
CITY OF KELOWNA

MEMORANDUM

Date: November 28, 2006

To: City Manager

From: Planning and Development Services Department

Subject: Multi-Residential Development Permit Application

APPLICATION NO. DP06-0151

OWNER: Ryan Peak ULC

AT: 492 Clifton Road
(Proposed Lot 5)

APPLICANT: New Town Architectural
Services Inc.

PURPOSE: TO OBTAIN A DEVELOPMENT PERMIT TO ALLOW FOR THE
CONSTRUCTION OF A 60-UNIT, 3-STOREY MULTI-FAMILY
RESIDENTIAL DEVELOPMENT

EXISTING ZONE: RM4 – Transitional Low Density Housing Zone

REPORT PREPARED BY: Corine (Cory) Gain, MCIP, CPT

1.0 RECOMMENDATION

THAT Council authorize the issuance of Development Permit No. DP06-0151 for that portion (as identified on the Development Permit Site Map attached to the report of the Planning and Development Services Department dated November 28, 2006), of the subject property that may be described as proposed Lot 5 of the subdivision of 492 Clifton Road legally described as Lot 1 Sections 31 and 32 Township 26 Osoyoos Division Yale District Plan KAP76392 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. That the proposed subdivision of the parent property be completed to create the subject property as a separate legal parcel prior to issuance of this 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 proposing to construct a 60-unit, 3-storey multifamily strata building on the subject property that complies with the existing RM-4 zoning designation.

3.0 ADVISORY PLANNING COMMISSION

At the regular meeting of November 7, 2006 it was resolved:

THAT the Advisory Planning Commission supports Development Permit Application No. DP06-0151, for 492 Clifton Road, Lot 1, Plan 76392, Secs. 31 & 32, Twp. 26, ODYD, by New Town Architectural Services (A. Kennedy), to obtain a Development Permit to construct a 60 unit, 3 storey multi family residential strata building.

4.0 BACKGROUND

The property under application is part of a development that was formerly known as Arbutus Village. The applicant has changed the name of the proposed development to Knox Mountain Village. The property was recently the subject of a rezoning application to establish the RM4 zone and a generalized development plan for the entire property outlining the housing forms and open space components of the proposed development. These applications received approval in December 2005. The current RM4 zoning designation permits the applicant to proceed with development in accordance with the applicable Official Community Plan and Zoning Bylaw regulations.

4.1 The Proposal

The subject property is located on the west side of Clifton Road immediately north of the intersection of Highpointe Drive and Clifton Road. The review of this application was undertaken in the context of the broader Knox Mountain Village development proposal.

This is the first phase of a more comprehensive development of the subject property. The portion of the site under application is located at the mid-point of the southern boundary of the property. The proposed development will be accessed by way of a new road to be constructed as part of the subdivision of the larger existing legal parcel currently referred to as Road 'D'. The building form has been designed to take advantage of the contours of the land by stepping down the slope on the property and providing parking beneath the building. The developer has worked with Planning Department staff to refine the building design with the result being the subject of this application.

The proposed Knox Mountain Village Residential Design Guidelines established by the developer describe the larger project as follows:

"Knox Mountain Village is comprised of 39.04 acres of RM4 zoned development land in the Glenmore Valley of Kelowna. Knox Mountain Village is situated immediately west of Clifton Road and has direct access to spectacular Knox Mountain Park."... Knox Mountain Village is planned to be an authentic Okanagan community comprised of town homes, condominiums, mid-rise and high-rise residential, seniors' living facilities, limited convenience commercial services and the Commonage linear trail system." Linkage to the City of Kelowna's Knox Mountain Park trail system will also be accomplished during the development of Knox Mountain Village."

The purposes of the Knox Mountain Village Residential Design Guidelines are described as follows:

The purpose of the Design Guidelines is to establish a vision and a practical checklist for future development within Knox Mountain Village. Development will be consistent with the vision and goals set forth by this document and the interpretation of this document by the Design Control Committee. These Design Guidelines illustrate and describe planning, architecture and landscape design issues that are appropriate for the residential and mixed-use neighborhoods within the Village. The guidelines are intended to encourage high quality design and development, a common thread of design characteristics, creativity and innovation within the residential neighborhoods and mixed-use commercial areas.”

The Vision established in the Knox Mountain Village Residential Design Guidelines is:

Knox Mountain Village is intended to be a highly enriched community offering quality residential neighborhoods, community scaled retail and opportunities for the full range of residents from first time homebuyers to senior’s retirement housing. All residential buildings are connected by attractive open space, pedestrian sidewalks and recreational trails. The thoughtful integration of all these land uses is intended to create a distinctive living environment.”

The ‘Guiding Principles’ for implementation of the overall vision include: environmental integrity; sense of place; scale; enriched community character and lifestyle; neighbourhood diversity; and connectivity. These principles will be used by the developer’s Design Control Committee in conducting plan review and approval.

The Project Rendering Drawing shows the proposed building design which features a contemporary style with ‘Craftsmen’ accents. The design features a variety of finishes including stucco; horizontally mounted hardi-plank boards; ‘Southwest Profit LedgeStone’ cultured stone and painted timbers. The roof trim, windows and railings will be slate grey powder-coated aluminum. Windows and doors will be framed with hardi-trim. Extensive information regarding both the interior and exterior of the building are attached to this report for your reference. In addition to the colour board attached the applicant has provided the following information:

The exterior paint colours will be similar to the Benjamin Moore Heritage Series as follows:

Stucco – to match Monroe Bisque (HC-26)
Hardipanel – Maryville Brown (HC-75)
Window Trim – Dorset Gold (HC-8)
Deck posts, trellis and brackets – Mayflower Red (HC-49)

The metal elements such as the roof, flashings and deck railings are slate blue on the KayCan aluminum product selection and the cultured stone is Southwest Pro fit LedgeStone.

The application meets the requirements of the RM4 Transitional Low Density Housing zone as follows:

CRITERIA	PROPOSAL	RM4 ZONE REQUIREMENTS
Site Area (m ²)	12,776 m ² / 1.2776 ha.	900m ²
Site Width (m)	69 m	30 m
Site Depth (m)	36.58+ m	30 m
Site Coverage (%)	21% (24% Total)	50% (60% including buildings, driveways and parking areas)
F.A.R.	.85 6,797 sq.m.	0.65 + .20 for under building parking =10,860 sq.m.
Height (m)	12.98 m	13 m

Storeys (#)	3 storeys	3 storeys
Setbacks (m)		
- Front (South)	6.0 m	4.5 m or 6.0 m above 2 nd storey
- Rear (North)	9.0 m	7.5 m or 9 m above 2 nd storey
- Side (West)	5.5 m	4.5 m from a flanking street
- Side (East)	5.6 m	2.3 m or 4.5 m above 2 nd storey
Private Open Space	1,994 sq.m.	15 units x 15m ² 45 units x 25m ² TOTAL: 1350 m²
Parking Stalls (#)	90 spaces (86 covered) (4 on grade visitor)	15 units x 1.25 spaces per unit = 19 45 units x 1.5 spaces per unit = 67.5 Total Required: 86 spaces
Bicycle Stalls (#)	36 spaces	Class I: 0.5/dwelling (30 spaces) Class II: 0.1 per unit (6 spaces) Total Required: 36 spaces
Visitor Stalls (#)	4 on grade spaces + 5 spaces on first level	One space per 7 dwelling units 9 spaces required
Length of continuous building frontage	Acceptable	Maximum 80 m for a 3 storey building Frontage provided that no building section exceeds 40 m
Setback for Refuse/Recycling Bins	> 3.0 m (Internal to building)	3.0m

An identification sign measuring approximately 1.12 m² is shown as an entry way feature. The proposed sign exceeds the 2.5 m maximum height for a fascia sign in the RM4 Zone. As such, the applicant is considering options with respect to the proposed sign; it will either be removed or amended to comply with bylaw requirements. The applicant has indicated the desire to avoid any application for variances so it is likely that the sign will be removed.

4.2 Site Context

Adjacent zones and uses are, to the:

- North - RM 4 Transitional Low Density Housing/A1 & RR3
- East - Clifton Road/RU1 Large Lot Housing (Urban Residential) & RR3 Rural Residential 3
- South - RU1 Large Lot Housing (Urban Residential)
- West - RM4 Transitional Low Density Housing/P3 Parks & Open Space

4.3 Site Location Map (See page 6)

Subject Property: *Proposed Lot 5* of the Subdivision of 492 Clifton Road legally described as Lot 1 Sections 31 and 32 Township 26 Osoyoos Division Yale District Plan KAP76392

5.0 CURRENT DEVELOPMENT POLICY

5.1 Official Community Plan (OCP)

A portion of the subject property proposed for development is located within a Hazardous Condition and Natural Environment Development Permit area pursuant to Section 7.0 of the OCP. Application must be made for an Environmental Development Permit for earthworks including clearing, grubbing and grading with engineered drawings indicating the extent of the proposed area of disturbance. Wildland Fire Hazard protection issues will be dealt with through the subdivision process currently underway on the property. The applicant has submitted a Wildland Fire Management Report for consideration by the

Subdivision Approving Officer. Mitigation actions will be completed in compliance with the recommendations contained within that report as required.

