
**CITY OF KELOWNA
MEMORANDUM**

Date: DECEMBER 14, 2007
File No.: Z06-0065/DP06-0217/DVP06-0218

To: CITY MANAGER

From: PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

APPLICATION NO. Z06-0065/DP06-0217/DVP06-0218

OWNER: T248 Enterprises Ltd.

AT: 710 Stockwell Ave.

APPLICANT: T248 Enterprises Ltd.

PURPOSE: TO SEEK COUNCIL APPROVAL FOR A DEVELOPMENT PERMIT TO CONSTRUCT A 4 1/2 STOREY, 28 UNIT MULTIPLE FAMILY CONDOMINIUM HOUSING DEVELOPMENT

TO VARY THE HEIGHT FROM 4 STOREYS PERMITTED TO 4 1/2 STOREYS PROPOSED

TO VARY THE NORTH SIDE YARD SETBACK FROM 7.5M REQUIRED TO 3.51M PROPOSED

TO VARY THE FRONT YARD SETBACK FROM 6.0M REQUIRED TO 4.1M PROPOSED

TO VARY THE SOUTH SIDEYARD SETBACK FROM 7.5M REQUIRED TO 3.07M PROPOSED

EXISTING ZONE: RU6 – TWO DWELLING HOUSING ZONE

PROPOSED ZONE: RM5 – MEDIUM DENSITY MULTIPLE HOUSING

REPORT PREPARED BY: DANIELLE NOBLE

1.0 RECOMMENDATION

THAT Final Adoption of Zone Amending Bylaw No.9765 be considered by Council;

AND THAT Council authorize the issuance of Development Permit No. DP06-0217 for Parcel "A" (Being a consolidation of Lots 22, 23 & 24, See LB90481), District Lot 138, O.D.Y.D. Plan 1315, located Stockwell 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 estimate value of the landscaping, as determined by a professional landscaper;

AND THAT the applicant be required to complete #4 of the above-noted condition within 180 days of Council approval of the development permit application in order for the permit to be issued.

AND THAT Council authorize the issuance of Development Variance Permit No. DVP06-0218 for Parcel "A" (Being a consolidation of Lots 22, 23 & 24, See LB90481), District Lot 138, O.D.Y.D. Plan 1315, located on Stockwell Avenue, Kelowna, B.C.

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

Section 13.11.6(c) – Development Regulations

A variance to allow a building height of 4 ½ storeys, where the height cannot exceed the lesser of 16.5m or 4 storeys.

Section 13.11.6(d) – Development Regulations

To vary the minimum site front yard setback from 6.0m required to 4.1m proposed.

Section 13.11.6(e) – Development Regulations

To vary the minimum site south sideyard setback from 7.5m required to 3.07m proposed

Section 13.11.6(e) – Development Regulations

To vary the minimum site north sideyard setback from 7.5m required to 3.51m proposed

2.0 SUMMARY

The proposed project anticipates a 4 ½ storey apartment building containing 28 residential units. The Development Permit application is needed to approve the form and character of this multi-family building. Building setbacks and number of building storeys are being sought through the concurrent Development Variance Permit application process.

3.0 ADVISORY PLANNING COMMISSION

The above-noted applications were reviewed by the Advisory Planning Commission at the meeting of December 19, 2006 and the following recommendation was passed:

THAT the Advisory Planning Commission support Zoning Application No. Z06-0065 for 1379 & 1383 Richter Street; 726 Stockwell Avenue, Lots 22, 23 & 24, Plan 1315, Sec. 25, Twp. 25, ODYD, by EF Gooch Architects Inc. to rezone the subject properties from the RU6-Two Dwelling Housing zone to the RM5-Medium Density Multiple Housing zone in order to accommodate a 27 unit apartment building.

THAT the Advisory Planning Commission support Development Permit Application No. DP06-0217 for 1379 & 1383 Richter Street; 726 Stockwell Avenue, Lots 22, 23 & 24, Plan 1315, Sec. 25, Twp. 25, ODYD, by EF Gooch Architects Inc. to obtain a Development Permit for the form & character of a new 4 storey 27 unit apartment building

THAT the Advisory Planning Commission support Development Variance Permit Application No. DVP06-0218 for 1379 & 1383 Richter Street; 726 Stockwell Avenue, Lots 22, 23 & 24, Plan 1315, Sec. 25, Twp. 25, ODYD, by EF Gooch Architects Inc. to obtain a Development Variance Permit to allow a north side yard setback of 3.5 m where 4.5 m is required.

THAT the Advisory Planning Commission support Development Variance Permit Application No. DVP06-0218 for 1379 & 1383 Richter Street; 726 Stockwell Avenue, Lots 22, 23 & 24, Plan 1315, Sec. 25, Twp. 25, ODYD, by EF Gooch Architects Inc. to obtain a Development Variance Permit to allow a south yard setback of 3.07 m where 7.5 m is required.

THAT the Advisory Planning Commission support a Development Variance Permit for 1379 & 1383 Richter Street; 726 Stockwell Avenue, Lots 22, 23 & 24, Plan 1315, Sec. 25, Twp. 25, ODYD to obtain a Development Variance Permit to vary the height of the building from 4 storeys to 4 ½ storeys.

4.0 THE PROPOSAL

The applicant is proposing to construct a 28 unit apartment building. Primary site access will be off of the north bound lane with single point ingress for the underground parkade. Additional visitor parking spaces are afforded within the parkade, also accommodating the bicycle parking.

The proposed building aims to blend in with the redevelopment character of similar projects within the downtown centre. The architectural design utilizes a conventionally shaped building proposed to be 4 1/2 storeys in height including a partially below-grade parkade. The development project aims to provide for a convenient and accessible lifestyle, both incorporated through interior design features and close proximity to urban amenities. A limited range of floor plans accommodating between 1 and 2 bedroom units are offered. The proposed exteriors of the buildings are to be finished with 'Greenbrier beige' and 'Fairview taupe' stucco colors, accented by 'Black bean' trim detailing. The pedestrian level of the building is to be delineated with a simplistic black railing to outline the property and create a sense of public versus private space. The applicant has provided additional visual interest to the building by incorporating decorative accents to the roofline, dark brown aluminum railings with clear glass for the private decks, and vertical stained timber beams perpendicular to the horizontal rooflines.

Along the rear property line, panel fencing is proposed to create a distinct privacy buffer between the proposed building and neighboring single family uses. The architectural design situates the open deck spaces to be facing either north or south, alleviating direct intrusion of private open space areas into neighboring viewscales. The proposed landscape plan incorporates a vegetative buffer to distinguish the residential complex separate from the adjacent single family properties.

The application meets the requirements or requires variances of the proposed RM5- Medium Density Multiple Housing Zone as follows:

CRITERIA	PROPOSAL	RM5 ZONE REQUIREMENTS
Site Area (m ²)	2116.17m ²	1,400m ²
Site Width (m)	45.21m	30.0m
Site Depth (m)	37.67m	30.0m
Site Coverage (%)	38%, 48%	40% or 60% including buildings, driveways, and parking
F.A.R.	1.3	1.1 (maximum) + 0.2 (bonus for required parking below habitable space)
Height (m)	15.19m	16.5m

Storeys (#)	4 1/2 storeys*	4 storeys
Setbacks (m)		
- Front (m)	4.1m*	6.0m
- North side (m)	3.51m*	7.5m (bldgs in excess of 2 ½ storeys)
- South side (m)	3.07m*	7.5m (bldgs in excess of 2 ½ storeys)
- Rear (m)	7.69m	7.0m
Private open space	615m ²	615 m ² (15m ² per 1 bedroom dwelling; 25m ² per dwelling with more than 1 bedroom)
Parking Space Size	2.5m x 6.0m 3.0m x 6.0m	2.5m x 6.0m 3.0m x 6.0m
Parking Stalls (#)	40 Parking spaces and 4 Visitor stalls	40 Parking spaces and 4 Visitor stalls
Bicycle Stalls (#)	28 spaces	14 + 3 = 17 (0.5 per dwelling unit Class I, 0.1 per dwelling unit Class II)

