



COUNCIL REPORT
Development Services Department
For the June 11, 2019 Council Meeting

DATE: June 3, 2019 File: DP 18-33
TO: Jim Zaffino, CAO
FROM: Jaleen Rousseau, Planner
RE: Application: Development Permit with Variances (DP 18-33)
Address: A 3746 Wetton Road
Legal: Lot A, DL 5059 & 5069, ODYD, Plan 19238, Except Plan EPP69262
Owner: Pelican Properties Ltd., Inc. No. BC1144682
Agent: New Town Architecture and Engineering Inc.

RECOMMENDED MOTION:

THAT Council postpone the issuance of a Development Permit (DP 18-33) to construct 24 stacked townhouse units in 3 buildings, and direct the applicant to revise the proposal to include the required parking stalls as per the zoning regulation.

RATIONALE:

While multiple family development is desirable within this area, the current proposal attempts to achieve a density of units which are unattainable without the application of variances (building height, parking and rear parcel boundary setback). Some of the requested variances may be supported by staff. However, the proposal includes a request for a large reduction in the number of required parking stalls. A parking reduction of this size is anticipated to result in negative impacts to future residents of the site as well as those of the surrounding area. Although staff have encouraged the applicant to revise the proposal to meet the parking requirements, the applicant has requested to bring the application forward to Council as is.

LEGISLATIVE REQUIREMENTS:

Council has authority under Part 14 (s. 490) of the *Local Government Act* to issue a Development Permit. This Development Permit is specifically for form and character of a multiple family residential development. Section 498 of the *Local Government Act* gives Council the authority to issue a development variance permit that varies, in respect of the land covered in the permit, the provisions of the Zoning Bylaw.

BACKGROUND:

Proposal

The applicant is requesting the issuance of a Form and Character Development Permit with Variances to facilitate the construction of 24 stacked townhouse units in 3 structures on the subject property. The proposal in its entirety includes:

- 12 one bedroom and 12 two bedroom units;
- Rooftop decks (12);
- 36 parking stalls (21 regular, 11 small car, 2 accessible, 2 visitor, 1 loading);
- 16 bicycle stalls;
- Amenity space (interior courtyard, 6 community garden beds, children's slide, pergola seating area)

The requested variances pertain to parking, building height to accommodate access to rooftop decks and slope of the land, and proximity of a building to the rear parcel boundary setback. The applicant has provided a proposal summary (*Attachment 2*).

Location and Surrounding Uses

The 2,359.32 m² (0.58 acres) subject property is corner parcel located adjacent to Smith Creek and in close proximity to Gellatly Bay (See *Attachments 3 & 4*). The parcel underwent a land exchange with the City to acquire a portion of the Witt Road Right of Way in exchange for the property west of Smith Creek. The parcel currently maintains a fourplex and slopes from the east down to the west where the rear yard abuts Smith Creek (*Figure 1*).

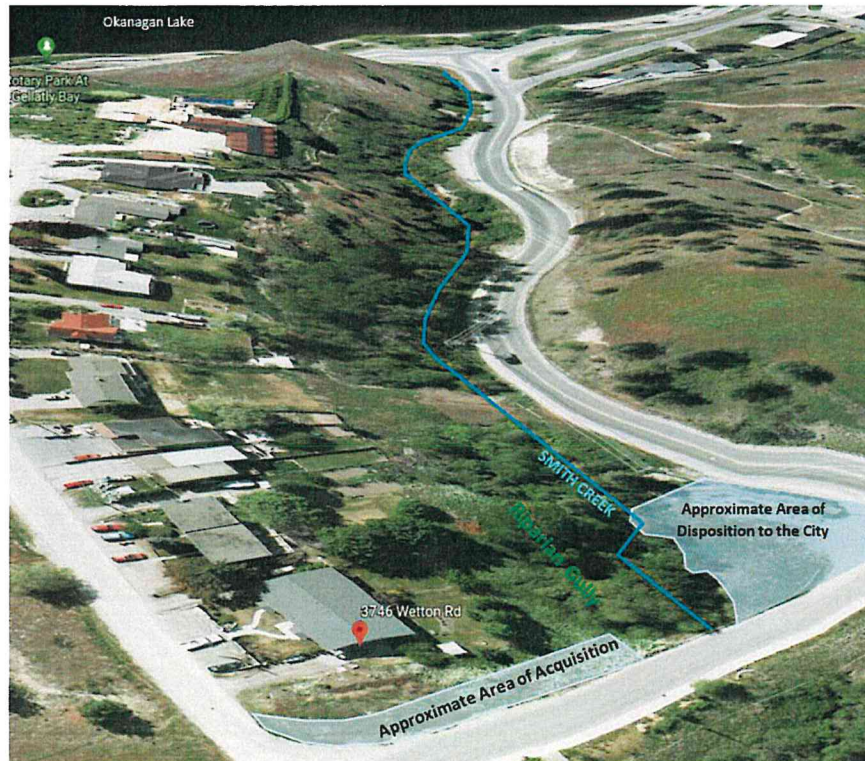


Figure 1: Site Context

Uses surrounding the subject property include:

- North – Witt Road, Lions Manor (Westbank Centre Multiple Residential Zone R5) and Carate Municipal Park (undeveloped).
- East – Agricultural Zone A1 parcel within the Agricultural Land Reserve.
- West – Gellatly Road and Westbank First Nations IR#9
- South – Low Density Multiple Residential Zone R3 (existing fourplex)

Policy and Bylaw Review

Official Community Plan Bylaw No. 0100

The subject property maintains a Land Use Designation of *Low Density Multiple Family (LDMF)*, which anticipates semi-detached and attached townhouses. The purpose of this designation is to provide a broader range of housing opportunities in areas served by transit and in walking distance to community amenities, shops and services, while acknowledging the adjacent land uses. The proposal is aligned with the LDMF designation.

Development Permit Areas (DPAs)

The proposed development is subject to three of the City's DPAs: Aquatic, Sensitive Terrestrial Ecosystem, Hillside and Form and Character Multiple Family development.

Aquatic & Sensitive Terrestrial Ecosystem

The OCP supports development where it is sensitive to aquatic and sensitive terrestrial features and incorporates long term protection for areas of high sensitivity. The subject property slopes down from Wetton Rd to the southwest where the rear yard abuts Smith Creek. Given the level of protection and restoration afforded to Smith Creek (see Technical section), the development is in accordance with the OCP guidelines.

Hillside

The OCP supports hillside development where it is sensitive to topography, does not result in hazardous conditions to future residents and/or neighbours of the site. The guidelines encourage long term protection of slopes over 30%. Given adherence to the geotechnical recommendations (see Technical section), the development is in accordance with the OCP guidelines.

Form and Character

The Form and Character DPA for General and Multiple Residential development guidelines encourage pedestrian oriented design, safe communities, and visual interest through careful and thoughtful site design, building form and character, and landscaping. The proposal is found to be in general accordance with these guidelines.

Site design of the parcel has been influenced by topography, proximity to aquatic features (Smith Creek and associated riparian gully) and applicable development regulations (setbacks, site access, etc). The portion of the property closest to Wetton Road is at a higher elevation than the rear of the parcel.

The three townhouse structures are arranged in a U-shape with a central courtyard that is accessible from Wetton Road (Figure 2). A single loading space and three visitor parking stalls (one accessible) are located within the front of the property adjacent to Wetton Road access. This access extends through the parking area and into the courtyard to ensure fire fighting access. Bollards are in place to restrict general traffic from entering the courtyard beyond the visitor parking. A second site access is proposed from Witt Road to accommodate

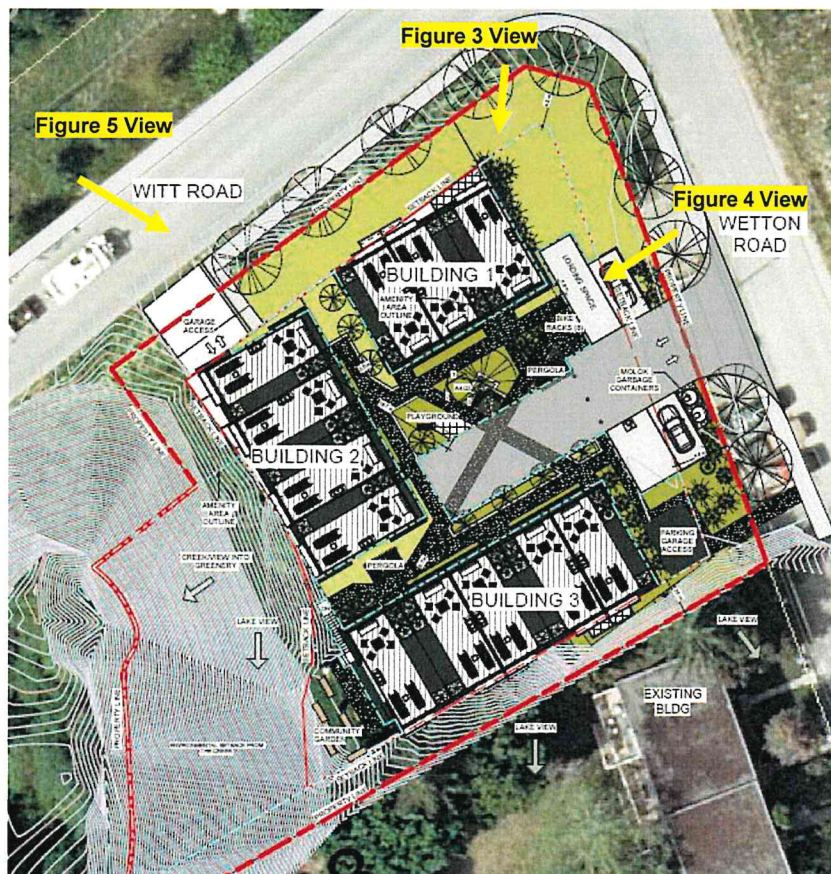


Figure 2: Site Design

access to an underground parking garage. Pedestrian access to and from the garage is located adjacent to Building 3 and is visible in Figure 3. See *Attachment 5* for site plans and architectural rendering of the proposed development.

The townhouse units are accessed from the central courtyard. One bedroom units are located on the main level and include exterior decks. Two bedroom units are located on the second floor and include access to rooftop decks with lake views. All units are oriented into the courtyard (Figures 3, 4 & 5).



Figure 3: Rendering – View of Proposed Development from the Corner of Wetton and Witt Roads.



– Figure 4: Rendering – View of Internal Courtyard



Figure 5: Rendering – View of Proposed Development from Witt Road.

Landscaping & Amenity Space

Amenity space provisions exceed the minimum required amount of space and include landscaped areas, a children's slide and community gardens. The landscape plan is divided into two components: Landscaping for the developed portion of the site and riparian plantings for the SPEA in the rear of the property (Figure 6).

Landscaping exclusive to the development includes a mix of trees, shrubs, ornamental grasses, groundcovers, and perennials. The plan includes provisions of green walls, seating areas and six community garden plots for the benefit of residents.

In accordance with recommendations contained within the environmental assessment, removal of invasive vegetation from the SPEA followed by restorative plantings are planned for the riparian area.