8.1.43 **Integration** states: “Encourage the sensitive integration of different housing forms in the various sectors of the City, in support of neighbourhood diversity and healthy communities.”

8.2 **Development Permit Guidelines for Form and Character of Multiple Unit Development:** Objective for Multiple Unit Residential Development:

- “All development should be an appropriate response to its physical context, or anticipated future context where an area is designated for increased density or land use transition in the OCP.
- All development should contribute to a sense of community identity and sense of place (integration of development within larger community, belonging, community cohesiveness).
- All development should facilitate access by, and minimize conflicts among pedestrian, bicycle, and vehicular modes of transportation (access, mobility).
- All development should promote safety and security of persons and property within the urban environment (CPTED)”

5.2 Hillside Development Guidelines (October 2001)

Section 3.5.1 Building Design: To encourage creative design techniques that will build a strong complementary relationship between built forms and the natural character of unique hillside settings.

Section 3.6.3 Residences and Streetscapes: To balance opportunities to meet market needs and personal tastes with the need to create landscapes that complement the natural hillside environments.

8.0 TECHNICAL COMMENTS

8.1 Community Planning Manager

A multi-unit building on a hillside should make every effort to ensure the building is fully accessible. Level entrances and access from parking areas to the building are essential. Adaptable design is highly recommended so that people who develop disabilities can easily adapt their home to accommodate the disability and visitors with disabilities can easily access the building. The mandatory guidelines from Saanich are a recommended minimum requirement. The handicapped parking stall on the first floor (2nd level parking) will present conflict with vehicles entering & leaving the parkade. Although this is further from the building entrance, the space should be moved to the south side of the parkade, next to the storage area. Handicapped spaces are not shown on level

one of the parkade and should be provided at the location of space 19. The communal roof terrace on the 4th floor is a positive feature which could be expanded to make greater use of roof space.

8.2 Environment Manager

This lot will require the registration of a *Land Title Act* Section 219 Restrictive Covenant at the time of subdivision to incorporate the recommendations of a professional in wildland fire management assessment. The covenant shall save harmless the City of Kelowna in the event of damage to individual homes as a result of the spread of wildfire. Registration of the covenant is a condition of occupancy of the proposed building. Note: A Wildland Fire Assessment Report has been submitted to the Approving Officer and mitigative works have been undertaken by the applicant on the affected areas of the property. This issue will be dealt with through the subdivision application currently in process.

8.3 Fire Department

Fire Department access, fireflows and hydrants as per BC Building Code and City of Kelowna Subdivision Bylaw will be required. Engineered fire flows are needed to determine hydrant requirements.

8.4 Inspection Services Department

Clarification of building height, storeys and occupancy classification are required. Building appears to be 4 storeys without firewalls. The maximum floor area is to be 1800 m². The building may be required to be of non-combustible construction.

8.5 Parks Department

1. The parkland (Knox Mountain Park) adjacent to the parent/subject property contains steep unstable slopes that present a significant hazard to the proposed development from falling trees, slope failure and rock slides. As well, this hazardous area will need to be continually accessed by Parks Division's maintenance crews through the subject property. We recommend:
 - a. that a 10 m wide setback be established on the subject property without any built structure to act as a safe fall zone;
 - b. a large swale be constructed within the fall zone to catch any falling debris; and
 - c. the local road be designated public and aligned to parallel the fall zone to provide maintenance access.
2. Considering the ultimate build out of the subject property, we recommend that upgrades to Clifton Road include a tree lined boulevard with 3 m wide sidewalks.
3. The City of Kelowna Boulevard Maintenance Bylaw No. 8708-84 requires the residents to be responsible to weed, water and mow the boulevards

adjacent to their properties. They will also be responsible for maintaining the boulevard in a reasonably tidy condition, free and clear of garbage, litter or debris.

4. All entry feature signs for the proposed development will be located on private property and not on the City's boulevard lands and be in compliance with the City's Signage Bylaw No. 8235.
5. The applicant is referred to comments provided in response to Subdivision Application S06-0078.

Note: Proposed Lot 5, the location of the proposed development is not affected by the above referenced issues.

8.6 Shaw Cable

Owner/developer to supply and install an underground conduit system as per Shaw's standards and specifications.

8.7 Telus

The developer to provide a 5 metre x 8 metre easement at no cost to Telus. Telus will place a concrete Walk-in Cabinet to house Telus switching equipment to service this property and which could also serve surrounding properties. Telus will require 24 hour access to the Walk-in cabinet. Telus will provide underground facilities to this development. The developer will be required to supply and install conduit as per Telus policy.

8.8 Works & Utilities

1. Subdivision.

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.

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

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.

Caramillo Road Extension will be built by the developer (city file; S06-0078).

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

9.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

The Planning and Development Services Department is satisfied that the applicant has given due consideration to the Development Permit Form and Character guidelines for multi-unit residential development with respect to the subject application. The location of the parking under the building makes good use of the lot configuration. Additionally, the building design is well-adapted to the sloping terrain of the site and generally meets the objectives of the Hillside Development Guidelines. The proposed design is an appropriate response to the site context in that it respects the character of the single family neighbourhood located to the east by incorporating design components such as cultured stone elements, pergolas and a variety of building finishes that are consistent with the currently popular “craftsman” style of housing design. The entry-level units have landscaped areas at grade that enhance livability. The landscaping plan associated with this Development Permit also respects the surrounding neighbourhood by remaining open to the street and the proposed future linear park to be located immediately to the east of this portion of the subject property and incorporating a perimeter pathway and a children’s play area on site.

Shelley Gambacort
Acting Development Services Manager

Approved for inclusion ☐

Mary Pynenburg, MRAIC MCIP
Director of Planning & Development Services

MP/SG/cg

Attach

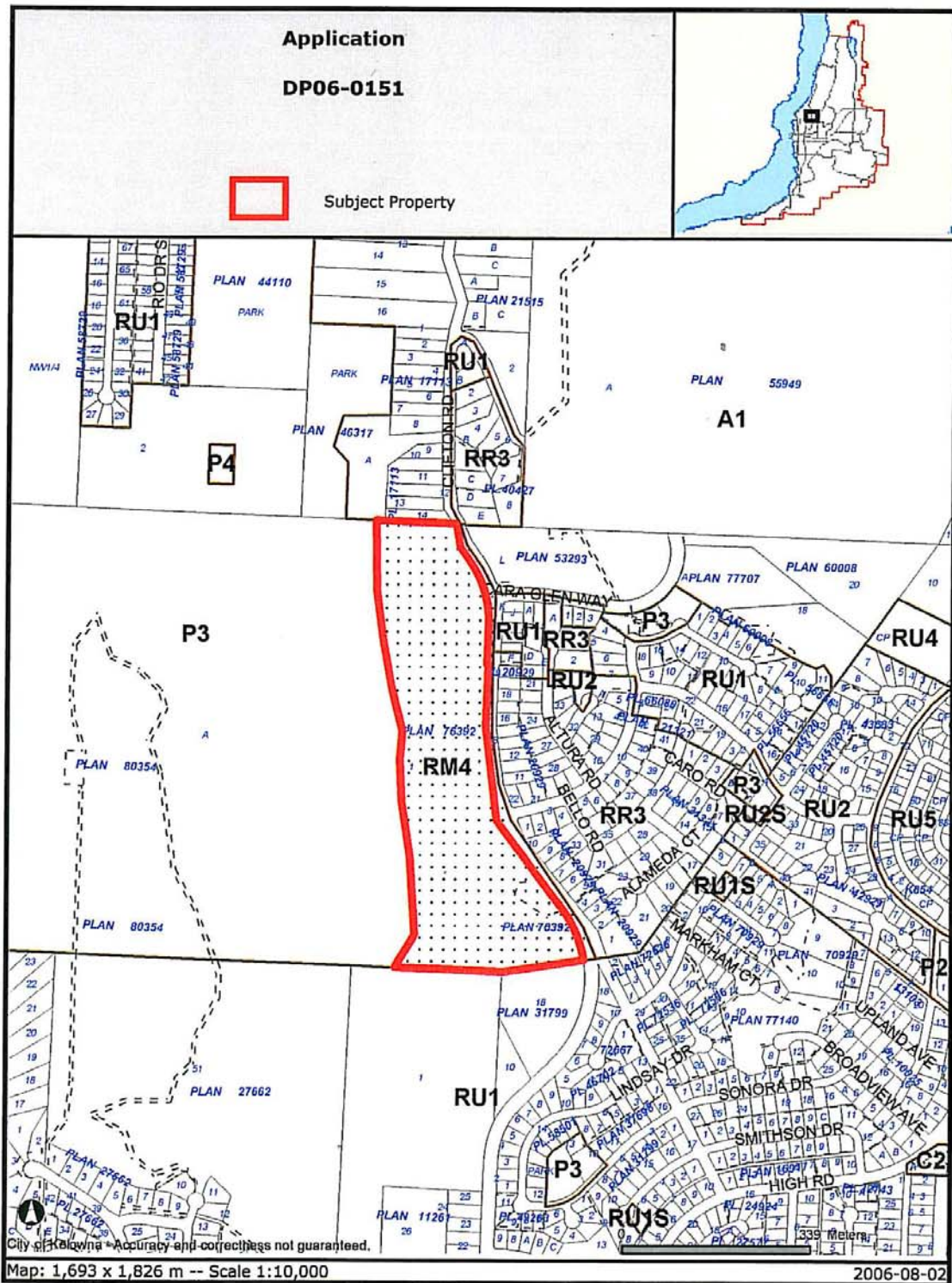
ATTACHMENTS

- Location Map
- Site Map
- Proposed Subdivision Plan (S06-0078)
- Project Signage
- Project Rendering Drawing
- Colour Board
- Entry and Balcony Detail Drawing
- Phasing Plan
- Project Statistics & Front Elevation
- Front & Rear Elevation Plans
- East & West Elevation Plans
- Site Section
- Building Section
- Site Plan – Parking Level 2
- Parking Level 1 Floor Plan
- First Floor Plan Parking Level 2
- Second Floor Plan (Typical)
- Fourth Floor Plan
- Landscape Plan