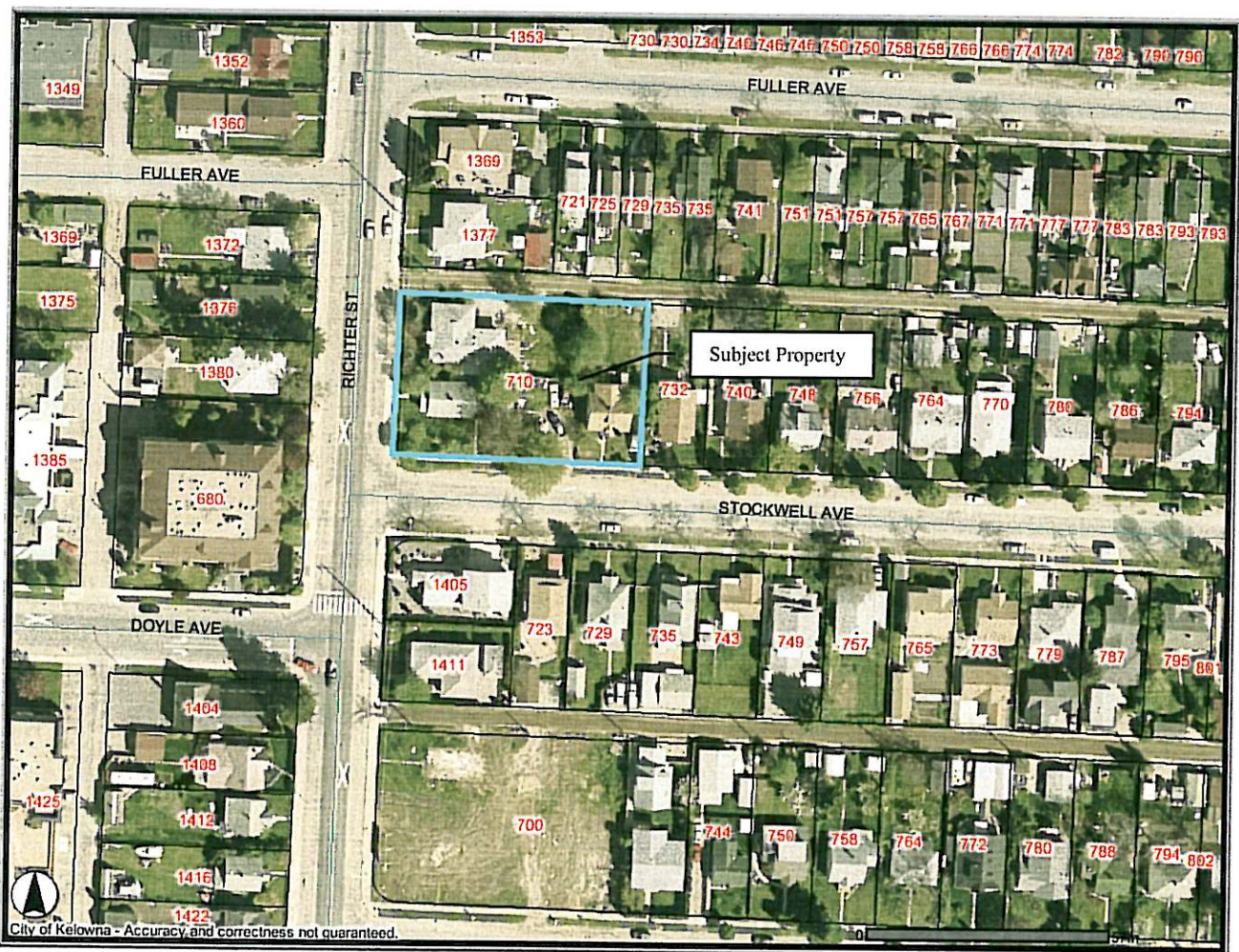
* = variance required

3.2 Site Context

The subject property is located at the corner of Stockwell Avenue and Richter Street. Adjacent zones and uses are:

- North - RU6 & P2 – Two Dwelling Housing and Education and Minor Institutional
- East - RU6 – Two Dwelling Housing
- South - RU6 – Two Dwelling Housing
- West - RU6 – Two Dwelling Housing

3.3 Site Location Map



3.3 Development Potential

The purpose of the RM5 – Medium Density Multiple Housing zone is to provide a zone primarily for medium density apartments.

3.4 Current Development Policy

3.4.1 City of Kelowna Strategic Plan

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. The plan also encourages 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.

3.4.2 Kelowna Official Community Plan

The proposal is consistent with the future land use designation of Multiple Unit Residential – Medium Density in the Official Community Plan. Preference will be given to supporting new housing in areas where required services already exist or can be provided most economically and efficiently. Additionally, policy 8.36 encourages development to contribute to the City's goal of over the 2000-2020 timeframe, having 53% of new residential units be in the form of apartments, townhouses (and cluster housing), or other multiple unit buildings.

However, as proposed the applicant is not proposing to provide affordable, special needs, or rental housing.

With respect to objectives for multiple unit residential development, all projects should be an appropriate response to its physical context, or anticipated future context where an area is designated for increased density or land use transition in the OCP. Design criteria for multiple unit development area as proposed is generally consistent with the guidelines that address landscaping, relationship to the street, building massing, end walls, view corridors, and crime prevention.

4.0 TECHNICAL COMMENTS

As established and dealt with through the initial rezoning application.

5.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

The Planning and Development Services Department supports the proposed change in land use. The proposed building form is consistent with many relevant development and design policies found in Kelowna's Official Community Plan.

Importantly, the subject property is situated near the downtown area and supported by existing infrastructure to facilitate the proposed project. Other surrounding land uses are single family in nature, although the future land use designation projects this area to be redeveloped into medium density multiple unit residential. Given that the subject property is on a corner location, the impact on adjacent properties is lessened and offers a reasonable transition into the adjacent single family character.

The Planning Department notes that the proposed development is consistent with the guidelines for multiple dwelling units, and the project has been improved considerably over the original application. The proposed building has reasonable architectural detailing with a unique roofline feature. Staff have worked with the Applicant to ensure the final colors are timeless which will be further complimented by quality landscaping elements and useable open space.

The variances being sought include front and side yard setback relaxations, and storey relaxation. The north and south side yard setbacks are considered non-problematic, given that

the property boundaries are adjacent to a lane/road frontage and do not immediately impact any common property boundary. The 4 ½ storeys for the building are a product of the water table and difficulties of accommodating below grade parking for this area of the City.

However, to maintain and enhance the level of quality in this development, Staff have offered design comments that have resulted in façade improvements and enhanced front door entry that contributes to pedestrian connectivity and appeal. For streetscape continuity it has also been suggested to coordinate landscape plantings to compliment the street frontage for a similar project noted as '*Martin Lofts*' located on Martin and Richter Streets.


Shelley Gambacort
Current Planning Supervisor

SG/DN
Attach.

ATTACHMENTS

- **Location of subject property**
- **Site plan**
- **Floor Plans**
- **Elevations**
- **Colored Renderings**
- **Landscape Plan**

