

---

**CITY OF KELOWNA**  
**MEMORANDUM**

---

**DATE:** June 27, 2007  
**FILE NO.:** OCP07-0010/Z07-0027

**TO:** City Manager

**FROM:** Planning & Development Services Department

**SUBJECT:**

APPLICATION NO. OCP07-0010 / OWNER: T 186 ENTERPRISES LTD.  
Z07-0027

AT: 1550 -1560 - 1570 -1580 -1596 APPLICANT: THE MISSION GROUP  
DICKSON AVENUE

**PURPOSE:** OCP AMENDMENT TO CHANGE THE FUTURE LAND USE DESIGNATION FROM THE EXISTING MULTIPLE UNIT RESIDENTIAL – LOW DENSITY TO THE PROPOSED MULTIPLE UNIT RESIDENTIAL – MEDIUM DENSITY

TO REZONE THE SUBJECT PROPERTY FROM RU1 – LARGE LOT HOUSING TO RM5 – MEDIUM DENSITY MULTIPLE HOUSING TO ALLOW FOR THE CONSTRUCTION OF A 4½ STOREY, 87 UNIT APARTMENT BUILDING

**EXISTING ZONE:** RU1 – LARGE LOT HOUSING

**PROPOSED ZONE:** RM5 – MEDIUM DENSITY MULTIPLE HOUSING

**REPORT PREPARED BY:** PAUL McVEY

---

**1.0 RECOMMENDATION**

THAT OCP Bylaw Amendment No. OCP07-0010 to amend Map 19.1 of the *Kelowna 2020 - Official Community Plan* Bylaw No. 7600 by changing the Future Land Use designation of Lots 12 – 16, DL 141, O.D.Y.D., Plan 3736, located on Dickson Avenue, Kelowna, B.C., from the existing Multiple Unit Residential – Low Density designation to the proposed Multiple Unit Residential – Medium Density designation, as shown on Map "A" attached to the report of Planning & Corporate Services Department, dated June 14, 2007, be considered by Council;

THAT Rezoning Application No. Z07-0027 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lots 12 – 16, DL 141, O.D.Y.D., Plan 3736, located on Dickson Avenue, Kelowna, B.C. from the existing RU1 – Large Lot Housing zone to the proposed RM5 – Medium Density Multiple Housing zone be considered by Council;

AND THAT the OCP Bylaw Amendment No. OCP07-0010 and zone amending bylaw be forwarded to a Public Hearing for further consideration;

AND THAT final adoption of the zone amending bylaw be considered in conjunction with Council's consideration of a Development Permit & Development Variance Permit on the subject property;

AND THAT final adoption of the zone amending bylaw be considered subsequent to the owner having executed a Housing Agreement for Affordable housing and registration of a plan of subdivision for the lot consolidation and road reserve;

AND THAT final adoption of the zone amending bylaw be considered subsequent to the requirements of the Works & Utilities Department being completed to their satisfaction;

## 2.0 SUMMARY

This application seeks to rezone the subject properties from the existing RU1 – Large Lot Housing zone to the proposed RM5 – Medium Density Multiple Housing zone in order to permit the use of the development site for a Medium Density Multiple Housing (apartment) use. As this proposed land use is not consistent with the Future Land Use Designation of the Official Community Plan, there has also been an application made for an Official Community Plan amendment to change the future land use designation from the existing Multiple Unit Residential – Low Density to the proposed Multiple Unit Residential – Medium Density designation. The applicant has also applied for a Development Permit to authorize construction of a 4½ storey, 87 unit apartment building. There has also been a Development Variance Permit application made to vary the maximum site coverage to 71.6%, to vary the maximum building height to 4½ storeys, to vary the front yard setback to 4.9 m, to vary the side yard setbacks to 1.5 m measured to the parking structure, and to vary the rear yard setback to 1.24m. The applicant is seeking a density bonus, and has committed to entering into a Housing Agreement to identify 5 residential units as affordable housing units, pursuant to section to the provision of section 6.9 of the City of Kelowna zoning bylaw.

### 2.1 Advisory Planning Commission

The above noted applications (OCP07-0010/Z07-0027) were reviewed by the Advisory Planning Commission at the meeting of April 11, 2007 and the following recommendation was passed:

THAT the Advisory Planning Commission support Official Community Plan No. OCP07-0010, for 1550, 1560, 1570, 1580 and 1596 Dickson Avenue, Lots 12, 13, 14, 15 and 16, Plan 3736, Sec. 20, Twp. 26, ODYD., by The Mission Group (J. Adamson), to amend the OCP Future Land Use designation from Multiple Unit Residential (Low Density) to Multiple Unit Residential (Medium Density).

THAT the Advisory Planning Commission supports Rezoning Application No. Z07-0027 for 1550, 1560, 1570, 1580 and 1596 Dickson Avenue, Lots 12, 13, 14, 15 and 16, Plan 3736, Sec. 20, Twp. 26, ODYD., by The Mission Group (J. Adamson), to rezone from the RU1-Large Lot Housing zone to the RM5-Medium Density Multiple Housing zone to allow for a 4.5 storey multi family residential development.



### 3.0 The Proposal

The proposed subject development site is comprised of five properties, located on the north west side of Dickson Avenue. Each of the subject properties contains an older single or two family dwelling.

