
CITY OF KELOWNA

MEMORANDUM

DATE: January 9, 2007

TO: City Manager

FROM: Planning & Development Services Department

APPLICATION NO. DP07-0179

OWNER: BHUSHAN SINGLA
RADHA REDDY
ROSHNI REDDY

AT: 360 GERSTMAR ROAD

APPLICANT: LAVINA GAUCHER

PURPOSE: TO SEEK A DEVELOPMENT PERMIT TO AUTHORIZE
CONSTRUCTION OF A FOUR UNIT RESIDENTIAL BUILDING

EXISTING ZONE: RU6 – TWO DWELLING HOUSING

EXISTING OCP DESIGNATION: SINGLE/TWO UNIT RESIDENTIAL

PROPOSED ZONE: RM1 – FOUR DWELLING HOUSING

PROPOSED OCP DESIGNATION: MULTIPLE UNIT RESIDENTIAL – LOW DENSITY

REPORT PREPARED BY: Alec Warrender

1.0 RECCOMENDATION

THAT Final Adoption of OCP Amending Bylaw No. 9891 be considered by Council;

THAT Final Adoption of Zone Amending Bylaw No. 9892 be considered by Council;

THAT Council authorize the issuance of Development Permit No. DP07-0179 for Lot B, Section 22, Twp. 26, ODYD, Plan 26069, located at 360 Gerstmar Road, Kelowna, B.C subject to the following:

- a) The dimensions and siting of the building to be constructed on the land be in general accordance with Schedule "A";
- b) The exterior design and finish of the building to be constructed on the land be in general accordance with Schedule "B";
- c) Landscaping to be provided on the land be in general accordance with Schedule "C";
- d) A fence is to be provided on the rear and side yards;
- e) 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;

2.0 SUMMARY

The applicant has applied for a Development Permit in order to permit the construction of a four unit residential building.

3.0 ADVISORY PLANNING COMMISSION

At a meeting held on August 28, 2007, the APC passed the following motions: --

THAT the Advisory Planning Commission support Development Permit Application No. DP07-0179 for 360 Gerstmar Road, Lot 8, Plan 26069, Sec. 22, Twp. 22, ODYD by L. Gaucher, to obtain a Development Permit to construct a four-plex building.

4.0 THE PROPOSAL

The proposed site development indicates a total of four, two storey dwelling units arranged along the south property line. There is a paved driveway located adjacent to the north property line to provide access to each of the garage areas located on the ground floor of each of the units. The garages are long enough to provide two stacked parking stalls for each of the units. The remaining area of the ground floor provides space for an entrance foyer and a storage area. The upper floor of each unit provides space for a master bedroom with ensuite, a smaller bedroom, bathroom, kitchen, and combined living room and dining area.

The exterior of the proposed units are designed to incorporate horizontal "Hardi-Plank" siding for the bulk of the building exterior. The built out areas are designed to be finished with a shingle style "Hardi-Plank" material. The roof area is designed to be finished with a black coloured asphalt shingle. The bases of the columns located adjacent to the pedestrian doors area finished with a cultured stone material.

The landscape plan submitted indicates a high level of plantings along the Gerstmar Road frontage, as well as substantial plantings along the south and west property lines. The north side of the driveway has a continuous hedge planted along the full length of the driveway. Each of the dwelling units has a patio area located at the rear door of the adjacent unit.