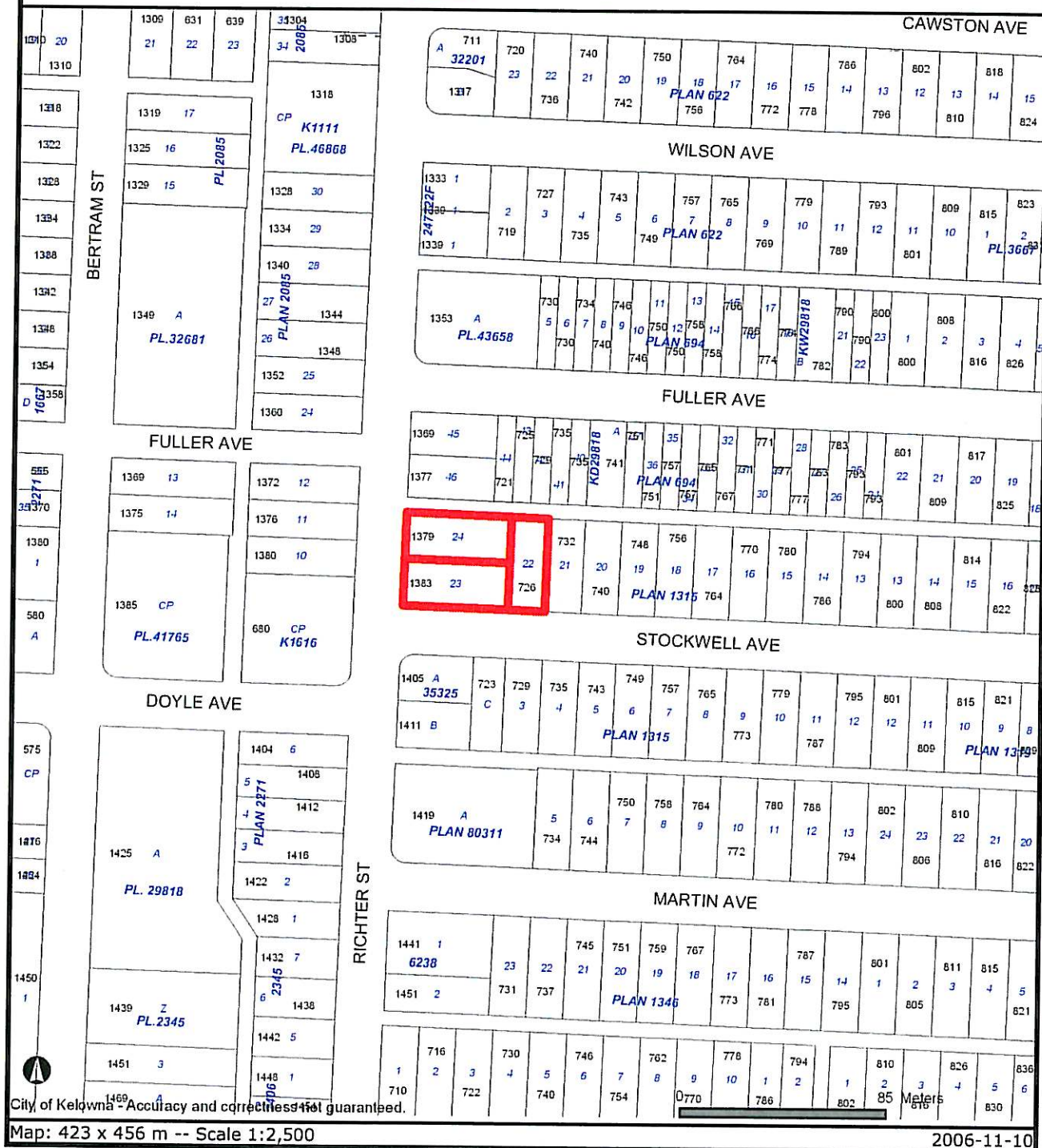
Z06-0065

DP06-0217

DVP06-0128



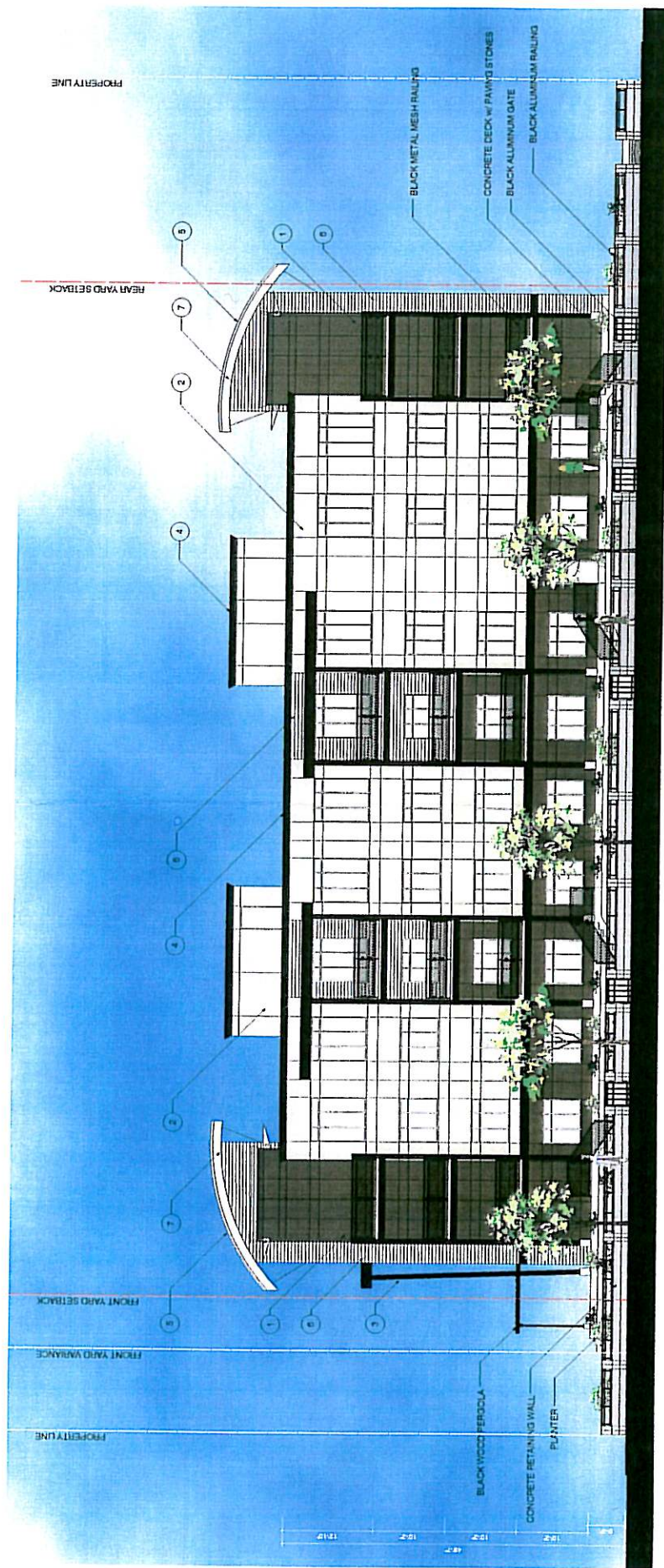
Subject Property



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.



FRONT ELEVATION

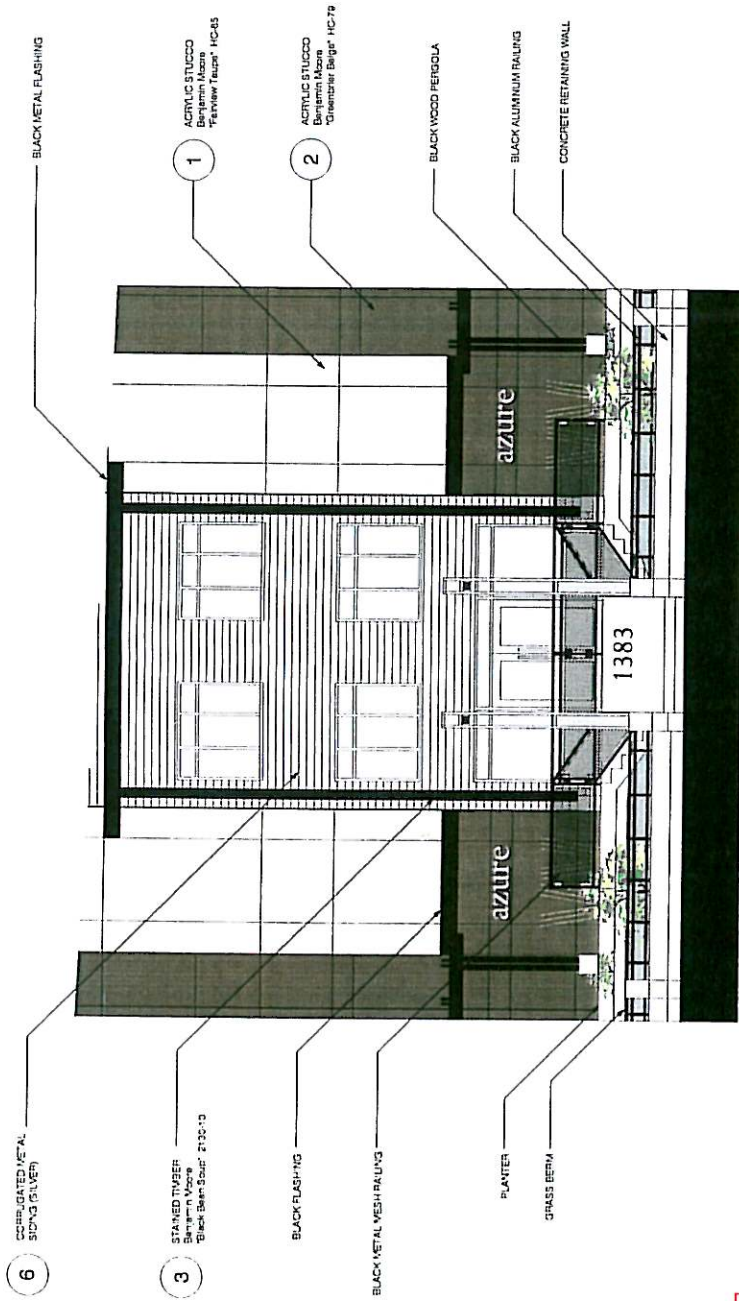


RIGHT ELEVATION

DP66-0217

- | | |
|---|--|
| 1 | ACRYLIC STUCCO
Brennan Neely
"Never had a job" |
| 2 | ACRYLIC STUCCO
Brennan Neely
"Never had a job" |
| 3 | STAINED TIMBER
Brennan Neely
"Never had a job" |
| 4 | METAL FLASHING
(BLACK) |
| 5 | CORRUGATED ROOF
(SILVER) |
| 6 | CORRUGATED METAL
SIDING (SILVER) |
| 7 | METAL FLASHING
(SILVER) |

