

REPORT TO COUNCIL



Date: August 29, 2017

RIM No. 0940-00 & 0940-50

To: City Manager

From: Community Planning Department (AC)

Application: DP17-0154 & DVP17-0157

Owner: Sunset Drive Properties Ltd.

Address: 1187 Sunset Drive

Applicant: North American Development Group (Russ Watson)

Subject: Rezoning Application

Existing OCP Designation: MXR – Mixed Use (Residential/Commercial)

Existing Zone: C4 – Urban Centre Commercial

Proposed Zone: C7 – Central Business Commercial

1.0 Recommendation

THAT final adoption of Rezoning Bylaw No. 11423 (Z16-0077) be considered by Council;

AND THAT Council authorizes the issuance of Development Permit No. DP17-0154 for Lot 1, District Lot 139, ODYD Plan KAP76304, located at 1187 Sunset Dr, 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;
5. That the outstanding conditions set out in Attachment "A" attached to the Report from the Community Planning Department dated August 15th 2017;
6. That a land use covenant protecting the use of the daycare be registered on title.

AND THAT Council authorize the issuance of Development Variance Permit DVP17-0157 for Lot 1, District Lot 139, ODYD Plan KAP76304, located at 1187 Sunset Dr, Kelowna, BC;

AND THAT the variances to the following sections of Zoning Bylaw No. 8000 be granted:

Section 14.7.5 Development Regulations (b)

To vary the maximum height of a building from 22 metres to 119 metres for the south tower and 98 metres for the north tower.

Section 6.4.2 Projections Into Yards

To vary the permitted balcony projection into the side yard (Sunset Drive) from 0.6m to 1.59m at various levels as described in Schedule 'A' and to vary the permitted balcony projection into the front yard (Water Street) from 0.6m to 1.32m on level 6 & 0.87m on level 36 as described in Schedule 'A'.

AND THAT the applicant be required to complete the above noted conditions of Council's approval of the Development Permit and Development Variance Permit applications in order for the permits to be issued;

AND FURTHER THAT this Development Permit and Development Variance Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

2.0 Purpose

The purpose of the Development Permit is to review the Form & Character Development Permit of a 36 storey residential tower and a 29 storey residential tower that contains a three storey podium within the total height. The podium contains ground floor commercial, a third floor daycare space, and a three storey parkade. The purpose of the Development Variance Permit is to consider a variance to increase the maximum building height and to consider an increase to the maximum balcony projections.

3.0 Community Planning

3.1 Development Permit

Staff are recommending support for the proposed Development Permit due to the proposal's consistency with the majority of the Official Community Plan's (OCP) urban design guidelines. The applicant has worked with City staff to review and refine the proposed building design which included a number of design revisions recommended by Staff. Particular emphasis was given to the base of the podium and to the tower design. The goal was to provide: a successful streetscape, a pleasant pedestrian experience on the prominent corner property, and a visual interest to Kelowna's skyline.

When assessing the merits of a tall building project, staff break the design into three components: the base of the building called the podium; the middle of the building largely consisting of the tower; and the top of the building as it relates to Kelowna's skyline.



Top: The tops of tall buildings, including upper floors and roof-top mechanical or telecommunications equipment, signage, and amenity space, should be designed, primarily through tower massing and articulation, and secondarily through materials, to create an integrated and appropriate conclusion to the tall building form.



Middle: The location, scale, floor plate size, orientation and separation distances of the middle affect sky view, privacy, wind, and the amount of sunlight and shadows that reach the public realm and neighbouring properties. The design and placement of the tower should effectively resolve these matters to ensure that a tall building minimizes its impact of surrounding streets as well as existing and/or future buildings on adjacent properties.



Podium: The lower storeys of a tall building should frame the public realm, articulate entrances and assist in the creation of an attractive and animated public realm which provides a safe, interesting, and comfortable pedestrian experience. The podium should define and support adjacent streets at an appropriate scale, integrate with adjacent buildings, assist to achieve a transition down to lower-scale buildings and minimize the impact of parking and servicing on the public realm.

