



CITY OF KELOWNA
MEMORANDUM

DATE: August 31, 2007
FILE NO.: DP06-0154

TO: City Manager

FROM: Planning & Development Services Department

DEVELOPMENT PERMIT APPLICATION OWNER: SIMRAN ENTERPRISES
NO. DP06-0154 (N. & H. SAHOTA)

AT: 370 HARTMAN ROAD APPLICANT: T. THOMAS &
ASSOCIATES

PURPOSE: TO SEEK A DEVELOPMENT PERMIT TO AUTHORIZE THE
CONSTRUCTION OF A 3 UNIT TOWNHOUSE DEVELOPMENT

EXISTING ZONE: A1 – AGRICULTURE 1

PROPOSED ZONE: RM 1 – FOUR DWELLING HOUSING

REPORT PREPARED BY: PAUL McVEY

1.0 RECOMMENDATION

THAT Final Adoption of Zone Amending Bylaw No. 9715 be considered by Council;

AND THAT Council authorize the issuance of Development Permit No. DP06-0154 for The E. ½ Of Blk 30 Sec. 26, Twp. 26, O.D.Y.D., Plan 264 Except Plans B3948, B5293 and KAP76444, located on Hartman 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 has made application to rezone the subject property from the existing A1 – Agriculture 1 zone to the proposed RM1 – Four Dwelling Housing zone in order that the property can be developed with 3 dwelling units. This associated Development Permit application seeks permission to construct 3 residential units proposed as 1 two – unit building ,and one single unit building. The proposed use is consistent with the Multiple Unit Residential – Low Density designation of the Official Community Plan.

As the outstanding servicing issues have been addressed, Council may consider final adoption of the zone amending bylaw as well as consideration of this Development Permit application.

2.1 Advisory Planning Commission

The above noted application (Z06-0046) was reviewed by the Advisory Planning Commission at the meeting of August 29, 2006 and the following recommendation was passed:

THAT the Advisory Planning Commission support Development Permit application No. DP06-0154, for 370 Hartman Road, Lot E30, Plan 264, Sec. 26, Twp 26, ODYD, by Ted Thomas/Sahota, to obtain a Development Permit to authorize construction of one duplex and one single family dwelling.

3.0 The Proposal

This Development Permit application seeks permission to construct 3 dwelling units in two buildings. The site plan provided indicates that the two unit building is proposed to be located adjacent to Hartman Road, while the second building is proposed to be located in the rear of the lot, and designed as a single dwelling unit building. There is a single driveway located adjacent to the east property line, which provides access to all three dwelling units.

Each of the residential units area designed in an "L" shaped configuration which provides a total of 4 bedrooms for each unit. The long leg of the "L" is oriented parallel to Hartman Road, and is the living area of the proposed building. The short leg of the "L" is designed as the garage area of the dwelling. The basement level is set approximately 1.2 m into the ground. This level has one bedroom, a finished family room, and a full bathroom. There is a main stairway which provides access to the remainder of the dwelling above. There is also a second stairway which provide direct access to the garage.

The main level provides a location for the living room, dining and kitchen areas, as well as a half-bath room, and a utility room for laundry. Adjacent to the dining and kitchen area is an outdoor deck accessed from the dining room.

The upper level provides for two bedrooms, a full bathroom, and a master bedroom with ensuite bathroom over the garage.

The exterior of the proposed dwellings are designed with grey coloured stucco finishes. The doors and windows are detailed with heavy timber framing elements. The deck areas and gable end roof elements area also detailed with heavy timber framing

elements to provide detail design elements to the exterior to provide visual interest to the building exterior.

The site plan indicates a 4.26 m wide driveway located adjacent to the east property line. There is a full landscaped strip located along the east side of the driveway to provide a buffer to the adjacent lot. There are also plantings located on the west side of the driveway to the north and south of the 2 unit building. There is a landscaped island located between the two driveway areas of the 2 unit building. The single unit building located at the end of the driveway at the rear of the lot also has landscaping located at the east end of the dwelling.

