

REPORT TO COUNCIL



Date: May 2, 2017

RIM No. 0940-00

To: City Manager

From: Community Planning Department (TB)

Application: DP16-0239 & DVP16-0240 **Owner:** 1920 Enterprise Way – Mission Group Rentals LTD. Inc. No. BC1091389

Address: 1920 Enterprise Way **Applicant:** Meiklejohn Architects

Subject: Development Permit and Development Variance Permit

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

Existing Zone: RM5 – Medium Density Multiple Housing

1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP16-0239 and Development Variance Permit DVP16-0240 for Lot C District Lot 140 ODYD Plan KAP58184, located at 1920 Enterprise Way, 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 variances to the following section of Zoning Bylaw No. 8000 be granted:

Section 8.1.2: Off-Street Vehicle Parking, Table 8.1: Parking Schedule

To vary the required number of parking stalls from 117 (required) to 95 (proposed);

AND THAT Council's consideration of this Development Permit and Development Variance Permit be considered subsequent to the outstanding conditions of approval as set out in Attachment "A" attached to the Report from the Community Planning Department dated November 10, 2016;

AND THAT the applicant be required to complete the above noted conditions of Council's approval of the Development Permit and Development Variance 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 an apartment building and to vary the required number of parking stalls from 117 (required) to 95 (proposed).

3.0 Community Planning

Community Planning recommends support for the Development Permit Application for a rental apartment building as it is consistent with the Official Community Plan (OCP) guidelines for Comprehensive Development Permit Areas. Further, it is consistent with OCP Urban policies of Compact Urban Form and Sensitive Infill, and it is located with an Urban Centre (Midtown). With limited purpose-built rentals and a low vacancy rate, the proposed rental building is much desired and consists of 19 micro-suites, 17 one-bedroom units, and 51 two-bedroom units.

The requested variance from 117 parking stalls (required) to 95 parking stalls (provided) is in part mitigated by over-supplying secure, indoor bicycle parking, the inclusion of a bike wash station to help create an incentive to cycle, and the provision of designated parking for electric mobility scooters. In addition, the proposed development is located with easy access to an employment centre in Landmark, public transit, bicycle routes, and amenities such shopping, medical offices, and park and recreation facilities.

4.0 Proposal

4.1 Background

The subject property is located on Mill Creek and has been vacant for a number of years. It is a remnant parcel that was impacted by the relocation of Enterprise Way in 1996 creating an irregular lot shape.

4.2 Project Description

The proposed development is for an 87 unit, four storey rental apartment building. It is a mixture of micro-suites, one-bedroom, and two-bedroom units. The subject property is constrained by Mill Creek, the flood-plain elevation, and the curvature of Enterprise Way. For these reasons, the site has been designed with the building in an L-shape configuration, respecting the riparian area of Mill Creek with a portion of the building in close proximity to Enterprise Way to create an active streetscape. The other portion of the building is located farther from Enterprise Way to allow natural light into the site with a small surface parking lot for visitor stalls. Many of the units will face Mill Creek and take advantage of the natural riparian area setting with views to the creek.

Due to topographical changes the surface parking and main lobby of the building are raised above street level, similar to the commercial building immediately adjacent to the west. The majority of the parking is underground and is accessed from a shared driveway with 1912 Enterprise Way.

