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## CITY OF KELOWNA

### MEMORANDUM

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**Date:** March 13, 2008

**To:** City Manager

**From:** Planning and Development Services Department

**APPLICATION NO.** DP08-0009

**OWNER:** Glenwest Properties Ltd.

**AT:** 1865 Begbie Road

**APPLICANT:** Wilden Construction Corp.

**PURPOSE:** TO OBTAIN A DEVELOPMENT PERMIT TO ALLOW FOR THE CONSTRUCTION OF A 25-UNIT TOWNHOUSE DEVELOPMENT IN 12 DUPLEX-STYLE AND ONE SINGLE FAMILY-STYLE RESIDENTIAL BUILDINGS.


**EXISTING ZONE:** RM2 – LOW DENSITY ROW HOUSING ZONE

**REPORT PREPARED BY:** Corine (Cory) Gain, MCIP, CPT

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#### 1.0 RECOMMENDATION

THAT Council authorize the issuance of Development Permit No. DP08-0009 for Proposed Lot 1 of the subdivision of Lot A Sections 4, 5, 8 and 9 Township 23 Osoyoos Division Yale District Plan KAP69724 Except Plans KAP71944, KAP73768, KAP75949, KAP78547, KAP80107 and KAP81912, located at 1865 Begbie 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";  
  
Stormwater shall be managed in accordance with Schedule "A2" - "1865 Begbie Road Multi Family Site Stormwater Management Plan" prepared for Blenk Development Corp. by CTQ Consultants Ltd. dated January 7, 2008;
  - 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) Landscaping to be provided on the land shall be in general accordance with Schedule "C" attached to this permit. Any designated landscaping area between the property line and the existing road curb or sidewalk will be completed concurrently with landscaping with the property lines. New trees and shrubs shall follow a consistent lateral placement and be set back a minimum of 1.0 m from all underground utilities. Further, all required landscape buffer areas shall be watered by a fully automatic irrigation system with no run-off onto sidewalks, streets or parking areas. The applicant shall 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.
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- e) Entry signage will be in general accordance with Schedule “D”.

AND FURTHER THAT the applicant be required to complete the above-noted condition (d) 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 proposing to construct a 25-unit townhouse development on the subject property that complies with the existing RM-2 zoning designation.

## 3.0 ADVISORY PLANNING COMMISSION

At the regular meeting of March 11<sup>th</sup>, 2008 it was resolved:

THAT the Advisory Planning Commission supports Development Permit Application No. DP08-0009, for 2025 Begbie Road, Lot A, Plan 69724, Sections 4, 5, 8, 9, 16 & 17, Twp. 23, ODYD, by Wilden Construction Corp (R. Van Den Aoei), to obtain a Development Permit to allow construction of a 25-unit townhouse development in 12 duplex-style and one single family-style residential buildings.

## 4.0 BACKGROUND

The property under application is part of the Wilden Development. The “Hidden Lake Town Homes” project is proposed for the southeast corner of Union and Begbie Roads. Site preparation was approved by Environmental Development Permit DP07-0212. The applicant advises that: “This site is being developed in keeping with the master development plan of the Glenmore Highlands Area Structure Plan and its subsequent Phase 1 zoning report. The project will be built to the current high standards of the existing design guidelines for the Wilden Development.”

### 4.1 The Proposal

The subject property, located at the southeast corner of Union and Begbie Roads will become a separate legal lot upon registration of the plan of subdivision recently reviewed by the Subdivision Approving Officer. Review of this application was undertaken in the context of the form and character of the broader Wilden development.

The proposed development will be accessed from Begbie Road. The building form has been designed to take advantage of the contours of the land by utilizing the lower elevation running down the spine of the property to create under-building garages for each of the townhouse units. The building design is consistent with the established ‘Wilden’ architectural style.

Extensive information regarding both the interior and exterior of the building are attached to this report for your reference. The colour boards submitted are not attached to this report but will be available at the Council meeting. There are four individual Okanagan inspired colour palettes proposed for the development. The roofs for all buildings are proposed to be finished in black/charcoal grey asphalt shingles. All deck railings will be black metal. The main body colour for stucco, siding, and decorative shakes will be in one colour. A second complimentary colour will be used for fascia board, window trim, eaves, soffits and garage doors. Front entry



doors will be stained in a third complimentary colour. Each building will feature stonework in four styles to coordinate with the four colour schemes.

The Landscaping Plan details the proposed planting for the site and demonstrates the generous setbacks between buildings intended to provide privacy to residents and ease of movement for any wildlife that may frequent the site. The landscaping buffering requirements of the zoning bylaw are satisfied by the proposed plan. Both manicured and naturalized landscaping will be featured on site. The site will be fenced in a style consistent with existing fencing located to the south along Union Road to provide privacy and sound attenuation. Each unit will have access to a semi-private yard area featuring a coloured stamped concrete patio. Unit driveways will be surfaced with exposed aggregate concrete; entry pathways will feature either coloured stamped concrete or concrete unit pavers. The applicant has provided a cost estimate for installation of the landscaping proposed and is willing to provide security for the same.

The application meets the requirements of the RM2 Low Density Row Housing zone as follows:

CRITERIA	PROPOSAL	RM2 ZONE REQUIREMENTS
Site Area (m <sup>2</sup> )	16,040.77m <sup>2</sup>	1000m <sup>2</sup>
Site Width (m)	> 81 m	30 m
Site Depth (m)	> 168 m	30 m
Site Coverage (%)	18.9 % (29.2% Total)	45% (50% including buildings, driveways and parking areas)
F.A.R.	0.41	0.5
Height (m)	9.5 m	9.5 m
Storeys (#)	2 ½ storeys	2 ½ storeys
Setbacks (m)		
- Front (North)	12.64 m to 13.58 m	4.5 m
- Rear (South)	~ 17 m to 18.75 m	7.5 m
- Side (West)	5.89 m to 20.48 m	4.5 m from a flanking street
- Side (East)	11.88 m to 21.48 m	4.5 m
Building Separation	4.77 m to 11.0 m	3.0 m
Private Open Space	9,295.43 m <sup>2</sup>	25 units x 25m <sup>2</sup> TOTAL: 625 m <sup>2</sup>
Parking Spaces (#)	4 spaces per unit (2 in garage/2 driveway)	2 spaces per unit
Visitor Spaces (# of total)	7 spaces	
Bicycle Stalls (#)	Within garages and on unit driveways	Class I: 0.5/dwelling (12.5 spaces) Class II: 0.1 per unit (2.5 spaces) Total Required: 15 spaces

An identification sign is shown as an entry way feature. The proposed entry sign will be consistent with the style of the sign located at the entry to the Wilden 'Ledgview' development located at 669 Long Ridge Drive (Refer to Attachment 'I')

#### 4.2 Site Context

Adjacent zones and uses are, to the:

North - RU1h – Large Lot Housing (Hillside Area) zone

East - RU2h – Medium Lot Housing (Hillside Area) zone



South - P3 – Parks and Open Space zone  
West - RU2h – Medium Lot Housing (Hillside Area) zone

4.3 Site Location Map (See Attachment 'A')

Subject Property: *Proposed Lot 1* of the Subdivision of 2025 Begbie Road legally described as: Lot A Sections 4, 5, 8 and 9 Township 23 Osoyoos Division Yale District Plan KAP69724 Except Plans KAP71944, Kap73768, KAP75949, KAP78547, KAP80107 and KAP81912

4.4 Current Development Policy

2.4.1 Official Community Plan (OCP)

8.1.36 **Apartment and Townhouses** states: "Encourage development to contribute to the City's goal of, over the 2000 – 2020 timeframe, having 53% of new residential units be in the form of apartments, townhouses (and cluster housing), or other multiple unit buildings."

8.1.43 **Integration** states: "Encourage the sensitive integration of different housing forms in the various sectors of the City, in support of neighbourhood diversity and healthy communities."

8.1.52 **"Walled Communities"** states: "Discourage the creation of developments enclosed on all sides with walls or other physical or visual barriers to access if such developments compromise the principles embedded in the "Crime Prevention Through Environmental Design" guidelines and hinder efforts to create more pedestrian, bicycle and transit-friendly communities or inhibit the efficient use of infrastructure.

