
CITY OF KELOWNA

MEMORANDUM

Date: September 30, 2009
File No.: Z09-0031
To: City Manager
From: Community Sustainability Division
Subject: 3975 & 3985 Lakeshore Road – Troika Developments Inc.

1.0 RECOMMENDATION:

THAT Council receives for information the Supplemental Report of the Community Sustainability Division dated September 30, 2009 with respect to the information requested from Staff for Z09-0031;

AND THAT Council absolve the applicant from the zone amending bylaw final adoption requirement for a transit pass program as the previously proposed parking variance has been eliminated;

2.0 BACKGROUND:


At the initial Public Hearing for Bylaw No. 10218 (Z09-0031), Council adopted the following resolution:

THAT Council defer consideration of Bylaw No. 10218 to the September 21, 2009 Council Meeting;

Council requested that Land Use Management Department Staff contact the applicant to determine whether or not they would be willing to amend their application based on the concerns raised by Council. Council chose to re-open the public hearing on September 21, 2009 in recognition of the applicant's willingness to amend their application. This supplemental report is intended to provide information on the scope and extent of the changes proposed.

3.0 PROPOSAL

The applicant has amended their application to address concerns raised by Council. In sum, the building has been reduced to three storeys but still contemplates the C3 zone. The proposal compares to the requirements of the C3 – Community Commercial zone as follows:




Zoning Bylaw No. 8000			
Criteria	Amended Proposal	Original Proposal	C3 Zone Requirements
Subdivision Regulations			
Site Width	40.0 m	40.0 m	40.0 m (no abutting lane)
Site Depth	45.7 – 46.1 m (after road dedication)	45.7 – 46.1 m (after road dedication)	30.0 m
Site Area	Approx. 1720 m ² after road dedication (1990 m ² before road dedication)	Approx. 1720 m ² after road dedication (1990 m ² before road dedication)	1300 m ² (no abutting lane)
Development Regulations			
Floor Area Ratio (FAR) *	0.81	1.0	1.0
Site Coverage	33.4% and 42% (incl. covered areas)	33.4% and 42% (incl. covered areas)	50%
Height	11.9 m to roof, 12.7 m to cornice feature & 3 storeys	15.0 m & 4 storeys	Lesser of 15m or 4 storeys
Front yard	0.15 m **	0.15 m **	3.0 m
Side yard	0.03 m	0.03 m	0.0 m
Side yard	13.2 m	13.2 m	0.0 m
Rear yard	13.8 m	13.8 m	6.0 m (abuts a residential zone)
Other Regulations			
Vehicle Parking	45 stalls	45 stalls	Retail: 2.0 per 100 m ² GFA (378 m ²) = 8 stalls Office: 2.5 per 100 m ² GFA, (1480 m ²) = 37 stalls = 45 stalls
Loading Bays	1 stall	1 stall	1 stall
Bicycle Parking	9 Class I 13 Class II	4 Class I 12 Class II	Class I – 0.2 per 100 m ² GLA Class II – 0.6 per 100 m ² GLA = 4 Class I, 10 Class II
* Based on site area prior to road dedication. ** Indicates a variance to the Zoning Bylaw.			

4.0 LAND USE MANAGEMENT DEPARTMENT COMMENTS


In response to Council's concerns the applicant has eliminated the fourth storey of the building without impacting the project's viability. This reduction in floor area has also eliminated the need for the previously proposed parking and loading variances. Storeys two and three now utilize the full area over the covered parking, representing an additional 2.5m of building width on levels two and three compared with the previous design (refer to attached drawings for elevations). By contrast, the previous application contemplated a 2.5m deep patio on the 2nd storey level.

While the proposal does still contemplate the C3 – Community Commercial zone, the amended application represents a significant change from the previous density. The form and character of the exterior materials and finishing remains essentially unchanged.

Should Council give favourable consideration to this application the Development Permit for form and character and the Development Variance Permit for the front yard setback will be brought forward for consideration at a later meeting.

