
**CITY OF KELOWNA
MEMORANDUM**

DATE: December 19, 2006
FILE NO.: DP06-0076

TO: CITY MANAGER

FROM: PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

APPLICATION NO. DP06-0076 **OWNER:** Knorr Construction Ltd.

AT: 150, 158, 166, 174 McCurdy Road E. **APPLICANT:** Serko Property Services

PURPOSE: TO OBTAIN A DEVELOPMENT PERMIT TO ALLOW FOR THE CONSTRUCTION OF 16 UNITS OF ROW HOUSING.

EXISTING ZONE: RM1- LOW DENSITY MULTIPLE HOUSING ZONE (150 & 158 MCCURDY RD E)
RU6 – TWO DWELLING HOUSING ZONE (166 & 174 MCCURDY RD E)

PROPOSED ZONE: RM3 – LOW DENSITY MULTIPLE HOUSING

REPORT PREPARED BY: DANIELLE NOBLE

1.0 RECOMMENDATION

THAT Final Adoption of Official Community Plan Amending Bylaw No. 9641 be considered by Council;

THAT Final Adoption of Zoning Amending Bylaw No. 9642 be considered by Council;

AND THAT Council authorize the issuance of Development Permit No. DP06-0076 for Lots 2, 3 4, & 5, DL 138, ODYD, Plan 1346 located on McCurdy Road E, 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;
5. That proof of registration of the plan of subdivision consolidation of the subject properties be provided to the City;

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 16 units of row housing. The Planning and Development Services Department is supportive of the proposed amendment to the OCP future land use designation on the two eastern properties and the rezoning of the subject properties to the RM3 zone. The applicant has provided a preliminary plan of subdivision consolidation to be registered at the Land Titles office and to be finalized as one of the conditions of the Development Permit issuance.

3.0 ADVISORY PLANNING COMMISSION

The above noted application was reviewed by the Advisory Planning Commission at the meeting of June 21, 2006 and the following recommendation was passed:

AND FURTHER THAT the Advisory Planning Commission supports Development Permit Application No. DP06-0076, for 166 & 174 McCurdy Road, Lots 2, 3, 4 & 5, Plan 65904, Sec. 26, Twp. 26, ODYD, by Serko Property Services (Larry Serko), to obtain a Development Permit to allow for the construction of 16 units of row housing subject to the deck on the 3 plex buildings facing McCurdy Road, being increased in length.

Subsequent to the Advisory Planning Commission the applicant did not proceed with revising the drawing to incorporate the recommended lengthening at the rear of the three-plex buildings.

4.0 BACKGROUND

4.1 The Proposal

A total of 7 buildings are proposed (5 semi-detached buildings and 2 three-plex buildings). Each of the proposed buildings will be located facing an internal road which provides access to individual attached single car garages. An additional tandem parking space is provided for one vehicle in front of each garage. An additional two visitor spaces will be provided at the end of the internal road. Bicycle parking will be accommodated within the individual garages.

The proposed semi-detached buildings will be two storeys in height on top of a below grade basement. The two three-plex buildings, located at the front of the property adjacent to McCurdy Road, will be 2.5 storeys in height. Each unit will consist of a kitchen, living/dining room, and half-bathroom on the main floor with two or three bedrooms and two bathrooms located above. The two three-plex buildings will contain an additional bedroom and half bathroom on the bottom level. The proposed exteriors of the buildings are to be finished with earth toned vinyl siding with black trim. Roofing is to consist of black asphalt shingles. The base of the buildings is to be finished in horizontal siding with the upper portion, divided by a trim board, consisting of vertical siding. The applicant has provided additional visual interest to the buildings by providing decorative windows and garage doors as well as pergola features defining each front door.

At the rear of the units, patios as well as lawn space provide outdoor amenity space for the tenants. Privacy screening will be provided between each patio at the rear of the semi-detached unit with planting beds defining individual yard space. Each unit within the three-plex buildings will have stairs down to an at grade patio facing the front of the site (McCurdy Road). Privacy fencing will be required along the rear and side property lines ensuring that the development is adequately screened from the abutting properties. Two decorative gates, including a pergola structure, will define pedestrian access onto the site from McCurdy Road E.