The site plan in support of the proposed development shows an under building parking structure for 67 vehicles, set approximately 0.76m into the ground. There is provision for an additional 44 parking stalls accessed from the adjacent lane located along the north west side of the parking structure. The south east side of the parking structure along the Dickson Avenue frontage is buffered from view by eleven townhouse style residential units with direct access to grade. Each of the town house units has a private yard adjacent to Dickson Avenue, and a kitchen and dining area with a 4.3 m high ceiling height, located at the same elevation as the yard. The remainder of the living area contained within the townhouse units is accessed by an internal stairway, located on top of the parking structure. There is also a row of ten apartment units at this same level on top of the parking structure facing the lane.

The second, third and fourth floor levels each have 21 apartment units, accessible from a common internal hallway. Each of the units has a private deck area. Several of the units on the fourth floor have vaulted ceilings to provide a variety of styles of dwelling units within the proposed building.

The parking structure has the vehicle access from the east end of the structure, accessed from the lane. There are 36 parking stalls accessed from the lane, under cover of the overhead deck area. There is an entrance lobby located in the centre of the Dickson Avenue façade, which provides a well identified pedestrian entry feature.

The landscape plan provided with the application indicates a reasonable amount of plantings located around the perimeter of the development site, as well as substantial plantings and decorative fencing and gate features for each of the townhouse units along the Dickson Avenue frontage. The landscape plan also shows well landscaped patio areas on top of the parking structure located at each end of the apartment building.

Council will have an opportunity to review the form and character of the proposed development when the associated Development Permit and Development Variance Permit applications are considered prior to adoption of the zone amending bylaw, should Council support these applications for OCP amendment and Rezoning.

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

CRITERIA	PROPOSAL	RM5 ZONE REQUIREMENTS
<b>Subdivision Regulations</b>		
Lot Area	4,173.3 m <sup>2</sup>	1,400 m <sup>2</sup>
Lot Width	109.6 m	30.0 m
Lot Depth	38 m <sup>2</sup>	35.0 m
<b>Development Regulations</b>		
Site Coverage (buildings)	①61.6%	40%
Site Coverage (buildings, parking and driveways)	①71.6%	60%
F.A.R	1.385 permitted	Housing agreement Base 1.2 Max bonus 0.2 for under building parking Max 1.4
Height	②4 ½ storeys / 15.6 m	4storeys / 16.5 m
Front Yard (Dickson Ave.)	③4.9 m	6.0 m
Side Yard (southwest)	④1.5 m to parking structure 7.3 m to res. Unit 2 <sup>nd</sup> storey	4.5 m for 2½ storey 7.5 m for over 2½ storey
Side Yard (northeast)	6.0 m to parking structure 9.44 m to res. Unit 2 <sup>nd</sup> storey	4.5 m for 2½ storey 7.5 m for over 2½ storey
Rear Yard (lane)	7.5 m (principal bldg) ⑤ 1.24 m (accessory bldg)	7.5 m when there is a lane 6.0 m to accessory bldg
Private Open Space	1,912 m <sup>2</sup> provided	7.5 m <sup>2</sup> per studio unit 15 m <sup>2</sup> per 1 br unit 25 m <sup>2</sup> per 2 br unit total req'd = 1,419 m <sup>2</sup>
<b>Other Regulations</b>		
Minimum Parking Requirements	111 stalls provided	1.0 stall per Studio 1.25 stall per 1 BR 1.5 stall per 2 BR <b>111 stalls required</b>

Variances requested

- ❶ Vary maximum site coverage from 40% permitted to 61.6% proposed, and maximum site coverage for buildings, driveways and parking areas from 60% permitted to 71.6% proposed
- ❷ Vary maximum building height from 4 storeys or 16.5 m permitted to 4 ½ storeys or 16.5 m proposed
- ❸ Vary minimum Front yard from 6.0 m required to 4.9 m proposed
- ❹ Vary minimum southwest side yard from 4.5 m required for portion of buildings less than 2 ½ storeys high to 1.5 m to parking structure, and from 7.5 m required for portions of building over 2 ½ storeys high to 7.3 m proposed
- ❺ Vary rear yard to accessory building from 6.0 m required to 1.24 m proposed

FAR Density Calculation; Base 1.1 + Housing Agreement 0.1 + under building parking  
(0.2 x 103/111) 0.185 = **1.385 Maximum permitted FAR with bonuses**

Parking Calculation;

22 - Studio units @ 1	=	22 stalls
37 - 1 BR units @ 1.25	=	46.25 stalls
<u>28 - 2 BR units @ 1.5</u>	<u>=</u>	<u>42.0 stalls</u>
Total required		111 stalls required

3.1 Site Context

The subject property is located on the north west side of Dickson Avenue, east of Burtch Road. The existing neighbourhood has been developed with a blend of single and two unit dwellings. The Official Community Plan designates the area as a future Multiple Unit Residential – Low Density future land use.

