
CITY OF KELOWNA
MEMORANDUM

Date: April 23, 2003
File No.: (3060-20/3090-20) **DP02-0117**

To: City Manager

From: Planning & Development Services Department

Subject:

DEVELOPMENT PERMIT APPLICATION OWNER: LUTHERAN CHURCH
NO. DP02-0117 CANADA, ALBERTA B.C.
DISTRICT
(INC. NO. 3041A)

AT: 4091 LAKESHORE ROAD APPLICANT: MQLN ARCHITECTS /
BRIAN QUIRING

PURPOSE: TO SEEK A DEVELOPMENT PERMIT TO AUTHORIZE
CONSTRUCTION OF EIGHT 2 STOREY ROW HOUSE
BUILDINGS (35 UNITS) ON THE RM3 ZONED PORTION OF
THE SITE, AND A 4 STOREY, 50 UNIT APARTMENT BUILDING
FOR THE RM5 ZONED PORTION OF THE PROPERTY

EXISTING ZONE: RM3 – LOW DENSITY MULTIPLE HOUSING
RM5 – MEDIUM DENSITY MULTIPLE HOUSING

REPORT PREPARED BY: PAUL McVEY

SEE ATTACHED FACT SHEET FOR COMPLETE APPLICATION DETAILS

1.0 RECOMMENDATION

THAT Final Adoption of OCP Amending Bylaw No. 8905 be considered by Council;

AND THAT Final Adoption of Zone Amending Bylaw No. 8906 be considered by Council;

AND THAT Council authorize the issuance of Development Permit No. DP02-0117 for Lot 1, Sec. 6, Twp. 26, O.D.Y.D., Plan KAP72953, 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. Landscaping to be provided on the land be in general 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 professional landscaper;
5. The registration at LTO in Kamloops of the required cross access agreements and statutory right of ways,

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 applicants wish to construct eight - 2 storey row house buildings consisting of 35 residential units for the proposed RM3 zoned area, and a 4 storey, 50 unit apartment building for the proposed RM5 zoned area of the subject property. The remaining portion of the subject property is proposed to be developed with a church and school building for the Lutheran Church. Now that the outstanding issues have been addressed, it is now appropriate for Council to consider the Development Permit application and final reading of the zone amending bylaw.

2.1 Advisory Planning Commission

The above noted application (DP02-0117) was reviewed by the Advisory Planning Commission at the meeting of January 28, 2003 and the following recommendation was passed:

That the Advisory Planning Commission defer consideration of Development Permit Application No. DP02-0117, 4091 Lakeshore Road - Lot 2, Plan 66568, Sec 6, Twp. 26, ODYD, by McDonell Quiring Lunde Neumann Architects (Wally Neumann) to seek a Development Permit to authorize construction of eight 2 ½ storey row house buildings (35 units) on the RM3 zoned portion of the site, and a 4 storey, 50 unit apartment building for the RM5 zoned portion of the property pending the provision of revised drawings to address their concerns.

The above noted application (DP02-0117) was again reviewed by the Advisory Planning Commission at the meeting of March 11, 2003 and the following recommendation was passed:

That the Advisory Planning Commission supports Development Permit Application No. DP02-0117, 4091 Lakeshore Road/Lot 2, Plan 66568, Sec 6, Twp. 26, ODYD, McDonell Quiring Lunde Neumann Architects (Wally Neumann), to seek a Development Permit to authorize construction of eight 2 ½ storey row house buildings (35 units) on the RM3 zoned portion of the site, and a 4 storey, 50 unit apartment building for the RM5 zoned portion of the property based on the revised drawings received February 19, 2003, for the apartment building.

3.0 BACKGROUND

3.1 The Proposal

The former Fairview Golf Course property has been the subject of several development proposals over the years. The most recent applications were made in April 2002 for a Rezoning and an OCP amendment to add the P2 – Education and Minor Institutional zone to a portion of the property while relocating the existing RM3 and RM5 zones, and to amend the OCP future land use map to incorporate the Educational/Major Institutional future land use designation with the current Multiple Unit Residential, low density and medium density future land use designations for the subject property. A successful public hearing regarding that application was held on December 3, 2002. That application received second and third readings that same night.

