
CITY OF KELOWNA
MEMORANDUM

Date: July 16, 2003
File No.: (3060-20) **DP02-0096**

To: City Manager

From: Planning & Corporate Services Department

Subject:

DEVELOPMENT PERMIT APPLICATION OWNER: STARLINE ENTERPRISES
NO. DP02-0096 LTD. (INC NO 296952)

AT: 2260-2270 HAYNES RD APPLICANT: POINTS WEST
ARCHITECTURE

PURPOSE: TO SEEK A DEVELOPMENT PERMIT TO AUTHORIZE THE
CONSTRUCTION OF 2 – 9 STOREY, 59 UNIT, 7,517 M2 MULTI-
UNIT RESIDENTIAL TOWERS OVER AN UNDERGROUND
PARKING STRUCTURE

EXISTING ZONE: A1 – AGRICULTURAL 1

PROPOSED ZONE: RM6 – HIGH RISE APARTMENT HOUSING

REPORT PREPARED BY: PAUL McVEY

SEE ATTACHED FACT SHEET FOR COMPLETE APPLICATION DETAILS

1.0 RECOMMENDATION

THAT Final Adoption of Zone Amending Bylaw No. 8979 be considered by Council;

AND THAT Council authorize the issuance of Development Permit No. DP02-0096 for Lot A, DL 142, O.D.Y.D., Plan 15378 Exc. Plan KAP59549, located on Hynes 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. Registration of Road Exchange Bylaw No. 9037 be confirmed prior to issuance of building permits for the westerly tower (Phase 2);

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 rezone the subject property to the RM6 – High Rise Apartment Housing zone in order to develop the site with two 9 storey buildings, each designed to consist of 59 dwelling units, for a total of 118 units. There is a 177 stall parking structure located below the proposed buildings, which also includes an amenity area with a swimming pool and meeting room. As the proposed daylight angle for the north side of the proposed building is 75° where the bylaw permits a maximum of 65°, a development variance permit application has been made to address this variance.

2.1 Advisory Planning Commission

The above noted application (DP02-0096) was reviewed by the Advisory Planning Commission at the meeting of November 12, 2002 and the following recommendation was passed:

THAT the Advisory Planning Commission supports Development Permit Application No. 02-0096, 2260/2270 Haynes Road, Lot A, Plan 15378, Twp. 26, Sec. 26, ODYD, by Points West Architecture (Wes Friesen), to seek a Development Permit to authorize construction of two, 9 storey, 59 unit, 7517 m² multi-unit residential towers over underground parking structures, subject to consideration being given to a stronger articulation of the base, middle and top sections, which could be achieved through the use of contrasting colours, variation in materials, use of matching window trim colours (not white), and with consideration given to peaked roofs in order to accentuate the residential character.

NOTE: The applicant has submitted revised drawings to address the above noted concerns, except for the issue of peaked roofs.

3.0 BACKGROUND

3.1 The Proposal

The applicants wish to rezone the subject property from the existing A1 – Agricultural 1 zone to the RM6 – High Rise Apartment Housing zone in order to permit the development of the site with 2 – 9 storey apartment buildings which will create a total of 118 residential units.

The proposed site plan indicates access to the site from Durnin Road to the east, and from the realigned Haynes Road to the west. The site layout is designed as 2 – 59 unit, 9 storey towers located above an underground parking structure, which contains an amenity area that includes a swimming pool and meeting room. The revised site plan also places the access drive aisles adjacent to the south property line.

Each of the towers is designed as a 7,517 m² (net) floor area building that is anticipated to consist of 55 – 2 bedroom units on the first 7 floors, and then 3 – 2 bedroom units and 2 – 2 bedroom with den units on the remaining 2 floors. Each of the units has deck areas associated with the dwelling units. The ground floor is designed with a 2 storey high entrance lobby area which is located on the south side of the building, and is located adjacent to a drop off area. The deck areas of the end units on the third and fourth storeys are reduced 600 mm in depth at each end of the building to reduce the overall width of the building by 1.2 m. to a total width of 49.17 m. The intent is to reduce the perception of the building mass and width. The deck areas of the end units on the fifth, sixth and seventh storeys are reduced a further 600 mm in depth at each end of the building to further reduce the building mass and width. The eighth and ninth floors are setback an additional 600m at each end to reduce the overall building width a total of 1.2 m to a width of 46.7 m.

The exterior of the proposed building is designed with a number of variations in the plane of the façade in order to provide some relief and articulation to the building facades. The roof line of the proposed building incorporates a large cornice feature with a number of steps to provide additional visual interest to the building form. The cornice design element is repeated at the break between the second and third storeys, the fourth and fifth storeys, and the seventh and eighth storeys. There are also flat arch and keystone features which are repeated on areas of the building façade that are located between the protruding balcony areas. The walls are proposed to be finished with stucco finishes in a base colour of “light taupe” for the upper storeys, and a “medium taupe” for the lower storeys. The cornices and flashings are proposed to be painted “dark brick” colour. The first 2 storeys also include cultured stone detail finish around the main building entrance and porte-cochere feature, and around the end unit balcony areas. The windows frames and balcony hand rails are proposed to be painted “white”.

