
CITY OF KELOWNA

MEMORANDUM

Date: September 22, 2003
File No.: DP03-0092/DVP03-0098

To: City Manager

From: Planning & Corporate Services Department

Subject:

APPLICATION NO. DP03-0092/ **OWNER:** Manteo Beach Club Ltd
DVP03-0098

LOCATION: 3766 Lakeshore Road **APPLICANT:** Adrian Block

PURPOSE: CONSTRUCT A NEW HOTEL FACILITY BUILDING AND STAFF
BUILDING ON THE SUBJECT PROPERTY

ADD ADDITIONAL PARKING ON THE SUBJECT PROPERTY (39
STALLS)

VARY REQUIREMENT THAT OFF-STREET PARKING BE LOCATED
NO CLOSER THAN 2.0M TO ANY FRONT PROPERTY LINE OR ANY
PROPERTY LINE ABUTTING A STREET TO A 0M SETBACK
ABUTTING LAKESHORE AND COOK ROADS

EXISTING ZONE: C9- TOURIST COMMERCIAL

REPORT PREPARED BY: RYAN SMITH

1.0 RECOMMENDATION

THAT Council authorize the issuance of Development Permit No. DP03-0092 for Lot A, District Lot 134 and Section 6, Township 26, ODYD, District Plan KAP56428 Except Strata Plan KAS1776 (PH1), 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;

AND THAT Council authorize the issuance of Development Variance Permit No. DVP03-0098; for Lot A, District Lot 134 and Section 6, Township 26, ODYD, District Plan KAP56428 Except Strata Plan KAS1776 (PH1), located on Lakeshore, Kelowna, B.C.;

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

Section 14.9 Tourist Commercial: Subsection: 14.9.5(c)

Vary front yard setback from 6.0m required to 0.0m proposed to accommodate proposed off-street parking and off-street loading areas.

Section 8.1 Off Street Parking: Subsection : 8.1.10(c)

Vary off-street parking setback requirement (2.0m setback) to allow parking 0.0m from a front property line.

AND FURTHER 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 is proposing to construct two new buildings and an enlarged parking area on the subject property. One of the buildings will serve as a new hotel facility building and the other will serve as a new staff building. The new hotel facility building will be located at the west end of the new parking lot and the new staff building will be located at the north end of the new parking lot. The new 39 stall parking lot will be located on the east corner of the development near the corner of Cook Road and Lakeshore Road. The applicants are proposing two variances in conjunction with this application, both are related to parking and required setbacks.

3.0 ADVISORY PLANNING COMMISSION

At the regular meeting of September 9, 2003:

THAT the Advisory Planning Commission supports Development Permit Application No. DP03-00092, 3766 Lakeshore Road, Lot CP, Plan KAS1776, Sec. 12, Twp. 25, ODYD, by Adrian Block, to obtain a development permit to allow construction of a new amenity building, a new staff building and addition of new parking stalls.

AND THAT the Advisory Planning Commission supports Development Variance Permit Application No. DVP03-0098, 3766 Lakeshore Road, Lot CP, Plan KAS1776, Sec. 12, Twp. 25, ODYD, by Adrian Block, to obtain a development variance permit to vary the front yard parking setback from 2.0 m required to 0.0 m proposed to allow for 22 new parking spaces subject to maintenance of landscaping on the boulevard, in keep with the level of maintenance of the landscaping on site, complete with underground irrigation.

4.0 BACKGROUND

4.1 The Proposal

Manteo Resort is proposing the addition of a new hotel facility building as well as a new staff building and a 39-stall parking lot. The hotel facility building will replace a smaller existing building and the current parking layout at south end of the property will be re-arranged and enlarged to accommodate this new building as well as a new staff building.

The new hotel facility building will house a new gymnasium, meeting rooms, office space and spa. The building will measure three storeys in height and the form and character of the proposed building will match that of the existing resort. The colour board also complements the existing resort buildings.

The proposed staff building is one storey in height and will house a kitchen/lounge area and washrooms. The form and character of this building will also tie into the existing resort.

The applicant is seeking to vary the requirement that off-street parking be located no closer than 2.0m to any front property line or any property line abutting a street to a 0m setback along the Lakeshore Road and Cook Road frontages. The applicant is also seeking to vary the required front yard setback in the C9-Tourist Commercial zone to accommodate the proposed parking area.