This current application seeks a Development Permit to authorize construction of eight, 2 storey row house buildings consisting of a total of 35 residential units on the proposed RM3 zoned area, and a 4 storey, 50 unit apartment building for the RM5 zoned portion of the subject property.

The site plan indicates that the main access to the residential portion of the subject property is taken from Lequime road through a 10 m ± wide panhandle. There is also a second access from Lakeshore Road, through the Church and school portion of the site, that is located along the south property line.

The site is proposed to be divided into two interlocking “L” shaped development areas. The institutional portion of the site is located adjacent to the west side of the site, with the parking lot, school, and church building located in the southern portion of the proposed lot, and the playing fields located in the northern portion. This area also includes a portion of the protected pond area. The church portion of the development is located in the approximate centre of the south end of the site. This portion of the building is designed in a diamond shape, with parking areas located on either side. The school portion is extended from the north and west side of the church portion. The gymnasium is located at the north west end of the school section of the building. The church section of the proposed building is designed as a single storey building with a balcony section. The church sanctuary has seating for 600 people. The school section is two storey in height. This portion of the building is designed to create 8 classrooms, a music room, a library, and a multi-purpose room, as well as the gymnasium and staff offices.

The exteriors of the proposed buildings are designed with a blend of “light olive green” horizontal “hardi-plank” siding and a cultured stone wall base. The pedestrian doors and window frames and trim are proposed to be finished with a “parchment” coloured finish. There are also some wood timber detail elements that are proposed to be installed in the dormer and roof gable area that are designed to be stained a “dark orange” colour. The exterior of the church and school building is designed with a large amount of sloped residential style roof areas and prominent horizontal eave details.

The proposal as compared to the P2 zone requirements is as follows:

CRITERIA	PROPOSAL	P2 ZONE REQUIREMENTS
Site Area (m ²)	20,920 m ²	660 m ²
Site Width (m)		18 m
Site Coverage (%)	14.67% 42.02%	40% buildings 60% bldg, driveways & parking
Total Floor Area (m ²)	4,350 m ²	
F.A.R.	0.21	1.0
Storeys (#)	2 storey (12.0 m)	3 storeys max. (13.5 m)
Setbacks (m)		
- Front (Lakeshore Rd.)	6.0 m	6.0 m
- Rear	7.5 m	7.5 m
- West Side	4.5 m	4.5 m
- East Side	41.3 m	4.5 m
Parking Stalls (#)	Parking provided; 20 stalls (school) 131stalls (church)	2 per classroom = 16 stalls 1/5 seats = 120 stalls or 10/100 m ² GFA = 131 stalls
Loading Stalls (#)	5 car stalls provided 2 bus stalls provided	3.0 car loading spaces per 100 students, minimum 5; plus 2 bus loading spaces

Note: The church and school portion of the proposed development is exempt from a Development Permit application for form and character.

The residential portion of the subject property is shaped like an inverted “L”, and is arranged so that the RM3 – low density portion of the site is located at the northern end of the property adjacent to the new linear park, and the RM5 – medium density portion is located in the south east corner. The west side of the RM3 site is located adjacent to the protected pond area.

The RM3 section of the site is designed as a looped road around an island which is proposed to contain two buildings (1 – 4 unit, 1 – 3 unit), and six additional buildings (2 – 6 unit, 1 – 5 unit, 2 – 4 unit, 1 – 3 unit) arranged around this island. The centre of the island also contains a small common area for park purposes. The units located on the west side of the site back onto the protected pond.

Each of the units are designed with a two car garage, a bedroom, kitchen and living space on the ground floor, and two bedrooms on the second floor. The exteriors of the proposed buildings are designed with a blend of “light olive green” horizontal “hardi-plank” siding and a cultured stone wall base. The overhead garage doors, pedestrian doors and window frames and trim are proposed to be finished with a “parchment” coloured finish. There are also some timber detail elements that are proposed to be installed in the dormer and roof gable area that are designed to be painted a “dark orange” colour.

