
**CITY OF KELOWNA
MEMORANDUM**

DATE: October 31, 2007
TO: City Manager
FROM: Planning & Development Services Department
APPLICATION NO. DP07-0061 **APPLICANTS:** Rohit Group of Companies

AT: 151 Taylor Road **OWNER:** Rohit Communities Kelowna Ltd.

PURPOSE: TO OBTAIN A DEVELOPMENT PERMIT IN ORDER TO CONSTRUCT
A THREE-STOREY, 52-UNIT APARTMENT HOUSING BUILDING.

EXISTING ZONE: RU1 – LARGE LOT HOUSING ZONE

PROPOSED ZONE: RM4 – TRANSITIONAL LOW DENSITY MULTIPLE HOUSING ZONE

REPORT PREPARED BY: NELSON WIGHT

1.0 RECOMMENDATION

THAT final adoption of Zone Amending Bylaw No. 9840 be considered by Council;
AND THAT final adoption of Official Community Plan Amending Bylaw No. 9839 be considered by Council;
AND THAT final adoption of Housing Agreement Bylaw No. 9838 be considered by Council;
AND THAT Council authorize the issuance of Development Permit No. DP07-0061 on Lot A, Section 22, Township 26, O.D.Y.D., Plan KAP85063, located on Taylor 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

This application is to seek approval for the form and character of the three-storey, 52-unit apartment housing development proposed for the subject properties.

3.0 PROPOSAL

Vehicle access is proposed from Taylor Road, leading to visitor parking stalls in the middle of the site, and a second access to underground parking, which accommodates the majority of the required parking.

Siding materials and colours are shown on the attached colour board.

Project statistics show that there are to be eleven (11) 1-bedroom units, thirty-five (35) 2-bedroom units, and six (6) bachelor units (52 units total). The proposed development meets the requirements of the RM4 – Transitional Low Density Multiple Housing zone, as follows; conflicts with the Zoning Bylaw requirements are detailed immediately following the table:

CRITERIA	PROPOSAL	RM4 ZONE REQUIREMENTS
Subdivision Regulations		
Lot Area (m ²)	5,915 m ²	900 m ²
Lot Width (m)	55 m	30.0 m
Lot Depth (m)	95 m	30.0 m
Development Regulations		
Floor Area Ratio	.093	0.94 (0.65 + 0.19 bonus for underground parking + 0.1 bonus for housing agreement)
Site Coverage	35% 45%	50% (buildings) 60% (buildings, parking areas, and driveways)
Height	13.0 m 3 storeys	13.0 m or 3 storeys
Front Yard (Hwy 33)	15 m	15.0 m
Side Yard (Taylor Road)	6.0 m	4.5 m
Side Yard (east)	5.9 m	2.3 m (< 2 storeys) 4.5 m (> 2 storeys)
Rear Yard (south)	10.0 m	9.0 m
Other Regulations		
Minimum Parking Requirements	73 spaces	<u>Residential:</u> 1.5 per 2-bdrm unit/ 1.25 per 1-bdrm unit Total required: (35 units x 1.5 = 52.5) + (11 x 1.25 = 13.75) + (6 x 1 = 6) = 73 spaces

Other Regulations (continued)		
Small Car Parking Spaces	meets requirements	Maximum 40% small car $73 \times 40\% = \text{maximum } 29$
Visitor Parking	5 spaces ^A	1 for every 7 required is to be designated for visitor parking = $73 / 7 = 11$ spaces of 73 required.
Bicycle Parking	Inside: 26 Outside: ? ^B	<u>Residential</u> Inside: $0.5/\text{unit} = 26$ Outside: $0.1/\text{unit} = 6$
Private Open Space	(meets requirements)	$7.5 \text{ m}^2 \times 6 = 45 \text{ m}^2$ $15 \text{ m}^2 \times 11 = 165 \text{ m}^2$ $25 \text{ m}^2 \times 35 \text{ units} = 875 \text{ m}^2$
Landscaping	(meets requirements)	Level 2 and 3 buffer required.

^A The applicant will be required to designate an additional 6 stalls within the underground parking area as "visitor" spaces.

^B The applicant will be required to ensure that there are 6 bicycle stalls provided onsite for visitors.

