

# Memo



**Date:** March 17, 2010

**To:** City Manager

**From:** Community Sustainability Division

**File No:** TA10-0001

**Applicant:** New Town Architecture Services Inc.

**At** 5920 Chute Lake Rd

**Owner:** Kettle Valley Holdings Ltd.

**Purpose:** To consider a Text Amendment to Zoning Bylaw No. 8000 to amend development Type VIII of the CD2 - Kettle Valley Comprehensive Residential Development zone.

Report Prepared by: Andrew Browne

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## 1.0 RECOMMENDATION

THAT Zoning Bylaw Text Amendment No. TA10-0001 to amend City of Kelowna Zoning Bylaw No. 8000 as outlined in Schedules "A" and "B" of the report of the Land Use Management Department dated March 17, 2010 be considered by Council;

AND THAT Zoning Bylaw Text Amendment No. TA10-0001 be forwarded to a Public Hearing for further consideration.

AND THAT final adoption of the amending bylaw be considered in conjunction with Council's consideration of a Development Permit on the subject property;

## 2.0 SUMMARY

The applicant is proposing a 21-unit townhouse development for the subject property and to facilitate this is proposing amendments to the development Type VIII of the CD2 - Kettle Valley Comprehensive Residential Development zone.

## 3.0 ADVISORY PLANNING COMMISSION

At the March 2, 2010 meeting of the Advisory Planning Commission, it was resolved:

THAT the Advisory Planning Commission support Text Amendment Application No. TA10-0001, 5920 Chute Lake Road, to amend existing Zoning Bylaw No. 8000 from Type VIII Congregate Care to Type IX Village Mixed Use.

No comments were made regarding the proposed Text Amendment. Comments relating to the Development Permit will be included within the related Council report, to be received by Council at a later date.

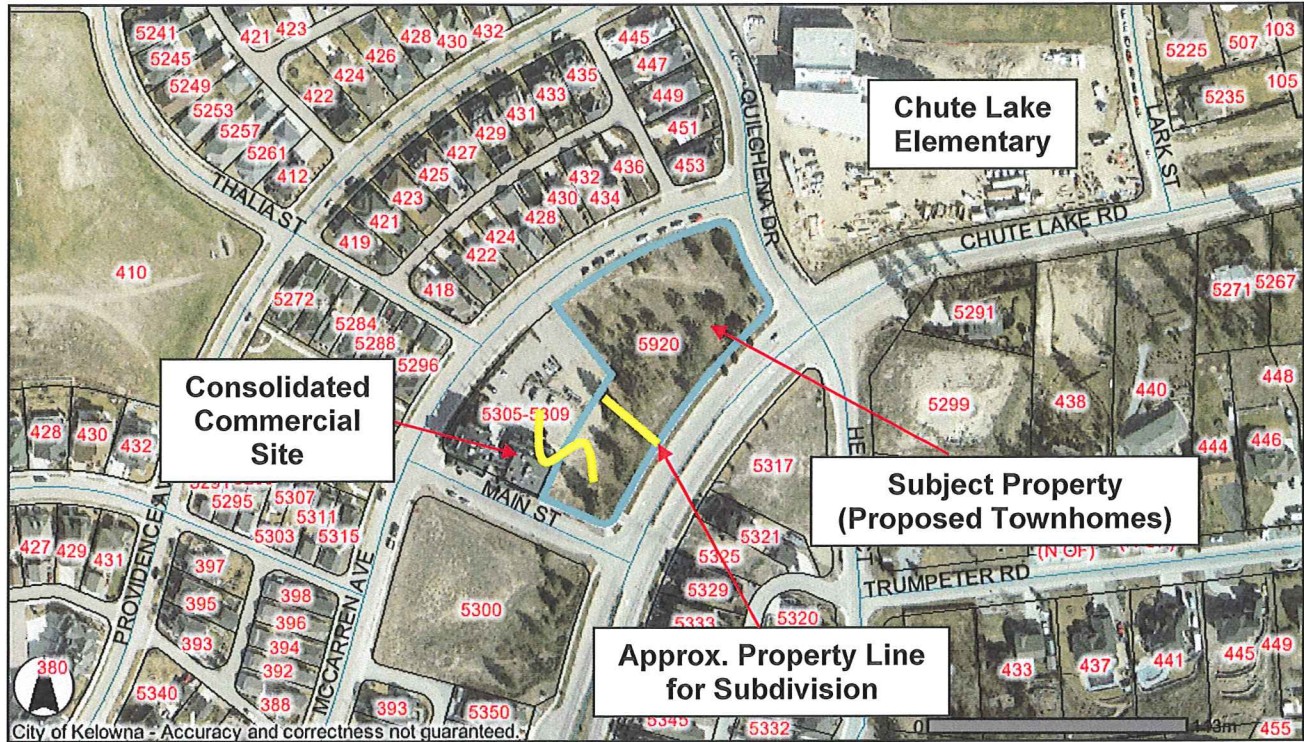
## 4.0 SITE CONTEXT

The subject property is located in the Kettle Valley Village Centre in the Southwest Mission alongside a variety of land uses, including single detached homes, townhomes, commercial buildings, and a school.

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Specifically, the adjacent zones and land uses are:

Direction	Zoning Designation	Land Use
North	CD2 (Kettle Valley)	Elementary school & detached dwellings
East	CD2 (Kettle Valley)	Elementary school & detached dwellings
South	CD2 (Kettle Valley)	Retail, office, commercial, & detached dwellings
West	CD2 (Kettle Valley)	Retail, office, commercial, & detached dwellings



A subdivision is in progress for a portion of the subject property (to be consolidated with the neighbouring commercial parcel) and the current mapping does not reflect the proposed new layout. Annotations to the air photo, above, reflect this, and subdivision would occur prior to staff issuance of Development Permit (should Council grant approval for issuance).

### 5.0 PROPOSED DEVELOPMENT

While the original CD2 - Kettle Valley Comprehensive Residential Development zone called for congregate housing (of much higher density) on the subject property, no applicant has ever come forward with an application for this use.

The current application does propose changes to the CD2 zone in order to permit conventional townhouses on site (21 units), rather than congregate care housing (up to 100 units). A summary of changes is provided below.