The positive design features of this application that are congruent with the urban design guidelines are:

- 1) The building has three distinct sections: a top, a middle, and a bottom and the applicant has provided a positive design in each category (podium, tower, and skyline).
 - a. The top of the towers contributes positively to Kelowna's skyline with mechanical louvres, screening structures, and a rooftop gardens.
 - b. The 'middle' of the building contains a series of different building materials and large balconies to provide visual interest. The façade treatment of the towers further serves to breakdown the mass with the use of varying glass colours and with horizontal extensions of the balcony enclosures.
 - c. The podium has designed significant architectural variability around each street face. Further, the project meets all the podium height guidelines and the necessary corner cuts in the building at each intersection. The courtyard feature along Ellis Street provides an excellent pedestrian and streetscape interaction. Water Street presents a positive retail experience which wraps partially around Ellis Street. The majority of Ellis Street will have ground oriented live/work units facing the streetscape, providing a relatively unique street interaction for Kelowna.
- 2) The developer has committed to providing a third floor daycare unit and is willing to register a land use covenant to ensure the continued operation of that business. The City has been trying to encourage a daycare operator to locate in the downtown for some time now. Staff feel this is a significant community amenity not just to the residents of the building but to the downtown neighbourhood as it will increase the livability of Kelowna's downtown to live, work, shop, & play, all without the need of a vehicle for day to day operations.
- 3) The development is exceeding the minimum parking requirement and the parkade is hidden for view by wrapping the development with commercial or live/work units.
- 4) The proposal includes significant amenities and large communal areas.
- 5) From an urban design perspective this property is the most appropriate site in the downtown to achieve a tall building.
 - a. Few blocks back from the waterfront
 - b. Proximity to other significant towers on Sunset Drive creating a high density hub and a tower skyline.
 - c. Limited shadowing and view impacts on adjacent properties as the lands most impacted are across Ellis Street and they are designated as industrial as well as the site located to the immediately to the north which is vacant. The existing occupied towers on Sunset Drive have limited shadow impact. Additionally, the views of the existing occupied towers on Sunset Drive will only have a minor impact as their views to Knox mountain, the lake, the bridge, and the downtown will not be affected.

3.2 Development Variance Permit

There is a variance to increase the allowable height of the two towers. Officially, the maximum height is only 22 metres as this property was not identified in the downtown building height map. However, due to the location and proximity to other residential towers, employment, commercial, and downtown amenities, Staff feel this site warrants the maximum density and maximum height for the City. The maximum height currently permitted in the C7 zone is 76.5m (approximately 26 storeys). Multiple

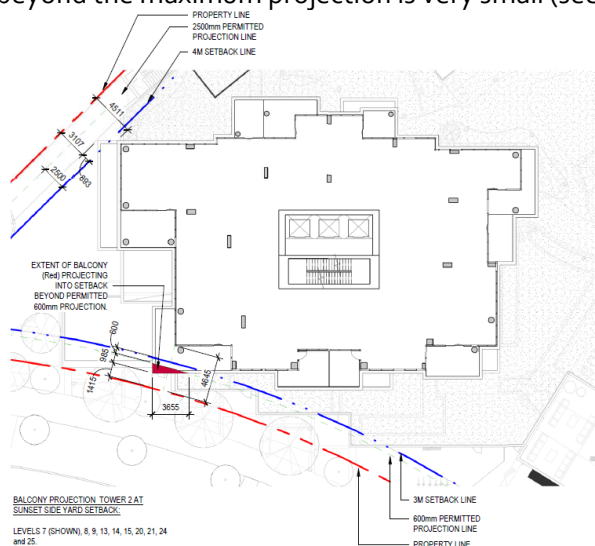
developers have informed Staff that the maximum physical height limit for geotechnical reasons within the downtown is approximately 120 to 140 metres before becoming economically unviable. The proposal for the south tower is to reach that maximum at 119 metres (36 stories). The north tower is proposed at 98 metres (29 stories).

The applicant has put significant detailed planning and thought in the height of the towers including the impact on the overall form and character in order to create truly iconic architecture. The differing heights of each tower are aligned “to play” on the adjacent mountains silhouette. The towers themselves have been sculpted to reach higher by using a slimmer silhouette. This will ensure views between and around can be maintained as much as possible. It will also help reduce the shadowing on adjacent properties as the sun moves throughout the day (see the shadow analysis attached to the permit). The shadows will predominately affect a vacant site to the north and an industrial area located on the east side of Ellis Street. The slimmer profiles of the towers also maximize the amount of amenity and outdoor space available to the residents. The angle and rotation of the towers in relationship to the street and podium levels is to give prominence to the surrounding views both from the units within the towers and those from neighboring developments. Staff recommend this slimmer tower design with a height variance compared to shorter buildings that would increase the massing and bulk of the buildings. Shorter bulkier buildings would create less desirable streetscape and aesthetic environments, increase the mass of the shadowing to the north, and reduce the potential for amenities on the parkade rooftop.

