
**CITY OF KELOWNA
MEMORANDUM**

DATE: October 02, 2008

TO: CITY MANAGER

FROM: COMMUNITY SUSTAINABILITY DIVISION

APPLICATION NO. DP06-0141

OWNER: Ca'Solare Developments Inc.

AT: 4760 Lakeshore Rd.

APPLICANT: G Group of Companies

PURPOSE: TO MAKE VARIOUS AMENDMENTS TO THE PREVIOUSLY APPROVED DEVELOPMENT PERMIT ALLOWING A 2 ½ -STOREY, 25-UNIT APARTMENT BUILDING

EXISTING ZONE: RM3 – LOW DENSITY MULTIPLE HOUSING

EXISTING OCP DESIGNATION: MULTIPLE UNIT RESIDENTIAL (LOW DENSITY)

REPORT PREPARED BY: ANDREW BROWNE

1.0 RECOMMENDATION

THAT Council not authorize an amendment to the existing issued Development Permit No. DP06-0141 for Lot A, Sec, 25, SDYD, Plan KAP71411, located on Lakeshore Rd., Kelowna, BC.

2.0 BACKGROUND

2.1 The Proposal

The applicant is seeking an amendment to the approved Development Permit in order to accommodate a necessary structural change to the location of the common pool. Council endorsed the original Development Permit application in January 2008. The change in location of the pool has resulted in the following changes to the development:

	Current DP	Amended DP	Net Change over Project
No. of units	25	26	+ 1 unit
Area of units	3568.9 sq m (38,415 sq ft)	3560.3 sq m (38,323 sq ft)	- 8.5 sq m (- 92 sq ft)
Unit parking	46 stalls	52 stalls	+ 6 unit stalls
Visitor parking	8 stalls	6 stalls	- 2 visitor stalls
F.A.R.	0.4	0.39	- 0.01



2.2 Description of Changes

In order to facilitate the required structural changes in the location of the common pool from the middle of the building on level 3 to west side of the building on level 1, various other amendments have resulted, specifically to the allocation of the units:

	Current DP	Amended DP	Net Change over Level
Number of units			
Level 1	13 units	12 units	- 1 unit
Level 2	7 units	8 units	+1 unit
Level 3	5 units	6 units	+1 unit
Area of units			
Level 1	1618.1 sq m (17,417 sq ft)	1417.6 sq m (15,259 sq ft)	- 200.5 sq m (- 2158 sq ft)
Level 2	1094.0 sq m (11,776 sq ft)	1141.0 sq m (12,282 sq ft)	+ 47.0 sq m (+ 506 sq ft)
Level 3	856.8 sq m (9,222 sq ft)	1001.7 sq m (10,782 sq ft)	+ 144.9 sq m (+ 1560 sq ft)

Specifically, the floor area of units building-wide has decreased by 8.5 square metres (92 square feet) net. Units designated as affordable accommodation (secured through a housing agreement) are not proposed to change in number, size, or location.

Changes to parking are also proposed. Parking allocated to units is proposed at 52 stalls, an increase from 46 stalls previously proposed. Visitor parking is proposed at 6 stalls, a decrease from 8 stalls previously proposed, although the parking proposed exceeds the minimum standards and is at the maximum allowable. An area now proposed as boat parking will be buffered from Lakeshore Road with landscaping.

3.0 LAND USE MANAGEMENT DEPARTMENT COMMENTS

The project as originally proposed cannot be built with the original location of the pool, creating considerable structural difficulties. Therefore, the proposed change in location of the common pool resulted in changes to the façade and elevations that are not minor and require re-consideration by Council. The form and character of the building overall, remains essentially unchanged in terms of the exterior finishing and proposed building materials. However, the relocation of the pool structure has modified the massing of the building to create a continuous roofline, whereas previously the roofline was broken to accommodate the pool within the centre of the top floor. This primarily influences the west and east elevations, viewed from both the lakefront and Lakeshore Road exposures. Additionally, the originally proposed public art birds sculpture for the third floor that was part of the original submission is no longer included in the finished building.

The project has also provided a proposed revised landscape plan, with additional provisions for landscaping treatment for a new proposed boat storage area along the Lakeshore Road property boundary.

Land Use Management did not recommend support for this project when it first was seen by Council and as these amendments appear to further increase the visual impact on the lakefront and Lakeshore Road while also removing the single public art sculpture that had been proposed previously, is not recommending support for the proposed changes.

However, should Council choose to support this application the following recommendation will apply.

4.0 ALTERNATE RECOMMENDATION

THAT Council authorize an amendment to the existing issued 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 (as amended) to be provided on the land be in general accordance with Schedule "C1";



