
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
Subdivision Regulations		
Lot Area	4,173.3 m ²	1,400 m ²
Lot Width	109.6 m	30.0 m
Lot Depth	38 m ²	35.0 m
Development Regulations		
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 nd 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 nd 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 ² provided	7.5 m ² per studio unit 15 m ² per 1 br unit 25 m ² per 2 br unit total req'd = 1,419 m ²
Other Regulations		
Minimum Parking Requirements	111 stalls provided	1.0 stall per Studio 1.25 stall per 1 BR 1.5 stall per 2 BR 111 stalls required

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>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 Burch 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:

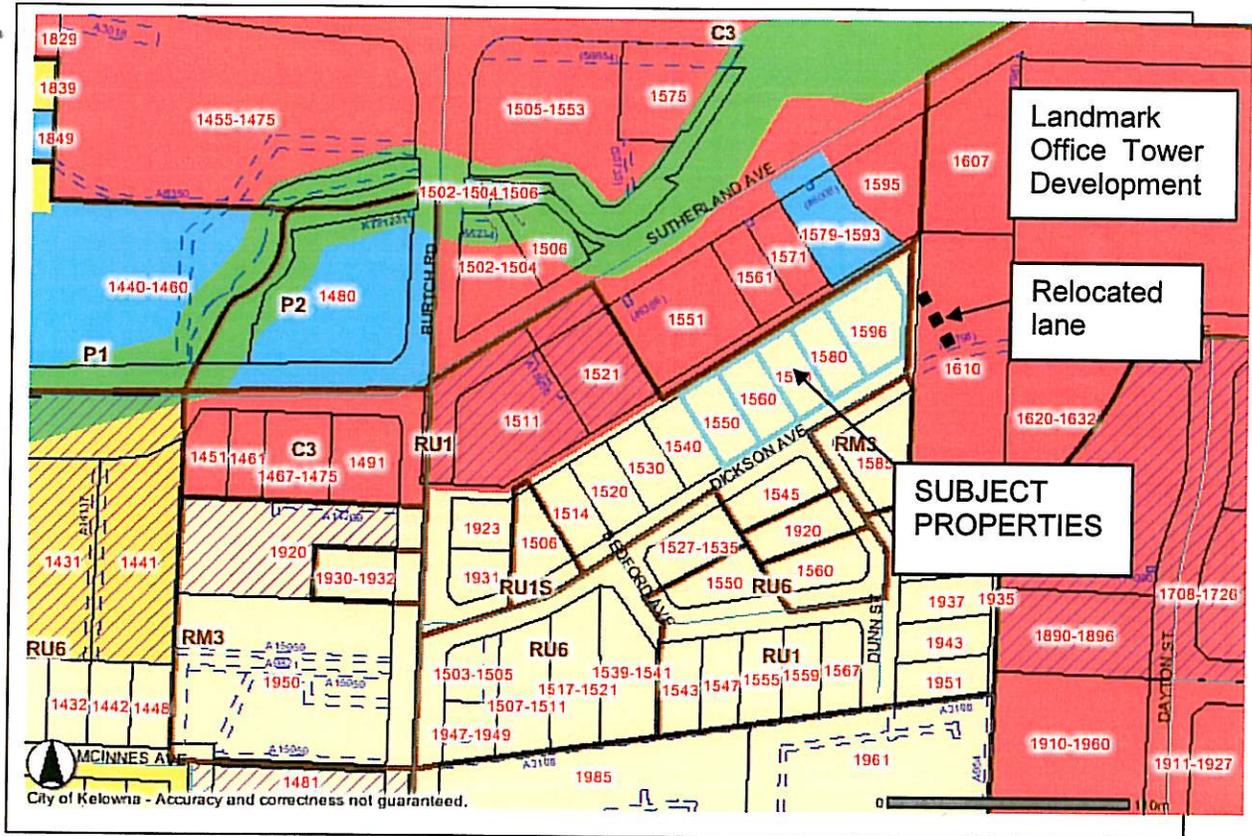
North-	C3 – Community Commercial
East	CD14 – Comprehensive High Tech Business Campus
South	RU1 – Large Lot Housing
	RM3 – Low Density Multiple Housing
West	RU1 – Large Lot Housing
	RU6 – Two Dwelling Housing

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

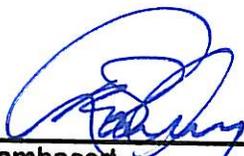
The applicant has completed a City of Kelowna Sustainability checklist in support of the proposed development. The proposed development will provide an opportunity for the workers located in the nearby Landmark Centre High Tech Business Campus developments to live in close proximity to their place of 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.

