
CITY OF KELOWNA
MEMORANDUM

Date: August 18, 2005
To: City Manager
From: Planning & Corporate Services Department
Subject:

**DEVELOPMENT PERMIT
APPLICATION NO. DP05-0120/
DVP05-0121**

OWNER: Marlene Collinson

AT: 599 Denali Drive

APPLICANT: Moralco Development Ltd.

PURPOSE: THE APPLICANT IS SEEKING A DEVELOPMENT PERMIT TO AUTHORIZE THE CONSTRUCTION OF 10 SEMI-DETACHED DWELLING UNITS AND TWO SINGLE FAMILY DWELLING UNITS ON THE SUBJECT PROPERTY

EXISTING ZONE: RM3 – LOW DENSITY MULTIPLE HOUSING

REPORT PREPARED BY: RYAN SMITH

1.0 RECOMMENDATION

THAT Council authorize the issuance of Development Permit No. DP05-0120 for Lot 1, Sections 28 and 33, Township 26, ODYD Plan KAP74074 located on Denali Court, 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 THAT Council authorize the issuance of Development Variance Permit No. DVP05-0121; for Lot 1, Sections 28 and 33, Township 26, ODYD Plan KAP74074 located on Denali Court, Kelowna, B.C.;

AND THAT variances to the following sections of Zoning Bylaw No. 8000 be granted:

Section 7: Landscaping: 7.5 – Fencing and Retaining Walls: 7.5.8:

The applicant is seeking to vary the maximum height for retaining walls from 1.2m to 2.3m and 3.0m as per schedule “A” attached to this report.

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 development permit to authorize the construction of 10 semi-detached dwelling units and two single family dwelling units on the subject property.

3.0 ADVISORY PLANNING COMMISSION

AT the regular meeting of August 2, 2005 it was resolved:

THAT the Advisory Planning Commission supports Development Permit Application No. DP05-0120, for 599 Denali Drive, Lot 1, Plan 74074, Sec. 33, Twp. 26, ODYD, Moralco Dev. Ltd. (Darrell Moore), to obtain a Development Permit to allow for the construction of a 12 unit Multiple Family Housing development on the subject property;

AND THAT the Advisory Planning Commission supports Development Variance Permit Application No. DVP05-0121, for 599 Denali Drive, Lot 1, Plan 74074, Sec. 33, Twp. 26, ODYD, Moralco Dev. Ltd. (Darrell Moore), to obtain a Development Permit to vary the maximum height for retaining walls from the 1.2 m permitted to the 2.3 m & 3.0 m proposed.

4.0 PROPOSAL

The subject property is currently undeveloped. The applicant is seeking a development permit to allow the construction of 10 semi-detached housing units and two single detached housing units on the subject property. The buildings on the downhill side of the development will all measure 1 storey in height and will have walkout basements. The buildings on the uphill side of the property will measure two storeys in height with garages at grade. The exterior of the proposed buildings will be finished with hardieboard and stucco siding and natural wood/cultured stone accents. Each unit will have access to a two car garage and additional parking will be available through stacking. Refuse and recycling bins will be stored individually in each unit.

The applicant is proposing a standard landscape scheme with a mix of coniferous and deciduous trees and shrubs with low maintenance rock between units.

Due to the steep slopes on the subject property, several retaining walls are required. The applicant is seeking to vary the maximum height for retaining walls located on both the east and west sides of the subject property. The applicant is proposing to extend the existing retaining wall structure on the west side of the property abutting the lane. This wall would measure 2.3m in height whereas the bylaw would allow a maximum of 1.2m. The applicant is also seeking to construct two retaining walls on the east side of the property which will also require variances. These two walls will measure 3.0m in height

and will be separated by a step-back of 2m in between. The applicant has indicated that all oversized walls have been reviewed by a geotechnical engineer.

