
CITY OF KELOWNA

MEMORANDUM

Date: May 23, 2003

File No.: DP03-0020 (3060-20/3090-20)

To: City Manager

From: Planning & Development Services Department

Purpose: To obtain approval to construct 22 semi-detached multiple housing units

Owner/Applicant: Authentech Developments Ltd. **Contact Person:** Bill Stuart

At: 1910 Capistrano Drive

Existing Zone: CD6 – Comprehensive Residential Golf Resort

Prepared by: Shelley Gambacort

SEE ATTACHED FACT SHEET FOR COMPLETE APPLICATION DETAILS

1.0 RECOMMENDATION

THAT Council authorize the issuance of Development Permit No. DP03-0020 Lot B, Sec. 15, Twp. 23, ODYD, Plan KAP68807, located on Capistrano 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 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 approval to construct 22 semi-detached multiple housing units at the Quail Ridge Community. The proposed development is generally consistent with the approved Quail Ridge Area Structure Plan and also complies with the applicable zoning requirements.

2.1 Advisory Planning Commission

The Advisory Planning Commission reviewed this application at their meeting of March 25, 2003 and the following recommendation was passed:

THAT the Advisory Planning Commission supports Development Application No. DO03-0020, 1910 Capistrano Drive, Lob, Plan KAP68807, Sec. 15, Twp. 23, ODYD, Authentech Developments Ltd. (Bill Stuart) to allow for the construction of 22 semi-detached housing units.

2.0 BACKGROUND

2.1 The Proposal

The proposed development consists of 22 semi-detached multiple housing units, which are to be constructed as a conventional strata development. In accordance with the CD6 - Comprehensive Residential Golf Resort it is required, at the Development Permit stage to identify the zone that the proposal is being developed under, which, for this application, is the RM3 – Low Density Multiple Housing zone.

The proposed development will be accessed off of Capistrano Drive. Each unit will have a two-car garage with parking for two cars on the driveway for a total of 4 stalls per unit. The majority of the units are proposed to be ranchers with walkout basements with the exception of proposed units 18, 19 & 20 are proposed as two storeys above ground. Each unit has an entrance feature consisting of either a cupola with glass windows reminiscent of a lighthouse or a skylight feature, which duplicates the style of roof on the cupola. The exterior finish proposed for all units consists of a light terra cotta stucco with almond coloured stucco trim, soffits and fascia; cultured stone accents; black gutters and railings; slate tile roof and mahogany vinyl front doors. The applicant is also proposing black wrought iron streetlights and coach lights.

The landscaping proposed for the site consists of a variety of deciduous and coniferous trees and shrubbery. In addition, there is an emergency access being provided between Unit 20 and Units 21 & 22. which will be constructed with grass grid blocks. There is a strip of undisturbed land around the perimeter of the majority of the property. Along the north and northwesterly property lines this is primarily an unvegetated embankment.

CRITERIA	PROPOSAL	RM3 REQUIREMENTS
Site Area (m ²)	12,484.00	900
Site Coverage (%) max.	50%	50
Total Floor Area (m ²)/FAR	3,194.6/.24	6068.5/0.5
Storeys (#)	2.5	2.5
Distance between buildings (m)	❶	3.0
Setbacks (m)		
- Front	4.5	4.5
- Rear	7.5	7.5
- Side	4.5	4.5
- Side	4.5	4.5
Parking Stalls (#)	44 (garages) + 44 (driveways)	44

