
CITY OF KELOWNA MEMORANDUM

Date: February 4, 2009
To: City Manager
From: Community Sustainability Division

APPLICATION NO. DP08-0180 **OWNER:** Sunstone Resorts (Kelowna) Corp.
AT: 3090 Burtch Road **APPLICANT:** Philip MacDonald Architects Inc.

PURPOSE: TO OBTAIN A DEVELOPMENT PERMIT TO APPROVE THE FORM AND CHARACTER FOR THE CONSTRUCTION OF A THREE STOREY 59-UNIT CONDOMINIUM BUILDING.

EXISTING ZONE: RM4 – Transitional Low Density Housing

REPORT PREPARED BY: Luke Turri

1.0 RECOMMENDATION

THAT Council authorize the issuance of Development Permit No. DP08-0180 for Lot B, District Lot 131, ODYD, Plan KAP80073, located at 3090 Burtch Road, 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, 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 is proposing to construct a three storey, 59-unit condo development on the subject property that complies with the existing RM4 zoning designation.



3.0 ADVISORY PLANNING COMMISSION

The above noted application was reviewed by the Advisory Planning Commission at the meeting on October 7, 2008 and the following recommendation was passed:

THAT the Advisory Planning Commission support Development Permit Application No. DP08-0180, for 3090 Burtch Road; Lot B, District Lot 131, Plan 80073, Sec. 17, Twp. 26, ODYD by Philip Macdonald Arch. (B. Sichello) to obtain a development permit to allow for the construction of a 4 storey, 59 unit condominium building.

4.0 BACKGROUND

Currently, three phases of assisted-living and care suites surround the subject property ("Mountainview Village"), which are operated by the Good Samaritan Society of Canada. A Development Permit was previously issued for this fourth phase of the development in 2004, which at that time responded to a more traditional market-housing condo building. However, the developer has decided to change the form and character of the development in order to market the project to a different demographic that would appeal to a younger homeowner.

4.1 The Proposal

This revised development proposal is decidedly modern in style, with a different colour palette than the surrounding properties already constructed. The exterior finishing includes hardi-board trim in a variety of earth tones, with black accents in the window and balcony trim. As shown in the attachments, the primary body cladding will alternate between browns and taupes, with light tan accents in the batten and trim boards. The designer has added exposed wood beams and pergola work to the main entrance, and prominent corners, including the KLO and Burtch intersection. This addition aims to reference the agricultural context of the site. The low-profile roofline is accented with changes in pitch along the north and west elevations.

Vehicular access to the property would be via Burtch Road, as well as an existing access on KLO Road which is used by the adjacent Mountainview Village development. The majority of the parking spaces are provided underground, with 17 at-grade visitor parking stalls.

The landscape plan proposes large plantings on the principal road frontages, along with small plantings bordering the building and within the entrance/parking area. Some retaining walls will be included along each elevation, which would reference the work currently completed on first three phases constructed on site. Any exposed concrete walls from the underground parkade are to be screened with larger, more dense plantings.

The application meets the requirements of the RM4 - Transitional Low Density Housing zone as follows:

CRITERIA	PROPOSAL	RM4 ZONE REQUIREMENTS
Subdivision Regulations		
Site Area (m ²)	5,243 m ²	900 m ²
Site Width (m)	64.4 m	30.0 m
Site Depth (m)	81.5 m	30.0 m
Development Regulations		
Site Coverage (%)	37% (60% total)	50% (60% including buildings, driveways and parking areas)
F.A.R.	.8033	0.65 + 0.155 (for covered parking) Total: .805
Height (m)	11.91 m	13.0 m
Storeys (#)	3 storeys	3 storeys
Required Setbacks		
Front (South)	6.0 m	6.0 m
Rear (North)	9.0 m	9.0 m
Side (West)	4.5 m	4.5 m
Side (East)	4.5 m	4.5 m
Other Regulations		
Private Open Space	2110 m ²	$\frac{49 \text{ units} \times 15.0 \text{ m}^2}{10 \text{ units} \times 25.0 \text{ m}^2}$ Total: 985 m ²
Parking Spaces (#)	76 spaces	$\frac{49 \text{ units} \times 1.25 (61 \text{ spaces})}{10 \text{ units} \times 1.5 (15 \text{ spaces})}$ Total: 76 spaces
Bicycle Stalls (#)	36 spaces	Class I: 0.5/dwelling (30 spaces) Class II: 0.1 per unit (6.0 spaces) Total: 36 spaces

4.2 Site Context

The proposed building is located on the corner of KLO and Burtch road. The future extension of Burtch Road (south of Byrns Rd), will eventually meet at this intersection. At present, this southern arm of Burtch Road terminates at the access to the currently constructed development (Phase 3). The Agricultural Land Reserve surrounds the area to the north, east and southeast. A single family subdivision and Immaculata Regional High School are found to the south.

4.3 Site Location Map

Subject property: 3090 Burtch Road



Specifically, adjacent land uses are as follows:

North	RM4 - Transitional Low Density Housing (Mountainside Village Phase 3)
East	A1 - Agricultural 1 (ALR)
South	RU1 - Large Lot Housing (St. Amand Road subdivision) P2 - Education and Minor Institutional (Immaculata High School)
West	RM4 - Transitional Low Density Housing (Mountainside Village Phase 1&2)

5.0 EXISTING DEVELOPMENT POTENTIAL

The property is currently zoned RM4 – Transitional Low Density Housing, a zone which provides for low rise, low density apartment housing with urban services as a transition between low and medium density development.

6.0 CURRENT DEVELOPMENT POLICY

6.1 Official Community Plan (OCP)

Section 8.37 Apartment and Townhouses: “Encourage development to contribute to the City’s goal of, over the 2000 – 2020 timeframe, having 53% of new residential units be in the form of apartments, townhouses (and cluster housing), or other multiple unit buildings.”

Section 8.44 Integration: “Encourage the sensitive integration of different housing forms in the various sectors of the City, in support of neighbourhood diversity and healthy communities.”