8.2 **Development Permit Guidelines for Form and Character of Multiple Unit Development:** Objective for Multiple Unit Residential Development:

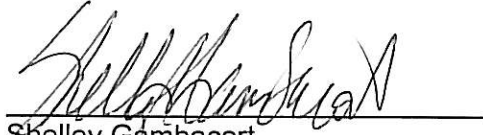
- "All development should be an appropriate response to its physical context, or anticipated future context where an area is designated for increased density or land use transition in the OCP.
- All development should contribute to a sense of community identity and sense of place (integration of development within larger community, belonging, 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)"

5.0 TECHNICAL COMMENTS (See Attachment 'J')



## 6.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

The Planning and Development Services Department is satisfied that the applicant has given due consideration to the Development Permit Form and Character guidelines for multi-unit residential development with respect to the subject application. The proposed design is consistent with the architectural style of the established Wilden development.



Shelley Gambacort  
Current Planning Supervisor

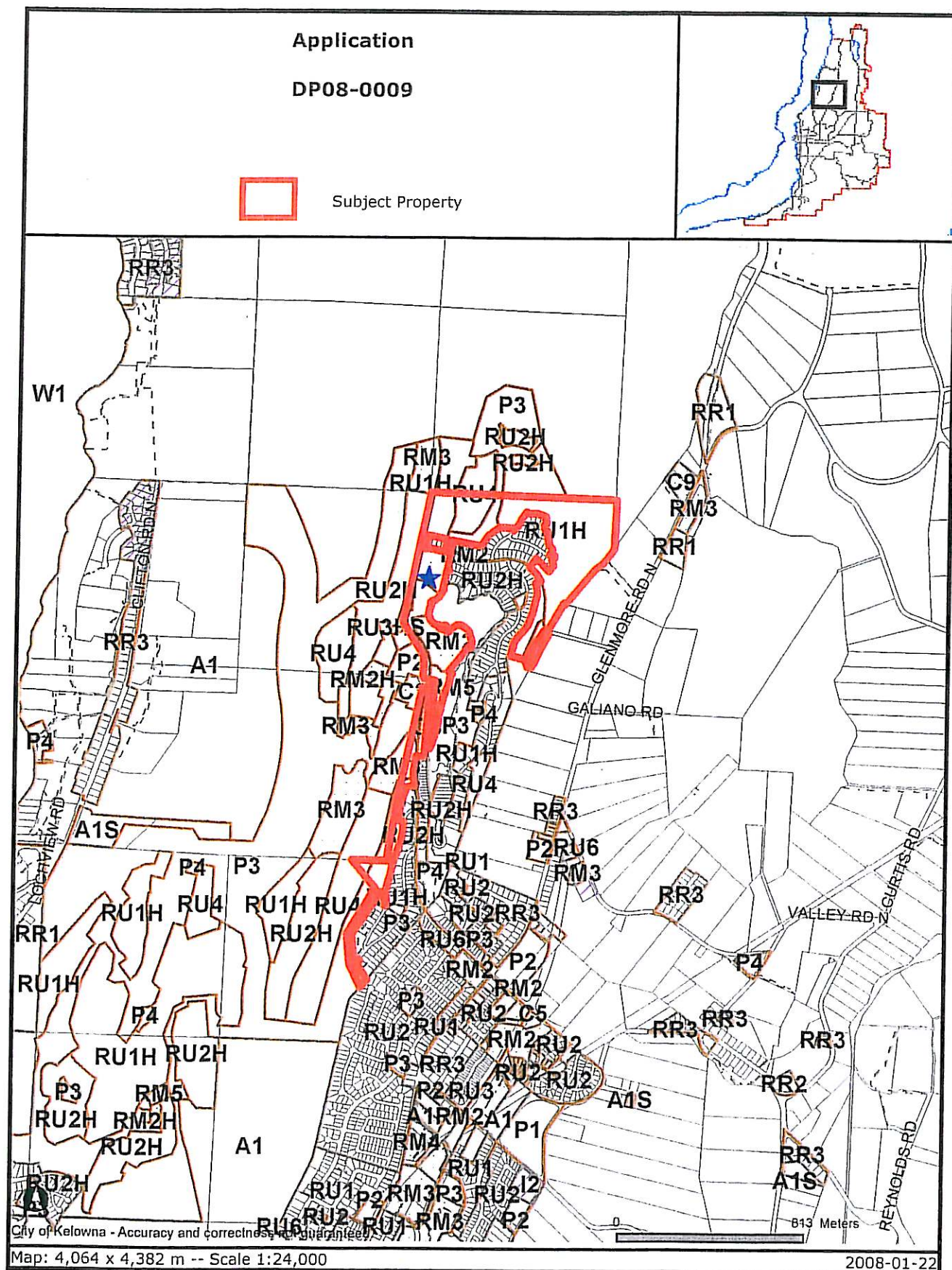
SG/cg

Attach.

### ATTACHMENTS

A	-	Location Map
B	-	Artist's Renderings (2 pages)
C	-	Landscape Concept Plan
D	-	Site Grading Plan Proposed Contours (Drawings No. G-04 & G-04A)
E	-	Building Floor Plans & Elevations – Building Type 'A' (Sheets 1 to 3 of 3)
F	-	Building Floor Plans & Elevations – Building Type 'A1' (Sheets 1 to 3 of 3)
G	-	Elevations – Building Type 'B' (Sheet 3 of 3)
H	-	Elevations – Building Type 'B1' (Sheet 3 of 3)
I	-	Photo of proposed signage style
J	-	Development Application File Circulation Report (Technical Comments)



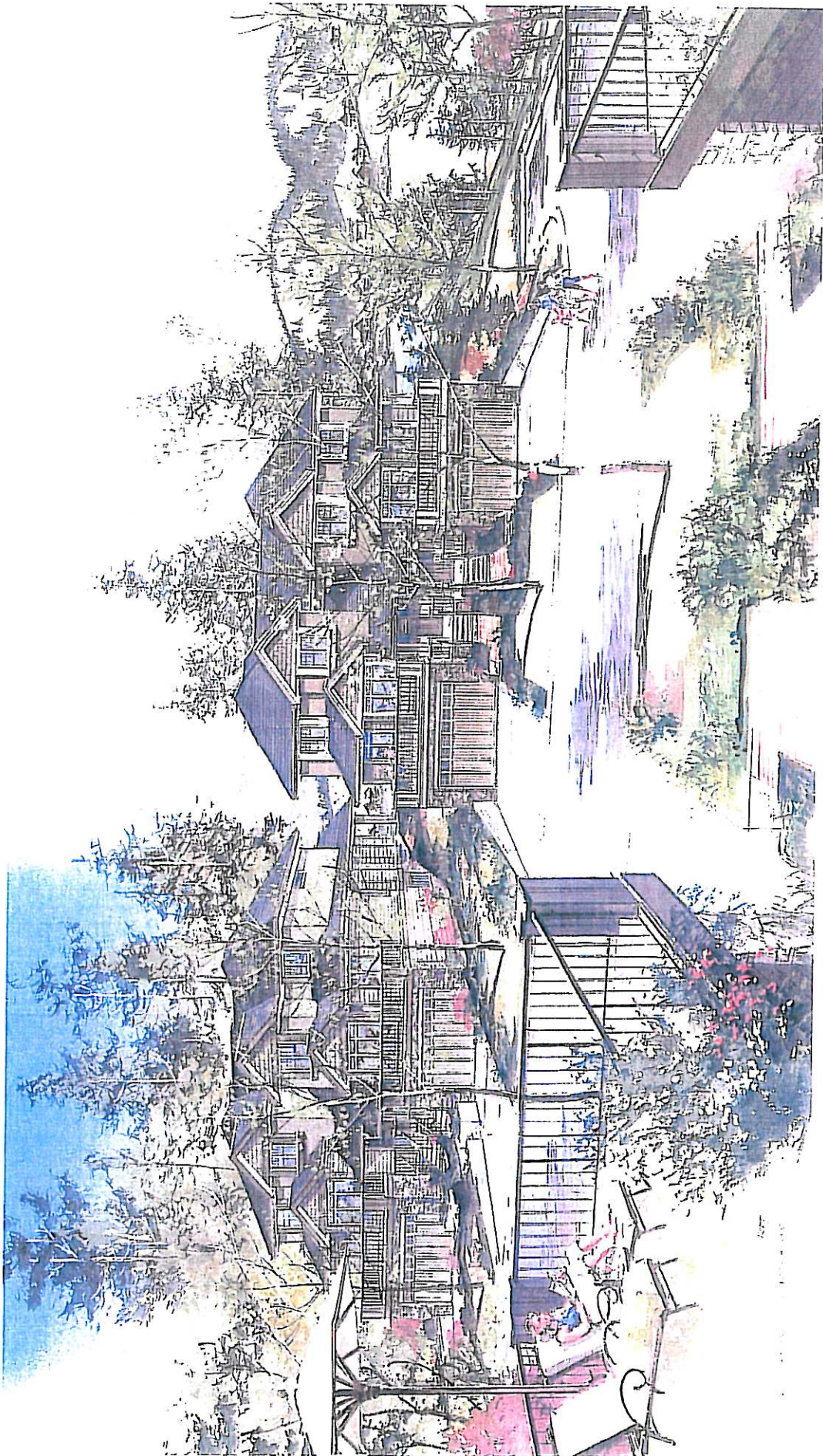


Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.  
The City of Kelowna does not guarantee its accuracy. All information should be verified.