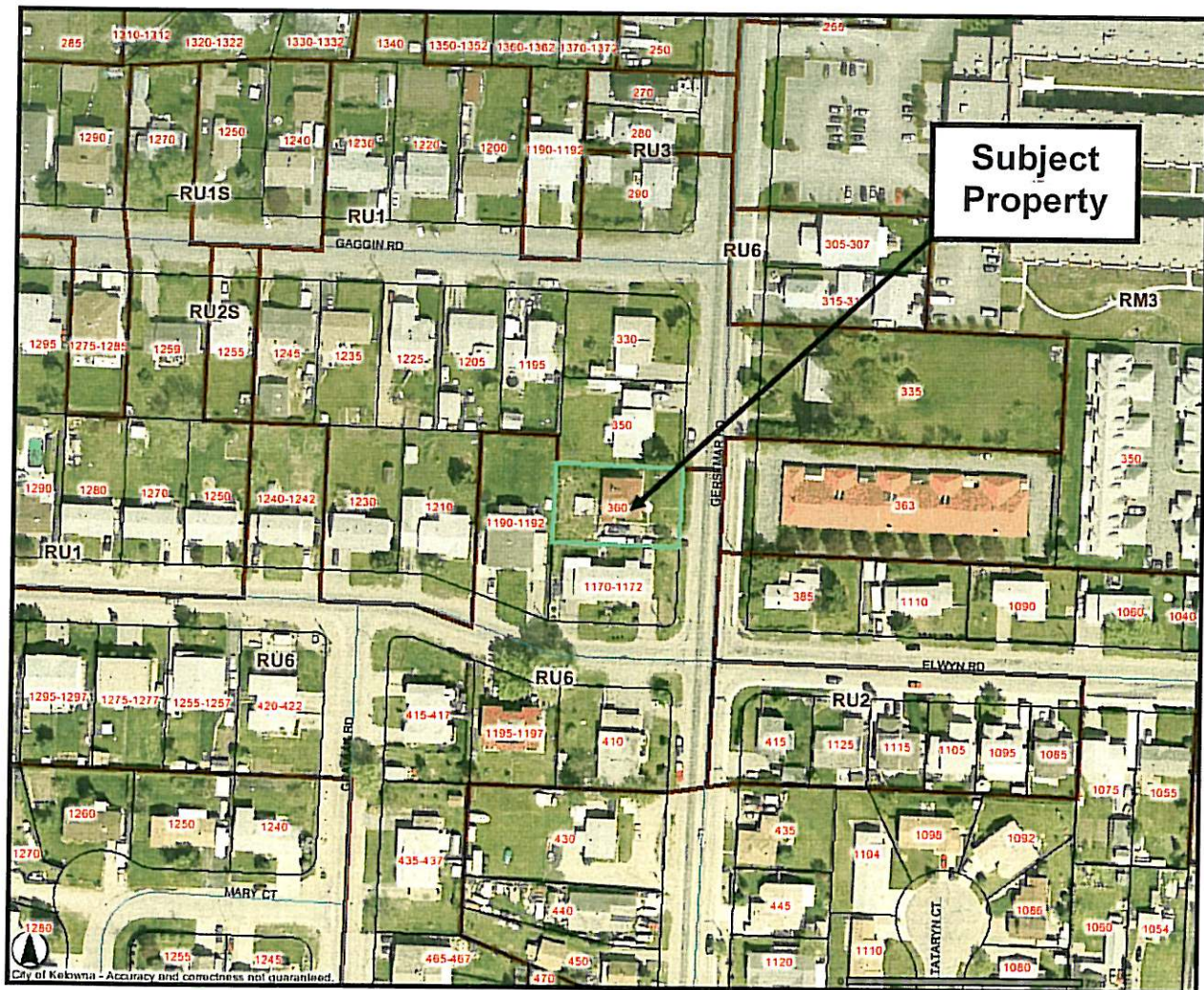
4.1 Site Context

The subject property is located on the west side of Gerstmar Road, between Gaggin Road to the north and Elwyn Road to the south. The site is located in an established neighbourhood of older single unit dwellings on the west side of Gerstmar. There has been some low density multiple unit residential development across Gerstmar Road to the east. Adjacent zones and uses are, to the:

- North - RU1 – Large Lot Housing / SFD
- East - RU6 – Two Dwelling Housing / Duplex dwelling
- South - RU6 – Two Dwelling Housing / Duplex dwelling
- West - RM3 – Low Density Multiple Housing / row house development

4.2 Subject Property Map

360 Gerstmar Road

4.3 Development Analysis

The proposal as compared to the RM1 zone requirements is as follows:

CRITERIA	PROPOSAL	RM1 ZONE REQUIREMENTS
Site Area (m ²)	999.35 m ²	700 M ²
Site Width (m)	24.82 m	20.0 M
Site Depth (m)	40.27 m	30.0 M
Site Coverage (%)	31% buildings 50.0 % Bldg & pvmt	40% Buildings 50% Buildings and paved areas
F.A.R.	0.44	FAR = 0.6 Max.
Storeys (#)	2 storeys	2 ½ Storeys or 9.5 m
Setbacks (m)		
Front (Gerstmar Rd.)	6.1 m	4.5 m
Rear	7.6 m	6.0 m to garage or carport 7.5 m for 2 or 2½ storey

North Side	7.26 m to 2 storey	2.3 m for 2 or 2½ storey
South Side	6.02 m to 2 storey	2.3 m for 2 or 2½ storey
Other Regulations		
Private Open Space	117 m² provided	25 m² per unit
Parking Stalls (#)	8 stalls provided	2 stalls required per dwelling

5.0 TECHNICAL COMMENTS

5.1 Fire Department

No parking signs needed to insure fire fighter access to back units. Contact FPO before occupancy to position signs.

5.2 Inspections Department

No Comments.

5.3 Rutland Water Works

Based on no stratification of 4 units, service upgrade and 3 CEC charges for 3 units.

6.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT COMMENTS

The Works & Utilities Department's requirements have been satisfied, the landscape bonding has been received and Staff are in possession of a \$2000 cheque for the City's Affordable Housing Reserve Fund. The applicant has worked with staff to ensure that the development has a high quality residential appearance that for its scale fits the surrounding neighbourhood. Staff are supportive of this Development Permit and believe that the project will be an improvement that is suitable for the area. Resulting from Council's comment and verification with the Zoning Bylaw requirements, the applicant will add a fence to the rear and side yards.

