
CITY OF KELOWNA
MEMORANDUM

Date: September 6, 2002
File No.: (3060-20/3090-20) **DP02-0062/DVP02-0063**

To: City Manager

From: Planning & Development Services Department

Subject:

DEVELOPMENT PERMIT APPLICATION OWNER: WITMAR HOLDINGS LTD.
NO. DP02-0062
DEVELOPMENT VARIANCE PERMIT
APPLICATION NO. DVP02-0063

AT: WALNUT ROAD & WATT ROAD **APPLICANT:** WALTER WEISSTOCK

PURPOSE: TO SEEK PERMISSION TO CONSTRUCT A NEW 4 STOREY,
50 UNIT MULTI-FAMILY APARTMENT BUILDING, A 3RD FLOOR
7 UNIT ADDITION TO AN EXISTING 24 UNIT MULTI-FAMILY
BUILDING, AND CONNECTING LINK WITH ELEVATOR, and

TO SEEK A DEVELOPMENT VARIANCE PERMIT TO VARY
MAXIMUM BUILDING HEIGHT FROM 4 STOREYS PERMITTED
TO 4 ½ STOREYS PROPOSED, AND TO REDUCE THE REAR
YARD SETBACK FROM THE 9.0 M REQUIRED TO 0.9 M
PROPOSED TO THE PARKING STRUCTURE

EXISTING ZONE: RM4 – TRANSITIONAL LOW DENSITY MULTIPLE HOUSING
RM5 – MEDIUM DENSITY MULTIPLE HOUSING

REPORT PREPARED BY: PAUL McVEY

SEE ATTACHED FACT SHEET FOR COMPLETE APPLICATION DETAILS

1.0 RECOMMENDATION

THAT Municipal Council authorize the issuance of Development Permit No. DP02-0062; for Lot 3, DL 14, O.D.Y.D., Plan 22522 except Plan 23004, located on Walnut Road, Kelowna, B.C., 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;

AND THAT Municipal Council authorize the issuance of Development Variance Permit No. DVP02-0063; Witmar Holdings Ltd.; Lot 3, DL 14, O.D.Y.D., Plan 22522 except Plan 23004, located on Walnut Road, Kelowna, B.C.;

AND THAT variances to the following sections of Zoning Bylaw No. 8000 be granted:

- i. **Section 13.11.5(c) Development Regulations** maximum height of buildings be varied from 4 storeys permitted to 4 ½ storeys proposed,
- ii. **Section 13.11.5(f) Development Regulations** minimum site rear yard be varied from minimum 9.0 m required to 0.9 m proposed to the parking structure

AND THAT the applicant be required to complete the above-noted conditions within 180 days of Council approval of the development permit application in order for the permit to be issued.

2.0 SUMMARY

The applicant wishes to construct a new 50 unit, four storey apartment building adjacent to the west property line of subject property, as well as add a third storey addition consisting of 7 new dwelling units to an existing two storey multi-family building located on site. As part of the proposed construction, there will also be a four storey connecting link with an elevator to join the two buildings. The proposal is generally consistent with the Urban Form objectives of the Kelowna Strategic Plan which encourage greater densities and infill development within existing urban areas.

2.1 Advisory Planning Commission

The above noted applications (DP02-0062, DVP02-0063) were reviewed by the Advisory Planning Commission at the meeting of August 6, 2002 and the following recommendations were passed:

That the Advisory Planning Commission supports Development Permit Application No. DP02-0062, 3193/3195 Walnut Street, Lot 3, Plan 22522, Sec 12, Twp. 25, ODYD, Witmar Holdings Ltd (Walter Weisstock), to seek a Development Permit to authorize the construction of a third floor addition to the existing building "B" as well as construction of a new 4 storey building containing 46 suites with underground parking;

AND THAT the Advisory Planning Commission supports Development Variance Permit Application No. DVP02-0063, 3193/3195 Walnut Street, Lot 3, Plan 22522, Sec 12, Twp. 25, ODYD, Witmar Holdings Ltd (Walter Weisstock), to seek a Development Variance Permit to vary the rear yard setback from the 9.0 m required to 1.0 m from the adjacent property (not the 0.0 m requested) for the proposed parking structure.

Note; The applicant has submitted revised drawings the indicate the building moved 0.9 m from the east property line to provide additional room for landscaping.

