
CITY OF KELOWNA
MEMORANDUM

Date: June 26, 2001
File No.: (3060-20) **DP01-10,025**

To: City Manager

From: Planning & Development Services Department

Subject:

DEVELOPMENT PERMIT APPLICATION OWNER: LAKESHORE PLACE
NO. DP01-10,025 HOLDINGS INC.

AT: 3200 LAKESHORE ROAD APPLICANT: LAKESHORE PLACE
HOLDINGS INC. / DAVID
KORNELL

PURPOSE: TO AUTHORIZE CHANGES TO BUILDING FACADE

EXISTING ZONE: RM4 – TRANSITIONAL LOW DENSITY HOUSING

REPORT PREPARED BY: PAUL McVEY

SEE ATTACHED FACT SHEET FOR COMPLETE APPLICATION DETAILS

1.0 RECOMMENDATION

THAT Municipal Council authorize the issuance of Development Permit No. DP01-10,025; for Lot A, DL 14, O.D.Y.D., Plan 38840, located on Lakeshore Road, Kelowna, B.C., subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in general accordance with Schedule "A";
2. The exterior design and finish of the building to be constructed on the land be in general accordance with Schedule "B";
3. The applicant register a 5.0 meter statutory right of way from the north edge of the existing bank or retaining wall in the name of the City of Kelowna to the satisfaction of the Works and Utilities Department.

AND THAT the applicant be required to complete the above-noted conditions within 180 days of Council approval of the development permit application in order for the permit to be issued;

2.0 SUMMARY

The applicant wishes to refinish the exterior of the existing 74 unit Seniors Congregate Housing apartment building located on the subject property. The proposed changes to the building facade are considered a change to the form and character of the existing building and as the property is located within the South Pandosy Urban Town Centre, and is located adjacent to residential uses, a Development Permit application with consideration by City Council is required.

2.1 Advisory Planning Commission

The above-noted application was reviewed by the Advisory Planning Commission at the meeting of May 15, 2001 and the following recommendation was passed:

THAT the Advisory Planning Commission supports DP01-10,025 by Lakeshore Place Holdings Inc. (David Kornell) Lot A, Plan 38840, Sec. 12, Twp. 25, ODYD, 3200 Lakeshore Road to upgrade façade of the existing Lakeshore Place Seniors Lodge.

3.0 BACKGROUND

3.1 The Proposal

The Lakeshore Place seniors congregate housing facility was originally constructed on the subject property in 1987 as a 74 unit apartment building.

The applicant wishes to refinish the exterior of the existing apartment building to introduce architectural detail, colours, and finishes that are more contemporary, and complementary to the neighbourhood. The proposed finishes and design features are also much more in keeping with the recently completed South Pandosy urban revitalization project, and the new façade finishes of the renovated Mission Park Shopping Centre project.

The proposed exterior renovations have been designed to add new architectural features which introduce a building style reminiscent of a "Sage Mesa" or "Sante Fe" theme, similar to the recently renovated Mission Park Shopping Centre. The proposed architectural features include the addition of build-outs around the existing windows and the addition of shutters elements around the windows, both finished in a "Dark Green" coloured finish. The building elevation drawings also show new "Dark Burgundy" coloured fabric awnings installed above the windows. The changes also include the addition of hip roof elements over the bay window portions of the walls. The existing balconies are designed to have the existing "half-wall" areas removed, and new fabricated railings in a "balustrade" style added to introduce elements that would be considered consistent with a "Sage Mesa" or "Sante Fe" style of building. The proposed façade renovations also introduce new open beam trellis structures on tapered stucco columns adjacent to the windows of the ground floor units facing Lakeshore Road.

The proposed renovations add a new tower element located on the front façade, located adjacent to the main entrance. This new tower element will include "false" window build-outs, and new peaked roof structure with narrow arched windows, reminiscent of a bell tower. The new tower element will conceal an existing fire wall and elevator shaft which has been visible from Lakeshore Road in the past, and add a substantial amount of visual interest to the building façade facing Lakeshore Road.

