
CITY OF KELOWNA

MEMORANDUM

Date: October 5, 2004
File No.: DP04-0096

To: City Manager

From: Planning and Corporate Services Department

Subject:

APPLICATION NO. DP04-0096

OWNER: POINTE OF VIEW
CONDOMINIUMS
(QUAIL) INC.

AT: 3168-3178 VIA CENTRALE

APPLICANT: POINTE OF VIEW
CONDOMINIUMS
(QUAIL) INC.

PURPOSE: TO OBTAIN A DEVELOPMENT PERMIT FOR 166 UNITS OF
APARTMENT HOTEL.

EXISTING ZONE: CD6 – COMPREHENSIVE RESIDENTIAL GOLF RESORT

REPORT PREPARED BY: KEIKO NITTEL

SEE ATTACHED FACT SHEET FOR COMPLETE APPLICATION DETAILS

1.0 RECOMMENDATION

THAT Council authorize the issuance of Development Permit No. DP04-0096, located on Via Centrale, Lot 4 and an undivided 1/3 share in Lot 2, Sec. 14 & 15, Twp. 23, ODYD, KAP54660. 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. The applicant be required to release the existing zoning covenant and register the C9 – Tourist Commercial zoning designation as outlined in Zoning Bylaw 8000 as a covenant on title.

6. Any retaining wall, others than natural cut banks, must not exceed a height of 1.2 metres measured from grade on the lower side, and must be constructed so that any retaining walls are spaced to provide at least a 1.2 metre horizontal separation between them as per Section 7.5.7 of Zoning Bylaw 8000.

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 166 units of apartment hotel located in two four-storey buildings. In order to allow the use of the buildings for short term vacation rentals in addition to apartment use, a C9- Tourist Commercial Zoning covenant will be registered on title.

3.0 ADVISORY PLANNING COMMISSION

The above-noted application was reviewed by the Advisory Planning Commission at the meeting of August 31, 2004 and the following recommendation was passed:

THAT the Advisory Planning Commission supports Development Permit Application No. DP04-0096, for 3168/3178 Via Centrale/Lot 4, Plan 54660, Sec. 15, Twp. 23, ODYD, by Pointe of View Condominiums (Quail) Inc (Andrew Wallace), to obtain a Development Permit to allow for a 166 unit apartment housing.

4.0 BACKGROUND

4.1 The Proposal

The proposal for the “Pinnacle Pointe” development consists of 166 units of apartment hotel located within 2 four-storey buildings. A total of 136 two bedroom units and 30 one bedroom units are being proposed. Balconies/patios provide each unit with private outdoor amenity spaces. In addition, the development will showcase a pool/hot tub as well as a recreational open space on the east side of the buildings.

Access to the development will be via Country Club Drive. A total of 242 parking spaces are provided with 74 of the spaces located at grade in front of the buildings. Pedestrian pathways link the buildings to the at grade parking spaces. The remaining required parking stalls are located below the buildings. Bicycle parking will be provided both at grade as well as within storage rooms located in the parkade.

Each L-shaped building is tiered with the internal portions of the buildings stepped up in accordance with the changing grade of the site. While generally the applicant has attempted to work with the existing grade of the site, a significant amount of site grading will be required. Currently, the property slopes up from the adjacent roadways (Country Club Drive and Via Centrale) with a ridge way running north-south along the site. The property slopes down steeply on the east side of the ridge. The applicants intend on cutting up to 3 metres at the peak of the site in order to establish a suitable building site. Portions of the buildings, however, will be stepped down in order to minimize the grading required. The west portion of the site will be filled in order to create useable parking areas accesses from Country Club Drive. The steep slopes on the east portion of the site will be maintained with natural vegetation. A significant amount of landscaping will be provided covering 65% of the site including 240 trees.

The buildings are finished with earth toned materials. The building façade uses several different coloured stuccos ranging from dark brown, dark taupe, light taupe, and cream with stone facades breaking up the building. The brown clay tile roof is consistent with roofing material used throughout the Quail Ridge development. Several different window types and sizes are proposed with shutters and accents. The vinyl windows are to be cream with matching window cases and columns.