LOCATION MAP

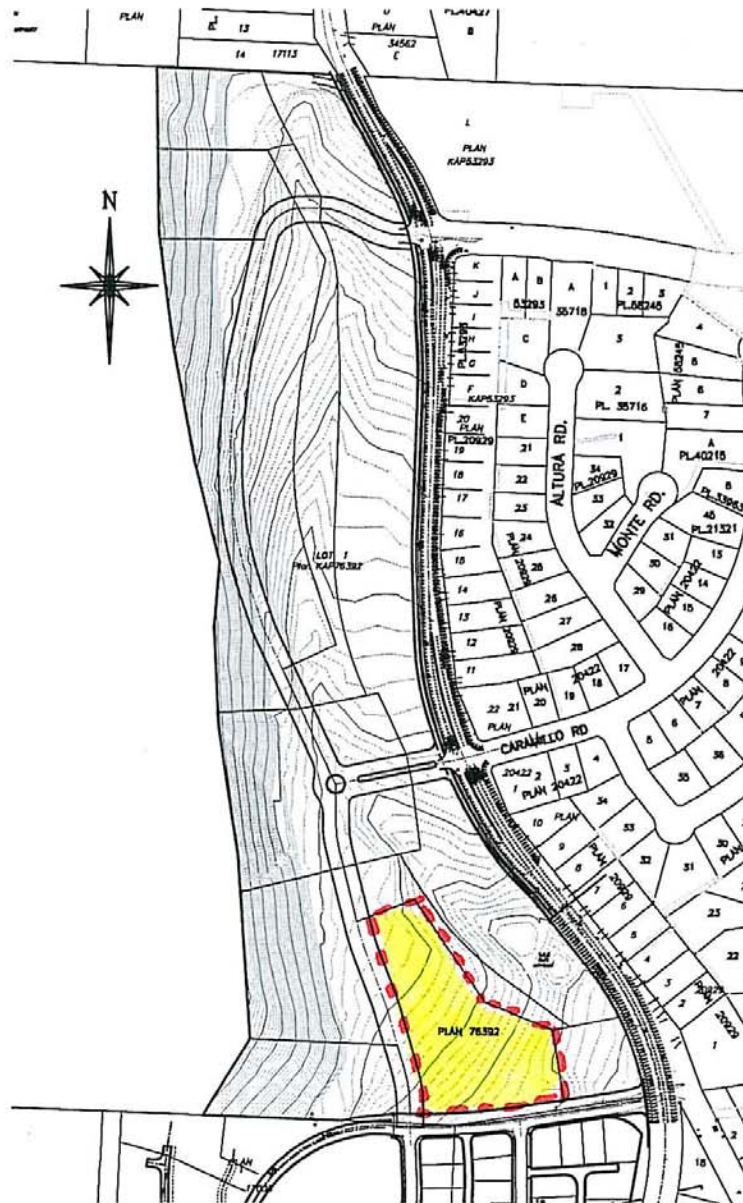
Map Output

Page 1 of 1



Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.
The City of Kelowna does not guarantee its accuracy. All information should be verified.

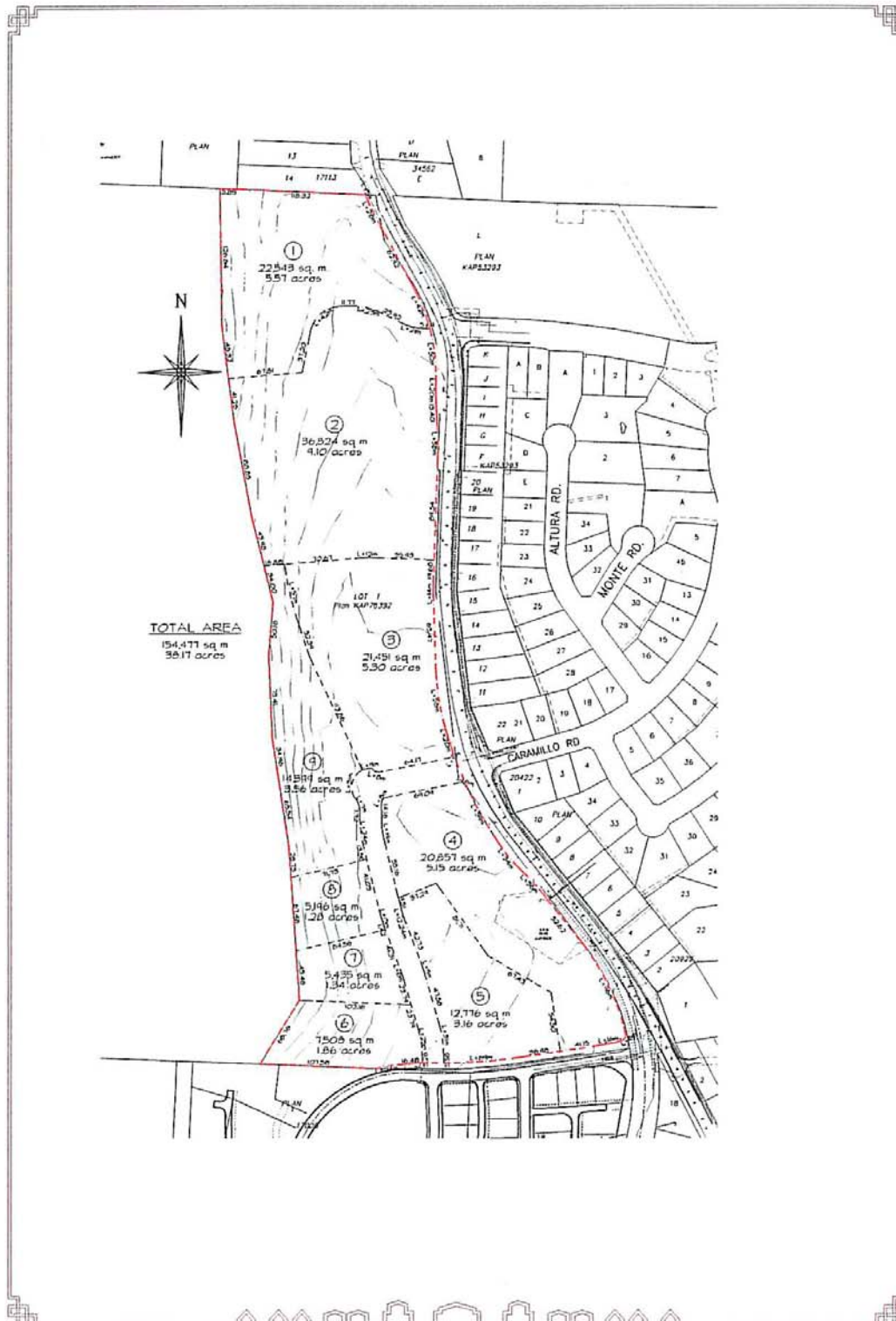
DEVELOPMENT PERMIT SITE MAP



KEYPLAN

SUBDIVISION OF LOT A PLAN 25938 SEC. 32 TP. 26 EXCEPT
PLAN KAP55562 AND PART OF THE SOUTH EAST 1/4 SEC. 31
TP. 26 EXCEPT PLANS 362, 10238 AND 33963 O.D.Y.D .

