
CITY OF KELOWNA

MEMORANDUM

Date: August 11, 2003
File No.: DP03-0055

To: City Manager

From: Planning and Corporate Services Department

Subject:

APPLICATION NO. DP03-0055 (Multi-Family DP), DP03-0095 (Natural Environment /Hazardous Condition DP) OWNER: KENNEDY CONSTRUCTION LTD. & KENNEDY HOMES LTD. & R370 ENTERPRISES LTD.

AT: (W OF) QUAIL RIDGE DRIVE APPLICANT: KENNEDY CONSTRUCTION LTD. & KENNEDY HOMES LTD.

PURPOSE: TO OBTAIN A DEVELOPMENT PERMIT TO ADDRESS THE FORM AND CHARACTER OF THE PROPOSED A 25-UNIT STRATA DEVELOPMENT.

TO OBTAIN AN ENVIRONMENTAL DEVELOPMENT PERMIT TO ALLOW FOR THE CONSTRUCTION OF FIVE UNITS WITHIN AREAS WITH SLOPE 30% OR GREATER.

EXISTING ZONE: CD6 – COMPREHENSIVE RESIDENTIAL GOLF RESORT

REPORT PREPARED BY: KEIKO NITTEL

SEE ATTACHED FACT SHEET FOR COMPLETE APPLICATION DETAILS

1.0 RECOMMENDATION

THAT Council not authorize the issuance of Multi-Family Development Permit No. DP03-0055, Lot 3, Section 22, Township 23, ODYD, Plan KAP52038 located on Quail Ridge Boulevard, Kelowna, B.C.;

AND THAT Council not authorize the issuance of Natural Environment/Hazardous Condition Development Permit No. DP03-0095, Lot 3, Section 22, Township 23, ODYD, Plan KAP52038 located on Quail Ridge Boulevard, Kelowna, B.C.

SUMMARY

The applicant is proposing to construct a 25-unit strata development located in Quail Ridge. The Multi-family development permit project consists of 2 semi-detached houses and 23 single detached houses located along two internal streets. As five of the units are proposed to be constructed in areas of greater than 30% slopes, an environmental development permit is required. Although Staff are generally supportive of the overall form and character of the proposed multi-family development, the applicant has not demonstrated that sufficient mitigation for the development of steep slopes areas on the property has occurred.

3.0 ADVISORY PLANNING COMMISSION

At the June 17, 2003 meeting of the Advisory Planning Commission it was resolved that:

THAT the Advisory Planning Commission supports Development Permit Application No. DP03-0055, (W of) Quail Ridge Blvd/Lot 3, Plan 52038, Sec. 22, Twp. 23, ODYD, by Kennedy Construction/Kennedy Homes (Ed Kennedy) to obtain a development permit to allow for the construction of 21 single detached housing units and 4 semi-detached housing units.

4.0 BACKGROUND

4.1 The Proposal

The applicant is proposing to construct a 25-unit strata development in Quail Ridge. The project consists of 2 semi-detached houses and 21 single detached houses located along two internal roads. The proposed Road "A" links to Quail Ridge Boulevard travelling along the west property line at top of the site and culminating in a cul-de-sac. Road "B", running parallel to Road A, is located midway through the site and links Road "A" to Capistrano Drive. The subject property is located on a hillside, with portions of the property having slopes 30% or higher. Five of the proposed dwellings are located in an area with slopes 30% or greater. In an effort to increase the developable area on site, the applicant is proposing to alter some of the existing slopes. By blasting into the hillside and using retaining walls, the applicant hopes to "step" down portions of the steeper terrain in order to facilitate the layout of the proposed development.

A total of five different housing styles are proposed for the project. The single detached housing (as described in "Plan A", "Plan B", and "Plan B1") each contain a bedroom, bathroom, dining room, kitchen/eating area, and a great room on the main floor. A second bathroom and second bedroom are proposed for the basement, with the remaining floor area left unfinished. The two single detached houses in the "Plan C" style of building are to contain two bedrooms, a dining room, kitchen/eating area, and a great room on the main floor. A bathroom in the basement will also be finished. The semi-detached units ("Plan D") each contain a bedroom, dining room, kitchen/eating area, and a great room on the main floor with a developed bathroom in the basement. All dwelling units have a deck on the main floor, overlooking the golf course, and a walkout basement. In addition, each unit includes an attached double garage.