The application meets the requirements of the proposed C9- Tourist Commercial Zone as follows:

CRITERIA	PROPOSAL	C9 ZONE REQUIREMENTS
Site Area (m ²)	26,918.51 m ²	1800 m ²
Site Width (m)	213m	30.0m
Site Depth (m)	68m	35.0m
Site Coverage (%)	18% / 60%	-
Total Floor Area (m ²)	19,049m ²	-
F.A.R.	0.71	1.5
Height (m)	14.0m	15.0m
Storeys (#)	4	6 storeys
Setbacks (m)		
- Front (West)	6.0	6.0m
- Rear (East)	16.0	15.0m
- Side (North)	7.5	4.5m
- Side (South)	7.5	3.0m
Parking Stalls (#)	242 (74 surface spaces, 168 underground spaces)	1.50 x 136 = 204 (2 bedroom) 1.25 x 30 = 35 TOTAL = 242
Bicycle Stalls (#)	17 Outdoor Racks 83 Indoor Storage	0.50/unit Class 1 = 83 01/unit Class 2 = 17 TOTAL = 100

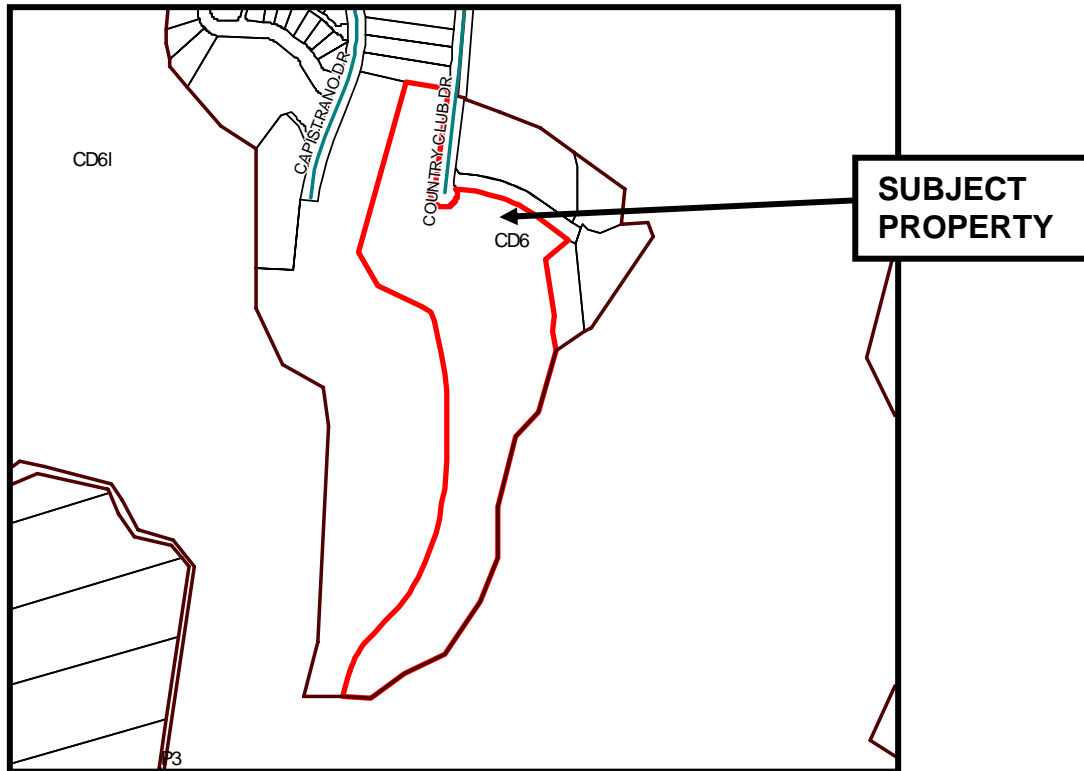
4.2 Site Context

The subject property is located on the south east corner of Via Centrale and Country Club Drive within the Quail Ridge Development.