3.0 BACKGROUND

3.1 The Proposal

In 1996 the applicant made application to rezone that portion of the subject property located between Watt Road and Fascieux Creek to the R-3a (Medium Density, Multi-Family Residential Transition) zone (now RM4 – Transitional Low Density Housing) and the remaining portion of the subject property to the R-4 (Medium Density, Multi-Family Residential) zone (now RM5 – Medium Density Multiple Housing). At that time, the subject property was developed with a three storey, 52 unit building constructed on site in the late 1960's under the Regional District zoning by-law, and a two storey, 24 unit building constructed in the 1980's.

The 1996 application for Development Permit (DP96-10,062), made in conjunction with the rezoning application, proposed the construction of two new buildings (Buildings C and D) and an addition for Building B, only one of which (Building D), was completed. Building D was a new three storey, 23 unit multi-family residential building to be located between Watt Road and Fascieux Creek (Building D) on the portion of the site that was rezoned to the RM4 – Transitional Low Density Housing zone. That new building was constructed with a one storey extension to provide an enclosure to the existing swimming pool that was located on that portion of the subject property.

That Development Permit application (DP96-10,062) also proposed the construction of a 44 unit, four storey, multi-family residential building (Building C) to be connected to the existing two storey, 24 unit building (Building B) located in the southeast corner of the site within the portion of the site that was rezoned to the RM5 - Medium Density Multiple Housing zone. That building proposal included a third storey addition to the existing two storey building to add 7 dwelling units to the two storey building "B". Building "C" was designed to be constructed over an underground parking garage with a capacity of 46 parking stalls. That parking structure was designed to be partially in the ground. However, that portion of the proposed development (Building "C") as authorized by DP96-10,062 has never been constructed.

DP96-10,062 also authorized façade improvements to the first building constructed on site (Building "A"), which have been completed.

The current Development Permit application (DP02-0062) proposes the construction of a seven unit third storey addition to the existing 2 storey building (Building "B") and a new four storey, 50 unit apartment building (Building "C") constructed above a concrete parking structure for 70 vehicles. The proposed Building "C" is similar to the original building proposal for Building "C" that was part of DP96-10,062, except that the parking structure has been increased in size by relocating the east wall to the east side of the property line. The original proposal had the building located 6.0 m from the east property line. This proposal has reduced the east building setback to the parking structure to 1.0 m, and increased the apartment building setback to 9.0 m above the 2.0 m high parking structure.

The access point for the under building parking structure is located at the north side of the new building, adjacent to the existing town house development on the property to the north. There is a garbage container enclosure located at the end of the driveway.

The landscape plan for this area of the site indicates a substantial amount of plantings located on top of the parking structure to provide usable outdoor space for the ground floor occupants of Building “C”, and along the east property line. The ground floor units facing the east are designed to have direct access to the deck area. The ends of the parking structure have access stairs to connect the top of the parking structure with the surrounding grounds. The landscape plan also shows a system of pathways to provide for pedestrian movement around the proposed building. The landscape plan also shows the existing dense plantings that are located on the “Lakeshore Place” property, as well as additional new plantings on the top of the parking structure where there is no hedge planted on the “Lakeshore Place” property. The intent of the additional landscaping is to provide screening of the parking structure. The applicant has also agreed to provide a continuous 2.0 m high link fence along property line and along the top of the parking structure to control unauthorized access and pedestrian.

The revised proposed Building “C” is designed with 1 studio unit, 5 – 1 bedroom units, and 7 – 2 bedroom units on each of the lower three storeys, and 1 studio unit, 5 – 1 bedroom units, and 5 – 2 bedroom units on the 4th storey. By reducing the number of units on the 4th storey it has been possible to step back the roof line of the 4th storey to create an outdoor deck space. As part of this application, there is also a proposed addition of a partial 3rd storey to the existing 2 storey Building “B”, which is designed to add 1 – studio suite, 5 – 1 br units, and 1 – 2 br unit, as well as an office area. This then adds a total of 57 residential dwelling units comprised of 5 – studio suites, 25 – 1 br units, and 27 – 2 br units. It is interesting to note that the floor plans for the new Building “C” show several apartment units with second doors from the hallways which provides an opportunity to create up to 12 “Assisted Living” (Congregate Housing) units. The site plan also show the location of future elevated connecting “bridge” elements to provide sheltered access between the 3 resulting buildings to allow occupants to access communal dining facilities proposed for the existing “Building “A”.