The adjacent land uses are as follows:

North-	C3 – Community Commercial
East	CD14 – Comprehensive High Tech Business Campus
South	RU1 – Large Lot Housing
	RM3 – Low Density Multiple Housing
West	RU1 – Large Lot Housing
	RU6 – Two Dwelling Housing

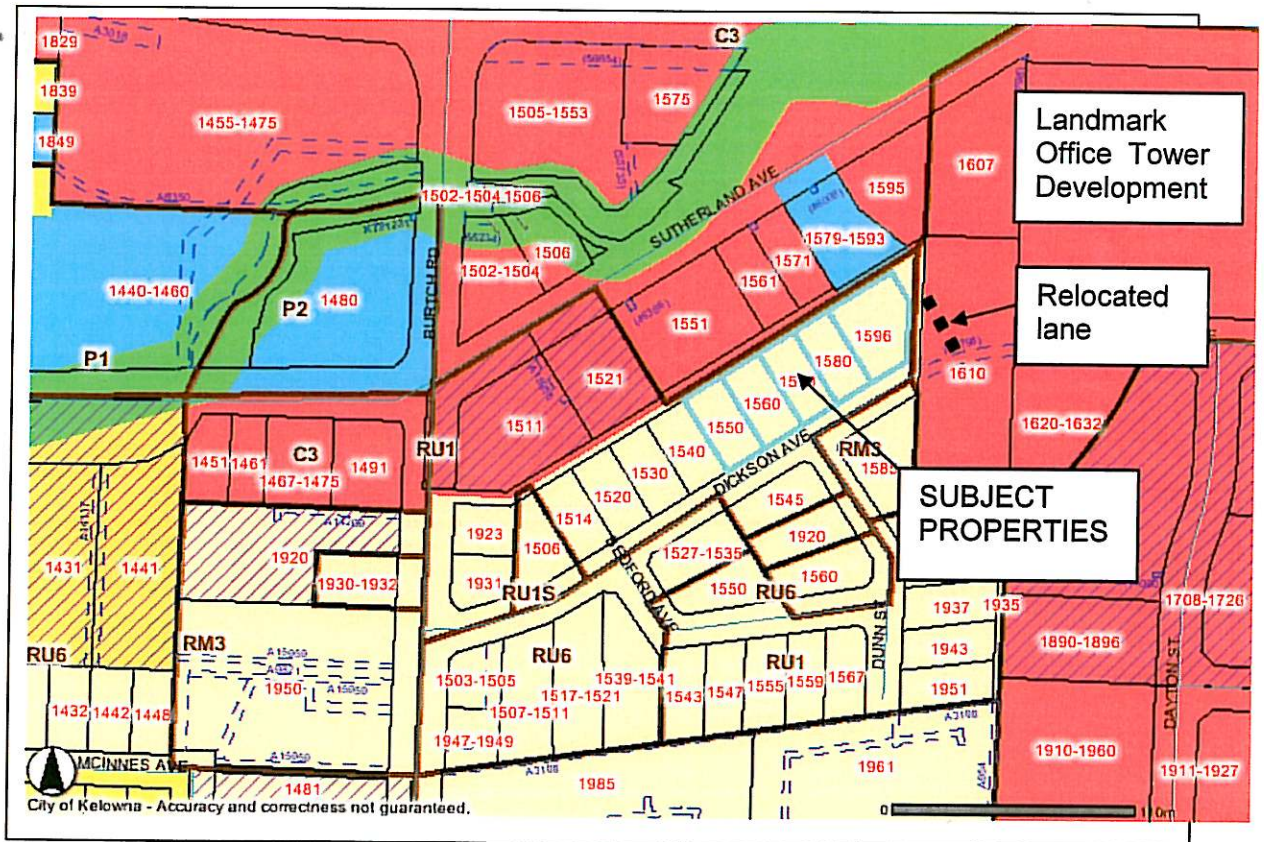
3.2 Kelowna Official Community Plan

*Future Land Use* Designation - The property is designated Multiple Unit Residential – Low Density, pursuant to Map 19.1 of the OCP. As the proposed development is a Multiple Unit Residential – Medium Density proposal, there has been application made for an Official Community Plan amendment.

Staff have reviewed this application, and it may move forward without affecting either the City's financial plan or waste management plan



Site Location Map



**4.0 TECHNICAL COMMENTS**

The application has been circulated to various technical agencies and City departments and there are no servicing or other development related issues that cannot be adequately addressed.

**5.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT COMMENTS**

The applicant has completed a City of Kelowna Sustainability checklist in support of the proposed development. The proposed development will provide an opportunity for the workers located in the nearby Landmark Centre High Tech Business Campus developments to live in close proximity to their place of work, and potentially reduce the impact on the environment by reducing the reliance on the automobile for commuting to and from work. As well, the developer is proposing to utilize alternate means of heating and cooling the building in order to improve the sustainability of the development. As well, the applicant has committed to entering into a Housing Agreement to identify 5

residential units as affordable housing units, pursuant to section to the provision of section 6.9 of the City of Kelowna zoning bylaw.

- The applicant and their architect have been able to come to a satisfactory arrangement with the adjacent landowner of the Landmark High Tech Centre to realign the lane at the north east end of the development site to intersect Dickson Avenue at a right angle. As well, they have reviewed the parking provided off of the lane at the rear of the proposed building, and have been able to design an accessory building located at the rear of the principle building which provides both cover of the parking area, as well as an amenity deck area on top of the accessory building.

Staff has no concerns with the form and character of the proposed development. Council will have an opportunity to review the proposed form and character as part of the associated Development Permit and Development Variance Permit in the future, should this application for OCP amendment and Rezoning be supported.

