
CITY OF KELOWNA

MEMORANDUM

Date: September 23, 2003
File No.: Z03-0041

To: City Manager

From: Planning and Corporate Services Department

Subject:

APPLICATION NO. Z03-0041
DP03-0085

OWNER: Mamre Holdings Inc.

AT: 1856 Ambrosi Road

APPLICANT: Mamre Holdings Inc.
Renee Wasyluk

PURPOSE: TO REZONE THE SUBJECT PROPERTY FROM RU1- LARGE LOT HOUSING TO C5- TRANSITION COMMERCIAL

EXISTING ZONE: RU1-LARGE LOT HOUSING

PROPOSED ZONE: C5-TRANSITION COMMERCIAL

REPORT PREPARED BY: RYAN SMITH

1.0 RECOMMENDATION

THAT Rezoning Application No. Z03-0041 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 6, Block 1, District Lot 129, ODYD Plan 5109, located on Ambrosi Road, Kelowna, B.C. from the RU1 – Large Lot Housing zone to the C5 – Transition Commercial zone be considered by Council;

AND THAT the zone amending bylaw be forwarded to a Public Hearing for further consideration;

AND THAT final adoption of the zone amending bylaw be considered subsequent to the requirements of the Works & Utilities Department being completed to their satisfaction;

AND THAT final adoption of the zone-amending bylaw be considered in conjunction with Council's consideration of a Development Permit on the subject property.

2.0 SUMMARY

The applicant is proposing to rezone the subject property from RU1 – Large Lot Housing to C5- Transition Commercial for a mixed use commercial/residential development. A development permit is also associated with this rezoning for the form and character of the proposed two-storey building.

3.0 ADVISORY PLANNING COMMISSION

At the September 9, 2003 meeting it was resolved that:

THAT the Advisory Planning Commission supports Rezoning Application No. Z03-0041, 1856 Ambrosi Road, Lot 1, Plan 5109, Sec.20, Twp. 26, ODYD, by Renee Wasylyk, to rezone the subject property from the RU1-Large Lot Housing zone to the C5-Commercial Transition zone.

AND THAT the Advisory Planning Commission supports Development Permit Application No. DP03-0083, 1856 Ambrosi Road, Lot 1, Plan 5109, Sec.20, Twp. 26, ODYD, by Renee Wasylyk, to obtain a development permit for the construction of a two storey, 750 m² mixed use development with commercial office space at grade and two residential units above.

4.0 BACKGROUND

4.1 The Proposal

The applicant is proposing to rezone the subject property from RU1 – Large Lot Housing to C5- Transition Commercial for a mixed use commercial/residential development. The applicant has also applied for a development permit for the form and character of the proposed two-storey building.

The applicants are proposing to construct a two-storey building with office space at grade and two residential units on the second storey. The design of the proposed building is residential in character to meet the intent of the C5-Transition Commercial Zone. The applicant has indicated that commercial floor area at grade will be designed with small business health care professional tenants in mind. The two residential units above will be one-bedroom units and will measure 82m². The applicants are proposing to provide 7 parking stalls for the development accessed from the lane at the rear of the property. As the development is 1 parking stall short the applicants have indicated that they will pay cash-in-lieu for this space.

The application meets the requirements of the C5 – Transition Commercial zone as follows:

CRITERIA	PROPOSAL	C5 ZONE REQUIREMENTS
Lot Area (m ²)	754m ²	460m ²
Lot Width (m)	18.9m	13.0m
Lot Depth (m)	39.62m	35.0m
Storeys (#)	2	2.5
Site Coverage	40%	40%
Residential Floor Area Ratio	0.39 (131m ²)	0.4
Commercial Floor Area Ratio	0.19 (277.7m ²)	0.2
Parking Spaces	7❶	8
Bicycle Parking Spaces	4	4

❶ Note: Applicant will pay cash-in-lieu for parking.

