
**CITY OF KELOWNA
MEMORANDUM**

DATE: November 20, 2007
TO: City Manager
FROM: Planning & Development Services Department
APPLICATION NO. DP05-0172 **APPLICANTS:** Witmar Holdings Ltd.
AT: **OWNERS:**
1459 K.L.O. Road (Lot 1 Plan 13798) Witmar Developments Ltd.
1469 K.L.O. Road (Lot 2 Plan 13798) Witmar Developments Ltd.

PURPOSE: TO OBTAIN A DEVELOPMENT PERMIT IN ORDER TO CONSTRUCT
FOUR 4-STOREY APARTMENT BUILDINGS, CONTAINING A TOTAL
OF 224 DWELLING UNITS.

EXISTING ZONE: A1 – AGRICULTURE 1

PROPOSED ZONE RM5 – MEDIUM DENSITY MULTIPLE UNIT

REPORT PREPARED BY: NELSON WIGHT

1.0 RECOMMENDATION

THAT final adoption of Zone Amending Bylaw No. 9647 be considered by Council;
AND THAT final adoption of Official Community Plan Amending Bylaw No. 9646 be considered
by Council;
AND THAT final adoption of Housing Agreement Bylaw No. 9889 be considered by Council;
AND THAT Council authorize the issuance of Development Permit No. DP05-0172 on Lot 1,
District Lot 131, Plan 13798, O.D.Y.D. except Plan KAP79224, and Lot 2, District Lot 131,
O.D.Y.D. Plan 13798 except Plan KAP79225, located on K.L.O. 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 four 4-storey apartment
buildings, accommodating a total of 224 dwelling units on the subject properties.

3.0 ADVISORY PLANNING COMMISSION

At a meeting held on November 22, 2005, the APC passed the following motion:

THAT the Advisory Planning Commission supports Development Permit Application No. DP05-0172, for 459 & 1469 KLO Road, Lots 1 & 2, Plan 13798, Sec. 18, Twp. 26, ODYD, by Witmar Holdings Ltd. (Walter Weisstock).

4.0 PROPOSAL

The proposed development contemplates the construction of four 4-storey buildings above one level of underground parking, accommodating 224 units in total (56 units per building). 12 units out of the 224 units are intended to be marketed as "affordable housing" units.

The proposed development meets the requirements of the RM5 – Medium Density Multiple Housing zone, as follows; conflicts with the Zoning Bylaw requirements are detailed immediately following the table:

Project details	Site area: 26,379 m ² (6.51 ac)	
	Residential Floor Area: 27,712 m ²	
	Units: 196 two-bedroom units	
	28 one-bedroom units	
	224 total	
CRITERIA	PROPOSAL	RM5 ZONE REQUIREMENTS
Subdivision Regulations		
Lot Area	26,379 m ² (6.51 ac)	1,400 m ²
Lot Width	82.81 m	30.0 m
Lot Depth	44.52 m ²	35.0 m
Development Regulations		
Floor Area Ratio	1.05	1.1, except it is 1.2 with a housing agreement plus up to 0.2 bonus for underground parking
Site Coverage	30%	40%
Site Coverage (plus parking and driveways)	50%	60%
Height	12.5 m	16.5 m or 4 storeys
Front Yard (K.L.O. Rd)	6.0 m	6.0 m
Side Yard (east)	7.5 m	4.5 m up to 2.5 storeys 7.5 m for over 2.5 storeys or to a flanking street

Side Yard (west)	7.5 m	4.5 m up to 2.5 storeys 7.5 m for over 2.5 storeys or to a flanking street
Front Yard (Bothe Rd)	9.0 m	6.0 m
Other Regulations		
Minimum Parking Requirements	260 below ground <u>72 surface parking</u> Total: 332	1.25 per 1 bedroom unit (28 x1.25 = 35 stalls), 1.5 per 2 dwelling unit (196 x 1.5 = 294 stalls) Total: 329 stalls (small car cannot exceed 40% of required, or 132 stalls)
Small car stalls	76	small car cannot exceed 40% of required, or 132 stalls
Visitor Parking	(none shown) ^A	1 for every 7 required is to be designated for visitor parking = $329 / 7 = 47$ spaces of 329 required.
Bicycle Parking	(none shown) ^B	<u>Residential</u> Class I: 0.5/unit = 112 Class II: 0.1/unit = 23
Private Open Space	12,992 m ² of open space provided, according to site calculations by Applicant	15 m ² per one-dwelling bedroom; 25 m ² per two- bedroom dwelling, $15 \text{ m}^2 \times 28 \text{ units} = 420 \text{ m}^2$ $25 \text{ m}^2 \times 208 = 5,200 \text{ m}^2$
Garbage Enclosure	(additional information required) ^C	screening requirements detailed in Section 7.3