The application compares to the requirements of Zoning Bylaw No. 8000 for C9 – Tourist Commercial zones as follows:

CRITERIA	PROPOSAL	C9 ZONE REQUIREMENTS
Site Area (m ²)	30571m ²	N/A
Lot Width	340m (approx.)	N/A
Lot Depth	89m (approx.)	N/A
Site Coverage	15.8%	None
Floor Area Ratio	0.38	1.5
Parking (Existing)	124	111
Parking (Proposed)	163	150
Setbacks (m)		
- Front Yard	6.0①	6.0
- Side Yard (S)	3.0m	6.0

①Note: The applicant is proposing to vary Section 8.1.10(d) of Zoning Bylaw No.8000 as mentioned above to 0.0m from 2.0m required.

4.2 Site Context

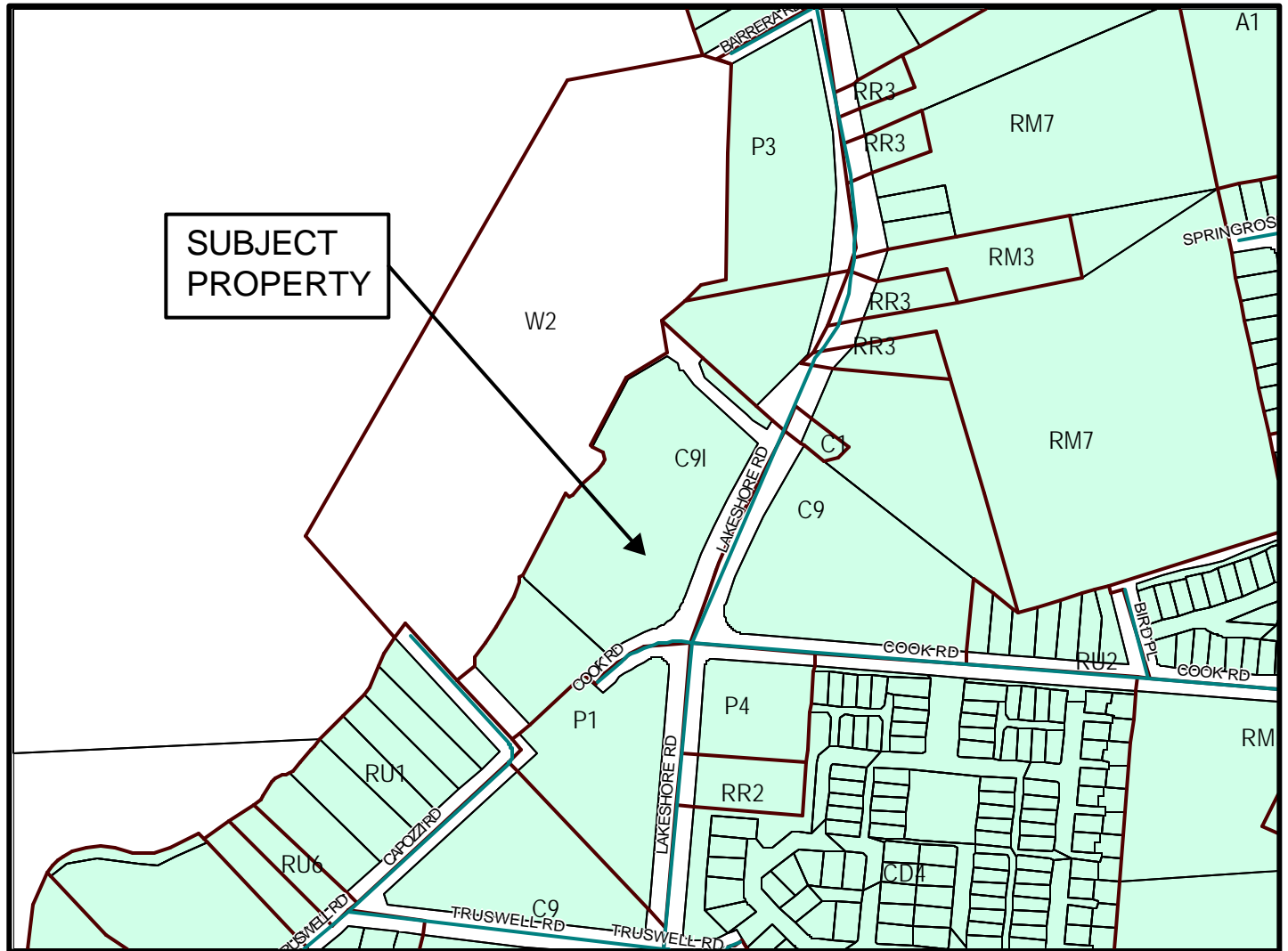
The subject property on the northwestern corner of the intersection of Lakeshore Road and Cook Road.