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)	4610m ²	900m ²
Site Width (m)	79.63m	30.0m
Site Depth (m)	55.1m	30.0m
Site Coverage (%)	24.3% / 33.8%	40% or 50% including buildings, driveways, and parking
F.A.R.	0.56 including undeveloped basements	0.5 + 0. (16/22 x 0.2 = 0.145 bonus for require parking below habitable space)= 0.645
Height (m)	6.7m / 7.5m	9.5m 4.5m for accessory building
Storeys (#)	2 & 2.5	2.5 storeys
Setbacks (m)		
- Front (m)	4.5m	4.5m
- Rear (m)	7.5m	7.5m
- Side (m)	4.5m	4.5m
- Side (m)	4.5m	4.5m
Projections	0.6m	0.6 m into required side yard/front yard
Private open space	25m ² +	25m ² per 3 bedroom dwelling not to be located within required setback
Separation between principal buildings	3.0m	3.0m
Driving Aisle	7.0m	7.0m for two way aisle & 90 degree parking
Parking Space Size	2.5m x 6.0m 3.0m x 6.0m	2.5m x 6.0m 3.0m x 6.0m
Parking Stalls (#)	33 spaces	16 x 2 spaces (3 bedroom) = 32 spaces (including 3 visitor)
Bicycle Stalls (#)	16 spaces	10= 0.5 per dwelling unit Class I, 0.1 per dwelling unit Class II

4.2 Site Context

The subject property is located on McCurdy Road East. Adjacent zones and uses are:

- North - RU1 - Large Lot Housing
- East - RU1 - Large Lot Housing
- South - RU6 – Two Dwelling Housing
- West - RM3 – Low Density Multiple Housing

Site Location Map



4.3 Development Potential

The purpose of the RM3 – Low Density Multiple Housing zone is to provide a zone for low density multiple housing on urban services.

4.4 Current Development Policy

4.4.1 City of Kelowna Strategic Plan

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 Official Community Plan

Several elements of the proposed building design are consistent with the Multiple Dwelling Housing Guidelines as listed in the OCP. Examples of elements of the building design that are consistent with the design guidelines are as follows:

Relationship to the Street

- First storey units should ideally provide ground-level access and outdoor amenity space

- The principal 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.

Walls

- End walls visible from a public street or residential lot should be finished to provide an attractive appearance. Blank or solid walls (without glazing) should not be longer than 5 m. Walls longer than 5 m should incorporate wall detailing that will provide visual interest.

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.

4.4.3 Other Policies

Staff has reviewed this application, and it may move forward without affecting either the City's financial plan or waste management plan

5.0 TECHNICAL COMMENTS

5.1 Fire Department

Fire department access, fire flows, and hydrants as per the BC Building Code and City of Kelowna Subdivision Bylaw. If dead end portion of the access is more than 90M then a turn around is required.

5.2 Irrigation District

See attached.

5.3 Inspections Department

Project to meet requirements of BCBC 1998.

5.4 Interior Health

No concern provided sanitary sewer & water are available.

5.5 Parks Manager

The City of Kelowna Boulevard Maintenance By-Law No. 5708-84 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.

All proposed plant material (trees, shrubs, ground covers and sod) within the roadway boulevard will need to be reviewed and approved by Parks Staff prior to application approval. The planting of boulevard trees requires approval from Parks Staff prior to installation. In an effort to conserve water, all automated irrigation systems will be design to minimize overspraying on non-landscaped areas including City sidewalks, courtyards, parking areas, roadways, etc.

5.6 Shaw Cable

Owner/developer to install and u/g conduit system.

5.7 Telus

Will provide underground facilities; developer required to supply and install conduit.

5.8 Works & Utilities

The Works & Utilities Department comments and requirements regarding this application to rezone the subject property to RM-3 are as follows:

.1) Water

a) The property is located within the Black Mountain Irrigation District (BMID) service area.

b) Arrange for a single adequately sized connections and removal of the existing redundant water connections. All fees and charges are to be paid directly to BMID.

.2) Sanitary Sewer

a) The subject property is currently within the sanitary sewer specified area # 1 and is serviced by the municipal sanitary sewer collection system.

b) Arrange for a single adequately sized connection and the removal of the existing services connections. The cost of the new service and the decommission of the existing services is estimated at \$11,200.00 and is inclusive of a bonding escalation.

.3) Drainage

a) Arrange for the removal of 3 existing services connections. The cost of the decommission of the existing services is estimated at \$ 3,200.00 and is inclusive of a bonding escalation.

b) Provide the following drawings:

i) A detailed Lot Grading Plan will be a requirement of the building permit

ii) A detailed Storm water Management Plan for this development will be a requirement of the building permit.

.4) Access

The sketch submitted in support of this application indicates that the existing access will have to be relocated. The applicant will be responsible to provide a security to the City prior to the driveway reconstruction. The cost of the driveway relocation is estimated at \$5,600.00 and is inclusive of a bonding escalation.

- .5) Power and Telecommunication Services.
 - a) All proposed distribution and service connections are installed underground; some of the existing services will become redundant and may require being decommissioned as required by the respective companies.

