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**CITY OF KELOWNA  
MEMORANDUM**

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**DATE:** July 24, 2007  
**FILE NO.:** OCP06-0023, Z06-0066, DP06-0225  
**TO:** CITY MANAGER  
**FROM:** PLANNING AND DEVELOPMENT SERVICES DEPARTMENT  
**APPLICATION NO.** OCP06-0023/Z06-0066/DP06-0225      **OWNER:** Adla Ventures Ltd.  
**AT:** 515 Gerstmar Rd.      **APPLICANT:** Adla Ventures Ltd.  
(Harvey Benson)  
**PURPOSE:** TO SEEK COUNCIL APPROVAL FOR A DEVELOPMENT PERMIT TO CONSTRUCT 13 UNITS OF TWO STOREY ROW HOUSING.  
**ZONE:** RM3 – LOW DENSITY MULTIPLE HOUSING  
**REPORT PREPARED BY:** DANIELLE NOBLE

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1.0 RECOMMENDATION

THAT Final Adoption of OCP Amending Bylaw No. 9750 be considered by Council;

THAT Final Adoption of Zone Amending Bylaw No. 9751 be considered by Council;

THAT Final Adoption of Housing Agreement Bylaw No. 9834 be considered by Council;

THAT Council authorize the issuance of Development Permit No. DP06-0225 for Lot A, Sec 22, Twp 26, ODYD, Plan KAP84270, located on Gerstmar Road, 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.

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 13 units of two storey row housing to be located in a total of two four-plex buildings and one five-plex building. The units are configured on the site along an internal driveway with access to the development provided via Gerstmar Road. The applicant has provided documentation for a housing agreement to secure one unit as affordable according to City-related policies.

## 3.0 ADVISORY PLANNING COMMISSION

The above noted application was reviewed by the Advisory Planning Commission at the meeting of January 16, 2007 and the following recommendation was passed:

THAT the Advisory Planning Commission supports Development Permit Application No. DP06-0225 for 515 Gerstmar Road, Lot 6, Plan 3576, Sec 22, Twp 26, ODYD, by H. Benson, to obtain a Development Permit relating to the form and character for 13 units of row housing.

## 4.0 BACKGROUND

The subject property has been operating as a church use, and is now being proposed as a suitable low-density multi-family development site.

### 4.1 The Proposal

The applicant is proposing to construct 13 units of two-storey row housing. Access to the site will be provided by means of an internal driveway via Gerstmar Road. Strategic landscaping is proposed to buffer the property and aim to create a sensitive transition into the single family neighborhood.

The proposed exteriors of the buildings are to be finished with earth toned vinyl siding accented by 'cashmere' trim. Roofing is to consist of black asphalt shingles. Stone and cultured brick accents and cedar shakes provide detailing to the building elevations. The proposed layout of each unit is similar, as referenced on the attached sample floor plans.

At the rear of the units, lawn space provides outdoor amenity area for the tenants. Modest landscaping is proposed throughout the development with several grassed areas, planting beds, and trees located throughout the site. The development will be fenced along the perimeter with a 1.5 m black chain link fence. Signage on Gerstmar Road will demark the access to the development. The required parking stalls are provided within individual garages as well as open surface parking spaces within individual driveways. Guest/visitor parking is dispersed in two areas on the property. Bicycle parking will be accommodated within the attached garages as well as one common parking allocation to the rear of the property.

The application meets the requirements of the proposed RM3- Low Density Multiple Housing Zone as follows:

CRITERIA	PROPOSAL	RM3 ZONE REQUIREMENTS
Site Area (m <sup>2</sup> )	3930 m <sup>2</sup>	900m <sup>2</sup>
Site Width (m)	36.58 m	30.0m
Site Depth (m)	107.47m	30.0m
Site Coverage (%)	50%	50% including buildings, driveways, and parking
F.A.R.	0.46	0.5
Height (m)	6.8m	9.5m 4.5m for accessory building
Storeys (#)	2 storeys	2.5 storeys
Setbacks (m)		
- Front (m)	4.5m	4.5m
- Rear (m)	9.6m	7.5m
- Side (m) North	4.6m	4.5m
- Side (m) South	3.0m	3.0m
Private open space	77.87m <sup>2</sup> / unit located within required setbacks	25m <sup>2</sup> per 3 bedroom dwelling (1500m <sup>2</sup> ) not to be located within required setback
Separation between principal buildings	8.23m	3.0m
Parking Stalls (#)	13 single garage stalls 13 driveway parking 7 visitor stalls (Total = 33)	13 x 2 spaces (3 bedroom) = 26 1 visitor stall for every 7 units = 7 Total = 33 stalls
Bicycle Stalls (#)	7spaces	7 spaces 0.5 per dwelling unit Class I, 0.1 per dwelling unit Class II