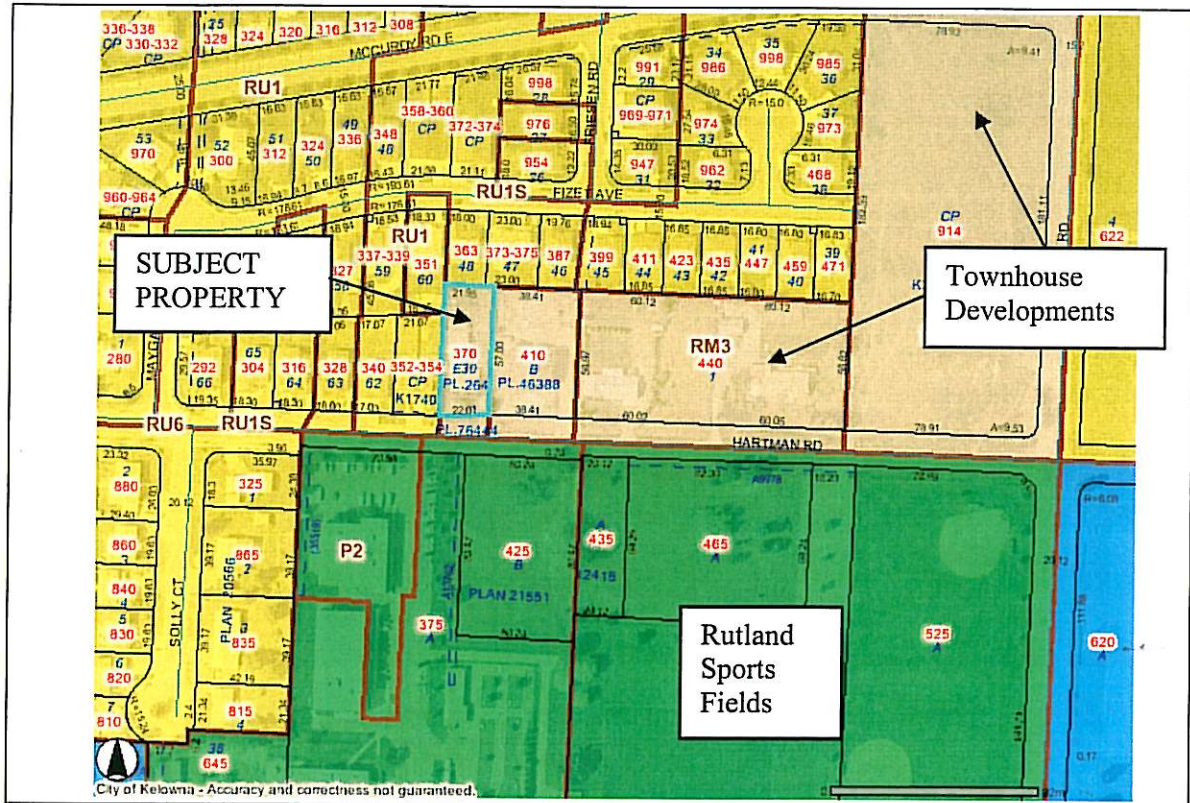
The proposal as compared to the RM3 zone requirements is as follows:

CRITERIA	PROPOSAL	RM1 ZONE REQUIREMENTS
Site Area (m ²)	1269.73 m ²	900
Site Width (m)	22 m	20
Site Coverage (%)	359.6 m ² (28%) 638 m ² (50%)	40% buildings 50% buildings, dwys & park'g
Total Floor Area (m ²)	721.3 m ²	11,550 m ² @ FAR = 0.6
F.A.R.	0.56	FAR = 0.6
Storeys (#)	2 ½ storeys (m)	2 ½ storeys (9.5 m)
Setbacks (m)		
- Front	4.5 m	4.5 m 6.0 m to carport/garage
- Rear	7.7 m	6.0 m for 1 or 1½ storey 7.5 m for 2 or 2½ storey
- West Side	2.0 m for 1 or 1½ stry 3.63 m for 2 or 2½ stry	2.0 m for 1 or 1½ storey 2.5 m for 2 or 2½ storey
- East Side	5.9 m	2.0 m for 1 or 1½ storey 2.5 m for 2 or 2½ storey
Parking Stalls (#)	9 provided	6 required
Private Open Space (m ²)	102.6 m ² provided	75 m ² required

3.1 Site Context

The subject property is located on the north side of Hartman Road, between Maygard Road and Craig Road. The Rutland Sports fields are located across Hartman Road from the subject property. There has been some recent development of some low density multiple unit residential uses to the east, near Craig Road.