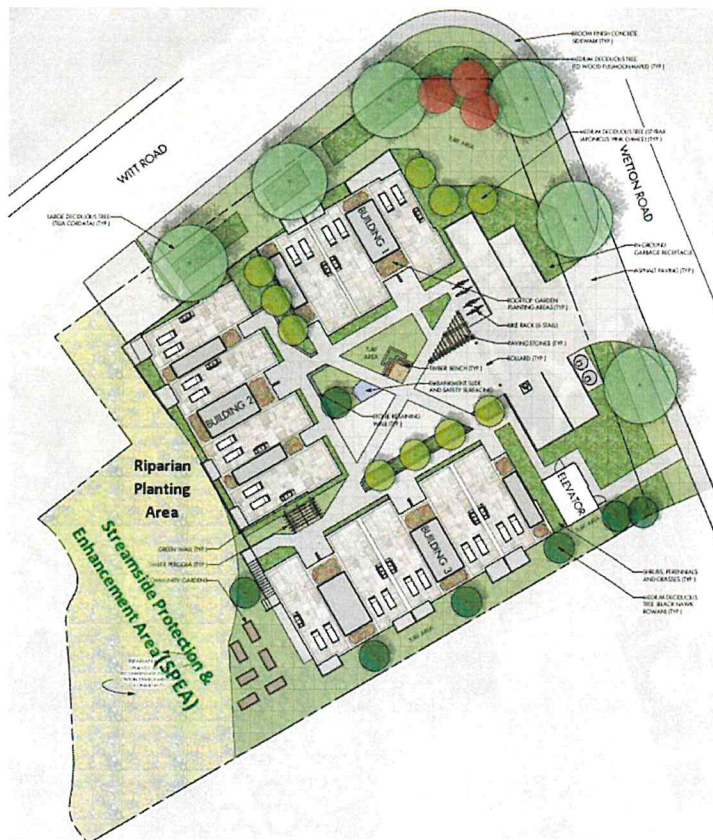


Figure 6: Landscape Plan for DP 18-33

The total landscape security is \$63,908.00 (\$79,885.00 at 125%). Prior to the issuance of the Permit, it is recommended that the submission of security be required to ensure installation of the landscape plantings and hardscaping are completed.

Zoning Bylaw No. 0154

The proposal conforms to the principal uses and regulations outlined in the Zoning Bylaw for the Low Density Multiple Family Zone (R3), including density, parcel coverage and frontage. The proposal is inconsistent with some regulations applicable to the R4 zone including; parking, building height and rear parcel boundary setback. The height and rear parcel boundary setback are considered to be acceptable when considered in context with the site. However, the parking variance is not supported as it is anticipated to result in negative impacts to future residents of the site as well as those of the surrounding area.

Variance Requests:

The applicant is requesting the following variances to the City's Zoning Regulations to facilitate the development. They are as follows:

1. To reduce the number of required parking stalls from 53 to 36 and to increase the number of permitted small car stalls from 10 to 11;
2. To increase the allowable building height from 9.0 m to 14.0 m; and
3. To reduce the required rear parcel boundary setback for Building 2 from 7.5 m to 4.5 m.

1. Parking

The City's Zoning Bylaw requires that all townhouse developments include the provision of 2.0 parking spaces per unit regardless of number of bedrooms. The applicant proposes to allocate 1.2 spaces per one bedroom unit and 1.5 spaces per two bedroom unit for a total of 33 spaces, in addition to the provision of visitor, accessible and loading spaces. This request would result in a 30% reduction in required parking.

Table 1 below provides a summary of the off-street parking provisions as proposed by the applicant.

Table 1: Parking Summary

Type of Parking	Required Spaces ¹	Spaces Provided (DP 18-33)
Standard Spaces	31	21
Accessible Spaces	2	2
Small Car Spaces	15	11*
Visitor Spaces	5	2
Total Parking Spaces	53	36

*Up to 30% of the total number of required parking spaces may be provided for small cars in Multiple Residential Zones. At 48 stalls, 15 small car stalls would be permitted. At 33 stalls 10 stalls would be permitted. The proposal includes one additional small car stall than what would be permitted.

The proposal includes the provision of one loading space as required.

The applicant's rationale for the request is that the site is in close proximity to Westbank Centre and therefore should be considered as an area of 'transition' into Westbank Centre and in turn should benefit from a parking reduction.

The boundaries of Westbank Centre extend down to the property (Lions Manor) across Witt Road from the subject property. The City's Zoning Bylaw contains reduced parking requirements for parcels located within the boundaries of Westbank Centre due to its proximity

¹ The City's Zoning Bylaw asserts that where parking calculations result in fractional numbers that the requirement shall be rounded to the next highest whole number (P.4, S. 4.2).

to transit and amenities which serve to reduce the necessity for automobile use (*Figure 7*). Development within Westbank Centre must allocate 1.0 spaces per one bedroom unit and 1.25 spaces per two bedroom unit. The applicant asserts that the allocation of 1.2 spaces per one bedroom unit and 1.5 spaces per two bedroom unit is in excess of the parking requirements for Westbank Centre and are appropriate for an area in close proximity to the boundaries of Westbank Centre.

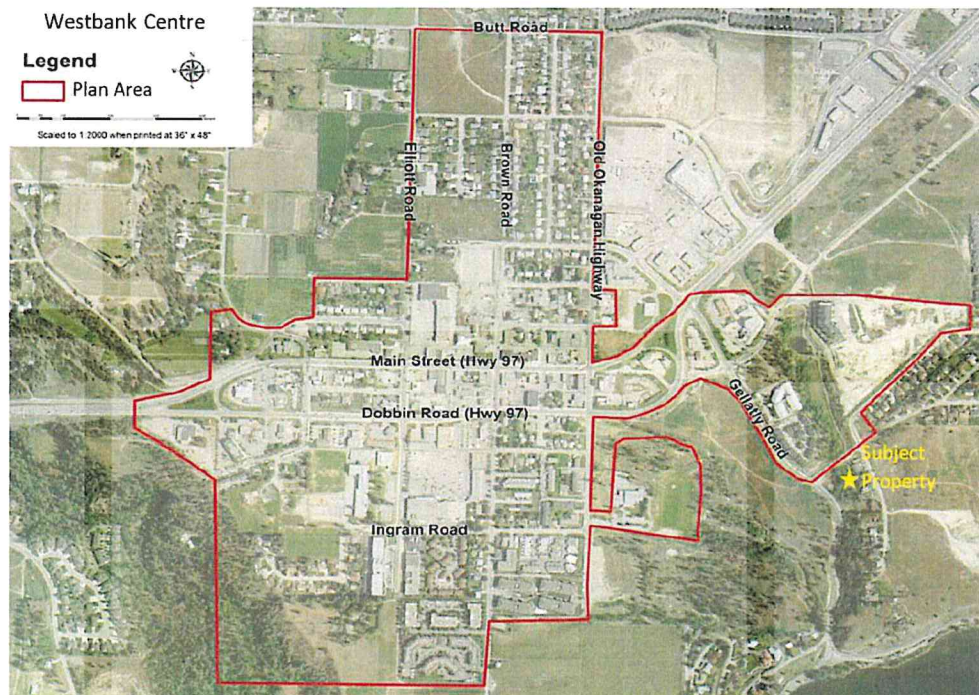


Figure 7: Westbank Centre Area

It is noted that the Carrington/Gellatly area of Westbank Centre was originally included based on existing zoning. However, the area is sufficiently removed from the core of Westbank Centre and is not necessarily considered a 'transition' area.

The parking reductions offered in Westbank Centre are based on availability of on and off-street parking availability. The City is currently undertaking a Westbank Centre parking study, which indicates that on and off-street parking in the core commercial area of Westbank Centre is currently underutilized.

Staff are not in support of the requested parking variance for the following reasons:

- If approved, the parking variance is anticipated to result in negative impacts to future residents of the site as well as those of the surrounding area. Insufficient parking on-site will result in daily on-street parking by residents and visitors of the development.
- There is concern that a 30% reduction in the number of required parking spaces in conjunction with the proposed allocation of small car parking spaces (11 spaces) will contribute to parking issues anticipated on Wetton and Witt Roads.
- The proposal does not include adequate visitor parking provisions.
- The City's Zoning Bylaw review (currently underway) does not include plans to reconsider parking requirements for townhouse developments.
- The property is sufficiently removed from the core of Westbank Centre to not qualify for parking standard reductions.

Staff recommend postponing consideration of the application to allow the applicant an opportunity to redesign the proposal to achieve a balanced approach to density and parking provisions.

2. Height

The City's Zoning Bylaw allows a maximum building height of 9.0 m (29.5 ft) up to three storeys for the R3 zone. The applicant is proposing to increase the maximum allowable building height for three townhouse structures from 9.0 m to 14.0 m in accordance with the attached design drawings to facilitate a townhouse development with a partially exposed parkade and rooftop access on a sloping parcel (*Attachment 5*).

The development has been designed to include parking located underground, which is accessed from Witt Road. As the land slopes down towards Gellatly Road the parkade becomes increasingly exposed, with a maximum exposure of 3.0 m at the rear of Building 2 (*Figure 8*). The landscape plan includes the installation of large deciduous trees along this portion of the site that will serve to screen the parkade up to the garage access. This maximum degree of parkade exposure continues at the rear of the parcel. However, this will be screened by existing vegetation within the Smith Creek gully (*Figure 9*). The south side of Building 3 (opposite Building 2 on Witt Road) includes similarly exposed parkade without the garage access and is also landscaped with trees. The height of Buildings 1 and 3 fronting Wetton Road would 11.0 m (8.9 of habitable space and 2.1 m for the rooftop access).



Figure 8: Height Variance Greatest Area of Impact (Building 2) Adjacent to Witt Road

The applicant's rationale for the request is that the City includes roof access in the calculation of height, the slope of the land, and environmental site constraints (required 15 m SPEA).

Staff recommend support for the proposed height variance in consideration of slope of the land and associated environmental restrictions. Further, the proposed landscaping and existing Smith Creek vegetation will serve to screen the exposed parkade and limit visual impact of rooftop accesses. However, this support can only be given in conjunction with a proposal that includes adequate provisions for parking.

3. *Rear Parcel Boundary Setback*

The City's Zoning Bylaw requires development within the R3 zone to establish a rear parcel boundary setback of 7.5 m. The rear parcel boundary is an unusual configuration resulting in shortened parcel depth on a portion of the site. This is the portion for which the setback reduction is being requested.

Staff recommend support for the proposed rear parcel boundary variance in consideration of the configuration of the rear parcel boundary and existing vegetation within Smith Creek that would serve to screen the reduced setback. However, this support can only be given in conjunction with a proposal that includes adequate provisions for parking.

Technical Review

Site Access

The property is accessed off of both Witt and Wetton Roads (Urban Local Road). Frontage improvements will be required on both Roads to an urban local road standard, which includes the provision of a sidewalk on Wetton Road.

A traffic impact assessment is not required for developments less than 100 units as per the City's Standardized Terms of Reference. However, it is expected that the proposed development will result in increased volume of traffic currently experienced by residents of Wetton Road.

