

Mayor and Council
City of Kelowna

July 26, 2017

Your Worship and Council,

This letter is to substantiate our Rezoning and Development Permit application for a proposed four storey mixed use development at 4638 Lakeshore Road, to amend the site's zoning from the current C2 Neighbourhood Commercial Zone to the C3 Community Commercial Zone.

PROJECT INTRODUCTION

The project will be comprised of nine strata residential dwelling units on three floors and 10,598.4 square feet of ground commercial space. The three bedroom residential units will each be approximately 2,000 square feet. Each residential unit will have its own two-vehicle parking garage with dedicated bicycle storage. The ground level commercial units vary in size. The largest unit will be approximately 2,000 square feet. These intentionally small commercial floor areas will attract professional services, boutique retail and locally owned food and beverage tenants. The commercial units at grade and in parking level P1 will be serviced by 37 customer parking spaces.

The parcel is irregular in shape and has an uncommonly varied context. It is flanked by a major arterial route to the east, ALR land to the south, a single-family residential neighbourhood to the west, and existing commercial buildings to the north. The challenges of the site have been optimistically embraced as opportunities, to create a development that will be a lively civic focal point by combining small commercial spaces with gracious residential units "above the shops". The proposed project successfully meets three important goals: The privacy and massing of the of the adjacent single-family residential neighbourhood has been deferred to, a symbiotic relationship with the existing commercial uses at the corner of Collette Road and Lakeshore Road is strengthened, and the natural beauty of the adjacent ALR lands will inspire a lushly landscaped development that functions as community gateway between the country and the city.

CONFORMITY TO OFFICIAL COMMUNITY PLAN

The proposed development will be aligned with the City of Kelowna's Official Community Plan (OCP) and its vision. A new, low-rise mixed use development in this location will support the key goals of the OCP to contain urban growth by reducing urban sprawl and developing great neighbourhoods. To achieve this, the City of Kelowna is aiming to balance the projected need for approximately 20,100 housing units by 2030, by directing this growth to the Urban Core and its supporting Urban Centres.

The City of Kelowna is projecting the need for an additional 3,000,000 square feet of commercial space by 2030 to accommodate and service the projected population growth within the city. Much of this new commercial growth is projected to be in the Urban Centres, supported by policies that aim to ensure that these Centres develop as vibrant commercial nodes. However, small amounts of commercial space are expected in suburban areas to facilitate the development of complete suburbs.

An underlying theme of the OCP is to create compact communities served by transportation routes, to encourage active living, and to invest in efficient infrastructure. The OCP has policies to support resource allocations in the Urban Core with the purpose of making safe, accessible, high-quality living and working environments, as seen in the recent extension to the Lakeshore Road Multi-use Corridor and roundabout at Collette Road and Lakeshore Road.

The proposed site is located at this new roundabout, so the proposed project is ideally situated to support the OCP's growth objectives:

1. By design, the proposed residential units will be family-oriented in size and layout. Suited to young families or seniors, this accessible development will provide appealing multifamily housing choices in the area, which is an essential element for a vibrant, mixed-use community centre.
2. Daily destinations are nearby at Sunshine Market, Quality Greens, T-Bones and the new Public/Private Partnership with Worman at the Surtees Property. Lake Okanagan and the Bellevue Creek Linear Park is a short walk away.
3. The site is located directly adjacent to sustainable transportation options for residents, including a well-developed sidewalk, a public transit corridor on Lakeshore Road that directly links to major regional destinations, the Abbott St/Lakeshore Road Multi-use Corridor, the Mission Creek Greenway and Kelowna's growing bicycle network. Lastly, Lakeshore Road is a Priority One Snow Clearance Route.
4. The proposed development follows several other residential developments located on Lakeshore Road, which have been well received by their communities and provide location-efficient housing for families. The proposed development will help to meet this demand while helping support the growth of the emerging Community/Village Centre between Bellevue Creek and Collette Road.

PROJECT GOALS

The goal for this proposed development is to create a unique and high-quality contemporary mixed use project that meets the OCP's built form goals for the area, which includes *(m)ulti-unit buildings up to four storeys, including attached residential and apartments on arterial and secondary arterial roads to serve more than one neighbourhood*. Additionally, the proposed design references the City of Kelowna's zoning guidelines in detail, meeting and exceeding the Urban Design Development Permit Guidelines. The proposed design's key intention is to *convey a strong sense of authenticity through urban design that is distinctive for Kelowna while providing a scale and massing of commercial buildings that promotes a safe, enjoyable living, pedestrian, working, shopping and service experience*.

The proposed design will orient each unit to respect the private space of neighbouring units within the development and between the proposed development and the mature single-family neighbourhood to the west. By balancing the goals for privacy and civic gathering, the proposed development will bring visual interest and community vibrancy to this corner of Collette Road and Lakeshore Road.

The unique shape of the lot provides the opportunity for each unit to have a significant amount of street orientation, providing "eyes on the street" while contributing to a sense of participation in the public realm.

The adjacent natural beauty of the ALR land to the south of the proposed project is woven into the project. Carefully placed pine and maple trees, lush balconies and roof gardens will create a park-like setting, softening and almost completely surrounding the proposed development's low slung four storey massing with greenery.