As mentioned above, numerous retaining walls are to be used throughout the development to accommodate the proposed hillside development. Landscaping consists, largely, of naturalized areas, which are to be left as undisturbed as possible while incorporating pockets of plantings throughout. Ground immediately adjacent to the residences, is to be top-dressed with fabric and "Oyama Shale". In addition, several varieties of trees are to be planted adjacent to the houses. Planting beds, containing a variety of shrubs and perennials, are proposed for those portions of the site adjacent to Quail Ridge Boulevard and "Road B". Lastly, decorative "feature boulders" are to be located adjacent to the front entry/driveways of each unit.

The proposed dwelling units are to have an acrylic stucco finish and coordinating trim, with each unit varying from the next in a combination of earth tones (sage green, brown, pale yellow tones). The proposed roofing material is concrete tile, consistent with that found throughout the existing Quail Ridge Development. Architectural detailing includes the use of manufactured stone on the building facades as well as decorative brackets below the window ledges at the front of the house. A glass-railing deck, which overlooks the golf course, offers a private amenity space for each residence.

The application meets the requirements of the proposed RM2- Low Density Row Housing as follows:

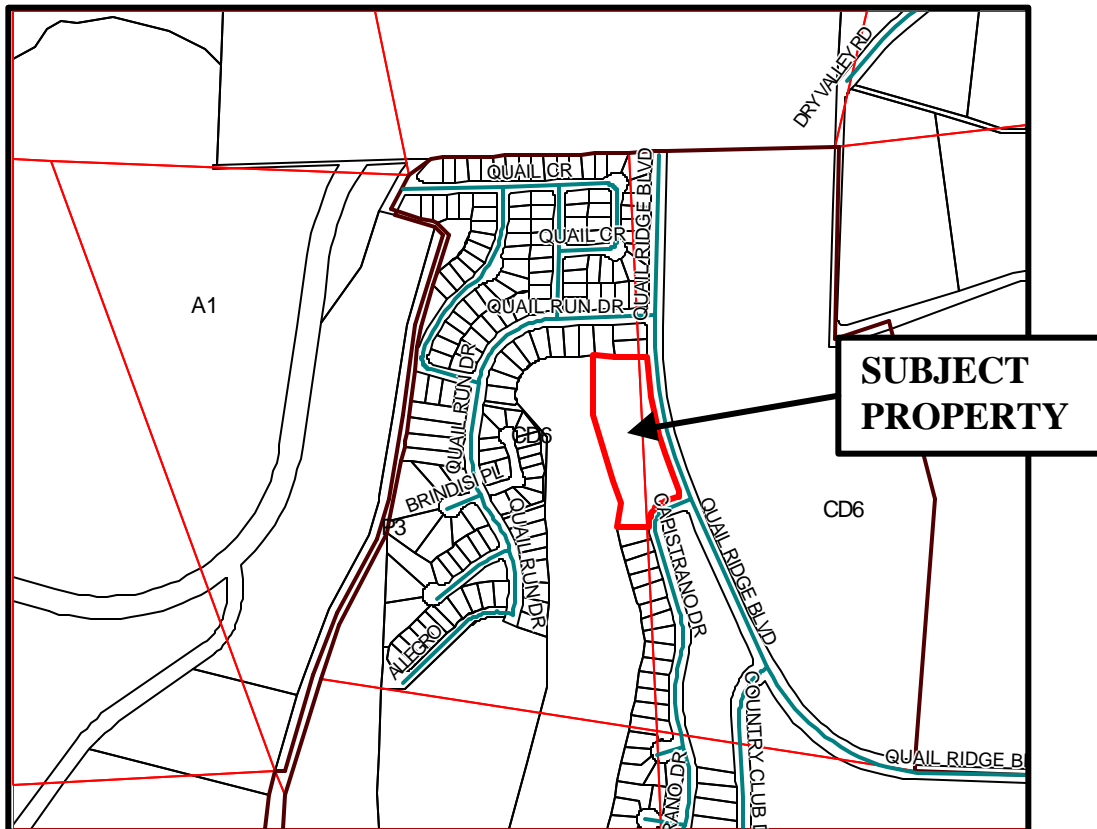
CRITERIA	PROPOSAL	RM2 ZONE REQUIREMENTS
Site Area (m ²)	16676m ²	1000m ²
Site Width (m)	191.0m	30.0m
Site Depth (m)	73.33	30.0m
Site Coverage (%)	27.92% (49.0%)	45% or 50% including buildings, driveways, and parking
F.A.R.	0.23 (approx. 0.39 if full basements are developed)	0.5
Height (m)	8.6m	9.5m
Storeys (#)	2.5 storeys	2.5 storeys
Site Setbacks (m)		
- Front (south)	4.5m	3.0m
- Rear (north)	17.5m	7.5m
- Side (east)	5.0m 17.5m	4.5m
- Side (west)	5.0m	4.5
Private open space	>25m ² per unit	25m ² per unit
Separation between principal buildings	3.0m	3.0m
Parking Stalls (#)	50 stalls	50 stalls (2 per 2 bedroom dwelling unit)

