
CITY OF KELOWNA
MEMORANDUM

DATE: August 6, 2008
FILE NO.: DP08-0056

TO: City Manager

FROM: Planning & Development Services Department

APPLICATION NO. DP08-0056 **OWNER:** A & A REHLINGER, B
LAHAY, M. REHLINGER

AT: 2081 CROSS RD. **APPLICANT:** PACE SETTER
DEVELOPMENTS

PURPOSE: TO SEEK A DEVELOPMENT PERMIT TO ESTABLISH THE
FORM AND CHARACTER OF A 2 STOREY, 102 UNIT GROUP
HOME RESIDENTIAL DEVELOPMENT.

PROPOSED OCP DESIGNATION: MULTIPLE UNIT RESIDENTIAL – LOW DENSITY

PROPOSED ZONE: RM3 – LOW DENSITY MULTIPLE HOUSING

REPORT PREPARED BY: DANIELLE NOBLE

1.0 RECOMMENDATION

THAT Final Adoption of OCP Amending Bylaw No. 10028 be considered by Council;

THAT Final Adoption of Zone Amending Bylaw No. 10029 be considered by Council;

THAT Final Adoption of Land Use Discharge Bylaw No. 10030 be considered by Council;

AND THAT Council authorize the issuance of Development Permit No. DP08-0056 for Lot A, Section 4, Township 23, ODYD, Plan 30013, located on Cross 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 applicant is seeking the approval for the form and character of a two storey Campus of Care congregate housing development. This joint venture between Interior Health, Pacesetter Developments Inc. and InSite Housing, Hospitality & Health Services was successful in securing a long term contract to build and operate a Campus of Care that will provide personal care and support services to various targeted populations in the City of Kelowna. The proposed facility which is envisioned to be built in two phases, dependent on future bed requirements, will allow phase one to consist of 102 residential care beds, of which 100 beds will be funded by Interior Health. Phase two will be contemplated at a later date.

3.0 ADVISORY PLANNING COMMISSION

The above noted applications were reviewed by the Advisory Planning Commission at the meeting of April 22, 2008 and the following recommendations were passed:

THAT the Advisory Planning Commission support Development Permit Application No. DP08-0056, for 2081 Cross Road, Lot A, Plan 30013, Sec. 4, Twp. 23, ODYD by Pace Setter Developments (A. & A. Rehlinger, B. LaHay, M. Rehlinger), to obtain a Development Permit to regulate the form and character of the Campus of Care facility.

Note: At the time of APC consideration, there was a DVP application to vary the allowable total site coverage from 50% permitted to 64.9% proposed, in which the APC did not support. As a result of removing Phase 2 of the development under this application, reconfiguring the parking and garbage receptacle location, and amending the landscape plan, the site coverage variance has been eliminated.

4.0 PROPOSAL

The applicant is proposing to develop the subject property with a 2 storey residential style building to be operated as a Campus of Care housing development. The development will possibly be phased into 2 phases, with phase 1 consisting of 102 care beds funded through Interior Health. An additional 48 beds are required, but will be added on during the second phase of development should it economically be viable (as it is conceived that these will also be funded through Interior Health). This application seeks approval of Phase 1 only.

As noted by the applicant, this Glenmore Care project will incorporate several small, self-contained 'neighborhoods' connected by a main plaza road featuring real life amenities to include a hair salon, tuck shop, coffee bar and chapel. Administrative and support space is de-emphasized throughout the project while residential character is accentuated. The design has incorporated the transition from public to semi-public to semi-private space throughout the project rendering a feel of 'home' for the residents.

The development is proposed to have a net floor area of 3,744 m². Phase 1 of the building is sited in a compact rectangular configuration, with designated areas to allow for internal courtyards and sidewalk connections to provide space for outdoor amenities. Siting is situated so that Phase 2 is a possibility at a future date. The amended site plan provided indicates the principal drive aisle to be accessed from Cross Road to provide access to a surface parking area for 34 vehicles on the eastern side of the parcel, maximizing distance from the single family neighbourhood to the west.. A circular drop-off area adjacent to the main entry to the front of the building affords for some of the visitor and bus parking for residents, while creating a strong point of visual interest and interaction with the intersection of Cross and Valley Roads.

The aesthetics and form and character of the building capture the rural landscape of the immediate area. The design was inspired by the historical farming nature of this setting, and aims to capture that spirit which is still very active to the east of Valley Road. The buildings mask the group home use by incorporating an architectural style that is very rural residential in nature. The forms, particularly as seen from the side, evoke a barn image. Gable dormers are evident on some of the elevations to break up horizontal lines and create more of a traditional feel.

