
CITY OF KELOWNA

MEMORANDUM

DATE: MAY 22, 2008
TO: CITY MANAGER
FROM: PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
APPLICATION NO. DP08-0091 **OWNER:** 0796355 BC LTD.

AT: 595 HOUGHTON RD. **APPLICANT:** NEW TOWN
ARCHITECTURAL SERVICES LTD.

PURPOSE: TO SEEK A DEVELOPMENT PERMIT TO ESTABLISH THE FORM AND CHARACTER OF A 4 STOREY, MIXED-USE BUILDING WITH 22 APARTMENT UNITS ABOVE 1 STOREY OF COMMERCIAL SPACE.

EXISTING ZONE: C4 – TOWN CENTRE COMMERCIAL

REPORT PREPARED BY: DANIELLE NOBLE

1.0 RECOMMENDATION

THAT Council authorize the issuance of Development Permit No. DP08-0091 for Lot 5, Sec. 26, Twp 26, ODYD, Plan 29795, located on Houghton Road, 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 conditions within 180 days of Council approval of the development permit application in order for the permit to be issued.



2.0 SUMMARY

The proposed project anticipates 22 units of apartment style dwellings on top of one floor of commercial space. The Development Permit application is needed to approve the form and character of this mixed-use development project.

3.0 ADVISORY PLANNING COMMISSION

The above noted application was reviewed by the Advisory Planning Commission at the meeting of May 20, 2008 and the following recommendation was passed:

THAT the Advisory Planning Commission support Development Permit Application No. DP08-0091 for Lot 5, Sec. 26, Twp 26, ODYD, Plan 29795, located on Houghton Road, to obtain a Development Permit to establish the form & character of a 22-unit residential mixed-use development.

4.0 BACKGROUND

The proposed project location has prominence along Houghton Rd. and Hollywood Rd. North. and is situated within the Rutland Urban Centre. The re-development of this site combines both commercial and residential uses. Project statistics show that there are to be two (2) studio units, six (6) 1-bedroom units, and fourteen (14) 2-bedroom units for 22 units total. The parking requirements will be achieved by way of under-building parking with visitor stalls allocated throughout the site.

The main pedestrian entry to the complex will be via two principal entry points off of Hollywood Road, while vehicle access is solely off of Houghton Rd. Commercial stores have prominence primarily onto the Hollywood Rd. exposure, with bicycle storage and mechanical space consuming the remainder of the main floor plan. Residential units commence on the second floor through to the fourth floor.

The building design is architecturally very modest, and is simple in the exterior finishing. The majority of the private open space for the residents to enjoy is made available on the rooftop plaza area. Siding materials and colours are shown on the attached colour board.

The applicant has submitted a landscape plan, which has been moderately enhanced to incorporate additional treatments along the perimeter of the property fronting Hollywood Rd. N. and Houghton Rd.. Ideally, the landscaping will aim to enhance the building form and create stronger pedestrian connectivity through a variety of soft/hard landscape treatments.

The application compares to the requirements of the C4 – Town Centre Commercial zone as follows:

CRITERIA	PROPOSAL	C4 ZONE REQUIREMENTS
Lot Area (m ²)	1,890m ²	1300m ²
Lot Depth (m)	55.0m	30.0m
Lot Width (m)	26.0m	13.0m
Site Coverage (%) (Buildings)	43%	75%
Floor Area Ratio (FAR)	1.3	1.3 + 0.2 for Parking Under the Building Total: 0.7
Parking Spaces	Covered stalls: 22 On Grade stalls: 7 Total: 29 stalls	1 per dwelling unit = 22 1.75 per 100 m ² GFA = 7 Total: 29 stalls
Storeys (#)	4	4
Height (m)	15m	15m
Setbacks(m)		
- Front	0m	0m
- Rear	2.0m	2.0m
- East Side	2.0m	2.0m
- West Side	0m	0m
Private Open Space	316 m ²	6.0 m ² / bachelor unit = 12 m ² 10 m ² /1 bedroom = 60 m ² 15 m ² / unit > 1 bedroom = 210 m ² Required: 282 m ²
Bicycle Stalls	Class I = 11 stalls Class II – 4 stalls	Class I – 0.5 stalls/unit = 11 Class II – 0.1 stalls/unit = 2

