
**CITY OF KELOWNA
MEMORANDUM**

Date: November 1, 2006

To: CITY MANAGER

From: PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

APPLICATION NO. DVP06-0111

OWNER: 448473 BC Ltd.
550410 BC Ltd.

AT: 914 CRAIG ROAD

APPLICANT: Eidse Builders

PURPOSE: TO OBTAIN A DEVELOPMENT VARIANCE PERMIT TO ALLOW A SITE COVERAGE OF 52.04% WHERE ONLY 50% IS PERMITTED.

EXISTING ZONE: RM3 – LOW DENSITY MULTIPLE HOUSING

REPORT PREPARED BY: RYAN SMITH

1.0 RECOMMENDATION

THAT Council not authorize the issuance of Development Variance Permit No. DVP06-0111; LOT 1 SECTION 26 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN KAP76513, located at 914 Craig Road, Kelowna, B.C.;

AND THAT variances to the following sections of Zoning Bylaw No. 8000 not be granted:

Section 13.9.6(b): Vary the maximum site coverage for buildings and parking from 50% permitted to 52.04% proposed.

2.0 SUMMARY

The applicant previously obtained approval to construct 56 units of two-storey row housing under application DP04-0025. At the time of approval, the applicant was proposing to finish the proposed visitor parking spaces with grasscrete surfacing. The visitor parking spaces were therefore not included as part of the site coverage calculation.

3.0 ADVISORY PLANNING COMMISSION

At the regular meeting of June 20, 2006 it was resolved:

THAT the Advisory Planning Commission supports Development Variance Permit Application No. DVO06-0111, Lot CP, Plan K2796, Sec. 26, Twp. 26, ODYD, 914 Craig Rd., for Eidse Builders, to obtain a Development Variance Permit to allow for 18 existing visitor parking spaces to be paved rather than finished with grasscrete (grass pavers) resulting in a site coverage of 52.04% where only 50% is permitted, subject to the developer implementing the Planning departments material recommendations.

4.0 THE PROPOSAL

A total of 18 visitor parking spaces are currently provided on the subject property. The development permit for the project previously required that the spaces be finished with landscaping material (grasscrete). As visitor parking spaces were in excess of the minimum parking requirement for the project and were to be finished with grasscrete, they were not included in the overall site coverage calculation. The applicant, however, is now proposing to

pave the visitor parking space. The parking spaces must therefore be included in the site coverage calculation. The proposed site coverage including all buildings, driveways, and parking will therefore be 52.04% where only 50% is permitted.

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)	15894.51m ² (15488.75m ² after road dedication)	900m ²
Site Width (m)	84.90m	30.0m
Site Depth (m)	189.66m	30.0m
Site Coverage (%)	27.7% buildings 52.04% incl. buildings, driveways, parking***	40% or 50% including buildings, driveways, and parking
F.A.R.	0.34	0.5
Height (m)	7.04m	9.5m 4.5m for accessory building
Storeys (#)	2 storeys	2.5 storeys
Setbacks (m)		
- Front	4.57m	4.5m
- Rear	7.5m	7.5m
- Side	7.35 m	4.5m (one side yard 3.0m)
- Side	5.29 m	4.5m
Private open space	25+m ² per dwelling unit	25m ² per 3 bedroom dwelling (1500m ²)
Separation between principal buildings	6.05m	3.0m
Parking Stalls (#)	130 stalls	56 x 2 spaces for 3 bedrooms = 112 stalls
Bicycle Stalls (#)	60	0.5 per dwelling unit Class I, 0.1 per dwelling unit Class II

***The applicant is proposing to vary the maximum site coverage for buildings and parking from 50% permitted to 52.04% proposed.

