

3.0 Community Planning

Staff supports the proposed Development Permit as it is consistent with the Official Community Plan (OCP) urban design guidelines. The project is providing ground-oriented 3 bedroom townhouses which are in great demand within the City of Kelowna. The applicant has provided a product that meets many of the urban design guidelines including:

- Ground-oriented units facing Vint Rd;
- Vehicular access from a private lane in the rear;
- Additional parking in the lane for visitor or guests;
- Adequate lane turnarounds; and
- Form & character of the buildings appropriate for the context within the University South Village Neighbourhood.

In addition to the engineering requirements the applicant will be providing a temporary turnaround on Vint Road until the subdivision to the west is completed.

3.1 Notification Policy

Council Policy No. 367 respecting public consultation does not apply to Development Permits.

4.0 Proposal

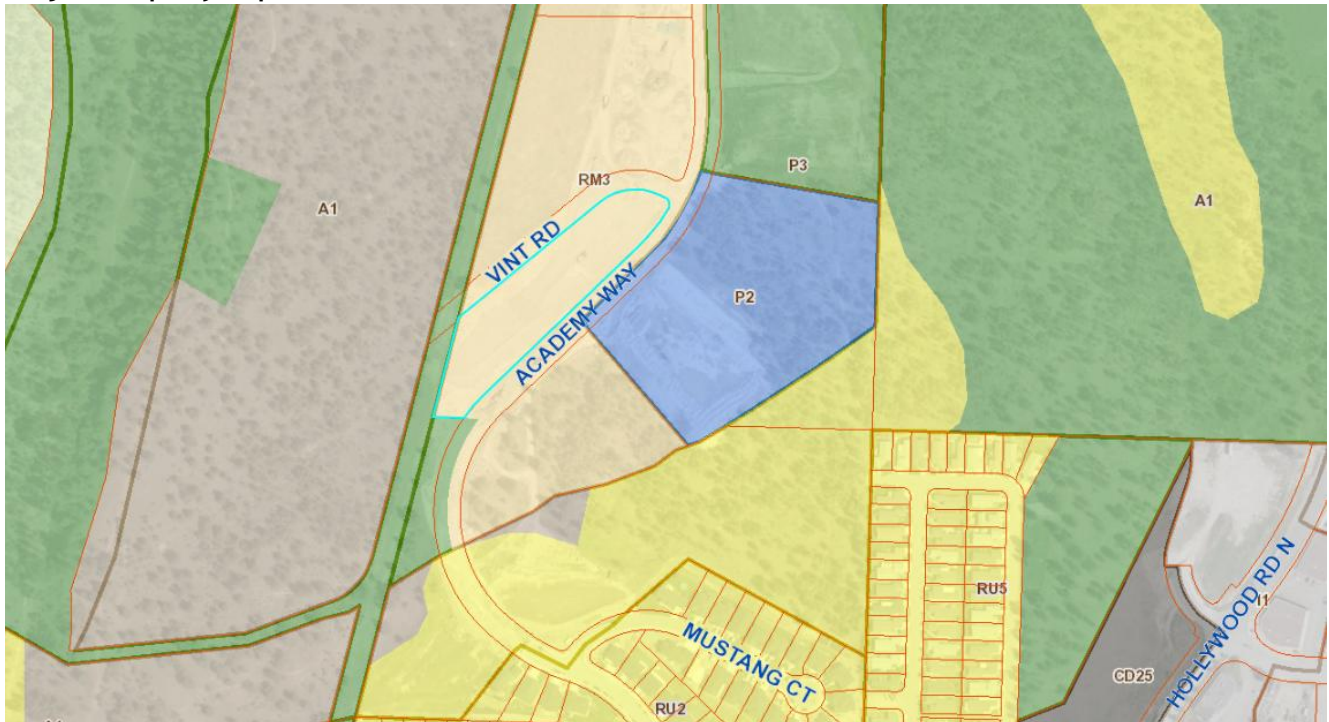
4.1 Project Description

The 19 unit townhouse project is divided into five buildings. Each unit has 3 bedrooms and ground-oriented pedestrian access onto Vint Road with vehicular access to the rear facing Academy Way. The predominant building materials is hardi-panel with a complimentary stucco, laminate shingle roof, and a brick base. The proposal does not require any variances.

4.2 Site Context

The subject parcel is located on Academy Way in the University South area. The subject property is designated as MRL - Multiple Residential (Low Density) in the OCP and is zoned RM3 - Low Density Multiple Housing. The lot is within the Permanent Growth Boundary and the adjacent land uses include single family, multi-family (low density, park, and institutional areas.