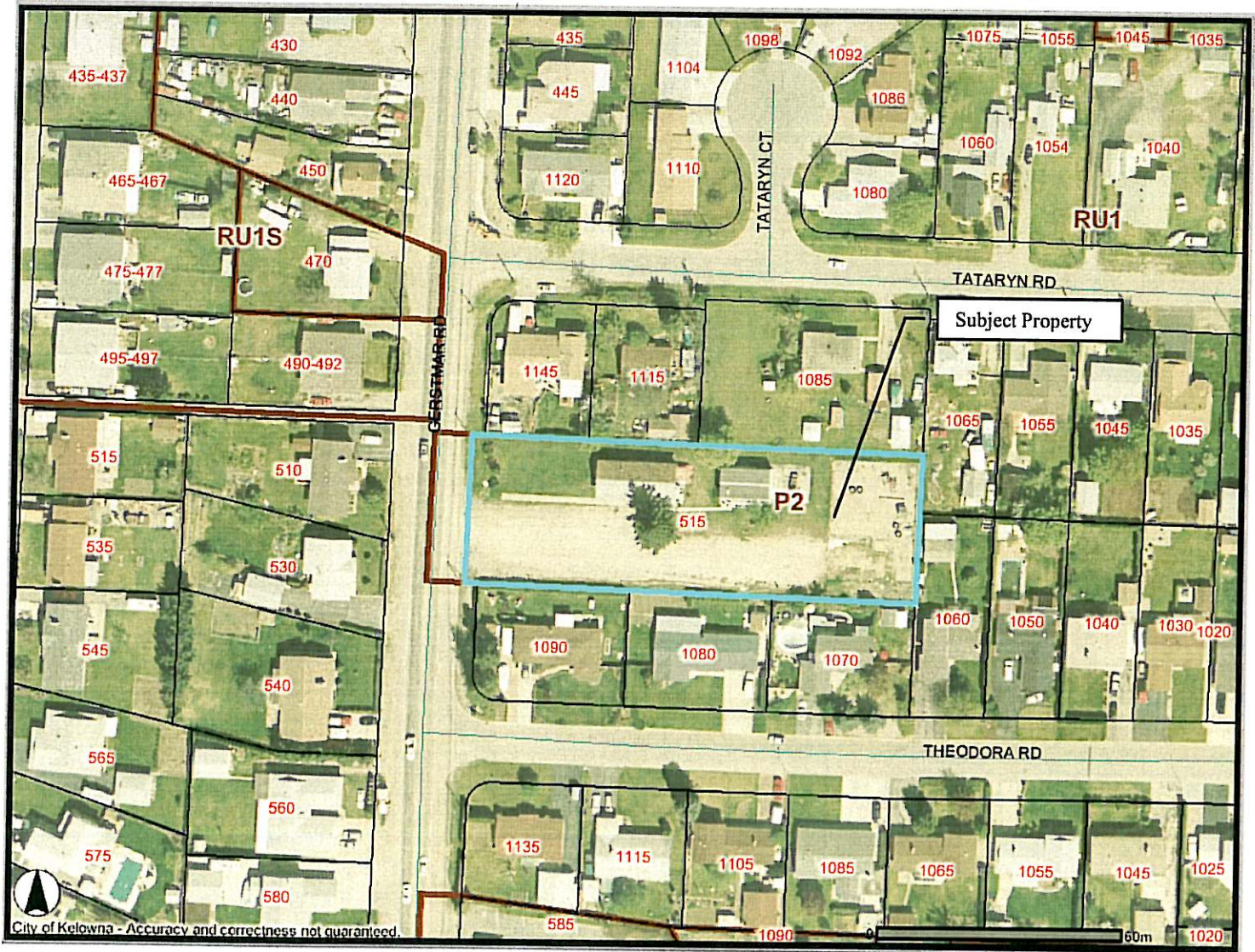
#### 4.2 Site Context

The subject property is located on Gerstmar Road, situated between Tataryn and Theodora roads.

Adjacent zones and uses are:

- North - RU1 - Large Lot Housing
- East - RU1 - Large Lot Housing
- South - RU1 - Large Lot Housing
- West - RU1 and RU6 - Large Lot Housing and Two Dwelling 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 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 Kelowna Official Community Plan contains the following statements in relation to Multiple Unit Residential developments:

**“Objectives 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).

5.0 TECHNICAL COMMENTS

5.3 Inspections Department

Identify handicap parking stall(s), no floor plan layouts for preliminary code check on units. Site layout appears ok otherwise.

5.6 Works and Utilities

Requirements identified in the rezoning report under file No. Z06-0066 must be satisfied prior to the issuance of the Development Permit.

6.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

The Planning and Development Services Department is generally supportive of the proposed form and character of the multi-unit townhouses. The proposal is consistent with many of the design policies of the Official Community Plan. Notably, the site is located in an area otherwise surrounded by low density single/two unit residential development and requires sensitivity to the adjacent neighborhood context. Given that the height differential between this proposal and adjacent residential houses is minimal, this is considered compatible infill development.

The exterior finishing materials for this project are considered to be of reasonable quality, and will enhance the overall streetscape appeal of the neighborhood. The colors and accent finishings aim to be sensitive to the Okanagan landscape and will endure to be timeless. The balance between offering a high quality design paired with an affordable price point has been well-achieved by the developer. The floor plans for these units will appeal to a wide demographic of people, and be user-friendly to a range of family profiles.

Uniquely, the shape of the site presents some distinct challenges with respect to trying to solidify a connection to the street. However through design techniques, a strong sense of entry can be achieved with hard and/or soft landscaping treatment. This is also achieved by an address/name signage at the development entry that is pedestrian-friendly.

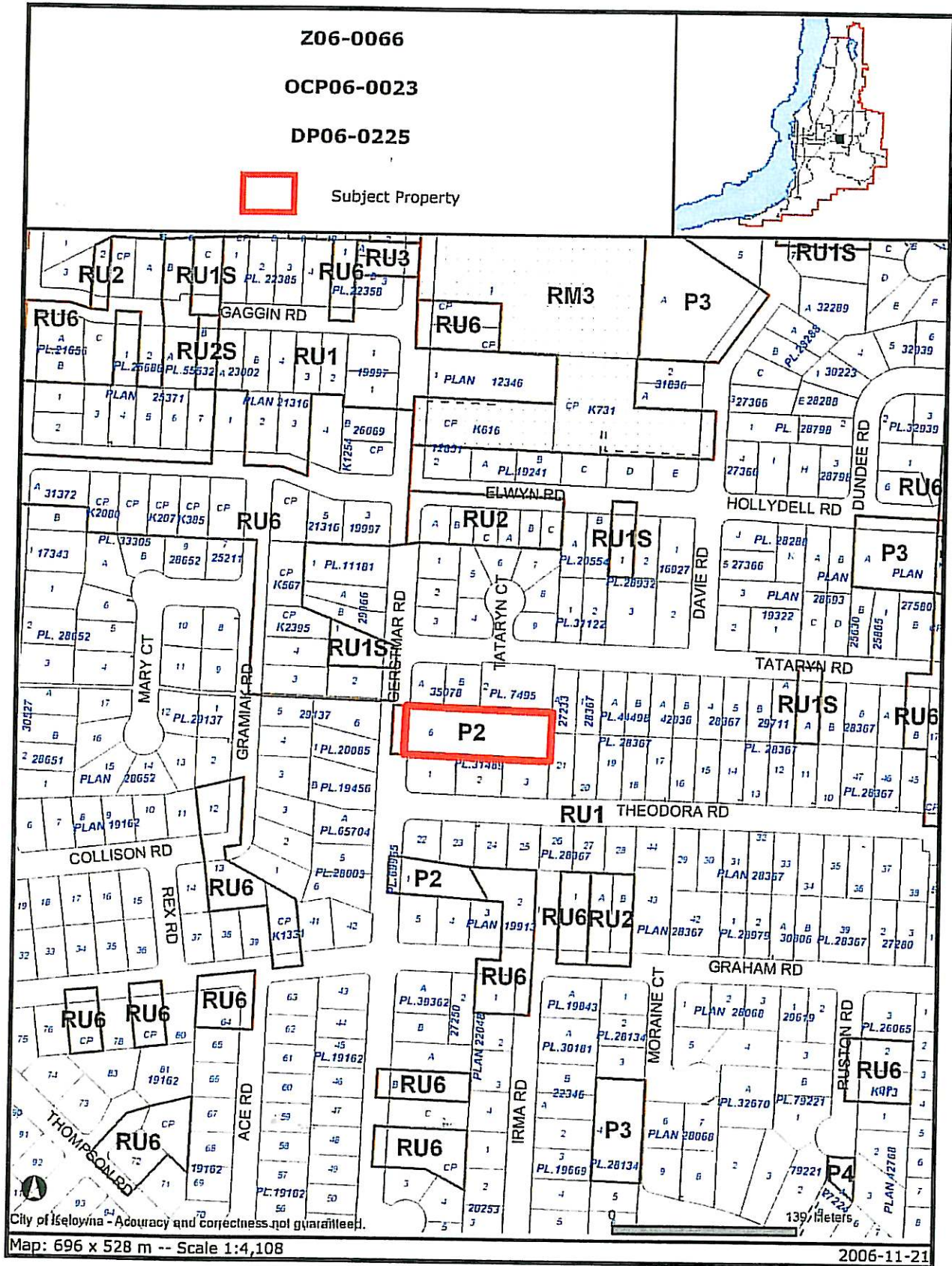
  
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Shelley Garibacort  
Current Planning Supervisor

Approved for inclusion   
David Shipclark  
Acting Director of Planning & Development Services

  
SG/DN  
Attach.

