

REPORT TO COUNCIL



Date: March 28, 2012

To: City Manager

From: Land Use Management, Community Sustainability (PMc)

Application: DP12-0014

Owner: 0904416 B.C. Ltd.

Address: 773 Glenmore Dr.

Applicant: New Town Planning Services Inc.

Subject: Development Permit

Existing OCP Designation: Multi Unit residential - Medium Density

Existing Zone: CD3 - Comprehensive Development Three

1.0 Recommendation

THAT Council authorize the issuance of Development Permit No. DP12-0014 for Lot B, Sec. 29, Twp. 26, O.D.Y.D., Plan KAP70320 Exc. Air Space Plan KAP73723, located on Glenmore Drive, 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;
5. The applicant to obtain a water source certificate letter from the Glenmore Ellison Improvement District.

AND FURTHER THAT the applicant be required to complete the above-noted conditions within 180 days of Council's approval of the Development Permit Application in order for the permit to be issued.

A handwritten signature in black ink, located in the bottom right corner of the page.

2.0 Purpose

The applicant is seeking a Development Permit to authorize the construction of six rowhouse units along Glenmore Road as the next phase of construction for the 'Conservatory' project.

3.0 Land Use Management

This current application proposes the addition of 6 rowhouse units along the Glenmore Road frontage, which extends the Glenmore Road building elevation southward to close off the open courtyard that was started with the phase 1 building. This building addition will allow the outdoor amenity area to be finished off on all four sides along with change room facilities and landscaping. The proposed rowhouse form of housing introduces a greater variety of housing options on the subject property to improve housing stock for residents. The rowhouse housing form also creates a strong connection to the adjacent street and provides additional animation to the street frontage. The introduction of a different roof form to the building breaks up the building massing and reduces the visual impact of the building length facing Glenmore Road.

Staff will still have to work with the new owners to determine an appropriate development plan for the remainder of the site that acknowledges the prescribed land uses and design guidelines identified in the Official Community Plan. Any change to the previously approved development plan will trigger amendments to the Comprehensive Development zone as well as new development applications.

In summary, the addition of the rowhouse units will add animated building elements along the Glenmore Road frontage and complete a majority of the existing exposed fire wall visible from Glenmore Road. As well, the street orientation of the rowhouse units will improve the activity and vibrancy to this site and catalyze momentum for future phases to be realized.

4.0 Proposal

4.1 Background

Development of the 'Conservatory' project has recently restarted after having been on hold since 2008 when the original project was placed into receivership. The originally issued development permit (DP01-10,038) was amended (DP11-0150) to add a new elevator tower and a parking structure to the partially constructed apartment building in order to complete the phase 1 building.

4.2 Project Description

The current Development Permit application proposes to add six rowhouse residential units along the Glenmore Road frontage as the next phase of construction of the Conservatory project. The residential units are designed to have a strong pedestrian connection to the Glenmore Road frontage, while creating space for change room and service area facilities for the swimming pool amenity area. It is proposed to be located within the internal building court yard area that was formerly programmed to become the "winter-garden" area of the original Conservatory development proposal.

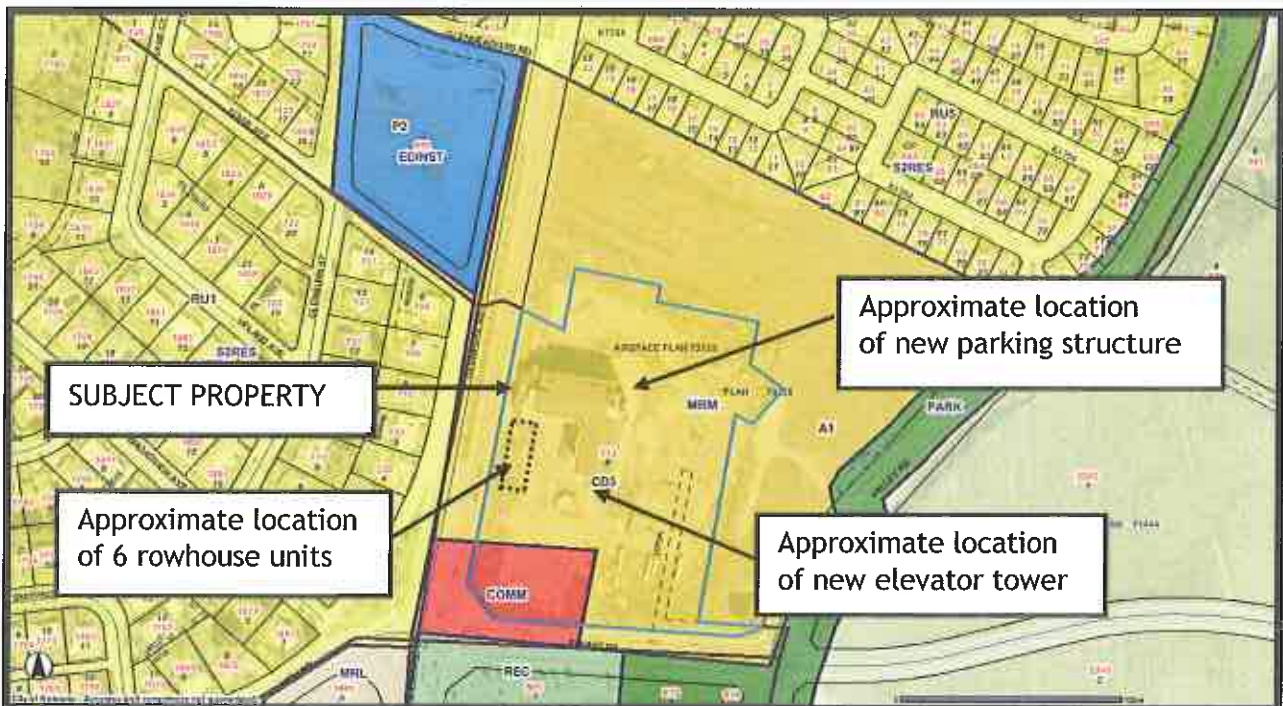
There is also an underground parking structure proposed to be constructed across the south end of the depressed swimming pool amenity area. This parking structure will create a retaining wall to provide support for landscaping features located south of the amenity area.

