
CITY OF KELOWNA
MEMORANDUM

Date: August 18, 2004
File No.: OCP04-0004/Z04-0010/**DP04-0016/DVP04-0017**
To: City Manager
From: Planning and Corporate Services Department
Subject:

APPLICATION NO. OCP04-0004/Z04-0010/**DP04-0016/DVP04-0017**

OWNER: James & Linda Knight
Gerald & Delores Dignan
Daryl, Johnny, Danny,
Lynette McLean
Jamie Davies

AT: 2901-2975 Abbott Street
408-416 Groves Avenue

APPLICANT: David & Charles Ross
Kevin Ryan
Coast Architectural Group

PURPOSE: TO CONSTRUCT A 4.5 STOREY, 48 UNIT MULTIPLE
FAMILY APARTMENT HOUSING DEVELOPMENT

TO VARY THE HEIGHT FROM 4 STOREYS PERMITTED
TO 4.5 STOREYS PROPOSED

EXISTING ZONE: RU1 – LARGE LOT HOUSING

PROPOSED ZONE: RM5 – MEDIUM DENSITY MULTIPLE HOUSING

REPORT PREPARED BY: RYAN SMITH

SEE ATTACHED FACTS SHEET FOR COMPLETE APPLICATION DETAILS

1.0 RECOMMENDATION

THAT Final Adoption of Official Community Plan Amending Bylaw No.9283 be considered by Council;

AND THAT Final Adoption of Zone Amending Bylaw No. 9284 be considered by Council;

AND THAT Council authorize the issuance of Development Permit No. DP04-0016 for Lots 2, 3, 4 and 5, Block 1, D.L. 14, ODYD Plan 4743 and Lots 1, 2 and 3, D.L. 14, ODYD Plan 3856 located on Abbott Street and Groves Avenue, 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. DVP04-0017; Lots 2, 3, 4 and 5, Block 1, D.L. 14, ODYD Plan 4743 and Lots 1, 2 and 3, D.L. 14, ODYD Plan 3856 located on Abbott Street and Groves Avenue, B.C.;

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

Section 13.11 RM5 – Medium Density Multiple Housing: 13.11.6(c):

Vary the maximum height from 4 storeys permitted to 4.5 storeys proposed.

2.0 SUMMARY

The applicants are proposing to construct a 48-unit apartment building on the subject properties. The applicant is also seeking to rezone the subject properties from the RU1-Large Lot Housing zone to the RM5-Medium Density Multiple Housing Zone and amend the future land used designation for several of the subject properties from Major Park/Open Space to Multiple Unit Residential Medium Density. A development variance permit has also been submitted to address the buildings height and site coverage. As part of the proposal the applicant is also seeking to eliminate the existing lane access in favor of an access easement through the centre of the development to measure 2.5 storeys in height by 10 metres in width.

3.0 ADVISORY PLANNING COMMISSION

At the regular meeting of June 22, 2004 it was resolved:

THAT the Advisory Planning Commission supports Official Community Plan Application No. OCP04-0004, Rezoning Application No. Z04-0004, for 2901/2913/1927/1933/1975 Abbott Street & 408 Groves Avenue, Lots 5, 4, 3 & 2, Plan 4743, and Lots 1 & 2, Plan 3856, Sec. 13, Twp. 25, ODYD, by Kevin Ryan Coast Architectural Group (Kevin Ryan) to amend the Official Community Plan from Multiple Unit (Low Density) to Multiple Unit Residential (Medium Density); and to rezone from the RU1-Large Lot Housing zone to the RM5-Medium Density Multiple Housing zone in order to allow for a 38 unit multiple family development;

AND THAT the Advisory Planning Commission supports Development Permit Application No. DP04-0016, for 2901/2913/1927/1933/1975 Abbott Street & 408 Groves Avenue, Lots 5, 4, 3 & 2, Plan 4743, and Lots 1 & 2, Plan 3856, Sec. 13, Twp. 25, ODYD, by Kevin Ryan Coast Architectural Group (Kevin Ryan) to obtain a Development Permit to allow for a 48 unit multiple family development subject to the recommendations for application DVP04-0017.