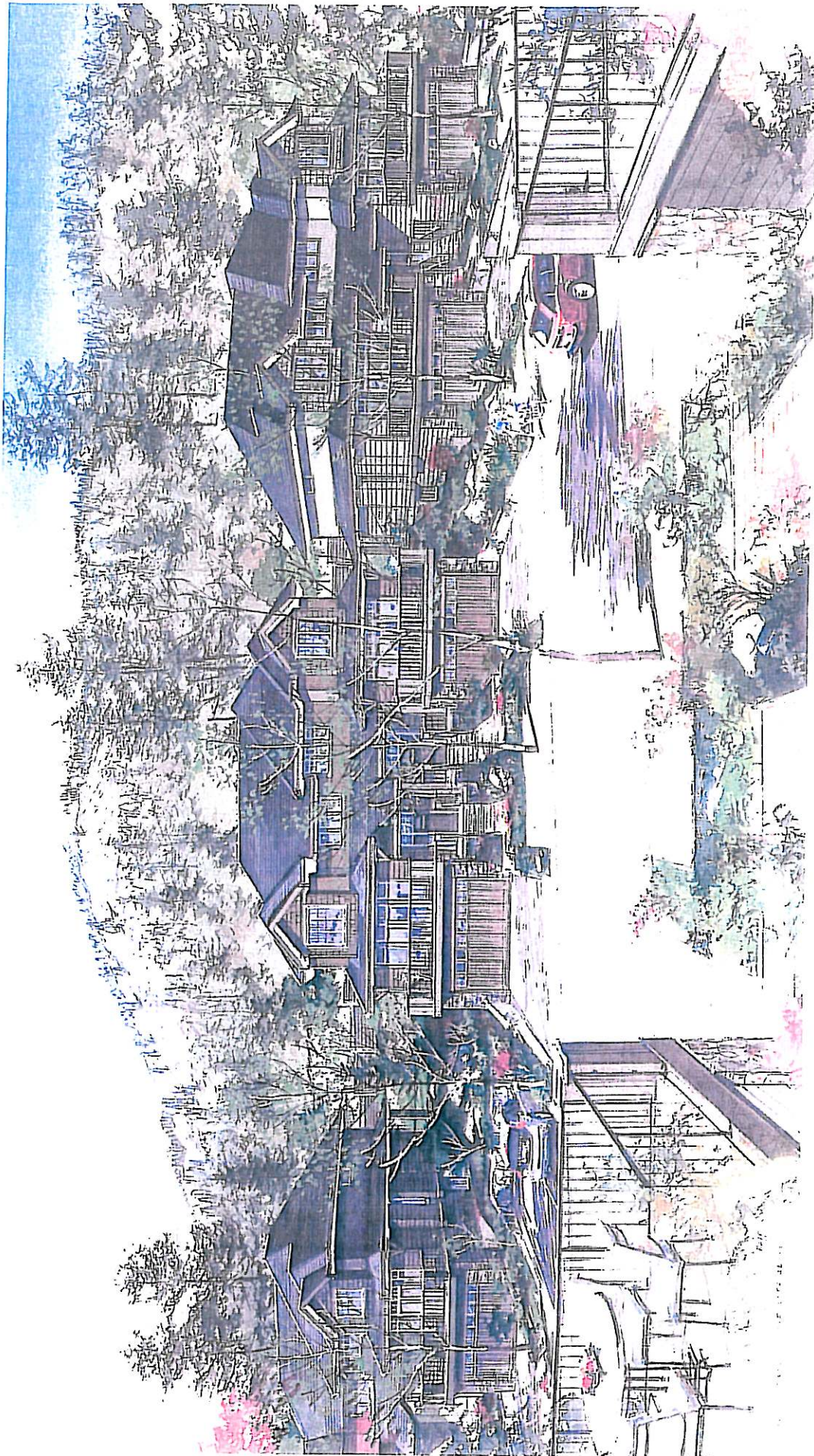




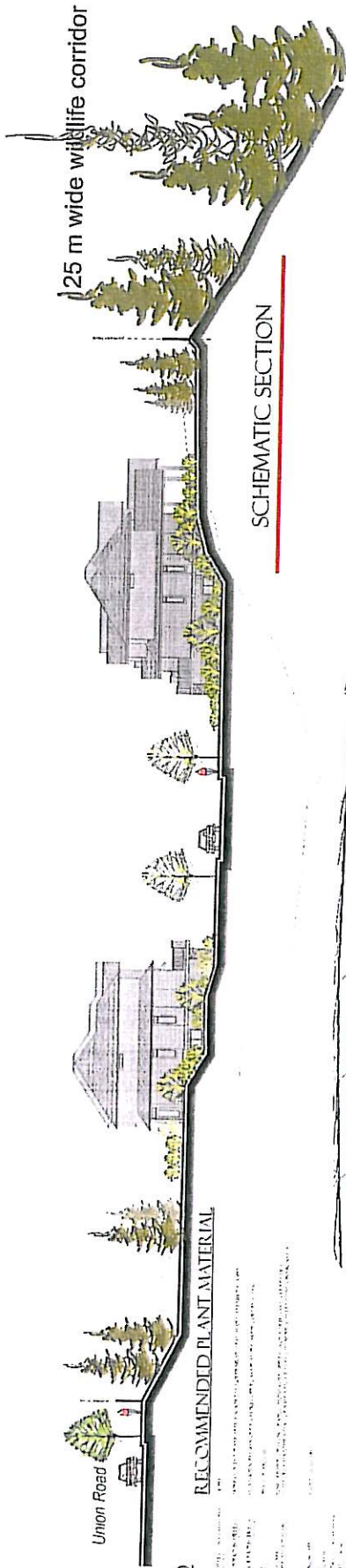




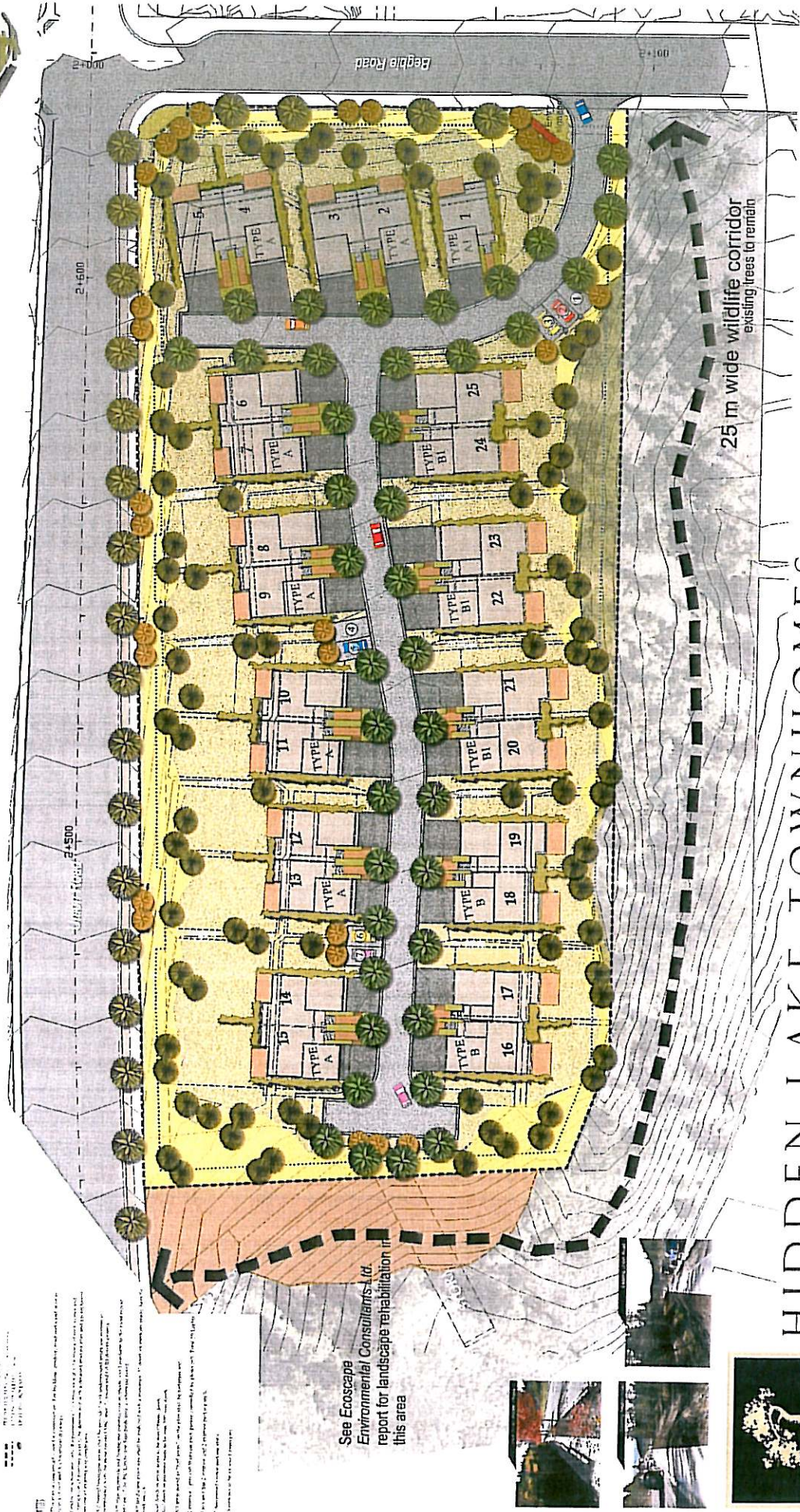








SCHEMATIC SECTION



25 m wide wildlife corridor  
existing trees to remain

# HIDDEN LAKE TOWNHOMES

## LANDSCAPE CONCEPT PLAN



### LEGEND

- 21 DECIDUOUS TREES
- 22 EVERGREEN TREES
- 23 SHRUBS
- 24 PERENNIALS
- 25 ANNUALS
- 26 GRASS
- 27 MULCH
- 28 PATH
- 29 DRIVEWAY
- 30 FENCE
- 31 WALL
- 32 GATE
- 33 LIGHT
- 34 SIGN
- 35 BIKE RACK
- 36 BENCH
- 37 PLAY EQUIPMENT
- 38 FOUNTAIN
- 39 WATER FEATURE
- 40 ART
- 41 LANDSCAPE LIGHTING
- 42 LANDSCAPE ARCHITECTURE
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See Ecospa  
Environmental Consultants Ltd.  
report for landscape rehabilitation  
this area







1. PROPOSED DRAINING CONTIGUOUS SHOWN AT 6" INTERVALS.

2. GRADING TO BE SPALLED BETWEEN EACH UNIT TO OVERLAND FLOW FROM HIGH SIDE TO LOW SIDE OF UNIT.

3. ALL UNITS TO BE GRADED TO DRAINAGE TOWARD STORMWATER RUNOFF.

4. REMOTE CORNER OF HOUSES ALL LOTS ARE TO BE GRADED TO DRAINAGE TOWARD STORMWATER RUNOFF.

5. FOR UNITS 1 TO 5 ROOF LEADERS TO DISCHARGE INTO DRAIN SYSTEMS.

6. ONE SLOPED IN PAT ON TAIL 2'1"