Section 8.2 Development Permit Guidelines for Form and Character of Multiple Unit 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, 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 Fire Department

Confirmation of BCBC Building code requirements to be completed at time of Building Permit application.

7.2 Development Engineering Branch

See attached.

7.3 Shaw Cable

Owner/developer to supply and install a underground conduit system.

7.4 Telus

Telus will provide underground facilities to this development. Developer will be required to supply and install conduit as per Telus policy.

8.0 LAND USE MANAGEMENT DEPARTMENT COMMENTS

The Land Use Management Department is supportive of the form and character of the proposed development, while noting that the previous phases already built have established a dominant design pattern for the select area. The applicant has provided color renderings of the proposal, including super-imposing the building into the current context. Staff have worked with the applicant to ensure a high standard of street level and pedestrian-orientated design along the KLO and Burtch Road frontages. Revisions have incorporated enhanced entranceway design details and landscape plantings surrounding the common amenity space/deck at the prominent Burtch/KLO corner. The project provides a distinctive design, with adequate referencing to the surrounding agricultural context.



Danielle Noble
Manager, Urban Land Use

Approved for inclusion



Shelley Gambacort
Director, Land Use Management

ATTACHMENTS

Location Map
Renderings and Massing Model (4 pages)
Site Context Images
Colour/Materials Board
Site Plan
Floor Plans (2 pages)
Landscape Plan (2 pages)

CITY OF KELOWNA
MEMORANDUM

Date: August 14, 2008
File No.: DP08-0180
To: Planning & Development Services Department (LT)
From: Development Engineering Manager
Subject: 3090 Burtch Rd. 59 unit Condominium Lot B PL 77109

The Works & Utilities Department have the following requirements associated with this development application

Works and Utilities requirements for off-site works for this development site were addressed in our reports under files Z99-1025 DP03-0164 and S05-0111

1. Domestic Water and Fire Protection

- (a) This development site has had a recent service upgrade and is presently serviced with a new 150mm-diameter water service. The developer must engage a consulting mechanical engineer to determine the domestic and fire flow requirements of this development, and establish the service needs. Disconnect unused services at the main. Service upgrades, if required, will be at the developer's cost.
- (b) The boulevard landscape irrigation system is to be connected to the on site irrigation system.

2. Sanitary Sewer

- (a) The existing site is serviced with a 150mm-diameter PVC sanitary service. If service upgrades are required they will be at the developer's cost and unused services shall be disconnected at the main. Security bonding will also be required if any offsite works are required.
- (b) Connection area fees have previously been calculated for this property as part of an earlier application. **The applicant is responsible for the outstanding amount of \$50,000.00.**

3. Storm Drainage

- (a) The existing site is serviced with a 250mm diameter overflow storm service from Burtch Rd. The developer must engage a consulting civil engineer to provide a storm water management plan for the site, which meets the requirements of the City Storm Water Management Policy and Design Manual. The storm water management plan must also include provision of a revised lot grading plan, minimum basement elevation (MBE), if applicable, and recommendations for onsite drainage containment and disposal systems.

4. Road Improvements

- (a) Burtch Road fronting this development has been upgraded to an urban standard as part of an earlier application; however outstanding items include an asphalt overlay and landscaped boulevard complete with underground irrigation. Security bonding is in place for these works.
- (b) KLO Road fronting this development has been upgraded to an urban standard as part of an earlier application; however outstanding items include; landscaped boulevard complete with underground irrigation. Security bonding is in place for these works.

5. Electric Power and Telecommunication Services

The electrical and telecommunication services to this building as well as the local distribution wiring must be installed in an underground duct system, and the building must be connected by an underground service. It is the developer's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for these services which would be at the applicant's cost.

6. Engineering

Road and utility construction design, construction supervision, and quality control supervision of all off-site and site services including on-site ground recharge drainage collection and disposal systems, must be performed by an approved consulting civil engineer. Designs must be submitted to the City Engineering Department for review and marked "issued for construction" by the City Engineer before construction may begin.

7. Development Permit and Site Related Issues

- (a) A bike rack must be provided in accordance with current bylaws and policies.
- (b) Any offsite works damaged during construction shall be replaced to the satisfaction of the City Engineer.

8. Access and Manoeuvrability

- (a) The site plan should illustrate the ability of an SU-9 standard size vehicle to manoeuvre onto and off the site without requiring a reverse movement onto public roadways. If the development plan intends to accommodate larger vehicles, the site plan should be modified and illustrated accordingly.
- (b) KLO Road driveway accesses will ultimately be restricted to right-in and right-out only by the erection of a median along the center of KLO Road at some point in the future.

