
CITY OF KELOWNA

MEMORANDUM

Date: August 21, 2002

File No.: DP02-0054

To: City Manager

From: Planning & Development Services Department

Subject:

APPLICATION NO. DP02-0054

OWNER: JOHANNES AND IRMA
SCHEPP

AT: 743-747 FRANCIS AVENUE

APPLICANT: JOHN AND IRMA SCHEPP

PURPOSE: TO OBTAIN A DEVELOPMENT PERMIT FOR THE FORM AND CHARACTER OF A FOUR TO SIX UNIT APARTMENT BUILDING

EXISTING ZONE: RM3 – LOW DENSITY MULTIPLE HOUSING

REPORT PREPARED BY: KIRSTEN G. BEHLER

1.0 RECOMMENDATION

THAT Council authorize the issuance of Development Permit No. 02-0054 for Lot A, D.L. 136, ODYD, Plan 13766, located on Francis Avenue, Kelowna, B.C, subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in general accordance with Schedule "A";
2. The exterior design and finish of the building to be constructed on the land be in general accordance with Schedule "B";
3. Landscaping to be provided on the land be in general accordance with Schedule "C";
4. The applicants be required to post with the City a Landscape Performance Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, as determined by a professional landscaper;

THAT the applicant be required to complete the above-noted conditions within 180 days of Council approval of the development permit application in order for the permit to be issued.

2.0 SUMMARY

The applicants propose to construct an apartment building on Francis Avenue. Initially, the building will contain four units, with two potential future units in the basement.

3.0 ADVISORY PLANNING COMMISSION

The Advisory Planning Commission reviewed the application at the meeting of July 9, 2002, and passed the following recommendation:

That the Advisory Planning Commission supports the Development Permit Application No. DP02-0054, 743-747 Francis Avenue, Lot A, D.L. 136, ODYD, Plan 13766, John & Irma Schepp, to allow for the development of a residential four-plex with two potential basement units.

4.0 BACKGROUND

4.1 The Proposal

The subject property is located on the south side of Francis Avenue. A one-storey four-plex exists on the site. The applicants wish to demolish the building and construct a two and a half storey apartment building. The building will have four units, with room for two additional basement units to be constructed in the future.

The building will be located at the front of the lot and will be oriented toward Francis Avenue. All parking will be located at the rear with access from the lane. Adjacent to the parking area, two small accessory buildings will provide storage space for the residents of the building. The accessory storage units are of sufficient size to store a bicycle and, together with one short-term bicycle parking stall at the front of the building, meet the requirement for bicycle parking for the proposed development.

The design successfully reduces the building's bulk, and the building offers a reasonable degree of visual interest. The front elevation includes a prominent main entrance, which is readily identifiable, emphasized with columns and a subroof, as well as an arched window. Balconies on the first and second floor furthermore add visual interest to the front façade. Three gables and subroofs break up the massing of the roof. The side and rear elevations have less architectural detail, but still offer sufficient visual interest. The predominant finishing material to be used on the building is off-white coloured stucco. The base of the walls, as well as sections of the first storey, will be finished with brick profile wall cladding. Brown asphalt shingles will be used on the roof.

Landscaping will consist of an existing row of cedars to be retained at the front of the lot. An existing cedar hedge at the west property line will also remain. Six trees in total, consisting of two maple trees at the front, two linden trees behind the building and two pine trees at the southwest and southeast corner of the lot, will be planted. Shrubs will be placed in front of and behind the building, as well as along the walkways leading from the front entrance to the street and from the rear door to the parking area. A two-metre high cedar fence will be constructed at the west and east property lines.

To address Crime Prevention Through Environmental Design Guidelines, the applicant is strongly encouraged to provide adequate lighting at the front of the house, where little supervision from the street is given due to the existing cedar hedge. In addition, the applicant should consider lighting for the rear walkway, in order to ensure that residents can safely use the parking area or the storage units after dark.