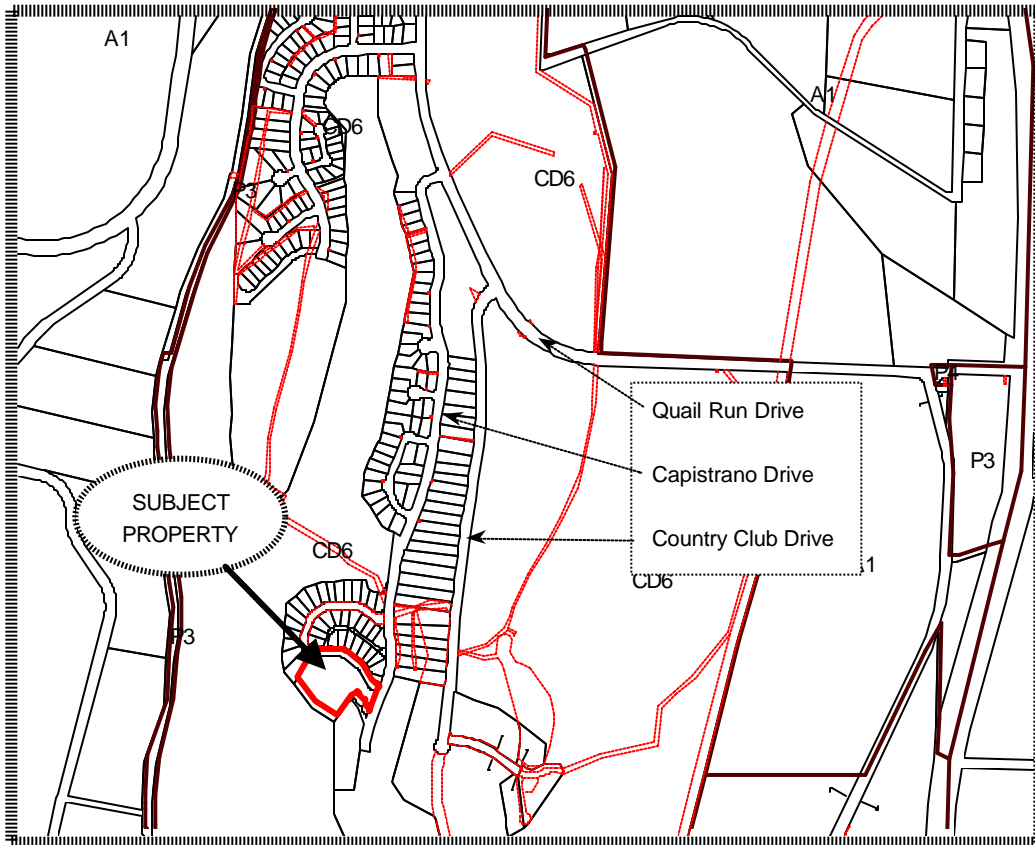
❶ - Adjustments will be needed to the plan in order to meet this requirement

2.2 Site Context

The property is located within the Quail Ridge development and the south end of Capistrano Drive as shown on the map below.

The adjacent uses within the CD6 – Comprehensive Residential Golf Resort zone are as follows:

- North - bareland strata single family residential
- East - single family residential & undeveloped
- South - golf course and park
- West - golf course and bareland strata single family residential



2.3 Current Development Policy

2.3.1 City of Kelowna Strategic Plan (1992)

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

2.3.2 Kelowna Official Community Plan (1995 –2013)

The OCP designates the subject property as multiple unit residential – low density. In addition, the property is located within a Natural Environment/Hazardous condition Development Permit Area (effective March 5, 2002)

2.3.3 Quail Ridge Area Structure Plan

The proposed land use is generally consistent with the Quail Ridge Area Structure Plan as it calls for Comprehensive Housing on the subject property. Comprehensive Housing is further described as allowing for “innovative housing styles, ranging from single, duplex to multiple housing units.” ASP also requires screening from the Landfill site and the no-net loss for trees. The proposed development provides a no disturb/no tree removal area varying in width from 7.5 m to 4.5 around the western and southern perimeter of the property. Previous land owners had removed the balance of the trees from the subject property without consent of the City.

3.0 TECHNICAL COMMENTS

3.1 Works & Utilities

The Works & Utilities Department comments and requirements regarding this application are as follows:

.1 Geotechnical Study.

We recommend that a comprehensive geotechnical study be undertaken over the entire site. The geotechnical study should be undertaken by a Professional Engineer or a Geoscientist competent in this field. This study should analyse the soil characteristics and suitability for development of the requested zoning. As well, the study should address drainage patterns including the identification of ground water and the presence of any surface springs and the suitability of the lands for disposal of site generated storm drainage. In addition this study must describe soil sulphate contents, the presence or absence of swelling clays.

.2 Domestic water and fire protection.

- a) The subject property is within the service area of the Glenmore & Ellison Improvement District (GEID). The developer is required to make satisfactory arrangements with the GEID for these items. All charges for service connection, and upgrading costs are to be paid directly to the GEID.
- b) A watermeter is mandatory as well as a sewer credit meter to measure all the irrigation water. Watermeters must be housed in an above-ground, heated, accessible and secure building, either as part of the main site buildings or in a separate building. Remote readers units are also mandatory on all meters.

