# CITY OF KELOWNA **MEMORANDUM**

DATE:

January 10, 2008

FILE NO .:

OCP06-0018, Z06-0043, DP06-0141

TO:

CITY MANAGER

FROM:

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

APPLICATION NO. DP06-0141

OWNER:

Ca'Solare Developments

Inc.

AT:

4760 Lakeshore Rd.

**APPLICANT:** G Group of Companies

PURPOSE:

TO OBTAIN A DEVELOPMENT PERMIT TO ALLOW FOR CONSTRUCTION OF A 2  $\frac{1}{2}$  -STOREY, 25-UNIT APARTMENT BUILDING. TO

**EXISTING ZONE:** 

A1 - AGRICULTURE 1 ZONE

PROPOSED ZONE: RM3 - LOW DENSITY MULTIPLE HOUSING

**EXISTING OCP DESIGNATION:** 

RURAL/AGRICULTURAL

PROPOSED OCP DESIGNATION: MULTIPLE UNIT RESIDENTIAL (LOW DENSITY)

REPORT PREPARED BY: DANIELLE NOBLE

### 1.0 RECOMMENDATION

THAT OCP Bylaw Amendment No.9706 be advanced for final consideration by Council;

AND THAT Zoning Bylaw Amendment No. 9707 be advanced for final consideration by Council;

AND THAT Housing Bylaw Agreement No. 9922 be advanced for final adoption by Council;

AND THAT Council authorize the issuance of Development Permit No. DP06-0141 for Lot A, Sec, 25, SDYD, Plan KAP71411, located on Lakeshore Rd., Kelowna, BC, 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, including landscape buffers and fencing requirements adjacent to agricultural land, as determined by a professional landscaper;

5. That registration of the "Right of Way as a Public Walkway" and "Proximity to Farming Activities" covenants be registered at the Land Titles Office;

AND FURTHER THAT the applicant be required to complete the above-noted #4 and #5 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 seeking approval of a 25-unit apartment building. The Development Permit application addresses the form and character of the proposed building.

# 3.0 <u>ADVISORY PLANNING COMMITTEE</u>

At a meeting held on August 15, 2006, the Advisory Planning Committee made the following recommendation:

THAT the Advisory Planning Commission <u>not</u> support Official Community Plan Amendment No. OCP06-0018, for 4760 Lakeshore Road/Lot A, Plan 71411, Sec. 25, Twp. 28, ODYD, by Gazelle Enterprises Ltd. (G. Gaucher), to amend the OCP Future Land Use designation of Rural/Agricultural to Multiple Unit Residential-Low Density.

As a result of the Advisory Planning Commission not supporting the OCP amendment there is no recommendation for the Development Permit Application DP06-0141. Subsequent to the Advisory Planning Commission, the applicant revised the plans to eliminate two units thus also eliminating the need for a Development Variance Permit with respect to building height and number of storeys.

# 4.0 BACKGROUND

# 4.1 The Proposal

The applicant is proposing to construct a 25 unit condominium building. Each unit will be situated to be faced north-west to capitalize on the lakefront view. Primary site access will be off of Lakeshore Road with single point ingress for the underground parkade. Additional visitor parking spaces are afforded on the western portion of the site adjacent to Lakeshore Rd. Bicycle parking will be accommodated within the underground parkade.

The proposed building aims to blend in with the unique configuration and topography of the site. The architectural design utilizes a tier-shaped building that will be three storeys (relative to the average natural grade) in height including a partially below-grade parkade. The development project aims to provide for a luxury lifestyle and generous living space, both incorporated through interior and exterior design features. Three of the units are allocated and secured as 'affordable accommodation' on the first floor, and contain one-bedroom floor plans. The remainder of the units will consist of a minimum of two bedrooms and one den and ample outdoor living space. The two units on level three of the building will contain an additional loft space that serves as additional living area and viewscape, but aims to enhance the exterior of the building design to avoid a flat roofline and provide for supplementary visual interest. The proposed exteriors of the buildings are to be finished with terra cotta and moss colored stucco, grounded with raw stone finishing for the base of the building. Property fencing is to be complimented with a six foot antiquated stone wall and supplemented with black wrought iron inserts where necessary. The applicant has provided additional visual interest to the building by incorporating extensive use of glass, decorative accents for the glass decks, and vertical beams perpendicular to the horizontal rooflines.

Along the rear of the property, a 3m wide pedestrian/bike path is proposed within an existing utility right-of-way which also incorporates rest and viewing areas. The architectural design that integrates tiered floor plans provides for substantial outdoor patios ranging from approximately 37.2 m² (400 ft²) to 157.9 m² (1700 ft²). Two access points on the south facing side are provided for in the pedestrian pathway. The proposed landscape plan incorporates a vegetative buffer to distinguish the residential complex separate from the adjacent agricultural activities. The applicant has stated that the landscaping selections have been modified and endorsed by

# OCP06-0018, Z06-0043, DP06-0141 - Page 3

neighboring property owners to ensure compatibility with adjacent agricultural activities and related production.

The application meets the requirements or requires variances of the proposed RM3 - Low

Density Multiple Housing Zone as follows:

| CRITERIA            | PROPOSAL                                 | DM2 ZONE DECUMENTS   |
|---------------------|--|--|
|                     |  | RM3 ZONE REQUIREMENTS  |
| Site Area (m²)      | 8,980m <sup>2</sup>                      | 900m <sup>2</sup>  |
| Site Width (m)      | >30.0m                                   | 30.0m  |
| Site Depth (m)      | 112.8m                                   | 30.0m  |
| Site Coverage (%)   | 38%; 47.8%                               | 40% or 50% including buildings, driveways, and parking   |
| F.A.R.              | 0.4                                      | 0.5 (maximum) + 0.2 (bonus for required parking below habitable space)                                   |
| Height (m)          | 6.95m (from average grade)               | 9.5m   |
| Storeys (#)         | 2.5 storeys (from average natural grade) | 2.5 storeys  |
| Setbacks (m)        |  |  |
| - Front (m)         | 6.0m                                     | 4.5m   |
| - Rear (m)          | 7.5m                                     | 7.5m   |
| - Flanking Side (m) | 6.0m                                     | 4.5m   |
| Private open space  | 4860.8 m²                                | 700m <sup>2</sup> +(25m <sup>2</sup> per 3 bedroom dwelling - not to be located within required setback) |
| Driving Aisle       | 7.62m                                    | 7.0m for two way aisle & 90 degree parking   |
| Parking Space Size  | 2.5m x 6.0m<br>3.0m x 6.0m               | 2.5m x 6.0m<br>3.0m x 6.0m   |
| Parking Stalls (#)  | 46 Parking spaces and 8 Visitor stalls   | 39 Parking spaces and 4 Visitor stalls   |
| Bicycle Stalls (#)  | 20 spaces                                | 14 + 3 = 17 (0.5 per dwelling unit<br>Class I, 0.1 per dwelling unit Class<br>II                         |

### 5.0 Site Context

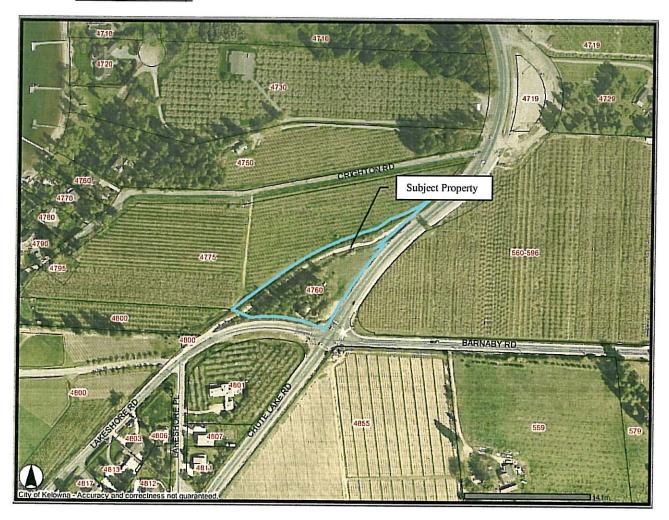
The subject property is located at the corner of Lakeshore Rd. and Chute Lake Rd. Adjacent zones and uses are:

North - A1 – Agriculture 1

East - A1 – Agriculture 1 South - RR2 – Rural Residential 2

West - A1 - Agriculture 1

# 5.1 Site Location Map



# 5.2 <u>Development Potential</u>

The purpose of the RM3 – Low Density Multiple Housing zone is to provide a zone for low density multiple housing on urban services.

# 5.3 <u>Current Development Policy</u>

5.3.1 City of Kelowna Strategic Plan

One of the objectives of the Strategic Plan includes the construction of housing forms and prices that meet the needs of Kelowna residents; the achievement of accessible, high quality living and working environments; and the sensitive integration of new development with heritage resources and existing urban, agricultural and rural areas.

# 5.3.2 <u>Kelowna Official Community Plan</u> Objectives for Multiple Unit Residential Development

All development 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;

- All development within Urban Centres and Village Centres should contribute to the creation of pedestrian-oriented streets and public spaces (connections, social interaction);
- All development should contribute to a sense of community identity and sense of place (integration of development within larger community belonging, community cohesiveness);
- All development should facilitate access by, and minimize conflicts among pedestrian, bicycle, and vehicular modes of transportation (access, mobility);
- All development should promote safety and security of persons and property within the urban environment (CPTED);

Staff recommends that the APC public process should be considered appropriate consultation for the purpose of Section 879 of the *Local Government Act*.

# 6.0 <u>TECHNICAL COMMENTS</u>

(Comments previously provided under accompanying OCP/Rezoning application. No new information relative to DP).

# 7.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

The Planning and Development Services Department has worked extensively with the applicant on the proposed form and character to reduce the number of variances originally sought. The project as proposed lends itself to an upscale, luxury condominium building that will serve housing needs for a demographic profile that is predominantly affluent.

While staff acknowledges that the proposed design is of respectable quality and meets many of the Official Community Plan's design guidelines for Multiple Family development, the form and character of the project must be sensitive to the adjacent agricultural activities in the immediate area, and to compliment the rural landscape of which this parcel is situated. The applicant's rationale for the proposed design is that the color palette/building materials and form of the building will blend in well with the agricultural surroundings. Additionally, the viewscape from the lake will not be obtrusive and will integrate into the varied topography of the site.

Given this site's location, the parcel is bordered by two busy arterial roads, which necessitates ample parking on site since overflow visitor parking cannot be accommodated on those streets. The project affords for 11 additional parking stalls aiming to alleviate this concern.

The project also provides public space in the bike/pedestrian pathway, in addition to ample private open space via large outdoor patios and gardens ranging from approximately 400 ft² to 17 ft². There are also pathways, common areas, strata meeting and amenity spaces that afford on-site usable private open space opportunities.

The applicant will be registering a housing agreement on title to provide for 'affordable ownership' of three units, specifically one unit to accommodate property maintenance personnel and the other two units to be sold at cost.

The project has also necessitated an upgraded landscape plan, with additional provisions for fencing and buffering treatment. Accordingly, rural/urban transitional requirements that influenced the landscape plan include but are not limited to:

# OCP06-0018, Z06-0043, DP06-0141 - Page 6

- Providing buffers for distinct boundaries that separate urban and rural uses by utilizing, where appropriate, roads, topographic features, watercourses, ditching, fencing, or small lot rural transition areas, as buffers to preserve larger farm units
- Requiring additional on-site fencing and vegetative buffering to mitigate potential conflicts:

Requiring bonding to be provided for landscape buffers and fencing requirements

adjacent to agricultural land;

Registering a covenant on title to all prospective purchasers that they acknowledge that the parcel is adjacent to lands within the ALR and may be adversely affected by normal farm practices carried out by the owners of the farm land (including, for example, noise from farm operations at various times of the day including propane cannons and other devices, farm smells and chemical sprays, aesthetic appearance of fields including unkempt areas, materials storage and the like, light from greenhouses, and other such normal farm practices).

