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**CITY OF KELOWNA**

**MEMORANDUM**

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**Date:** January 12, 2004  
**File No.:** DP03-0157

**To:** City Manager

**From:** Planning and Corporate Services Department

**Subject:**

APPLICATION NO. DP03-0157

OWNER: Kettle Valley Holdings Ltd.

AT: 380 Providence Ave

APPLICANT: Kettle Valley Developments Ltd. Partnership

PURPOSE: TO OBTAIN A DEVELOPMENT PERMIT FOR 32 UNITS OF ROW HOUSING.

EXISTING ZONE: CD2 – KETTLE VALLEY COMPREHENSIVE RESIDENTIAL DEVELOPMENT

REPORT PREPARED BY: KEIKO NITTEL

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**SEE ATTACHED FACT SHEET FOR COMPLETE APPLICATION DETAILS**

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**1.0 RECOMMENDATION**

THAT Council authorize the issuance of Development Permit No. DP03-0157, located on Providence Avenue, Lot 1, Section 23, Township 28, SDYD, Plan KAP71865 except Plans KAP71954, KAP72416, KAP73329, 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;
5. Registration of the subdivision at Land Titles as per subdivision application S03-0101;

6. Any retaining wall, other 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 FURTHER 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 is proposing to construct 32 units of row housing located in eight buildings (4 units each). Parking for the tenants will be provided on-site in double attached garages. An additional 7 visitor surface parking spaces will be provided at the rear of property adjacent to the lane.

## 3.0 ADVISORY PLANNING COMMISSION

The above-noted application was reviewed by the Advisory Planning Commission at the meeting of December 9, 2003 and the following recommendation was passed:

THAT the Advisory Planning Commission support Development Permit Application No. DP03-0157, 5440 Chute Lake Road, Lot 1, Plan 71865, Sec. 23, TWP. 28, ODYD, by Kettle Valley Development Ltd., to obtain a Development Permit to allow for the construction of 32 units within 8 four-plex buildings.

## 4.0 BACKGROUND

### 4.1 The Proposal

The applicant is proposing to construct 8 fourplex buildings in a row house building design. The subject property will be bisected by an access lane providing rear access to the double car garages located on the lower level of each unit. At the rear of each building, the grade of the site will be lowered allowing for a height of three storeys from the access lane. At the front of the units, however, the site grade will be higher resulting in only two storeys visible from the street. An additional 7 visitor surface parking spaces are to be located at the rear of the property adjacent to the outer lane. Additional visitor parking is provided in the paved areas at the rear of the units.

Five of the proposed fourplex buildings will front onto Providence Avenue. The middle units ("Units A") will each contain a double garage with storage area at the basement level; a living/dining room, a kitchen, a half-bathroom and a family room on the main floor; and, three bedrooms and two bathrooms on the upper floor. Private open space is also provided with a deck at the rear of the unit as well as a porch at the front of the unit. The end units ("Units B") will each have a double garage, one bedroom, and a bathroom at the basement level; a living room, a family room, a kitchen/dining nook, and half bathroom on the main level; and, three bedrooms and two bathrooms at the upper level. A large deck is located at the rear with a porch at the front of the unit. The five front buildings are to be finished with horizontal siding and coordinating trim. The buildings ("Units A & B") are to be broken up using different coloured siding (blue, yellow, and red) with white trim. Architectural detailing on the buildings includes front porches, dormer windows, subroofs, oval window, and bay windows.

Three fourplex buildings are located at the rear of the site fronting onto the outer lane at the rear of the property. The middle units ("Units C") will have a double garage and storage at basement level; a living/dining room, a kitchen/dining nook and a half bathroom at the main level; and, two

bathrooms and three bedrooms at the upper level. A deck will be provided at rear of the unit as well as an upper level balcony over the front entryway. The end unit (“Units C1”) layouts will be the same with the exception that only two bedrooms are provided at the top level. Architectural detailing includes small front porches with balconies above accented by columns at both levels. Dormer windows at the top level as well as several other different window styles provide further visual interest. The proposed building colour is sage green with white trim.

Significant landscaping is proposed throughout the site. At the front of the property, the applicant is proposing to plant 28 Linden trees adjacent to the sidewalk. Areas between the building are to be grassed with planting beds adjacent to both parking areas and buildings. A children’s play area will be located at the southwest corner of the site. In addition, the proposed access lane bisecting the property will be edged with brick pedestrian pathways on both sides. A pathway will link the lane to a gazebo located at the front of the property. This pathway will also serve to link the development with the park space located across Providence Avenue. In addition, the proposed driveway areas at the rear of each building will be broom finished. Retaining walls will be located on the north and south ends of the property retaining wall.