- .6) Design, Construction and Removals.
 - a) 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.

 - b) 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.

 - c) 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).

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

 - e) 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.

- .7) Servicing Agreements for Works and Services
 - a) 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.

 - b) 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.

- .8) Other Engineering Comments
 - a) Provide all necessary Statutory Rights-of-Way for any utility corridors required.

- .9) Charges and Fees
 - a) Fees per the "Development Application Fees Bylaw" include:

- i) Survey Monument, Replacement Fee: \$1,200.00 (GST exempt) – only if disturbed.
 - ii) Engineering and Inspection Fee: 3% of construction value (plus GST).
- .10) Levies and performance bonding.


Performance Bonding	
Domestic water services modifications	BMID
Driveway relocation	\$ 5,600.00
Sanitary sewer services modifications	\$11,200.00
Storm sewer services decommissioning	\$ 3,200.00

Total security \$ 20,000.00

6.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

The Planning and Development Services Department has no concerns with the form and character of the proposed development. The applicant has provided good architectural detailing, including decorative windows, garage doors, and pergolas, as well as used a variety of building materials to provide visual interest to the buildings. The proposed landscaping also defines and provides good useable open space for each unit. Significant landscaping is being proposed using a variety of plant and tree types throughout the development.

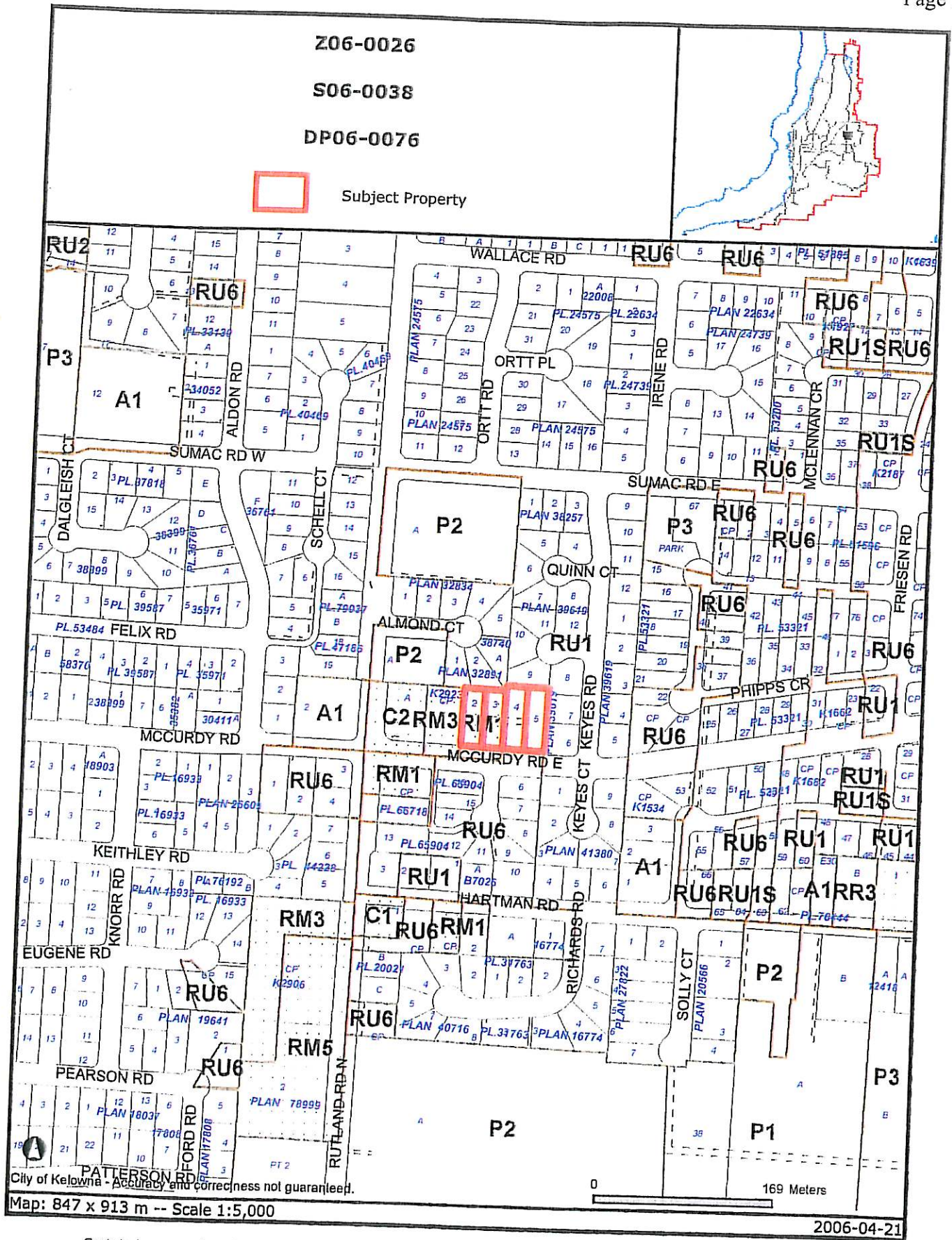

Shelley Gambacort
Acting Development Services Manager

Approved for inclusion 
Mary Pynenburg MRAIC, MCIP
Director of Planning & Development Services

