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CITY OF KELOWNA

MEMORANDUM

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**DATE:** May 28, 2008

**TO:** City Manager

**FROM:** Planning and Development Services Department

**APPLICATION NO.** DP07-0249

**OWNER:** Allaire Properties (Lakeshore) Inc.

**AT:** 600 Sherwood Road

**APPLICANT:** Allaire Properties (Marc Allaire)

**PURPOSE:** TO OBTAIN A DEVELOPMENT PERMIT TO PERMIT THE CONSTRUCTION OF A 65 UNIT RESIDENTIAL TOWNHOME DEVELOPMENT.

**EXISTING OCP DESIGNATION:** SINGLE/TWO UNIT RESIDENTIAL

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

**PROPOSED OCP DESIGNATION:** MULTIPLE UNIT RESIDENTIAL – LOW DENSITY

**PROPOSED ZONE:** RM3 – LOW DENSITY MULTIPLE HOUSING

**REPORT PREPARED BY:** Alec Warrender

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1.0 RECOMMENDATION

THAT Final Adoption of OCP Amending Bylaw No. 9919 be considered by Council;

THAT Final Adoption of Zone Amending Bylaw No. 9921 be considered by Council;

THAT the Council authorize the issuance of Development Permit No. DP07-0249 for Lot A, District Lots 167 and 358, ODYD, Plan KAP86631, located at 600 Sherwood Road, Kelowna B.C., subject to the following:

- a) The dimensions and siting of the building to be constructed on the land be in general accordance with Schedule "A";
- b) The exterior design and finish of the building to be constructed on the land be in general accordance with Schedule "B";
- c) Landscaping to be provided on the land be in general accordance with Schedule "C";
- d) 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, as determined by a professional landscaper;

AND FURTHER THAT the applicant be required to complete 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 applicant has applied for a Development Permit for the construction of a 65 unit residential townhouse development. The layout has been adjusted so that the variance for the projecting front entry stairs is no longer required. This application is in conjunction with the proposed amendment to the Official Community Plan's Future Land Use Designation for the subject properties from Single/Two Unit Residential to Multiple Unit Residential – Low Density and to rezone the subject properties from RU1 - Large Lot Housing to RM3 - Low Density Multiple Housing.

## 3.0 ADVISORY PLANNING COMMISSION

At the meeting on November 6, 2007 the APC reviewed the applications and tabled them pending *"additional information from the applicant regarding the affordable housing component"*.

At the meeting on November 20, 2007, the APC reviewed the application as unfinished business. As the City's affordable housing Bylaws are very weak at the moment and need to be strengthened, the APC passed the following motion:

THAT Council recognizes the affordable housing component is an issue to the entire community and rules/policy need to be in place to enforce this matter for all developers.

## 4.0 THE PROPOSAL

The main access onto the site will be via Sherwood Road. In response to concerns regarding additional vehicular traffic generated on Sherwood Road the applicant has provided exit only (egress) onto Lakeshore Road. This will help alleviate traffic pressures on Sherwood Road.

The required parking will be located at grade in private garages beneath the living areas of the proposed development. The required visitor parking stalls are spread throughout the site. The proposed development comprises of thirteen buildings containing a total of 65 units. Five of the proposed buildings contain six units, one building has five units and six of the buildings have four units.

The units located on the exterior edges of the development will have direct pedestrian access to Lakeshore and/or Sherwood Roads. The units located internally will have access and patio space fronting either the central common space or the rear/side yard. All of the units have internal vehicle access and doors from the lower floor onto the internal portion of the development. While the units vary in size, each has the living area on the main floor and three bedrooms on the second floor. All of the units have balconies.

The proposed Floor Area Ratio (FAR) takes advantage of the City's density bonus system. Normally a FAR of .50 is permitted. However, when all the parking is located beneath the development an additional 0.2 is permitted. As such, this project is permitted an FAR of 0.70. The applicant is proposing an FAR of .70 and a sight coverage of 39% (Including driveways).