Shelley Gambacort

Director of Land Use Management

ATTACHMENTS

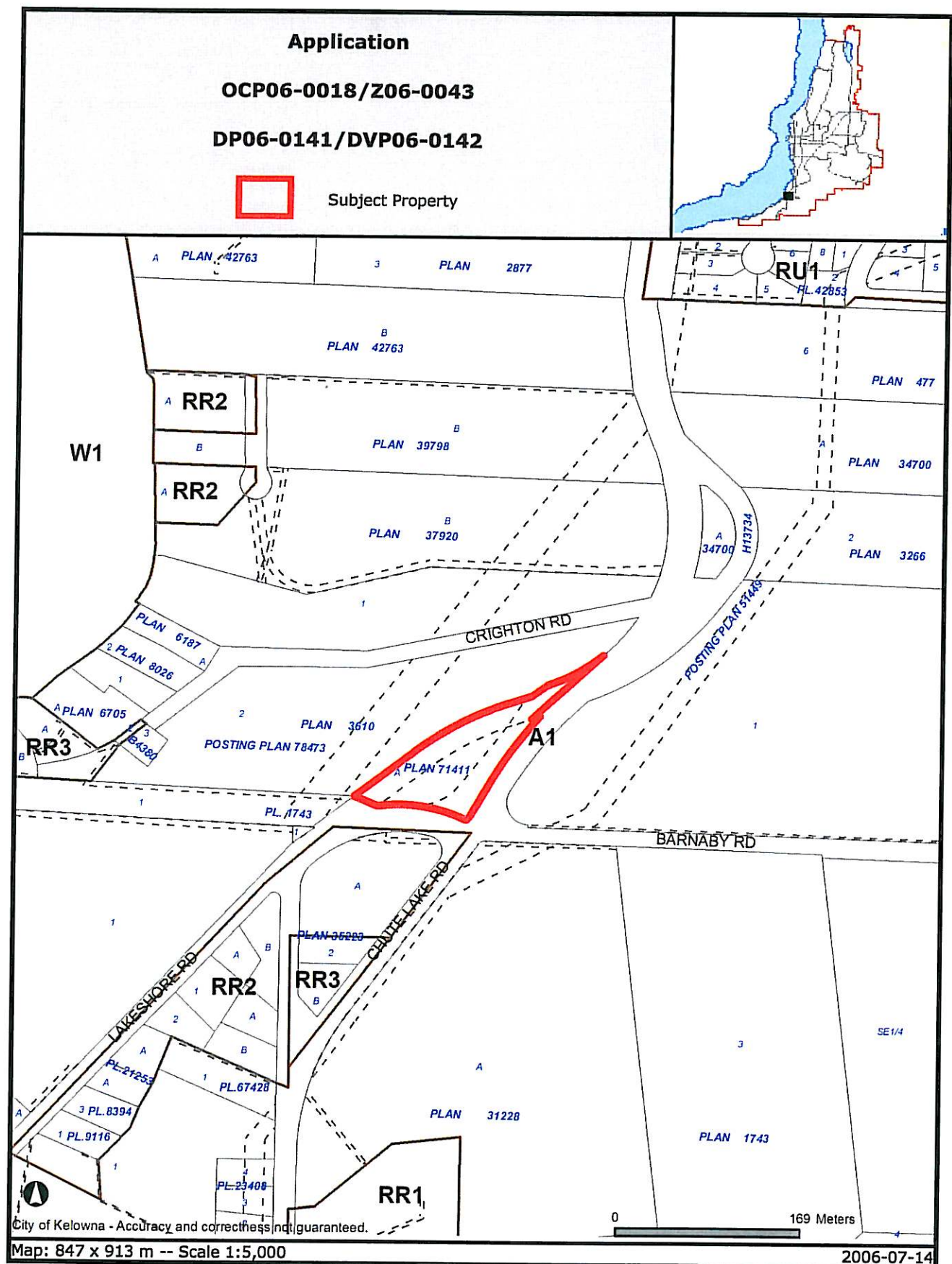
Subject Property map

SCHEDULES

- | | | |
|----|---|---|
| A | - | Site plan (revised) |
| | | Parkade level plan (revised) |
| | | Level one residential (revised) |
| | | Level two and three residential (revised) |
| B | - | Elevations (revised) |
| C1 | - | Boat storage screening (revised) |

ATTACHMENTS, AS ORIGINALLY APPROVED

Site plan
Parkade level plan
Level one residential
Level two and three residential
Level one, two, and three amenity space
Elevations
Elevations, colour



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.



Account	Debit	Credit	Balance
Income Statement			
Revenue		100.00	100.00
Expenses	20.00		80.00
Net Income			80.00
Balance Sheet			
Assets			
Current Assets			
Cash	80.00		80.00
Liabilities and Equity			
Equity			
Retained Earnings		80.00	80.00

CA' SOLARE

242

SITE PLAN

M.J. Coady

Architect, Inc.

