
CITY OF KELOWNA

MEMORANDUM

Date: May 14, 2003
File No.: DP03-0025
(3060-20/3090-20)

To: City Manager

From: Planning & Corporate Services Department

Purpose: To obtain approval to construct 82 semi-detached multiple housing units

Owners: Emil Anderson Construction Co. Ltd., Marlene Collinson, Curco Investments Ltd., and Salco Investments Ltd.

Applicant/Contact Person: Emil Anderson Construction Co. Ltd./Mike Jacobs

At: East of Denali Drive

Existing Zone: A1 – Agriculture (RM3 zoning is being held at 3rd reading pending this Development Permit Application)

Prepared by: Shelley Gambacort

SEE ATTACHED FACT SHEET FOR COMPLETE APPLICATION DETAILS

1.0 RECOMMENDATION

THAT Bylaw No. 8734 be amended at third reading to exclude the properties shown on Map "A" attached to the report from the Planning & Corporate Services Department dated May 7, 2003.

THAT Final Adoption of Zone Amending Bylaw No. 8734 be considered by Council.

AND that Council authorize the issuance of Development Permit No. DP03-0025 for Lots 1, 2, 3 and 4, Block 22, Sec. 28, Twp. 26, ODYD, Plan 1249 except Plan KAP72143, located on Denali 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 Schedules "A".
2. The exterior design and finish of the building to be constructed on the land be in general accordance with Schedules "B".
3. Landscaping to be provided on the land be in general accordance with Schedules "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 (including restoration work), as determined by a professional landscaper;

2.0 SUMMARY

The applicant is requesting approval to construct 82 semi-detached multiple housing units in the newly developed Dilworth West Neighbourhood on Denali Drive. There is a zone amending bylaw currently being held at 3rd Reading pending this Development Permit Application.

The proposed development complies with the Generalized Future Lands Use designation of both the Official Community Plan and the Glenmore/Clifton/Dilworth Sector Plan and also complies with the applicable RM3 – Low Density Multiple Housing zone requirements.

2.1 Advisory Planning Commission

The Advisory Planning Commission at their meeting of April 8, 2003 reviewed this application and the following recommendation was passed:

That the Advisory Planning Commission supports Development Permit Application No. DP03-0025, 1969/1983/2011/2025 Rojem Road (East of Denali Drive), Lots 1, 2, 3 & 4, Plan 1249, Sec. 33, Twp. 26, ODYD, Emil Anderson Construction Co. Ltd. (Mike Jacobs), to allow for the construction of 82 semi-detached housing units.

3.0 BACKGROUND

3.1 The Proposal

The applicant is proposing to construct 82 semi-detached multiple housing units on the east side of Denali Drive. The project will be stepped up the side of the hill, which allows all of the units to have a view of the valley. There will be basement entry units on the upper side of the private access roads and bungalows with walkout basements on the lower side of the private access roads.

There are two access points to this development from Denali Drive. One from the north end of Denali Drive and one off a lane which is accessed off the south end of Denali Court. Each unit will have a two-car garage in addition to parking for two vehicles on each driveway 6 m in depth.

The proposed exterior finishes are light and dark beige stucco with cultured stone accents at the base of the entranceway pillars and on either side of the garages. On the bungalow units the cultured stone accents will extend midway up the full length of the front elevation. The window frames will be beige vinyl, clay coloured exterior doors, slate coloured gutters and downspouts and weathered wood coloured asphalt shingles. The only deviation from this type of exterior is for units 1 and 2 situated in the southwest corner of the development. These two units will be all stucco with concrete tile roofing and stronger design elements for the entranceways.