5.0 SITE CONTEXT

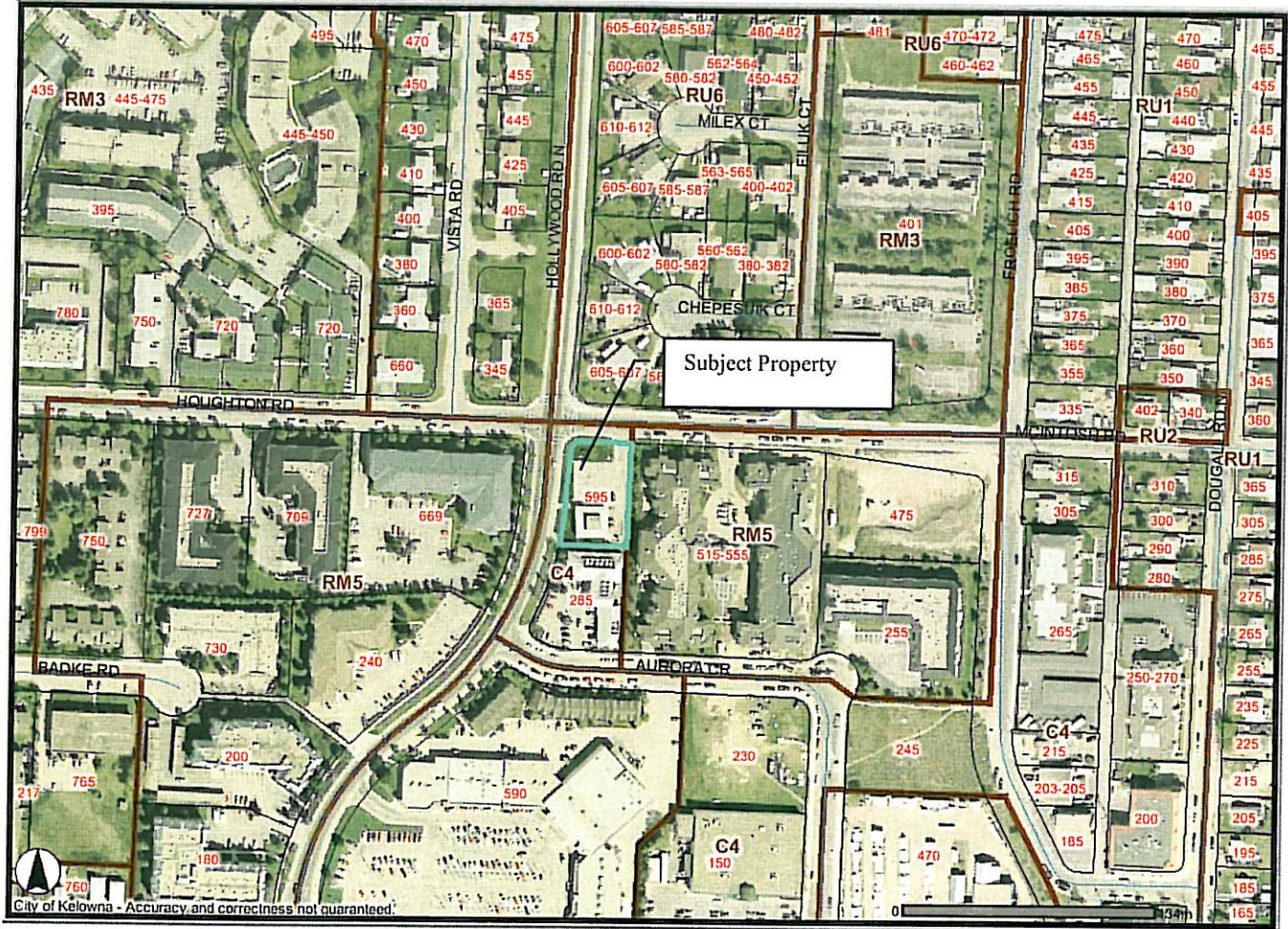
The subject property is located on the east side of Hollywood Rd. N., just north of one of the prominent Hwy 33 shopping plazas.

Adjacent zones and uses are:

North	RU6 – Two Dwelling Housing
East	RM5 – Medium Density Multiple Housing
South	C4 – Town Centre Commercial
West	RM5 – Medium Density Multiple Housing

4.1 SITE LOCATION MAP

Subject Property: 595 Houghton Rd.



6.0 CURRENT DEVELOPMENT POLICY

6.1 Kelowna Official Community Plan

The Urban Centre areas are designated as Development Permit areas in order to encourage revitalization. Revitalization will be fostered through:

- programs and infrastructure that contribute to culturally-rich, socially-diverse, and economically viable environments;
- new development that is consistent with principles of good urban design.