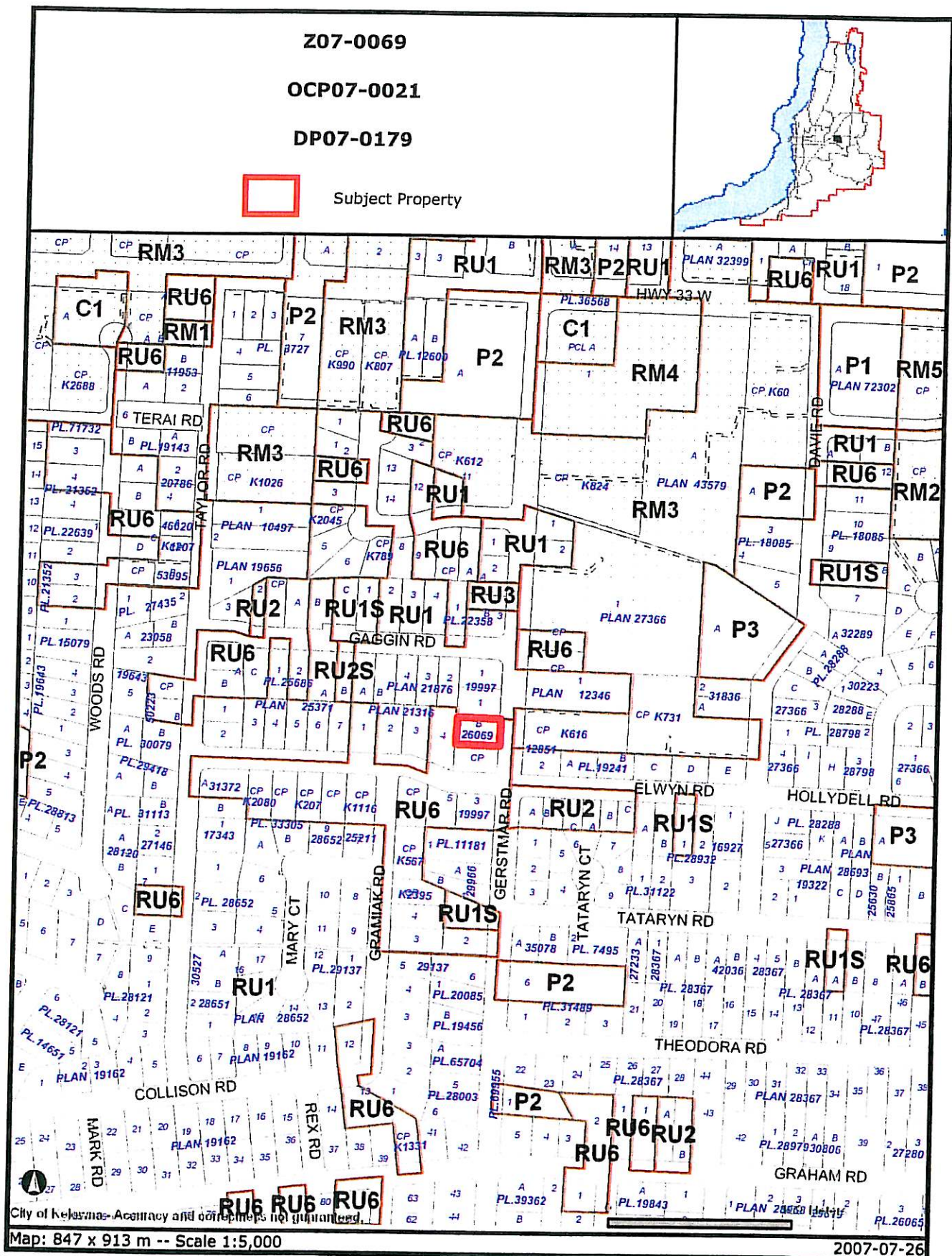


Shelley Gambacort
Current Planning Supervisor

SG/aw

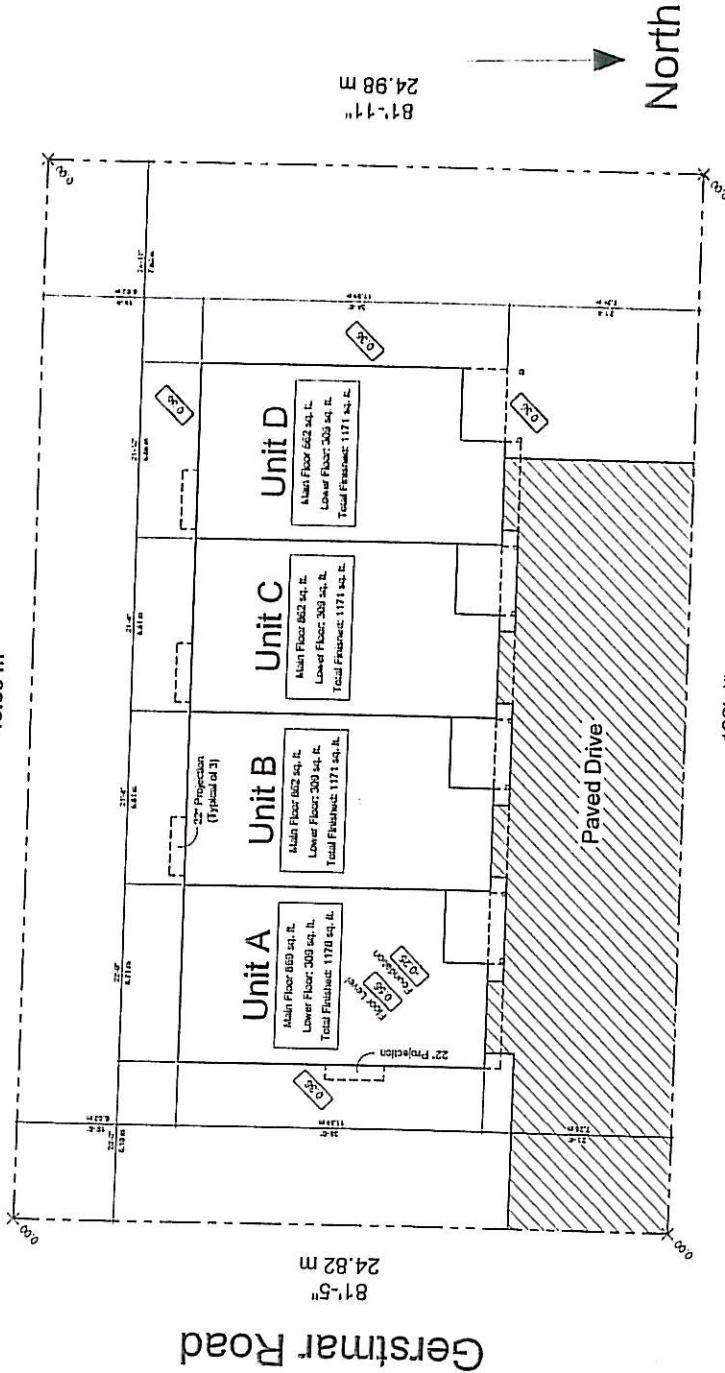
Attach.