The applicant has also completed the City of Kelowna's Sustainability Checklist (as attached) whereby Staff encourage applicants to be mindful of the sustainable development criteria that include but are not limited to: efficient use of public funds, protection of open space and natural areas, placemaking, accessibility, housing variety, and proximity to alternative transportation choices.

Shelley Gambacort

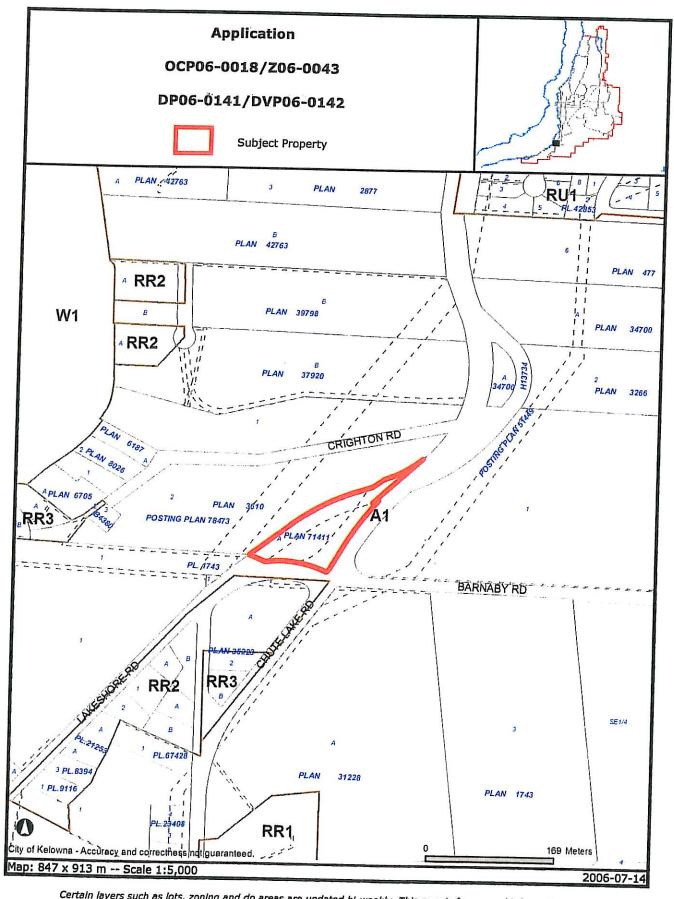
Current Planning Supervisor

SG/DN Attach.

# **ATTACHMENTS**

- Location of subject property
- Title Page of Building/Site Calculations
- Site plan
- Floor Plans
- **Elevations**
- Stone Wall Fencing Detail
- Landscaping Plan
- Sustainability Checklist

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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.

CITY OF KELOWNA PLANNING DEPT.

LOT A, SECTION 25, TOWNSHIP 28, SDYD, PLAN KAP71411

"CA SOLARE":
- LEGAL DESCRIPTION:

- CIVIC ADDRESS: LEVEL 1

4760 LAKESHORE DRIVE, KELOWNA, B.C.

| 20100           | DESCRIPTION  | AREA OF UNIT                 | AREA OF UNIT ENTILEMENT |                              | LIMITED COMMON AREA | MON AREA             |                              |                              |                       |
|-----------------|--|------------------------------|-------------------------|------------------------------|---------------------|----------------------|------------------------------|------------------------------|-----------------------|
|                 |  |                              |                         | DECK                         | CK                  | PRIVATE              | PRIVATE GARDEN               | TOTALLTDC                    | TOTAL LTD COMMON AREA |
|                 |  | satism foolage aquare methes | square metres           | squara footage squara methas | squam metres        | spater factogs       | square footage square meters | square footage aquare metres | square metres         |
|                 |  |                              |                         |                              |                     | 0.000                | SC2000000                    |                              |                       |
| 101             | 3 BEDROOMS   | 1769                         | 1643                    | 213                          | F 29                | 951                  | 14.5                         | 823                          | 78.9                  |
| 100             | 2 BEDROOMS / 1 DEN   | 1637                         | 133.5                   | 117                          | 41.0                | 252                  | 777                          | 123                          | 617                   |
| 103             | 2 BEDROOWS / 1 DEN   | 167                          | 133.5                   | 147                          | 41.0                | tos                  | 10.0                         | 515                          | 9                     |
| ā               | Z BEDROOMS / 1 DEN   | 121                          | 123.5                   | 177                          | 410                 | 108                  | 10.0                         | 3                            | 101                   |
| 52              | 2 REDROOMS / 1 DEM   | 1221                         | 133.5                   | 177                          | 41.0                | 125                  | 11.6                         | 222                          | 82.8                  |
| 100             | 2 BEDROOMS / 1 DEM   | 1271                         | 133.5                   | 177                          | 41.0                | 270                  | 25.1                         | 71.7                         | 155                   |
| 101             | 2 BEDROOMS / 1 DEN   | 1237                         | 113.5                   | 141                          | 41.0                | 270                  | 25.1                         | 7.17                         |                       |
| 100             | 2 BEDROOMS / 1 DEM   | 1437                         | 133,5                   | 362                          | 33.6                | 270                  | 25.                          |                              | 1                     |
| 103             | 2 BEDROOMS   | 1290                         | 118.8                   | 200                          | 312                 | 25                   | 17.7                         | 944                          |                       |
| 110             | 3 REDROOMS   | 1916                         | 178.0                   | Care                         | 78.0                | 553                  | 12.5                         | *                            | 200                   |
| I (AFF ACC)     | 1 DEDROOM  | 171                          | 80.1                    | 364                          | 33.6                | sp                   | eşe.                         | 73%                          |                       |
| 12 (AFF ACC)    | NDONGS I   | TI.                          | 72.7                    | 502                          | 21.8                | a page               | -                            | ***                          |                       |
| 13 (AFF ACC)    | 1 BEDROOM  | Ē                            | 62.7                    | 318                          | 38                  | 1/2                  | -                            |                              | 61.2                  |
|                 | 12 UNITS   | 17417 6                      | 1612.1 m.               | 543                          | F 0.73              | 40.00                | 1                            |                              |                       |
| AFF ACC) - AF   | AFF ACC) - AFFORDABLE ACCOMODATION   |                              |                         |                              |                     | 200                  |                              | T1179/                       | TES.D. III.           |
| COMMON AREAS:   | 9  |                              |                         |                              |                     |                      |                              |                              |                       |
| Valterays - not | Waltways - not including stainways and elevator shall  | shaft.                       |                         |                              |                     |                      |                              | ZS40 ft                      | 236.0 m               |
|                 |  |                              |                         |                              |                     |                      |                              |                              |                       |
| SHOUND FLOO     | GROUND FLOOR, ENCLOSED BUILDING AREA: IT may 1 - I had brancherment I harbed Comment and a comment of the comme | A: Lavel 1 - Lhit Fr         | Charges   Inches        | Commen America               | Common Common       | act often Floreite & | 1                            | 24448.04                     | 7                     |

| LEVEL 2         |   |   |                              |      |   |                              |               |                              |               |
|-----------------|---|---|------------------------------|------|---|------------------------------|---------------|------------------------------|---------------|
| SUME            | DESCRIPTION   | AREA OF UNIT                            | AREA OF UNIT ENTITLEMENT     |      | LIMITED COMMON AREA                     | WON AREA                     |               |                              |               |
|                 |   | 100000000000000000000000000000000000000 |                              | 30   | DECK                                    | PRIVATE GARDEN               | GARDEN        | TOTAL LTD COMMON AREA        | OWNON AREA    |
|                 |   | square footage                          | squara footage aquara metres |      | sations aguars metres                   | equare tootage square metres | square metres | square footage equate metres | square metres |
| 201             | 3 BEDROOMS / 1 DEW                                    | 3420                                    | 274.8                        | 1218 |   |                              |               |                              |               |
| Ħ               | 1 BEDROOMS / 1 DEM                                    | 167                                     | 100                          | 177  | 440                                     | 2                            | 27.00         | ž.                           | 125.0         |
| 202             | 2 BEDROOMS / 1 DEM                                    | 1521                                    | 1313                         | 17   | 919                                     | 3 2                          | 200           |                              | 0.10          |
| 207             | 2 BEDROOMS / 1 DEM                                    | 151                                     | 133.5                        | 441  | 41.0                                    | 118                          | 110           | 1                            | 41.0          |
| 205             | 2 DEDROOMS / 1 DEM                                    | 1417                                    | 133.5                        | 141  | 41.0                                    | 101                          | 10.0          | 5                            |               |
| 205             | 2 BEDROOMS / 1 DEN                                    | 1437                                    | 5113                         | 362  | 33.6                                    | 2                            | 0.7           | 107                          |               |
| 207             | 3 BEDROOMS / 1 DEN                                    | 2171                                    | 7:102                        | 1600 | 148.6                                   | 2                            | 0.0           | 1636                         | 180 8         |
|                 | 7 UNITS   | 11775 18"                               | 1094.0 m²                    | 4942 | 1,593,1                                 | 756                          | 70.2          | \$800 0                      | £28.4 mal     |
| COSMON ADEAS    | és  |   |                              |      |   |                              |               |                              |               |
| Walterfor       | Withheston - and larkefood stripmond separation shall | and.                                    |                              |      | -                                       |                              |               |                              |               |
|                 | The same of the same of the same of                   | 100                                     |                              |      |   |                              |               | 3ZZ0 III                     | 293.1 m       |
| Exercise Room   | Exercise Room & Strate Stonege                        |   |                              |      | 0.0000000000000000000000000000000000000 |                              |               | 904 E.                       | \$4.0 m²      |
| Total - Level 2 |   |   | 100                          |      |   |                              |               | 4123 P                       | 383.1 m²      |
|                 |   |   |                              |      |   |                              |               |                              |               |