Development Type VIII Regulations	Existing	Proposed
Name	Congregate Care Home →	Townhouse Village Centre
Min. Parcel Area	4000 m <sup>2</sup> →	4000 m <sup>2</sup>
Max. Floor Area Ratio	1.0 →	1.0

Max. Number of Self-Contained Suites	100 Units	→	21 Units
Max. Lot Coverage	50%	→	40%
Max. Height	13 m	→	16 m
Min. Rear Yard	7.5 m	→	4.0 m

## 6.0 POLICY AND REGULATION

### Kelowna 2020 - Official Community Plan

The subject property is designated as Multi Unit Residential - Medium Density for future land use. Relevant policies are included below.

#### Housing Policies:

Apartments and Townhouses. 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.

Ground-Oriented Housing. Encourage the development of ground-oriented multiple unit housing as an affordable housing choice for the rental or ownership markets, including families with children, in those areas where Map 19.1 indicates necessary densities as being appropriate. Ground oriented housing is defined as housing where each dwelling unit has direct access to the unit and private open space at grade level.

Family Housing. Encourage family-oriented townhouses or apartment housing, and work to achieve some family housing that conforms to the City's definitions of affordability (see 8.1.16), especially within, and in proximity to, Urban Centre areas.

Housing Variety. Encourage the development of a variety of housing forms to ensure that the housing supply meets the needs of Kelowna's diverse population and satisfies a range of lifestyle choices.

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


## 7.0 LAND USE MANAGEMENT DEPARTMENT COMMENTS

While the original CD2 - Kettle Valley Comprehensive Residential Development zone called for congregate housing on the subject property, no applicant has ever come forward with an application for this use on the site. This proposed townhomes represent somewhat less density than was contemplated on the site, but the building height (3 storeys) is consistent with the RM4 zone which is included in the definition of the Multi Unit Residential - Medium Density designation.

An application for a Development Permit has also been submitted and has progressed to the Advisory Planning Commission alongside the Text Amendment. Staff anticipate forwarding the Development Permit to Council subsequent to the receipt of minor revisions (additional detail drawings and landscaping improvements), and the satisfaction of technical requirements. Excerpts of the full architectural drawing package can be found attached to this report for Council's information; note, however, that these drawings should be considered subject to minor changes and will only be presented in final form at the time of Council's review of the Development Permit.

Notwithstanding minor revisions, the proposal demonstrates a commitment to a high standard of form and character. Notably, the proposal accommodates the grade challenges on site and each frontage (Chute Lake Road, Quilchena Drive, and McCarren Ave) features front doors and yards that serve to enhance the streetscape. All vehicle movement, parking, and garage doors are internal and on site.

Land Use Management staff recommend support for the text amendment application on the basis that the resulting land use is consistent with the Official Community Plan future land use designation.



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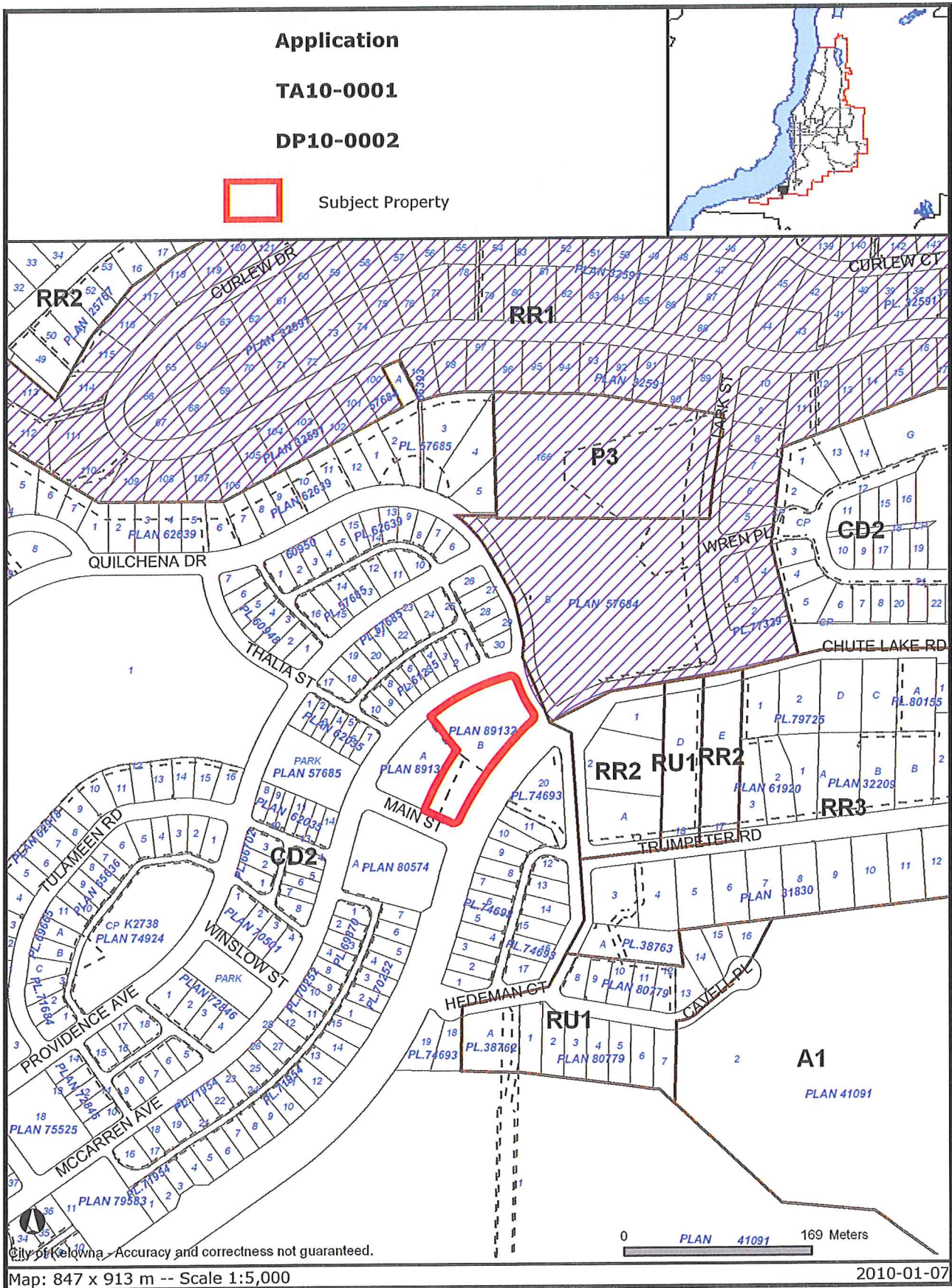
Danielle Noble  
Manager, Urban Land Use

Approved for inclusion:   
xox: Shelley Gambacort  
Director, Land Use Management

#### Attachments

Subject property map  
Schedule "A" (3 pages + cover sheet)  
Schedule "B" (1 page)  
Drawings (5 pages)





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.