Site Servicing

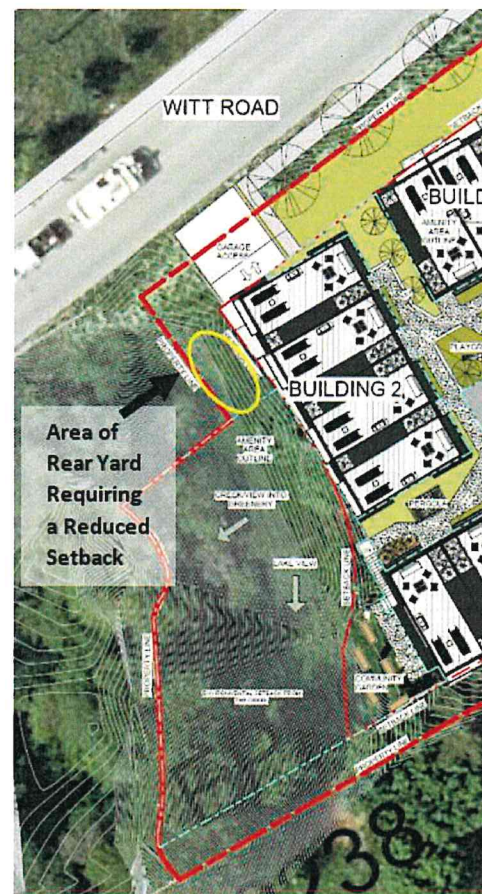
A Functional Servicing Report indicates that the property can be feasibly serviced for the proposed development by existing area services.

Aquatic & Sensitive Terrestrial Ecosystem

An environmental assessment has been completed for this property in consideration of its proximity to Smith Creek. The report requires a 15 m Streamside Protection and Enhancement Area (SPEA) setback from Smith Creek, where no development is to occur. The report identifies the gully forming the Smith Creek channel as a riparian feature necessitating protection. As such a Section 219 no disturb covenant has been included as a condition of the permit. Further, as previously disturbed lands are anticipated to be temporarily impacted within the 15 m setback area, full restoration of the lands immediately adjacent to the development will be required. It is



Figure 9: View of Property from Junction Witt & Gellatly Roads



noted that this is only for lands previously disturbed, and no disturbance of the existing riparian vegetation is authorized.

Geotechnical

In general, the subject property slopes down from Wetton Road towards Smith Creek. A geotechnical report has been completed for development of the site and confirms that the site is suitable for the proposed development from a geotechnical perspective. The report includes a recommendation for building foundations to be setback at a 3H:1V slope from Smith Creek and a no-build covenant to be placed on title at the rear of the property where it begins to slope down into the gully that forms the Creek channel. This recommended no-build covenant area is consistent with the riparian gully identified in the environmental assessment. A no-build/no disturb covenant to satisfy aquatic, sensitive terrestrial ecosystem and hillside features will be required as a condition of issuance of the Development Permit.

Public Notification

In accordance with the *Local Government Act* for the proposed variances, letters were sent to all property owners and their tenants (157 notices) within 100 metres of the subject property (Attachment 8). A development notice sign has been placed on the subject property in accordance with the Development Application Procedures Bylaw No. 0260. The public notice included the following variance request: To increase the maximum allowable encroachment of a cantilevered deck/balcony for Building 3 to the interior side setback from 1.5 m to 0.6 m. However, the applicant has since provided information that confirms a variance is not necessary for the side parcel boundary setback. As of the date of this report, no submissions have been received from the public.

The applicant's agent has submitted a delegation request to address Council on the matter (Attachment 8). As per Council's Policy:

3. Council may support an opportunity for both the applicant and members of the public to briefly address Council prior to Council considering the issuance of a development variance permit... Council may support such an opportunity regardless of whether the staff recommendation is to support or not support the application. Council may limit the time permitted.

ALTERNATE MOTIONS:

1. Postpone Consideration of DP 18-33

THAT Council postpone the issuance of a Development Permit (DP 18-33) to construct 24 stacked townhouse units in 3 buildings, and direct the applicant to revise the proposal to meet building height, parking and parcel setbacks as per the Zoning Bylaw.

2. Approve Development Permit with Variances DP 18-29

THAT Council authorize the issuance of a Development Permit (DP 18-33) to construct 24 units in 3 buildings, subject to the conditions outlined in and attached to the Development Permit;

THAT Council authorize variances to West Kelowna Zoning Bylaw No. 0154 as follows:

- Table 4.1 *Required Parking Spaces* to vary the number of required spaces from 53 to 36;
- S.4.7.1(a) to vary the number of allowable small car spaces from 10 to 11;

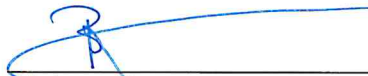
- S10.9.5(f) to vary the maximum allowable building height for 3 townhouse structures from 9.0 m to 14.0 m, in accordance with the designs attached Development Permit DP 18-33;
- S10.9.5(f).2 to vary the required rear parcel boundary setback from 7.5 m to 4.5 m;


THAT a Section 219 no build / no disturb covenant be registered for protection of the Smith Creek riparian corridor.

THAT issuance of the Development Permit be withheld pending the receipt of landscape security for the landscape plan attached to DP 18-33 as Schedule 'C' in the amount of \$79,885.00;

THAT if the Development Permit has not been issued within one year from the date of approval, the Permit shall be deemed to have been refused and the file closed.

Respectfully submitted,


for Jaleen Rousseau
Planner


Bob Dargatz
Development Manager


Brent Magnan
Planning Manager




Nancy Henderson
GM of Development Services

Powerpoint: Yes ☒ No ☐

Attachments:

1. Draft Development Permit DP 18-33
2. Applicant Proposal Summary
3. Subject Property Map
4. Context Map
5. Architectural Plans/Renderings/Elevations
6. Landscape Plan
7. Public Notification Map
8. Delegation request

Approved for Agenda

for  Jim Zaffino, CAO Date 



CITY OF WEST KELOWNA
DEVELOPMENT PERMIT WITH VARIANCES
DP 18-33

TO: New Town Architecture & Engineering Inc.
 1464 St. Paul
 Kelowna, BC, V1Y 2E6
 c/o
 Pelican Properties Ltd., Inc. No. BC1144682
 15783 Pacific Ave
 White Rock, BC, V4B 1S5

1. This Permit is issued subject to compliance with all of the Bylaws of the City of West Kelowna applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Permit applies to and only to those lands within the City of West Kelowna described below, and any and all buildings, structures and other developments thereon:

Lot A, DL, ODYD, Plan EPP69264 (A 3746 Wetton Road)

3. This Permit allows for the construction of 24 stacked townhouse units contained within three (3) standalone buildings and partially exposed underground parkade in the Multiple Family and Intensive Residential (DPA 3) Development Permit Area subject to the following conditions and related Schedules:
 - a. Dimensions, siting, exterior design and finish of the buildings to be constructed on the land in accordance with Schedule 'A';
 - b. Landscaping to be in accordance with Schedule 'B';
 - c. All construction activities to be conducted on the land in general accordance with Schedule 'C'.
 - d. That the following variances to City of West Kelowna Zoning Bylaw No. 154 in accordance with the attached Building Elevation and Site Plan be included as part of this Development Permit:
 - i. A reduction in the number of required spaces from 53 to 36;
 - ii. An increase in the number of allowable small car spaces from 10 to 11;
 - iii. An increase in the maximum allowable building height for 3 townhouse structures from 9.0 m to 14.0 m, in accordance with the Development Permit; and
 - iv. A reduction in the required rear parcel boundary setback from 7.5 m to 4.5 m.

Environmental

4. Disturbance is prohibited within 15 meters of Smith Creek (SPEA).
5. To reduce foot traffic impacts to the riparian area snow and silt fencing shall be installed along the 15 m SPEA to delineate a no-go area (except for crews completing restoration works in the SPEA).
6. Construction activities to be in accordance with the attached environmental assessment by Triton Environmental Consultants.

Geotechnical

7. Building foundations must be setback at a 3H:1V slope from Smith Creek in accordance with the attached geotechnical report.

Security

8. As a condition of the issuance of this permit, the property owner shall deposit 125% of the cost estimate for the landscaping (\$79,885.00) as performance security to ensure installation of the required landscape plantings, as well as identified site signage/line painting in accordance with the City's Development Application Procedures Bylaw No. 131.
9. The City of West Kelowna will hold the security outlined above, to ensure that the development is carried out in accordance with this Permit and is refundable upon completion of the landscaping and site signage/line painting to the satisfaction of the City. The condition of the posting of the security is that should the Permittee fail to carry out the development hereby authorized, according to the terms and conditions of the Permit within the time provided, the City of West Kelowna may by its servants, agents or contractors use the security to carry out the work or remediate any undeveloped portions of the site to restore a natural landscape. A professional rehabilitation plan may be required to restore the site.

No Build/No Disturb Covenant

10. As a condition of the issuance of this permit, the property owner shall register to title a No Build/No Disturb Covenant that provides protection in perpetuity to the SPEA in accordance with the Environmental Assessment by Triton Environmental Consultants Ltd dated January 2019 and the hillside below contour line 376 m, in accordance with the Interior Testing Services Ltd. January 9, 2019.

General Terms

11. The land described herein shall be developed strictly in accordance with the terms and conditions of this Permit and any plans and specifications attached to this Permit, which shall form a part hereof. Should any change be required to this permit, please ensure that you obtain written approval from the City of West Kelowna prior to making any changes.
12. If this Development Permit has not been issued within one year from approval, Development Permit with Variance DP 18-33 shall be deemed to have been refused and the file will be closed.
13. **This Permit is not a Building Permit.**
14. Subject to the terms of the permit, where the holder of a permit issued under the *Local Government Act* does not substantially commence any construction with respect to which the permit was issued within two years after the date it is issued, the permit lapses.

AUTHORIZING RESOLUTION NO. _____ PASSED BY THE MUNICIPAL COUNCIL
ON _____, 2019.

Signed on _____

City Clerk

As received on _____, there is filed accordingly an initial Irrevocable Letter of Credit or Bank Draft deposit in the amount of \$79,885.00.

I hereby confirm that I have read and agree with the conditions of Development Permit with Variances DP 18-33 and will ensure that copies of the Permit will be provided to onsite personnel at time of construction.

Signed on _____

Property Owner or Agent

ISSUED on _____

Attachments:

Schedule A:

- a. New Town Architecture & Engineering Inc., Wetton Rd Townhouses dated March 22, 2019;
- b. Triton Environmental Consultants, Environmental Impact Assessment dated January 2019; and
- c. Interior Testing Services Ltd, Geotechnical Investigation dated January 9, 2019.

Schedule B:

- a. Outland Landscape Architecture Conceptual Landscape Plan dated March 3, 2019 and Landscape Cost Estimate dated March 20, 2019.

Schedule C:

- a. New Town Architecture & Engineering Inc. Civil Design Drawings dated January 14, 2019.

Proposal for Development Permit 3746 Wetton Road, West Kelowna, BC

Introduction

This application is to facilitate the construction of a 24-unit townhouse community that will have 12 one-bedroom units and 12 two-bedroom units at 3746 Wetton Road. The subject site slopes towards Smith Creek and is just few blocks away from Okanagan lake. The proposed development will provide its residents with many recreational opportunities, with its location being in proximity to the lake, trails, dog parks, and commercial amenities.



