
CITY OF KELOWNA

MEMORANDUM

Date: January 29, 2004
File No.: DP03-0113/DVP03-0156
To: City Manager
From: Planning and Corporate Services Department
Subject:

APPLICATION NO. DP03-0113 / DVP03-0156 OWNER: Pointe of View Condominiums (Quail) Inc.

AT: 3101 COUNTRY CLUB DRIVE APPLICANT: Bellasera Land Corp.

PURPOSE: TO OBTAIN A DEVELOPMENT PERMIT FOR 58-UNITS OF STACKED ROW HOUSING.

A VARIANCE IS REQUIRED TO ALLOW THE BUILDINGS TO BE 3.5 STOREY/12.8 METRES IN HEIGHT WHERE ONLY 2.5 STOREYS OR 9.5 METRES IN HEIGHT IS PERMITTED.

A VARIANCE IS REQUIRED TO ALLOW A FRONT YARD SETBACK OF 3.3 M WHERE A MINIMUM OF 4.5 METRES IS REQUIRED.

A VARIANCE IS REQUIRED TO ALLOW AN ACCESSORY BUILDING TO BE 8.8 METRES IN HEIGHT WHERE ONLY 4.5 METRES IS PERMITTED.

A VARIANCE IS REQUIRED TO ALLOW ACCESSORY BUILDINGS TO BE LOCATED IN A REQUIRED FRONT YARD.

A VARIANCE IS REQUIRED TO ALLOW PARKING WITHIN THE REQUIRED FRONT YARD

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 authorize the issuance of Development Permit No. DP03-0113, located on Country Club Drive, Lot 4 and an undivided 1/3 share in Lot 2, Section 14 & 15, Township 23, ODYD, Plan KAP54660, 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";
4. Landscaping to be provided on the land be in general accordance with Schedule "C";
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 R3 zoning covenant and register the RM3 – Low Density Multi-Family zoning designation regulations as outlined in Zoning Bylaw 8000 as a covenant on title.
7. 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.
8. Registration of the subdivision plan at Land Titles as per subdivision application S03–0027.

AND THAT Council authorize the issuance of Development Variance Permit No. DVP03-0156, located on Country Club Drive, Lot 4 and an undivided 1/3 share in Lot 2, Section 14 & 15, Township 23, ODYD, Plan KAP54660, Kelowna, B.C.;

AND THAT variances to the following sections of Zoning Bylaw No. 8000 be granted:

Section 13.9.5 (c) – RM3- Low Density Multiple Housing

A variance is required to allow the building to be 3.5 storey/12.8 metres in height where only 2.5 storeys or 9.5 metres in height is permitted.

Section 13.9.5 (c) – RM3- Low Density Multiple Housing

A variance is required to allow an accessory building to be 8.8 m in height where only 4.5 m is permitted.

Section 13.9.5 (d) – RM3- Low Density Multiple Housing

A variance is required to allow a front yard setback of 3.3 m where a minimum of 4.5 metres is required.

Section 6.5.4 Accessory Development

A variance is required to allow accessory buildings to be located in a required front yard.

Section 8.1.9 (b) – Parking & Loading

A variance is required to allow off-street parking to be located within the required front yard.

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 58 units of stacked row housing within the Quail Ridge Development. The subject property is currently under the process of being subdivided to create

three separate lots. The development is to be located on the proposed lot located at the south end of the existing property. Country Club Drive will be extended to allow access to the site.

3.0 ADVISORY PLANNING COMMISSION

The above-noted application was reviewed by the Advisory Planning Commission at the meeting of October 21, 2003 and the following recommendation was passed:

THAT the Advisory Planning Commission supports Development Permit Application No. DP03-0113, 3101 Country Club Drive, Lot 4, Plan 54660, Secs. 14 & 15, Twp. 23, ODYD, Bellasera Land Crop (Pat Fitzsimonds), to obtain a Development Permit to allow for a 58 unit stacked row-housing residential development subject to the provision of clay tile roofing.

4.0 BACKGROUND

4.1 The Proposal

The Applicant is proposing to construct 58 units of stacked row housing within the Quail Ridge Development. The subject property is currently under the process of being subdivided to create three separate lots. The development is proposed is for the lot located at the south end of the existing property. As part of the development, Country Club Drive will be extended to allow access to the proposed development.