urban and its regions / azure

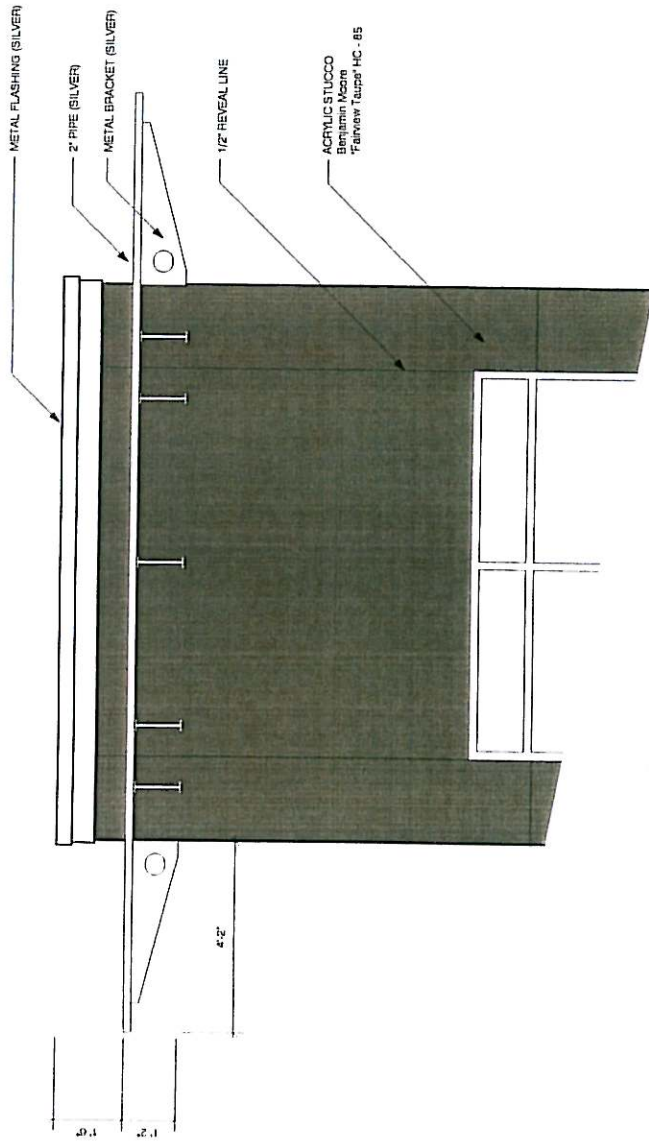


SCHEDULE B
This forms part of development
Permit # 2014-0214

Front Entry Detail

urban living in Kelowna / *azure*



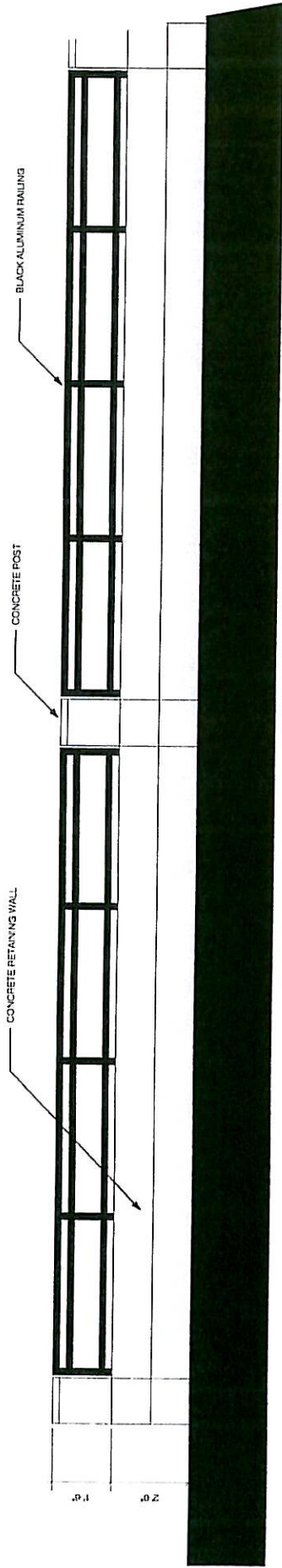


SCHEDULE B
 This forms part of development
 Permit # 1206-0317

Tower Detail

urban living in Kelowna / *azure*

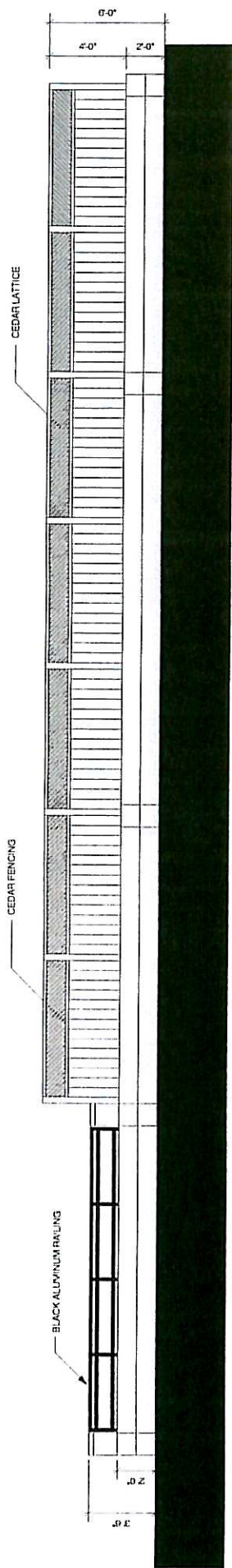
Planning 2014



Retaining Wall & Railing

SCHEDULE B
This is not part of development
Permit # 2006-0213

urban living in Kelowna / *azure*



Rear Retaining Wall

SCHEDULE B

This forms part of development

Permit # 2006-0217

urban living in Kelowna

/ *azure*

H+

Notes:

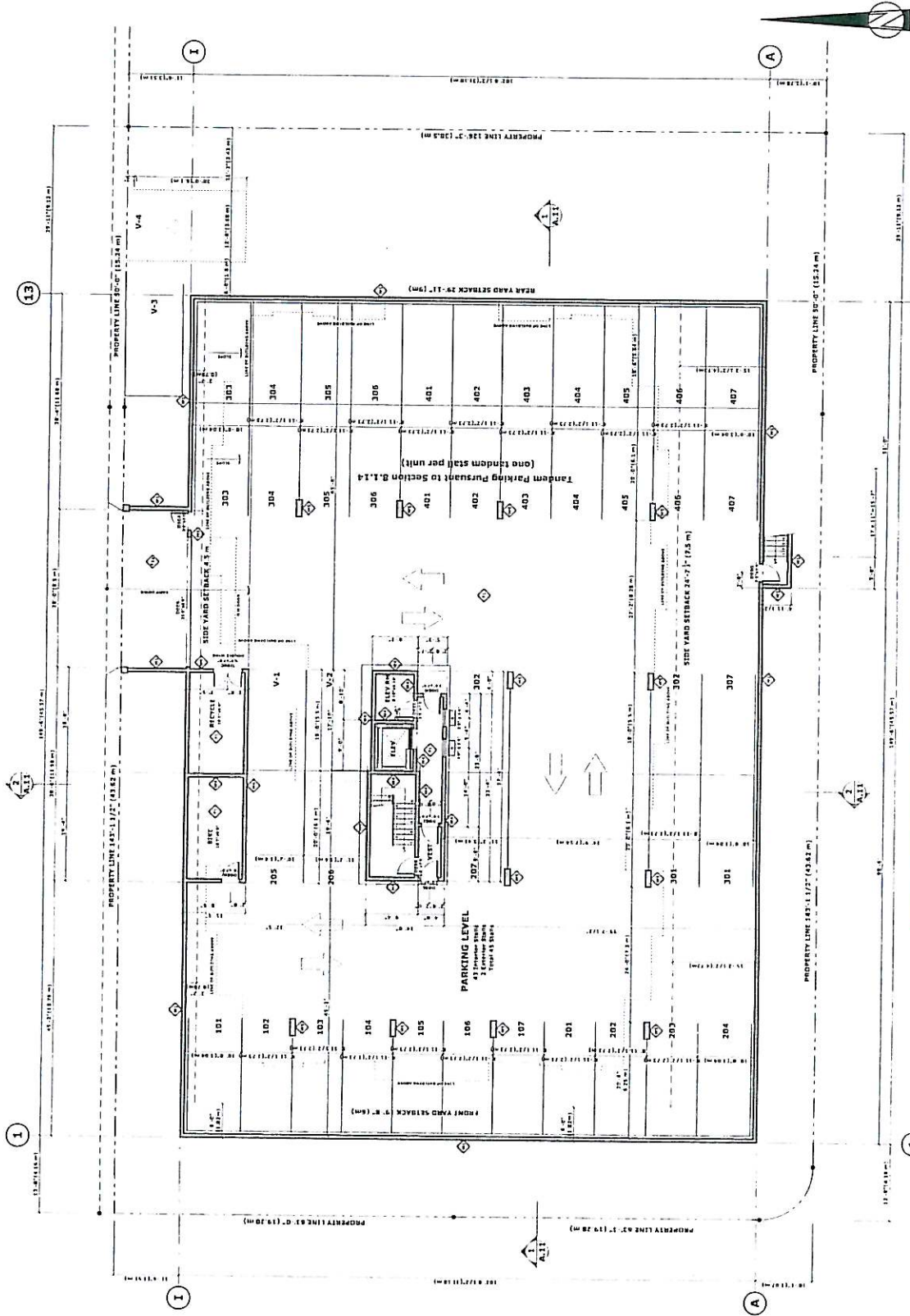
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Gooch Architect

1000 10th Avenue, Suite 1000
 Denver, CO 80202
 Tel: 303.733.1111
 Fax: 303.733.1112
 www.urbanlivinginc.com

urban living in the city / *azure*

DP-2	
Project Name	DP-2
Project Address	1000 10th Avenue, Suite 1000
Project City	Denver, CO
Project State	CO
Project Zip	80202
Project Date	01/11/17
Project Status	Architectural
Project Owner	Urban Living in the City
Project Architect	Gooch Architect
Project Engineer	James Hamilton
Project Designer	Tom Wirth
Project Draftsman	DP-2
Project Title	PARKING LEVEL FLOOR PLAN