The proposal as compared to the RM3 zone requirements is as follows:

CRITERIA	PROPOSAL	RM3 ZONE REQUIREMENTS
Site Area (m ²)	10,040m ²	900m ²
Site Width (m)	98 m	30m
Site Coverage (%)	27.6% buildings 49.6% bldg, park'g & drwys	40% buildings 50% bldg, park'g and drwys
Total Floor Area (m ²)	7,218m ²	
F.A.R.	0.31	0.5 max (without bonus)
Storeys (#)	2 storeys / 8.32 m	2 ½ storeys or 9.5 m
Setbacks (m)		
- Front (Valley Rd.)	37.6 m	4.5m
- Flanking Side (Cross Rd.)	9.7 m	4.5m
- South Side	7.5 m	4.5 m
- Rear	15.9 m	7.5 m
Private Open Space	765 m ²	765 m ² (7.5 m ² group home bedroom)
Parking Stalls (#)	34 stalls provided	34 stalls required (1 stall/3 beds)

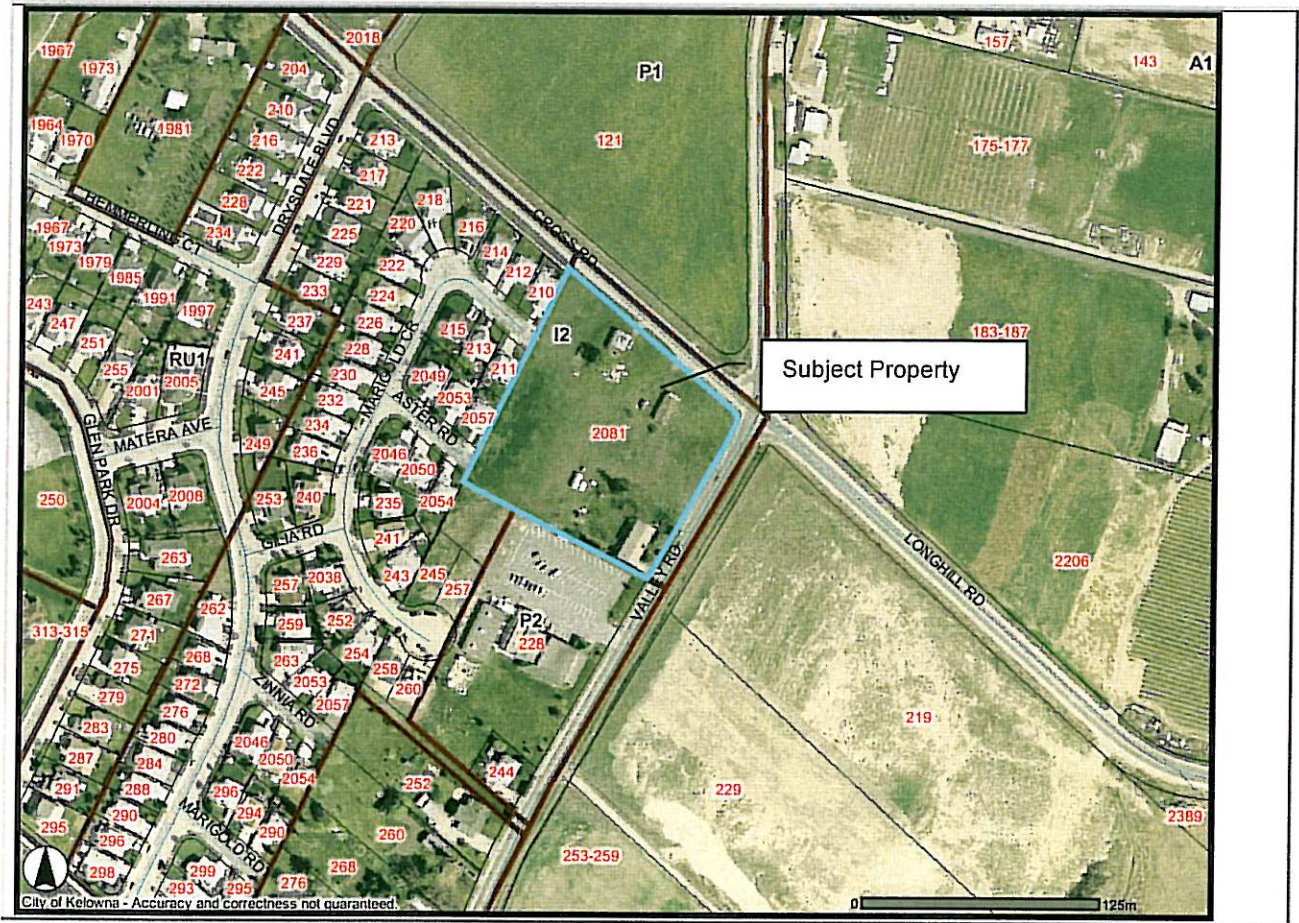
5.0 SITE CONTEXT

The immediate area is a collection of land uses, with a school site to the north, residential single-family to the west, and ALR designated lands to the east of Valley Road.

