
CITY OF KELOWNA
MEMORANDUM

DATE: SEPTEMBER 25, 2008
TO: CITY MANAGER
FROM: PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
APPLICATION NO. Z08-0061 **OWNER:** KUSAM, SANDIP & RENU
KHURANA AND VARINDER
GROVER
AT: 265 & 275 PONTO ROAD **APPLICANT:** CHILKA LAKE PROPERTIES
INC. (MANJIT SOHI)
PURPOSE: TO REZONE FROM THE RU1 – LARGE LOT HOUSING ZONE TO THE RM1 –
FOUR DWELLING HOUSING ZONE TO FACILITATE THE CONSTRUCTION
OF A FOUR-PLEX HOUSING UNIT ON TWO (2) ADJACENT LOTS.
EXISTING ZONE: RU1 – LARGE LOT HOUSING
PROPOSED ZONE: RM1 – FOUR-DWELLING HOUSING
REPORT PREPARED BY: BIRTE DECLOUX

1.0 RECOMMENDATION

THAT Rezoning Application No. Z08-0061 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 10 and 11, Section 26, Township 26, ODYD Plan 4414, located at 265 and 275 Ponto Road, Kelowna, B.C. from the RU1 – Large Lot Housing zone to the RM1 – Four-Dwelling Housing zone be considered by Council;

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

AND THAT adoption of the zone amending bylaw be considered subsequent to the requirements of the Rutland Water District, and Works and Utilities, 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 and a Development Variance Permit on the subject property.

2.0 SUMMARY

The applicant is proposing to rezone the subject properties from the RU1 – Large Lot Housing zone to the RM1 – Four Dwelling Housing zone in order to facilitate the construction of a four-plex housing project on each individual lot.



3.0 ADVISORY PLANNING COMMISSION

At a meeting held on August 12, 2008 the Advisory Planning Commission passed the following motion:

THAT the Advisory Planning Commission support Rezoning Application No. Z08-0061, for 265 & 275 Ponto Road; Lots 10 & 11, Plan 4414, Sec. 26, Twp. 26, ODYD by Chilka Lake Properties (M. Sohi), to rezone the subject property from RU1 - Large Lot Housing zone to the RM1 - Four Dwelling Housing to allow for the construction of two, four-plex housing units.

4.0 BACKGROUND

The subject properties are located in the southwest corner of Asher Road and Ponto Road within the Rutland Sector. The development proposal is located on two adjacent lots with one four-plex unit proposed for each site, totalling eight (8) units. The main entry points to the residential complex will be via Ponto Road, although vehicular access will be via the rear lane into the proposed garages. All units will be provided with a front landscaped area and street level entry.

In order to permit this form of development, it is necessary to rezone the subject properties from the existing RU1 - Large Lot Housing zone to RM1 – Four Dwelling Housing zone.

The application compares to the requirements of the zoning Bylaw 8000, RM1 – Four Dwelling Housing zone as follows:

Zoning Bylaw No. 8000		
CRITERIA	PROPOSAL	RM1 ZONE REQUIREMENTS
Lot Area (265 & 275)	717.21 m ²	700 m ²
Lot Width	20.91 m	20.0 m
Lot Depth	34.3 m	30.0 m
Proposed 4-Plex Building "A" (Lot 10 @ 265 Ponto Road)		
Site Coverage (buildings)	40 %	40%
Site Coverage (buildings/parking)	48.56 %	50%
Floor Area Ratio	0.56	0.6
Height	7.49 m	2 ½ storeys / 9.5 m
Front Yard	6.0 m	4.5 m or 6.0 m to a garage
Side Yard (e)	2.02 m ① *	2.5 m (2 - 2 ½ storey)
Side Yard (w)	2.02 m ② *	2.5 m (2 - 2 ½ storey)
Rear Yard	16.11 m	7.5 m (2 - 2 ½ storey)
Parking Stalls (#)	6 stalls provided	6 required - 1.5 stalls per 2 bedroom unit
Private Open Space	37.8 m ² provided per unit	25 m ² of private open space per dwelling = 100 m ² for 4-plex

