
CITY OF KELOWNA

MEMORANDUM

DATE: AUGUST 27, 2007

TO: CITY MANAGER

FROM: PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

APPLICATION NO. DP07-0074
/DVP07-0075

OWNER: LUCILLE & EUGENE FRANKE/
TROIKA DEVELOPMENTS INC.

AT: 1633 LOSETH ROAD
1661 HIGHWAY 33 EAST

APPLICANT: TROIKA DEVELOPMENTS
INC. (ROGER LIEGMANN)

PURPOSE: TO SEEK A DEVELOPMENT PERMIT TO ESTABLISH THE FORM AND CHARACTER OF A 3 STOREY, 54 UNIT TOWNHOUSE DEVELOPMENT.

TO SEEK A DEVELOPMENT VARIANCE PERMIT TO VARY THE TOTAL SITE COVERAGE FROM 50% PERMITTED TO 50.5% PROPOSED; TO VARY THE NUMBER OF STOREYS FROM 2 ½ PERMITTED TO 3 STOREYS PROPOSED; TO VARY THE SETBACK FROM A PROVINCIAL HIGHWAY FROM 15M REQUIRED TO 7.5M PROPOSED.

PROPOSED ZONE: RM3 – LOW DENSITY MULTIPLE HOUSING

REPORT PREPARED BY: DANIELLE NOBLE

1.0 RECOMMENDATION

THAT Final Adoption of OCP Amending Bylaw No. 9807 be considered by Council;

THAT Final Adoption of Zone Amending Bylaw No.9808 be considered by Council;

AND THAT Council authorize the issuance of Development Permit No. DP07-0074 for Lot 1, Sec. 13 & 18, Twp 26 & 27, ODYD, Plan 25935 and Parcel A (Plan B5627) of Lot 15, Sec. 13, Twp 26 and of Sec. 18, Twp 27, ODYD, Plan 1991 Except Plans 20732, 23399, H8433, KAP48832 & KAP48833, located on Loseth Road & Hwy 33 East, 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 estimate value of the landscaping, as determined by a professional landscaper;
5. That the letter of undertaking provided by Petraroia Langford Rush, dated August 24, 2007, is fulfilled and that the plan of lot consolidation be registered at the Land Titles Office.

AND THAT the applicant be required to complete #4 and #5 of the above-noted conditions within 180 days of Council approval of the development permit application in order for the permit to be issued.

AND THAT Council authorize the issuance of Development Variance Permit No. DVP07-0075 for Lot 1, Sec. 13 & 18, Twp 26 & 27, ODYD, Plan 25935 and Parcel A (Plan B5627) of Lot 15, Sec. 13, Twp 26 and of Sec. 18, Twp 27, ODYD, Plan 1991 Except Plans 20732, 23399, H8433, KAP48832 & KAP48833, located on Loseth Road & Hwy 33 East, Kelowna, B.C.,

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

Section 13.9.6(b) – Development Regulations

To vary the maximum total site coverage to 50.5% proposed where 50% is permitted.

Section 13.9.6(c) – Development Regulations

A variance to allow a building height of 3 storeys, where the height cannot exceed the lesser of 9.5 m or 2 1/2 storeys.

Section 6.10.1 – Setback from Provincial Highways

To vary the minimum side yard setback adjacent to a provincial highway to 7.5m proposed where 15m is required.

2.0 SUMMARY

The proposed project anticipates 54 units of townhouse style dwellings. The Development Permit application is needed to approve the form and character of this multi-family project. Building setbacks, number of storeys, and site coverage variances are being sought through the concurrent Development Variance Permit application process. Lot consolidation is currently being executed at Land Titles Office and a letter of undertaking has been secured by Windmill Ventures Ltd.

3.0 ADVISORY PLANNING COMMISSION

The above noted applications were reviewed by the Advisory Planning Commission at the meeting of April 24, 2007 and the following recommendations were passed:

THAT the Advisory Planning Commission not support Development Permit Application No. DP07-0074, for 1633 Loseth Road, Lot 1, Plan 25935, Sec. 13, Twp. 26, ODYD, by Troika Developments Inc. (R. Liegmann), to obtain a

Development Permit to establish the form & character of a 58 unit townhouse development.

DEFEATED DUE TO: The general consensus of the APC was that the number of units being sought for the subject properties and the site layout was too dense. It was suggested to reduce the number of units for the overall site to improve livability, traffic/parking concerns, and playground allocation for young families.

The applicant has responded to the commentary provided by the APC, and revised the site plan to reduce the number of units from 58 to 54 proposed.

4.0 BACKGROUND

The proposed project would be located on two consolidated lots accessed via Lynrick Road and having prominence along Highway 33. The subject properties are situated within the Black Mountain village centre. The parking requirements will be achieved by way of under-building parking with visitor stalls allocated throughout the site. Garbage and recycling will be curb side pick up at each door.

The main entry to the residential complex will be via two principal entry points off of Lynrick Road. All of the units will have street level entry points creating pedestrian friendly entrances around the entire project and targeting a family demographic. Typical units are provided with front porches and/or terraces. The project will be providing a playground and park amenity area for residents.

The Building Design is focused on creating a "sense of belonging" to the townhouse community through pedestrian orientated elements. The buildings are situated so that children of the residents are offered outdoor play space while still within sight from several of the units. A majority of the parking is to be accommodated within the parking garages with some parking in the driveways themselves. The design aims to emulate a faux-Tudor motif, with the objective of being sensitive to the surrounding architectural styles that dominate while recognizing that a substantial amount of the housing stock in the adjacent single family neighbourhood is dated.

The applicant has submitted a landscape plan, which may be further enhanced to incorporate additional fencing treatments along the perimeter of the property fronting Highway 33. Ideally, the landscaping will aim to enhance the building form and soften the fencing treatment through a variety of soft/hard landscape treatments on site.

The development as proposed triggers several variances to the City's Zoning Bylaw including variances to site coverage, number of storeys, and side yard setbacks.

The application compares to the requirements of the RM3 – Low Density Multiple Housing zone as follows:

CRITERIA	PROPOSAL	RM3 ZONE REQUIREMENTS
Lot Area (m ²)	12,462.7m ²	900m ²
Lot Depth (m)	71.45m	30.0m
Lot Width (m)	90.45m	30.0m
Site Coverage (%) (Buildings)	30.89%	40%
Site Coverage (%) (Buildings and parking)	50.5% ❶	50%
Floor Area Ratio (FAR)	0.67	0.5 + 0.2 for Parking Under Building Total: 0.7
Parking Spaces	Covered stalls: 108 Visitor stalls: 8 Total: 116 stalls	1.5 stalls x 12 (2 bedroom units) 2 stalls x 46 (3 bedroom units) 8 Visitor Stalls Required Total: 110 stalls
Storeys (#)	2.5 ❷	3
Height (m)	8.38m	9.5m
Setbacks(m)		
- Front	4.5m	4.5m
- Rear	7.5m ❸	15m
- East Side	4.5m	4.5m
- West Side	4.5m	4.5m
Private Open Space	+/- 80.8m ² /unit	+/- 25.0m ² /unit

❶Note: Applicant is seeking to vary the total site coverage from 50% required to 50.5% proposed.

❷Note: The applicant is seeking to vary the height from 2 1/2 storeys permitted to 3 storeys proposed.

❸Note: The applicant is seeking to vary the northern side yard setback from 15m required to 7.5m proposed.