| LEVEL 3                  |  |                |  |                |                              |                           |                                   |            |                       |
|--------------------------|--|----------------|--|----------------|------------------------------|---------------------------|-----------------------------------|------------|-----------------------|
| SUITE                    | DESCRIPTION  | AREA OF UNIT   | AREA OF UNIT ENTITLEMENT   |                | UMITED COMMON AREA           | MON AREA                  |                                   |            |                       |
|                          |  |                | 55332  | 30             | DECK                         | . PRIVATE GARDEN          | GARDEN                            | TOTALLIDGE | TOTAL LTD COMMON AREA |
|                          |  | squara footage | squara footage squara matres   | square footoge | strare foctoge square metres | spitori metpa             | sections footings acquires metros | _          | actuare matres        |
| iet.                     | and of memoral of                                      |                |  |                |                              |                           |                                   |            |                       |
|                          | J BECHOOMS ! I DEN                                     | 2473           | 23.1   | 1967           | 154.9                        | 280                       | 242                               | 1221       | 179.0                 |
| 362                      | 2 BEDROOMS / 1 DEN                                     | 157            | 133.5  | ##             | 41.0                         | 158                       | 14.5                              | 265        | 555                   |
| 303                      | 2 BEDROOMS / 1 DEM                                     | 101            | 1315   | 177            | 410                          | 120                       | 11.1                              | 584        | 100                   |
| ą                        | 2 BEDROOMS / 1 DEN                                     | 1457           | 133.5  | 117            | 41.0                         | 108                       | 10.0                              | ā          | 807                   |
| 305                      | 3 BEDROOMS / 1 DEN                                     | 203            | 2.22.5   | 1491           | 138.5                        | 85                        | 67                                | 1576       | 146.4                 |
|                          | S UNITS  | 9222 ft*       | 656.5 m²   | 1977           | 418.3                        | 62.2                      | 67.7                              | 5210 ft*   | 484.0 m²              |
| COLMICIA ABEAD.          |  |                |  |                |                              |                           |                                   |            |                       |
| TV LOWWOOD               | N.   |                | The state of the s |                |                              |                           |                                   |            |                       |
| Wateways - net           | Whiteways - not including stainways and elevator shaft | shart          | 0928800000   |                |                              |                           |                                   | -FO 080    | 89.7 m²               |
| Swhranking Pool and Area | and Area   |                |  |                |                              |                           |                                   | 2004.64    | Can 7 207             |
| Total - Level 3          |  |                |  |                |                              |                           |                                   |            | -                     |
|                          |  | -              |  | -              |                              |                           |                                   | Z363 II.   | 275.5 m               |
|                          |  |                |  |                |                              | The state of the state of |                                   |            |                       |
|                          |  |                |  |                |                              |                           |                                   |            |                       |

| 101           | I O I AL BUILDING AREA           | מ אשניא   |                              |                     |                |                           |                              |                       |
|---------------|----------------------------------|---|------------------------------|---------------------|----------------|---------------------------|------------------------------|-----------------------|
|               | AREA OF UNIT                     | AREA OF UNIT ENTITLEMENT  |                              | LIMITED COMPON AREA | THON AREA      |                           |                              |                       |
|               |                                  |   | DE                           | DECK                | PRIVATE        | PRIVATE GARDEN            | TOTAL LTD CO                 | TOTAL LTD COMMON AREA |
|               | square footspe                   | square footage aquare metres  | aquare footage square metres | section methos      | equare footage | aquam todage squam metres | square footage aquere matres | adusta matra          |
| LEVEL 1       | 17417                            | 1518,1  | 5773                         | 536.3               | 1929           | 474.7                     |                              |                       |
| LEVEL 2       | 11778                            | 1094.0  | 4942                         | 459.1               | 756            | 70.7                      | 4000                         | 2007                  |
| LEVEL 3       | 5225                             | 858.0   | 4481                         | 416.3               | 2              | 67.7                      | \$210                        | 484.0                 |
| TOTALS        | 38216.00                         | 76880   | 1E con at                    |                     |                |                           |                              |                       |
|               |                                  | 110000  | th chaires                   | 1411.0 m            | 3377           | 309.6 m²                  | 18529 FF                     | 1721.4 m              |
| 111 (AFF ACC) | 238                              | \$0.1   | 364                          | 33.8                | 2/4            | 2/4                       | 794                          |                       |
| 112 (AFF ACC) | 782                              | 171   | 225                          | 21.5                | 4/2            | 40                        | 1                            |                       |
| 113 (AFF ACC) | 222                              | 68.7  | 318                          | 79.5                | - Ju           | 1                         |                              |                       |
|               |                                  |   |                              |                     |                |                           |                              |                       |
| FF ACC TOTAL  | 2383 A*                          | 231.4 m²  | 917.6*                       | 85.2m²              | a fa           | nga                       | 10.0                         | 7                     |
|               |                                  |   |                              |                     |                |                           |                              | 111 7 En              |
| AFFORDABLE,   | <b>ACCOMODATION</b>              | AFFORDABLE ACCOMODATION IS: 6.2% OF TOTAL BIRLINGS COLLABE FOOTAGE  | AL BUILDING S                | SHARE FOOTAGE       | -              |                           |                              |                       |
| AFFORDABLE,   | ACCOMODATION                     | AFFORDABLE ACCOMODATION 13: 12.0% OF TOTAL UNIT COUNT (3 OUT OF 25) | TAL UMT COUN                 | T (3 OUT OF 25)     |                |                           |                              |                       |
|               | 30                               |   |                              |                     |                |                           |                              |                       |
| COMMON AREAS: | ë                                |   |                              |                     |                |                           |                              |                       |
| Jasement Comm | on Areas - Locker                | Basament Common Areas - Lockers, Bloyde & Scooter Stange            | er Storage                   |                     |                |                           | 2867 ft*                     | 266.4 m²              |
| Level 1       |                                  |   | Table Section 1              | - Comment           | 0.000          |                           | 2540 ft*                     | 236.0 m*              |
| Lervel 2      | 200000                           |   |                              |                     |                |                           | 4123 P                       | 183.1 m               |
| Level 3       |                                  |   |                              |                     |                |                           | 2963 82                      | 275 Sm²               |
| TOTAL COUNTS  | TOTAL COMMON AREAS - ALL FLOORS: | LOGRE   |                              |                     |                |                           |                              |                       |

|                      | STTE CO               | SITE COVERAGE                          | BLDG/DRINEWAYS/                          | VEWAYS/      | F/              | FAR                                      |
|----------------------|-----------------------|--|--|--------------|-----------------|--|
| MAX ALLOWABLE        | -                     | 40%                                    | 202                                      |              | J (Parking U/G) | Ine U/G)                                 |
|                      | Ŀ                     | 1                                      | Ł  | ,E           | ē               | ž.                                       |
| SITE                 | 65775                 | 6110.7                                 | 65775                                    | 6110.7       | 73136           | 8543.5                                   |
| BLDG (FOOTPRINT)     | 25118                 | THE STATE OF                           | 25118                                    | 7000         | 4               | 1  |
| BLDG (SUTTES)        | n/s                   | n/a                                    | 24                                       | - qu         | 38415           | 25.00                                    |
| ILDG (COWNON AREAS)  | m/s                   | n/a                                    | s/u                                      | - Fa         | -ju             | 1  |
| BLDG [WALKWAYS]      | 1/1                   | a/n                                    | 1/2                                      | 1/1          | r/s             | a de                                     |
| DRIVEWAYS            | 2/2                   | e/u                                    | 5383                                     | Kan          | *               | :  |
| PARKING              | n/a                   | n/s                                    | 2772                                     | 200          | 12              | 1  |
| TOTAL BLDG AREA      | 25118 12              | 2333.5 m²                              | 31473 11"                                | 23           | ñ               | Į,                                       |
| ACTUAL<br>PERCENTAGE | CCZ] 8116Z<br>T.0118) | 28118 (2333.5) 85778<br>(8110.7) = 38% | 27473 (8,0005) CTA10<br>27473 - [7,0173] | 1.51 / 65775 | 38415 [356      | 38415 (3588.9) / 96267<br>(8943.5] = ,48 |

|   | ŧ     | .E     |
|---|-------|--------|
| REGUIRED:   | 2525  | 700.0  |
| GROUND LEVEL PUBLIC AREA:EXCLUDING<br>AREA WITHIN SETBACKS & PARKING) | 23500 | FULL   |
| STRATA COMMON AREA DECKS:<br>(FOUNTAIN & AREAS BESIDE WALKWAYS)       | 1860  | 17.    |
| STRATA MEETING & AMENITY SPACES:<br>(EXERCISE ROOM)                   | 144   | 17.1   |
| PRIVATE DECKS AND GARDENS:<br>(LIMITED COMMOM AREAS)                  | 23629 | 2197.1 |
| тотис   | 52321 | 4850.8 |

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A1 STIP PLAN
A1 FANNAGE LEYEL.
A3 PANNAGE LEYEL.
A4 LEYELANIEL, AREA
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A SINGRE GARDEN, ESTEURE ROOM
A LEYELANIEL AS STEURED FOR AS -1 STALL / 1-DDRM UNIT, 1.3 STALLS / 2-DDRM UNIT, 2 STALLS / 3-BDRM UNIT & 1 VISITOR STALL / 7 UNITS -48 PARKING AND 8 VISITOR STALLS PROVIDED -54 STALLS - MAX PARKING ALLOWED @ 125% OF REGUINED IS 54. -46 SECUMED PARKING STALLS
43 STANDARD STALLS (19-0"x15-10")
1 SMALL CAR STALL (19-0"x15-1")
2 HANDICAP STALLS (13-0"x19-10") - 3 1-4DRM AFFORDABLE ACCOMODATION SUITES
- 5 3-4DRM UNITS - 42 57ALLS
- 18 3-6DRM UNITS - 24 57ALLS
- 25 UNITS IN TOTAL - 4 VISITOR STALLS - 39 PARKING AND 4 VISITOR STALLS REQUIRED PARKING REGUIRED:

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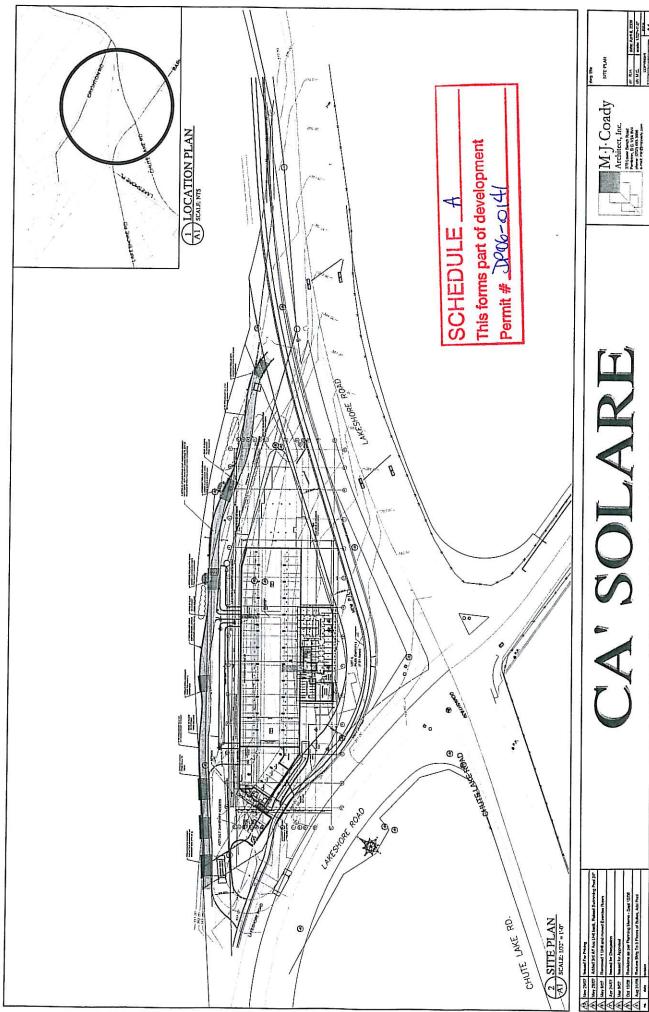
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AN1 - STANDERALS
AN1 - WATERPROPRIO

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| REQUIRED:  | 2525  | 700.0  |
| GROUND LEVEL PUBLIC AREA: EXCLUDING<br>AREA WITHIN SETBACKS & PARKING) | 23900 | You    |
| STRATA COMMON AREA DECKS:<br>(FOUNTAIN & AREAS BESIDE WALKWAYS)        | 285   | 1,11   |
| STRATA MEETING & AMENITY SPACES:<br>(EXENCISE ROOM)                    | 12    | 4.78   |
| PRIVATE DECKS AND GARDENS:<br>(LIMITED COMMON AREAS)                   | 23649 | 2197.1 |
| TOTAL  | 12223 | 4850.8 |