## SCHEDULE "A"

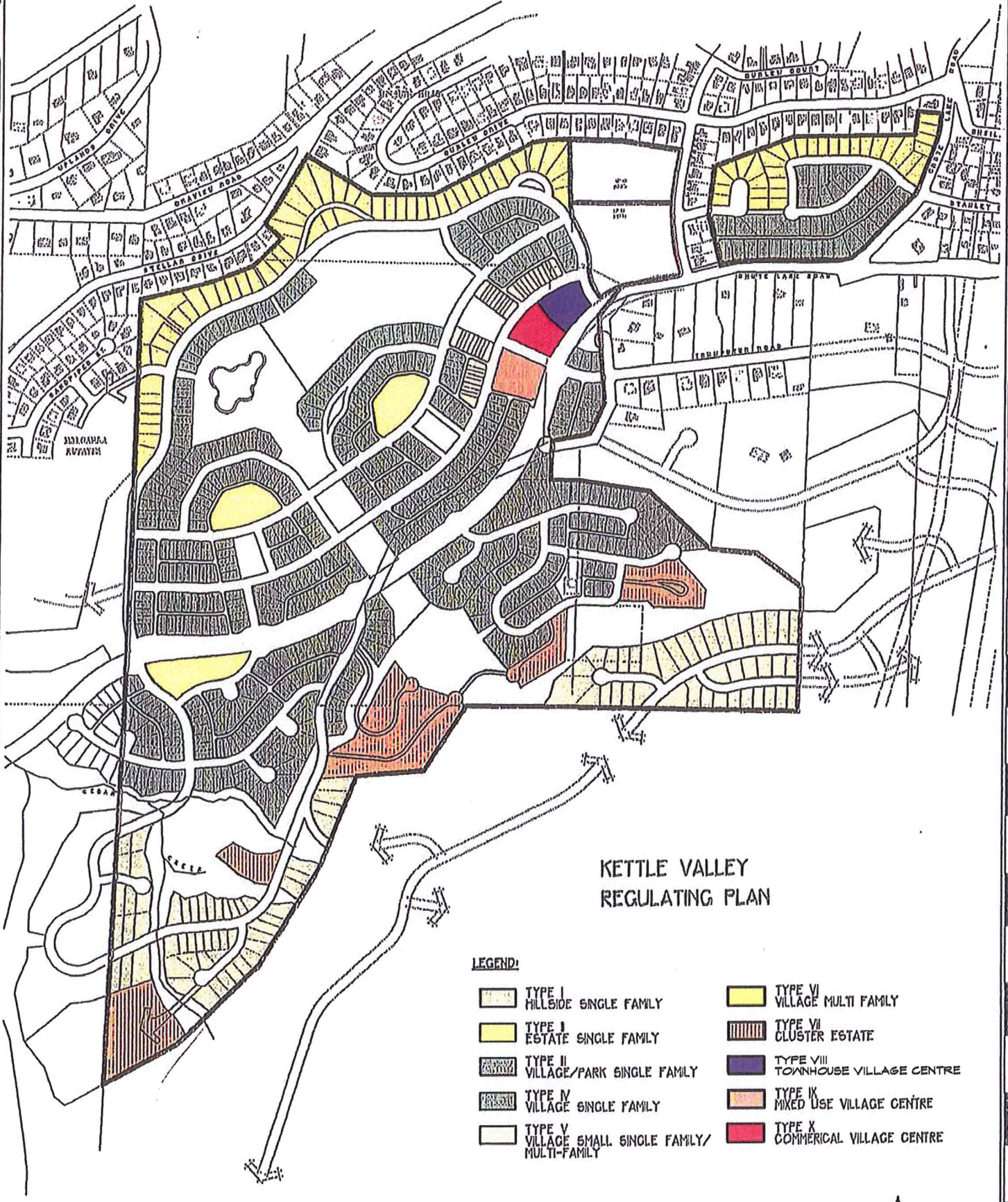
### Proposed Text Amendments to:

CD2 – Kettle Valley Comprehensive Residential  
Development zone

### Description of change:











Delete and replace pages.

(3 pages + cover sheet)



KETTLE VALLEY  
REGULATING PLAN

LEGEND:

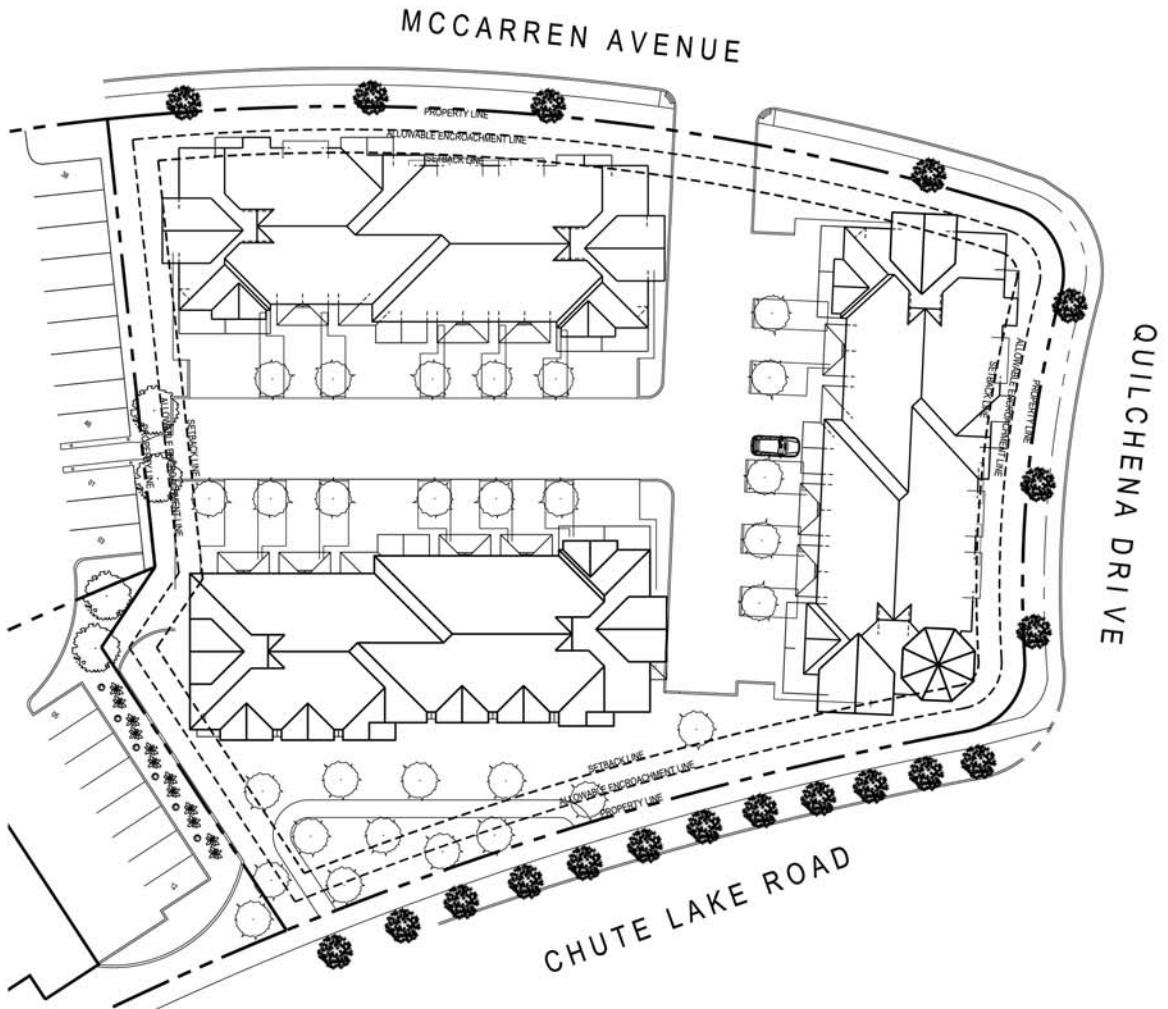
- |   |  |   |                                       |
|---|--|---|---------------------------------------|
|  | TYPE I<br>HILLSIDE SINGLE FAMILY                       |  | TYPE VI<br>VILLAGE MULTI FAMILY       |
|  | TYPE III<br>ESTATE SINGLE FAMILY                       |  | TYPE VII<br>CLUSTER ESTATE            |
|  | TYPE II<br>VILLAGE/PARK SINGLE FAMILY                  |  | TYPE VIII<br>TOWNHOUSE VILLAGE CENTRE |
|  | TYPE IV<br>VILLAGE SINGLE FAMILY                       |  | TYPE IX<br>MIXED USE VILLAGE CENTRE   |
|  | TYPE V<br>VILLAGE SMALL SINGLE FAMILY/<br>MULTI-FAMILY |  | TYPE X<br>COMMERCIAL VILLAGE CENTRE   |



Schedule B of Bylaw 8000

# KETTLE VALLEY PROPERTIES

## PRIVATE REALM DESIGN STANDARDS

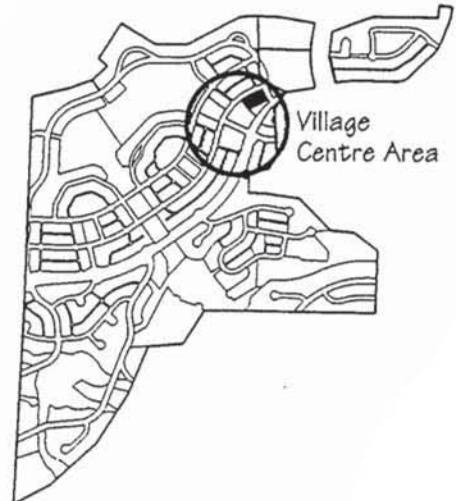


### TYPE VIII

#### TOWNHOUSE VILLAGE CENTRE

Minimum Parcel Area = 4,000 m<sup>2</sup>  
Maximum Floor Area Ratio = 1.0

Location: Within the Village Centre Area  
Maximum Number of Self Contained Suites = 21 UNITS  
Maximum Lot Coverage = 40%