Adjacent zones and uses are:

- North - P1 – Major Institutional
- East - A1 – Agricultural 1
- South - P2 – Education and Minor Institutional
- West - RU2 – Medium Lot Housing

5.1 SUBJECT PROPERTY MAP



5.2 Current Development Policy

5.2.1 Kelowna Official Community Plan

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

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 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).

1.

6.0 TECHNICAL COMMENTS

6.1 Fire Department

Detailed building code analysis (detail equivalencies, if any) required for proposed building. Fire protection information not provided. Designated Fire Truck access in the south west corner needs to be hard surface only. It appears the designated Fire Truck access does not meet code; detailed drawings to insure 3.2.5.6 of the BCBC are met. Fire protection information not provided. It appears fire flows for the complex will not be met. Engineered fire flows are required to determine if existing hydrants/fire flows are adequate and if additional hydrants/fire flows are required. (NOTE: These comments need to be addressed prior to consideration of Development Permit).

6.2 Inspections Department

Code analysis to be submitted at BP stage. Appears building is divided into a number of firewalls, spatial separation calculations required at open court yards related to these firewalls. Details of fire protection for phasing of this project (phase 1&2) to be submitted at BP stage. Compliance of code analysis/or compliance report to be prepared for this B2 occupancy.

6.3 Works and Utilities

As per related rezoning and OCP report.

7.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT COMMENTS

Overall, the Planning and Development Services department is supportive of this land use. The proposed RM3 zone is a logical zone to maintain similar building heights that are sensitive to the single family neighbourhood to the west. Importantly, this project will be a similar 2 storey height profile, and aims to provide a residential form and character that will compliment the built form already established in this area.

The quality of the design and the form and character of the buildings suggest a strong pastoral focus for this neighbourhood. The design expresses strong roots to the agricultural activity within this area, and creates a transitioning face from the ALR lands to the east into the more urban forms to the west. The entrance feature with the rural barn doors and canopy is a wonderful invitation to this building, and captures the spirit of the rural landscape in a welcoming fashion. Modest design suggestions have been communicated to enhance the site area immediately in front of the main entrance to be treated with a textured material such as concrete pavers or stamped concrete to give it more texture and visual interest. The applicant has also given consideration to eliminating curbs between walking and driving paths to create a continuous surface that doesn't demarcate between vehicles and pedestrians.

The applicant has responded very receptively to public, Council and staff comments to enhance the project and alleviate conflicts with the single family homes to the west.

Amendments to the site plan have relocated the parking to the east side of the parcel, to alleviate concerns of parking conflicts with headlights, exhaust fumes, and noise that can be possible with parking lots. The garbage receptacle has been relocated to the south eastern side of the building, that will be enclosed in a structure that will compliment the rural barn doors of the principal building. Additionally, the landscape plan has been considerably enhanced, including a screen planting with earthen berm approximately 1.2m in height on the west elevation. A walking path is incorporated in the landscape plan that meanders the full circumference of the site, to allow for the enjoyment of the residents and their family members to recreate outside of the building.

Overall, the design and quality of this project will be a welcomed addition to this community, and Staff are supportive of the form and character achieved through the creative use of roof lines, gable dormers, use of color and exterior siding materials, and rural barn doors.


for Shelley Gambacort
Planning & Development Services

SG/dn

Attachments

- Subject property map
- Site Plan
- Elevations
- Landscape Plan
- Conceptual Rendering





GLENMORE-ELLISON IMPROVEMENT DISTRICT

445 Glenmore Road, Kelowna, BC, V1V 1Z6
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www.glenmoreellison@shaw.ca


WATER SERVICE CERTIFICATE

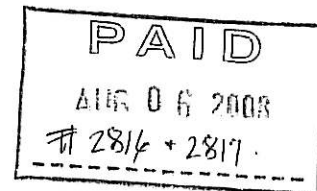
Date: August 6, 2008
TO: CITY OF KELOWNA - Planning & Development Services
CITY FILE: OCP08-0005, Z08-0022, LUC 08-0001, DVP08-0057 & DP08-0056
GEID Certificate C-08/08
Owner/Agent: Pace Setter Construction
Service Address: 2081 Valley Rd.
Project Description/Phase: Phase One of 102 Unit Residential Care Facility known as "Brent Creek Mews"
Legal Description: Lot A, Plan 30013

This is to certify that arrangements have been made with the Glenmore-Ellison Improvement District to satisfy District requirements for the process indicated below. This does not confirm installation of works as of the above date.