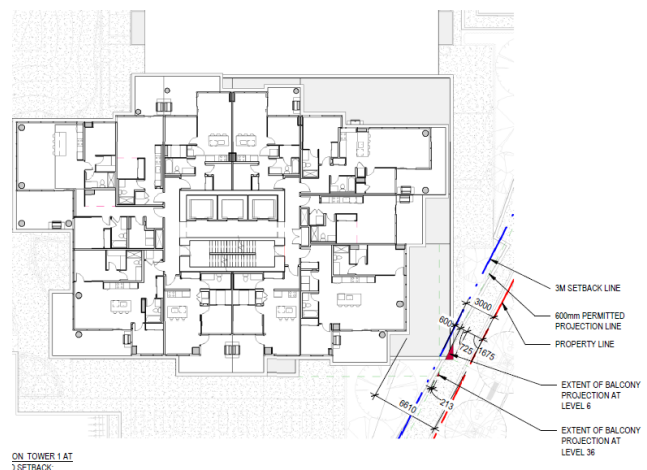
Further, the developer has done an excellent job with the articulation of the podium facade and its massing to the human scale at the ground plane. The towers appear to recede as they rise up to the sky as a result of their positioning on the podium and placement back from the street faces.

In the future, Staff are recommending the downtown building height map be reviewed to see what sites in the downtown could reach the maximum geotechnical height limit of 120 metres or at least increase from the current maximum of 76.5 metres (26 stories). Other sites will have greater impacts on their neighbours than this site especially mid-block, therefore the time to review maximum height seems appropriate.

Lastly, the variance to increase the maximum balcony projections is minor according to Staff. The applicant originally had a building setback variance to the property line but after a redesign to eliminate that variance there remained a balcony projection variance. Due to the angle of the towers the area of balcony intruding beyond the maximum projection is very small (see red areas in images below).



South Tower



North Tower

4.0 Proposal

4.1 Project Description

The proposed development has been branded as 'One Water'. The One Water proposal consists of:

- ground floor retail;
- 3 floors of parking;
- 2 residential towers upper;
 - North Tower: 29 stories, 176 units, & rooftop gardens;
 - South Tower: 36 stories, 222 units, & rooftop gardens;
- 6 live/work units proposed along Ellis Street;
- 404 total residential units;
- Daycare located on 3rd floor;
- Parkade rooftop amenities including:
 - Sports courts;
 - Adult pool;
 - Children's pool;
 - Bbq area;
 - Landscape area;
- Access to the parkade from Sunset Drive and from Ellis Street.

This proposal opts for a slender point tower form that promotes views to and from the development. These proportions permit breathing room between the towers with generous amenity spaces on the podium. The proposed aesthetic style and design is defined as "okanagan urban" by the architecture team. A harmonious blend of contemporary architectural style, abundant amenities, nestled within the downtown Kelowna lifestyle.

The towers are angled in plan to maximize views towards the lake and the bridge. This angular arrangement is found repeatedly in the layout of the podium and results in a breakdown of the mass of the podium façade creating human scale elements and exterior spaces with character. The façade treatment of the towers further serves to breakdown the mass with the use of varying glass colours and with horizontal extensions of the balcony enclosures. The units themselves are bright and spacious while allowing for large outdoor terraces, balconies and roof patios. A glass, enclosed penthouse courtyard will be illuminated at night time and will draw the eye up the slender silhouettes of the towers. At the tower entry lobbies either side of the Sunset Drive courtyard, the tower form extends to grade level and is expressed there. The scale of the buildings is repeatedly broken down by a series of lobby entrances and retail areas.

The ground plane is programmed and activated with retail frontages which is a prerequisite for a successful walkable neighborhood. The design enables a safe, active and cohesive street character. The public realm strategy promotes a cohesive and complexly layered community full of colour, texture, and activity. Large and small shops that are complimented by extensive landscaping, generous sidewalks, patios and retractable canopies. The development will feature a plethora of amenities in addition to plenty of shops, cafes and restaurants each with ample patio and outdoor space.