The westerly, phase two building is a mirror image of the first phase building.

Council will have an opportunity to review this Development Permit application in conjunction with the application for a Development Variance Permit, which has been circulated separately to council for consideration.

The proposal as compared to the RM6 Zone requirements is as follows:

CRITERIA	PROPOSAL	RM6 ZONE REQUIREMENTS
Site Area (m ²)	9,234.26 m ² (net)	1,700 m ²
Site Width (m)	48.13m	30.0 m
Site Coverage (%)	49.8%	50% max.
Total Floor Area (m ²)	17,465.2 m ² (gross) 15,035.0 m ² (net)	15,328.87 m ² @ FAR = 1.66
F.A.R.	FAR = 1.628	Base FAR = 1.5 max + 0.2 bonus x 0.80 for u/g parking = 1.66
Storeys (#)	9 storeys (32.9 m)	16.0 storeys (55.0 m)
Setbacks (m)		
- Front (Durnin Rd.)	16.7 m	6.0 m min.
- Front Haynes Rd.)	6.0 m to building	6.0 m min.
- North Side	13.3 m	4.5 m min.
- South Side	7.5 m	4.5 m min.
Parking Stalls (#)	177 stalls provided	110 - 2 br units @ 1.5 = 165 8 - 2 br & den units @ 1.5 = 12 total stalls req'd = 177 stalls
Private Open Space	2623 m ²	118 units x 18 m ² = 2124 m ²
Daylighting Angles (north side)	75° proposed ❶	Max. 65° required

Note; ❶ A Development Variance Permit application DVP03-0023 has been made to address the proposed Daylighting Angle

3.2 Site Context

The subject property is generally flat and level. There have been two older single family dwellings with suites located on the site.

Adjacent zones and uses are, to the:

- North - RM6 – High Rise Apartment Housing / existing apartment housing uses
- East - RM5 – Medium Density Multiple Housing / existing apartment housing, Durnin Road
- South - A1 – Agricultural 1 / vacant lot
- West - A1 – Agricultural 1 / existing landscape business, realigned Haynes Rd.

- ## Subject Property Map

- All development should contribute to a sense of community identity and sense of place (integration of development within larger community, belonging, community cohesiveness).
- 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.

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 proposal is consistent with the Urban Form objectives of the Kelowna Strategic Plan which seeks to “develop a more compact urban form by increasing densities through infill and re-development within existing urban areas...”

3.3.3 Baron Road Outline Plan

The subject property is located within the Baron Road Outline Plan area. The subject property is identified as part of the residential area, and is supported for high density Multi-Family Residential uses.

3.3.4 Crime Prevention Through Environmental Design

Natural Surveillance

- wherever feasible, ground-oriented units 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 doors that open to the outside should be well-lit;
- all four facades of a building should have windows;
- parking spaces should be assigned to each unit located adjacent to that unit, and not marked by unit numbers (a numbered parking space separated from its assigned residential unit might enable pursuit of a victim without enabling surveillance over the space);
- visitor parking should be designated;
- the lower branches of existing trees should be kept at least ten feet (3 metres) off the ground;
- parking areas should be visible from windows and doors;
- parking areas and pedestrian walkways should be well-lit;
- recreation areas, in particular, children's play areas, should be visible from a multitude of windows and doors;
- playgrounds should not be visible from the street in order to protect children from strangers and traffic;
- dumpsters should not create blind spots or hiding areas;
- elevators and stairwells should be clearly visible from windows and doors;
- shrubbery should be no more than three feet (one metre) high for clear visibility;
- buildings should be sited so that the windows and doors of one unit are visible from another;
- stairwells should be well-lit and open to view; not behind solid walls.

Territorial Reinforcement

- property lines should be defined by landscaping or fencing which does not create a visual barrier;
- low shrubbery and fencing should allow visibility from the street;
- building entrances should create a strong sense of identity and presence on the street with the use of architectural elements, lighting and /or landscaping;
- all buildings and residential units should be clearly identified by street address numbers that are a minimum of five inches (12.5 cm.) high, and well-lit at night;
- balconies should be large enough to provide a useable activity area for residents, thereby increasing influence over the adjacent neighbourhood;
- mail-boxes should be located next to the appropriate residences.

Natural Access Control

- balcony railings should never be a solid opaque material;
- entrances into parking lots should be defined by landscaping, or architectural design;
- dead end spaces should be blocked by a fence or gate;
- hallways should be well-lit;
- 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;
- where necessary, entrances to parking lots may be monitored by a guard;
- common building entrances should have locks that automatically lock when the door closes;
- common doorways should have windows and be key-controlled by residents;
- door hinges should be located on the interior side of the door;
- door knobs should be 40 inches (1 m.) from window panes;
- sliding glass doors should have one permanent door on the outside and on the inside moving door should have a lock device and a pin.