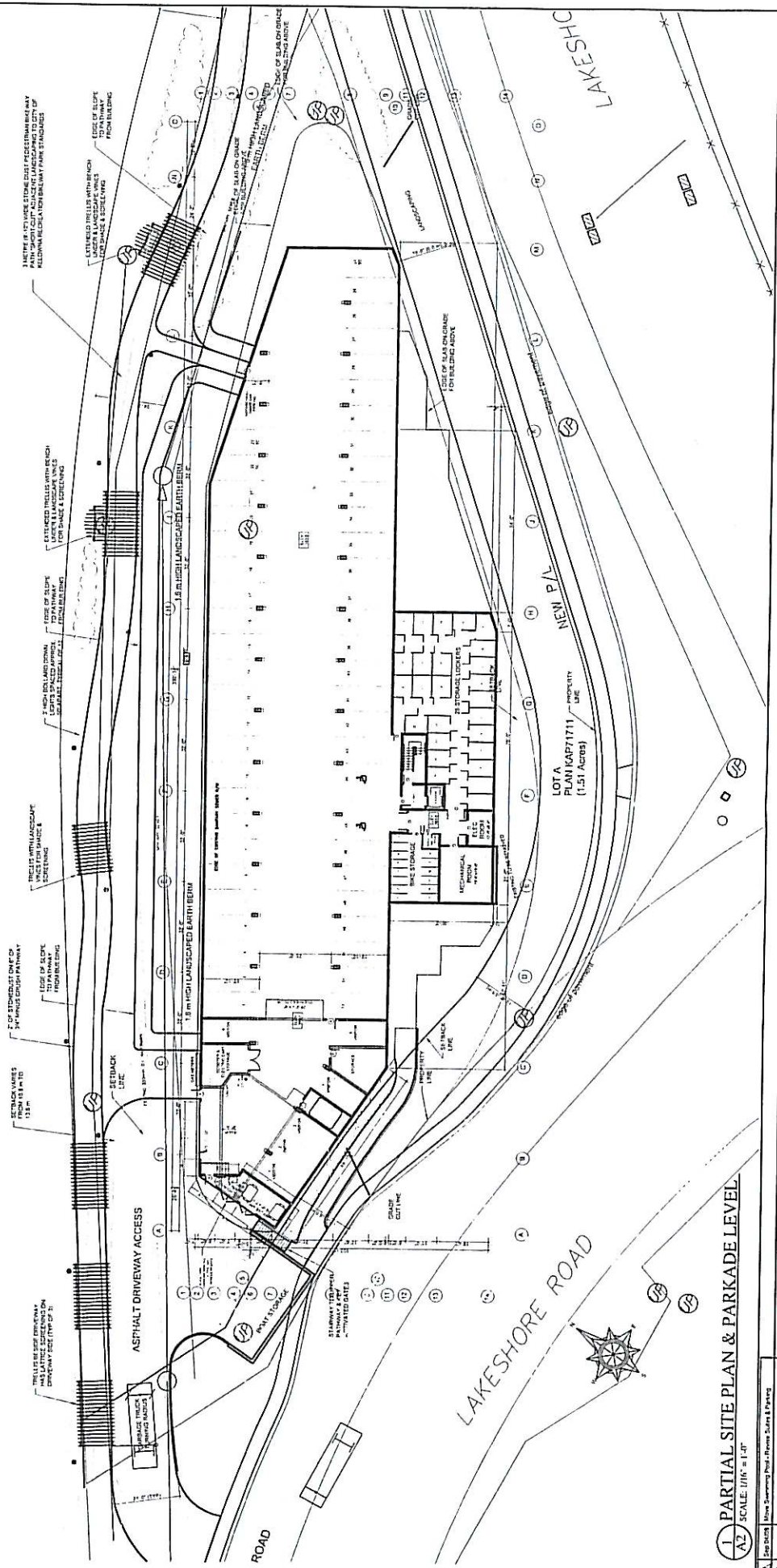
370 Lower Dench Road
Penticton, B.C. V2A 5V4
Phone: (250) 423-3798
e-mail: info@compudy.com

Dr. R.H.	Date: April 8, 2003
Mr. M.G.	Scale: 1/22 x 1/22

SCHEDULE A

This forms part of development

Permit # DPOG-0141



CA' SOLARE

M.J. Coady
Architect, Inc.

