

# REPORT TO COUNCIL



**Date:** December 11, 2017

**RIM No.** 0940-00

**To:** City Manager

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

**Application:** DP17-0239

**Owner:** Watermark Developments Ltd.

**Address:** 695 Academy Way

**Applicant:** Meiklejohn Architects (Jim Meiklejohn)

**Subject:** Development Permit Application

Existing OCP Designation: Multiple Unit Residential (MRM)

Existing Zone: RM4 – Transitional Low Density Housing

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## 1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP17-0239 for Lot 4 Section 3 Township 23 Osoyoos Division Yale District Plan EPP53793, located at 695 Academy 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 Attachment "A,"
2. The exterior design and finish of the building to be constructed on the land, be in accordance with Attachment "B";
3. Landscaping to be provided on the land be in accordance with Attachment "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 December 11, 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 three storey building on Academy Way known as 'U6'.

## **3.0 Community Planning**

Staff are recommending support for the proposed Development Permit due to the proposal's consistency with the Official Community Plan's (OCP) design guidelines and the vision of the University Village Master Plan.

Specifically, the key design features are:

1. 'U6' emulates the desirable form and character of nearby buildings by designing a sense of architectural cohesiveness along Academy Way with the 'U' building design theme.
2. The orientation of the building respects the University Village Master Plan concept, with the long articulated building form following the site contours and the short building façade facing Academy Way. There is an entrance to the building along Academy Way, which, together with landscaping, helps to create a defined street edge and promote a pedestrian-friendly streetscape.
3. The University Village Master Plan states all multiple family residential and mixed-use buildings should contain understructure (beneath habitable or commercial space) parking<sup>1</sup>. 'U6' meets this guideline by providing an enclosed parkade that accommodates 44 vehicles. The parking structure is screened from view by proposing a comprehensive landscape plan on the downslope side of the parkade. Further, the parkade entrance is located to avoid pedestrian-vehicle conflicts.

## **4.0 Proposal**

### **4.1 Background**

The subject property is located within the University Village Neighbourhood, a comprehensive planned community under the University Village Master Plan (October 2009). Nearby buildings include 'U5B', 'U5A', 'U3B' and 'U3A'.

### **4.2 Project Description**

The 'U6' project is a 57 unit development. The three storey wood frame building is located on the north side of the subject property, perpendicular to Academy Way. The proposed driveway will be located directly off Academy Way. The access connects to a 47 stall surface parking lot and a 44 stall parkade under the 'U6' building.

The overall site planning for 'U6' is consistent with the pedestrian circulation patterns established in the neighbourhood. The site has a regional trail connection at the rear of the property and has a direct connection to the main pedestrian pathway along Academy Way. This trail connectivity provides connections to both University of British Columbia Okanagan (UBCO) Campus to the north and to future projects to the south.

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<sup>1</sup> Part 2 University Master Plan (October 2009) – Watermark

An area of steep slopes on the eastern portion of the subject property is not suitable for development and will be protected through a no-disturbance agreement

#### Character & Materials

The architectural form and character of the buildings is designed in a “campus modern” style and reflects similar architectural styles along the east side of Academy Way. The ‘U6’ building has a complementary form, image and colour to the previous approved ‘U5B’, ‘U5A’ and additional buildings along Academy Way.

The brick and Hardie exterior is reflective of recent ‘U3’ and ‘U5’ buildings. As the building is built into the hill, one side of the building has ground oriented units at grade, and the other has an exposed parkade face hidden with a band of landscaping to aid in the visual transition.