Adjacent zoning and existing land uses are to the:

- North - C9 – Tourist Commercial – Kelowna Lakeshore Inn
- East - C9 – Tourist Commercial – Application In-Stream for a C9 Development
- South - C9 – Tourist Commercial – Eldorado Hotel
- West - W2 – Okanagan Lake

Site Map

Subject Property: 3766 Lakeshore Road



5.0 TECHNICAL COMMENTS

5.1 Works and Utilities

5.1.1 *Domestic Water and Fire Protection*

- This development is within the City service area. This property is currently serviced by the municipal water main. The existing two 150mm-diameter water services should be adequate for the proposed redevelopment. The water service issues will be reviewed when a Building Permit application including a mechanical plan is

submitted. If service change are required, they will be provided at the applicant's cost.

- The existing 150mm-dia fire protection service to the amenity building will be within the footprint of the new hotel facility and may require adjustments.

5.1.2 Sanitary Sewer

- The development site is serviced with a 150mm-diameter sanitary service. The service may be retained for the proposed redevelopment if it is suitable. If a larger sanitary sewer service is required, it can be provided by the City of Kelowna at the applicant's cost.

5.1.3 Storm Drainage

- Our records indicate that there is an on-site drainage collection and ground recharge disposal system within the proposed footprint of the new hotel facility. The proposed perimeter foundation walls must be a minimum 3.00 meters clear from the outside edge of the drywell drain rock.
- 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 storm water management plan must include provision of a lot grading plan, minimum basement elevations (MBE), and changes to the storm water services and 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. The cost of this construction for bonding purposes is \$12,500.00.

5.1.4 Road Improvements

- Lakeshore Road: The existing access to Lakeshore Road will not need any modifications.
- Cook Road: The existing access to Cook Road will need minor modifications. This work will require curb, gutter, sidewalk and ramp removal and replacement. The work must be constructed to City of Kelowna Standards. The cost of this construction for bonding purposes is \$7,500.00. Re-locate utility appurtenances if required to accommodate this construction.

5.1.5 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.

5.1.6 *Geotechnical Report*

As a requirement of this application and building permit approval the applicant must provide a geotechnical report prepared by a Professional Engineer qualified in the field of hydro-geotechnical survey to address the following:

- Area ground water characteristics, including water sources on the site.
- Site suitability for development; i.e. unstable soils, foundation requirements etc.
- Drill and/or excavate test holes on the site and install piezometers if necessary. Log test hole data to identify soil characteristics, identify areas of fill if any. Identify unacceptable fill material, analyse soil sulphate content, identify unsuitable underlying soils such as peat, etc. and make recommendations for remediation if necessary.
- List extraordinary requirements that may be required to accommodate construction of roads and underground utilities as well as building foundation designs.
- Additional geotechnical survey may be necessary for building foundations, etc.

5.1.7 *Development Permit and Site Related Issues*

- 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.
- Adequate off-street parking must be provided for this site. The submitted drawings indicate 39 new stalls. Label the proposed parking stalls for a recount.
- A bike rack must be provided in accordance with current bylaws and policies.

5.1.8 *Bonding and Levy Summary (Deferred to Building Permit Stage)*

Bonding

- | | |
|----------------------------------|--------------------|
| ▪ Cook Road drainage | \$12,500.00 |
| ▪ Cook Road access modifications | \$ 7,500.00 |
| ▪ Total Bonding | <u>\$20,000.00</u> |

NOTE: The bonding amounts shown above are comprised of estimated construction costs escalated by 140% to include engineering design and contingency protection and are provided for information purposes only. The owner should engage a consulting civil engineer to provide detailed designs and obtain actual tendered construction costs if he wishes to do so. Bonding for required off-site construction must be provided as a condition of subdivision approval or building permit issuance, and may be in the form of cash or an irrevocable letter of credit, in an approved format.