- Location Map
- Site Plan & Elevations
- Photograph



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.

132'-1"
40.30 m



SITE PLAN
SCALE: 1"=18'-0"

Site Calculations

LOT AREA	989.35 M ²
STRUCTURE	
GROSS FLOOR AREA	611.02 M ²
NET FLOOR AREA	435.96 M ²
ENCLOSED PKG. PROVIDED	8
TYPE	TANDEM
SUMMARY	
LOT COVERAGE	50%
FLOOR AREA RATIO	0.44
PRIVATE OPEN SPACE	117.97 M ²

Development Permit Plans

Tony Giroux tel: 250-492-5638 email: wesplan@telus.net
Bhaushan Singla (Lavina Gaucher) May 22, 2007
360 Gertsmar Rd, Kelowna, BC Lot B Section 22 Twp 6 District ODVD
Wesplan Building Design Inc.
102 Ellis Street, Penticton, B.C. V2A 4A5 Canada
Telephone (250) 493-0942 Fax (250) 493-7526

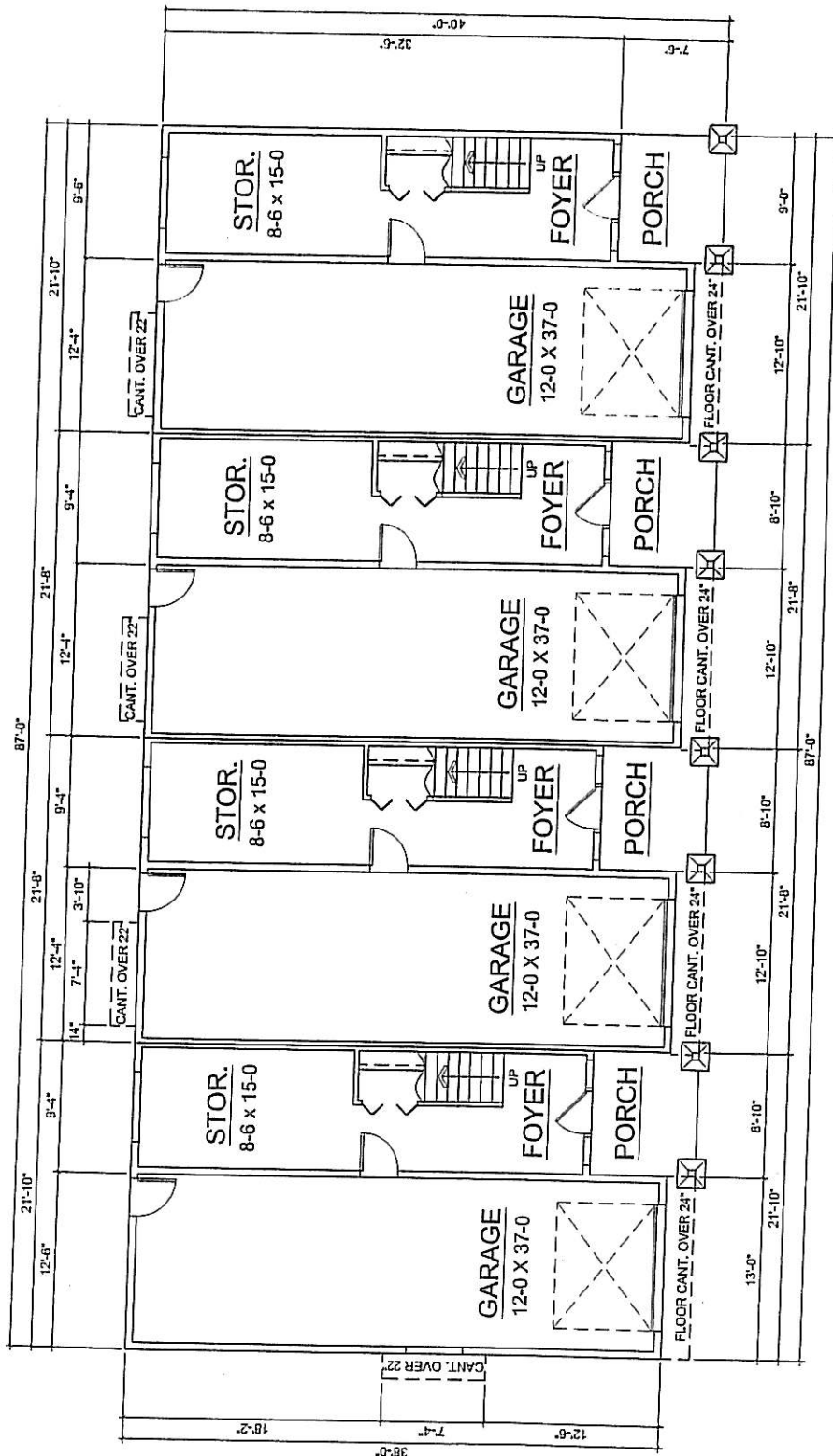
Plan No.

