
CITY OF KELOWNA
MEMORANDUM

DATE: June 16, 2005
TO: City Manager
FROM: Planning & Corporate Services Department
APPLICATION No.: DP05-0071
OWNER/APPLICANT: Gallaghers Canyon Land Development Ltd.
CONTACT PERSON: Tom Weisbeck
LOCATION: Gallaghers Canyon Golf Resort south side of McCulloch Road, at the end of the extension to Gallaghers Forest South.
PURPOSE: To obtain a Development Permit for 20 semi-detached multi-family units
EXISTING ZONE: CD6 – Comprehensive Residential Golf Resort
REPORT PREPARED BY: Shelley Gambacort

1.0 RECOMMENDATION

THAT Council authorize the issuance of Development Permit No. DP05-0071 for Gallaghers Canyon Land Development Ltd. (Tom Weisbeck) for Lot 2, Sec. Twp. 2, ODYD, Plan KAP76515 and an undivided 1/8 share in Lot 1, Plan KAP63646 (see plan as to limited access) and an undivided 1/96 share in Lot G, Plan KAP53116 (see plan as to limited access) and an undivided 1/6 share in Lot 7, Plan KAP71295 (see plan as to limited access), located on McCulloch Road and Gallaghers Forest South, Kelowna, BC 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 prior to issuance of the Development Permit;

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 requesting a Development Permit in order to allow for the development of 20 semi-detached, multi-family units as part of the Gallaghers Canyon Golf Resort Development. The area under application is situated south of McCulloch Road at the north end of Gallaghers Forest South and is in keeping with the intent of the Gallaghers Canyon Golf Resort Concept Development Plan.

2.1 Advisory Planning Commission

The Advisory Planning Commission reviewed the application at their meeting of May 17, 2005 and the following recommendation was passed:

THAT the Advisory Planning Commission supports Development Permit Application No. DP05-0071, for 4320 Gallaghers Drive E, Lot 2, Plan 76515, Sec. 2, Twp. 26, ODYD, by Gallaghers Canyon Land Dev. Ltd. (Tom Weisbeck), to obtain a Development Permit to allow for the construction of a 20 unit semi-detached residential development.

3.0 THE PROPOSAL

The proposed 20 unit, semi-detached multi-family development, to be known as the Fairway 12 development, will form part of the Gallaghers Canyon Golf Resort development. Access to this development will be off the proposed secondary gated access off of McCulloch Road as well as through the extension of the Gallaghers Forest South road.

The proposed development consists of 10 buildings, each containing two side by side two storey units on a crawlspace. There will be 14 units in 7 buildings located on the west side of Gallaghers Forest South road overlooking Fairway 12 and 6 units in 3 buildings located on the east side of Gallaghers Forest South road. There are four different building designs proposed. However, each unit will contain two bedrooms with an attached double car garage with driveways of sufficient length to accommodate parked cars clear of the access road.

The exterior finishes proposed will consist of stucco in two colour choices of dark green or dark brown all with taupe trim and cultured stone detailing on the columns and around the garages. There will be vertical features on all gable ends and wood craftsman style garage doors. Each unit will have a front and rear patio area in addition to second storey decks. The front patio area is delineated by a 1.3 m high solid fence with a pedestrian access through an iron gate.

There is a typical building scheme applicable to the overall Gallagher's development that states that a standard of excellence and quality is to be maintained throughout all stages of the residential community at Gallaghers Canyon and development must complement the Gallaghers Canyon Golf courses.

The form and character of the proposed development is compatible with the existing development and meets the general intent of the building scheme. The landscaping proposed is consistent with the quality of landscaping that exists throughout the multi-family projects within the Gallaghers Canyon Development.