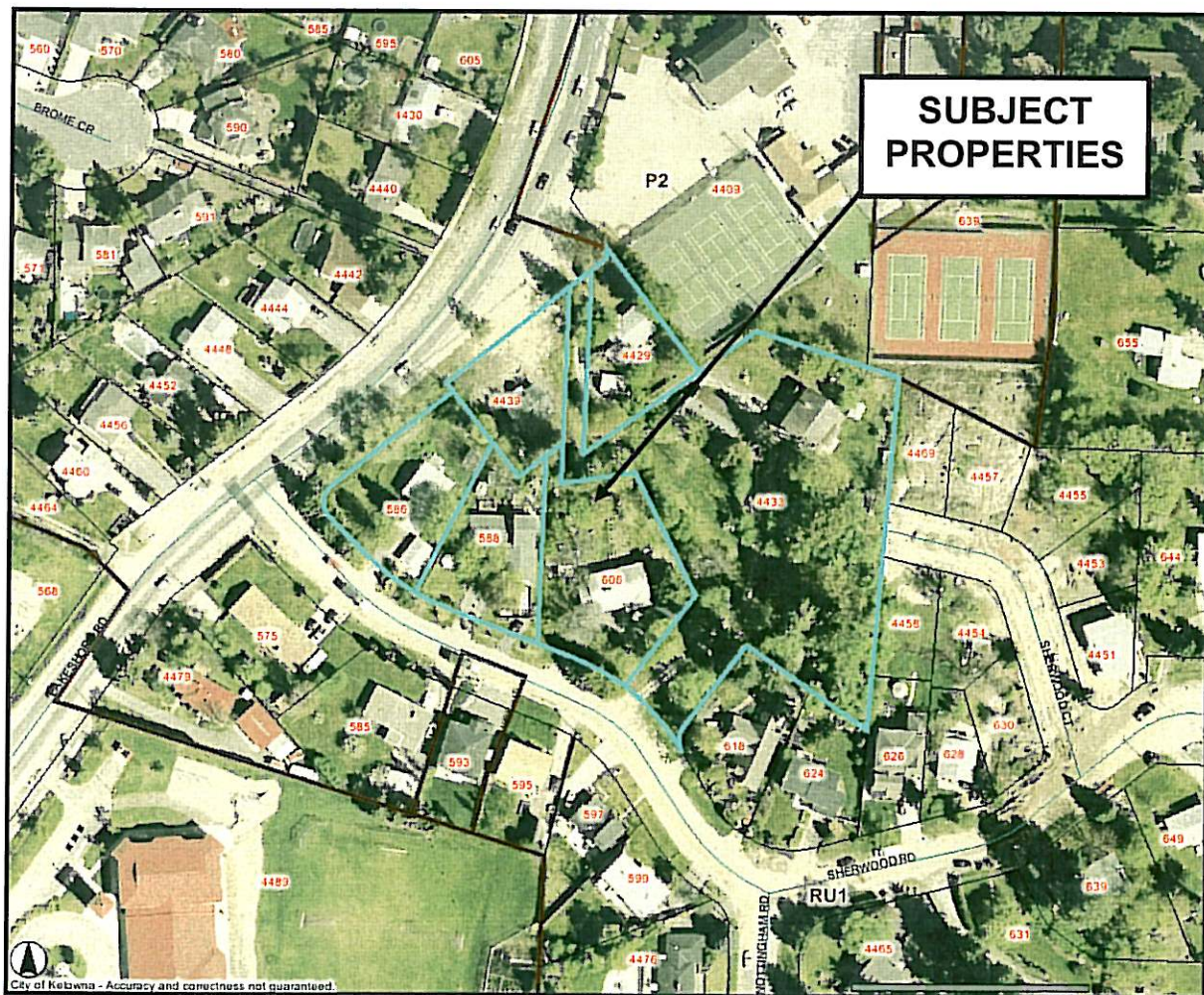


A significant amount of landscaping is proposed. The landscaping along the outer edges of the development will provide a good buffer adjacent to the existing single family residential neighbourhood, while the internal landscaping is also of high quality. A few of the existing trees will be retained in strategic locations. The centre of the development will have a large common area with a walkway and gathering space that is well landscaped.

The applicant has used a mix of building materials and colours to provide texture to the development. The lower portion of the external wall along the properties line features ledgerstone. The wood trim is white and the Hardie siding is wood textured and beige, the Hardie shakes are light beige. The peaks along the roofline and the window boxes provide the development with a residential character. Further, with direct pedestrian access to Sherwood and Lakeshore Roads results in a development that is well connected to the neighbourhood.

