
CITY OF KELOWNA

MEMORANDUM

Date: December 2, 2003
File No.: DP03-0141

To: City Manager

From: Planning & Corporate Services Department

Subject:

APPLICATION NO. DP03-0141 **OWNER:** John and Irma Schepp

AT: 743-747 Francis Avenue **APPLICANT:** John Schepp

PURPOSE: TO ADD AN ADDITIONAL FOUR UNITS TO AN EXISTING FOUR-PLEX
FOR A TOTAL OF EIGHT DWELLING UNITS

EXISTING ZONE: RM3 – LOW DENSITY MULTIPLE HOUSING

REPORT PREPARED BY: RYAN SMITH

SEE ATTACHED FACT SHEET FOR COMPLETE APPLICATION DETAILS

1.0 RECOMMENDATION

THAT Council authorize the issuance of Development Permit No. DP03-0141 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 additional units to be added to the existing building be in general accordance with Schedule "A".

1.0 SUMMARY

The applicant is seeking to add an additional four units to the basement of the newly constructed apartment building on the subject property.

2.0 BACKGROUND

The applicants originally proposed to construct a four-plex with the potential for a further two units in the basement of the building. Since the building has been constructed the applicant has decided to add four small units in the basement rather than two as originally proposed.

2.1 The Proposal

The subject property is located on the south side of Francis Avenue east of Richter Street. The applicants demolished a run down four-plex on the site earlier this year in order to construct a

new two and a half storey apartment building. The new building has four units and an additional two were proposed for the basement. The applicant has decided to create four units in the basement rather than two. Due to the increase in density a development permit was required.

The new building is located at the front of the lot and is oriented toward Francis Avenue. All parking is located at the rear with access from the lane (10 full size stalls and 1 small car stall). Adjacent to the parking area, two small accessory buildings 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 application meets the requirements of the RM3-Low Density Multiple Housing Zone as follows:

CRITERIA	PROPOSAL	RM3 ZONE REQUIREMENTS
Site Area	1186m ²	900m ²
Lot Width	32.0m	30.0m
Lot Depth	35.7m	30.0m
Site Coverage	23.4% 47.9%	40% Buildings 50%
F.A.R.	0.48	0.5
Height	8.7m	9.5m
Setbacks		
- Front	6.0m	4.5m
- Rear	17.7m	7.5m
- Side (w)	5.3m	4.5m
- Side (e)	4.5m	4.5m
Parking Stalls (#)	11	11
Bicycle Parking (#)	7	4

2.2 Site Context

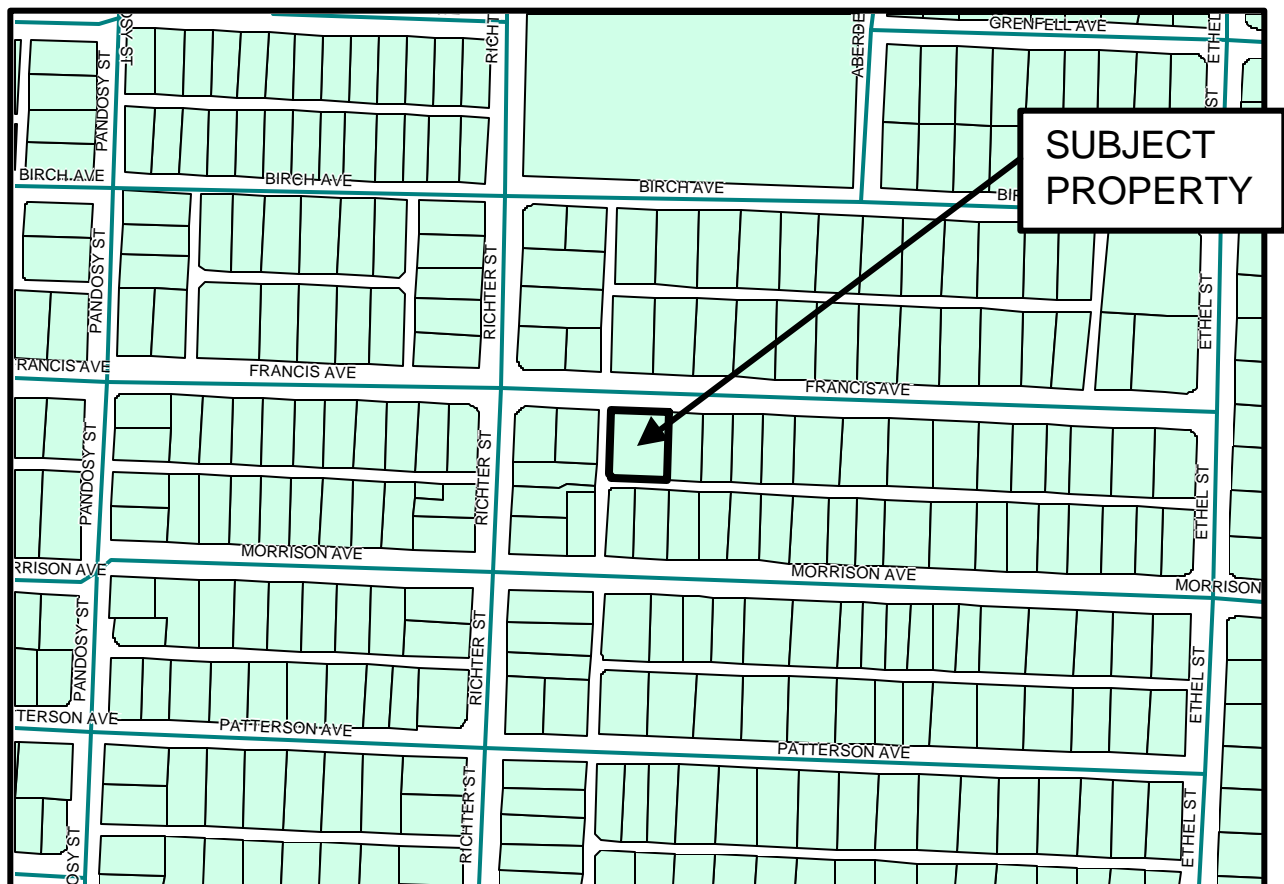
The subject development is located in the South Pandosy/KLO Sector area of the city, east of Richter Street, on the south side of Francis Avenue. The area is predominantly zoned RU6 – Two Dwelling Housing, with a small number of lots on Francis Avenue and Patterson Avenue zoned for low density multiple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

