

REPORT TO COUNCIL



Date: February 28, 2012

To: City Manager

From: Land Use Management, Community Sustainability

Application: DP10-0125 / DVP10-0126

Owner: 0754028 BC LTD.,
INC. NO. BC0754028

Address: 526 Doyle Avenue

Applicant: New Town Planning Services Inc.

Subject: Development Permit & Development Variance Permit Supplemental Information

1.0 Recommendation

THAT Council receives, for information, the report from the Land Use Management Department dated February 28, 2012, with respect to supplemental information provided by the applicant regarding the proposed "Monaco" project.

2.0 Background

The applicant has provided supplemental information for Council's consideration with respect to the proposed 'Monaco' development. Notably, Premier Pacific (the developer) is offering an amenity contribution as outlined in the attached email.

The total height of the project proposes tower #1 to be 63.4 m (22 storeys) and tower #2 to be 74.3 m (26 storeys) whereas the maximum allowable height in the C7 zone is 44 m. As the proposed development triggers height variances, Premier Pacific is offering an amenity contribution of \$1,302,000. It is suggested that the contribution would allocate \$260,000 to the affordable Housing reserve fund and \$1,041,600 to the Downtown Amenity reserve fund. The Development Permit as proposed would then forego the public art gallery space.

Height variances are evaluated within the context of the 2030 Official Community Plan (OCP) Policies and the recently endorsed Downtown Plan. Specifically, the OCP states that height variances are evaluated to ensure an appropriate and context sensitive form and "in determining appropriate building height, the City will take into account such factors as:

- Contextual fit into the surrounding urban fabric
- Shadowing of the public realm
- View impacts
- Overlook and privacy impacts on neighbouring buildings
- Impacts on the overall skyline
- Distance between adjacent buildings above 22m in height
- Building form and massing to mitigate negative impacts of buildings over 22m in height"

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Staff's recommendation for the Development Permit and Development Variance Permit applications remains a position of non-support for the reasons covered in the corresponding Council report dated February 9, 2012.



Danielle Noble, Manager, Urban Land Use Branch

Approved for inclusion:



Shelley Gambacort, Director of Land Use Management

Attachment:

Applicant Email Correspondence

Hi Signe, Shelley and Alec,

With the Council's endorsement of the Downtown Plan yesterday, it is in our interest to comply more completely with that initiative. Therefore we are asking to revise some elements of the Monaco application prior to consideration by Council. It was very interesting to read the Aquilini DP proposal concurrent with the Monaco application. Of note are the amenity contribution and the air rights idea.

We wish to amend the Monaco application report as Premier Pacific will be amending the proposal to offer identical contribution as I estimate it to be by Aquilini. Namely, Aquilini is receiving height variance support for a contribution of \$805,000 or for the additional 13 storeys or \$62,000/storey. This gift is further subdivided between a contribution to the affordable housing reserve fund (20%) and the downtown amenity fund (80%).

Monico's low tower is requesting 9 additional storeys and the higher tower is requesting 12 additional storeys for a total of 21 more levels over the base of 14. The equivalent contribution is therefore $21 \times \$62K = \$1,302,000$. This contribution is to be \$260,400 to the affordable housing fund and \$1,041,600 downtown amenity fund. In lieu of this offer, the public art and art gallery (which Staff does not support) are being dropped. It is expected that this contribution will become a condition of Occupancy Permit as with the supported Aquilini proposal.

We would like these amendments formed into a revised report to Council. Hopefully, Staff can accommodate these revisions so the March 6th date can be sustained.

Warm regards,
Keith

Keith Funk, MCIP, PIBC
Principal, New Town Planning Services Inc.
Vice President, New Town Architecture Inc.



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