4.2 Site Context

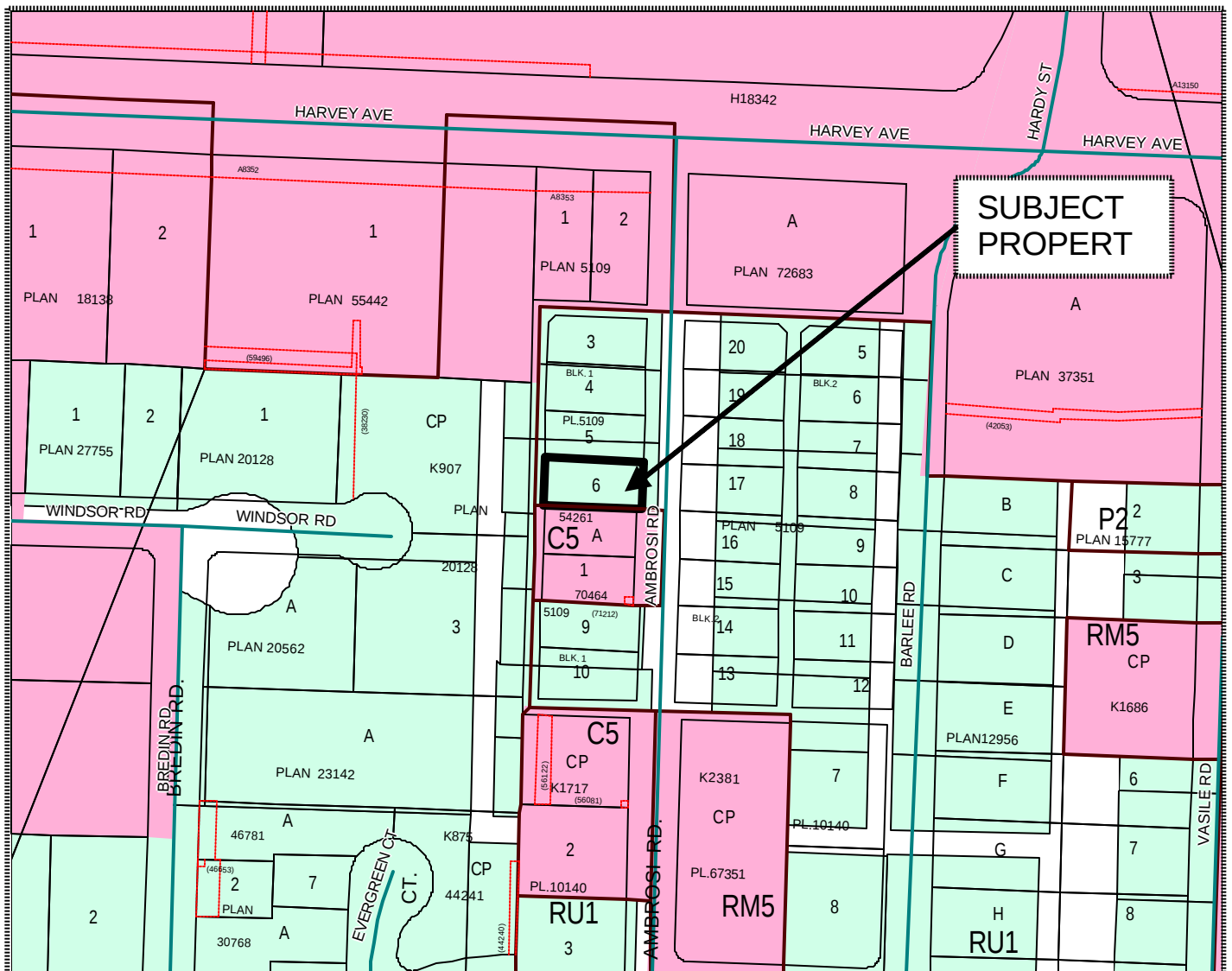
The subject property is located on the west side of Ambrosi Road between Harvey Avenue and Springfield Avenue.

Adjacent zones and uses are:

- North - RU1 – Large Lot Housing
East - RU1 – Large Lot Housing
South - C5 – Transition Commercial
West - C10 – Service Commercial

4.3 Site Location Map

Subject Property: 1856 Ambrosi Road



4.4 Existing Development Potential

The subject property is currently zoned RU1 – Large Lot Housing. The purpose of this zone is to provide for single detached housing and compatible secondary uses, on larger serviced lots.

4.5 Current Development Policy

4.5.1 Kelowna Official Community Plan

The Official Community Plan future land use designation for this area is commercial.

4.5.2 Kelowna Strategic Plan (1992)

Objective 1.10: Encourage a closer integration of residential, commercial, and employment oriented uses within existing and proposed future urban areas.

Objective 1.13: Provide for an increased diversity of land use in the existing and proposed future urban areas including a range of commercial uses and employment related uses.

4.5.3 Ambrosi Neighbourhood Plan

The proposed development is consistent with the Ambrosi Neighbourhood Plan which calls for C5- Transition Commercial development of the west side of Ambrosi Road.