The Official Community Plan also contains the following objectives for context and design for new multiple residential developments:

- 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, and 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).

7.0 TECHNICAL COMMENTS

7.1 Inspections Department

Ensure exiting requirements met for parkade area. Parkade slab designed for truck access to garbage storage area. Exit stair shafts open to enclosed sidewalk form part of exiting, ensure exit protected to public open space. Ensure spatial separation requirements met at south elevation.

7.2 Ministry of Transportation

No objections.

7.3 Black Mountain Irrigation District

Water servicing requirements to be satisfied prior to Building Permit.

7.4 Works and Utilities Department

1. General.

- a) Provide easements as may be required.

2. Servicing.

- a) The subject property is fully serviced by the Municipal infrastructure to a level that meets current standards; this application does not trigger any off-site upgrades.
- b) Should upgrades to any services be contemplated for the proposed development this can be accommodated in conjunction with the application of plumbing and building permits. Costs and charges will be determined at the time when the application is made for the service modification.
- c) Domestic water is provided by the Black Mountain Irrigation District (BMID), all charges and fees associated with this application must be paid directly to BMID.
- d) A watermeter is mandatory for this development as per the City of Kelowna current plumbing Bylaw and regulations.

3. On-site circulation.

The proposed parking and garbage access layout appears to function adequately by using the existing driveway.

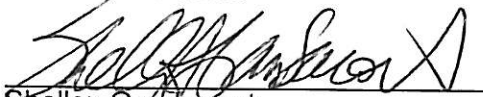
8.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

The Planning department welcomes the revitalization of this intersection, and hopes that this re-development will catalyze other sites to be considered for similar re-developments that will yield a higher quality of residential and commercial activity. Given that this site is located within the Rutland Urban Centre, it is subject to the Urban Centre Revitalization guidelines established in the OCP. Notably, these urban centres encourage revitalization through infrastructure that contributes to culturally-rich, socially-diverse, and economically viable environments and with new development that is consistent with the principles of high-quality urban design.

The form and character of the building is modest, although the applicant has provided some design enhancements to address some of Staff's design review that aims to yield a higher quality project with a sense of neighborhood cohesiveness. However, Staff would have preferred that the exterior materials were hardi-plank finishing to replace the proposed vinyl siding to enhance the overall quality of the building. Considering this is one parcel under re-development, it will re-establish the massing and rhythm of the streetscape at this intersection. Design and site amendments to relocate the garbage receptacle and screen additional parking have been incorporated in the revisions that permit for a stronger relationship of the building to the intersection corner. The rooftop has also incorporated a terrace structure to increase the functionality of that open space that will allow more year round enjoyment without such exposure to weather elements.

Additionally, the applicant has enhanced the exterior finishing materials by using brick along the entire commercial frontage, enhancing the streetscape experience at the pedestrian level. Re-orientation of the direction of the vinyl has improved the strong horizontality that was dominant in the original submission.

It was also noted that the project also may benefit from an upgraded landscape plan, with additional provisions for enhanced vegetation and berms to screen parking areas from view. Notably, the landscaping should complement the buildings' architectural features and to assist in the pedestrian friendly environment that fosters strong pedestrian connection and enjoyment to the mixed uses.