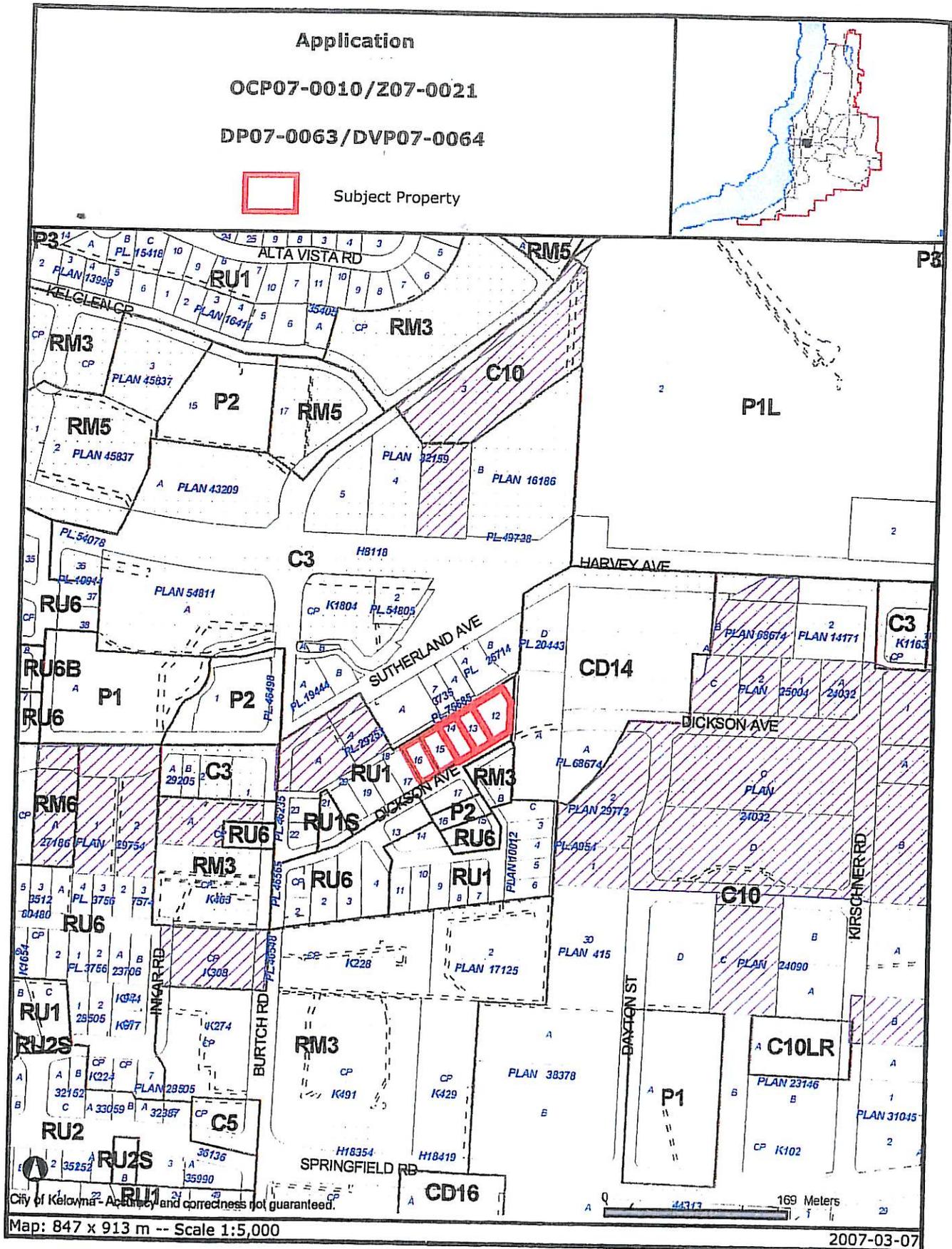
for 

Shelley Gambacort
Current Planning Supervisor

Approved for inclusion MB

for Ron Dickinson
Inspection Services Manager

PMc/pmc
Attach.

