
CITY OF KELOWNA
MEMORANDUM

DATE: January 21, 2008
FILE NO.: DP07-0222

TO: City Manager

FROM: Planning & Development Services Department

DEVELOPMENT PERMIT APPLICATION OWNER: MAXWELL HOUSE
NO. DP07-0222 DEVELOPMENTS LTD.

AT: 225 GLEN PARK DRIVE **APPLICANT:** AS ABOVE

PURPOSE: TO AMEND PREVIOUSLY ISSUED DEVELOPMENT PERMITS
TO ADD ONE BUILDING WITH TWO DWELLING UNITS

EXISTING ZONE: RM3 – LOW DENSITY MULTIPLE HOUSING

REPORT PREPARED BY: PAUL McVEY

1.0 RECOMMENDATION

THAT Council authorize the issuance of Development Permit No. DP07-0222 for Lot 1, Sec. 4, Twp. 23, O.D.Y.D., Plan KAP84464, located on Glen Park Drive, 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;
5. The applicant register a Statutory Right of Way over relocated Sanitary Sewer main

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 is seeking a new Development Permit to amend the previously issued Development Permit (DP06-0231) to add one building with two additional dwelling units to the proposal.

2.1 Advisory Planning Commission

The above noted application (DP07-0222) was reviewed by the Advisory Planning Commission at the meeting of October 23, 2007 and the following recommendation was passed:

THAT the Advisory Planning Commission support Development Permit Application No. DP07-0222, for 225 Glen Park Drive, Lot 1, Plan 84464, Twp. 23, Secs. 4 & 5, ODYD by Maxwell House Developments (J. Browne), to obtain a Development Permit to allow two additional units to a previously approved development.

3.1 The Proposal

The applicant has an issued Development Permit (DP06-0231) for the subject property which authorizes a total of 38 residential dwelling units in a total of 10 buildings, comprised of 9 – four unit buildings, and one – two unit building.

This current application seeks permission to add two dwelling units in one building to the development proposal to amend the previously issued development permit to authorize the construction of a total of 40 dwelling units in eleven buildings on the subject property.

The site plan submitted indicates that the proposed additional building has been added to the end of the drive aisle located parallel to the pending Glenmore Bypass. The proposed additional building is the same as the previously approved 2 unit building, and will be finished with the same exterior finish materials.

The landscape plan has been amended to relocate the surface parking to provide 10 visitor stalls, while maintaining the required parking stalls for the dwelling units.

There is an existing sanitary sewer main that may be impacted by the additional building. However, the applicant has been in communication with the Works and Utilities Department, and it appears that the pipe can be relocated.

The exteriors of the proposed building are designed to be finished with horizontal siding and wood shake siding in the gable ends of the roof facing the internal drive aisle, the same as the previously approved Development Permit DP06-0231.

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

CRITERIA	PROPOSAL	RM3 ZONE REQUIREMENTS
Site Area (m ²)	12,944 m ²	900 m ²
Site Width (m)	130 m	30.0m
Site Coverage (%) Buildings Bldg & Pavemnt	28.4% 50%	40% for buildings 50% for bldgs, dwys, parking area
Total Floor Area (m ²)	5,342 m ²	6,346 m ² @ FAR = 0.5
F.A.R.	0.41	Max Far = 0.5
Storeys (#)	1½ storeys (6.86m)	2 ½ storeys or 9.5 m max
Setbacks (m)		
- Front - Glen Park Drive	4.5 m	4.5 m
- Front - Glenmore Bypass	7.5 m	4.5 m
- North Side (Brandt's Ck.)	4.5 m	4.0 m for 1 or 1½ storey portion
- South Side	4.5 m	4.0 m for 1 or 1½ storey portion
Parking Stalls (#)	77 stalls provided (11 visitor stalls)	71 stalls required
Bicycle Parking	40 provided	Class I 0.5 per unit – 19 Class II 0.1 per unit – 2 req
Private Open Space	1,379 m ² provided	25.0 m ² per unit = 1,000m ² req'd