WP 5127

Sheet

A-1

Site Plan

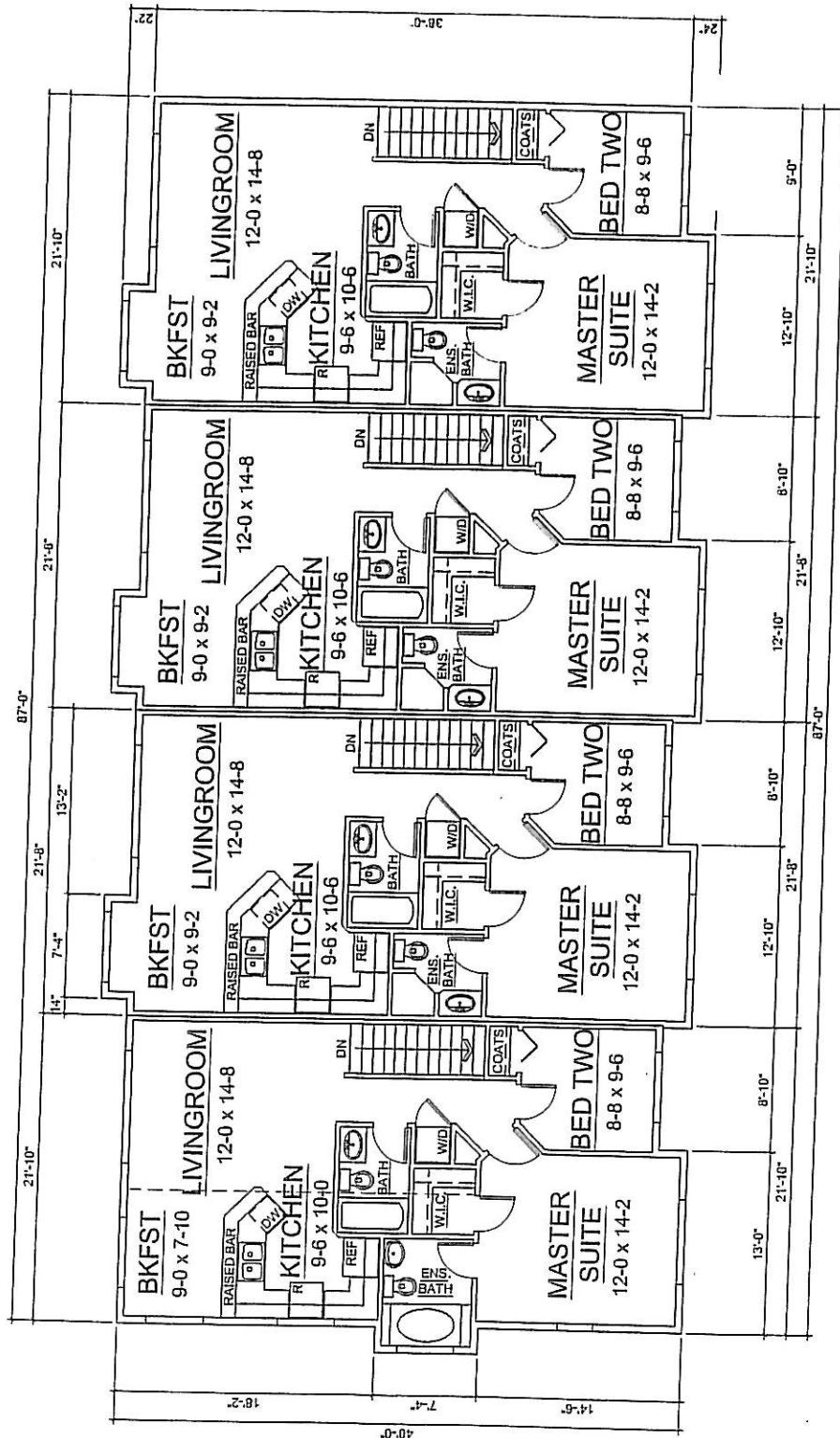


BASEMENT AND GARAGE PLAN

SCALE: 1/8"=1'-0"