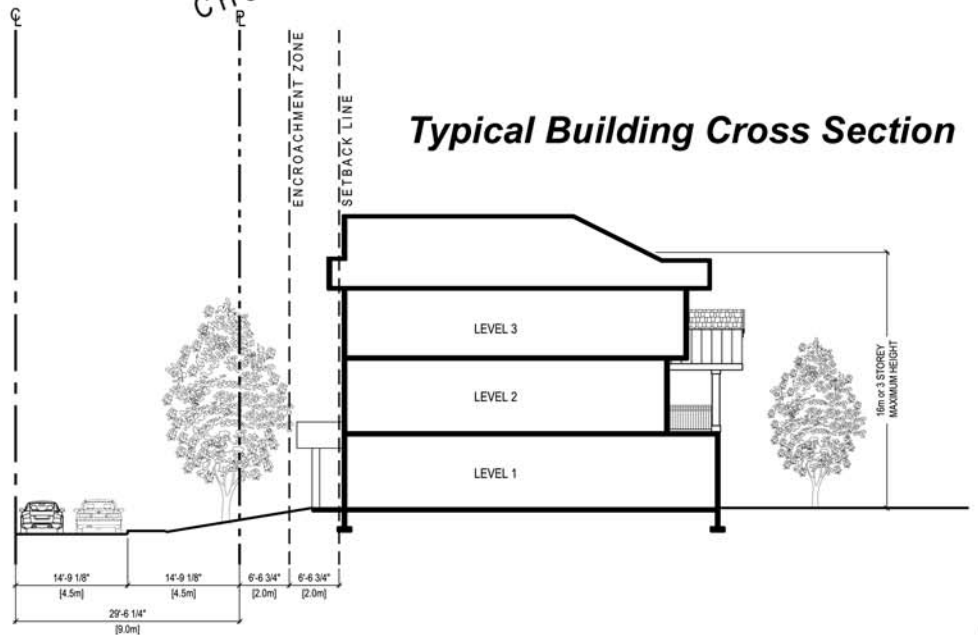
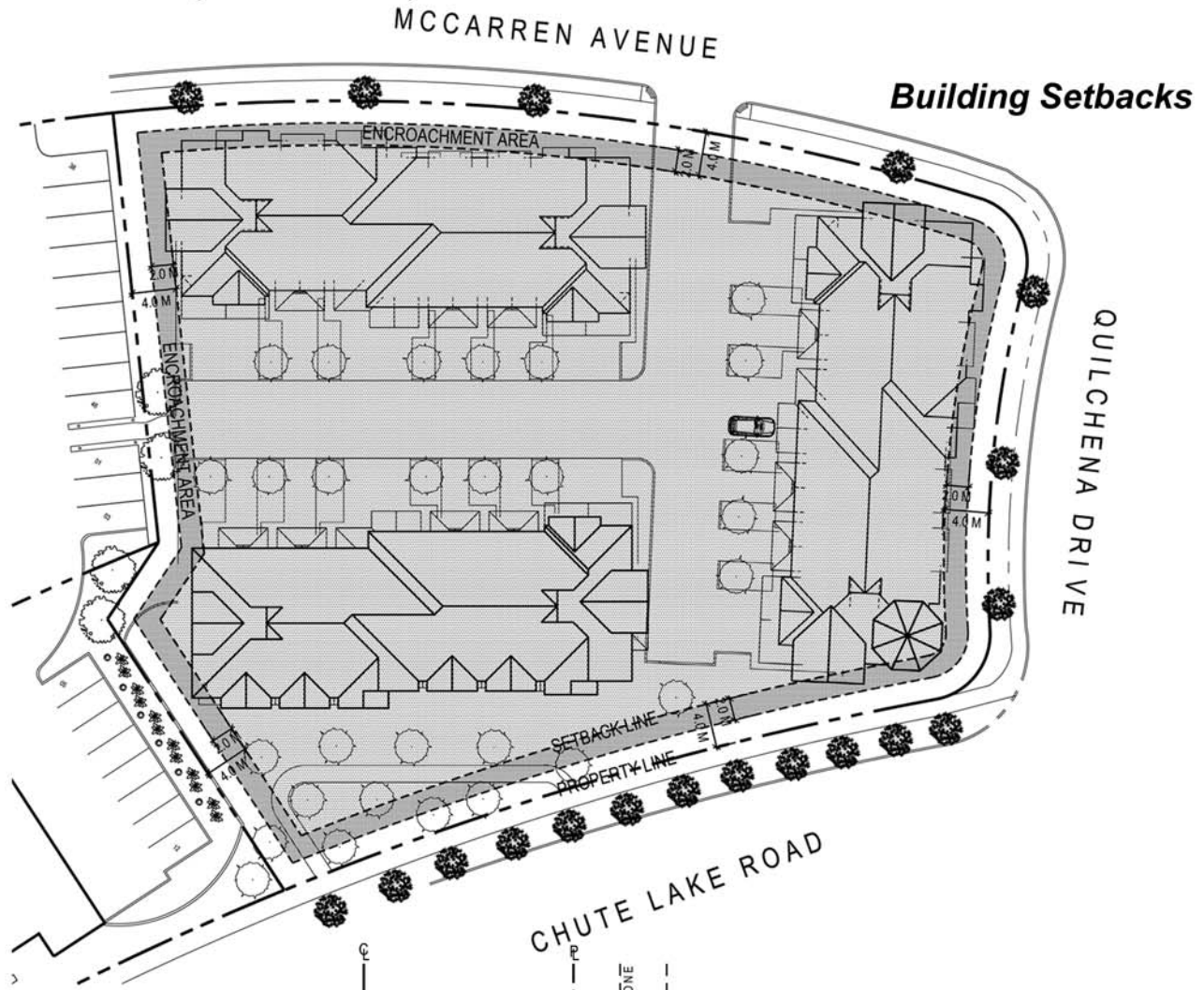


Schedule B of Bylaw 8000

# KETTLE VALLEY PROPERTIES

## PRIVATE REALM DESIGN STANDARDS

TYPE VIII (Continued)



Schedule "B"  
Text Amendment No. TA10-0001 – Proposed Text Amendments

No.	Section	Existing Text	Proposed Text
1	<p>Zoning Bylaw No. 8000</p> <p>Schedule 'B' – Comprehensive Development Zones</p> <p>CD2 – Kettle Valley Comprehensive Residential Development</p> <p>§1.4 (d)</p>	<p>The maximum height for <b>buildings and structures</b> within the CD2 zone shall be as follows:</p> <p><b>Single detached housing, semi-detached housing and row housing</b> (Types I-VII CD2 Map 1): 9.5 m</p> <p><b>Congregate housing and apartment housing</b> (Type VIII – CD2, Map 1): 13 m</p> <p>Mixed Use Village Centre (Type IX – CD2, Map 1): 16 m excluding <b>accessory structures</b></p> <p>Village Centre Commercial (Type X – CD2, Map 1): 13 m</p> <p><b>Accessory Buildings or Structures: 4.5 m"</b></p>	<p>The maximum height for <b>buildings and structures</b> within the CD2 zone shall be as follows:</p> <p><b>Single detached housing, semi-detached housing and row housing</b> (Types I-VII CD2 Map 1): 9.5 m</p> <p><b>Congregate housing</b> (Type VIII – CD2, Map 1): <del>13</del> <b>16</b> m</p> <p><b>apartment housing</b> (Type VIII – CD2, Map 1): <del>13</del> <b>16</b> m</p> <p>Mixed Use Village Centre (Type IX – CD2, Map 1): 16 m excluding <b>accessory structures</b></p> <p>Village Centre Commercial (Type X – CD2, Map 1): 13 m</p> <p><b>Accessory Buildings or Structures: 4.5 m"</b></p>