#### **ATTACHMENTS**

- **Location of subject property**
- **Site plan**
- **Elevations**
- **Landscaping Plan**
- **Sample Floor Plans**
- **Letter of Rationale by Applicant**
- **Color Board**



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.



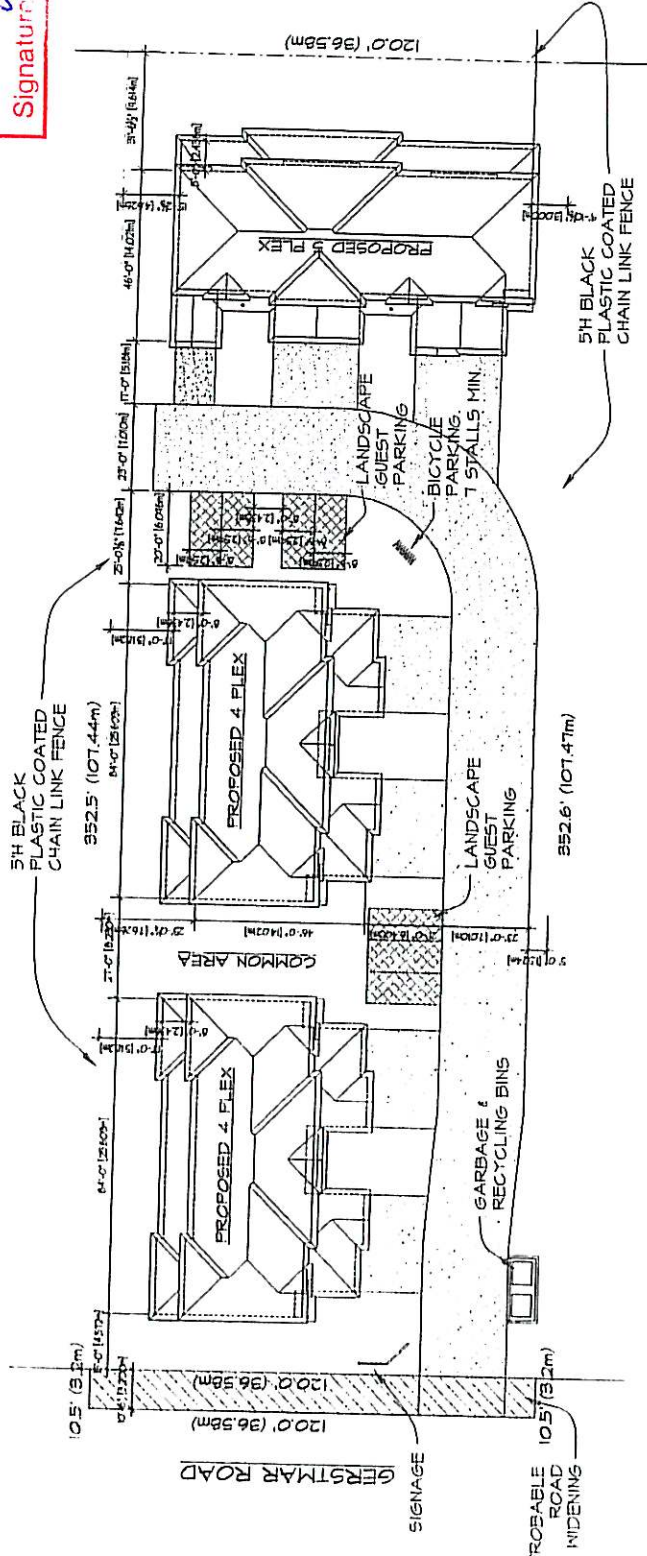
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This forms part of development

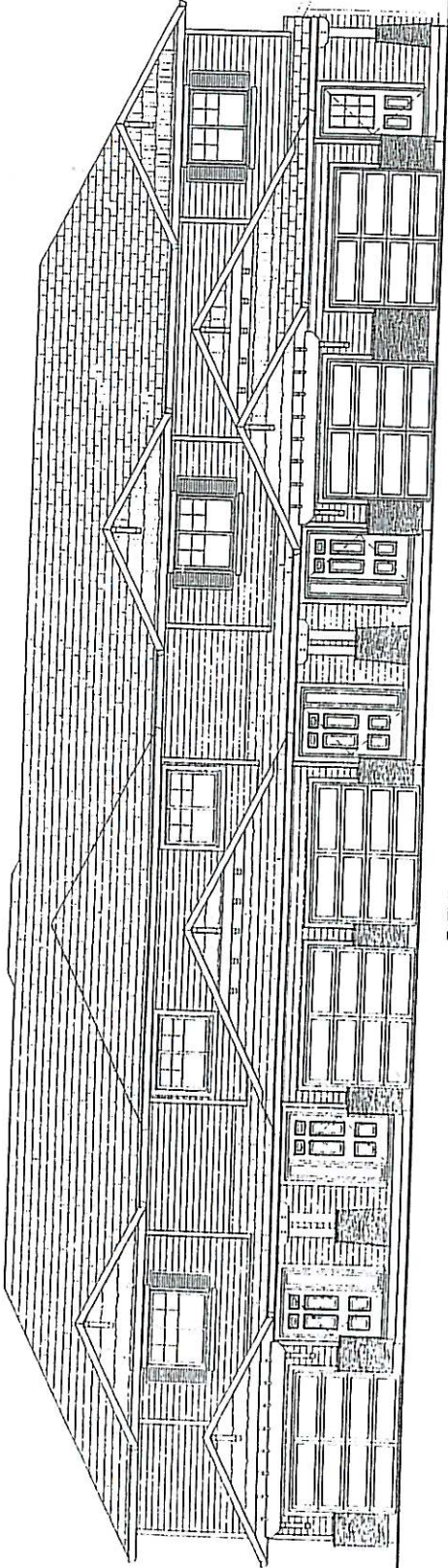
Permit # DP06-0225

Date July 30/07

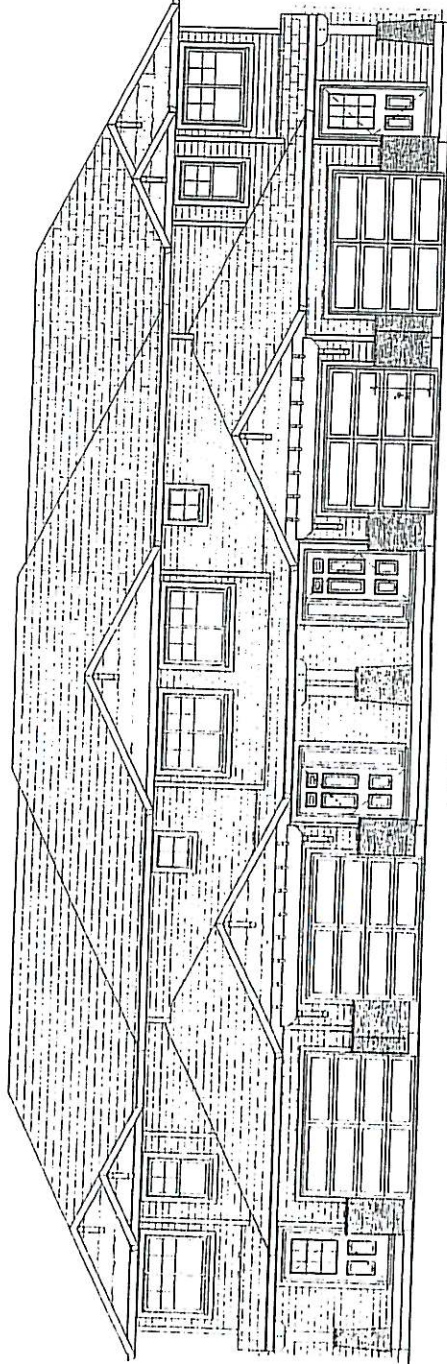
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REVISED PLAN



