
CITY OF KELOWNA

MEMORANDUM

Date: July 23, 2001

File No.: DP01-10,036
(3060-20/3090-20)

To: City Manager

From: Planning & Development Services Department

Purpose: To obtain a Development Permit for 14 semi-detached multi-family units

Owner/Applicant: Gallaghers Canyon Land Development Ltd.

Contact Person: Tom Weisbeck

At: 3980 Field Road

Existing Zone: CD6 – Comprehensive Residential Golf Resort

Prepared by: Shelley Gambacort

SEE ATTACHED FACT SHEET FOR COMPLETE APPLICATION DETAILS

1.0 RECOMMENDATION

THAT Municipal Council authorize the issuance of Development Permit No. DP01-10,036, Gallaghers Canyon Land Development Ltd. (Tom Weisbeck), on lands described as Part of Lot B, Sec. 1, Twp. 26, ODYD, Plan 28022 except Plan 43748, as shown on Map "A" attached to the report of the Planning & Development Services Department, dated July 23, 2001, located off of Field Road, Kelowna, BC, subject to the following terms and conditions:

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;

2.0 SUMMARY

The applicant is requesting a Development Permit in order to allow for the development of 14 semi-detached, multi-family units as part of the Gallaghers Canyon Golf Resort Development. The area under application, situated west of Field Road, is part of the recently expanded area of the Gallaghers Canyon Golf Resort Concept Development Plan and the proposed development is in keeping with the intent of the Plan. The proposed 14 unit development is within the original development capacity of 540 units for the Gallaghers Canyon Golf Resort Area Structure Plan.

2.1 Advisory Planning Commission

This application was reviewed by the Advisory Planning Commission at the meeting of June 26, 2001 and the following recommendation was passed:

THAT the Advisory Planning Commission supports Development Permit Application No. DP01-10,036 by Gallaghers Canyon Land Development Ltd. (Tom Weisbeck) for the construction of a 14-unit multi-family strata development.

3.0 BACKGROUND

3.1 The Proposal

The proposed 14 unit, semi-detached multi-family development, to be known as Gallagher's Lookout, will constitute the first phase of development for this recently expanded component of the Gallaghers Canyon Golf Resort development. When completed this component of the Golf Resort Development will comprise 48 semi-detached strata units and 44 bareland strata lots. Access to this neighbourhood will be off the proposed realignment of Gallaghers Drive East with a future emergency access connecting to Field Road.

The proposed development consists of 7 buildings, each containing two side by side single storey units with walkout basements and will overlook the existing driving range. Each unit contains two bedrooms with an attached double car garage with driveways of sufficient length to accommodate parked cars without interfering with the access road.

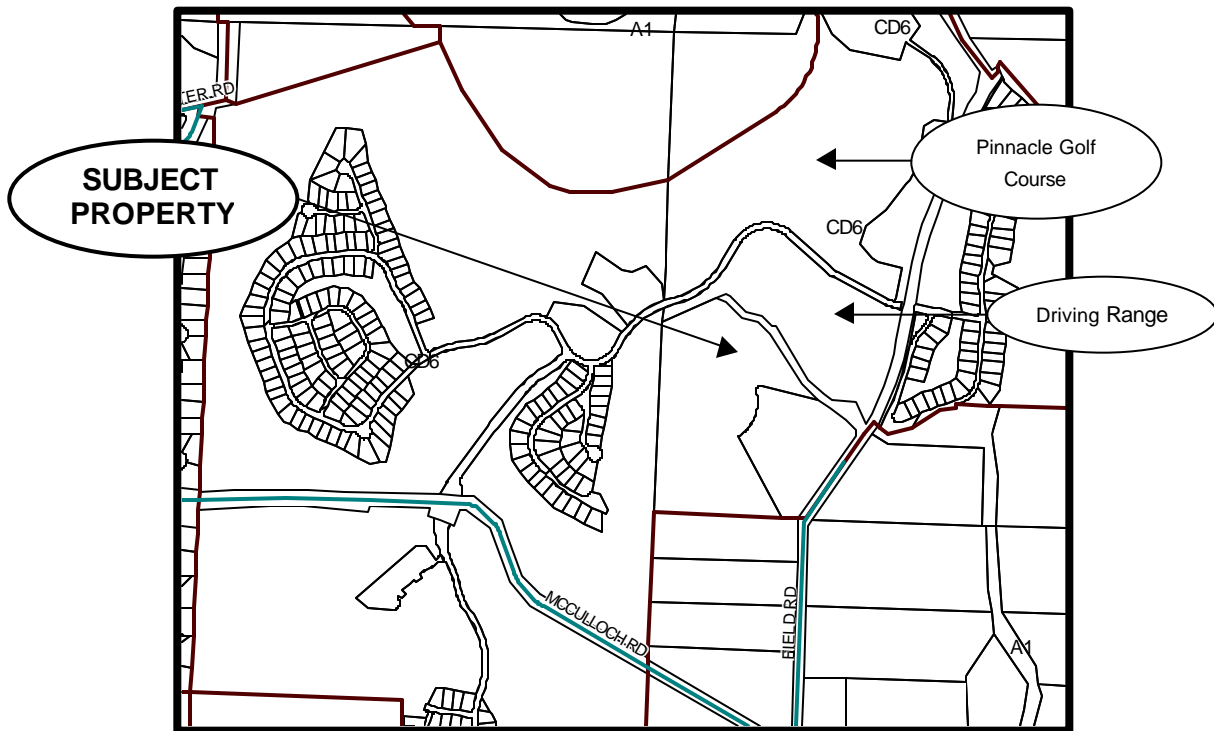
The exterior finishes proposed will consist of stucco in three colour choices of khaki green, caramel and buttercup yellow all with taupe trim, deep burgundy accents and cultured stone detailing on the columns around the garages. Asphalt shingles are proposed for the roofing in a "Heather Blend" colour.