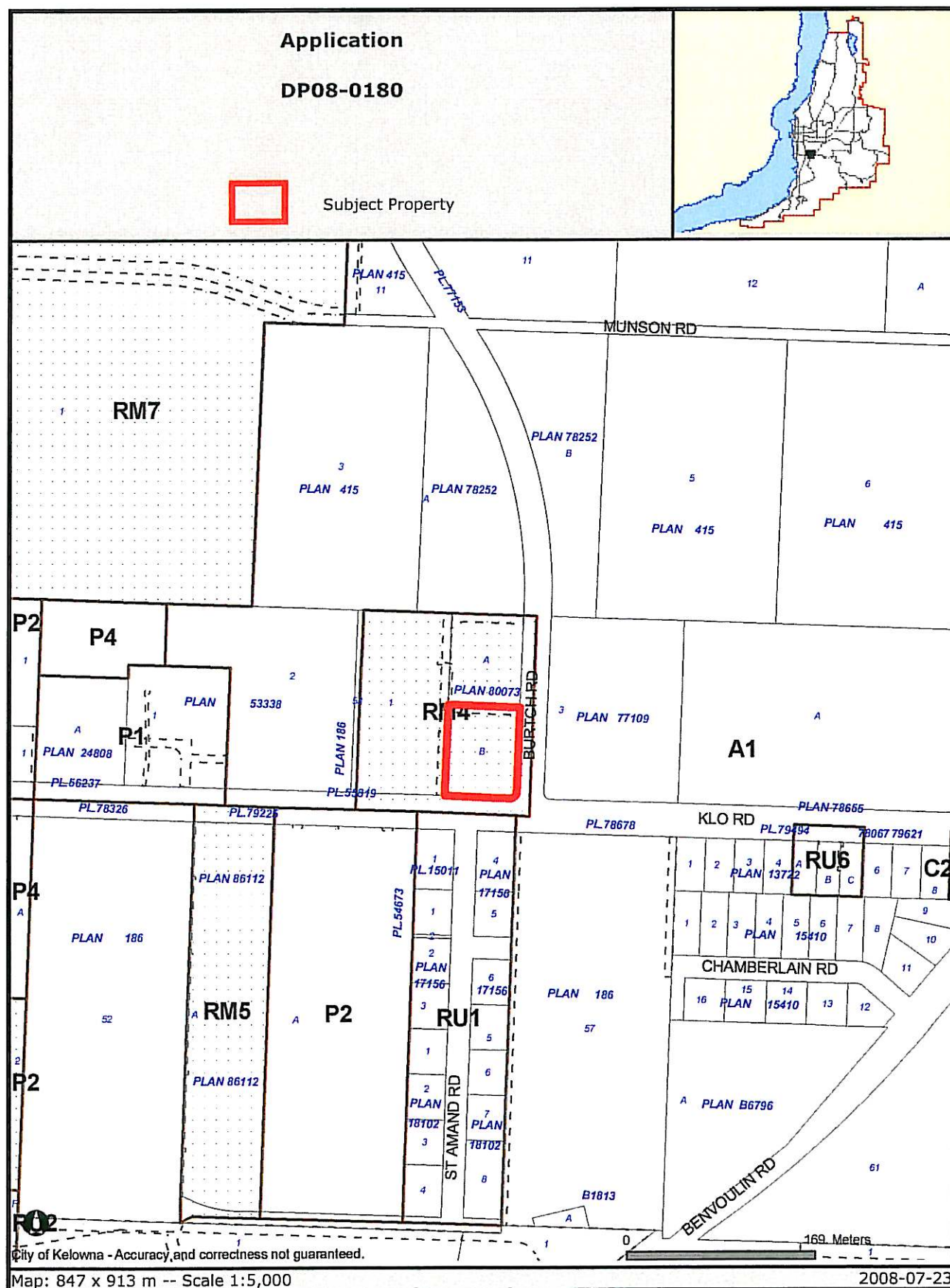
9. Bonding and Levy Summary

(a) Levies

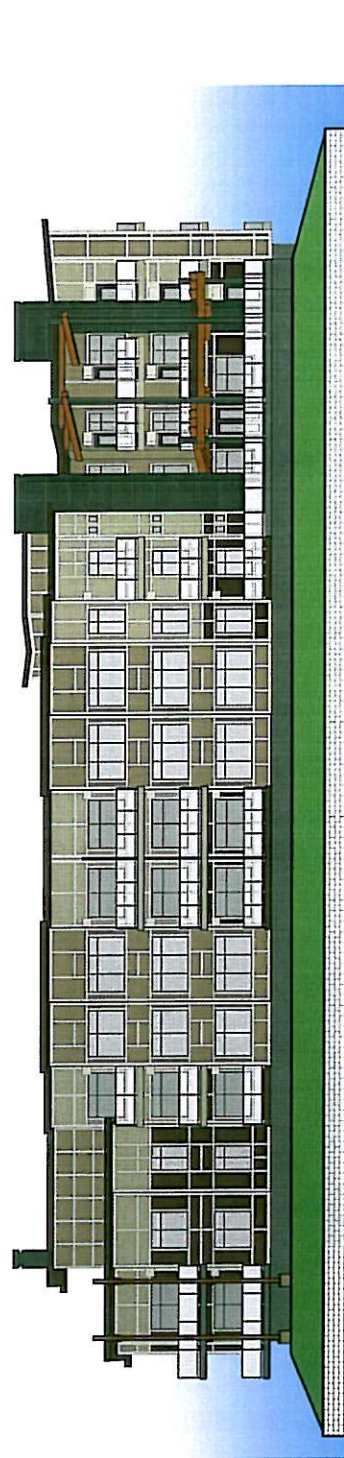
Sewer Connection Fee

\$50,000.00

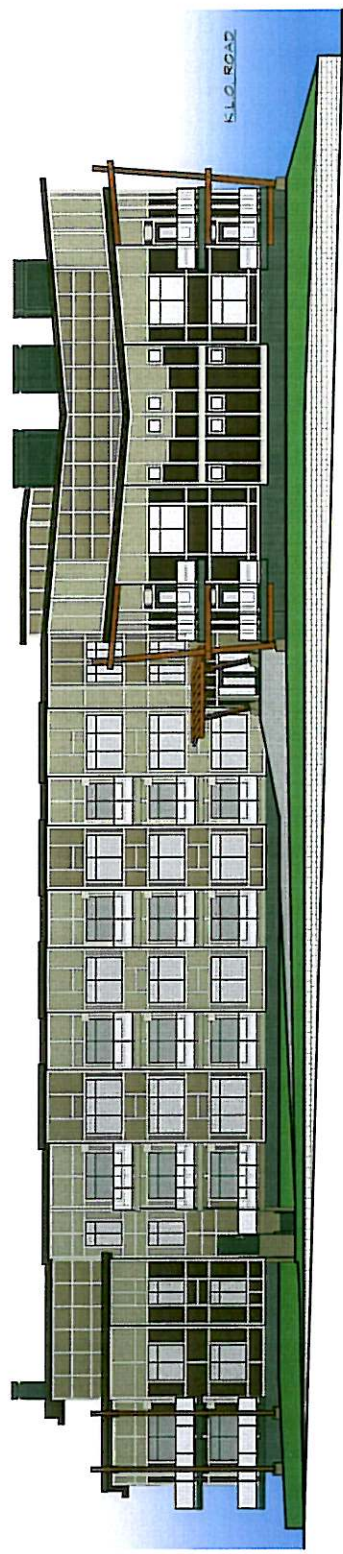
Steve Muenz, P. Eng.
Development Engineering Manager
DC



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.