5.0 TECHNICAL COMMENTS

This application was circulated to various departments and agencies and the following comments were received:

5.1 Inspection Services

No Concerns

5.2 Works and Utilities Department

5.2.1 *Domestic Water and Fire Protection*

- The subject site is presently serviced with 19mm diameter water, which may be retained for the proposed new development if they are of sufficient size. If larger services are required, they will be

provided by the City of Kelowna at the developer's cost. New service costs will include decommissioning existing services.

- A water meter is mandatory for this development and must be installed inside the building on the water service inlet as required by the City Plumbing Regulation and Water Regulation bylaws. The developer or building contractor must purchase the meter from the City at the time of application for a building permit from the Inspection Services Department, and prepare the meter setter at his cost.
- Collect \$1,384.00 per equivalent development unit for this development's share of future Agassiz Road extension:
- If there is to be landscaping on the site, the developer must also purchase an irrigation sewer credit meter from the City and prepare a meter setter at his cost.

5.2.2 Sanitary Sewer

- No upgrading of existing sanitary sewer is required. The existing house is serviced with a 100 mm- diameter sanitary service, which may be utilized for the proposed development. If larger services are required, they will be provided by the City of Kelowna at the developer's cost. New service costs will include decommissioning existing services.

5.2.3 Storm Drainage

- The developer must engage a consulting civil engineer to provide a storm water management plan for this site which meets the requirements of the City Storm Water Management Policy and Design Manual. The plan must accommodate the requirements to contain a 1 in 10-year storm event within pipes and identify overland drainage routes for a 100-year storm event with consideration for upstream water sources and downstream facility upgrading and/or provision of storm water retention facilities. The storm water management plan must also include provision of lot grading plans, minimum basement elevations (MBE), and storm water services for each lot created and/or on-site drainage containment and disposal systems. The on-site drainage system may be connected to the street drainage system with an overflow service at the developer's cost, with approval from the City drainage engineer.

5.2.4 Road Improvements

- Ambrosi Road must be upgraded to a full urban standard including curb and gutter, sidewalk, piped storm drainage system including catch basins, manholes/ drywells, pavement widening, landscaped boulevard complete with underground irrigation system, ornamental street lights as required and re-location or adjustment of existing utility appurtenances if required to accommodate the upgrading construction. The estimated cost of this work for bonding purposes is \$19,700.00

- The existing concrete driveway ramp to Ambrosi Road and concrete retaining walls within the road right-of-way must be removed.
- The rear lane must be upgraded to a paved commercial standard including a storm drainage system consisting of a catch basin and drywell. The cost of this work for bonding purposes is, \$7,900.00.

5.2.5 Road Dedication and Subdivision Requirements

By registered plan to provide the following:

- Dedicate 2.44-m road widening of Ambrosi Road fronting this lot.
- Dedicate a 0.75m widening of the rear lane fronting on this lot.
- Provide statutory rights-of-way if required for utility services.

5.2.6 Electric Power and Telecommunication Services

- The electrical and telecommunication services to this building as well as the local distribution wiring must be installed in an underground duct system, and the building must be connected by underground services. 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.

5.2.7 Street Lighting

- Ornamental street lighting including underground ducts must be installed on all roads fronting on the proposed development. The cost of this requirement is included in the roads upgrading item.

5.2.8 Engineering

- Road and utility construction design, construction supervision, and quality control supervision of all off-site and site services including on-site ground recharge drainage collection and disposal systems, must be performed by an approved consulting civil engineer. Designs must be submitted to the City Engineering Department for review and marked "issued for construction" by the City Engineer before construction may begin.

5.2.9 Development Cost Charge Reduction Consideration

- The proposed construction on Road is eligible to receive a DCC credit for a portion of the pavement widening. The amount of the DCC credit will be determined when the design engineer has submitted construction tender costs. DCC credit cannot exceed the actual DCC assessed by the City, nor shall it exceed the actual cost of construction as is substantiated by the actual construction cost.

5.2.10 Latecomer Protection

Under provisions of Section 990 of the BC Municipal Act, and in conformance with the City of Kelowna Subdivision Development & Servicing Bylaw No. 7900, the owner is eligible to apply for latecomer protection for the following:

- Ambrosi drainage works
- Lane Paving.
- Lane drainage works.

5.2.11 Geotechnical Report

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

- Area ground water characteristics, including water sources on the site and overland surface drainage courses traversing across or influencing this property.
- Site suitability for development; unstable soils, etc.
- 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.
- List extraordinary requirements that may be required to accommodate construction of roads and underground utilities as well as building foundation designs.

5.2.12 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.