5.0 SITE CONTEXT

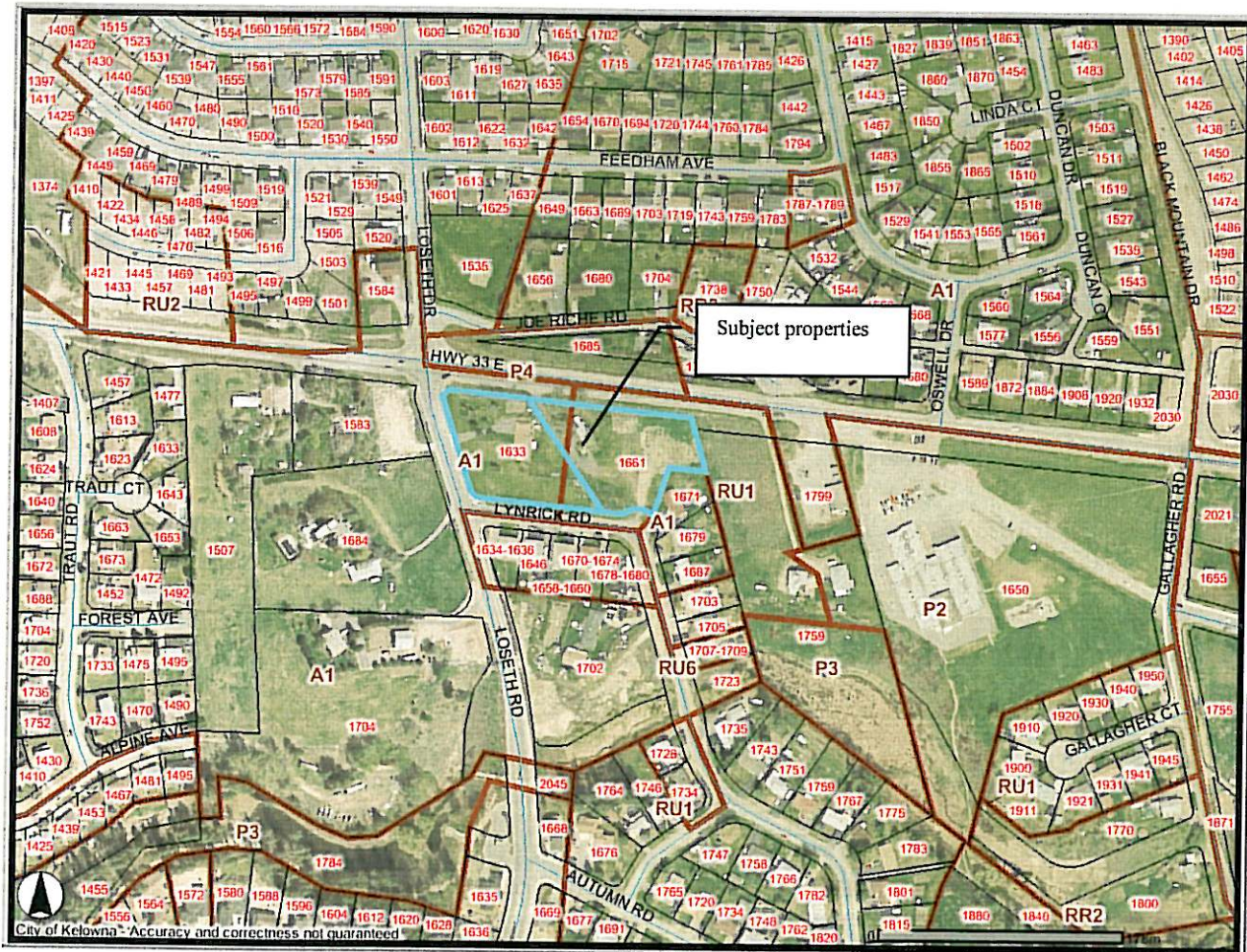
The subject properties are located on the southern side of Highway 33, just west of Black Mountain Elementary School.

Adjacent zones and uses are:

North	P4 – Utilities and A1 – Agriculture 1
East	RU1 – Large Lot Housing and A1 – Agriculture 1
South	RU6 – Two Dwelling Housing – Single Family Dwellings
West	A1 – Agriculture 1

5.1 SITE LOCATION MAP

Subject Properties: 1633 Loseth Rd & 1661 Highway 33 E



6.0 CURRENT DEVELOPMENT POLICY

6.1 Kelowna Official Community Plan

The Official Community Plan also contains the following objectives for context and design for new multiple family 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 within Urban Centres and Village Centres should contribute to the creation of pedestrian-oriented streets and public spaces (connections, social interaction).
- All development should contribute to a sense of community identity and sense of place (integration of development within larger community, belonging, and 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).

7.0 TECHNICAL COMMENTS

7.1 Fire Department

Fire department access, fire flows, and hydrants as per the BC Building Code and City of Kelowna Subdivision Bylaw.

7.2 Inspections Department

Spatial separation requirements have been reviewed by applicant and are achieved.

7.3 Works and Utilities

As per the related zoning and OCP report.

7.4 Parks Department

1. 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.

2. 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. A Landscape Plan will be required to be submitted to the Parks Division with the following standard information and requirements:

3. In order to prevent concrete cracking and heaving, trees planted in the boulevard or adjacent to the boulevard shall be installed with root barriers such as "Deep Root" brand, or City-approved equal, installed per the manufacturer's instructions.

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.


8.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT


The Planning and Development Services Department has worked considerably with the developer on the proposed form and character of the anticipated development. While staff acknowledges that the proposed design is of respectable quality and meets many of the Official Community Plan's design guidelines for Multiple Family development, the form and character of the project emulates a faux-Tudor motif. The applicant's rationale is that this design is a sensitive transition to the adjacent older housing stock within the immediate neighborhood, in addition to reasonable proximity to the newly constructed Craftsman theme of Kirschner Mountain. Given this site's location, it also serves as a prominent gateway into Kelowna from all eastbound traffic.

Notably, there remains concern with regard to the density of land use. However, project calculations were based on the road dedication of Hwy 33 East, and the imminent highway widening required a considerable allocation of the site to be dedicated. The original plans submitted suggested maximum density for the site. Staff noted that there would be significant hard surface with minimal internal landscaped or green space to lessen the environmental footprint of the project. The applicant has submitted the Kelowna Sustainability Checklist as attached.

The variances being sought with this project are considered reasonable, given that the height of the buildings are in compliance with the zoning bylaw and the design of the floorplans necessitate the ½ storey variance. Site coverage for the building footprints is well within the required allowance, and the applicant has amended the original proposal and reduced the number of units from 58 to 54 units to address the building site coverage concern raised by Staff and the Advisory Planning Commission. However, the applicant has not proposed any affordable housing component on-site that would be secured through a formal housing agreement.

The project has also necessitated an upgraded landscape plan, with additional provisions for fencing treatment. Landscape and fencing provisions for the property boundary adjacent to the highway serves to be a visual and noise attenuation barrier, but should incorporate vegetation and landscaping treatments to enhance design interest and not be a blank face to the Highway 33 traffic.

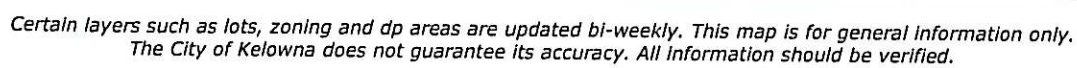

for Shelley Gambacort
Current Planning Supervisor

Approved for inclusion 
Ron Dickinson
Inspection Services Manager

SG/DN
Attach.

ATTACHMENTS

Subject Property Map
Site Plan
Proposed Floor Plans
Building Elevations
Color Board
Conceptual Landscape Plan
Kelowna's Sustainability Checklist



Kelowna Sustainability Checklist



The City of Kelowna endeavours to...

Sustain the Environment. Encourage development and land use changes that will not compromise the ability of future generations to meet their needs and to enjoy the quality of life that we experience today;

Encourage Mixed Use Developments. Encourage a mix of residential, employment, institutional, and recreational uses within individual buildings or larger development projects, and an increased share of development going to the Downtown or other designated Urban Centres, in order to provide greater access by proximity, thereby reducing transportation-related pollution and urban sprawl;

Develop a Compact Urban Form. Develop a more compact urban form that maximizes the use of existing infrastructure, by increasing densities through development, conversion, and re-development within existing areas, particularly in the Downtown or other designated Urban Centres, and by providing for higher densities within future urban areas. Encourage development to proceed in a logical, sequential order, concurrently with availability of required urban services.

Sustainable Development. Continue to promote social well being and quality of life by including and implementing policies and actions that are environmentally sound and sustainable for development and re-development within the City.

KELOWNA SUSTAINABILITY CHECKLIST

Instructions

All applicants for *Official Community Plan Amendment, Zoning Bylaw Amendment, Subdivision, Development Permit or Development Variance Permit* are requested to complete the Smart Growth Checklist. Please review and complete the checklist and if necessary, provide a supplementary letter explaining, in more detail, how the proposed development incorporates the listed or other Smart Growth principles. Applicants are encouraged to provide as much information as possible to assist City Council, staff and advisory bodies (i.e. Advisory Planning Commission, Community Heritage Commission etc.) in their review of development proposals. The relevance of the Checklist questions will depend on the nature and scope of the project.

Mission Statement

Kelowna's Official Community Plan seeks to maintain or enhance our unique environment and lifestyle on behalf of the people of Kelowna through the provision of dynamic and accountable leadership and effective municipal services (Kelowna 2020).