The owner must also enter into a servicing agreement in a form provided by the City prior to 4th reading of the zone amending bylaw or issuance of a building permit.

5.1.9 Administration Charge

- An administration charge will be assessed for processing of this application, review and approval of engineering designs and construction inspection. The administration charge is calculated as 3% of the total off-site construction costs, not including design. 7% GST will be added.

5.1 Inspection Services

- This building is classified as 3 storeys facing one street.
- The main and second floor shall be sprinklered and non-combustible construction. The 3rd floor may be combustible.
- An fire alarm system is required.
- A fire hydrant shall be with 45 m of the building fire department connection.
- Contact the fire department on the fire truck access proposed for the existing Amenities Building. It is not located 3 m from the adjacent buildings.
- The main exit stair opens to the lobby without a fire separation.
- The exit stair opens on to the second storey without a fire separation.
- A code analysis is required.

5.2 Ministry of Land, Water and Air Protection

No concerns.

5.3 Fire Department

- Fire department access as per the BC Building Code.

5.4 Parks Manager

- With the realignment of the entrance road off Cook Rd, the construction will interfere with an existing tree. Parks requires the tree to be relocated to a more appropriate spot on the City Blvd. An alternative option would be to remove the tree and give the Parks Division money towards our tree-planting program.

3.0 PLANNING COMMENTS

The Planning and Corporate Services Department has no concerns with the proposed (concurrent) Development Permit and Development Variance Permit applications. The proposed additions to the site maintain a form and character that is consistent with the existing development. The department supports the provision of more parking on this site to alleviate current parking congestion along Lakeshore Road and therefore has no concerns with the proposed variances for parking setbacks.

Andrew Bruce
Development Services Manager

Approved for inclusion

☐

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

RM/AB/rs
Attach.

FACT SHEET

- | | |
|---|---|
| 1. APPLICATION NO.: | DP03-0092/DVP03-0098 |
| 2. APPLICATION TYPE: | Development Permit and
Development Variance Permit |
| 3. OWNER: | Manteo Beach Club Ltd. |
| . ADDRESS | 3766 Lakeshore Road |
| . CITY | Kelowna, BC |
| . POSTAL CODE | V1W 3L4 |
| 4. APPLICANT/CONTACT PERSON: | Adrian Block |
| . ADDRESS | 3672 Lakeshore Road |
| . CITY | Kelowna, BC |
| . POSTAL CODE | V1W 3L4 |
| . TELEPHONE/FAX NO.: | Fax: 764-5018
Cell: 317-1599 |
| 5. APPLICATION PROGRESS: | |
| Date of Application: | August 12, 2003 |
| Date Application Complete: | August 18m 2003 |
| Servicing Agreement Forwarded to Applicant: | N/A |
| Servicing Agreement Concluded: | N/A |
| Staff Report to APC: | September 9, 2003 |
| Staff Report to Council: | |
| 6. LEGAL DESCRIPTION: | Lot A, District Lot 134 and Section 6, Township 26,
ODYD, District Plan KAP56428 Except Strata Plan
KAS1776 (PH1) |
| 7. SITE LOCATION: | The subject property on the northwestern
corner of the intersection of Lakeshore
Road and Cook Road. |
| 8. CIVIC ADDRESS: | 3766 Lakeshore Road |
| 9. AREA OF SUBJECT PROPERTY: | 30571m ² |
| 10. EXISTING ZONE CATEGORY: | C9-Tourist Commercial |
| 11. TYPE OF DEVELOPMENT PERMIT AREA: | Commercial, Environmental,
Lakeshore |
| 13. PURPOSE OF THE APPLICATION: | Development Permit and
Development Variance Permit |
| 14. MIN. OF TRANS./HIGHWAYS FILES NO.: | N/A |
| NOTE: IF LANDS ARE WITHIN 800 m OF A
CONTROLLED ACCESS HIGHWAY | |
| 15. DEVELOPMENT PERMIT MAP 13.2
IMPLICATIONS | N/A |

ATTACHMENTS

(not attached to the electronic version of the report)

- Subject Property Map
- Site Plan Showing Proposed Variance
- Elevations
- Colour Board