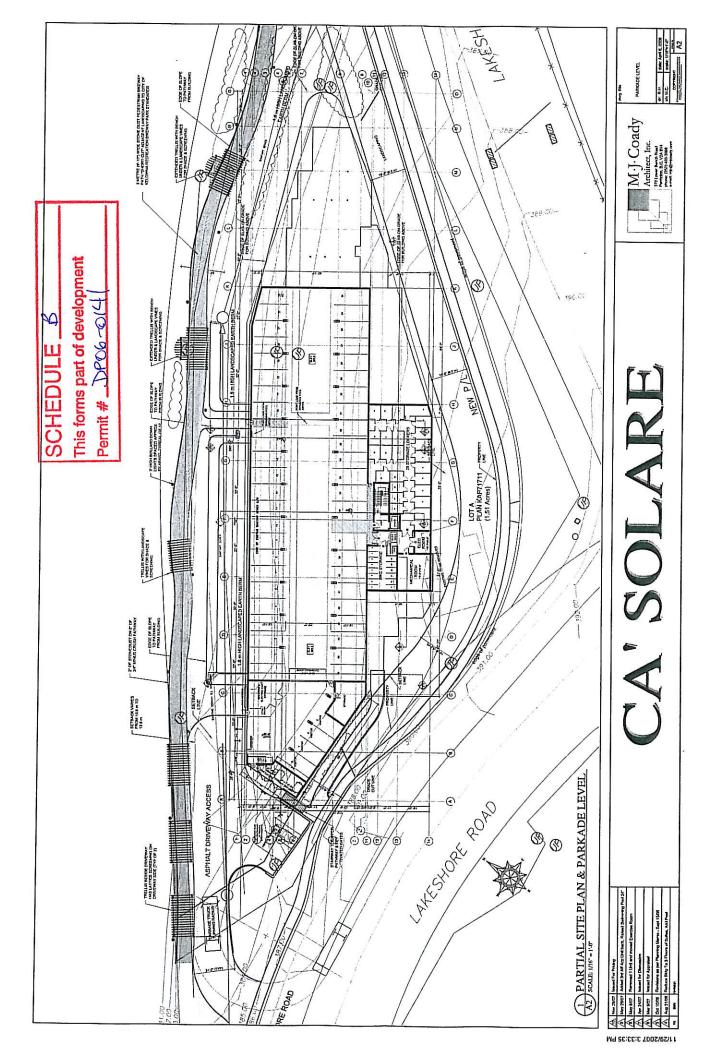
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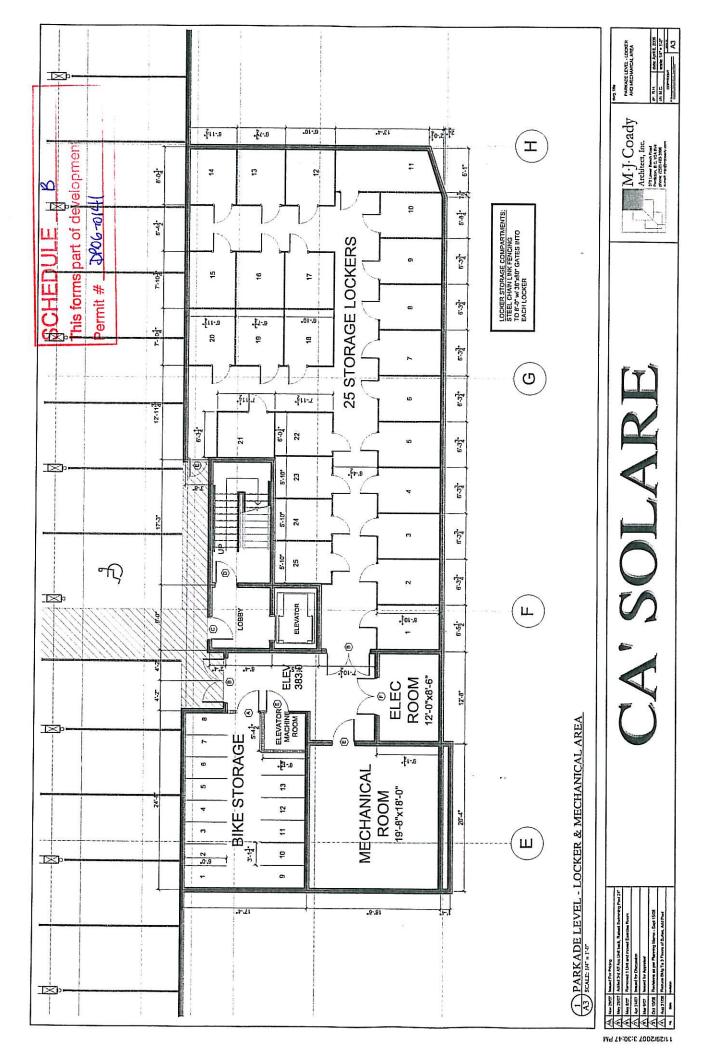


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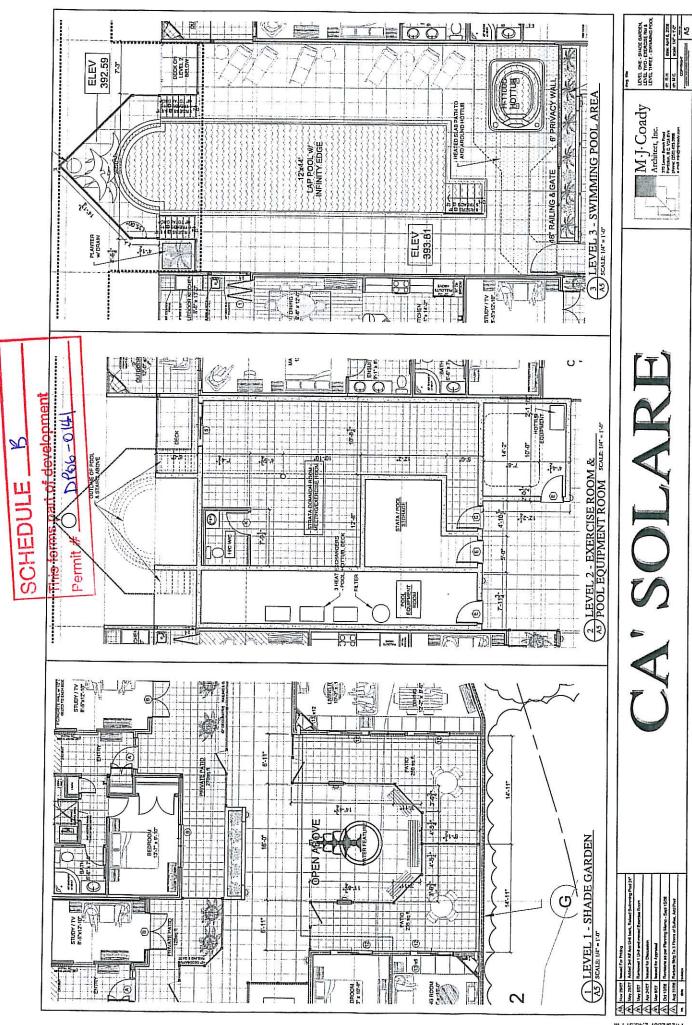


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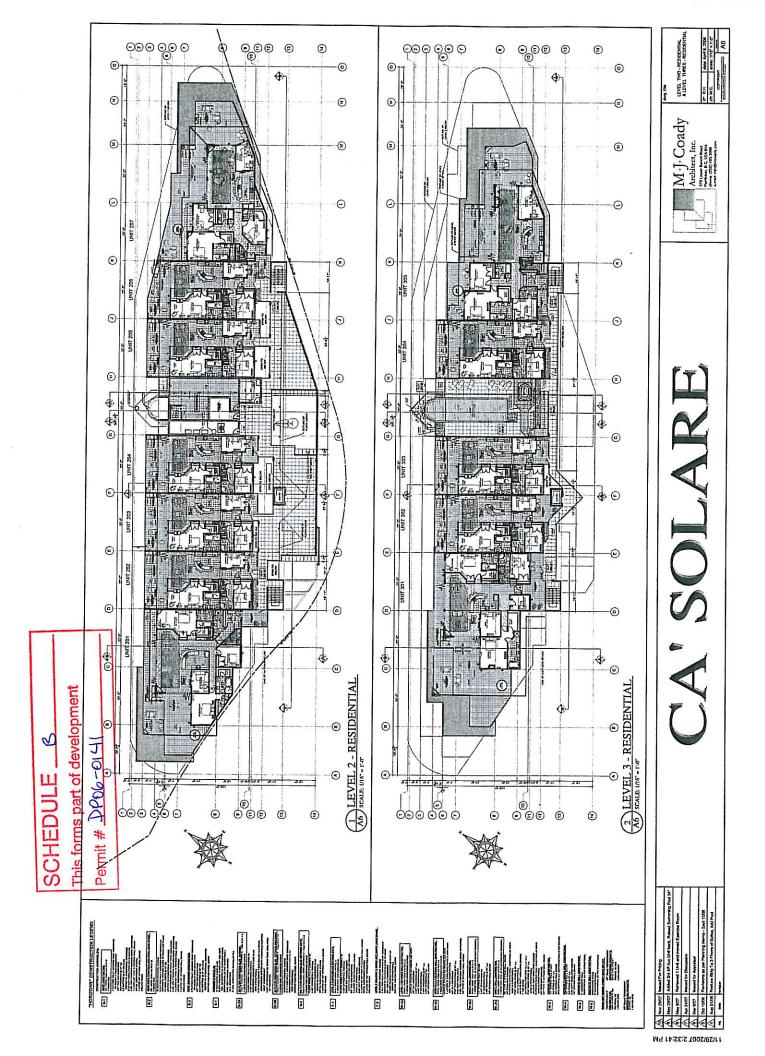