A small portion of the site, along the east property line, has slopes of 30% or greater. The developer, however, has ensured that the proposed development does not encroach into these areas. Areas with slopes of 30% or greater slopes are to be retained as “no disturb” areas with natural vegetation to remain. This is being addressed through the subdivision application. Slopes on the remainder of the property are under 30%. Given the existing topography of the site, grading will be required. Both cut and fill will be required between Country Club Drive and the location of the proposed buildings in order to create a level parking area. Generally, however, the developer has worked with the topography of the site to minimize the amount grading required. Site grading will be required as per the attached site grading plans.

The developer has used the sloping nature of the site to mitigate the visual impact of the proposed buildings. From the parking area, the developer intends to construct a retaining wall adjacent to the buildings and step down the entrance levels. In addition, the top floor will be incorporated into the roofline of the buildings. Therefore, from Country Club Drive, the buildings will appear to be 2 ½ stories in height from grade. In contrast, the east elevation of the buildings are 3 ½ storeys in height. In addition, at some locations, retaining walls will be required to support the patios that are to be constructed at grade. Each unit consists of a living room, kitchen/eating area, and a half bathroom on the main floor. A second level contains two bedrooms, two full bathrooms, and a utility room. In addition, decks and patios, which overlook the golf course, offer private amenity space for each residence.

The buildings are to be finished with acrylic stucco and coordinating trim. Each building is to be broken up with different colours consisting of yellow, chocolate brown, and sage green. Trim is to be cream coloured with rust toned asphalt shingles. Significant architectural detailing is provided on the buildings. The applicant has used archways, columns, decorative brackets, and several different window types to provide visual interest to the buildings.

The applicant is proposing to construct several accessory buildings on site. At the north end of the property an accessory building is to contain 58 storage lockers, parking for three vehicles, a garbage facility, and a bicycle storage room. Two additional garbage facilities, adjacent to parking areas, will be housed in accessory buildings with a garage door providing access to the containers. Additional accessory buildings on site include a washroom/change room and exercise room

located in the “bell tower” adjacent to the pool. Open air parking is provided at the front of the development with some spaces shaded by trellis structures.

Landscaping consists of natural areas on slopes of 30% or greater, which are to be left undisturbed. Throughout the site significant plantings are proposed including numerous trees, shrubs, and climbers. Along the west property line, adjacent to Country Club Drive, trees are to be planted in front of the proposed parking spaces. Trees along the rear yard also provide privacy from the adjacent golf course. The developer has also provided a feature between each building including decorative water features and lookouts, a four way gas fireplace, a putting green, a sculpture with overhead trellis, a pool and hot tub, and a bell tower with an exercise room. A service road, accessed from the northern parking area, is required to access on-site pump stations. The proposed service yard will use pavers planted with native grass helping it to blend into adjacent landscaped areas. Retaining walls on site will be stepped down such that they meet the regulations outlined in the Zoning bylaw.

The application meets the requirements of the proposed RM3- Low Density Multiple Housing Zone as follows:

CRITERIA	PROPOSAL	RM3 ZONE REQUIREMENTS
Site Area (m ²)	16754.64m ²	900m ²
Site Width (m)	335m+	30.0m
Site Depth (m)	35m+	30.0m
Site Coverage (%)	13% 21%	40% or 50% including buildings, driveways, and parking
F.A.R.	0.44	0.5
Height	12.8m 3.5 storeys ❶	9.5m 2.5 storeys
Site Setbacks (m)		
- Front (east)	3.3m ❷	4.5m
- Rear (west)	8.0m	7.5m
- Side (north)	6.0m	4.5m (one side yard 3.0m)
- Side (south)	13.0m	4.5m
Private open space	1450+m ²	1450m ² (25.0m ² per 2 bedroom dwelling)
Separation between principal buildings	8.5m	3.0m
Parking Stalls (#)	87 parking stalls (9 visitor) ❸	73 stalls (1.25 per 2 bedroom dwelling unit) (visitor 1/7 dwellings = 9)
Bicycle Parking	35	35 (.5 per dwelling unit Class I, 0.1 per dwelling unit Class II)
Accessory Buildings Setbacks		
- Front (east)	2.0 ❹	4.5m/6.0m
- Rear (west)	20.m+	4.0m or 3.0m
- Side (north)	4.0m	4.0
- Side (south)	75.0m+	1.5m
- Height	4.5m	4.7m
Common Recreation Building		
- Front (east)	10.0+m	4.5m
- Rear (west)	20.0+ m	7.5m
- Side (north)	30.m+	4.5m (one side yard 3.0m)