The proposal as compared to the RM3 – Low Density Multiple Housing zone requirements is as follows:

CRITERIA	PROPOSAL	RM3 ZONE REQUIREMENTS
Site Area (m ²)	12,600m ²	900m ²
Site Width (m)	56m (approx.)	30.0m
Site Depth (m)	160m (approx.)	30.0m
Building Site Coverage (%)	13%	40%
Site Coverage(%) – Buildings, driveways and parking (total)	19%	50%
Gross Floor Area (m ²)	2594m ²	8820m ²
F.A.R.	0.25	0.5 + 0.2 Bonus for screened parking Total: 0.7
Storeys (#)	1 and 2 (with walkout basement)	2.5
Setbacks – Building “A”		
- Front	5.5m	4.5m
- Rear	7.5m	7.5m
- North Side	7.0m	4.0m
- South Side	3.0m	3.0m (to building “B”)
Setbacks – Building “B”		
- Front	5.5m	4.5m
- Rear	9.0m	7.5m
- North Side	3.0m	3.0m (to building “A”)
- South Side	3.0m	3.0m (to building “C”)
Setbacks – Building “C”		
- Front	6.0m	4.5m
- Rear	15m	7.5m
- North Side	3.0m	3.0m (to building “B”)
- South Side (flanking)	13.0m	4.5m
Setbacks – Building “D”		
- Front	8.0m	4.5m
- Rear	15m	7.5m
- North Side	25m+	4.0m
- South Side	5.0m	3.0m (to building “E”)
Setbacks – Building “E”		
- Front	5.5m	4.5m
- Rear	8.0m	7.5m
- North Side	5.0m	3.0m (to building “D”)
- South Side	5.0m	3.0m (to building “F”)
Setbacks – Building “F”		
- Front	5.5m	4.5m
- Rear	7.5m	7.5m
- North Side	5.0m	3.0m (to building “E”)
- South Side	5.0m	3.0m (to building “G”)
Setbacks – Building “G”		

- Front	5.5m	4.5m
- Rear	9.0m	7.5m
- North Side	5.0m	3.0m (to building “E”)
- South Side	4.5m	4.5m (to building “G”)
Parking Stalls (#)	24 stalls	24 stalls Parking calculations: $\frac{12 \text{ Three Bedroom Units}}{2 \text{ stalls x unit}} = 24 \text{ stalls}$ Total parking stalls required = 24 stalls
Private Open Space	500m ²	300m ²
Retaining Walls	2.3m (west side of property)❶ 3.0m (east side of property)	1.2m

❶Note: The applicant is seeking to vary the maximum height for retaining walls from 1.2m to 2.3m and 3.0m.

4.2 Site Context

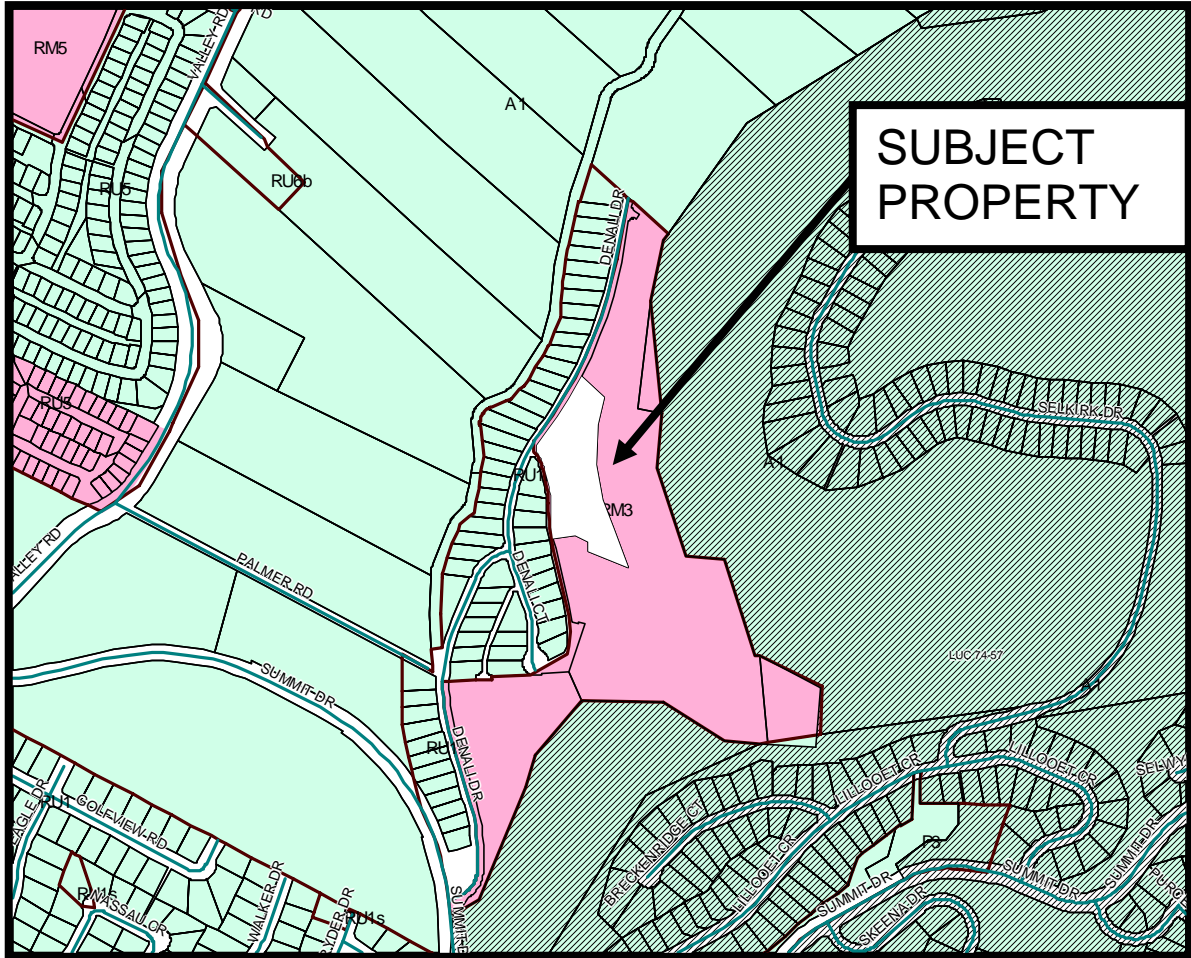
The subject property is located on the northeast side of Denali Court.