The landscape plan includes plantings along the Glenmore Road frontage in front of the proposed rowhouse units to compliment the streetscape treatment currently under construction. The proposed landscape plan indicates a “wrought iron” style of fence along the Glenmore Road frontage in front of the rowhouse units, with individual entry gates to each of the proposed units. The ornamental hedge plantings proposed for the front yards of each of the rowhouse units will also provide for privacy between each of the entrances to the rowhouse units.

4.3 Site Context

Subject Property

773 Glenmore Drive



Adjacent zones and uses are, to the:

- North - A1 - Agriculture 1 / Vacant
- East - A1 - Agriculture 1 / Vacant
- South - P3 - Parks and Open Space / Summit Dr, Golf and Country Club
- West - RU1 - Large Lot Housing zone / Glenmore Dr. - single unit residential
- P2 - Education and Minor Institutional / Glenmore Dr. - Church uses

4.4 Zone analysis

Zoning Analysis Table		
CRITERIA	PROPOSAL	CD3 ZONE REQUIREMENTS
Subdivision Regulations		
Lot Area	28,442 m ²	N/A
Lot Width	140 m	N/A
Lot Depth	180 m	N/A
Development Regulations		
Site Coverage	Buildings 12% Bldg/Dwy/Parking 14%	Buildings 40% Bldg/Dwy/Parking 60%
Floor Area Ratio	0.6 (constructed portion)	Max. 1.5 with housing agreement
Height (rowhouse units)	2½ storeys/9.5m	6½ storeys or 33m
Front Yard (Summit Dr)	65 m	7.5 m to residential uses
Side Yard (west) Glenmore Dr.	7.5 m to building 4.5m to entrance canopies	7.5 m to residential uses 4.5m to entrance canopies
Side Yard (east)	65 m	0.0 m
Rear Yard	26 m	0.0 m
Other Regulations		
Minimum Parking Requirements	12 additional stalls provided	6 x 2 stalls per 3 br = 12
Bicycle Parking	114 units Class 1 - 57 provided Class 2 - 12 provided	Class 1 - 0.5/unit Class 2 - 0.1/unit
Private Open Space	Swimming plaza - 700m ²	20m ² per unit = 120 m ² required for 6 additional units

5.0 Current Development Policies

5.1 Kelowna Official Community Plan 2030 (OCP)

Urban Design Development Permit Guidelines

Authenticity and regional expression¹

1.3 Respond architecturally to summer sun with buildings that have overhangs and recesses of sufficient depth to provide comfort and shade;

1.4 Incorporate materials that relate to the character of the region and the context of the surrounding neighbourhood;

1.5 Use colours found in the region’s natural and cultural landscape;

1.6 Provide generous outdoor spaces, including rooftops, balconies, patios and courtyards, to allow residents to benefit from the favourable Okanagan weather;

¹ City of Kelowna Official Community Plan 2030, Page 14.3

Technical Comments

5.2 Building & Permitting Department

- 1) Development Cost Charges (DCC's) are required to be paid prior to issuance of any Building Permit(s).
- 2) Code analysis is required for the structure at time of building permit applications, but the following items may affect the form and character of the building.
 - a. A firewall will be required to change the building from non-combustible to combustible construction.
 - b. Travel distances to exit(s), number of exits and direction of door swings from the Cabana area as well as the Locker & Washroom area. Complete floor plans are required at time of building permit application
 - c. Main door exits are required from the suspended parking area or a comprehensive garage exiting plan should be established prior to the release of the DP
 - d. How does this building addition affect the existing buildings exit distances and exit locations (ie Pool area)?
- 3) Fire separations are required to be established for the vestibule area beside the cabana.
- 4) Bedrooms without operable windows would require the building to be sprinklered throughout and monitored.
- 5) Unit stair winders are not shown to the requirements of the Building Code - revise and resubmit stair layouts / unit layouts.
- 6) Full Plan check for Building Code related issues will be done at time of Building Permit applications

5.3 Development Engineering Department

All servicing requirements for this strata development have been dealt with as part of the Development Permit application no. DP11-0150.

5.4 Fire Department

Fire department access, fire flows, and hydrants as per the BC Building Code and City of Kelowna Subdivision Bylaw #7900. The Subdivision Bylaw requires a minimum of 150ltr/sec flow for row housing. If there is individual gates installed for each townhome, access for emergencies must be confirmed.