The proposed exterior form and character remains similar to the exterior of the original proposal, except that the colours have now been revised to “Dark Taupe” as an accent colour for the wall and detail elements of the walls and “Light Taupe” for the base wall colour, and “Dual Gray” colours for the textured asphalt roof shingles. The gutters, downspouts, and fascia trim are proposed to be a “Brownstone” (dark tan) colour with the doors and windows finished with a white colour. The walls of the proposed building have exposed balconies and stepped back wall areas to provide relief to the building walls. The building façade has a minor roof element along the ceiling level of the 3rd storey, and a sloped roof element at the building eave level. The building façades also incorporate some gable end elements to provide additional visual interest to the roof element of the proposed building. As part of this proposal, building “B”, it is also anticipated that the entire exterior of the existing building will be refinished with the same colours and materials as the new Building “C”.

The concurrent Development Variance Permit (DVP02-0063) has been made to vary the building height and rear yard setback. The variance to the rear yard setback seeks to reduce the setback to the parking structure from the 9.0 m required to 1.0 m proposed. The building constructed on top of the parking structure is designed to be set back 9.0 m from the property line. As well, because the top of the parking structure is greater than 0.6 m but less than 2.0 m above grade, the parking structure is defined as a half storey in building height. Therefore the height of the proposed building is 4 ½ storeys, where the RM5 zone limits building height to 4 storeys. DVP02-0063 seeks to vary the building height from a maximum of 4 storeys permitted to 4 ½ storeys proposed.

This RM4 portion (building D) of this proposal as compared to the RM4 Zone is as follows:

CRITERIA	PROPOSAL	RM4 ZONE REQUIREMENTS
Site Area (m ²) (RM4 portion)	3,302m ²	900
Site Width (m)	85m	30
Site Coverage (%)	35.9%	50% 60%
Total Floor Area (m ²)	2,352.5m ²	
F.A.R.	0.71	Base FAR = 0.65 + 0.13 bonus U/G parking. Max FAR = 0.78
Storeys (#)	3 (11.5m)	3 storeys
Setbacks (m)		
- Front	4.5m 1 & 2 storey 6.0m 3rd storey	The minimum site front yard is 6.0 m, except it is 4.5 m for any portion 2 storeys or less.
- Rear	9.0m (to zone bdry)	The minimum site rear yard is 7.5 m for a building not over two storeys or an accessory building or structure and 9.0 m for any part of a building over 2 storeys, except it is 1.5 m for accessory buildings.
- S.E. flanking Side	1.0m to building face 0.0m to furthest projection**	The minimum site side yard is 2.3 m for a building not over two storeys or an accessory building or structure and 4.5 m for any part of a building over 2 storeys, except it is 4.5 m from a flanking street.
- N.W. Side (flanking)	15m	The minimum site side yard is 2.3 m for a building not over two storeys or an accessory building or structure and 4.5 m for any part of a building over 2 storeys, except it is 4.5 m from a flanking street.

** DVP96-10,063 authorized a reduced setback for the south flanking sideyard from 4.5 m required to 0.0 m to concrete projection and 1.0 m to the building face measured from the boundary of the road reserve.

This RM5 portion (buildings A, B, & C) of this proposal as compared to the RM5 Zone is as follows:

CRITERIA	PROPOSAL	RM5 ZONE REQUIREMENTS
Site Area (m ²) (RM5 portion)	12,052m ²	1,400 m ²
Site Width (m)	75m	30
Site Coverage (%)	29.7%	40% 60%
Total Floor Area (m ²)	9,109.3m ²	
F.A.R.	0.76	1.1
Storeys (#)	4 ½ storeys ②	4 storeys
Setbacks (m)		
- Front	30m	6.0
- Rear	6.4m (extg to bldg “B”) ① 0.9 m to parkade ① 9.0 m to bldg “C”	9.0
- North Side	7.2m	The minimum site side yard is 4.5m for a portion of a building not over 2½ storeys, and 7.5m for portions of a building in excess of 2½ storeys, and 7.5 m from a flanking street.
- South Side	15m	The minimum site side yard is 4.5m for a portion of a building not over 2½ storeys, and 7.5m for portions of a building in excess of 2½ storeys, and 7.5 m from a flanking street.