Adjacent zones and uses are:

- North - RU1h – Large Lot Housing (Hillside) – Single Family Dwelling
- East - RM3 – Low Density Multiple Housing -
- South - RM3 – Low Density Multiple Housing
- West - RU1h – Large Lot Housing (Hillside) – Single Family Dwelling

4.3 Subject Property Map

Subject Properties: 599 Denali Drive



4.4 Current Development Policy

4.4.1 Kelowna Official Community Plan

The subject property is designated multiple unit residential – low density in the Official Community Plan. The current zoning designation of the subject property conforms to this designation and the proposed developed is also consistent. The application has also been compared to guidelines and objectives for multiple unit development.

Objectives 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. *The proposed development is generally appropriate to its physical context.*
- All development should contribute to a sense of community identity and sense of place (integration of development within larger community, belonging, community cohesiveness). *The form and character of the proposed development is consistent with other similar development in the area; however, also displays additional quality in finishing details including siding materials and garage doors.*
- All development should facilitate access by, and minimize conflicts among pedestrian, bicycle, and vehicular modes of transportation (access, mobility). *The development is located in a steep hillside area but does allow for access to units at grade which would allow persons with disability to easily move between an automobile and the dwelling unit.*
- All development should promote safety and security of persons and property within the urban environment (CPTED).

Guidelines for Multiple Unit Development

The application addresses the guidelines for Multiple Unit Development as follows:

Landscaping

- enhances public views
- provide noise buffering
- complements building's architectural features
- enhance the edges of buildings
- screen parking areas from view (with vegetation, berms, low walls, fences etc.)
- creates shade
- create design interest

- contribute to a sense of personal safety and security
- facilitate access, enjoyment and social activities for all authorized users

Relationship to the Street

- Some first storey units provide ground-level access to outdoor amenity space (the courtyard area);
- The principle front entranceway is clearly identified and in scale with the development;
- Porches/balconies are provided.

Building Massing

- Development is generally compatible with the massing and rhythm of the established streetscape.
- Balconies are provided.
- Variation between architectural bays within each façade is present but somewhat weak. Additional vertical architectural elements would further enhance the elevations and serve to reduce the overall mass of the building.

Walls

- End walls visible from a public street or residential lots are finished to provide an attractive appearance.

Ancillary Services/Utilities

- Loading, garbage and other ancillary services are located at the rear of the development and will be screened from view to meet the bylaw.

Amenities

- Each unit has access to a small yard area. Privacy in these areas can be enhanced with increased landscaping.

Access

- Vehicle access and on-site circulation minimize interference with pedestrian movement.

Parking

- Screened parking is provided.