1000 Lakeshore Blvd. E.
Suite 1000
Scarborough, Ontario M1V 4Y4
Phone: (416) 491-3399
Fax: (416) 491-3398

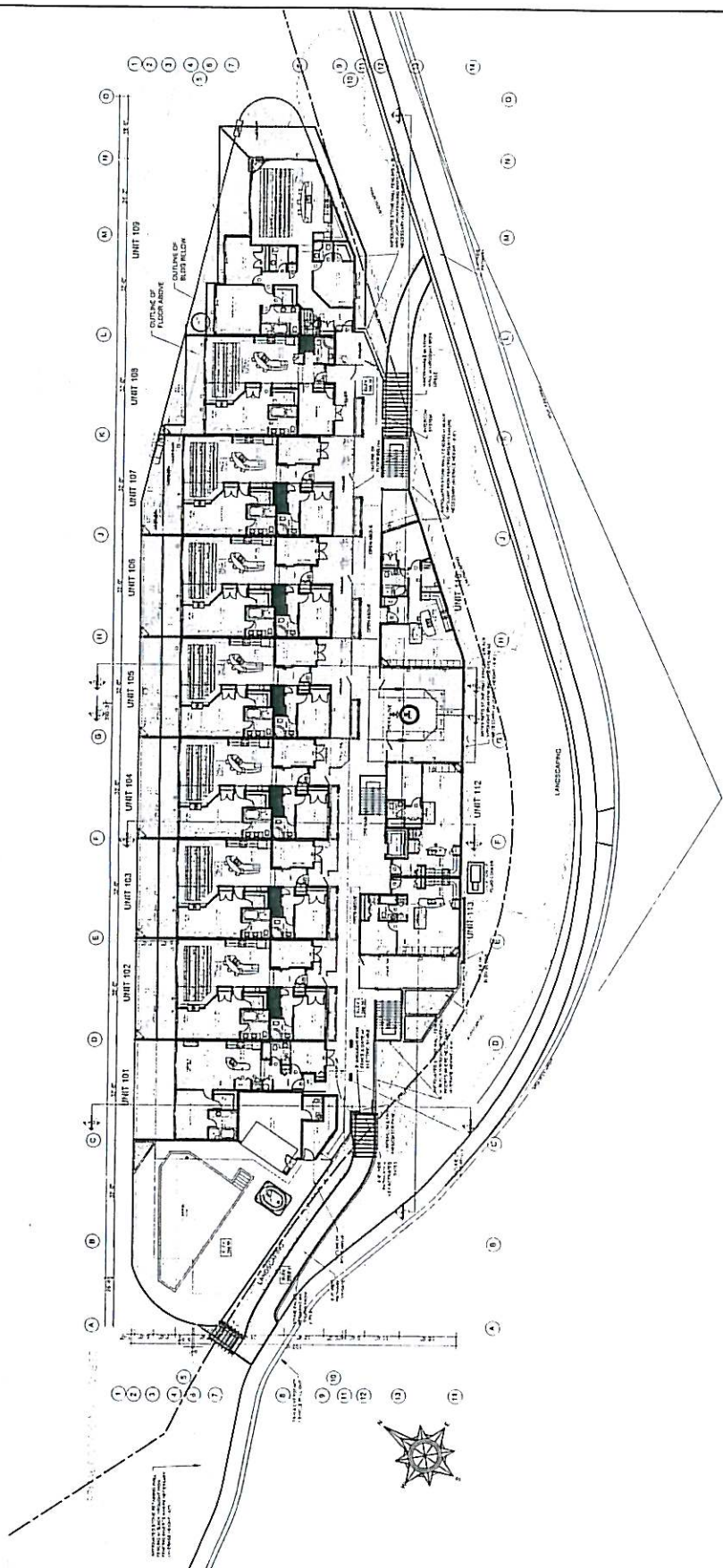
1 PARTIAL SITE PLAN & PARKADE LEVEL
SCALE: 1/16" = 1'-0"

DATE: 08/20/08
DRAWN: [Name]
CHECKED: [Name]
APPROVED: [Name]

SCHEDULE A

This forms part of development

Permit # D06-0141

[illegible]

1 LEVEL 1 - RESIDENTIAL
A4 SCALE: 1/16" = 1'-0"

[illegible]

CA' SOLARE

M.J.Coady
Architect, Inc.
373 Lower Bench Road
Fitchburg, B.C. V2A 8V4
phone (250) 483-2798
e-mail mjc@mjcoady.com

CLIPART
A4

SCHEDULE A
This forms part of development
Permit # DP06-0141

1 LEVEL 2 - RESIDENTIAL
A6 SCALE: 1/16" = 1'-0"

2 LEVEL 3 - RESIDENTIAL
A6 SCALE: 1/16" = 1'-0"

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Architect, Inc.