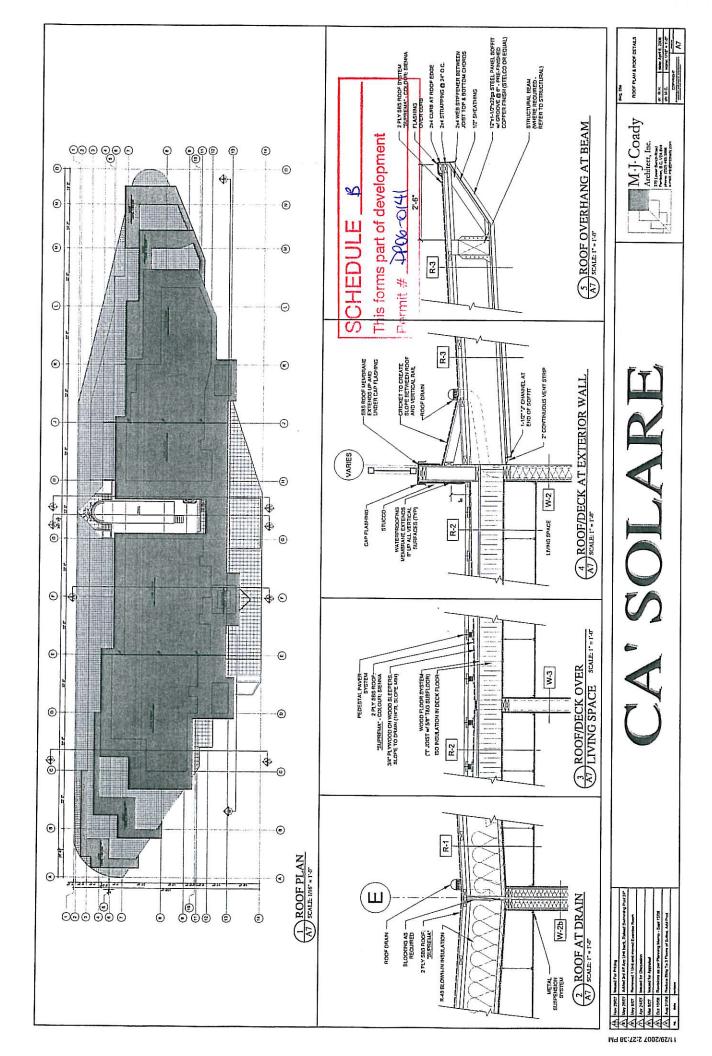


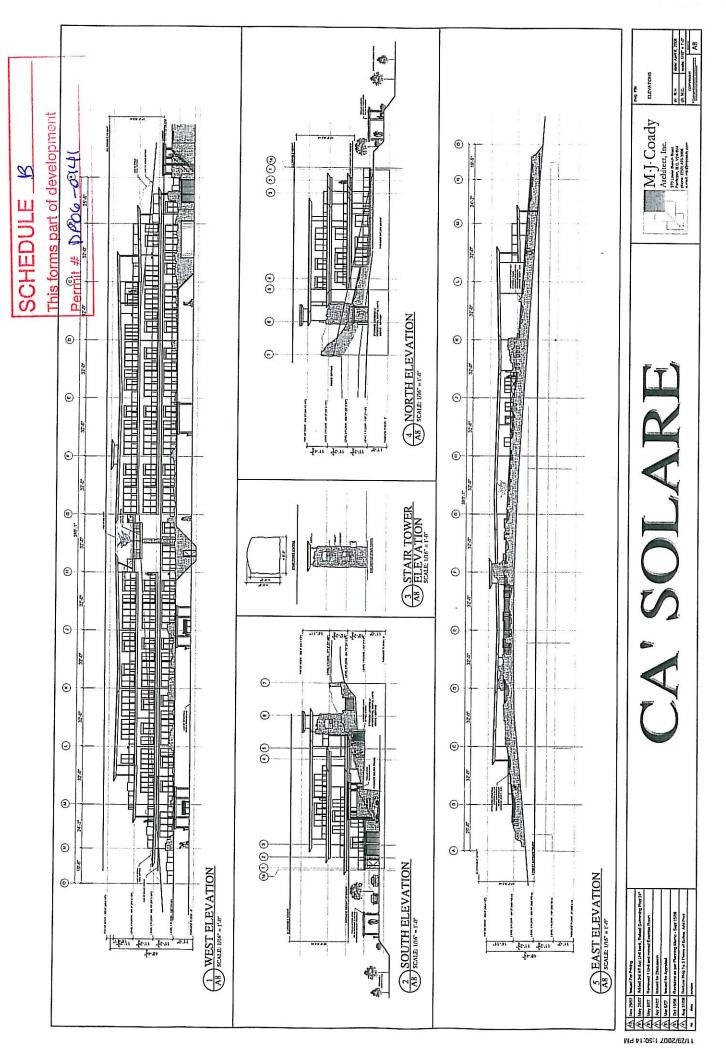


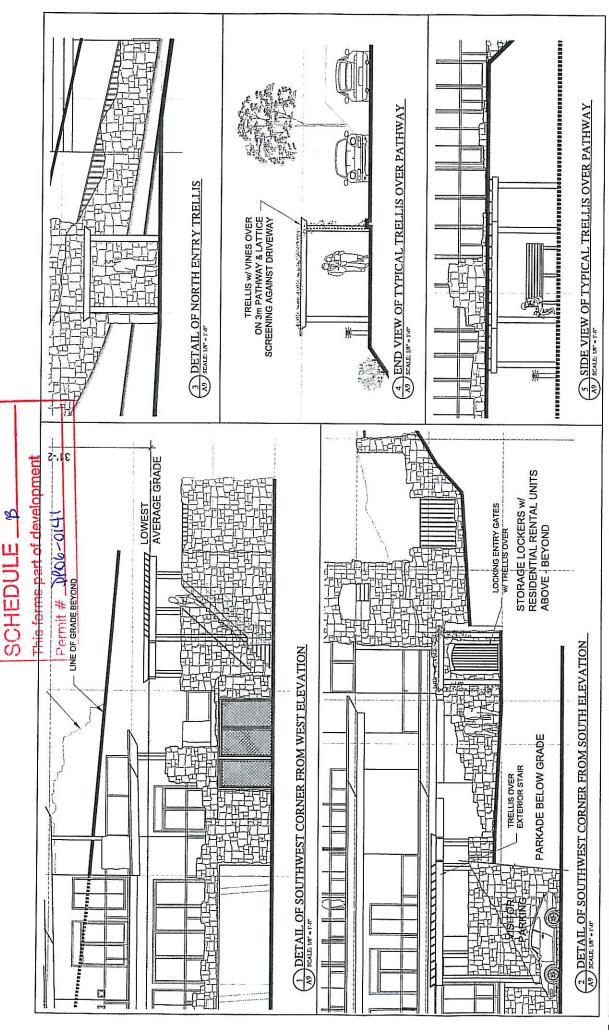


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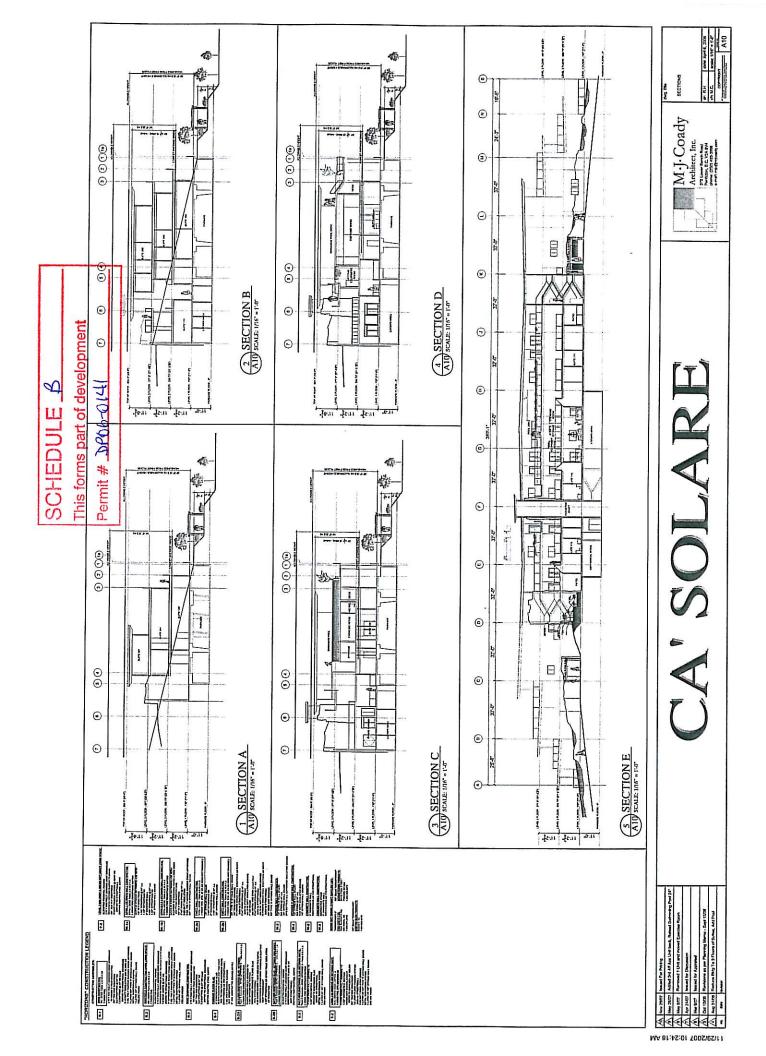