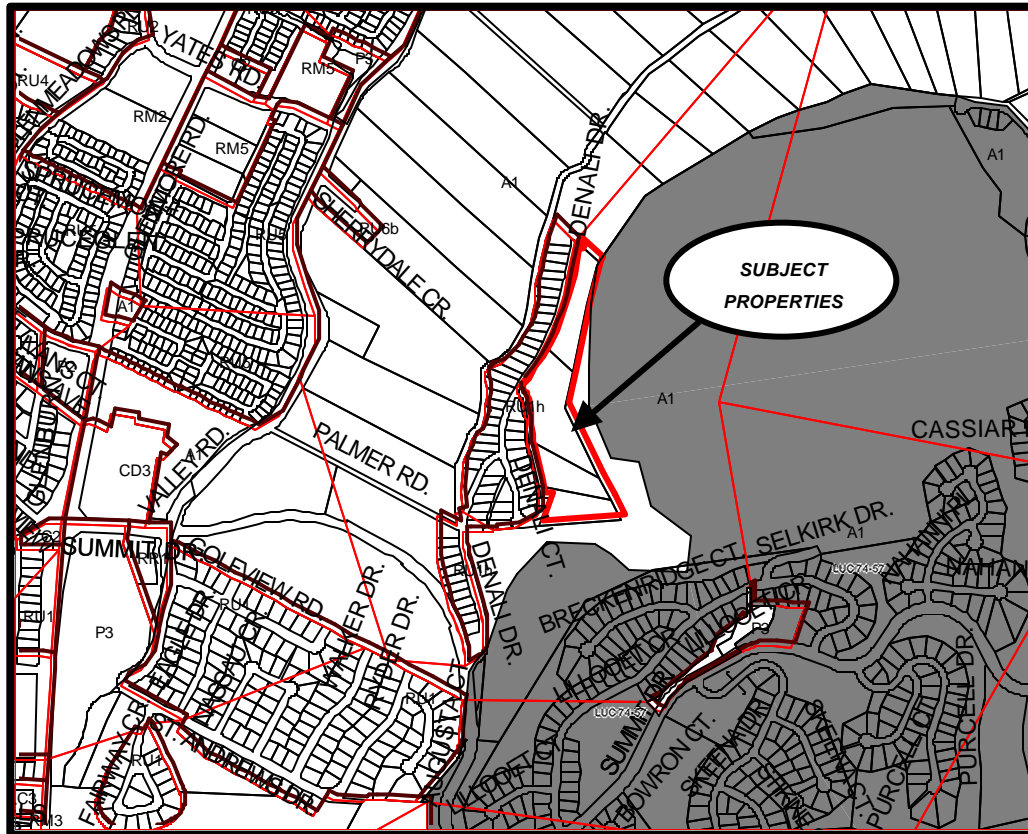
The landscape proposed will include the retention of all natural trees where possible and hydroseed in the naturalized areas where necessary. The typical plant lists for the landscaped areas around each unit are attached for reference.

CRITERIA	PROPOSAL	RM3 REQUIREMENTS
Site Area (m ²)	96,450	900
Site Coverage (%) max.	31	50
Total Floor Area (m ²)/FAR	~0.25	0.5
Storeys (#)	2	2.5
Distance between buildings (m)	3.0	3.0
Setbacks (m)		
- Front	5.87	4.5
- Rear	16.94	7.5
- Side	33.0	4.5
- Side	15.58	4.5
Parking Stalls (#)	164*	164

*Parking can also be accommodated for 2 vehicles on each driveway

3.2 Site Context

The subject property is located off of Summit Drive on the east side of Denali Drive in the Dilworth West Neighbourhood.



The adjacent zone uses are as follows:

- North - A1 – Agriculture; - Rural
- East - A1 – Agriculture; undeveloped
- South - A1 – Agriculture & Dilworth Land Use Contract
- West - RU1h – Large Lot Housing (hillside area); single family residential development

3.3 Current Development Policy

3.3.1 City of Kelowna Strategic Plan (1992)

The City of Kelowna Strategic Plan supports new development where services can be provided concurrently with the development.

3.3.2 Kelowna Official Community Plan (1995 –2013)

The OCP designates the subject property as multiple unit residential – low density.

3.3.3 Glenmore/Clifton/Dilworth Sector Plan (1998)

The Sector Plan designates the subject property as multi-unit residential – low density. The Sector Plan also states that clustered single detached or semi-detached should be encouraged in areas where slopes are less than 30% to retain the existing tree line and reduce the visual impact on the hillside.