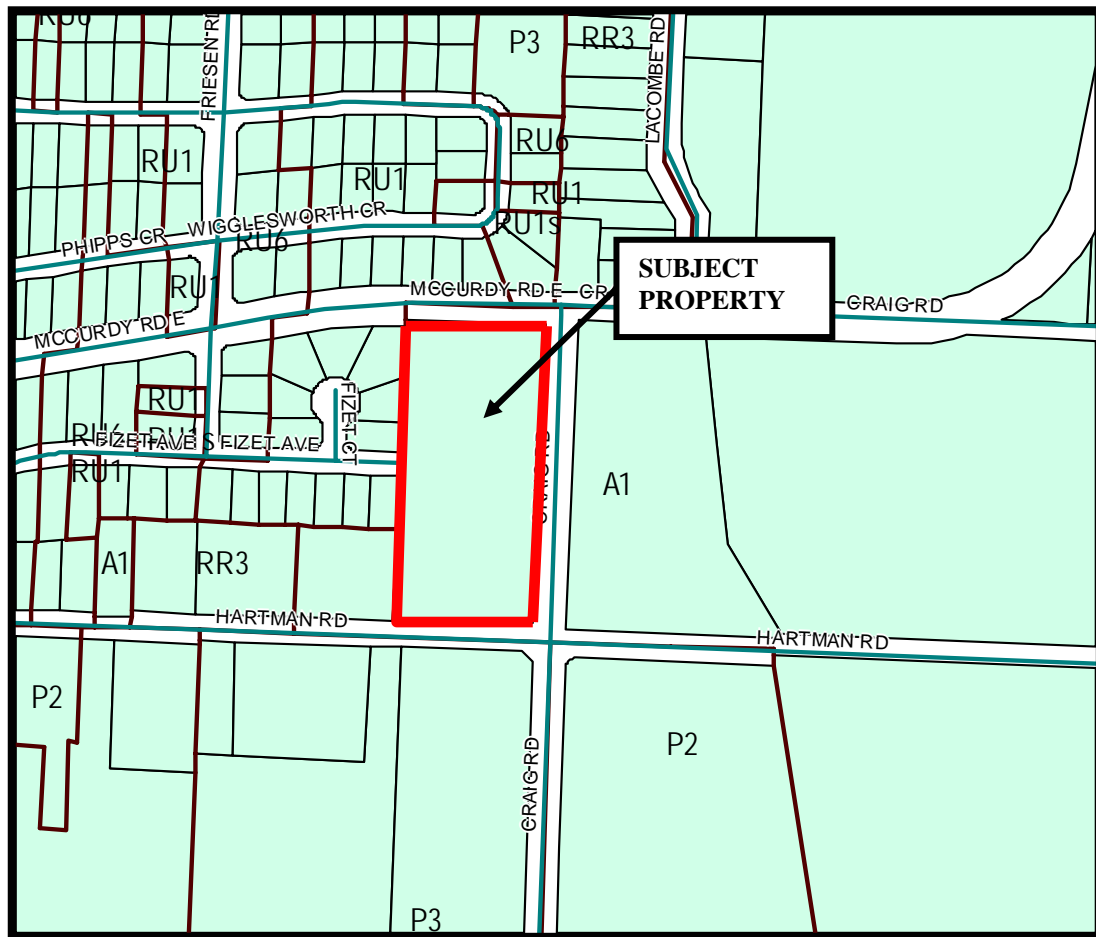
4.1 Site Context

The subject property is located on the northwest corner of Craig and Hartman Roads.

Adjacent zones and uses are:

- North - RU1 - Large Lot Housing
- East - A1 – Agricultural 1
- South - P3 – Parks & Open Space
- West - RU1 - Large Lot Housing, RM3- Low Density Multiple Housing

4.2 Site Location Map



4.3 Current Development Policy

4.3.1 Kelowna Official Community Plan

The development is consistent with the land use designation Low Density Multiple Family in the Official Community Plan future land use designation (Official Community Plan, 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 multiple dwelling design guidelines.

Chapter 13 of the Official Community Plan also encourages the use of surface drainage systems as amenity/open space corridors and also the use open space/parks for storm water detention. The proposed grasscrete paving would have created a surface drainage alternative that was not only aesthetically pleasing but also would have helped to reduce storm water runoff on site because of its permeability.

5.0 TECHNICAL COMMENTS

This application was circulated to various City Departments and Technical Agencies and no concerns have been expressed.

6.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

The Planning and Development Services Department is concerned with the proposal to replace the approved landscape finish of the visitor parking spaces with asphalt. At the time of the original application, the applicant revised the site plan to provide the landscaped visitor parking spaces, thus eliminating the required variance, in order to garner staff support of the application. Staff is therefore of the opinion that the applicant should be bound by the original commitments that formed the basis of the original approval. Staff is also particularly concerned with the proposal to pave the 8 parking spaces currently located in front of the common/children's play area and thinks the landscape spaces provide a more appropriate transition to the driving aisle. Rather than pave the parking spaces in this location, Staff would prefer as an alternative to see these spaces eliminated and the communal play area expanded.

The parking requirement for the development is 112 spaces whereas 130 spaces are proposed (56 garages, 56 spaces in driveway, 18 visitor spaces). The 18 visitor parking spaces are therefore excess parking. Should the application be supported by Council, staff strongly believes that the applicant should attempt to mitigate the impact of the increase in hard surfacing within the development by finishing the spaces with a higher quality surface (e.g. brick pavers, stamped concrete) and providing additional landscaping to soften the visual impact of the parking areas. At this time, no attempt has been made to mitigate the proposed variance.

Given the comments above and Official Community Plan Policy relating to surface drainage, staff cannot support this Development Variance Permit application. Should Council choose to support this application, an alternate recommendation has been provided below.

7.0 ALTERNATE RECOMMENDATION

THAT Council authorize the issuance of Development Variance Permit No. DVP06-0111; Lot 1 Section 26 Township 26 Osoyoos Division Yale District Plan Kap76513, located at 914 Craig Road, Kelowna, B.C.;

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

Section 13.9.6(b): Vary the maximum site coverage for buildings and parking from 50% permitted to 52.04% proposed.

Shelley Gambacort
Acting Manager of Development Services

Approved for inclusion ☐

Mary Pynenburg, MRAIC MCIP
Director of Planning & Development Services

MP/SG/rs
Attach

ATTACHMENTS

(not attached to the electronic version of the report)

- **Location of subject property**
- **Site plan**
- **Photos of Site**
- **Letter from Applicant**
- **Letter from Residents**