SCHEDULE B

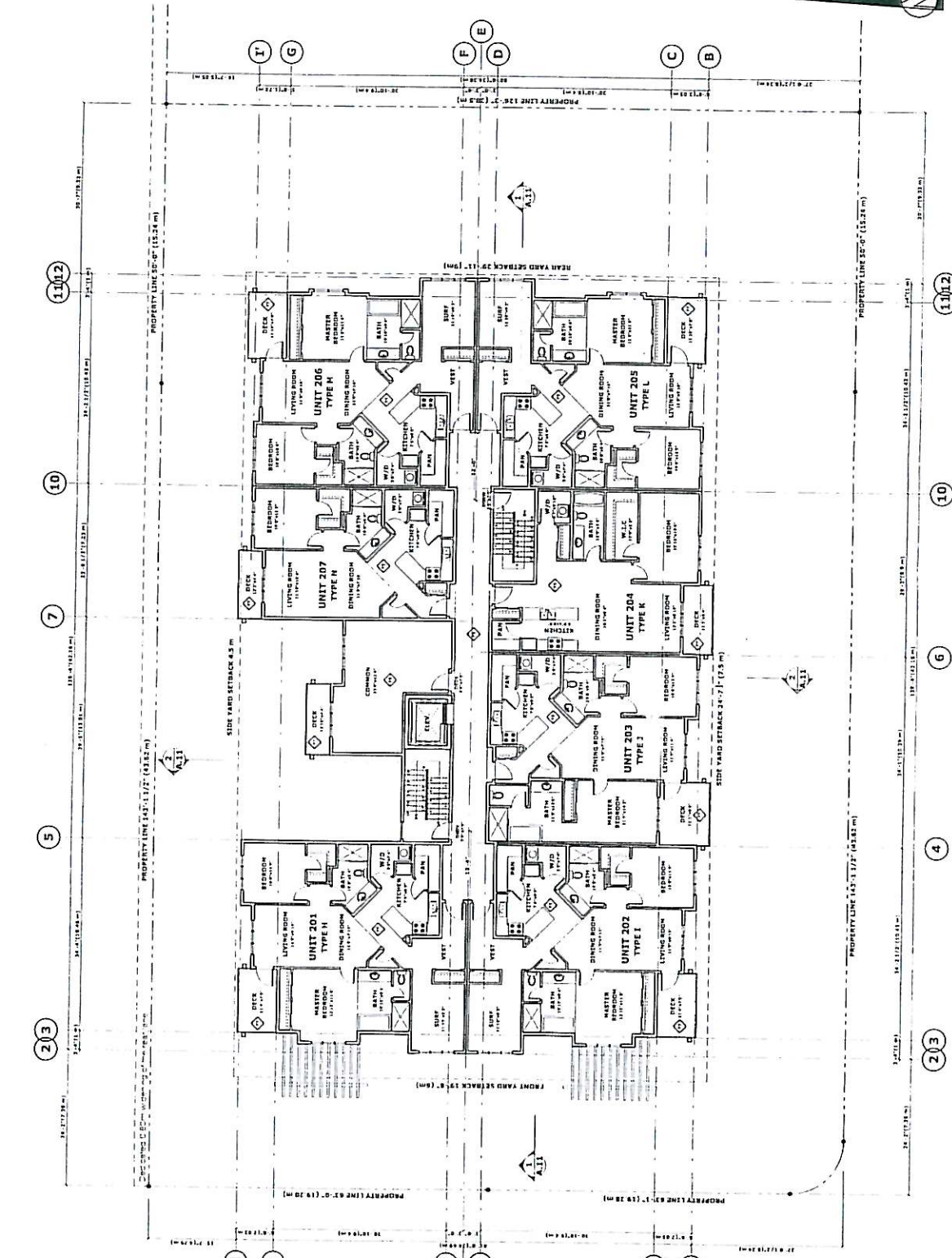
This forms part of development

mit # **DP06-0217**

1 PARKING LEVEL FLOOR PLAN

DATE: 1/11/17

1 MAIN LEVEL FLOOR PLAN
Scale: 1/16" = 1'-0"



SCHEDULE β
This forms part of development
Permit # 2006-0217

1 SECOND LEVEL FLOOR PLAN
Scale: 1/8" = 1'-0"

Gooch Architect

CELESTIAL SPACE ARCHITECTURE INC.
804-115 STREET LONDON, ONT. M5T 1A7
TEL: 416-593-1234

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8. The owner is responsible for obtaining all necessary historical information from the appropriate authorities.
9. The owner is responsible for obtaining all necessary cultural information from the appropriate authorities.
10. The owner is responsible for obtaining all necessary archaeological information from the appropriate authorities.

urban living in kelowna / *azure*

Project Name	DP-4
Client	James & Barbara
Architect	Gooch Architect
Location	Kelowna, British Columbia
Project Number	2006-0217
Scale	1/8" = 1'-0"
Sheet Number	1
Sheet Title	SECOND LEVEL FLOOR PLAN



SCHEDULE B
This forms part of development
Permit # **200-0217**

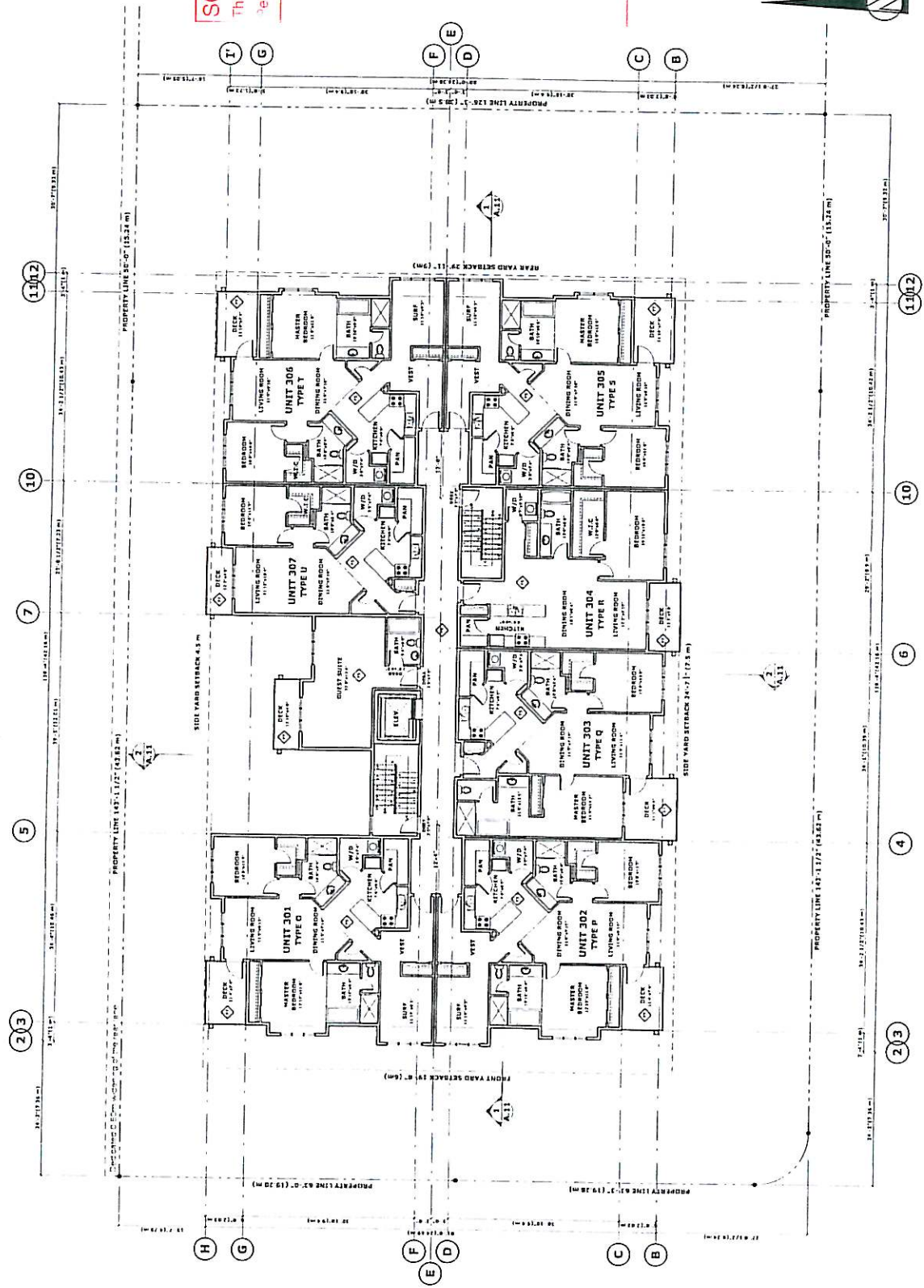
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Gooch Architect

1034-103 STREET, KELOWNA, BC V1Y 1A1
TEL: 799-423-3424

urban living in Kelowna / *azure*

Project Name	DP-5
Architect	G. G. G. Architects
Client	James Haysman
Site Name	Edwards
Scale	1/8" = 1'-0"
Drawn By	Edwards
Checked By	Edwards
Project Name	AZURE
Location	Kelowna, British Columbia
Project Name	THIRD LEVEL FLOOR PLAN