4.0 TECHNICAL COMMENTS

(No concerns)

5.0 STAFF COMMENTS

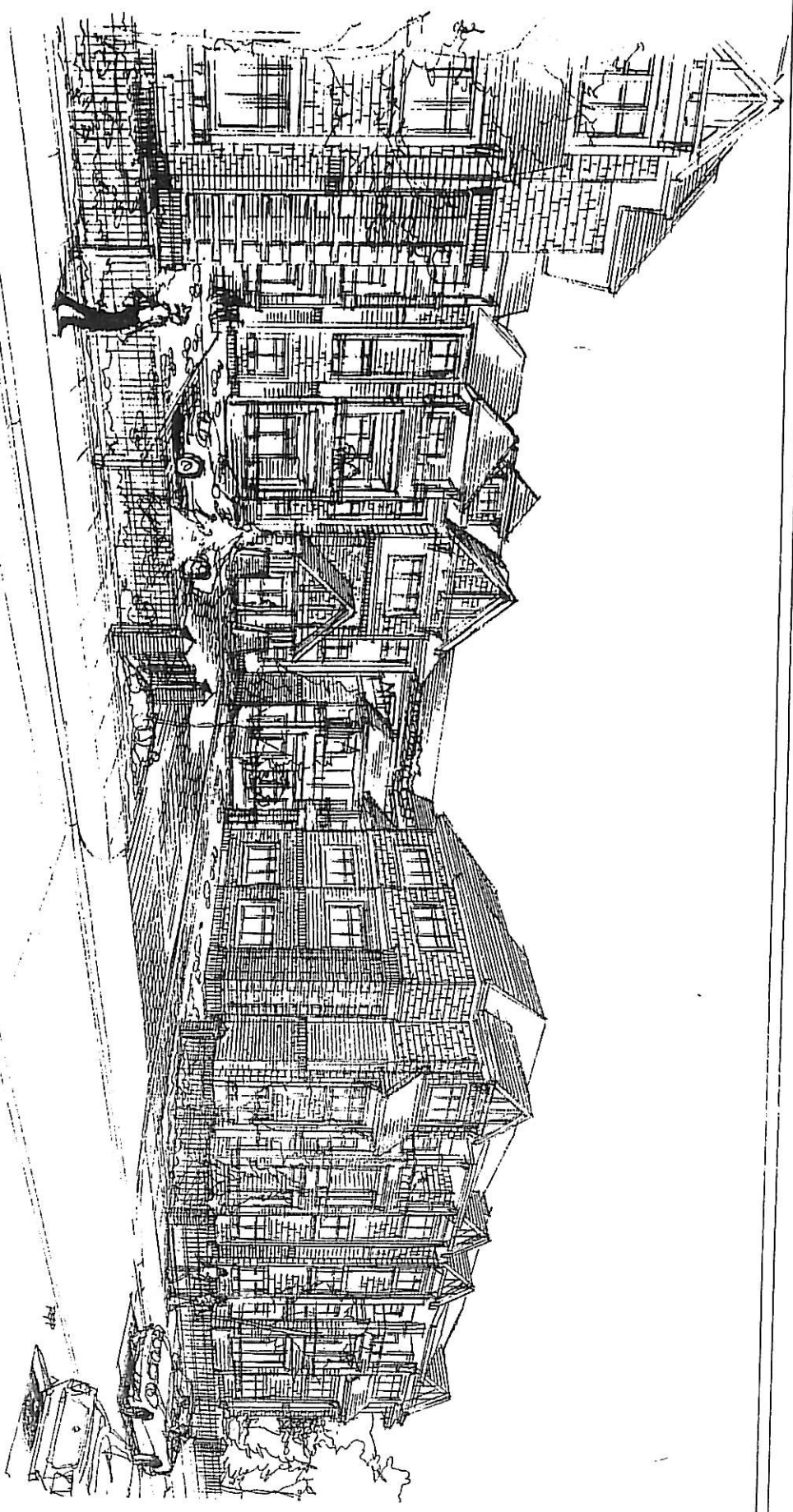
Staff has no concerns with the form and character of the proposed building, and recommend that the Development Permit application be favourably considered by Council.