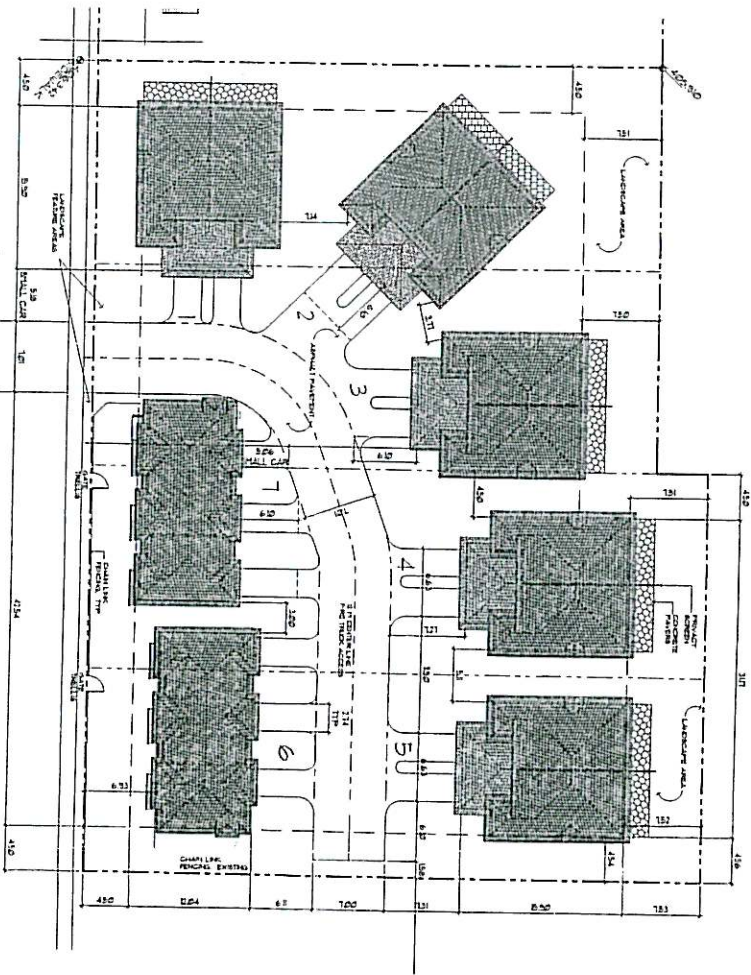
MP/SG/dn

ATTACHMENTS

- Location of subject property
- Site plan
- Elevations
- Landscaping Plan



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.



McCURDY ROAD EAST

SITE PLAN
Scale: 1/8" = 1'-0"

RECEIVED
JUN 14 2006
CITY OF KELOWNA
PLANNING DEPT.

REVISED PLANS

PROJECT DATA

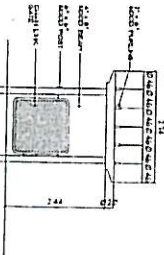
OWNER: [REDACTED]
 PROJECT: [REDACTED]
 ADDRESS: [REDACTED]

ZONING BYLAW REQUIREMENTS

LOT AREA: [REDACTED] SQ. FT.
 LOT WIDTH: [REDACTED] FT.
 LOT DEPTH: [REDACTED] FT.
 SETBACKS: [REDACTED] FT.
 MAXIMUM BUILDING HEIGHT: [REDACTED] FT.
 MAXIMUM GROUND COVER: [REDACTED] %

PROPOSED DEVELOPMENT

TYPE: [REDACTED]
 NUMBER OF UNITS: [REDACTED]
 TOTAL GROUND COVER: [REDACTED] %



GATE POST ELEVATION

SCHEDULE A
 This forms part of development
 Permit # 0706-0036
 Date 06/27/06
 Signature [Handwritten Signature]

1 month

DESIGNTECH
 23501 COMSTOCK
 1400 COLUMBIA
 VANCOUVER, BC V6L 2S6
 TEL: (604) 273-3388

APPROVED FOR DEVELOPMENT
 NICKIE COLETT
 PLANNING DEPT.