7. UNITS 6 TO 10 TO BE GRADED TO DRAINAGE TOWARD STORMWATER RUNOFF.

8. ALL SLOPED 2'1" (1:1) IN AREA WITH UNITS 6 TO 10.

9. UNITS 11 TO 15 TO BE GRADED TO DRAINAGE TOWARD STORMWATER RUNOFF.

10. THE GEOTECHNICAL REPORT MUST BE SUBMITTED BY 15.00.00 GEOTECHNICAL LTD DATED AUGUST 2007.

11. ROOF WALLS TO BE CERTIFIED BY GEOTECHNICAL ENGINEER.

12. ALL WORKS TO MEET UNITED NATIONS 1981 CONVENTION ON THE PROHIBITION OF CHEMICAL WEAPONS FOR CHEMICAL AND BACTERIOLOGICAL PRACTICES BY THE UNITED NATIONS CONVENTION ON THE PROHIBITION OF CHEMICAL WEAPONS BY THE CITY OF JOHANNESBURG 21, 1992.

OVERALL FLOW DIRECTIONAL ARROWS (ORIGINAL GRADE)

CTC  
PHONE  
350-479-1221

CITY FILE #  
CITY OF KELOWNA

LEGIBIE RD. MULTI FAMILY SITE  
GRADING PLAN 1 OF 2  
PROPOSED CONTOURS

Drawing No.	Rev
G-04	0

Drawn	Up
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[illegible]


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Storm	
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Design Investment  
Savings of 50%

3858

**Stewart**

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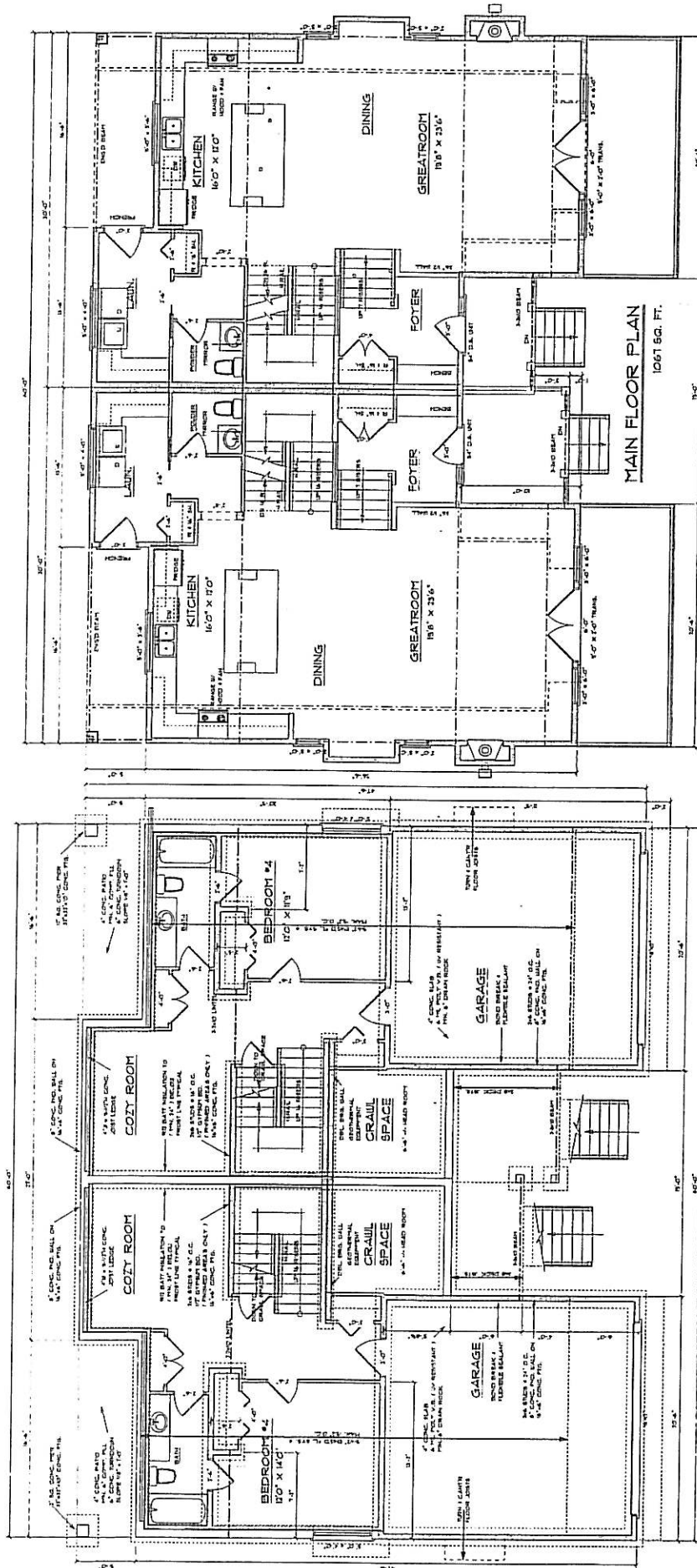
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BUILDING TYPE 'A'

BASEMENT PLAN 3' CLG. HT.