The proposal as compared to the RM3 zone requirements is as follows:

CRITERIA	PROPOSAL	RM3 ZONE REQUIREMENTS
Site Area (m ²)	2.165 ha	900
Site Width (m)	168 m	30
Site Coverage (%)	25.78% buildings 50% bldg, drwys & parking	40% buildings 50% bldg, driveways & parking
Total Floor Area (m ²)	5,871 m ²	
F.A.R.	0.27	Max FAR = 0.5 0.55
Storeys (#)	2	2 ½ Storey (9.5m) max
Setbacks (m)		
- Front	72.5 m	4.5 m 6.0 m to carports and garages
- Rear	7.5 m	7.5 m
- East Side	4.5 m	4.0 m for a 1 or 1½ storey portion 4.5 m for a 2 or 2½ storey portion
- West Side	97.7 m	4.0 m for a 1 or 1½ storey portion 4.5 m for a 2 or 2½ storey portion
Private Open Space	35 x 25 m ² = 875 m ² required	15.0 m ² of private open space shall be provided per 1 bedroom dwelling, and 25.0 m ² of private open space shall be provided per dwelling with more than 1 bedroom.
Parking Stalls (#)	35 units x 2 per garage = 70 stalls provided on site	3 br – 2 stalls per units 70 stalls required

The RM5 section of the site is accessed from a circular driveway located off of the main access drive aisle from Lequime Road. This circular driveway provides access to a pedestrian drop-off area to the proposed apartment building, and to a surface parking area for 35 vehicles. The access to the under building parking for 46 vehicles is also accessed through the surface parking lot.

The proposed building is designed as an “L” shaped building, with the pedestrian entrance and lobby area located within the “L”. The entry is further identified by a curved canopy feature that is located over the entry area. The first three floors are virtually identical with 13 residential units each. The fourth storey differs from the lower storeys as there are only 11 units on this level. The configuration of the end units have the corners pulled in to reduce the roof area, for a smaller wall area than the lower floors. This feature introduces more articulation to the end wall areas to reduce the perception of the building heights at the end of the buildings.

The exterior of the proposed apartment building is designed with a blend of “light olive green” horizontal “hardi-plank” siding and a cultured stone wall base. The column and railing details to the balcony areas are designed to be finished with a “parchment”

coloured finish. There are also a number of gable and dormer roof areas that are designed to be finished with a “dark orange” coloured wood stain. The window units are designed with trim in a white colour. The proposed exterior finishes are consistent with the exterior form and character of the other proposed buildings for the site.

The proposal as compared to the RM5 zone requirements is as follows:

