
CITY OF KELOWNA

MEMORANDUM

Date: July 16, 2003
File No.: (3060-20/3090-20) **DP03-0063**

To: City Manager

From: Planning & Corporate Services Department

Subject:

DEVELOPMENT PERMIT APPLICATION OWNER: STOBER CONSTRUCTION
NO. DP03-0063 LTD

AT: 460 BUCKLAND AVENUE & APPLICANT: STOBER CONSTRUCTION
1760 ELLIS STREET LTD / KEN STOBER

PURPOSE: TO AUTHORIZE FACADE IMPROVEMENTS TO 2 EXISTING
MULTI-UNIT RESIDENTIAL BUILDINGS

EXISTING ZONE: RM5 – MEDIUM DENSITY MULTIPLE HOUSING

REPORT PREPARED BY: PAUL McVEY

SEE ATTACHED FACT SHEET FOR COMPLETE APPLICATION DETAILS

1.0 RECOMMENDATION

THAT Council authorize the issuance of Development Permit No. DP03-0063 for Lot A & Lot B, DL14 & 1148, O.D.Y.D., Plan 35262, located on Buckland Avenue and Ellis Street, 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 install temporary protection measures to protect Mill Creek from any impact during construction to the satisfaction of the City's Environmental Manager.

2.0 SUMMARY

The applicant wishes to refinish the exterior of the existing 42 unit apartment building on Ellis Street and the 48 unit apartment building on Buckland Avenue. As the proposed changes to the building facade are considered a change to the form and character of the existing Multi-Unit residential buildings, a Development Permit application is required.

3.0 BACKGROUND

3.1 The Proposal

The existing 42 unit apartment building on Ellis Street and the 48 unit apartment building on Buckland Avenue were constructed upon the subject properties in 1973. This current Development Permit application seeks authorization to permit the installation of new exterior finishes, reconstruction of the existing decks with new glazed guards, the removal of the existing wood shingle fascia at the roof line, and the installation of a new roof detail consisting of a mansard roof with dormer details above the balconies.

The original buildings were constructed as a three storey, wood framed apartment buildings constructed on top of concrete parking structures that are constructed partially below grade. It is interesting to note that when the buildings were constructed in 1973 that the creek was relocated to it's current location, and that the properties were to be consolidated into one property. However, this lot consolidation never occurred.

The new building finishes consist of the replacement of the existing dark brown horizontal siding with new "Hardi-Plank" horizontal siding. The horizontal siding is proposed to be painted a "medium tan" colour. The existing five foot deep balconies with wood shingle covered half-height walls are to be removed, and replaced with seven foot deep balconies supported by 2ft x 2ft square columns clad with horizontal "Hardi-Plank" siding, located at the outer extremities of the balcony. The new guards for the balconies are designed to be a combination of horizontal siding and a translucent glazing material. The columns supporting the outside edge of the balcony will be painted the same "medium tan" colour as the remainder of the building. The balconies for the third storey are designed to have a new gable feature with sloped roof added in order to provide weather protection. None of the balconies are proposed to be enclosed.

There are no changes proposed for the existing landscaping or parking, and none of the proposed works effect zoning by-law requirements.