#### 4.1 Site Location Map

Corner of Lakeshore & Sherwood Roads



#### 4.2 Site Context

The subject properties are located on the NE corner of Lakeshore and Sherwood Roads. Adjacent zones and land uses are:

| <i>Direction</i> | <i>Zoning Designation</i>            | <i>Land Use</i>                 |
|------------------|--------------------------------------|---------------------------------|
| North            | P2 – Education & Minor Institutional | Okanagan Mission Community Hall |
| East             | RU1 – Large Lot Housing              | Residential                     |
| South            | RU1 – Large Lot Housing              | Residential                     |
| West             | RU1 – Large Lot Housing              | Residential                     |

The application conforms to the City's Zoning Bylaw No. 8000 as follows:

| <b>CRITERIA</b>                | <b>PROPOSAL</b>   | <b>RM3 REQUIREMENTS</b>                           |
|--------------------------------|---|---|
| Site Area (m <sup>2</sup> )    | 13,255m <sup>2</sup>  | 900 m <sup>2</sup>                                |
| Site Width (m)                 | 91.8 m  | 30.0 m  |
| Site Depth (m)                 | 133 m   | 30.0 m  |
| <b>Development Regulations</b> |   |   |
| Floor Area Ratio (FAR)         | 0.7   | 0.5 (0.2 for underground parking) = <b>0.7</b>    |
| Height (m)                     | 8.3 m   | 9.5 m   |
| Storeys (#)                    | 2.5 storeys   | 2.5 storeys                                       |
| <b>Setbacks (m)</b>            |   |   |
| - Front (west)                 | 4.5 m   | 4.5 m   |
| - Rear (east)                  | 7.5 m   | 7.5 m   |
| - Side (north)                 | 4.5 m   | 4.5 m   |
| - Side (south)                 | 4.5 m   | 4.5 m   |
| Private open space             | 18.8 m <sup>2</sup> per unit (Including the central public space the open space requirements are met) | 25m <sup>2</sup>                                  |
|                                |   |   |
| Building Separation            | 3.0m  | 3.0m  |
| Parking Stalls (#)             | 130 spaces<br>10 visitor spaces   | 130 spaces (2 per 3 bedroom)<br>10 Visitor spaces |

(Note: The initial application required a Development Variance permit to allow a slightly reduced setback along the west property line, however the applicant has revised the site plan to eliminate the need for a variance).

#### 5.0 CURRENT DEVELOPMENT POLICY

##### **Guidelines for Multiple Unit Development**

The application addresses the guidelines for Multiple Unit Development as follows:



**Landscaping**

- enhances public views
- provides noise buffering
- complement building's architectural features
- enhance the edges of buildings
- screen parking areas from view (with vegetation, berms, low walls, fences etc.)
- creates shade
- creates design interest
- contribute to a sense of personal safety and security
- facilitate access, enjoyment and social activities for all authorized users

**Relationship to the Street**

- First storey units provide ground-level access and some outdoor amenity space is provided.
- The principle front entranceway is located at the front of the development.
- Porches/balconies are provided.

**Building Massing**

- Although the massing is greater than that of the surrounding neighbourhood, the development's detailing is well connected to the street and has a residential feel.
- Variation between architectural bays within each façade is provided.

**Ancillary Services/Utilities**

- Refuse bins are located in an enclosure and will be screened from view.
- Utility service connections will be screened from view or be located so as to minimize visual intrusion.

**Amenities**

- Decks/patios will be provided as well as landscaped areas at grade.

**Access**

- Vehicle access and on-site circulation minimize interference with pedestrian movement.

**Parking**

- Parking is provided below the development. Visitor parking is spread throughout the site.

## 6.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

The proposed development is within walking distance of three schools and is located near the City's Dehart Transit Station. The quality of the development is high and gives the project a residential street appeal. The proposed landscaping will help to mitigate the developments impact on the adjoining areas. As indicated the applicant has included an exit only (egress) onto Lakeshore Road, which will help alleviate traffic pressures on Sherwood Road.