190 Lakeside, B.C. 2nd Floor
Portland, ME 04106
Phone: (207) 413-7388
Fax: (207) 413-7389
www.mjcady.com

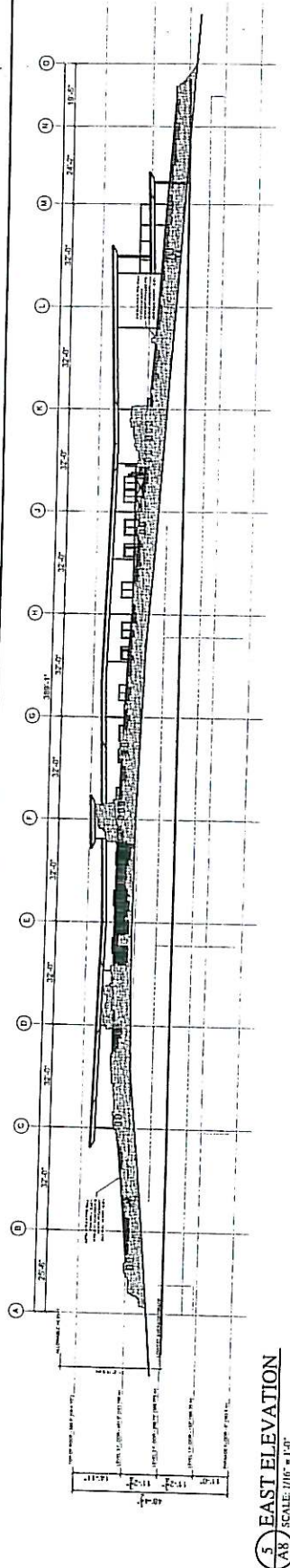
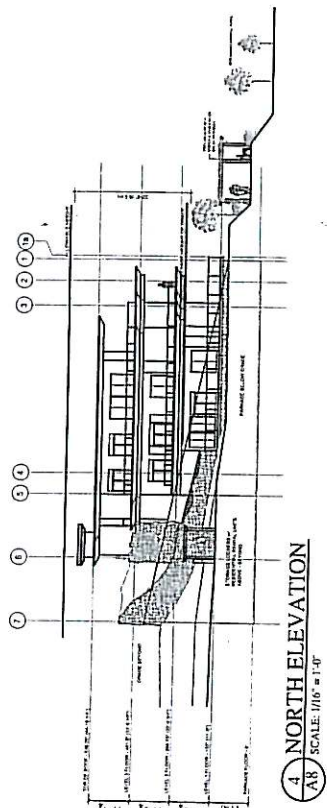
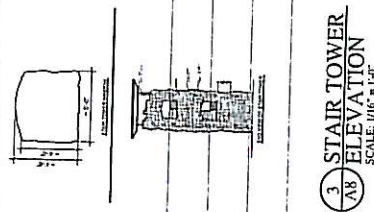
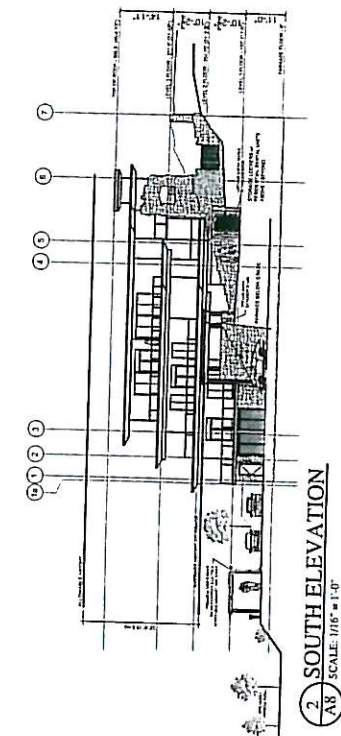
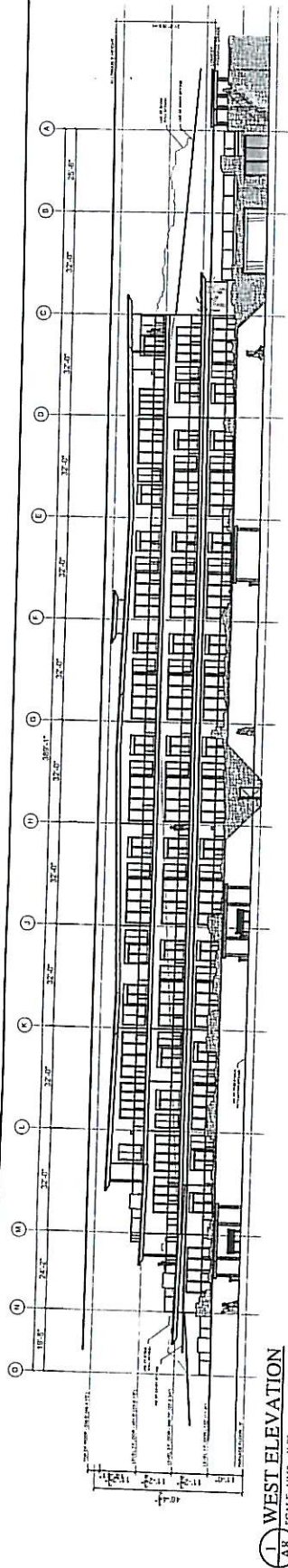
Level: TWO - RESIDENTIAL
Level: THREE - RESIDENTIAL

DATE: 04/18/2008
BY: MJC
SCALE: 1/8" = 1'-0"

PROJECT: CONDOMINIUM
SHEET: A6

CA' SOLARE

SCHEDULE A
This forms part of development
Permit # DPOG-0141

[illegible]

CA' SOLARE

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Architect, Inc.
370 Lower Birch Road
Penikese, B.C. V2A 1V4
phone: (250) 483-3395
e-mail: mjc@coady.com

ELEVATIONS

DATE: APR 5, 2005	AR
SCALE: 1/16" = 1'-0"	
BY: M.C.	
CD: R.H.	

