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CITY OF KELOWNA

MEMORANDUM

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**Date:** March 28, 2006  
**File No.:** DP05-0226

**To:** CITY MANAGER

**From:** PLANNING AND CORPORATE SERVICES DEPARTMENT

**Subject:**

**APPLICATION NO.** DP05-0226

**OWNER:** Gazelle Enterprise, R 265  
Enterprises, Emil Anderson Construction,  
Gilmar Management, Gillen Investments.

**AT:** 696 Kuipers Cr

**APPLICANT:** Emil Anderson Construction

**PURPOSE:** TO OBTAIN A DEVELOPMENT PERMIT TO ALLOW FOR THE  
CONSTRUCTION OF 10 UNITS OF TWO DWELLING HOUSING.

**EXISTING ZONE:** RM2 (h) – LOW DENSITY ROW HOUSING (HILLSIDE)

**REPORT PREPARED BY:** KEIKO NITTEL

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1.0 RECOMMENDATION

THAT Council authorize the issuance of Development Permit No. DP05-0226 for Lot 11, DL 1688S, SDYD, Plan KAP76064 located on Kuipers 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 will be required to fence the property lines bordering the future parkland with minimum 1.2 m (4'0") high black chain link fence;
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;

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 5 semi-detached dwellings of the subject property.

### 3.0 ADVISORY PLANNING COMMISSION

The above-noted application was reviewed by the Advisory Planning Commission at the meeting of January 31, 2006 and the following recommendation was passed:

THAT the Advisory Planning Commission supports Development Permit Application No. DP05-0226, for 696 Kuipers Court, Lot 11, Plan 76064, Sec. 19, Twp. 29, ODYD, by Emil Anderson Construction (Greg Asling), to obtain a Development Permit to allow development of 10 dwelling units within 5 semi-detached buildings on the subject property.

### 4.0 BACKGROUND

#### 4.1 The Proposal

The subject property is located on a hillside with the lot sloping down from the front property line, along Kuipers Crescent. The applicant is proposing to construct two internal roads, accessed at the northeast corner of the lot, onto which the five proposed buildings will front. The applicant is proposing to construct a 1.2 m retaining wall along the front property line and filling in the grade such that the internal driveway (Road 2) is elevated above Kuipers Crescent. A landscape buffer will separate the internal driveway from the road ("Road 2") providing access to units 1-4. A second internal roadway ("Road 1") will run behind these units to provide access to units 5- 10. The internal roads will provide driveway access to each unit.

The front elevations of each of the building will be one storey in height with the slope of the lot facilitating the development of walk-out basements at the rear of the buildings. Parking for each unit is provided within double car garages on the main floor of the unit. The main floors also contain two bedrooms, two bathrooms, and a kitchen/dining/living room. The basement levels provide two additional bedrooms, a bathroom, laundry/storage space, and a recreation room.