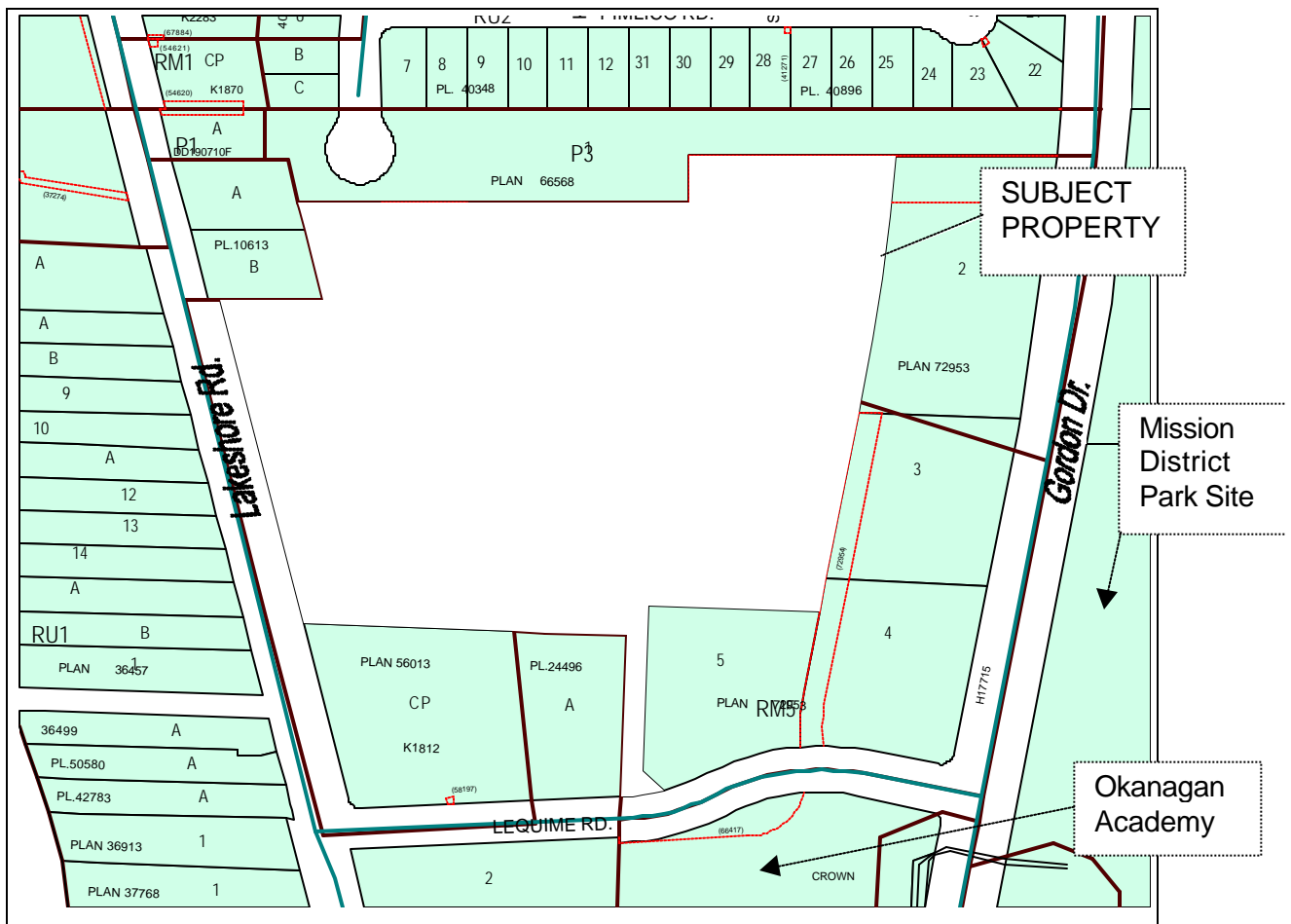
CRITERIA	PROPOSAL	RM5 ZONE REQUIREMENTS
Site Area (m ²)	5,665.8 m ²	1,400
Site Width (m)	71.7 m	30
Site Coverage (%)	27.5% buildings 53.33% bldg, drwy, parking	40% buildings 60% bldg, driveways & parking
Total Floor Area (m ²)		
F.A.R.	0.82	FAR = 1.1 max
Storeys (#)	4 storeys ❶	4 storeys (16.5 m) max
Setbacks (m)		
- Front	89.3 m	6.0 m
- Rear	19.1 m	9.0 m exc. 7.5 m if there is a lane
- East Side	7.5 m	4.5m for a portion of a building not over 2½ storeys, and 7.5m for portions of a building in excess of 2½ storeys
- West Side	11.2 m	4.5m for a portion of a building not over 2½ storeys, and 7.5m for portions of a building in excess of 2½ storeys
Private Open Space		15.0 m ² of private open space shall be provided per 1 bedroom dwelling, and 25.0 m ² of private open space shall be provided per dwelling with more than 1 bedroom.
Parking Stalls (#)	81 stalls provided	60 stalls required

Notes.

- ❶ It is anticipated that there will be some regrading of the site around the proposed building in order that the top of the parking structure will be less than 600 mm above finished grade, so that the parking structure will not count as a ½ storey. This will be similar to what has been proposed for the new apartment building under construction at the corner of Lequime Rd. and Gordon Drive.

PARKING SUMMARY

ZONED AREA	STALLS REQUIRED	STALLS PROVIDED
P2 INSTITUTIONAL	147 stalls	156 stalls
RM3 – LOW DENSITY	70 stalls	70 stalls
RM5 – MEDIUM DENSITY	60 stalls	81 stalls – 35 surface stalls 46 under building
TOTALS	277 stalls required	307 stalls provided

SUBJECT PROPERTY MAP3.2 Site Context

The subject property was one of the lots which used to form the Fairview Par 3 Golf Course. The property is vacant and generally level. However, the site requires fill to raise the grade approximately 1.2 m to 2 m.

