



COUNCIL REPORT

To: Paul Gipps, CAO

Date: July 27, 2021

From: Jayden Riley, Planner II

File No: DP 20-16

Subject: **DP 20-16; Development Permit; 3210 Salmon Road**

RECOMMENDATION

THAT Council authorize the issuance of a Development Permit (DP 20-16) to support a proposed 20-unit duplex development located at 3210 Salmon Road, in accordance with the attached permit (*Attachment 1*).

STRATEGIC AREA(S) OF FOCUS

Economic Development and Prosperity (Council's Strategic Priorities 2021-2022)

BACKGROUND

This application is seeking a multiple family and intensive residential development permit to support a proposed 20-unit duplex development at 3210 Salmon Road. Each duplex is proposed to be a maximum two storeys with access to the site from a single private strata road. No variances are proposed with this application. The proposal is also determined to be consistent with the covenants registered on the property, including those limiting height and density, as a condition of a previous rezoning application (File: Z15-08).

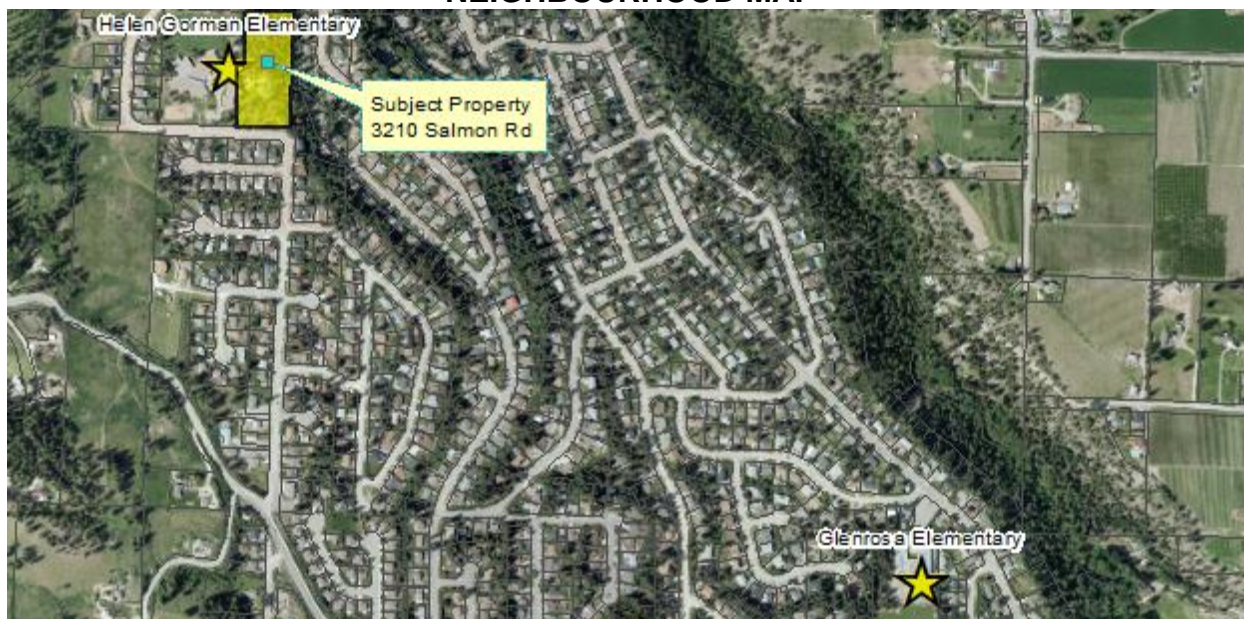
PROPERTY DETAILS			
Address		3210 Salmon Road	
PID		012-078-956	
Folio		36414640.100	
Lot Size		15,620 sq. m.	
Owner	1299803 BC LTD	Agent	Taran, Ridgecrest Homes
Current Zoning	Low Density Multiple Residential (R3)	Proposed Zoning	N/A
Current OCP	Low Density Multiple Family Residential (LDMF)	Proposed OCP	N/A
Current Use	vacant	Proposed Use	Duplexes

Development Permit Areas	No
Hazards	No
Agricultural Land Reserve	No

ADJACENT ZONING & LAND USES

North	^	Large Parcel Single Detached Residential (R1L)
East	>	Single Detached Residential (R1)
West	<	Institutional and Assembly (P2) / Helen Gorman Elementary
South	v	Single Detached Residential (R1)

NEIGHBOURHOOD MAP



PROPERTY MAP



Legislative Requirements

Council has the authority under Part 14 (S.490) of the *Local Government Act* to issue a Development Permit. This Development Permit is specific to the form and character of a proposed multiple family residential development.