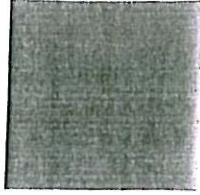
SITE PLAN

DATE	BY	REVISION



SCHEDULE	B
This forms part of development	
Permit #	D104-00416
Date	Dec 23/06
Signature	<i>[Handwritten Signature]</i>

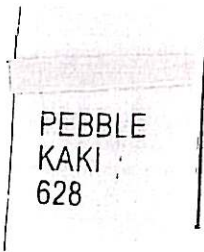
ILLUSTRATION / THE ARS ACADEMY



ASPHALT ROOF



TRIM / FASCIA / GUTTERS



SIDING

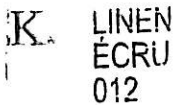
SCHEDULE B

This forms part of development

Permit # DR06-0076

Date Dec 27/06

Signature [Signature]



WINDOWS

DESIGN TECH

ALTERNATE EXTERIOR FINISHES

DESIGN CONSULTANTS

3830 CASORSO ROAD
 KELOWNA, CANADA
 PHONE (250) 718-3585

166 McCURDY ROAD

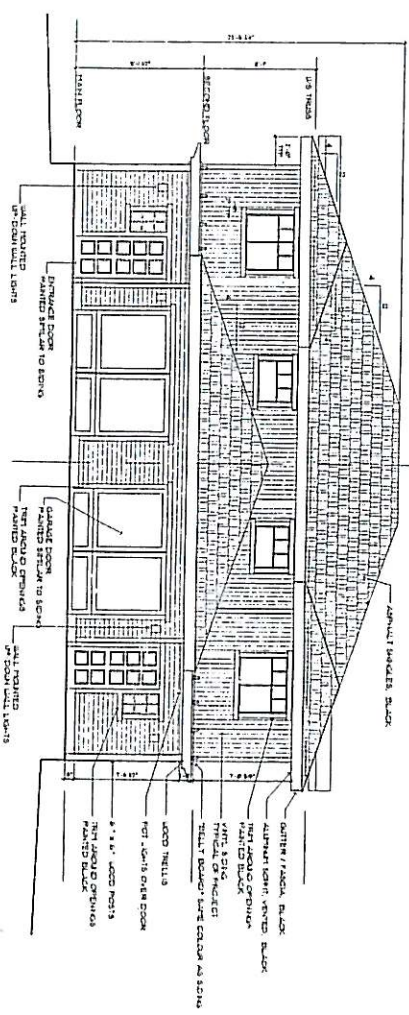
KELOWNA, B.C.

PROJECT No.
DT 2006-200

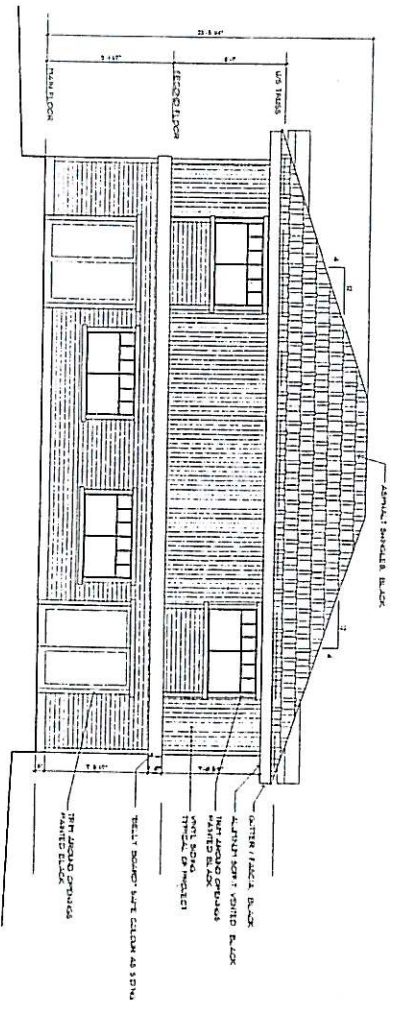
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SCHEDULE B
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 Permit # D06-0076
 Date 2/27/06
 Signature [Handwritten Signature]