The application meets the requirements of the proposed CD2- Kettle Valley Comprehensive Development Zone as follows:

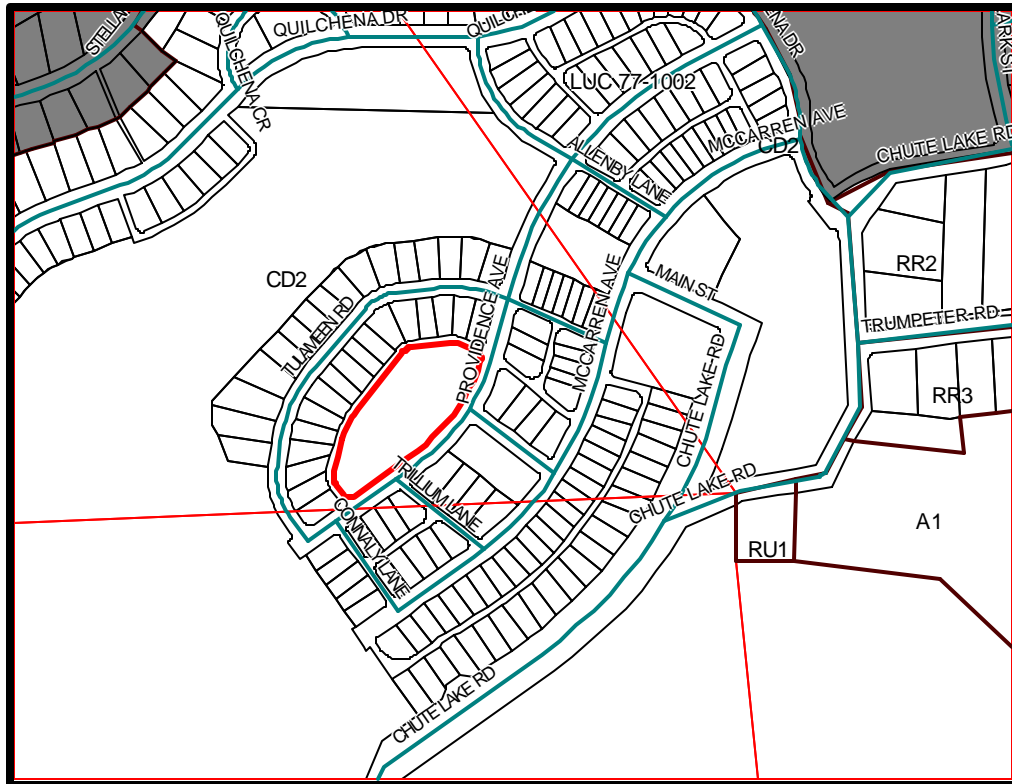
<b>CRITERIA</b>	<b>PROPOSAL</b>	<b>CD2 ZONE REQUIREMENTS</b>
Site Area (m <sup>2</sup> )	9003m <sup>2</sup>	5000m <sup>2</sup>
Site Width (m)	174.0m	100.0m
Site Coverage (%)	27.6%	45%
F.A.R. (Density)	14.3 units per ha	35 units per ha
Height	7.6m	9.5m
Site Setbacks (m)		
- Front (east)	7.5m	2.0m
- Rear (west)	6.0M	6.0m
Private open space	3290m <sup>2</sup>	640m <sup>2</sup> (20.0m <sup>2</sup> per 1 or more bedroom dwelling)
Separation between principal buildings	3.0m	3.0m
Parking Stalls (#)	64 stalls (garages) 9 visitor	56 stalls (1.5 per 2 bedroom dwelling unit/2.0 per 3 bedroom)
Bicycle Parking	16	16 (.5 per dwelling unit Class I, 0.1 per dwelling unit Class II)

#### 4.2 Site Context

The subject property is located on Providence Avenue within the Kettle Valley Development. Adjacent zones and uses are:

- North - CD2 – Single Family Homes
- East - CD2 – Single Family Homes/ Park
- South - CD2 – Single Family Homes
- West - CD2 – Single Family Homes

### Site Location Map



#### 4.3 Existing Development Potential

The site is located in the CD2- Kettle Valley Comprehensive Residential Development Zone. The purposed of the CD2 zone is to provide a zone for the development of a variety of residential uses, a mixed-use village centre, institutional, and park uses all integrated into a planned residential neighbourhood.