DVP96-10,063 authorized a reduced setback from the minimum 9.0 m east rear yard setback required to the 6.4 m existing to Building “B”

DVP02-0063 seeks to vary; ① the rear yard setback from 9.0 m to 0.9 m to the parking structure, and ② vary the building height from 4 storeys permitted to 4 ½ storeys proposed

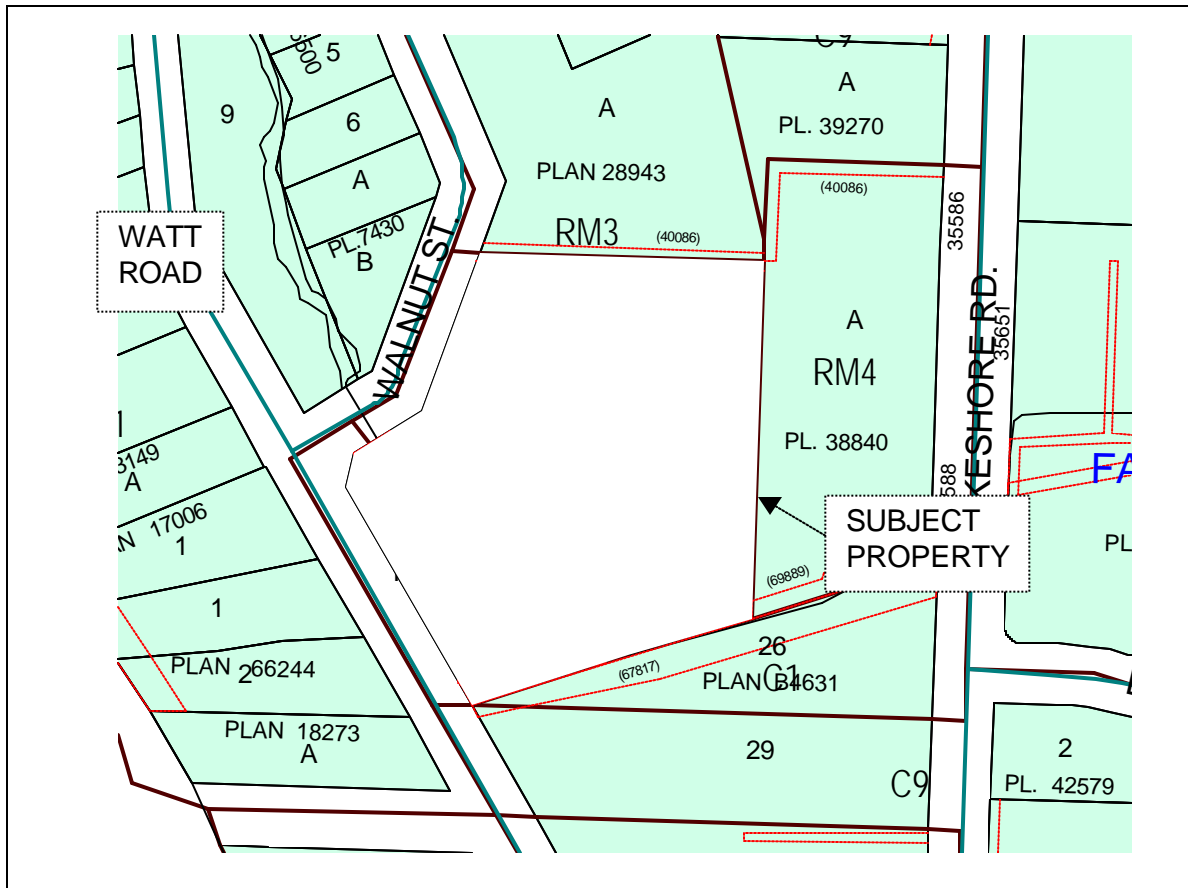
Parking Summary

	Units		Stalls	
Studio suite	7	1	7	
1 bedroom	66	1.25	82.5	
2 bedroom	64	1.5	96	
3 bedroom	0	2	0	
Total required			186	Total stall provided 194

Adjacent zones and uses are, to the:

- North - RM3 – Low Density, Multiple Housing / multi-family development
- East - RM4 – Transitional Low Density Multiple Housing / Lakeshore Place seniors housing
- South - C1 – Local Commercial - general store, campground
- West - RU1 – Large Lot Housing/ Watt Rd. & Walnut Rd. - S.F.D. uses

SUBJECT PROPERTY



3.3 Current Development Policy

3.3.1 Kelowna Official Community Plan

The proposal is generally consistent with the “Multiple Unit Residential - medium density” and “Multiple Unit Residential - medium density transition” designations of the Official Community Plan.