Development Permit Plans	
Tony Giroux tel: 250-492-5638 email: wesplan@reksis.net Bhaushan Singla (Lavina Gauthier) May 22, 2007 360 Gertman Road, Kelowna, BC	Lot B Section 22 Twp 6 District ODYD
Wesplan Building Design Inc. 102 Ellis Street, Port Huron, B.C. V2A 4L5 Canada Telephone (250) 493-0942 Fax (250) 493-7526	

Plan No.	WP 5127
Sheet	A-5
Basement	



MAIN FLOOR PLAN

SCALE: 1/8"=1'-0"

Development Permit Plans

Tony Giroux tel: 250-492-5638 email: wesplan@telus.net

Bhaushan Singla (Lavinia Gaucher) May 22, 2007

360 Gerssner Road, Kelowna, BC Lot B Section 22 Twp 6 District ODVD



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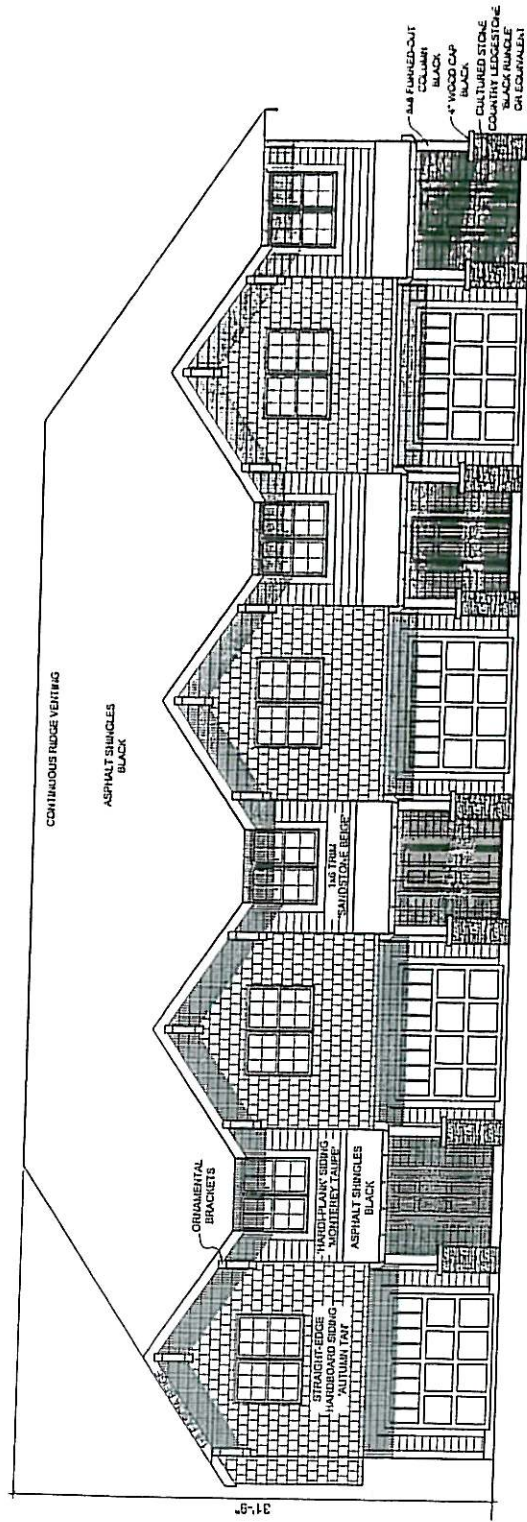
Plan No.

WP 5127

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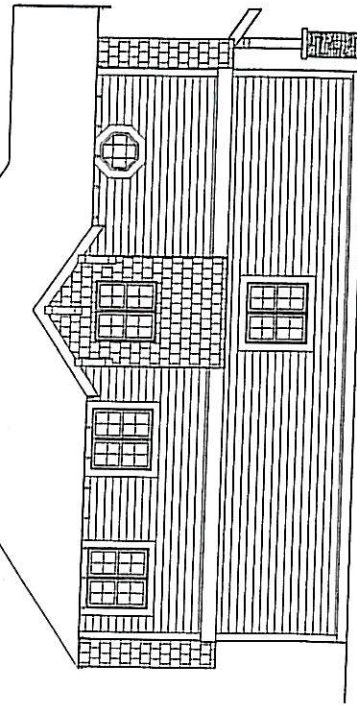
A-4

Main Floor



RIGHT ELEVATION (NORTH)

SCALE: 1/8"=1'-0"