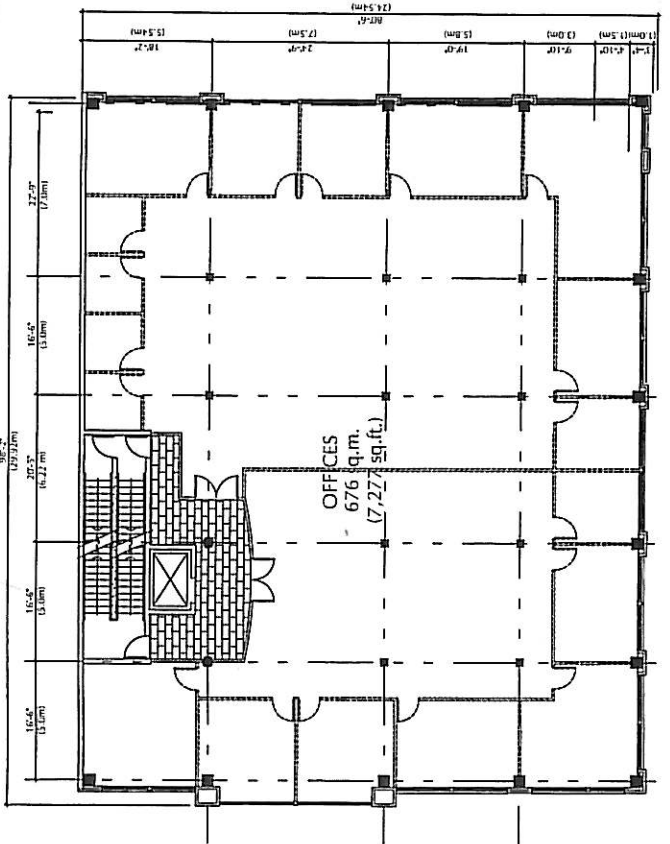


Danielle Noble
Urban Land Use Manager

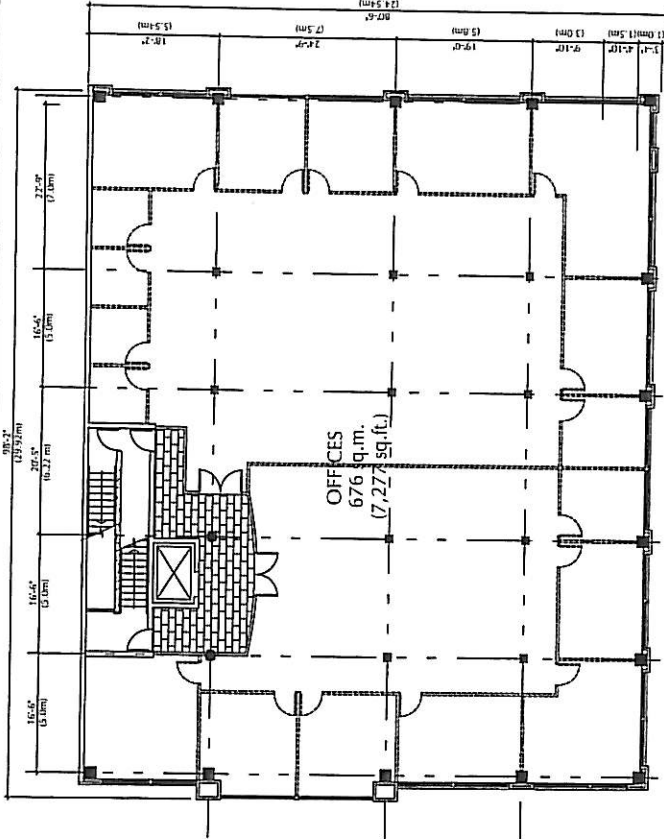
Approved for Inclusion: 
Shelley Gambacort
Director of Land Use Management