Adjacent zones and uses are, to the:

- North - P3 – Parks and Open Space / City park lands, under construction
- East - RM3 – Low Density Multiple Housing, RM5 – Medium Density Multiple Housing / Vacant
- South - RM3 – Low Density Multiple Housing, RU1 – Large Lot Housing / multi - family residential uses, group home
- West - RU1 – Large Lot Housing / Lakeshore Road - existing single family residential uses

3.3 Current Development Policy

3.3.1 Kelowna Official Community Plan

The current Official Community Plan designates the future land use of the subject property as a combination of Multi-Unit residential – Low Density (and associated uses) and Multi-Unit Residential – Medium Density (and associated uses). The associated uses include “child care, school, church and park”. As the proposed development includes a major church and school facility, an OCP application has been made to add “Education and Major Institutional” future land use to the site.

The Official Community Plan also contains the following statements;

Objectives for Multiple Unit Residential Development:

- All development should be an appropriate response to its physical context, or anticipated future context where an area is designated for increased density or land use transition in the OCP.
- All development should facilitate access by, and minimize conflicts among pedestrian, bicycle, and vehicular modes of transportation (access, mobility).
- All development should promote safety and security of persons and property within the urban environment (CPTED).

Guidelines for Multiple Unit Development:

In issuing conditions relating to a development permit the City will specify how development permit objectives can be satisfied. This should include consideration of the following guidelines, as examples of how to meet the objectives:

Relationship to the Street

- First storey units should ideally provide ground-level access and outdoor amenity space
- The principle front entranceway should be clearly identified and in scale with the development.

Building Massing

- Developments with multiple, separate buildings should be designed in such a manner that individual buildings contain different, but compatible shapes, masses, and/or exterior finishes.
- Developments should be sensitive to and compatible with the massing and rhythm of the established streetscape.
- Sub-roofs, dormers, balconies, and bay windows should be encouraged.

Walls

- End walls visible from a public street or residential lot should be finished to provide an attractive appearance. Blank or solid walls (without glazing) should not be longer than 5 m. Walls longer than 5 m should incorporate wall detailing that will provide visual interest.

Views

- View corridors should, wherever possible, be preserved.
- All buildings and structures on lots along the Okanagan Lake foreshore should be sited so as to minimize any obstruction of lake views from established abutting development.
- Buildings along the lakefront should not be taller than those permitted further inland such that lakefront views are not obscured. Special circumstances may suggest relaxation of this policy to allow for a landmark development that is in the public's interest.

Crime Prevention

- Guidelines for Crime Prevention Through Environmental Design Guidelines (CPTED) should be followed.

Amenities

- Appropriate high quality public spaces, which provide links to surrounding areas and open space relief within the development should be encouraged.

Parking

- Underground parking is encouraged.

3.3.2 City of Kelowna Strategic Plan (1992)

The City of Kelowna Strategic Plan supports infill development to higher densities where urban services can be provided concurrently with development.

3.3.3 North Mission/Crawford Sector Plan

The North Mission/Crawford Sector generally supports the proposed land uses. Most of the site specific development criteria listed on Illustrative Concept #5 in the Sector Plan has been addressed through the conceptual development plans. Inconsistencies with the Sector Plan have been addressed as part of the previously adopted zone and OCP amending bylaws.

3.3.4 Crime Prevention Through Environmental Design

The City of Kelowna Crime Prevention Through Environmental Design guidelines include the following suggestions for Multiple Unit Residential Developments;

Natural Surveillance

- building entrances and exterior doors should be clearly visible from the street or by neighbours;
- all four facades of a building should have windows;
- visitor parking should be designated;
- parking areas should be visible from windows and doors;
- parking areas and pedestrian walkways should be well-lit;
- dumpsters should not create blind spots or hiding areas;

- elevators and stairwells should be clearly visible from windows and doors;
- buildings should be sited so that the windows and doors of one unit are visible from another;

Territorial Reinforcement

- property lines should be defined by landscaping or fencing which does not create a visual barrier;
- building entrances should create a strong sense of identity and presence on the street with the use of architectural elements, lighting and /or landscaping;
- balconies should be large enough to provide a useable activity area for residents, thereby increasing influence over the adjacent neighbourhood;

Natural Access Control

- balcony railings should never be a solid opaque material;
- entrances into parking lots should be defined by landscaping, or architectural design;
- where feasible, no more than four apartments should share the same entrance;
- elevators and stairwells should be centrally located;
- access to the building should be limited to no more than two points.

