



DP20-0083/DVP20-0084 2980 Gallagher Road

Development Permit and Development Variance Permit
Application



Proposal

- ▶ To consider a form and character of a multi-family residential development and to consider variances to the maximum height of a principle building and minimum front yard setback.

Development Process

March 5, 2019

Development Application Submitted



Staff Review & Circulation



May 15, 2022

Public Notification Received

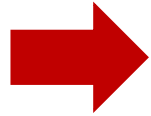


May 31, 2022

Development Permit/Development Variance
Permit and Public Hearing



Building Permit

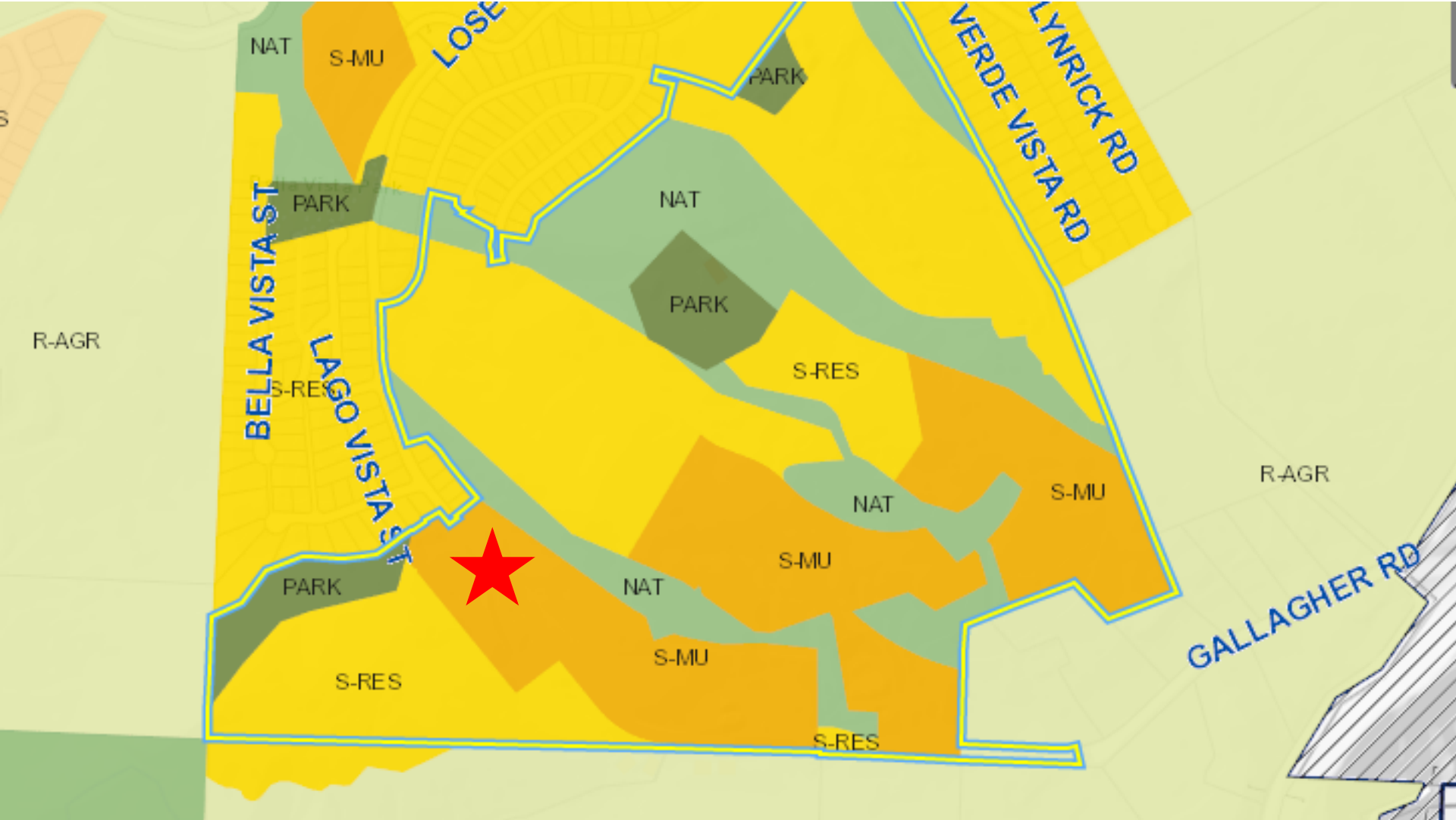


Council
Approvals

Context Map



OCP Future Land Use / Zoning



City of Kelowna

Subject Property Map



City of Kelowna

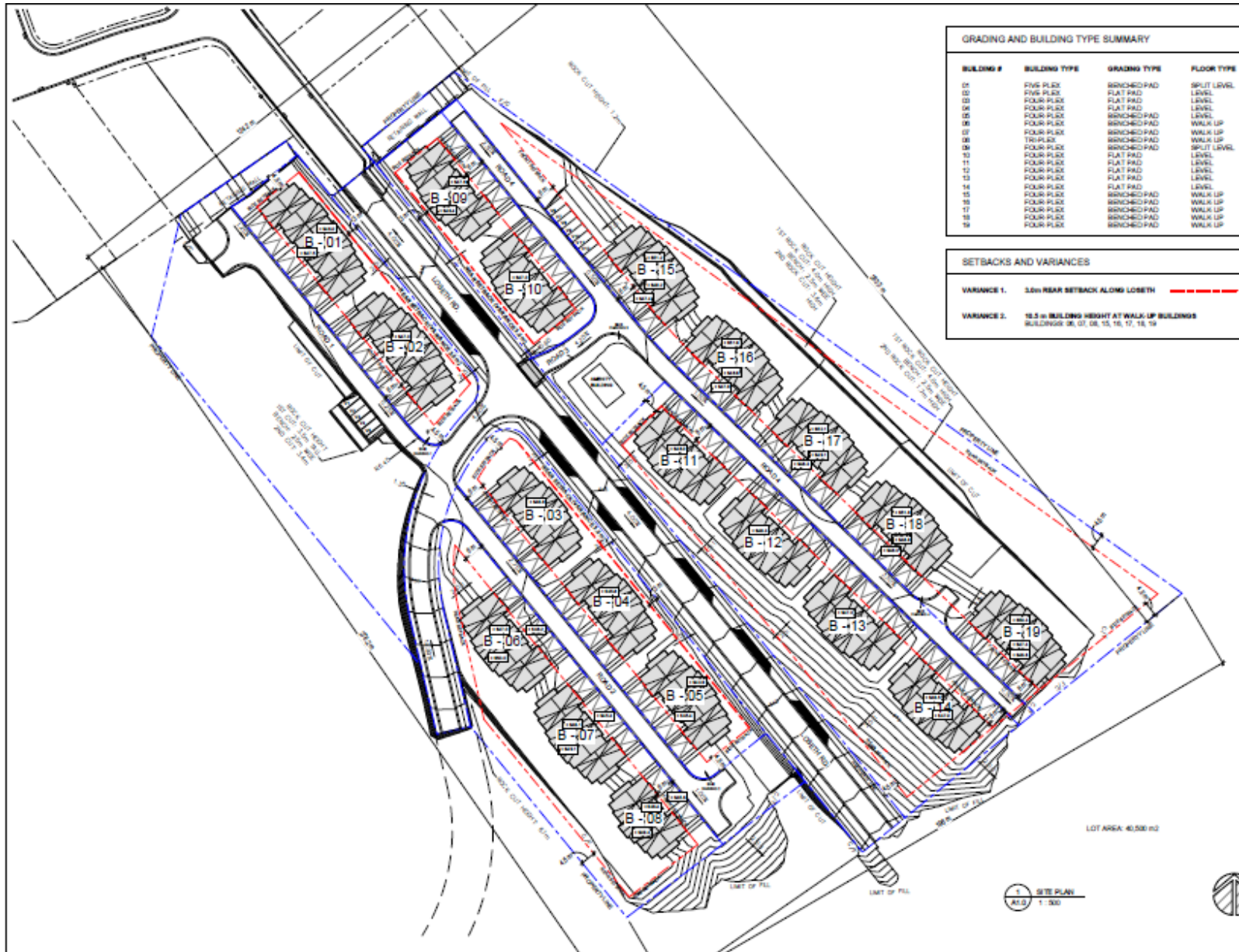
Project Details

- ▶ Property is approx. 4.05 ha and currently vacant
- ▶ Proposed 77 unit townhouse development
- ▶ Three, four and five plex buildings
- ▶ Two variances identified
 - ▶ To reduce the setback to Loseth Road to 3.0 m
 - ▶ To increase the maximum building height to 10.5 m