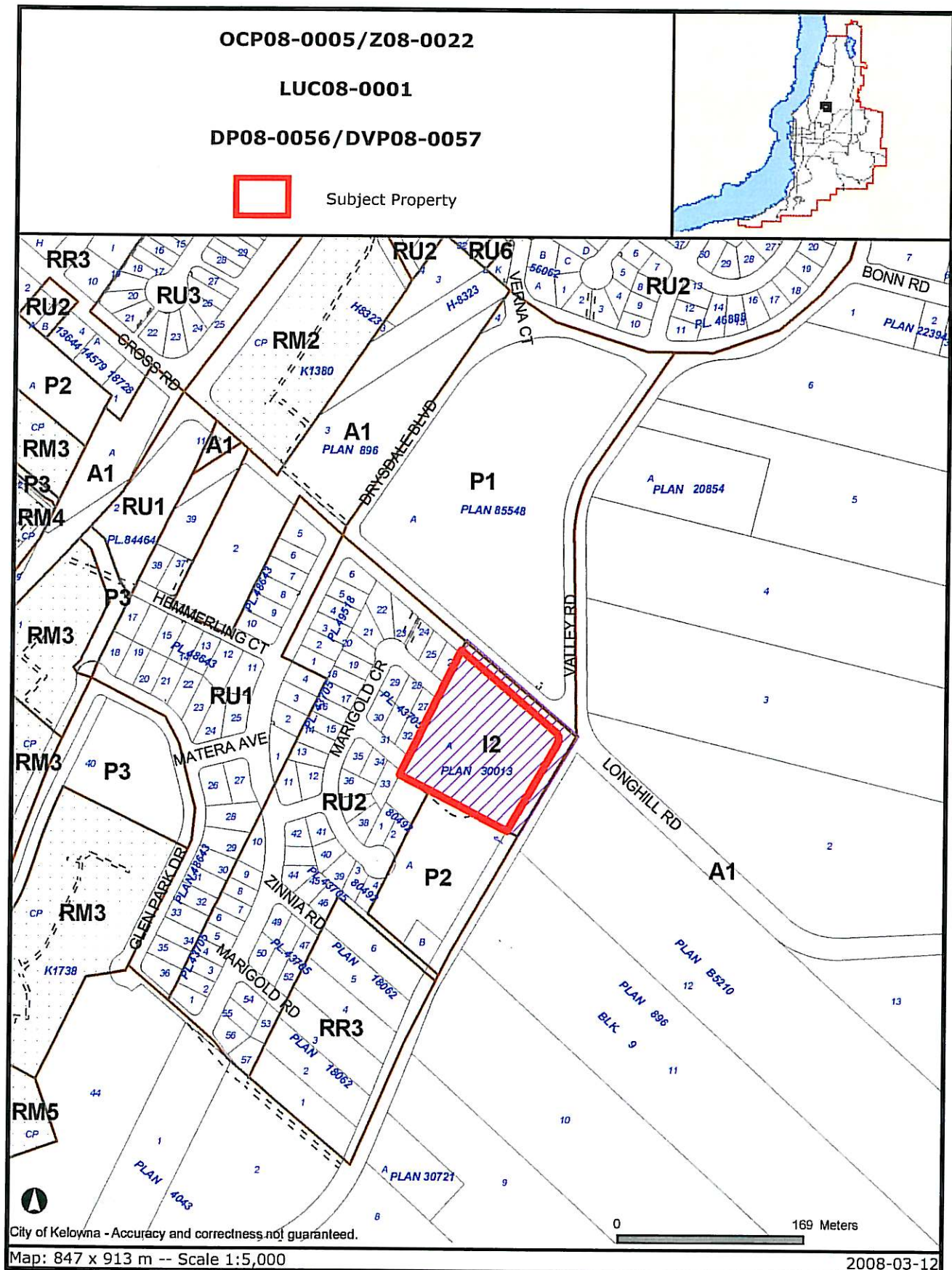
PLANNING AND DEVELOPMENT SERVICES Fax No. 862-3320	INSPECTION SERVICES Fax No. 862-3314
<input checked="" type="checkbox"/> Zoning Application	Building Permit (Water Letter has been issued to Applicant)
<input checked="" type="checkbox"/> Development Permit Application	
Subdivision Application	Other

GLENMORE-ELLISON IMPROVEMENT DISTRICT

for 
Nancy Howlett
General Manager



Water District requirements have been met only for the process indicated. It is the applicant's responsibility to be aware of and comply with the applicable district bylaws as they pertain to this application.



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

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PAGE SETTER
 CONSULTATION

Project No. 67337.08
 KELOWNA CARE
 VILLAGE

KELOWNA B.C.