Proposed Subdivision Plan (S06-0078)

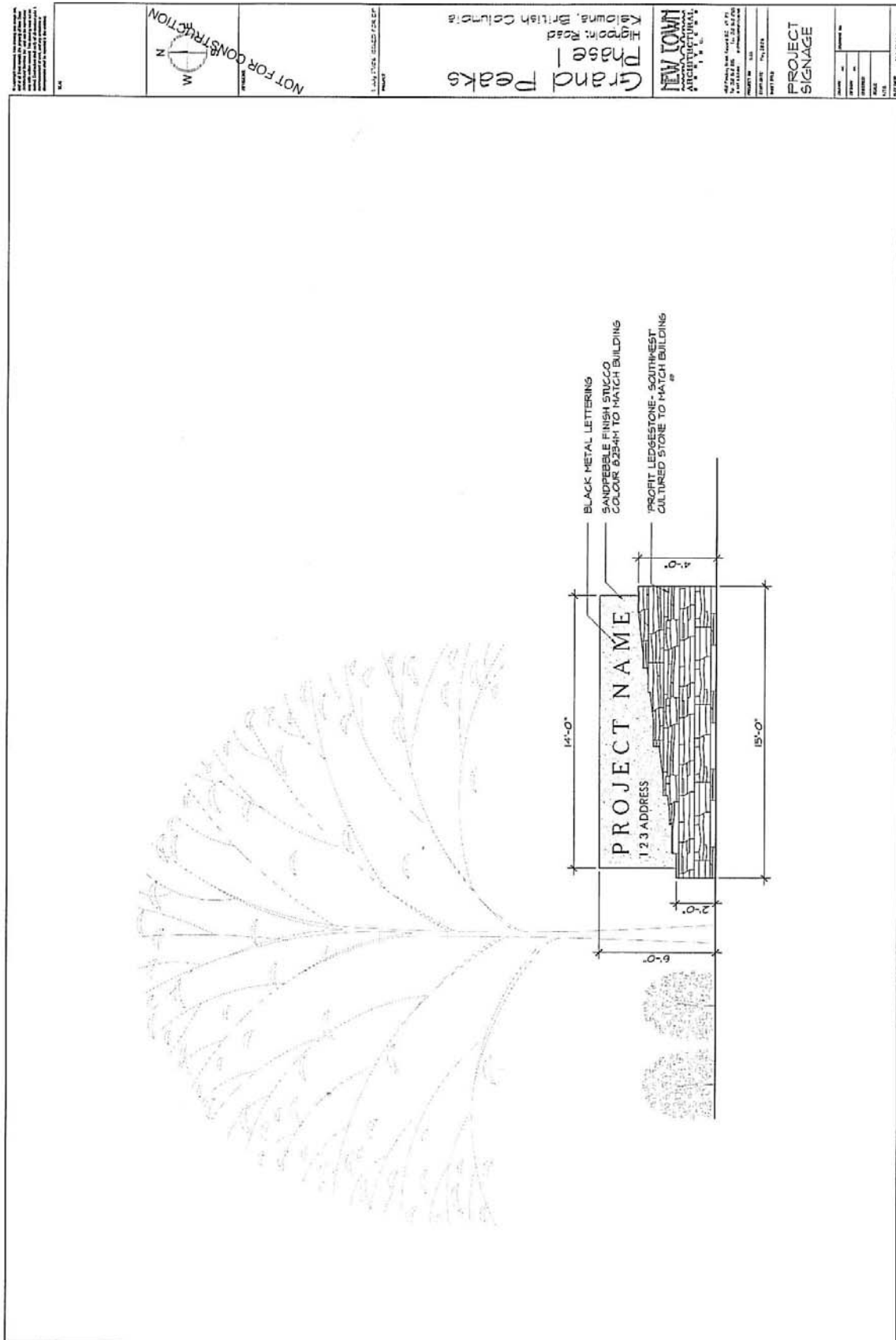


NEW TOWN
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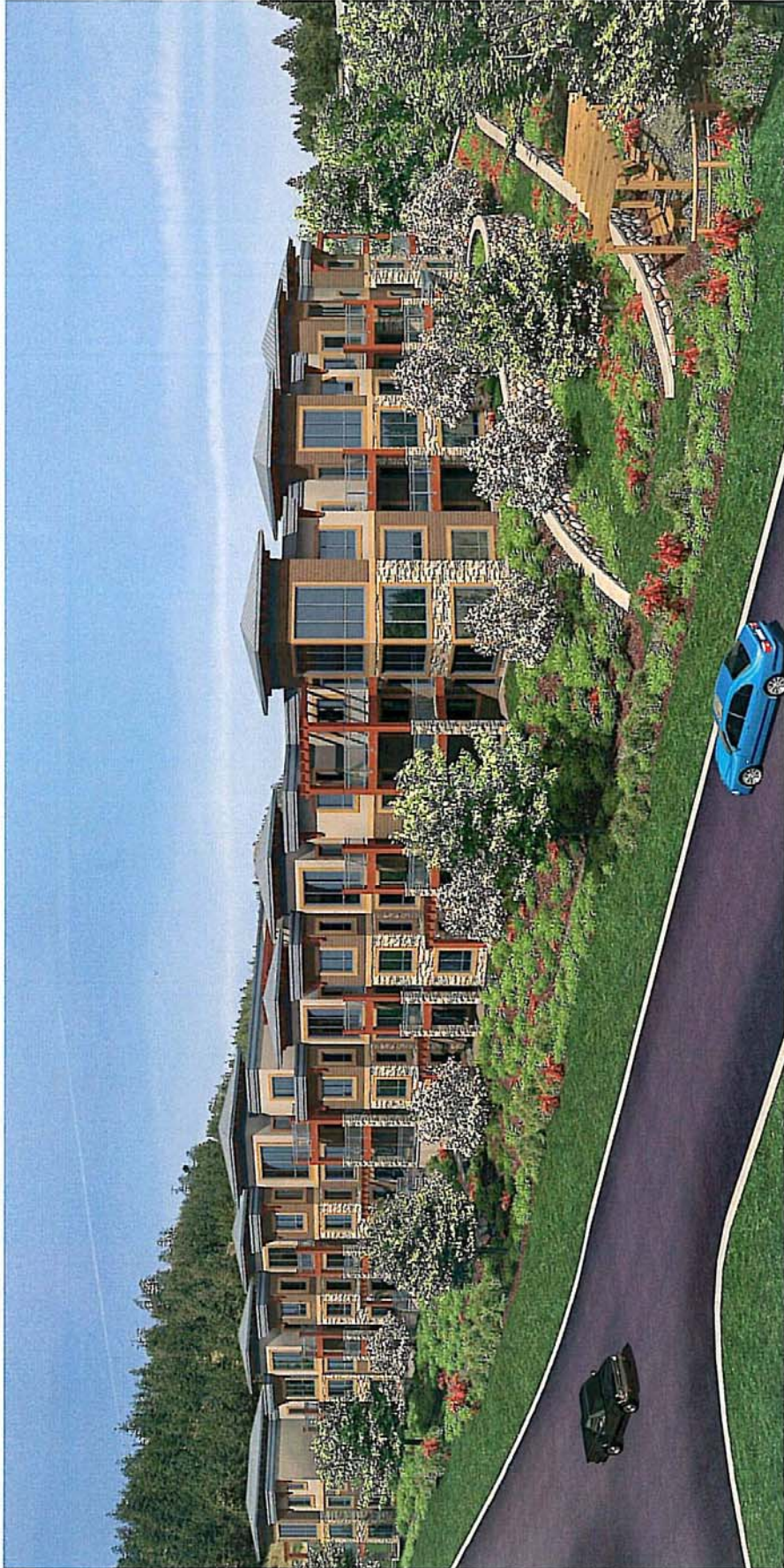
Ryan Peak ULC
PLR Submission

PROJECT No.: 1395
DRAWN BY: REM
DATE: 2006-06-28
SCALE: 1:1500
FIGURE NO. FIG. 1






PROJECT SIGNAGE



PROJECT RENDERING DRAWING



COLOUR BOARD

MATERIAL KEY

- STUCCO TO MATCH MONROE BISQUE HC-26' 8" B/M, COLOUR W/ PEBBLE DASH FINISH
- CULTURED STONE 'SOUTHWEST PROFIT LEDGESTONE'
- 6" HARD PLANK PAINTED 'HARTVILLE BROWN HC-75' 8" B/M, COLOUR
- METAL STANDING SEAM ROOF POWDERCOATED 'SLATE GREY'
- PAINTED CONCRETE W/ 2X10 BOARDS TINTED COLOUR TO BE DETERMINED

① - ALUMINUM PICKET SIDE MOUNTED RAILING POWDERCOATED 'SLATE GREY'

② - DOUBLE GLAZED ALUMINUM WINDOWS & DOORS POWDERCOATED 'SLATE GREY'