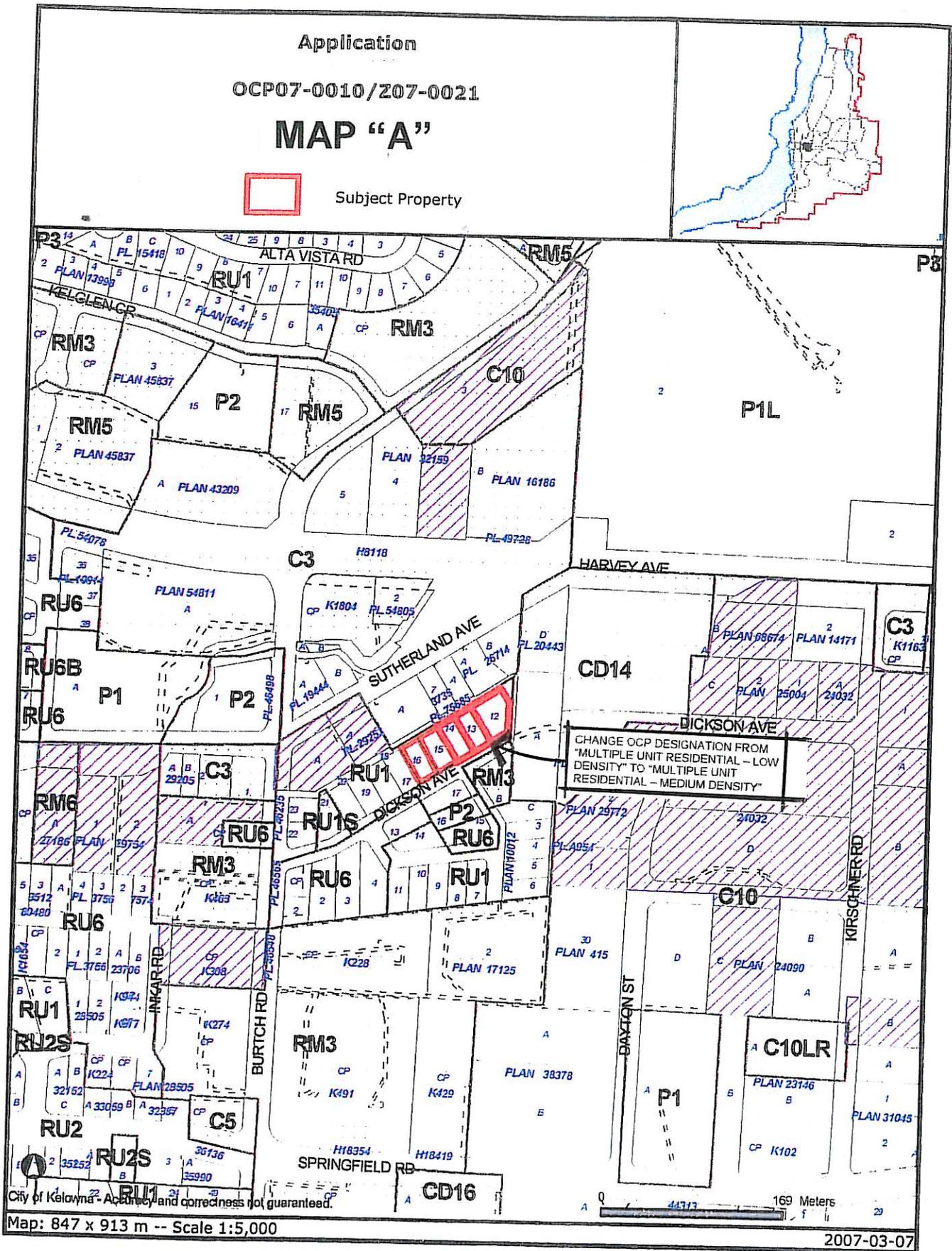


City of Kelowna - Accuracy and correctness not guaranteed.

Map: 847 x 913 m -- Scale 1:5,000

2007-03-07

Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only. The City of Kelowna does not guarantee its accuracy. All information should be verified.

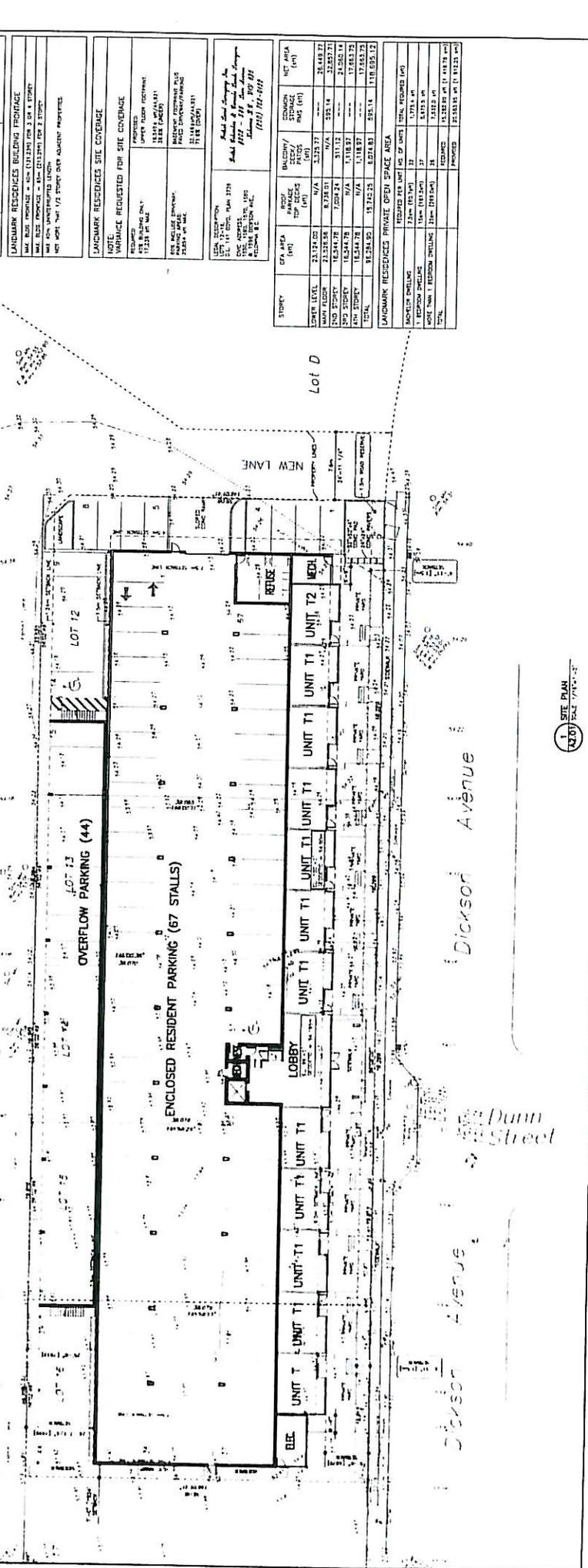


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UNIT TYPES	NO. OF UNITS	UNIT AREA (sqm)	TOTAL AREA (sqm)
UNIT A	3	420.85	1,262.55
UNIT B	3	451.11	1,353.33
UNIT C	16	415.94	1,525.24
UNIT D	27	610.53	1,648.33
UNIT E	3	841.20	2,523.60
UNIT F	10	1072.20	10,722.00
UNIT G	12	847.88	10,174.56
UNIT H	2	776.95	1,553.90
UNIT I	6	718.75	4,312.50
UNIT J	2	1,862.22	3,724.44
UNIT K	1	1,114.89	1,114.89
UNIT L	1	1,274.31	1,274.31
TOTAL	107	62,274.15	62,274.15