AND THAT the Advisory Planning Commission supports Development Variance Permit Application No. DVP04-0017, for 2901/2913/1927/1933/1975 Abbott Street & 408 Groves Avenue, Lots 5, 4, 3 & 2, Plan 4743, and Lots 1 & 2, Plan 3856, Sec. 13, Twp. 25, ODYD, by Kevin Ryan Coast Architectural Group (Kevin Ryan), for the 4.5 m height variance;

AND THAT the Advisory Planning Commission not support the Development Variance Permit Application No. DVP04-0017, for 2901/2913/1927/1933/1975 Abbott Street & 408 Groves Avenue, Lots 5, 4, 3 & 2, Plan 4743, and Lots 1 & 2, Plan 3856, Sec. 13, Twp. 25, ODYD, by Kevin Ryan Coast Architectural Group (Kevin Ryan), request for the 47.6% site coverage variance;

***Note:** Since the completion of the lane closures and land sale between the developer and the City of Kelowna and the revision of the proposed site coverage it has been determined that a variance is no longer required.

AND THAT the Advisory Planning Commission supports the Development Variance Permit Application No. DVP04-0017, for 2901/2913/1927/1933/1975 Abbott Street & 408 Groves Avenue, Lots 5, 4, 3 & 2, Plan 4743, and Lots 1 & 2, Plan 3856, Sec. 13, Twp. 25, ODYD, by Kevin Ryan Coast Architectural Group (Kevin Ryan), request for the reduced refuse bin setback.

***Note:** The applicant has revised the plans in order to eliminate the need for this variance.

3.0 BACKGROUND

In order to better accommodate the objectives of the Parks Department the applicant undertook a redesign of the development that was originally presented to the Advisory Planning Commission in March of 2003. As noted above, the Advisory Planning Commission supported the revised proposal.

3.1 The Proposal

The proposed 48-unit building will be 4.5 storeys in height with a roofline displaying both front and cross-gabled elements. The Victorian style building steps back from each street frontage and displays both horizontal and vertical architectural elements to create visually interesting facades.

The multi-family development will be accessed via a proposed driveway access on the West Avenue frontage of the development and a second drive aisle on the Groves Avenue frontage. The existing lane from Abbott Street will be closed to accommodate this development.

The development will accommodate 64 parking stalls in the two parkades under the buildings and 6 stalls at grade. The applicant is planning to provide 48 two-bedroom suites. All ground accessed units on Abbott Street and West Avenue and Groves Avenue will be two storeys in height within the 4.5 storey building envelope.

The redesigned building allows for a 2.5 storey break in the structure facing Abbott Street allowing pedestrian access and sightlines through to West Avenue Park. The third and fourth storeys of the building span this pedestrian access. This right of way will serve as an access to West Avenue Park for the public and for emergency vehicles. In conjunction with this application, the City of Kelowna will begin the process of closing the lane network which encircles West Avenue Park. The remainder of the lane network will be closed incrementally as future development occurs. The developer has arranged for lane closures and new dedications/right of ways with the City of Kelowna's Transportation Division and Community Planning and Real Estate Department.

The pedestrian entrances to the building are located on either side of the public access through the building. All of the main level units facing Abbott Street, West Avenue and Groves Avenue can be accessed from the street via small stairway features which rise through terraced areas of landscaping. Each of these units as well as all other units in the main building will have an interior entry. Access from the parkade to each level of the development will be via an elevator or stairway. Each of the units within the development will have access to private terrace/patio areas. The penthouse units will have access to multiple patio areas.

The applicant has chosen to finish the exterior walls of the buildings with tan colored shingle siding and a grey brick will be used as the primary finishing material for the two lower storeys of the development. Features such as railings, window trims and fascia will be finished in darker earth tones to create a level of contrast. The roof will be finished in a weathered wood shade of laminate shingle.

