
CITY OF KELOWNA

MEMORANDUM

Date: February 5, 2002
File No.: DP01-10,078
(3060-20/3090-20)

To: City Manager

From: Planning & Development Services Department

Purpose: To obtain a Development Permit for 8 semi-detached multi-family units

Owner: Summit South Joint Ventures **Applicant/Contact Person:**
Ed Kennedy

At: 700 South Crest Drive

Existing Zone: RM2 – Low Density Row Housing

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. DP01-10,078, Summit South Joint Ventures (Ed Kennedy), on lands described as Lot 1, DL 1688S, SDYD, Plan KAP68647, located on South Crest Drive, 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 8 semi-detached, multi-family units located in the new South Ridge neighbourhood in the southwest Mission area. The subject property is located at the southeast corner of Frost Road and South Ridge Drive.

2.1 Advisory Planning Commission

The application was reviewed by the Advisory Planning Commission at their meeting of November 20, 2001, and the following recommendation was passed:

THAT the Advisory Planning Commission supports Development Permit Application No. DP01-10,078, by Summit South Joint Ventures (Ed Kennedy), Lot 1, Plan 68647, Sec. 19, Twp. 29, ODYD, 700 South Crest Drive, to allow for the construction of 8 semi-detached residential units.

3.0 BACKGROUND

3.1 The Proposal

The proposed development is comprised of 8 semi-detached multi-family residential units and will constitute the first multi-family development in the new South Ridge neighbourhood. The subject property is adjacent to Frost Road, South Ridge Drive and South Crest Drive with access to the proposed development being off of South Crest Drive.

The proposed development consists of 4 buildings, each containing two side by side single storey units with walkout basements and will overlook Frost Road and beyond. There are four two-bedroom units and four three-bedroom units all with attached double car garages. Seven of the driveways are ~4 m. in length with the one at the eastern end of the site being ~2.8 m in length. There is one visitor stall provided for at the west end of the driveway and a turnaround area at the east end for the adjacent unit. There will be a fire hydrant located adjacent to the visitor parking to meet the Fire Department requirements.

The exterior finishes proposed will consist of vinyl siding in a medium tan colour, with stone accents along the base of the columns and the walkout basement. The fascia and gutters will also be coloured in the medium tan and the window trim will be white. Asphalt shingles are proposed for the roofing in a weatherwood colour.

The access to the units is by way of a driveway off of South Crest Drive. As a result of site grading there is a retaining wall proposed along the east and south side (the uphill side) of the driveway, which will range in height from 0.6 m., near the entranceway, to 1.8 m at the highest point. In addition, there is a rock retaining wall proposed around the perimeter of the site, a portion of which has already been constructed.

There are also sections of rock retaining wall between the buildings and adjacent to the west side of the driveway. Details of the retaining walls have not been provided to date and it will be necessary for these retaining walls to be designed by a structural engineer who will then determine whether a geotech report will be required.

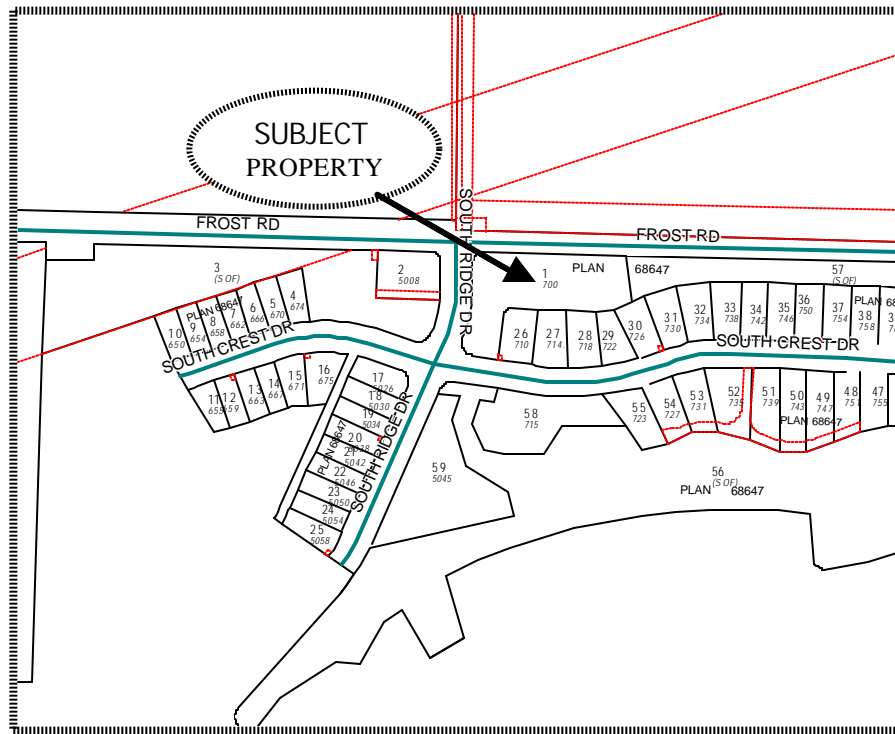
The walkways, driveways, and refuse area will be finished with stamped concrete. The landscaping will consist of Box Elder, Austrian Pine, Amur Maple, Hicks Yew and a variety of shrubs. There will be lawn along the Frost Road Frontage and the South Ridge Drive frontage as well as between the units adjacent to the driveways. The mail and refuse area are located near the entrance to the development and the developer will be required to provide detailed drawings for this area.