In light of the above, staff support this application, and recommend for positive consideration by Council.

for   
Shelley Gambacort  
Current Planning Supervisor

Approved for inclusion

MB

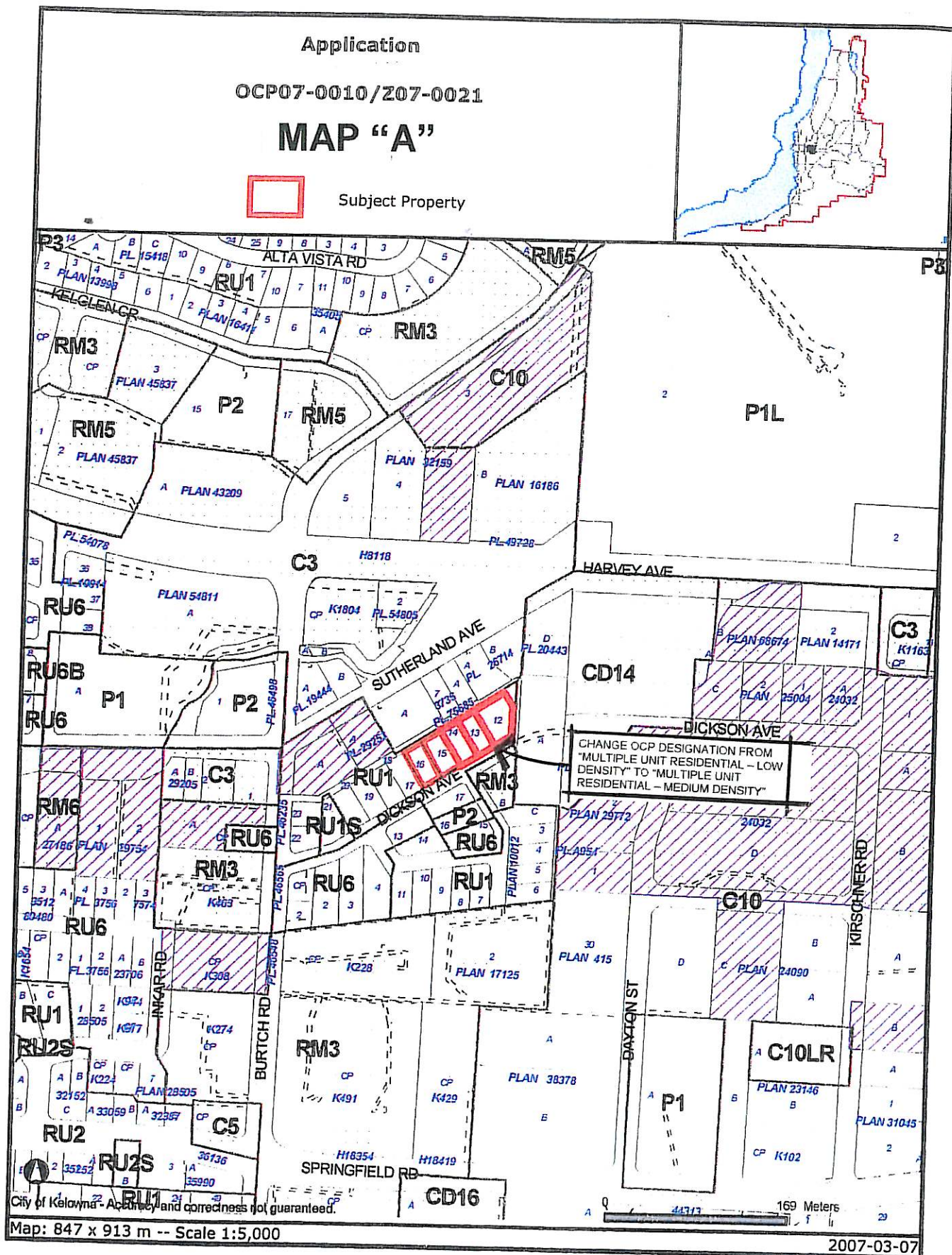
for   
Ron Dickinson  
Inspection Services Manager

PMc/pmc  
Attach.