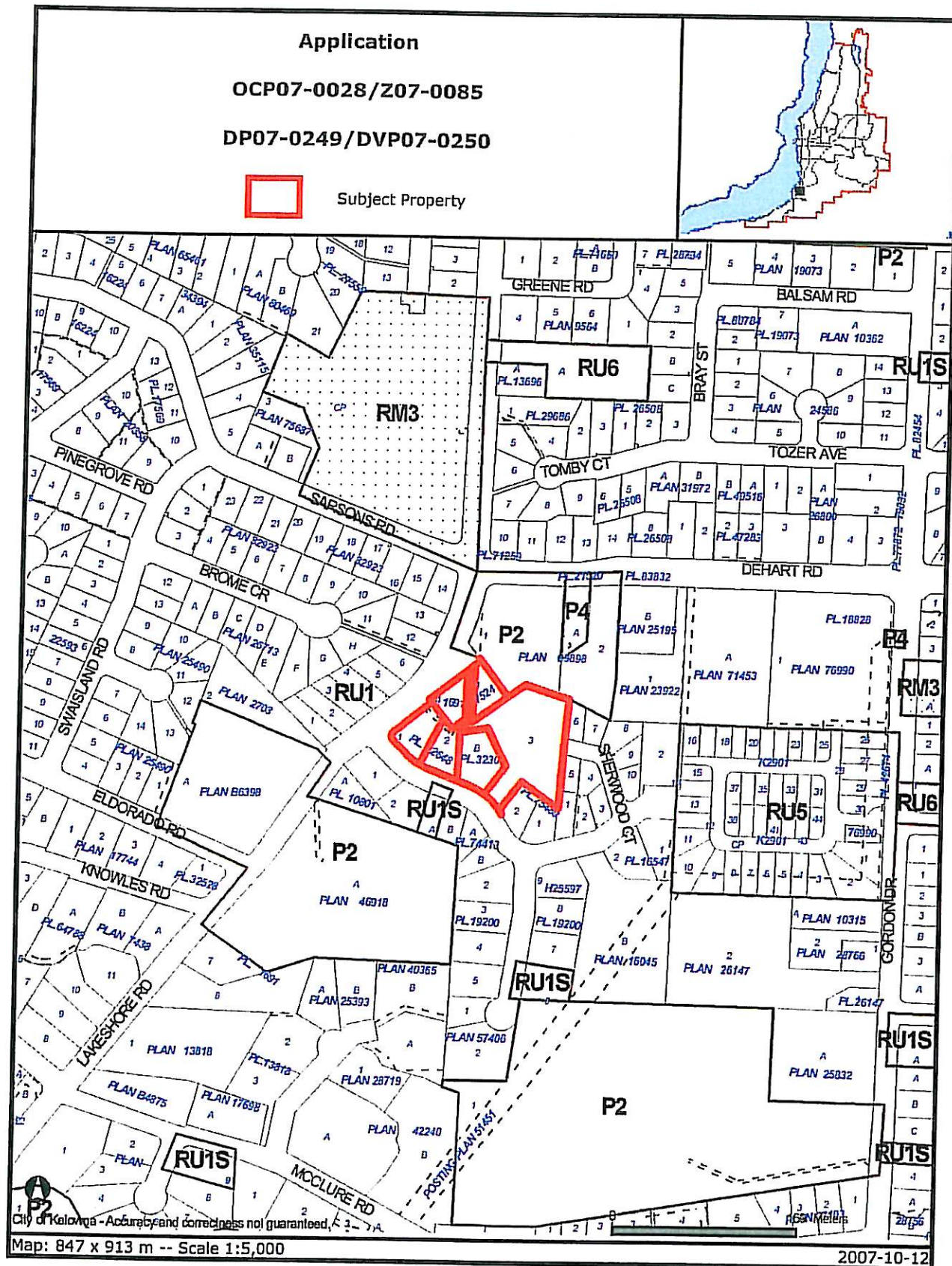
As agreed to through the rezoning application process, Staff will be collecting \$300,000 cash-in-lieu of affordable housing.

A handwritten signature in black ink, appearing to read "Shelley Gambacort", with a stylized flourish at the end.

Shelley Gambacort  
Current Planning Supervisor  
SG/aw

Attach.