1 THIRD LEVEL FLOOR PLAN
Scale: 1/8" = 1'-0"



SCHEDULE B
This forms part of development
permit # **306-0317**

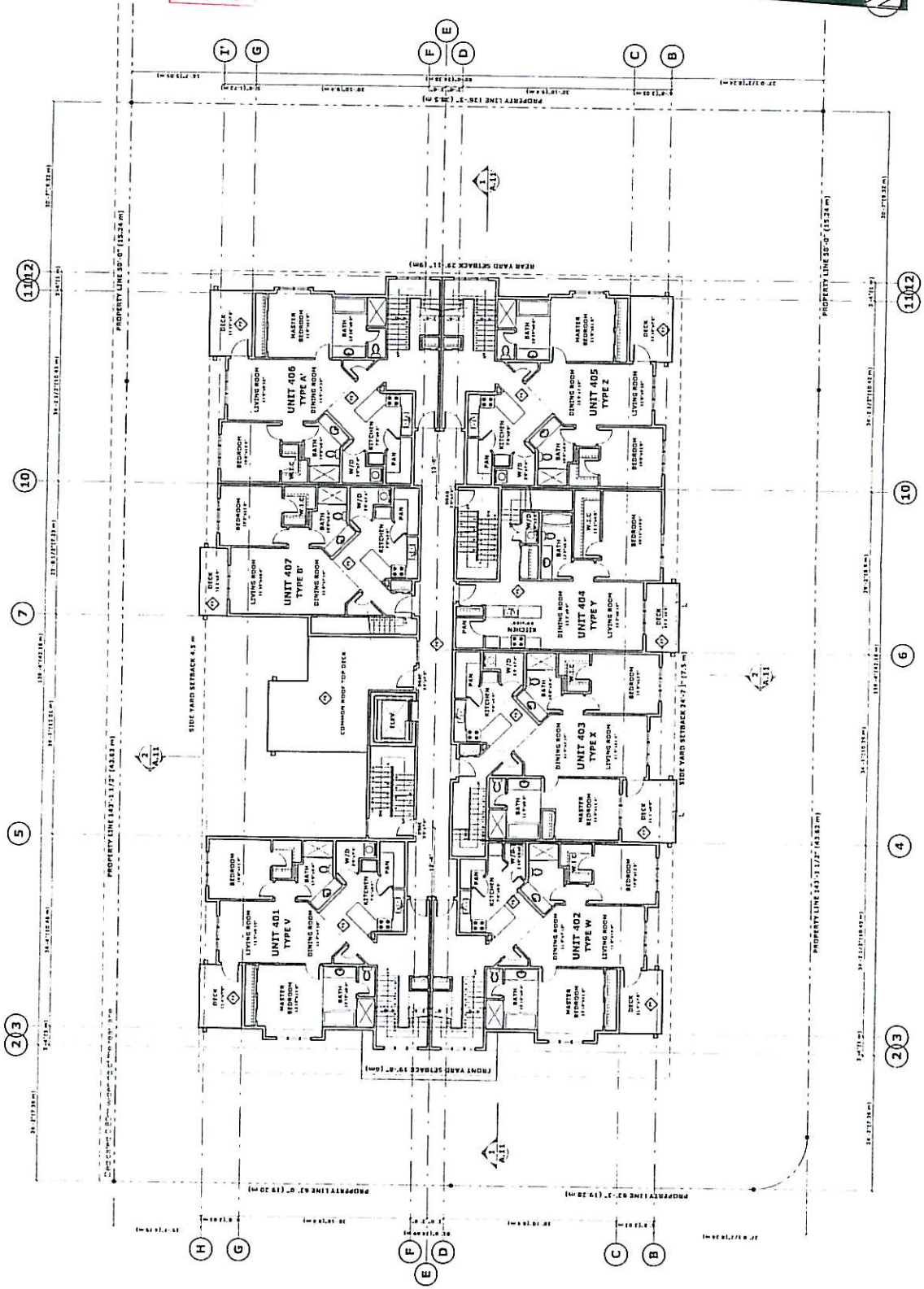
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Gooch Architect

Edward F. Gooch, Architect
10000 10th Avenue, Suite 100
San Diego, CA 92121
Tel: 619.594.1234
Fax: 619.594.1235
www.hplusgroup.com

urban living in keabona / *azure*

Project	Unit 406
Architect	Ed Gooch
Owner	James Hartman
Developer	Ed Gooch
City	San Diego
County	San Diego
Parcel	001-11-001
Map	001-11-001
Scale	1/8" = 1'-0"
Sheet	DP-6
Project Name	Keabona, British Columbia
Project Type	FOURTH LEVEL FLOOR PLAN



FOURTH LEVEL FLOOR PLAN
Scale: 1/8" = 1'-0"



SCHEDULE B
This forms part of development
Permit # **DPW-0217**

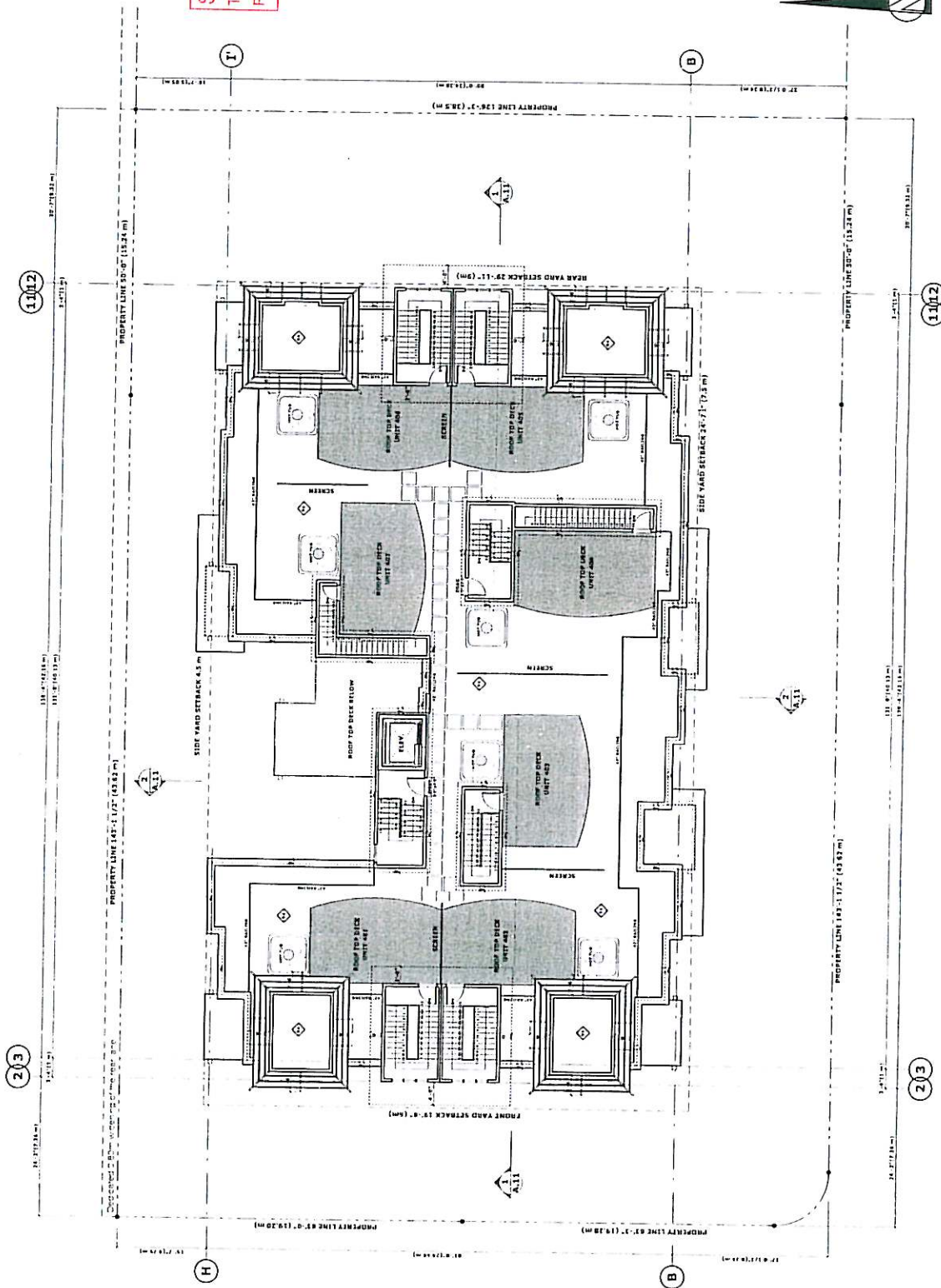
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Gooch Architect

Edward F. Gooch Architect Inc.
BSC-110 STREET EDMONTON, ALTA T6C 4Z3 3624

urban living in Kelowna / *azure*

Project Name	DP-7
Architect	Ed Gooch
Client	James Heston
Site	Tri March
Scale	1:100
Date	Oct 27 27
Project Name	AZURE
Location	Kelowna, British Columbia
Project Name	ROOF PLAN



1 ROOF PLAN
DP-7
Scale: 1:100



LEGEND

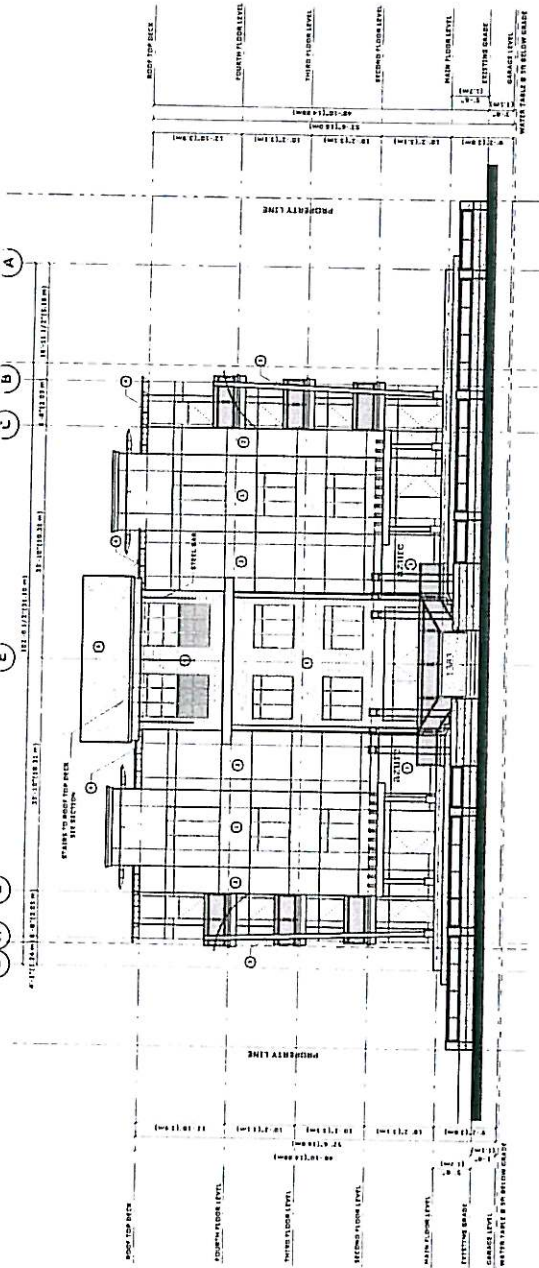
- 1 ACRYLIC STUCCO
- 2 ACRYLIC STUCCO
- 3 STAINED THIRN
- 4 METAL FLASHING (BLACK)
- 5 CORRUGATED ROOF (SILVER)
- 6 CORRUGATED METAL SIDING (SILVER)