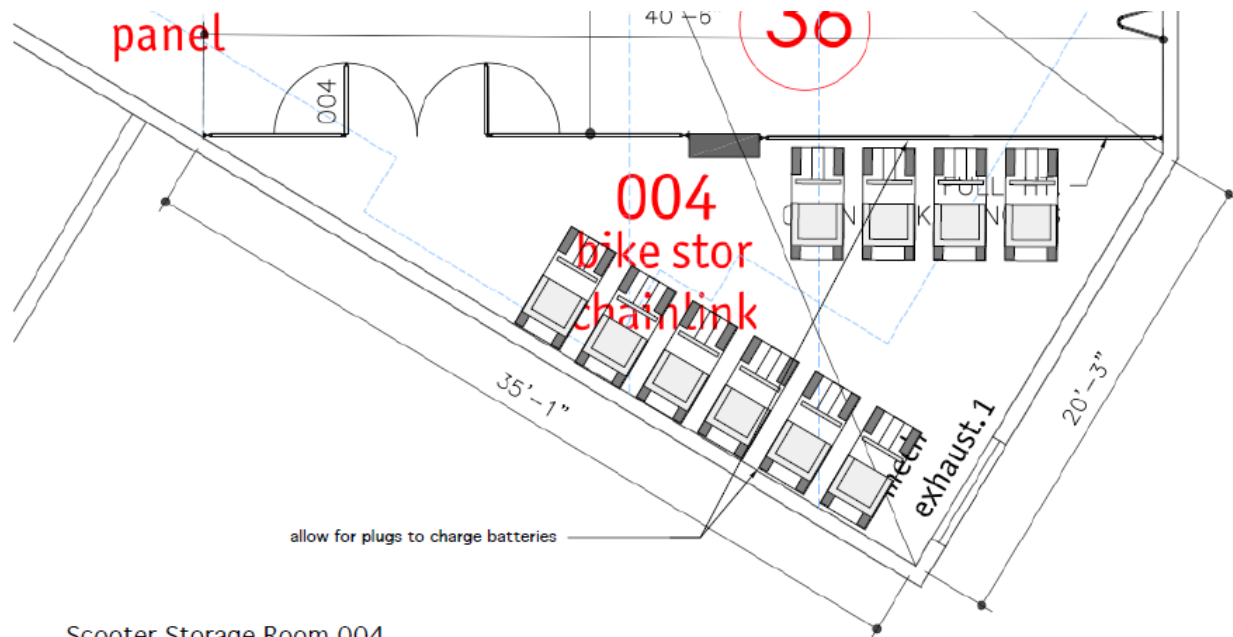


The materials, colours, and design proposed for this development are traditional for Kelowna and distinct to the Mission Group and Meiklejohn Architect's style with predominantly greys, browns, and neutral colours. Durable hardie board in vertical and horizontal siding adds texture to the facades, along with wood grain metal panelling above the main lobby. The main lobby features two storey glass facade that is well defined and easily accessible from the streetscape. The landscape design uses a variety of shade trees and creates a "berming effect" to screen the retaining walls.



The requested parking variance from 117 stalls to 95 stalls is sufficient for this development for several reasons. The primary reason is that 19 of the units are micro-suites, and the entire building is a rental building, which traditionally means less inhabitants are likely to own multiple vehicles. It is close to amenities including Parkinson's Recreation Centre, a shopping centre, and there is transit located immediately in front of the subject property. The applicant has over-provided on bicycle storage that is located in secure rooms with horizontal racks. This is preferred over vertical racks or hooks within parking

stalls as it makes the bicycle storage more accessible and easier to use. The applicant anticipates that seniors will be attracted to this building and as such has provided 3 handicap stalls, several accessible units, and a secure parking area for 10 electric mobility scooters.