Site Context

This project focuses mainly on social aspects of living and spending time outside. The location of the site offers proximity to the lake, creek, trails and dog beach. This 0.24ha site is in the Gellatly neighborhood of West Kelowna, northeast of Gellatly Road. Smith Creek traverses the site at the western portion of the property. The property is bordered by Witt Road to the North-West and Wetton Road to the East. The site is currently occupied by a fourplex. Development within the surrounding area is characterized by single family homes, duplexes and multi-family developments. The property is Zoned R3. The OCP Land Use Designation is Low Density Multiple Family.



Overview

This application for a Development Permit is to facilitate the construction of a planned community of attainable stacked townhomes. The proposed development will include 3 standalone buildings with 12 one-bedroom units on the ground level and 12 two-bedroom on the second level. The buildings are arranged in a “U” shape over a parking garage which creates a courtyard in the middle with a playground, shaded seating, a pergola, and bike racks.

There are 33 parking stalls + 12 bike stalls provided in the underground parking garage. There is also 3 parking stalls and 6 bike stalls provided as surface parking. The overall number of provided parking stalls is 36, which will require a variance of 17 parking stalls.

In addition to the project’s focus of providing its residents with a space to increase social capital and increase opportunities to spend time outside, the project’s focus is also to provide affordable accommodation. 50% of the units are one-bedroom, which are suitable for young single professionals. The other 50% of the units are two-bedroom, which are suitable for small families. For both cohorts, the rates of car ownership are less than a conventional 3-bedroom townhome. However, the zoning bylaw appears to have focused the rates of car ownership for residents of a 3-bedroom townhome by requiring 2 stalls be provided for each unit, with no change in parking requirement based on the number of bedrooms in each unit. The applicant would kindly like to acknowledge that the subject site is only across the road from the edge of West Kelowna’s Town Centre, where the parking requirements are far lower. Additionally, this location is serviced by local transit and is located nearby a main bus stop at Witt road and Gellatly road.

Form and Character

The homes are arranged in 3 contemporary styled buildings. Private patios, balconies and rooftop terraces with the lake views are offered in each of them. The 1-bedroom units on the main level provide affordable living for young single professionals. All units offer exterior decks and rooms have large openings to ensure all main living spaces are bright and feel large and open. All bedrooms are facing outwards into green space and all main living spaces are oriented into the courtyard or facing green walls, acting as a visual relief.

2-bedroom units with entrances on main level offer open concept living on the second level and two generous bedrooms with walk-in closets on the third level. All two-bedroom units have access to the roof decks with views to the lake. Planters on the terraces provide privacy and special separation is provided by using diverse shrubs and bushes. Sheltered bright stairways lead to the rooftop terrace, which triggers a height variance in the number of storeys. Although some jurisdictions don’t count roof access as a storey, the City of West Kelowna Zoning Bylaw does not exempt these structures from the height calculation. A variance will be required to allow a maximum height of 5 storeys from bylaw requirement of 3 storeys.



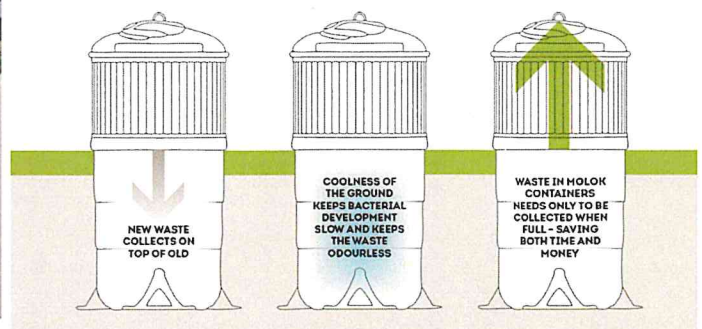


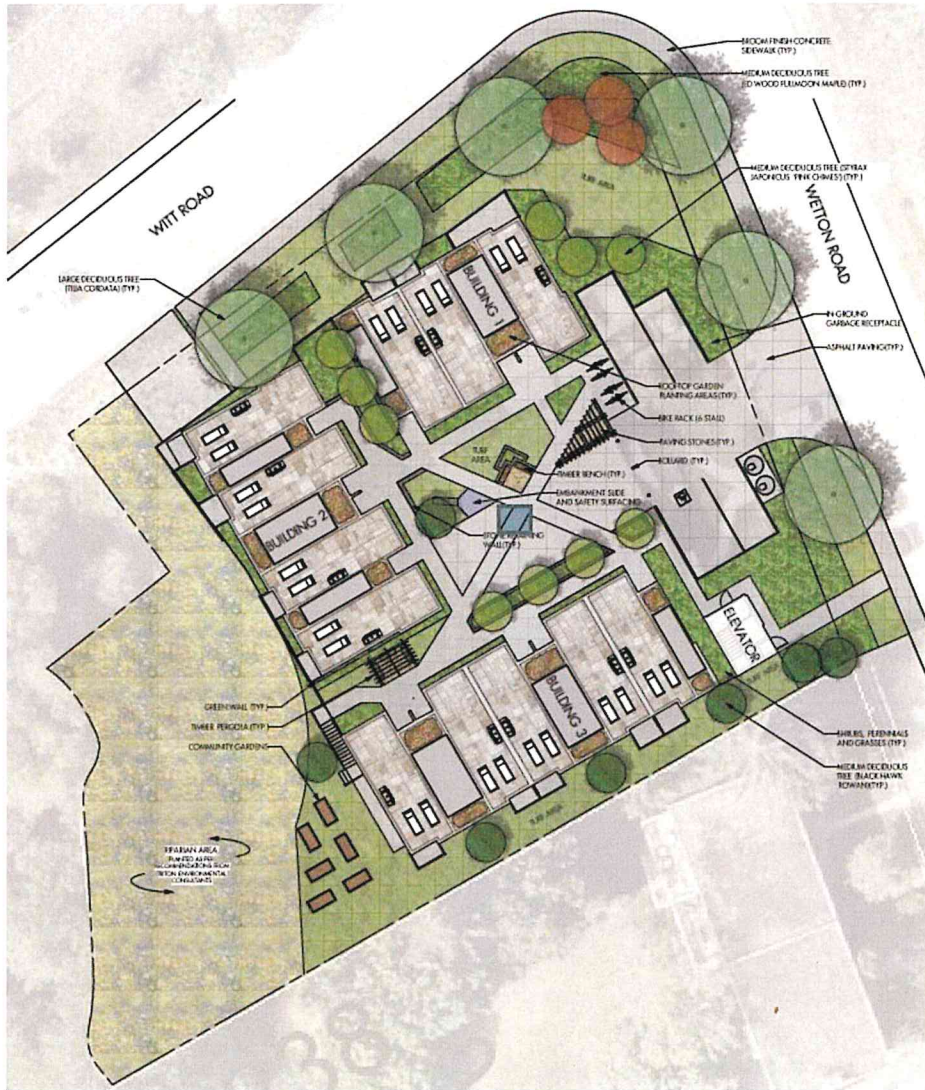
Landscape Treatment

The landscape treatment is focused on creating open space that encourages social interactions. In this case, a central courtyard that offers shaded seating areas, a playground for young children, which can be seen from all the units, and many opportunities for relaxing promenades. The courtyard wraps around the parking garage entry and bicycle parking area.

The landscape design also emphasizes healthy social living by creating an open space for a community garden. Its proposed location is on the lower level on the SW side of the property, which faces the creek. The creek is an environmentally sensitive area that will be restored to native plantings from its current condition of invasive weeds. The 15m setback area from the creek will be protected in perpetuity with a no build no disturb covenant.

The garbage disposal for the buildings have been incorporated into the landscape design. They are proposed to be located close to Wetton Road and will be Molok garbage containers that are screened and partially underground.





Summary

The proposed development is consistent with the City's goal for increasing density in existing neighborhoods. It complies with the Official Community Plan on a zoned property. The product form and character are derived from the evolving Okanagan Contemporary styling. Exterior materials are durable and highly fire resistant. The applicant kindly requests support from Staff and Council for this young family and young professional oriented housing project.



SUBJECT PROPERTY: DP 18-33



File: DP 18-33

Legal Description: Lot 1, DL 5059 & 5069, ODYD,
Plan 19238, Except Plan EPP69262

LEGEND

- Subject Property
- Zoning Boundary
- Parcels

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Metres

1:2,500

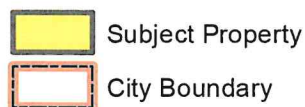


Date: 2018-09-21



File: DP 18-33

Legal Description: Lot 1, DL 5056 & 5069, ODYD,
Plan 19238, Except Plan EPP69262



0 150 300 600
Metres



NOT FOR CONSTRUCTION

WETTON RD TOWNHOUSES

RE-ISSUED FOR DEVELOPMENT PERMIT, MARCH 22, 2019



ARCHITECTURAL DRAWING LIST:

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Vancouver, BC V6H 2G9
Tel: 604.275.1111
Fax: 604.275.1112
www.newtownarchitecture.com

- A0.00 COVER SHEET & DRAWING LIST
- A1.00 ZONING SUMMARY
- A1.01 RENDERINGS
- A2.00 SITE PLAN
- A3.00 LEVEL 0 - PARKADE
- A3.01 LEVEL 1
- A3.02 LEVEL 2
- A3.03 LEVEL 3
- A3.04 ROOF PLAN
- A4.00 ELEVATIONS
- A4.01 EXTERIOR ELEVATIONS
- A4.02 EXTERIOR ELEVATIONS
- A4.03 BLDG FRONT ELEVATIONS
- A4.04 MATERIALS
- A5.01 SECTIONS
- A5.02 SECTIONS
- A5.03 SECTIONS
- A5.00 UNIT PLANS

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- 001 COVER PAGE
- 002 EXISTING FEATURES
- 003 PROPOSED FEATURES
- 004 SITE PLAN WITH ORTHO
- 005 SITE PLAN WITH ORTHO
- 201 STORMWATER MANAGEMENT PLAN
- 301 EROSION & SEDIMENT CONTROL PLAN
- 302 EROSION & SEDIMENT CONTROL PLAN
- 401 SITE CROSS SECTION 1
- 402 SITE CROSS SECTION 2
- 403 SITE CROSS SECTION 3
- 404 SITE CROSS SECTION 4

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- L1 CONCEPTUAL LANDSCAPE PLAN

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- GEOTECH REPORT

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Revisions

No	Date	Desc
1	18-03-14 ISS	
2	18-01-14 REC	
3	19-03-22 REC	

Project Name
WETTON RD
TOWNHOUSES

Project Address
WETTON ROAD
WEST KELLOW
Project No.
Project Date
Drawing No.