4.2 Site Context

The subject property is located on Country Club Drive within the Quail Ridge Development. Adjacent zones and uses are:

- North - CD6 – Single Detached Housing
- East - CD6 – Golf Course
- South - CD6 – Single Detached Housing
- West - CD6 – Vacant

Site Location Map



4.3 Existing Development Potential

The site is located in the CD6- Comprehensive Golf Resort Zone. The purpose of this zone is to provide for the development of a residential golf resort, which includes one or more land use designations as an integrated development unit based on an Area Structure Plan. Density is based on an averaging of all lands within the development. The subject property is designated in the Area Structure Plan for Multi-Family development with a R2A – Comprehensive Residential Development (Zoning Bylaw No. 4500) zoning covenant registered on title.

The purpose of existing R2A- Comprehensive Residential Development from Zoning Bylaw 4500, as registered as a covenant on title, is to designate and preserve land for comprehensive residential use for the orderly development of low density family housing, particularly designed for families with children.

As a condition of the Development Permit, the Applicant will be required to release the R2A zoning covenant from the title of the subject property. A new zoning covenant using the RM2 – Low Density Row Housing zoning from the current Zoning Bylaw (No. 8000) is to be registered on title. The purpose of this zone is to provide for low-density row housing on urban services on infill sites. Principle uses include duplex housing, row housing, semi-detached housing, and single detached housing. Secondary Uses include care centre, intermediate and home based businesses, minor.

4.4 Current Development Policy

4.4.1 Kelowna Official Community Plan

The Official Community Plan designation for this property is Comprehensive Residential Golf Resort and the Quail Ridge CDP has been adopted as an appendix to the OCP. In addition, the OCP offers the following guidelines for Multi-Dwelling development:

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.

4.4.2 Hillside Policies

The City of Kelowna's Official Community Plan (OCP) objectives and policies outline a clear course of direction for hillside development. The intent to minimize the effects of development on the natural environment of hillside areas, defined as lands in their natural state that have a slope angle of 10% and greater for a minimum height of 6 metres while preserving areas with slopes of 30% and greater. Effects to be minimized may include cuts and fills, tree cutting, regrading and the visual impact in general of urban development of hillsides.

Development should be directed to appropriate areas with slopes averaging less than 30%. Where it can be demonstrated that the proposed development will be sensitively integrated with the natural environment and will present no hazards to persons or property, development may be permitted on land with a natural slope that averages greater than 30%.

4.4.2 City of Kelowna Strategic Plan (1992)

One of the objectives of the Strategic Plan is “to develop a more compact urban form by increasing densities through infill and re-development within existing urban areas and to provide for higher densities within future urban areas” (Objective 1.1).