DISCUSSION

Proposal

The application is seeking a multiple family and intensive residential development permit to construct a 20-unit duplex development. The developments consists of 10 duplexes, 2 storeys in height, with each unit containing 3 bedrooms and 2.5 bathrooms. The development is accessed by Salmon Road with pedestrian sidewalk connection from the public road right of way to an internal sidewalk located throughout the development site (*Figures 1 and 2*). The proposal also consists of Class I and II bicycle parking spaces and 518 sq. m. of outdoor amenity space.



Figure 1: site plan



Figure 2: front and rear elevations (1 duplex, 2 units)

Policy and Bylaw Review

Official Community Plan Bylaw No. 0100

The subject property has a Land Use Designation of Low Density Multiple Family (LDMF), intended to accommodate semi-detached and attached townhouses. The purpose of the LDMF 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.

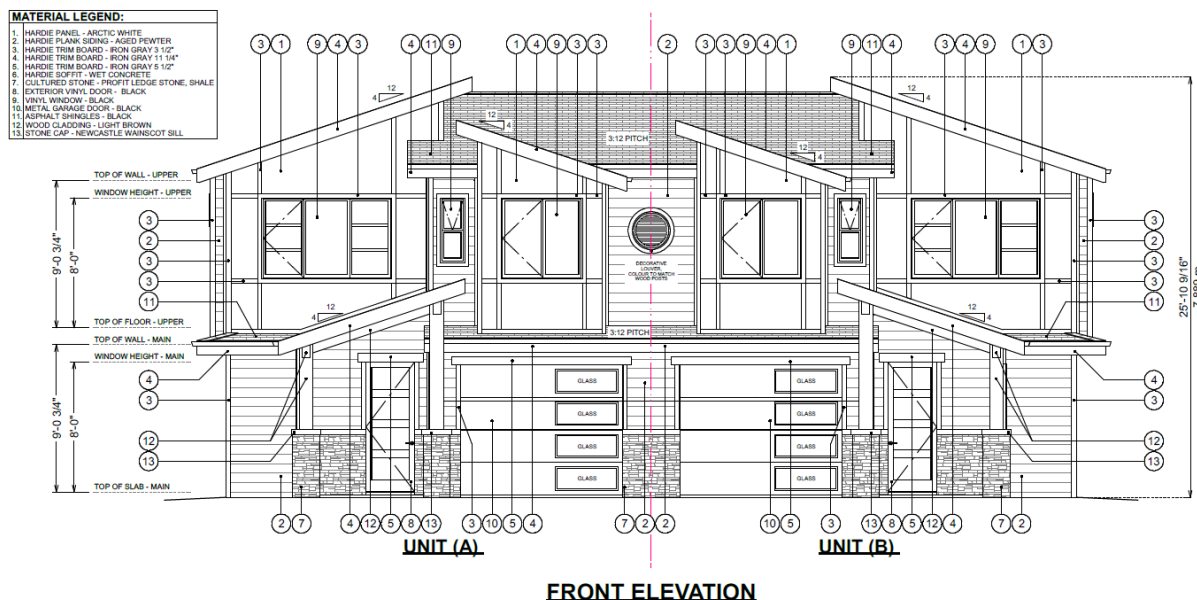
Development Permit Areas

The property is subject to a Multiple Family and Intensive Residential Development Permit Area (DPA). This DPA includes guidelines that ensure residential development is well designed, appropriately integrated into the community through use of good urban design principles, improves the streetscape by requiring pedestrian scale design, and ensures that all new development contributes positively to the pedestrian experience. The proposal is found to be in general accordance with these guidelines.

Form and Character

The proposal includes 10 duplexes (20 units) with a single access from Salmon Road and pedestrian sidewalk connections. Each duplex unit is 2 storeys and includes a double garage and rear outdoor patio space. The floor area for each unit is 167 sq. m. on the main floor and 162 sq. m. on the upper floor, combining for total 330 m² (3,554 ft.²).