There is a typical building scheme applicable to the overall Gallagher's development that states that a standard of excellence and quality is to be maintained throughout all stages of the residential community at Gallaghers Canyon and development must complement the Gallaghers Canyon Golf courses. The form and character of the proposed development is compatible with the existing development and meets the general intent of the building scheme. The landscaping proposed is consistent with the quality of landscaping that exists throughout the multi-family projects within the Gallaghers Canyon Development.

CRITERIA	PROPOSAL	RM3 REQUIREMENTS
Site Area (m ²)	9573.76	900
Site Coverage (%)	28.25	50
Total Floor Area (m ²)	2,437.3	6068.5
Storeys (#)	2	2.5
Distance between buildings (m)	4.5	3.0
Setbacks (m)		
- Front	7.0 min	6.0
- Rear	8.03 min	7.5
- West Side	4.5 min	4.5
- East Side	4.5 min	4.5
Parking Stalls (#)	28 (+28 tandem stalls)	28 + 2 visitor

3.2 Site Context

The proposed development is located within the Gallaghers Canyon Golf Resort Concept Development Plan area and is to be sited to the south of the existing driving range.



The adjacent zone uses are as follows:

- North - CD6 - Gallaghers Canyon Golf Resort
- East - Field Road, A1 – Agriculture; existing rural lots
- South - A1 – Agriculture; existing rural lots
- West - CD6 – Gallaghers Canyon Golf Resort

3.3 Current Development Policy

3.3.1 City of Kelowna Strategic Plan (1992)

The proposal is in keeping with the policies of the Strategic Plan, which encourages a range of housing types and densities in new areas and more mixing of land uses.

3.3.2 Kelowna Official Community Plan (1995 –2013)

The Official Community Plan designation for this property is Comprehensive Residential Golf Resort and the Gallaghers CDP has been adopted as an appendix to the OCP.

4.0 TECHNICAL COMMENTS

4.1 Works & Utilities

All servicing issues are being addressed through the subdivision application.

4.2 Inspections Department

No comments

4.3 Fire Department

Fire Department access and hydrants as per the BC Building Code and City of Kelowna Subdivision Bylaw.

4.4 BC Gas

Gas is available to this development. Given the road width, a utility corridor will be required over the lots to cover installation requirements

4.5 Shaw Cable

Owner/contractor to supply/install conduit system as per Shaw Cable drawings & specifications.

4.6 Telus

No comment.

4.7 WKP

All electrical equipment will be underground. Streetlights must be installed on all roads; easements will be required for electrical equipment at various locales in order to serve the lots.

4.8 Public Health Inspector

We have no objection to this development application provided it is connected to sanitary sewer service.

4.9 RCMP/ SD #23

No response

5.0 PLANNING COMMENTS

The Planning & Development Services Department has no concerns with this proposed development. The development is in keeping with the intent of the Gallaghers Canyon Golf Resort Concept Development Plan. A subdivision application is currently being processed to facilitate this proposed development.

Andrew Bruce
Current Planning Manager

Approved for inclusion ☐

R.L. (Ron) Mattiussi, ACP, MCIP
Director of Planning & Development Services

AB/SG/sg

Attachments

FACT SHEET

- | | |
|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|
| 1. APPLICATION NO.: | DP01-10,036 |
| 2. APPLICATION TYPE: | Development Permit |
| 3. OWNER/APPLICANT:
CONTACT PERSON:
· ADDRESS
· CITY/ POSTAL CODE | Gallaghers Canyon Land Dev. Ltd.
Tom Weisbeck
4390 Gallaghers Drive East
Kelowna, BC V1W 3Z8 |
| 4. APPLICATION PROGRESS:
Date of Application:
Date of report to Council: | June 8, 2001
July 23, 2001 |
| 6. LEGAL DESCRIPTION: | Part of Lot B, Sec. 1, Twp. 26, ODYD,
Plan 28022 |
| 7. SITE LOCATION: | East of Gallaghers Drive East and West
of Field Road |
| 8. CIVIC ADDRESS: | West of Field Road |
| 9. AREA OF SUBJECT PROPERTY: | Phase 1 = 9,573.76 m ² |
| 10. TYPE OF DEVELOPMENT PERMIT AREA: | Multi-family |
| 11. EXISTING ZONE CATEGORY: | CD6 – Comprehensive Residential Golf
Resort (to be developed as RM3-Low
Density Multiple Housing) |
| 12. PURPOSE OF THE APPLICATION: | To allow for the development of 14
semi-detached multi-family units |
| 13. DEVELOPMENT PERMIT MAP 13.2
IMPLICATIONS | Not applicable |

Attachments

(Not attached to the electronic copy of the report)

Location Map
Site Plan
Exterior Elevations
Landscape Plan