LANDMARK RESIDENCES SET BACK	NOTE
LANDMARK RESIDENCES SET BACK	NOTE: VARIANCE REQUESTED FOR SETBACKS
LANDMARK RESIDENCES BUILDING FOOTPRINT	NOTE: VARIANCE REQUESTED FOR SETBACKS
LANDMARK RESIDENCES PRIVATE OPEN SPACE AREA	NOTE: VARIANCE REQUESTED FOR SETBACKS

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LANDMARK RESIDENCES SET BACK

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LANDMARK RESIDENCES BUILDING FOOTPRINT

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LANDMARK RESIDENCES PRIVATE OPEN SPACE AREA

NOTE: VARIANCE REQUESTED FOR SETBACKS

1 SITE PLAN

A2.01

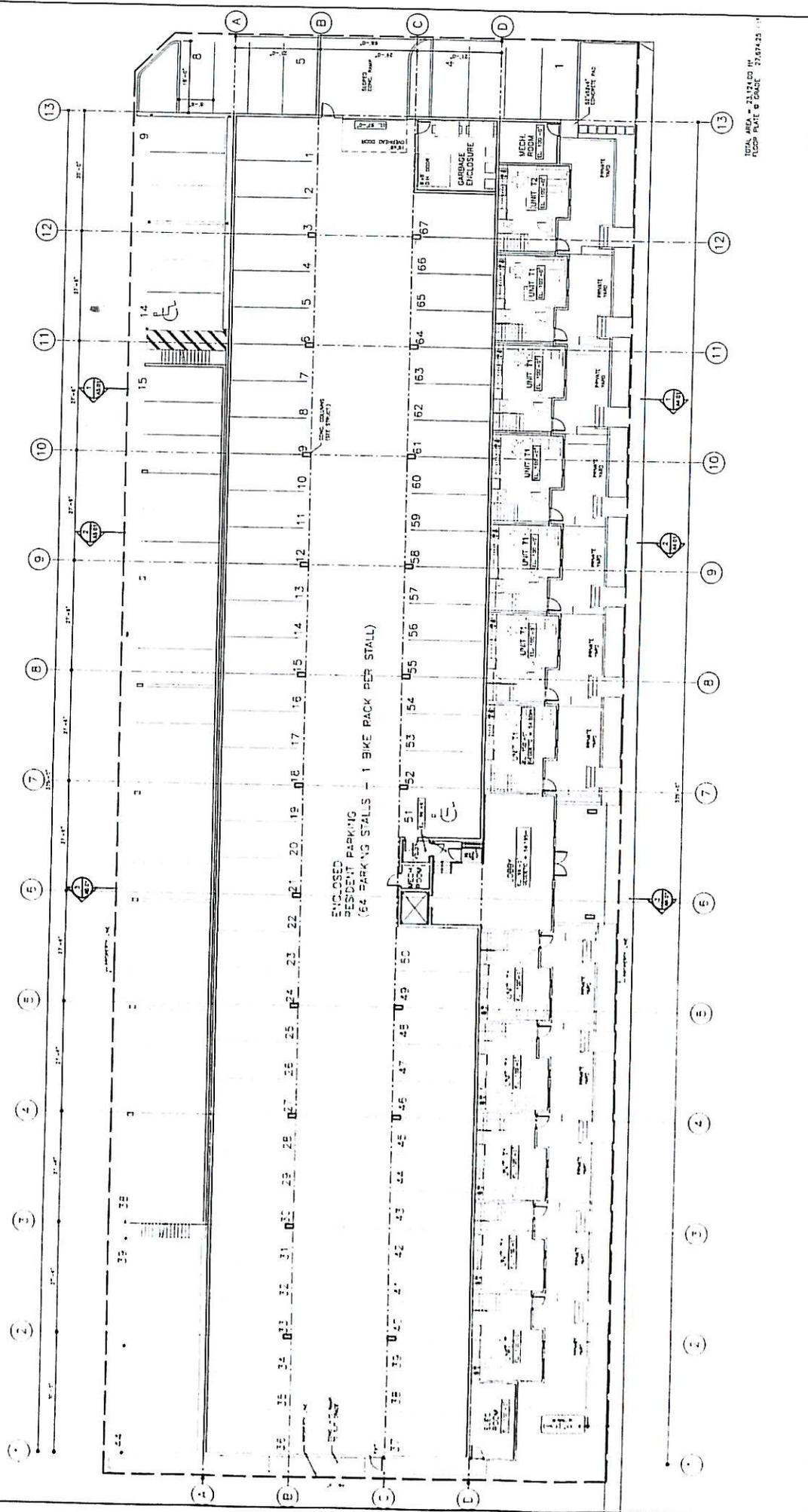
SITE PLAN

LANDMARK RESIDENCES

DICKSON AVE

KELOWNA, B.C.

MEKLEDOWN ARCHITECTS INC.