Attachments

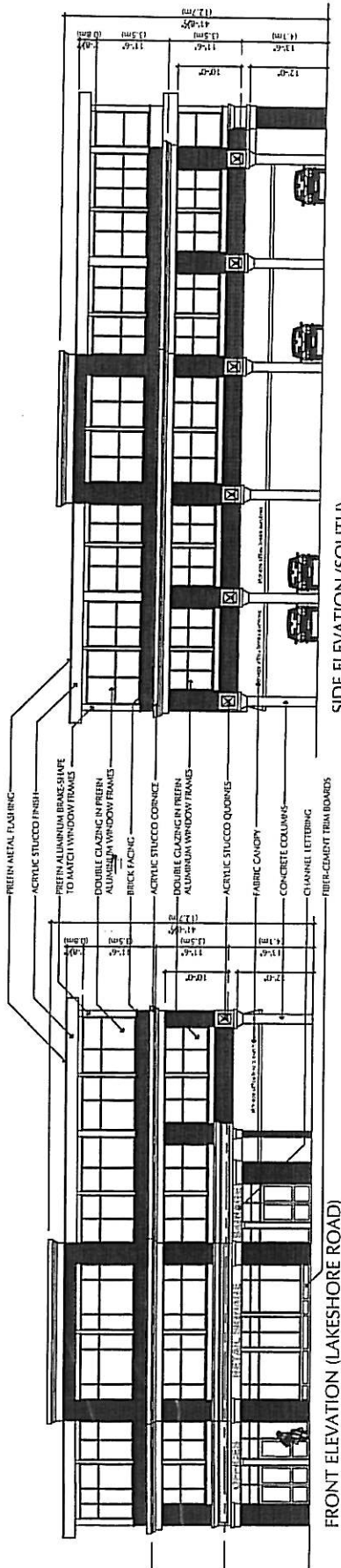
- DP1 – Site plan / First floor plan
- DP2 – Second & third floor plans / West & south elevations
- DP3 – North & east elevations



SECOND FLOOR PLAN
(7,965 sq.ft.)



THIRD FLOOR PLAN
(7,965 sq.ft.)



FRONT ELEVATION (LAKESHORE ROAD)

SIDE ELEVATION (SOUTH)



HANS P. NEUMANN ARCHITECT INC.

PROPOSED MIXED-USE COMMERCIAL OFFICE BUILDING
3975 & 3985 LAKESHORE DRIVE
KELOWNA, BC

DRAWING TITLE

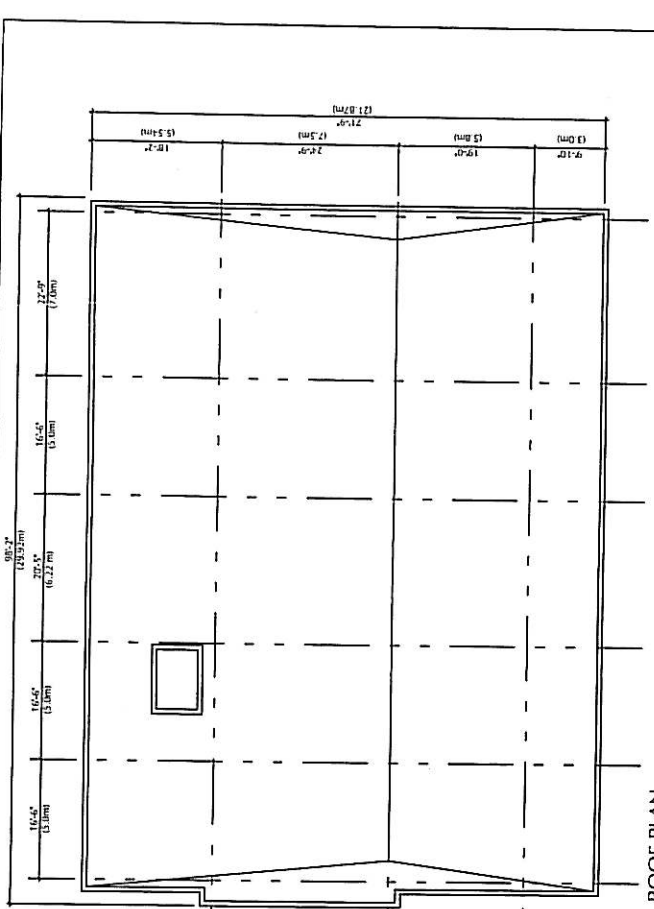
SECOND/THIRD FLOOR PLANS & ELEVATIONS

NO.	DATE	DESCRIPTION
1	10/11/07	ISSUED FOR DEVELOPMENT PERMIT
2	10/11/07	ISSUED FOR DEVELOPMENT PERMIT
3	10/11/07	ISSUED FOR DEVELOPMENT PERMIT