Parking Calculations

3 bedroom – 22 units @ 2 stalls = 44 stalls

2 bedroom – 18 units @ 1.5 stalls = 27 stalls

Total parking stalls required 71 stalls required

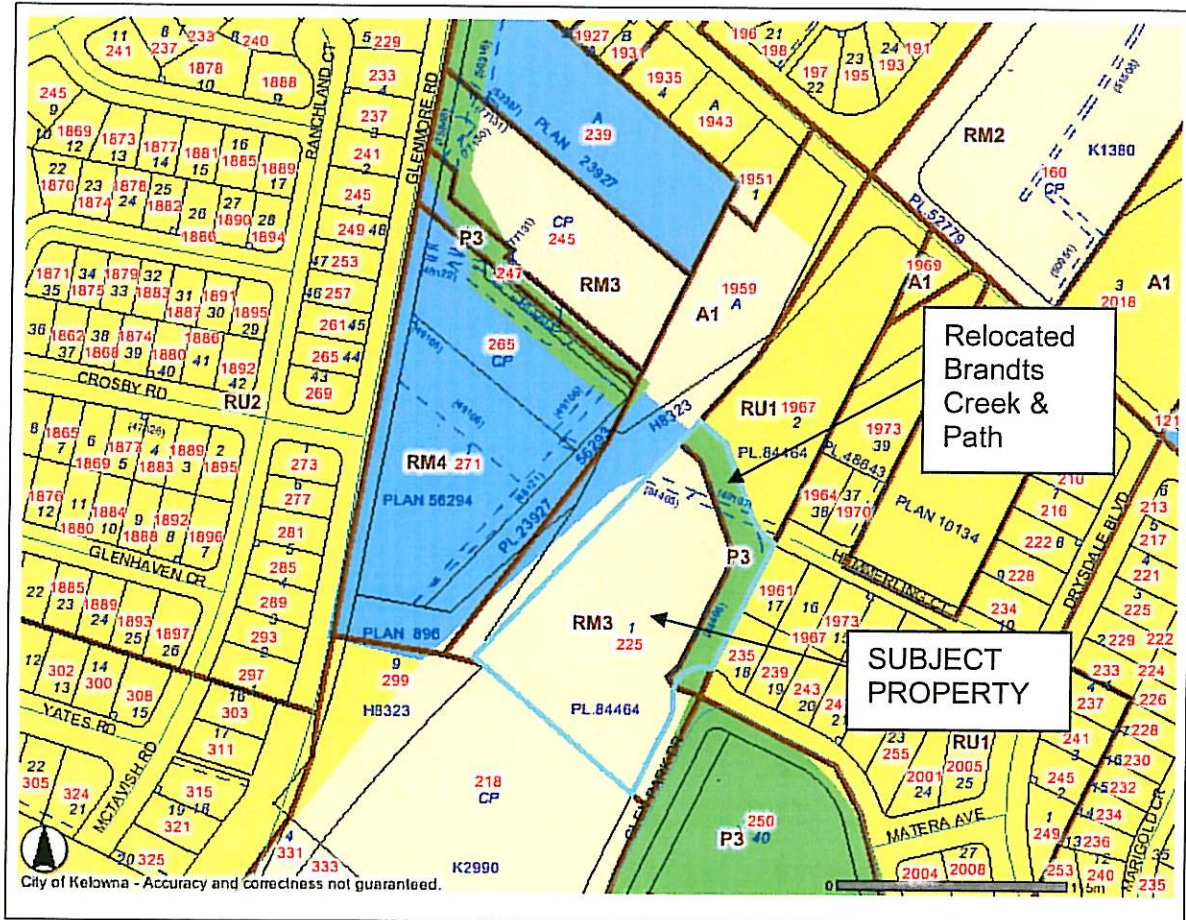
3.2 Site Context

The subject property was created as part of the recently approved subdivision application S06-0131, which dedicated the Glenmore Bypass location and relocated Brandts Creek. The subject property also has the first phase of the previously approved townhouse units under construction.

