

The logo for the City of Kelowna, featuring a stylized circular emblem with a geometric, woven pattern, positioned above the text "City of Kelowna".

Existing Zone: RM3 - Low Density Multiple Housing

AND THAT the applicant be required to complete the above noted conditions of Council's approval of the Development Permit Application in order for the permits to be issued;

AND FURTHER THAT this Development Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

## **2.0 Purpose**

To consider a form and character development permit application for a 100 unit townhome complex between Cameron Avenue and Guisachan Road.

## **3.0 Community Planning**

Community Planning supports the issuance of the Development Permit. The project meets the majority of relevant development permit guidelines.

The townhomes are in keeping with the character of the neighborhood, which has already seen several large townhome developments. The unit design is contemporary to the Okanagan.

The project will also see the access to Guisachan House from Guisachan Road dedicated to the City. This informal access to the site is an important neighbourhood feature, and the development will allow the City to protect the access in perpetuity.

The development conforms to the existing zoning on the property, and no variances or amendments to the Zoning Bylaw are being requested.

## **4.0 Proposal**

### **4.1 Background**

In late 2005, Kelowna City Council considered an application to re-zone the properties to RM5, a high density multiple housing zoning. The project would have seen 204 apartment units in several 4 storey buildings. There was strong neighbourhood resistance to the project, including a submission of a petition with more than 400 signatures. The re-zoning bylaw was defeated by a tie vote at Council, and the project did not proceed.

The new proposal has approximately half the proposed density and is to be developed as townhomes, rather than apartment blocks.

### **4.2 Project Description**

The proposed project is for 100 townhome units in 25 buildings built around an interior roadway, with associated landscaping and fencing.

The project currently spans two properties, which would be consolidated as part of the project. The applicant will acquire a small portion of surplus right of way at the corner of Guisachan and Gordon, while the tree alley will be traded to the City as part of a DCC credit swap.



### 4.3 Building Design

The townhomes themselves will range from 2 units to 5 units, with the majority being 4 unit structures. The 3 storey buildings will have 2 car garages with two floors of living space above.

The townhomes will be clad primarily in grey hardi-plank with stone cladding around the lower levels.





The building design is representative of contemporary Okanagan design, with neutral tones accented by stone elements. The design is not out of character for the neighbourhood.

#### 4.4 Site Layout and Landscaping

The townhomes will be built around an interior roadway with access to Cameron Ave and Guisachan Road. There will be no direct access to Gordon Drive from the site.

Landscaping trees will be used extensively along the Gordon frontage to screen the site from the road, with boulevard trees backed by on-site plantings.

The development will include a treed central common area and private walkway system as amenities for the strata owners. The common area will be turfed and treed.



The redevelopment of the site will include the removal and replacement of older cedars along the west property line. All cedars removed will be replaced to maintain screening. The developer will also install an irrigation system for the cedars, which will be transferred to the City.

A sound attenuation fence will be constructed along the west boundary with Guisichan House.



An approximately 1.2m black wrought iron fence will be constructed along the street frontages. The fence will be broken every 8 m by decorative concrete pillars. The fence will include several gates for public and owner access.



#### 4.5 Site Context

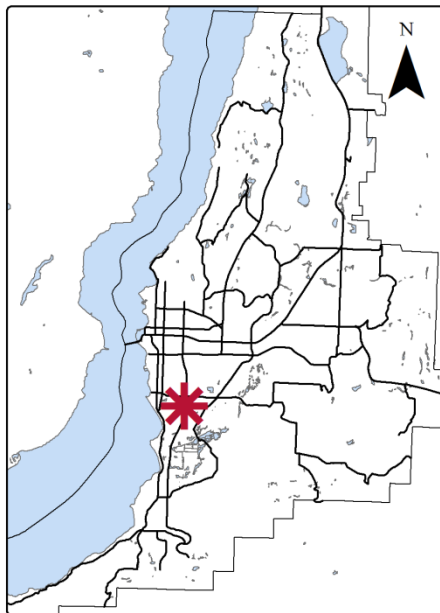
The site is in an urbanized area of Kelowna, surrounded on all sides by urban development. The site is directly across from Guisachan Village, a neighborhood shopping plaza.

Guisachan Heritage Park and the Guisachan House sit to the southwest of the property. The park and heritage house are important local attractions, and the development will include a noise attenuation fence along the shared property line to minimize conflict.

Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RM2 - Low Density Row Housing	Townhomes
East	C3 - Community Commercial	Commercial Plaza
South	RU5 - Bareland Strata Housing	Single Dwelling Housing
West	RU1 - Large Lot Housing	Single Dwelling Housing
West	CD9 - Heritage Commercial	Guisachan Heritage Park

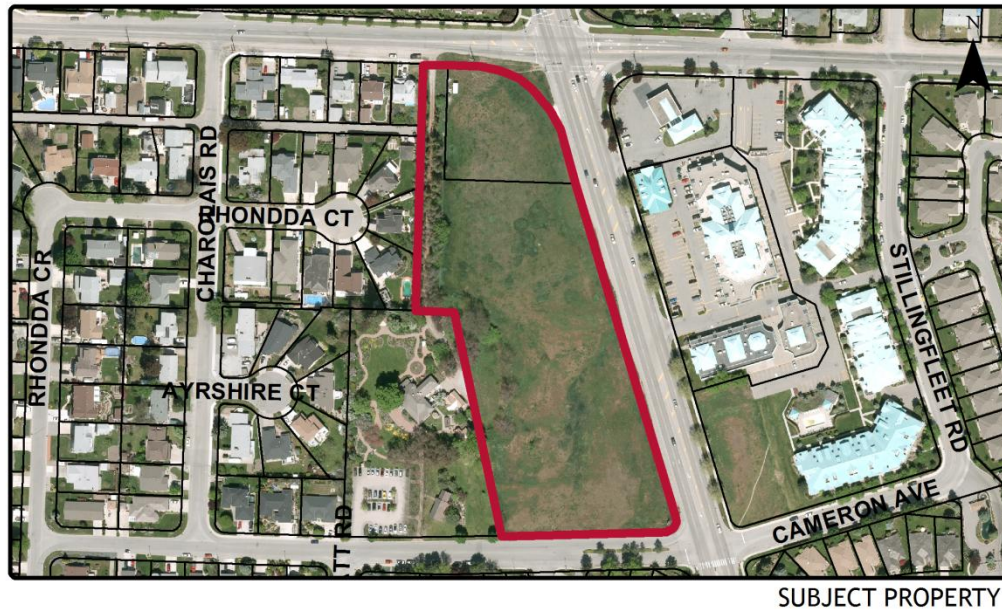
#### Subject Property Map:



CONTEXT



NEIGHBOURING ZONING



#### 4.6 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	ZONE REQUIREMENTS	PROPOSAL
Development Regulations		
Maximum Floor Area Ratio	0.75	0.59
Maximum Site Coverage (buildings)	40%	24%
Maximum Site Coverage (buildings, driveways and parking)	60%	54%
Maximum Height	10 m / 3 storeys	10 m / 3 storeys
Minimum Front Yard	1.5 m	1.5 m
Minimum Side Yard (west)	4.5 m	4.5 m
Minimum Side Yard (east)	4.0 m	4.0 m
Minimum Rear Yard	7.5 m	7.5 m
Other Regulations		
Minimum Parking Requirements	215 (200 owner, 15 guest)	215 (200 owner, 15 guest)
Minimum Bicycle Parking	10	10
Minimum Private Open Space	2,500 m <sup>2</sup>	3,440 m <sup>2</sup>

### 5.0 Current Development Policies

#### 5.1 Kelowna Official Community Plan (OCP)

##### Development Process

**Compact Urban Form.**<sup>1</sup> 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

<sup>1</sup> City of Kelowna Official Community Plan, Policy 5.2.3 (Development Process Chapter).

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.

## **6.0 Technical Comments**

### **6.1 Building & Permitting Department**

- 1) Development Cost Charges (DCC's) are required to be paid prior to issuance of any Building Permits.
- 2) Full Plan check for Building Code related issues will be done at time of Building Permit applications.

### **6.2 Development Engineering Department**

See attached Memorandum dated November 20<sup>th</sup>, 2015.

### **6.3 Interior Health Authority**

Interior Health is in support of this development as;

The proximity to schools allows children to walk (elementary) or cycle (Senior Secondary) as a way to increase their daily physical activity levels.

Proximity to other amenities (grocery store and pharmacy) allows residents to choose a healthier options than driving.

The traffic impact and potential conflicts have been addressed by using entrances on Cameron and Guisachan Road instead of Gordon Drive.

All of these features, research has shown will help to improve health and make the healthy choice the easy choice for residents.

### **6.4 School District No. 23**

SD23 is not impacted by the development application; however, the 100 units could help increase A.S. Matheson's enrolment.

## **7.0 Application Chronology**

Date of Application Received: October 13, 2015

**Report prepared by:**

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Ryan Roycroft, Planner

**Reviewed by:**



Terry Barton, Urban Planning Manager

**Approved for Inclusion:**



Ryan Smith, Community Planning Department Manager

**Attachments:**

Site Plan

Conceptual Elevations

Landscape Plan

Comprehensive Development Permit Checklist

Development Engineering Memorandum