**Figure 1: ‘U6’ Concept Rendering**



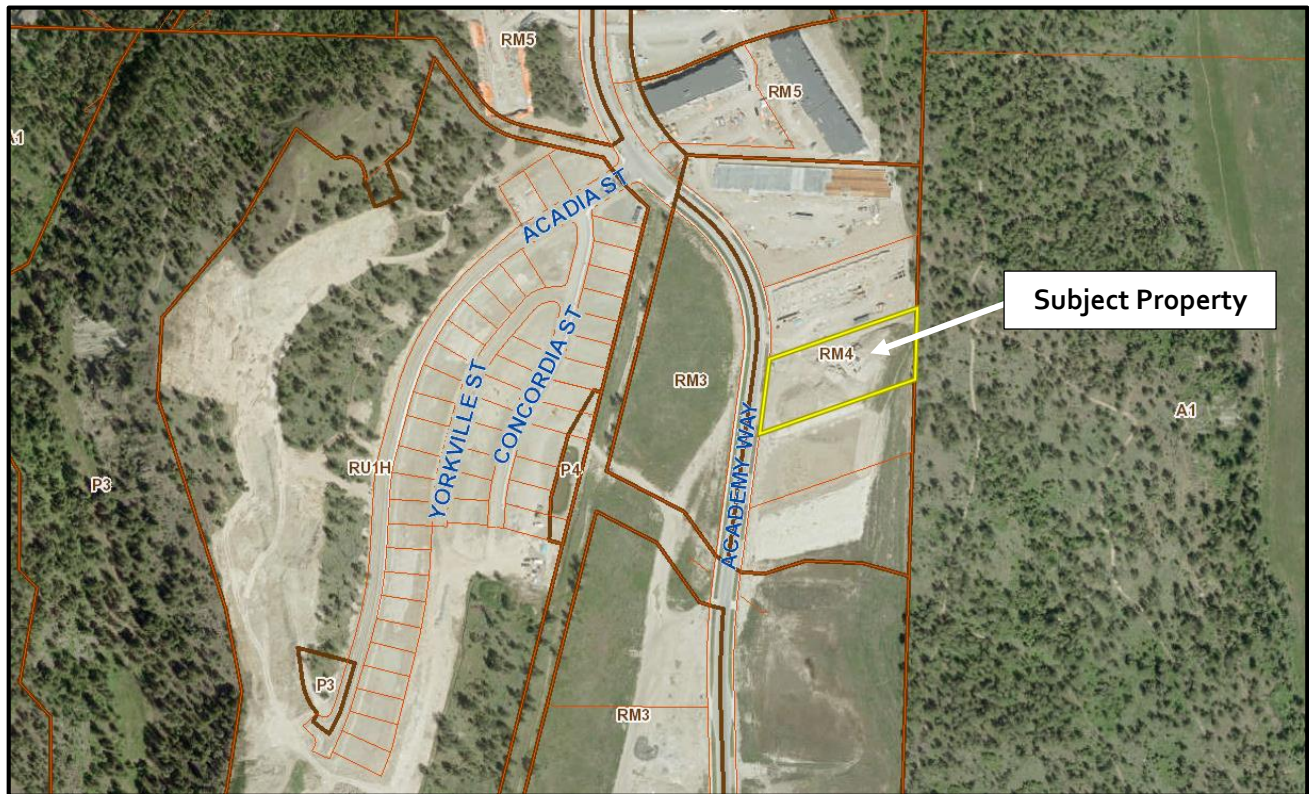
#### 4.3 Site Context

The ‘U6’ development project is located on the east side of Academy Way, near the UBCO Campus. The property has a Future Land Use Designation of MRM – Multiple Unit Residential (Medium Density) in the Official Community Plan and it is located within the Permanent Growth Boundary.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RM <sub>4</sub> – Transitional Low Density Housing	Multiple Dwelling Housing (‘U5B’)
East	A <sub>1</sub> – Agriculture 1	Park & Potential S <sub>2</sub> RES
South	RM <sub>4</sub> – Transitional Low Density Housing	Vacant
West	RM <sub>3</sub> – Low Density Multiple Housing	Vacant

## Subject Property Map: 695 Academy Way



## 4.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RM4 ZONE REQUIREMENTS	PROPOSAL
Development Regulations		
Site Coverage (buildings)	50 %	28.6 %
Site Coverage (buildings, driveways and parking)	60 %	49.9 %
Floor Area Ratio	0.7467	0.6475
Height	13.0 m (3 storeys)	12.114 m (3 storeys)
Front Yard (west)	4.5 m for first 2 storeys 6.0 m above 2 <sup>nd</sup> storey	6.0 m
Side Yard (north)	4.5 m	4.5 m
Side Yard (south)	4.5 m	23.8 m
Rear Yard (east)	9.0 m	27.0 m
Other Regulations		
Minimum Parking Requirements	91 stalls	91 stalls (44 stalls within parkade) (47 stalls at grade)
Bicycle Parking	29 Class I spaces 6 Class II spaces	43 Class I spaces 6 Class II spaces
Private Open Space	1,320 m <sup>2</sup>	> 1,320 m <sup>2</sup>