WALL  
[unclear] 7/2 /  
[unclear]  
WALL

1000

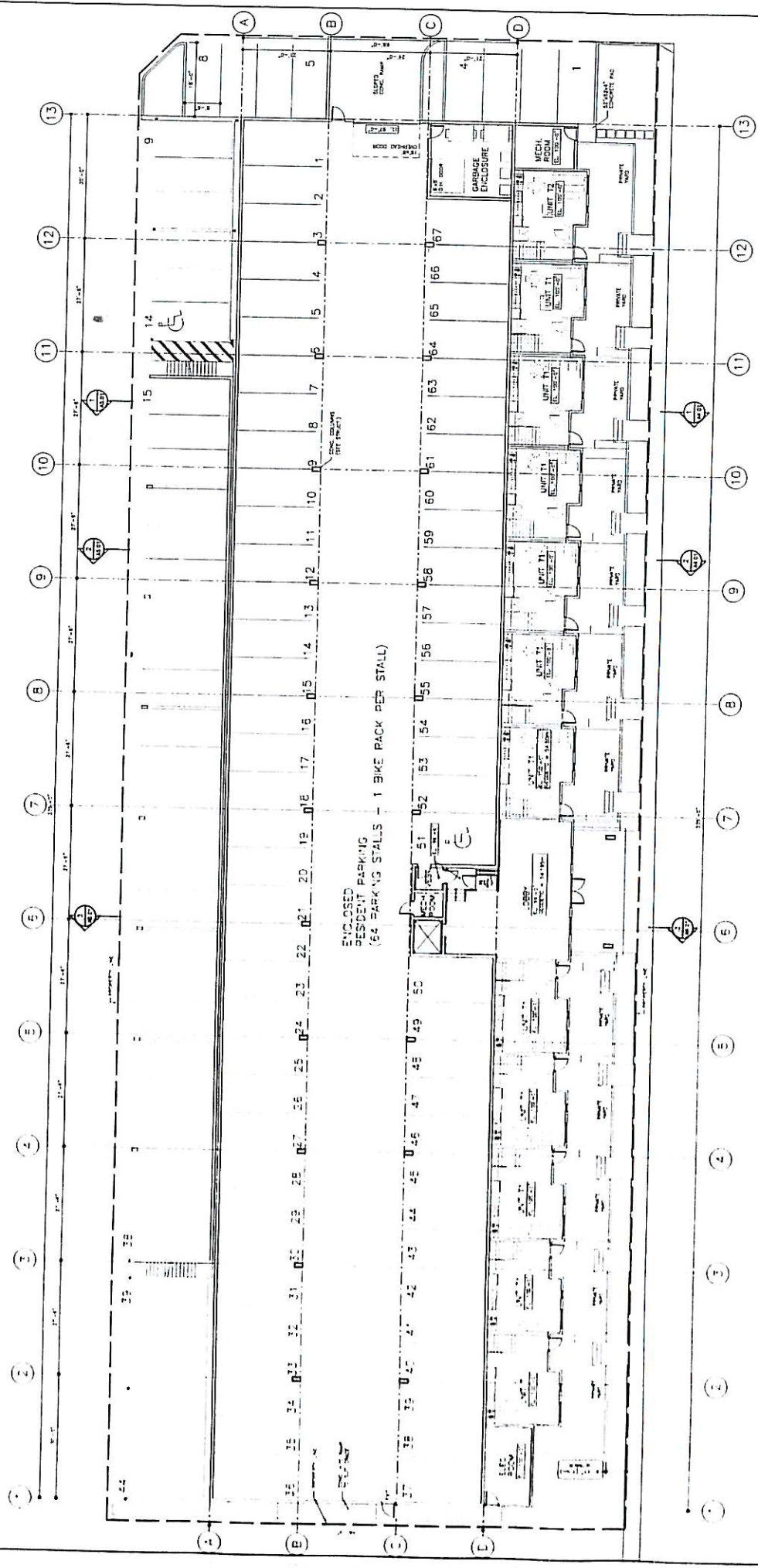
UNIT

DEC



revised





TOTAL AREA = 23,174.00 SQ. FT.  
FLOOR PLATE @ GARAGE = 27,674.25

1 PARKADE PLAN  
A3.01 SCALE 1/8" = 1'-0"

**MEINKLEIGH ARCHITECTS INC.**  
a

22 ELMHURST AVENUE  
VICTORIA, B.C. V8N 1A5  
TEL: 252-4831 FAX: 252-4831  
WWW.MEINKLEIGH.COM

PROJECT: LANDMARK RESIDENCES  
CLIENT: DICKSON AVE. DEVELOPMENT LTD.  
DATE: 2014.05.14

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	2014.05.14
2	REVISED FOR COMMENTS	2014.05.14
3	REVISED FOR COMMENTS	2014.05.14
4	REVISED FOR COMMENTS	2014.05.14
5	REVISED FOR COMMENTS	2014.05.14
6	REVISED FOR COMMENTS	2014.05.14
7	REVISED FOR COMMENTS	2014.05.14
8	REVISED FOR COMMENTS	2014.05.14
9	REVISED FOR COMMENTS	2014.05.14
10	REVISED FOR COMMENTS	2014.05.14
11	REVISED FOR COMMENTS	2014.05.14
12	REVISED FOR COMMENTS	2014.05.14
13	REVISED FOR COMMENTS	2014.05.14