CRITERIA	PROPOSAL	RM3 REQUIREMENTS
Site Area (m ²)	15,225.00	900
Site Coverage (%)	30	50
Total Floor Area (m ²)	2,437.3	6068.5
Storeys (#)	2	2.5
Distance between buildings (m)	3.0	3.0
Floor Area Ratio	.24	0.5
Max. height	8.2 m/2 storeys	Lesser of 9.5 m/2 ½ storeys

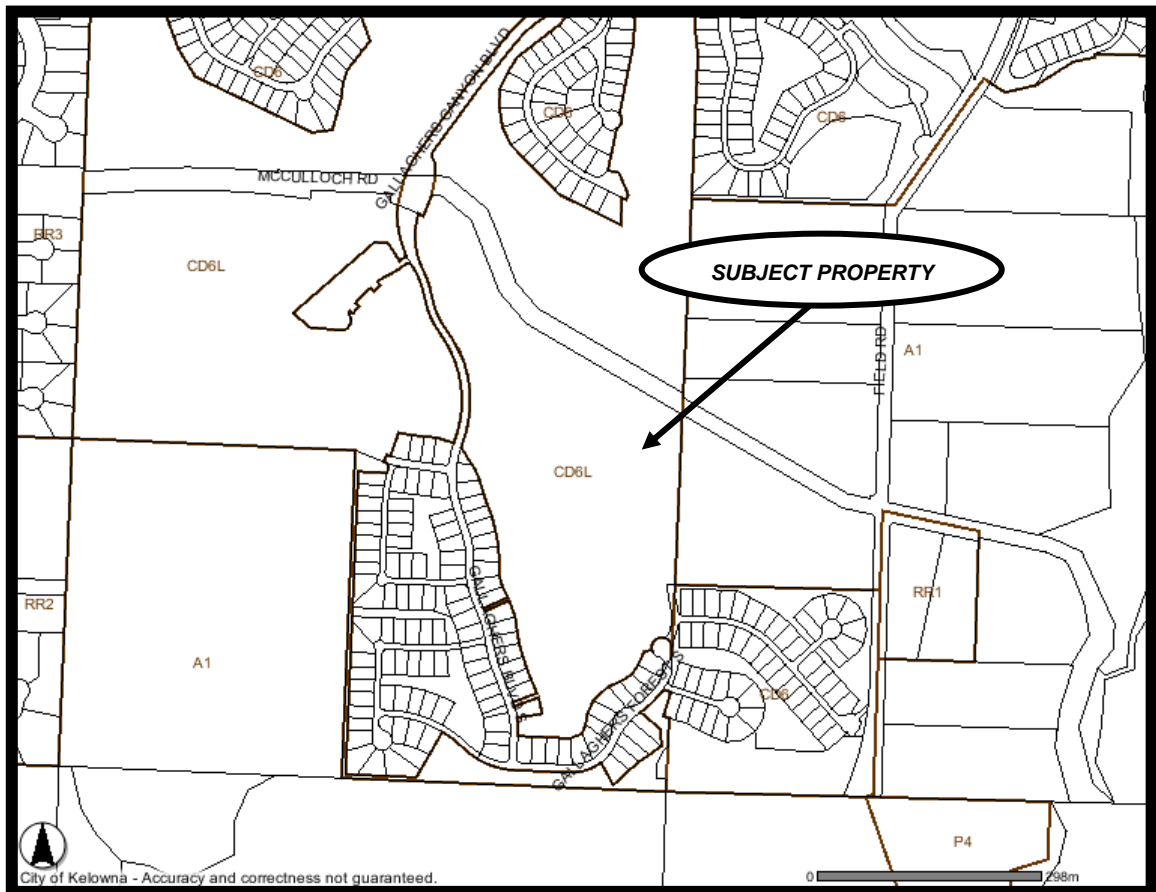
Setbacks (m) - Front	6.0 min	6.0
Rear	7.5 min	7.5
- Side (both)	4.5 min	4.5
Parking Stalls (#)	40 garage spaces + 40 driveway spaces = 80 spaces	2 stalls/unit x 20 units = 40 3 to be designated as visitor

4.0 SITE CONTEXT

The adjacent zone uses are as follows:

- North - CD6 – Comprehensive Residential Golf Resort; *golf course*
- East - A1 – Agriculture 1; *rural residential*
- South - CD6 – Comprehensive Residential Golf Resort; *golf course*
- West - CD6 – Comprehensive Residential Golf Resort; *golf course, single family dwellings.*

The area proposed for development is located on the south side of McCulloch Road at the east of the Gallaghers Canyon Golf Resort property, adjacent to the 12th fairway.