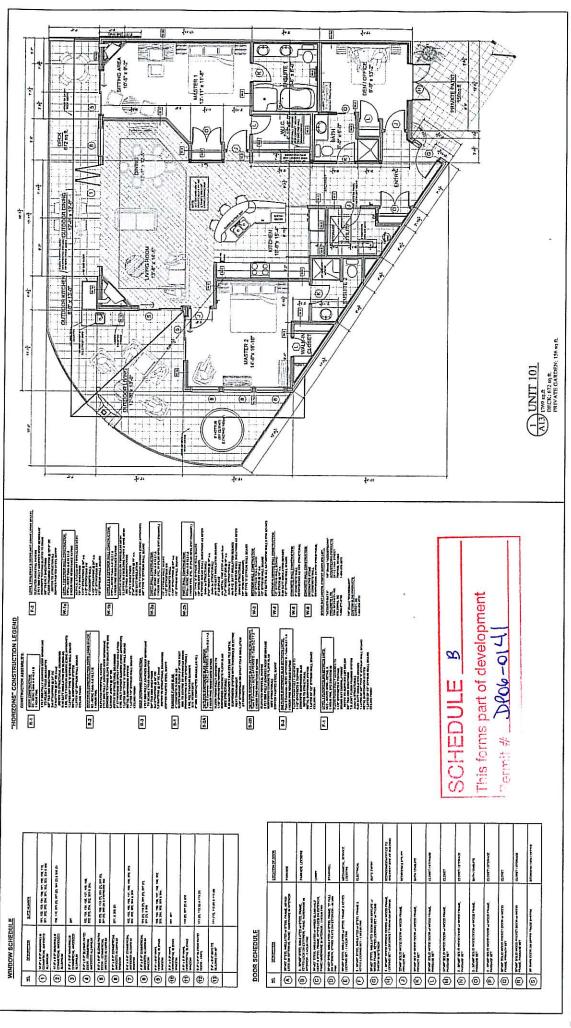


CA'SOLARE



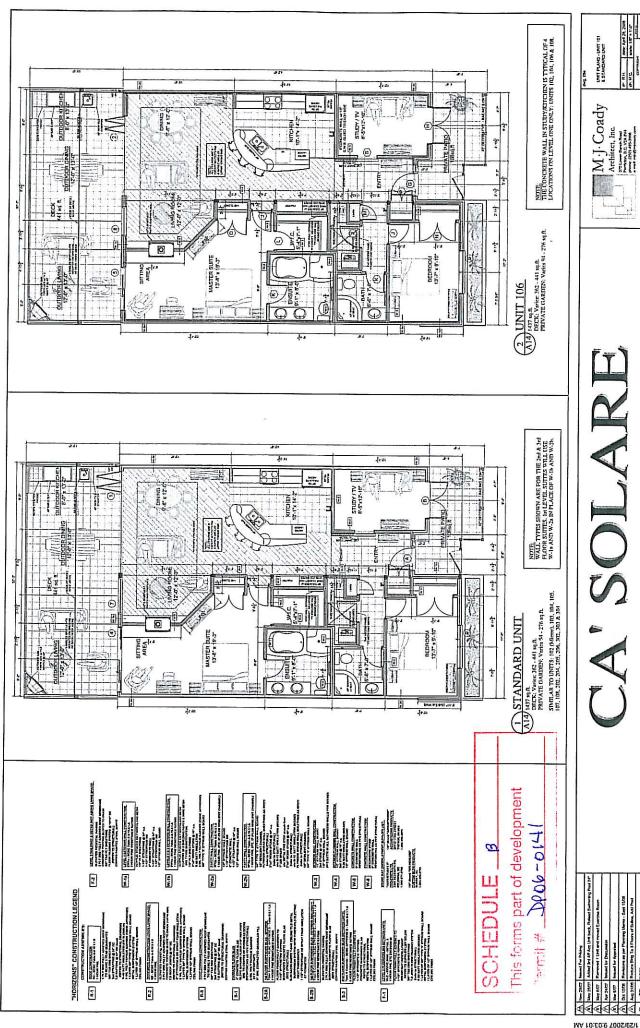
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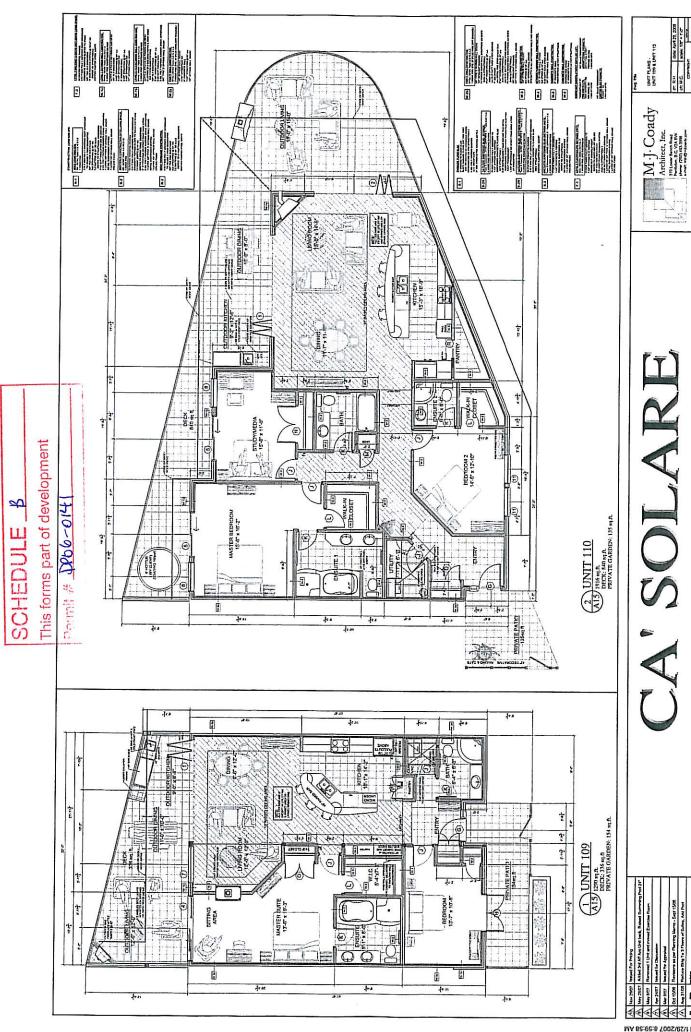


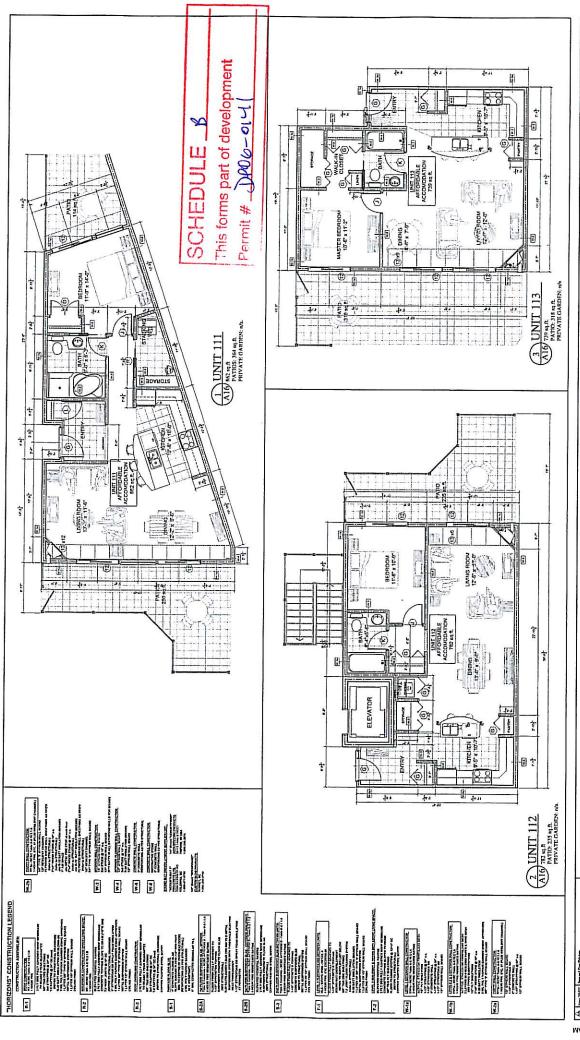


UNIT PLANS - LINET 101 4 STANDARD UNIT

M·J·Coady
Architect, Inc.
The Coady
Architect, Architect Formatical Property of the Coady

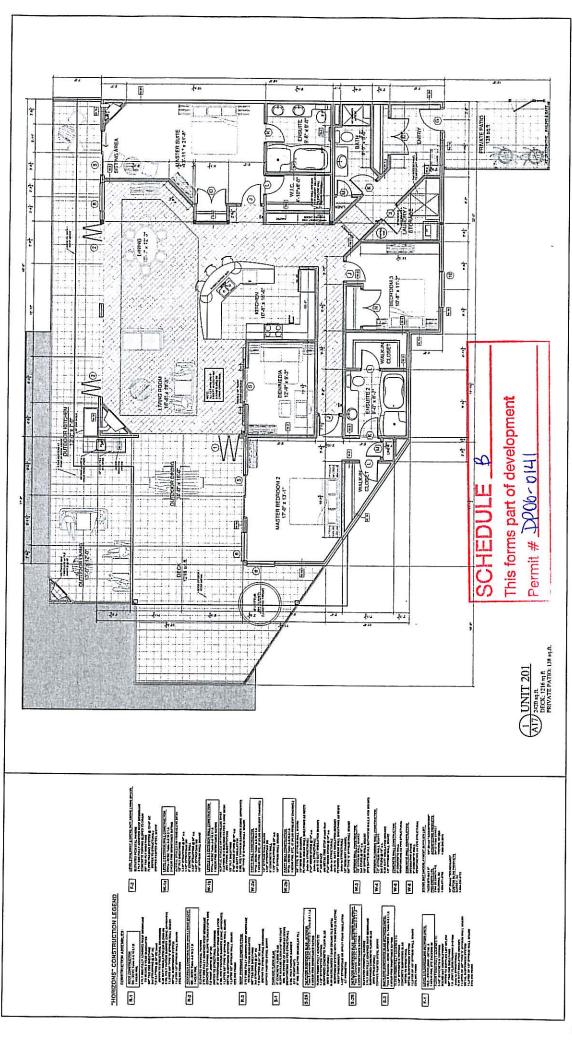






Architect, Inc.

UNIT PLANS - UNITS 111, 112 & 113 (AFFORDABLE ACCOMODATION)