Adjacent zones and uses are:

- North - CD6 – Multiple Dwelling Housing – The Pointe at Quail
- East - CD6 – Multiple Dwelling Housing – Sierra
- South - CD6 – Multiple Dwelling Housing – Bellasera Townhouses
- West - CD6 – Vacant

Site Location Map



4.3 Existing Development Potential

The applicant will be required as a condition of the Development Permit to register the C9 – Tourist Commercial zone as a covenant on title. The purpose of the C9 zone is to designate and preserve land for the orderly development of commercial visitor accommodation. Principle uses are amusement arcades (major), amusement establishments (outdoor), apartment hotels, boat storage, drive-in food services, hotels, motels, participant recreation services (indoor), tourist campsites. Secondary uses are amusement arcades (minor), care centres (major), food primary establishment, liquor primary establishment (major & minor), offices, personal services establishments, residential security/operator unit, retail liquor sales establishments, retail stores (convenience).

4.4 Current Development Policy

4.4.1 Kelowna Official Community Plan

The Official Community Plan designation for this property is Comprehensive Residential Golf Resort and the Quail Ridge CDP has been adopted as an appendix to the OCP. The OCP specifies this site as Medium Density Multi-Family and Commercial.

4.4.2 City of Kelowna Strategic Plan (1992)

The proposal is in keeping with the policies of the Strategic Plan, which encourages a range of housing types and densities in new areas and more mixing of land uses.

4.4.3 Quail Ridge Community Concept Development Plan

The Quail Ridge Community Concept Development Plan (CDP) specifies the location as commercial/ multi-family. The development follows the general form and character for the village mixed use and multiple-family buildings as outlined in the CDP.

5.0 TECHNICAL COMMENTS

5.1 Canada Post, RCMP, School District Number 23, Terasen
No comment.

5.2 Fire Department
Engineered fire flows calculations. Fire hydrants as per city of Kelowna Bylaw 6.0 metre fire department access.

5.3 FortisBC
Fortis BC will provide underground electrical service to this development.

5.4 Inspection Services

5.4.1 All concrete walk ways must be designed for disable accessibility.

5.4.2 Relocate parking stalls 1&2 for the H/C to the other side close to main entrances.

5.4.3 All exterior integral facilities to be designed for the accessibility (hot tub, change room(s), WC etc).

5.4.4 Access to be provided to each main entrance for fire fighting.
-No on-site fire hydrants are shown, unobstructed path of travel from fire hydrants to main entrance to comply with 3.2.5.5 of BCBC.
-Detailed Code Analysis to be provided at Building permit stage.

5.5 Interior Health
No objection provided community sewer is available.

5.6 Irrigation District – GEID
See attached.

5.7 Parks Department

5.7.1 Planning Issues

The Parks Division requires a public walkway and trail connection from the end of Country Club Drive to the Quail Ridge Linear Park.

5.7.2 Site Specific Issues

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

5.7.4 Tree Planting in the boulevard to conform with Master Municipal Specifications (MMCD) Section 02950 and British Columbia Landscape Standard (1997) Section 9.3.

5.7.5 Root shield barriers must be installed for all trees in and adjacent to City boulevard including City sidewalks, roads, curbs and gutters as per manufacturer instructions min. 450 mm depth. The root barrier top edge must be at least 13 mm above grade; see www.deeproot.com for specifications.

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

5.7.7 Boulevard 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.

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

5.8 Shaw Cable

Owner/developer to supply and install an underground conduit system.

5.9 Telus

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

5.10 Works & Utilities

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

5.10.1 Subdivision

- a) Requirements of the subdivision application no. S03-0027 must be satisfied before approval of this Development Permit.
- b) Provide easements as may be required.

5.10.2 Geotechnical Study.

We recommend that a comprehensive geotechnical study be undertaken over the entire site. The geotechnical study should be undertaken by a Professional Engineer or a Geoscientist competent in this field. This study should analyse the soil characteristics and suitability for development of the requested zoning. As well, the study should address drainage patterns including the identification of ground water and the presence of any surface springs and the suitability of the lands for disposal of site generated storm drainage. In addition this study must describe soil sulphate contents, the presence or absence of swelling clays.

5.10.3 Domestic water and fire protection

- a) The subject property is within the service area of the Glenmore & Ellison Improvement District (GEID). The developer is required to make satisfactory arrangements with the GEID for these items. All charges for service connection, and upgrading costs are to be paid directly to the GEID.