## 5.0 Current Development Policies

### 5.1 Kelowna Official Community Plan (OCP)

Chapter 5 - Development Process	
Policy #	Description
5.2.3	<b>Compact Urban Form.</b> 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.
5.2.5	<b>Integrated Land Use.</b> Integrate land use approaches wherever possible to improve opportunities for biodiversity, ecosystem connectivity, recreation, agriculture and local food production, while reducing conflicts.
5.5.1	<b>For all areas of the City outside the Urban Centres.</b> Buildings heights shall be a maximum of four storeys for residential and six storeys for apartment hotels and hotels. Additional height restrictions may be imposed as a result of airport-related zoning regulations.
5.10.1	<b>Maximize Pedestrian / Cycling Connectivity.</b> Require that pedestrian and cyclist movement and infrastructure be addressed in the review and approval of all City and private sector developments, including provision of sidewalks and trails and recognition of frequently used connections and informal pedestrian routes. With new developments, require dedication of on-site walking and cycling paths where necessary to provide links to adjacent parks, schools, transit stops, recreation facilities, employment nodes, cul-de-sacs and large activity areas.
5.11.4	<b>Multi-Unit Residential Parking.</b> Encourage developers / landlords to unbundle parking price from the multi-family housing or rental price.
5.22.1	<p><b>Cluster Housing.</b> Require new residential development to be in the form of cluster housing on / or near environmentally sensitive areas and areas of steeper slopes to lessen site disturbance and environmental impact on those areas identified on the Future Land Use Map 4.1 as single-two unit residential hillside. Steeply sloped areas should be retained as natural open space, public or private. The intent of the clustering would be to preserve features identified through the Development Permit process that otherwise might be developed and to maximize open space in order to:</p> <ul style="list-style-type: none"> <li>a) Protect environmentally sensitive areas of a development site and preserve them on a permanent basis utilizing the most appropriate tools available;</li> <li>b) Facilitate creative and flexible site design that is sensitive to the land's natural features and adaptive to the natural topography;</li> <li>c) Decrease or minimize non-point source (i.e. asphalt roofs, driveways and parking) pollution impacts by reducing the amount of impervious surfaces in site development;</li> <li>d) Promote overall cost savings on infrastructure installation and maintenance; and</li> <li>e) Provide opportunities for social interaction, walking and hiking in open space areas.</li> </ul>

## 6.0 Technical Comments

### 6.1 Building & Permitting Department

- Approval of the Airport manager is required to avoid issues with airport radar and communication to and from the planes
- 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.
- HPO (Home Protection Office) approval or release is required at time of Building Permit application.
- 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):
  - An alternative solution accepted by the Chief Building Inspector in lieu of the required fire separations at the main entrance is required prior to the release of the Building Permit
  - Fire prevention department to provide comment of access to the building
  - Hard surfaced paths leading from the egress stairwells to a safe area are to be clearly defined as part of the DP
  - Any security system that limits access to exiting needs to be addressed in the code analysis by the architect.
- 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.
- 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
- Full Plan check for Building Code related issues will be done at time of Building Permit applications.

### 6.2 Development Engineering Department

See Attachment "A" City of Kelowna Memorandum

### 6.3 Fire Department

- Construction fire safety plan is required to be submitted and reviewed prior to construction and updated as required.
  - \*NFPA 1710-the best practice and widely accepted code for fire service deployment-KFD cannot meet the minimum manning for an initial alarm
- Fire Department access is to be met as per BCBC 3.2.5. and accommodate the largest apparatus - ladder truck - the slope is a consideration
- 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 as well as a fire preplan as per bylaw 10760

- 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 for communications and high buildings including firefighter rooms and 1 hour bottles
- the fire alarm system is to be monitored by an agency meeting the CAN/ULC S561 Standard
  - \*sprinkler zone valves shall be accessible as per fire prevention bylaw (10760) - less than 7 feet in height
  - \*standpipe connections to be on intermediate landings in stairwell. Where a standpipe system is to be installed in a building under construction, the system shall be installed progressively and shall not be more than one floor below the highest forms, staging, and similar combustible elements at all times
- Fire department connection is to be within 45M of a fire hydrant - unobstructed.
  - \*ensure FD connection is clearly marked and visible from the street
  - \*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
  - \*exterior cladding (and ceiling on decks) shall meet flame spread rating as per BCBC and BCFC
- Dumpster/refuse container must be 3 meters from structures or overhangs or in a rated room in parkade

## **7.0 Application Chronology**

Date of Application Received: October 26, 2017  
Date Circulation Completed: November 27, 2017

**Report Prepared by:** Kimberly Brunet, Planner  
**Reviewed by:** Terry Barton, Urban Planning Manager  
**Approved for Inclusion:** Ryan Smith, Community Planning Department Manager

### **Attachments:**

Draft Development Permit  
Schedule "A" City of Kelowna Memorandum  
Attachment "A" – Site Plan  
Attachment "B" – Building Elevations  
Attachment "C" – Landscaping Plan