The Official Community Plan also contains the following statements;

Objectives for Multiple Unit Residential Development:

- All development should be an appropriate response to its physical context, or anticipated future context where an area is designated for increased density or land use transition in the OCP.
- All development within Urban Centres and Village Centres should contribute to the creation of pedestrian-oriented streets and public spaces (connections, social interaction).
- All development should contribute to a sense of community identity and sense of place (integration of development within larger community, belonging, community cohesiveness).
- All development should facilitate access by, and minimize conflicts among pedestrian, bicycle, and vehicular modes of transportation (access, mobility).
- All development should promote safety and security of persons and property within the urban environment (CPTED).

Guidelines for Multiple Unit Development:

In issuing conditions relating to a development permit the City will specify how development permit objectives can be satisfied. This should include consideration of the following guidelines, as examples of how to meet the objectives:

Relationship to the Street

- First storey units should ideally provide ground-level access and outdoor amenity space
- The principle front entranceway should be clearly identified and in scale with the development.

Building Massing

- Developments with multiple, separate buildings should be designed in such a manner that individual buildings contain different, but compatible shapes, masses, and/or exterior finishes.
- Developments should be sensitive to and compatible with the massing and rhythm of the established streetscape.
- Sub-roofs, dormers, balconies, and bay windows should be encouraged.

Walls

- End walls visible from a public street or residential lot should be finished to provide an attractive appearance. Blank or solid walls (without glazing) should not be longer than 5 m. Walls longer than 5 m should incorporate wall detailing that will provide visual interest.

Crime Prevention

- Guidelines for Crime Prevention Through Environmental Design Guidelines (CPTED) should be followed.

Amenities

- Appropriate high quality public spaces, which provide links to surrounding areas and open space relief within the development should be encouraged.

Parking

- Underground parking is encouraged.

3.3.2 City of Kelowna Strategic Plan (1992)

The proposal is consistent with the Urban Form objectives of the Kelowna Strategic Plan which seeks to “develop a more compact urban form by increasing densities through infill and re-development within existing urban areas...”

3.3.3 South Pandosy/KLO Sector Plan

The proposal is generally consistent with the “Multi-Family Residential - medium density” and “Multi-Family Residential - medium density transition” designations of the South Pandosy/KLO Sector Plan.

3.3.4 Crime Prevention Through Environmental Design

The City of Kelowna Crime Prevention Through Environmental Design guidelines include the following suggestions for Multiple Unit Residential Developments;

Natural Surveillance

- building entrances and exterior doors should be clearly visible from the street or by neighbours;
- all four facades of a building should have windows;
- visitor parking should be designated;
- parking areas should be visible from windows and doors;
- parking areas and pedestrian walkways should be well-lit;
- dumpsters should not create blind spots or hiding areas;
- elevators and stairwells should be clearly visible from windows and doors;
- buildings should be sited so that the windows and doors of one unit are visible from another;

Territorial Reinforcement

- property lines should be defined by landscaping or fencing which does not create a visual barrier;
- building entrances should create a strong sense of identity and presence on the street with the use of architectural elements, lighting and /or landscaping;
- balconies should be large enough to provide a useable activity area for residents, thereby increasing influence over the adjacent neighbourhood;

Natural Access Control

- balcony railings should never be a solid opaque material;
- entrances into parking lots should be defined by landscaping, or architectural design;
- where feasible, no more than four apartments should share the same entrance;
- elevators and stairwells should be centrally located;
- access to the building should be limited to no more than two points.