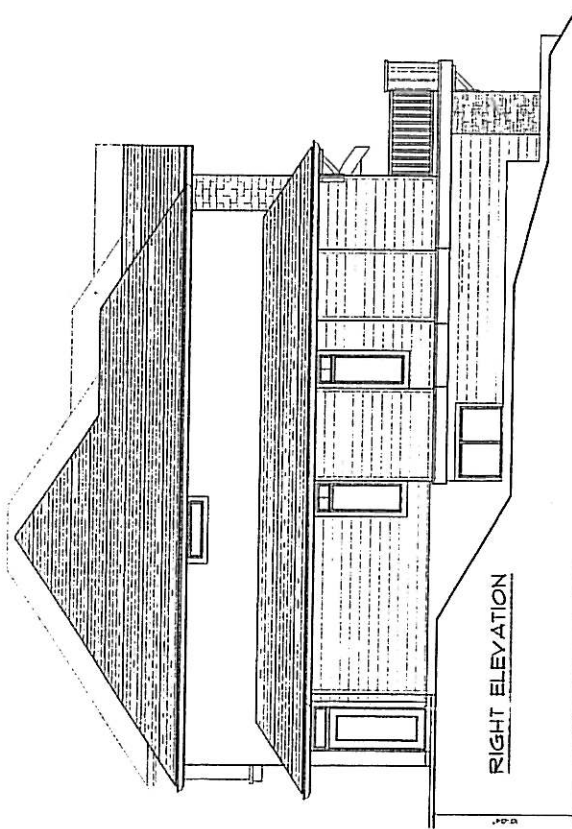
651 SQ. FT. FINISHED BASEMENT  
102 SQ. FT. CRAUL SPACE  
489 SQ. FT. GARAGE

REVISIONS		COPYRIGHT		CUSTOM DESIGN FOR		DATE ISSUED		DRAWN BY		JOB NO.	
DATE		DATE		BUILDING TYPE 'A'		DATE		DATE		1	
DATE		DATE		HIDDEN LAKE TOWN HOUSES		DATE		DATE			
DATE		DATE		WILDEN		DATE		DATE			

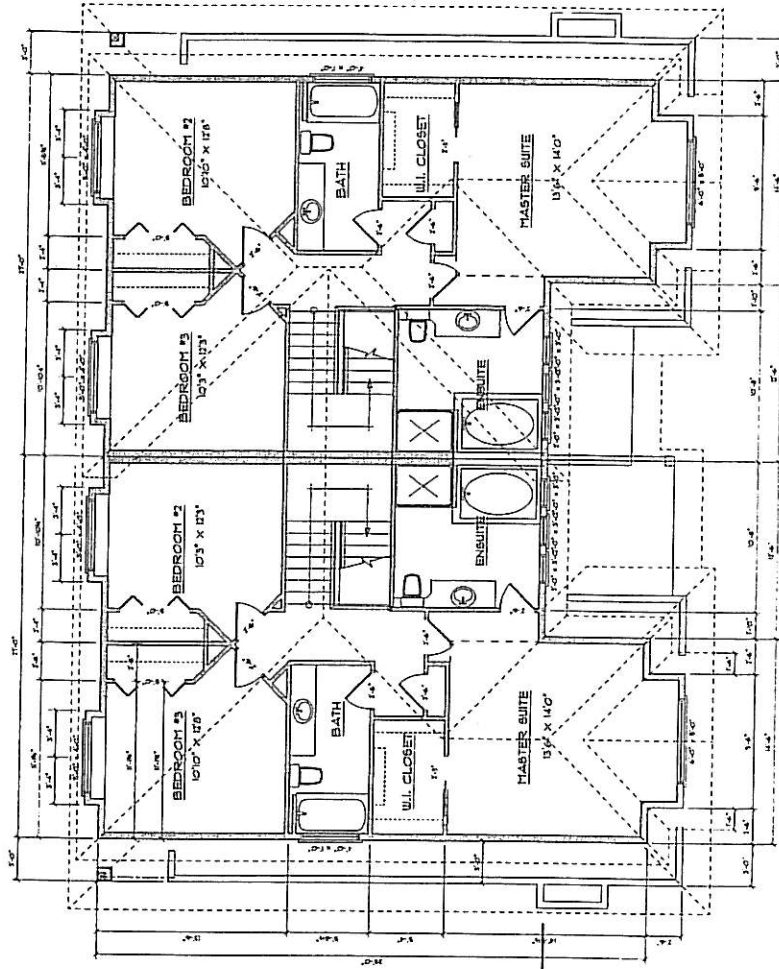
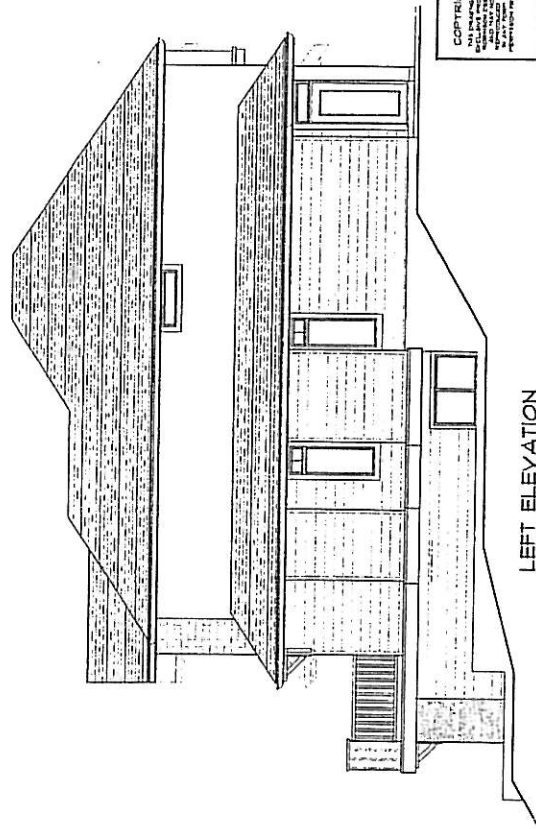
**ROBINSON**  
DESIGN INC.

ARCHITECTURAL DESIGN  
201 - 1541 Somerset Ave. Kelowna, B.C. V1Y 3Y7 TEL: 861-6812





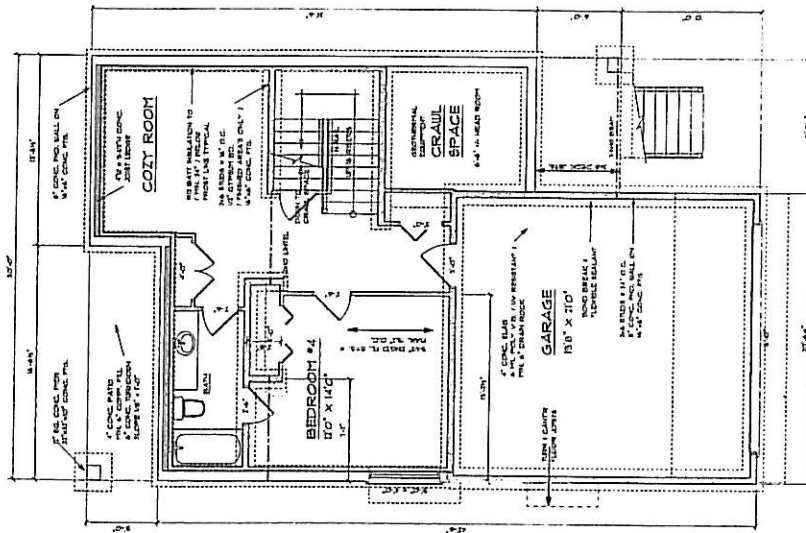
BUILDING TYPE 'A'



SECOND FLOOR PLAN  
985 SQ. FT. PER SIDE  
8' CEILING HT.