Scale: NTS
 Date: JUL 1, 2008
 Drawn: JGP
 Project No. 67337.08

EXTERIOR RENDERING

A-400

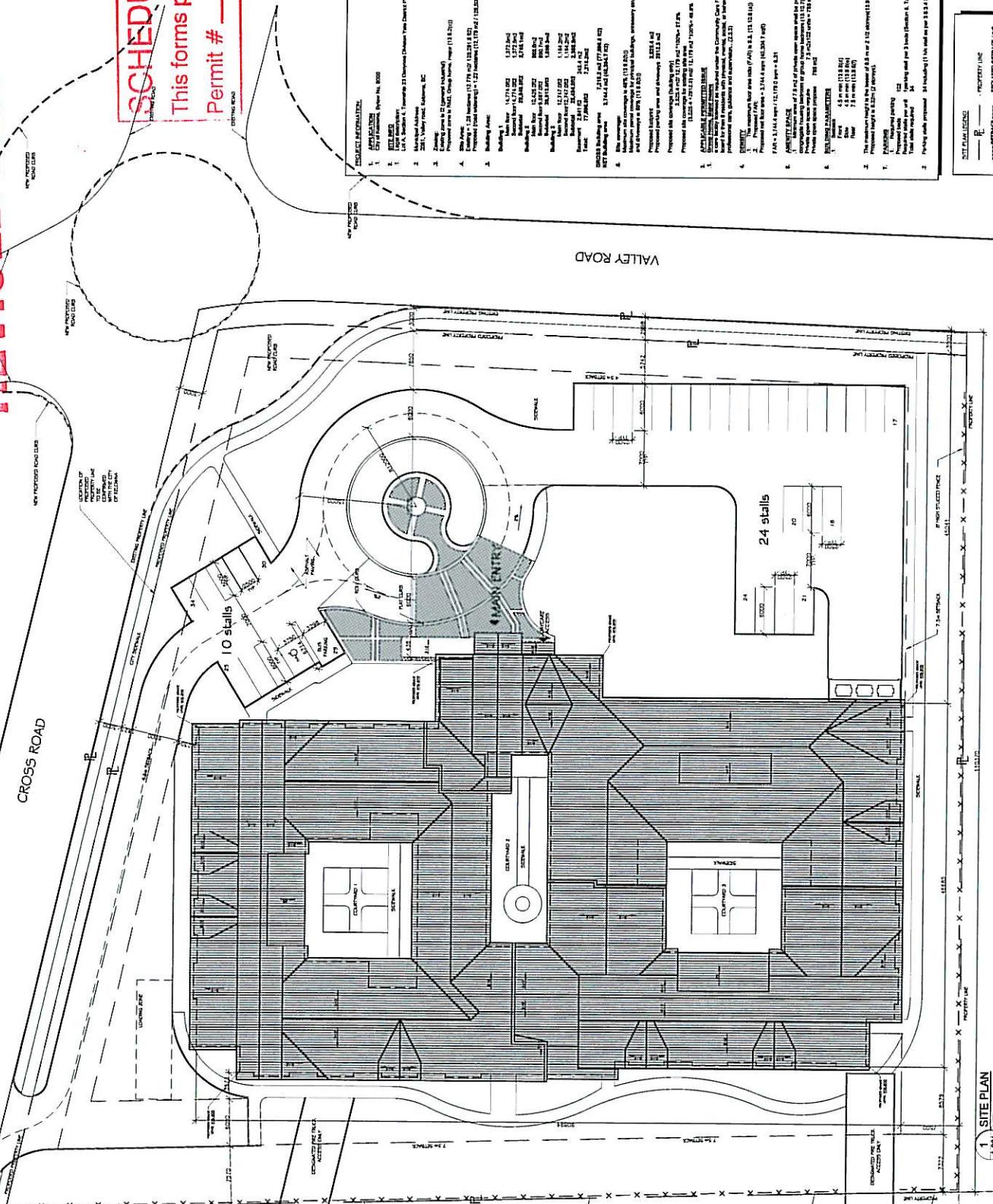
SCHEDULE B

This forms part of development

Permit # _____

SCHEDULE

This forms part of development Permit # _____

[illegible]