^A The applicant will be required to designate the required number of visitor stalls onsite.

^B The applicant will be required to meet the requirements for bicycle parking onsite.

^C The applicant will be required to provide details on the landscape drawing prior to endorsement of the landscape agreement.

5.0 TECHNICAL COMMENTS

(No concerns)

6.0 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.

The Works and Utilities requirements have been satisfied, allowing for final adoption of the zone amending, OCP amending, and housing agreement bylaws.



Shelley Gambacort
Current Planning Supervisor
NW/nw

ATTACHMENTS

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

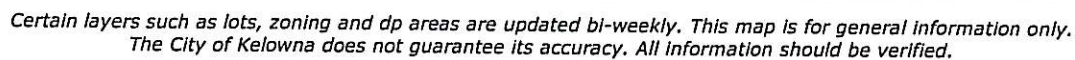




ILLUSTRATION FOR ADVERTISING



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66409 SF	<u>Phase 4</u>
67773 SF	<u>Phase 3</u>
67773 SF	<u>Phase 2</u>
67585 SF	<u>Phase 1</u>

Activity Schedule	
Name	Area
Phase 1	67545 SF
Phase 2	67773 SF
Phase 3	67773 SF
Phase 4	66409 SF
Grand total:	4

① Site Plan
1" = 40'-0"

RECEIVED
OCT 24 2007
CITY OF KELOWNA
PLANNING DEPT.

**Orchard Springs
Witmar
Developments
Ltd.**

Site Plan

Date	October 24, 2003
Drawn by	U.M.
Project No.	Project Number
Scale	As indicated

A1

[illegible]

CHANG, H. S.

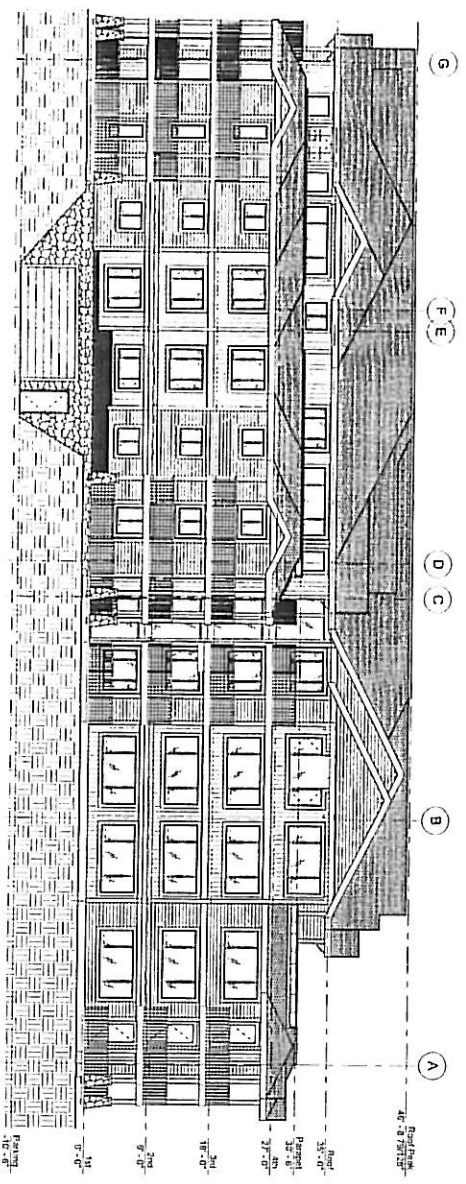
Grand total: 209			
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2 Dec 70	10000
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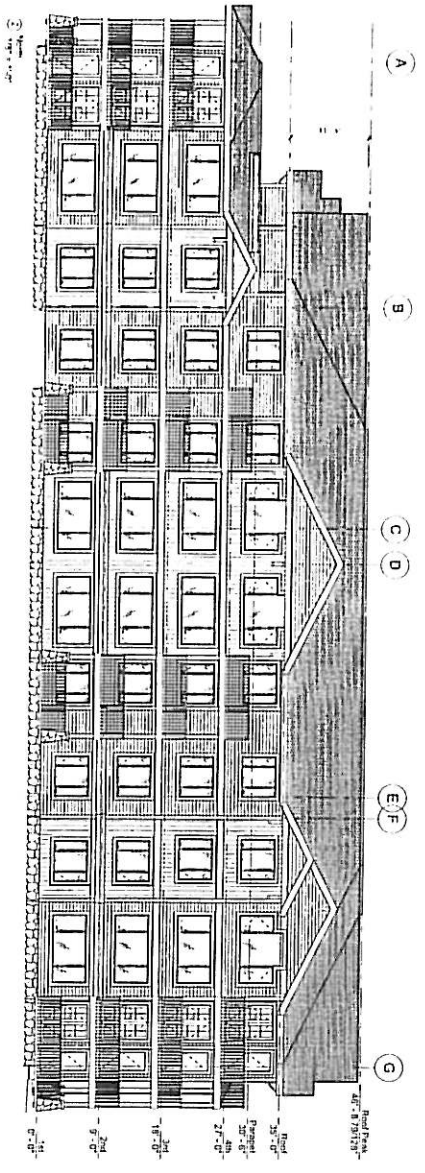
Grand total: 60	5731 SF
Grand total: 6	66132 SF