Zoning Bylaw No. 8000		
CRITERIA	PROPOSAL	RM1 ZONE REQUIREMENTS
Proposed 4-Plex Building "B" (Lot 11 @ 275 Ponto Road)		
Site Coverage (buildings)	40 %	40%
Site Coverage (buildings/parking)	48.56 %	50%
Floor Area Ratio	0.56	0.6 Max.
Height	7.49 m	2 ½ storeys / 9.5 m
Front Yard	6.0 m	4.5 m or 6.0 m to a garage
Side Yard (e)	2.02 m ③ *	2.5 m (2 - 2 ½ storey)
Side Yard (w)	2.02 m ④ *	2.5 m (2 - 2 ½ storey)
Rear Yard	16.11 m	7.5 m (2 - 2 ½ storey)
Separation (Distance Between building)	8.41 m	4.5 m Min.
Parking Stalls (#)	6 stalls provided	6 required - 1.5 per 2 bedroom unit
Private Open Space	37.8 m ² provided per unit	25 m ² of private open space per dwelling

①, ③ * Note: variance sought for the east side yard setbacks changing from 2.5m required to 2.02m proposed.

②, ④ * Note: variance sought for the west side yard setbacks changing from 2.5m required to 2.02m proposed.

4.1 SITE CONTEXT

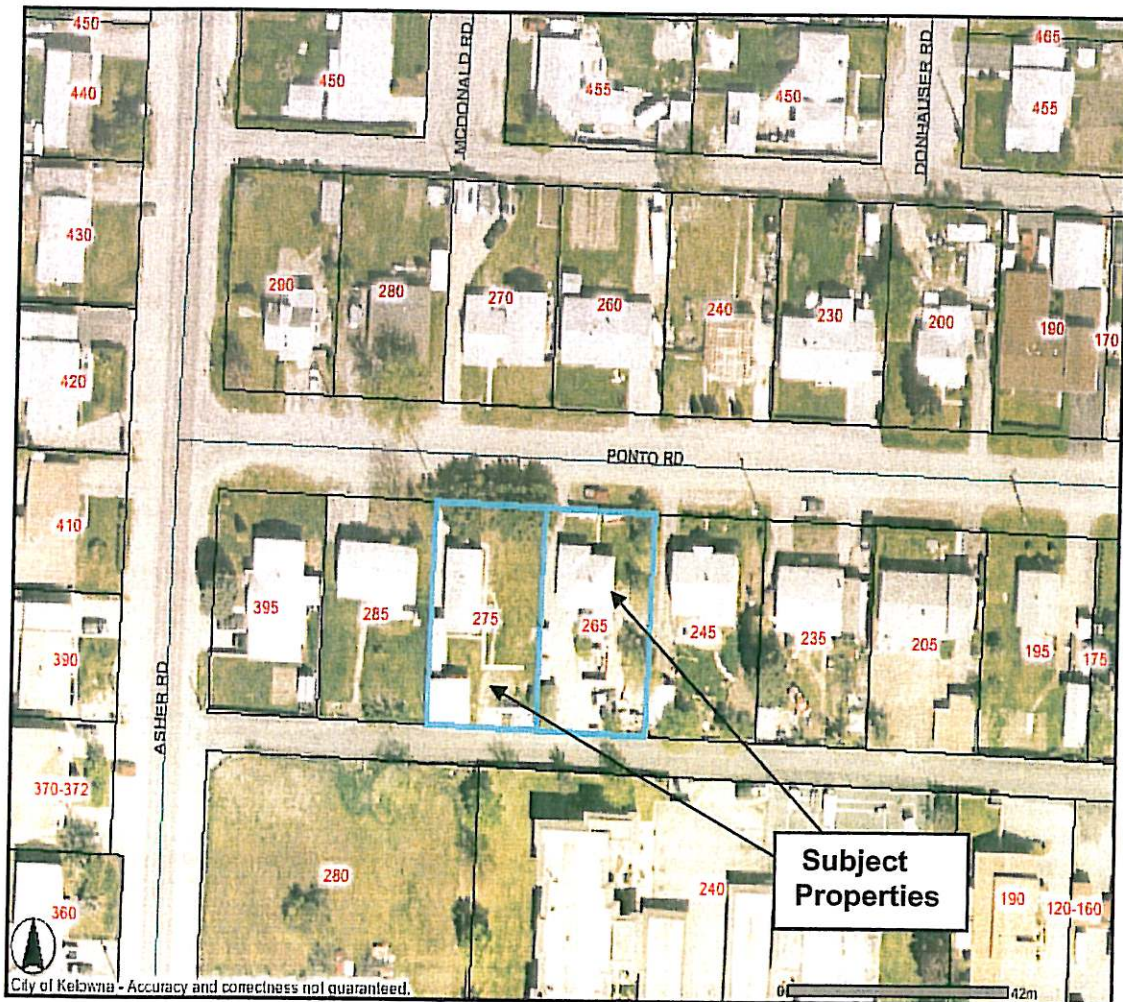
The subject properties are located on the south side of Ponto Road, and east of Asher Road in the Rutland Urban Center. Rutland Road N and Hwy 33 W are within walking distance offering urban amenities including bus transportation.