DATE PLAN LEGEND

— P —	PROPERTY LINE
--- SETBACK ---	REQUIRED SETBACK LINE

PAGE SELLER
CONSTRUCTION

**KELOWNA CARE
VILLAGE**

Scale: 1:200

SITE PLAN

A-001

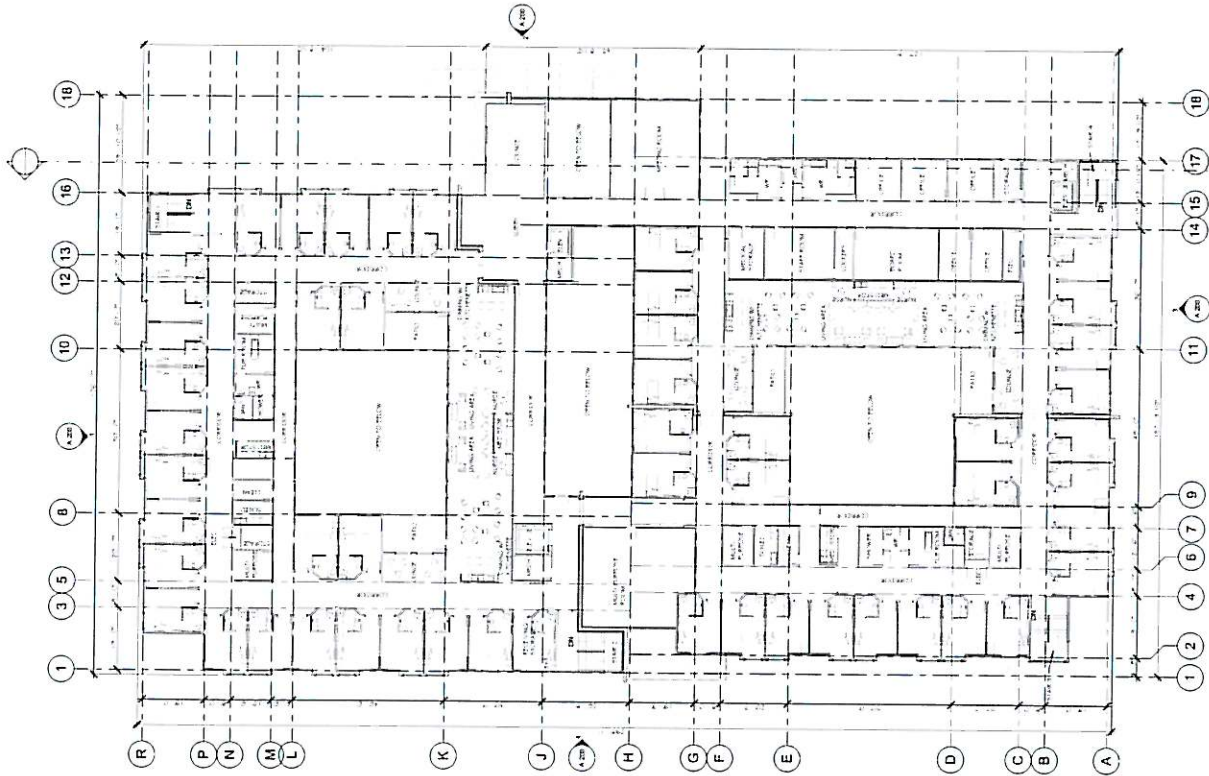


TRUE NORTH



PROJECT NORTH

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1 SECOND FLOOR PLAN

A-102 / Scale: 1/16" = 1'-0"