Project No.	PH139 1
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Parking Level



South Elevation

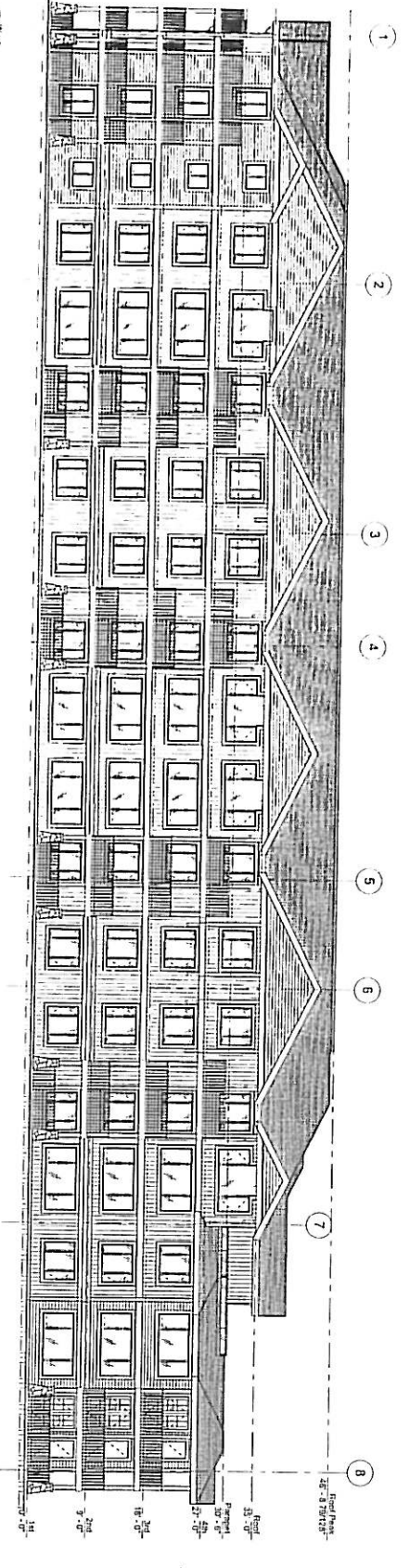
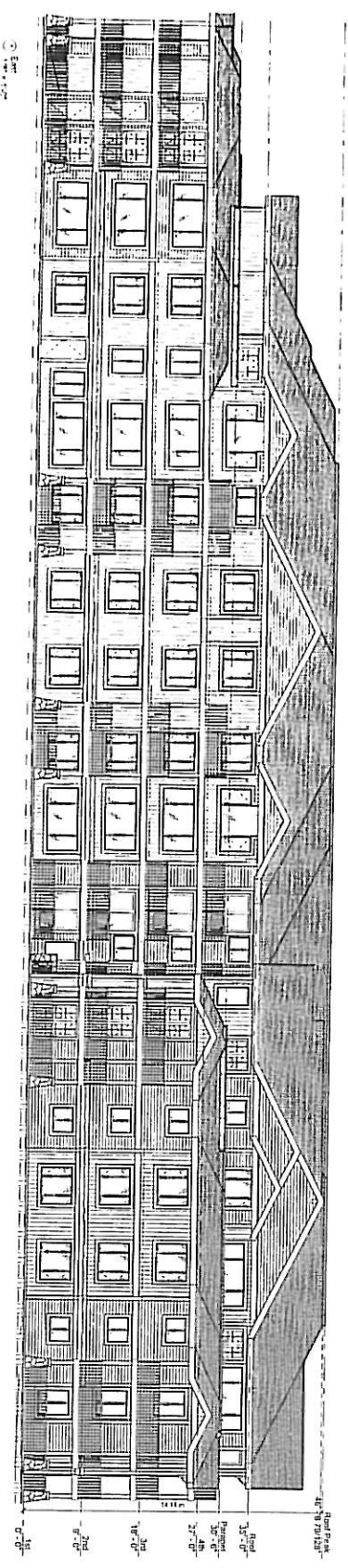