**COVER
& DRAW
LIST**

Author
Checked
Reviewed
Date

AC

WETTON ROAD TOWNHOUSES

ADDRESS: 3748 WETTON RD, WEST KELOWNA, BC V1T 2C1
LEGAL DESCRIPTION: Lot A, Dated (at 555935208, Plan EPR99254 (PID 030-001-241))
GRADES: PROPOSED AVERAGE - STEEP SLOPE
TOTAL NUMBER & TYPES OF UNITS:
3 BUILDINGS (24 UNITS)
12x1BR UNITS
12x2BR UNITS

ZONING ANALYSIS:

EXISTING	PROPOSED
R3	R3

R3 ZONING REQUIREMENTS: REQUIRED

SUBDIVISION REGULATIONS

MINIMUM PARCEL AREA (m ²)	25,395.56 (2359.32m ²)
MINIMUM PARCEL USABLE AREA (m ²)	
720 m ²	14,116.6 (1311.2m ²)
MINIMUM PARCEL FRONTAGE (m)	432 m
35.0 m	

DEVELOPMENT REGULATIONS

MAXIMUM DENSITY (FAR):	0.75
FLOOR AREA (GFA):	
MAX 19.04% FAR (1769.5 m ² BASED ON 0.75 FAR	
GFA FOR FAR = 443.0m ² BLDG 1 - 568.6m ² BLDG 2 - 734.6m ² BLDG 3 - 46,998.3m ² (1766 m ²)	
MAX PARCEL COVERAGE (%):	24.5%
40%	
BUILDING HEIGHT:	5 STOREYS / 14.0m (6.5m TO 3rd FLOOR) - VARIANCE REQD
3 STOREYS OR less	

SITING REGULATIONS

SETBACKS:	
FRONT (NORTHEAST):	4.5m
INTERIOR SIDE (SOUTHEAST):	3.0m
EXTERIOR SIDE (NORTHWEST):	4.5m
REAR (SOUTHWEST):	7.5m
15.0 m (SETBACK FROM THE CREEK)	

OUTDOOR AMENITY SPACE

MINIMUM OUTDOOR AMENITY SPACE:
25.0 m² per unit
24 UNITS x 25 m² = 600 m²
OPEN SPACE 911m²
(AS INTERIOR COURTYARD, COMMUNITY GARDEN, REAR YARD SETBACK AREA)
ADDITIONAL 335.8m² INCLUDING ROOFDECK AREA FOR 2BR UNITS AND OUTDOOR DECKS FOR 1BR UNITS

PARKING & LOADING

NUMBER OF PARKING STALLS / LOADING SPACES: TOWNHOUSE: 2.8 PER DWELLING UNIT • 2.0 1BR UNITS • 2.8 2BR UNITS 48 STALLS	38 STALLS - VARIANCE REQD 33 STALLS IN PARKING GARAGE 3 STALLS ON SURFACE	BICYCLE PARKING REQUIREMENT: CLASS I - 0.5 SPACES PER DWELLING UNIT 12 BIKE STALLS CLASS II - 0.5 SPACES PER DWELLING UNIT 6 BIKE STALLS	PARKING STALL RATIO 23 FULL SIZE + 2 HC (47%) 11 SMALL SIZE (21%) 1 LOADING SPACE
---	---	--	--

Area Schedule GFA			
Name	Level	Area	Comments
BLDG 1	LEVEL 1	40.9 m ²	BLDG 1
B1 - 1BR	LEVEL 1	41.8 m ²	BLDG 1
B1 - 1BR	LEVEL 1	42.7 m ²	BLDG 1
B1 - 2BR	LEVEL 1	6.2 m ²	BLDG 1
B1 - 2BR	LEVEL 1	6.2 m ²	BLDG 1
B1 - 2BR	LEVEL 1	144.4 m ²	BLDG 1
B1 - 2BR	LEVEL 2	46.2 m ²	BLDG 1
B1 - 2BR	LEVEL 2	47.0 m ²	BLDG 1
B1 - 2BR	LEVEL 2	47.6 m ²	BLDG 1
B1 - 2BR	LEVEL 3	51.0 m ²	BLDG 1
B1 - 2BR	LEVEL 3	51.8 m ²	BLDG 1
B1 - ROOF ACCESS ROOF	ROOF	132.4 m ²	BLDG 1
B1 - ROOF ACCESS ROOF	ROOF	1.9 m ²	BLDG 1
B1 - ROOF ACCESS ROOF	ROOF	2.1 m ²	BLDG 1
B1 - ROOF ACCESS ROOF	ROOF	6.0 m ²	BLDG 1
BLDG 2	LEVEL 1	41.2 m ²	BLDG 2
B2 - 1BR	LEVEL 1	41.4 m ²	BLDG 2
B2 - 1BR	LEVEL 1	42.3 m ²	BLDG 2
B2 - 1BR	LEVEL 1	42.8 m ²	BLDG 2
B2 - 2BR	LEVEL 1	6.2 m ²	BLDG 2
B2 - 2BR	LEVEL 1	6.2 m ²	BLDG 2
B2 - 2BR	LEVEL 1	192.3 m ²	BLDG 2
B2 - 2BR	LEVEL 2	44.1 m ²	BLDG 2
B2 - 2BR	LEVEL 2	46.2 m ²	BLDG 2
B2 - 2BR	LEVEL 2	47.1 m ²	BLDG 2
B2 - 2BR	LEVEL 2	47.2 m ²	BLDG 2
B2 - 2BR	LEVEL 3	51.8 m ²	BLDG 2
B2 - 2BR	LEVEL 3	51.8 m ²	BLDG 2
B2 - ROOF ACCESS ROOF	ROOF	132.4 m ²	BLDG 2
B2 - ROOF ACCESS ROOF	ROOF	1.9 m ²	BLDG 2
B2 - ROOF ACCESS ROOF	ROOF	2.1 m ²	BLDG 2
B2 - ROOF ACCESS ROOF	ROOF	6.1 m ²	BLDG 2
BLDG 3	LEVEL 1	41.2 m ²	BLDG 3
B3 - 1BR	LEVEL 1	41.2 m ²	BLDG 3
B3 - 1BR	LEVEL 1	41.2 m ²	BLDG 3
B3 - 1BR	LEVEL 1	42.1 m ²	BLDG 3
B3 - 2BR	LEVEL 1	6.2 m ²	BLDG 3
B3 - 2BR	LEVEL 1	6.2 m ²	BLDG 3
B3 - 2BR	LEVEL 1	192.3 m ²	BLDG 3
B3 - 2BR	LEVEL 2	44.1 m ²	BLDG 3
B3 - 2BR	LEVEL 2	46.2 m ²	BLDG 3
B3 - 2BR	LEVEL 2	47.1 m ²	BLDG 3
B3 - 2BR	LEVEL 2	47.2 m ²	BLDG 3
B3 - 2BR	LEVEL 3	51.8 m ²	BLDG 3
B3 - 2BR	LEVEL 3	51.8 m ²	BLDG 3
B3 - ROOF ACCESS ROOF	ROOF	132.4 m ²	BLDG 3
B3 - ROOF ACCESS ROOF	ROOF	1.9 m ²	BLDG 3
B3 - ROOF ACCESS ROOF	ROOF	2.1 m ²	BLDG 3
B3 - ROOF ACCESS ROOF	ROOF	6.1 m ²	BLDG 3
Grand total		1766.0 m ²	



LOCATION PLAN (N/S)

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Revisions	No	Date	Description
	1	18-09-14	ISSUED
	2	19-01-14	RE-SSN
	3	19-03-20	RE-SSN

PROJECT NO.	WETTON RD TOWNHOUSES
PROJECT ADDRESS	WETTON ROAD, WEST KELOWNA, BC V1T 2C1
CLIENT	WETTON ROAD TOWNHOUSES
DESIGNED BY	NEW TOWN ARCHITECTS
DRAWN BY	NEW TOWN ARCHITECTS
CHECKED BY	NEW TOWN ARCHITECTS
DATE	18-09-14
SCALE	1:1
PROJECT NO.	WETTON RD TOWNHOUSES
PROJECT ADDRESS	WETTON ROAD, WEST KELOWNA, BC V1T 2C1
CLIENT	WETTON ROAD TOWNHOUSES
DESIGNED BY	NEW TOWN ARCHITECTS
DRAWN BY	NEW TOWN ARCHITECTS
CHECKED BY	NEW TOWN ARCHITECTS
DATE	18-09-14
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Revisions	No	Date	Description
	1	18.09.18	ISSUED
	2	18.10.18	REVISED
	3	18.10.22	RE-DESIGN

Project Name
WETTON RD TOWNHOUSES

Project Address
**WETTON ROAD
WEST MELBORNE**

Project No
40

Site No
40

Scale
1:50

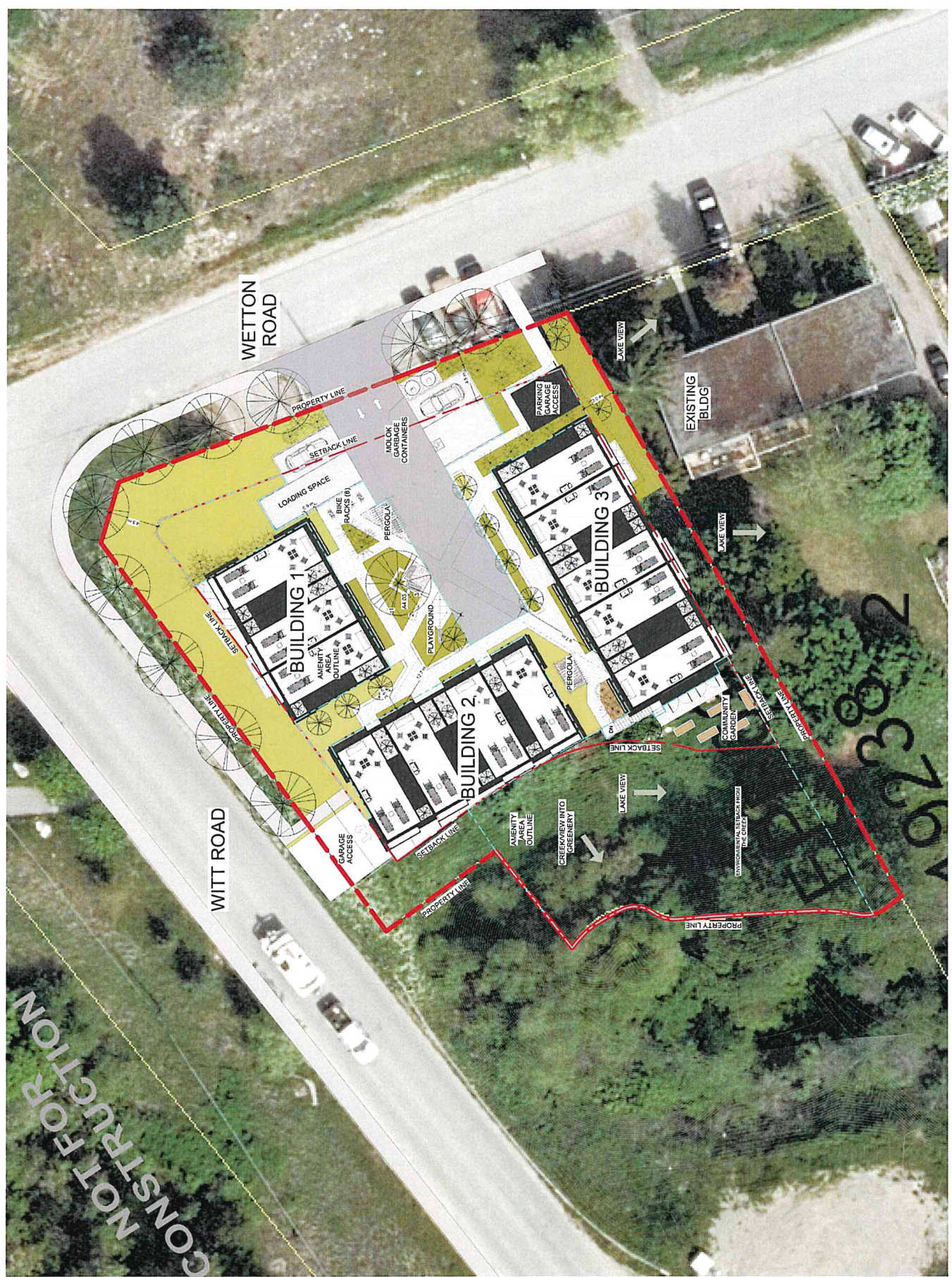
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A1