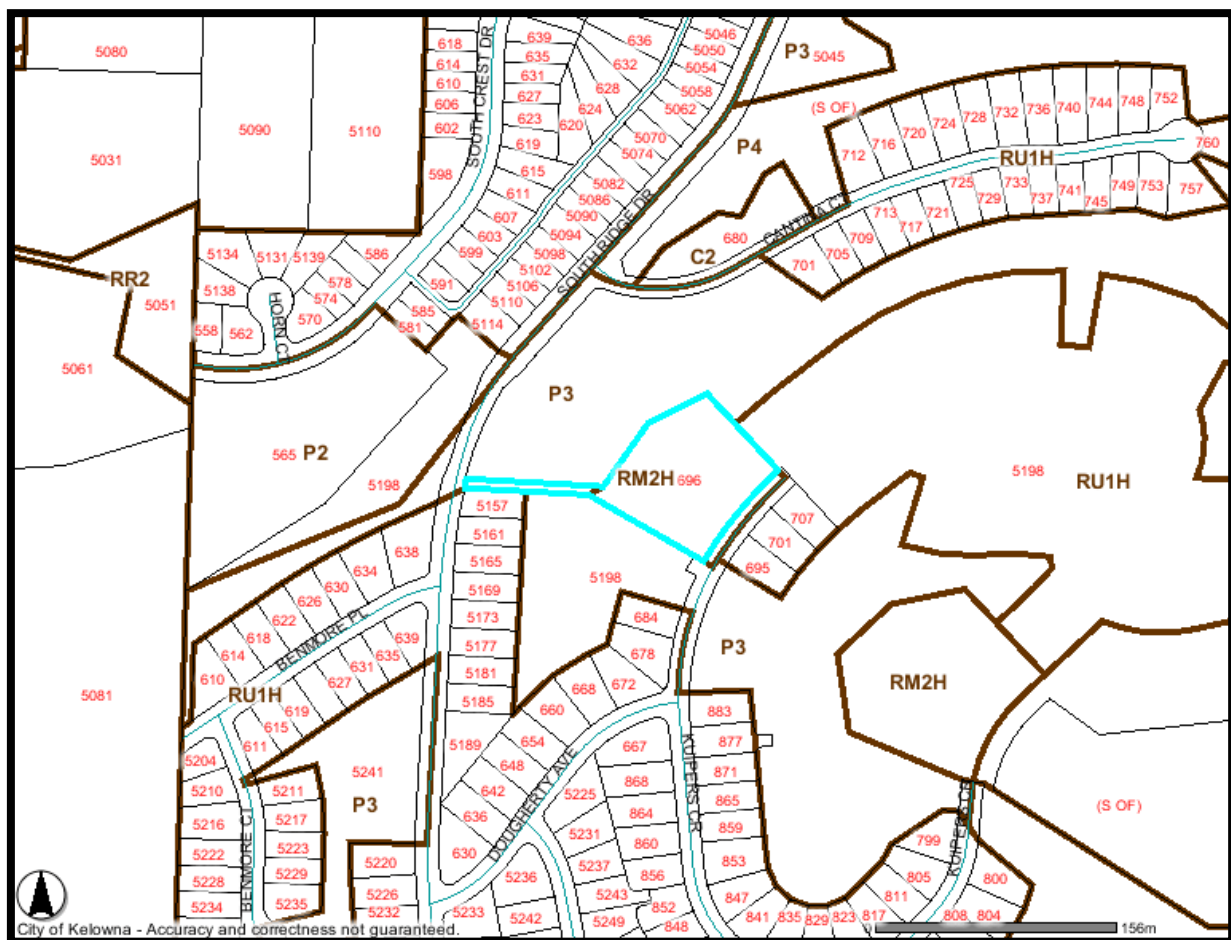
Though coordinating, each building has some variety in design by using slightly different arches, beams, windows, and doors to define the front entrances. Three different colour schemes are also proposed. Architectural detailing on the building facades is provided in the decorative garage doors, window trim, and cultured stone finish. The upper portion of the front building façades and the sides of the buildings are to be finished in stucco. The rear elevations are to be primarily finished in stucco with cultured stone at the base of the deck posts. In addition, a trim board will define the upper and lower levels of the building. Glass railings are proposed on the upper level decks.

The application meets the requirements of the proposed RM2h- Zone as follows:

CRITERIA	PROPOSAL	RM2h ZONE REQUIREMENTS
Site Area (m <sup>2</sup> )	7320.7m <sup>2</sup>	1000m <sup>2</sup>
Site Width (m)	67.0m	30.0 m
Site Depth (m)	75.7m	30.0 m
Site Coverage (%)	39%/44%	45%/50%
F.A.R.	0.39	0.5
Height (m)	5.8 m	6.5 m
Storeys (#)	2 storeys	2 Storeys
Setbacks (m)		
- Front	3.0m	3.0 m

- Rear	7.5m	7.5 m
- Side	3.0m	3.0 m
- Side	3.0m	3.0 m
Private open space	515m <sup>2</sup>	25 m <sup>2</sup> per dwelling unit = 250m <sup>2</sup>
Separation between principal buildings	3.7m	3.0 m
Deck Height	2.7m	All decks, supporting columns or post max 4.5 m or 1 storey (lesser)
Parking Stalls (#)	24 spaces	2.0 spaces per unit = 20 spaces

#### 4.2 Site Location



#### 4.3 Existing Development Potential

The purpose of RM2h – Low Density Row Housing (Hillside) zone is to provide a zone for low density row housing on urban services on infill sites.

#### 4.4 Current Development Policy

##### 4.4.1 City of Kelowna Strategic Plan (2004)

One of the objectives of the Strategic Plan is includes the construction of housing forms and prices that meet the needs of Kelowna residents; the achievement of accessible, high quality living and working environments; and the sensitive integration of new development with heritage resources and existing urban, agricultural and rural areas

##### 4.4.2 Kelowna Official Community Plan

The proposal is consistent with the land use designation Low Density Multiple Family in the Official Community Plan future land use designation (OCP, Chapter 15). In issuing conditions relating to a development permit the City will specify how development permit objectives can be satisfied. This should include consideration of the following guidelines, as examples of how to meet the objectives:

###### 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.

###### 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.

#### 5.0 TECHNICAL COMMENTS

##### 5.1 Inspections Department

The slope ground in the back to be graded as such that does not create any soil erosion or drainage problems. The fire separation within the units to be continued to under the roof deck.