4.4.3 Quail Ridge Community Concept Development Plan

The Quail Ridge Community Concept Development Plan (CDP) specifies the location as multi-family. The proposed project is generally consistent with the Quail Ridge Community Concept Development Plan. The proposed development follows the general form and character for the village mixed use and multiple-family buildings as outlined in the CDP. A small area of the south end of the property adjacent to Capistrano Drive is designated a neighbourhood pocket park. Neighbourhood Pocket Parks are distributed throughout the residential areas. They have been selected for their suitability to host a variety of activity areas, for example informal sitting/viewing plazas, sculpture gardens or tot lot play areas. The applicant has not provided park space as part of the proposal.

At Quail Ridge, the natural topography and mature Ponderosa Pine tree cover embodies a distinctive character for the community. The development will protect 30% major sloped areas by restrictive covenants. Minor and site specific slope conditions within development areas will be dealt with during the development permit or subdivision approval process. Strict construction access and control will protect these areas. Sensitive development and landscaping will enhance and maintain the site for sustainable and effective use.

2.4.4 Kelowna Hillside Development Guidelines (2001)

Kelowna’s guidelines for development on hillsides are to be used to supplement the existing Kelowna Zoning Bylaw and the City of Kelowna Subdivision, Development and Servicing Manual. The guidelines include the following suggestions:

Site Layout

- Encourage cluster housing options that will retain larger amounts of open space, protect the natural environment and reduce grading and overall site disturbance.
- Road layout and lot configuration should respond to the natural features and attributes of the site without compromising public safety.
- Unique lot configuration and shared driveways may be required to minimize cut and fill or required to access smaller developable areas that can not be accessed by conventional roads.

- Building setbacks should be varied to complement the character of hillside settings and to protect slopes, ridges, or special features.
- Areas with significant trees and vegetation are to be identified, protected and incorporated onto the overall subdivision plan where environmental concerns, soil stability and buffers between development cells will enhance neighbourhood character and sustainability.

Natural Features

- Retain trees, and, or other vegetation on ridgelines so that the ridgeline is seen predominantly as a continuous line of natural terrain or vegetation.
- when developing on exposed slope areas, it is important that development patterns do not dominate the hillside landscape. Curvilinear roads, irregular lot shapes, retention of vegetation, maximization of open space and significant landscaping should be incorporated in designs to reduce the visual impact of development in exposed slope areas.
- scenic features such as rock outcrops, cliffs, unique vegetation, water bodies, wetlands and streams should be protected. Development around these features should complement the character of the feature rather than compete with it.
- site planning should emphasize the opportunity to provide views from hillside advantage points. This can be done staggering buildings, articulating rooflines, and by controlling building heights in a manner that will provide views to residences located on the upslope side of streets.
- The form and character of roads and structures are to complement the terrain and features associated with the surrounding hillsides, by balancing the need for cuts and fills in a way that will reduce overall visual impacts.

Architecture

- The architectural style of structures on hillsides should vary to complement and integrate buildings into specific visual and physical qualities of unique hillside settings.
- Building materials should reflect the natural qualities of the hillside setting (e.g., wood, rock, etc.).
- The use of shiny materials or highly reflective surfaces on the building exterior that will draw undue attention to a structure should be avoided.

4.4.5 Crime Prevention Through Environmental Design (1999)

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;
- 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;

5.0 TECHNICAL COMMENTS

5.1 Aquila Networks Canada

Will provide underground electrical service.

5.2 Fire Department

Fire department access and hydrants as per the BC Building Code and City of Kelowna Subdivision Bylaw.

5.3 Inspections

The elevations shown do not accurately depict how the homes will look. The steep slopes will require retaining walls to support the homes and decks

5.4 Parks Manager

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

5.4.2. 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 | iv) plant symbol key |
| ii) common name | v) indicate existing trees |
| iii) size at planting | vi) indicate existing trees to be removed |

- b) Minimum plant material specifications for boulevards. as follows:
 - i)Deciduous Tree caliper @300mm above rootball (min. 60mm)
 - ii)Coniferous Tree - height (min. 2.5m)
 - iii)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.

5.4.3. All plant material (trees, shrubs, ground covers and seed/sod) used in BLVD to be reviewed by City Parks Division. Shrubs are not normally permitted for planting in the boulevard. All materials located in BLVD to meet city standard for size and method of installation.