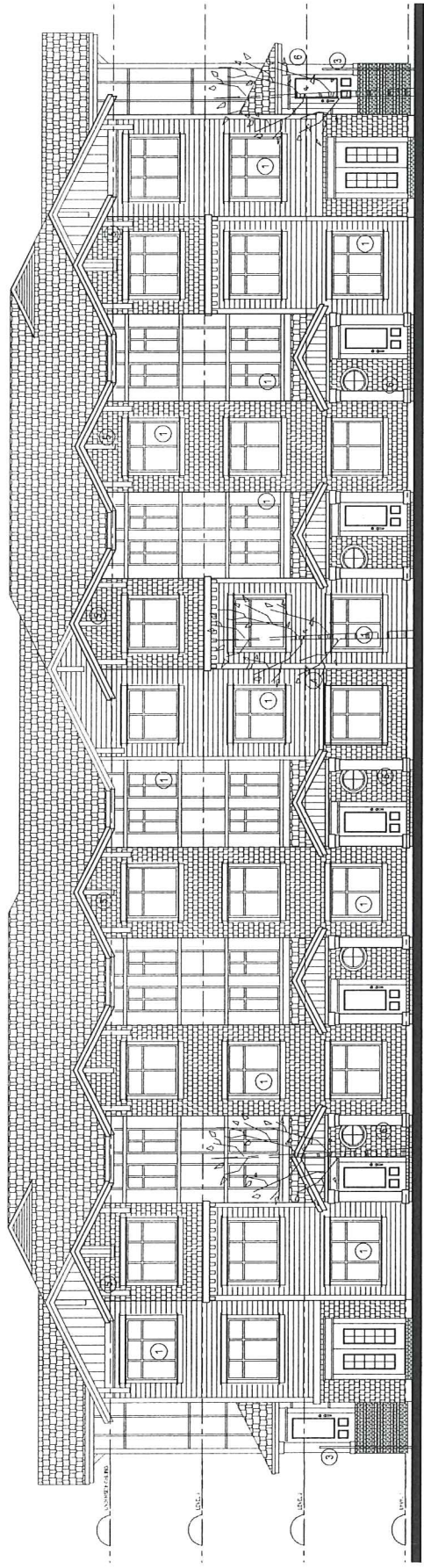
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NOTES:  
 1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
 2. FINISHES TO BE DETERMINED BY THE ARCHITECT.  
 3. ALL MATERIALS TO BE APPROVED BY THE ARCHITECT.  
 4. ALL MATERIALS TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.  
 5. ALL MATERIALS TO BE INSTALLED IN ACCORDANCE WITH THE NATIONAL BUILDING CODE OF CANADA.

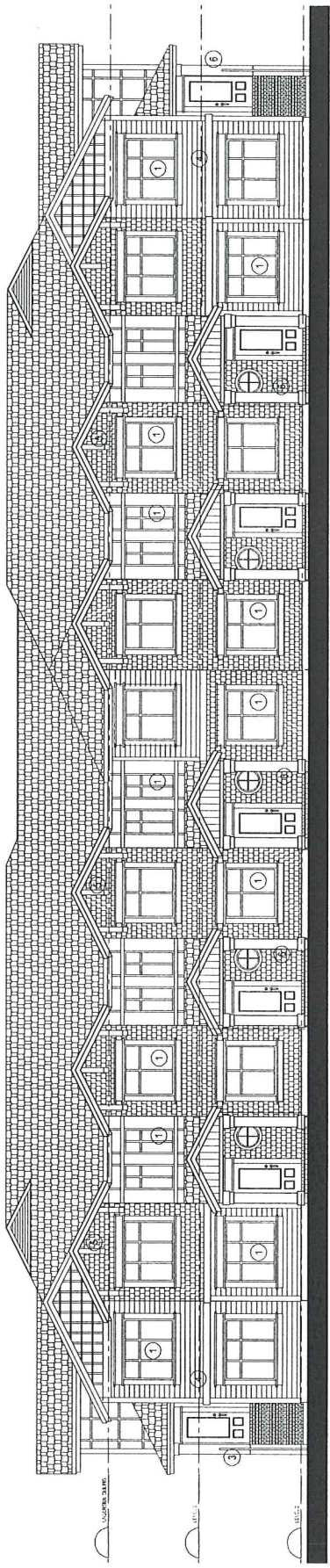
- FINISHES TO BE USED:
- Brick
  - Asphalt Shingles (30 Year)
  - Horizontal Siding
  - Wall Cladding - Shingles
  - Board and Batten
  - Clear Glass
  - Window Frames
  - Guardrail and Pickets
  - 2 x 4 Beltline
  - Decorative Brackets
  - Columns with Decorative Cap and Base



3. ELEVATION STREET: TOWNHOUSE MACCAREN  
 SCALE: 1/8" = 1'-0"

**MATERIALS LEGEND:**

	BRICK		WALL CLADDING - SHINGLES		BOARD AND BATTEN		1 CLEAR GLASS
	ASPHALT SHINGLES (30 YEAR)		HORIZONTAL SIDING		WINDOW FRAMES		2 WINDOW FRAMES
					DECORATIVE BRACKETS		3 GUARDRAIL AND PICKETS
					COLUMNS WITH DECORATIVE CAP AND BASE		4 2 x 4 BELTLINE
							5 DECORATIVE BRACKETS
							6 COLUMNS WITH DECORATIVE CAP AND BASE



3. ELEVATION STREET: TOWNHOUSE LANKE  
 SCALE: 1/8" = 1'-0"

11-2020-104 Main Street  
 No. 104  
 Suite 104



**NEW TOWN**  
 ARCHITECTURE  
 URBAN PLANNING

11-2020-104 Main Street  
 No. 104  
 Suite 104

11-2020-104 Main Street  
 No. 104  
 Suite 104

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 Suite 104

DP3.01

December 21, 2020 10:57 AM

NEW TOWN ARCHITECTURE  
 400 WEST 10TH STREET  
 SUITE 100  
 DENVER, CO 80202  
 TEL: 303.733.1111  
 WWW.NTARCHITECTURE.COM