Development is an essential part of the City's future: it creates the urban environment as well as influences social wellbeing, economic strength and environmental conditions. This survey is designed to ensure that Council, staff and the development community work in partnership to achieve the long term goals and objectives of the community.

The purpose of this Sustainability Checklist is to assist Council, staff and developers to create the most sustainable project

possible. The questions in the Checklist are meant to advance the following sustainability objectives.

1. Efficient use of public funds: mixed use, higher density areas make better use of existing infrastructure, reduce demands for new roads and services and reduce long term infrastructure maintenance costs;

2. Protect open space and natural areas: concentrating growth within existing urban areas minimizes land consumption, protects natural features, preserves wildlife corridors and minimizes environmental impacts;

3. Placemaking: people want to live in neighbourhoods that are lively and attractive urban live/work/play environments, with adequate amenities, and which respect the existing neighbourhood and community character, design and historic features;

4. Accessibility: compact mixed use development reduces commuting distances, and increases transportation choice (e.g., walking, cycling, and public transit);

5. Housing choice: expanding housing choices for different age groups, income and household sizes allows people to remain in the same neighbourhood through different life stages and discourages out-migration due to affordability issues;

6. Shorter commutes and more transportation choices: locating jobs in regionally-accessible hubs served by transit and with housing nearby allows people to work closer to home or live closer to work, reducing dependence on the automobile and aids in improving air quality

KELOWNA SUSTAINABILITY CHECKLIST

Economic Sustainability

A healthy economy relates to the quality of life for the citizens in our community. The City would like to maintain a balance between the number of jobs and the resident labour force, and ensure those jobs are accessible by transit. Important considerations also include support for local business, job creation, infrastructure efficiency and consideration for and reduction of resource consumption.

1. Comment on **direct employment** created by this project during construction:

- a) number and duration of jobs (full time, part time)

The Gate will create direct full-time employment for 50 people for 18 months and part-time jobs for 25 people for 24 months.

- b) types of jobs (e.g., construction, design)

Jobs created fall in all areas of construction and design plus sales and marketing.

- c) income range of jobs

The income range for these jobs fall between \$25,000 and \$75,000 per year.

2. Will the project provide direct employment (i.e., on the development site) after the project is completed?

Yes/No

If so, comment on employment provided by sector, type, income range, and the number of jobs that are full-time and part-time.

No _____

3. Are there any other components of economic sustainability (e.g., suitability of units for home based businesses, green products, local job creation) advanced by this proposal?

Yes/No

If yes, describe:

No _____

Environmental Sustainability

Community and building design can significantly influence resource consumption (e.g., energy, water) and waste generation (e.g., vehicle emissions, solid waste) in the local community. New development should be designed to avoid or minimize negative impacts on the existing natural environment and maximize the benefits of the City's existing infrastructure.

Built Environment

4. Comment on the following site planning components:

4.1 Walking distance to:

- a) bus stop (in kms)

There is a bus stop .5 km away

b) trails, greenways, cycling routes (in kms)
Gallagher's Canyon is 2 km away from The Gate, Black Mountain Golf Course is 5 km away and a bird sanctuary is less than .5 Km away. The department of transportation is widening the highway to include a bike lane and pedestrian sidewalk.

4.2 Is development located in the Downtown or in one of the City's designated Urban Centres (see Kelowna Official Community Plan Map 6.2) and on lands less than 30%

KELOWNA SUSTAINABILITY CHECKLIST

slope (Map 7.1 of Kelowna's Official Community Plan).

Yes/No

Yes – The Gate is located in Black Mountain's urban center.

4.3 Provides additional support for alternative transportation use (check all that apply):

☐ variance received to provide less parking than required;

☒ bicycle storage;

☐ change rooms (end of trip facilities);

☐ designated parking for car share spaces, high occupancy vehicles (e.g., carpool, vanpool, smart cars, hybrids);

☒ incorporates Transportation Demand Management (TDM)¹ measures;

☐ other, describe:

The tandem garages all include extra storage space suitable for bicycle storage. Several units have extended driveways that could be used for small car parking, ie: smart cars and hybrids. The site is walking distance to a school and corner store.

¹**Note: for TDM information see**
<http://www.kelowna.ca/CM/Page377.aspx>.

4.4 On site storm water management (e.g., green roof treatment, permeable paving, on-site detention/retention drainage, fish or aquatic habitat protection)

Yes/No

If yes, describe (note ratio of impervious to pervious surfaces):

Yes- On site detention/retention drainage is provided, on approximately 4% of site pervious surfaces.

4.5 Floodplain mitigation (note: this is a requirement in floodplain areas)
NA

Yes/No

4.6 Will site remediation be part of the development process?

Yes/Not Applicable

If yes, briefly outline proposed remediation approach:

Yes – We will remove the septic tank on site and replace with back fill.

4.7 Mitigation of light pollution (e.g., spill lighting and off-site glare avoided)

Yes/No

No

If yes, describe:

4.8 Does the project provide enhanced waste diversion facilities (e.g., on-site recycling for cardboard, bottles cans/other recyclables, or on-site composting)

Yes/No

If yes, describe:

Yes- Curb side pick up of recyclable objects will be provided to The Gate.

5. Comment on inclusion of the following water efficiency techniques:

5.1 Water efficient landscaping (e.g., drought resistant and/or native plantings, use of non-potable or reclaimed water for irrigation, high efficiency irrigation, use of rainwater cisterns for irrigation and Xeriscape Landscaping)

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Yes/No

If yes, describe:

Yes – Landscaping will include drought resistant and native plantings, all will be conducive to the Okanagan Climate.

5.2 Onsite wastewater treatment?

No

Yes/No

If yes, describe:

5.3 Water use reduction measures (e.g., low consumption fixtures, storm water irrigation)

Yes/No

If yes, describe:

Yes – all bathrooms will have 6 litre low flow toilets and shower heads will have water restrictor function.

6. Comment on inclusion of the following methods to reduce energy use and improve air quality:

6.1 Energy efficiency of proposed structures (e.g. building location responding to daily sun/shade patterns, high performance envelopes, passive solar gain, solar shading, natural ventilation, ground heating/cooling, high efficiency fixtures, consideration of heat island effect²).

Yes/No

If yes, describe:

Yes - Compact florescent lighting fixtures will be used where appropriate. Light colour concrete stamping will be

applied to some areas of the asphalt to aid in ground cooling. A lighter red-ish colour shingle will be used rather than a dark black or brown, resulting in a cooling effect.

²For more information on the heat island effect, visit <http://eetd.lbl.gov/HeatIsland/>.

6.2 Use of renewable energy alternatives (e.g., geothermal, solar, off-grid, FortisBC Green Power).

Yes/No

No

If yes, describe:

6.3 Chlorofluocarbons (CFC) reduction in heating, ventilating, and air conditioning (HVAC) equipment, Power Smart technology?

Yes/No

No

If yes, describe:

7. Comment on the following methods for sustainable use and reuse of materials and resources:

7.1 Management of construction wastes (e.g. reuse of existing buildings or building materials during construction and/or demolition, remade/recycled content).

Yes/No

If yes, describe:

Yes – the house currently on the property is being moved and restored, with much of the remaining materials salvaged.

7.2 Use of environmentally sensitive or recycled construction materials (e.g., high

KELOWNA SUSTAINABILITY CHECKLIST

volume fly-ash concrete, non-toxic finishing materials³).

Yes/No

No

If yes, describe:

7.3 Enhanced durability of construction materials (e.g. wall systems, roof materials)

Yes/No

If yes, describe:

Yes – all roofing materials will be enhanced and have 30 year guarantees.

7.4 Is LEED⁴ certification being pursued for this project?

Yes/No

No

If yes, what level of certification are you aiming for:

³ For more information on environmentally sensitive or recycled construction materials, see <http://www.ecosmart.ca/>.

⁴ For more information on LEED (Leadership in energy and Environmental Design) certification, see http://www.usgbc.org/LEED/LEED_main.asp. Or <http://www.cagbc.org/index.php>

7.5 Has the applicant considered PowerSense Residential/Commercial energy saving initiatives offered by FortisBC:

Yes/No

If yes, which initiatives are you pursuing:

Yes – We are using programmable heating and cooling controls, and high efficiency lighting.

<http://www.fortisbc.com/powersense/about.htm>

7.6 Has the applicant considered rebate and energy efficiency programs offered by Terasen Gas:

Yes/No

If yes, which initiatives are you pursuing?