Target Hardening

- cylinder dead bolt locks should be installed on all exterior doors;

- common building entrances should have locks that automatically lock when the door closes;

4.0 TECHNICAL COMMENTS

The application has been circulated to various technical agencies and City departments and the following relevant comments have been submitted:

4.1 B.C. Gas

A main extension may be required on Walnut Road to service the new building C. A notice of application of 8 - 10 weeks is required.

4.2 Fire Department

Engineered fire flows will be required. Fire department access and hydrants as per the BC Building Code and City of Kelowna Subdivision By-law. Hydrant required within 45m of the fire department connection, if building is sprinkled.

4.3 Inspection Services Department

A code analysis is required at the permit stage. Confirm the addition to Building A will meet the building area permitted. The east exit from Building B shall lead to the exterior or has opposite swinging doors through the firewall. The travel distance to the nearest exit (30 m) is exceeded in Building C. Ensure the spatial separation is addressed at the connecting link between Buildings B & C. The exiting at the west end of Building B is confusing - clarification required. The roof or eaves appear to bridge the firewall. This building is 4 storeys in building height facing 1 street. A fire hydrant is required within 45 m of the fire department connection. Fire flow calculation are required at permit stage.

4.4 Parks Manager

1. OCP table 7-1 (OCP Mar 02) calls for a 15m riparian set back. Please ensure that this occurs. If the city is maintaining the linear park (with or without trails) Parks Division to review proposed landscape plan.
2. The OCP map 9.1 (OCP 1998) indicates a linear park along this stretch of the creek. Please confirm this is still the case.
3. Parks requires a full size sheet of the landscape plan not an 8x11.
4. Landscape plan does not key plant material to location.
5. All entry feature signs for the proposed development to be located on private property and not on city Blvd. This includes any landscape treatment.

Landscape Plan Requirements:

6. The following applies for all boulevard (BLVD) landscape on city ROW and is standard information required on a landscape plan:
 - A. Planting plan to include a plant materials list:
 - i) Latin name
 - ii) common name
 - iii) size at planting
 - iv) plant symbol key
 - v) indicate existing trees
 - vi) indicate existing trees to be removed
 - B. Minimum plant material specifications for blvds. as follows:
 - i) Deciduous Tree – caliper @300mm above rootball (min. 60mm)

- ii) Deciduous Shrub - spread (min. 450mm)
 - iii) Coniferous Tree - height (min. 2.5m)
 - iv) Coniferous Shrub - spread (min. 450mm)
 - v) Seed/Sod Mix according to location and proposed activity use.
- C. Shrub beds require plastic edge beside all areas abutting a city sidewalk or city land to prevent migration of mulch.
 - D. Scale of plan and north arrow clearly indicated on plan.
 - E. Planting plan to include all u/g utility locations in BLVD.
- 7. All plant material (trees, shrubs, ground covers and seed/sod) used in BLVD to be reviewed by City Parks Division. All materials located in BLVD to meet city standard for size and method of installation.
 - 8. BLVD maintenance (irrigation, shrubs, ground cover, sod, and seeded areas) is the responsibility of owner/occupant.
 - 9. BLVD tree maintenance is responsibility of Parks Division.
 - 10. Planting plan to include all u/g utility locations in BLVD.
 - 11. All trees planted in sidewalk and not in grass Blvd will require a vault and grate and/or root shield barriers. All trees in grass Blvd to use root shield barriers beside concrete infrastructure.

4.5 Shaw Cable

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

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 Aquila Networks Canada

ANC will provide underground electrical service.

4.8 Works and Utilities Department

The Works & utilities Department comments and requirements regarding this application were addressed in our report for the preceding phase under file DP96-10062 for. The works identified in the previous Development Permit have been completed and approved by the City.

Works and Utilities has no further requirement for this application.

5.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT COMMENTS

This phase of development represents the last phase of potential development of the subject property. The construction of the new Building "C" will be located in an area that is currently used for outdoor parking. The development of a new Building "C" had been originally authorized by DP96-10,062.

The revisions to the proposed layout to Building "C" from the original 1996 proposal are relatively minor. The resulting form and character of the proposed development is

consistent with the form and character of the remaining development on the property. As well, the resulting location of Building “C” at 9.0 m from the east property line provides for a large area on top of the parking structure that is available as an outdoor amenity space for the occupants of the building, as well as residents of other buildings located on the property.