Adjacent zones and uses are:

North	RU1 – Large Lot Housing
East	RU1 – Large Lot Housing
South	RM5 – Medium Density Multiple Housing
	RM3 – Low Density Multiple Housing
West	RU1 – Large Lot Housing

4.2 SITE LOCATION MAP

Subject Properties: 265 and 275 Ponto Road



5.0 **DEVELOPMENT POTENTIAL**

The subject properties are currently zoned RU1 – Large Lot Housing, which provides zoning for single detached housing on larger serviced urban lots. The proposed RM1 – Four Dwelling Housing zone permits single dwelling, duplex housing, three dwelling housing, and four dwelling housing as principal uses.

5.1 CURRENT DEVELOPMENT POLICY

5.1.1 Kelowna Official Community Plan

The future land used designation for the subject property is identified in the Official Community Plan as Low Density Multiple Unit Residential. The proposal is consistent with this designation.

5.1.2 Kelowna Strategic Plan (2005)

The City of Kelowna Strategic Plan encourages the development of a more compact urban form by increasing densities through infill and redevelopment within existing urban areas and to provide for increased densities within future urban areas. Redeveloping transitional areas to increase densities for more efficient use of existing land is supported. Also recommended is that the City will emphasize a density of development higher than presently occurring to allow for more efficient use of the land.

6.0 TECHNICAL COMMENTS

The application has been submitted to various technical agencies and City departments, and the following relevant comments have been submitted:

6.1 Works and Utilities
As Attached

6.2 Fire Department

It appears the hydrant water supply for this project is not sufficient. The City of Kelowna Subdivision, Development, and Servicing Bylaw No. 7900 require three and four-plex housing to have a hydrant water supply of 90 litres per second.

Confirmation from the Rutland Waterworks has been received indicating that water servicing to the property is not a problem however, a fire hydrant is to be installed with the costs split evenly between this and a new development at 200 Ponto Road.

7.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

The Official Community Plan designates the subject properties as Multiple Unit Residential (Low Density). This designation encourages the increase of density through sensitive infill developments within the designation. The proposed four-plex units are a desirable form of infill development owing to their attractive and functional design and overall improvement in the quality of housing in the area.

The applicant is requesting setback variances on the east and west side yards for the four-plex development, that will be contemplated at a later date and will accompany the Development Permit.



Danielle Noble
Current Planning Supervisor

DN/bcd

ATTACHMENTS

- Subject Property Map
- Site Plan
- Elevation Sample



PROPOSED ZONING : RM-1

BUILDING DATA:

LOT AREA =	717.21sq.m.	=	7720sq.ft.
BUILDING AREA =			
MANI FLOOR AREA =	202.37sq.m.	=	2170.33sq.ft.
GARAGE FLOOR AREA =	01.22sq.m.	=	13.44sq.ft.
TOP FLOOR AREA =	193.57sq.m.	=	2085.33sq.ft.
BASMENT FLOOR AREA =	202.37sq.m.	=	2170.33sq.ft.
DRIVWAY+PARKING AREA =	01.50sq.m.	=	16.22sq.ft.
SIDEWALK AREA =	39.57sq.m.	=	425sq.ft.
PORCH AREA =	0.45sq.m.	=	09sq.ft.
PATIO AREA =	14.88sq.m.	=	160sq.ft.