Yes – We were pursuing a rebate program but it was cancelled February 28, 2007.

<http://www.terasengas.com/Residential/default.htm>

8. Comment on inclusion of the following suggested strategies to improve indoor environmental quality:

8.1 Improved air quality through low emitting materials (e.g., paint, carpets) and natural ventilation with windows that open.

Yes/No

If yes, describe:

Yes – we will use low VOC (volatile organic compounds) paints. All windows open.

8.2 Design attempts to maximize exposure to natural light (i.e. through building orientation).

Yes/No

Yes- many units have mid section kitchens which allow for larger glass doors in the dining area and make for more natural light. All end units have extra exterior wall windows.

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9. Does the street layout and design encourage walking and cycling, while providing for personal and commercial vehicle use?

Yes/No

If yes, describe:

Yes – Two sides of the project are bordered by sidewalks. A linear walkway circles the site.

10. If new streets or lanes are constructed as part of the development, are they designed to reduce storm water runoff (e.g., narrow right of ways, permeable shoulders)?

Yes/No

No

If yes, describe:

11. If the property is adjacent to existing park space, open space, paths or trails, is a visual and pedestrian connection provided?

Yes/No

NA

If yes, describe:

12. Do any of the City of Kelowna's policies or regulations currently prevent you from implementing identified Sustainability initiatives?

Yes/No

No

If yes, describe:

13. Is the proposed residential, commercial or institutional development within a ten-minute walk (approximately 800 meters) from:

a) neighbourhood store or other shopping opportunities

Yes/No

Yes

b) school

Yes/No

Yes

c) community services (e.g., library, community centre)

No

Yes/No

d) child care facility

Yes/No

unknown

e) health services (e.g., hospital, doctor's office)

Yes/No

No

f) parks or trails

Yes/No

Yes

g) bus stop

Yes/No

Yes

h) Other Amenities ?

Yes/No

Yes

List:

Golf course
Playground directly across the highway. (Intersection lights scheduled to be installed)

KELOWNA SUSTAINABILITY CHECKLIST

Natural Environment

14. Comment on green-space and natural environment.

14.1 Is proposed development in an environmental development permit area (eg. Steep Slope, Hazardous Conditions, Wildland Fire, Natural Environment)?

Yes/No

No

If yes, describe:

14.2 Was an environmental assessment of the property completed prior to the commencement of design work:

Yes/No

Yes

14.3 Are any of the following environmental features present on the property:

a) Significant trees Yes/No/Unknown

No

b) Natural grassland areas Yes/No/Unknown

No

c) Riparian areas Yes/No/Unknown

No

d) Wildlife (red or blue listed species)

Yes/No/Unknown

No

e) Wildlife habitat Yes/No/Unknown

No

f) Wildlife corridors Yes/No/Unknown

No

g) Has the preservation and/or enhancement of the areas listed above been incorporated in the proposed project? Yes/No/Unknown

N/A

14.4 Provision of green-space and trees on site (includes retention of existing trees).

Yes/No

Yes

If yes, note and show calculations for:

h) Amount of green-space in square feet:

i) Amount of usable open space in square feet:

j) Number and percentage of existing trees to be retained on site:

None

k) Number of trees removed:

All

l) Number of trees to be planted:

Approximately 90

14.5 Are there any significant existing environmental features that are maintained or enhanced on the site (e.g., tree and/or shrub preservation or daylighting of a stream)?

Yes/No

N/A

If yes, describe:

Social Sustainability

The primary purpose of a city is to provide for the well being of its residents, labour force and visitors. New development should contribute to the health and safety of Kelowna, as well as

KELOWNA SUSTAINABILITY CHECKLIST

enhance the range of housing, service and recreational options to meet diverse community needs. The design of new development should respect local heritage and provide attractive spaces that encourage social interaction.

15. Anticipated price range of units (note price range for both commercial and residential units, if applicable). Average price per square foot:

Anticipated price range of units is between 310,000 and 330,000. The average price per square foot is \$221.00.

16. Does the proposed development include non-market housing units (affordable housing)?

Yes/No
No

If yes:

a) number of units:

b) as a percentage of total units:

c) form of tenure (e.g., rental, co-op, owner):

d) targeted population, if applicable (e.g. seniors, family):
Family

17. Does the project include rental housing units?

Yes/No

If yes:

Number of units: NO

Expected average rent for a one bedroom unit
\$ _____

Expected average rent for a two bedroom unit

\$ _____

18. If the project includes low or medium density residential, are the housing units ground-oriented (i.e. does a door have direct outdoor access to a street or courtyard as opposed to a corridor)?

Yes/No

Yes- all units have front doors that have direct access to front yards and rear doors that have direct access to driveways and the lane.

If yes:

Number of units: 54

As a percentage of total units: 100%

19. Does the project design incorporate Crime Prevention Through Environmental Design (CPTED⁵) principles.

Yes/No

Yes - All areas are well lit including the playground/park and all entrances. All units have direct ground access and site lines to common areas which allows for neighbour surveillance. All visitor parking is ground level in clear view and well lit. All trees will be maintained to ensure that branches do not hang lower than three meters. The playground is centrally located and in full view of 20 units.

⁵For more info on Crime Prevention Through Environmental Design Principles CPTED, see:

<http://www.kelowna.ca/citypage/docs/pdfs/development%20services/crime%20prevention%20thru%20design%20guidelines.pdf>

KELOWNA SUSTAINABILITY CHECKLIST

20. Does the project incorporate features to enhance adaptability and accessibility within the proposed housing units for people with disabilities (e.g. wider door openings, reinforced walls in bathrooms for future installation of grab bars, ground-oriented entrances)?

Yes/No

No

If yes, describe:

21. Actions proposed to mitigate noise from external sources such as traffic, railways, industry, commercial uses, patrons, etc.

Yes/No

If yes, describe:

Yes - A solid wood fence will be built on the highway side of the project. The site is not located near railroads or airports. The nature of the interior units provides extra sound attenuation from exterior sources.

22. Does the project enhance local identity and character (e.g., through architectural style, landscaping, colours, project name)?

Yes/No

If yes, describe:

Yes – The stucco and wood Tudor style lends itself to blending in with the older neighbourhood directly to the south of the project while integrating nicely with the newer homes at Kirschner Mountain and across Highway 33.

23. Describe the existing neighbourhood character (i.e., historical, single family, mixed use etc.) and how the proposed development will enhance the adjacent neighbourhood.

The homes directly across the road on Lynrick are older duplexes built in the seventies. The rest of the existing neighbourhood consists of a mix of older single family homes and duplexes most of which originated in the seventies. New developments are farther up the hill on Loseth and on the other side of the highway.

24. Does the project contain a mix of uses (e.g. residential, commercial) or introduce a new community serving land use type to the neighbourhood (e.g., new housing form, commercial service)?

Yes/No

No

25. Does the project contribute to heritage revitalization through the reuse, relocation or rehabilitation of an existing structure or feature?

Yes/No

If yes, describe:

Yes – the house currently on the property is being moved and restored.

26. Does the project involve provincial designation of a heritage building?

Yes/No

No

27. Are public amenities provided with the development (check all that apply):

☐ Public art

☐ Child care facility

KELOWNA SUSTAINABILITY CHECKLIST

☐ Walking / Bike Trails

☐ Other, describe:

28. Does the development incorporate space for public gathering and activities (e.g., courtyards, communal gardens, play areas)?

Yes/No

If yes, describe:

Yes- A common playground and green space is conveniently provided in the front and center of the project. A second meeting place with a BBQ pit and gazebo is located at the far eastern side of the property.

29. Does the proposed development enhance the streetscape?

Yes/No

If yes, describe:

Yes – Currently the property consists of two adjacent lots, one of which is empty and weed laden.

30. Are private amenities provided with the development (e.g., meeting rooms, outdoor space)?

Yes/No

No

If yes, describe:

31. Are residents, community stakeholders, and end-user groups involved in the planning and design process?

Yes/No

If yes, describe (e.g., public meetings, residents association meetings, workshops, etc.):

Yes – We sent out invitations to all residences in the VIP area code to attend an open house held at Troika Developments. It was well attended and we received a lot of positive input.

32. Is there something unique or innovative about your project that has not been addressed in this checklist (e.g., creation of a new zone, other sustainable features, contributions to the community)?