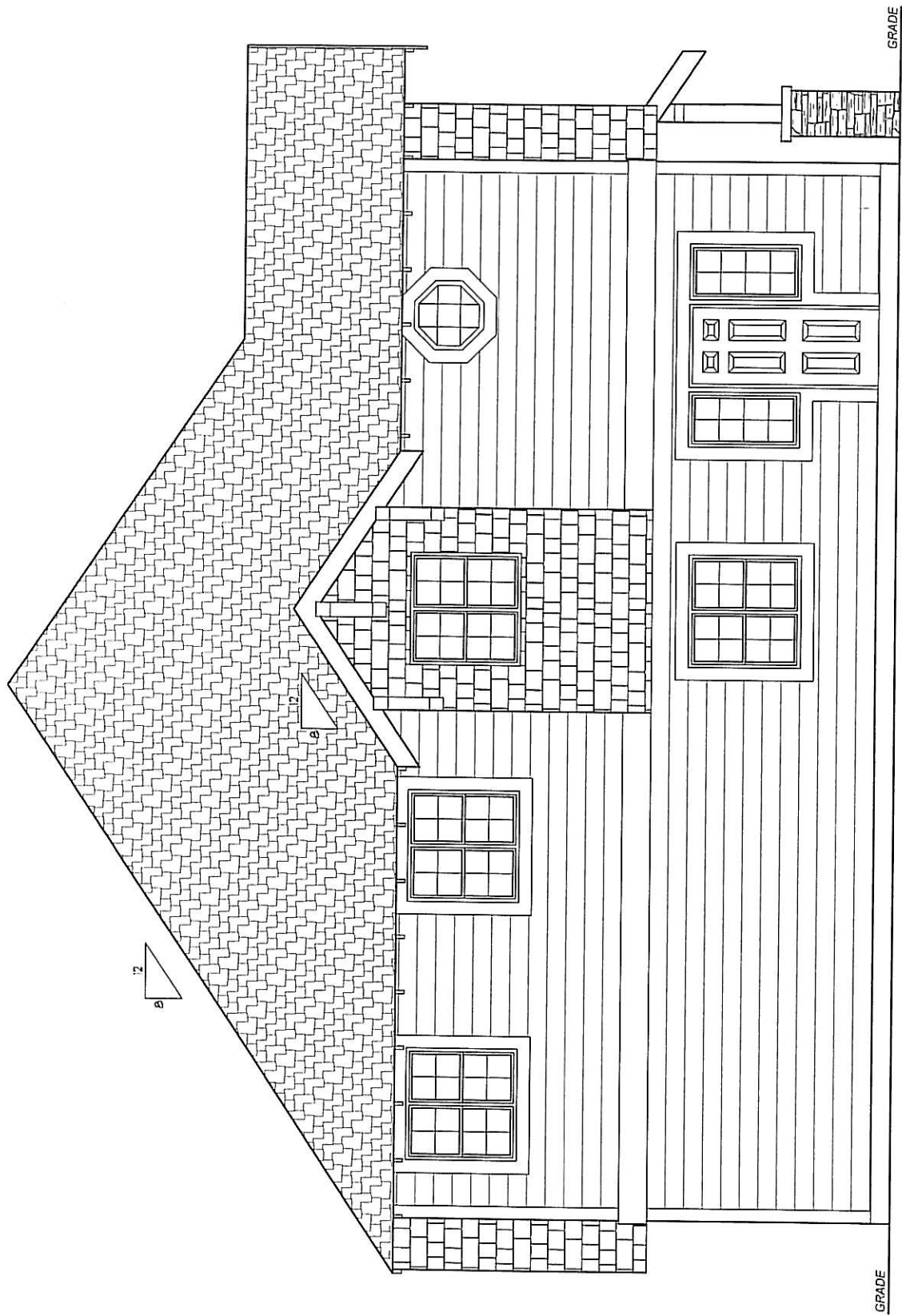


FRONT ELEVATION (GERTSMAR)

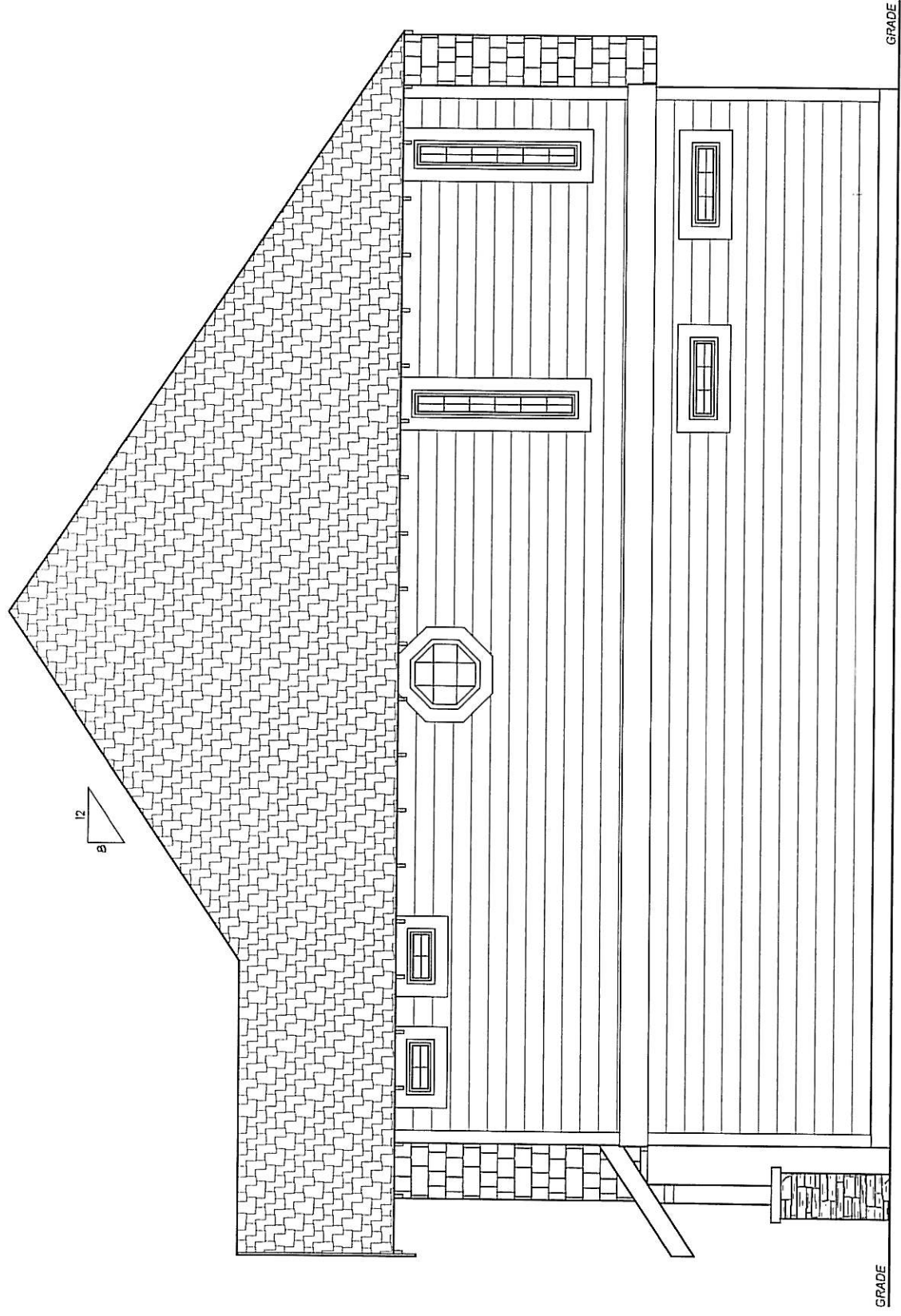
SCALE: 1/8"=1'-0"