SUBJECT PROPERTY MAP



Adjacent zones and uses are, to the:

- North - RU6 – Two Dwelling Housing zone / Two dwelling housing & sfd with suites
- East - RR3 – Rural Residential 3 / Single Unit residential uses
- South - P3 – Parks and Open Space / Rutland Sports Fields
- West - RU6 – Two Dwelling Housing zone / Two dwelling housing

3.2 Current Development Policy

3.2.1 Kelowna Official Community Plan

The Kelowna Official Community Plan designates the subject property as "Multiple Unit Residential – Low Density" future land use, a designation which is consistent with the proposed RM1 – Four Dwelling Housing zone.

3.2.2 City of Kelowna Strategic Plan (2004)

The City of Kelowna Strategic Plan 2004 describes a vision of what residents hope Kelowna will be like in the future and has identified as one of the themes that overall, residents aspire to live in a community that:

- Embraces the social, cultural and physical well-being of its residents through the delivery of quality services at a reasonable price, the development and maintenance of quality infrastructure and built forms, and meaningful opportunities to be involved in major decision made by the City.

The City of Kelowna Strategic Plan 2004 also states as Goal 3;
"To foster the social and physical well-being of residents and visitors."

The City of Kelowna Strategic Plan 2004 also states as Objectives for Goal 3;

1. Promote health and wellness initiative.
 - a. Develop or support programs that address the needs and engage the energies of seniors.
2. Ensure the availability of fiscal and human resources to provide quality services.
3. Realize construction of housing forms and prices that meet the needs of Kelowna residents.
 - a. Work in partnership with housing organizations and finance institutions to monitor the range of housing options required in the City.
 - b. Identify ways to establish partnerships with builders, developers and other levels of government in an effort and legislative tools to influence the supply and diversity of housing and to increase the supply of affordable housing.

3.2.3 Crime Prevention Through Environmental Design

CPTED Guidelines

Natural Surveillance

- wherever feasible, ground-oriented units enable surveillance over outdoor activity areas and the street;
- building entrances and exterior doors should be clearly visible from the street or by neighbours;
- all doors that open to the outside should be well-lit;
- all four facades of a building should have windows;
- parking spaces should be assigned to each unit located adjacent to that unit, and not marked by unit numbers (a numbered parking space separated from its assigned residential unit might enable pursuit of a victim without enabling surveillance over the space);
- visitor parking should be designated;
- the lower branches of existing trees should be kept at least ten feet (3 metres) off the ground;
- parking areas should be visible from windows and doors;
- parking areas and pedestrian walkways should be well-lit;
- shrubbery should be no more than three feet (one metre) high for clear visibility;
- buildings should be sited so that the windows and doors of one unit are visible from another;

Territorial Reinforcement

- property lines should be defined by landscaping or fencing which does not create a visual barrier;
- low shrubbery and fencing should allow visibility from the street;
- building entrances should create a strong sense of identity and presence on the street with the use of architectural elements, lighting and /or landscaping;
- all buildings and residential units should be clearly identified by street address numbers that are a minimum of five inches (12.5 cm.) high, and well-lit at night;

Natural Access Control

- entrances into parking lots should be defined by landscaping, or architectural design;
- dead end spaces should be blocked by a fence or gate;
- access to the building should be limited to no more than two points.

Target Hardening

- cylinder dead bolt locks should be installed on all exterior doors;
- where necessary, entrances to parking lots may be monitored by a guard;
- door hinges should be located on the interior side of the door;
- door knobs should be 40 inches (1 m.) from window panes;
- sliding glass doors should have one permanent door on the outside and on the inside moving door should have a lock device and a pin.

4.0 TECHNICAL COMMENTS

The technical comments have been addressed as part of the associated rezoning application (Z06-0046).

5.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT COMMENTS

The proposed development is a reasonable form of development for the subject property. The associated rezoning application is consistent with the Official Community Plan future land use designation of "Multi-Unit Residential – low density. The design of the proposed development meets all of the RM1 zone requirements, and the applicant does not seek any variances to the City of Kelowna Zoning Bylaw.