The application meets the requirements of the RM3 – Low Density Multiple Housing zone as follows:

CRITERIA	PROPOSAL	RM3 ZONE REQUIREMENTS
Lot Area (m ²)	1186m ²	900m ²
Lot Width	32.0m	30.0m
Lot Depth	35.7m	30.0m
F.A.R.	0.48	0.5
Site coverage	23.4% 45.9%	40% for buildings 50% with parking and driveway
Height (# of storeys/m)	2 ½ storeys / 8.7m 3.2m	2 ½ storeys / 9.5m 4.5m for accessory buildings
Setbacks (m)		
- Front	6.0m	4.5m
- Rear	17.7m 8.5m	7.5m 1.5m for accessory buildings
- West Side	5.3m	4.5m
- East Side	4.5m	4.5m
Private Open Space	187m ²	25m ² per dwelling with more than one bedroom: 150m ² total
Bicycle Parking	Class I: 6 Class II: 1	Class I: 3 Class II: 1
Parking Stalls (#)	9	9

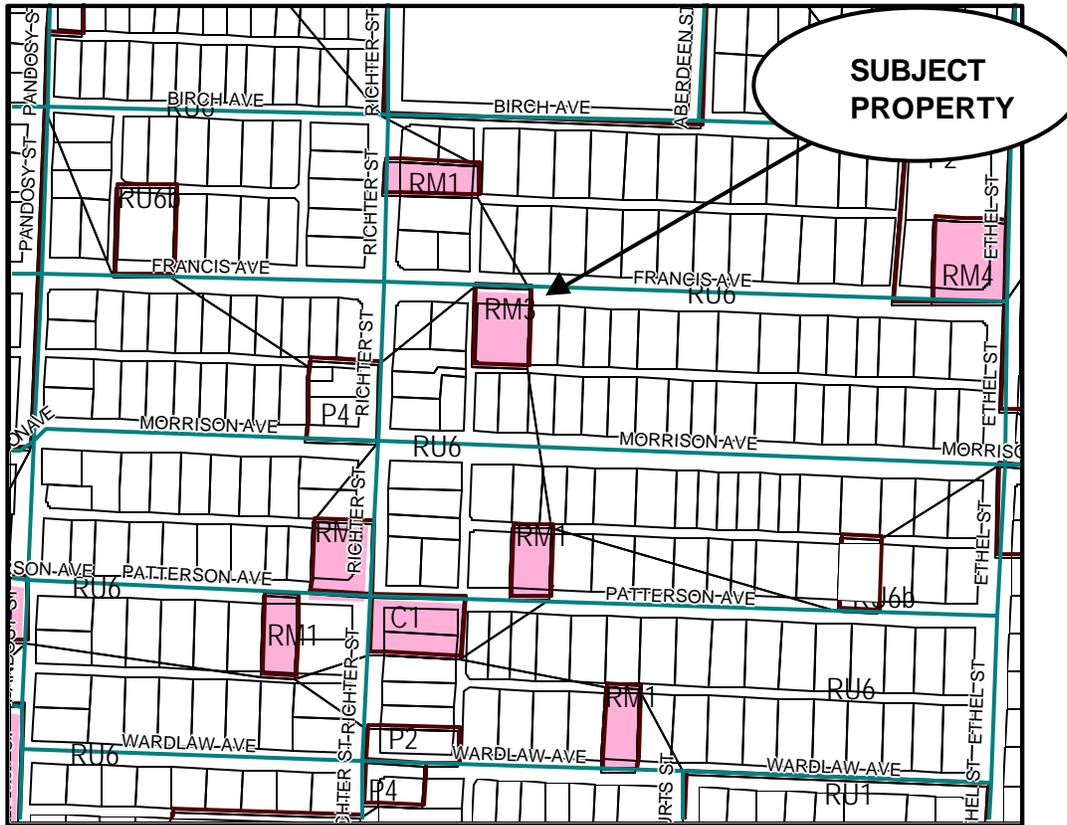
4.2 Site Context

The subject site is located in the South Pandosy/KLO Sector, east of Richter Street, on the south side of Francis Avenue. The area is predominantly zoned RU6 – Two Dwelling Housing, with a small number of lots on Francis Avenue and Patterson Avenue zoned for multiple housing.

