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**CITY OF KELOWNA**

**MEMORANDUM**

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**Date:** June 19, 2003

**File No.:** DP03-0037

**To:** City Manager

**From:** Planning and Development Services Department

**Subject:**

APPLICATION NO. DP03-0037

OWNER: NORMAN & SUSAN  
SAWATSKY

AT: 1310-1314 LAWSON AVE

APPLICANT: NORMAN SAWATSKY

PURPOSE: TO OBTAIN A DEVELOPMENT PERMIT IN ORDER TO ALLOW THE  
ADDITION OF TWO DWELLING UNITS TO AN EXISTING APARTMENT  
BUILDING AND TO BUILD A STORAGE SHED.

EXISTING ZONE: RM3 – LOW DENSITY MULTIPLE HOUSING

REPORT PREPARED BY: KEIKO NITTEL

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**SEE ATTACHED FACT SHEET FOR COMPLETE APPLICATION DETAILS**

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**1.0 RECOMMENDATION**

THAT Council authorize the issuance of Development Permit No. DP03-0037 for Lot 2, DL 137, ODYD, Plan 30388, located on Lawson 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";

AND FURTHER 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 subject property, the Lombardy Park Apartment complex, consists of four apartment buildings (Buildings 1310,1311,1312,1314). The applicants are proposing to construct an addition on the east corner of Building 1312 in order to create two additional dwelling units. The east corner (area of proposed addition) of the subject building drops down to one storey in height. The applicant intends on constructing a 20m<sup>2</sup> addition to this area then constructing a second storey above to match the roofline of the remaining portion of building.

### 3.0 ADVISORY PLANNING COMMISSION

The application was reviewed by the Advisory Planning Commission at the meeting of May 6, 2003 and the following recommendation was passed:

That the Advisory Planning Commission supports the Development Permit Application No. DP-0037, 1310-1314 Lawson Avenue, Lot 2, Plan 30388, Sec. 19, Twp. 26, ODYD, Enns & Quiring Construction Co. Ltd (Otto Quiring), to obtain a development permit for the addition of two dwelling units, and a storage building, to an existing apartment building

### 4.0 BACKGROUND

The subject property, the Lombardy Park Apartment complex, consists of four apartment buildings (Buildings 1310,1311,1312,1314). The applicants are proposing to construct an addition on the east corner of Building 1312 in order to create two additional dwelling units. The east corner (area of proposed addition) of the subject building drops down to one storey in height. The applicant intends on doing a 20m<sup>2</sup> addition to this area then constructing a second storey above to match the roofline of the remaining portion of building.

The applicant is proposing to add a total of 167 m<sup>2</sup> of living space. The proposed 75 m<sup>2</sup> main floor unit includes a bedroom, kitchen/living area, and washroom. The proposed 92 m<sup>2</sup> second floor unit consists of a living room, dining room, kitchen, storage room, bathroom, and two bedrooms. In addition, each unit includes a covered balcony on the southeast elevation of the building.

The applicants are also proposing to add a new storage building to be attached to one of the existing carport parking structures on the site. The storage building will provide an additional six storage units for the tenants of the complex. The 33.44m<sup>2</sup> storage building will be finished with vinyl siding. The required bicycle parking is easily accommodated within the proposed storage building.

The applicants are proposing to maintain the existing landscaping and parking. The proposal meets the vehicle parking requirement of the Zoning Bylaw. In order to meet the bicycle parking requirement, the applicant will be required to add a minimum of two bicycle parking spaces.

#### 4.1 The Proposal

The application meets the requirements of the proposed RM3- Zone as follows:

CRITERIA	PROPOSAL	RM3 ZONE REQUIREMENTS
Site Area (m <sup>2</sup> )	15120m <sup>2</sup>	900m <sup>2</sup>
Site Width (m)	65.0m	30.0m
Site Depth (m)	179.0m	30.0m
Site Coverage (%)	approx. 25%	40% or 50% including buildings, driveways, and parking
F.A.R.	0.43 approx.	0.5
Height (m)	6.7m	9.5m 4.5m for accessory building
Storeys (#)	2	2.5 storeys
Setbacks (m)		
- Front (West)	55.0m	4.5m
- Rear (East)	14.2m	7.5m 1.5m accessory buildings

- Side (North)	46.0m	4.5m
- Side (South)	45.0m	4.5m
Separation between principal buildings	10.0m	3.0m
Parking Stalls (#)	72	72 (1.5 per 2 bedroom dwelling unit)
Bicycle Stalls (#)	2	2 (1 Class I, 1 Class II)