- Location Map
- Site Plan & Elevations



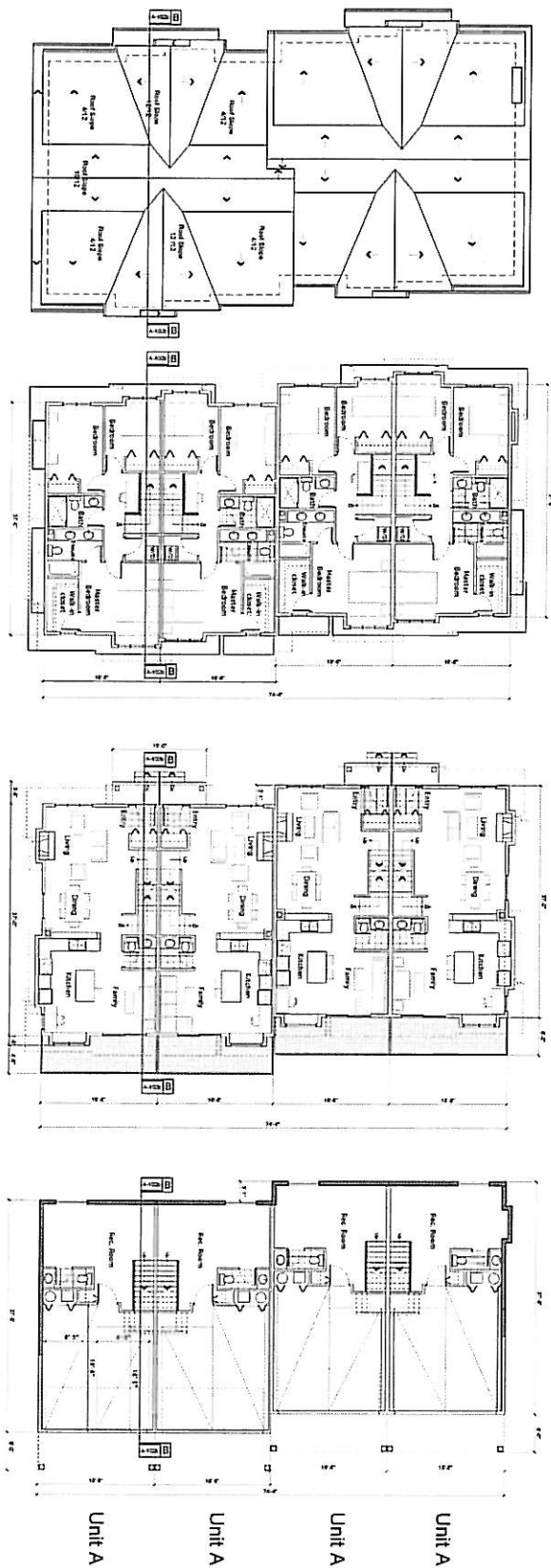
Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.  
The City of Kelowna does not guarantee its accuracy. All information should be verified.