Adjacent zones and uses are to the:

- North - RU6 – Two Dwelling Housing - Single detached and semi-detached units (one storey)
- East - RU6 – Two Dwelling Housing – Semi-detached dwelling (two storeys)
- South - RU6 – Two Dwelling Housing - Single detached and semi-detached units (one and 1 ½ storeys)
- West - RU6 – Two Dwelling Housing – Semi-detached dwelling (two storeys)

Site Map



4.3 Existing Development Potential

The property is zoned RM3 – Low Density Multiple Housing, a zone intended for the development of low density multiple housing on urban services.

4.4 Current Development Policy

4.4.1 Kelowna Official Community Plan

The Official Community Plan designates the future land use of this site as Single/Two Unit Residential, and the proposed development of a six-unit apartment building is not consistent with this designation. However, the site is already zoned RM3 – Low Density Multiple Housing, and an OCP amendment is therefore not required.

4.4.2 Kelowna Strategic Plan

The plan encourages a more compact urban form by increasing densities through redevelopment. The development of the site with potentially six-units is consistent with this objective.

4.4.3 South Pandosy / KLO Sector Plan

Consistent with the OCP, the sector plan also designates the subject property as Single/Two Family Residential; however, the site is already zoned appropriately for a six-unit residential development.

Urban form policies in the plan encourage multiple unit residential buildings to incorporate usable balconies and landscaped at-grade space. The proposed development is consistent with these policies.

5.0 TECHNICAL COMMENTS

The application has been circulated to various departments and agencies and the following relevant comments have been received:

5.1 Works & Utilities

The Works & utilities Department comments and requirements regarding this development permit application are as follows:

.1 Domestic Water and Fire Protection

- (a) The existing water distribution and fire protection system in this vicinity is sufficient to support the proposed development.
- (b) The existing lot is serviced with three small diameter (19mm) copper water services. A new larger water service will be required and can be provided at the applicant's cost.
- (c) Decommissioning of all unused water services will be at the applicant's cost.
- (d) When the new larger water service is installed, the applicant will be required to pay the City for a new water meter of appropriate size.
- (e) The new water meter must be installed at the service inlet and inside the new building.

.2 Sanitary Sewer

- (a) The existing sanitary sewer system on Francis Avenue is sufficient to support the proposed development.
- (b) The existing lot is serviced with a 100mm-diameter sanitary sewer service, which should be adequate for the proposed application. If the existing sanitary service is retained, an inspection chamber (IC) must be installed on the service at the owner's cost as required by the sewer-use bylaw. If a larger sanitary sewer service is required, it can be provided at the owner's cost.

.3 Storm Drainage

- (a) There are no existing Storm Drainage Systems on Francis Avenue or in the lanes in this vicinity.

- (b) A storm drainage service will not be requested for the proposed development. A ground recharge will be needed for site drainage disposal. For on-site disposal of drainage water, a hydrogeotechnical report will be required complete with a design for the disposal method (i.e. trench drain / rock pit).
- (c) Provide a Lot Grading Plan identifying the minimum basement elevation (MBE), on-site drainage containment and disposal systems.
- (d) A one-time cash payment must be collected by the City for future storm drainage construction. This cost will be identified in the road upgrading item

.4 Road Improvements

- a) Francis Avenue must be upgraded to a full urban standard (SS-R7) including, curb and gutter, piped storm drainage system, fillet pavement, landscaped boulevard complete with underground irrigation system, and re-location or adjustment and/or re-location of existing utility appurtenances if required to accommodate this construction. A one-time cash payment in lieu of construction must be collected from the applicant for future construction by the City.
- (b) The rear and side yard lane must be upgraded to a paved standard. A one-time cash payment in lieu of construction must be collected from the applicant for future construction by the City.