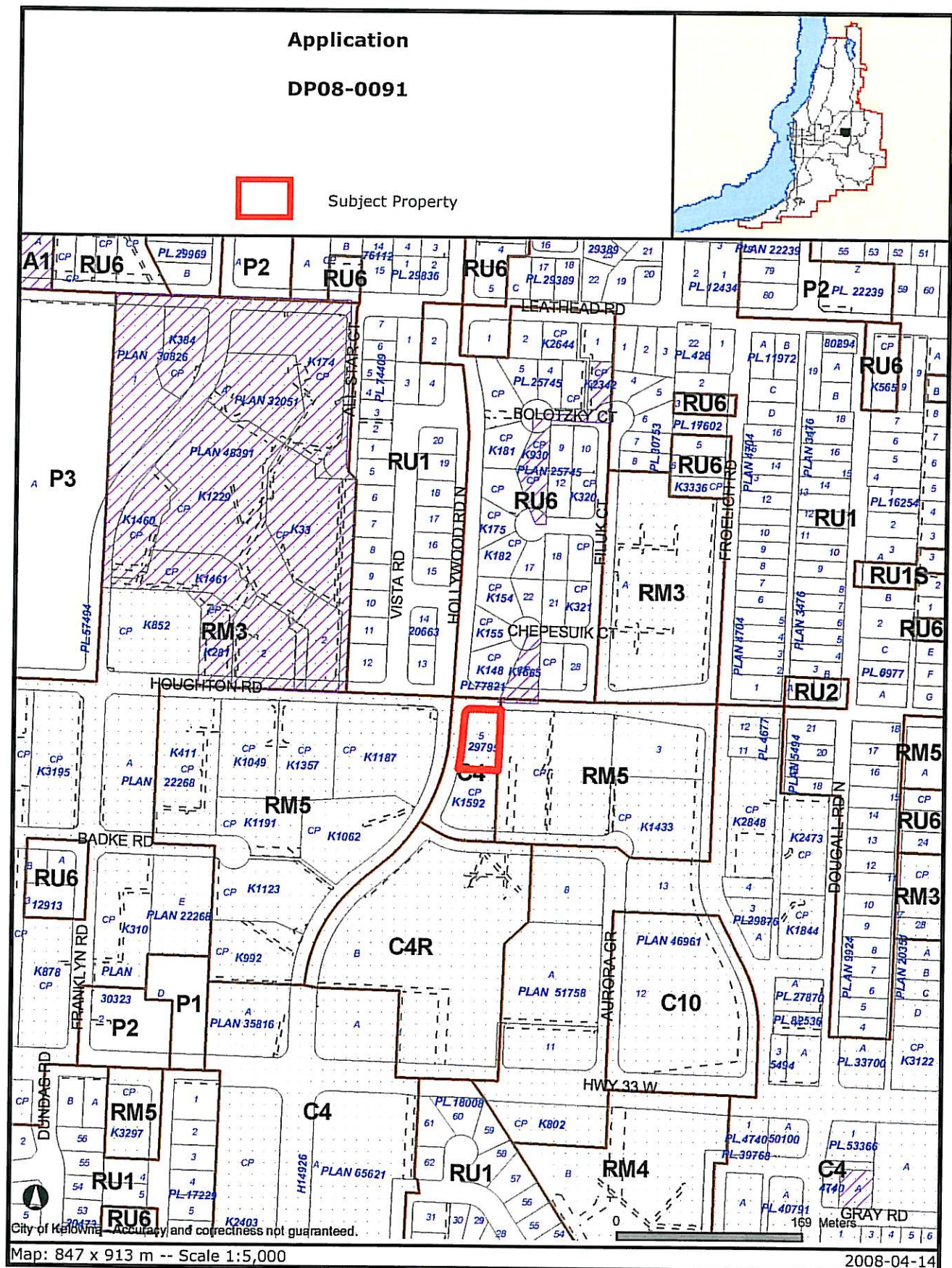


Shelley Gambacort
Current Planning Supervisor

SG/DN

ATTACHMENTS

Subject Property Map
Site Plan
Proposed Floor Plans & Elevations
Color Board
Conceptual Landscape Plan



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.