3. FLEX FRONT ELEVATION



4. FLEX FRONT ELEVATION

**SCHEDULE B**

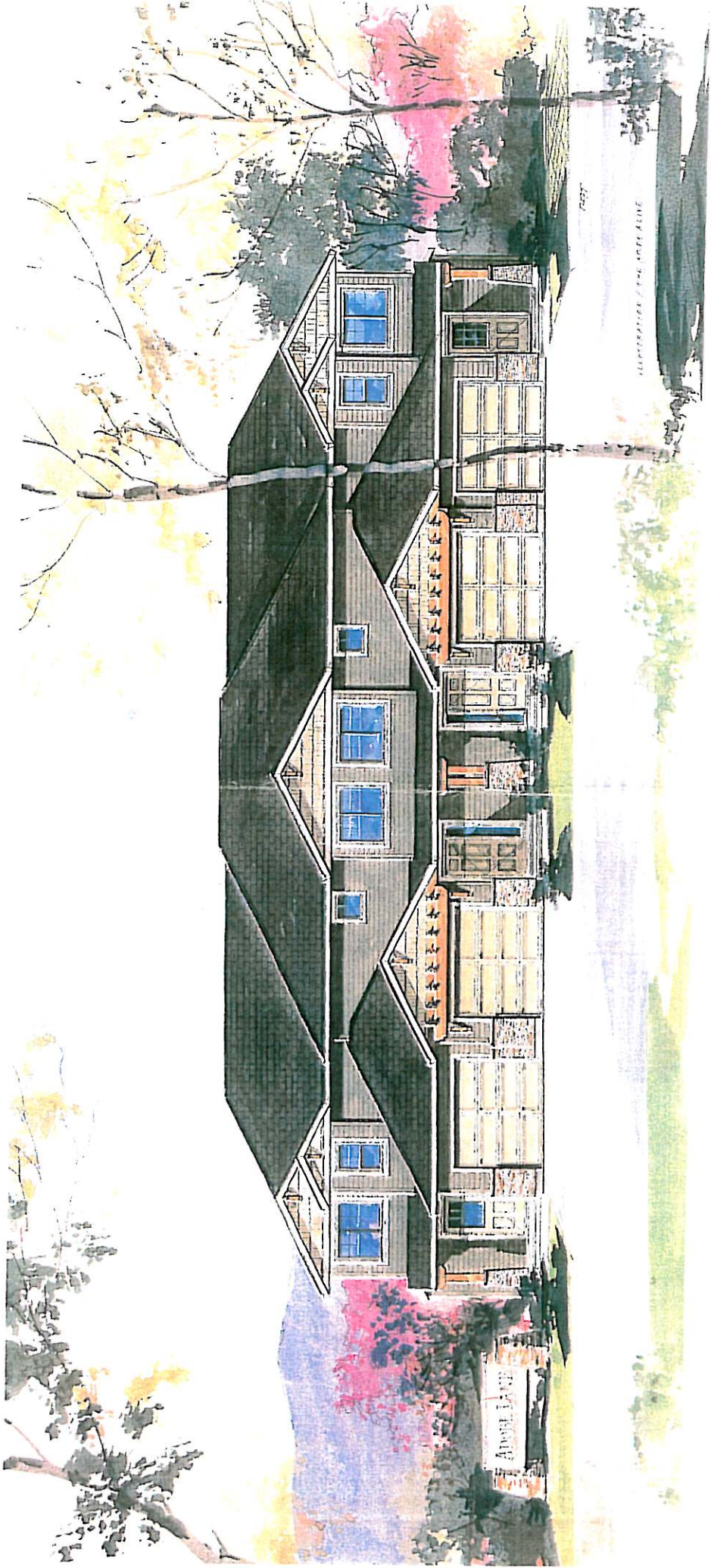
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Date \_\_\_\_\_

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*[Handwritten Date: July 20/07]*



SCHEDULE B

This forms part of development

Permit # DD6-0225

Date

July 30/07

Signature

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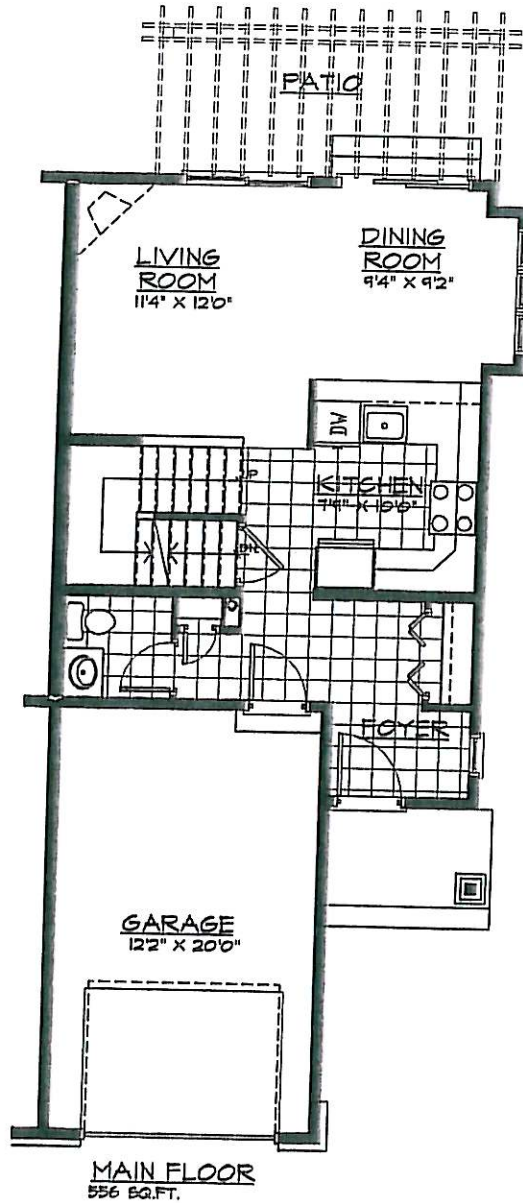
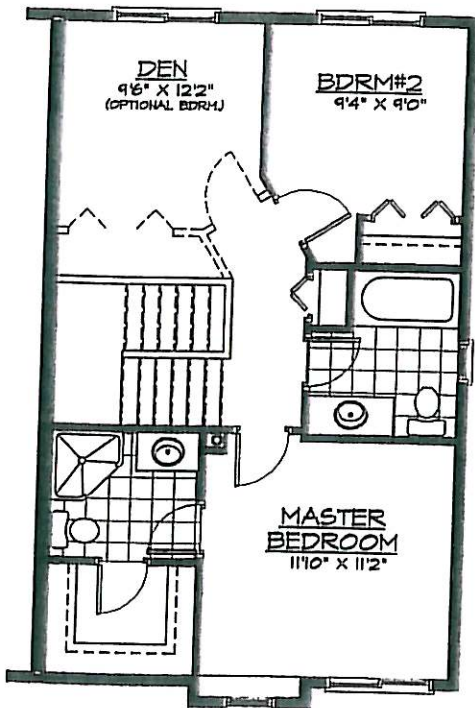
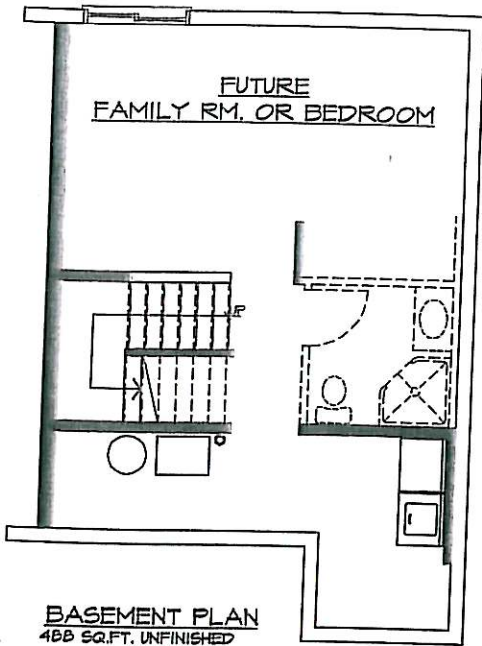
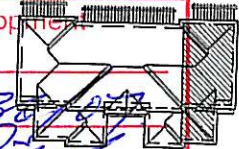
**SCHEMATIC B**