OT COVERAGE (Building Dept.):

[illegible]

AIR CALCULATIONS:

ATTN AREA	= 7720sq.ft.	
OPEN SPACE	= 7720sq.ft.	
PROPOSED FAIR	80%	= 430.32sq.m. = 4611.02sq.ft.
PROPOSED FAIR		
MAIN FLOOR AREA	= 202.37sq.m.	= 2170.33sq.ft.
TOP FLOOR AREA	= 183.75sq.m.	= 1989.33sq.ft.
TOP FLOOR AREA	= 107.09sq.m.	= 1156.06sq.ft.
PROPOSED FAIR	= 55.22%	= 590.10sq.m. = 6353.60sq.ft.
PRIVATE OPEN SPACE AREA REQUIRED	= 1076sq.ft.	= 100sq.m. (25sq.m./ UNIT)
PRIVATE OPEN SPACE AREA PROVIDED	= 1630sq.ft.	= 151.43sq.m. (37.85sq.m./ UNIT)
PRIVATE BUILDING HEIGHT ALLOWED	= 9.5m	
PRIVATE BUILDING HEIGHT PROPOSED	= 7.49m	
PARKING PROPOSED	= 9	(1.5 SPACES/ 2 BEDROOM UNIT)

UNIT# 11 • 275 PONTO ROAD KELOWNA

PROPOSED ZONING : RM-1

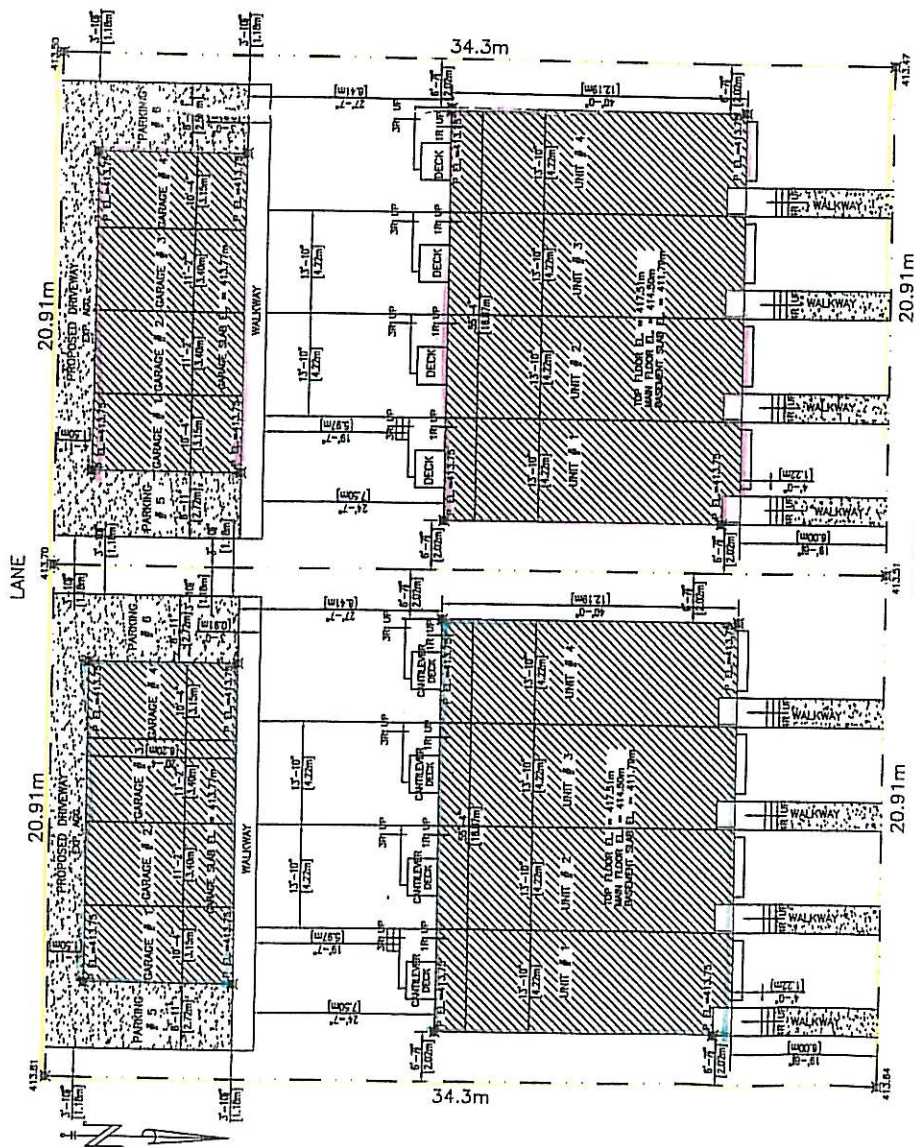
BUILDING DATA:	
TOTAL AREA =	717.21sq.m.
BUILD AREA =	202.37sq.m.
MAIN FLOOR AREA =	81.22sq.m.
GARAGE AREA =	193.73sq.m.
TOP FLOOR AREA =	103.73sq.m.
BASEMENT FLOOR AREA =	202.37sq.m.
CLOSET+HALL+STAIR AREA =	81.50sq.m.
SIDEWALK AREA =	39.57sq.m.
Porch AREA =	9.47sq.m.
TOTAL AREA =	14.08sq.m.
	7720sq.ft.
	2178.33sq.ft.
	874.33sq.ft.
	2008.33sq.ft.
	2178.33sq.ft.
	802.00sq.ft.
	426sq.ft.
	91sq.ft.
	190sq.ft.