SCHEDULE B

This forms part of development

Permit # DP06-0141

SCHEDULE C1

This forms part of development

Permit # DPO6-0141

PROPERTY BOUNDARY

PROPOSED WALK

RETAINING WALL

BOULEVARD TREE ON MEDIAN

ORNAMENTAL SHRUB PLANTING

CONIFEROUS SCREENING

RESIDENCE

BOAT STORAGE

LAKESHORE DRIVE

PROJECT

CA'SOLARE
KELOWNA BC

REVISIONS / ISSUED

NO.	DATE	DESCRIPTION
1	OCT 09-08	ISSUED FOR REVIEW

SHEET TITLE

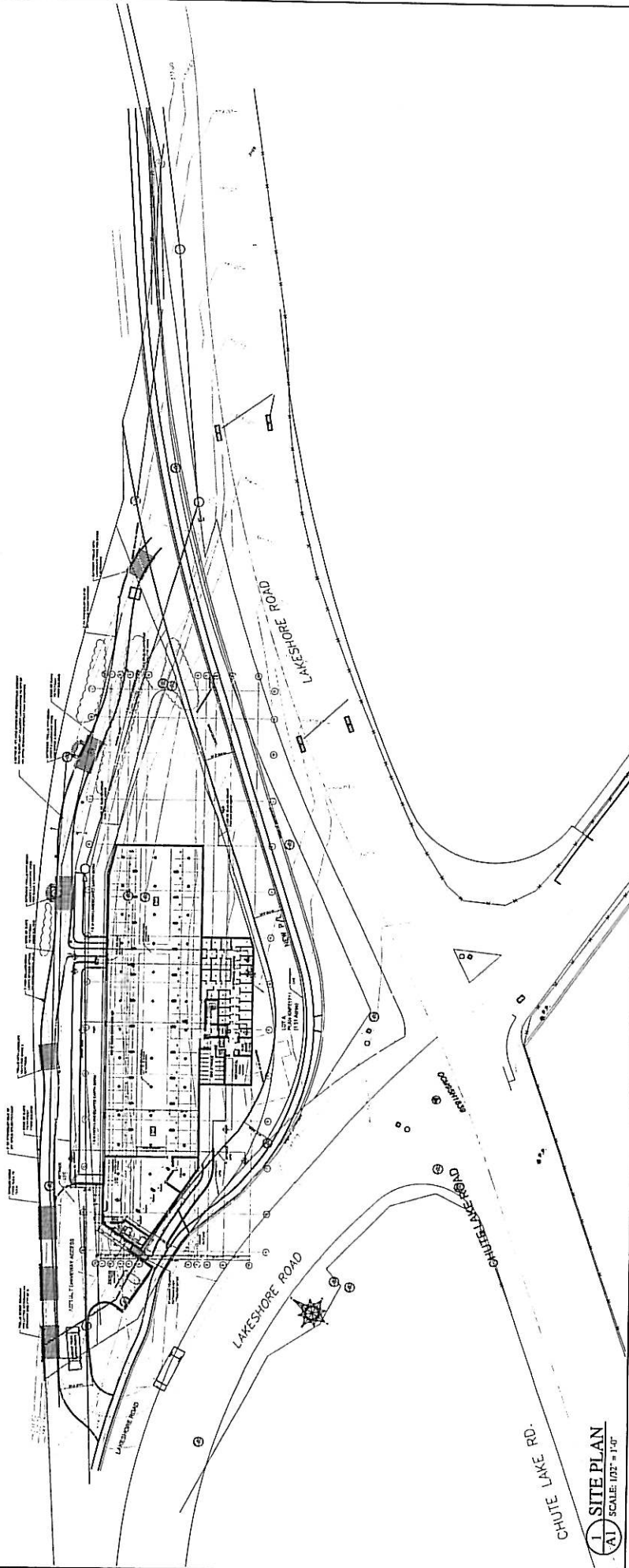
BOAT STORAGE SCREENING

SHEET NO.

L-1

PROJECT NO. 122-170

SCALE 1:200



1 SITE PLAN
SCALE: 1/32" = 1'-0"

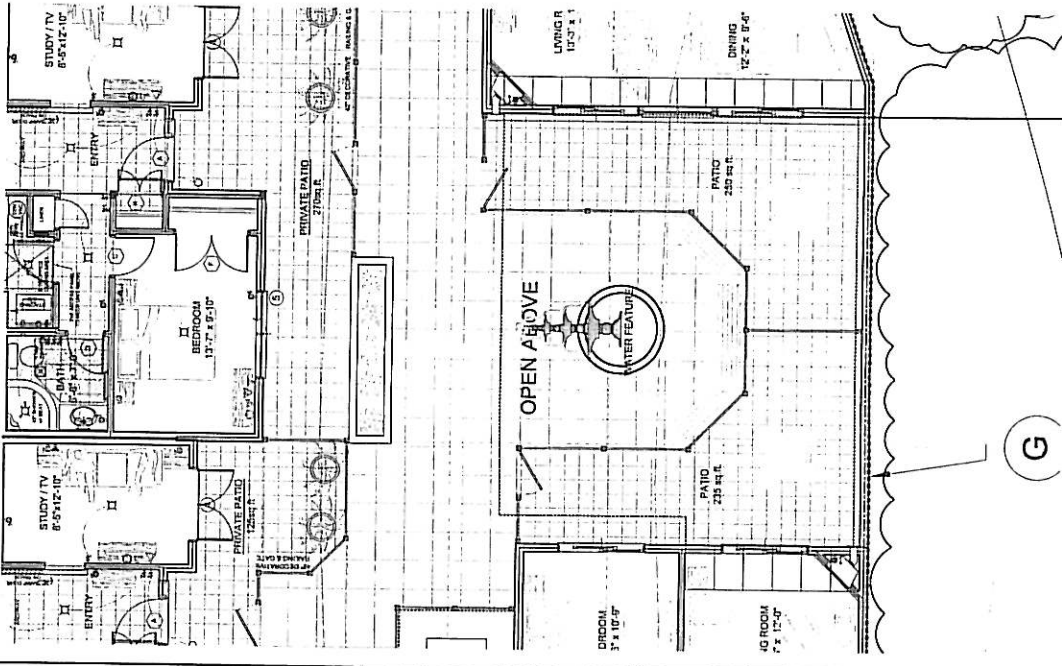
1	May 2007	Added to All Area Plans, Revised Setback and 20'
2	May 2007	Revised 1 Unit and 2 Unit Common Room
3	Apr 2007	Revised for Discussion
4	Mar 2007	Revised for Approval
5	Oct 2006	Revisions as per Planning Memo - Sept 2006
6	Aug 2006	Final EIR to 3 Floors of Units, All Paid