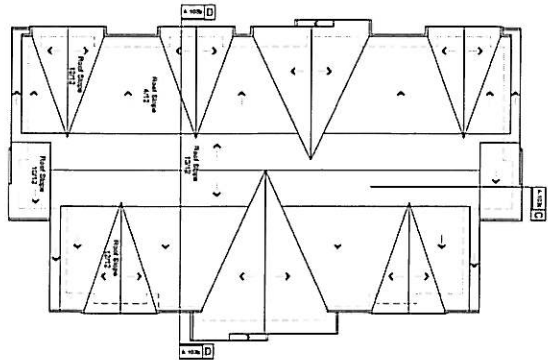
### Roof Plan

## Second Floor Plan

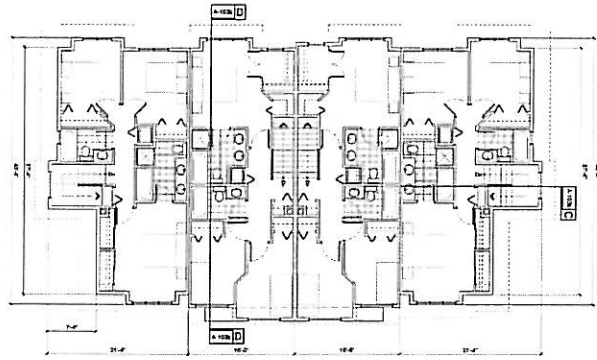
## Main Floor Plan

### Lower Floor Plan

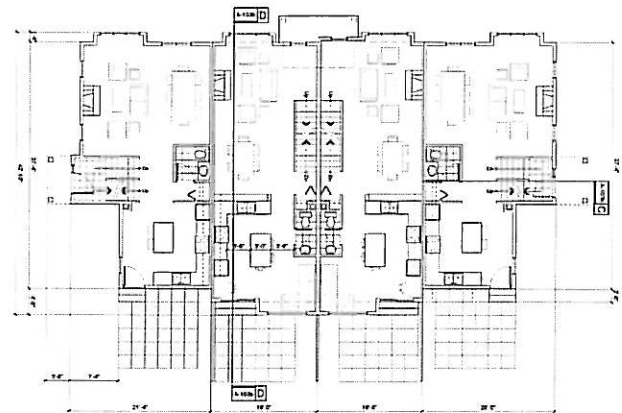




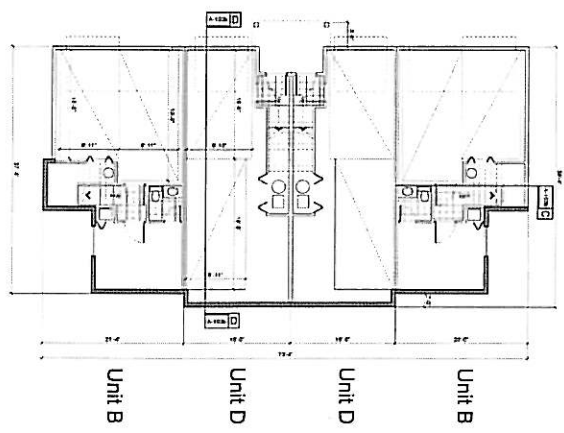
Roof Plan



Second Floor Plan



Main Floor Plan



Lower Floor Plan



Continued

Scale: 1/8" = 1'-0"  
 Drawing: 0-103a  
 Date: 10/1/07

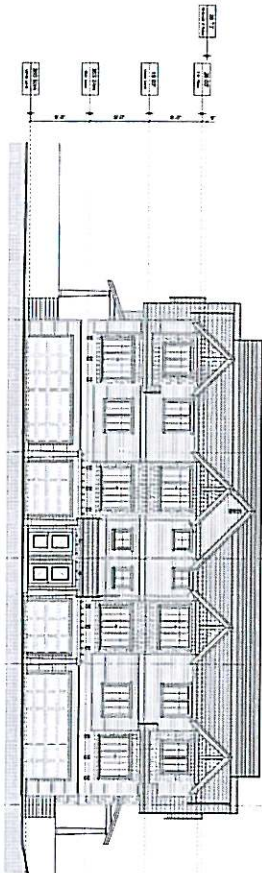
Unit B  
 Unit D  
 Unit D  
 Unit B

**NSDA**  
 ARCHITECTS

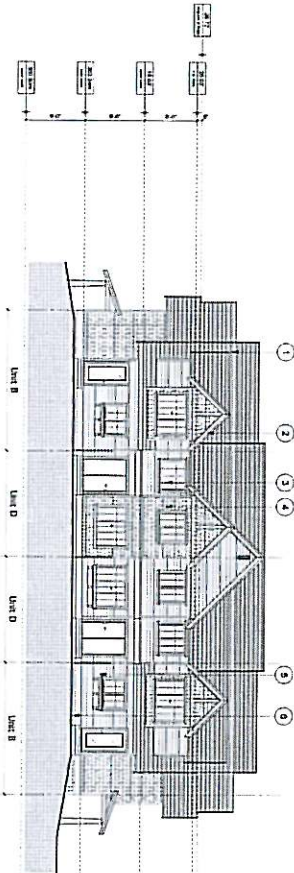
1000 North 10th Street  
 Suite 100  
 Phoenix, AZ 85004  
 Phone: (602) 441-1100  
 Fax: (602) 441-1101  
 Email: info@nsda.com

Building 9  
 Floor Plans  
 (Units AAAA)  
 Project Number:  
 07031  
 Date:  
 10/1/07  
 A-103a

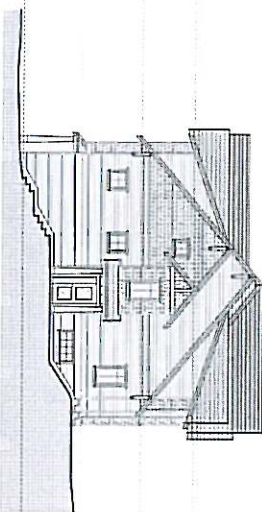




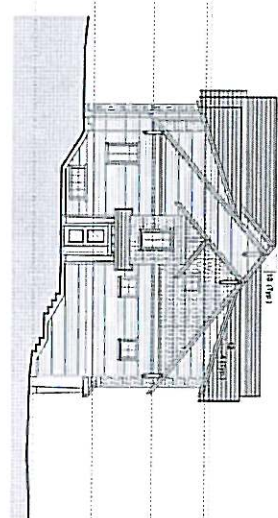
Typical Floor Elevation - Units B, D & D  
Building 9, North Elevation