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1:50

Page
1





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2	18-10-01	REVISED	
3	18-10-22	REVISED	
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100	18-10-22	REVISED	

PROJECT NAME
WETTON RD
TOWNHOUSES

PROJECT ADDRESS
WETTON ROAD
WEST KELOWNA
BC
V1Y 1C1

PROJECT NO
18-001

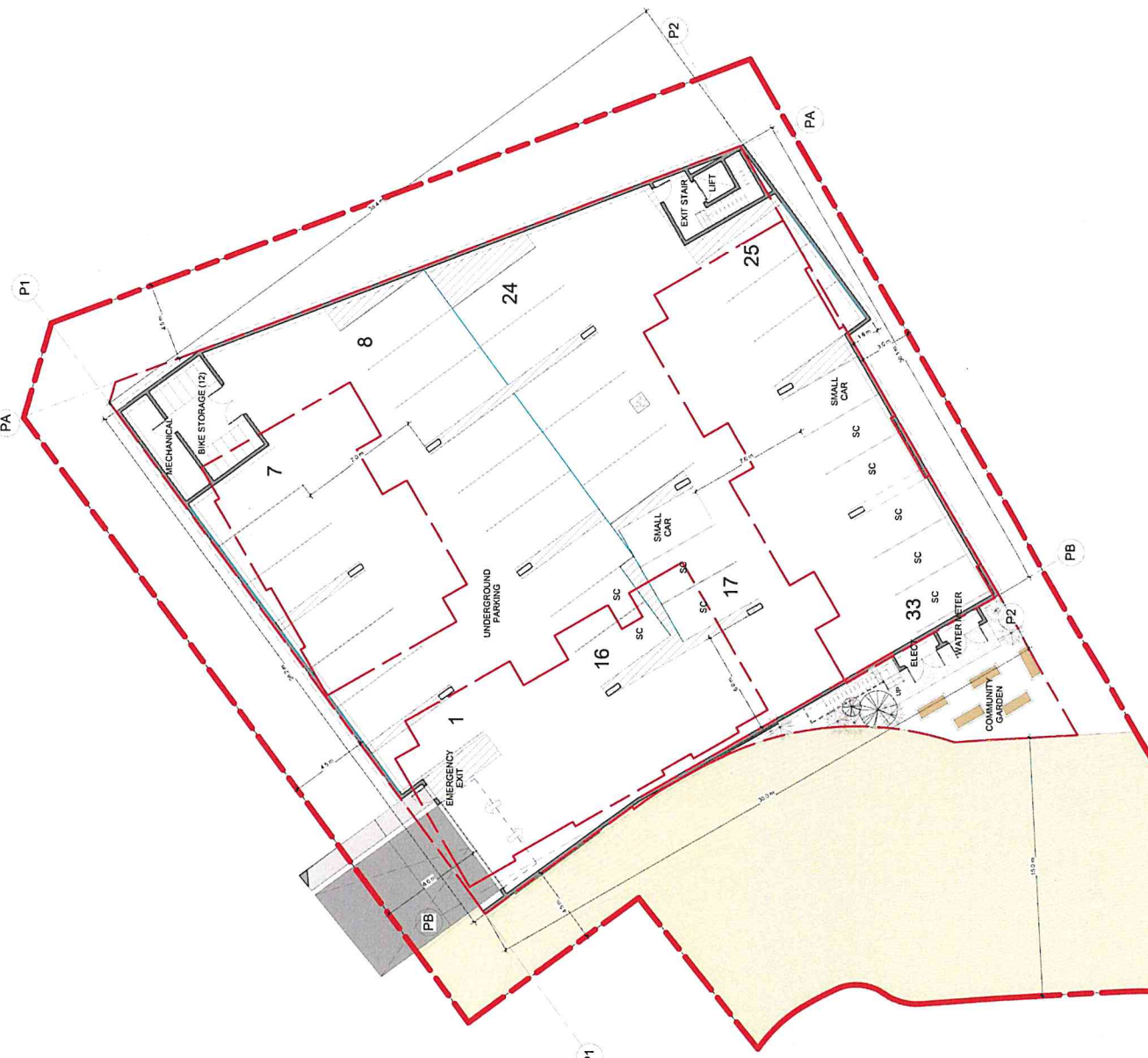
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PROJECT NO
18-001

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PROJECT NO
18-001

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18-001

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18-09-14

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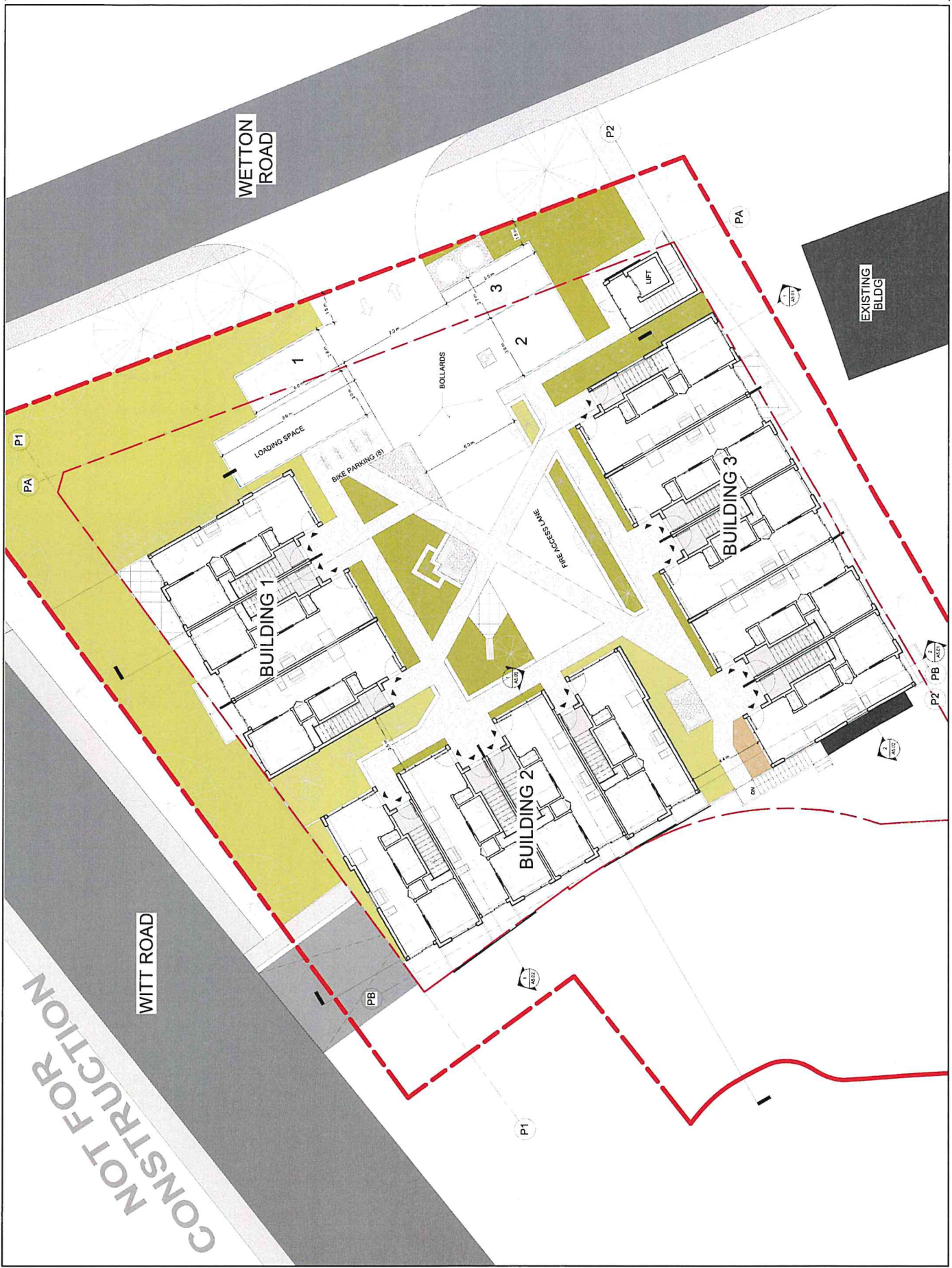
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	1	14.09.14	ISSUED
	2	18.01.14	REVISED
	3	19.03.22	REVISED

Project Name
WETTON RD TOWNHOUSES

Project Address
**WETTON ROAD
WEST MELBOURNE
VIC 3003**

Level
LEVEL 1

Drawing No
A3



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	2	18.09.14	REVISED
	3	18.09.14	REVISED
	4	18.09.14	REVISED
	5	18.09.14	REVISED
	6	18.09.14	REVISED
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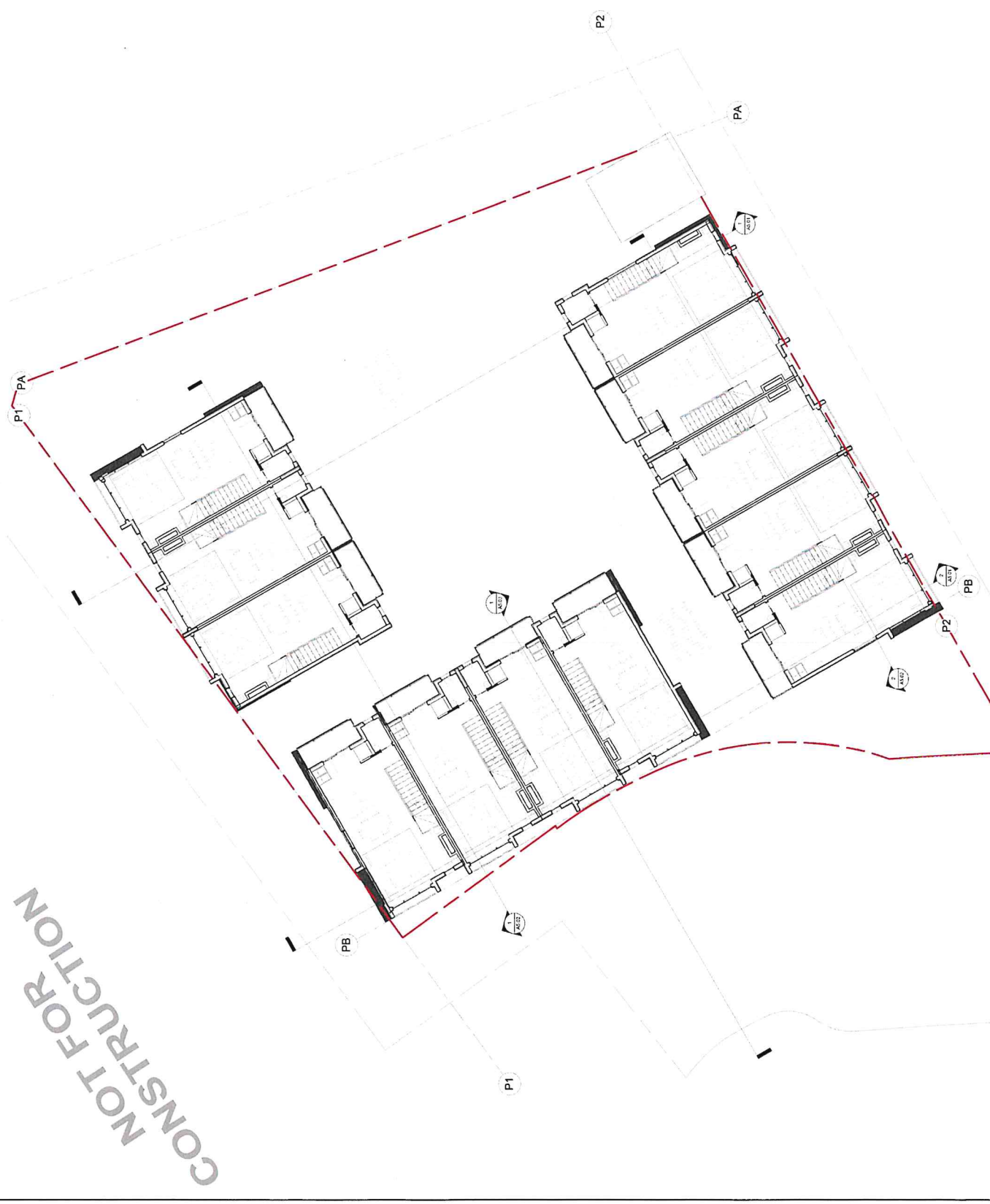
PROJECT TITLE
 WETTON RD
 TOWNHOUSES