In conclusion, the Planning and Development Services Department supports this application, and recommends for positive consideration by Council.

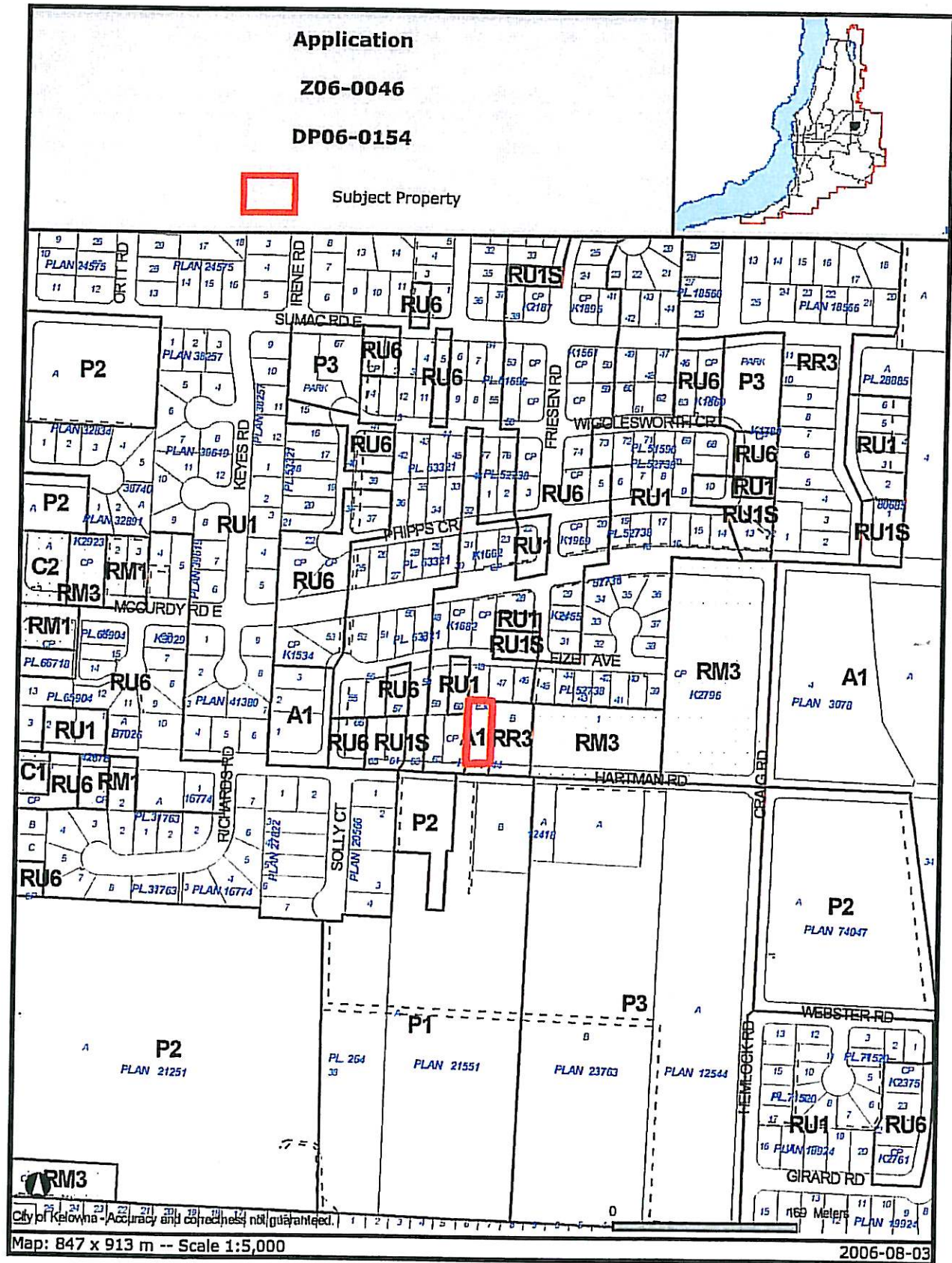

Shelley Gambacort
Current Planning Supervisor

Approved for inclusion




David Shipclark
Acting Director of Planning & Development Services

PMc/pmc
Attach.