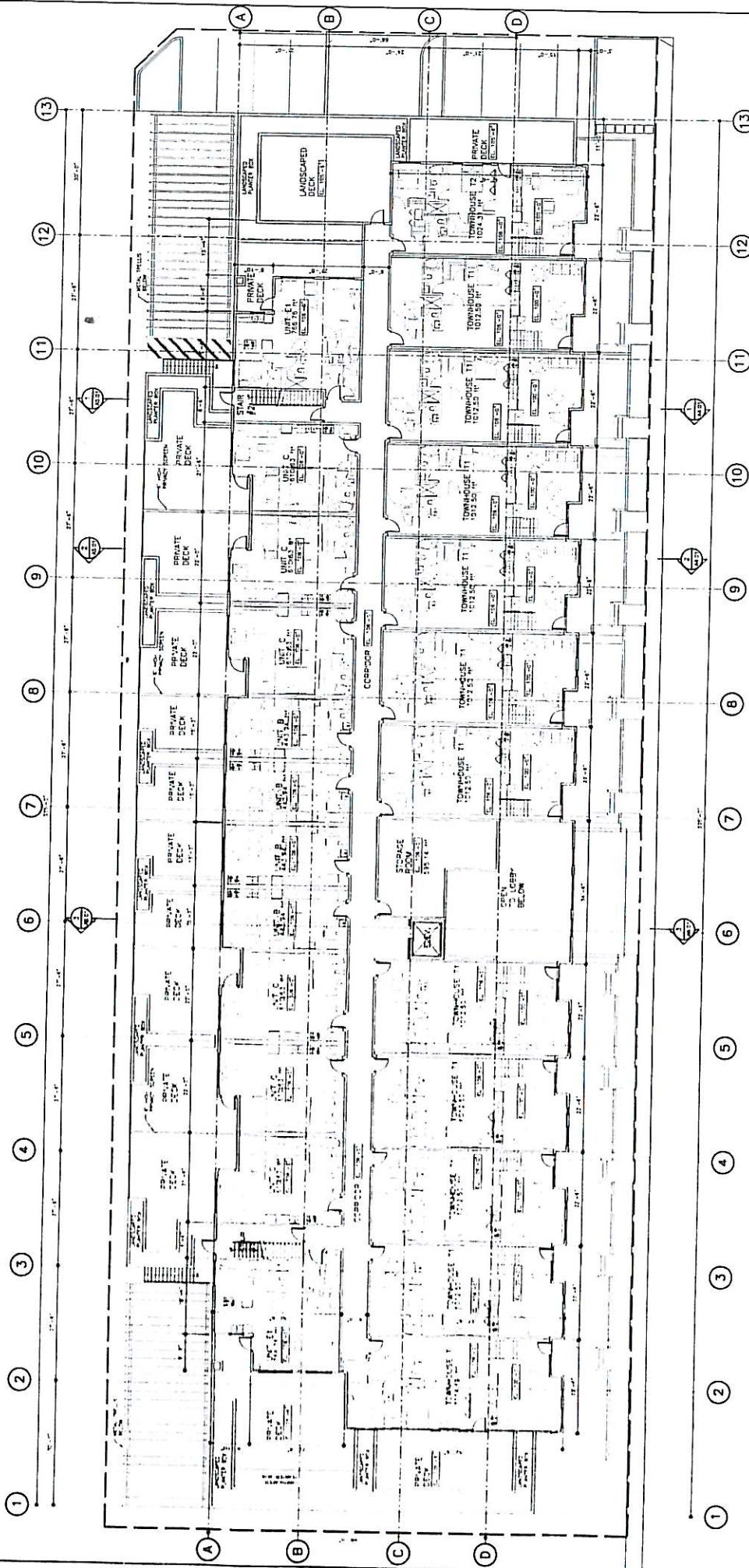
**A3.01**

PARKADE  
FLOOR PLAN

LANDMARK RESIDENCES  
DICKSON AVE.  
KELOWNA, B.C.

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	2014.05.14
2	REVISED FOR COMMENTS	2014.05.14
3	REVISED FOR COMMENTS	2014.05.14
4	REVISED FOR COMMENTS	2014.05.14
5	REVISED FOR COMMENTS	2014.05.14
6	REVISED FOR COMMENTS	2014.05.14
7	REVISED FOR COMMENTS	2014.05.14
8	REVISED FOR COMMENTS	2014.05.14
9	REVISED FOR COMMENTS	2014.05.14
10	REVISED FOR COMMENTS	2014.05.14
11	REVISED FOR COMMENTS	2014.05.14
12	REVISED FOR COMMENTS	2014.05.14
13	REVISED FOR COMMENTS	2014.05.14





TOTAL AREA = 31,821.66 sq. ft.  
(TO EXTERIOR WALL, NOT INCLUDING DECKS)

1 MAIN FLOOR PLAN  
A3.02



711 MAIN STREET  
VICTORIA, B.C.  
V8W 2E7  
TEL: 251-0821  
FAX: 251-0822

711 MAIN STREET  
VICTORIA, B.C.  
V8W 2E7  
TEL: 251-0821  
FAX: 251-0822

Item	Quantity	Unit	Notes
1.00	1.00	sq. ft.	1.00
2.00	1.00	sq. ft.	2.00
3.00	1.00	sq. ft.	3.00
4.00	1.00	sq. ft.	4.00
5.00	1.00	sq. ft.	5.00
6.00	1.00	sq. ft.	6.00
7.00	1.00	sq. ft.	7.00
8.00	1.00	sq. ft.	8.00
9.00	1.00	sq. ft.	9.00
10.00	1.00	sq. ft.	10.00
11.00	1.00	sq. ft.	11.00
12.00	1.00	sq. ft.	12.00
13.00	1.00	sq. ft.	13.00