*Note: The applicant has added an additional lot to the original proposal (On Groves Avenue). The proposed development will now encompass 7 residential lots.

The application meets the requirements of the RM5 – Medium Density Multiple Housing zone as follows:

CRITERIA	PROPOSAL	RM5 ZONE REQUIREMENTS
Lot Area (m ²)	5175m ²	1400m ²
Lot Depth (m)	111m	35.0m
Lot Width (m)	34m	30.0m
Area of Buildings at Grade	2144m ²	N/A
Area of Pavement, Accessory Buildings, etc...	414m ²	
Site Coverage (%) (Buildings)	39.6%❶	40%
Site Coverage (%) (Buildings and paved areas)	47.2%	60%
Net Floor Area (m ²)	6325m ²	N/A
Floor Area Ratio (FAR)	1.22	1.1 + 0.18 bonus for parking 1.28 Total
Parking Spaces	72 (48 Units x 1.5 Stalls per unit)	72 (48 Units x 1.5 Stalls per unit)
Bicycle Parking	Class1 x 24 Lockers Class 2 x 5 In stand	Class1 – 48 Units x 0.5 per Unit Class 2 – 48 Units x 0.1 per Unit
Storeys (#)	4.5 storeys❶ 15.8m	4 storeys 16.5m
Setbacks(m)(Apartment)		
- Front	6.0m	6.0m
- Rear	7.5m	7.5m
- Side (for 2.5 storey portions)	4.5m	2.3m
- Side (portions in excess of 2.5 storeys)	7.5m	7.5m
Private Open Space	1600m ²	1200m ²
Drive Aisle Width	7m	7m
Refuse Bins (Setback from abutting residential areas)	0.0m	3m

❶Note: The applicant is seeking to vary the building height from 4 storeys permitted to 4.5 storeys proposed.

3.2 Site Context

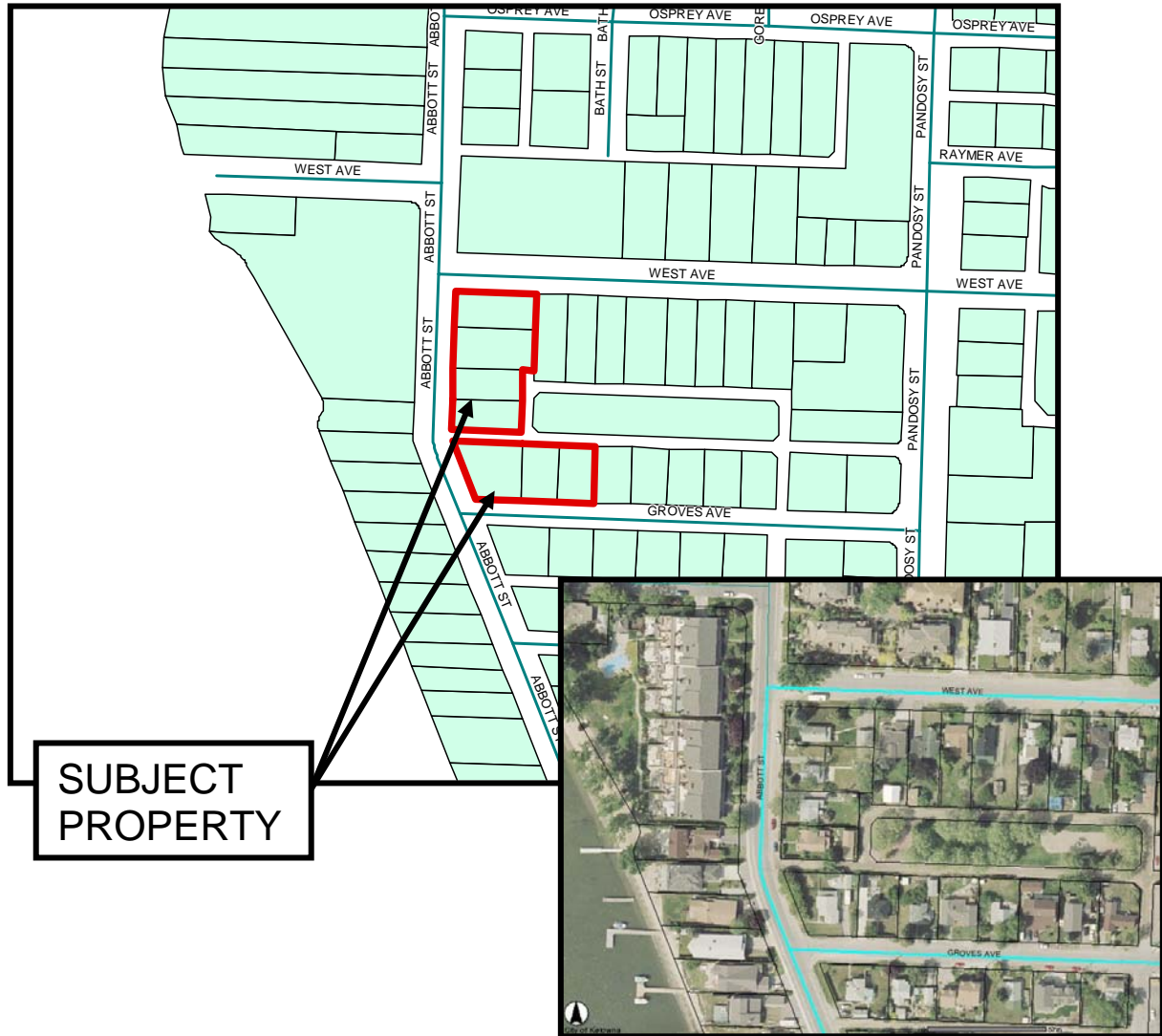
The subject properties are located on the west side of Abbott Street between West Avenue and Groves Avenue.