Yes/No

No

If yes, describe:

OTHER

33. Have you engaged any Green Building or LEED experienced consultants in association with this development proposal? No

If yes, please list and briefly describe their experience:

VERIFICATION BY THE APPLICANT

34. I hereby certify that the information provided on this Kelowna Sustainability Checklist is accurate and truthful to the best of my knowledge and release the contents for use by the City of Kelowna:

Applicant Name: TROIKA DEVELOPMENTS INC.
NEWTOWN PLANNING

Owner Name: TROIKA DEVELOPMENTS INC.

Title: PRESIDENT

KELOWNA SUSTAINABILITY CHECKLIST

Signature: _____



Date: _____

13 MAY 2007

35. I have read and considered the Kelowna Sustainability Checklist and have elected not to complete it at this time.



(Check Here if Applicable)



REPP

ILLUSTRATION / THE ARTS ALIVE

LEGAL DESCRIPTION

- LOT# 1, SECTION 13 & 18,
TOWNSHIP 26 & 27 O.D.Y.D.
PLAN 25935
- PARCEL A (PLAN B5627)
OF LOT 15 SECTION 13 & 18
TOWNSHIP 26 & 27 O.D.Y.D.

SCHEDULE A

This forms part of development

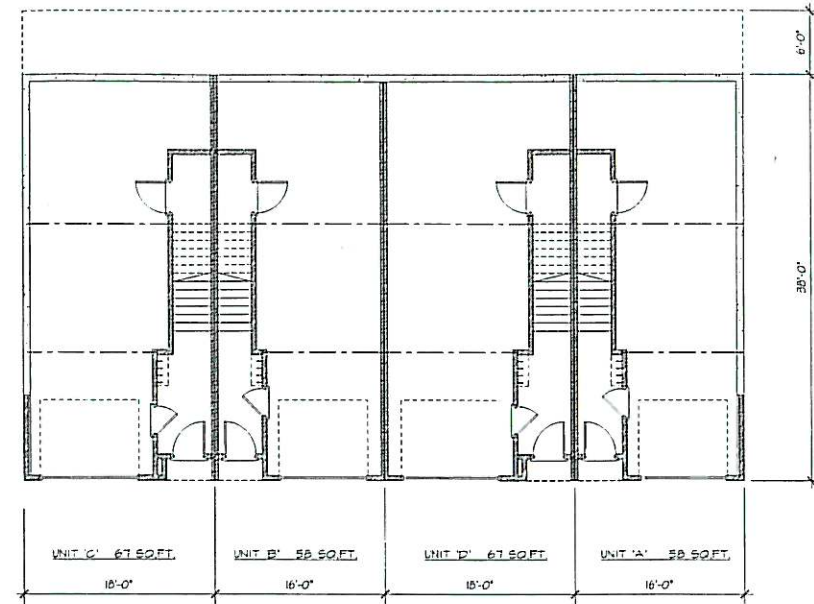
Permit # DPO7-0074

Date 8/27/07

Signature [Signature]

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TROIKA
 DEVELOPMENTS

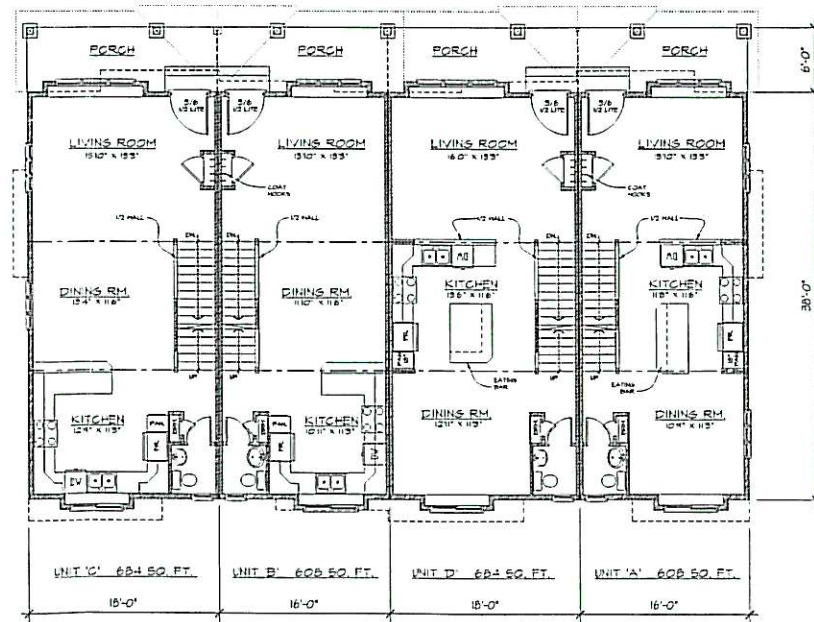


LOWER FLOOR PLAN
 1/8" = 1'-0"

SCHEDULE B
 This forms part of development
 Permit # 2007-0074
 Date 08/27/07
 Signature [Signature]

02/23/07	ISSUED FOR D.P.
DATE	BY NO. REVISION
CONSULTANT	
 ISHANE BAXTER DESIGNS INC. ph: (250) 862-9662	

SEAL



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

gta

Garry Tomporowski Architect Ltd.
 243-1889 Springfield Rd.
 Kelowna, British Columbia
 V1Y 5V5
 Fax: 250/979 4366
 Telephone: 250/979 1668
 email: gtaoffice@shawbiz.ca

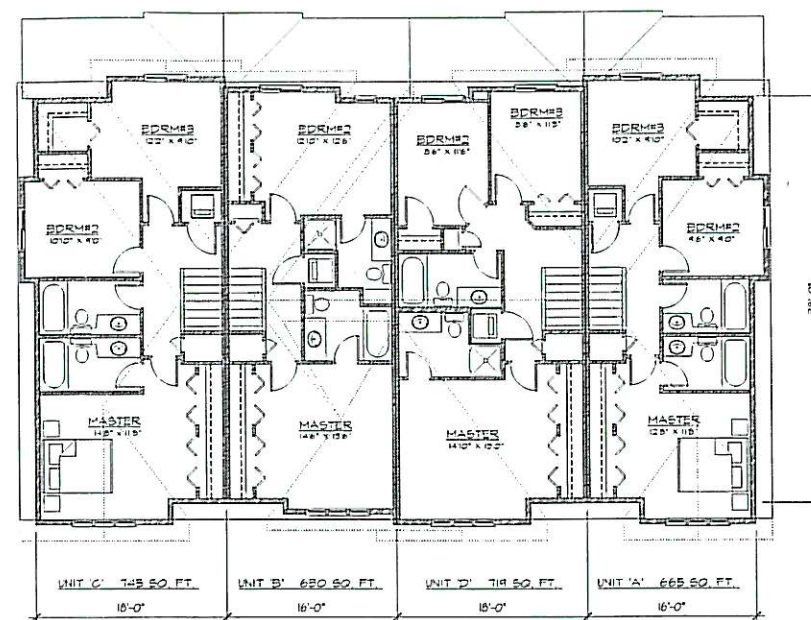
PROJECT
THE GATE
 AT BLACK MOUNTAIN
 58 UNIT TOWNHOUSE
 DEVELOPMENT
 LYNRIK ROAD
 Kelowna BC

SHEET TITLE

4 PLEX
 LOWER & MAIN
 FLOOR PLANS

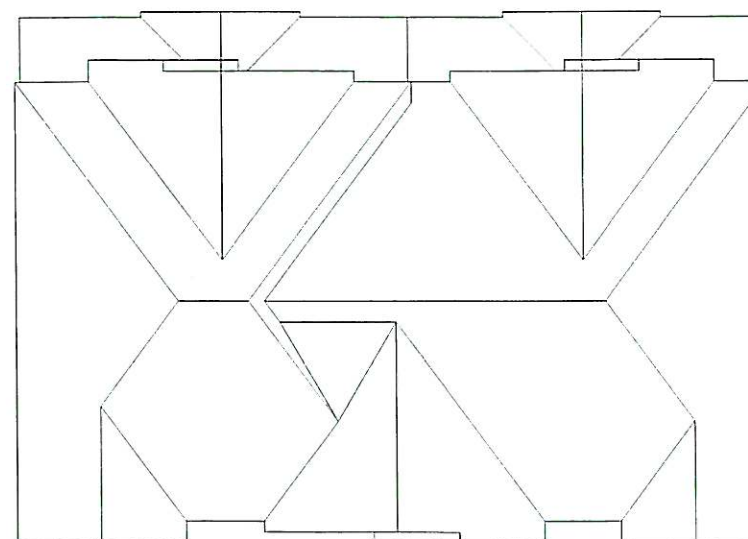
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CHECKED	DP-3
SCALE	
DATE FEB 23, 2007	FILE: A07-03