NET COVERAGE (Building Code):

DT AREA	777.9sq.ft.
MAXIMUM ALLOWED SITE COVERAGE	40%
PROPOSED SITE COVERAGE	288.6sq.ft.
GARAGE AREA	213.3sq.ft.
DROVEWAY/PARKING AREA	75.3sq.ft.
TOTAL AREA	288.6sq.ft.
PROPOSED SITE COVERAGE	40%
COVERAGE (Building & Parking)	
DT AREA	717.21sq.ft.
MAXIMUM ALLOWED SITE COVERAGE	50%
PROPOSED SITE COVERAGE	358.6sq.ft.
GARAGE AREA	265.2sq.ft.
DROVEWAY/PARKING AREA	93.4sq.ft.
TOTAL AREA	358.6sq.ft.
PROPOSED SITE COVERAGE	48.0%

DE CALCIUM ATOMES

317.21sq.ft.	=	7720sq.ft.
002	=	433.32sq.m. = 433.32sq.m.
MANUALLY ALLOWED FARE		
PROPOSED FARE		
MAN FLOOR AREA	=	2178.33sq.ft.
133.73sq.m.	=	2086.33sq.m.
107.73sq.m.	=	4381.86sq.ft.
TOTAL AREA	=	4381.86sq.ft.
PROPOSED FARE	=	4233.06sq.ft.
55.22sq.m.	=	598.10sq.m.
PRIVATE OPEN SPACE AREA REQUIRED	=	107sq.m. = 100sq.m. (25sq.m./ UNIT)
PRIVATE OPEN SPACE AREA PROPOSED	=	163sq.m. = 151.43sq.m. (37.05sq.m./ UNIT)
OPEN SPACE AREA	=	56sq.m.
HEIGHT ALLOWED	=	9.5m
XX. BUILDING HEIGHT PROPOSED	=	7.40m
XX. BUILDING HEIGHT REQUIRED	=	9.5m
FRANKS PROPOSED	=	9 (1.5 SPACES/ 2 BEDROOM UNIT)