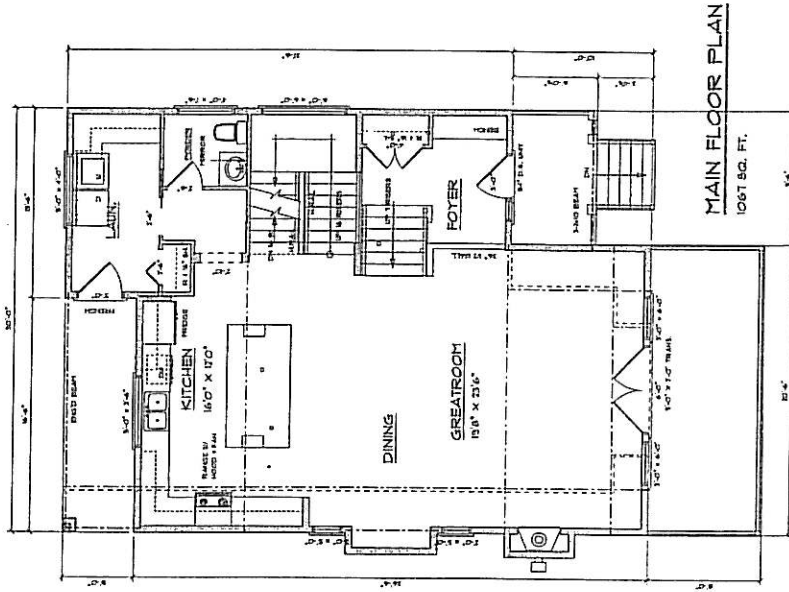
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	BUILDING TYPE 'A' HIDDEN LAKE TOWN HOUSES WILDEN			DRAWN BY: T. ROYER	2	OF 3





**BASEMENT PLAN 3' CLG. HT.**  
 651 SQ. FT. FINISHED BASEMENT  
 107 SQ. FT. CRAWL SPACE  
 485 SQ. FT. GARAGE

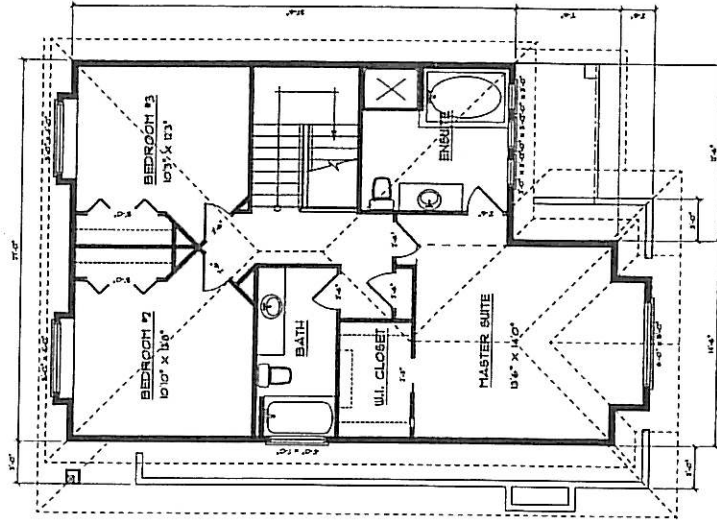
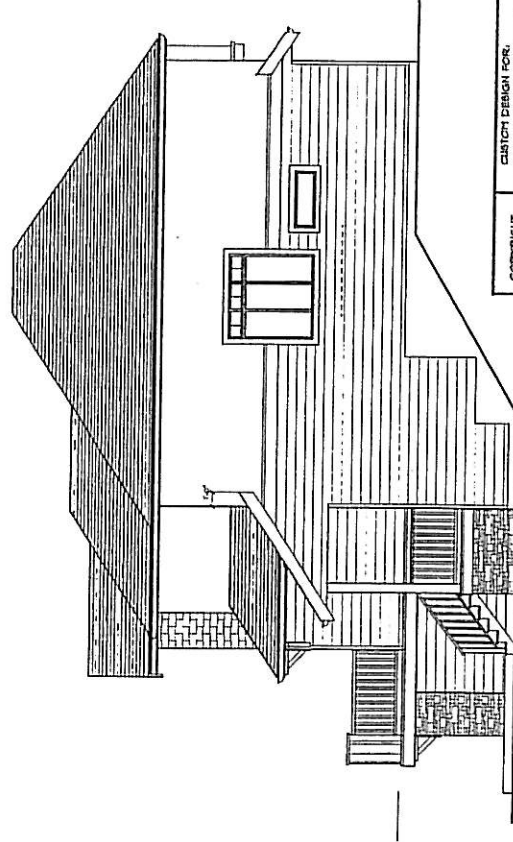
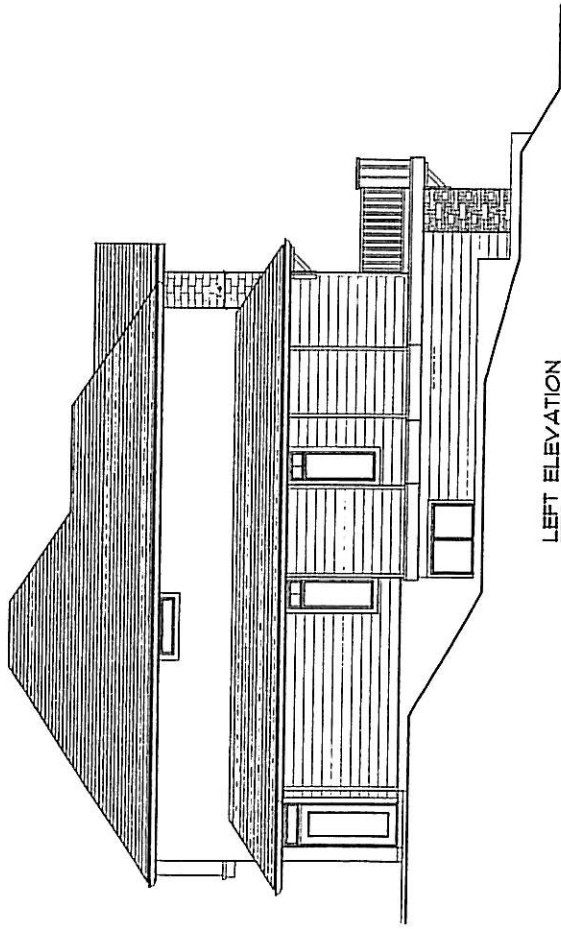
**BUILDING TYPE 'A1'**



**BUILDING TYPE 'A1'**

REVISIONS	COPYRIGHT	CUSTOM DESIGN FOR:	ROBINSON DESIGN INC.	DATE ISSUED	DESIGNER'S NO.	SHEET
DATE	1981	BUILDING TYPE 'A1'	architectural design	CHARTER BY	1	1
DATE		HIDDEN LAKE TOWN HOUSES		SCALE	1/4" = 1'-0"	
DATE		WILDEN		JOB NO.		3





## SECOND FLOOR PLAN

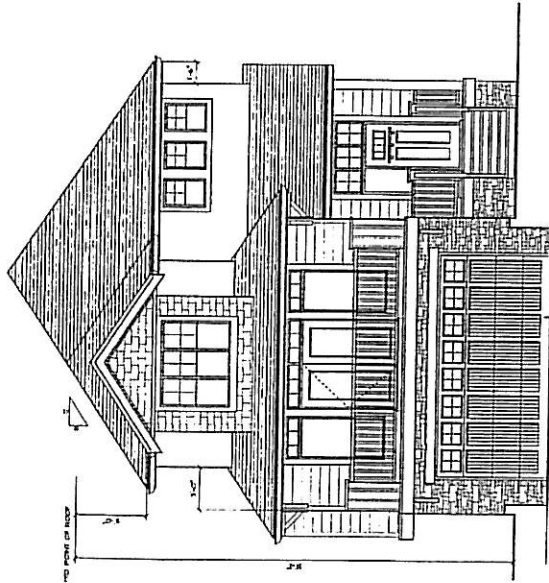
10'0" x 22'0"

8'0" CEILING HT.