Adjacent zones and uses are:

- North - RM3 – Low Density Multiple Housing (Town-house development)
- East - RU1 – Large Lot Housing (Single Family Dwelling)/Park
- South - RU1 – Large Lot Housing (Single Family Dwelling)
- West - RM3 – Low Density Multiple Housing (Row Housing)

3.3 Site Location Map

Subject Properties: 2901-2975 Abbott Street
408-416 Groves Avenue



3.4 Existing Development Potential

The subject properties are currently zoned RU1 – Large Lot Housing. The purpose of this zone is to provide for single detached housing, and compatible secondary uses, on larger serviced urban lots.

3.5 Current Development Policy

3.5.1 Kelowna Official Community Plan

The Cedar Avenue Land Use Review reclassified the majority of the subject properties as multiple unit residential – medium density. This density is consistent with that which is being proposed by the applicant.

Two of the subject properties – Lots 2 and 3 and Abbott Street are designated as Major Park/Open Space. The applicants are seeking to change this future land use designation through an OCP amendment to allow for multiple unit residential – medium density development. While the applicant is proposing to change the future land use to accommodate the proposed development the plans have been revised to provide access to West Avenue park through an arch encompassing lots 2 and 3 through the development that will be two storeys in height.

3.5.2 Kelowna Strategic Plan (1992)

The City of Kelowna Strategic Plan encourages the development of a more compact urban form by increasing densities through infill and redevelopment within existing urban areas and to provide for increased densities within future urban areas. Also redeveloping transitional areas to increase densities for more efficient use of existing land. Also recommended is that the City will emphasize a density of development higher than presently occurring to allow for more efficient use of the land.

3.5.3 South Pandosy/KLO Sector Plan (1997)

The City of Kelowna will:

- Limit heights to 3 storeys of residential development above structured parking, except that residential development may be considered in the upper storeys of buildings in commercial areas, where the buildings may reach 4 to 6 storeys.
- Encourage multiple family developments to concentrate around the Pandosy Urban Centre, residential urban Guisachan Village and the resort Village Centre at Cook and Lakeshore, and the College, and discourage strips of multiple family development from extending outside of these nodes along major roadways.
- Use building form, character, roof slopes, design details, landscaping, street orientation and other methods to reduce the impression of mass in multi-family development.