Shelley Gambacort
Current Planning Supervisor
NW/nw

ATTACHMENTS

Location of subject property
Rendering
Site Plan and Site Statistics
Elevations (2 pages)
Landscape Plan
Colours and materials

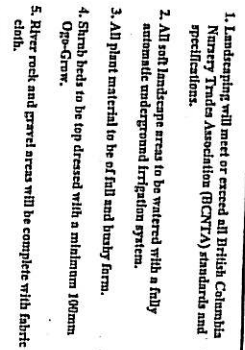


TAYLOR ROAD - ROHIT GROUPE HWY #33 & TAYLOR ROAD, KELOWNA B.C.

OWNER	ARCHITECT	DESIGN CONSULTANTS	GEOTECHNICAL CONSULTANTS	CIVIL CONSULTANTS	STRUCTURAL CONSULTANTS	MECHANICAL CONSULTANTS	ELECTRICAL CONSULTANTS	LANDSCAPE CONSULTANTS	ENVIRONMENTAL CONSULTANTS
ROHIT GROUP OF COMPANIES 2000 PARKWAY SUITE 100 TEL: 250-861-1111 FAX: 250-861-1111 WWW: WWW.ROHITGROUP.COM	COWI CONSULTANTS 2000 PARKWAY SUITE 100 TEL: 250-861-1111 FAX: 250-861-1111 WWW: WWW.COWI.COM	COWI CONSULTANTS 2000 PARKWAY SUITE 100 TEL: 250-861-1111 FAX: 250-861-1111 WWW: WWW.COWI.COM	COWI CONSULTANTS 2000 PARKWAY SUITE 100 TEL: 250-861-1111 FAX: 250-861-1111 WWW: WWW.COWI.COM	COWI CONSULTANTS 2000 PARKWAY SUITE 100 TEL: 250-861-1111 FAX: 250-861-1111 WWW: WWW.COWI.COM	COWI CONSULTANTS 2000 PARKWAY SUITE 100 TEL: 250-861-1111 FAX: 250-861-1111 WWW: WWW.COWI.COM	COWI CONSULTANTS 2000 PARKWAY SUITE 100 TEL: 250-861-1111 FAX: 250-861-1111 WWW: WWW.COWI.COM	COWI CONSULTANTS 2000 PARKWAY SUITE 100 TEL: 250-861-1111 FAX: 250-861-1111 WWW: WWW.COWI.COM	COWI CONSULTANTS 2000 PARKWAY SUITE 100 TEL: 250-861-1111 FAX: 250-861-1111 WWW: WWW.COWI.COM	COWI CONSULTANTS 2000 PARKWAY SUITE 100 TEL: 250-861-1111 FAX: 250-861-1111 WWW: WWW.COWI.COM

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 CITY OF KELOWNA
 PLANNING DEPT.

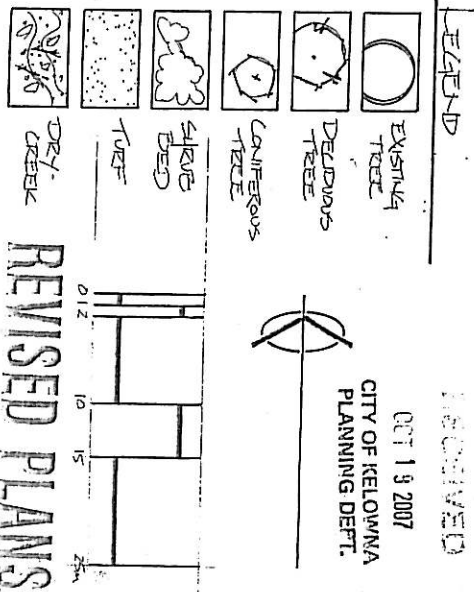
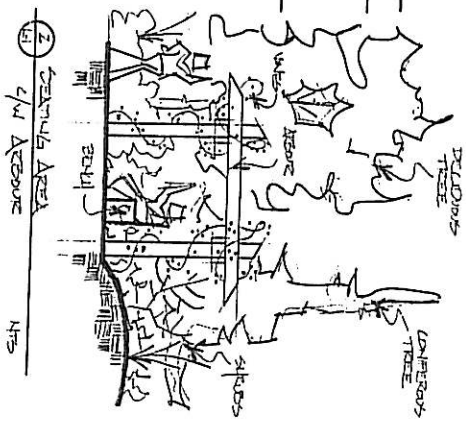
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MS
DETAIL

