township 26 ODYD Plan EPP54061, located at 720 Valley 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"; and
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 March 27, 2017.

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 a 4 storey multi-family building located at 720 Valley Road.

## 3.0 Community Planning

Staff recommend that the Development Permit be authorized by Council. The project complies with the Master DP, previously approved by Council, that governs site layout. The building form itself meets most relevant OCP Urban Design Guidelines and takes the next step in completing the overall site.

A 166 unit rental building achieves city goals in terms of growing purpose built rental stock. The building includes some amenities aimed at residents on-site, including a limited activity park. It also has excellent access to services in the neighbouring plaza, transit, and active transportation routes.

## 4.0 Proposal

### 4.1 Background

The proposed development is the first building of the 720 Valley Lands project, on the property formerly associated with the Conservatory. On December 5<sup>th</sup>, 2016, Council approved Master Site DP16-0173, which laid out the building and development layout of the entire site. This is the first application associated with the new layout.

### 4.2 Project Description

The proposed development differs slightly from the approved layout in the Master Development Permit in that it combines the first two buildings. The applicant felt this was a superior configuration as it allows for the construction of a shared entry which faces onto both the parkade and the internal roadway. Staff agree that this is an acceptable configuration and that it does not compromise the goals of the Master Permit.



*Figure 1: Internal Frontage*

The proposed building is a large 166 unit purpose built rental building, with suites ranging from bachelors units to 3 bedroom units. The bulk of the building parking is underground, with the structure forming a 'U' around the surface parking lot which holds the remaining parking. No parking will be visible from any public roads, though some temporary visitor parking will be visible from the main internal roads.

The bulk of the building is 4 storeys high. The building steps down along the north as it transitions towards the future townhomes. Along the front, the applicant has used an additional storey of ground oriented residential units to screen the parkade.

The building is considerably larger than most residential projects. By comparison, the length of the building along Glenmore is 263 feet, compared to the 195 foot frontages of the nearby Verve buildings. To mitigate the sheer size of the building, the designer has used a number of materials and colours, articulate the roofline, and broken the massing whenever possible.

The building has a number of materials. The bulk of the building will be clad in one of several shades of hardi-plank siding, including charcoal, tan and gray. The lower frontages will be clad in a slate stone material. The building accents around the entrance will be in a stained wood. Balconies will be railed with a black aluminium.

While the building remains unmistakably large, the impact is lessened. Further, the building context, on a large site next to the Conservatory building, a bulky mid-rise mass, further mitigates the size impacts.



Figure 2: Glenmore Frontage

The site landscaping plan includes trees and landscaping to screen and break the building mass along Glenmore Road, including street trees in the boulevard. The applicant has included a children's play park and an outdoor adult fitness circuit as an on-site amenity to residents.

#### 4.3 Site Context

The proposed building will be at the northwest corner of 720 Valley Road, facing Glenmore. The Conservatory tower sits to the south of the building while the future townhome site is to the north.

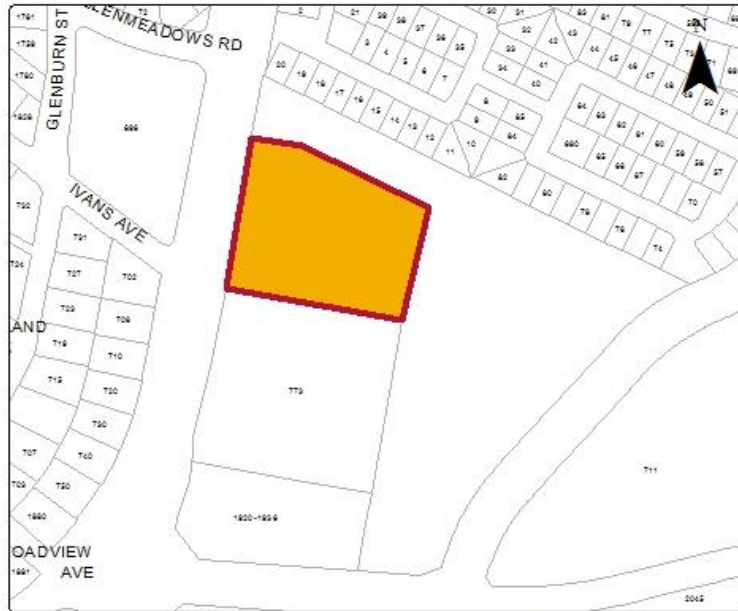
Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RM <sub>3</sub> – Low Density Multiple Unit	Vacant
East	CD <sub>27</sub> – Comprehensive Development	Vacant
South	CD <sub>3</sub> – Comprehensive Development	Residential Apartment
West	P <sub>3</sub> – Educational and Minor Institutional	Church