The courtyard facing Sunset Drive is a positive design inspiration at varying scales. The courtyard is ringed by trees, has a large public space located at the ground level and the courtyard is found on the tower levels with large semi-recessed balconies. This approach to elevated living encourages the outdoor lifestyle that is prevalent in the region. To this end, all site landscaping is specific to the Okanagan climate, and plantings are selected based on low maintenance and sensitivity to the local environment.

A main feature for the residents is a large landscaped and outdoor amenity space which acts as a gathering place. This is located on top of the podium with direct access from both towers. The terracing arrangement of the podium encourages interaction with the street and spills down from the residences to the gardens and amenities and finally to street level. The wrapping of the podium with at-grade retail at differing scales breaks down the mass of the façade and allows for an engaging streetscape, creating a generous sidewalk and outdoor seating areas. The provision of street lighting and clear site lines creates a warm and welcoming public realm and eliminates CPTED issues. Through a reduction in the number of grade changes, raised planter beds and other impediments as well as a requirement that all entrances be fully accessible, a healthy and walkable streetscape is ensured.

The stepped podium massing slows wind speeds and directs it away from sidewalk and patio areas. This massing combined with strategic landscaping will let the warm sun in, while keeping the cold wind out, extending the appeal of an outdoor lifestyle. Raised garden levels provide semi private amenities to residents, and further reduce heat island effect and storm water run-off.

Parking for the development will be located in the 3 story podium and will be wrapped by commercial units on Sunset Drive and on Water Street as well as live/work units on Ellis Street. Podium edges are articulated to create an enjoyable and walkable environment, allowing for easy navigation and orientation. Due to the high water table, the proposal does not include any occupied space below grade. Vehicular access to the site is at the northern limit of the site with access from sunset drive to the west and separate access from Ellis street to the east. This approach accommodates vehicles while permitting the remaining 3 sides of the site to be urban in scale and with a very strong focus on the pedestrian. Parking is provided in excess of the 1 per unit requirement and is to be screened from view from the street.

The proposed material strategy is designed to allow for a consistent and modern palate throughout the development while enabling individual tenancies to have their own character. At the base, durable materials such as concrete, stone, and metal complemented by warmer tones in wood allow some variety in form and colour. High quality materials provide texture, durability and a fine grain character to the retail streets and pedestrian mews in the project. All materials chosen are long lasting, durable, and will stand the test of time. Above this base, a clean modern material strategy emerges through the use of subtle tones and expansive glazing. Consistent use of materials and colours at the lobbies and entries of the buildings as well as in the parkade help orient residents and visitors alike.