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.

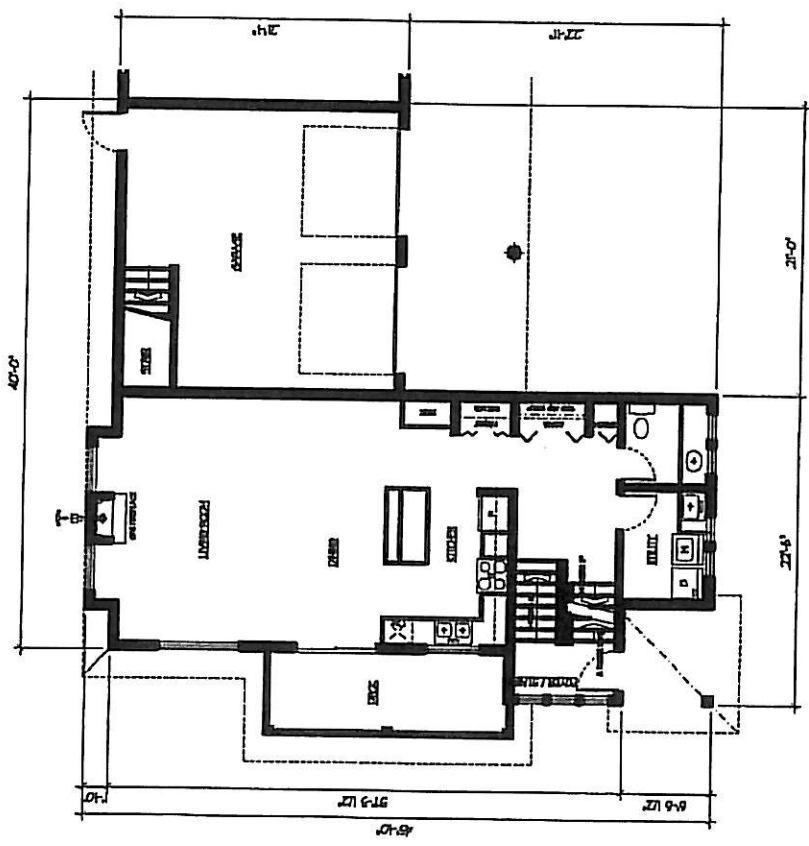


२

Date: _____

卷之三

<p>NOTES:</p> <p>1. THIS PLAN IS BASED ON THE 2000 INTERNATIONAL RESIDENTIAL CODE. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE CODES AND REGULATIONS APPLICABLE TO THE PROJECT. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.</p>		<p>DATE:</p> <p>01/10/2020</p>	<p>BY:</p> <p>01/10/2020</p>	<p>PROJECT:</p> <p>01/10/2020</p>	<p>CLIENT:</p> <p>01/10/2020</p>	<p>ARCHITECT:</p> <p>01/10/2020</p>	<p>ENGINEER:</p> <p>01/10/2020</p>	<p>DATE:</p> <p>01/10/2020</p>	<p>BY:</p> <p>01/10/2020</p>	<p>PROJECT:</p> <p>01/10/2020</p>	<p>CLIENT:</p> <p>01/10/2020</p>	<p>ARCHITECT:</p> <p>01/10/2020</p>	<p>ENGINEER:</p> <p>01/10/2020</p>
---	--	---------------------------------------	-------------------------------------	--	---	--	---	---------------------------------------	-------------------------------------	--	---	--	---



MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"