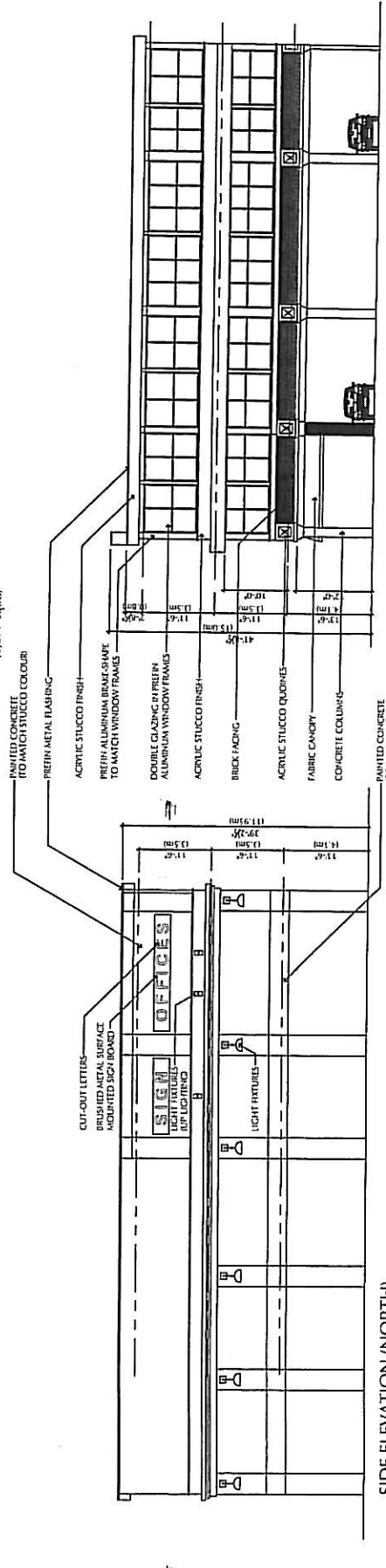
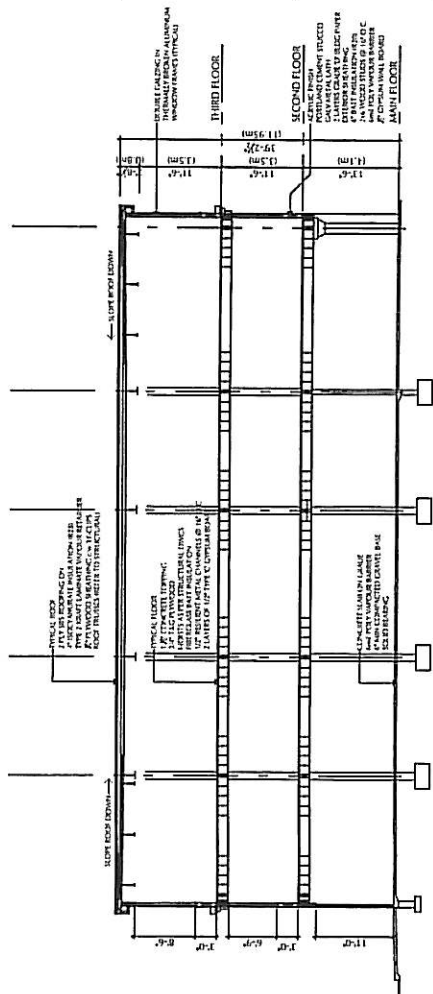
SCALE: 1/8" = 1'-0"
DATE: APRIL 8, 2008
DRAWN: JPM
CHECKED: JPM

DP2

REVISION: 1



ROOF PLAN
(6,8177 sq.ft.)



SIDE ELEVATION (NORTH)

HANS P. NEUMANN ARCHITECT INC.
1520 HIGHLAND DRIVE, NORTH, KELLOWNA, B.C. V1Y 4Z3
PHONE (250) 868-0374 FAX (250) 868-0377

PROPOSED MIXED-USE COMMERCIAL OFFICE BUILDING
3975 & 3985 LAKESHORE DRIVE
KELLOWNA, BC

DP3

PROJECT: 3975 & 3985 LAKESHORE DRIVE
DRAWING TITLE: FOURTH FLOOR PLAN & REAR ELEVATION
SCALE: 1/8" = 1'-0"
DATE: APRIL 8, 2009
DRAWN BY: [Name]
CHECKED BY: [Name]
DATE: [Date]
REVISIONS: [Table]