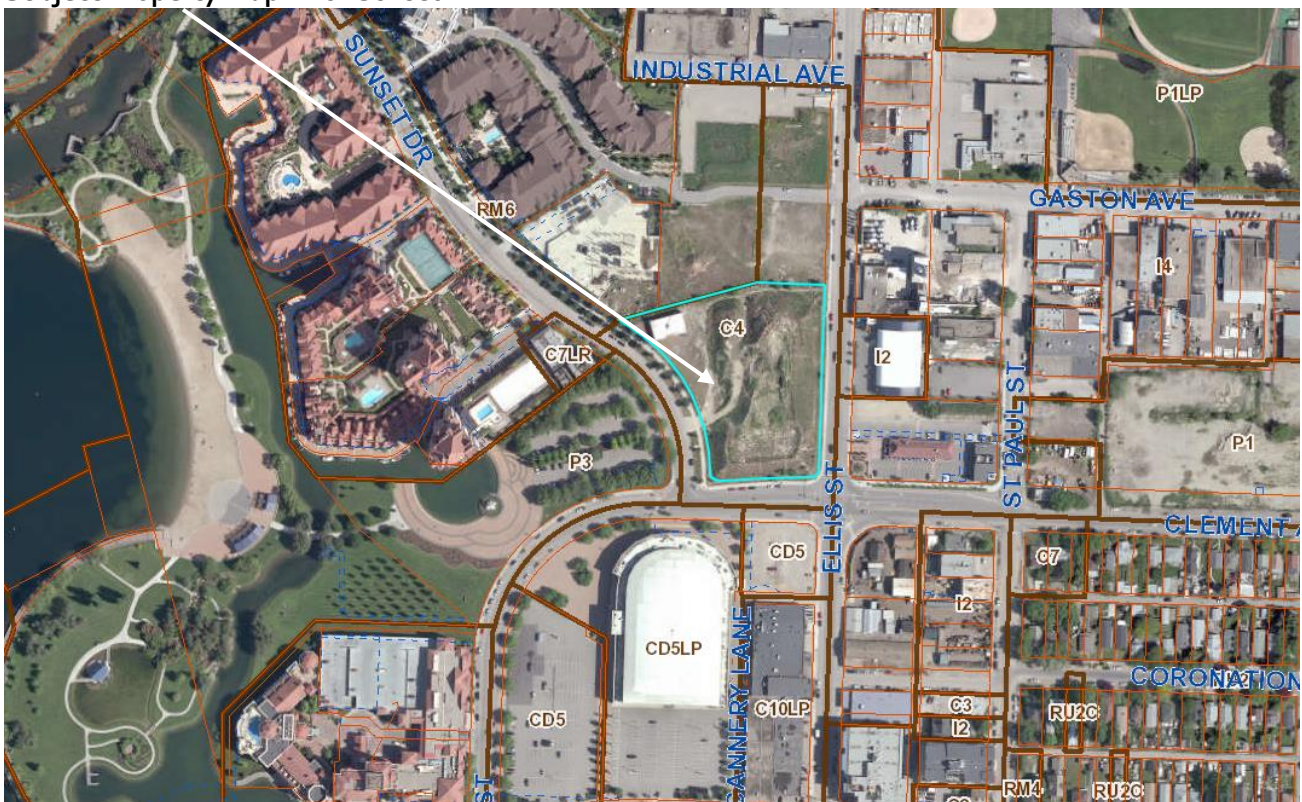
4.2 Site Context

The subject property is located at the north end of downtown. The site is located across from Prospera Arena and is located on a street that has many residential towers.

Specifically, adjacent land uses are as follows:

| Orientation | Zoning | Land Use |
|-------------|---|---|
| North | C4 – Urban Centre Commercial & RM6 – High Rise Apartment Housing | Vacant & Residential |
| East | I2 – General Industrial I4 – Central Industrial | Industrial & Commercial |
| South | CD5 – Multi-Purpose Facility | Arena & Parking Lot |
| West | RM6 – High Rise Apartment Housing; C7 – Central Business Commercial; & P3 - Parks | Mixed use (residential / commercial) Residential Park |

Subject Property Map: 1187 Sunset Dr



4.3 Zoning Analysis Table

The zoning analysis table shows the requirements of the C7 zone compared to the proposal:

| Zoning Analysis Table | | | | | | |
|--|--|-------------|-------------|---|---------------------|---------------------|
| CRITERIA | C7 ZONE REQUIREMENTS | | | PROPOSAL | | |
| For portion of building between 0.0 metres & 16.0 metres in height | | | | | | |
| Front Yard (Water St) | 0.0 m | | | 0.171 m | | |
| Flanking Street (Ellis St) | 0.0 m | | | 0.573 m | | |
| Flanking Street (Sunset Dr) | 0.0 m | | | 0.120 m | | |
| Rear Yard Setback | 0.0 m | | | 0.00 m (NW Corner) | | |
| Floorplate | No restriction | | | 9,249.5 m² | | |
| For portion of building between 16.0 metres & above in height | | | | | | |
| | | | | North Tower | South Tower | |
| Front Yard (Water St) | 3.0 m | | | 70.44 m | 6.61 m | |
| Flanking Street (Ellis St) | 3.0 m | | | 62.87 m | 19.53 m | |
| Flanking Street (Sunset Dr) | 3.0 m | | | 4.65 m | 21.44 m | |
| Rear Yard Setback | 4.0 m | | | 4.51 m | 76.21 m | |
| Floorplate | 1,221 m² | | | 960.5 m² | 960.5 m² | |
| Development Regulations | | | | | | |
| Height | Podium | North Tower | South Tower | Podium | North Tower | South Tower |
| | 16.0 / ~4.5 stories (unless Bldg steps back) | 22.0m | | 12.2 m / 3 stories | 29 storeys (~98m) ❶ | 36 storeys (~119) ❶ |
| Corner Cut Setback | 4.5 m | | | 4.5 m | | |
| FAR | 9.0 | | | 5.3 | | |
| Parking Regulations | | | | | | |
| Minimum Parking Requirements | 498 parking stalls (404 stalls for residential units 58 stalls for visitors 36 stalls for commercial & daycare) | | | 544 parking stalls (46 stalls over or 8.5%) | | |
| Two-drive aisle minimum | 7.0m | | | 7.0m | | |
| Min. Loading Spaces | 1 stall | | | 2 stalls | | |
| Ratio of Parking Stalls | Small Size: 10% Max Medium Size: 40% Max Regular Size: 50% Min | | | Small Size: 1.5% (8 Stalls) Medium Size: 1.7% (9 Stalls) Regular Size: 97.0% (526 Stalls) | | |
| Minimum Bicycle Parking Requirements | Class 1: 206 bikes Class 2: 48 bikes | | | Class 1: 206 bikes Class 2: 48 bikes | | |
| Other Regulations | | | | | | |
| Minimum frontage for | Sunset Dr | Water St | Ellis St | Sunset Dr | Water St | Ellis St |