Target Hardening

- cylinder dead bolt locks should be installed on all exterior doors;
- common building entrances should have locks that automatically lock when the door closes;

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 Aquila Networks Canada

Aquila will provide underground electrical to proposed development.

4.2 B.C. Gas

Gas is available to project. Developer should plan for gas supply to come from Lakeshore Road for capacity reasons.

4.3 Kelowna Regional Transit

Provisions must be made for bus stop and pullouts.

4.4 Fire Department

Fire department access and hydrants as per the BCBC and City of Kelowna Subdivision By-law.

4.5 Inspection Services Department

- (1) Without dimensions it is difficult to complete a plan review.
- (2) This apartment building is 4 storeys and will require sprinklering.
- (3) The access driveway shall comply with Section 3.2.5.6. Fire access design.
- (4) A hydrant shall be located within 45 m of the fire department connection on the apartment building and the church/school.
- (5) The hydrant shall be within 90 m of each entrance to the townhouses

4.6 Parks Manager

Street trees along Lakeshore Road require the installation of u-24/deep root tree root protection on all sides of tree well.

4.7 Public Health Inspector

Any swimming pools or hot tubs require health approval.

4.8 Shaw Cable

Owner/contractor to supply / install conduit system as per Shaw Cable drawings & specifications. No concerns.

4.9 Telus

Developer will be required to provide a 4 meter by 6 meter easement at no cost to Telus to provide space for switching equipment cabinet which will service this property and could also service other properties in the area.

Developer will also be required to provide underground conduit to Telus Specifications as designed by Telus, this will include Lakeshore Rd as well as within the development.

4.10 Works and Utilities Department

The Works & utilities Department has the following comments and requirements associated with this application for the proposed First Lutheran Church Development Site. The existing parcel is split zoned P-2, RM-5 and RM-3. The road and utility upgrading requirements outlined in this report are provided for information purposes.

Works and Utilities requirements for this application were addressed in our report under files: Z98-1014, Z02-1018, and must be satisfied before development approval.

1. Domestic Water and Fire Protection

- (a) Domestic water and fire protection for this development can be provided from a watermain on Lakeshore Road and or, alternatively from Lequime Rd.
- (b) The developer's consulting mechanical engineer will determine the domestic and fire flow requirements of this proposed building and establish the required size and preferred location of the new services.

Decommissioning of any unused services and the installation of all new services will be at the applicant's cost.

- (c) A water meter is mandatory for this development and must be installed inside the building on the water service inlet as required by the City Plumbing Regulation and Water Regulation bylaws. The developer or building contractor must purchase the meter from the City at the time of application for a building permit from the Inspection Services Department, and prepare the meter setter at his cost.
- (d) The boulevard irrigation system must be integrated with the on-site irrigation system.
- (e) The subject lot is included into Water Specified Area Number 1.

2. Sanitary Sewer

- (a) Sanitary sewer services for this development will be provided from a sanitary sewer main from Lakeshore Road and or, alternatively from Lequime Rd. The subject parcel will be required to pay Latecomer charges before receiving a sanitary service from Lequime road.
- (b) Sanitary sewer service for the site will be reviewed and approved by Engineering when a site servicing design is submitted. Service changes shall be at the developer's cost.
- (c) The subject lot must be included into Sanitary Sewer Specified Area Number 1. A map amendment will be required.

3. Storm Drainage

- (a) The developer must engage a consulting civil engineer to provide a storm water management plan for this site which meets the requirements of the City Storm Water Management Policy and Design Manual. The plan must accommodate the requirements to contain a 1 in 10-year storm event within pipes and identify overland drainage routes for a 100-year storm event with consideration for upstream water sources and downstream facility upgrading and/or provision of storm water retention facilities. The storm water management plan must also include provision of lot grading plans, minimum basement elevations (MBE), storm water services for each lot created and/or on-site drainage containment and disposal systems. The on-site drainage system may be connected to the street drainage system with an overflow service at the developer's cost, with approval from the City drainage engineer.
- (b) The subject development must include the design of a drainage system for Lakeshore Road in front of the subject lot, including a piped drainage system and catch basins for curb and gutter construction. The cost of the work was included in the road design calculations, which were bonded for under the rezoning application.