ENCLOSED
RESIDENT PARKING
(64 PARKING STALLS - 1 BIKE RACK PER STALL)

TOTAL AREA = 23,124.00 SQ. FT.
FLOOR PLATE @ GRADE = 27,874.25

1 PARKADE PLAN
SCALE: 1/8" = 1'-0"

MEKLEIDOH ARCHITECTS INC.
211 BURNHAM AVENUE
VANCOUVER, B.C. V6Z 2K1
TEL: 604-681-1111
FAX: 604-681-1112
WWW.MEKLEIDOH.COM

NO.	DATE	DESCRIPTION
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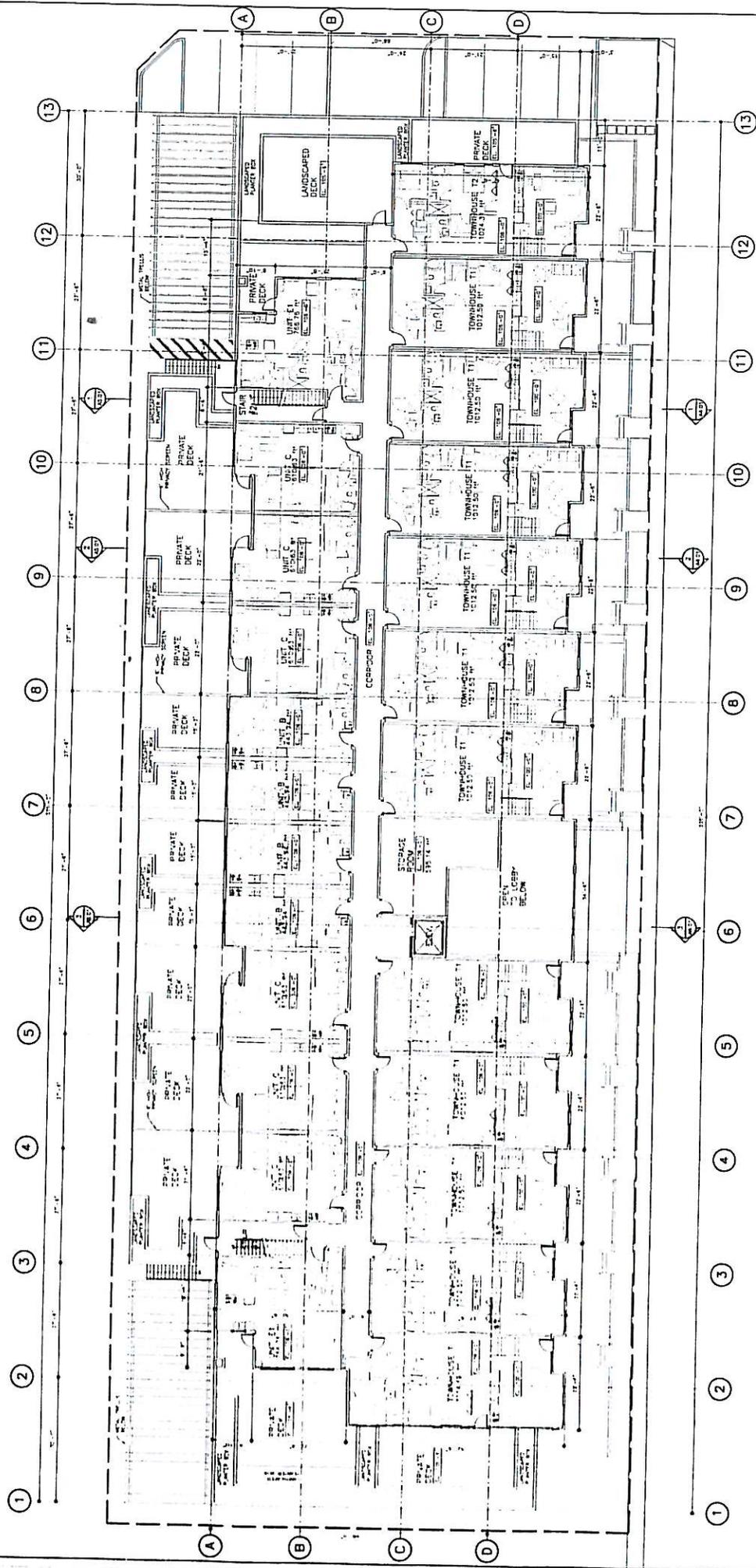
PARKADE
FLOOR PLAN

LANDMARK RESIDENCES
DICKSON AVE,
KELOWNA, B.C.

NO.	DATE	DESCRIPTION
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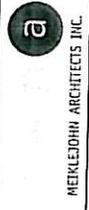


MEKLEIDOH ARCHITECTS INC.
211 BURNHAM AVENUE
VANCOUVER, B.C. V6Z 2K1
TEL: 604-681-1111
FAX: 604-681-1112
WWW.MEKLEIDOH.COM



TOTAL AREA = 31,626.66 SQ. FT.
(TO EXTERIOR WALL, NOT INCLUDING DECKS)

MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"