- Ensure that, to the greatest extent possible, lake and mountain views, and access to light and air for surrounding uses are respected in the design of Multiple Family developments.

4.0 TECHNICAL COMMENTS

This application was circulated to various City Departments and Technical agencies and the following comments were received:

4.1 Works and Utilities

4.1.1 **Domestic Water and Fire Protection**

The existing water mains on Abbott St., West Ave. and Groves Ave are sufficient to support the proposed development.

The existing lots are serviced with small diameter water services. The developer must engage a consulting mechanical engineer to determine the domestic and fire flow requirements of this development. The applicant, at his cost, will arrange for the removal of existing services and the installation of one larger metered water service. The estimated cost of this construction for bonding purposes is \$12,000.00.

Tie-ins and disconnections at the existing watermain must be by City forces and at the applicant's cost.

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.

The boulevard irrigation system must be integrated with the on-site irrigation system.

4.1.2 **Sanitary Sewer**

The existing lots are serviced with 100mm-diameter sanitary sewer services. The developer must engage a consulting mechanical engineer to determine the requirements of this development. The applicant, at his cost, will arrange for the capping of existing services and the installation of one new larger service. The estimated cost of this construction for bonding purposes is \$7,000.00.

Tie-ins to the mains and the capping of existing services must be by City forces and at the applicant's cost.

4.1.3 Storm Drainage

It will be necessary for the developer to construct a storm drainage system on West Avenue as well as Groves Avenue, to the easterly boundaries of the development site. Extension of the existing drainage system on Abbott Street will also be required. The cost is included in the Road upgrading item.

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 5-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), and storm water services for on-site drainage containment and disposal systems. The on-site drainage system may be connected to the proposed street drainage system with an overflow service at the developer's cost, with approval from the City drainage engineer.

4.1.4 Road Improvements

Abbott Street fronting this development must be upgraded to a full urban standard (SS-R5) including curb and gutter, monolithic sidewalk, piped storm drainage system including drywells, catch basins, pavement widening, landscaped boulevard complete with underground irrigation system, street lights as required and relocation or adjustment of existing utility appurtenances if required to accommodate the upgrading construction. The cost of this construction for bonding purposes is \$104,500.00.

West Avenue must be upgraded to a full urban standard (SS-R5) including curb and gutter, monolithic sidewalk, piped storm drainage system including catch basins, pavement widening, landscaped boulevard complete with underground irrigation system, street lights as required and relocation or adjustment of existing utility appurtenances if required to accommodate the upgrading construction. The cost of this construction for bonding purposes is \$34,500.00.

Groves Avenue must be upgraded to a urban standard (SS-R3) modified to include a barrier curb and gutter, monolithic sidewalk, piped storm drainage system including drywells, catch basins, pavement widening, landscaped boulevard complete with underground irrigation system, street lights as required and relocation or adjustment of existing utility appurtenances if required to accommodate the upgrading construction. The cost of this construction for bonding purposes is \$56,000.00.

4.1.5 Subdivision

By registered plan to provide the following:

Provide an additional highway allowance widening of Abbott Street. The dedication consists of a radius at property line of 80.0m (to eliminate the deflection in the road)

Dedicate a highway allowance widening of 1.5 m wide along the full frontage of Groves Avenue. (18.0 m ultimate road width.)

Dedicate a 6.0 m corner rounding at the intersections of Abbott Street with West Ave and Groves Ave.

Lot consolidation.

Lane closure.

Grant statutory rights-of-way if required for utility services.

4.1.6 Electric Power and Telecommunication Services

The electrical services to this development must be installed in an underground duct system, and the building must be connected by an underground service. 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.

4.1.7 Street Lighting

Street lighting including underground ducts must be installed on all roads fronting on the proposed development. The cost of this requirement is included in the roads upgrading item.