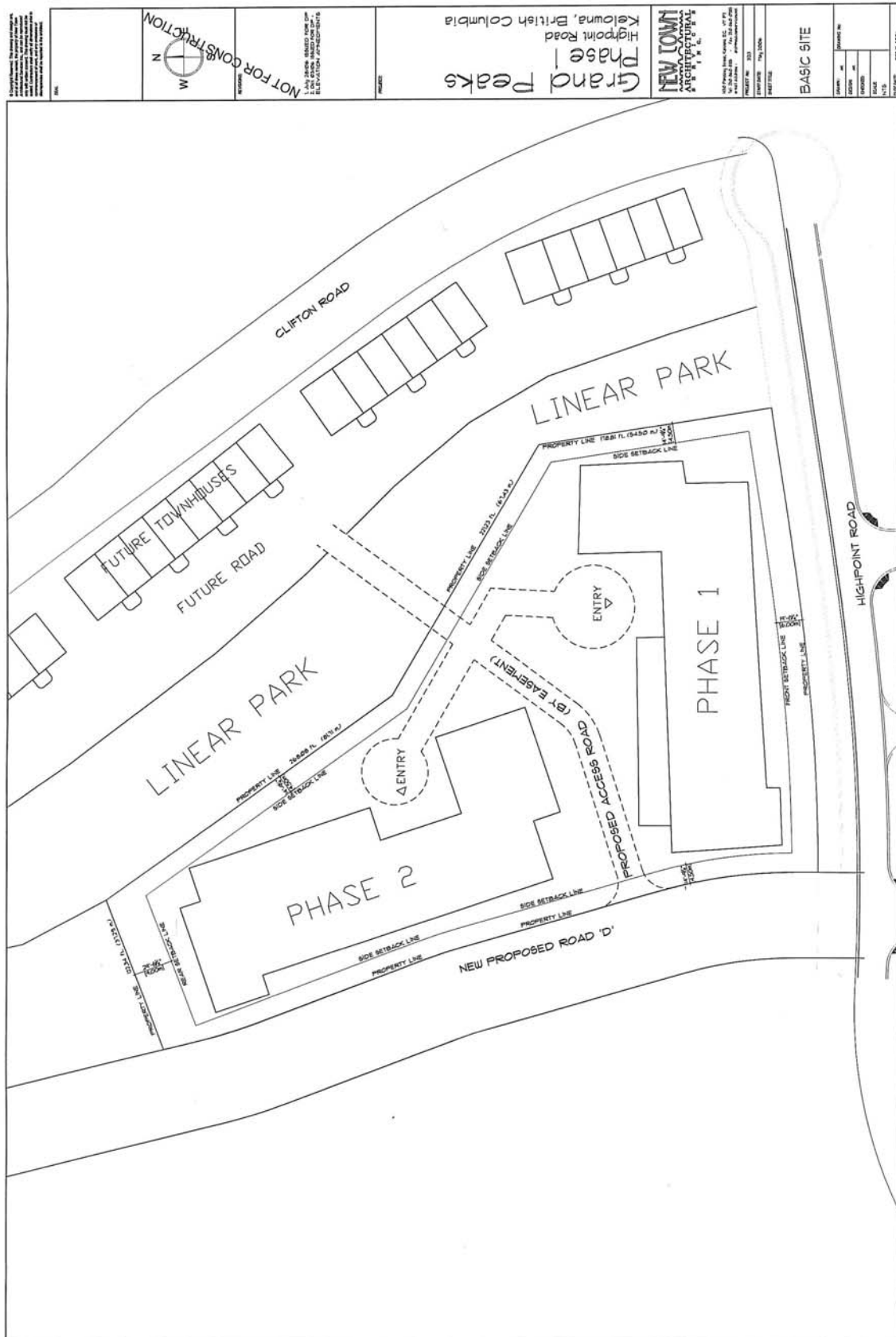
③ - 2X8 HARDI TRIM AROUND WINDOWS & DOORS PAINTED 'DORSET GOLD HC-8' 8" B/M, COLOUR

④ - 8x6 WOOD BRACKETS PAINTED 'MAYFLOWER RED HC-49' 8" B/M, COLOUR

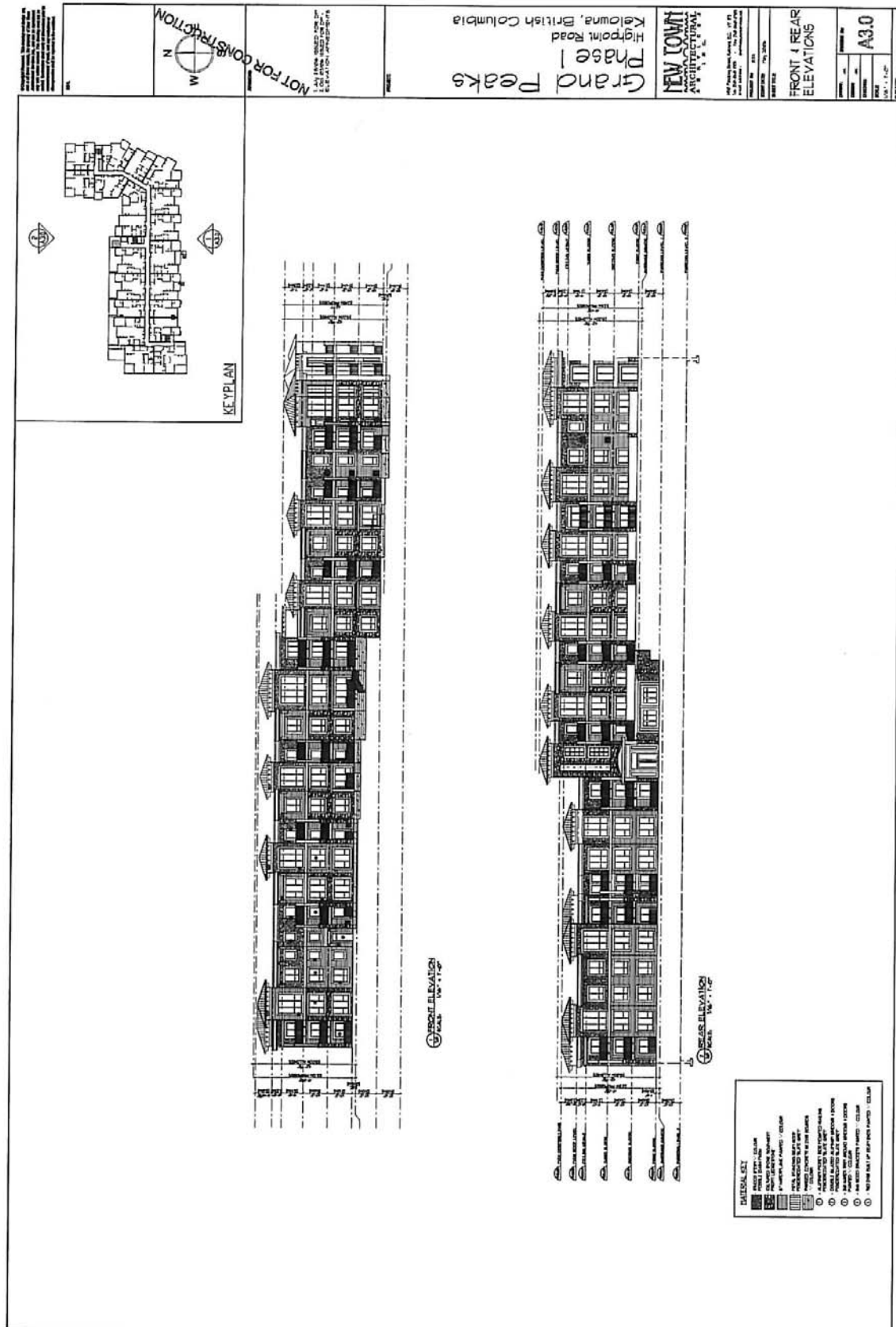
⑤ - TWO 2X10 BUILT UP BEAM ENDS PAINTED 'MAYFLOWER RED HC-49' 8" B/M, COLOUR