Adjacent zones and uses are, to the:

- North - RU1 – Large Lot Housing – single unit dwellings
- East - RU1 – Large Lot Housing – single unit dwellings
- South - RM3 – Low Density Multiple Housing - Townhouses
- West - RM4 – Transitional Low Density Housing – Church & apartments
- A1 – Agriculture 1 -Vacant

SUBJECT PROPERTY MAP



3.3 Current Development Policy

3.3.1 Kelowna Official Community Plan

This proposal is consistent with the Official Community Plan which designates the subject property as Multiple Unit Residential – Low Density future land use.

4.0 TECHNICAL COMMENTS

The application has been circulated to various technical agencies and City departments and the following relevant comments which have been submitted are attached to this report.

5.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT COMMENTS

The Planning Department does not have concerns with this proposed amendment to the previously issued Development Permit. The application as submitted does not seek any variances to the zoning bylaw.

The proposed town house development is designed to produce a reasonable form of housing which is designed to create a product aimed at the first time buyer. As well, the resulting development is designed to appeal to an occupant with a family. The proposed changes to the site plan to add 2 additional residential units within one building will not impact the resulting development negatively. The proposed units are designed with the same form and character as the originally approved units.

The applicant's consultant has provided a design for the relocated sewer line, and has demonstrated that it is possible to relocate

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



Shelley Gambacort
Current Planning Supervisor

PMc/pmc
Attach.

File: DP07-0222

Application

File: DP07-0222

Type: DEVELOPMENT PERMIT

File Circulation

Seq	Out	In	By	Comment
				B.C. Assessment Authority (info only)
	2007-09-13	2007-09-13		
				Canada Post
	2007-09-13	2007-12-10		No response.
				Community Development & Real Estate Mgr
	2007-09-13	2007-09-28	SALEXAND	Land Comments for Inclusion in Council Report: Please contact the Land Agent for road dedications over 20 metres in width, land dedications and land transfers to or from the City of Kelowna, road closures and road reserves. Depending on the type of land transaction being contemplated, the processing time can vary from 3 weeks to 3 months. The Land Department requires a full size copy, together with an 8 1/2 x 11 copy, of any survey plans. Land Comments for Processing Information Only - Not for Council Report: It appears that the new units are located over an existing sewer main ROW.
				Fire Department
	2007-09-13	2007-10-19	MNEID	Fire department access, fire flows, and hydrants as per the BC Building Code and City of Kelowna Subdivision Bylaw. Engineered fire flows required to determine if present hydrant location, number of hydrants, and hydrant volume will be adequate. Code analysis required stating type of occupancy and confirming Subsection 3.2.5 of the BC Building Code, 2006, are met (detail equivalencies, if any).
				FortisBC
	2007-09-13	2007-12-10		No response
				Inspections Department
	2007-09-13	2007-09-25	RREADY	Provide spatial separation calculations related to proposed reduction in setback between buildings.
				Irrigation District - GEID
	2007-09-13	2007-10-18		GEID has no concerns regarding the increase in the number of units. The CECs payable are based on the number of units, and GEID only issues water letters for each stage of construction following payment of all applicable CECs. We expect the additional units and payment of the applicable CECs to be captured by the existing water letter / building permit process
				Mgr Policy, Research & Strategic Plannin
	2007-09-13			
				Park/Leisure Services Dir. (info only)
	2007-09-13	2007-09-13		
				Parks Manager
	2007-09-13	2007-09-21	TBARTON	No comment
				Public Health Inspector
	2007-09-13	2007-10-04		sewer required.
				RCMP
	2007-09-13	2007-12-10		No response
				School District No. 23
	2007-09-13	2007-12-10		No response
				Shaw Cable
	2007-09-13	2007-09-18		Owner/developer to install an underground conduit system per Shaw cable drawings and specifications
				Telus
	2007-09-13	2007-10-16		TELUS will provide underground facilities to this development. Developer will be required to supply and install conduit as per TELUS policy.
				Terasen Utility Services
	2007-09-13	2007-12-10		No response.
				Works & Utilities
	2007-09-13	2007-10-02		1. This application to increase the number of units from 38-40 for the proposed townhouse development does compromise Works and Utilities servicing requirements as shown on the site plan submitted the additional units extend into Sanitary Sewer Right of Way.