4.0 TECHNICAL COMMENTS

4.1 Works & Utilities

At the time of Building Permit:

- a) Offsite water system upgrades required with Servicing Agreement (water analysis provided previously).
- b) Onsite works not reviewed/no requirements.
- c) Storm Water Management Plan and lot grading required.

4.2 Fire Department

- a) Fire department access and hydrants as per the BC Building Code and City of Kelowna Subdivision By-law.
- b) Fire flows should meet high density 150lps.
- c) Any dead-end roadway in excess of 90m will require a fire dept. turnaround.
- d) If development is gated, the gate(s) width should be 14 foot clear opening and a fire dept. lock box complete with over-ride switch installed, should be supplied.

4.3 Inspection Services

Retaining walls, structural fill placement and drainage shall be under the direction of a geotechnical engineer.

4.4 Environment Manager

We require a landscape/restoration plan depicting the location and distribution of plants on all the cut and fill slopes, including hydro-seeding. The areas disturbed by the construction need to be re-vegetated as soon as practical to minimise erosion. We also require bonding based on the estimate for completion of the landscape/restoration plan. The bonding should be equivalent to 125% of the estimate.

4.5 Aquila, BC Gas, Shaw Cable, Telus

To be provided at applicants expense as per individual utility companies specifications.

4.6 RCMP

No comment

4.7 School District No. 23

No response

5.0 PLANNING COMMENTS

The Planning & Development Services Department has no objections to the form and character of the proposed 82 unit semi-detached multi-family strata development. The development is in keeping with the Official Community Plan and the Glenmore/Clifton/Dilworth Sector Plan.

It is noted that there is an area slated for future development (~60 units) for which there are no detailed plans for at this time. Normally rezoning of a multifamily site would not occur without a concurrent Development Permit application for the whole site, however, the applicant has indicated that the owners are not in a position at this time to apply for a development permit for those portions not included in this current application under consideration. Should Council choose to adopt the full rezoning bylaw at this time it is strongly recommended to the applicant that the remaining property be developed in a style complimentary to the form of development that does receive approval under this current application.

R. G. Shaughnessy
Subdivision Approving Officer

RGS/SG/sg

Attachments

FACT SHEET

- | | |
|---|--|
| 1. APPLICATION NO.: | DP03-0025 |
| 2. APPLICATION TYPE: | Multi-family Development Permit |
| 3. OWNER: | Emil Anderson Construction Co. Ltd.,
Marlene Collinson, Curco Investments
Ltd., and Salco Investments Ltd. |
| · ADDRESS | c/o 907 Ethel Street |
| · CITY/ POSTAL CODE | Kelowna, BC V1Y 2W1 |
| 4. APPLICANT/CONTACT PERSON: | Emil Anderson Construction Co. Ltd./
Mike Jacobs |
| · ADDRESS | 907 Ethel Street |
| · CITY | Kelowna, BC V1Y 2W1 |
| · TELEPHONE/FAX NO.: | 762-9999/762-6171 |
| 5. APPLICATION PROGRESS: | |
| Date of Application: | March 14, 2003 |
| Date of report to Council: | |
| 6. LEGAL DESCRIPTION: | Lots 1, 2, 3 & 4, Block 22, Sec. 28 & 33,
Twp. 26, ODYD, Plan 1249 except Plan
KAP72143; |
| 7. SITE LOCATION: | East side of Denali Drive north of
Summit Drive |
| 8. CIVIC ADDRESS: | 1969, 1983, 2011 & 2025 Rojem Road |
| 9. AREA OF SUBJECT PROPERTY: | 9.65 ha |
| 10. TYPE OF DEVELOPMENT PERMIT AREA: | Multi- family |
| 11. EXISTING ZONE CATEGORY: | A1 – Agriculture under application to
RM3 – Low Density Multiple Housing |
| 12. PURPOSE OF THE APPLICATION: | To obtain approval to construct 82 semi-
detached multiple housing units |
| 13. DEVELOPMENT PERMIT MAP 13.2
IMPLICATIONS | Not applicable |

Attachments

(Not attached to the electronic copy of the report)

Location Map
Map "A"
Schedules "A" - Site Plan
Schedules "B" - Exterior Elevations
Schedules "C" - Landscaping