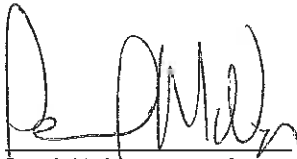
6.4 Irrigation district (GEID)

See attached letter

6.0 Application Chronology

Date of Application Received: January 30, 2012

Report prepared by:



Paul McVey, Land Use Planner

Reviewed by:



Danielle Noble Manager, Urban Land Use Management

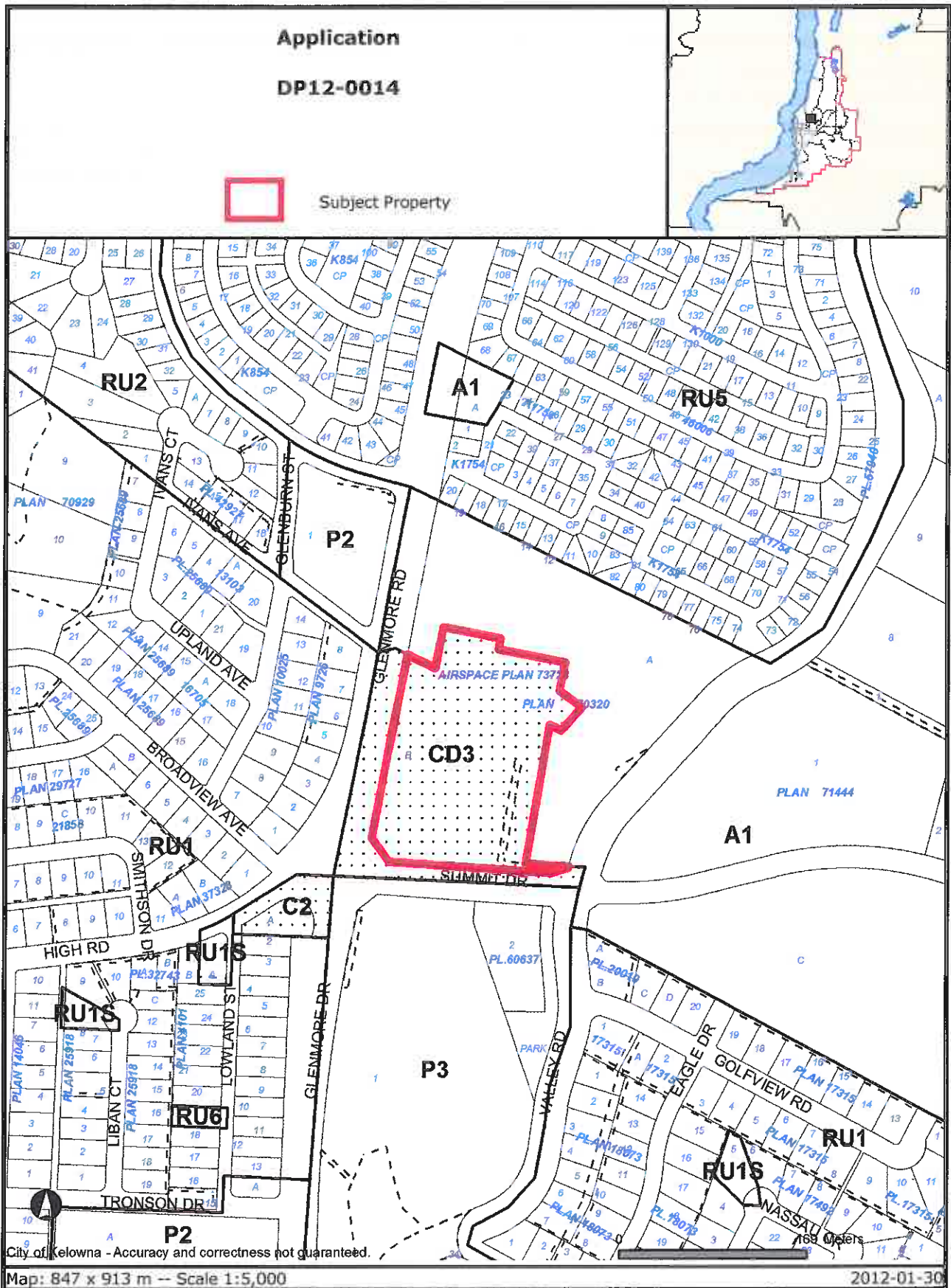
Approved for Inclusion:



Shelley Gambacort, Director, Land Use Management

Attachments:

- Subject Property Map
- Site Plan
- Building Elevations
- Landscape Plan
- Context/Site Photos
- GEID Letter



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.



Glenmore-Ellison Improvement District

445 Glenmore Road
Kelowna, BC V1V 1Z6

Email: glenmore.ellison@shaw.ca

Website: www.glenmoreellison.com

Fax: 250-763-5688

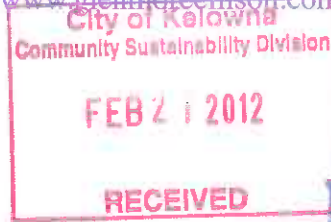
Phone: 250-763-6506

February 17, 2012

City of Kelowna
Land Use Management
1435 Water St.
Kelowna, BC V1Y 1J4

Attention: Paul McVey

Re: **6-Plex Townhomes Adjoining The Conservatory**
Lot B, Plan KAP70320 – 773 Glenmore Rd.
City File: DP12-0014



FILE COPY

Glenmore-Ellison Improvement District (GEID) has completed an initial review of the Development Referral for the proposed development of 6-plex townhomes on Lot B, Plan KAP70320, at 773 Glenmore Rd. and provides the following comments.

1. Background

The subject property, which is located within GEID boundaries, is known as The Conservatory property and is assessed by GEID with 7.02 acres of "A" Grade (land with water). The applicant, New Town Architecture, is proposing the construction of 6-plex townhomes along the west boundary of the property fronting Glenmore Rd. It appears that the townhomes will also adjoin the existing high-rise building (The Conservatory) and provide recreational amenities for the high-rise building.