- b) A watermeter is mandatory as well as a sewer credit meter to measure all the irrigation water. Watermeters must be housed in an above-ground, heated, accessible and secure building, either as part of the main site buildings or in a separate building. Remote readers units are also mandatory on all meters.
- c) Provide an adequately sized domestic water and fire protection system complete with individual lot connections. The water system must be capable of supplying domestic and fire flow demands of the project in accordance with the Subdivision, Development & Servicing Bylaw. Provide water calculations for this subdivision to confirm this. Ensure every building site is located at an elevation that ensures water pressure is within the bylaw pressure limits. Note: Private pumps are not acceptable for addressing marginal pressure.

5.10.4 Sanitary Sewer

The subject property is not currently serviced by the municipal sanitary sewer collection system. The sanitary sewer main will be extended as set out in the subdivision requirements. All the charges for service connection are to be paid directly to the City at the time of the request for a new connection.

5.10.5 Drainage

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.

5.10.6 Power and Telecommunication Services.

The services to and fronting this development are to be installed underground. It is the developer's responsibility to make a servicing application to the respective utility companies. The utility companies are then required to obtain the city's approval before commencing their works.

5.10.7 Accesses

The frontage of the property will be urbanized to a level consistent with the current Development and Servicing Bylaw as a condition of the subdivision. The proposed driveways must be constructed in accordance with the City of Kelowna standard drawing No.SS-C7.

6.0 PLANNING AND CORPORATE SERVICES DEPARTMENT

The form and character of the proposed development is compatible with the existing development and meets the general intent of the building scheme of the Quail Ridge Community Development Concept Plan. In addition, the landscaping proposed is consistent with the quality of landscaping that exists throughout the multi-family projects within the Quail Ridge Development. The proposed C9- Tourist Commercial is consistent with the Quail Ridge Community Concept Development Plan which allows for a commercial designation at this location. The C9 zoning covenant will allow for the use the development as apartment hotel accommodation thus permitting both long term and short term stays.

Andrew Bruce
Development Services Manager

Approved for inclusion ☐

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

FACT SHEET

1. **APPLICATION NO.:** DP04-0096
2. **APPLICATION TYPE:** Development Permit
3. **OWNER:** Pointe of View
 - **ADDRESS** #200, 1212 1 St. SE
 - **CITY** Calgary, AB
 - **POSTAL CODE** T2G TH8
4. **APPLICANT/CONTACT PERSON:** Pointe of View (Andrew Wallace)
 - **ADDRESS** #200, 1212 1 St. SE
 - **CITY** Calgary, AB
 - **POSTAL CODE** T2G TH8
 - **TELEPHONE/FAX NO.:** (403)571-8415
5. **APPLICATION PROGRESS:**
 - Date of Application:** August 12, 2004
 - Date Application Complete:** August 12, 2004
 - Servicing Agreement Forwarded to Applicant:** n/a
 - Servicing Agreement Concluded:** n/a
 - Staff Report to APC:** August 25, 2004
 - Staff Report to Council:** n/a
6. **LEGAL DESCRIPTION:** Lot 4 and an undivided 1/3 share in Lot 2, Section 14 & 15, Township 23, ODYD, Plan KAP54660
7. **SITE LOCATION:** on the southeast corner of Country Club Drive and Via Centrale
8. **CIVIC ADDRESS:** 3168-3178 VIA CENTRALE
9. **AREA OF SUBJECT PROPERTY:** 26,918.51 m²
10. **AREA OF PROPOSED REZONING:** 26,918.51 m²
11. **EXISTING ZONE CATEGORY:** CD6 – COMPREHENSIVE RESIDENTIAL GOLF RESORT (with existing RM5 – Medium Density Multiple Housing regulations as a covenant on title to be released)
12. **PROPOSED ZONE:** CD6 – COMPREHENSIVE RESIDENTIAL GOLF RESORT (with C9 – Tourist Commercial regulations as a covenant to be registered on title)
13. **PURPOSE OF THE APPLICATION:** TO OBTAIN A DEVELOPMENT PERMIT FOR 166 UNITS OF APARTMENT HOTEL.

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** Multiple-Dwelling Housing

ATTACHMENTS

(not attached to the electronic version of the report)

- Location of subject property
- Site plans
- Grading Plans
- Floor plans
- Elevations