The canopy structure over the main entrance remains in the same location as was originally constructed. However, the façade changes will add a substantial level of detail that is currently lacking from the existing building, and convert the canopy into a “Porte Cochere” feature. The existing support columns are boxed out and incorporate a stone base. The canopy also has additional detailing added to the support beams to impart a greater sense of visual interest through the use of flat arch elements to connect the top of the beams. This flat arch feature is repeated at the balcony locations to provide a sense of connection through the renovated building façade.

The proposed renovations include the refinishing of the wall with new stucco finishes with a base colour of a “Light Burnt Umber” colour, with darker shades added to the detail elements and wall build-outs. Portions of the wall base are designed to have a base of cultured stone, especially around the area of the main entrance and “Porte Cochere”.

The sloped roof area of the building are designed to be refinished with a form of composite roofing material that appears to look like “Clay Tile” roofing. The gable ends of the roof are also designed to have additional details added, to introduce features such as “lookouts” and “barge board” details to the gable roof ends.

The proposed renovations do not change the site coverage of the building, nor create any additional usable space. There are not any changes proposed to the existing landscaping on site.

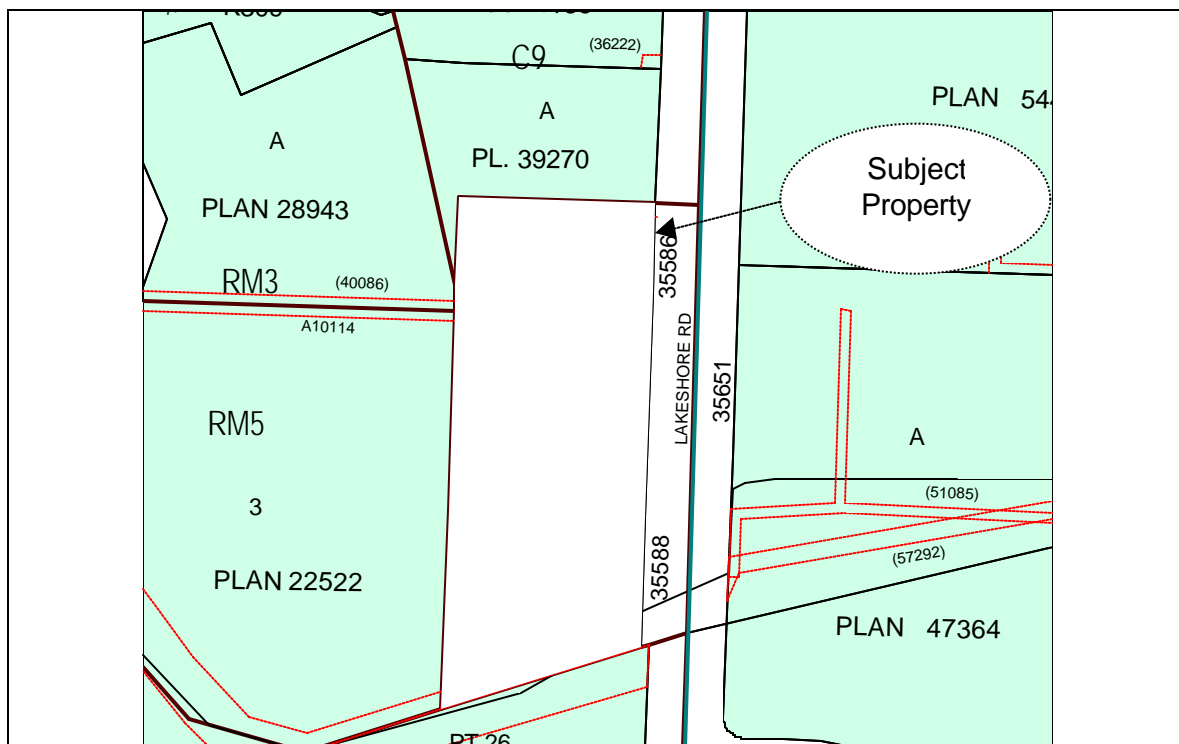
The existing building compared to the current RM 4 zoning;