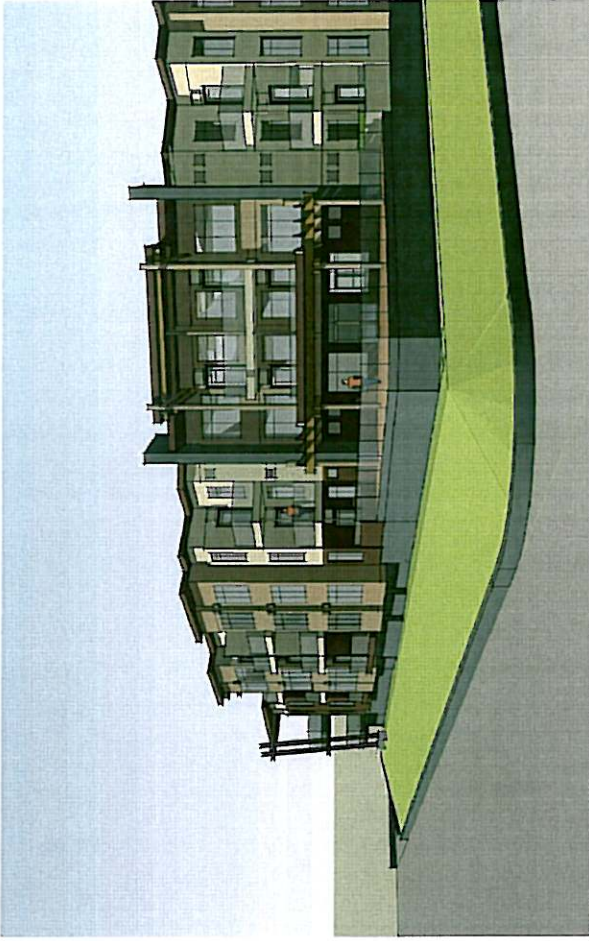


1 RENDERED SOUTH ELEVATION
SCALE 1/8" = 1'-0"

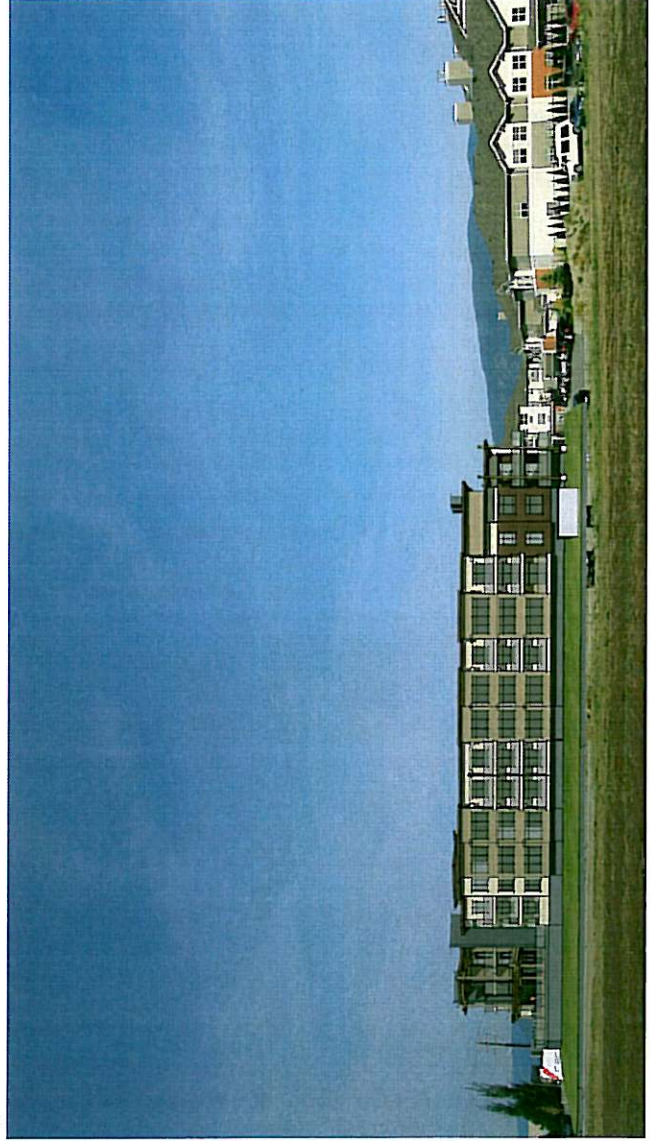


2 RENDERED WEST ELEVATION

① - TWO TOWER
 40'-5" (12.251 m)
 ② - TWO ROOF
 136'-3" (41.223 m)
 ③ - THIRD FLOOR
 130'-3" (39.40 m)
 ④ - SECOND FLOOR
 110'-3" (33.74 m)
 LANEWAY
 ⑤ - MAIN FLOOR
 100'-0" (30.5 m)
 (133.25 Geodetic Elev.)
 ⑥ - PARKADE FLOOR
 25'-3" (7.63 m)



NOTE:
IMAGES ARE TO SHOW
GENERAL MASSING ONLY.
BATTENS ARE NOT SHOWN.
REFER TO DRAWINGS A3.2,
A3.3 AND 3.4 AND THE
COLOUR SHEET FOR ACTUAL
PROPOSED COLOURS.



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GENERAL MASSING ONLY.
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REFER TO DRAWINGS A3.2,
A3.3 AND 3.4 AND THE
COLOUR SHEET FOR ACTUAL
PROPOSED COLOURS.