- Side (south)	30.0m+	4.5m
- Height	8.8m ⑤	4.5m

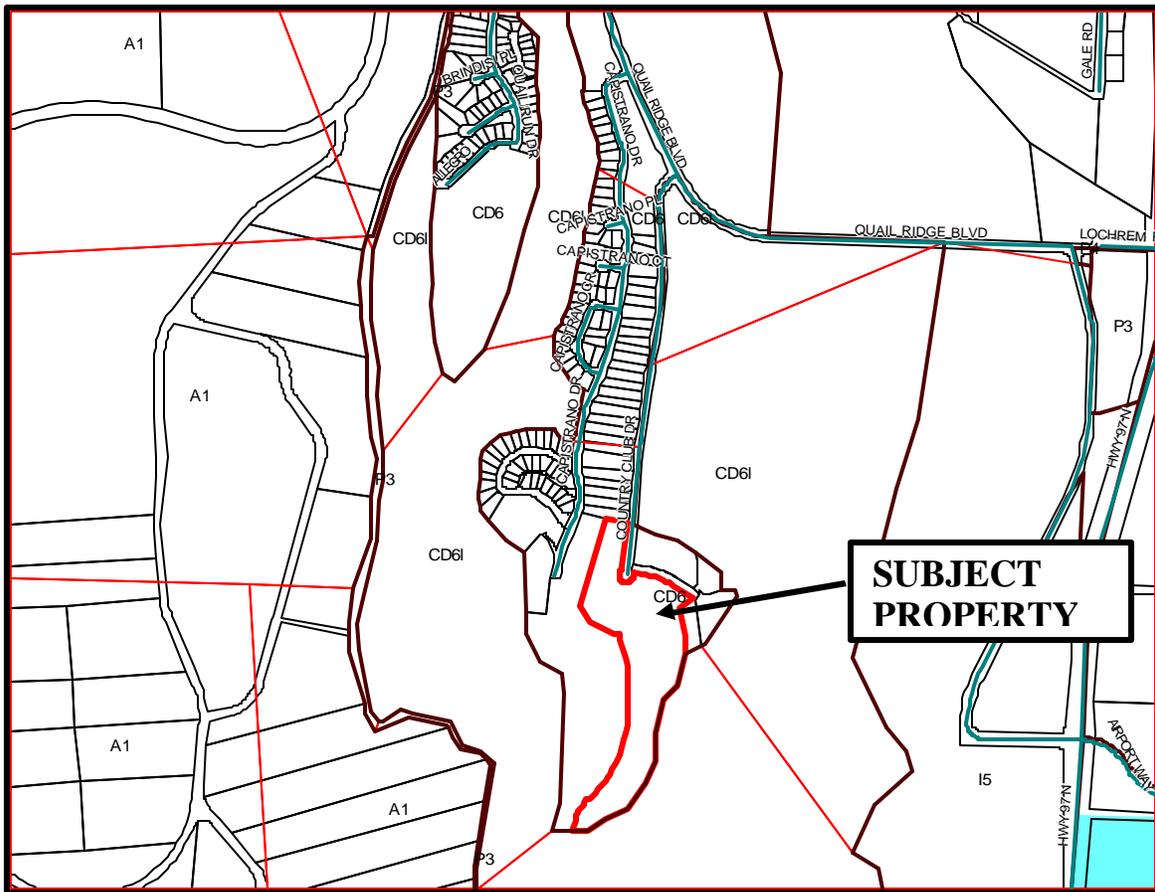
- ① A variance is required to allow the building to be 3.5 storey/12.8 metres in height where only 2.5 storeys or 9.5 metres in height is permitted.
- ② A variance is required to allow a front yard setback of 3.3 m where a minimum of 4.5 metres is required.
- ③ A variance is required to allow parking within the required front yard
- ④ A variance is required to allow accessory buildings to be located in a required front yard.
- ⑤ A variance is required to allow an accessory building (recreation building) to be 8.8 metres in height where only 4.5 metres is permitted.

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 – Vacant
- 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 zoning covenant registered on title.

The purpose of existing R3- Low Density Multi-Family from Zoning Bylaw 4500, as registered as a covenant on title, is to designate and preserve areas for the orderly development of low density, multi-family housing, particularly designed for families with children. Principle uses include multi-family residential, senior citizens housing, and two-family residential. Secondary uses are childcare use (max of 8 children), and Minor Home Occupation (Class A).

The applicant will be required as a condition of the Development Permit to release the R3 zoning covenant from the title of the subject property. A new zoning covenant, registering the RM3- Low Density Multiple Housing designation on title.

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 polices 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%.

4.4.3 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).

4.4.4 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.