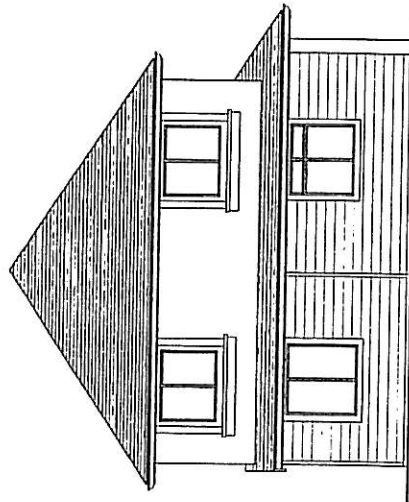
BUILDING TYPE 'A1'

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	<b>ROBINSON</b> DESIGN INC. <i>architectural design</i> 281 - 15th Street Ave. Edinburg, TX 78541		PROJECT NUMBER:	

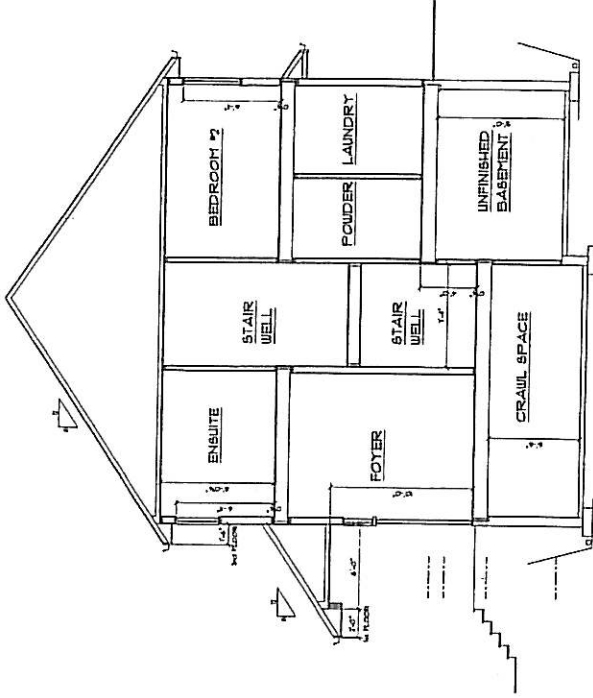




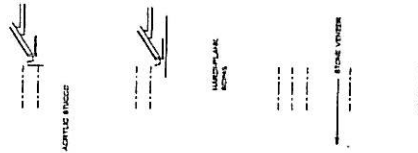
BUILDING TYPE 'A1'  
FRONT ELEVATION



REAR ELEVATION

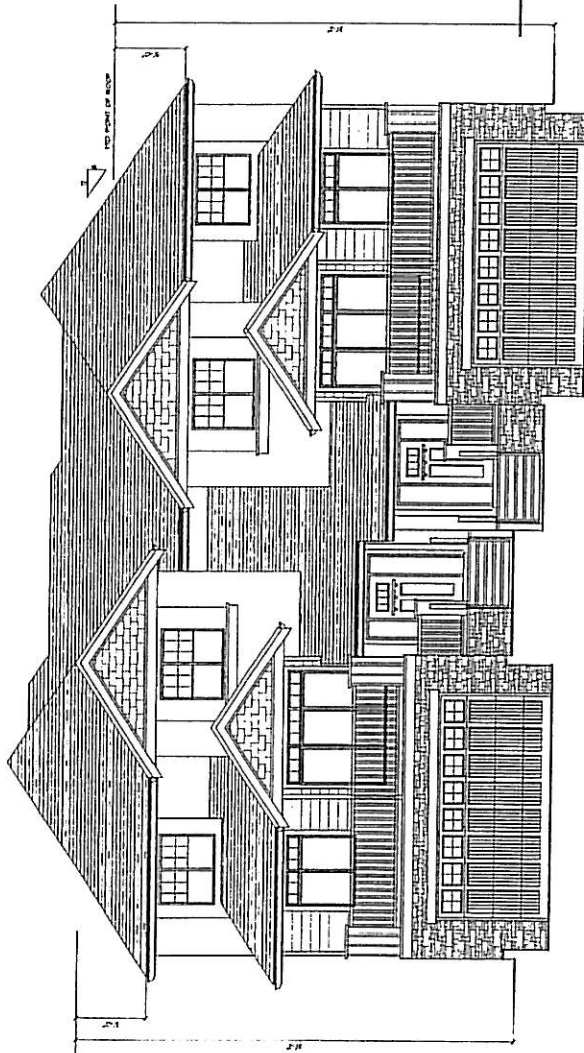


SECTION 'A'  
BUILDING TYPE 'A1'



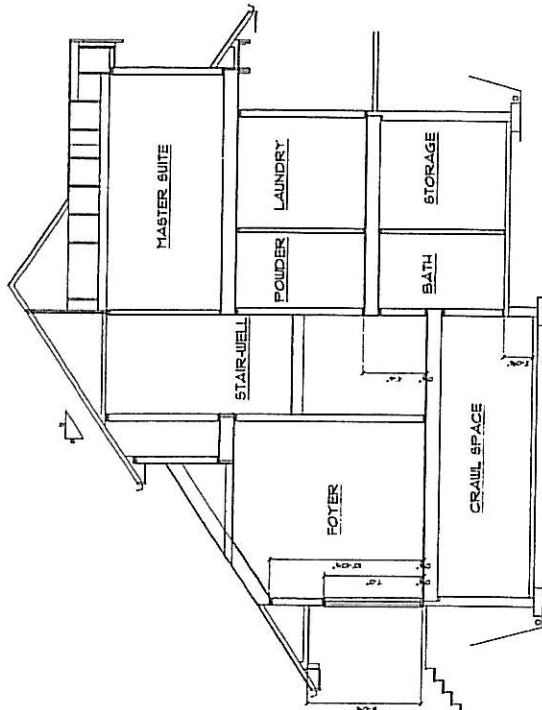
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	ROBINSON DESIGN INC. Architectural design 231-1011 Emerald Ave. Edison, NJ 07033-1011			





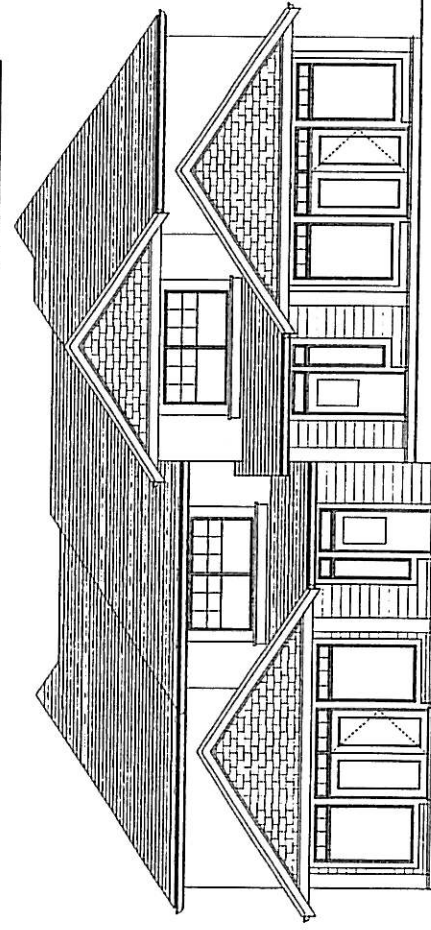
BLDG TYPE 'B'

FRONT ELEVATION



SECTION 'A'

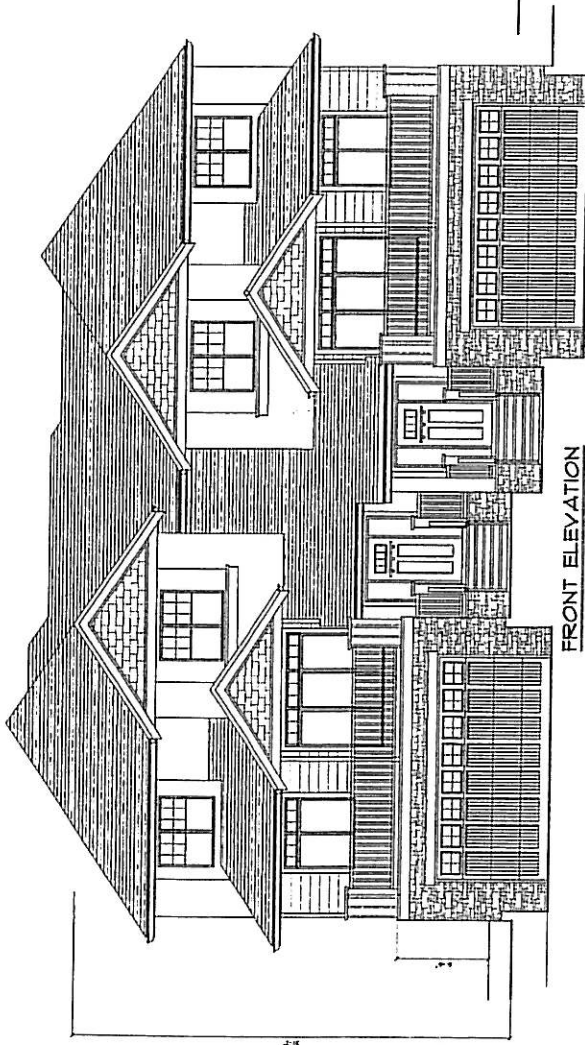
BLDG TYPE 'B'