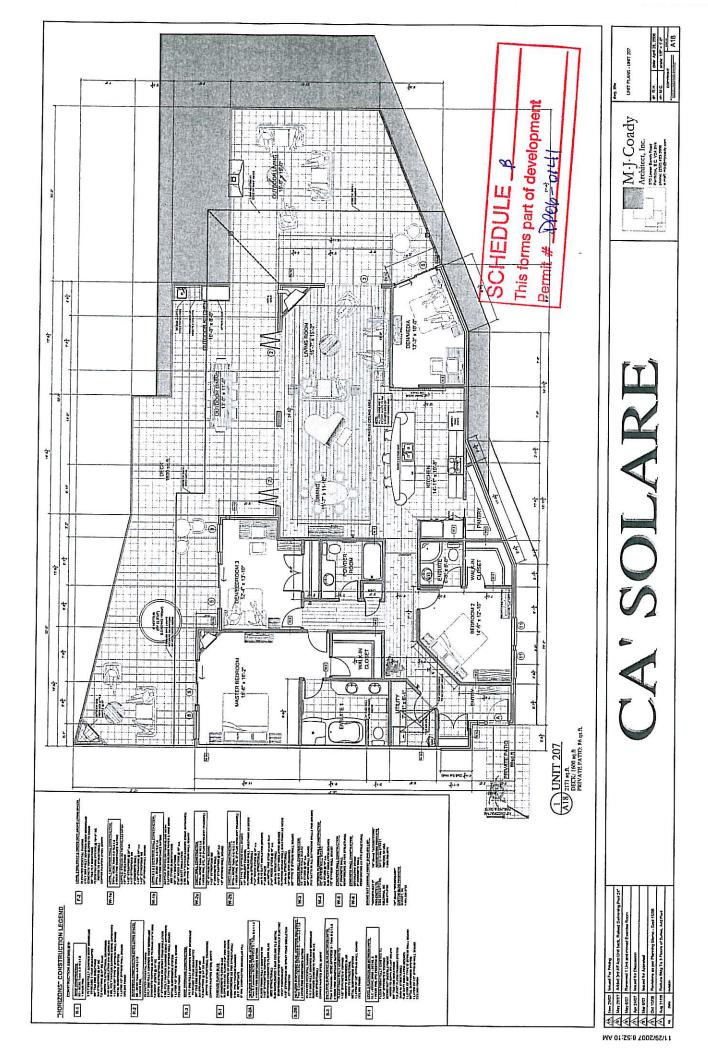


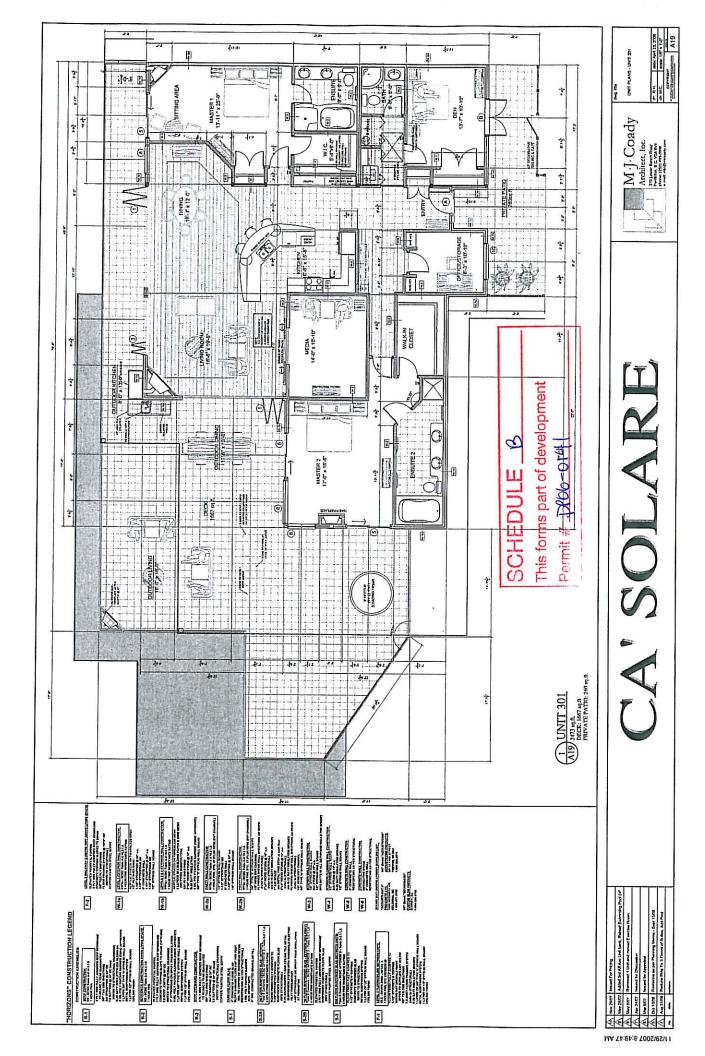
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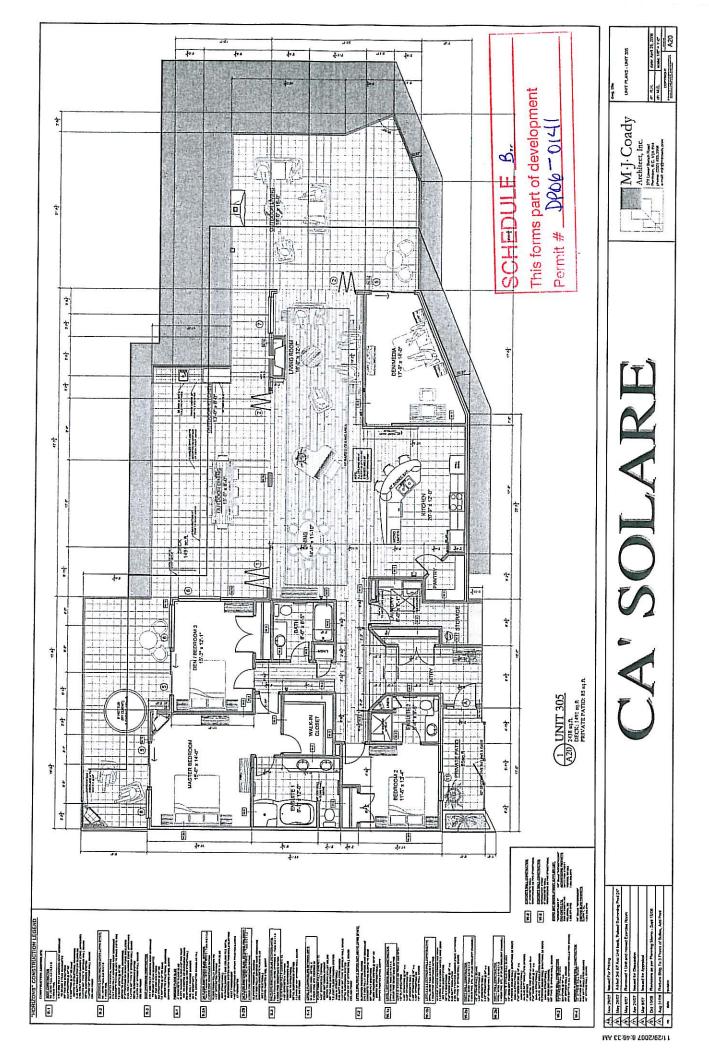
UNET PLANS. UNIT 201

M·J·Coady
Architect, Inc.

| Application |





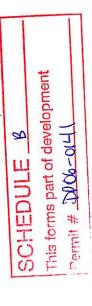




West Elevation- From Okanagan Lake looking towards Lakeshore Road



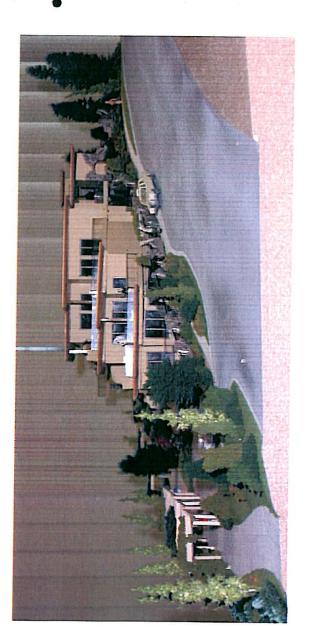
East Elevation- From Lakeshore Road looking towards Okanagan lake



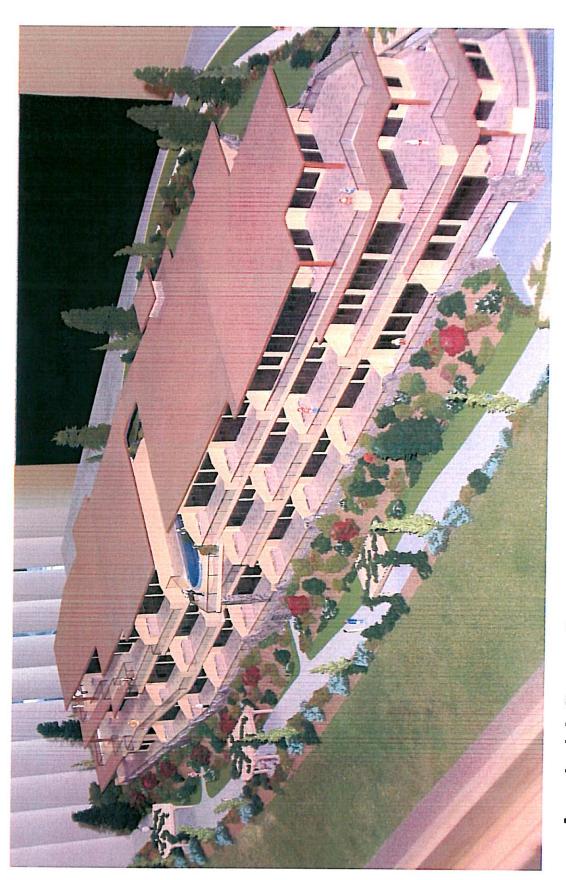
# North Elevation



# South Elevation



SCHEDULE B
This forms part of development
Permit # \(\int\theta\th



Aerial View from the South

SCHEDULE &
This forms part of development
Permit # \( \text{\$766-014} \)



0

CA' SOLARE

-LAKESHORE AND CHUTE LAKE ROAD<sup>I</sup>







# Kelowna Sustainability Checklist



The City of Kelowna endeavours to...

**Sustain the Environment.** Encourage development and land use changes that will not compromise the ability of future generations to meet their needs and to enjoy the quality of life that we experience today;

Encourage Mixed Use Developments. Encourage a mix of residential, employment, institutional, and recreational uses within individual buildings or larger development projects, and an increased share of development going to the Downtown or other designated Urban Centres, in order to provide greater access by proximity, thereby reducing transportation-related pollution and urban sprawl;

Develop a Compact Urban Form. Develop a more compact urban form that maximizes the use of existing infrastructure, by increasing densities through development, conversion, and redevelopment within existing areas. particularly in the Downtown or other designated Urban Centres, and by providing for higher densities within future urban areas. Encourage development to proceed in a logical, sequential order, concurrently with availability of required urban services.

**Sustainable Development.** Continue to promote social well being and quality of life by including and implementing policies and actions that are environmentally sound and sustainable for development and redevelopment within the City.

# **Instructions**

All applicants for Official Community Plan Amendment, Zoning Bylaw Amendment, Subdivision, Development Permit Development Variance Permit are requested to complete the Smart Growth Checklist. Please review and complete the checklist and if necessary, provide a supplementary letter explaining, in more detail, how the proposed development incorporates the listed or other Smart Growth principles. **Applicants** are encouraged provide to as much information as possible to assist City Council, staff and advisory bodies (i.e. Advisory Planning Commission, Community Heritage Commission etc.) in their review of development proposals. The relevance of the Checklist questions will depend on the nature and scope of the project.

# **Mission Statement**

Kelowna's Official Community Plan seeks to maintain or enhance our unique environment and lifestyle on behalf of the people of Kelowna through the provision of dynamic and accountable leadership and effective municipal services (Kelowna 2020).

Development is an essential part of the City's future: it creates the urban environment as well as influences social wellbeing, economic strength and environmental conditions. This survey is designed to ensure that Council, staff and the development community work in partnership to achieve the long term goals and objectives of the community.

The purpose of this Sustainability Checklist is to assist Council, staff and developers to create the most sustainable project

possible. The questions in the Checklist are meant to advance the following sustainability objectives.

- 1. Efficient use of public funds: mixed use, higher density areas make better use of existing infrastructure, reduce demands for new roads and services and reduce long term infrastructure maintenance costs;
- 2. **Protect open space and natural areas:** concentrating growth within existing urban areas minimizes land consumption, protects natural features, preserves wildlife corridors and minimizes environmental impacts;
- 3. **Placemaking:** people want to live in neighbourhoods that are lively and attractive urban live/work/play environments, with adequate amenities, and which respect the existing neighbourhood and community character, design and historic features;
- 4. **Accessibility:** compact mixed use development reduces commuting distances, and increases transportation choice (e.g., walking, cycling, and public transit);
- 5. **Housing choice:** expanding housing choices for different age groups, income and household sizes allows people to remain in the same neighbourhood through different life stages and discourages out-migration due to affordability issues;
- 6. Shorter commutes and more transportation choices: locating jobs in regionally-accessible hubs served by transit and with housing nearby allows people to work closer to home or live closer to work, reducing dependence on the automobile and aids in improving air quality

# **Economic Sustainability**

A healthy economy relates to the quality of life for the citizens in our community. The City would like to maintain a balance between the number of jobs and the resident labour force, and ensure those jobs are accessible by transit. Important considerations also include support for local business, job creation, infrastructure efficiency and consideration for and reduction of resource consumption.

- 1. Comment on **direct employment** created by this project during construction:
- a) number and duration of jobs (full time, part time) <u>+/- 50 people</u>
- b) types of jobs (e.g., construction, design) construction
- c) income range of jobs <u>Approx. \$35,000-</u> <u>\$70,000</u>
- 2. Will the project provide direct employment (i.e., on the development site) after the project is completed? Yes

If so, comment on employment provided by sector, type, income range, and the number of jobs that are full-time and part-time.

The strata company shall have a full or part time caretaker on site for the maintenance of the building and grounds.

3. Are there any other components of economic sustainability (e.g., suitability of units for home based businesses, green products, local job creation) advanced by this proposal? Yes

If yes, describe:

Caretaker/Live-in Manager position created by the development; various green construction products will be used, as well as sustainable methods

# **Environmental Sustainability**

Community and building design can significantly influence resource consumption (e.g., energy, water) and waste generation (e.g., vehicle emissions, solid waste) in the local community. New development should be designed to avoid or minimize negative impacts on the existing natural environment and maximize the benefits of the City's existing infrastructure.

# **Built Environment**

- 4. Comment on the following site planning components:
- 4.1 Walking distance to:
- a) bus stop (in kms) Approx. .2kms (200m)
- b) trails, greenways, cycling routes (in kms) pedestrian trail/bike path built on site
- 4.2 Is development located in the Downtown or in one of the City's designated Urban Centres (see Kelowna Official Community Plan Map 6.2) and on lands less than 30% slope (Map 7.1 of Kelowna's Official Community Plan). No
- 4.3 Provides additional support for alternative transportation use (check all that apply):

| variance received to provide less parking than required;  |
|---|
| bicycle storage;  |
| change rooms (end of trip facilities);  |
| designated parking for car share spaces, high occupancy vehicles (e.g., carpool, vanpool, smart cars, hybrids); |
| incorporates Transportation Demand Management (TDM) measures;   |
| other, describe: Bike path which promotes bike use and walking path which promotes walking                      |
|   |

- 4.4 On site storm water management (e.g., green roof treatment, permeable paving, onsite detention/retention drainage, fish or aquatic habitat protection) **No**
- 4.5 Floodplain mitigation (note: this is a requirement in floodplain areas) **No**
- 4.6 Will site remediation be part of the development process? **Not Applicable**
- 4.7 Mitigation of light pollution (e.g., spill lighting and off-site glare avoided) Yes

If yes, describe:

All exterior corridor lighting is shielded down and mounted 42" above walkways. All other exterior lighting is downward facing.