Typical Street Elevation - Units B, D & D  
Building 9, South Elevation

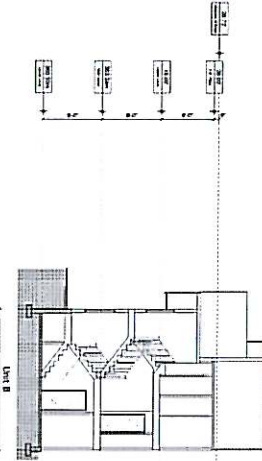


Typical Side Elevation - Unit B  
Building 9, West Elevation

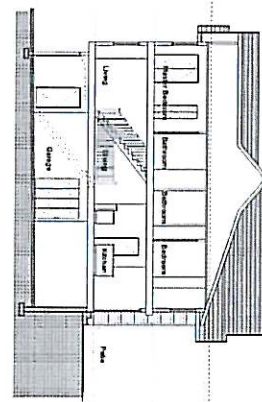


Typical Side Elevation - Unit D  
Building 9, East Elevation

- Materials**
- 1. Hard Angles
  - 2. Vinyl Siding
  - 3. Vinyl Siding
  - 4. Hard Angles
  - 5. Hard Siding
  - 6. Concrete Sill



Typical Section - Unit B  
Building 9, Section C



Typical Section - Unit D  
Building 9, Section D

**SCHEDULE B**

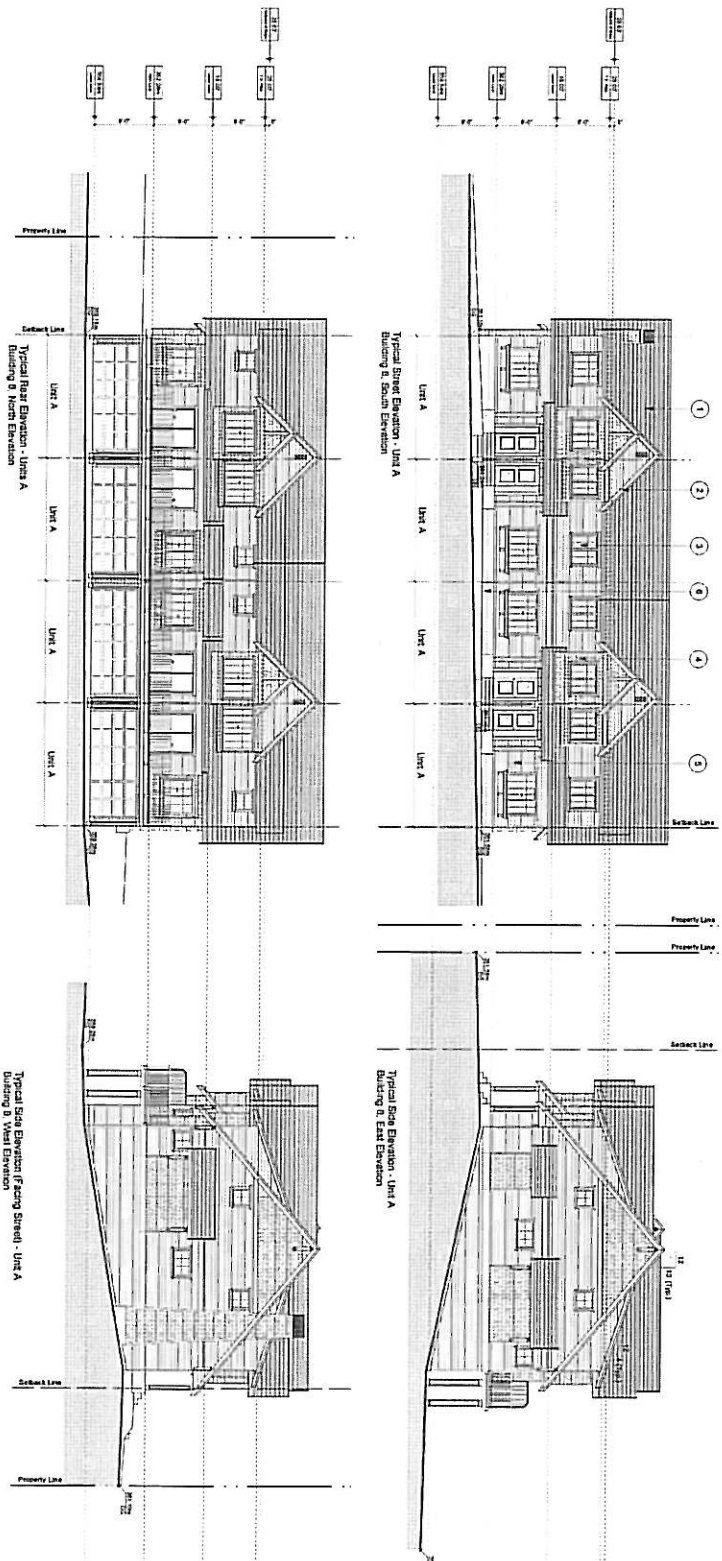
This forms part of development

Permit # DPO7-0249

**NSDA**  
ARCHITECTS

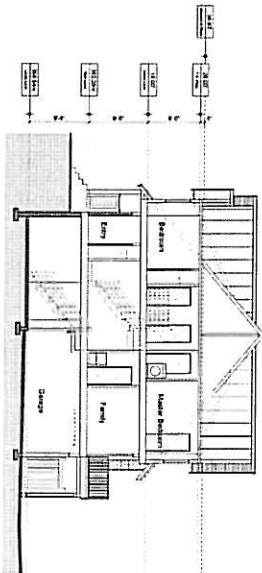
20111 Avenue 2  
Suite 100  
Cedar Rapids, IA 52404  
P: 319.244.1111  
F: 319.244.1112  
www.nsda.com

PROJECT: 17031 A125B, BLDG 9, SHEET 20 OF 20  
Drawing Number: 17031 A125B, BLDG 9, SHEET 20 OF 20  
Drawing Title: Building 9 Elevations and Sections (Units B/D/D)  
Project Location: Cedar Rapids, IA  
Date: 10/1/07  
Scale: 1/8" = 1'-0"  
