
CITY OF KELOWNA
MEMORANDUM

Date: April 15, 2005
File No.: DP04-0020

To: City Manager

From: Planning and Corporate Services Department

Subject:

APPLICATION NO. DP04-0020 **OWNER:** NAVJOT AND JAS
KANDOLA
AT: 1335 DILWORTH CRESCENT **APPLICANT:** NAVJOT AND JAS
KANDOLA

PURPOSE: TO CONSTRUCT FOUR-PLEX HOUSING ON THE SUBJECT
PROPERTY

EXISTING ZONE: RM1 – FOUR-PLEX HOUSING

REPORT PREPARED BY: RYAN SMITH

1.0 RECOMMENDATION

THAT Council authorize the issuance of Development Permit No. DP04-0020 for Lot 3, Section 20, Township 26, ODYD Plan KAP60338, located on Dilworth Crescent, 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;

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 a row-house style four-plex on the subject property.

3.0 ADVISORY PLANNING COMMISSION

At the regular meeting of April 27, 2004 it was resolved:

THAT the Advisory Planning Commission supports Development Permit Application No. DP04-0020, 1335 Dilworth Cr., Lot 3, Plan 60338, Sec 29, Twp. 26, ODYD, to obtain a Development Permit to allow the construction of a proposed four-plex on the subject property.

4.0 BACKGROUND

The subject property is an existing lot with an RM1 – Four-Plex Housing zoning designation. The lot is currently undeveloped.

4.1 The Proposal

The proposed four-plex will be located in the centre of the lot with seven of the eight required parking to be located off the lane at the east end of the property and 1 stall to be accessed Dilworth Crescent at the south side of the proposed development.

Each of the four units will be two storeys in height and all will have a basement. All of the proposed units will be oriented towards the south and will take access from entrances on the south facing side of the development. Each proposed unit has a small fenced courtyard located adjacent to the entrance. Each courtyard will be accented with a trellis feature that will also serve to identify the entry to each unit. The rear yards for the proposed units will face to the north and will have access from each unit at grade. In addition, each unit will have a second storey patio area facing north. Each of the proposed units will have a storage and small recreation area in the basement; a kitchen, dining area, bathroom, and family room at grade, and 3 bedrooms and two bathrooms on the second storey.

The exterior of the building will be finished with a mix of vinyl siding and shingle siding with a laminate shingle roof. The applicant will present a sample board at the Advisory Planning Commission Meeting.

The applicant is proposing a concrete sidewalk to link the parking area with the four-plex. The applicant has put forward a landscape scheme which follows the perimeter of the property and accents the entry to each unit.

The application meets the requirements of the RM1 – Four-Plex Housing zone as follows:

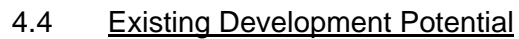
CRITERIA	PROPOSAL	RM1 ZONE REQUIREMENTS
Lot Area (m ²)	1053m ²	700m ²
Lot Width (m)	45.7m	30.0m
Lot Depth (m)	22.9m	20.0m
Lot Coverage %	27.9% (buildings) 49.8% (+Parking)	40.0% 50.0%
Floor Area Ratio (FAR)	0.59	0.6
Unit 1 Size	156.3m ²	
Unit 2 Size	152.7m ²	
Unit 3 Size	152.7m ²	
Unit 4 Size	158m ²	
Parking Spaces	8	8
Storeys (#)	2 storeys	2.5 storeys
Private Open Space (25m ² per unit)	110.9m ²	100m ²
Bicycle Parking (not shown on site plan)	4 stalls	4 stalls
Setbacks (m)		
- Front	4.5mm	4.5m
- Rear	7.54m	6.0m
- Side (e)	8.79m	2.5m
- Side (w)	4.88m	2.5m

4.2 Site Context

The subject property is located at the northernmost end of Dilworth Crescent.