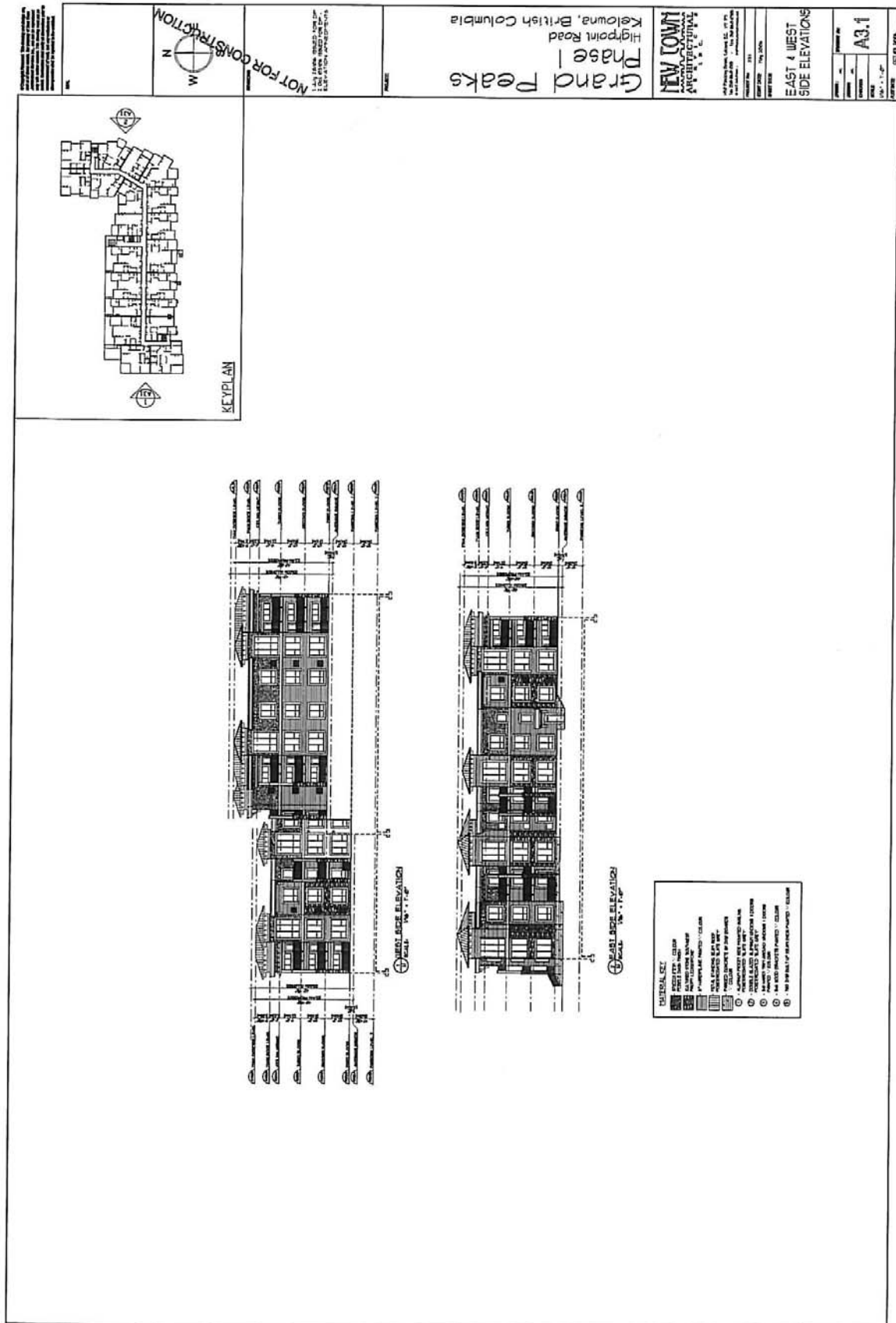
PHASING PLAN

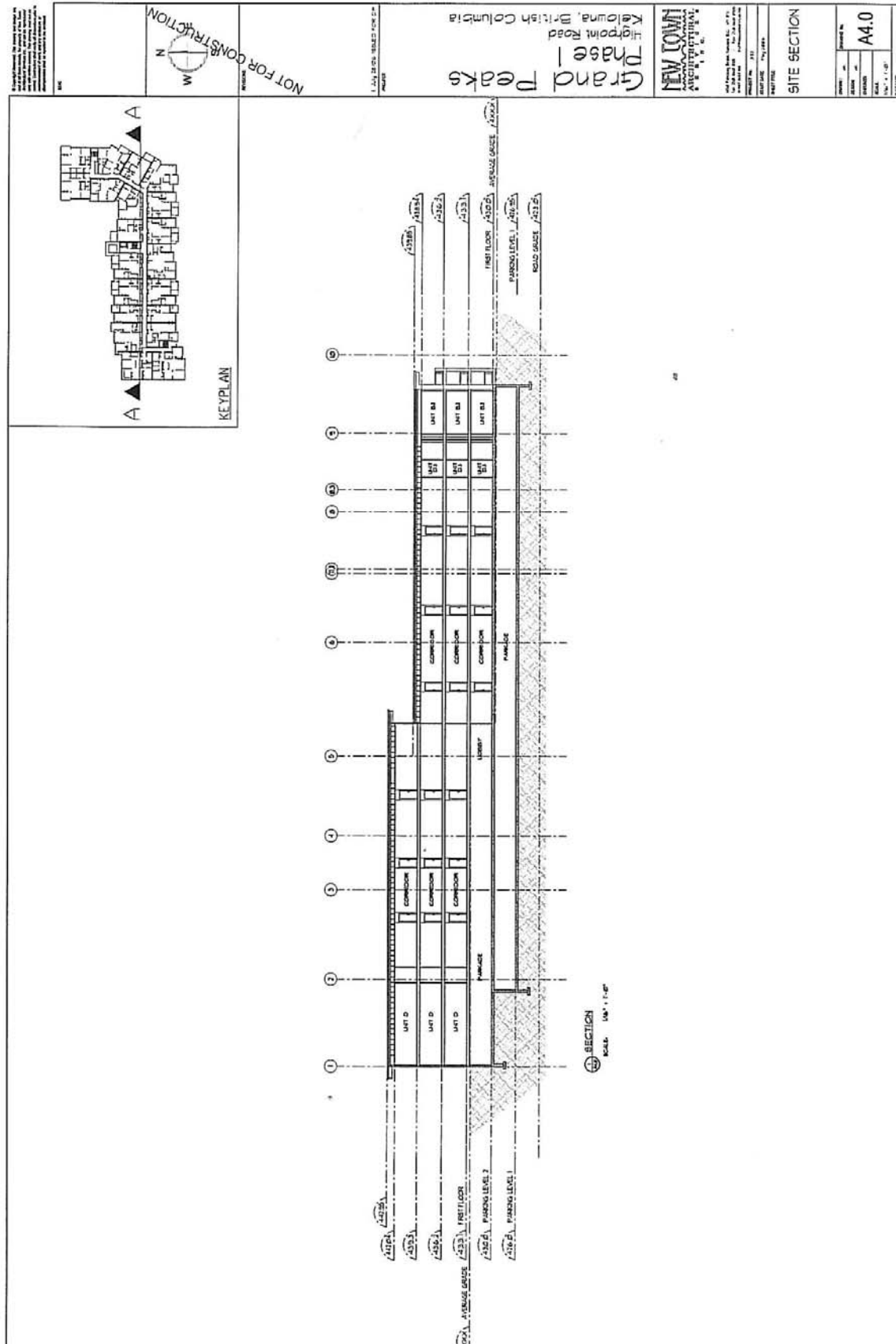


FRONT & REAR ELEVATIONS

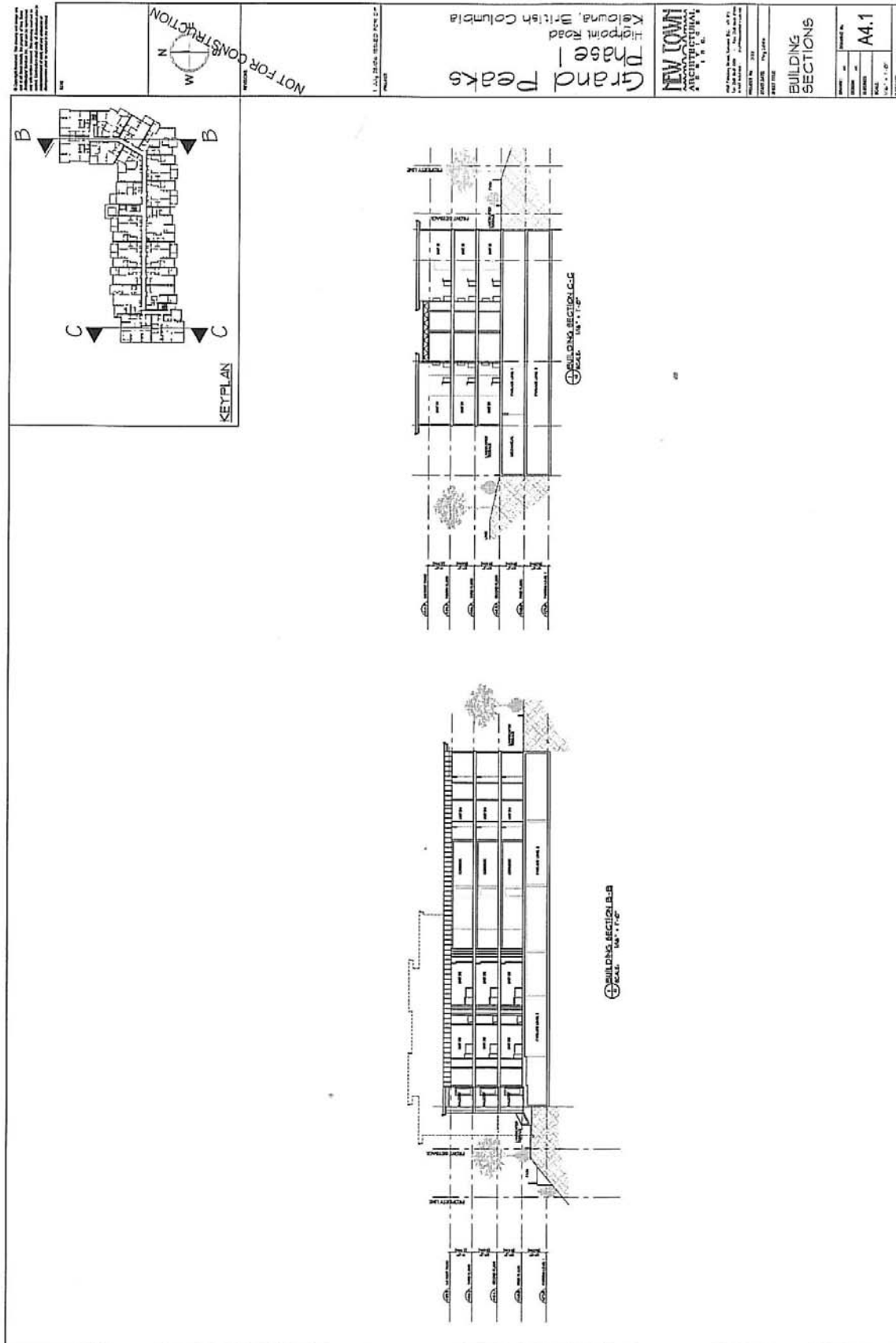