DESIGN HIGHLIGHTS

1. High-quality concrete construction, finished with traditional red brick.
2. Brick red sidewalks and public plazas create a strong sense of place on a busy roundabout.
3. Public plaza with built-in wood seating is softened with evergreen landscaping.
4. Evergreen plantings soften four wrap-around balcony and roof overhangs at all floor levels.
5. Horizontal massing makes the building appear smaller and lower.
6. Stepped massing on the west elevation transitions the 4 storey massing on Lakeshore Road to the single family massing of the neighbour to the west.
7. Exit stairs and the residential common hallways are exposed and open to Lakeshore Road, enlivening the public face of the proposed development, in lieu of a blank wall. Combined with the landscaped planters, the building will quietly fit in with the other buildings on the roundabout.

8. The commercial units are almost completely surrounded by glass, making the ground level open and transparent. From any perspective, the commercial units will add an inviting civic presence to the roundabout.
9. In a hot summer climate, overhangs and locating the largest plaza north on the site will allow community users to find shade. The plaza on the west will be a quiet and sunny alternative for the spring and fall.
10. The entire plaza is lushly landscaped, where even the parking ramp is softened with vines and shrubs.
11. A commercial retail unit located in the P1 parking level brings life and activity to the entrance zone at the bottom of a landscaped ramp.
12. The commercial spaces at grade are served by 37 parking stalls inside a uniquely landscaped P1 parking level provides ample parking in a safe, covered and pleasing space. The P1 parking level has two landscaped light wells and high ceilings, turning a space that is typically dark and cramped into an inviting "foyer".
13. Residential parking is on a partial P2 level, where each unit will have a private secure garage with combined bike storage. The residential units will share 2 guest parking spaces.
14. 7 bicycle stalls will be provided at the street level to accommodate a growing "car-lite" lifestyle.
15. Architectural detailing and guardrails made with dark metal will simulate traditional wrought iron.
16. Dark framed windows will simulate traditional commercial steel windows.
17. Mature street trees bring the landscape of the ALR land into the site, and down into the parking levels.
18. Glass guardrails require constant upkeep to stay clean and hinder the privacy of occupants and neighbouring sites. This proposed development incorporates low brick parapet guardrails with landscaped planters at all locations, to create a feeling of solidity and permanence. Sightlines into and outward from the proposed development are fine-tuned for privacy, natural light, and to impede headlight pollution into the residential units on Lakeshore Road.
19. Shading for the residential units is provided by the balcony above. Each unit's outdoor balcony space has a balance of full sun and full shade.
20. Planters in front of all west facing windows control the overlook between residential units, creating complete internal privacy.
21. A roof deck with mature trees softens the top floor massing from the surrounding area and from Lakeshore Road. 4th floor residential units will use these private rooftop deck areas in addition to their private west-facing balconies.
22. Solar panels on the roof will contribute electricity back into the grid, to operate common area lighting.

CONTRIBUTING TO KELOWNA'S SUSTAINABILITY

The proposed project acknowledges that a growing city must encourage environmental and economical stewardship to be truly sustainable.

According to recent community input, the citizens of Kelowna want a city where the economy is growing, vibrant and attracting new business. To create a sustainable city, environmental protection, economic growth, social development and cultural vibrancy need to be balanced. In any city, measuring the number of businesses with employees provides a snapshot of the efforts to attract and retain business. According to real estate data provider CoreNet Global, in 2017 North American workplaces average 151 square feet per employee. The proposed development will provide 10,598.4 square feet of new commercial space, with a net gain of 7,000 square feet compared to the current restaurant building on the site. This will create the space to generate at least 100 new full and part-time jobs in the community.

Reducing automobile trips is a significant component of reducing greenhouse gas emissions. The proposed development's central location is a short walk to shopping, transit routes and bicycle facilities to ensure that living a "car-lite" lifestyle is not only possible, but a significant economic, lifestyle and convenience advantage for the proposed development's residents. The proposed development's design assumes that walking, cycling and transit will be the primary transportation options for residents, supplemented by private two-car parking garages for residents whose jobs and lives require vehicle transportation.

Respecting the natural environment is a priority and the proposed development's objective is to protect and enhance natural areas, including expanding the open space network that protects sensitive ecosystems and links important habitat areas. This proposal will provide frontage upgrades to the Lakeshore Road Multi-use Corridor, the future Collette Road Multi-use Corridor as well as relocate the existing overhead transmission lines underground. A much-loved mature London plane tree will be moved by a professional arborist to the adjacent ALR land, where it will continue to be a neighbourhood icon.

A healthy natural environment positively impacts quality of life and economic vitality. To preserve the biodiversity and ecological landscape from development pressures, the proposed development will be replacing the entire existing tree canopy at the perimeter of the property for the benefit of the entire City of Kelowna, not just the private residents, owners and commercial tenants. The proposed development will provide an integrated ecosystem management approach to ensure that the environment is afforded a high priority in land use related decisions.

The proposed development will also feature residential living spaces with significant western exposure, ensuring bright, healthy outdoor space for each unit with solar gain benefits that will reduce the building's overall energy demand. The proposed development will create a net housing area gain, a net commercial space gain with no environmental degradation.

SUMMARY

The proposed development will be a positive, attractive and inspirational project that will help to support and create a vibrant neighbourhood node. This type of high-quality sensitive infill development is consistent with existing land uses and will represent positive, incremental change in the neighbourhood, providing additional infill housing in a location where it makes perfect sense.

Thank you for your consideration.

Sincerely,

Steve Nicholson
Strandhaus Developments Inc.

A handwritten signature in black ink, appearing to read 'D'Arcy Jones', written in a cursive style.

D'Arcy Jones
Architect AIBC
D'Arcy Jones Architecture Inc.