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.

4.4.5 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.

4.4.6 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

Aquila will provide underground electrical service.

5.2 Terasen Utility Services

Customer must apply for gas.

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. Hydrant required within 90m of each principal entrance.

5.4 Inspection Services

This building is considered 4 storeys and requires a sprinkler system and a standpipe and hose system. Because of the building type it is very difficult, if not impossible to install a standpipe system. In consultation with the Fire Prevention Officer it is decided that a standpipe system will not be required in these buildings.

There is also a requirement that a building with a sprinkler system also has a fire alarm system. The code would require each floor level to be a separate zone. This is unrealistic. Therefore we will only require each suite to be zoned. The applicant should contact John Sharhon to determine the best solution for the installation of annunciators i.e. one on each building or one remote location.

5.5 Interior Health

No objection provided community sewer is available.

5.6 Shaw Cable

Owner/contractor to supply/install conduit system as per Shaw Cable drawings & specifications.

5.7 Telus

Developer will be required to provide underground conduit to Telus Specifications as designed by Telus.

5.8 Works & Utility

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

5.8.1 Subdivision

- a) Provide easements as may be required.
- b) Requirements of the subdivision application no. S03-0027 must be satisfied before approval of this Development Permit Application.

5.8.2. 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 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.

5.8.3. 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.

5.8.4 Sanitary Sewer.

The subject property is not currently serviced by the municipal sanitary sewer collection system. The extension of the sanitary sewer is a condition of subdivision application No. S03-00. All the charges for service connection are to be paid directly to the City at the time of the request for a new connection.

5.8.5 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.

5.8.6 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.

5.8.7 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 northerly end of the subject property on Country Club Drive. The estimated cost for this work, for bonding purpose, would be \$5,200.00, inclusive of a bonding contingency.

5.8.8 Street lights.

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

5.8.9 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.

5.8.10 Bonding and Levies Summary.

a) Performance Bonding

Country Club Drive access	\$ <u>5,200.00</u>
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b) Levies

At the time of building permit and services permit application

5.9 Glenmore and Ellison Improvement District

4.9.1. Background

The applicant plans to construct ten Multi-family, 4 storey condominium units totaling 58 units on proposed Lots B & C (currently part of Lot 4, Plan KAP 54660, Sec 14 & 15, Twp 23, ODYD). The planned development has existing 300mm PVC watermain along Country Club Drive.

5.9.2 Engineering Plans

The present plans are conceptual only; full site servicing plans and metering details must be submitted for review.

5.9.3 Fireflow Availability and Hydrants

Adequate fireflow is available from the existing 300mm main in Country Club Drive. Modelling indicates the hydraulic grade line is 559 m at 158 L/s during maximum day demand. The coordinating engineering professional shall be responsible for ensuring the on-site system provides adequate flow and pressure.

5.9.4 Property Water Service and Metering

The strata property will be serviced via a single metered fireline service. The developer is responsible for installing the meter chamber and equipment. Upon arrival of the constructed works GEID will own the primary service and metering works up to the downstream coupling outside of the chamber.

The following metering issues must be addressed prior to approval of the servicing plans.

- The water meter shall be housed in a heated, accessible and secure above ground building or chamber, and must be located at property line. A GEID lock box (for key entry) and remote meter reader located on the outside of the chamber will also be required.
- A statutory right-of-way will be required encompassing the GEID meter chamber for maintenance of repair access.

5.9.5 Off-Site Waterworks

The off-site watermains will be connected to the existing GEID mains along Country Club Drive. GEID administration, connection, and inspection charges, security and warranty provisions will apply.

5.9.6 On-Site Waterworks

The applicant will be responsible for constructing the on-site works in conformance with approved plans and specifications. GEID administration and inspection charges, security and warranty provisions will apply to the on-site works.

5.9.7 On– Site Water Servicing

The applicant will be responsible for constructing the on-site works in conformance with approved plans and specifications. GEID administration and inspection charges, security and warranty provisions will apply to the on-site works.

The following design issues must be addressed prior to approval of the servicing plans:

- Wording of waterworks related notes will be required to ensure constructed works conform to the Subdivision Development and Servicing Bylaw #7900.
- Detail drawings on water metering design will be required for approval.
- On-site water main tie-ins at property shall have temporary 100 mm blow-offs as per Dwg-SS- W8b to facilitate testing and disinfection prior to tie-inns.
- An additional note should be added to the plan stating that on-site watermains and hydrants shall be operated and maintained by the strata corporation.
- Confirm that existing off-site and proposed on-site drainage is adequate to handle hydrant flushing water.
- Submit on-site building mechanical plans for cross-connection control review.