- THE CLIENT: SEASONS  
 MULTIFAMILY  
 400 WEST 10TH STREET  
 DENVER, CO
- ARCHITECTURE  
 INTERIOR DESIGN  
 EXTERIOR DESIGN  
 LANDSCAPE ARCHITECTURE  
 ENGINEERING

11.03.2019  
 11.03.2019  
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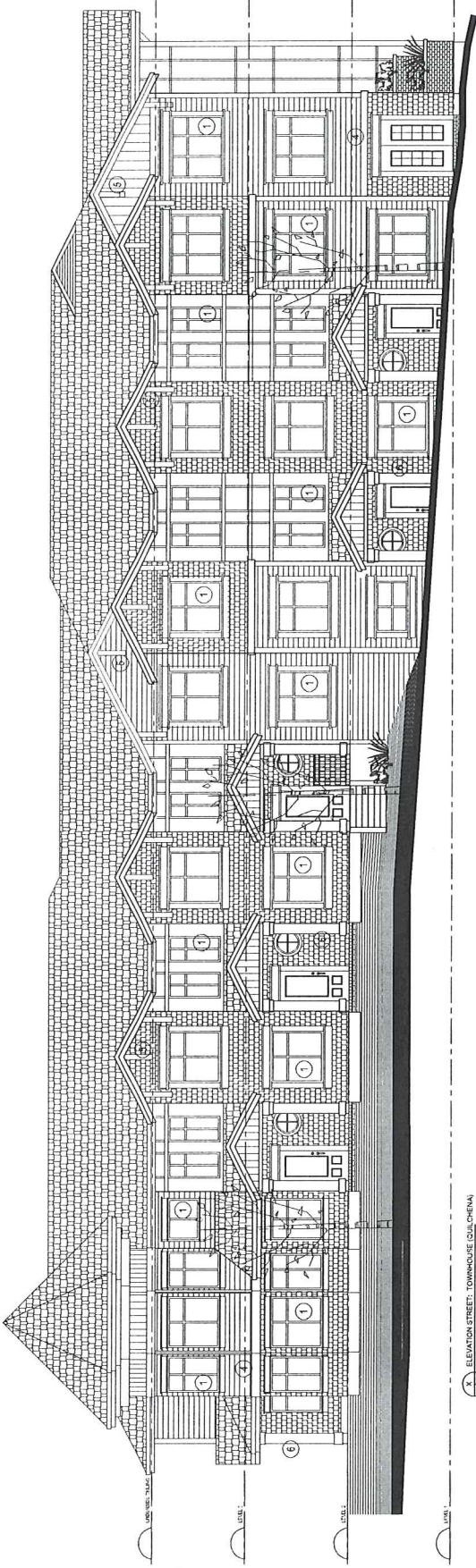


**NEW TOWN**  
 ARCHITECTURE  
 URBAN PLANNING

PROJECT: SEASONS  
 MULTIFAMILY  
 400 WEST 10TH STREET  
 DENVER, CO

DRAWING NO.: DP3.02  
 DATE: 11.03.2019  
 SCALE: 1/8" = 1'-0"  
 SHEET NO.: 1 OF 2

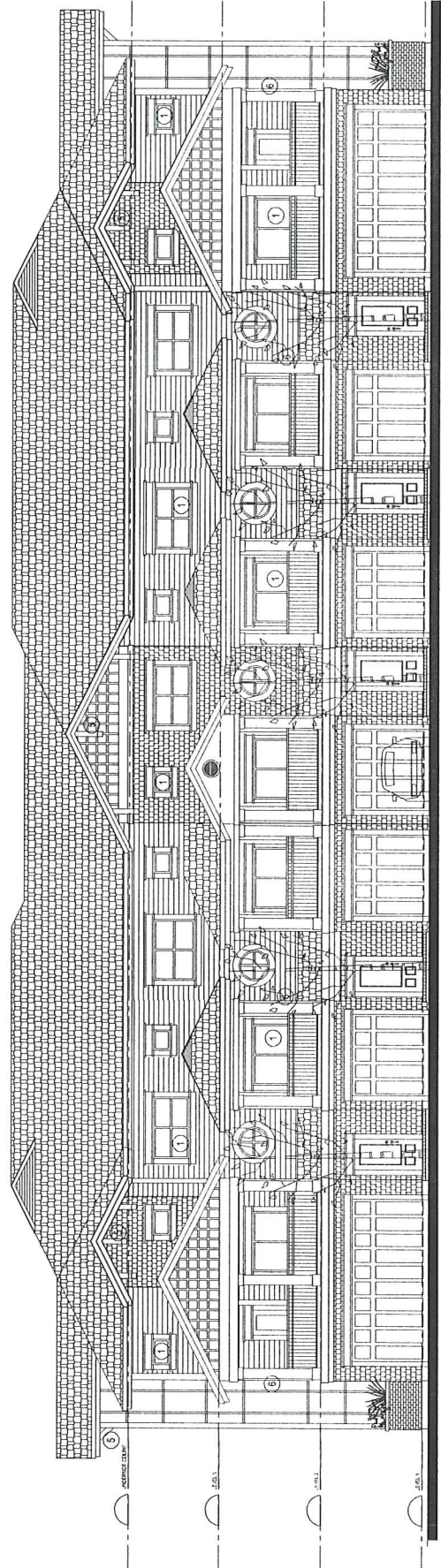
DRAWING NO.: DP3.02  
 DATE: 11.03.2019



ELEVATION STREET, TOWNHOUSE (GUS, CHINA)  
 SCALE: 1/8" = 1'-0"