100

volunteer and bring back the

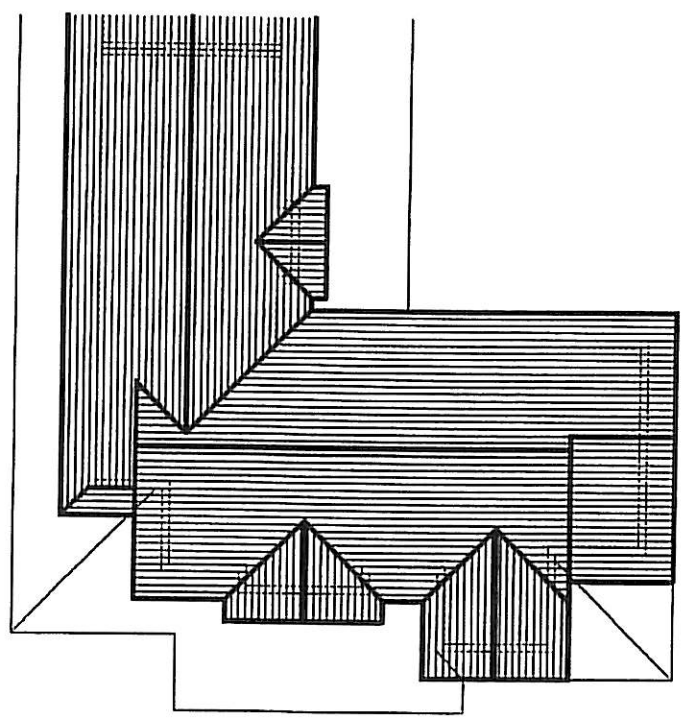
M

LYN

1

[illegible]

REVISIONS NO. 1 DATE 10/1/80 BY J. THOMAS		THIS DRAWING IS THE PROPERTY OF THE ARCHITECT. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR IN ANY MANNER USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.		DATE		DATE		DATE		DATE	
T.J. THOMAS ARCHITECT 100 N. 10th St. Raleigh, N.C. 27601 (919) 833-1111		PROJECT TOWNHOUSE PROJECT 100 N. 10th St. Raleigh, N.C. 27601		DRAWN BY J. THOMAS		CHECKED BY J. THOMAS		DATE 10/1/80		SCALE 1/4" = 1'-0"	



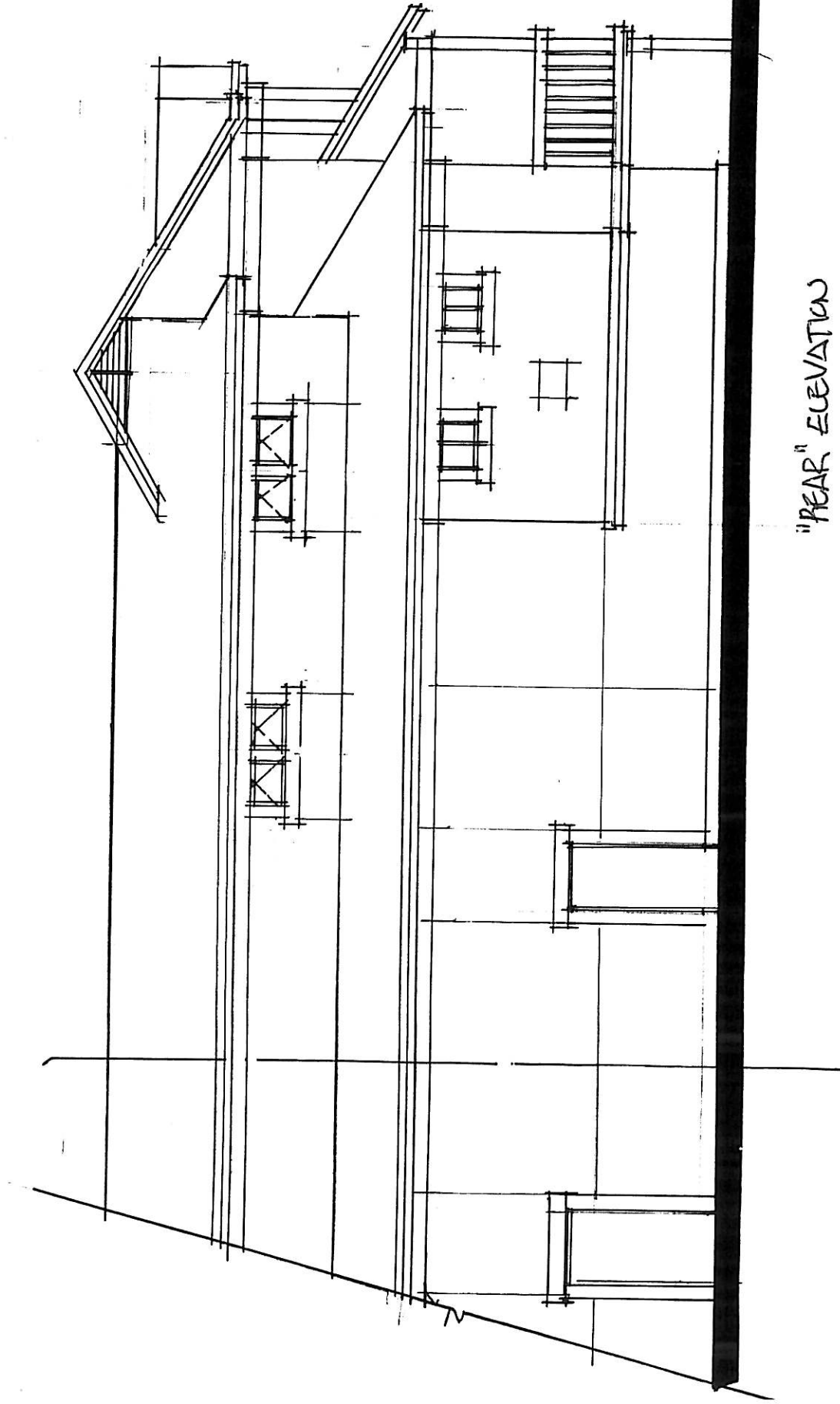
ROGER PLUM
 SCALE 1/4" = 1'-0"