This forms part of development

Permit # DPO6-0205

Date July 30, 2013

Signature [Signature]



**'A' PLAN RIGHT - 4 PLEX**

FINISHED AREA 1140 sq.ft.

UNFINISHED AREA 488 sq.ft.

TOTAL AREA 1628 sq.ft.

The Developer reserves the right to make modifications and changes to plans, specifications, and features should they be necessary to maintain the high standards of these homes.

BAXTER DESIGN (250) 862-9662

515 GERSTMAR ROAD  
KELOWNA, B.C.

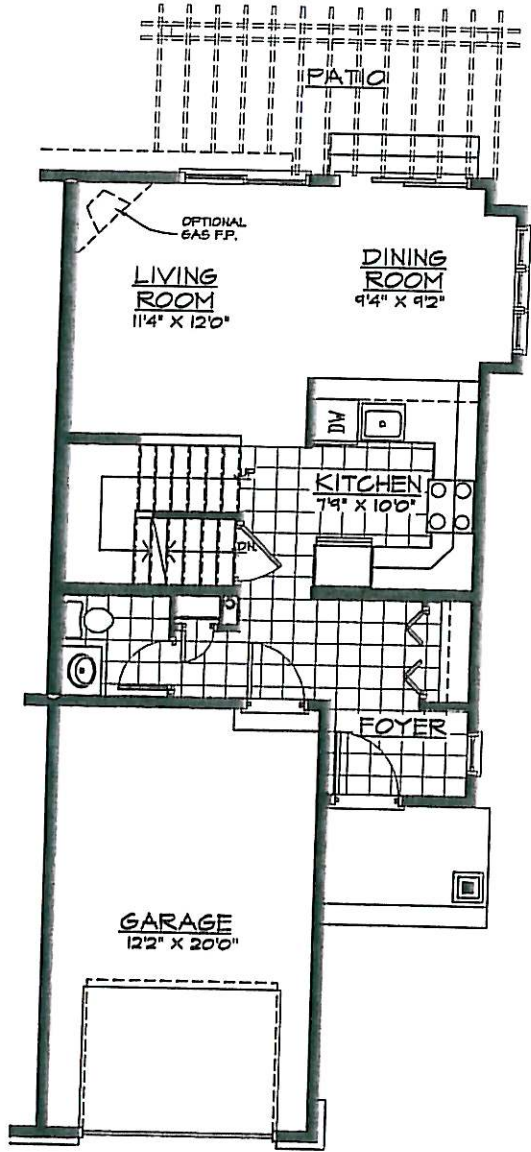
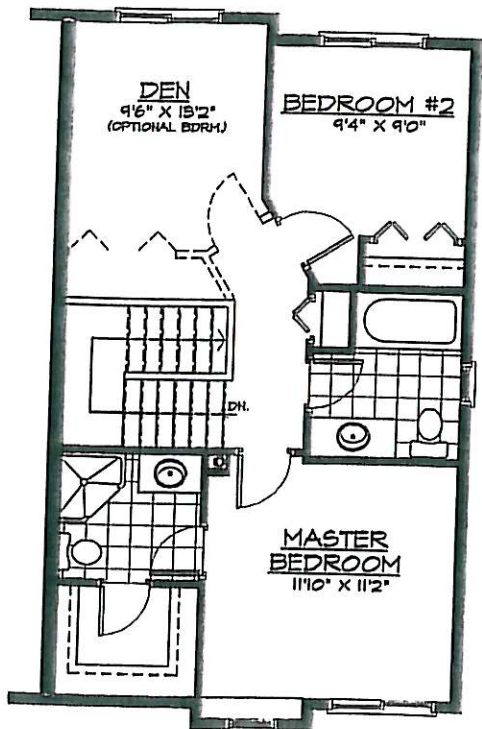
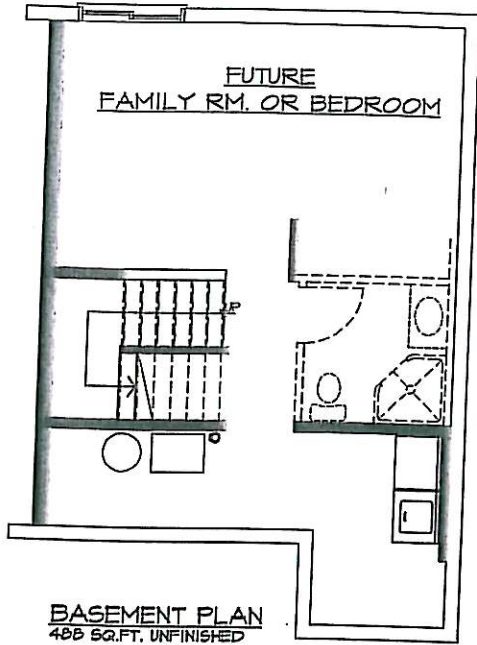
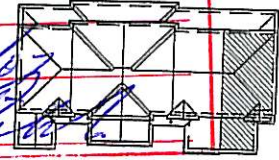
**SCHEDULE B**

This forms part of development

Permit # DPO-0225

Date July 31/07

Signature [Signature]



515 GERSTMAR ROAD  
KELOWNA, B.C.

**'A1' PLAN RIGHT - 5 PLEX**

FINISHED AREA 1150 sq.ft.  
UNFINISHED AREA 488 sq.ft.  
TOTAL AREA 1638 sq.ft.

The Developer reserves the right to make modifications and changes to plans, specifications, and features should they be necessary to maintain the high standards of these homes.