4.0 TECHNICAL COMMENTS

This application has been circulated to various technical agencies and City departments as part of rezoning application Z02-1046. The following relevant comments have been submitted in response to the Development Permit application:

4.1 Works and Utilities Department

The Works & Utilities Department comments and requirements regarding this application are as follows:

1. Our comments were addressed in the rezoning application file No. Z02-1046 and the requirements must be satisfied before issuing the development permit.
2. A comprehensive site drainage management plan and design to comply with the City's drainage design and policy manual, is a requirement of this application.

5.0 PLANNING AND CORPORATE SERVICES DEPARTMENT COMMENTS

The proposed development is a reasonable form of development for the subject property. The Baron Road Outline Plan, produced in 1995 to facilitate the development of the Real Canadian Super Store identifies the area of the subject property for residential uses. As well, the plan further develops the notion that building heights in the centre of the Outline Plan area can be higher, while the building heights should be reduced closer to the outer perimeter of the study area.

The provision of parking under the building is consistent with OCP Development Permit guidelines, to provide additional open space on the site. The site plan does provide for a substantial amount of green space and outdoor amenity areas. As well, attention has been paid to the location of the proposed buildings on the subject property in order not to interfere with the location buildings on the lot to the north.

The applicant has designed the buildings with a good effort at providing articulation to the building facades in both the horizontal and vertical elements. The buildings have been stepped back at several intervals and the use of architectural details such as the cornice and arch elements is to be commended. The design of the building at the lowest level also provides the potential for grade level entry which is supported by the OCP guidelines.

The architect has worked with the developer and the owners of the property to the north (Park Place), and has revised the site plan. These revisions include moving both of the proposed buildings for the subject property closer together towards the centre of the site in order to minimize the impact of the views of both the existing and the new proposed building for the Park Place site to the north, relocating the driveway to the south side of the site away from the Park Place site, and redesigning the landscaping to provide a layout that is more complementary to the proposed landscape for the Park Place project to the north. As well, the redesigned site plan has also deleted the amenity building and surface parking from the finished grade level, and has relocated them at the parking level of the under building parking structure. The added green space has been landscaped with additional outdoor patio areas.

The architect has also reviewed the proposed colour selection for the building since the APC presentation with a view to add some contrast that was not present in the original design.

In light of the above, the Planning and Corporate Services Department supports this a proposal, and recommends for positive consideration by Council.

Andrew Bruce
Manager of Development Services

Approved for inclusion

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

PMc/pmc
Attach.

FACT SHEET

- | | |
|---|--|
| 1. APPLICATION NO.: | DP02-0096 |
| 2. APPLICATION TYPE: | Development Permit |
| 3. OWNER: | Starline Enterprises Ltd.
(Inc No 296952) |
| . ADDRESS | 160 Gardiner Crt. |
| . CITY/POSTAL CODE | Penticton, BC V2A 8N6 |
| 4. APPLICANT/CONTACT PERSON: | Points West Architecture |
| . ADDRESS | Wes Friesen |
| . CITY/POSTAL CODE | 2653 James St |
| . TELEPHONE/FAX NO.: | Abbotsford, BC V2T 3L6
(604)864-8555/(604)864-8505 |
| 5. APPLICATION PROGRESS: | |
| Date of Application: | October 16, 2002 |
| Date Application Complete: | October 17, 2002 |
| Servicing Agreement Forwarded to Applicant: | December 16, 2002 |
| Servicing Agreement Concluded: | |
| Staff Report to Council: | July 16, 2003 |
| 6. LEGAL DESCRIPTION: | Lot A, DL 142, O.D.Y.D., Plan 15378
Exc. Plan KAP59549 |
| 7. SITE LOCATION: | Between End of Haynes Road and
Durnin Road |
| 8. CIVIC ADDRESS: | 2260-2270 Haynes Rd |
| 9. AREA OF SUBJECT PROPERTY: | 8848 m ² |
| 10. TYPE OF DEVELOPMENT PERMIT AREA: | General Multiple Unit DP Area |
| 11. EXISTING ZONE CATEGORY: | A1 – Agricultural 1 |
| 11a PROPOSED ZONE: | RM6 – High Rise Apartment Housing |
| 12. PURPOSE OF THE APPLICATION: | To Seek A Development Permit To
Authorize The Construction Of A
217.3 M2 Amenity Building And 2 – 9
Storey, 59 Unit, 7,517 M2 Multi-Unit
Residential Towers Over An
Underground Parking Structure |

- | | |
|--|--|
| 13. DEVELOPMENT VARIANCE PERMIT
VARIANCES: | Vary Section 6.1.2(c) – General Development Regulations – Daylighting Standards , To vary the daylighting angle to the north side of the proposed building from maximum 65° permitted to the 75° proposed |
| 14. VARIANCE UNDER DEVELOPMENT
PERMIT: | N/A |
| 15. DEVELOPMENT PERMIT MAP 6.2
IMPLICATIONS | General Multi-Family; notify GIS of addition |

Attachments

Subject Property Map
Schedule A, B & C (6 pages)
7 pages of site elevations / diagrams