MEIKLEDIRR ARCHITECTS INC.
2121 HUNTERS DRIVE
WILLOWDALE, ONTARIO
M2H 3P7
TEL: (416) 491-2200
FAX: (416) 491-2201

PROJECT NO. 100-100-100-100
DATE: 10/10/10

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

PROJECT NO. 100-100-100-100
DATE: 10/10/10

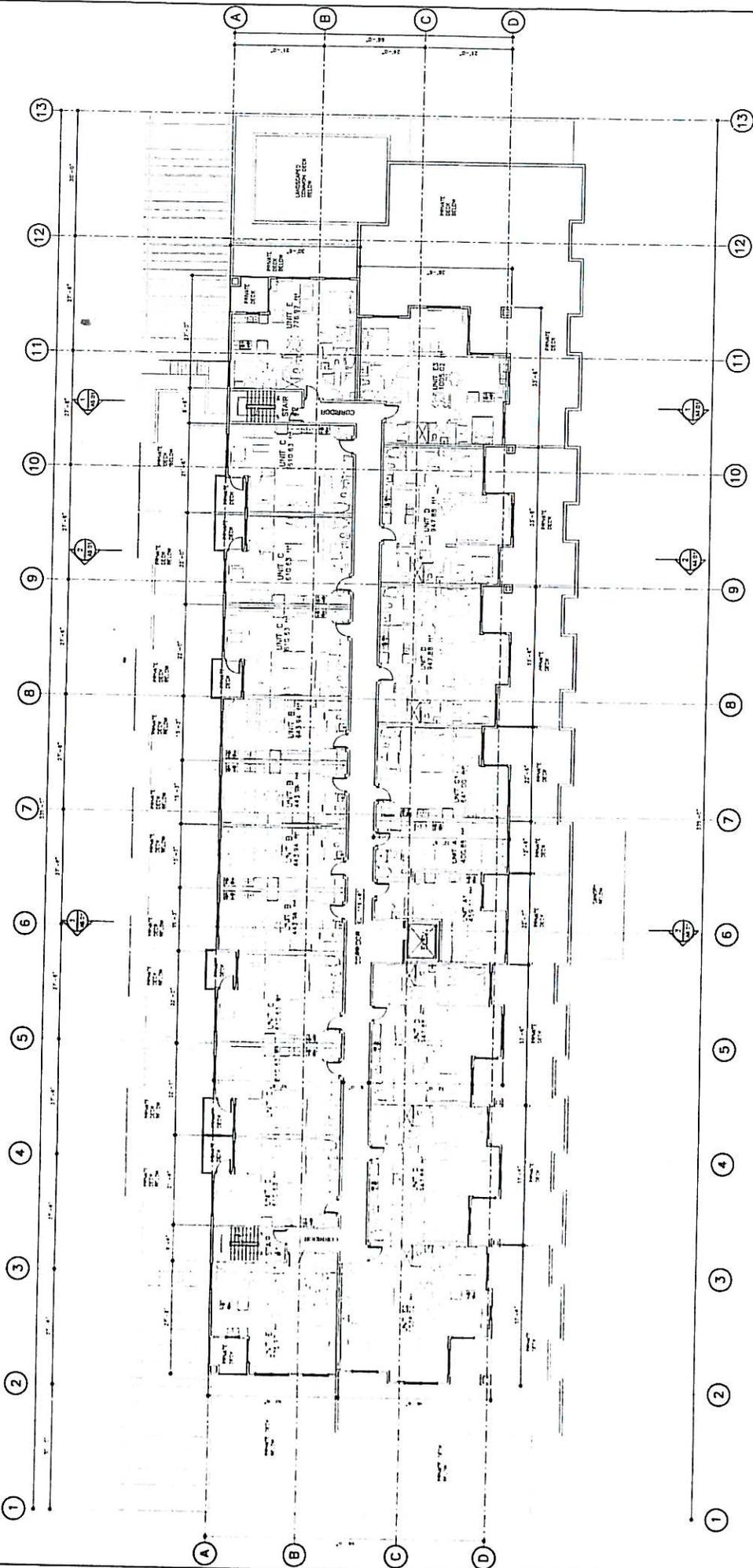
LANDMARK RESIDENCES
DICKSON AVE
KELOWNA, B.C.

MAIN FLOOR PLAN

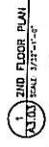
A3.02



MEIKLEDIRR ARCHITECTS INC.



TOTAL AREA = 16,544.76 SQ. FT.
(TO EXTERIOR WALL, NOT INCLUDING DECK)



METKELDORFF ARCHITECTS INC.
 218 HANCOCK STREET
 VICTORIA, B.C.
 TEL: 250-403-8844
 FAX: 250-403-8844
 WWW: WWW.METKELDORFF.COM

LANDMARK RESIDENCES
 DICKSON AVE.
 KELOWNA, B.C.

NO.	DATE	DESCRIPTION
1	2011.07.20	ISSUED FOR PERMIT
2	2011.08.15	ISSUED FOR PERMIT
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4	2011.10.15	ISSUED FOR PERMIT
5	2011.11.15	ISSUED FOR PERMIT