The proposed building materials consist of white Hardie panel, aged pewter Hardie panel siding, gray Hardie trim board, cultured stone, black metal garage doors with glass panels, wood cladding, and stone cap wainscot sill (*Figures 2 and 3, Attachment 2*). The proposed design elements align with the City's DPA design guidelines by providing a pedestrian friendly streetscape with well detailed façade and design features and colours that reflect the natural environment of West Kelowna, as well as outdoor amenity space and internal walkway.



A landscape plan was also submitted with the application that includes a mixture of deciduous trees, unit pavers, organic composted mulch, sod lawn, ornamental grasses, shrub and perennial plantings, bike rack, and benches, including a 518 m² outdoor amenity space. The estimate value of the landscaping is \$152,091.50 – this amount would be secured as a condition of Development Permit issuance (*Attachment 1*).



Figure 4: landscape plan

Zoning Bylaw No. 0154

The property is zoned Low Density Multiple Residential (R3) and is intended to accommodate multiple residential in low density housing form. Permitted uses of the R3 Zone include duplex and townhouse. See zoning analysis table below.

Criteria	Required (R3)	Proposed
Min. Parcel Area	1,000 sq. m.	15,620 sq. m.
Max. Parcel Coverage	40%	10.65%
Setbacks		
front	4.5 m	4.5 m
interior	3.0 m	3.0 m
rear	7.5 m	>7.5 m
Max. Height	9.5 m (3 storeys) ¹	7.8 m (2 storeys)
Max. Density	0.75 FAR	0.17
Parking		
Standard	40	>40
Accessible	2	2
Visitor	4	7
Loading	1	1
Amenity Space	500 sq. m.	518 sq. m.

Table 1: zoning analysis

¹ The maximum height of the R3 Zone is greater than that permitted by a covenant restricting the height of buildings to w storeys – specifically, for those building fronting salmon road and the covenant area.

Servicing

The transportation review recommends frontage improvements to the 18 m wide Urban Local road standard, including sidewalk curb and gutter, as well as parallel parking bays. This will be required at time of Building Permit at the developer's cost.

A geotechnical report, prepared by Calibre Geotechnical, was submitted with the application. The report provides estimated permeability rates and recommendations for drainage, foundation design, and site preparation. The report also concludes that the proposed building sites are safe for intended use.

The property is subject to multiple covenants that restrict development of the lands by area, height, and density, as well as a requirement for a wildfire hazard assessment report and implementation plan prior to development to the site. All covenants were registered as a condition of rezoning the property from Rural Residential Small Parcel (RU2) to Low Density Multiple Residential (R3) under file Z 15-08. The proposal is determined to be in compliance with these restrictions, which are summarized below.

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Figure 4: no disturb area

CONCLUSION

Staff recommend that Council approve the proposed development permit based on the following rationale:

- The proposal is consistent with the multiple family and intensive residential development permit guidelines contained in the Official Community Plan;
- No variances are proposed. The proposal conforms to the principal uses and regulations outlined in Zoning Bylaw No.0154 and specifically with the Low Density Multiple Residential (R3) Zone and the Parking Regulations;
- The proposal complies with the covenants that are registered on title that limit building height and density, as well as the siting of the buildings to be outside of the geotechnical and environmental covenant areas; and
- A wildfire assessment and mitigation plan will be prepared and implemented to the satisfaction of the City prior to development of the site.

Alternate Motion:

1. **THAT** Council postpone consideration of Development Permit, File: DP 20-16.

Council may wish to postpone the issuance of the Development Permit and require the applicant to redesign components of the proposal in accordance with the City's Official Community Plan Development Permit Guidelines.

2. **THAT** Council deny the Development Permit, File: DP 20-16.

Council may wish to deny the application and have the applicant redesign the proposal in accordance with the City's Official Community Plan Development Permit guidelines. If the proposal was revised, the Development Permit would require further consideration by Council.

REVIEWED BY

Mark Koch, Director of Development Services

Shelley Schnitzler, Legislative Services Manager/Corporate Officer

APPROVED FOR THE AGENDA BY

Paul Gipps, CAO

Powerpoint: Yes ☒ No ☐

Attachments:

1. Development Permit (DP 20-16)
2. Architectural Submission (site plan, elevations, renderings)
3. Landscape plan