595
Houghton Road

SCHEDULE B
This forms part of development
Permit # 2008-0091

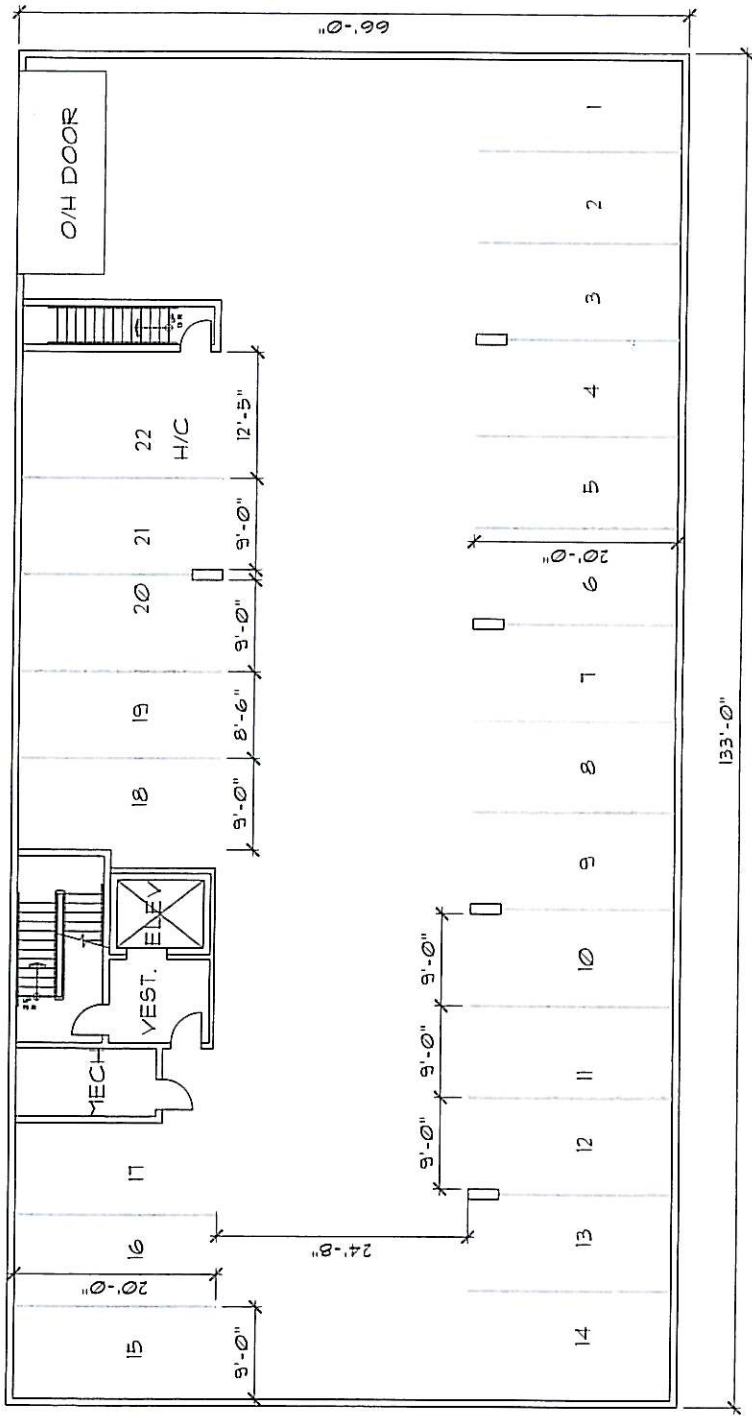


Submitted By:
New Town
Architectural Services



SCALE 1/8"
Some part of develop.
D208-5071

SCHEDULE B
 and forms part of development
 permit # 2008-0091



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HOLLY WOOD
 CONDO & COMMERCIAL BUILDING
 HOLLY WOOD AT HOUGHTON
 KELOWNA, BC

NEW TOWN
 ARCHITECTURAL
 1111 11th Street, Kelowna, BC V1Y 1Y1
 Tel: 250-860-1111 Fax: 250-860-1112
 Email: info@newtownarchitectural.com