.3 Sanitary Sewer.

The western portion of the subject property is currently serviced by the municipal sanitary sewer collection system. A new additional sanitary sewer service adequately sized for the proposed development is required for the eastern portion of the proposed development. All the charges for service connection are to be paid directly to the City at the time of the request for a new connection.

.4 Drainage.

A comprehensive site drainage management plan and design to comply with the City's drainage design and policy manual, is a requirement of this application.

.5 Power and Telecommunication Services.

The services to and fronting this development are to be installed underground. It is the developer's responsibility to make a servicing application to the respective utility companies. The utility companies are then required to obtain the city's approval before commencing their works.

.6 Road Improvements- Capistrano Drive

The applicant is responsible to extend Capistrano Drive along the frontage of the subject property. The construction consists of the extension of the existing road at the same standard cross-section and/or relocation of utilities as may be required. The estimated cost for this work is \$54,100.00 inclusive of a bonding escalation.

.7 Street lights.

Streetlights must be installed on all fronting roads as determined by the Manager of Electrical Utilities.

.8 Engineering.

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.

.9 Latecomer Provisions

a) Under the provisions of the Local Government Act, Latecomer provisions are available for the following items:

- i) East half of Capistrano Drive
- ii) Half of the utilities extension

The consulting engineer is to prepare and submit the Latecomer information. The City will prepare the actual Latecomer Agreement(s) and forward to the owner(s) for signature. The Latecomer Agreements must be submitted for Council's adoption prior to the notice to proceed with the works and/or subdivision approval.

.10 Bonding and Levy Summary.

a) Performance Bonding - Capistrano Drive construction \$ \$54,100.00

b) Levies - At the time of building permit and services permit application

3.2 Fire Department

Fire Department access and hydrants as per the BC Building Code and the City of Kelowna Subdivision, Development and Servicing Bylaw. Fire flows should conform to subdivision bylaw at 150 lps. An adequate turn-around will be required. Confirm location(s) of new hydrants.

3.3 Glenmore Ellison Improvement District

The Developer has remitted the Capital Expenditure Charges for the first phase as well as the costs to upgrade the Quail Reservoir booster pump station. It should be noted that the one-year maintenance bond will be accepted in two stages, upon completion and acceptance of each stage by the Glenmore-Ellison Improvement District.

3.4 Aquila, BC Gas, Shaw Cable, Telus

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

3.5 Inspection Services

No concerns.

3.6 RCMP

No comment

3.7 School District No. 23

No response

4.0 PLANNING COMMENTS

The Planning & Development Services Department has no objections to the form and character of the proposed development. The development is generally in keeping with the intent of the Quail Ridge Area Structure Plan. The Site grading, landscaping and building orientation with respect to the landfill site will be addressed through the Development Permit application process.

Andrew Bruce
Current Planning Manager

AB/SG/sg

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.: | DP03-0020 |
| 2. | APPLICATION TYPE: | Multi-family Development Permit |
| 3. | OWNER/APPLICANT/CONTACT PERSON: | Authentech Developments Ltd./Bill Stuart |
| | ADDRESS | 102 – 1950 Capistrano Drive |
| | CITY/ POSTAL CODE | Kelowna, BC V1V 2N7 |
| | TELEPHONE/FAX NO.: | 212-7574/491-7218 |
| 5. | APPLICATION PROGRESS: | |
| | Date of Application: | February 28, 2003 |
| | Date of report to Council: | |
| 6. | LEGAL DESCRIPTION: | Lot B, Sec. 15, Twp. 26, ODYD, Plan KAP68807 |
| 7. | SITE LOCATION: | South end of Capistrano Drive |
| 8. | CIVIC ADDRESS: | 1910 Capistrano Drive |
| 9. | AREA OF SUBJECT PROPERTY: | 1.2 ha |
| 10. | TYPE OF DEVELOPMENT PERMIT AREA: | Multi Family Development, Natural Environment/Hazardous Condition |
| 11. | EXISTING ZONE CATEGORY: | CD6 – Comprehensive Residential Golf Resort |
| 12. | PURPOSE OF THE APPLICATION: | 22 Semi-detached dwelling units |
| 13. | DEVELOPMENT PERMIT MAP 13.2 IMPLICATIONS | |

Attachments

(Not attached to the electronic copy of the report)

- Location Map
- Site Plan
- Exterior Elevations
- Landscape Plan