2. Fireflow Availability and Hydrants

GEID has not received servicing details or meter information concerning the townhomes. Subject to receipt, GEID will be in a position to provide comments.

Onsite hydrant spacing and flow rates must conform to City of Kelowna Bylaw # 7900. GEID recommends that the City of Kelowna Planning Department confirm with the City of Kelowna Fire Department that hydrant locations and spacing are adequate.

A FUS calculation should be submitted to confirm that adequate fire flows are available for the proposed townhomes. The City of Kelowna may wish to review whether the location and building materials for the proposed development will result in an increased FUS fire flows for the existing Conservatory development, since the FUS values can change due to adjacent buildings or changes in building floor area,

3. Water Servicing

Water to the high-rise building (The Conservatory) will be provided by means of a Statutory Right of Way covering GEID's water main within the property. No information has been received from the applicant regarding water supply to the 6-plexes. Information on the proposed water servicing is required from the applicant.

4. Irrigation and Metering

No information on water metering has been received from the applicant.

Under current GEID bylaws the strata units in the highrise building will be billed at a flat metered **apartment** rate, with excess usage billed on a quarterly basis. The proposed 6-plex townhomes will be billed at a flat metered **strata** rate which is higher than the apartment rate, with excess consumption billed on a quarterly basis. The developer may wish to consider installing a meter for the 6-plexes so that consumption is correctly recorded to those units.

5. Connection and Inspection Fees

These fees will be calculated upon receipt of servicing details from the applicant, if applicable.

6. New Account Fees

New Account Fees are payable at a rate of \$20/townhome.

7. Capital Expenditure Charges (CECs)

GEID Bylaw #135 provides a listing of CEC rates for various types of development. All rates are subject to change without notice, and CECs will be charged as per the Bylaw that governs at the time of payment. For the current application, CECs are payable at the rate of \$3,200/townhome.

8. Development Application Fee

A Development Application Fee of \$150.00 is required for staff review for each referral for Subdivision, Rezoning or Development applications.

9. Summary of Engineering Submissions and Payables

Subject to receipt and review of the above information, GEID will be in a position to issue a water letter for the proposed development.

If you have any questions on the above, please contact me at (250) 763-6506.

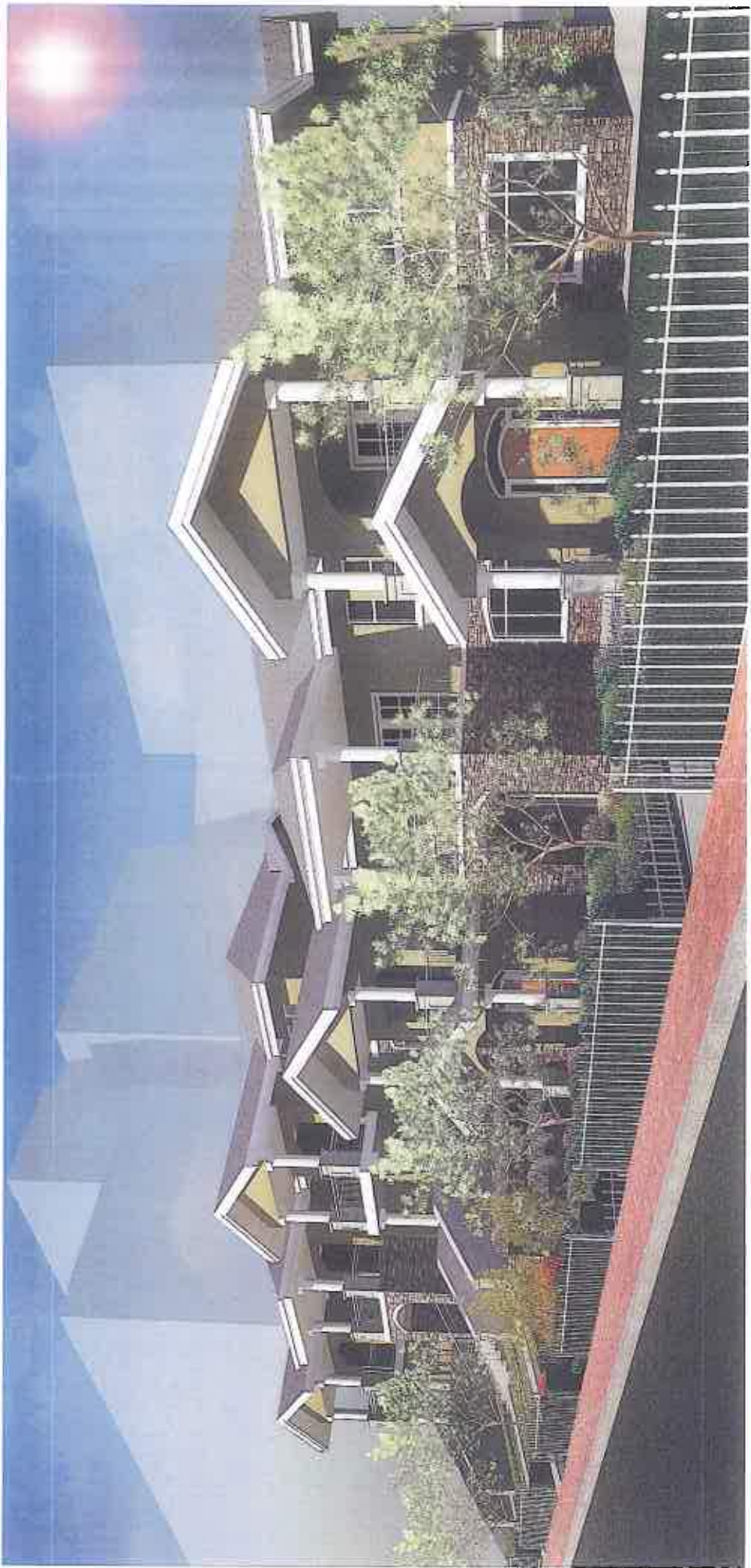
Sincerely,

GLENMORE-ELLISON IMPROVEMENT DISTRICT



Darren Schlamp, B.Sc.
Operations Manager

cc: New Town Architecture (via email: pauls@newtownservices.net)