BAXTER DESIGN (250) 862-9662

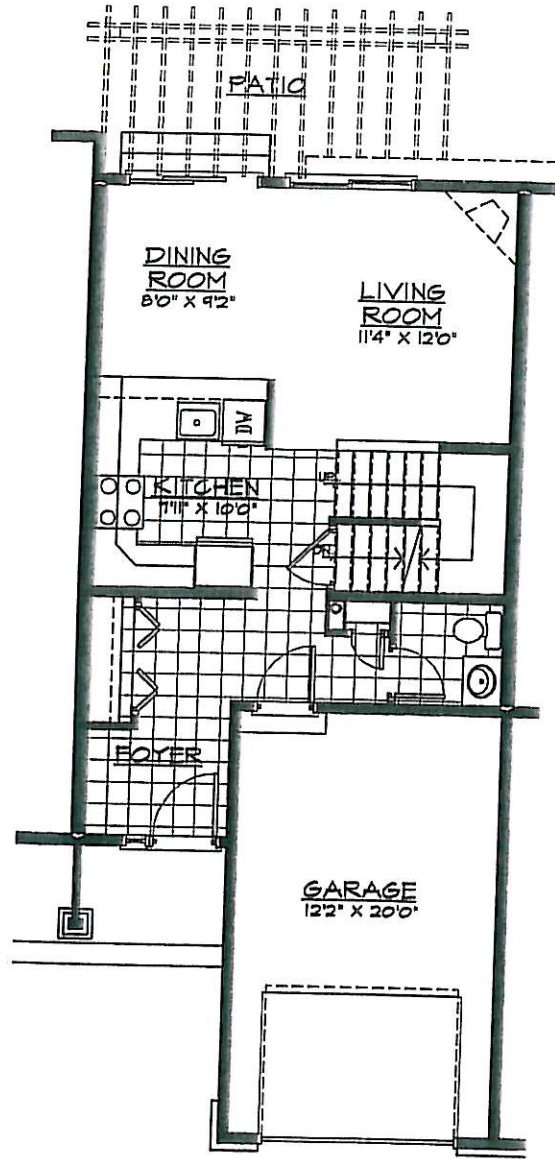
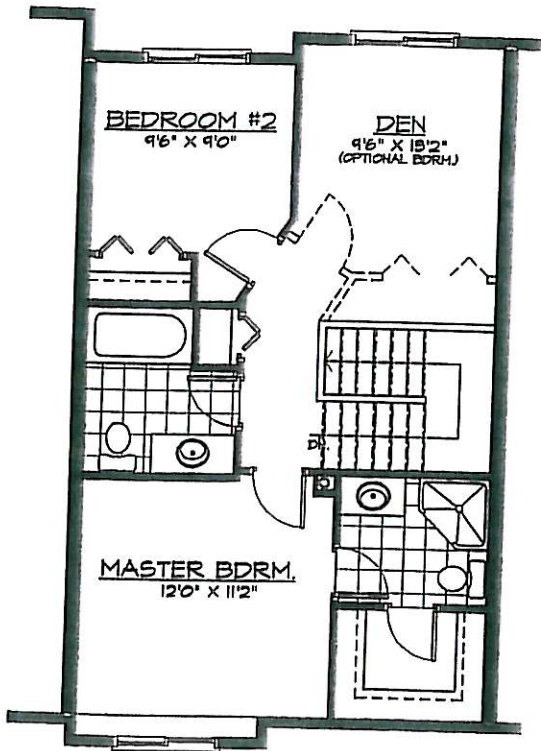
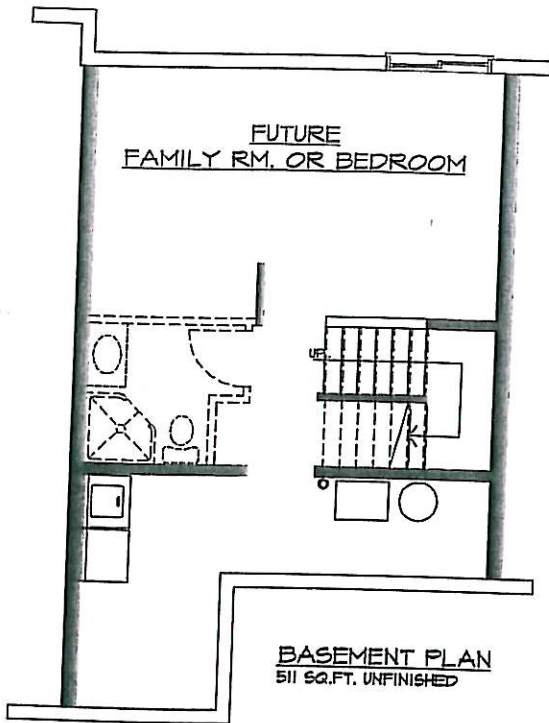
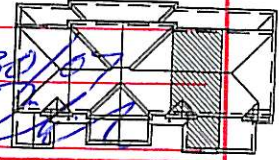
**SCHEDULE B**

This forms part of development

Permit # DP06-0225

Date July 30/07

Signature [Signature]



**'A2' INTERIOR PLAN RIGHT - 5 PLEX**

515 GERSTMAR ROAD  
KELOWNA, B.C.

FINISHED AREA 1172 sq.ft.  
UNFINISHED AREA 511 sq.ft.  
TOTAL AREA 1683 sq.ft.

The Developer reserves the right to make modifications and changes to plans, specifications, and features should they be necessary to maintain the high standards of these homes.

BAXTER DESIGN (250) 862-9662

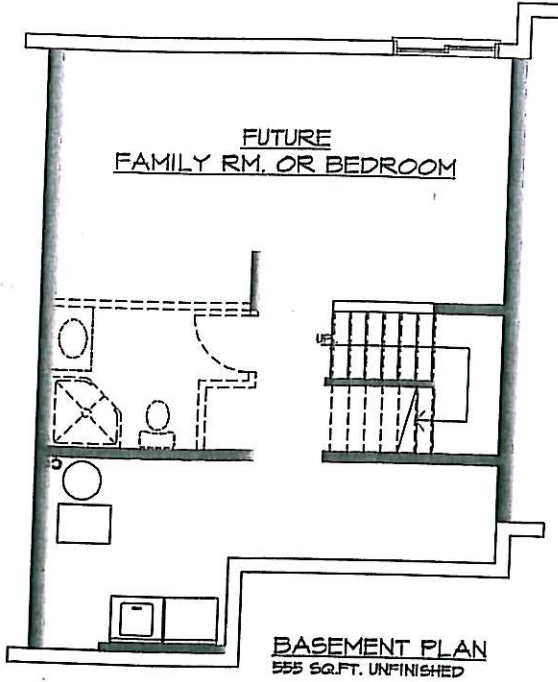
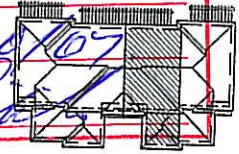
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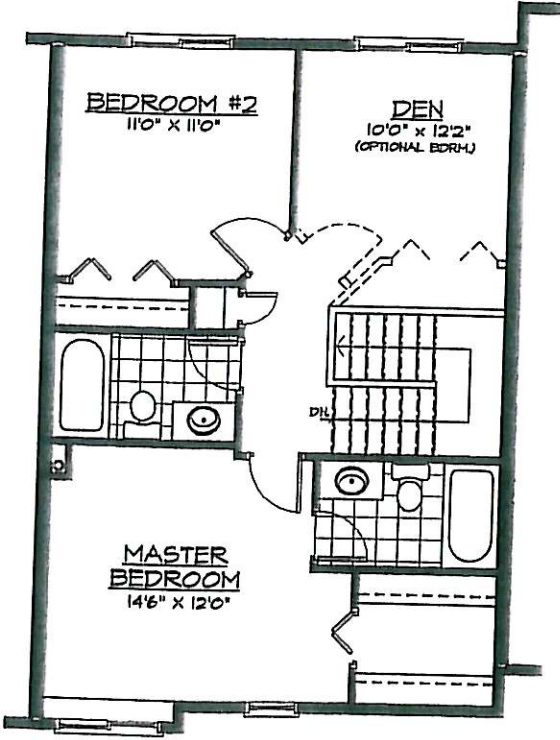
Permit # IP06-0225