- (c) A storm drainage system on Lequime Road has been completed by the City Drainage / Solid Waste Division. Latecomer protection should be registered against the fronting Lots.
- (d) Storm drainage systems and overflow service(s) for the site will be reviewed and approved by Engineering when a site servicing design is submitted.

4. Road Improvements

- (a) Lakeshore Road must be upgraded to a full urban standard along the full frontage of this proposed development, including curb and gutter, separate sidewalk, storm drainage system including catch basins, manholes / dry-wells and pavement widening. Also required is a landscaped boulevard complete with underground irrigation system, ornamental street lighting required and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. The estimated cost for this construction as previously estimated for budget purposes is \$175,000.00. There is an existing letter of credit to cover this construction.
- (b) There is an existing bus stop on Lakeshore Road near the southwest corner of this property. The bus stop will still be required.
- (c) The proposed driveway access to Lequime Road will require the removal of existing curb and sidewalk. Construct the new access to City of Kelowna Standards. An additional bond of \$5000.00 is required or the servicing agreement be amended to include this work as part of the \$175,000.00 bond.
- (d) Parking will need to restrict on the north side of Lequime just east of the proposed access road in order to maintain adequate sight lines.

5. Road Dedication and Subdivision Requirements

By registered plan to provide the following:

- (a) Grant Statutory Rights Of Way if required for utility services.

6. Electric Power and Telecommunication Services

The existing overhead electrical and telecommunication distribution wiring on Lakeshore Road fronting this development must be relocated to an approved offset within the proposed boulevard area. The developer may choose to have the wiring installed in an underground duct system, and have the buildings connected by underground services.

It is the developer's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for these services which would be at the applicant's cost.

7. Street Lighting

Ornamental street lighting including underground ducts must be installed on Lakeshore Road fronting on the proposed development. The cost of this requirement is included in the roads upgrading item. The private roads must also be provided with modified standard streetlights within the development. If the electrical source for the street lighting is on the west side of Lakeshore Road, this source must be in underground ducts.

8. Engineering

Road and utility construction design, construction supervision, and quality control supervision of all off-site and site services including on-site ground recharge drainage collection and disposal systems, must be performed by an approved consulting civil engineer. Designs must be submitted to the City Engineering Department for review and marked "issued for construction" by the City Engineer before construction may begin.

9. Geotechnical Report

A comprehensive hydro-geotechnical survey has been completed for this site. Construction of internal roads, utilities and building sites must adhere to the requirements outlined in the geotechnical and drainage reports, and all construction, placement of structural fill, etc., must be supervised by a geotechnical engineer including provision of compaction test records, etc.

10. Survey Monuments and Iron Pins

If any legal survey monuments or property iron pins are removed or disturbed during construction, the developer will be invoiced a flat sum of \$1,200.00 per incident to cover the cost of replacement and legal registration. Security bonding will not be released until restitution is made.

11. Development Permit and Site Related Issues

- (a) The developer must comply with previously established requirements for pond setbacks, protected tree preservation, Geotechnical restrictions and so forth.
- (b) A site grading plan, a site servicing plan and a storm drainage plan are a requirement of this application. Site servicing issues will be reviewed and comments related to site development will be addressed when a detailed site development design or building permit application is received.
- (c) The development will be required to contain and dispose of site generated storm water on the site by installing a ground recharge system consisting of drywells and perforated pipe bedded in drain rock.

- (d) Access onto Lakeshore Road and Lequime Road is acceptable as proposed. The entry signs must be designed and installed so as not to cause a sight-line obstruction.
- (e) A bike rack must be provided in accordance with current bylaws and policies.
- (f) Access and Manoeuvrability
 - (i) Private access roads must be constructed and paved to the City Standard SS-R2.
 - (ii) Perimeter access must comply with the BC Building Code.

12. Bonding and Levy Summary

(a) Bonding

Driveway access on Lequime Road \$5000.00 or amend the servicing agreement to include this work as part of the \$175,000.00 bond.
The servicing agreement summarises bonding requirements and the servicing agreement must be executed prior to issue of a building permit.