- TROIKA**
DEVELOPMENTS



UPPER FLOOR PLAN
1/8" = 1'-0"

SCHEDULE B
This forms part of development
Permit # DPO7 8014
Date 01/27/07
Signature [Signature]



ROOF PLAN
1/8" = 1'-0"

[illegible]

CONSULTANT



SHANE BAXTER DESIGNS INC.
Custom Building Design
ph: (250) 862-9662

—

gta

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email: gtaoffice@showbiz.ca

PROJECT
THE GATE
AT BLACK MOUNTAIN
58 UNIT TOWNHOUSE
DEVELOPMENT
LYNRICK ROAD
Kelowna BC

SAFETY INDEX

4 PLEX

UPPER FLOOR & ROOF
PLANS

DRAWN	SHEET NO.
CHECKED	DP-4
SCALE	
DATE FEB 23, 2007	FILE: A07-03

THE GATE AT BLACK MOUNTAIN

Kelowna, BC

SHINGLES

IKO

Cambridge 30
"Aged Redwood"



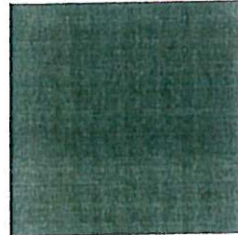
STUCCO

Benjamin Moore
"CLOUD WHITE OC-130"

SCHEDULE	<u>B</u>
This forms part of development	
Permit #	<u>DP07-0074</u>
Date	<u>05/27/07</u>
Signature	<u>[Signature]</u>

WINDOW TRIM, BELLYBANDS, FASCIA

Benjamin Moore
"MOLASSES R-9986"



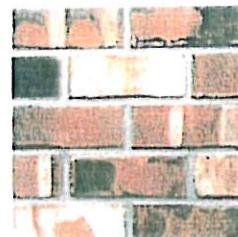
DOORS

Benjamin Moore
"ACORN YELLOW 2161-40"



BRICK

Mutual Materials
"S10 - VINTAGE MATT"
Traditional Red & Brown in a Matt Texture



gt

Garry Tomporowski

Architect Ltd

243 - 1889 Springfield Road
Kelowna, BC Canada V1Y 5V1
Phone: 250/879.1668 Fax: 250/879.4351



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TROIKA
DEVELOPMENTS

02/23/07	ISSUED FOR D.P.
DATE	BY
NO.	REVISION

CONSULTANT

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ph: (250) 862-9862

SEAL

gta

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PROJECT

THE GATE
AT BLACK MOUNTAIN
58 UNIT TOWNHOUSE DEVELOPMENT
LYNRICK ROAD
Kelowna BC

SHEET TITLE

4 PLEX
ELEVATIONS

SCHEDULE B

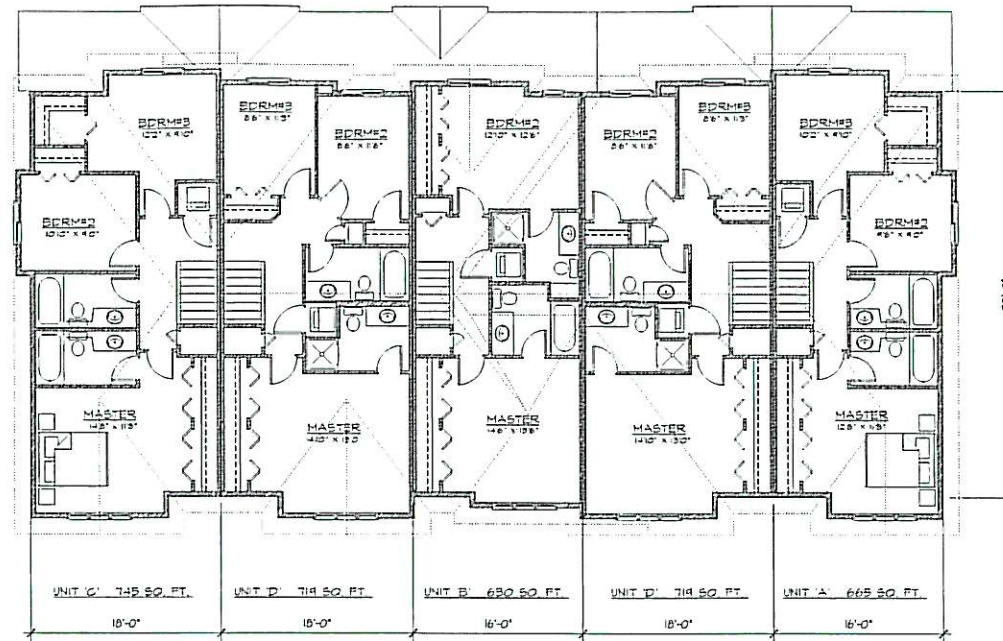
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Permit # JP07-0074

Date 02/27/07

Signature [Signature]

DRAWN	SHEET NO.
CHECKED	DP-5
SCALE	
DATE	FILE: A07-03
FEB 23, 2007	



UPPER FLOOR PLAN
1/8" = 1'-0"

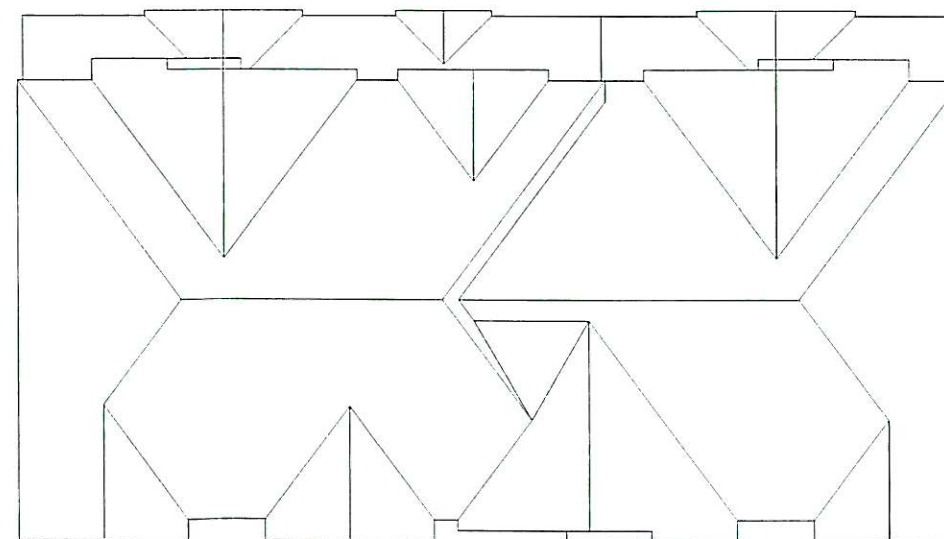
SCHEDULE B

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Permit # DR07-0014

Date 02/27/07

Signature [Handwritten Signature]



ROOF PLAN
1/8" = 1'-0"

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TROIKA
DEVELOPMENTS

02/23/07	ISSUED FOR D.P.
DATE	BY NO REVISION

CONSULTANT

SHANE BAXTER DESIGNS INC.
 Custom Residential Design
 ph: (250) 862-9662

SEAL

gta

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PROJECT
THE GATE
 AT BLACK MOUNTAIN
 58 UNIT TOWNHOUSE
 DEVELOPMENT
 LYNNRICK ROAD
 Kelowna BC

SHEET TITLE
5 PLEX
 UPPER FLOOR & ROOF
 PLANS

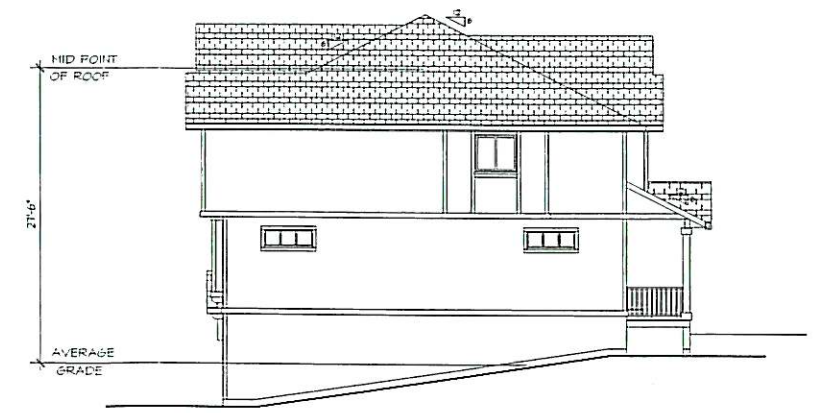
DRAWN	SHEET NO
CHECKED	DP-7
SCALE	
DATE	FILE: A07-03
FEB 23, 2007	