<p>PROJECT No. 1000</p>	<p>DATE: 10/1/2008</p>	<p>PROJECT No. 1000</p>	<p>DATE: 10/1/2008</p>
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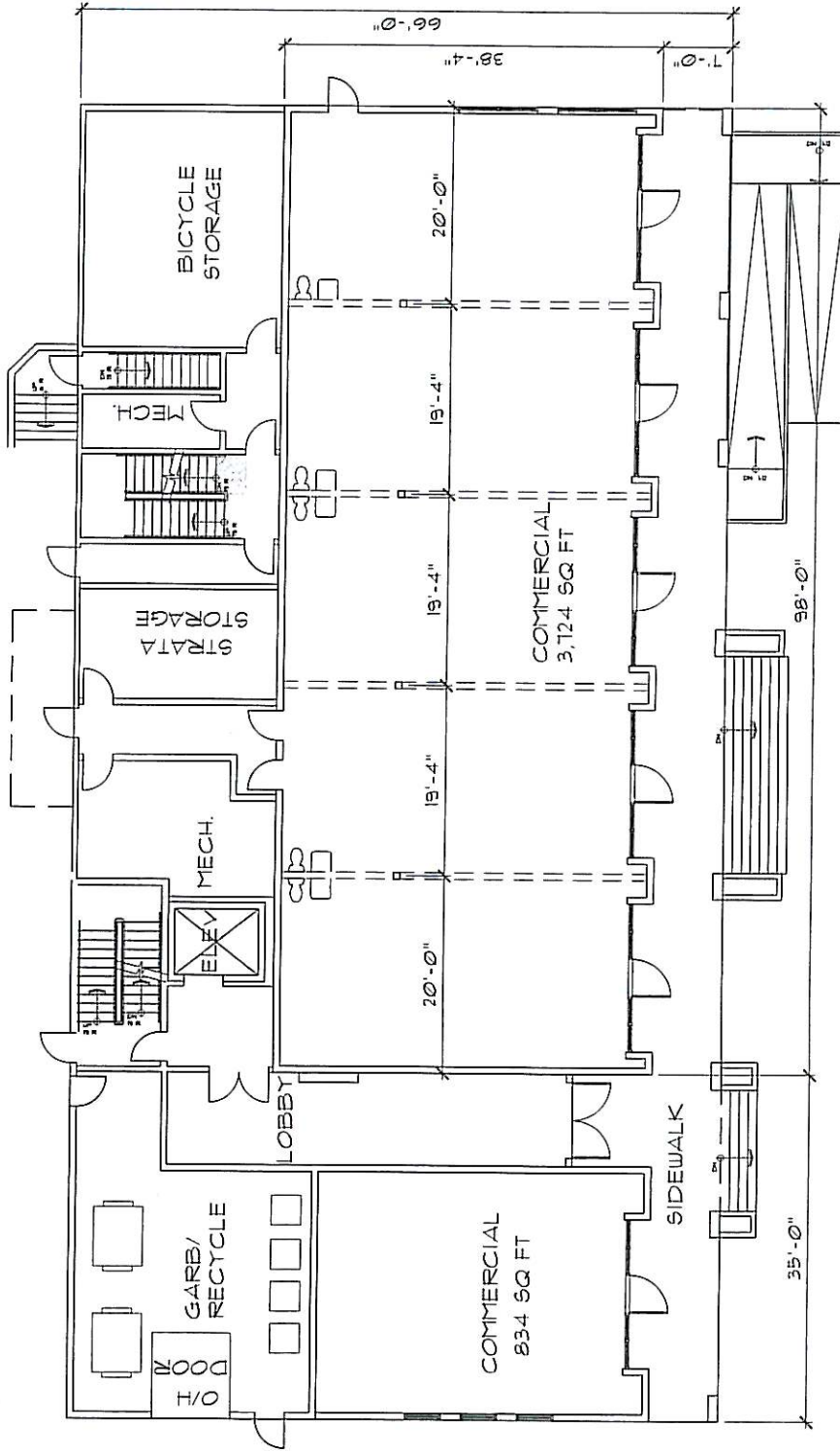
FLOOR PLAN
 PARKADE

A2.00

MODULE B

Forms part of development

Unit # 200-0091



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HOLLY WOOD
CONDO & COMMERCIAL BUILDING
HOLLY WOOD AT HOUGHTON
KELOWNA, BC