5.2 Environment Division

The fill slopes appear to encroach beyond the west property boundaries and spill into the P3 zone. We need the proponent to delineate the park boundary and restore any and all disturbed areas within. If necessary, a short stacked-rock retaining wall could be placed along the west property boundary and this may help achieve the desired grades without spillover.

Fill slopes should be stabilized to prevent erosion and vegetated with native grasses, shrubs and tree to aid in the post-fire recovery, prevent erosion, and minimize invasive weeds.

A short 4-foot black chain-link should be installed to delineate the park boundary.

Consideration should be given to re-stock private open space areas with coniferous trees to aid in the forest recovery process, stabilize soil cover and prevent the progression of invasive weeds.

5.3 Parks Manager

1. The adjacent future parkland shall not be disturbed by the Applicant and/or Contractors during the building process without prior permission from the Parks Division. Any disturbance shall be restored at the Applicant's expense.

2. To prevent future private/public encroachments, the Applicant will be required to fence the property lines bordering the future parkland with min. 4' high black chain link fence.

5.4 RCMP, School District No. 23, Fortis BC, Canada Post, Interior Health

No response.

5.5 Shaw Cable

Owner/developer to install and underground conduit system.

5.6 Telus

Will supply underground facilities.

5.7 Terasen

No comment.

5.8 Works & Utilities

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

- .1 Subdivision
  - a) Provide easements as may be required
- .2 Geotechnical Study.

A comprehensive Geotechnical Study is required, which is to be prepared by a Professional Engineer competent in the field of geotechnical engineering, the study is to address the following:

- 1) Overall site suitability for development.
  - 2) Presence of ground water and/or springs.
  - 3) Presence of fill areas.
  - 4) Presence of swelling clays.
  - 5) Presence of sulfates.
  - 6) Potential site erosion.
  - 7) Provide specific requirements for footings and foundation construction.
  - 8) Provide specific construction design sections for roads and utilities over and above the City's current construction standards
- .3 Domestic water and fire protection.
- a) The property is located within the City of Kelowna service area. Provide an adequately sized domestic water connection. The water system must be capable of supplying domestic and fire flow demands of the project in accordance with the Subdivision, Development & Servicing Bylaw. Provide water calculations for this subdivision to confirm this. Ensure every building site is located at an elevation that ensures water pressure is within the bylaw pressure limits. Note: Private pumps are not acceptable for addressing marginal pressure.
- .4 Sanitary Sewer.
- a) Provide an adequately sized sanitary sewer connection. Only one service is to be provided to the site.
- .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.
- .6 Power and Telecommunication Services.
- The services to 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.
- .7 Road improvements.
- Kuipers Crescent frontage has been upgraded by the developer (city file; S02-0152 phase 4B).
- .8 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.
- .9 DCC Credits.
- None of the required improvements qualify for DCC credit consideration, as these upgrades are not identified in the current DCC schedules.

.10 Charges and Fees

a) The following Latecomer charges (current rates) are applicable to this property:

<u>ESA#</u>	<u>Frontender</u>	<u>Component</u>	<u>Anniversary</u> (rates change)	<u>*Rate/unit</u>
1	Kettle Valley	Intake/pipe/PS etc	April 15/06	\$1,014

b) Sewer Specified Area Administration Fee of \$250.00 to amend service boundary.

c) Water Specified Area Administration Fee of \$250.00 to amend service boundary.

6.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

Staff is generally supportive of the form and character of the proposed development. The applicant has revised the drawings to bring the building design in greater consistency with the design guidelines for multiple dwelling housing as outlined in the Official Community Plan. For example, the applicant has attempted to minimize the dominance of the large garage doors by choosing a decorative door with windows, detailing, and colours that enhance the visual interest of the buildings. The applicant has also attempted to provide some definition in building design by using slightly varying entry treatments on each building. Staff notes that the proposed development appears to meet the minimum requirements of the Zoning Bylaw. The applicant will be required to ensure that the fill slopes do spill past the property lines and encroach onto the adjacent park property. In addition, a short 1.2m black chain link fence must be installed to delineate the park boundary.

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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.

ATTACHMENTS

(not attached to the electronic version of the report)

- Location of subject property
- Site plan
- Landscape Plan
- Elevations
- Floor Plans
- Cross-sections