SCHEDULE B

This forms part of development

Permit # _____

PACE SETTER
CONSTRUCTION

Project No. 0717120

KELOWNA CARE VILLAGE

BC

Scale: As indicated

Drawn: JGP

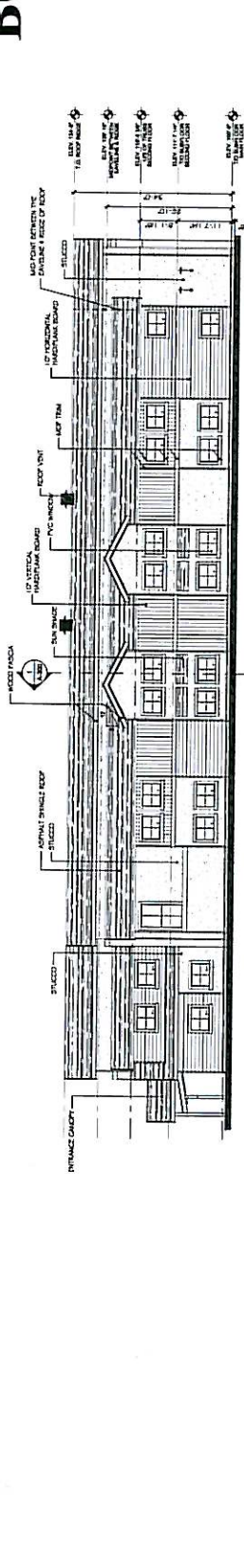
Approved: M

SECOND FLOOR PLAN

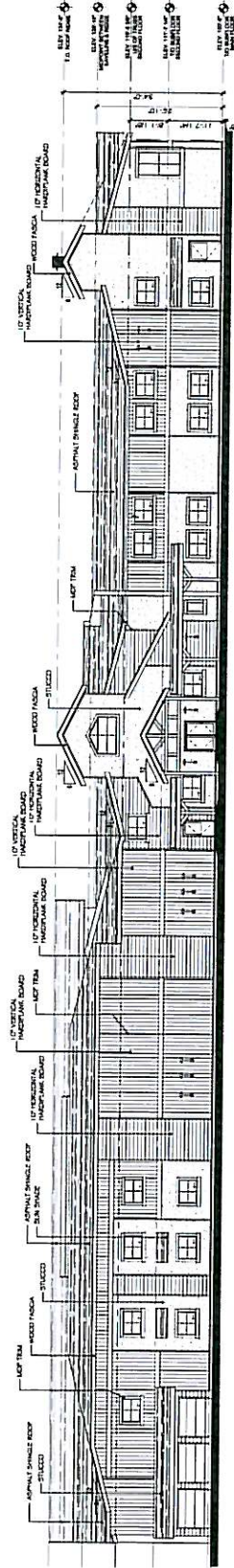
A-102

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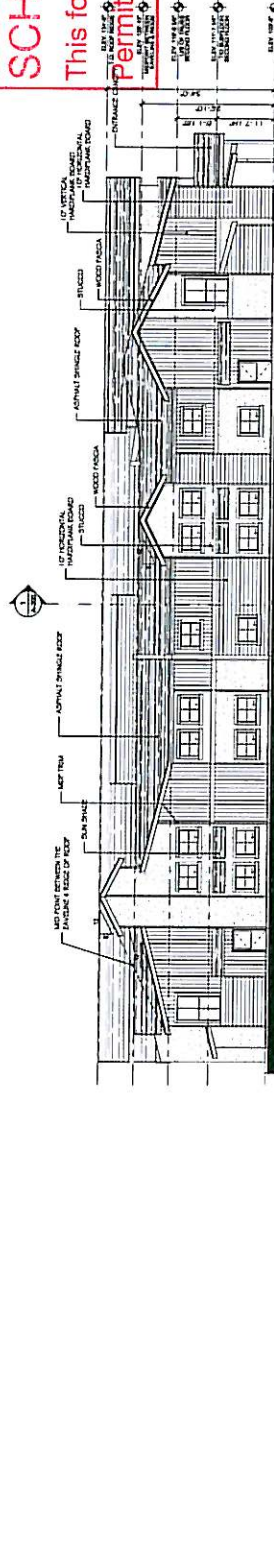
1 NORTH ELEVATION
A-200 Scale: 3/32" = 1'-0"



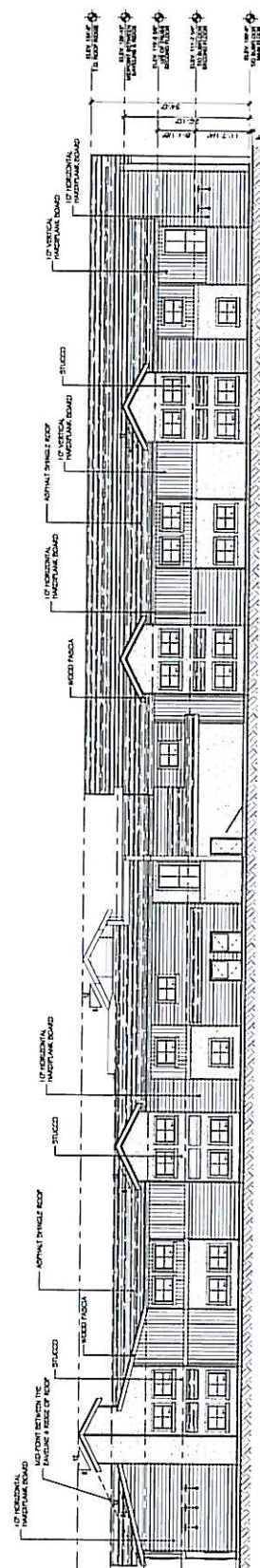
2 EAST ELEVATION
A-200 Scale: 3/32" = 1'-0"