#### 4.4 Current Development Policy

##### 4.4.1 Kelowna Official Community Plan

The Official Community Plan designation for this property is as a Multi-Dwelling Site in the Kettle Valley Comprehensive Residential Development. 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 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 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.

5.0 TECHNICAL COMMENTS

5.1 Aquila

Underground electrical service will be provided.

5.2 Canada Post

No response.

5.3 Fire Department

Fire department access and hydrants as per the BC Building Code and City of Kelowna Subdivision By-law. Engineered fire flows will be required and should determine hydrant requirements. Contact FPO for preferred location(s) of any new hydrants. Consideration should be given for using non-combustible ground cover (ie: not bark mulch or the like)

5.4 Inspection Services

The applicant has revised the project presented to meet the requirements of the CD2 zone.

5.5 Kelowna Transit

No comment.

5.6 Parks Department

No comment.

5.7 Interior Health

No comment.

5.8 RCMP

No comment.

5.9 Shaw Cable

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

5.10 Terasen

No comment.

5.11 Telus

Telus will provide underground facilities to this development. Developer will be required to supply and install conduit as per Telus policy.

5.12 Works & Utilities

Sidewalk is required on Providence Avenue.

A Lot Grading and Storm water Management plan are required.

Our information on this multifamily lot indicates that there are no service connections. The applicant is required to confirm this; if they are required, the City will install them at the cost to the owner.

Provide adequate Fire protection. Based on Row housing the property requires a minimum of 150 l/s fire flow. Confirm that this is available and provide FUS calculations for the buildings being constructed to confirm the actual needs.

Confirm that Fire Hydrant locations are suitable with John Sharhon of the Fire Department.

Curbs are to remain in place at the lane intersections to define City verses private maintenance.

Servicing Agreement will be required at time of Building Permit for off-site works.

6.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

The Planning & Development Services Department is supportive of the proposed development permit. The applicant has revised the proposal to ensure that the proposal is consistent with the regulations outlined in the CD2- Kettle Valley Comprehensive Development Zone. In addition, the applicant is proposing a development with significant architectural detail and landscaping. The applicant will be required to enter into a Servicing Agreement with the off-site works at the time of building permit.

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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.:** DP03-0157
2. **APPLICATION TYPE:** Development Permit
3. **OWNER:** Kettle Valley Holding Ltd.  
· **ADDRESS** 201-5305 Main Street  
· **CITY** Kelowna, BC  
· **POSTAL CODE** V1W 4V3
4. **APPLICANT/CONTACT PERSON:** Kettle Valley Holding Ltd.  
· **ADDRESS** 201-5305 Main Street  
· **CITY** Kelowna, BC  
· **POSTAL CODE** V1W 4V3  
· **TELEPHONE/FAX NO.:** 250.764.0999/250.764.6116
5. **APPLICATION PROGRESS:**  
Date of Application: November 13, 2003  
Date Application Complete: December 12, 2004  
Servicing Agreement Forwarded to Applicant: n/a  
Servicing Agreement Concluded: n/a  
Staff Report to APC: December 3, 2003  
Staff Report to Council: n/a
6. **LEGAL DESCRIPTION:** Lot 1, Section 23, Township 28, SDYD, Plan KAP71865 except Plans KAP71954, KAP72416, KAP73329
7. **SITE LOCATION:** on Providence Ave between Tulameen Road
8. **CIVIC ADDRESS:** 380 Providence Ave
9. **AREA OF SUBJECT PROPERTY:** 9003m<sup>2</sup>
10. **AREA OF PROPOSED REZONING:** n/a
11. **EXISTING ZONE CATEGORY:** CD2 – Kettle Valley Comprehensive Residential Development
12. **PROPOSED ZONE:** n/a
13. **PURPOSE OF THE APPLICATION:** TO OBTAIN A DEVELOPMENT PERMIT FOR 32 UNITS OF ROW HOUSING.
14. **MIN. OF TRANS./HIGHWAYS FILES NO.:** n/a  
**NOTE: IF LANDS ARE WITHIN 800 m OF A CONTROLLED ACCESS HIGHWAY**
15. **DEVELOPMENT PERMIT MAP 13.2 IMPLICATIONS** Multi-Unit DP

**ATTACHMENTS**

**(not attached to the electronic version of the report)**

- Location of subject property
- Site plan
- Landscaping Plan
- Elevations