REAR ELEVATION




FRONT ELEVATION



TYPICAL END ELEVATION

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TROIKA
DEVELOPMENTS

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CONSULTANT	
 SHANE BAXTER DESIGNS INC. <small>SHANE BAXTER DESIGNS INC.</small> ph: (250) 862-9662	

SCHEDULE B

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Permit # DP07-0074

Date 02/27/07

Signature [Signature]

gta

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 email: gtaoffice@shawbiz.ca

PROJECT

THE GATE
AT BLACK MOUNTAIN

58 UNIT TOWNHOUSE
DEVELOPMENT

LYNRICK ROAD
Kelowna BC

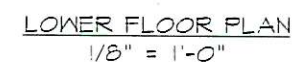
SHEET TITLE

5 PLEX
ELEVATIONS

DRAWN	SHEET NO.
CHECKED	
SCALE	
DATE	
FEB 23, 2007	FILE: A07-03

DP-8

- TROIKA**
DEVELOPMENTS



CONSULTANT



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SCHEDULE B

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Permit # DPO7-0074

Date 01/31/07

Signature [Signature]



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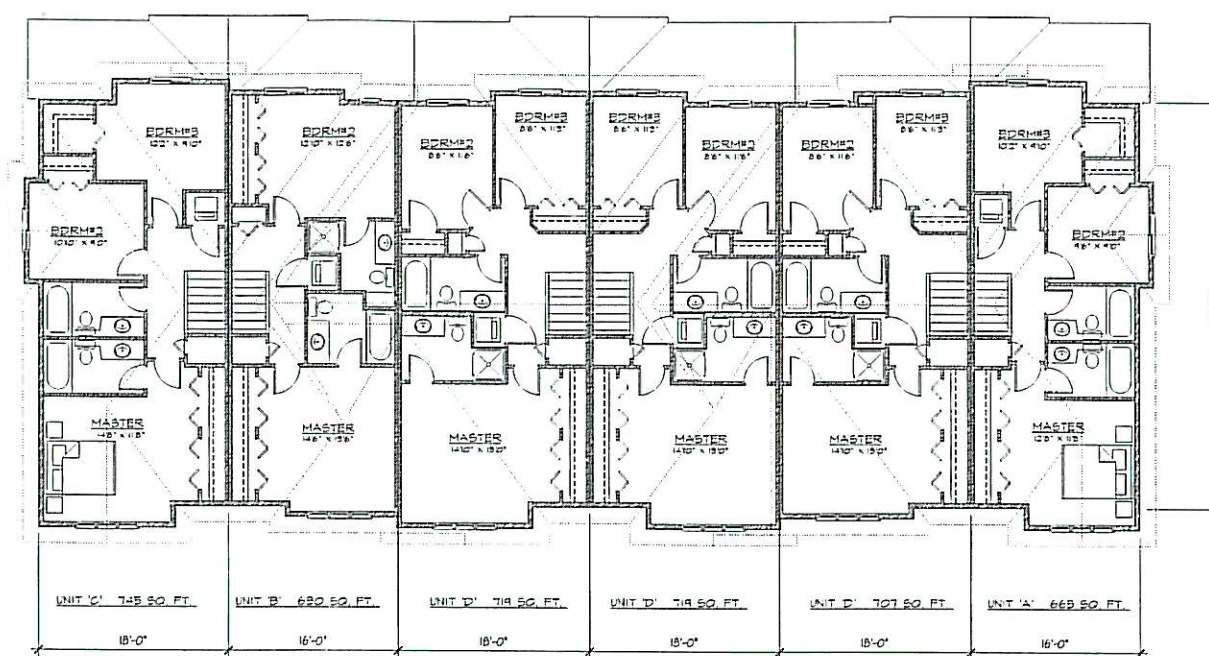
PROJECT
THE GATE
AT BLACK MOUNTAIN
**58 UNIT TOWNHOUSE
DEVELOPMENT**
LYNRICK ROAD
Kelowna BC

SHEET 17A

6 PLEX

LOWER & MAIN
FLOOR PLANS

DRAWN	SHEET NO. DP-0
CHECKED	
SCALE	
DATE FEB 23, 2007	
FILE: A07-0	



UPPER FLOOR PLAN
1/8" = 1'-0"

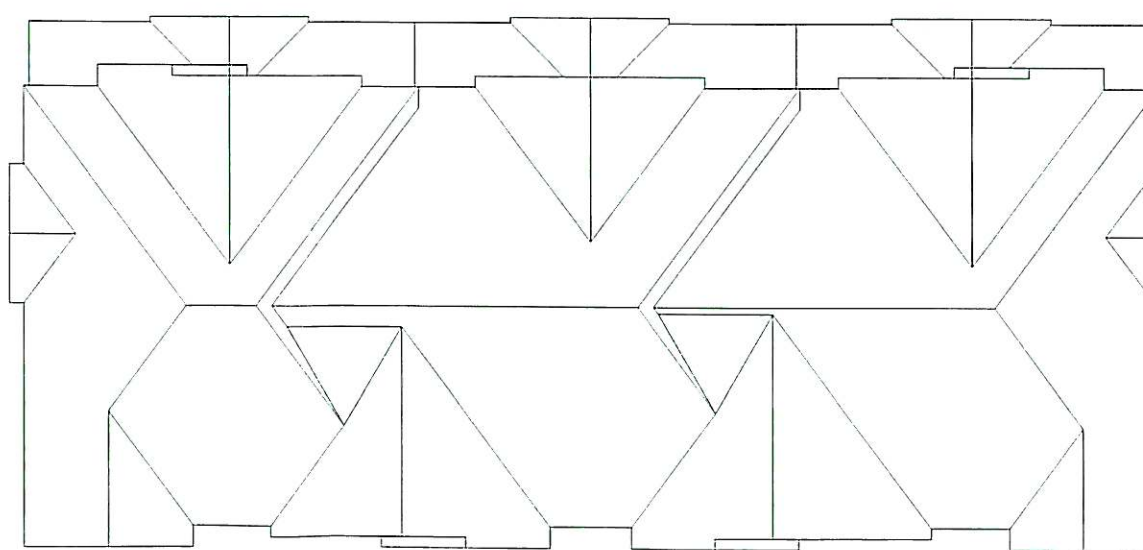
SCHEDULE B

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Permit # 2007-0074

Date 08/27/07

Signature [Signature]



ROOF PLAN
1/8" = 1'-0"

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TROIKA
DEVELOPMENTS

03/23/07	ISSUED FOR D.P.
DATE	BY
NO	REVISION

CONSULTANT

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ARCHITECTS, ENGINEERS, PLANNERS
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PROJECT

THE GATE
AT BLACK MOUNTAIN
58 UNIT TOWNHOUSE
DEVELOPMENT
LYNRICK ROAD
Kelowna BC

SHEET TITLE

6 PLEX
UPPER FLOOR & ROOF
PLANS

DRAWN	SHEET NO.
CHECKED	DP-10
SCALE	
DATE	FILE: A07-03

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TROIKA
DEVELOPMENTS



REVISED PLANS

SCHEDULE B

This forms part of development

Permit # **DP 04-0074**

Date **08/27/07**

Signature **[Signature]**

gta

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PROJECT
THE GATE
AT BLACK MOUNTAIN
58 UNIT TOWNHOUSE
DEVELOPMENT
LYNRICK ROAD
Kelowna BC

SHEET TITLE
6 PLEX
ELEVATIONS

DRAWN	SHEET NO.
CHECKED	DP-11
SCALE	
DATE	FILE: A07-03

NOTES:

This plan is conceptual – not for construction. For building, grading, roadworks and utilities refer to Civil and Architectural drawings.

Grades are schematic only. Requirements for retaining walls, locations of rock slopes and verification of planting areas to be determined with a detailed grading plan and geotechnical review of existing site conditions

All landscaping shall be provided with underground irrigation system in compliance with the most recent IABC specifications.

All plant materials and landscape construction methods shall conform to the most recent edition of the BC Landscape Standards unless otherwise noted.

All landscape plantings shall be mulched with a minimum 3" depth of medium grade, hem/fir bark mulch.