5.9.8 Connection, Administration, and Inspection Fees

Pending final servicing arrangements and approved design, the applicant will be responsible for GEID administration and inspection fees to off-site works, as follows.

Cost and fees shown are preliminary and will be adjusted after submission of servicing plans.

- \$4825 payable for GEID forces to connect to the existing 300 mm main in Country Club Drive;
- \$2975 (15% of the value of the off-site works and meter chamber) payable to GEID for administration fees; and
- \$1190 (6% of the value of the off-site works and meter chamber payable) to GEID for engineering inspection fees.

5.9.9 Capital Expenditure Charges

Based on GEID Bylaw #73, Schedule 'A', a charge of \$1300 per unit applies for a total C.E.C. of \$75,400 for 58 units.

5.9.10 Summary of Engineering Submissions of Payables

- Submit two (2) copies of engineered servicing plans for GEID review and approval.
- Submit water meter design.

- Submit building mechanical design for review.
- Submit fireflow calculations.
- \$75,400 – Capital Expenditure Charges.
- \$4,825 – GEID connection fees.
- \$2,975 – administration fees.
- \$1,190 – engineering inspection fees.

5.10 Parks Department

The development shall conform to the Landscaping Standards outlined in the City of Kelowna Zoning Bylaw No. 8000 Section 7 - Landscaping and Screening.

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

Minimum plant material specifications for BLVDs 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.

Shrub beds require plastic edge beside all areas abutting a city sidewalk or city land to prevent migration of mulch.

All trees in grass Blvd to use root shield barriers, min 18 inch depth beside concrete infrastructure and sidewalks.

In accordance with Tree Protection Bylaw No. 8041, a Tree Cutting Permit is required in order to cut down a tree in a hillside with a slope of 30% or greater within a Natural Environment/Hazardous Conditions Development Permit Area, as identified in Map 13.2 of the Official Community Plan.

Boulevard maintenance (irrigation, shrubs, ground cover, sod, and seeded areas) is the responsibility of owner/occupant.

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

5.11 Terasen

No comment.

5.12 Canada Post

Canada Post representatives have met with the Developer and he is going to install his own equipment for mail delivery. Canada Post's requirements have been met.

6.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

The Planning & Development Services Department is supportive of the proposed development and the associated variances. The form and character of the proposed development is compatible with the existing development, and meets the general intent of the building scheme of the Quail Ridge Community Development Concept Plan. Overall, the proposed project appears to be a reasonable response to the site and to be consistent with the Kelowna Hillside Development Guidelines. Staff acknowledge that, while significant site grading will be required, the developer has generally worked with the existing topography of the site. Grading is therefore largely confined to west portion of the lot adjacent to Country Club drive in order to create a level parking area.

The proposed buildings have significant architectural detailing and a reasonable level of landscaping is provided throughout the site. The applicant has replaced the asphalt shingle with the tile roofing that is consistent throughout the Quail Ridge community in response to the recommendation by the Advisory Planning Commission. From a safety and crime prevention standpoint, the buildings feature good use of windows and balconies that facilitate natural surveillance. As access to units is removed from parking areas, pathways and building entrances should be well lit and visible. Motion lighting at the rear patio areas would be advisable to discourage break-in from the rear of the buildings.

The landscaping appears to be appropriate to the setting. The landscaped turnaround at the vehicle entrance to the site adds visual interest and lends the project a sense of identity from the street. The shade trellises soften the visual impact of the surface parking. The exterior colours complement the textures and colours of the setting. The applicant has revised the landscaping plan to ensure the proposed entry columns do not encroach into the City boulevard. The applicant has also revised the landscaping plan to address staff concerns with the encroachment of the service road into landscaped areas. The proposed surface of the services road is to consist of grass pavers planted with native grasses. Adjacent areas will also be planted with native grasses thus aiding to minimize the appearance of the road. In addition, trees planted along the east property line will buffer proposed development from the adjacent golf course. The applicant will be required to ensure that all retaining walls on-site do not exceed the regulations outlined in the Zoning Bylaw as a condition of the development permit. The applicant has indicated that, where necessary, retaining walls will be stepped down to avoid the use of over height walls.