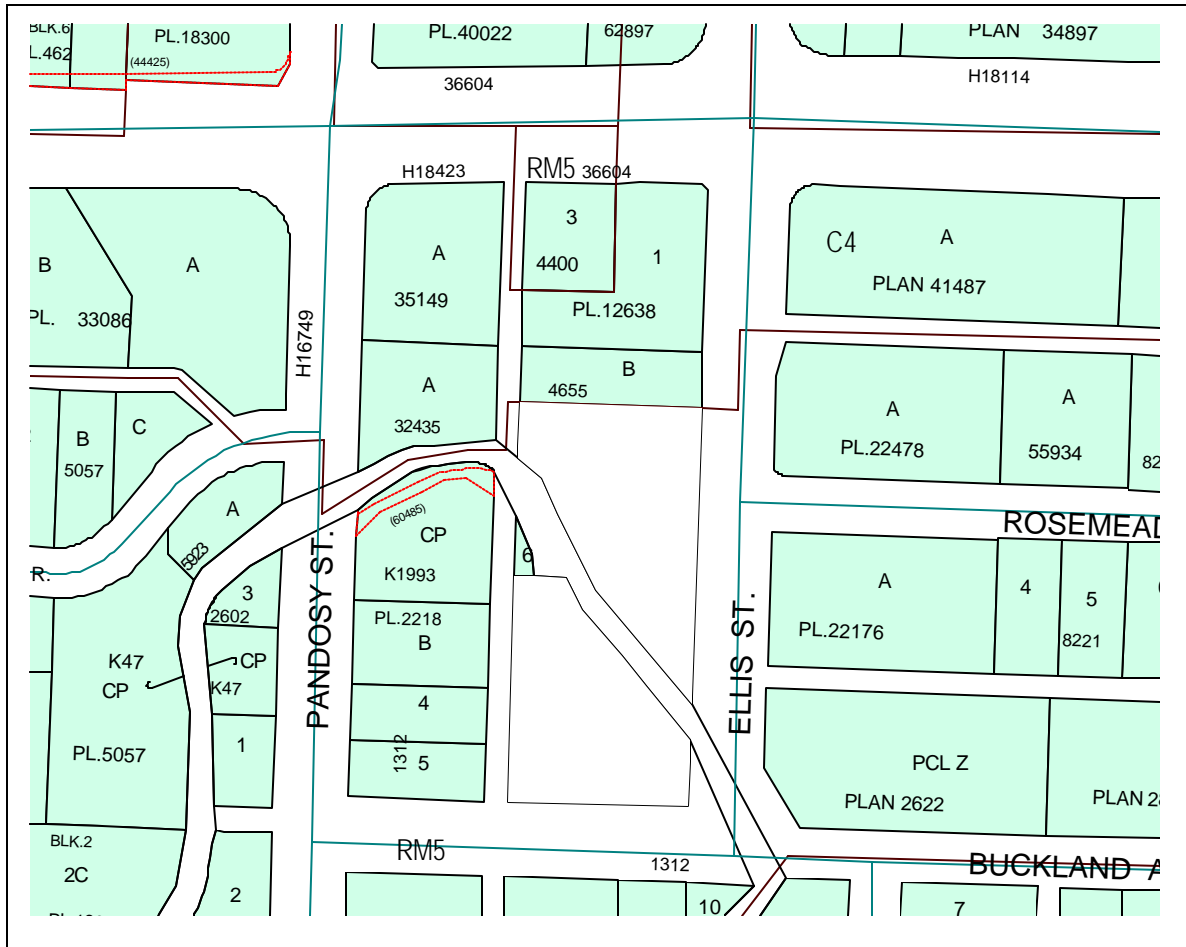
3.2 Site Context

The existing neighbourhood is developed with a number of multiple family residential housing developments which are approximately 20 to 25 years of age

The adjacent zone uses are as follows:

- North - RM5 – Medium Density Multiple Unit residential-apartments
- East - RM5 – Medium Density Multiple Unit residential/Ellis Street
- South - RM5 – Medium Density Multiple Unit residential/Buckland Ave.
- West - RM5 – Medium Density Multiple Unit residential-apartments

SUBJECT PROPERTY MAP



3.3 Current Development Policy

3.3.1 Kelowna Official Community Plan

The proposal is consistent with the Multiple Family Residential – medium density designation of the Official Community Plan

3.3.2 City of Kelowna Strategic Plan (1992)

This proposal is consistent with the Strategic Plan's Urban Form objectives of ...“achieving a more compact urban form by increasing densities through infill and re-development within existing urban areas...”

3.3.3 South Central Neighbourhood Plan

The subject property is located within the “Existing Pandosy Street Apartment Area” of the South Central Neighbourhood Plan which encourages medium density development.

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

No Objections

4.2 Inspection Services Department

No Concerns.