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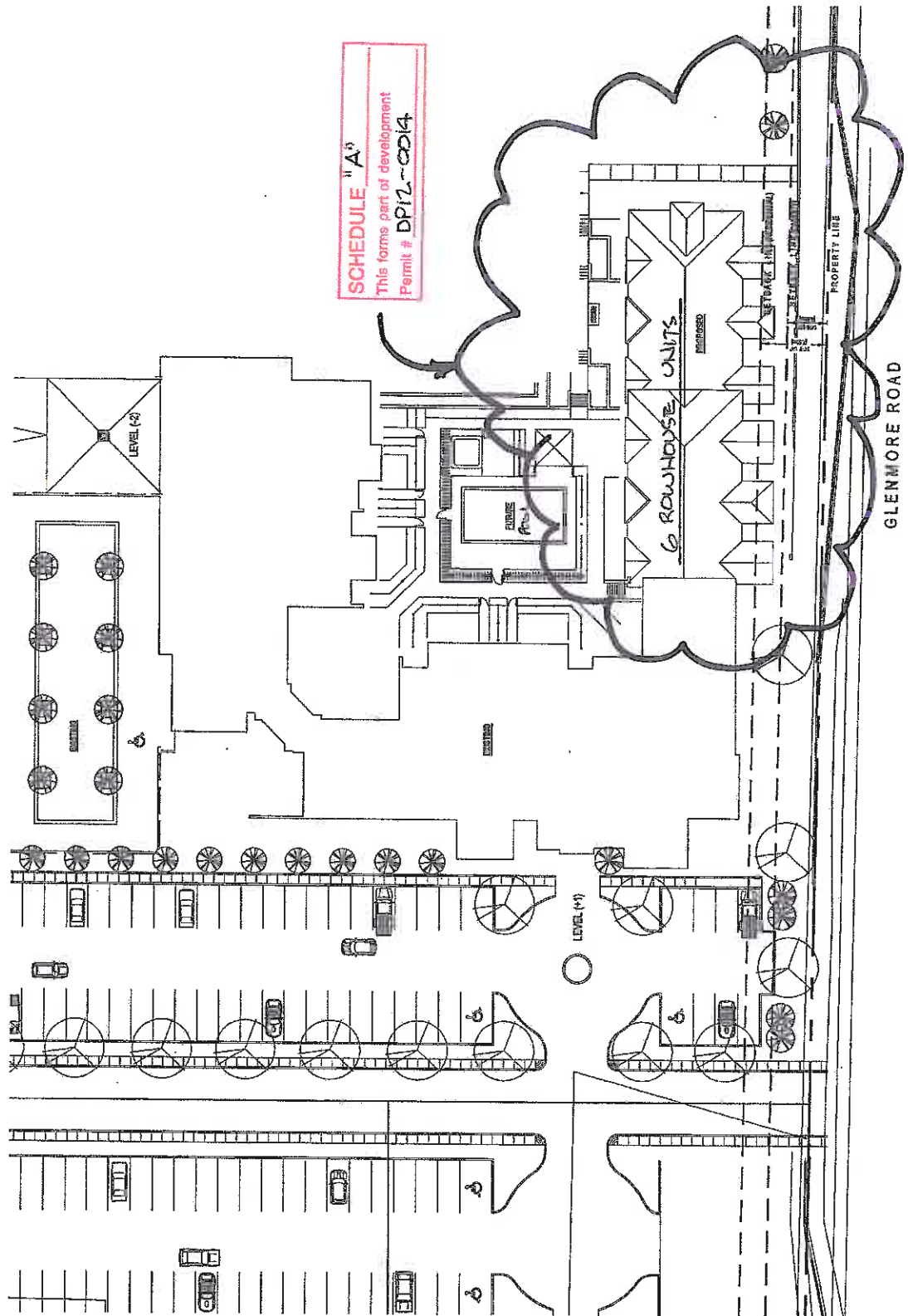
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SCHEDULE "A"
This forms part of development
Permit # DP12-0014

NEW TOWN
ARCHITECTURE
URBAN PLANNING
1110 10TH STREET, SUITE 101
VANCOUVER, BC V6J 4M7
TEL: 604-681-8888
WWW.NEWTOWNARCHITECTURE.COM

PROJECT: 778 GLENMORE ROAD	
LOCATION: GLENMORE/CLUBHOUSE	
DATE: 01/12/14	SCALE: 1:100
DESIGNED BY: [NAME]	DATE: 01/12/14
DRAWN BY: [NAME]	DATE: 01/12/14
CHECKED BY: [NAME]	DATE: 01/12/14
APPROVED BY: [NAME]	DATE: 01/12/14
DATE: 01/12/14	SCALE: 1:100