4.1.8 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.

The developer's consultant may wish to meet with the City of Kelowna to determine the location of road bulb outs, street landscaping treatment, and how to incorporate in the design the possible future extension of the

recreational corridor on Abbott Street as well as the public access to West Avenue Park.

4.1.9 Development Cost Charge Reduction Consideration

None of the required roadwork is eligible for DCC reduction.

4.1.10 Latecomer Protection

Under provisions of Section 990 of the BC Municipal Act, the owner is eligible to apply for latecomer protection for the following:

Storm drainage construction on Abbott Street and Groves Avenue.

4.1.11 Geotechnical Report

As a requirement of this application the owner 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.

Site suitability for development, unstable soils, 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.

4.1.12 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.

4.1.13 Bonding & Levy Summary

Bonding

West Ave. frontage improvements	\$ 34,500.00
Abbott St frontage improvements	\$104,500.00
Groves Ave. frontage improvements	\$ 56,000.00

Service upgrades	\$ 19,000.00
Total Bonding	\$214,000.00

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 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.

4.1.14 Site Related and Traffic Issues

Our comments regarding the site related issues will be provided when a building permit application is made.

The site plan should illustrate the ability of an SU-9 vehicle to maneuver onto and off-site without requiring a reverse movement onto public roadways. If the development plan intends to accommodate larger vehicles, the site plan should be modified and illustrated accordingly.

The developer must obtain the necessary permits and have all existing utility services disconnected prior to moving existing houses. The existing homes have been fitted with small water meters at the City's cost. The owners must give the City adequate notice to remove these meters prior to moving or demolishing these houses. If the meters cannot be recovered, the owners will be billed \$235.00 per meter to compensate for the loss of the meters

4.1.15 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.

4.2 Inspection Services

a) This is a 4 storey apartment over a parking structure. The building shall be sprinklered.

b) The south exit stair will create exiting problems from the parking structure if the tenants lock the door for security reasons.

c) A 1 1/2 hr. fire rating is required between the garage and the storage lockers, doors shall have a 1 hr. rating.

4.3 Community Development and Real Estate Manager

Since the lane is being closed, a public access right-of-way is required to secure public access from the park through to Abbott Street.

Provision of handicapped parking shows some improvement. The space that appears to be for visitor handicapped parking on the north side of the north building looks awkward. The walls on either side of this stall may restrict movement, even though the space is wider. It is also not clear if this is a visitor or resident space. If it is for a resident, the person door and distance to the elevator through the garage is not the best arrangement and if it is a visitor space, then the distance that must be traveled through a possible gated entrance to the lobby entrance at the south of the building is an impediment to the person with disabilities. In the south building, the location of the handicapped space would be improved if it were traded with the small car parking spaces shown near the mechanical room. Handicapped parking in enclosed or underground garages can present a problem for people who drive lift-equipped vans as these vehicles are sometimes too high to enter the parking area.

The building entrances from the park access walkway are not visible from the street and therefore could present safety issues from a crime prevention design standpoint. The doors are not recessed, which is a good thing. Good lighting will be essential in this area.

4.4 Fire Department

a) Fire department access and hydrants as per the BC Building Code and City of Kelowna Subdivision By-law.

b) Engineered fire flows will be required.

c) Hydrant required within 45m of a hydrant.

d) Contact FPO for preferred location of new hydrant as it appears that a new hydrant will be required to meet spacing requirement at least.

4.5 Terasen

No comment.

4.6 Fortis BC

Will provide u/g electrical service.

4.7 Parks Manager

Public access to and from the park adjacent Abbott St. is required through the building at a minimum width of 15.0 meters and a minimum height of 2 stories. This is to include a minimum 8.0 meter unobstructed pathway. The remainder of the opening must provide clear visual access into the park. Retaining walls and shrubs cannot exceed 750mm ht and tree canopies must be pruned to minimum 2500 mm height.