A3.02

MAIN FLOOR PLAN

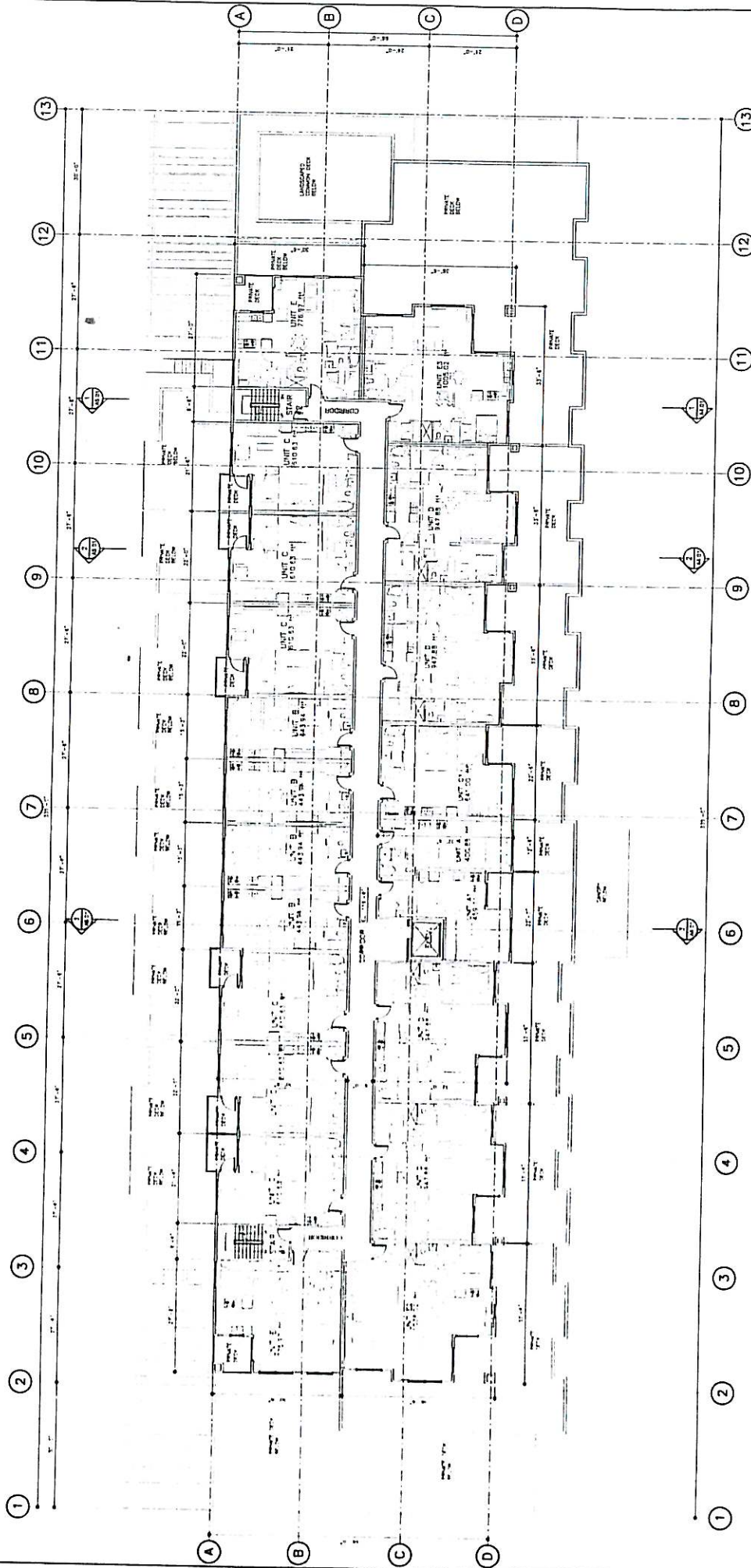
LANDMARK RESIDENCES  
DICKSON AVE.  
KELOWNA, B.C.

Item	Quantity	Unit	Notes
1.00	1.00	sq. ft.	1.00
2.00	1.00	sq. ft.	2.00
3.00	1.00	sq. ft.	3.00
4.00	1.00	sq. ft.	4.00
5.00	1.00	sq. ft.	5.00
6.00	1.00	sq. ft.	6.00
7.00	1.00	sq. ft.	7.00
8.00	1.00	sq. ft.	8.00
9.00	1.00	sq. ft.	9.00
10.00	1.00	sq. ft.	10.00
11.00	1.00	sq. ft.	11.00
12.00	1.00	sq. ft.	12.00
13.00	1.00	sq. ft.	13.00



MEIKLEJOHN ARCHITECTS INC.





TOTAL AREA = 16,544.76 sq. ft.  
(TO EXTERIOR WALL, NOT INCLUDING DECKS)

2ND FLOOR PLAN  
A3.03

LANDMARK RESIDENCES  
DICKSON AVE.  
KELOWNA, B.C.

MELEKEDJIAN ARCHITECTS INC.  
211 BROADVIEW AVE.  
KELOWNA, B.C.  
V1Y 1A1  
TEL: 250-860-8844  
FAX: 250-860-8845  
WWW.MELEKEDJIANARCHITECTS.COM

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	2017-01-10
2	REVISED PER COMMENTS	2017-01-10
3	REVISED PER COMMENTS	2017-01-10
4	REVISED PER COMMENTS	2017-01-10
5	REVISED PER COMMENTS	2017-01-10
6	REVISED PER COMMENTS	2017-01-10
7	REVISED PER COMMENTS	2017-01-10
8	REVISED PER COMMENTS	2017-01-10
9	REVISED PER COMMENTS	2017-01-10
10	REVISED PER COMMENTS	2017-01-10
11	REVISED PER COMMENTS	2017-01-10
12	REVISED PER COMMENTS	2017-01-10
13	REVISED PER COMMENTS	2017-01-10

A3.03

SECOND FLOOR PLAN

LANDMARK RESIDENCES  
DICKSON AVE.  
KELOWNA, B.C.

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	2017-01-10
2	REVISED PER COMMENTS	2017-01-10
3	REVISED PER COMMENTS	2017-01-10
4	REVISED PER COMMENTS	2017-01-10
5	REVISED PER COMMENTS	2017-01-10
6	REVISED PER COMMENTS	2017-01-10
7	REVISED PER COMMENTS	2017-01-10
8	REVISED PER COMMENTS	2017-01-10
9	REVISED PER COMMENTS	2017-01-10
10	REVISED PER COMMENTS	2017-01-10
11	REVISED PER COMMENTS	2017-01-10
12	REVISED PER COMMENTS	2017-01-10
13	REVISED PER COMMENTS	2017-01-10



MELEKEDJIAN ARCHITECTS INC.