CA' SOLARE

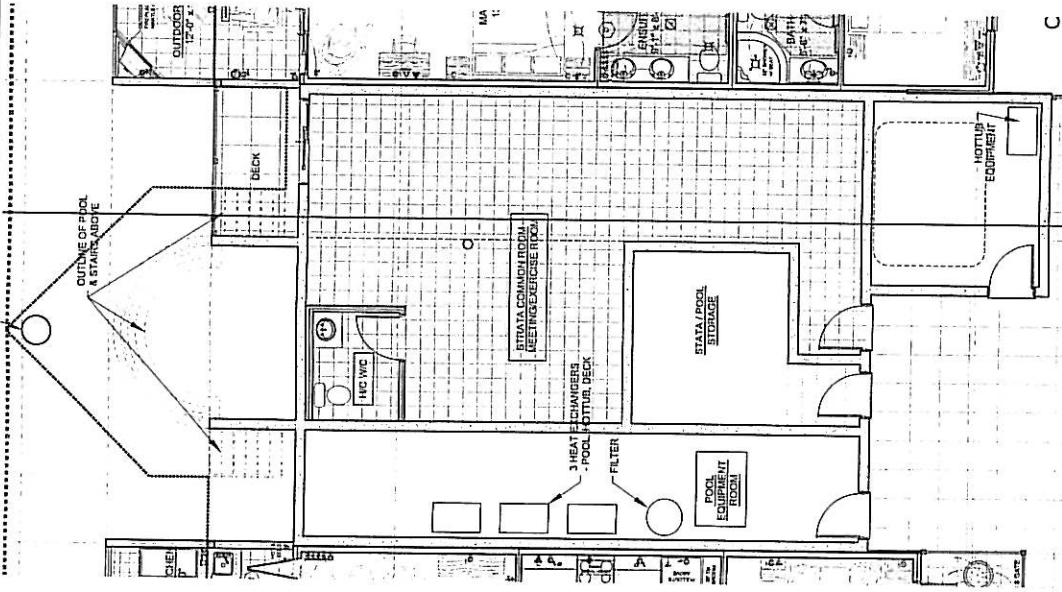
M.J. Coady
Architect, Inc.
370 Lower Beach Road
Pensacola, FL 32504
www.mjcaddy.com