CRITERIA	PROPOSAL	RM2 ZONE REQUIREMENTS
Site Area (m ²)	4130	1000
Site Coverage (%)	24/46.2	45/50
Total Floor Area (m ²)	1257	2065
F.A.R.	.30	.50
Storeys (#)	2	2.5
Setbacks (m)		
- Front	6.09	6.0
- Rear	7.24	6.0
- West Side	6.09	4.5
- East Side	4.57	4.5
Parking Stalls (#) ¹	17	17
Distance between Buildings (m)	3.04	3

1. Parking requirements are 2 stalls per dwelling unit – 8 units x 2 = 16 plus one visitor stall for a total of 17 stalls.

3.2 Site Context

The subject property is located on the east side of South Ridge Drive between Frost Road and South Crest Drive.



The adjacent zone uses are as follows:

- North - A1 – Agriculture 1; rural land with one single family dwelling
- East - RU1 – Large Lot Housing & P4 – Utilities; new single family subdivision
- South - RU1 – Large Lot Housing & P3 – Parks & Open Space; new single family subdivision and park area
- West - P4 – Utilities & C1 – Local Commercial; utility (drainage) and future commercial

2.3 Current Development Policy

2.3.1 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.

2.3.2 Kelowna Official Community Plan (1995 –2013)

The proposal is in keeping with the OCP Future Land Use Map designation of Multi Family Residential – Low Density.

2.3.3 Neighbourhood Two Area Structure Plan

The ASP designates the subject property as Multiple Family Residential (Low Density) and the intent of this designation is to provide, compact, affordable, low maintenance housing.

4.0 TECHNICAL COMMENTS

4.1 Works & Utilities

.1 General

- a) The inside lane corner radius is not suitable for SU-9 type vehicles (delivery/garbage trucks).
- b) The layout also does not show a turn-around or cul-de-sac at the far end suitable for SU-9 type vehicles.

At the time of Building Permit application the following is required:

.2 Geotechnical Report

- a) Provide a comprehensive geotechnical report, prepared by a Professional Engineer competent in the field of hydro-geotechnical engineering to address the items below: **NOTE: The City is relying on the Geotechnical Engineer's report to prevent any damage to property and/or injury to persons from occurring as a result of problems with soil slippage or soil instability related to this proposed subdivision.**

The Geotechnical reports must be submitted to the Planning and Development Services Department (Planning & Development Officer) for distribution to the Works & Utilities Department and Inspection Services Division.

- (i) Site suitability for development.
- (ii) Site soil characteristics (i.e. fill areas, sulphate content, unsuitable soils such as organic material, etc.).
- (iii) Any special requirements for construction of roads, utilities and building structures.
- (iv) Suitability of on-site disposal of storm water including effects upon adjoining lands.
- viii) Recommendations for erosion and sedimentation controls for water and wind.
- ix) Recommendations for roof drains and perimeter drains.

.3 Water

- a) The property is located within the City of Kelowna service area.
- b) Confirm hydrant locations with the Fire Department.
- c) Minimum required Fire Flow is to be the greater of 90 litres/second or as determined by Fire Underwriters Survey. Provide confirmation that the watermains and flows will be adequate in accordance with the Subdivision, Development & Servicing Bylaw.
- d) Provide adequate backflow prevention in accordance with City requirements.

.4 Sanitary Sewer

A service connection already exists off South Ridge Drive.

.5 Drainage

Provide a comprehensive site drainage management plan and design to comply with the City's drainage criteria.