A3.03

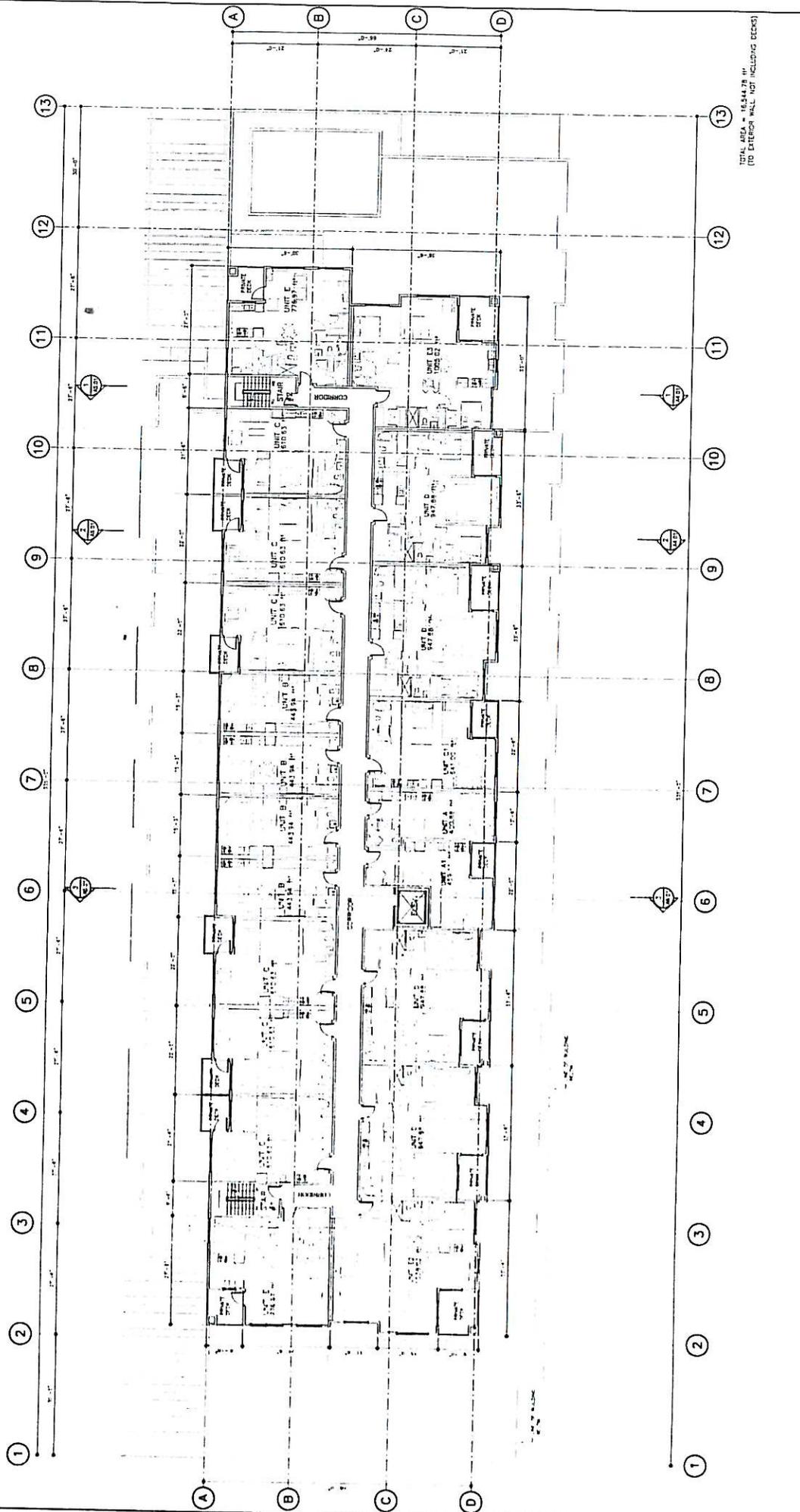
SECOND FLOOR PLAN

LANDMARK RESIDENCES
 DICKSON AVE.
 KELOWNA, B.C.

NO.	DATE	DESCRIPTION
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2	2011.08.15	ISSUED FOR PERMIT
3	2011.09.15	ISSUED FOR PERMIT
4	2011.10.15	ISSUED FOR PERMIT
5	2011.11.15	ISSUED FOR PERMIT



LANDMARK RESIDENCES
 DICKSON AVE.
 KELOWNA, B.C.



TOTAL AREA = 16,544.78 sq. ft.
(TO EXTERIOR WALL, NOT INCLUDING DECKS)

1 THIRD - 4TH FLOOR PLAN
A3.04



MEIKLEJOHN ARCHITECTS INC.
7218 WARDEN AVE.
SCARBOROUGH, ONT. M1S 2T4
TEL: (416) 291-2004
FAX: (416) 291-2004
WWW.MEIKLEJOHN.COM

PROJECT NO. 100-1000
DATE 08/11/10
SCALE 1/8" = 1'-0"

NO.	DATE	DESCRIPTION
1	08/11/10	ISSUED FOR PERMIT
2	08/11/10	ISSUED FOR PERMIT
3	08/11/10	ISSUED FOR PERMIT
4	08/11/10	ISSUED FOR PERMIT
5	08/11/10	ISSUED FOR PERMIT
6	08/11/10	ISSUED FOR PERMIT
7	08/11/10	ISSUED FOR PERMIT
8	08/11/10	ISSUED FOR PERMIT
9	08/11/10	ISSUED FOR PERMIT
10	08/11/10	ISSUED FOR PERMIT
11	08/11/10	ISSUED FOR PERMIT
12	08/11/10	ISSUED FOR PERMIT
13	08/11/10	ISSUED FOR PERMIT