[illegible][illegible]

262 06426 57810  
MONTICELLO NC  
27049  
TEL 703 432 3143

Model 11	new
Model 12	by 10%
by 1000	40%

Notes: Indicate the year  
from 1970 to 1979, and indicate the year  
of the first year to be shown. (1970)

A4.01

## EXTERIOR ELEVATIONS

ARK RESIDENCES  
AVE.  
A, B.C.

LANDMAN  
DICKSON  
KELOWNA

100

7



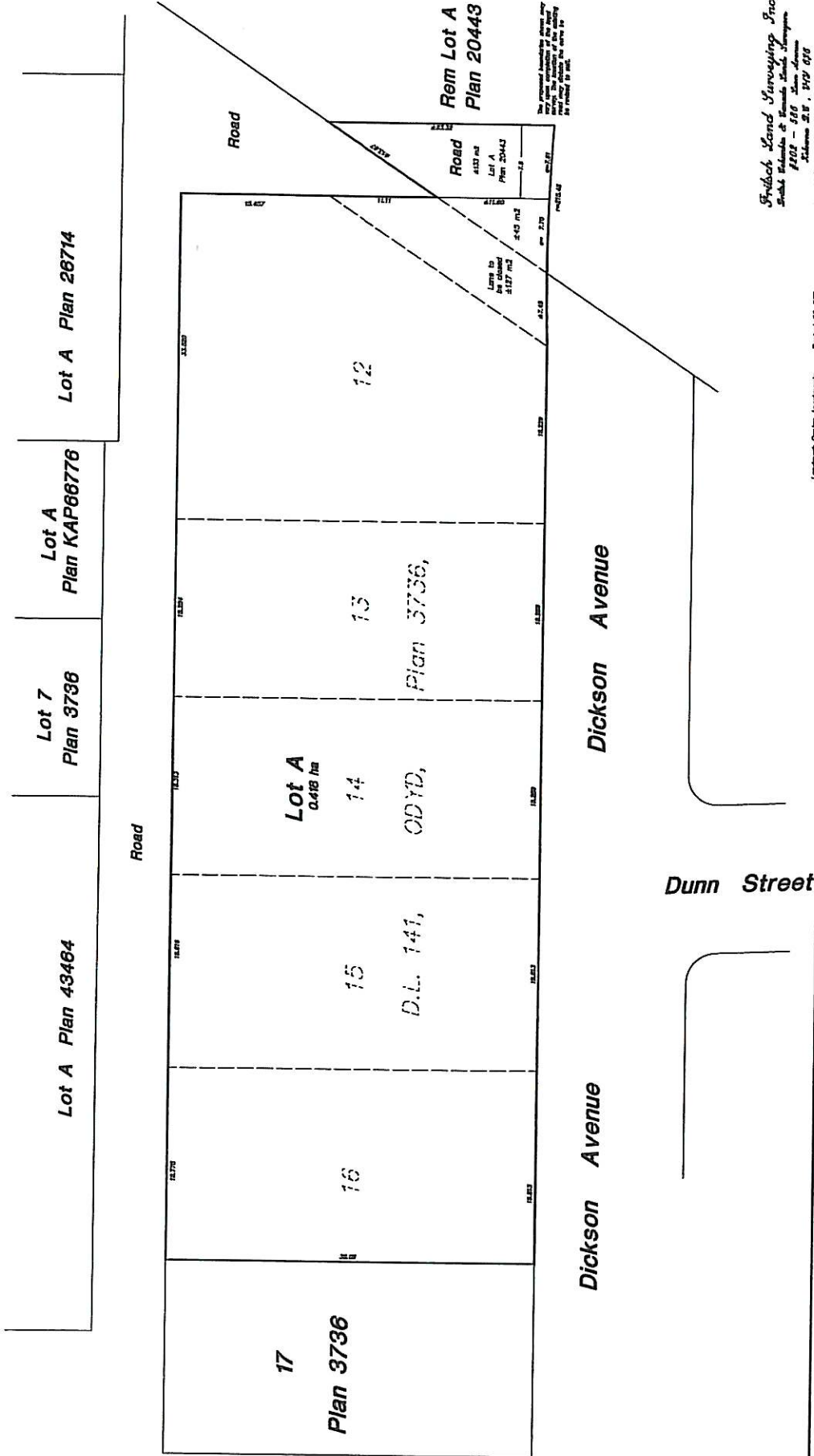


Proposed Plan Of Subdivision Of Lots 12, 13, 14, 15 & 16, D.L. 141, ODYD, Plan 3736,  
Part Of Lot A, D.L. 141, ODYD, Plan 20443, & Closed Road Shown On Plan KAP



Scale 1:200 Metric

LEGEND,



Strickland Land Surveying, Inc.  
Professional Land Surveyors  
#102 - 588 Main Avenue  
Saskatoon, S.S. S4P 0P6  
June 24/07 (2007) 743-0122 07-01-06/12

Landmark Centre Apartments - Project 06-022

- PROPOSED SUBDIVISION PLAN -