.6 Roads

Frost Road frontage is not required at this time as it will be built later by Neighbourhood 3; however, grading of the site frontage is required to match future sidewalk grades. Provide cross sections showing the future road grades and grading of the site.

.7 Power and Telecommunication Services and Street Lights

All proposed distribution and service connections are to be installed underground

.8 Design and Construction

Design, construction supervision and inspection of all off-site civil works and site servicing must be performed by a Consulting Civil Engineer and all such work is subject to the approval of the City Engineer. Drawings must conform to City standards and requirements.

.9 Charges and Fees

a) Development Cost Charges (DCC's) are payable. Some credits may be applicable from previous applications. Contact the Finance Department for this.

b) The following Kettle Valley ESA Latecomer charges are applicable to this property (cost per unit):

ESA 1: CWS #1	\$ 254/unit
CWS #2	503/unit
CWS #3	610/unit

Rates are good to April 15, 2002

4.2 Inspections Department

No comments

4.3 Fire Department

No objections subject to the provision of an on-site hydrant as shown on Schedule "A".

4.4 BC Gas

Gas is available to this development. Application required.

4.5 Shaw Cable

No comment.

4.6 Telus

Telus will provide underground facilities to this development. Developer will be required to supply and install as per Telus policy.

4.7 Utilicorp Network Canada

All electrical equipment will be underground.

4.9 SD #23

No response

4.10 RCMP

No comment.

4.11 Parks Division

All entry feature signs for the proposed development to be located on private property and not on City boulevard. This includes any landscape treatment.

.1 For the information of the developer/owner the following standards apply for all landscape improvements in the right-of-way boulevards:

- a) All plant material (trees, shrubs, ground covers, seed/sod etc.) that may be proposed for the boulevard shall be reviewed by the City of Kelowna Parks Division. All materials specified shall meet City standard for size and method of installation.
- b) The use of rock for mulch will not be accepted.
- c) Plant material specifications are as follows for:
 - i) Deciduous Tree by calliper @ 300 mm measured 60 mm above the root ball.
 - ii) Deciduous shrub by spread @ 450 mm min.
 - iii) Coniferous tree by height @ 2.5 min.
 - iv) Coniferous shrub by spread @ 450 mm min.
 - v) Seed/sod mix according to proposed activity use and location.
- d) Boulevard maintenance (irrigation, shrubs, ground cover, and sod) is the responsibility of the owner/occupant except for the boulevard tree maintenance, which is the responsibility of the Parks Division.

The boulevard landscape and irrigation plan is to be approved by Parks Division. Xeriscape plant material appropriate to the site conditions is recommended.

5.0 PLANNING COMMENTS

The Planning & Development Services Department has no concerns with the proposed design of the development. The applicant has provided written confirmation from Canadian Waste Management with regards to the refuse pick-up area as shown on Schedule "A". In addition, the Fire Department has accepted the proposed site layout based on the provision of the fire hydrant as shown on Schedule "A", which alleviates their need for a turn around at the east end of the 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

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|-----|---|--|
| 1. | APPLICATION NO.: | DP01-10,078 |
| 2. | APPLICATION TYPE: | Development Permit |
| 3. | OWNER: | Summit South Joint Ventures |
| | · ADDRESS | 401 – 1415 Hunter Court |
| | · CITY/ POSTAL CODE | Kelowna, BC V1X 6E6 |
| 4. | APPLICANT/CONTACT PERSON: | Summit South Joint Ventures/
Ed Kennedy |
| | · ADDRESS | 401 – 1415 Hunter Court |
| | · CITY | Kelowna, BC V1X 6E6 |
| | · TELEPHONE/FAX NO.: | 860-9733/860-9760 |
| 5. | APPLICATION PROGRESS: | |
| | Date of Application: | October 23, 2001 |
| | Date of report to Council: | |
| 6. | LEGAL DESCRIPTION: | Lot 1, DL 1688S, SDYD, Plan
KAP68647 |
| 7. | SITE LOCATION: | South west corner of Frost Road and
South Ridge Drive |
| 8. | CIVIC ADDRESS: | 700 South Crest Drive |
| 9. | AREA OF SUBJECT PROPERTY: | 4,130 m ² |
| 10. | TYPE OF DEVELOPMENT PERMIT AREA: | Multi-family |
| 11. | EXISTING ZONE CATEGORY: | RM2 – Low Density Row Housing |
| 12. | PURPOSE OF THE APPLICATION: | To obtain a Development Permit for 8
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