NEW TOWN
ARCHITECTURAL
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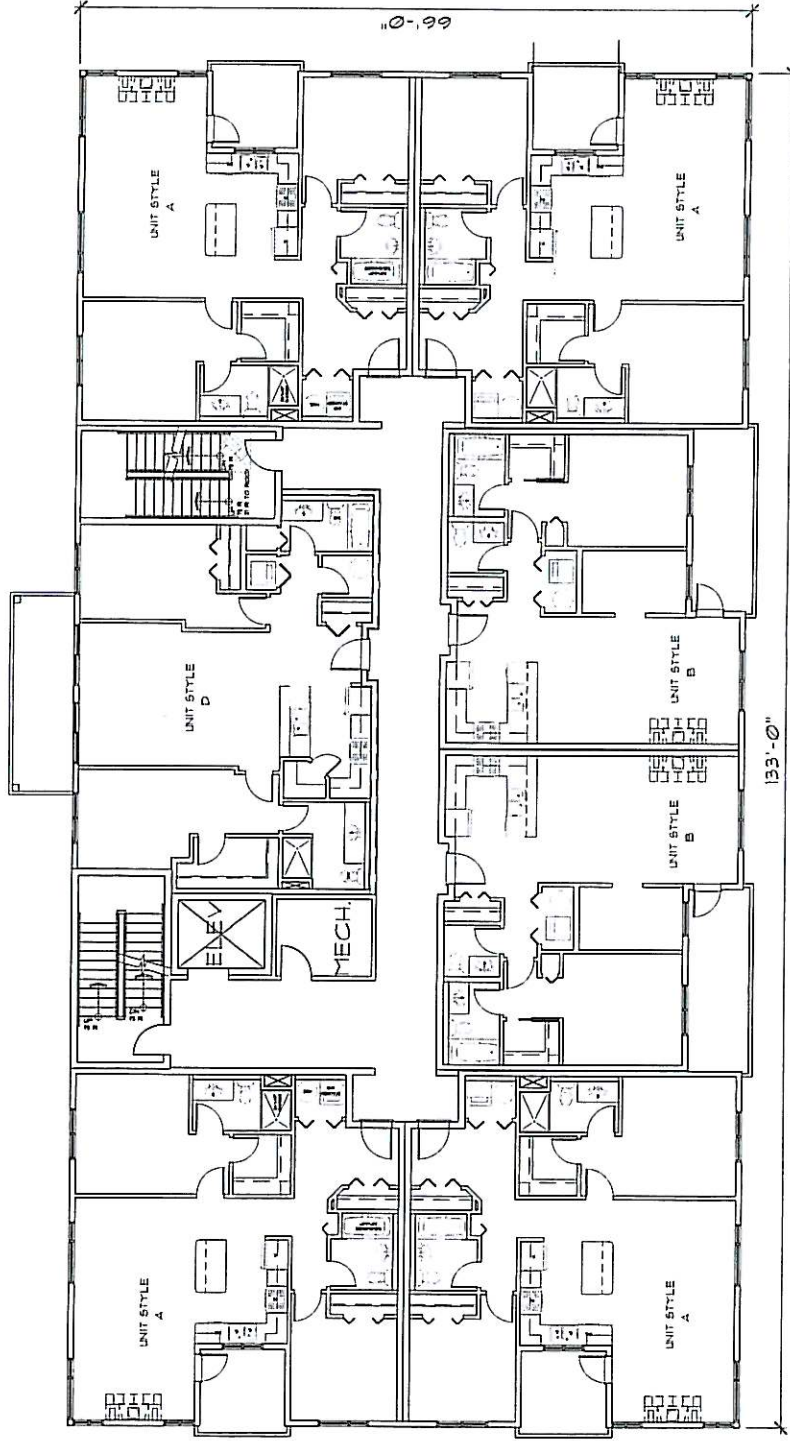
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REVISION

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SCHEDULE B

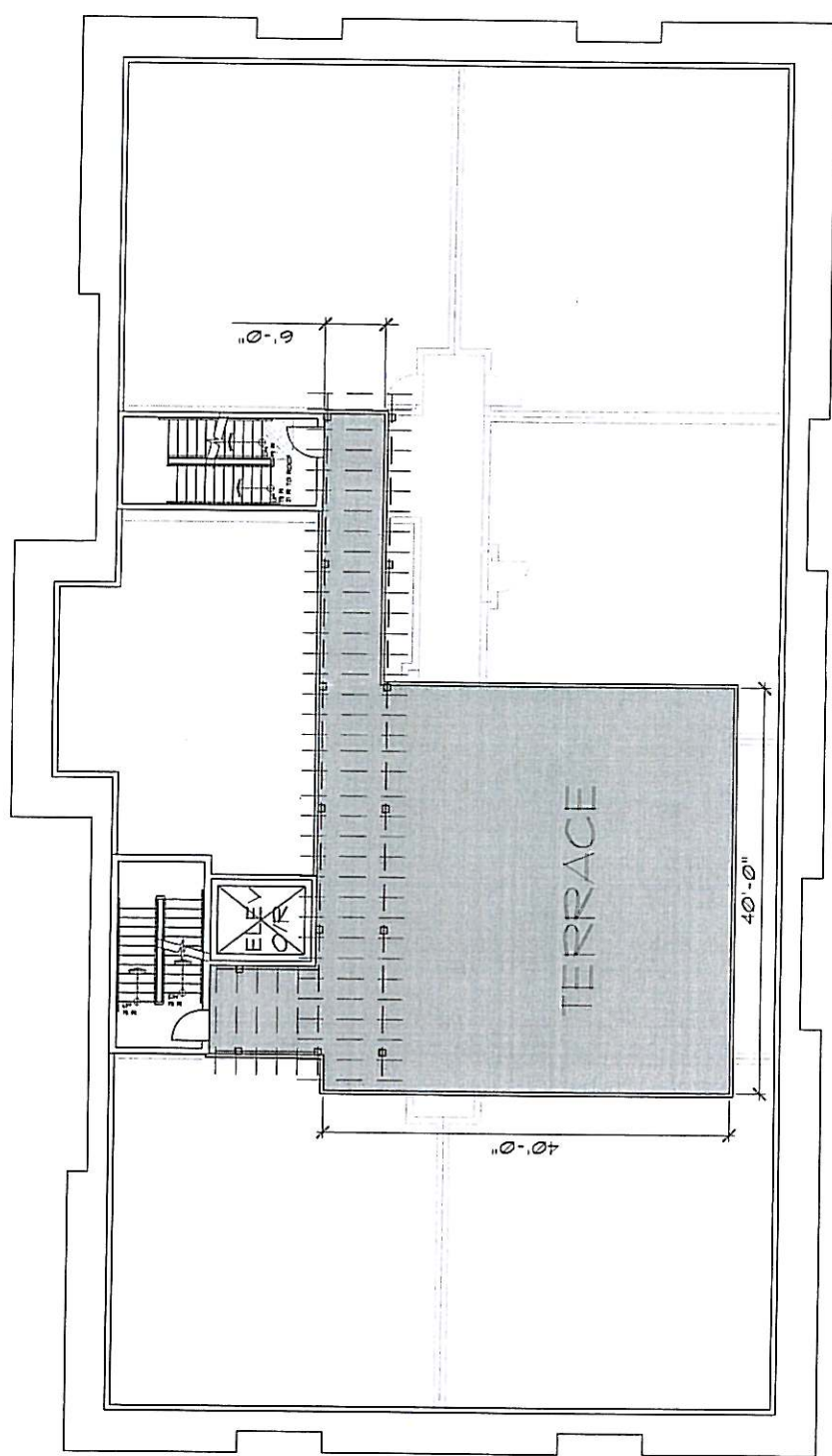
This forms part of development
 permit # D2018-0091