Date July 30, 2007

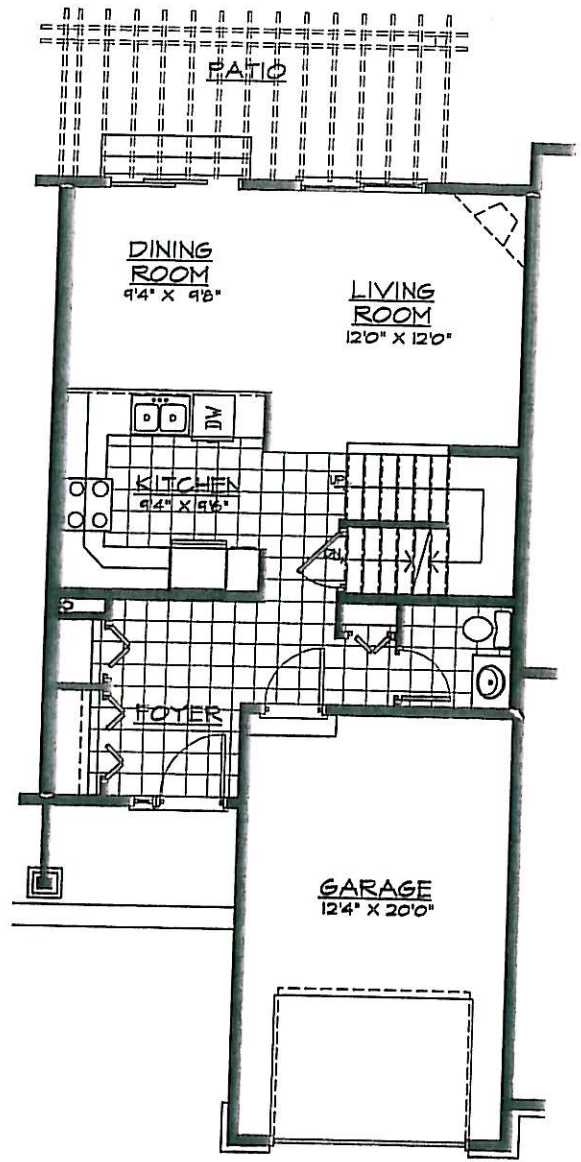
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**BASEMENT PLAN**  
555 SQ.FT. UNFINISHED



**UPPER FLOOR**  
648 SQ.FT.



**MAIN FLOOR**  
604 SQ.FT.

**'B' PLAN RIGHT - 4 PLEX**

FINISHED AREA 1252 sq.ft.

UNFINISHED AREA 555 sq.ft.

TOTAL AREA 1807 sq.ft.

The Developer reserves the right to make modifications and changes to plans, specifications, and features should they be necessary to maintain the high standards of these homes.

515 GERSTMAR ROAD  
KELOWNA, B.C.

BAXTER DESIGN (250) 862-9662

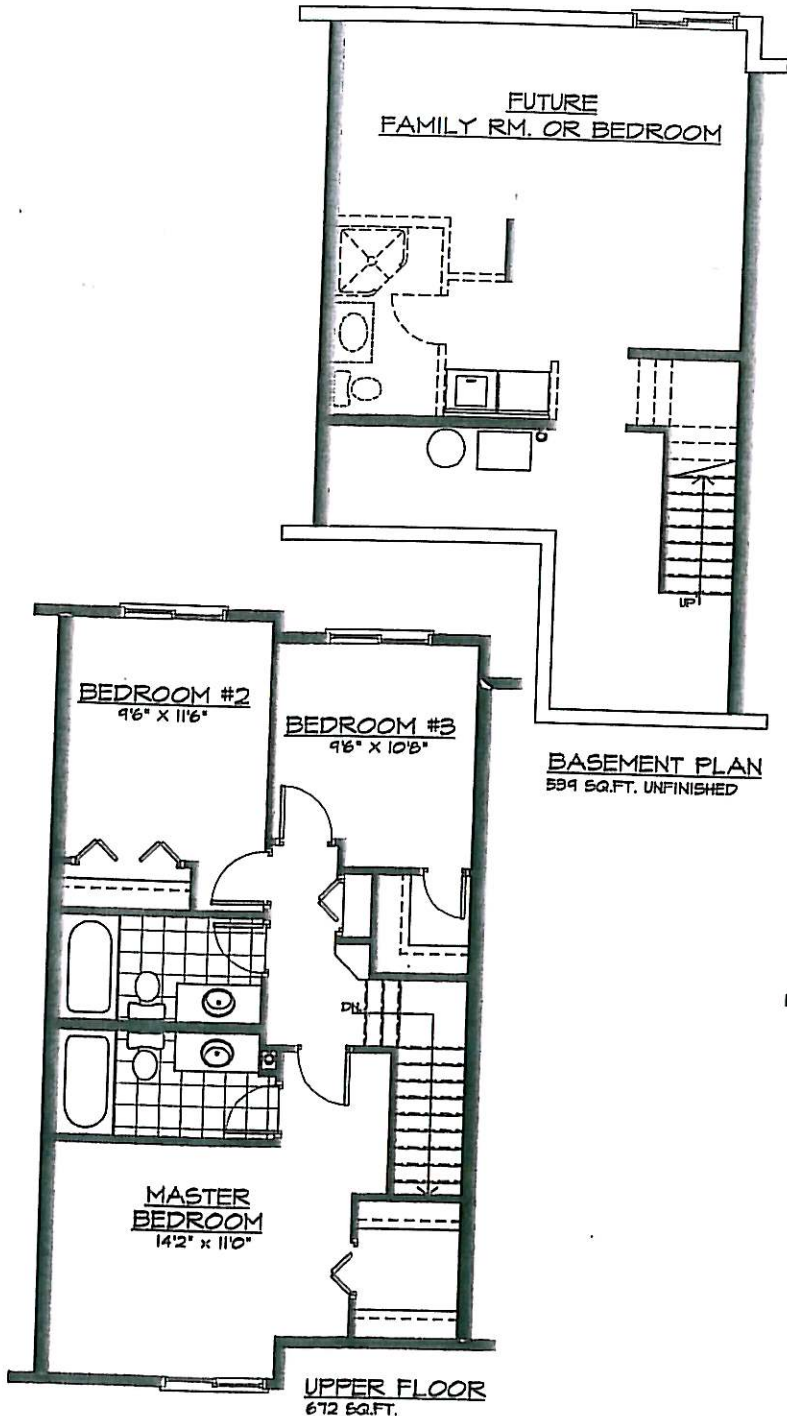
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Permit # DP06-0225