Subject Property Map



Site Plan



GRADING AND BUILDING TYPE SUMMARY			
BUILDING #	BUILDING TYPE	GRADING TYPE	FLOOR TYPE
01	FIVE PLEX	BRENCHED PAD	SPLIT LEVEL
02	FIVE PLEX	FLAT PAD	LEVEL
03	FOUR PLEX	FLAT PAD	LEVEL
04	FOUR PLEX	FLAT PAD	LEVEL
05	FOUR PLEX	BRENCHED PAD	LEVEL
06	FOUR PLEX	BRENCHED PAD	WALK UP
07	FOUR PLEX	BRENCHED PAD	WALK UP
08	TWO PLEX	BRENCHED PAD	SPLIT LEVEL
09	FOUR PLEX	BRENCHED PAD	LEVEL
10	FOUR PLEX	FLAT PAD	LEVEL
11	FOUR PLEX	FLAT PAD	LEVEL
12	FOUR PLEX	FLAT PAD	LEVEL
13	FOUR PLEX	FLAT PAD	LEVEL
14	FOUR PLEX	FLAT PAD	LEVEL
15	FOUR PLEX	BRENCHED PAD	WALK UP
16	FOUR PLEX	BRENCHED PAD	WALK UP
17	FOUR PLEX	BRENCHED PAD	WALK UP
18	FOUR PLEX	BRENCHED PAD	WALK UP
19	FOUR PLEX	BRENCHED PAD	WALK UP

SETBACKS AND VARIANCES	
VARIANCE 1:	3.0m REAR SETBACK ALONG LOSETH ---
VARIANCE 2:	10.5 m BUILDING HEIGHT AT WALK-UP BUILDINGS BUILDINGS 06, 07, 08, 15, 16, 17, 18, 19

Renderings



City of Kelowna

Renderings



Elevations



B-02 LINBURG GRADING / FOURPLEY - REAR FACADE



B-02 LINBURG GRADING / FOURPLEY - FRONT FACADE



B-02 LINBURG GRADING / FOURPLEY - SIDE FACADE

MATERIALS & COLOUR BOARD

	CLADDING - PAPERMENT PLANK DARK GREY		CLADDING - PAPERMENT PLANK ACCENT COLOUR
	ETICED - SMOOTH FINISH DARK GREY		DOOR & WINDOW FRAMES AND/OR SLUICING BLACK OR CHARCOAL VINYL
	ETICED - SMOOTH FINISH LIGHT GREY		GLASS - TRANSPARENT + TINTED



B-03, B-04, B-10, B-11, B12, B13, B14
NOTE: CLADDING ACCENT COLOUR VARIES FROM BUILDING TO BUILDING

LINBURG GRADING / FOURPLEY - SIDE FACADE



B-03, B-04, B-10, B-11, B12, B13, B14
NOTE: CLADDING ACCENT COLOUR VARIES FROM BUILDING TO BUILDING

LINBURG GRADING / FOURPLEY - FRONT FACADE



B-03, B-04, B-10, B-11, B12, B13, B14
NOTE: CLADDING ACCENT COLOUR VARIES FROM BUILDING TO BUILDING

LINBURG GRADING / FOURPLEY - REAR FACADE

Elevations



MATERIALS & COLOUR BOARD

CLADDING - PINECONIT PLANK DARK GREY	CLADDING - PINECONIT PLANK ACCENT COLOURS
STUCCO - SMOOTH FINISH DARK GREY	DOOR & WINDOW FRAMES BRONZE ALUMINUM BLACK OR POLYCARBONATE VINYL
STUCCO - SMOOTH FINISH LIGHT GREY	GABLE TRIMMENT PURE WHITE



Elevations



B-01

HALF STOREY MINCHED SHADING (SPUTI) / PURPLE: REAR FACADE



B-01

HALF STOREY MINCHED SHADING (SPUTI) / PURPLE: FRONT FACADE



B-05, B-09

NOTE: CLADDING ACCENT COLOUR VARIES FROM BUILDING TO BUILDING

HALF STOREY MINCHED SHADING (SPUTI) / PURPLE: SIDE FACADE

MATERIALS & COLOUR BOARD

	CLADDING - PINEBARK PLANK DARK GREY		CLADDING - PINEBARK PLANK ACCENT COLOUR
	STUCCO - SMOOTH FINISH DARK GREY		DOOR & WINDOW FRAMES ANODIZED ALUMINUM BLACK OR CHARCOAL VINYL
	STUCCO - SMOOTH FINISH LIGHT GREY		GLASS - TRANSPARENT 7MM GLZ