SCHEDULE
B
This forms part of development
Permit # D07-0174

Development Permit Plans	
Plan No.	WP 5127
Sheet	A-2
Elevations 1	
Tony Giroux tel: 250-492-5638 email: wesplan@telus.net Bhaushan Singla (Lavina Gaucher) May 22, 2007 360 Gertsmar Road, Kelowna, BC Lot B Section 22 Twp 6 District ODVO Wesplan Building Design Inc. 102 Ellis Street, Port Moody, B.C. V2A 4L5 Canada Telephone (250) 493-0942 Fax (250) 493-7326	



FRONT ELEVATION



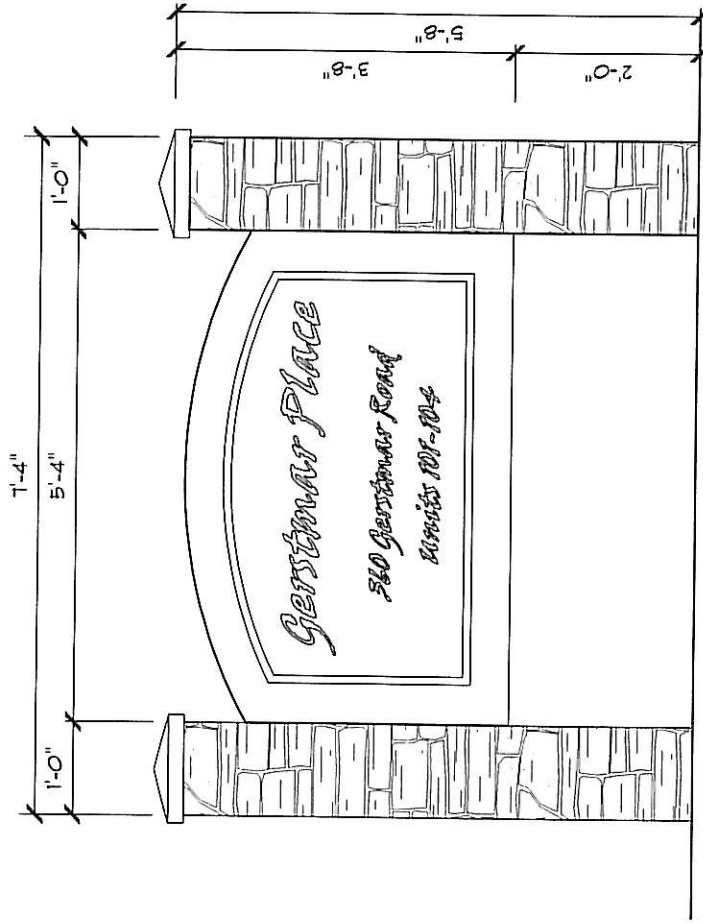


NO.	DATE	REVISION
1		ISSUED FOR CONSTRUCTION PERMIT

PROJECT
360 GERSTMAR ROAD
CLIENT
LAVINA GAUCHER
CONSULTANT
SITE AND CONSTRUCTION



DESIGNED BY
DRAWN BY
CHECKED BY
DATE
SCALE
NTS
LANDSCAPE
ELEVATION AA
L-2



SIGN DETAIL
SCALE 1/2" = 1'-0"