North Elevation

J. J. Architects, Inc.			
No.	DESCRIPTION	DATE	BY
1	Working Plans	10/10/77	J. J.
2	Final Plans	10/10/77	J. J.
3	Final Plans	10/10/77	J. J.
4	Final Plans	10/10/77	J. J.
5	Final Plans	10/10/77	J. J.
6	Final Plans	10/10/77	J. J.
7	Final Plans	10/10/77	J. J.
8	Final Plans	10/10/77	J. J.
9	Final Plans	10/10/77	J. J.
10	Final Plans	10/10/77	J. J.

Orchard Springs
Winmar
Developments
Ltd.

South & North
Elevations



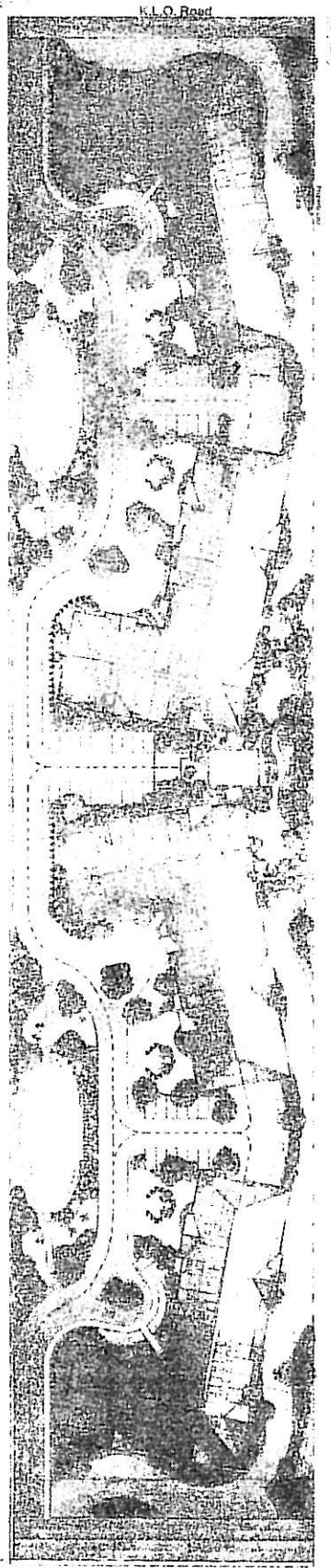
Project Information	
Project Name	Orchard Springs
Client	East & West Developments Ltd.
Architect	James Archibald Ltd.
Structural Engineer	James Archibald Ltd.
MEP Engineer	James Archibald Ltd.
Cost Consultant	James Archibald Ltd.
Quantity Surveyor	James Archibald Ltd.
Interior Designer	James Archibald Ltd.
Landscaper	James Archibald Ltd.
Contractor	James Archibald Ltd.