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KEY	ANT. BOTANICAL	COMMON	SIZE
AA	ALGER PLANTHOPES	EARLY ASPLE	40cm Ø
AB	ALGERIA SPURIA	YELLOW BIRD	30cm Ø
AC	ALGERIA SPURIA	YELLOW BIRD	40cm Ø
AD	ALGERIA SPURIA	YELLOW BIRD	40cm Ø
DE	ALGERIA SPURIA	YELLOW BIRD	40cm Ø
EE	ALGERIA SPURIA	YELLOW BIRD	40cm Ø
FF	ALGERIA SPURIA	YELLOW BIRD	40cm Ø
GG	ALGERIA SPURIA	YELLOW BIRD	40cm Ø
HH	ALGERIA SPURIA	YELLOW BIRD	40cm Ø
II	ALGERIA SPURIA	YELLOW BIRD	40cm Ø
JJ	ALGERIA SPURIA	YELLOW BIRD	40cm Ø
KK	ALGERIA SPURIA	YELLOW BIRD	40cm Ø
LL	ALGERIA SPURIA	YELLOW BIRD	40cm Ø
MM	ALGERIA SPURIA	YELLOW BIRD	40cm Ø
NN	ALGERIA SPURIA	YELLOW BIRD	40cm Ø
OO	ALGERIA SPURIA	YELLOW BIRD	40cm Ø
PP	ALGERIA SPURIA	YELLOW BIRD	40cm Ø
QQ	ALGERIA SPURIA	YELLOW BIRD	40cm Ø
RR	ALGERIA SPURIA	YELLOW BIRD	40cm Ø
SS	ALGERIA SPURIA	YELLOW BIRD	40cm Ø
TT	ALGERIA SPURIA	YELLOW BIRD	40cm Ø
UU	ALGERIA SPURIA	YELLOW BIRD	40cm Ø
VV	ALGERIA SPURIA	YELLOW BIRD	40cm Ø
WW	ALGERIA SPURIA	YELLOW BIRD	40cm Ø
XX	ALGERIA SPURIA	YELLOW BIRD	40cm Ø
YY	ALGERIA SPURIA	YELLOW BIRD	40cm Ø
ZZ	ALGERIA SPURIA	YELLOW BIRD	40cm Ø

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REVISED PLANS

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OutLand
DESIGN

LANDSCAPE DESIGN AND CONSTRUCTION

REMARKS
15 AUG '07
21 AUG '07
01 SEP '07

49 UNIT CONDOMINIUM
HWY. #33 & TAYLOR RD. KELOWNA, B.C.
CONCEPTUAL LANDSCAPE PLAN

PROJECT:

PROPOSED 49 UNIT
APT. / CONDO DEV'T
HWY #33 & TAYLOR RD.
KELOWNA, B.C.

ROOFING:

TAR & GRAVEL ROOFING (UNSEEN)

ASPHALT SHINGLES -

OAKRIDGE PRO SERIES -
BROWNWOOD

DOWNSPOUTS/GUTTERS/SOFFITS - GENERAL PAINTS
JERICO BROWN



WINDOWS:

TYP. VINYL WINDOWS -

GIENOW WINDOWS - BEIGE

ALUMINUM STOREFRONTS -

ALUMINUM - BEIGE

TRIM:

BALCONY TRIM -

KAYCAN

WINDOW TRIM -

MATCH COAT 9000 -

FLOOR LINE TRIM -

SANDALWOOD

GABLE ROOF TRIM -

WALLS:

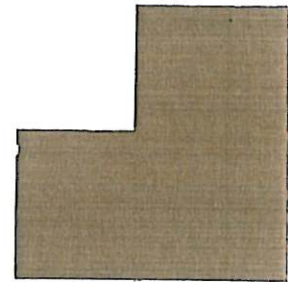
HARDIPLANK SHAKEBOARD -

GENERAL PAINTS

8305D

JERICO BROWN

LRV 19

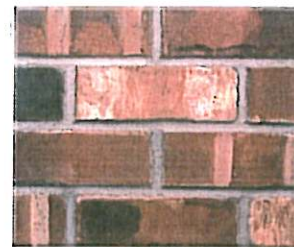


~~Hardiplank~~
VINYL SIDING -

KAYCAN

MATCH COAT 9000 -

SANDALWOOD



Stratford Used

BRICKWORK:

BRICK FACADE -

MUTUAL MATERIALS CO.

STRATFORD USED

EXTERIOR COLOUR SCHEME

G.B. EMBLETON & ASSOCIATES LTD.