Sheet: A-103b



- Materials**
- 1 Dark Stippled
  - 2 Wood Siding
  - 3 Vinyl Siding
  - 4 Hard Siding
  - 5 Hard Siding
  - 6 Concrete Siding

Typical Section - Unit A  
Building 8, Section B-B



A-102b

Building 8  
Elevations and Sections  
(Units AAAA)

07031

1/8"=1'-0"

Schema

NSDA  
ARCHITECTS

NSDA  
ARCHITECTS

2010-2011 Award 2

2010-2011 Award 2

2010-2011 Award 2

2010-2011 Award 2

2010-2011 Award 2

2010-2011 Award 2

2010-2011 Award 2

2010-2011 Award 2

2010-2011 Award 2

2010-2011 Award 2

2010-2011 Award 2

2010-2011 Award 2

2010-2011 Award 2

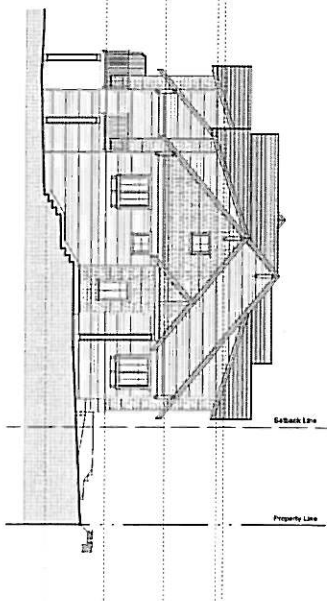
2010-2011 Award 2

2010-2011 Award 2

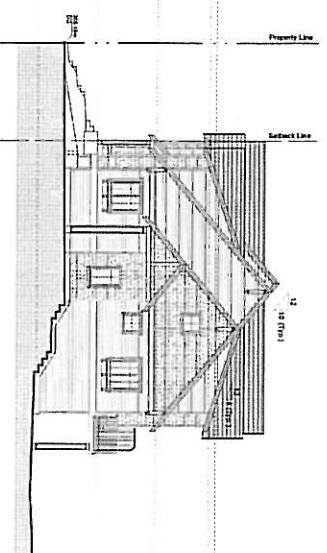
2010-2011 Award 2

2010-2011 Award 2

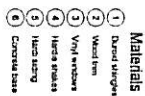
2010-2011 Award 2



Typical Side Elevation - Unit C  
Building 2, North Elevation



Typical Side Elevation - Unit C  
Building 3, South Elevation









Side Elevation - Building 3 North Elevation





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