5.0 CURRENT DEVELOPMENT POLICY

- CITY OF KELOWNA STRATEGIC PLAN 2004 EDITION

The Strategic Plan objectives relating to development are:

- Manage human impacts on our natural environment, including Okanagan Lake and the surrounding hillsides.
- Sensitively integrate new development with heritage resources and existing urban, agricultural and rural areas.

- KELOWNA 2020 – OFFICIAL COMMUNITY PLAN

The OCP Future Land Use designation of this area is Multiple Unit Residential – low density.

6.0 PROPOSED DEVELOPMENT POTENTIAL

The purpose of the CD6 – Comprehensive Residential Golf Resort 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 proposed development is to be constructed in accordance with the RM3 – Low Density Multiple Housing zone, the purpose of which is to provide a zone for low density multiple housing on urban services.

7.0 TECHNICAL COMMENTS

7.1 Works & Utilities

.1) General

- a) All servicing is onsite and subject to Approving Officer under bareland strata regulations.
- b) Provide a Lot Grading Plan for the Building Department.
- c) Offsite Road works per the previous servicing agreement (Reekie /McCulloch Road intersection and sidewalks on Hollywood Road South should be completed prior to subdivision approval; however, we do have security in place for these works.
- d) Per previous correspondence in April 2004, the City is prepared to give conditional approval for a gated entry off McCulloch Road, without the normal turn-around, on the following bases:
 - i) The access shall be constructed to offset the gate at least 12 meters back from the ultimate road curb line. This will allow a large vehicle to safely stop off the travel way, and wait for the gate to open. The gate must open upwards or out & away from the public road.
 - ii) The developer / strata council shall be responsible to install the appropriate signing so as to ensure that the only vehicles accessing the gate will be those with an automatic gate opener. Thus no vehicles will be required to back out onto the public road system.
 - iii) The developer / strata council agrees to permanently close this access if the City of Kelowna notes that non residents are mistakenly attempting to use this gate and thus having to back onto the public road system.
 - iv) To ensure that this is done a Restrictive Covenant should be provided on the title of the property with these conditions.

7.2 INSPECTION SERVICES

Ensure geotechnical engineer reviews of any retaining, fill and drainage. Will all units have Fire Department access? Designer should review spatial and combustible limits between units. Are these units going to be sprinklered?

7.3 FIRE DEPARTMENT

Fire Department access, fire flows and hydrants as per BC Building Code and City of Kelowna Subdivision, Development and Servicing Bylaw. Engineered fire flows may be required.

7.4 SOUTH EAST KELOWNA IRRIGATION DISTRICT

Water supply to the Gallagher's Canyon development has been approved in principle. No design drawings have been received from the developer for this project; however, any approval to proceed with the installation of works is not given.

Once design drawings have been received and approved, and all other district requirements have been met, including payment of all fees, bonding and other development charges as per district bylaws, approval of the subdivision can proceed.

8.0 PLANNING COMMENTS

The Planning & Corporate Services Department has no concerns with this proposed development. The development is in keeping with the intent of the Gallaghers Canyon Golf Resort Concept Development Plan and is consistent with the standard of development that has been established within the Gallaghers Canyon Golf Resort.

A subdivision application is currently being processed to facilitate this proposed development.

Andrew Bruce
Development Services Manager

Approved for inclusion

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

AB/SG/sg

ATTACHMENTS

(Not attached to the electronic copy of the report)

- Location Map
 - Site Plan
 - Exterior Elevations
 - Landscape Plan
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