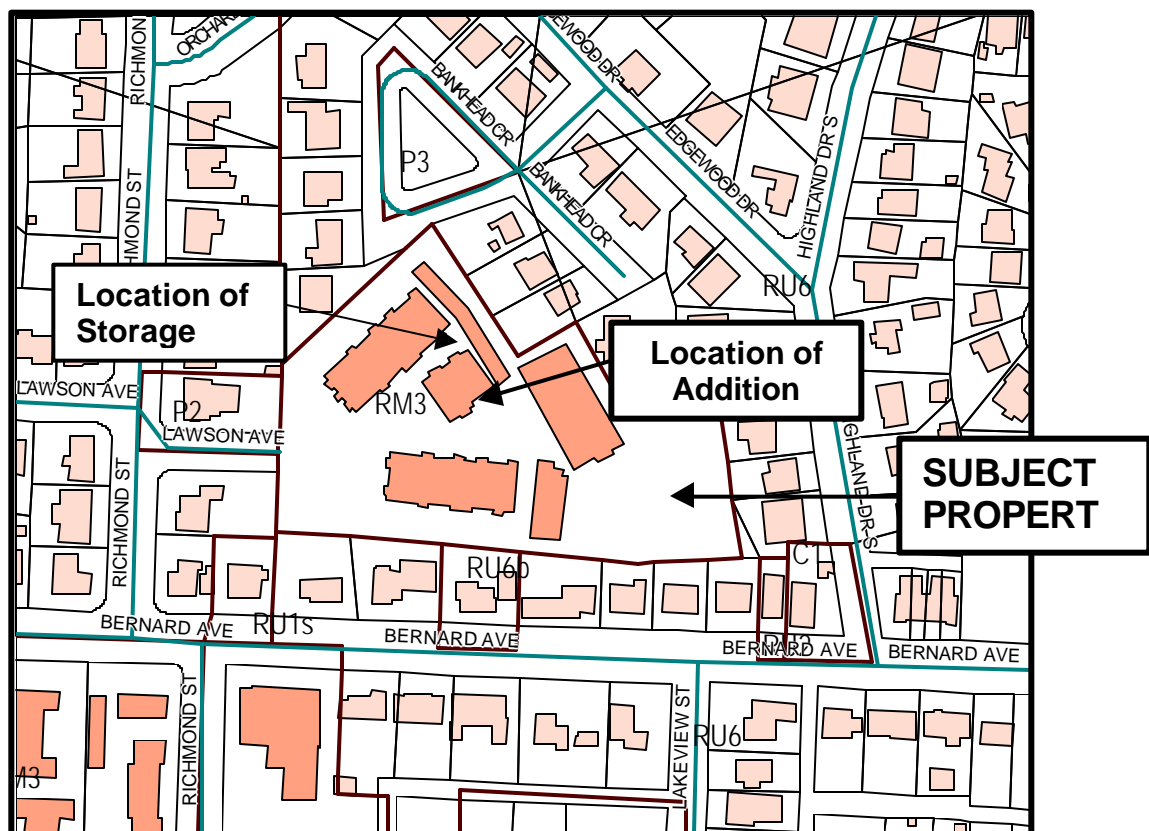
#### 4.2 Site Context

The subject property is located at east end of Lawson Avenue between Richmond Street and Highland Drive South.

Adjacent zones and uses are:

- North - RU6 - One/Two Family Housing
- P3 - Parks and Open Space
- East - RU6 - One/Two Family Housing
- South - RU6 - One/Two Family Housing
- RU6b - One/Two Family Housing with Boarding or Lodging House
- West - RU1 - Large Lot Housing
- P2 - Education and Minor Institutional

#### Site Location Map



#### 4.3 Existing Development Potential

The purpose of RM3- Low Density Multiple Housing is to provide a zone for low density multiple housing on urban services. The principal uses in this zone are apartment housing, congregate housing, group home (major), row housing, semi-detached housing, and stacked row housing. The secondary uses are care centres (major), and home based businesses (minor).

#### 4.4 Current Development Policy

##### 4.4.1 Kelowna Official Community Plan

The proposal is consistent with the designation Low Density Multiple Family in the Official Community Plan future land use designation (OCP, Chapter 15).