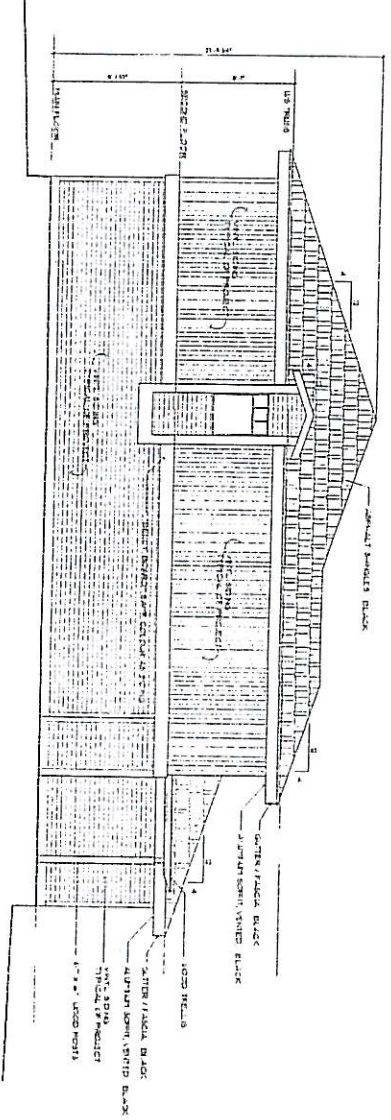
FRONT ELEVATION
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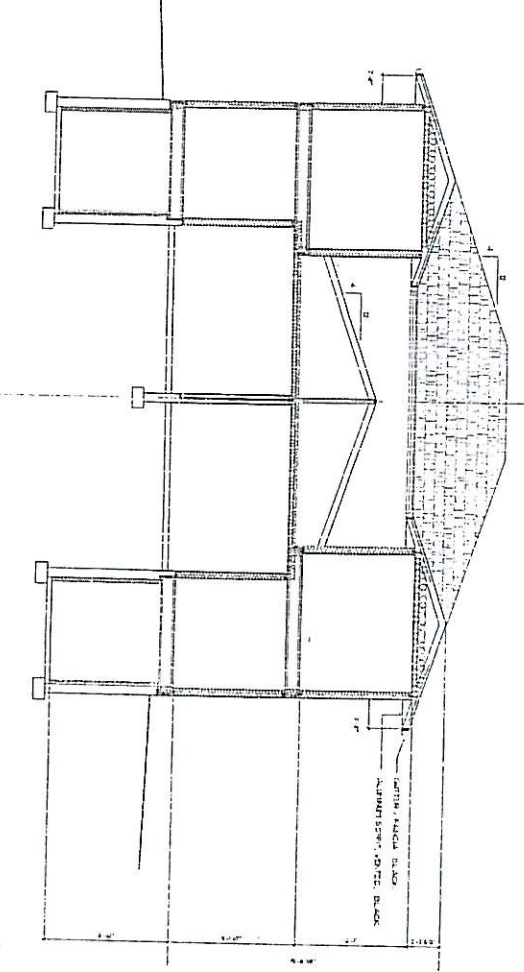
REAR ELEVATION
 SCALE: 1/8" = 1'-0"

BUILDINGS 1-3

PROJECT: PROPOSED TOWNHOUSE DEVELOPMENT NICOLE COURT	
DRAWN BY: [Handwritten Name] CHECKED BY: [Handwritten Name]	
DATE: [Handwritten Date]	
SCALE: [Handwritten Scale]	
SHEET NO. [Handwritten Number]	
TOTAL SHEETS: [Handwritten Total]	



SIDE ELEVATION
SCALE: 1/8" = 1'-0"



NOTES:
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF HOUSTON, TEXAS, CODES AND ORDINANCES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
3. THESE DRAWINGS ARE NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.

SCHEDULE
2

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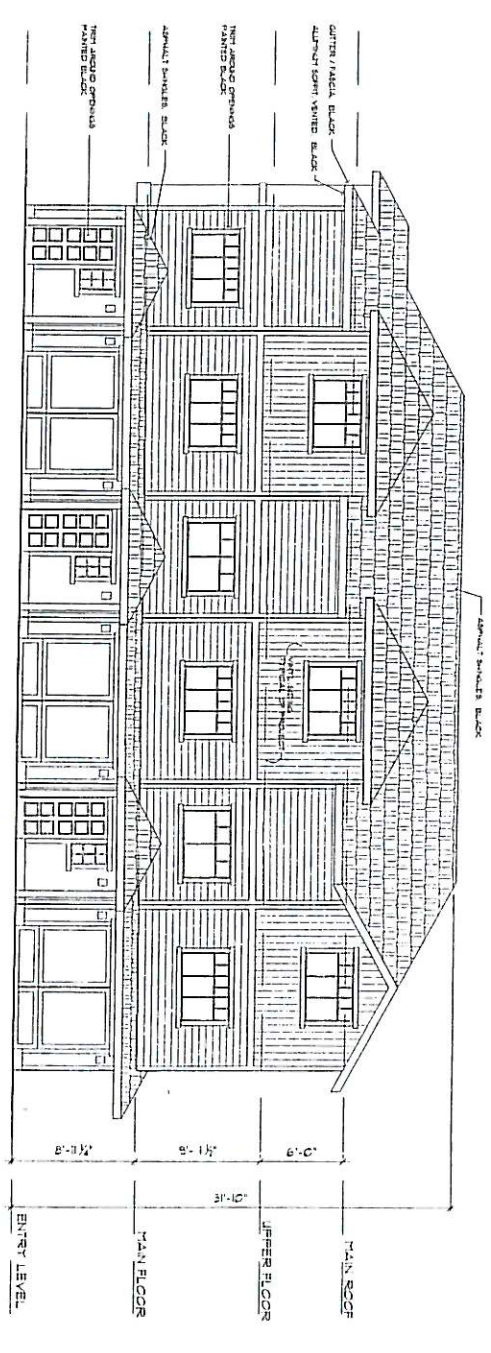
Permit # DP16-00916