.5 Road Dedication

By registered plan to provide the following:

- (a) Grant statutory rights-of-way if required for utility services.

.6 Electric Power and Telecommunication Services

If the existing area is served by overhead wiring, the service connections may be provided overhead provided that there are no new poles required and service trespasses will not be created. If either of these conditions is not satisfied, then underground service will be required for that lot. It is the developer's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for these services which would be at the applicant's cost.

.7 Geotechnical Report

As a requirement of this application and / or prior to issue of a building permit, the applicant must provide a comprehensive geotechnical report prepared by a Professional Engineer qualified in the field of hydro-geotechnical survey to address the following:

- (a) Area ground water characteristics.
- (b) Site suitability for development; i.e. unstable soils, etc.
- (c) Drill and/or excavate test holes on the site and install piezometers if necessary. Log test hole data to identify soil characteristics, identify areas of fill if any. Identify unacceptable fill material, analyze soil sulphate content, identify unsuitable underlying soils such as peat, etc. and make recommendations for remediation if necessary.

- (d) List extraordinary requirements that may be required to accommodate construction of roads and underground utilities as well as building foundation designs.

.8 Survey Monuments and Iron Pins

If any legal survey monuments or property iron pins are removed or disturbed during construction, the developer will be invoiced a flat sum of \$1,200.00 per incident to cover the cost of replacement and legal registration. Security bonding will not be released until restitution is made.

.9 Other Engineering Comments

The City wishes to defer the construction of urban upgrading on Francis Avenue and rear and side yard lanes, which are premature at this time. Therefore, cash-in-lieu of immediate construction is required and the City will initiate the work later, on its own construction schedule. Not included are utility service costs.

The amounts are determined to be:	Road Frontage upgrades	<u>\$21,900.00</u>
	Lane upgrades	<u>\$14,600.00</u>
	TOTAL	<u>\$36,500.00</u>

.10 Development Permit and Site Related Issues

- (a) The on-site parking area must be paved complete with a drainage collection system installed.
- (b) The development will be required to contain and dispose of site generated storm water on the site by installing a ground recharge system consisting of drywells and perforated pipe bedded in drain rock.

.11 Administration Charge

An administration charge will be assessed for processing of this application, review and approval of engineering designs and construction inspection. The administration charge is calculated as 3% of the total off-site construction costs, not including design. 7% GST will be added.

5.2 Fire Department

Engineered fire flows will be required. Fire department access and hydrants as per the BC Building Code and City of Kelowna Subdivision By-law. This building will require a fire alarm system to be installed.

5.3 BC Gas

Install a 4" meter manifold (option) at east or west wall.

5.4 Telus

Telus will provide underground facilities to this development. Developer will be required to supply and install as per Telus policy.

5.5 Shaw

Owner/contractor to supply & install conduit system as per Shaw Cable drawings and specifications.

5.6 Aquila Networks Canada

ANC will provide underground electrical service.

6.0 PLANNING COMMENTS

The Planning and Development Services Department has no concerns with the form and character of the proposed apartment building. The project is generally consistent with the applicable design guidelines. The building offers a reasonable degree of visual interest and has a number of well designed features, such as usable balconies and storage lockers. The applicant is encouraged to provide adequate lighting at the front and rear of the building to ensure the safety of residents and visitors after dark.

Andrew Bruce
Current Planning Manager

Approved for inclusion

R.L. (Ron) Mattiussi, ACP, MCIP
Director of Planning & Development Services

KGB
Attach.

ATTACHMENTS

(not attached to the electronic version of the report)

- Location of subject property
- Site plan
- Elevations
- Main floor plan
- Exterior colour scheme
- Landscape plan