5.4.4. BLVD maintenance (irrigation, shrubs, ground cover, sod, and seeded areas) is he responsibility of owner/occupant.

5.4.5. BLVD tree maintenance is the responsibility of Parks Division. However, the adjacent owner is responsible for watering and replacement of trees during the establishment period, for at least two years after planting.

5.4.6. 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, min 18 depth beside concrete infrastructure.

5.5 RCMP
No comment.

5.6 School District No. 23
No response.

5.7 Shaw Cable
Owner/developer to supply and install an underground conduit system as per Shaw Cable drawings and specification.

5.8 Telus
Developer will be required to provide underground entrance conduit to Telus Specifications as designed by Telus, as well as a demarcation room.

5.9 Terasen Utility Services
No comment.

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

5.10.1 Subdivision

- a) Provide easements as may be required.

5.10.2 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. In addition this study must describe soil sulphate contents, the presence or absence of swelling clays and identify the slopes over 30%.

5.10.3 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.
- c) GEID has indicated that the fire flow requirement for the proposed development cannot be met under the present configuration of the distribution system. Some improvements, that are benefiting the subject property are being undertaken and “frontended” by the developer of another project within the Quail Ridge community. It is the intention of the frontender to file a Latecomer against the benefiting properties. The developer under this application must pay his benefiting share of the Latecomer prior to the issuance of this permit.

5.10.4 Sanitary Sewer

The subject property is currently serviced by the municipal sanitary sewer collection system. All the charges for service connection are to be paid directly to the City at the time of the request for a new connection.

5.10.5 Drainage

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

5.10.6 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.

5.10.7 Accesses

The frontage of the property is urbanized to a level consistent with the current Development and Servicing Bylaw. The proposed development requires the construction of a new driveway at the westerly end of the subject property on Quail Run Drive. The estimated cost for this work, for bonding purpose, would be \$5,200.00, inclusive of a bonding contingency.

5.10.8 Site plan

Some areas of the property appear to be steeper than 30%, the proposed layout and final grading plan requires some fine-tuning and sensible consideration in order to integrate the development within the site and the adjacent lands in accordance with the City of Kelowna Bylaws and Policies.

5.10.9 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.

5.10.10 Bonding and Levies Summary

- | | | |
|----|------------------------|--|
| a) | Performance Bonding | |
| | Quail Run Drive access | <u>\$ 5,200.00</u> |
| b) | Levies | At the time of building permit and services permit application |

6.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

While generally supportive of the overall form and character of the proposal, the Planning & Corporate Services Department is not supportive of the Environmental Development Permit required in order to develop five of the sites that are located within areas of 30% slope or greater. The location of five of the single detached dwellings in areas with slopes 30% or greater is inconsistent with both the policies of the Official Community Plan and Kelowna Hillside Development Guidelines. The construction of housing in the areas of steep slope will result in a development that relies significantly on the use of retaining walls throughout the property. The applicant has resisted Staff recommendations to consider an alternative design in these areas that could mitigate the impact to the 30% sloped areas.

Staff feel that the same number of units can be accommodated on site by further clustering them outside of steep slope areas. This may require a change in the style of a portion of the units proposed. As outlined in the Hillside Development Guidelines, the cluster housing option allows the retention of larger amounts of open space, protect the natural environment and reduce grading and overall site disturbance. The Quail Ridge Area Structure Plan designates this property for low density multiple family development. One of the reasons for this designation was to support the concept of cluster housing in areas of challenging topography. It was therefore recommended that the applicant revisit the layout of the building on site in order to address concerns with development in steep slope areas. The applicant, however, has decided to proceed with the original proposal.

In addition, the applicant has not addressed staff concerns with the development of the area designated as park space in the Quail Ridge Concept Development Plan. Staff acknowledge that the area of the property that is designated as pocket park space is limited for development as park space due to the topography of the area. Staff, however, feel that this does not mean that it is appropriate as a development site for a single detached dwelling. Staff recommended that the applicant explore the possibility of the provision of a sitting/viewing plaza accessed via a pathway or at least leaving this area as open space for the development. However the applicant is resistant to adding a component of open space to this area of the proposed development.