PROJECT ADDRESS
 WETTON ROAD
 WEST RELOWNA
 Project No: _____
 Date: _____

LEVEL 2

Scale: 1:100
 Date: _____
 Drawn by: _____
 Checked by: _____
 Approved by: _____

A3



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Revisions	No	Date	Description
	1	18.09.14	ISSUED
	2	18.01.14	REVISION
	3	18.02.23	REVISION

Project title
**WETTON RD
TOWNHOUSES**

Project address
**WETTON ROAD
WEST KELOWNA**

Project no
LEVEL 3

Sheet no
A3

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Revisions	No	Date	Description
	1	18.09.11	ISSUED
	2	18.09.14	REVISED
	3	18.03.22	REVISED

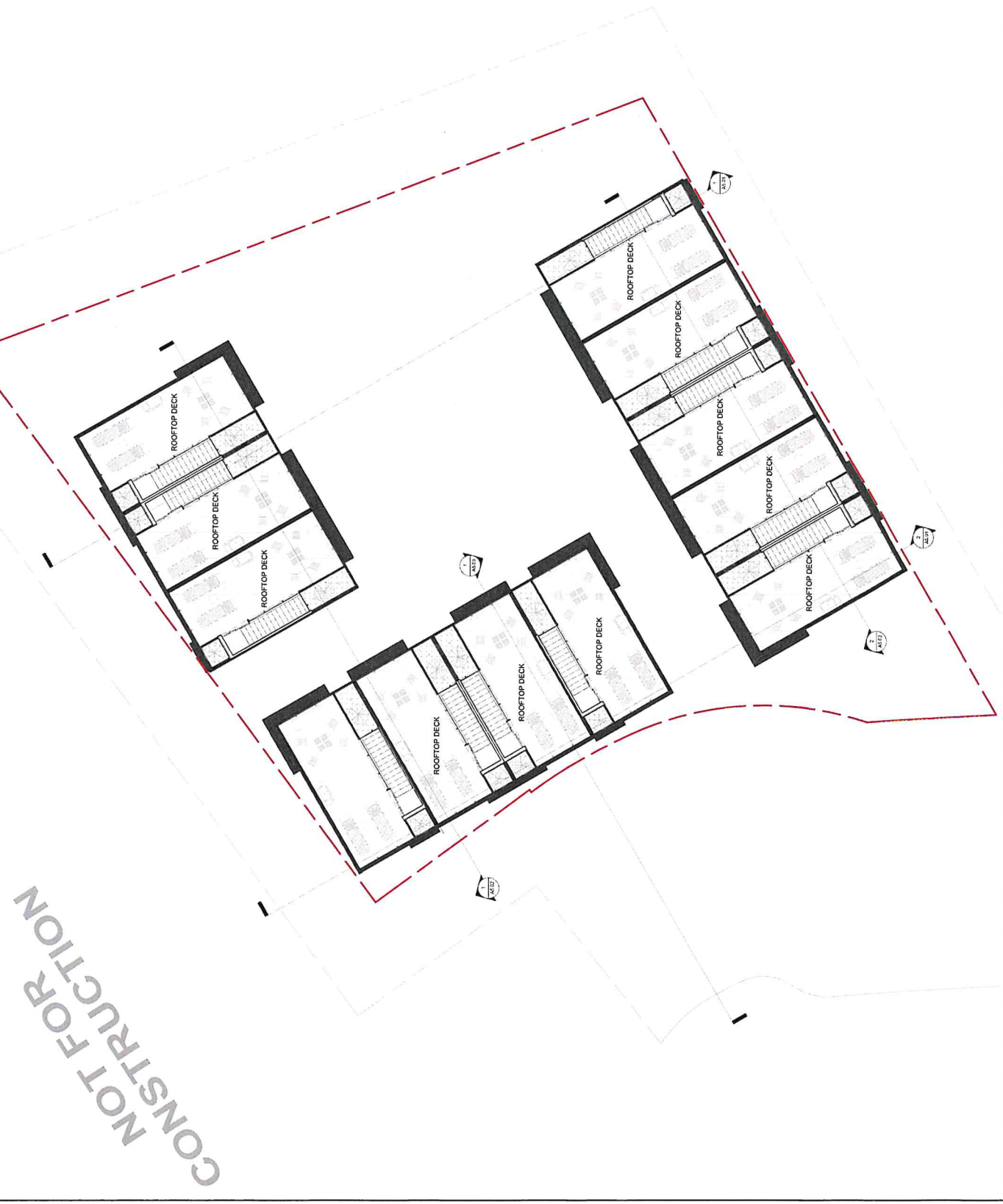
Project title:
**WETTON RD
TOWNHOUSES**

Project address:
**WETTON ROAD
WEST KILWINDA
VIC 3113**

Project no:
ROOF PL

Drawn by:	1. J. A.
Check by:	2. A. J.
Approved by:	3. A. J.

A3



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Revision	No	Date	Description
1	18-09-14	ISSUED	
2	18-10-11	REVISION	
3	18-03-22	REVISION	

Project Title
WETTON RD TOWNHOUSES

Project Address
**WETTON ROAD
WEST LOVELAND
PROJECT NO. 18-03-22**

Project No.
18-03-22

Project Date
18-03-22

Project Location
WEST LOVELAND, CO

ELEVATION

Sheet No.
A4

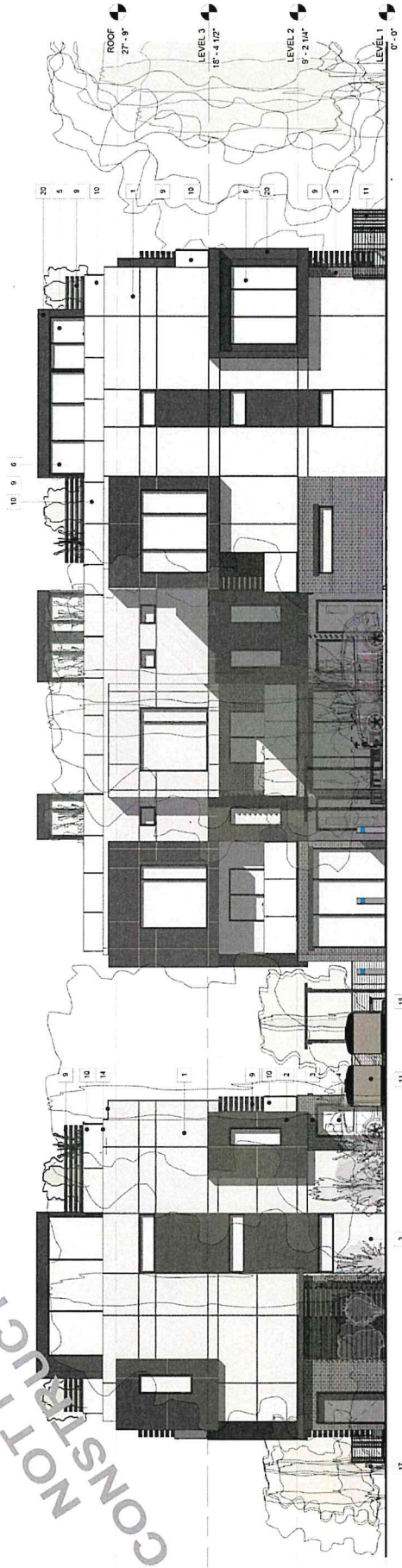
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1/8" = 1'-0"