CRITERIA	PROPOSAL	RM4 ZONE REQUIREMENTS
Site Area (m ²)	8,287m ²	900m ²
Site Width (m)	131.75m	30.0m
Site Coverage (%)	Bldg 29.5% Total 57%	50% buildings 60% bldg & parking
Total Floor Area (m ²)	6,636.7m ² *	5,386.5m ² @ FAR = 0.65
F.A.R.	0.799 *	0.65 base FAR 0.75 with housing agreement
Storeys (#)	3 ½ storeys *	3 storeys
Setbacks (m)		
- Front	14.5m	6.0m
- Rear	10.4m	7.5m for 2 storeys 9.0m for over 2 storeys
- North Side	20.1m	2.3m for 2 storeys 4.5m for over 2 storeys
- South Side	9.14m	2.3m for 2 storeys 4.5m for over 2 storeys
Parking Stalls (#)	44 stalls provided *	1 stall per 3 beds + 1 per principle dwelling (26 stalls required)

* Existing non-conforming density and building height as original development was approved under old City of Kelowna Zoning Bylaw 4500 requirements

3.2 Site Context

Subject Property Map



The subject property is occupied by a “Seniors” apartment building (congregate housing) which was built in 1987, under the P-2a zone of Zoning Bylaw 4500.

Adjacent zones and uses are, to the:

- North - C9 – Tourist Commercial – Motel uses
- East - C4 – Town Centre Commercial / Lakeshore Road, Retail uses
- South - C9 – Tourist Commercial / Camp Ground
- West - RM5 – Medium Density Multiple Housing / Apartment Housing

3.3 Current Development Policy

3.3.1 Kelowna Official Community Plan

The subject property is designated for a future land use of Commercial in the Kelowna Official Community Plan. However, the property is currently zoned for a multiple family use, and developed as a seniors residence.

The Kelowna Official Community Plan also includes General Multiple Family Residential Development Permit guidelines. The proposed façade changes generally conform to the following guidelines;

- Multiple family development is encouraged to be sensitive to and compatible with the massing and rhythm of the established streetscape,
- The use of sub-roofs, dormers, balconies, bay windows and shadowing to break up the massiveness of the structure is encouraged,
- The principal front entranceway shall be clearly identifiable and in scale with the development. Doors should be residential in character and may incorporate inset panels or windows as detailing. The use of a doorway surround based on traditional details such as a wood moulding frame or side light windows is encouraged,

3.3.2 City of Kelowna Strategic Plan (1992)

The proposal is consistent with the intent of the Strategic Plan which states:

"The City will, in its plans and policies concerning future urban development, place an emphasis on more efficiently using serviced land within existing urban areas through infill and will provide for an increased density of development within established urban areas through re-development of areas which are in transition. Urban areas which are targeted include the Central City area with emphasis on the waterfront and north end, Rutland, and South Pandosy particularly along major traffic arteries and near the town centres, the Glenmore Valley and Highway 97 corridor."

3.3.3 South Pandosy / KLO Sector Plan

The subject property is located within an area of the South Pandosy / KLO Sector Plan designated for a future land use of Commercial. However, the property is currently zoned for a multiple family use, and developed as a seniors residence.

The South Pandosy / KLO Sector Plan also includes Multiple Family Design Policies which includes the statement "Use building form, character, roof slopes, design details, landscaping, street orientation and other methods to reduce the impression of mass in multi-family development".