**PHILIP
MACDONALD
ARCHITECT
INC**



326 UPLANDS DR
KELOWNA BC
CANADA V1W4J7

TEL (250) 764 4157
FAX (250) 764 4857
PMACDONALD@MVA.CA

LEGISLATION, CONSTRUCTION

States and variety of ethical standards and interpretations vary by the state or countries. The American Institute of Architects is a recognized, national professional organization, which disseminates information on ethics and standards of conduct. The American Institute of Architects President and national association.

The study must be used to compare the ethical standards of the American Institute of Architects with the standards of the American Institute of Architects. The study must be used to compare the ethical standards of the American Institute of Architects with the standards of the American Institute of Architects.

ARCHITECTURAL, SEALS

DATE		ISSUED FOR
10-10-2008		Client Notice
01-11-2008		Development Permit
		70% Complete Construction Set
		Building Permit
		Tender
#	DATE	REVISIONS
PROJECT TITLE:		

2025年12月

**58-Unit
Condominium**

2000 Burleigh Rd.,
Kalamazoo, MI

1997-98

**SITE
CONTEXT
SUPER-
IMPOSED
IMAGES**

[illegible]

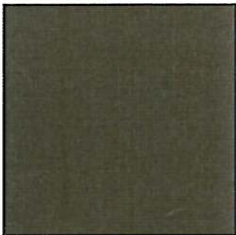
COLOUR - EXTERIOR TREATMENT FINISH SCHEDULE



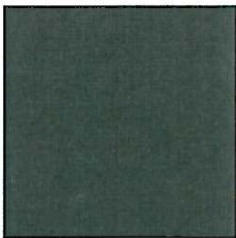
Cladding - Battens and Trim Boards
James Hardie Painted Cement Board Hardietrim or equivalent
Benjamin Moore 2137-50 Sea Haze



Cladding
James Hardie Painted Cement Board Hardiepanel or equivalent
Benjamin Moore HC85 Fairview Taupe



Cladding
James Hardie Painted Cement Board Hardiepanel or equivalent
Benjamin Moore 2137-20 Char Brown



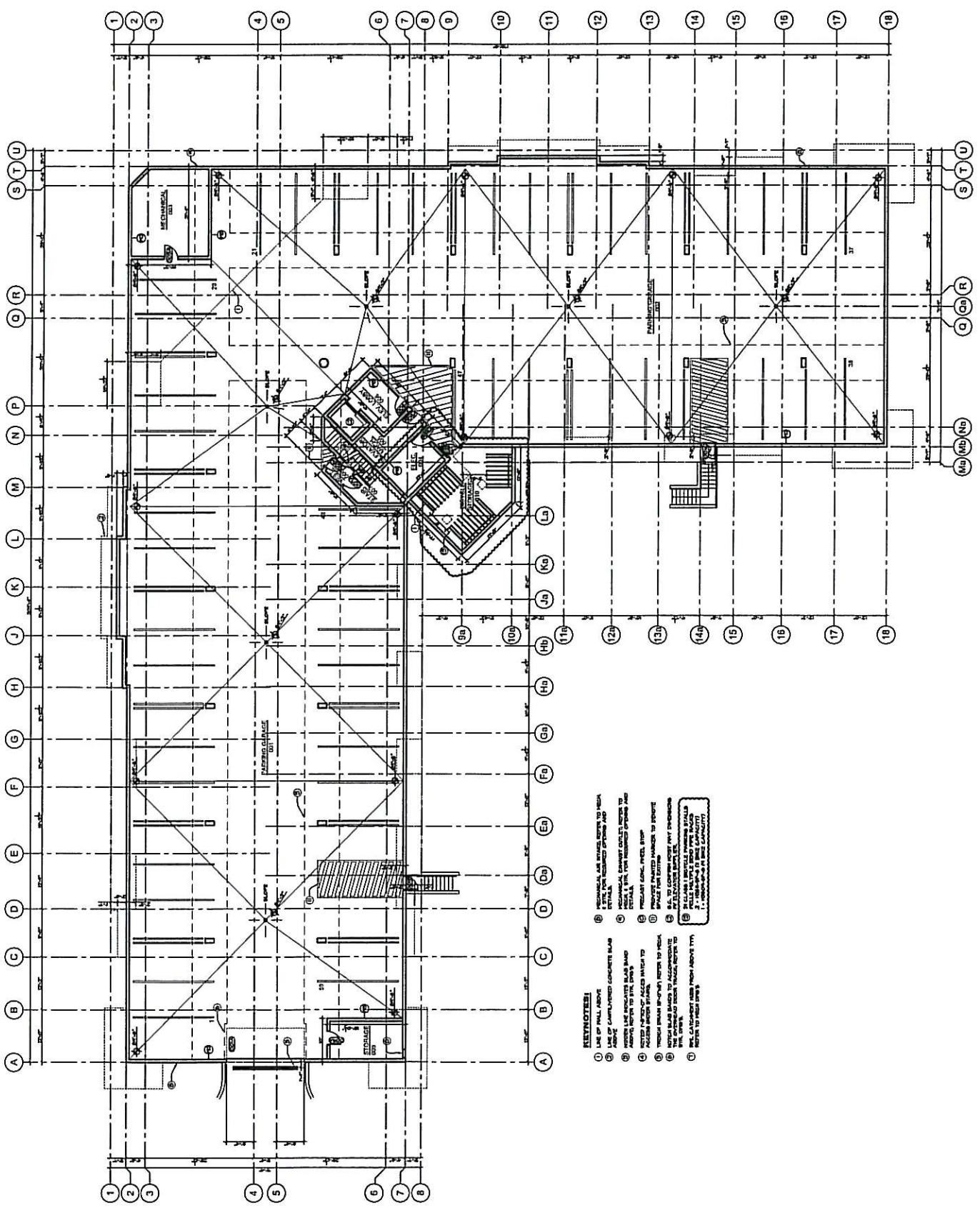
Cladding - "Chimneys"
James Hardie Painted Cement Board Hardietrim and Hardiepanel
Benjamin Moore 2124-10 Wrought Iron