(b) Levies

No levies are applicable. Off-site service connection costs will be included in the servicing agreement.

13. Administration Charge

An administration charge is applicable to this development in the amount of 3% (+ GST) of the total off-site servicing costs. The administration charge will be assessed and must be paid prior to release of any security deposits.

5.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT COMMENTS

The subject property is currently under application to add the P2 – Education and Minor Institutional zone. This application was presented at a successful public hearing held on December 3rd, 2002, and received 2nd and 3rd readings the same night.

The former Fairview Golf Course site has been designated for multiple family residential uses in both the Official Community Plan and the North Mission/Crawford Sector Plan. The development property does have a number of challenges involved, not the least of which is the requirement for 1.2 m to 2.0 m of fill required to bring the grade of the lot above the ground water level.

There have been several applications for development of the site involving multiple family residential housing uses. However, it seems that each subsequent proposed application would lower the multi-family residential unit yield of the site. Although the introduction of further institutional uses will essentially displace potential multiple dwelling housing, staff are encouraged by the current concept for the multiple dwelling housing land use.

The proposed residential development concept represents a reasonable multiple unit residential development for the subject property. While the institutional component of the development proposal is exempt from a mandatory development permit application for form and character, the development application provides a well articulated building design for multiple unit residential portion as well as the institutional portion. The site plan provides for an integrated church and school facility for the Lutheran Church, as well as protecting the sensitive pond area. The site plan indicates a number of pedestrian path ways to link the various components of the proposed development, while also providing connections to the new passive linear park located at the northern boundary of the site, and the new Mission District Park proposed to be located east of Gordon Drive, across from the subject property. The overall design for both the institutional and residential development has incorporated complementary architectural features and exterior finishes. The Planning and Development Services Department has no concerns with the development as proposed.

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

Andrew Bruce
Current Planning Manager

Approved for inclusion ☐

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

PMc/pmc
Attach.

FACT SHEET

- | | |
|---|--|
| 1. APPLICATION NO.: | DP02-0117 |
| 2. APPLICATION TYPE: | Development Permit |
| 3. OWNER: | Lutheran Church Canada, Alberta
B.C. District (Inc. No. 3041A) |
| . ADDRESS | 7100 Ada Blvd. |
| . CITY | Edmonton, AB |
| . POSTAL CODE | T5B 4E4 |
| 4. APPLICANT/CONTACT PERSON: | MQLN Architects / Brian Quiring |
| . ADDRESS | #102 – 3301 24 th Ave. |
| . CITY | Vernon, BC |
| . POSTAL CODE | V1T 9S8 |
| . TELEPHONE/FAX NO.: | (250)542-1199/(250)542-5236 |
| 5. APPLICATION PROGRESS: | |
| Date of Application: | December 17, 2002 |
| Date Application Complete: | December 17, 2002 |
| Servicing Agreement Forwarded to Applicant: | N/A |
| Servicing Agreement Concluded: | N/A |
| Staff Report to Council: | April 23, 2003 |
| 6. LEGAL DESCRIPTION: | Lot 1, Sec. 6, Twp. 26, O.D.Y.D., Plan
KAP72953 |
| 7. SITE LOCATION: | East Side of Lakeshore Road, North
of Lequime Road. |
| 8. CIVIC ADDRESS: | 4091 Lakeshore Road |
| 9. AREA OF SUBJECT PROPERTY: | 4.86 Ha |
| 10. TYPE OF DEVELOPMENT PERMIT AREA: | General Multi-Family Development
Permit area |
| 11. EXISTING ZONE CATEGORY: | RM3 – Low Density Multiple Housing
RM5 – Medium Density Multiple
Housing |
| 12. PROPOSED ZONE: | RM3 – Low Density Multiple Housing
RM5 – Medium Density Multiple
Housing
P2 – Education and Minor Institutional |

- | | |
|---|--|
| 12. PURPOSE OF THE APPLICATION: | To Seek A Development Permit To Authorize Construction Of Eight 2 ½ Storey Row House Buildings (35 Units) On The RM3 Zoned Portion Of The Site, And A 4 Storey, 72 Unit Apartment Building For The RM5 Zoned Portion Of The Property |
| 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 & C (6pages)
3 pages of site elevations / diagrams