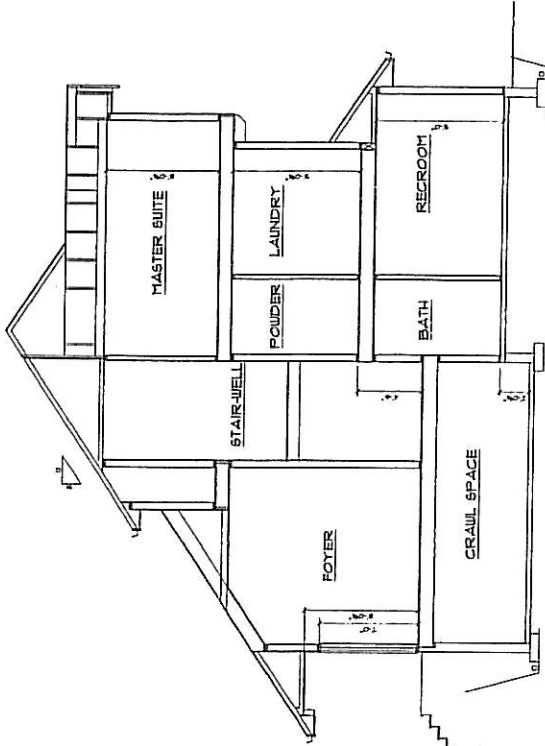
REAR ELEVATION

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	BUILDING TYPE 'B' HIDDEN LAKE TOWN HOUSES WILDEN		ROBINSON DESIGN INC. Architectural Design 201 - 1341 Sandhill Ave. Edmont, B.C. T6Y 3Y7 801-4612		



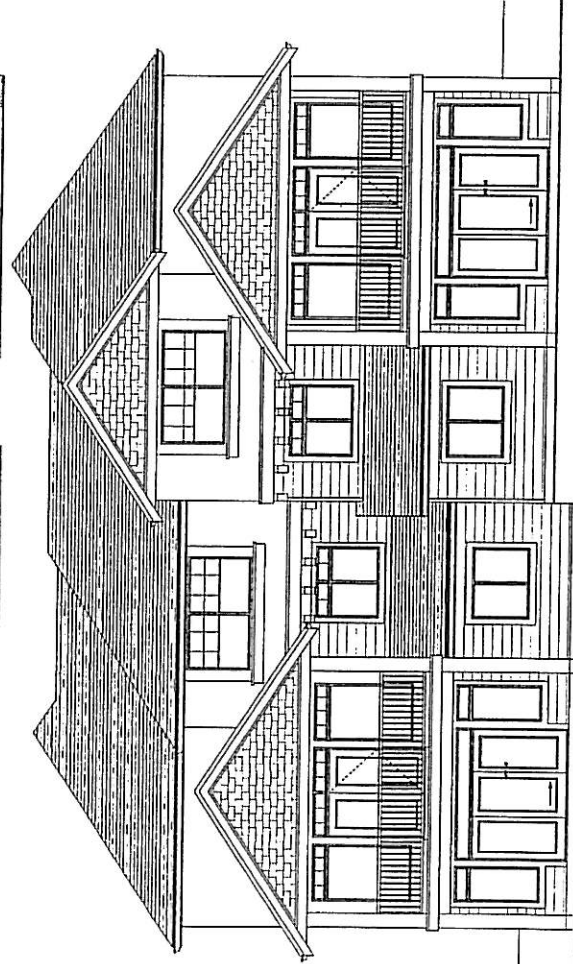


FRONT ELEVATION



SECTION 'A'

BLDG TYPE 'B1'

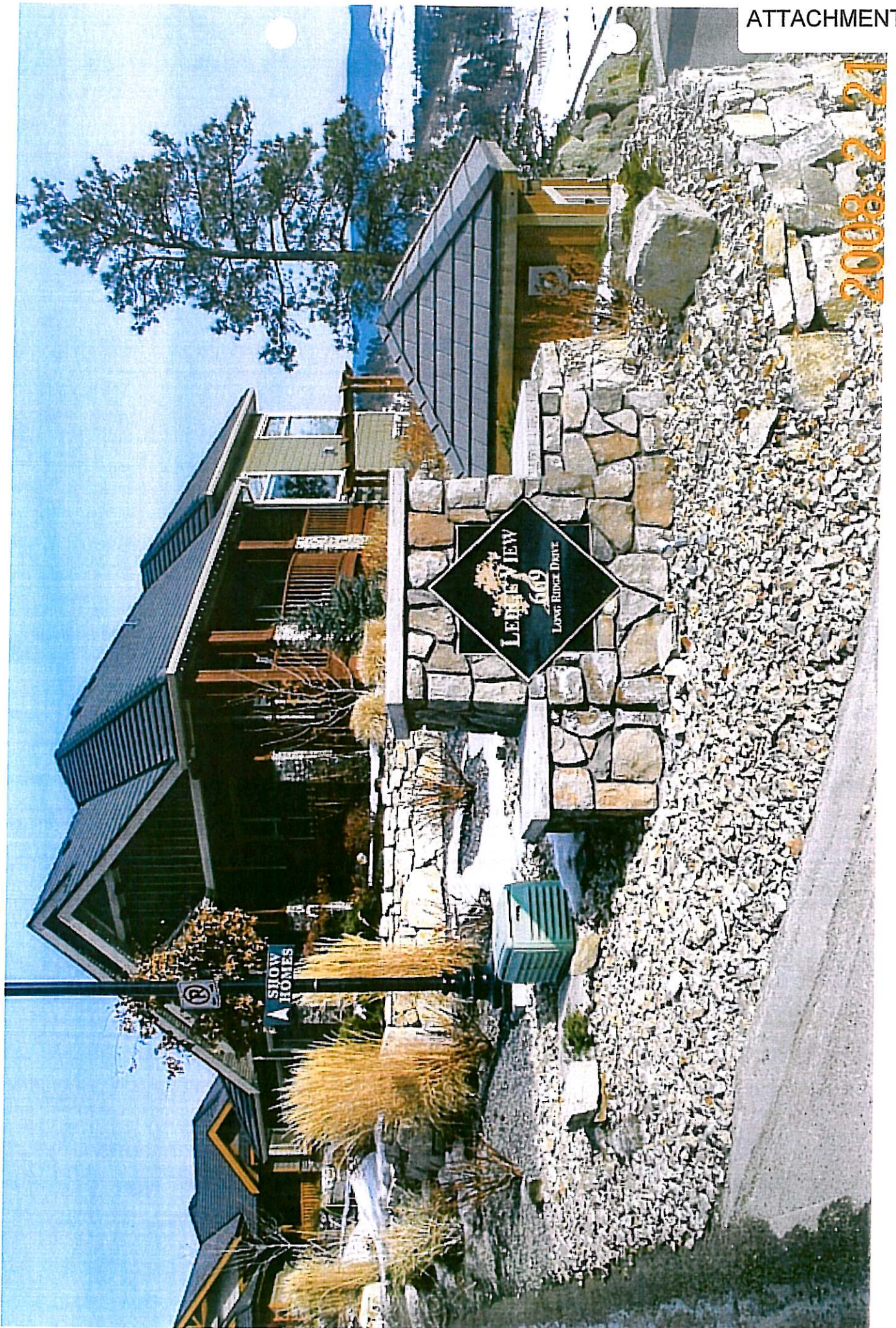


REAR ELEVATION

BLDG TYPE 'B1'

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	ROBINSON DESIGN INC. architectural design 201-1881 Eastland Ave. Edmonton, B.C. V1V 3Y7 R414412			







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**CITY OF KELOWNA**  
**MEMORANDUM**

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**Date:** January 31, 2008  
**File No.:** DP08-0009  
**To:** Planning and Development Officer (CG)  
**From:** Development Engineering Manager (SM)  
**Subject:** 2025 Begbie Road

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The Works & Utilities Department comments and requirements regarding this application are as follows:

1. Offsite servicing and frontage improvements for the proposed development have been completed as part of previous subdivisions.

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Steve Muenz, P.Eng.  
Development Engineering Manager

SS