Scooter Storage Room 004

* can provide parking for up to 10 electric mobility scooters

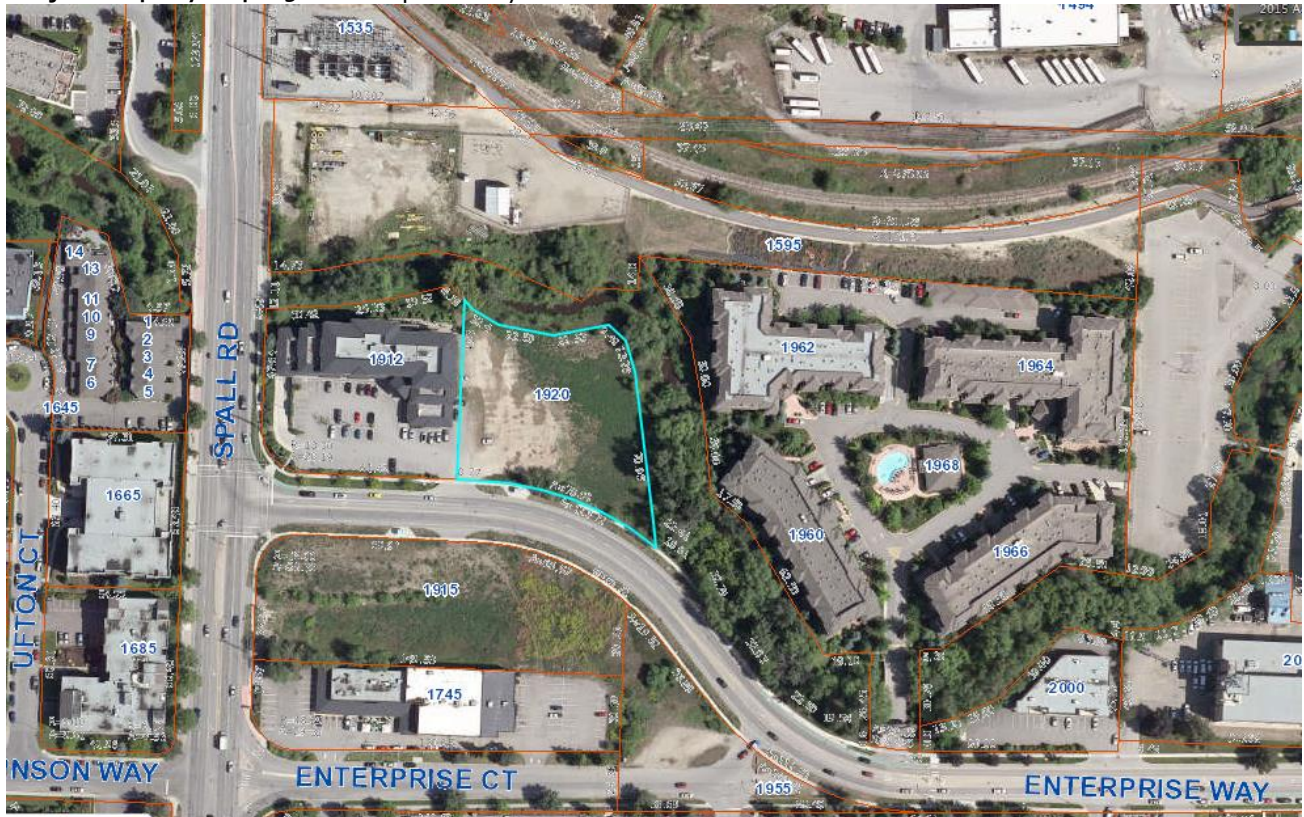
4.3 Site Context

The subject property is located within the Urban Centre of Midtown with a walkscore of 73 meaning it is very walkable and most errands can be accomplished on foot. It is within walking distance of Parkinson's Recreation Centre, there is a major transit bus stop directly in front of the property, and there are many commercial amenities located within the Shopping Centre to the south.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	P ₄ - Utilities	Utilities
East	RM ₅ – Medium Density Multiple Housing	Multiple Housing
South	C ₄ – Urban Centre Commercial	Vacant
West	C ₄ – Urban Centre Commercial	Commercial

Subject Property Map: 1920 Enterprise Way



4.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RM5 ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Lot Area	1400m ²	5054.3m ²
Development Regulations		
Floor Area Ratio (FAR)	1.4	.95
Building Height (stories/meters)	18.0m or 4.5 storeys	13.9m / 4.5 storeys
Front	6.0m	6.0m
Side (east)	7.0m	8.1m
Side (west)	4.5m for under 2.5 storeys 7.0m above 2 storeys	4.5m to parkade 7.0m to residential
Rear	9.0m	9.0m
Other Regulations		
Minimum Parking Requirements	117 stalls (incl. 13 visitor stalls)	95 (incl. 13 visitor stalls) ❶

Bicycle Parking	44 Long Term (Class I) 8 Short Term (Class II)	60 Long Term (Class I) 8 Short Term (Class II) 10 Scooter Stalls
Private Open Space	1672.5m ² required	Balconies: 529m ² Common Open Space: 2125m ² Total: 2654m ²
① Indicates a requested variance to the minimum parking requirements.		

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 Infill². Encourage new development or redevelopment in existing residential areas to be sensitive to or reflect the character of the neighbourhood with respect to building design, height and siting.

Social Sustainability

Objective 10.3³ Support the creation of affordable and safe rental, non-market and/or special needs housing.

Housing Availability⁴. Support the provision of housing for all members of the community, including those in core housing need or requiring special needs housing (transitional, age in place, emergency, or shelter).

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).
- 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.
- A Hoarding permit may be 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.

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, Objective 10.3 (Social Sustainability Chapter)

⁴ City of Kelowna Official Community Plan, Policy 10.3.1 (Social Sustainability Chapter)

- 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):
 - Any security system that limits access to exiting needs to be addressed in the code analysis by the architect.
 - Mechanical Ventilation inlet and exhausts vents are not clearly defined in all these drawings for the enclosed parking storey. The location and noise from these units should be addressed at time of Development Permit as well as the elevation in relation to the Mill Creek Flood Plain Bylaw.
 - Man door exiting from the parking garages is required to be above the Flood Plain Bylaw Minimum Geodetic elevation.
 - Exit through lobby may require an alternative solution to address the glass in the rated corridors and the office / meeting room spaces.
 - Access to the roof is required per NFPA and guard rails may be required and should be reflected in the plans if required.
- 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.
- The Building Permit drawings to clearly indicate that the suspended slab is capable to supporting the Fire Truck and other emergency equipment to allow access to the front entry
- 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.
- 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 Department

- Please see Attachment "A" attached to the Report from the Community Planning Department dated November 10, 2016.

6.3 Fire Department

- 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. 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.
- Sprinkler drawings are to be submitted to the Fire Dept. for review when available.
- 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.
- 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.
- 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 45.0m 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.
- Dumpster/refuse container must be 3 meters from structures or overhangs or in a rated room in the parking garage.
- Do not issue BP unless all life safety issues are confirmed.

7.0 Application Chronology

Date of Application Received: September 15, 2016
Revised Plans Received: March 31, 2017
Date Public Consultation Completed: March 9, 2017

Report prepared by: Trisa Brandt, Planner I

Reviewed by: Terry Barton, Urban Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Comprehensive Development Permit Design Guidelines
Attachment "A": Memorandum from Development Engineering Manager
Draft Development Permit and Development Variance Permit DP16-0239 & DVP16-0240
Schedule "A": Dimensions and Siting
Schedule "B": Elevations
Schedule "C": Landscape Plan