The applicant, however, has revised the site plan so that the proposal meets the requirements of the zoning bylaw. With the exception of the five units within areas of steep slope, Staff are supportive of the multi-dwelling development permit addressing the form and character of the proposed development. The overall design of the development is compatible with that existing, and meets the general intent of the building scheme of the Quail Ridge Community Development Concept Plan. In addition, the project has a reasonable level of architectural detail and landscaping.

ALTERNATE RECOMMENDATION

THAT Council authorize the issuance of Development Permit No. DP03-0055, Lot 3, Section 22, Township 23, ODYD, Plan KAP52038 located on Quail Ridge Boulevard, 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. All retaining walls required to support building envelopes, landscaped areas and internal driveways must meet the requirements of Section 7.5 of the City of Kelowna Zoning Bylaw 8000.
5. 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;
6. The applicant be required to release the existing R2A – Comprehensive Residential Development zoning covenant and register the RM2 – Low Density Row Housing designation, as outlined in Zoning Bylaw 8000, as a covenant on title.
7. Any retaining wall, others than natural cut banks, must not exceed a height of 1.2 metres measured from grade on the lower side, and must be constructed so that any retaining walls are spaced to provide at least a 1.2 metre horizontal separation between them as per Section 7.5.7 of Zoning Bylaw 8000.

AND THAT Council authorize the issuance of Development Permit No. DP03-0095, Lot 3, Section 22, Township 23, ODYD, Plan KAP52038 located on Quail Ridge Boulevard, Kelowna, B.C

Andrew Bruce
Development Services Manager

Approved for inclusion ☐

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

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Attach.

FACT SHEET

1. **APPLICATION NO.:** DP03-0055/ DP03-0095
2. **APPLICATION TYPE:** Development Permit
3. **OWNER:** Kennedy Construction Ltd. & Kennedy Home Ltd.
 - . **ADDRESS** P.O. Box 1047
 - . **CITY** Kelowna, BC
 - . **POSTAL CODE** VIY 7P7
4. **APPLICANT/CONTACT PERSON:** Kennedy Construction Ltd. & Kennedy Home Ltd. (Ed Kennedy)
 - . **ADDRESS** P.O. Box 1047
 - . **CITY** Kelowna, BC
 - . **POSTAL CODE** VIY 7P7
 - . **TELEPHONE/FAX NO.:** 860-9733
5. **APPLICATION PROGRESS:**
 - Date of Application:** May 21, 2003
 - Date Application Complete:** July 25, 2003
 - Servicing Agreement Forwarded to Applicant:** n/a
 - Servicing Agreement Concluded:** n/a
 - Staff Report to APC:** June 12, 2003
 - Staff Report to Council:** August 11, 2003
6. **LEGAL DESCRIPTION:** Lot 3, Section 22, Township 23, ODYD, Plan KAP52038
7. **SITE LOCATION:** on the northwest corner of Quail Ridge Boulevard and Capistrano Drive
8. **CIVIC ADDRESS:** (W of) Quail Ridge Boulevard
9. **AREA OF SUBJECT PROPERTY:** 16668m²
10. **AREA OF PROPOSED REZONING:** 16668m²
11. **EXISTING ZONE CATEGORY:** CD6- Comprehensive Golf Resort zone with a zoning covenant of R2A – Comprehensive Residential Development
12. **PROPOSED ZONE:** CD6- Comprehensive Golf Resort zone with a zoning covenant of RM2 – Low Density Row Housing
13. **PURPOSE OF THE APPLICATION:** to obtain a Multi-Family and Environmental development permits for the a 25 unit multi-family development project
14. **MIN. OF TRANS./HIGHWAYS FILES NO.:** u/k
NOTE: IF LANDS ARE WITHIN 800 m OF A CONTROLLED ACCESS HIGHWAY
15. **DEVELOPMENT PERMIT MAP 13.2 IMPLICATIONS** Multi-Unit DP/ Environmental

ATTACHMENTS

(not attached to the electronic version of the report)

- Location of subject property
- Site plans
- Floor plans
- Elevations
- Landscaping Plan
- Colour Sample
- Letter from Community Association
- Slope Analysis
- Cross Sections
- Certificate of Title