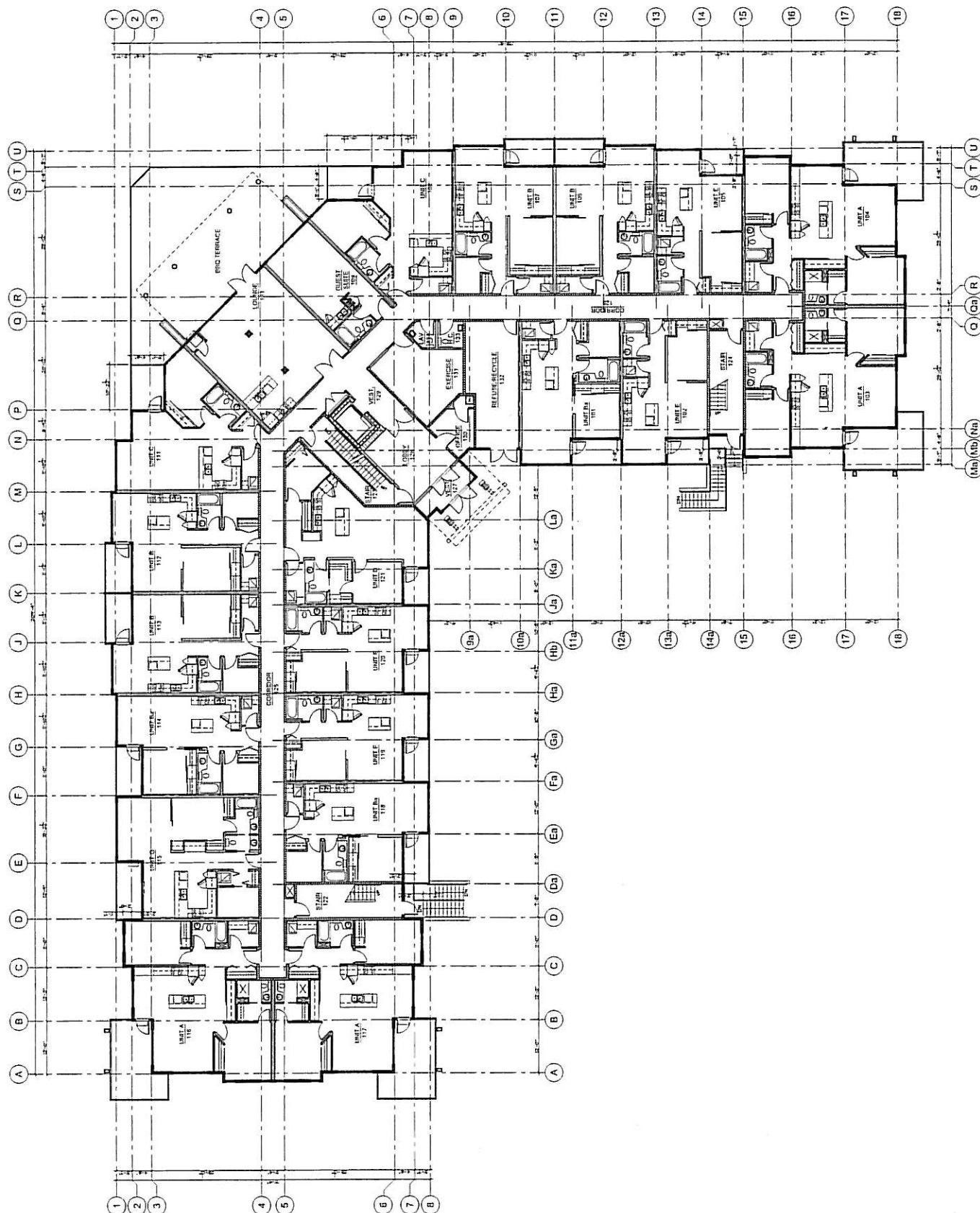
Foundation Wall
Elastomeric Paint Finish
Benjamin Moore MooreLastic 055 Acrylic Elastomeric (Low Lustre)