Date Aug 27/06

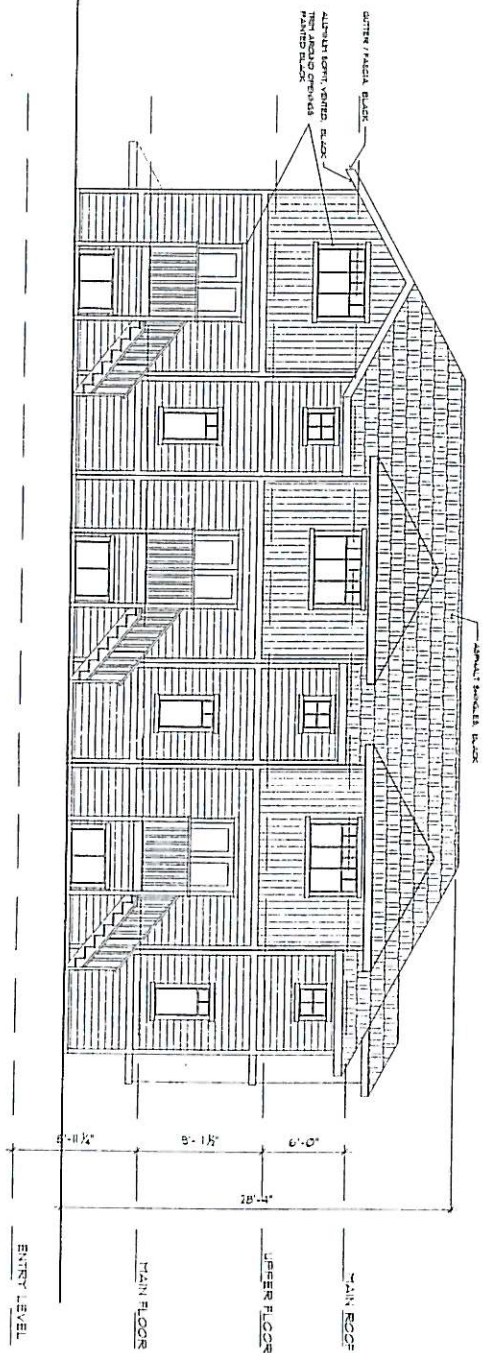
Signature [Handwritten Signature]

BUILDING 1.15

DESIGN TECH	ARCHITECT
3500 W. 19TH ST.	HOUSTON, TX 77058
TEL: (713) 865-1100	FAX: (713) 865-1101
WWW.DESIGNTECH.COM	
PROJECT NO. <u>1.15</u>	DATE <u>08/27/06</u>
SCALE <u>1/8" = 1'-0"</u>	
BY <u>[Handwritten Signature]</u>	CHECKED BY <u>[Handwritten Signature]</u>
DATE <u>08/27/06</u>	



FRONT ELEVATION
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REAR ELEVATION
SCALE: 1/8" = 1'-0"