Soil depth in grass areas to be min 100mm depth.

Soil depth in planting beds to be min 300 mm depth.

All areas noted as "turf areas" on the plan shall be turfgrass sod.

LEGEND



RECOMMENDED PLANT MATERIAL

Honey Locust, Hackberry, Goldenrain Tree, Maple, Trembling Aspen

Hawthorn, Russian Olive, Chokeberry, Amur Maple, Amur Cherry, Samos

Pine var. Fir var.,

Rose, Magno Pine, Taxider, Dragon Grape, Cotoneaster, Spiraea, Smoke Tree, Sand Cherry, Lilac, Potentilla, Smooth Samos, Ornamental Grasses, Lavender, Day Lily, Daisy, Kinnikinnick

SCHEDULE C

This forms part of development

Permit # DPO7-0074

Date 08/27/07

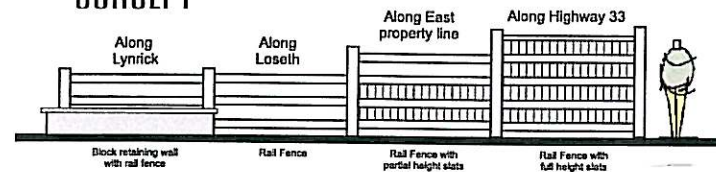
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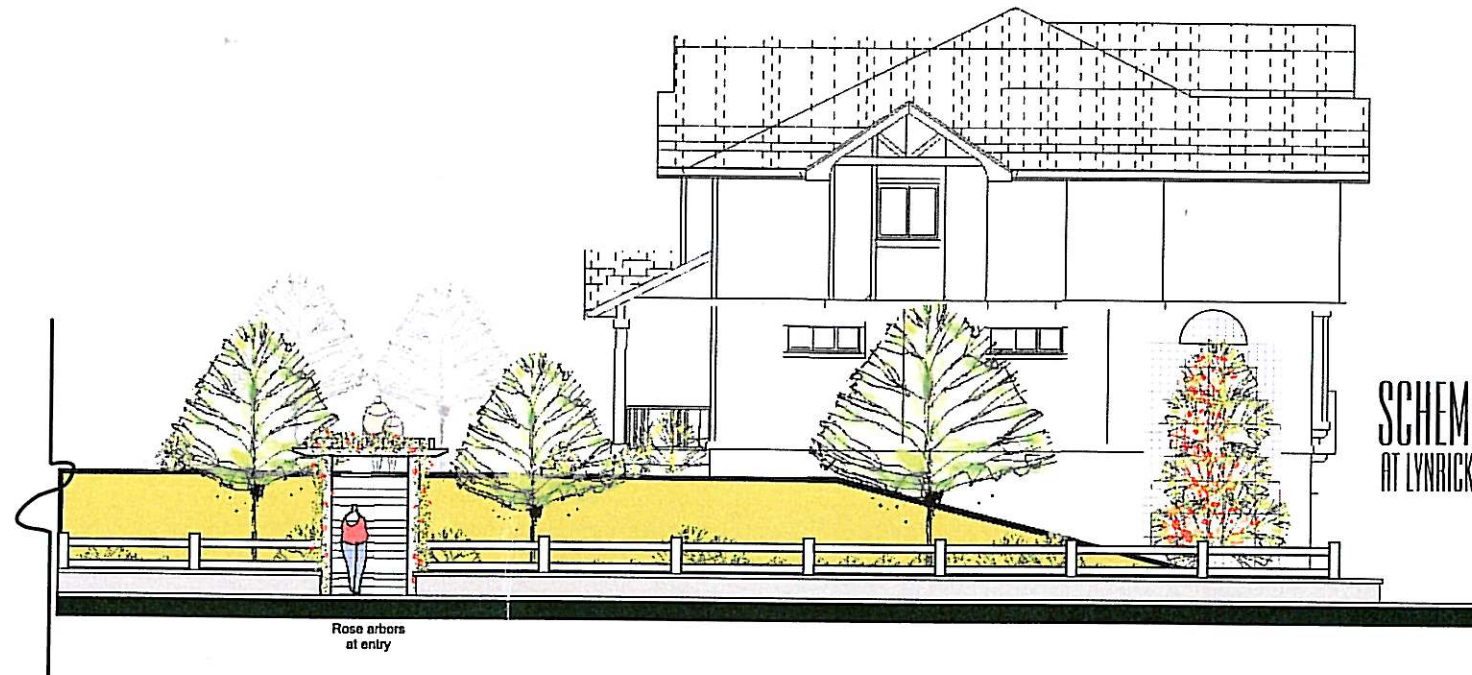
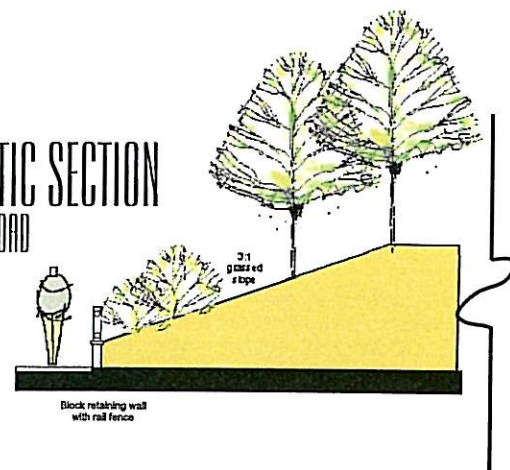
Conceptual Landscape Plan

Proposed 54 unit Black Mountain Townhouse Development

FENCING CONCEPT

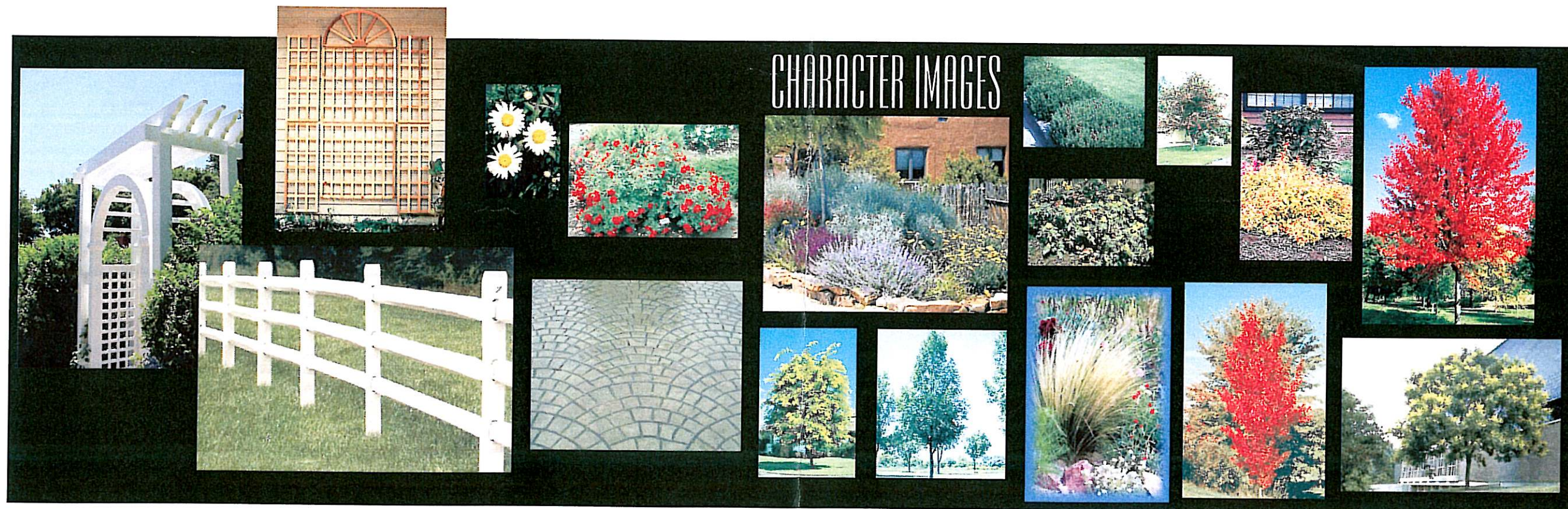


SCHEMATIC SECTION AT LYNRICK ROAD



SCHEMATIC ELEVATION AT LYNRICK ROAD

SCHEDULE C
 This forms part of development
 Permit # DPO7-0074
 Date 8/27/07
 Signature [Signature]



Conceptual Landscape Plan

Proposed 54 unit Black Mountain Townhouse Development