EAST AND WEST ELEVATIONS

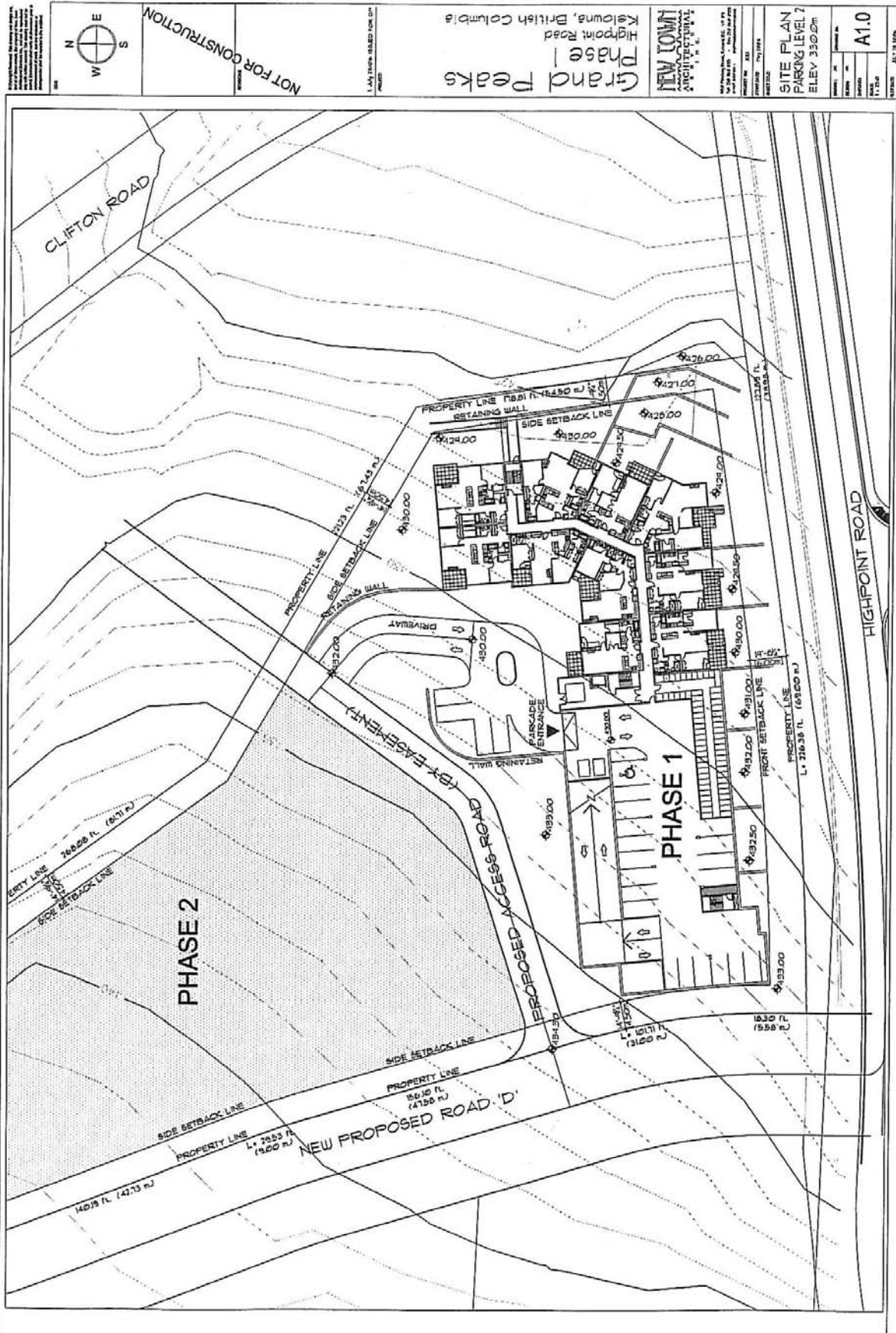




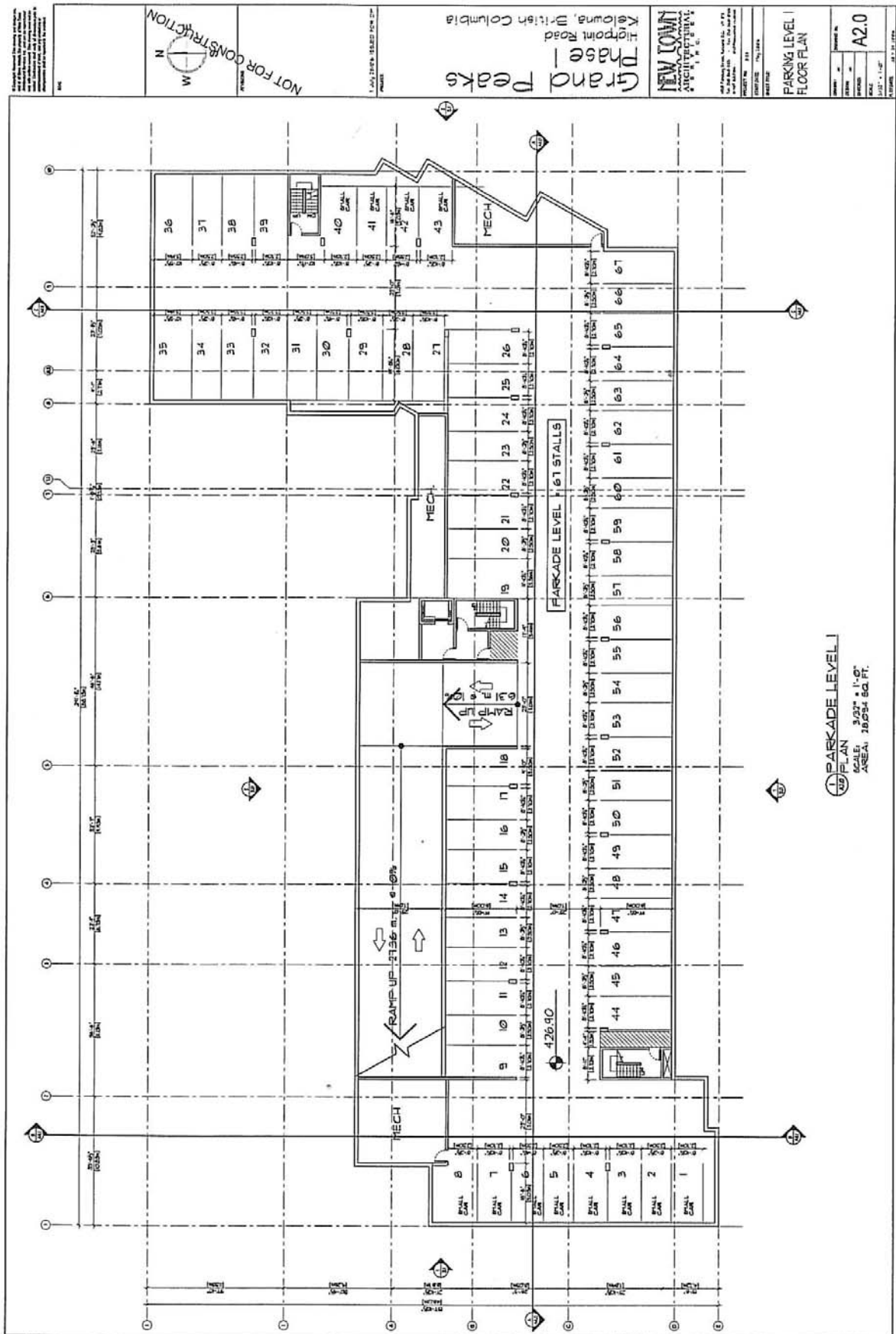
BUILDING SECTION

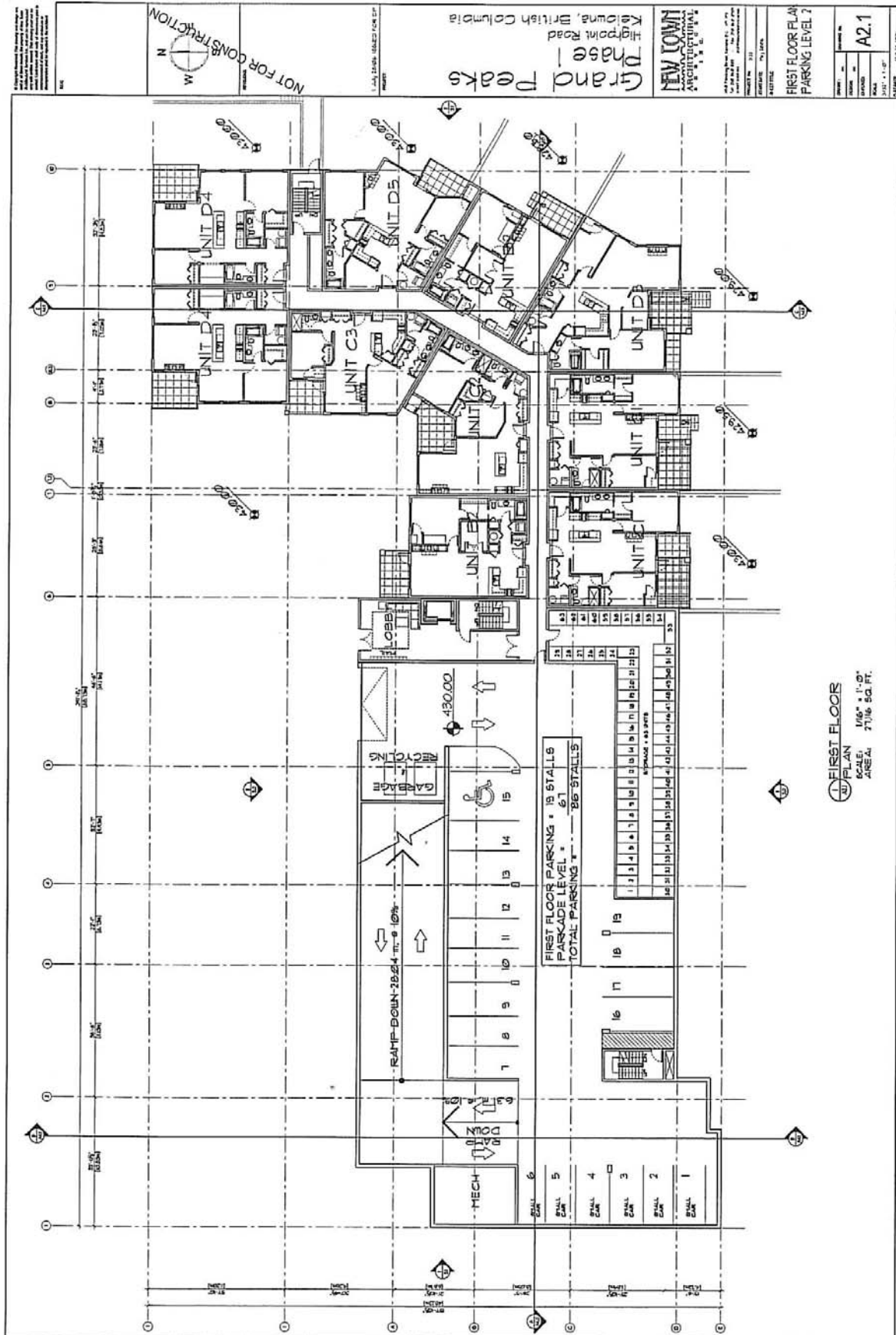


SITE PLAN - PARKING LEVEL 2