4.3 Works and Utilities Department

The Works & utilities Department comments and requirements regarding this development permit application are as follows:

Development Permit and Site Related Issues

- (a) The contractor doing the façade improvement must dispose of all construction waste in appropriate waste containers. The contractor must ensure no debris enters the creek or storm drain system. Painting and stucco contractors are not to wash tools or rinse paints, concrete, or stucco products in the Lane or into catch basins, storm drains, or the creek.
- (b) Heavy equipment (e.g., hydraulic lifts, etc.), if used, may result in soil compaction around tree root systems causing stress to the trees and possibly killing the trees. Equipment must avoid the drip lines of trees. Building materials (i.e., plywood, sheetrock, lumber, or other heavy materials) that could also cause compaction must not be stored within the drip lines of trees or be spilled into the creek.

Any damage to landscaping must be restored upon completion of the project.

5.0 PLANNING AND CORPORATE SERVICES DEPARTMENT COMMENTS

The Planning & Development Services Department does not have concerns with the proposed changes to the facade of the existing apartment building, other than the potential impact on the creek created by the close proximity of the building to the creek. The existing buildings were constructed at a time when there were no specific requirements or policies relating to creek setbacks. At the time that the buildings were constructed, the bed of Mill Creek as it ran through the properties was relocated to facilitate the development of the two buildings. It was at that time that the creek was

also channelized, again because there were no policies or requirements relating Mill Creek. However, there are several pinch points along Mill Creek where the existing building is located within 1.0 m of mill creek channel. It is in these locations that the Planning and Corporate Services Department cannot support the construction of additional roof overhangs as originally proposed in these locations. The applicant has modified the proposed drawings to delete the proposed modifications at these pinch points adjacent to Mill Creek.

The proposed changes to the building façade do not impact the existing site development, and will update the form and character of the existing building facade with contemporary finish materials and colour.

The use of transparent glazing materials in the new guard rails to the balconies will serve to increase the potential for natural surveillance of the street from the residential dwelling units, as suggested by the City of Kelowna CPTED guidelines.

No issues have been identified as part of the circulation of this application to affected agencies.

Andrew Bruce
Manager of Development Services

Approved for inclusion

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R.L. (Ron) Mattiussi, ACP, MCIP
Director of Community and Corporate Services

PMc/pmc
Attach.

FACT SHEET

- | | |
|--|---|
| 1. APPLICATION NO.: | DP03-0063 |
| 2. APPLICATION TYPE: | Development Permit |
| 3. OWNER: | Stober Construction Ltd.
(inc. no. 125611) |
| . ADDRESS | # 710 – 1708 Dolphin Ave. |
| . CITY/POSTAL CODE | Kelowna, BC V1Y 9S4 |
| 4. APPLICANT/CONTACT PERSON: | Mr. Ken Stober /
Stober Construction Ltd. |
| . ADDRESS | # 710 – 1708 Dolphin Ave. |
| . CITY/POSTAL CODE | Kelowna, BC V1Y 9S4 |
| . TELEPHONE/FAX NO.: | 763-2305/763-4244 |
| 5. APPLICATION PROGRESS: | |
| Date of Application: | June 10, 2003 |
| Date Application Complete: | June 11, 2003 |
| Servicing Agreement Forwarded to Applicant: | N/A |
| Servicing Agreement Concluded: | N/A |
| Staff Report to Council: | July 16, 2003 |
| 6. LEGAL DESCRIPTION: | Lots A & B, DL14 & 1148, O.D.Y.D.,
Plan 35262 |
| 7. SITE LOCATION: | North West Corner of Buckland Ave.
and Ellis St. |
| 8. CIVIC ADDRESS: | 460 Buckland Ave. & 1760 Ellis St. |
| 9. AREA OF SUBJECT PROPERTY: | 4556 m ² |
| 10. TYPE OF DEVELOPMENT PERMIT AREA: | General Multiple Unit DP Area,
Natural Environment / Hazardous
Condition DP Area (Mill Creek) |
| 11. EXISTING ZONE CATEGORY: | RM5 – Medium Housing Multiple
Housing |
| 12. PURPOSE OF THE APPLICATION: | To Authorize Facade Improvements
To 2 Existing Multi-Unit Residential
Buildings |
| 13. DEVELOPMENT VARIANCE PERMIT
VARIANCES: | N/A |
| 14. VARIANCE UNDER DEVELOPMENT
PERMIT: | N/A |
| 15. DEVELOPMENT PERMIT MAP 6.2
IMPLICATIONS | N/A |

Attachments

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