
CITY OF KELOWNA

MEMORANDUM

Date: June 26, 2003
File No.: (3090-20) **DVP03-0023**

To: City Manager

From: Planning & Corporate Services Department

Subject:

DEVELOPMENT VARIANCE PERMIT
APPLICATION NO. DVP03-0023

OWNER: STARLINE ENTERPRISES
LTD. (INC NO 296952)

AT: 2260-2270 HAYNES RD

APPLICANT: POINTS WEST
ARCHITECTURE

PURPOSE: TO SEEK A DEVELOPMENT VARIANCE PERMIT TO VARY
THE DAYLIGHTING ANGLE TO THE NORTH SIDE OF THE
PROPOSED BUILDING FROM THE MAXIMUM ANGLE OF 65°
PERMITTED TO THE 75° ANGLE PROPOSED.

EXISTING ZONE: A1 – AGRICULTURE 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 Council authorize the issuance of Development Variance Permit No. DVP03-0023 for Lot A, D.L. 142, O.D.Y.D., Plan 15378 Exc. Plan KAP59549, located on Haynes Road, Kelowna, B.C.;

AND THAT variances to the following sections of Zoning Bylaw No. 8000 be granted:

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.

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 (Z02-1046) 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 concern, 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 contains 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 faces the north 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 600mm 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 incorporate 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 phase two building is a mirror image of the first phase building.

Council will have an opportunity to review the Development Permit application in conjunction with this application for a Development Variance Permit, prior to final adoption of the zone amending bylaw.

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

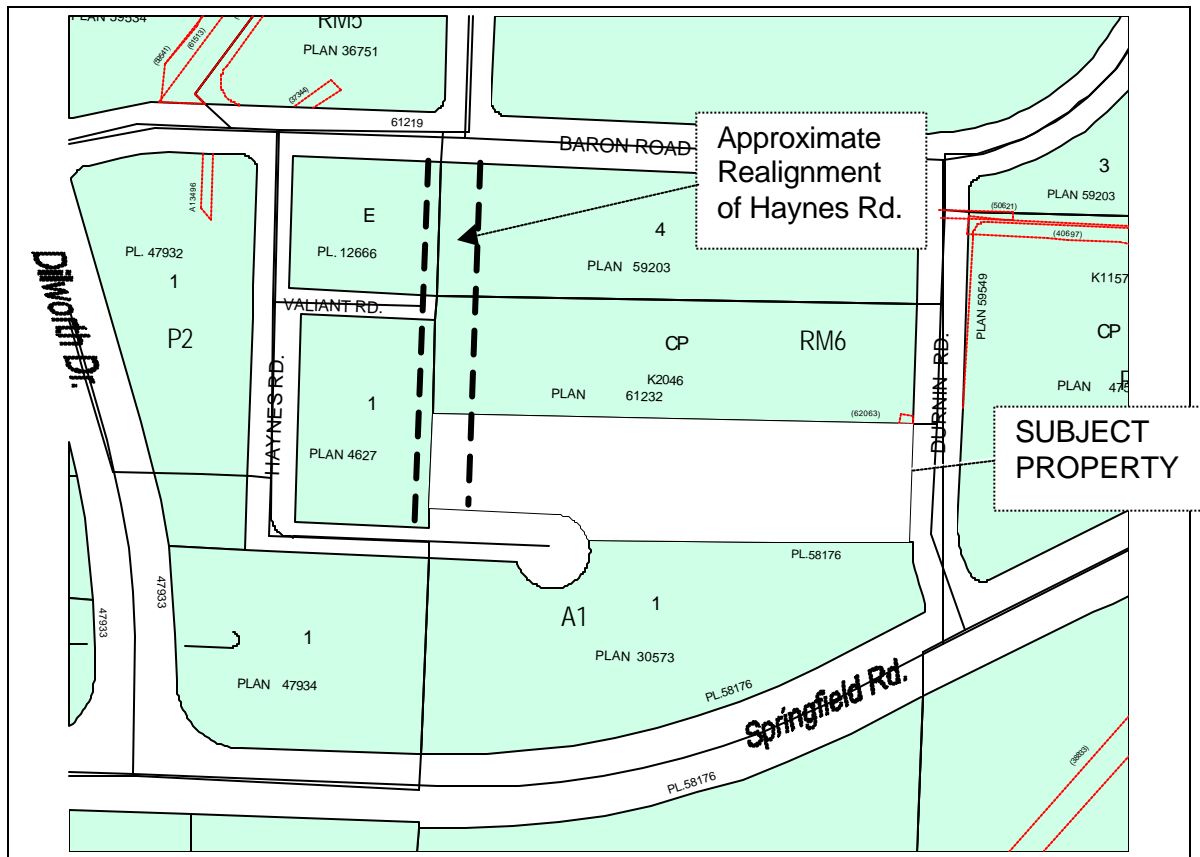
3.2 Site Context

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



3.3 Current Development Policy

3.3.1 Kelowna Official Community Plan

The City of Kelowna Official Community Plan identifies the subject property as part of the Baron Road Mixed Use Development area. The subject property is identified as part of the residential area, and is supported for high density Multi-Family Residential uses

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.

4.0 TECHNICAL COMMENTS

The application has been circulated to various technical agencies and City departments as part of the associated rezoning application, and the following comments relevant to the Development Permit application have been submitted:

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 applicant has reviewed the site plan, and relocated the two buildings closer to the centre of the site, while relocated the access drive aisles to the south side of the subject property to reduce the impact to the existing multi-unit residential development property to the north, as was identified during the Public Hearing held on March 18, 2003.

This application to vary the proposed daylight angle to the north property line from the zoning bylaw requirement of a maximum of 65° to the proposed angle of 75° is not considered to impact the adjacent property to the north, as the applicant has worked with the property owners to revise the siting of the proposed building to minimize the impact of the new construction, while maximizing the view towards Mission Park.

Staff have supported variances to the daylighting standards for other projects in this area and are not overly concerned with this variance issue.

In light of the above, the Planning and Development 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.: | DVP03-0023 |
| 2. APPLICATION TYPE: | Development Variance 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: | June 26, 2003 |
| 6. LEGAL DESCRIPTION: | Lot A, DL 142, O.D.Y.D., Plan 15378 |
| 7. SITE LOCATION: | Exc. Plan KAP59549 |
| 8. CIVIC ADDRESS: | Between End of Haynes Road and
Durnin Road |
| 9. AREA OF SUBJECT PROPERTY: | 2260-2270 Haynes Rd |
| 10. TYPE OF DEVELOPMENT PERMIT AREA: | 8848 m ² |
| 11. EXISTING ZONE CATEGORY: | General Multiple Unit DP Area |
| 11a PROPOSED ZONE: | A1 – Agricultural 1 |
| 12. PURPOSE OF THE APPLICATION: | RM6 – High Rise Apartment Housing |
| 13. DEVELOPMENT VARIANCE PERMIT VARIANCES: | The Daylighting Angle To The North
Side Of The Proposed Building From
The Maximum Angle Of 65° Permitted
To The 75° Angle Proposed. |
| 14. VARIANCE UNDER DEVELOPMENT PERMIT: | 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, |
| 15. DEVELOPMENT PERMIT MAP 6.2 IMPLICATIONS | N/A |
| | General Multi-Family; notify GIS of
addition |

Attachments

Subject Property Map

1 page - cross-section diagram

1 page – Site Plan