Subject Property Map:



CONTEXT



NEIGHBOURING ZONING



SUBJECT PROPERTY

#### 4.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	CD27 ZONE REQUIREMENTS	PROPOSAL
Development Regulations		
Floor Area Ratio	1.2	1.11
Height	18.0 m / 4.5 storeys	17.73 m / 4.5 storeys
Front Yard	6.0 m	6.0 m
Side Yard (south)	7.0 m	7.0 m
Side Yard (north)	7.0 m	7.0 m
Rear Yard	9.0 m	9.0 m
Other Regulations		
Minimum Parking Requirements	233	233
Bicycle Parking	83	83
Private Open Space	3190 m <sup>2</sup>	3673 m <sup>2</sup>

#### 5.0 **Current Development Policies**

##### 5.1 Kelowna Official Community Plan (OCP)

###### **Development Process**

**Compact Urban Form.**<sup>1</sup> 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.

##### 5.2 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;
- Incorporate architectural features and detailing of buildings and landscapes that define an area's character;
- Promote alternative transportation with enhanced streetscapes and multimodal linkages;

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



## 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) HPO (Home Protection Office) approval or release is required at time of Building Permit application.
- 3) 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.
- 4) 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. Any Shoring plans must be provided to the Engineering Department for approval.
- 5) 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 alternative solution must be accepted by the Chief Building Inspector prior to the release of the Building Permit.
  - b. Location, Heights, Colors of mechanical systems and the required screening are to be determined at time of DP
  - c. Any security system that limits access to exiting needs to be addressed in the code analysis by the architect.
  - d. Handicap Accessibility to the main floor levels to be provided, ramps may be required. Location of H/C parking is required on the drawings to be near the elevator(s).
  - e. Vestibule(s) are required on the exit stair shafts from the parkade
  - f. Access to the roof is required per NFPA and guard rails may be required and should be reflected in the plans if required.
  - g. How is the recycling overhead door and parkade ramp interacting?
- 6) A Geotechnical report is required to address the sub soil conditions and site drainage at time of building permit application.
- 7) 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.
- 8) Fire resistance ratings are required for storage, janitor and/or garbage enclosure room(s) / area(s). The drawings submitted for building permit is to clearly identify how this rating will be achieved and where these area(s) are located.
- 9) 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 and all corridors, number of required exits per area, door swing direction, handrails on each side of exit stairs, width of exits, spatial calculation for any windows in exit stairs, etc.
- 10) 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.

- 11) Mechanical Ventilation inlet and exhausts vents are not defined in these drawings for the enclosed parking level. The location and noise from these units should be addressed at time of Development Permit.
- 12) Universal washroom requirements within the CRU area of the building are to be addressed in the building permit application. This will be addressed at time of building permit application. Washroom requirements for the community space of base building are to be addressed in the building permit application
- 13) 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 complex at time of permit application

## 6.2 Fire Department

- Construction fire safety plan is required to be submitted and reviewed prior to construction and updated as required. Template at Kelowna.ca
- 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
- This building shall be addressed off of the street it is accessed from.
- 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. (please review primary entrance distances on drawing to ensure 3.2.5 is achieved around meridians in parking lot-unable to determine without scale).
- Approved Fire Department steel lock box acceptable to the fire dept. is required by the fire dept. entrance and shall be flush mounted.
- All requirements of the City of Kelowna Fire and Life Safety Bylaw 10760 shall be met including those for high buildings and communications
- 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.
- Fire department connection is to be within 45M of a fire hydrant - unobstructed.
  - Ensure FD connection is clearly marked and visible from the street
  - Standpipes to be located on intermediate landings.
  - Sprinkler zone valves shall be accessible as per fire prevention bylaw (10760)
  - Dumpster/refuse container must be 3 meters from structures or overhangs or in a rated room in the parking garage
  - Upon completion, an owners certificate and copy of NFPA 25 shall be provided for the sprinkler system.
  - Upon completion, a certificate is required to verify CANULC 561 Compliance
- Do not issue BP unless all life safety issues are confirmed Interior Health Authority

## 6.3 Development Engineering

Development Engineering indicates that all technical conditions are in the process of being addressed through the ongoing subdivision, and has no concerns.

## **7.0 Application Chronology**

Date of Application Received: February 6, 2017  
Date of Resubmission March 2, 2017

**Report prepared by:** Ryan Roycroft, Planner

**Reviewed by:** Terry Barton, Urban Planning Manager

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

### **Attachments:**

Draft Development Permit