Adjacent zoning and existing land uses are to the:

- North - RU6 – Two Dwelling Housing – Single detached and semi-detached units
- East - RU6 – Two Dwelling Housing – Semi-detached dwelling
- South - RU6 – Two Dwelling Housing – Single Detached and Semi-detached units
- West - RU6 – Two Dwelling Housing – Semi-detached dwelling

Site Map

Subject Property: 743-747 Francis Avenue



2.3 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.

2.4 Current Development Policy

2.4.1 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.

2.4.2 Kelowna Strategic Plan

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

2.4.3 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 an eight unit residential development.

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

3.0 TECHNICAL COMMENTS

This application was forwarded to various departments and technical agencies and the following comments were submitted:

3.1 Fire Department

- a) No Comment.

3.2 Inspection Services Department

- a) Additional parking spots are required.

3.3 Works and Utilities Department

a) Domestic Water & Fire Protection

The new water service should be adequate for the proposed 2 additional basement suites. Water service issues will be reviewed when revised building permit mechanical plans are submitted.

b) Sanitary Sewer

The existing sanitary service should be adequate for the proposed 2 additional basement suites. Sanitary service issues will be reviewed when revised building permit mechanical plans are submitted.

c) Development Permit & Site Related Issues

Adequate onsite parking must be provided - 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.

4.0 PLANNING AND CORPORATE SERVICES COMMENTS

The Planning and Corporate Services Department supported the original Development Permit and has no concerns with this proposal as long as the applicant provides the required parking at the rear of the subject property. The existing bicycle parking is adequate to service the additional units.

Andrew Bruce
Development Services Manager

Approved for inclusion

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

RM/AB/rs
Attach.

FACT SHEET

1. **APPLICATION NO.:** DP03-0141
2. **APPLICATION TYPE:** Development Permit
3. **OWNER:** John and Irma Shepp
 . **ADDRESS** 604 Barnaby Road
 . **CITY** Kelowna, BC
 . **POSTAL CODE** V1W 4N7
4. **APPLICANT/CONTACT PERSON:** As above.
 . **ADDRESS**
 . **CITY**
 . **POSTAL CODE**
 . **TELEPHONE/FAX NO.:** 764-2115
5. **APPLICATION PROGRESS:**
 Date of Application: October 29, 2003
 Date Application Complete: October 29, 2003
 Servicing Agreement Forwarded to Applicant: N/A
 Servicing Agreement Concluded: N/A
 Staff Report to APC: N/A
 Staff Report to Council: December 15th, 2003
6. **LEGAL DESCRIPTION:** Lot A, D.L. 136, ODYD, Plan 13766
7. **SITE LOCATION:** The subject development 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.
8. **CIVIC ADDRESS:** 743-747 Francis Avenue
9. **AREA OF SUBJECT PROPERTY:** 1186m²
10. **EXISTING ZONE CATEGORY:** RM3- Low Density Multiple Housing
11. **TYPE OF DEVELOPMENT PERMIT AREA:** General Multiple Unit
13. **PURPOSE OF THE APPLICATION:** TO ADD AN ADDITIONAL FOUR UNITS TO AN EXISTING FOUR-PLEX FOR A TOTAL OF EIGHT DWELLING UNITS
n/a
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** Mandatory DP.

ATTACHMENTS

(not attached to the electronic version of the report)

- Location of subject property
- Site Plan
- Basement Floor Plan