Orchard Springs
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Ltd.

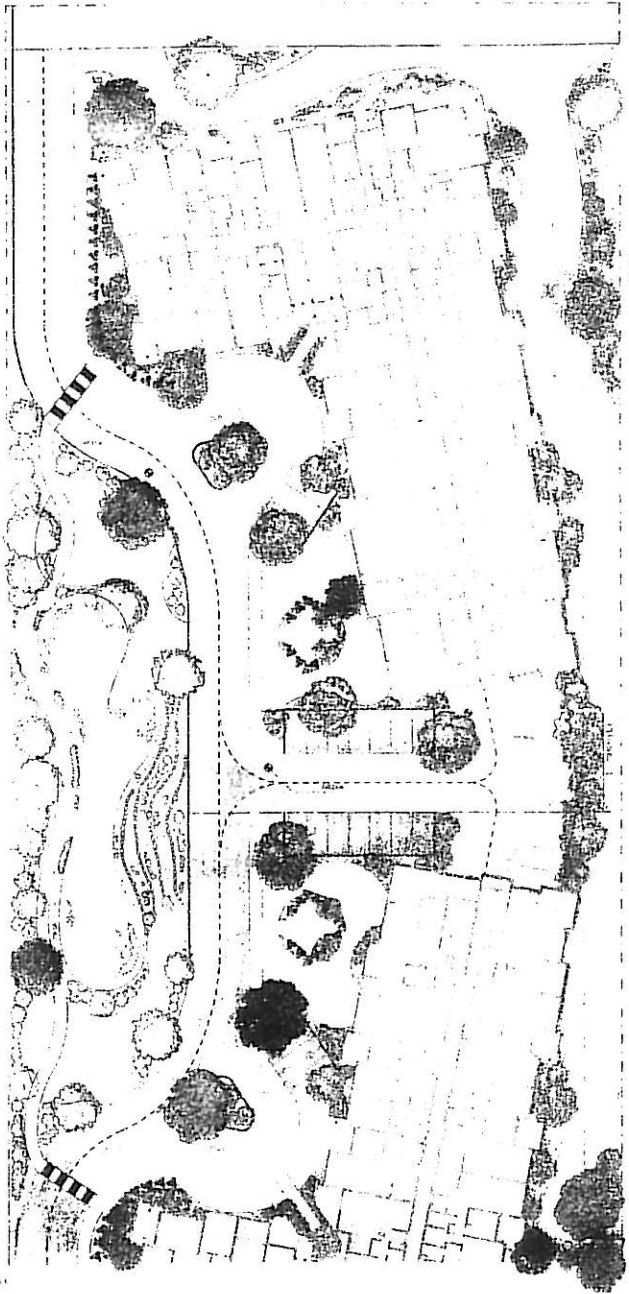
East & West
Elevations

A9

Area of Lot: 28,956 SF
 Area of Footprint: 6,137 SF
 Coverage: 21%



K.L.O. Road



Notes:
 1. See General Notes on Sheet 1 of 2.
 2. See General Notes on Sheet 2 of 2.
 3. See General Notes on Sheet 3 of 2.
 4. See General Notes on Sheet 4 of 2.
 5. See General Notes on Sheet 5 of 2.