Janet Digby rejoined to the meeting at 7:26 p.m.

ITEM 2. Location/Legal: 225 Glen Park Drive/Lot 1, Plan 84464, Twp. 23, Secs. 4 & 5, ODYD
Application No: DP07-0222
Applicant/Owner: Maxwell House Dev. (J. Browne)
Purpose: To obtain a Development Permit to allow two additional units to a previously approved development.

Staff:

- Planning staff do not have concerns with the proposed amendment to the previously issued Development Permit.
- The application, as submitted, does not seek any variances to the Zoning Bylaw.

Applicant: (Ken Gulenchyn)

- Confirmed that the proposed development is a continuation of the development that they are in process of constructing now.
- The City's Transportation Division has requested that the development be shifted over to accommodate the Glenmore Bypass.
- Confirmed that there is a potential for a future pedestrian overpass and this could not be achieved if this Development Permit is not granted.

APC:

- The Chair inquired if anyone from the Gallery wished to speak. No one came forward.

APC/Staff/Applicant Discussion:

- An inquiry was made of staff regarding the commencement of construction of the Glenmore Bypass. Planning staff are uncertain as to the exact timeline of the construction and suggested that the Transportation Division be consulted.
- The Applicant confirmed that the developer already owns the RU1 zoned property and that property will be developed in the future and that the City will not hold up such development.
- The Applicant advised that during the previous development the developer has revitalized Brandt's Creek and the creek has been realigned.

RECOMMENDATION (ITEM 2)

MOVED BY David Rush/SECONDED BY Roland Harvey

THAT the Advisory Planning Commission support Development Permit Application No. DP07-0222, for 225 Glen Park Drive, Lot 1, Plan 84464, Twp. 23, Secs. 4 & 5, ODYD by Maxwell House Developments (J. Browne), to obtain a Development Permit to allow two additional units to a previously approved development.