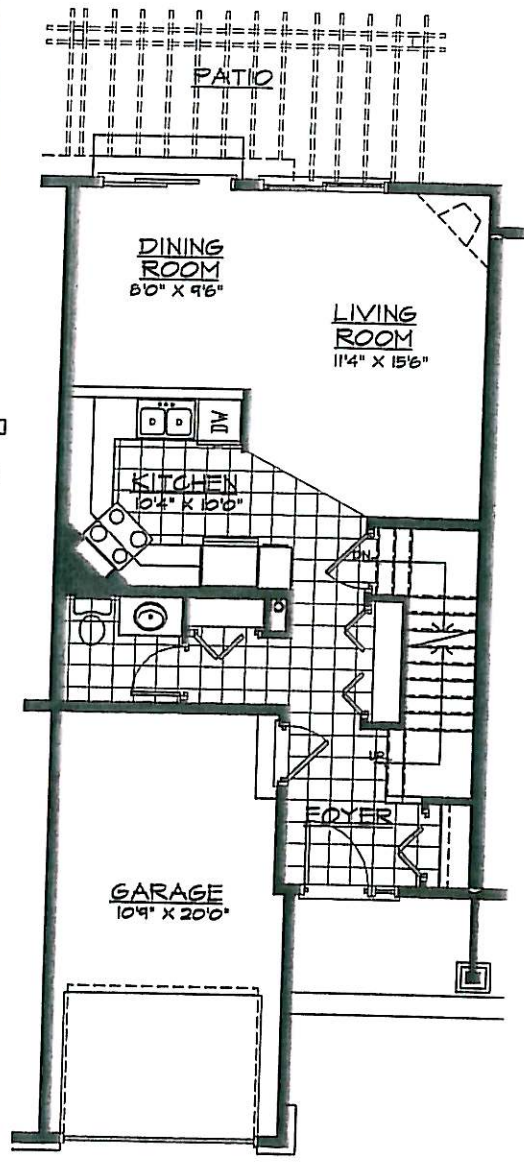
Date July 31 2007

Signature [Signature]



**BASEMENT PLAN**  
539 SQ.FT. UNFINISHED

**UPPER FLOOR**  
672 SQ.FT.



**MAIN FLOOR**  
540 SQ.FT.

**'C' PLAN RIGHT - 5 PLEX**

515 GERSTMAR ROAD  
KELOWNA, B.C.

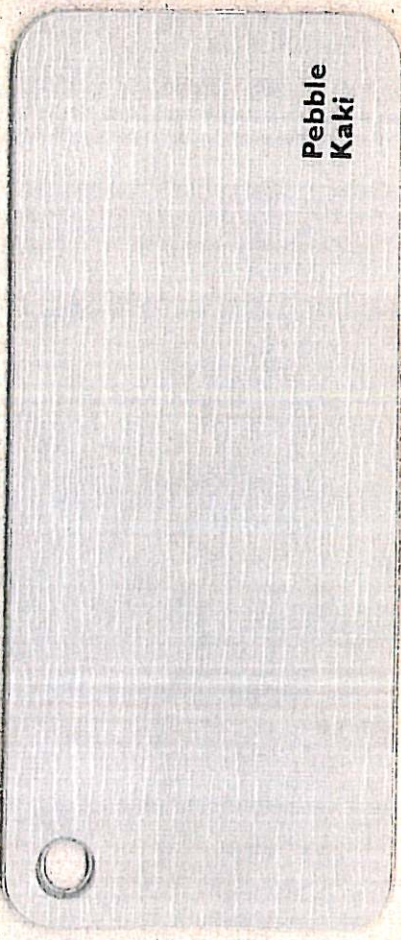
FINISHED AREA 1262 sq.ft.  
UNFINISHED AREA 539 sq.ft.  
TOTAL AREA 1801 sq.ft.

The Developer reserves the right to make modifications and changes to plans, specifications, and features should they be necessary to maintain the high standards of these homes.

BAXTER DESIGN (250) 862-9662

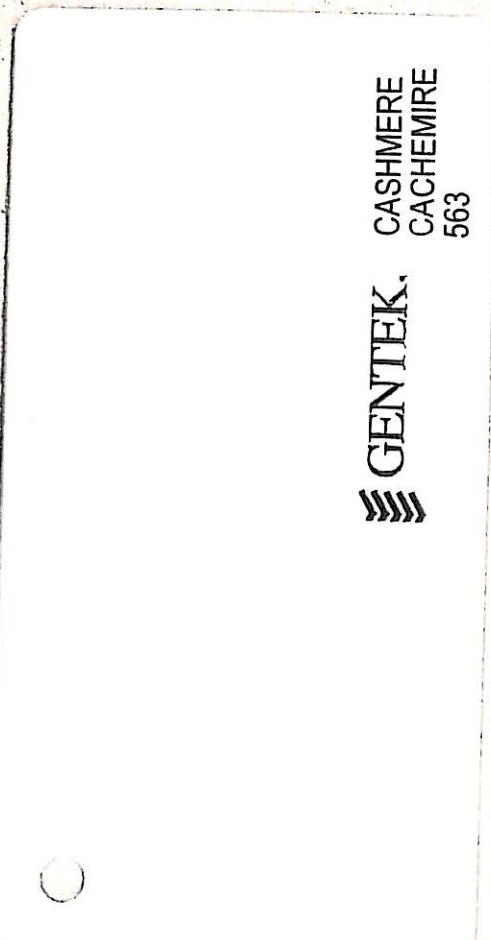
**SCHEDULE B**  
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 Permit # DP06-0725  
 Date July 30, 07  
 Signature [Signature]

**KHAKI**



Pebble Kaki

**SIDING ↑**

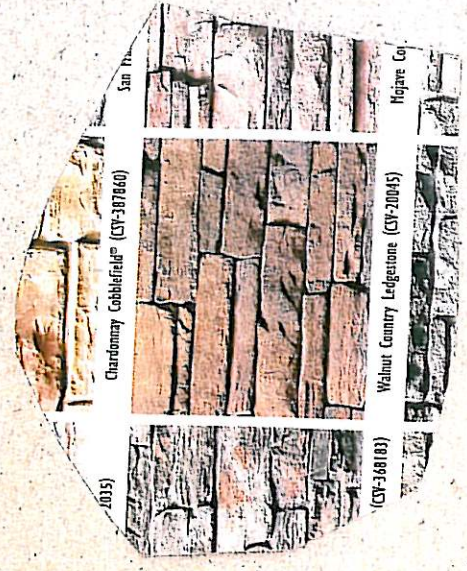


**GENTEK, CASHMERE CACHEMIRE 563**

**TRIM Colour ↑**

**SHINGLE AREA**

**ROOF - BLACK SHINGLES**



**CULTURED BRICK ↑**