AS



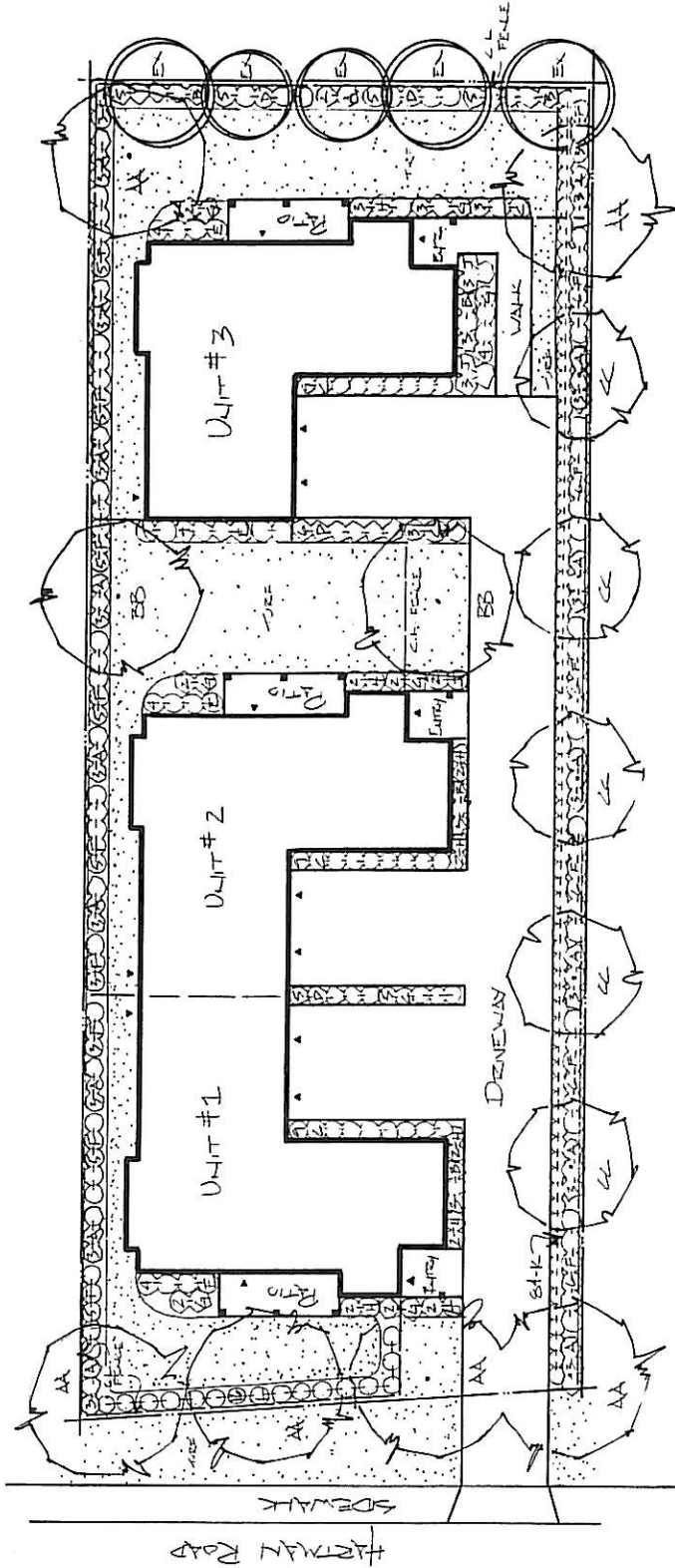
SCHEDULE B,

[illegible]



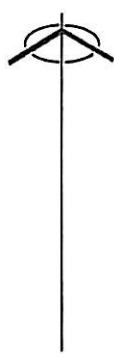
"REAR" ELEVATION

SCHEDULE "B"₃



- NOTES:
1. ALL LANDSCAPING TO MEET OR EXCEED BEST PRACTICES AND SPECIFICATIONS.
 2. SOFT LANDSCAPE AREAS TO BE WATERED WITH A FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
 3. ALL PLANT MATERIAL TO BE OF FULL AND EASILY FORM.
 4. GRAVEL AREAS WILL BE C/W FABRIC AND PLANT BEDS TO BE DRESSED WITH A 3/4" MIN. DOWN. BLACK RUBBER MULCH.
 5. SHRUB BEDS TO BE DRESSED WITH A 3/4" MIN. DOWN. BLACK RUBBER MULCH.

KEY	AMT.	BOTANICAL	COMMON	SIZE
AA	6	VER. BIRCH	VER. BIRCH	60cm x 80cm
BB	3	VER. BIRCH	VER. BIRCH	60cm x 80cm
CC	3	VER. BIRCH	VER. BIRCH	60cm x 80cm
DD	10	VER. BIRCH	VER. BIRCH	60cm x 80cm
EE	10	VER. BIRCH	VER. BIRCH	60cm x 80cm
FF	10	VER. BIRCH	VER. BIRCH	60cm x 80cm
GG	10	VER. BIRCH	VER. BIRCH	60cm x 80cm