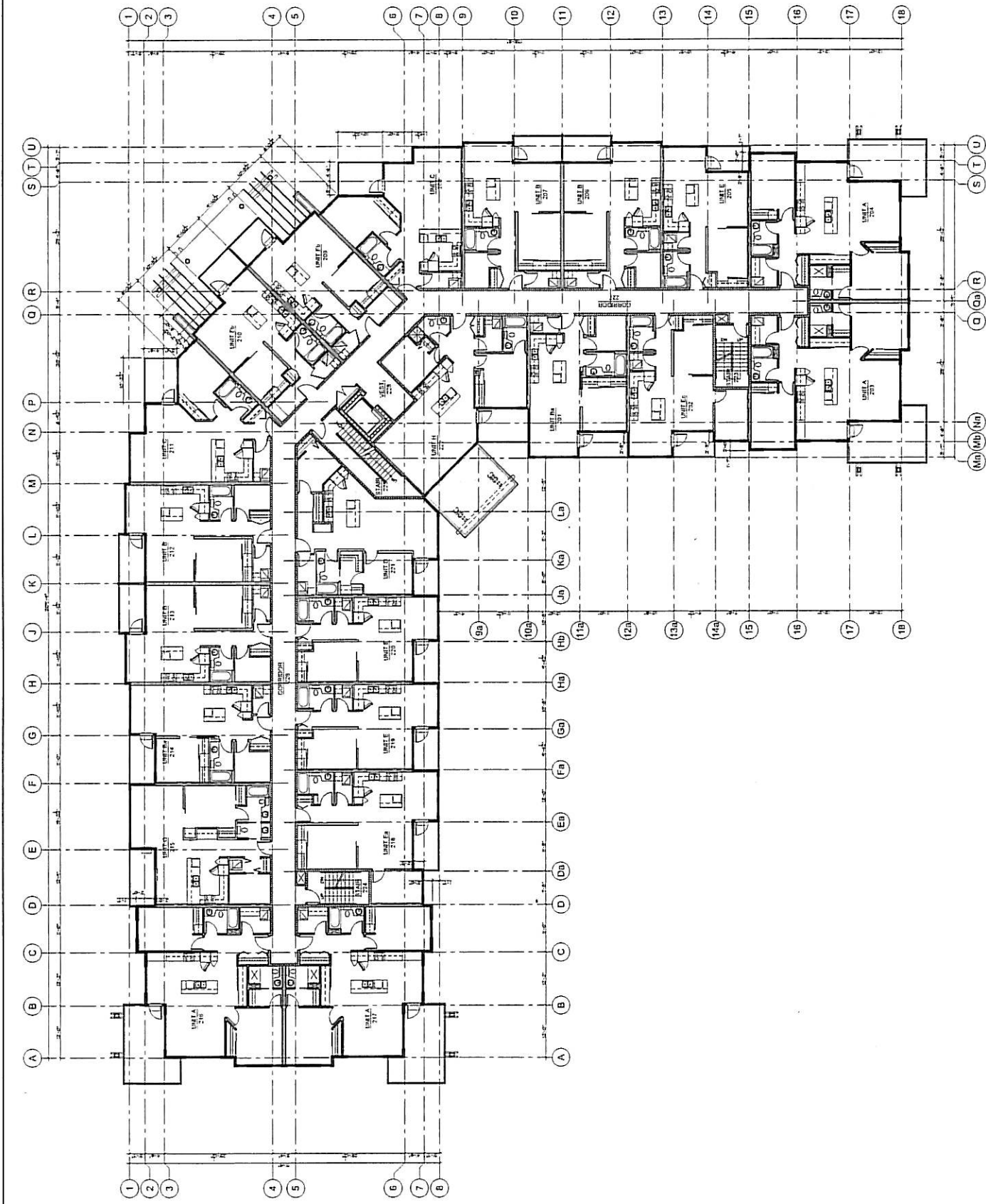


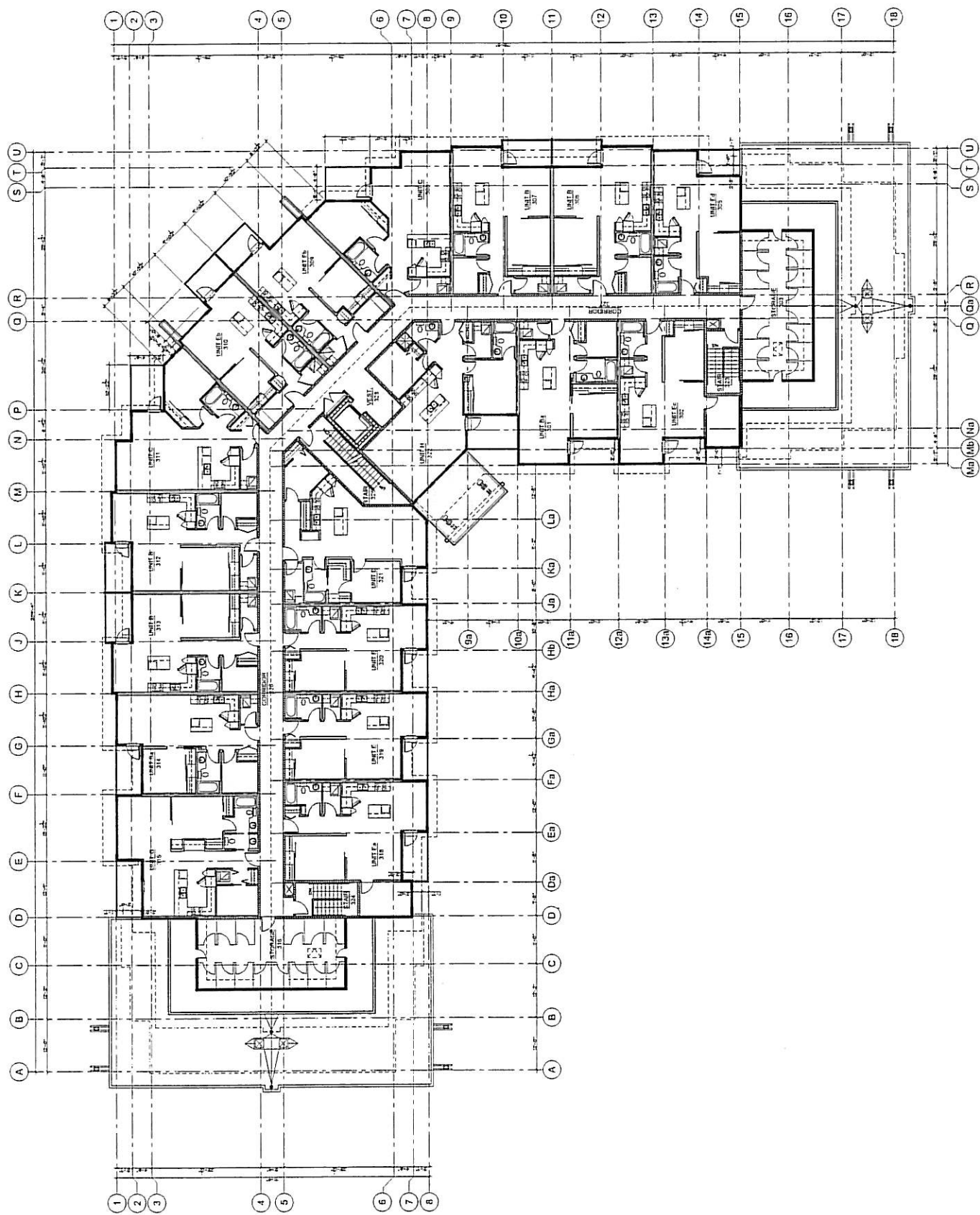
Vinyl Windows and Glazed Powder Coated Aluminum Guardrail
Black