Subject Property Map: 3075 Vint Rd



4.3 Zoning Analysis

Zoning Analysis Table		
CRITERIA	PROPOSAL	REQUIREMENTS
		RM3
Development Regulations		
Height	10 m / 3 stories	Max 10 m / 3 stories
Building Setbacks		
Front Yard (north)	4.5 m	Min 1.5 m
Side Yard (west)	5.1 m	Min 4.0 m
Side Yard (east)	4.5 m	Min 4.5 m
Rear Yard (south)	7.5 m	Min 7.5 m
Site Coverage	14.1 %	Max 40 %
Site coverage of buildings, parking, & driveways	34.7 %	Max 60 % or 65% when permeable drive surfaces and parking are provided
FAR	0.24	Max 0.75
Other Regulations		
Minimum Parking Requirements	48 stalls	Min 38 stalls
Private Open Space	25.2 m ² per unit	25m ² per unit

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process

Compact Urban Form.¹ Develop a compact urban form that maximizes the use of existing infrastructure and contributes to energy efficient settlement patterns. This will be done by increasing densities (approximately 75 - 100 people and/or jobs located within a 400 metre walking distance of transit stops is required to support the level of transit service) through development, conversion, and re-development within Urban Centres (see Map 5.3) in particular and existing areas as per the provisions of the Generalized Future Land Use Map 4.1.

Sensitive Infill.² Encourage new development or redevelopment in existing residential areas to be sensitive to or reflect the character of the neighbourhood with respect to building design, height, and siting.

Design (Parking Structures)³ - All multiple family residential and mixed use buildings will contain understructure (beneath habitable or commercial space) in keeping with zoning requirements. Parking structures should be screened from views/wrapped by other uses, and entrances must be located to avoid pedestrian-vehicle conflicts.

Parks, Open Space and Trails - A key principle of the Master Plan is to feature a relatively compact and densely populated neighbourhood that has easy and immediate access to parks, trails, and open space/natural areas. These areas and facilities will encourage outdoor recreation and exercise, hiking, cycling, nature walk, and socialization. A trail system will be integrated through the site, with connections to major open space systems and the neighbourhood park. A wildlife corridor will run through the site, with connections to major open space systems and the neighbourhood park.

Design (Parking Structures)⁴ - All multiple family residential and mixed use buildings will contain understructure (beneath habitable or commercial space) in keeping with zoning requirements. Parking structures should be screened from views/wrapped by other uses, and entrances must be located to avoid pedestrian-vehicle conflicts.

6.0 Technical Comments

6.1 Building & Permitting Department

- a) Development Cost Charges (DCC's) are required to be paid prior to issuance of any Building Permit(s)
- b) Placement permits are required for any sales or construction trailers that will be on site. The location(s) of these are to be shown at time of development permit application.
- c) A Building Code analysis is required for the structure at time of building permit applications. Details of Fire Separations to be supplied.
- d) A Geotechnical report is required to address the sub soil conditions and site drainage at time of building permit application

¹ City of Kelowna Official Community Plan, Policy 5.3.2 (Development Process Chapter).

² City of Kelowna Official Community Plan, Policy 5.22.6 (Development Process Chapter).

³ City of Kelowna Official Community Plan, Housing, Chapter 2.1 (Regional Context).

⁴ City of Kelowna Official Community Plan, Policy 5.23.1 (Development Process Chapter).

³ Part 2 University Master Plan (October 2009) - Watermark

⁴ Part 2 University Master Plan (October 2009) - Watermark

- e) Full Plan check for Building Code related issues will be done at time of Building Permit applications. Please indicate how the requirements of Radon mitigation and NAFS are being applied to this structure

6.2 Development Engineering

- See attached Memo dated April 28th 2016

6.3 Fire Department

- a) Construction fire safety plan is required to be submitted and reviewed prior to construction and updated as required. Template available online at Kelowna.ca
- b) Is the wildfire interface area plan up to date?
- c) Engineered Fire Flow calculations of 90 l/sec are required. Should a fire hydrant be required to be installed on this property, it shall be deemed a private hydrant and be operational prior to the start of construction *****
- d) A visible address must be posted as per City of Kelowna By-Laws. Deerhurst Estates shall have one main address with unit numbers.
- e) Should the townhomes have a sprinkler system, Sprinkler drawings are to be submitted to the Fire Dept. for review when available.
- f) Should the townhomes have a sprinkler system, a Fire alarm system is to be monitored by an agency meeting the CAN/ULC S561 Standard.
- g) Approved Fire Department steel lock box or key tube acceptable to the fire dept. is required by the fire dept. entrance.
- h) Fire department access shall be met as per BC Building Code - roadways shall be minimum 6 metres width unobstructed, turning radius of 12 metres as well as turnarounds.
- i) Requirements of section 9.10.19 Smoke Alarms and Carbon Monoxide alarms of the BCBC 2012 are to be met.
- j) All requirements of the City of Kelowna Fire and Life Safety Bylaw 10760 shall be met.
- k) Dumpster/refuse container must be 3 meters from structures and overhangs.
- l) Do not issue BP unless all life safety issues are confirmed.

7.0 Application Chronology

Date of Application Received: March 8th 2015
Date of Public Consultation¹: n/a

¹There are no public consultation / notification requirements for a Development Permit.

Report prepared by:

Adam Cseke, Planner

Reviewed by: Terry Barton, Urban Planning Manager

Approved by: Ryan Smith, Community Planning Manager

Attachments:

Development Engineering Comments dated April 28th 2016

Applicant's rationale

Draft Development Permit

- Schedule 'A'
 - Site Plan
 - Floor Plan
- Schedule 'B'
 - Elevations
 - Colour Board
- Schedule 'C'
 - Landscaping