DP1.01

1. All dimensions are to centerlines unless otherwise noted.
 2. All parking stalls are 8.5' wide by 18' deep.
 3. All drive aisles are 20' wide.
 4. All setbacks are as shown on this plan.
 5. All utility lines are as shown on this plan.
 6. All site areas are to be prepared in accordance with the landscape plan.
 7. All materials and construction methods are as shown on this plan.
 8. All work to be done in accordance with the specifications.
 9. All work to be done in accordance with the drawings.
 10. All work to be done in accordance with the contract documents.
 11. All work to be done in accordance with the applicable laws and regulations.
 12. All work to be done in accordance with the applicable codes and standards.
 13. All work to be done in accordance with the applicable industry practices.
 14. All work to be done in accordance with the applicable safety standards.
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 25. All work to be done in accordance with the applicable ethical standards.
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 27. All work to be done in accordance with the applicable regulatory standards.
 28. All work to be done in accordance with the applicable compliance standards.
 29. All work to be done in accordance with the applicable best practices.
 30. All work to be done in accordance with the applicable state-of-the-art standards.
 31. All work to be done in accordance with the applicable industry best practices.
 32. All work to be done in accordance with the applicable local standards.
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 34. All work to be done in accordance with the applicable national standards.
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LEGEND

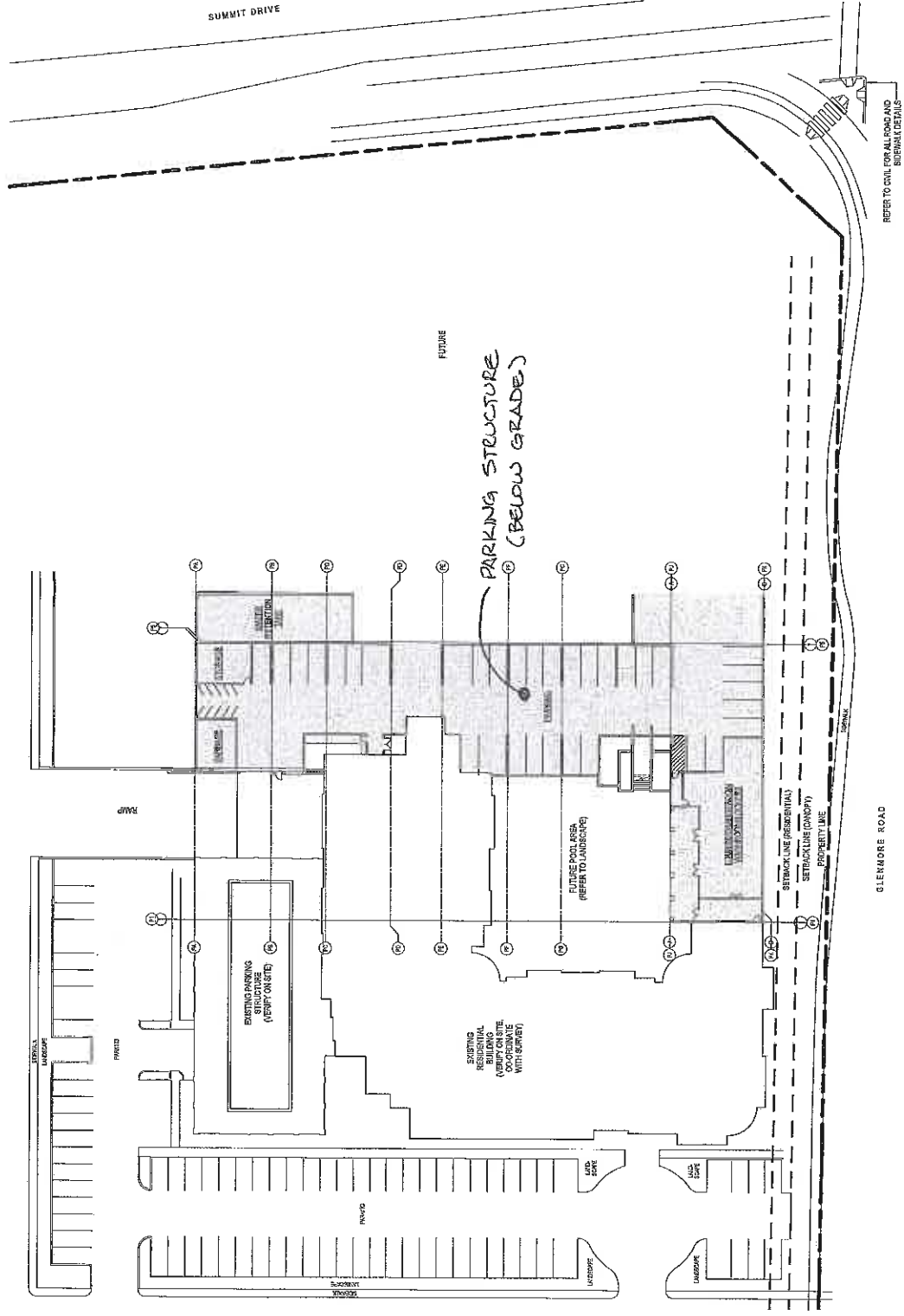
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NEW TOWN
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 SUITE 1000
 DENVER, CO 80202
 TEL: 303.733.4400
 FAX: 303.733.4401
 WWW.NEWTOWNARCHITECT.COM

PROJECT: [Blank]
 DATE: 11/15/11
 DRAWN BY: [Blank]
 CHECKED BY: [Blank]
 TITLE: SITE PLAN

A1.01 A
 SITE PLAN



1. CONSULT SUBMITTALS FOR ALL DETAILS.
 DATE: 11/15/11

Notes:
 1. All work shall conform to the applicable provisions of the International Building Code, International Residential Code, and applicable local codes and ordinances.
 2. All work shall be done in accordance with the approved plans and specifications.
 3. All work shall be done in accordance with the approved schedule of values.
 4. All work shall be done in accordance with the approved contract documents.
 5. All work shall be done in accordance with the approved specifications.
 6. All work shall be done in accordance with the approved drawings.