- KEYNOTES:**
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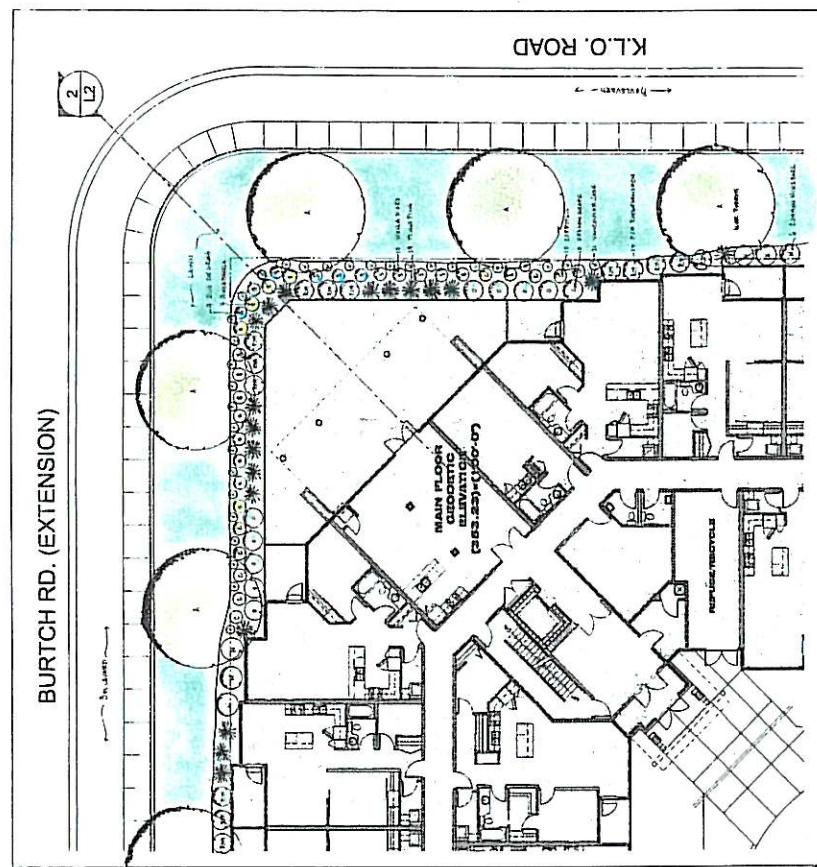


LEGEND

SYMBOL	DESCRIPTION
1	EXISTING BUILDING
2	EXISTING PARKING
3	EXISTING LANDSCAPING
4	EXISTING DRIVEWAY
5	EXISTING WALKWAY
6	EXISTING FENCE
7	EXISTING LIGHTING
8	EXISTING SIGNAGE
9	EXISTING UTILITY
10	EXISTING EROSION CONTROL
11	EXISTING DRAINAGE
12	EXISTING FLOOD ZONE
13	EXISTING HISTORIC DISTRICT
14	EXISTING ZONING
15	EXISTING ENVIRONMENTAL SENSITIVE AREA
16	EXISTING CULTURAL RESOURCE
17	EXISTING PALEONTOLOGICAL RESOURCE
18	EXISTING ARCHAEOLOGICAL RESOURCE
19	EXISTING HISTORIC STRUCTURE
20	EXISTING HISTORIC DISTRICT
21	EXISTING ZONING
22	EXISTING ENVIRONMENTAL SENSITIVE AREA
23	EXISTING CULTURAL RESOURCE
24	EXISTING PALEONTOLOGICAL RESOURCE
25	EXISTING ARCHAEOLOGICAL RESOURCE
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35	EXISTING ZONING
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38	EXISTING PALEONTOLOGICAL RESOURCE
39	EXISTING ARCHAEOLOGICAL RESOURCE
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94	EXISTING PALEONTOLOGICAL RESOURCE
95	EXISTING ARCHAEOLOGICAL RESOURCE
96	EXISTING HISTORIC STRUCTURE
97	EXISTING HISTORIC DISTRICT
98	EXISTING ZONING
99	EXISTING ENVIRONMENTAL SENSITIVE AREA
100	EXISTING CULTURAL RESOURCE

EXISTING MOUNTAIN VIEW - PHASE 1

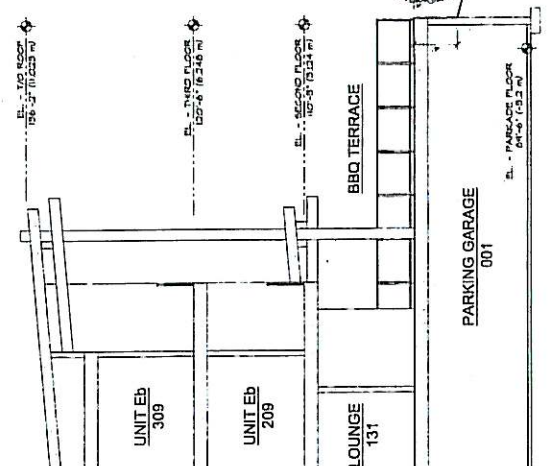
EXISTING MOUNTAIN VIEW - PHASE 2



DETAILED SITE PLAN
 100' x 10'

THE LIST (to include L1 & L2)

ITEM NO.	DESCRIPTION	QUANTITY	UNIT PRICE	TOTAL PRICE
1	CONCRETE	100	1.00	100.00
2	STEEL	50	2.00	100.00
3	BRICK	200	0.50	100.00
4	PAVING	100	1.00	100.00
5	LANDSCAPING	100	1.00	100.00
6	BBQ TERRACE	1	100.00	100.00
7	PARKING GARAGE	1	100.00	100.00
8	LOUNGE	1	100.00	100.00
9	UNIT 209	1	100.00	100.00
10	UNIT 309	1	100.00	100.00



SECTION
 100' x 10'