DATE	10/2/07
BY	MLC
FOR	ARCHITECT
PROJECT	CA' SOLARE
SHEET	A1

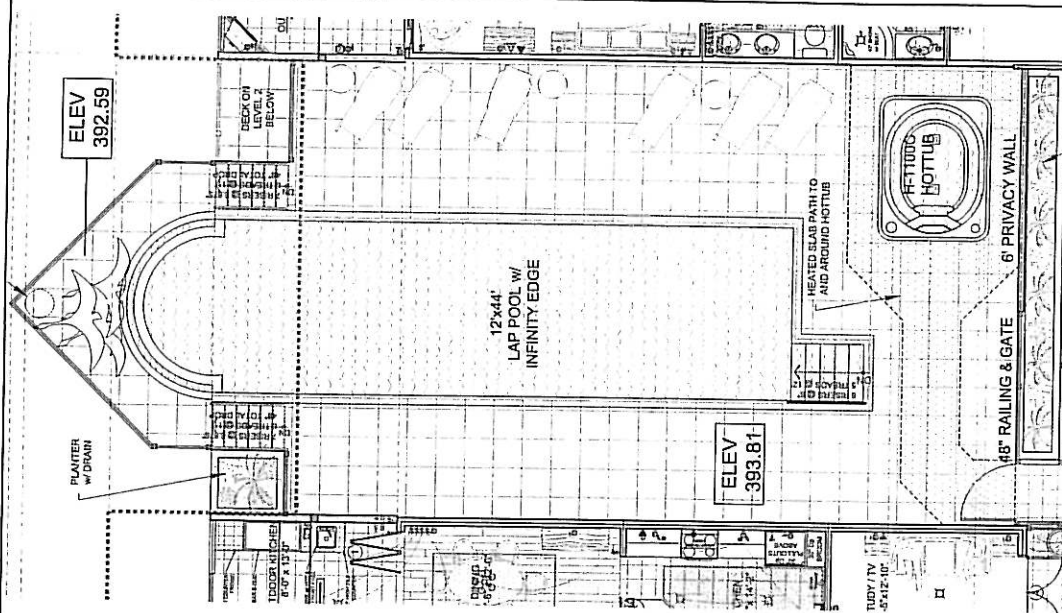
AS ORIGINALLY
APPROVED



1 LEVEL 1 - SHADE GARDEN
A5 SCALE: 1/4" = 1'-0"



2 LEVEL 2 - EXERCISE ROOM & POOL EQUIPMENT ROOM
A5 SCALE: 1/4" = 1'-0"



3 LEVEL 3 - SWIMMING POOL AREA
A5 SCALE: 1/4" = 1'-0"

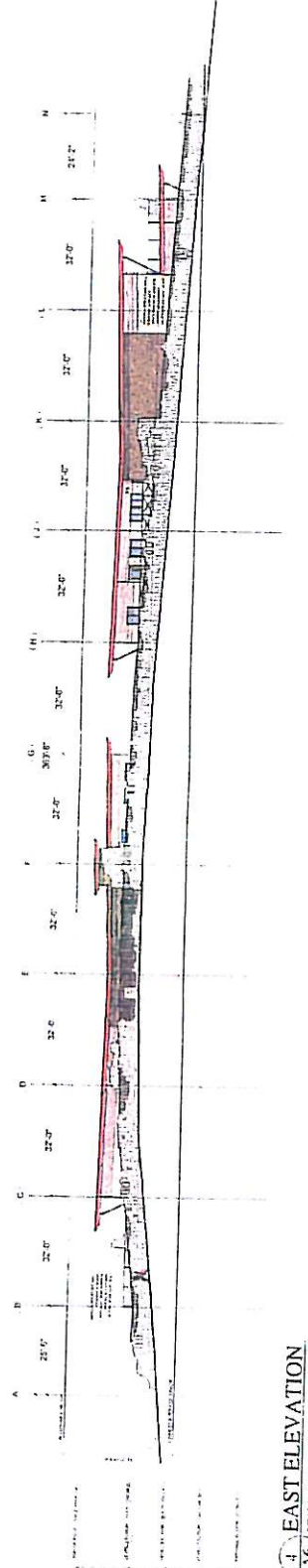
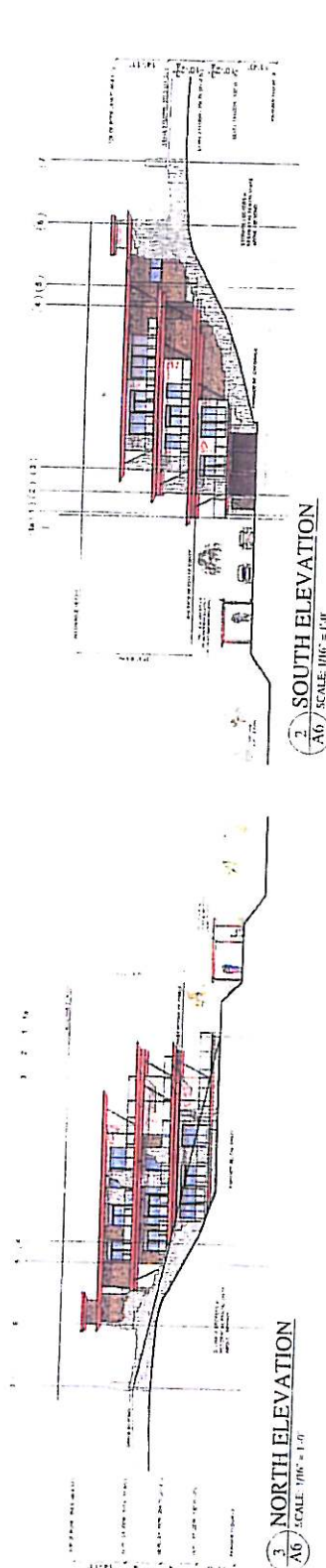
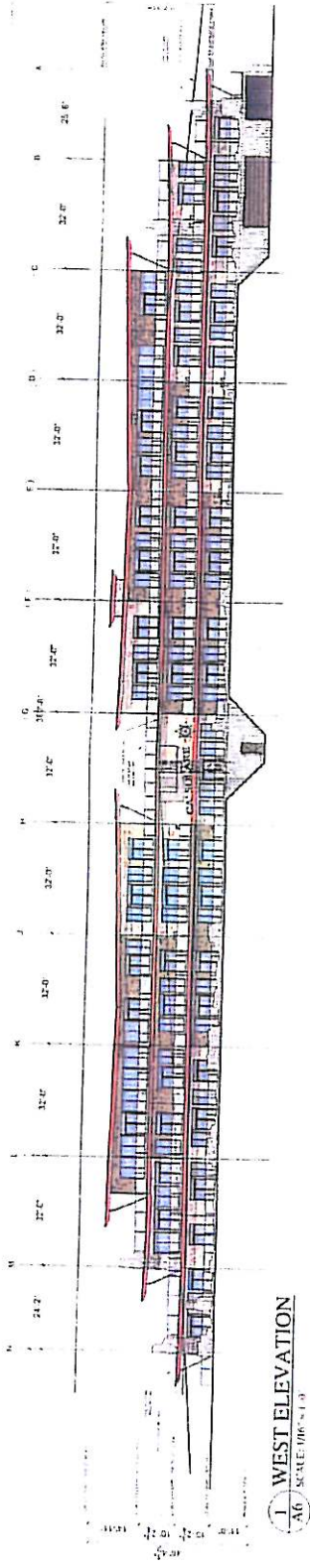
1	May 2007	Added 24' x 12' Pool Deck, Revised Swimming Pool 24' x 12' x 4'4"
2	May 2007	Revised 1 Unit and moved Exercise Room
3	May 2007	Revised for Discussion
4	May 2007	Revised for Approval
5	Oct 2008	Revisions as per Planning Memo - Sept 15/08
6	Aug 2008	Revised Entry to 2 Units of 2 Units, Add Pool
7	Aug 2008	Revised

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SHEET NO. 1
 DATE: 10/1/08
 SCALE: 1/4" = 1'-0"
 DRAWN BY: J.C.
 CHECKED BY: J.C.
 APPROVED BY: J.C.
 A5

CA' SOLARE

AS ORIGINALLY
APPROVED



CA' SOLARE

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**AS ORIGINALLY
APPROVED**

City of Portland, Maine
Planning & Building Department
Planning Review and City Council
Construction Division