- Finishes:
- 20' x 40' Hardwood Plank
 - 12' x 24' Hardwood Plank
 - 6' x 12' Hardwood Plank
 - 4' x 8' Hardwood Plank
 - 2' x 4' Hardwood Plank
 - 1' x 2' Hardwood Plank
 - 1/2" x 1/2" Hardwood Plank
 - 1/4" x 1/4" Hardwood Plank
 - 1/8" x 1/8" Hardwood Plank
 - 1/16" x 1/16" Hardwood Plank

N. NEW TOWN
 1000 PARKWAY
 SUITE 200
 NEW TOWN, MD 21122



NEW TOWN
ARCHITECTURE
URBAN PLANNING

1000 PARKWAY SUITE 200
 NEW TOWN, MD 21122
 PHONE: 410-871-1111
 FAX: 410-871-1112
 WWW: WWW.NTARCHITECTURE.COM

PROJECT NO. 2014-0014

DATE: 08/14/14

SCALE: AS SHOWN

PROJECT: BAYVIEW

DATE: 08/14/14

SCALE: AS SHOWN

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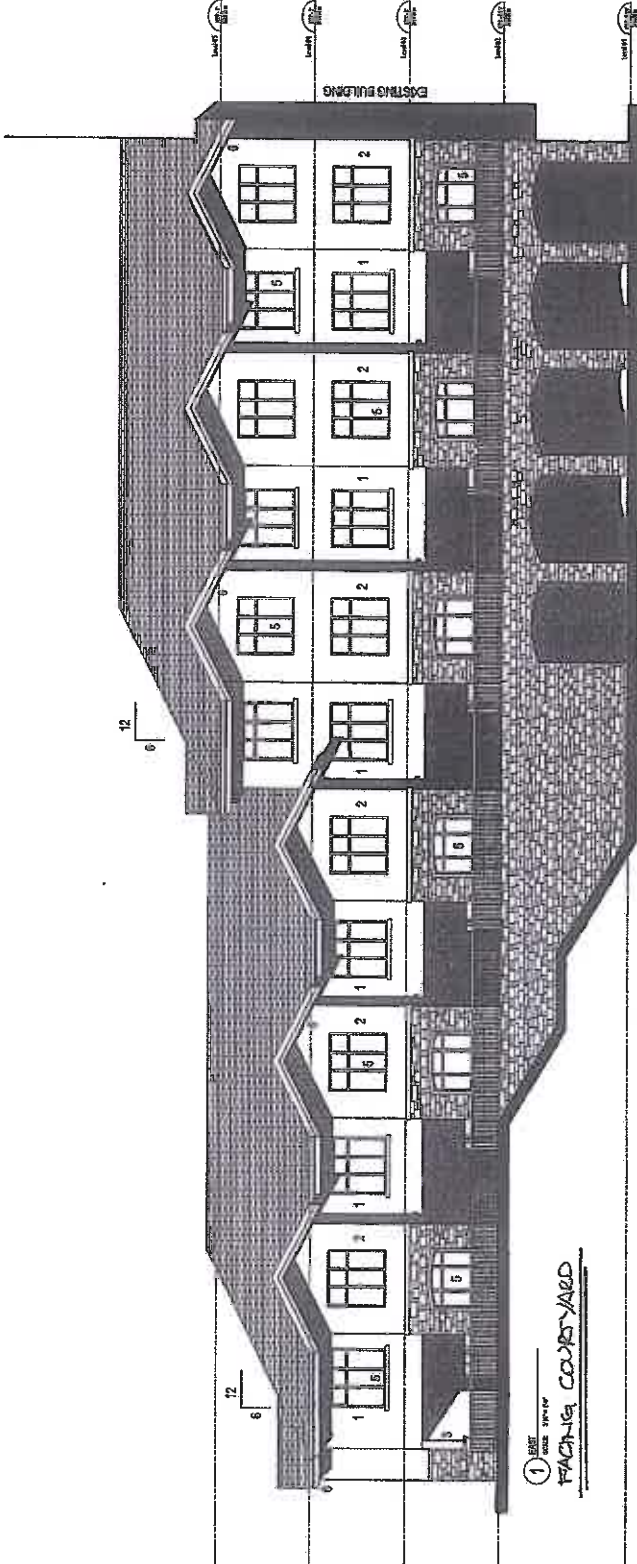
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DATE: 08/14/14

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PROJECT: BAYVIEW

DATE: 08/14/14



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 2. BRICK - IN CORNER AND PARAPETS
 3. BRICK - IN CHIMNEY
 4. BRICK - IN GABLE ENDS
 5. BRICK - IN SIDE WALLS
 6. BRICK - IN CHIMNEY