SCHEDULE B
This forms part of development
Permit # **0800-0247**

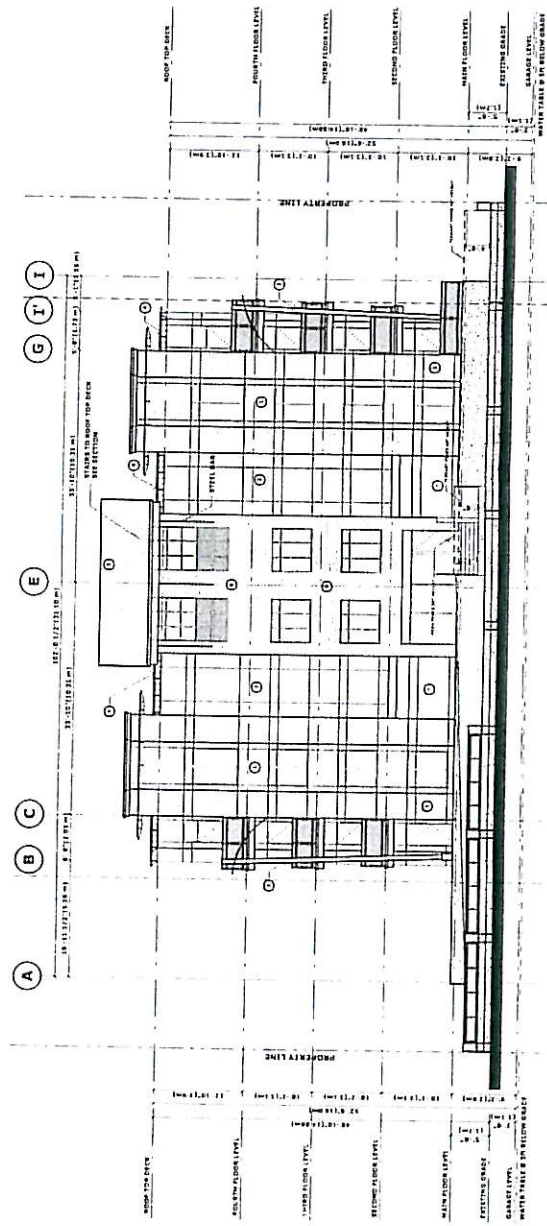
Gooch Architect
1034-105 STREET (MONTANA) AND TW 782-422-2424

urban living in Kelowna / *azure*

DP-8	
Project Name	Azure
Client	Kelowna, British Columbia
Architect	Gooch Architect
Address	1034-105 STREET (MONTANA) AND TW 782-422-2424
Site	1034-105 STREET (MONTANA) AND TW 782-422-2424
Scale	1:100
Sheet	DP-8



1 FRONT ELEVATION
Scale 1:100



2 REAR ELEVATION
Scale 1:100

H+

H+

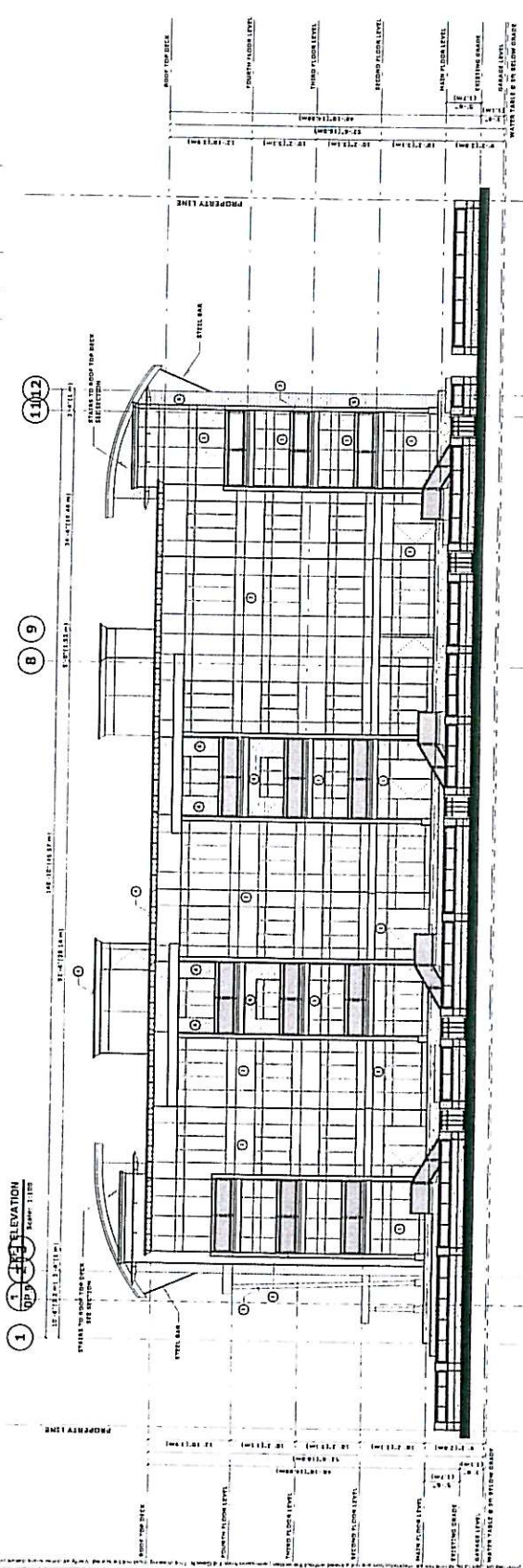
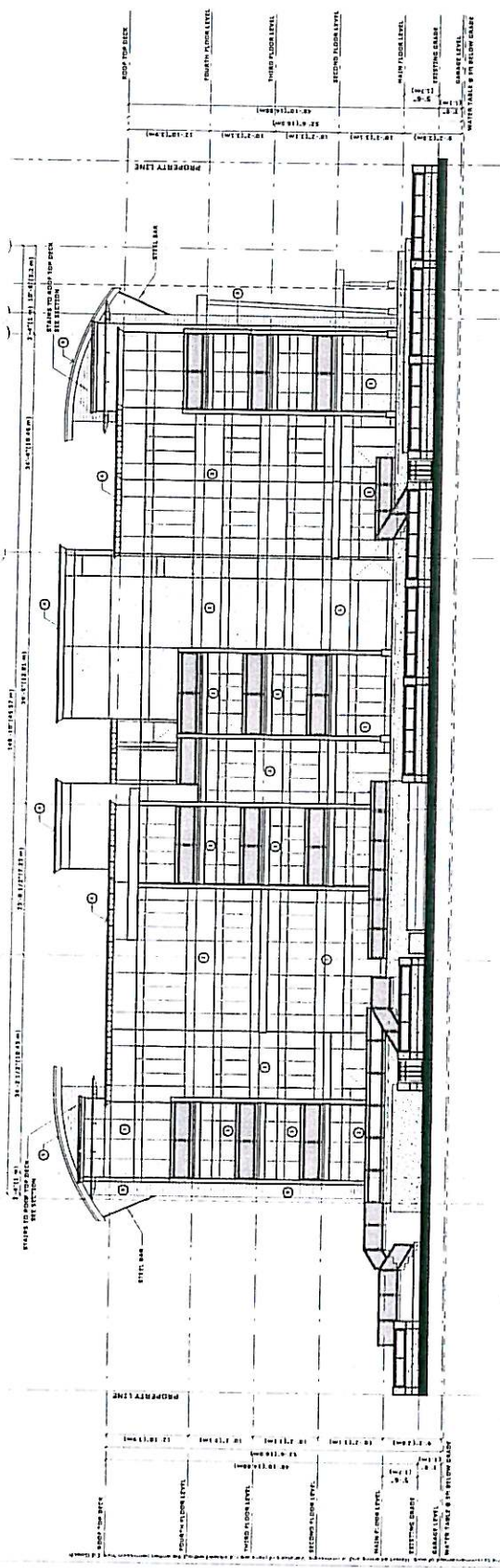
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 2 CORRUGATED ROOF (SILVER)
 3 CORRUGATED METAL SIDING (SILVER)

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 1001 N. 1st Street, Suite 100
 Anchorage, Alaska 99501
 Phone: 907.561.1234
 Fax: 907.561.1235
 Email: info@goocharchitect.com