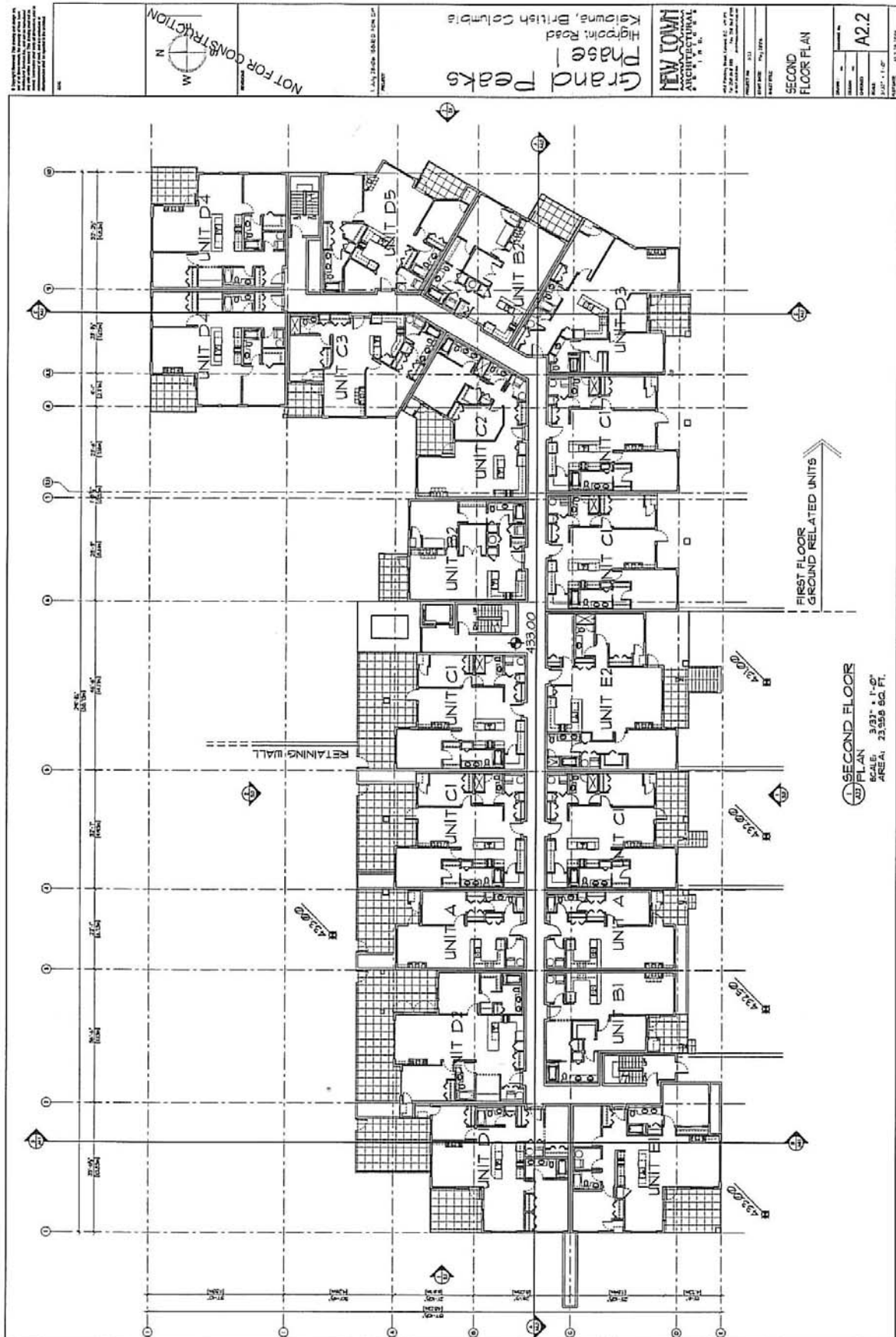


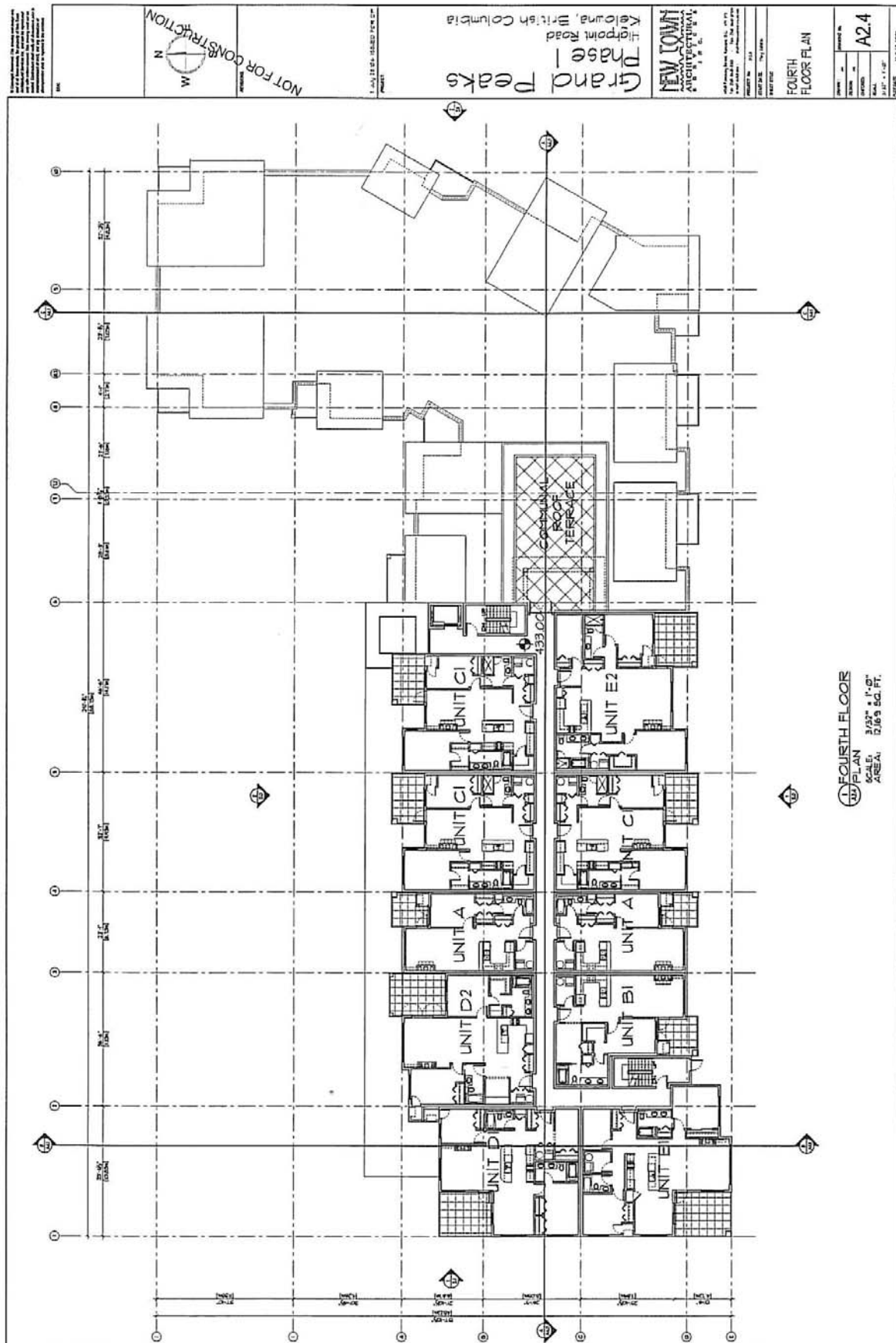
PARKING LEVEL 1 FLOOR PLAN





SECOND FLOOR PLAN (TYPICAL)





LANDSCAPE PLAN