3.3.4 Crime Prevention Through Environmental Design

The proposal is consistent with the Multiple Unit Residential Building guidelines of the Crime Prevention Through Environmental Design (CPTED) Guidelines for the City of Kelowna, which supports;

- Ground Oriented units to enable surveillance over outdoor activity areas and the street,
- Building entrances and exterior doors should be clearly visible from the street or by neighbours

- All four facades of the building have windows,
- Parking areas should be visible from windows and doors,
- Balcony railings should never be solid opaque materials,

4.0 TECHNICAL COMMENTS

The application has been circulated to various technical agencies and City departments and the following relevant comments have been submitted:

4.1 Fire Department

As this is a sprinkled structure, confirm that additional coverage (if required) is attained.

4.2 Inspection Services Department

Ensure that the new facade does not bridge any firewalls or allows fire to spread past the firewalls.

4.3 Works and Utilities Department

The Works and Utilities Department have reviewed the application and have the following requirements:

The applicant is to register a 5.0 meter statutory right of way from the north edge of the existing bank or retaining wall in the name of the City of Kelowna.

This item should be completed as part of this application.

5.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT COMMENTS

The Planning and Development Services Department does not have concerns with this application for façade changes. The proposed renovations do not add any area to the building, nor alter the existing site development. The proposed changes to the facade provide a high degree of visual interest and identity for the project within the neighbouring community and are a positive contribution to the South Pandosy streetscape.

The proposed changes are consistent with the directions for Urban Town Centres and with the General Multiple-Family Residential Development Permit Guidelines outlined in the OCP. Additionally, the proposed changes are generally consistent with the objectives of the South Pandosy/ KLO Sector Plan.

In light of the above, the Planning and Development Services Department supports this application, and recommends for Council's positive consideration.

Andrew Bruce
Current Planning Manager

Approved for inclusion

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R.L. (Ron) Mattiussi, ACP, MCIP
Director of Planning & Development Services

PMc/pmc
Attach.

FACT SHEET

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| 1. APPLICATION NO.: | DP01-10,025 |
| 2. APPLICATION TYPE: | Development Permit |
| 3. OWNER: | Lakeshore Place Holdings Inc. |
| . ADDRESS | #1 – 700 Rutland Road N |
| . CITY | Kelowna, BC |
| . POSTAL CODE | V1X 7W8 |
| 4. APPLICANT/CONTACT PERSON: | Lakeshore Place Holdings Inc./ |
| . ADDRESS | David Kornell |
| . CITY | #1 – 700 Rutland Road N |
| . POSTAL CODE | Kelowna, BC |
| . TELEPHONE/FAX NO.: | V1X 7W8 |
| 5. APPLICATION PROGRESS: | 491-7714/491-7289 |
| Date of Application: | April 27, 2001 |
| Date Application Complete: | April 27, 2001 |
| Servicing Agreement Forwarded to Applicant: | N/A |
| Servicing Agreement Concluded: | N/A |
| Staff Report to Council: | June 26, 2001 |
| 6. LEGAL DESCRIPTION: | Lot A, DL 14, O.D.Y.D., Plan 38840 |
| 7. SITE LOCATION: | West Side of Lakeshore Road, North of Lanfranco Road |
| 8. CIVIC ADDRESS: | 3200 Lakeshore Road |
| 9. AREA OF SUBJECT PROPERTY: | 8,287m ² |
| 10. TYPE OF DEVELOPMENT PERMIT AREA: | General Multiple Family |
| 11. EXISTING ZONE CATEGORY: | RM4 – Transitional Low Density Housing |
| 12. PURPOSE OF THE APPLICATION: | To Authorize Changes to Building Façade. |
| 13. DEVELOPMENT VARIANCE PERMIT VARIANCES: | N/A |
| 14. VARIANCE UNDER DEVELOPMENT PERMIT: | N/A |
| 15. DEVELOPMENT PERMIT MAP 13.2 IMPLICATIONS | N/A |

Attachments

Subject Property Map
Schedule A & B (3 pages)
3 pages of site elevations / diagrams