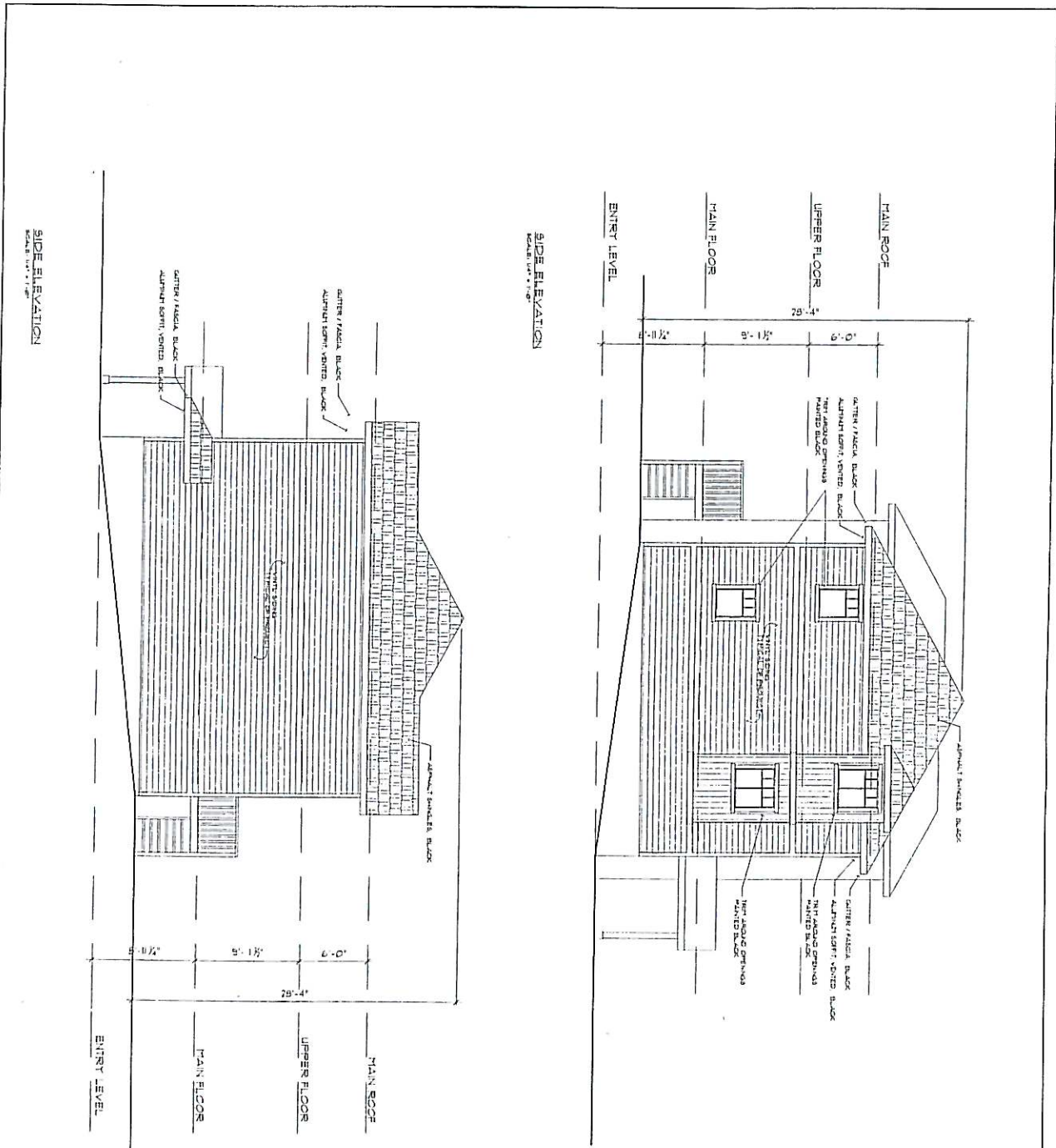
SCHEDULE B
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 Permit # 2024-0076
 Date Dec 27 2024
 Signature [Handwritten Signature]

NOTES:
 1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 2. FINISHES TO BE SPECIFIED ON THE PERMIT APPLICATION.
 3. MATERIALS TO BE APPROVED BY THE CITY ENGINEER.
 4. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CITY OF LOS ANGELES BUILDING DEPARTMENT REGULATIONS AND ORDINANCES.
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LOS ANGELES BUILDING DEPARTMENT.



DESINTECH
 DESIGN & CONSTRUCTION
 12345 GARDEN ROAD
 VAN NUYS, CA 91411
 PHONE: (818) 555-1234
 FAX: (818) 555-5678
 WWW.DESINTECH.COM

TITLE		DATE	
FRONT ELEVATION	DATE	BY	DATE
REAR ELEVATION	DATE	BY	DATE
SCALE	DATE	BY	DATE
DATE	DATE	BY	DATE
DATE	DATE	BY	DATE



SCHEDULE B
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 Permit # D006-0046
 Date 04/27/16
 Signature [Handwritten Signature]

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DESIGNTECH 2100 COMMERCIAL BLVD SUITE 100 WASHINGTON, DC 20001-2838 TEL: (202) 391-3538		CLIENT: PROPOSED TOWNHOUSE DEVELOPMENT NICOLE COURT 1400 NICOLE COURT, WASHINGTON, DC
ALL ELEVATIONS DATE: 04/27/16 DRAWN BY: [Name] CHECKED BY: [Name]		

BUILDING TYPED