5.2.13 Bonding and Levy Summary

Bonding

- | | |
|-----------------------------------|--------------------|
| ▪ Ambrosi Road frontage upgrading | \$19,700.00 |
| ▪ Lane improvements | \$ 7,900.00. |
| ▪ Total Bonding | <u>\$27,600.00</u> |

NOTE: The bonding amounts shown above are comprised of estimated construction costs escalated by 140% to include engineering design and contingency protection and are provided for information purposes only. The owner should engage a consulting

civil engineer to provide detailed designs and obtain actual tendered construction costs if he wishes to do so. Bonding for required off-site construction must be provided as a condition of subdivision approval or building permit issuance, and may be in the form of cash or an irrevocable letter of credit, in an approved format.

The owner must also enter into a servicing agreement in a form provided by the City prior to 4th reading of the zone amending bylaw or issuance of a building permit.

5.2.14 Levies

- Ambrosi Area Plan assessment: To be determined

NOTE: The foregoing levies if over \$5,000.00 may at the applicant's option be temporarily secured by the provision of a separate irrevocable letter of credit to cover the amount of the levy, with the understanding that the City will convert the letter of credit to cash upon final adoption of the zone amending bylaw or prior to issue of a building permit.

If the applicant elects to secure the levies by an irrevocable letter of credit rather than cash, a \$50.00 non-refundable processing fee must be paid to the City upon provision of the letter of credit.

5.2.15 Development Permit and Site Related Issues

- The developer must obtain the necessary permits and have all existing utility services disconnected prior to removing or demolishing the existing structures.
- 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.
- Adequate off-street parking must be provided. The layout does not identify visitor parking nor the location of a bicycle rack.
- A garbage disposal bin enclosure location must be shown on the layout drawing.

5.2.16 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.

3.0 PLANNING AND CORPORATE SERVICES DEPARTMENT

The Planning and Corporate Services Department supports the proposed rezoning and development permit. The proposal is consistent with the Official Community Plan and with the strategic plan and is a form of development that staff would like to encourage. There is a shortfall of 1 parking stall for which the applicants have elected to pay cash-in-lieu. The applicant has indicated that the required refuse bins will be located in a portion of the designated loading area.

Andrew Bruce
Development Services Manager

Approved for inclusion ☐

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

RM/AB/rs

FACT SHEET

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| 1. | APPLICATION NO.: | Z03-0041 |
| 2. | APPLICATION TYPE: | Rezoning and Development Permit |
| 3. | OWNER: | Mamre Holdings Inc. |
| | · ADDRESS | 416 Tulameen Road |
| | · CITY | Kelowna, BC |
| | · POSTAL CODE | V1W 4T9 |
| 4. | APPLICANT/CONTACT PERSON: | Renee Wasylyk |
| | · ADDRESS | 416 Tulameen Road |
| | · CITY | Kelowna, BC |
| | · POSTAL CODE | V1W 4T9 |
| | · TELEPHONE/FAX NO.: | 718-0708 |
| 5. | APPLICATION PROGRESS: | |
| | Date of Application: | July 17, 2003 |
| | Date Application Complete: | July 17, 2003 |
| | Servicing Agreement Forwarded to Applicant: | N/A |
| | Servicing Agreement Concluded: | N/A |
| | Staff Report to APC: | September 9, 2003 |
| | Staff Report to Council: | |
| 6. | LEGAL DESCRIPTION: | Lot 6, Block 1, District Lot 129, ODYD Plan 5109 |
| 7. | SITE LOCATION: | The subject property is located on the west side of Ambrosi Road between Harvey Avenue and Springfield Avenue. |
| 8. | CIVIC ADDRESS: | 1856 Ambrosi Road |
| 9. | AREA OF SUBJECT PROPERTY: | 754m ² |
| 10. | AREA OF PROPOSED REZONING: | 754m ² |
| 11. | EXISTING ZONE CATEGORY: | RU1- Large Lot Housing |
| 12. | PROPOSED ZONE: | C5- Transition Commercial |
| 13. | PURPOSE OF THE APPLICATION: | Rezoning and Development Permit |
| 14. | MIN. OF TRANS./HIGHWAYS FILES NO.: | |
| | NOTE: IF LANDS ARE WITHIN 800 m OF A CONTROLLED ACCESS HIGHWAY | |
| 15. | DEVELOPMENT PERMIT MAP 13.2 IMPLICATIONS | N/A |

ATTACHMENTS

(not attached to the electronic version of the report)

- Location of subject property
- Site plan
- Floor plans
- Elevations