REVISED PLANS

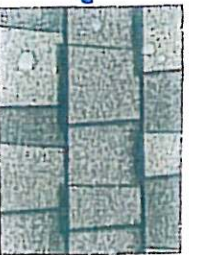
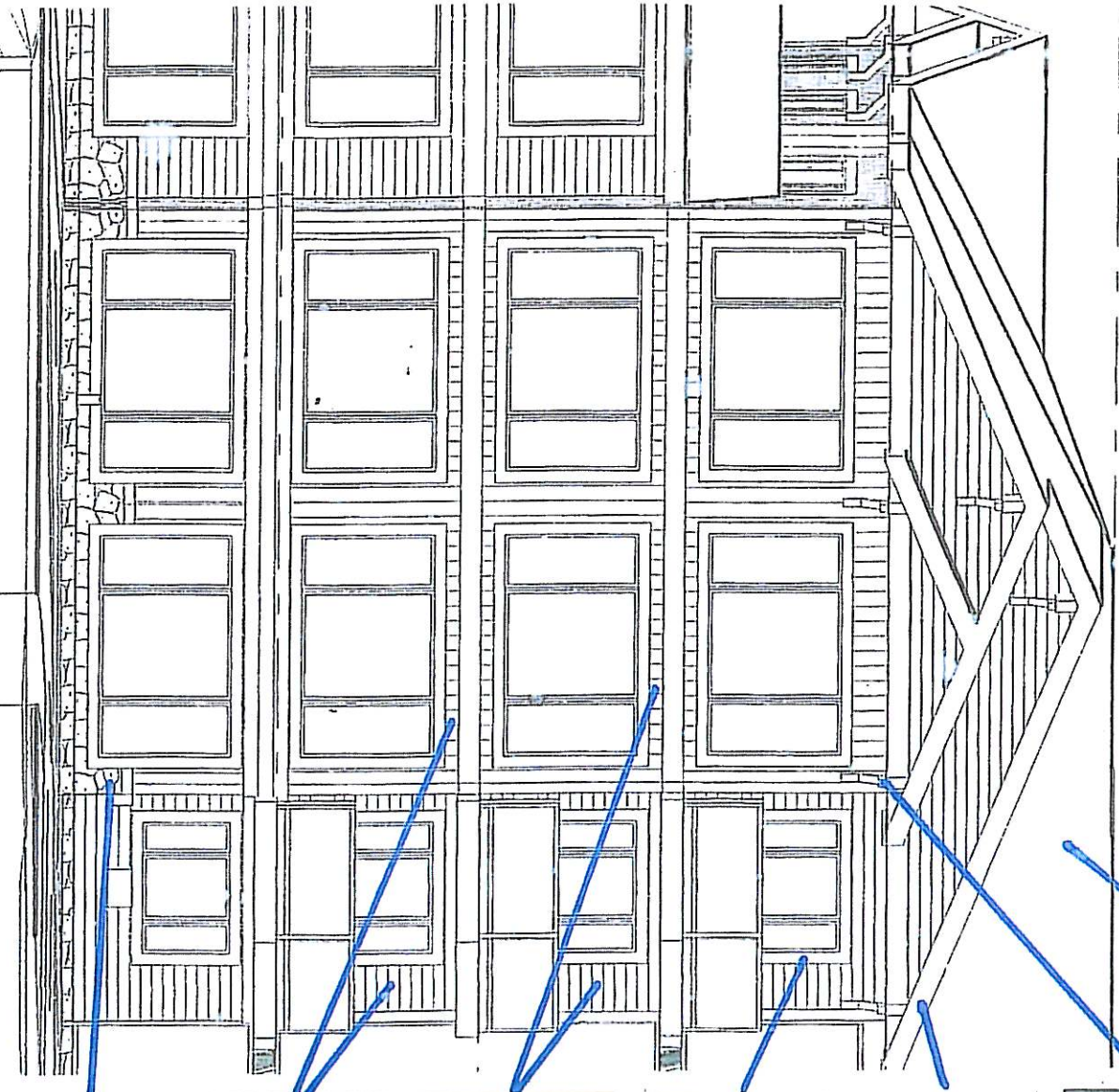
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 JUL 11 2007
 OFFICE OF THE
 COUNTY CLERK

Walter Sales

Site Plan

Wimmar Developments Ltd.
Orchard Springs
1459 KLO Road

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APR 24 2006
CITY OF KELLOWNA
PLANNING DEPT



Iko Driftwood
Fiberglass
roof shingles



Rough Timbers &
Architectural Details



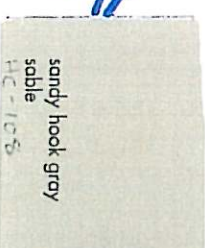
Fasia, Gutters, Trim
and around Windows
Buildings 1 & 4 respectively



Gielow Windows



Field Colors
of Buildings
1 & 4



Field Colors
of Buildings
2 & 3



Cultured Stone
Chardonnay Country
Ledge Stone