**MATERIALS LEGEND:**

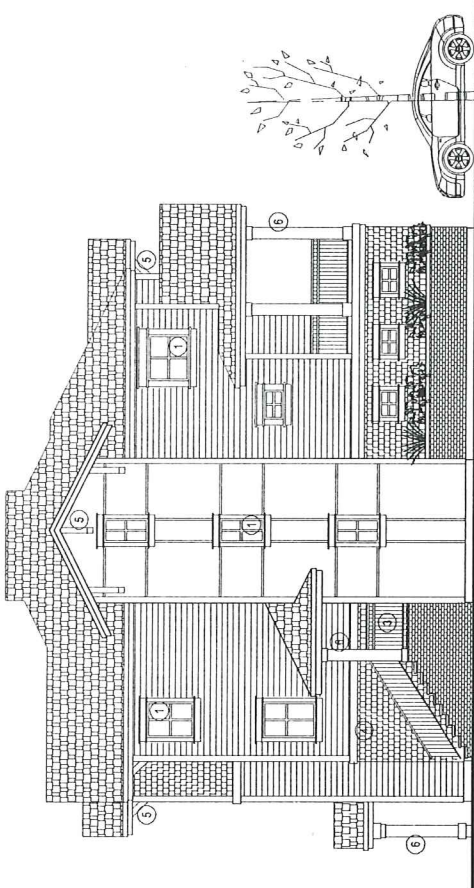
	BRICK		WALL CLADDING - SHINGLES		1 CLEAR GLASS
	ASPHALT SHINGLES (30 YEAR)		BOARD AND BATTEN		2 WINDOW FRAMES
	HORIZONTAL SIDING		GUARDRAIL AND PICKETS		4 2x4 BELTLINE
			DECORATIVE BRACKETS		5 DECORATIVE BRACKETS 6 COLUMNS WITH DECORATIVE CAP AND BASE



ELEVATION DRIVEWAY, TOWNHOUSE (MAGDALEN)  
 SCALE: 1/8" = 1'-0"

Notes:  
 1. All elevations are shown in black and white.  
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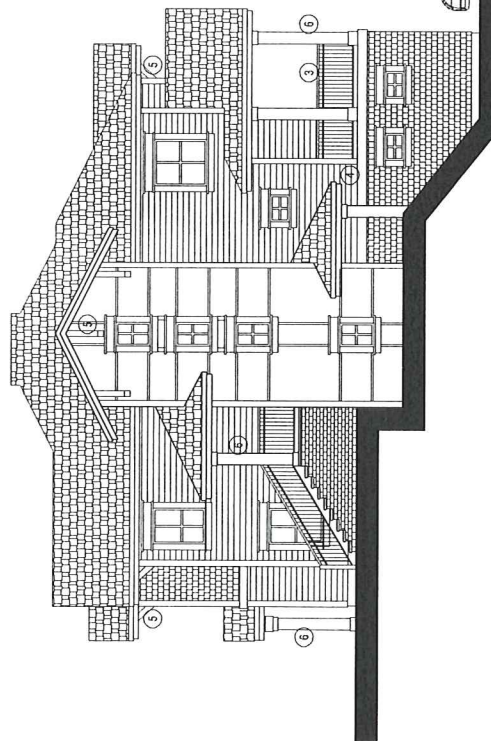
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 Date: [Date]  
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 Drawing No.: [Number]



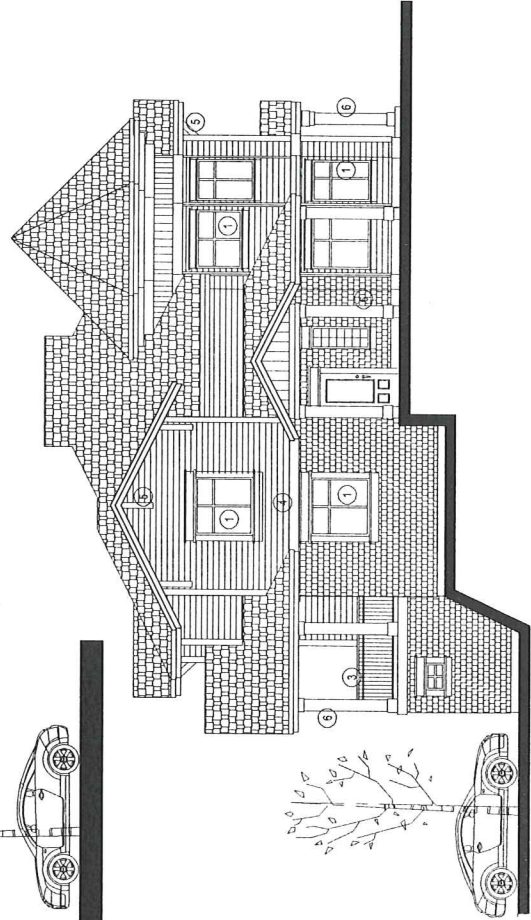
ELEVATION SIDE, TOWNHOUSE (McCARRREN)  
 SCALE: 1/4" = 1'-0"

**MATERIALS LEGEND:**

	BRICK		WALL CLADDING - SHINGLES		1 CLEAR GLASS
	ASPHALT SHINGLES (30 YEAR)		BOARD AND BATTEN		2 WINDOW FRAMES
	HORIZONTAL SIDING		GUARDRAIL AND PICKETS		4 2x4 BELTLINE
			DECORATIVE BRACKETS		6 COLUMNS WITH DECORATIVE CAP AND BASE



ELEVATION SIDE, TOWNHOUSE (CHATE LAKE)  
 SCALE: 1/4" = 1'-0"



ELEVATION SIDE, TOWNHOUSE (GULCHMAN)  
 SCALE: 1/4" = 1'-0"

17 25th St, Suite 201  
 St. Louis, MO 63103  
 Phone: 314.433.1111  
 Fax: 314.433.1112



**NEW TOWN**  
 ARCHITECTURE  
 URBAN PLANNING

17 25th St, Suite 201  
 St. Louis, MO 63103  
 Phone: 314.433.1111  
 Fax: 314.433.1112

PROJECT: SEASONS  
 ADDRESS: 413 McCarrren  
 CITY: ST. LOUIS, MO  
 STATE: MO  
 ZIP: 63103

DATE: 10/15/14  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 TYPICAL SIZES

SCALE: 1/4" = 1'-0"  
 SHEET: [Number]  
 TOTAL SHEETS: [Number]