| Zoning Analysis Table | | | | | | |
|--|---|------|-----|---|--|------|
| CRITERIA | C7 ZONE REQUIREMENTS | | | PROPOSAL | | |
| commercial, civic, cultural, or ground oriented residential on 1 st floor | 75% | 100% | 75% | 87% | 100% | 100% |
| Minimum Private Open Space | 6.0m ² per studio unit (20 Units) 10.0m ² per 1-bedroom unit (118 Units) 15.0m ² per 2-bedroom unit (194 Units) <u>15.0m² per 3-bedroom unit (49 Units)</u> = 4,945.0 m ² (Does not include townhomes or live/work) | | | Studio = 161 m ² 1 Bed = 1367 m ² 2 Bed = 3853 m ² <u>3 Bed = 1093 m²</u> 6,474.0 m ² (Does not include townhomes or live/work) | | |
| Maximum Balcony Projection | 0.6m | | | Water St ❷ | Sunset Dr ❷ | |
| | | | | 1.32 m on level 6 & 0.87 m on level 36 | 1.585m for levels 7, 8, 9, 13, 14, 15, 20, 21, 24, & 25. | |
| ❶ To increase the permitted height of the two towers. | | | | | | |
| ❷ To increase the permitted balcony projections. | | | | | | |

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.

Downtown Development.² Support rezoning to C7 use in the downtown Urban Centre area only where properties are surrounded on a minimum of 3 sides by existing C7 zoning. The intent of this policy is to support intensification within the existing core areas of Downtown.

Commercial Land Use Policies.³ Encourage mixed-use commercial development.

Contain Urban Growth.⁴ Reduce greenfield urban sprawl and focus growth in compact, connected and mixed-use (residential and commercial) urban and village centres.

¹ City of Kelowna Official Community Plan, Policy 5.3.2 (Development Process Chapter).

² City of Kelowna Official Community Plan, Policy 5.3.4 (Development Process Chapter).

³ City of Kelowna Official Community Plan, Objective 5.24 (Development Process Chapter).

⁴ City of Kelowna Official Community Plan, Goals for a Sustainable Future, Objective 1 (Chapter 1 Introduction)

Housing Mix.⁵ Support a greater mix of housing unit size, form and tenure in new multi-unit residential and mixed use developments.

Objective 5.5: Ensure appropriate and context sensitive built form.

Building Height.⁶ In determining appropriate building height, the City will take into account such factors as:

- Contextual fit into the surrounding neighbourhood;
- Shadowing of the public realm;
- View impacts;
- Overlook and privacy impact on neighbouring buildings;
- Impacts on the overall skyline;
- Impacts on adjacent or nearby heritage structures;

Chapter 4: Land Use Designation Massing and Height.³

- Mitigate the actual and perceived bulk of buildings by utilizing appropriate massing, including:
- Architectural elements (e.g. balconies, bay windows, cantilevered floors, cupolas, dormers);
- Visually-interesting rooflines (e.g. variations in cornice lines and roof slopes);
- Step back upper floors to reduce visual impact;
- Detailing that creates a rhythm and visual interest along the line of the building;
- Wall projections and indentations, windows and siding treatments as well as varied material textures should be utilized to create visual interest and to articulate building facades;
- Building frontages that vary architectural treatment in regular intervals in order to maintain diverse and aesthetically appealing streets.

Chapter 14: Urban Design Guidelines Amenities, ancillary Services and Utilities.⁷

- Locate loading, garbage, storage, utilities and other ancillary services away from public view. All such areas shall be screened and designed as an integral part of the building to minimize impact;
- Create attractive rear alley facades with high quality materials on buildings facing residential areas (e.g. rear building entrances, windows, balconies, plazas, and plantings).