HH	10	VER. BIRCH	VER. BIRCH	60cm x 80cm
II	10	VER. BIRCH	VER. BIRCH	60cm x 80cm
JJ	10	VER. BIRCH	VER. BIRCH	60cm x 80cm
KK	10	VER. BIRCH	VER. BIRCH	60cm x 80cm
LL	10	VER. BIRCH	VER. BIRCH	60cm x 80cm
MM	10	VER. BIRCH	VER. BIRCH	60cm x 80cm
NN	10	VER. BIRCH	VER. BIRCH	60cm x 80cm
OO	10	VER. BIRCH	VER. BIRCH	60cm x 80cm
PP	10	VER. BIRCH	VER. BIRCH	60cm x 80cm
QQ	10	VER. BIRCH	VER. BIRCH	60cm x 80cm
RR	10	VER. BIRCH	VER. BIRCH	60cm x 80cm
SS	10	VER. BIRCH	VER. BIRCH	60cm x 80cm
TT	10	VER. BIRCH	VER. BIRCH	60cm x 80cm
UU	10	VER. BIRCH	VER. BIRCH	60cm x 80cm
VV	10	VER. BIRCH	VER. BIRCH	60cm x 80cm
WW	10	VER. BIRCH	VER. BIRCH	60cm x 80cm
XX	10	VER. BIRCH	VER. BIRCH	60cm x 80cm
YY	10	VER. BIRCH	VER. BIRCH	60cm x 80cm
ZZ	10	VER. BIRCH	VER. BIRCH	60cm x 80cm



DESIGNED BY	30 APR 07	DATE	1/1
PROJECT	30 HARTMAN RD. KELLYNA, B.C.	DATE	1/1
LANDSCAPE PLAN		DATE	1/1

REVISED
SCHEDULE "C"