Adjacent zones and uses are:

North - RU1 – Large Lot Housing – Single Family Dwelling
 East - RU1 – Large Lot Housing – Single Family Dwelling
 South - RU1 – Large Lot Housing – Single Family Dwelling
 West - RU5 – Bareland Strata Housing – Bareland Strata Development



The subject property is currently zoned RM1 – Four-Plex Housing. The purpose is to provide a zone for the development of a maximum of four dwelling units in the form of single detached, semi-detached, duplex, three-plex or four-plex housing on urban services.

4.5 Current Development Policy

4.5.1 Kelowna Official Community Plan

The future land used designation for the subject property identified in the Official Community Plan is Single/Two Unit Residential; however, the subject property is currently zoned RM1 – Four-Plex Housing.

Multiple Unit Residential – Design Guidelines

Landscaping

The proposed landscaping is more than adequate for a development this nature and sufficient private open space is provided.

Relationship to the Street

The subject property has very little street frontage; however, the proposal does provide ground level access, outdoor amenity space, small porch and patio areas and identifiable entry features.

Building Massing

The proposed development does not exceed in height, other single family and multiple family developments in the immediate area. The proposal makes use of a variety of architectural elements to provide a visually interesting form and character. These include a cross gabled roof line, a variety of finishing materials and trellis features.

Walls

All end walls provide an adequate level of architectural detail and no blank or solid walls longer than 5m are present.

Views

This project will not affect view corridors.

Crime Prevention

Windows are present on every elevation to provide for natural lines of surveillance. Staff recommends that the applicant light the walkway access to the units as a deterrent measure.

Ancillary Services

Garbage bins are screened using fencing and soft landscaping and are located at the rear of the proposed development.

Access

Access is provided from both Dilworth Crescent and a lane.

The Planning and Corporate Services Department would also like to note that the proposal is supported by policy in the Strategic Plan as well as the Glenmore/Clifton/Dilworth Sector Plan.

4.5.2 Kelowna Strategic Plan (2005)

- Support a pattern of urban development which ensures there will be a full range of housing types, densities, sizes and prices/rents;
- 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.
- In its planning for new urban areas, the City will emphasize a density of development higher than presently occurring in the City to allow for more efficient use of land. The City will, however, allow for differing densities and scale of development in new urban areas to provide for choice in urban environments and to protect environmentally sensitive areas.

5.0 TECHNICAL COMMENTS

This application was circulated to various internal departments and external technical agencies and the following comments were received:

5.1 Works and Utilities Department

The City's Works & Utilities Department will handle the Works & Services requirements identified below prior to Issuance of a Building Permit. Arrangements for construction must be made before issuance of Building Permit. The Development Engineering Technician for this project is Kelly Hanson.

The following Works & Services are required for this development:

5.1.1 **General**

We recommend that the unnamed road stub, off of Dilworth Crescent, be closed and then consolidated with the subject parcel. The Transportation Division recommends and supports this road closer. Also lot 19 should be consolidated with the subject parcel.

The proposal shows only one parking stall accessing the road stub. By consolidating this road to the subject parcel, additional parking may be developed. If there is no interest in consolidating the lands, Planning should consider closing this road stub and either consolidating it with lot 19 or turning it into a passive park feature with landscaping etc. Further discussion may be needed.

***Note:** *Planning and Corporate Services staff discussed the above mentioned suggestions with the applicant. The applicant was unwilling to purchase Lot 19 due to financial constraints. The applicant also pointed out that acquiring the road stub would serve the proposed development no purpose.*

Where there is a possibility of a high water table or surcharging of storm drains during major storm events, non-basement homes may be required. This must be determined by the engineer and detailed on the Lot Grading Plan required in the drainage section.

5.1.2 Water

The property is located within the City Utility service area.

According to asbuilt drawing information, there is a 50mm water service for this property off the road stub. There is no service card on this property.