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PROJECT HOLLWOOD CONDO & COMMERCIAL BUILDING HOLLWOOD AT HOUGHTON KELLOWNA, BC		NEW TOWN ARCHITECTURAL 1000-1010 10th Ave. S.E. Kelowna, BC V1Y 1A6 Tel: 250.860.1111 Fax: 250.860.1112 Email: info@newtownarchitectural.com	
SHEET NO. 1004 SHEET DATE July 2018		FLOOR PLAN 3 RD & 4TH FLOORS	
SCALE 1/8" = 1'-0"		A2.03	

DIFFER

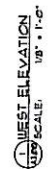


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<p>1. Project Name: HOLLTWOOD CONDO & COMMERCIAL BUILDING</p> <p>2. Project Address: 10000 104th Ave, Richmond, BC V6V 1K2</p> <p>3. Project Owner: HOUGHTON DEVELOPMENT LTD.</p> <p>4. Project Manager: JOHN HOUGHTON</p> <p>5. Project Engineer: JOHN HOUGHTON</p> <p>6. Project Architect: JOHN HOUGHTON</p> <p>7. Project Designer: JOHN HOUGHTON</p> <p>8. Project Contractor: JOHN HOUGHTON</p> <p>9. Project Subcontractor: JOHN HOUGHTON</p> <p>10. Project Supplier: JOHN HOUGHTON</p> <p>11. Project Installer: JOHN HOUGHTON</p> <p>12. Project Maintainer: JOHN HOUGHTON</p> <p>13. Project Operator: JOHN HOUGHTON</p> <p>14. Project User: JOHN HOUGHTON</p> <p>15. Project Beneficiary: JOHN HOUGHTON</p> <p>16. Project Stakeholder: JOHN HOUGHTON</p> <p>17. Project Partner: JOHN HOUGHTON</p> <p>18. Project Client: JOHN HOUGHTON</p> <p>19. Project Sponsor: JOHN HOUGHTON</p> <p>20. Project Patron: JOHN HOUGHTON</p> <p>21. Project Benefactor: JOHN HOUGHTON</p> <p>22. 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This forms part of development
Permit # 1208-0091

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ELEVATION MATERIAL KEY	
	VERTICAL SLAT, 1/2" X 6"
	NOTAL SLAT, 1/2" X 6"
	NOTAL SLAT, 1/2" X 6"
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HOLLYWOOD
CONDO & COMMERCIAL BUILDING
HOLLYWOOD AT HOUGHTON
KELOWNIA, BC

IMOL
ARCHITECTURAL
INC.

100% 99%	2.95 2.9
99%	2.95 2.9

WEST
ELEVATION

DATE	PAGE 11 FROM
NO.	
QTY	
UNIT PRICE	
TOTAL	A3.00
AMOUNT PAID	
DATE PAID	
REMARKS	

Hollywood Road