4.4.2 Crime Prevention Through Environmental Design

Natural Surveillance

- dumpsters should not create blind spots or hiding areas;
- lighting should be even to avoid casting shadows where people can hide; using numerous low wattage lights accomplishes this better than a few high wattage lights;
- all four facades of a building should have windows;
- the lower branches of existing trees should be kept at least ten feet (3 metres) off the ground;
- exterior of buildings should be well-lit;
- wherever it is appropriate, a mix of uses should be encouraged to increase natural surveillance at different times of the day; placement of residential uses above commercial is a good example of this;
- elevators and stairwells should be clearly visible from windows and doors;
- shrubbery should be no more than three feet (one metre) high for clear visibility;
- stairwells should be well-lit and open to view; not behind solid walls.

Territorial Reinforcement

- property boundaries, where possible, should be marked with hedges, low fences or gates;
- private and semi-private areas should be easily distinguishable from public areas;
- all public and semi-private areas should be well-maintained to convey pride and ownership, which discourage negative activity;

Natural Access Control

- Public paths should be clearly marked;
- signs should direct patrons to parking and entrances;
- there should be no easy access to the roof;
- entrances to dwellings within a commercial building should be separate from the commercial entrance to enable distinction of residential visitors from those frequenting businesses;
- rear access to shops should be provided from rear parking lots.

4.4.4 City of Kelowna Strategic Plan (1992)

The proposal is consistent with the Urban Form objectives of the Kelowna Strategic Plan which seeks to “develop a more compact urban form by increasing densities through infill and re-development within existing urban areas...”

5.0 TECHNICAL COMMENTS

5.1 Fire Department

Fire department access, and hydrants as per BC Building Code and City of Kelowna Subdivision Bylaw. Engineered fire flows should determine fire hydrant requirements and locations. The space to safely ladder the building is needed.

5.2 Fortis BC

No concerns.

5.3 Inspection Services Department

No objection to over height retaining wall. A building permit application including engineers documentation to be submitted for review prior to construction. Geotechnical engineer to identify construction restrictions above and below the proposed retaining wall .

The attached DP drawings indicate 10ft. high ceiling under a garage slab and other concentrated point loads. In this case, structural engineer required to supervise the construction. In addition a geotechnical engineer needs to review the soil beneath the footings, back fill, and the lot grading in reference to the above proposed retaining walls.

5.4 Parks Manager

a) Residents will be responsible to weed, water and mow the boulevards adjacent to their properties. They will also be responsible for maintaining the boulevard in a reasonably tidy condition, free and clear of garbage, litter or debris.

b) All plant material (trees, shrubs, ground covers and sod) used in the boulevard to be reviewed and approved by Parks Staff.

c) Street trees contribute to the livability of a street and improve the character of the neighbourhood. They can modify the microclimate and foster a sense of comfort and safety for drivers and pedestrians. The Parks Division encourages the Applicant to consider the planting of street trees on each new housing lot consistent with the City of Kelowna's Urban Forestry Tree Planting Guide (available at the Parks Division).

5.5 Public Health Inspector/RCMP/School District #23/Telus/Terasen

No comment.

5.6 Works and Utilities

a) The property is located within the City of Kelowna service area. The offsite water system upgrades requirements were completed as part of Development Permit # DP03-0025.

- b) A comprehensive site drainage management plan and design to comply with the City's drainage design and policy manual, is a requirement of this application.
- c) The application for retaining wall height variance does not compromise Works & Utilities servicing requirements.

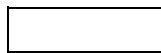
6.0 PLANNING AND CORPORATE SERVICES DEPARTMENT COMMENTS

The Planning and Corporate Services Department has had significant concerns about the general style of development in the area surrounding this development. In numerous area the hillsides have been stripped and re-graded and hillside development guidelines have generally been ignored. As the overall development of this area is nearing completion staff will not seek drastic changes to the style of the development at this time.

In comparison to the existing development that has occurred in this area the Planning and Corporate Services Department is generally supportive of the form and character of the proposed development. The design and finish of the buildings appears to be superior to other similar development in this area. Staff feel that the design could be even better if the side and rear elevations were enhanced with finishing materials similar to those use on the front elevations.

The applicant has committed to increased rear yard setbacks for buildings "A" and "F" in order to negate the need for additional variance. The applicant has approached the property owners located at #619, #623 and #627 Denali Drive and none have expressed objections to the retaining wall to be located parallel to the lane at the rear of their homes.

Andrew Bruce
Manager of Development Services



R.L. (Ron) Mattiussi, ACP, MCIP
Director of Planning & Corporate Services

RM/AB/rs
Attach.

Attachments

- Subject Property Map
- Schedule A, B & C (pages)
 - Sample Board