The issues relating to the proximity of Fascieux Creek that flow through the site have been discussed with the Ministry of Environment, Lands and Parks (now Ministry of Water, Land and Air Protection), and minimum floor elevations have been agreed to, and the issue of the future elevated walkways has been addressed.

The possible conversion of some of the units to a congregate housing use is not anticipated to impact the overall form of development. There has been reference made on the concept drawings submitted that indicates that there is a future communal kitchen and dining facility planned for Building “A”, and future overhead elevated enclosed walkways contemplated to connect the three resulting buildings.

The proposed parking layout provides for a surplus of parking stalls. This will provide sufficient parking capacity to address possible conversion of some of the units to a “congregate housing” use in the future.

The existing development on the site has had several variances to reduce the required building setbacks. The building addition to the site that is proposed by this application only impacts the setback from the east property line. The siting location of the existing building has been dealt with by variances approved at the time of rezoning the subject property in 1996.

The applicant has submitted revised site plan that indicates a 0.9 m wide strip along the east side of the subject property adjacent to the Lakeshore Place site to provide additional landscape buffering, as noted in the Advisory Planning Commission recommendations.

In light of the above, the Planning and Development Services Department supports this application, and recommends for positive consideration by City Council.

Andrew Bruce
Current Planning Manager

Approved for inclusion

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

PMc/pmc
Attach.

FACT SHEET

- | | |
|---|--|
| 1. APPLICATION NO.: | DP02-0062/DVP02-0063 |
| 2. APPLICATION TYPE: | Development Permit
Development Variance Permit |
| 3. OWNER: | Witmar Holdings Ltd. |
| . ADDRESS | #100 – 3195 Walnut Road |
| . CITY | Kelowna, BC |
| . POSTAL CODE | V1Y 3T6 |
| 4. APPLICANT/CONTACT PERSON: | Witmar Holdings Ltd. /
Walter Weisstock |
| . ADDRESS | #100 – 3195 Walnut Road |
| . CITY | Kelowna, BC |
| . POSTAL CODE | V1Y 3T6 |
| . TELEPHONE/FAX NO.: | 764-7716/762-0370 |
| 5. APPLICATION PROGRESS: | |
| Date of Application: | July 3, 2002 |
| Date Application Complete: | July 8, 2002 |
| Servicing Agreement Forwarded to Applicant: | N/A |
| Servicing Agreement Concluded: | N/A |
| Staff Report to Council: | September 6, 2002 |
| 6. LEGAL DESCRIPTION: | Lot 3, DL 14, O.D.Y.D., Plan 22522
except Plan 23004 |
| 7. SITE LOCATION: | Walnut Road and Watt Road |
| 8. CIVIC ADDRESS: | 3193 and 3195 Walnut Road |
| 9. AREA OF SUBJECT PROPERTY: | 15,337 M ² |
| 10. TYPE OF DEVELOPMENT PERMIT AREA: | General Multiple Unit Development
Area |
| 11. EXISTING ZONE CATEGORY: | RM4 – Transitional Low Density
Multiple Housing
RM5 – Medium Density Multiple
Housing |

- | | |
|---|--|
| 12. PURPOSE OF THE APPLICATION: | To Seek Permission To Construct A New 4 Storey, 50 Unit Multi-Family Apartment Building, A 3 rd Floor 7 Unit Addition To An Existing 24 Unit Multi-Family Building, And Connecting Link With Elevator, and
To Seek A Development Variance Permit To Reduce The Rear Yard Setback From The 9.0 M Required To 0.0 M Proposed To The Parking Structure |
| 13. DEVELOPMENT VARIANCE PERMIT VARIANCES: | THAT variances to the following sections of Zoning Bylaw No. 8000 be granted:

<u>Section 13.11.5(c) Development Regulations</u> maximum height of buildings be varied from 4 storeys permitted to 4 ½ storeys proposed,

<u>Section 13.11.5(f) Development Regulations</u> minimum site rear yard be varied from minimum 9.0 m required to 0.9 m proposed to the parking structure. |
| 14. VARIANCE UNDER DEVELOPMENT PERMIT: | N/A |
| 15. DEVELOPMENT PERMIT MAP 13.2 IMPLICATIONS | N/A |

Attachments

Subject Property Map
Schedule A, B & C (4 pages)
6 pages of floor plan diagrams