A public access agreement is required for the portion of walkway proposed through the development site. The agreement must meet Parks and the Community Development & Real-estate approval and be registered against the title in advance of a strata plan.

Maintenance of the walkway through the site will be the responsibility of the strata. A maintenance agreement must be registered against the tile in advance of developing the strata plan.

The developer must demonstrate how and where a gate could be integrated into the walkway to enable the park to be locked during non-use times if required in the future.

A sign to parks approval is required that acknowledges public access to West Avenue Park / Abbott Street through the development.

A cross walk similar in nature to traffic calming devices on Abbott Street is needed to facilitate direct pedestrian movements from the park across Abbott Street. This is not a requirement for this development proposal, however, staff will work with the developers on a design should they wish to construct this feature in advance of the City's schedule.

Landscape development of the park is not required. If the developer wants to upgrade the portion of park adjacent to his development, Parks would be open to exploring partnership opportunities.

The proposed lane off West Avenue would need to be developed as a combined walkway and emergency vehicle access to replace the lane now existing off of Abbott. Designs need to be coordinated with Parks and the City Engineer. This may include replacement of utilities currently in the lane.

All entry feature signs for the proposed development will be located on private property and not on City BLVD.

Shrub and flower beds will require plastic edging beside all areas abutting a city sidewalk, BLVD, or city land to prevent migration of mulch.

Minimum plant material specifications for BLVDs as follows:

- i) Deciduous Trees - minimum calibre 60 mm @ 300mm above rootball
- ii) Deciduous Shrub - minimum spread 450mm
- iii) Evergreen Trees - minimum height 2500 mm
- iv) Evergreen Shrub - minimum spread 450mm

Root shield barriers must be installed for all trees in and adjacent to City BLVD including City sidewalks, roads, curbs and gutters as per manufacturer instructions - min. 18" depth. The root barrier top edge must be at least 13mm above grade; see www.deeprooot.com for specifications.

BLVD maintenance including watering (manual or automated irrigation), shrubs, ground cover, sod, and seeded areas will be the responsibility of owner/occupant.

BLVD tree maintenance will be the responsibility of Parks Division. However, the adjacent owner will be responsible for watering and replacement of trees during the establishment period, for at least two growing seasons after planting.

In an effort to conserve water, all automated irrigation systems will be design to minimize overspraying on non-landscaped areas including City sidewalks, courtyards, parking areas, roadways, etc.

Site areas with public access shall be lit in keeping with the principals of crime prevention through environmental design and require site lighting as is necessary to encourage pedestrian safety and allow casual surveillance from adjacent buildings and streets of parking areas and walkways.

4.8 Public Health Inspector

No comment.

4.9 RCMP

No comment.

4.10 Shaw Cable

Owner/developer to supply and install an underground conduit system as per Shaw Cable drawings and specifications.

4.11 Telus

Will provide underground facilities to this development. Developer will be required to supply and install conduit as per Telus policy.

6.0 PLANNING AND CORPORATE SERVICES DEPARTMENT

The Planning and Corporate Services Department is supportive of the form and character of the proposed development. The applicant has worked with staff in order to help achieve both the desired development and the Parks related goals specified in the Official Community Plan. Staff feel that the resulting compromise is a development that will be very unique in a Kelowna context. The proposed development meets development permit guidelines in the Official Community as follows:

Landscaping

The landscaping for the proposal will not only serve to enhance the architecture of the development but will also serve to provide an inviting entrance to West Avenue Park. At the request of the abutting neighbor on Groves Avenue the applicant has relocated refuse can that were originally located adjacent to the property line and increased the amount of landscaping and will include opaque fencing to buffer any noise impacts from the development.

Relationship to the Street

Many of the ground floor units have outdoor amenity space and have access from the street as well as an indoor entrance. All ground level units all have porches which either overlook the street or West Avenue Park.

Building Massing

The building displays varied rooflines and exterior treatments which serve to mitigate the overall mass of the development. Ground level elements such as patios, gardens and landscaping help to reduce the focus on the overall height of the building.

