
CITY OF KELOWNA

MEMORANDUM

Date: July 16, 2003

File No.: DP03-0048

To: City Manager

From: Planning & Corporate Services Department

Purpose: To obtain a Development Permit for 18 semi-detached multi-family units

Owner/Applicant: Gallaghers Canyon Land Development Ltd.

Contact Person: Tom Weisbeck

At: 4575 Gallaghers Parkland

Existing Zone: CD6 – Comprehensive Residential Golf Resort

Prepared by: Shelley Gambacort

SEE ATTACHED FACT SHEET FOR COMPLETE APPLICATION DETAILS

1.0 **RECOMMENDATIONS**

THAT Municipal Council authorize the issuance of Development Permit No. DP03-0048, Gallaghers Canyon Land Development Ltd. (Tom Weisbeck), on lands described as Lot 3, Sec. 1, Twp. 26, ODYD, Plan KAP71295 and an undivided 1/6 share in Lot 7, Plan KAP71295, 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 18 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 referred to as the Parkland Neighbourhood. This particular development is referred to as Gallaghers Summit.

2.1 Advisory Planning Commission

The Advisory Planning Commission, at their meeting of June 3, 2003, reviewed the application and the following recommendation was passed:

THAT the Advisory Planning Commission supports Development Permit Application No. DP03-0048, 4575 Gallaghers Parkland / Lot 3, Plan 71295, Sec. 1, Twp. 26, ODYD, by Gallaghers Canyon Land Development Ltd. (Tom Weisbeck), to obtain a Development Permit for an 18 unit semi-detached low density multi-family development.

2.2 Agricultural Advisory Committee

The Agricultural Advisory Committee reviewed the application at their June 24, 2003 meeting and had no concerns with the proposed development, which is adjacent to land in the Agricultural Land Reserve.

3.0 BACKGROUND

3.1 The Proposal

The subject property is located within the Parkland Neighbourhood of Gallaghers Canyon Golf Resort. In August 2001 a Development Permit was issued for 14 units comprising the first phase of the Parkland Neighbourhood, referred to as Gallaghers Lookout. The Development Permit for the 16 unit second phase of Gallaghers Lookout was issued in July 2002. In addition to the 30 unit Gallaghers Lookout development, there are 44 bareland strata lots and when the Parkland Neighbourhood is fully developed, including this proposed 18 unit Gallaghers Summit development, it will contain a total of 48 semi-detached strata units and 44 bareland strata lots. Access to this proposed development is off of Gallaghers Drive East.

The current Development Permit application for the Gallaghers Summit proposal consists of 18 semi-detached units within 9 buildings. Each building will contain two side by side single storey dwelling units with walkout basements. Each proposed dwelling 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 access road loops around and provides additional parking for 10 cars in the centre island.

The exterior finishes proposed consist of a medium brown coloured stucco, slate coloured trim and cultured stone detailing at the base of the columns and around the garages. Charcoal coloured concrete tile is proposed for the roofing.

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.

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

Inspection Services should be aware that Works & Utilities will not be requiring a Lot Grading Plan ext. If they need building elevations and grading plans they will need to request the plans.

There are no off-site works.

4.2 Inspection Services

No concerns

4.3 Fire Department

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

4.4 South East Kelowna Irrigation District

The Districts requirements have been met and approval is granted for the installation of water works to proceed.

4.5 Parks Manager, RCMP, Terasen

No comment.

4.6 Aquila Networks Canada, Telus, Shaw Cable

Underground utilities to be provided.

4.7 SD #23, Canada Post

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.

Andrew Bruce
Manager Development Services

AB/SG/sg
Attachments

ATTACHMENTS

(Not attached to the electronic copy of the report)

- Location Map
- Site Plan – Schedule A
- Exterior Elevations – Schedule B
- Landscape Plan – Schedule C

FACT SHEET

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| 1. | APPLICATION NO.: | DP03-0048 |
| 2. | APPLICATION TYPE: | Development Permit |
| 3. | OWNER/APPLICANT: | Gallaghers Canyon Land Dev. Ltd. |
| | CONTACT PERSON: | Tom Weisbeck |
| | ADDRESS | 4390 Gallaghers Drive East |
| | CITY/ POSTAL CODE | Kelowna, BC V1W 3Z8 |
| 4. | APPLICATION PROGRESS: | |
| | Date of Application: | May 5, 2003 |
| | Date of report to Council: | |
| 6. | LEGAL DESCRIPTION: | Lot 3, Sec. 1, Twp. 26, ODYD, Plan KAP71295 & an undivided 1/6 th share in Lot 7, Plan KAP71295 |
| 7. | SITE LOCATION: | East of Gallaghers Drive East and West of Field Road |
| 8. | CIVIC ADDRESS: | 4575 Gallaghers Parkland |
| 9. | AREA OF SUBJECT PROPERTY: | 1.25 ha |
| 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 18 semi-detached multi-family units |
| 13. | DEVELOPMENT PERMIT MAP 13.2 IMPLICATIONS | Not applicable |