B-01

HALF STOREY MINCHED SHADING (SPUTI) / PURPLE: SIDE FACADE



B-05, B-09

NOTE: CLADDING ACCENT COLOUR VARIES FROM BUILDING TO BUILDING

HALF STOREY MINCHED SHADING (SPUTI) / PURPLE: REAR FACADE



B-05, B-09

NOTE: CLADDING ACCENT COLOUR VARIES FROM BUILDING TO BUILDING

HALF STOREY MINCHED SHADING (SPUTI) / PURPLE: FRONT FACADE

Landscaping Plan

Notes

- The indicated landscaping plan is conceptual only, until for construction.
- All plants, materials and planting practices to conform to the Canadian Landscape Standard - Current Edition.
- Contractor to provide a warranty and maintenance period of 1 year on all plants and materials. Plants and materials that fail before end of the warranty period shall be replaced by the contractor.
- All planting areas to receive 40mm of topsoil, 150mm depth gravel and elevated grass areas 100mm topsoil.
- Prior to delivery to site, a representative sample and test results of topsoil should be made available to the consultant for approval.
- Plant material selections are conceptual only. Final planting selections may vary depending on availability. No plant species substitution will be accepted without the written consent of the consultant.
- Allowing beds to receive 30 mm depth of Digs - Grow mulch or approved equivalent.
- Allowing beds on down crests to be kept level.

Symbolic Area
- Large trees (indicated by large circles)

Symbolic Area
- Small trees (indicated by small circles)

Symbolic Area
- Medium trees (indicated by medium circles)

Symbolic Area
- Shrubs (indicated by small clusters)

Symbolic Area
- Ground planting (indicated by small green patches)

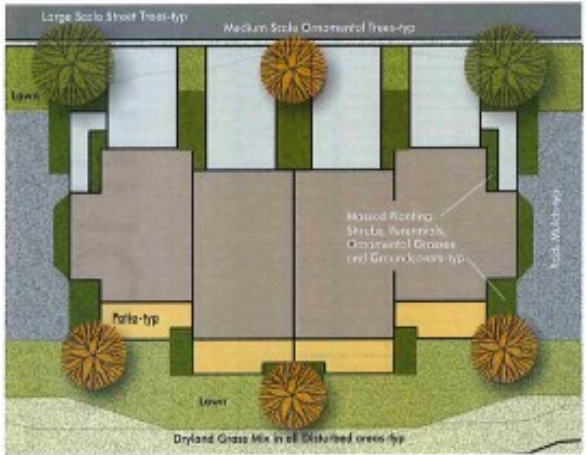
Symbolic Area
- Undisturbed Area (indicated by hatched pattern)

Symbolic Area
- Back Wall (indicated by grey pattern)

See Plant List



Landscaping Plan – Cross Section



Development Policy

Objective 7.1. Create more complete communities in Suburban Neighbourhoods	
Policy 7.1.1. Area Structure Plan Consistency.	<p>Support development that is consistent with adopted Area Structure Plans (ASPs) in Suburban Neighbourhoods. Require amendments to ASPs where proposals include significant increases to the number of residential units beyond those signaled in an ASP or where proposals are likely to require significant changes to planned transportation, parks and utility infrastructure.</p>
	<p><i>The proposed development is consistent with the Kirschner Mountain Area Structure Plan.</i></p>
Objective 7.2. Design Suburban Neighbourhoods to be low impact, context sensitive and adaptable.	
Policy 7.2.1. Ground-Oriented Housing.	<p>Consider a range of low density ground-oriented housing development to improve housing diversity and affordability and to reduce the overall urban footprint of Suburban Neighbourhoods. Focus more intensive ground-oriented housing where it is in close proximity to small scale commercial services, amenities like schools and parks, existing transit service and/or active transportation facilities.</p>
	<p><i>The townhouse style units offer a mix of housing diversity to the area dominated by single family dwellings.</i></p>
Policy 7.2.2. Hillside Housing Forms.	<p>Encourage housing forms that best match to the topography and have the lowest amount of impact in hillside areas, such as minimum cuts and fills, for example, and provide the greatest environmental protection. Discourage housing forms and associated roadways that cause high amounts of slope disturbance and visual impact.</p>
	<p><i>The townhouse housing form proposed allows for reduced cuts and fills and allows the development to be more sensitively integrated into the existing topography by reducing road infrastructure and separating the structures into 3-5 unit buildings.</i></p>

Staff Recommendation

- ▶ Development Planning Staff recommend **support** for the proposed Development Permit and Development Variance Permit:
 - ▶ Meets the goals and objectives of the Official Community Plan and the overall Kirschner Mountain Area Structure Plan
 - ▶ Provides mix of housing types to the neighborhood
 - ▶ Sensitively Integrated into natural topography



Conclusion of Staff Remarks