Due to the physical constraints of the lot and the positive design elements of the overall proposal, Staff are supportive of the proposed variances. A variance to the required front yard setback is required for a relatively small portion of one of the buildings in an area where the property narrows significantly. As landscaping will screen the building from the adjacent road, staff have little concern with this variance. Staff are also supportive of the proposed variance to the height of the buildings. Staff acknowledge that applicant has made significant effort to incorporate the existing slope into the building design and has used a roofline that mitigates the overall appearance of building height from both Country Club Drive and the golf course. The building design, however, poses some challenge in meeting the fire prevention requirements of the BC Building Code. The applicant will therefore be required to work with the City Inspections Services Division and the Fire Prevention Officer to find a suitable solution.

In addition, Staff are supportive of the proposed variance to allow parking in the required front yard. Although it would be preferable from an urban design standpoint to have the residential buildings closer to the street, this would necessitate that parking be placed further down the slope of the site. This in turn would require more site grading. The fact that vehicles must rely on surface parking, means there are no garages and therefore the sense of anonymity entailed with attaching garages to front elevations is avoided. This gives the buildings an opportunity to present a more friendly face to Country Club Drive, albeit at a distance from across the driveway and parking areas. Staff, however, note that access to the some of the units in complex 10 from the parking area seems a significant distance away to allow residents to transport goods to and from their homes and their vehicles. The variances regarding the accessory buildings are also acceptable to Staff. The design of the accessory buildings are in keeping with the overall character of the principal dwellings. The “bell tower” accessory building, which is over height, houses a small exercise room and provides common amenity space for the tenants.

Andrew Bruce
Development Services Manager

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

Approved for inclusion

KN

Attach.

FACT SHEET

1. **APPLICATION NO.:** DP03-0113/DVP03-0156
2. **APPLICATION TYPE:** Development Permit/ Development Variance Permit
3. **OWNER:** Pointe of View
 . **ADDRESS** 200 –01212 1 St. SE
 . **CITY** Calgary, AB
 . **POSTAL CODE** T2G TH8
4. **APPLICANT/CONTACT PERSON:** Bellasera Land Corp.
 . **ADDRESS** Suite 2, 880 16 Ave SW
 . **CITY** Calgary, AB
 . **POSTAL CODE** T2R 1J9
 . **TELEPHONE/FAX NO.:** 403-294-5729
5. **APPLICATION PROGRESS:**
 Date of Application: Sept. 24, 2003
 Date Application Complete: January 26, 2004
 Servicing Agreement Forwarded to Applicant: n/a
 Servicing Agreement Concluded: n/a
 Staff Report to APC: October 17, 2003
 Staff Report to Council: n/a
6. **LEGAL DESCRIPTION:** Lot 4 and an undivided 1/3 share in Lot 2, Section 15 & 15, Township 23, ODYD, Plan KAP54660
7. **SITE LOCATION:** on Country Club Drive where it intersects with Via Centrale
8. **CIVIC ADDRESS:** 3101 Country Club Drive
9. **AREA OF SUBJECT PROPERTY:** 16754.6m²
10. **AREA OF PROPOSED REZONING:** 16754.6m²
11. **EXISTING ZONE CATEGORY:** CD6 – Comprehensive Residential Golf Resort with R3 zoning covenant (covenant on title to be released)
12. **PROPOSED ZONE:** CD6- Comprehensive Golf Resort zone with a zoning covenant of RMB – Low Density Multiple Housing

- 13. PURPOSE OF THE APPLICATION:** TO OBTAIN A DEVELOPMENT PERMIT FOR THE 58 UNITS OF STACKED ROW HOUSING.
- A VARIANCE IS REQUIRED TO ALLOW THE BUILDINGS TO BE 3.5 STOREY/12.8 METRES IN HEIGHT WHERE ONLY 2.5 STOREYS OR 9.5 METRES IN HEIGHT IS PERMITTED.
- A VARIANCE IS REQUIRED TO ALLOW A FRONT YARD SETBACK OF 3.3 M WHERE A MINIMUM OF 4.5 METRES IS REQUIRED.
- A VARIANCE IS REQUIRED TO ALLOW AN ACCESSORY BUILDING TO BE 8.8 METRES IN HEIGHT WHERE ONLY 4.5 METRES IS PERMITTED.
- A VARIANCE IS REQUIRED TO ALLOW ACCESSORY BUILDINGS TO BE LOCATED IN A REQUIRED FRONT YARD.
- A VARIANCE IS REQUIRED TO ALLOW PARKING WITHIN THE REQUIRED FRONT YARD
- 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

ATTACHMENTS

(not attached to the electronic version of the report)

- Location of subject property
- Site plans
- Landscaping Plan
- Site Grading Plans
- Elevations