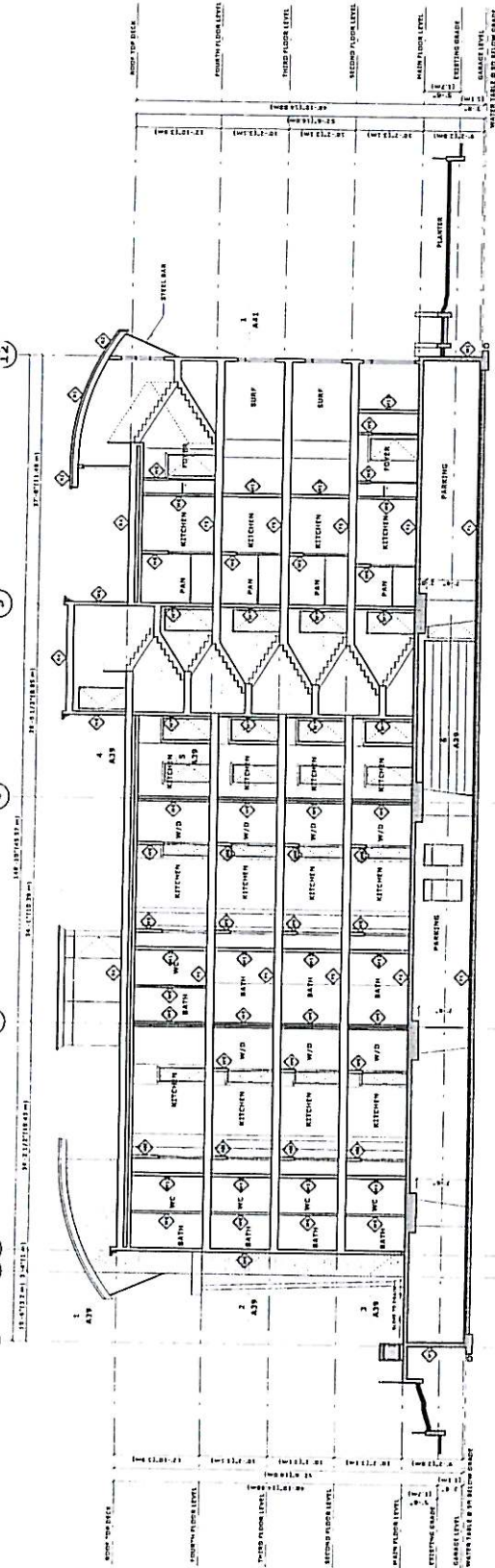
urban living in kelowna / azure

Project Name	DP-9
Architect	Ed Gooch
Client	James Hennessey
Location	1st Floor
Date	Oct 27, 2017
Scale	1/8" = 1'-0"
Notes	AZURE Kelowna, British Columbia ELEVATIONS



SCHEDULE B
 This forms part of development
 Permit # D000-0217

2 RIGHT ELEVATION
 Scale: 1/8" = 1'-0"



1 BUILDING SECTION
Scale: 1/8" = 1'-0"

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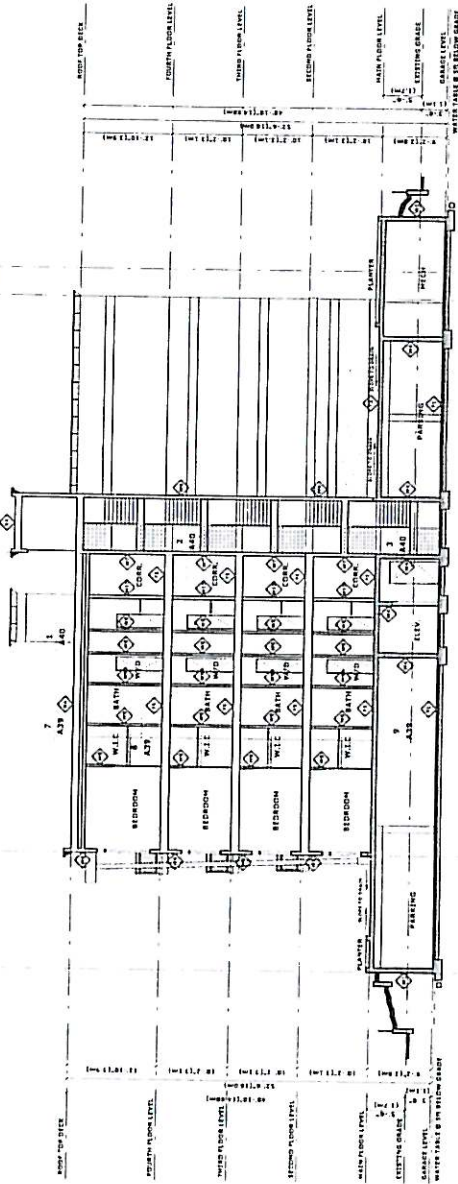
Gooch Architect

Edgar F. Gooch Architectural Firm
1001 100 STREET (CORNER) A3 To T52 423 3424

urban living in Kelowna / azure

SCHEDULE B
This forms part of development
Permit # 2008-0217

2 BUILDING SECTION
Scale: 1/8" = 1'-0"



Project Name	Ed Gooch
Project Number	DP-10
Project Location	Kelowna, British Columbia
Project Date	05/27/27
Project Status	Building Sections

Gooch Architect

1997

arben living in Kelowna / azure

Form No. 10-62 (Rev. 10-6-62)	Page 4	
ED GOSCH	James Herman	DP-10a
ref id:	date	
	Tr March	
	date	
	Doc ID: 2722	
Form No. 10-62 (Rev. 10-6-62)		
AZURE		
Kelowna, British Columbia		
BUILDING SECTIONS		

① : CORRUGATED METAL

1 BUILDING SECTION
Scale: 1:100

SCHEDULE β
This forms part of drawing No. 111
Overall **200 - 0217**

Doc-0217

Notes:

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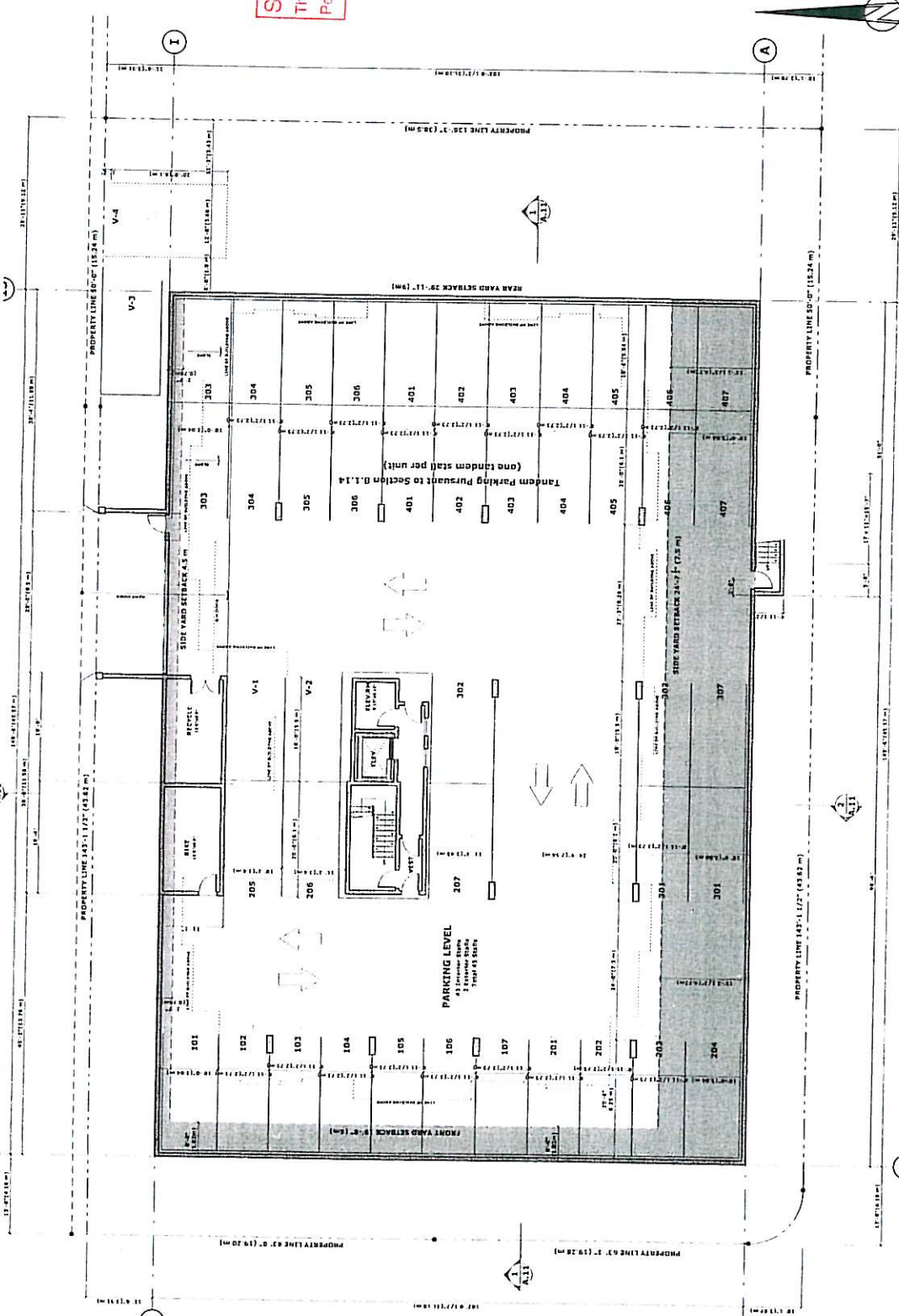
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Gooch Architect

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2634-105 STREET EDMONTON AB T6B 4Z3

VARIANCES

[illegible]

Variance Application:

- | | | | |
|--|---|--|---|
| To obtain a development variance permit to allow a front side yard setback of 3.51m (parking Level Only) | To obtain a development variance permit to allow a front side yard setback of 4.17m where 6.0m is required (Parking Level Only) | To obtain a development variance permit to allow a front side yard setback of 3.07m where 3.07m is required (Parking Level Only) | To obtain a development variance permit to raise the height of the building by 2.5m to allow for a 2.5m high water table. Making the building 10.5m high. |
|--|---|--|---|

PARKING LEVEL VARIANCES

Score: 21800