Author
NEW TEC

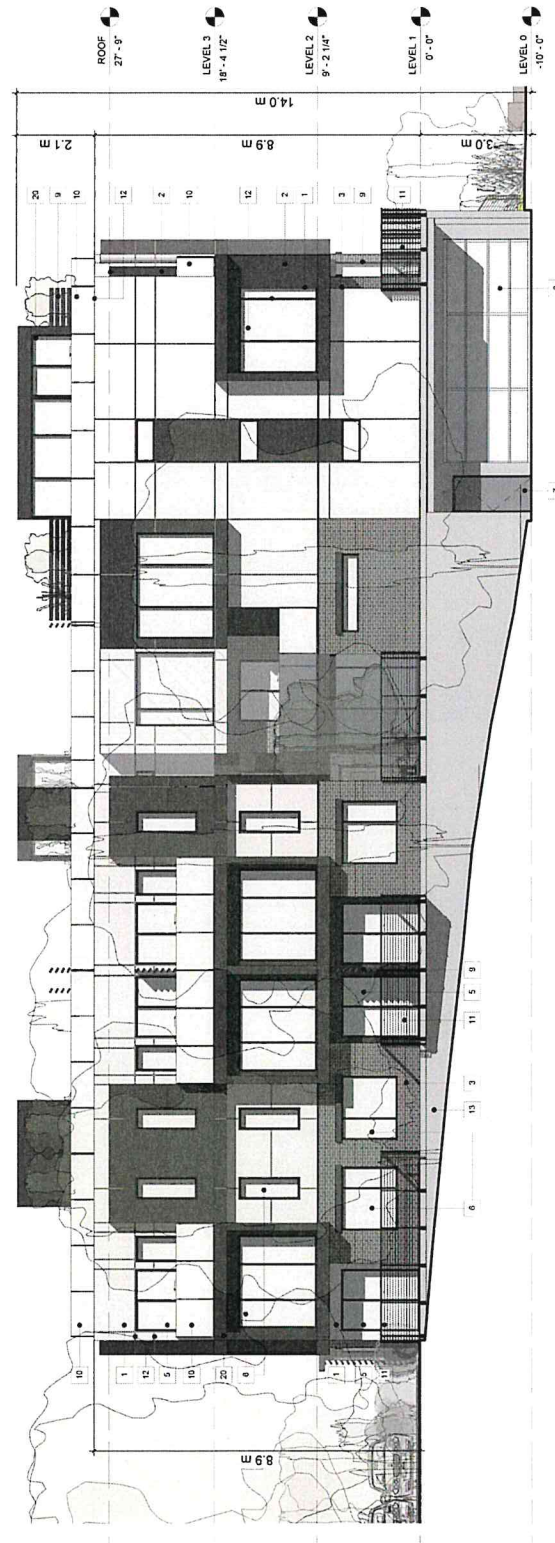
Checked
NEW TEC

Drawn
NEW TEC

Project
WETTON RD TOWNHOUSES



1 Elevation NE
3/16" = 1'-0"



2 Elevation NW
3/16" = 1'-0"

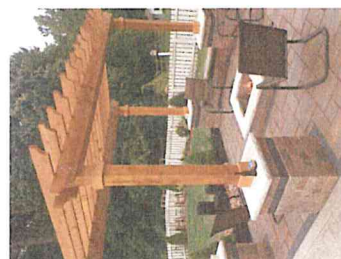
NOTES

- PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED THE FOLLOWING STANDARDS:
- ALL SOFT SCARE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TINED IRRIGATION SYSTEM.
- TREE AND SHRUB BEDS TO BE PLANTED IN A MINIMUM 50mm DOUGLAS FIR MULCH OR ROCK MULCH AS SHOWN IN PLAN. DO NOT PLACE WEED MAT OVER MULCH TREE AND SHRUB BEDS.
- TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL JACMENT
- TREE AND SHRUB ROWS SHALL BE 1' WIDE GROWN FROM CEPTIFIED SEED OR PROVED CULTIVARS REGISTERED FOR SALE HERE, AND SHALL BE VARIANTS OF PROVEN CROUCHES. A MINIMUM OF 100mm DEPTH OF GROWING MEDIUM SHALL BE PROVIDED UNDER ALL TREES AND SHRUBS. ALL TREES SHALL BE GRADES WITH CHAINED BRANCHES THIN.

RIPARIAN PLANT LIST

[illegible]

PLANT LIST

[illegible]

PRECEDENT IMAGERY





OUTLAND DESIGN
LANDSCAPE ARCHITECTURE

Wednesday, March 20th, 2019

3746 Wetton Road
New Town
1464 St. Paul St. Kelowna, BC
C/o Lenka Aligerova
Via email to: lenka@newtownservices.net

Re: 3746 Wetton Road– Preliminary Cost Estimate for Bonding

Dear Lenka:

Please be advised of the following preliminary cost estimate for bonding of the proposed landscape works shown in the 3746 Wetton Road conceptual landscape plan dated 19/03/20;

- 897 square metres (9,655 square feet) of improvements = \$56,615.00
- 554 square metres of riparian planting (6,265 square feet) = \$7,293.00

This preliminary cost estimate is inclusive of trees, shrubs, turf, mulch, topsoil & irrigation.

You will be required to submit a performance bond to the City of West Kelowna in the amount of 125% of the preliminary cost estimate. Please do not hesitate to contact me with any questions about the landscape plan.

Best regards,

Fiona Barton, MBCSLA, CSLA
as per
Outland Design Landscape Architecture

DP 18-33 GIS Mail Notification Map



Legend

Landmarks

- Cemetery
- City Hall
- Community Centre
- Dam
- Fire Hall
- Museum

Base Map Layers

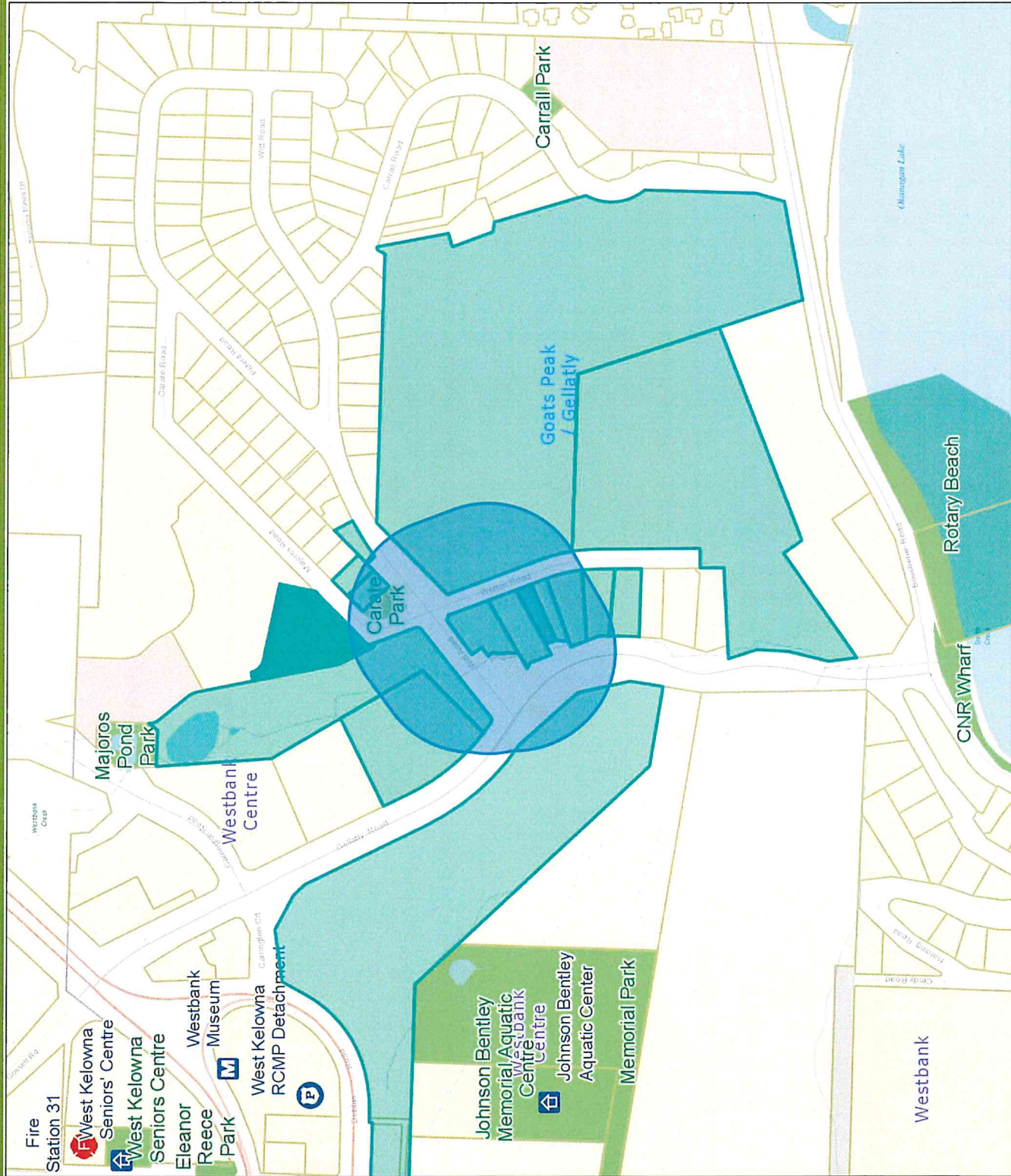
- VK Admin Boundary
- Regional Admin Boundary
- Highway
- River / Stream
- Intermittent Stream
- Parcels

Waterbody

- Lake Access
- Regional Park
- Municipal Park
- Westbank First Nation
- Lease
- Park
- Road Right-Of-Way
- Walkway
- Common Access

Scale 1 : 5,630

Notes



This map has been produced by the City of West Kelowna's Geographic Information System. The data provided is derived from a variety of sources with varying levels of accuracy. The City of West Kelowna makes no warranty or representation, expressed or implied, with the regard to the correctness, accuracy and/or reliability of the information contained herein.



0 143 286 Meters

Map Projection: NAD_1983_UTM_Zone_11N

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Map Produced on: 5/23/2019 9:44:04 AM

Shelley Schnitzler

From: noreply@esolutionsgroup.ca
Sent: June-06-19 3:21 PM
To: Delegation Requests
Subject: New Response Completed for Request to Appear As a Delegation

Hello, Please note the following response to Request to Appear As a Delegation has been submitted at Thursday June 6th 2019 3:20 PM with reference number 2019-06-06-003.

- **Request to appear as a delegation on:**
6/11/2019
- **Name of person making the presentation:**
Keith Funk
- **Name of the group or organization that the person is representing:**
New Town Architecture and Engineering Inc
- **Daytime phone number:**
- **Email address:**
keithf@newtownservices.net
- **Presentation title:**
Wetton Road Low Density Housing
- **What is your request to Council?**
To be able to present to council and defend the proposed development for file DP 18-33.
- **Presentation points:**
As per the powerpoint presentation submitted to the City of West Kelowna.

[This is an automated email notification -- please do not respond]



CITY OF WEST KELOWNA

COUNCIL POLICY MANUAL

Pages: 1 of 2
Adoption Date: 2018-SEP-04

SUBJECT: DEVELOPMENT APPLICATION DELEGATION REQUEST

Purpose:

This policy outlines the process for applicants and the public to address Council or Council Committees for the following development applications: Official Community Plan amendments, Zoning amendments, development permits, development variance permits, Agricultural Land Commission applications (requiring notification as per the *Agricultural Land Commission Act*) and temporary use permits.

Policy:

1. An Official Community Plan amendment or Zoning amendment application or where staff support the application.

These types of applications are considered by Council in a process that mandates an opportunity for public input through a public hearing following first and second readings. The process includes comprehensive public notification, advertisement, and is the appropriate venue for anyone to provide input. Therefore delegations from the applicant and members of the public will not be considered prior to the public hearing. At the discretion of Council, however, Council may ask questions of the applicant for the purposes of clarification only during a Council meeting where the application is being considered.

Should Council, regardless of the positive staff recommendation, consider not giving first and second reading to the application, the applicant may be provided an opportunity to address Council. Council may limit the time permitted.

2. An Official Community Plan amendment or Zoning amendment application where staff do not support the application.

When staff do not support an application, the developer may wish to address Council prior to Council considering first and second readings. In these cases, delegation requests will be accepted on an application to not support, by Legislative Services until 4:00 p.m., the business day prior to the Council meeting.

3. A development variance permit application, Agricultural Land Commission application (requiring notification as per of the *Agricultural Land Commission Act*), or application for a temporary use permit.

Council may support an opportunity for both the applicant and members of the public to briefly address Council prior to Council considering the issuance of a development variance permit, Agricultural Land Commission application (e.g. Agricultural Land Reserve Exclusion application) or, a temporary use permit. Council may support such an opportunity regardless of whether the staff recommendation is to support or not support the application. Council may limit the time permitted.

4. Applications which do not require or allow for public input.

The public or the applicant are not provided an opportunity to address Council prior to Council considering any application which does not require or allow for public input (e.g. Development Permits and Non-Farm Use applications). Council's decision to approve or deny an application must fall within the parameters of enabling legislation and not be based on extraneous factors which would exceed Council's statutory authority.

Previous Revision/s: 2008-APR-22 2018-FEB-27