3 SOUTH ELEVATION
A-200 Scale: 3/32" = 1'-0"



4 WEST ELEVATION
A-200 Scale: 3/32" = 1'-0"



SCHEDULE

This forms part of development

Permit #

KELOWNA CARE VILLAGE

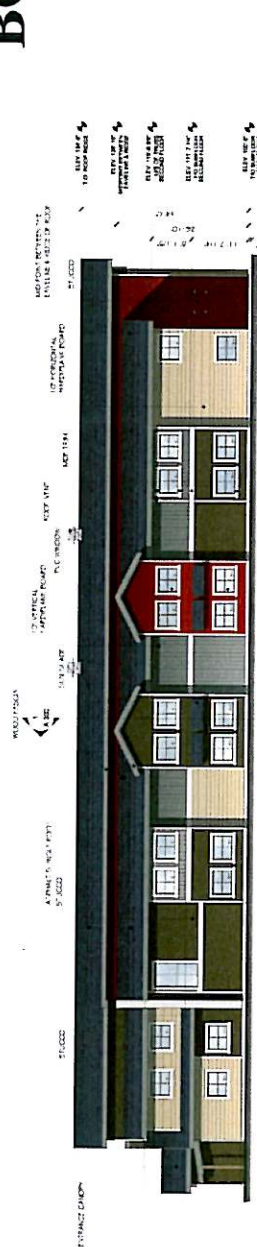
B.C.

Scale: 3/32" = 1'-0"

Drawn: BCP

ELEVATIONS

A-200



1 NORTH ELEVATION

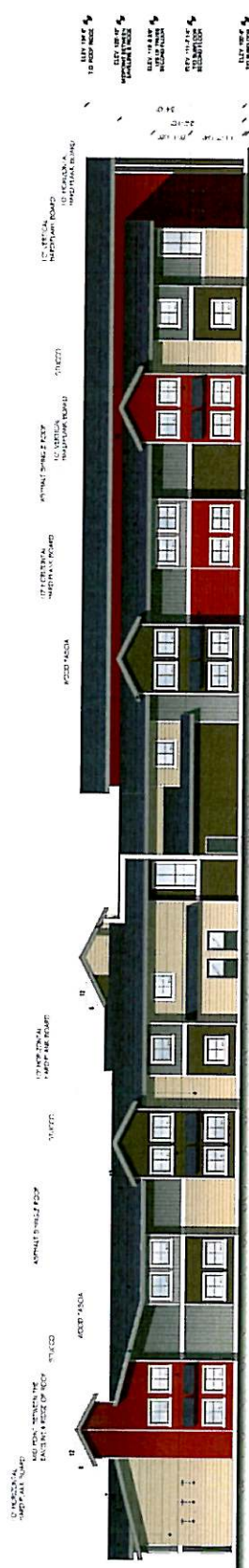
Scale: 3/32" = 1'-0"



2 EAST ELEVATION

0-1 - .2E/E :0765
DOZ-A 002-A

3 SOUTH ELEVATION

 $\frac{1}{200} \text{ scale } \sqrt{32} = 1:0^{\circ}$ 

4 WEST ELEVATION

4 11501 222V
-200 Sample: 3/12 = 1.0

[illegible]

This forms part of development

#Permit

[illegible]

5

Printed on 07/17/09

KELOWNA CARE VILLAGE

ST. CROIX

Scale: 3/32" = 1'-0"

ELEVATIONS

COLOUR SCHEME

A-202

BATTEN BOARD

BATTEN BOARD

BATTEN BOARD

STUCCO

STUCCO

STUCCO

METAL ROOFING

SIDING B

SIDING B

SIDING B

SOFFET & FASCIA

OPTION 1

OPTION 2

OPTION 3

TIMBER POSTS

OPTION 1,2,3 SIDING A

KELOWNA LONG TERM CARE

PROPOSED EXTERIOR FINISHES

FEB 7, 2008

SCHEDULE B

This forms part of development

Permit #

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SCHEDULE C
 This forms part of development
 Permit #



PAGE SETTER
 CONSTRUCTION

KELOWNA CARE VILLAGE

Scale: 1:200

LANDSCAPING PLAN

A-002

Drawing Notes

1. All plantings are to be installed in accordance with the manufacturer's instructions.
2. All plantings are to be installed in accordance with the manufacturer's instructions.
3. All plantings are to be installed in accordance with the manufacturer's instructions.
4. All plantings are to be installed in accordance with the manufacturer's instructions.
5. All plantings are to be installed in accordance with the manufacturer's instructions.
6. All plantings are to be installed in accordance with the manufacturer's instructions.
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8. All plantings are to be installed in accordance with the manufacturer's instructions.
9. All plantings are to be installed in accordance with the manufacturer's instructions.
10. All plantings are to be installed in accordance with the manufacturer's instructions.

Landscaping Plant Legend

Plant Name	Quantity	Notes
Platanus	10	Platanus
Platanus	10	Platanus
Platanus	10	Platanus
Platanus	10	Platanus
Platanus	10	Platanus
Platanus	10	Platanus
Platanus	10	Platanus
Platanus	10	Platanus
Platanus	10	Platanus
Platanus	10	Platanus