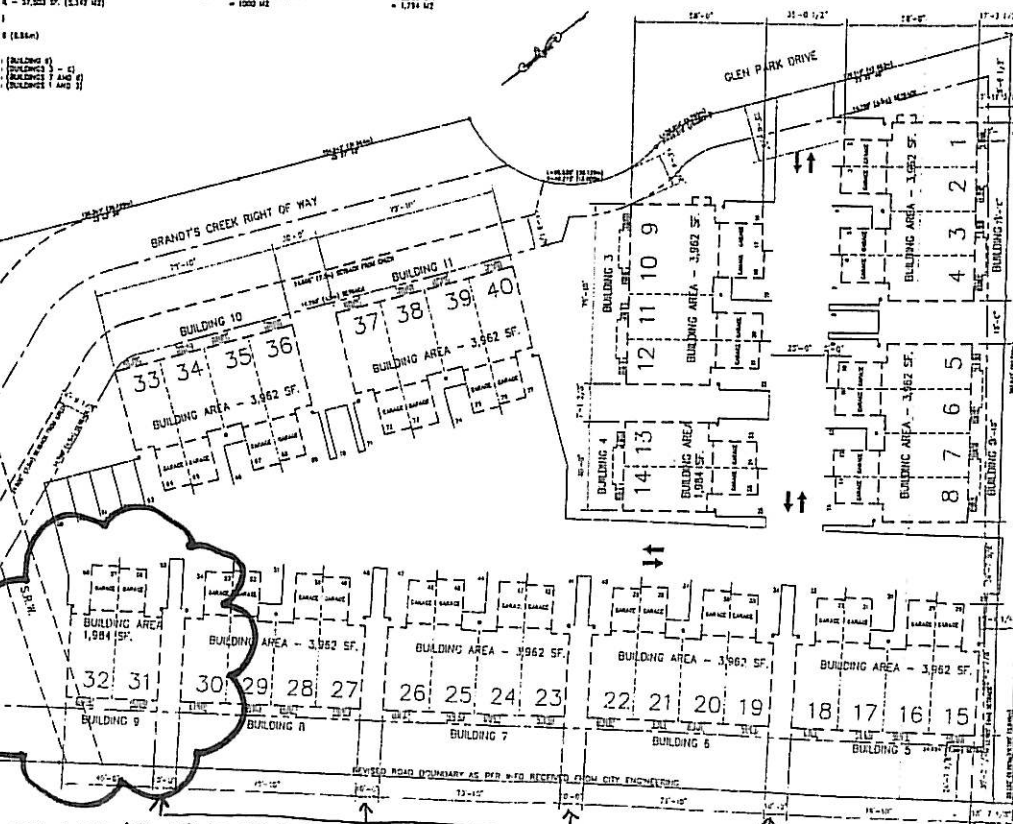
CARRIED




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1 BUILDING 8)
2 BUILDINGS 3 - 5)
3 BUILDINGS 7 AND 8)
4 BUILDINGS 1 AND 3)

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NEW DEVELOPMENT PERMIT
TO ADD 2 UNITS AND - REUSE SPACING

PROPOSED REVISED SITE PLAN

MAXWELL HOUSE DEVELOPMENTS LTD

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OASIS DESIGN	SITE PLAN
we are now at 868-2375 (toll-free) www.oasis.ca	
DESIGNED BY:	JAMES W. HARRIS, P. ENG.
DATE:	MAY 21, 2007

SCALE: 3/4" = 1' / DRAWING NUMBER: 418-001 REVISIONS

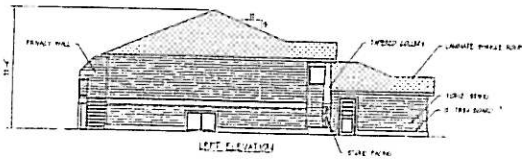
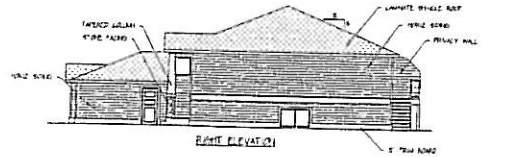
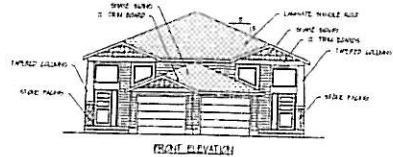
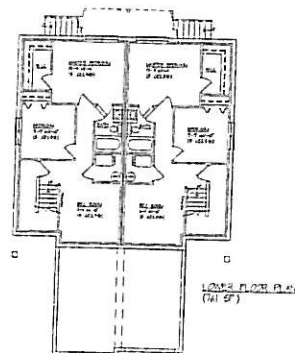
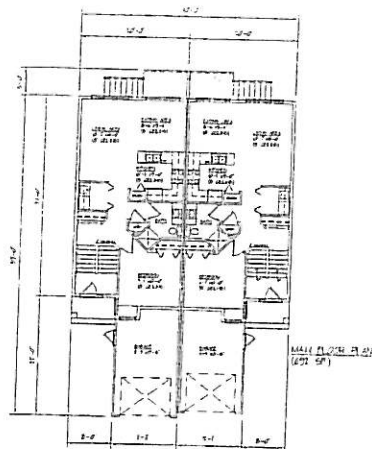
1975-1976 23rd - 1976

COPY - ISSUED DEVELOPMENT PERMIT

MAINTENANCE REPORT
BY: [illegible]

OASIS DESIGN

DESIGNED BY JAMES W. HALL
DATE FEBRUARY 7, 1957



PROPOSED BUILDING

MAXWELL HOUSE DEVELOPMENTS LTD.

OASIS DESIGN
DESIGNED BY: JAMES W. HAASDYK
DATE: NOVEMBER 1, 2005

BUILDING 10
FLOOR PLANS AND ELEVATIONS
SCALE: 1/8" = 1'-0" | DRAWING NUMBER: 05-059-001 | REVISION: D1