For this development (four plex housing) the required fire flow is 90 l/s. The water utility staff indicated that this flow is available from Dilworth Crescent water system.

Additional hydrants may be required. Confirm hydrant locations and FUS (Fire Underwriters Survey) calculations with John Sharon of the Fire Department.

5.1.3 Sanitary Sewer

According to asbuilt drawing information, there is a 150mm service connection for this property off the road stub. There is no service card on this property.

5.1.4 Drainage

There is no storm connection for the site and an extension of a storm drain system downstream will be required. Stormwater detention will be required to limit runoff to pre-development rates. The applicant's Engineer will need to investigate stormwater management from this site.

Provide the following drawings:

A detailed Lot Grading Plan.
A detailed Stormwater Management Plan; and,
An Erosion and Sediment Control Plan.

5.1.5 Roads

The road stub is designated as a lane no further work is required.

The lane to the east of the site provides the main access to this development. This lane must be built and paved to standard SS-R2 from Dilworth Crescent to the north end of this property. Latecomer provisions are applicable for works on this lane.

5.1.6 Power and Telecommunication Services and Street Lights

All proposed distribution and service connections are to be installed underground.

Make servicing applications to the respective Power and Telecommunication utility companies. The utility companies are required to obtain the City's approval before commencing construction.

5.1.7 Design and Construction

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. Drawings must conform to City standards and requirements.

Engineering drawing submissions are to be in accordance with the City's "Engineering Drawing Submission Requirements" Policy. Please note the number of sets and drawings required for submissions.

Quality Control and Assurance Plans must be provided in accordance with the Subdivision, Development & Servicing Bylaw No. 7900 (refer to Part 5 and Schedule 3).

A "Consulting Engineering Confirmation Letter" (City document 'C') must be completed prior to submission of any designs.

Before any construction related to the requirements of this subdivision application commences, design drawings prepared by a professional engineer must be submitted to the City's Works & Utilities Department. The design drawings must first be "Issued for Construction" by the City Engineer. On examination of design drawings, it may be determined that rights-of-way are required for current or future needs.

5.1.8 Servicing Agreements for Works and Services

A Servicing Agreement is required for all works and services on City lands in accordance with the Subdivision, Development & Servicing Bylaw No. 7900. The applicant's Engineer, prior to preparation of Servicing Agreements, must provide adequate drawings and estimates for the required works. The Servicing Agreement must be in the form as described in Schedule 2 of the bylaw.

Part 3, "Security for Works and Services", of the Bylaw, describes the Bonding and Insurance requirements of the Owner. The liability limit is not to be less than \$5,000,000 and the City is to be named on the insurance policy as an additional insured.

5.1.9 **Charges and Fees**

Development Cost Charges (DCC's) are payable

Fees per the "Development Application Fees Bylaw" include:

Engineering and Inspection Fee: 3% of construction value (plus GST).

Latecomer Processing Fee: \$1,000.00 (plus GST) per agreement (no charge for 1 day agreements).

5.2 Inspection Services Department

a) Porch encroaches in to front yard more than .6 m permitted.

*The applicant has revised the plans to address these concerns.

5.3 Shaw Cable

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

5.4 Telus

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

5.5 Terasen

No comment.

5.6 Aquila

Will provide u/g electrical service on behalf of the City of Kelowna, to this development.

6.0 PLANNING AND CORPORATE SERVICES DEPARTMENT

The Planning and Corporate Services Department supports this development permit application. The proposal is generally consistent with multiple unit residential design guidelines in the Official Community Plan and meets all Zoning Bylaw regulations. The applicant has worked with staff in order to design the front entrances to the units in manner that conforms to the zoning bylaw.

Andrew Bruce
Development Services Manager

Approved for inclusion

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

RM/AB/rs

Attach.

ATTACHMENTS

(not attached to the electronic version of the report)

- Location of subject property
- Site plan
- Floor plans
- Elevations
- Landscape Plans