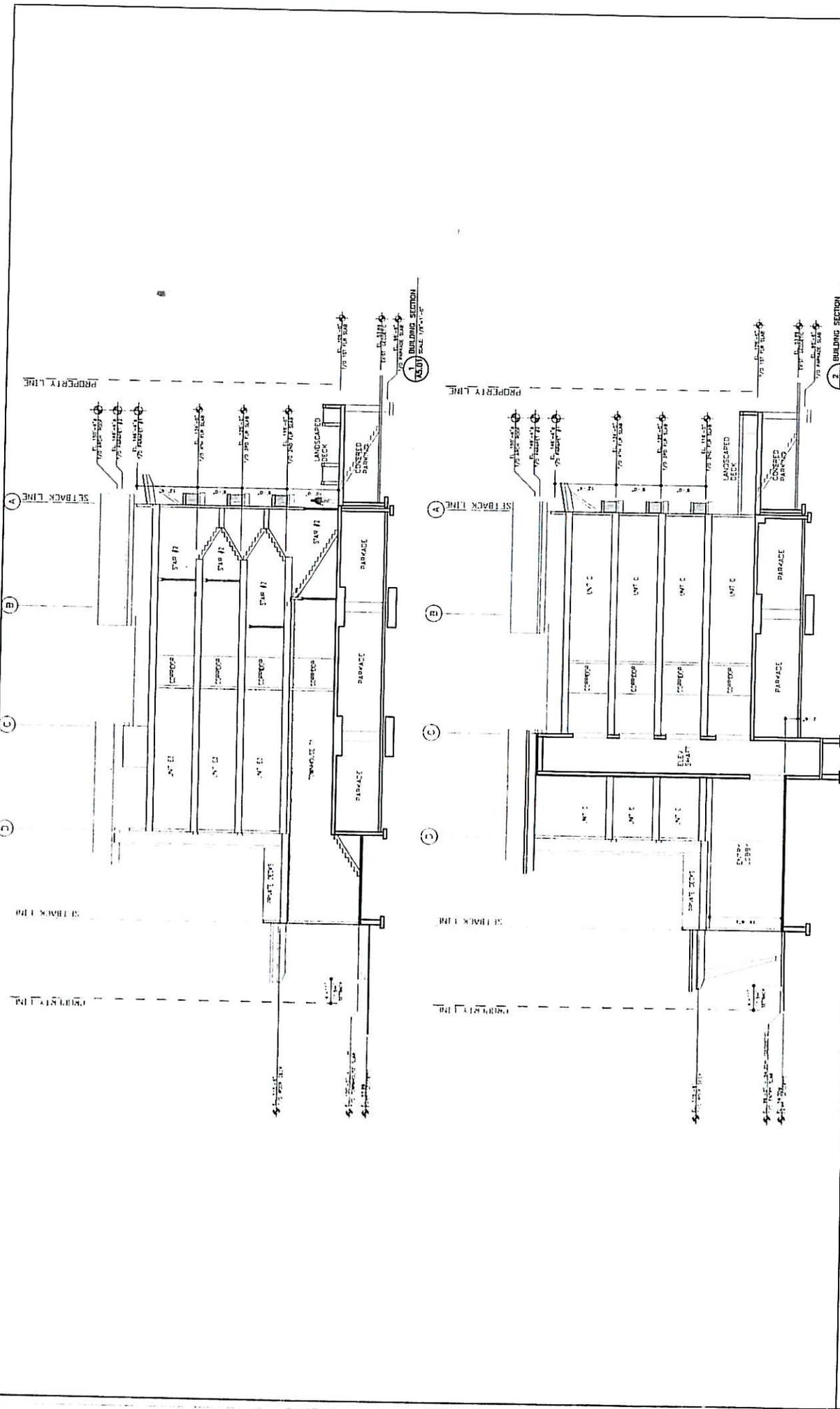
Project Name: LANDMARK RESIDENCES
THIRD-FOURTH FLOOR PLAN
A3.04

Project No. 100-1000
Project Name: LANDMARK RESIDENCES
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THIRD-FOURTH FLOOR PLAN
A3.04



LANDMARK RESIDENCES
DICKSON AVE.
KELOWNA, B.C.



MEKLEJOHN ARCHITECTS INC.

1111 HASTINGS STREET
VICTORIA, B.C.
V8M 1Y1
TEL: 250-383-1111
FAX: 250-383-1112

PROJECT NO. 1111
DATE: 11/11/11

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	11/11/11
2	ISSUED FOR PERMIT	11/11/11
3	ISSUED FOR PERMIT	11/11/11
4	ISSUED FOR PERMIT	11/11/11
5	ISSUED FOR PERMIT	11/11/11
6	ISSUED FOR PERMIT	11/11/11
7	ISSUED FOR PERMIT	11/11/11
8	ISSUED FOR PERMIT	11/11/11
9	ISSUED FOR PERMIT	11/11/11
10	ISSUED FOR PERMIT	11/11/11

A5.01

BUILDING SECTIONS

**LANDMARK RESIDENCES
DICKSON AVE.
KELOWNA, B.C.**

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	11/11/11
2	ISSUED FOR PERMIT	11/11/11
3	ISSUED FOR PERMIT	11/11/11
4	ISSUED FOR PERMIT	11/11/11
5	ISSUED FOR PERMIT	11/11/11
6	ISSUED FOR PERMIT	11/11/11
7	ISSUED FOR PERMIT	11/11/11
8	ISSUED FOR PERMIT	11/11/11
9	ISSUED FOR PERMIT	11/11/11
10	ISSUED FOR PERMIT	11/11/11