Chapter 14: Decks, balconies, rooftops, and common outdoor amenity space.⁵

- Incorporate decks, balconies and common outdoor amenity spaces into developments;
- Integrate vents, mechanical rooms and equipment, and elevator penthouses with the architectural treatment of the roof, and/or screen these elements with materials and finishes compatible with the building's design;

Chapter 14: Signs.⁵

- Integrate signage that contributes to the overall quality and unique character of a development (e.g. coordinate proportion, materials, and colour);
- Do not compromise the scale and visual qualities of a building with the size and number of signs;
- Locate, size, and format signs such that they can be easily read by pedestrians.

⁵ City of Kelowna Official Community Plan, Policy 5.27.11 (Development Process Chapter)

⁶ City of Kelowna Official Community Plan, Policy 5.22.6 (Development Process Chapter).

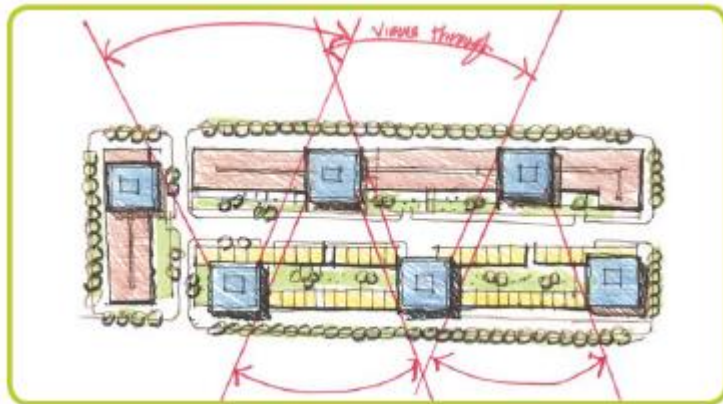
⁷ City of Kelowna Official Community Plan, Chapter 14 Urban Design Development Permit Areas, Guidelines

Building Height.⁸ In determining appropriate building height, the City will take into account such factors as:

- Contextual fit into the surrounding urban fabric;
- Shadowing of the public realm;
- View impacts;
- Overlook and privacy impacts on neighbouring buildings;
- Impacts on the overall skyline;
- Distance between adjacent buildings above 22m in height;
- Impacts on adjacent or nearby heritage structures;
- Building form and massing to mitigate negative impacts of buildings over 22m in height.

For all properties where height variances are required, a minimum separation distance of 36.5 m (120 ft.) will be sought between adjacent towers where there are floor plates larger than 697 sq. m (7,500 sq. ft.) and a minimum separation distance of 30.5 m (100 ft) will be sought between towers where floor plates are less than 697 sq. m. (7500 sq. ft.). In addition, where a height variance is required, adequate view corridors shall be provided between towers. For blocks a minimum of 100m in width, any portion of a building above 44.0m should be sited to afford existing surrounding tower development on the same block a 40 degree panoramic view, measured from the closest building face parallel to the lot line fronting a street. (See Diagram 5.1)

Diagram 5.1



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) Location of existing preload material to be determined
- 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) HPO (Home Protection Office) approval or release is required at time of Building Permit application.
- 5) 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.

⁸ City of Kelowna Official Community Plan, Objective 5.5 (Development Process Chapter).