4.8 Does the project provide enhanced waste diversion facilities (e.g., on-site recycling for cardboard,/bottles cans/other recyclables, or on-site composting) Yes

If yes, describe:

<u>Provision for onsite recycling bins coupled</u>
with delivery to City's recycling areas.

- 5. Comment on inclusion of the following water efficiency techniques:
- 5.1 Water efficient landscaping (e.g., drought resistant and/or native plantings, use of non-potable or reclaimed water for irrigation, high efficiency irrigation, use of rainwater cisterns for irrigation and Xeriscape Landscaping )
  Yes

If yes, describe: High efficiency drip irrigation

- 5.2 Onsite wastewater treatment? No
- 5.3 Water use reduction measures (e.g., low consumption fixtures, storm water irrigation) **Yes**

If yes, describe: <u>Low consumption fixtures</u>

- 6. Comment on inclusion of the following methods to reduce energy use and improve air quality:
- 6.1 Energy efficiency of proposed structures (e.g. building location responding to daily sun/shade patterns, high performance envelopes, passive solar gain, solar shading, natural ventilation, ground heating/cooling, high efficiency fixtures, consideration of heat island effect<sup>2</sup>). Yes

If yes, describe: Windows have low "e" glass

Shading techniques

High efficiency light bulbs

- 5'-7' overhangs on all levels for shade
- 6.2 Use of renewable energy alternatives (e.g., geothermal, solar, off-grid, FortisBC Green Power). No, but geothermal capabilities of the site were thoroughly tested and were found to be inefficient.
- 6.3 Chlorofluocarbons (CFC) reduction in heating, ventilating, and air conditioning (HVAC) equipment, Power Smart technology? Yes

If yes, describe:

HVAC contraction •

No CFC's in air conditioning

- 7. Comment on the following methods for sustainable use and reuse of materials and resources:
- 7.1 Management of construction wastes (e.g. reuse of existing buildings or building materials during construction and/or demolition, remade/recycled content).

  Yes

If yes, describe: Separator Bins

Shipping wood waste separately

7.2 Use of environmentally sensitive or recycled construction materials (e.g., high volume fly-ash concrete, non-toxic finishing materials<sup>3</sup>). Yes

If yes, describe:
Non-toxic damp proofing

HP2000 paint

Cork flooring

Granite countertops

7.3 Enhanced durability of construction materials (e.g. wall systems, roof materials) Yes

If yes, describe: Tile, concrete wall

Parkade & 1st floor are concrete

Upper 2 floors are wood frame

Insulated wood roof- 2 ply SBS

- 7.4 Is LEED<sup>4</sup> certification being pursued for this project? **No**
- 7.5 Has the applicant considered PowerSense Residential/Commercial energy saving initiatives offered by FortisBC: Yes

If yes, which initiatives are you pursuing: <u>Light bulbs (high efficiency)</u> <u>High efficiency appliance packages</u>

7.6 Has the applicant considered rebate and energy efficiency programs offered by Terasen Gas: Yes

If yes, which initiatives are you pursuing? Rebate with high efficiency light bulbs Rebate on windows

8. Comment on inclusion of the following suggested strategies to improve indoor environmental quality:

8.1 Improved air quality through low emitting materials (e.g., paint, carpets) and natural ventilation with windows that open. Yes If yes, describe:

Organic underlay

Cork wood flooring

Low VOC paints- HP2000

Formaldehyde-free finishing product

Through ventilation ie. For some of the units, on 2 of 3 sides, the windows will open.

8.2 Design attempts to maximize exposure to natural light (i.e. through building orientation). Yes

If yes, describe:

<u>Lots of windows</u>

<u>External corridors with natural lighting</u>

9. Does the street layout and design encourage walking and cycling, while providing for personal and commercial vehicle use? Yes

If yes, describe:

<u>Bike and pedestrian paths with close proximity</u>

<u>to amenities.</u>

- 10. If new streets or lanes are constructed as part of the development, are they designed to reduce storm water runoff (e.g., narrow right of ways, permeable shoulders)? No
- 11. If the property is adjacent to existing park space, open space, paths or trails, is a visual and pedestrian connection provided? Yes

If yes, describe:

Bike and pedestrian paths are open to everyone and have excellent views of the lake and the orchard beside the development.

12. Do any of the City of Kelowna's policies or regulations currently prevent you from implementing identified Sustainability initiatives? Yes

If yes, describe:

<u>Parking requirements</u>

- 13. Is the proposed residential, commercial or institutional development within a ten-minute walk (approximately 800 meters) from:
- a) neighbourhood store or other shopping opportunities Yes
- b) school Yes
- c) community services (e.g., library, community centre) No
- d) child care facility Yes
- e) health services (e.g., hospital, doctor's office) Yes
- f) parks or trails Yes
- g) bus stop Yes
- h) Other Amenities? Yes

List:

Fruit vendors

Wineries

Restaurants

Liquor store

Clothing/accessories store

Animal Kennel

## **Natural Environment**

- 14. Comment on green-space and natural environment.
- 14.1 Is proposed development in an environmental development permit area (eg. Steep Slope, Hazardous Conditions, Wildland Fire, Natural Environment)? **No**
- 14.2 Was an environmental assessment of the property completed prior to the commencement of design work: Yes

- 14.3 Are any of the following environmental features present on the property:
- a) Significant trees No
- b) Natural grassland areas No
- c) Riparian areas No
- d) Wildlife (red or blue listed species) No
- e) Wildlife habitat **No**
- f) Wildlife corridors No
- g) Has the preservation and/or enhancement of the areas listed above been incorporated in the proposed project? N/A
- 14.4 Provision of green-space and trees on site (includes retention of existing trees). Yes landscaped boulevard & public pedestrian/bike corridor.
- 14.5 Are there any significant existing environmental features that are maintained or enhanced on the site (e.g., tree and/or shrub preservation or daylighting of a stream)? No

# Social Sustainability

The primary purpose of a city is to provide for the well being of its residents, labour force and visitors. New development should contribute to the health and safety of Kelowna, as well as enhance the range of housing, service and recreational options to meet diverse community needs. The design of new development should respect local heritage and provide attractive spaces that encourage social interaction.

15. Anticipated price range of units (note price range for both commercial and residential units, if applicable). Average price per square foot: Approx. \$600 per sq. ft.

16. Does the proposed development include non-market housing units (affordable housing)? Yes, but while more affordable with resale value restricted by a covenant on title. The Units will not be subject to the City's Housing Agreement.

If yes:

- a) number of units: 3
- b) as a percentage of total units: 12%
- c) form of tenure (e.g., rental, co-op, owner): 1 rental. 2 owner
- d) targeted population, if applicable (e.g. seniors, family): 45+years of age
- 17. Does the project include rental housing units? Yes

If yes:

Number of units: 1

Expected average rent for a one bedroom unit \$ strata owned

Expected average rent for a two bedroom unit \$ N/A

18. If the project includes low or medium density residential, are the housing units ground-oriented (i.e. does a door have direct outdoor access to a street or courtyard as opposed to a corridor)?

All units are either accessible to the courtyard, ground oriented outdoor patios or open corridors.

If yes:

Number of units: 25

As a percentage of total units 100%

19. Does the project design incorporate Crime Prevention Through Environmental Design (CPTED<sup>5</sup>) principles. Yes

20. Does the project incorporate features to enhance adaptability and accessibility within the proposed housing units for people with disabilities (e.g. wider door openings, reinforced walls in bathrooms for future installation of grab bars, ground-oriented entrances)? Yes

If yes, describe:
Ground oriented units
Wider door openings
Reinforced bathroom wall (extra studs) for grab bars
Elevator from parkade

21. Actions proposed to mitigate noise from external sources such as traffic, railways, industry, commercial uses, patrons, etc. Yes

If yes, describe:

Landscaping including; retaining walls,

terracing, rock screening & fencing to 6' for

noise abatement

Building site and windows face away from road

22. Does the project enhance local identity and character (e.g., through architectural style, landscaping, colours, project name)? Yes

If yes, describe: Everything

- 23. Describe the existing neighbourhood character (i.e., historical, single family, mixed use etc.) and how the proposed development will enhance the adjacent neighbourhood.

  <u>Agricultural/Rural</u>

  <u>Connectivity</u>
- 24. Does the project contain a mix of uses (e.g. residential, commercial) or introduce a new community serving land use type to the neighbourhood (e.g., new housing form, commercial service)? Yes- Multi family

- 25. Does the project contribute to heritage revitalization through the reuse, relocation or rehabilitation of an existing structure or feature? **No**
- 26. Does the project involve provincial designation of a heritage building? No
- 27. Are public amenities provided with the development (check all that apply):

| Public art                                  |
|---|
| Child care facility                         |
|   |
| Walking / Bike Trails                       |
| Other, describe:                            |
| Benches along the public pedestrian corrido |
| benches along the bublic bedestrian corrido |

28. Does the development incorporate space for public gathering and activities (e.g., courtyards, communal gardens, play areas)? Yes

If yes, describe:

Public walkway/bike path with benches to enjoy the landscape (local orchard) and view.

29. Does the proposed development enhance the streetscape? Yes

If yes, describe:

Landscaping provided between the street and the building.

Building that is sensitive to the lay of the land. Walkway/Bike path that is landscaped and benches provided to encourage enjoying the local orchard and view of the lake.

30. Are private amenities provided with the development (e.g., meeting rooms, outdoor space)? Yes

If yes, describe:

Communal gardens, walkways, courtyards, meeting room, pool & hot tub areas and gym

31. Are residents, community stakeholders, and end-user groups involved in the planning and design process? Yes

If yes, describe (e.g., public meetings, residents association meetings, workshops, etc.): A meeting was held with Mr. Sandu to go over any concerns and landscape buffers needed to protect his cherry orchard beside the development. A design meeting was held with the Ok Mission Residents Association.

32. Is there something unique or innovative about your project that has not been addressed in this checklist (e.g., creation of a new zone, other sustainable features, contributions to the community)? Yes

If yes, describe:

This development will offer people in Upper Mission an opportunity to go into condo living without moving out of the area they love. We are setting new architectural standards in a unique setting while using sustainable building practices when possible.

### OTHER.

33. Have you engaged any Green Building or LEED experienced consultants in association with this development proposal?

If yes, please list and briefly describe their experience:

Martin Paul, Aerius Engineering Ltd- LEED

Accredited Professional

# VERIFICATION BY THE APPLICANT

34. I hereby certify that the information provided on this Kelowna Sustainability Checklist is accurate and truthful to the best of my knowledge and release the contents for use by the City of Kelowna:

Applicant Name: Grant Gaucher

Owner Name: Ca'Solare Developments Inc.

Title: President

Signature:

Date: DEC 1 0 2007

35. I have read and considered the Kelowna Sustainability Checklist and have elected not to complete it at this time.

(Check Here if Applicable)