SCHEDULE "B" 1 of 3
 This forms part of development
 Permit # DP14-0014

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 6

EXISTING BUILDING

FACING COURTYARD

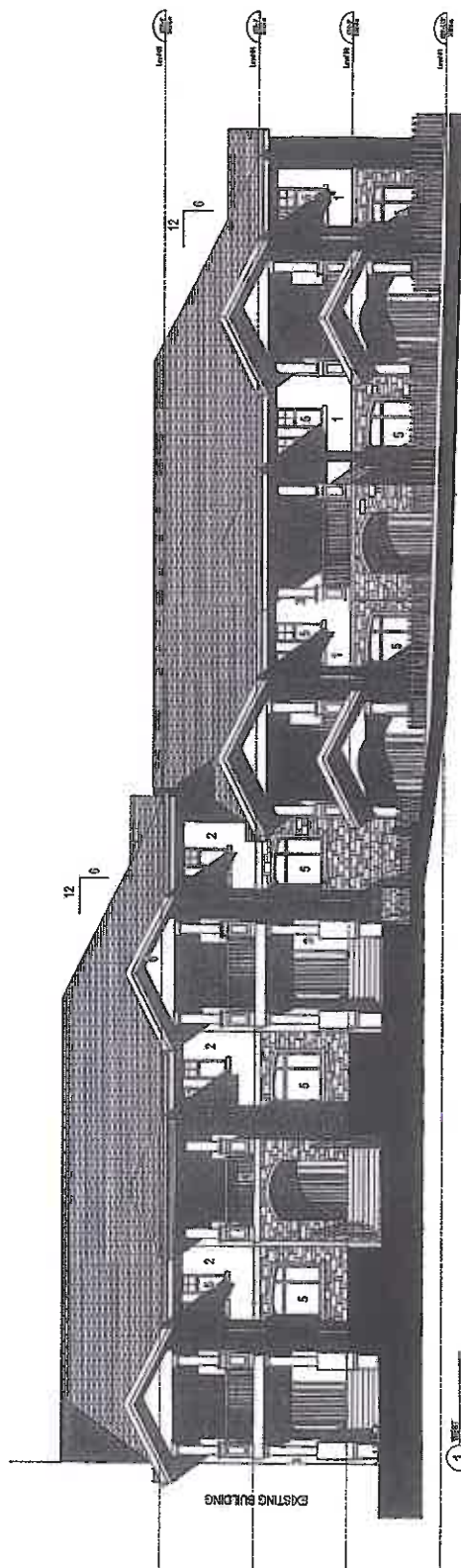
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- NOTES TO THE CONTRACTOR:
- 1. All work shall be in accordance with the applicable codes and standards.
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NEW TOWN ARCHITECTURE
 URBAN PLANNING
 1110 PARSONS STREET
 WASHINGTON, DC 20004
 TEL: 202-331-1111
 FAX: 202-331-1112
 WWW: NEWTOWNARCHITECTURE.COM

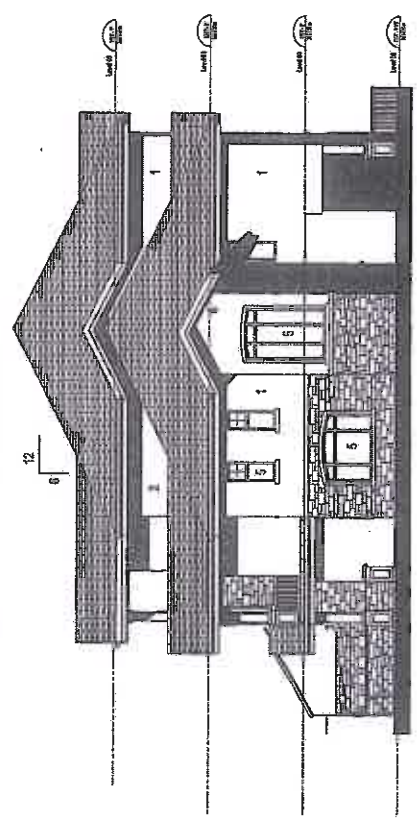
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DESIGNER: NEW TOWN ARCHITECTURE
 DATE: 01/14/14
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO: DP3.02
 SHEET NO: 001/001



① EXISTING BUILDING
 FACING GLENDON ROAD

- LEGEND:
- 1. EXISTING BUILDING
 - 2. NEW BUILDING
 - 3. EXISTING ROOF
 - 4. NEW ROOF
 - 5. EXISTING WALLS
 - 6. NEW WALLS
 - 7. EXISTING WINDOWS
 - 8. NEW WINDOWS
 - 9. EXISTING DOORS
 - 10. NEW DOORS
 - 11. EXISTING PORCHES
 - 12. NEW PORCHES
 - 13. EXISTING PATIOS
 - 14. NEW PATIOS
 - 15. EXISTING DECKS
 - 16. NEW DECKS
 - 17. EXISTING STAIRS
 - 18. NEW STAIRS
 - 19. EXISTING BALCONIES
 - 20. NEW BALCONIES
 - 21. EXISTING TERRACES
 - 22. NEW TERRACES
 - 23. EXISTING DRIVEWAYS
 - 24. NEW DRIVEWAYS
 - 25. EXISTING PAVEMENT
 - 26. NEW PAVEMENT
 - 27. EXISTING LANDSCAPE
 - 28. NEW LANDSCAPE
 - 29. EXISTING UTILITIES
 - 30. NEW UTILITIES



② NEW BUILDING

SCHEDULE "B" 2 of 3
 This forms part of development
 permit # DP12-0014

Columns and Detailing

**117 Colonial Tan
Acrylic Stucco
To Match Existing**

**STONE VANEER
TO MATCH EXISTING**

**112 Sandlewood
Beige Acrylic
Stucco To Match
Existing**



PHASE 3 TOWNHOMES

773 Glenmore Road

SCHEDULE "B" 3 of 3

This forms part of development

Permit # **DP12-0014**



Glenmore Rd 3