- 6) A Geotechnical & Structural peer review will be required and the Mechanical & Building Code analysis peer review may be required at time of building permit application review. Please contact the Chief Building Inspector to review the policy and procedures in place for the peer review requirements and cost that will be associated to the owner for this independent review work. Peer review and drawing revisions if any are required to be addressed on the approved building permit drawings.
- 7) Requirements of the City of Kelowna fire prevention regulations bylaw No. 10760 for buildings 6 stories and greater are to be shown on the building permit drawings. Please add these to the requirements outlined in BCBC 3.2.6 for High Buildings
- 8) Fire Department access to site, turn a rounds requirement for equipment, travel distance from the truck access to the front doors of the units and private hydrant locations if required are too be verified with Kelowna Fire Department. The Fire truck is required to be able to drive up to access the front door within a range of 3 meters to 15 meters on an unobstructed hard surface path.
- 9) 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.
 - e. Additional exit corridor maybe required for the tower since only one exit thru lobby is allowed. The travel distance for allowance of exit thru lobby is be defined to meet the limits or the lobby may require redesign.
 - f. Access to the roofs are required per NFPA and guard rails may be required and should be reflected in the plans if required
 - g. Single exit units (townhouses on the podium) are required to have a second exit if the single exit proposed is higher than 1.5 meters above the adjacent ground level BCBC 3.3.4.4. (3)
 - h. The terrace / roof top areas require a secondary means of egress as per BCBC 3.3.1.3. (2)
 - i. Green roof design will require schedules and sealed design by a building envelope consultant/engineer.
 - j. Washroom requirement for any Restaurant(s), CRU's, Live/Work or Amenity spaces are to be addressed on the base building drawings.
- 10) A Geotechnical report is required to address the sub soil conditions and site drainage at time of building permit application. Minimum building elevations are required to be established prior to the release of the Development Permit. If a soil removal or deposit permit is required, this must be provided at time of Development Permit application.
- 11) A minimum Geodetic Elevation of 343.66 meters is required for all habitable spaces including the parking garage(s). Minimum building elevations are required to be established prior to the release of the Development Permit or alternative approval from the subdivision approving officer as per section 5.3 of the bylaw is required prior to issuance of any building permits. If the Architect, Mechanical Engineer and Structural Engineer decide to water proof the foundation the drawings submitted for permit application must clearly define the details for protection of the walls and slab. Details and elevations at the vehicle ramp may need to be modified to accommodate the 343.66 minimum elevation.
- 12) 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, undermining & underpinning of existing foundation, additional snow drift on neighbour roofs, excessive noise from mechanical units, vibration damage during foundation preparation work, water infiltration systems, etc.

- 13) 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. 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. Please address the requirements for temperature rise doors.
- 14) 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.
- 15) 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.
- 16) 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 Development Engineering Department

See attached memorandum dated July 6th 2017.

6.3 Fire Department

- 1) Construction fire safety plan is required to be submitted and reviewed prior to construction and updated as required. Template at Kelowna.ca.
- 2) 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 .
- 4) 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.
- 5) Fire Department access is to be met as per BCBC 3.2.5.
- 6) Approved Fire Department steel lock box acceptable to the fire dept. is required by the fire dept. entrance and shall be flush mounted.
- 7) All requirements of the City of Kelowna Fire and Life Safety Bylaw 10760 shall be met including those for high buildings and communications.
- 8) Fire alarm system is to be monitored by an agency meeting the CAN/ULC S561 Standard.
- 9) Contact Fire Prevention Branch for fire extinguisher requirements and placement.
- 10) Fire department connection is to be within 45M of a fire hydrant – unobstructed unless all life safety issues are confirmed.

6.4 IPlan Parks & Public Spaces

- 1) Building corner creates a pinch point for pedestrians. Recommend cutting back to allow for clear sight lines, pedestrian safety and comfort, and adequate room for pedestrian to prepare to cross Ellis or Clement at the intersection.
- 2) Extend paving to create a bulb-out to serve as an entry plaza.
- 3) Ensure sidewalks at driveways remains level across the span of the drive aisle. Install MMCD standard vehicular letdowns.
- 4) Please provide a detail or specification for all fences which border public walkways. The intent would be to keep fencing low and transparent to increase vitality on the street.
- 5) Need to see a detail of tree planting in plaza in order to show how required soil volumes are being achieved.
- 6) Extend paving band to sidewalk and terminate sod here. Move tree over into sod area.
- 7) Recommend that retail entry doors are mirrored/paired to improve the street frontage rhythm, allow for larger entryways which create nodes for street life to occur. Once buildings are occupied, please ensure that the overall aesthetic and building façade is varied between units to provide an authentic, human scaled feeling within the urban realm.
- 8) Please show property lines on all plans/enlargements.
- 9) Indicate goomm soil depth for all tree plantings areas. Refer to Bylaw 7900 for soil volume requirements.
- 10) Tree species along Ellis Street to be determined. We are trying to define a consistent character and some research needs to be done.

7.0 Application Chronology

Date of Application Received: June 27th 2017
Date Public Consultation Completed: June 27th 2017

Report prepared by: Adam Cseke, Planner Specialist
Reviewed by: Terry Barton, Urban Planning Manager
Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Attachment 'A' Development Engineering Memo dated July 6th 2017
DP17-0154 & DVP17-0157