##### 4.4.2 City of Kelowna Strategic Plan (1992)

One of the objectives of the Strategic Plan is “to develop a more compact urban form by increasing densities through infill and re-development within existing urban areas and to provide for higher densities within future urban areas” (Objective 1.1). The proposal is consistent with these objectives and with their accompanying strategies.

#### 5.0 TECHNICAL COMMENTS

##### 5.1 Aquila Networks

Will provide electrical service on behalf of C/K - consistent with bylaw.

##### 5.2 Terasen

We have no concerns with this application.

##### 5.3 Canada Post

This application may not require the installation of new centralized mail delivery equipment. There is already a panel of mailboxes serving this building, but applicant must ensure that existing equipment can handle new delivery requirements or expand existing mailboxes at his expense.

##### 5.4 Fire Department

No Concerns.

##### 5.5 Inspection Services

Spacial separation from carport is a concern. We can deal with this at permit stage. No other concerns

##### 5.6 Public Health

No objections from the information provided.

##### 5.7 RCMP

No comment,

##### 5.8 Shaw Cable

No comment.

##### 5.9 Telus

No comment.

#### 5.10 Works & Utilities

The Works & Utilities Department have the following requirements associated with this development application.

##### 5.10.1 Domestic Water and Fire Protection

This development is within the service area of the City of Kelowna. All charges for service connection, and upgrading costs are to be paid directly to the City of Kelowna.

This property is currently serviced by the municipal water main. The existing 50mm-diameter copper water service may not be adequate for the requested building addition. The water service issues will be reviewed when a Building Permit application including a mechanical plan is submitted.

##### 5.10.2 Sanitary Sewer

This property is currently serviced by the municipal sewer main. The two existing 100mm-diameter sanitary sewer services may not be adequate for the requested building addition. The sewer service issues will be reviewed when a Building Permit application including a mechanical plan is submitted.

##### 5.10.3 Road Improvements

No road upgrading is requested for this application.

#### 6.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

The Planning & Development Services Department supports the proposed development. The addition of two dwelling units to the Building 1312 and the new storage building are relatively small in size and will generally have little impact on the site. The form and character of the proposed addition is compatible with the existing development. Adequate vehicular parking is provided on site with the new storage shed providing significant space for the parking of bicycles.

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Andrew Bruce  
Development Services Manager

Approved for inclusion   
R.L. (Ron) Mattiussi, ACP, MCIP  
Director of Planning & Corporate Services

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Attach.

**FACT SHEET**

1. **APPLICATION NO.:** DP03-0037
2. **APPLICATION TYPE:** Development Permit
3. **OWNER:** Norman & Susan Sawatsky  
· **ADDRESS** 209 9030 158 St  
· **CITY** Surrey, BC  
· **POSTAL CODE** V4N 5G4
4. **APPLICANT/CONTACT PERSON:** Norman & Susan Sawatsky  
· **ADDRESS** 209 9030 158 St  
· **CITY** Surrey, BC  
· **POSTAL CODE** V4N 5G4  
· **TELEPHONE/FAX NO.:** (250)580-2454
5. **APPLICATION PROGRESS:**  
    **Date of Application:** April 9, 2003  
    **Date Application Complete:** April 9, 2003  
    **Servicing Agreement Forwarded to Applicant:** n/a  
    **Servicing Agreement Concluded:** n/a  
    **Staff Report to APC:** April 29, 2003  
    **Staff Report to Council:**
6. **LEGAL DESCRIPTION:** Lot 2, DL 137, ODYD, Plan 30388
7. **SITE LOCATION:** at the east end of Lawson Avenue
8. **CIVIC ADDRESS:** 1310-1314 Lawson Avenue
9. **AREA OF SUBJECT PROPERTY:** 15120m<sup>2</sup>
10. **AREA OF PROPOSED REZONING:** n/a
11. **EXISTING ZONE CATEGORY:** RM3
12. **PROPOSED ZONE:** n/a
13. **PURPOSE OF THE APPLICATION:** to obtain a development permit to allow for the construction of an addition to create two additional apartment dwelling units.
14. **MIN. OF TRANS./HIGHWAYS FILES NO.:** n/a  
**NOTE: IF LANDS ARE WITHIN 800 m OF A CONTROLLED ACCESS HIGHWAY**
15. **DEVELOPMENT PERMIT MAP 13.2 IMPLICATIONS** Multi-Family Housing

**ATTACHMENTS**

**(not attached to the electronic version of the report)**

- Location of subject property
- Site plan
- Elevations & Floor Plans of Proposal
- Airphoto
- Photographs