Walls

All exterior walls display a high degree of architectural detail and are therefore visually interesting.

Views

The view corridors from West Avenue Park to Abbott Street have been preserved through a 2.5 storey public right – of – way which runs through the centre of the proposed development. As a 2.5 storey development to the West of the Subject property already impedes views to the lake this development proposal

Crime Prevention

The applicant has designed the development in order to allow for increased sightlines into West Avenue Park. Underground parking will be well lit and secured. Lobby entrances will be well lit and secure. Public right-of-way access will be limited to daytime and early evening hours with a gate feature.

Ancillary Services/Utilities

Refuse bins have been relocated to meet the required setback and are located near the rear of the building. Utility services connections will be screened from view by landscaping.

Amenities

The applicant is proposing to provide more than the required amount of private open space. The applicant is also allowing for pedestrian access to West Avenue Park and is proposing a partnership with the City's Parks Department to perform upgrades to the park.

Access

Vehicle access on-site is arranged in a manner that will minimize pedestrian/automobile conflict. Vehicle access

Parking

The majority of the parking for the proposed development is located under the buildings.

Given the proposal's general conformity to the applicable development permit criteria mentioned above and the overall quality of the development in terms of form and character staff would also like to note its support for the associated development variance permit to address and extra half storey in height proposed by the applicant.

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.:** **Z04-0010/OCP04-0004**
DP04-0016/DVP04-0017
2. **APPLICATION TYPE:** Rezoning
Official Community Plan Amendment
3. **OWNER:** James & Linda Knight
Gerald & Delores Dignan
Daryl, Johnny, Danny, Lynette McLean
Jamie Davies
David & Charles Ross
 - **ADDRESS** N/A
 - **CITY** N/A
 - **POSTAL CODE** N/A
4. **APPLICANT/CONTACT PERSON:** Kevin Ryan
 - **ADDRESS** Coast Architectural Group
 - **CITY** Kamloops, BC
 - **POSTAL CODE** V2C 6M1
 - **TELEPHONE/FAX NO.:** 250-374-1112
250-374-2279
5. **APPLICATION PROGRESS:**
 - Date of Application:** February 13, 2004
 - Date Application Complete:** February 13, 2004
 - Servicing Agreement Forwarded to Applicant:** N/A
 - Servicing Agreement Concluded:** N/A
 - Staff Report to APC:** February 24, 2004
 - Staff Report to Council:** August 17, 2004
6. **LEGAL DESCRIPTION:** Lots 2,3,4,5, Block 1, D.L. 14,
ODYD Plan 4743
Lots 1,2,3, D.L. 14, ODYD Plan 3856
7. **SITE LOCATION:** The subject properties are located on the w
side of Abbott Street between West Avenue ;
Groves Avenue.
8. **CIVIC ADDRESS:** 2901-2975 Abbott Street
408 and 416 Groves Avenue
9. **AREA OF SUBJECT PROPERTY:** 4954m² (existing)
10. **AREA OF PROPOSED REZONING:** 5175m² (proposed)
11. **EXISTING ZONE CATEGORY:** RU1- Large Lot Housing
12. **PROPOSED ZONE:** RM5 – Medium Density Multiple Housing
13. **PURPOSE OF THE APPLICATION:** TO CONSTRUCT A 4.5 STOREY, 48 UNIT MULTIPLE
FAMILY APARTMENT HOUSING DEVELOPMENT

TO VARY THE HEIGHT FROM 4 STOREYS PERMITTED
TO 4.5 STOREY PROPOSED

14. MIN. OF TRANS./HIGHWAYS FILES NO.: N/A
NOTE: IF LANDS ARE WITHIN 800 m OF A
CONTROLLED ACCESS HIGHWAY

ATTACHMENTS

(not attached to the electronic version of the report)

- Location of subject property
- Site plan
- Floor plans
- Elevations
- Landscaping plan
- Colour Rendering