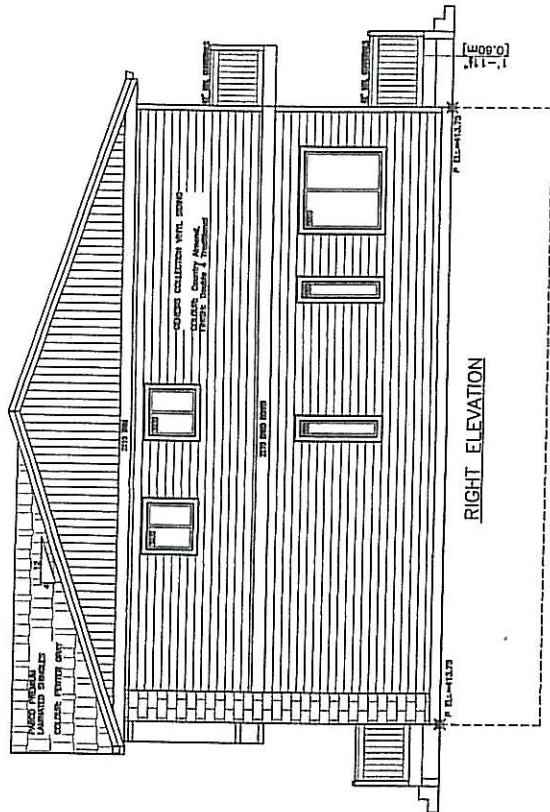


SITE PLAN
SCALE: 1:100
265 & 275 PONTO ROAD

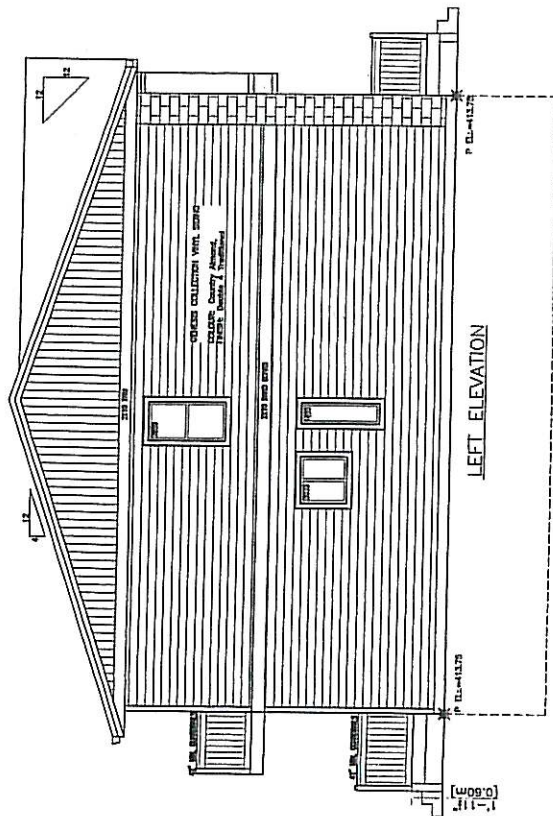
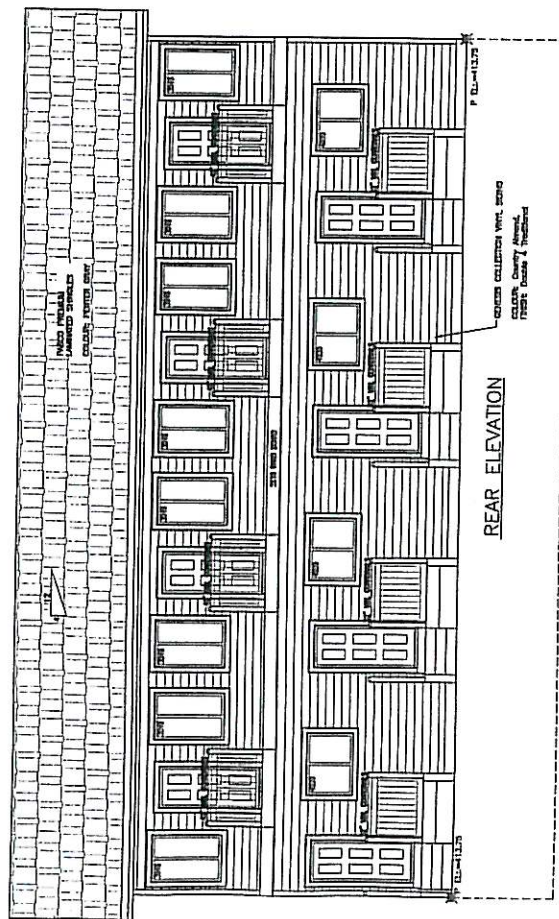
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AUG 18 2008
CITY OF KELOWNA
PLANNING DEPT.

THESE PLANS CONFORM TO THE 2003 2005 EDITION	
PROJECT INFO.	
205 & 275 POUND ROAD	
#	CLIENT NAME
1	HEART SHED INC
2	
3	
4	
5	
REVISONS	
#	DESCRIPTION
1	
2	
3	
4	
5	
YORK HOME	
DESIGN LTD.	
2771 VICTORIA STREET	
REGISTERED L.L. CANADA	
TELEPHONE (604) 965-8118	
FAX (604) 969-1002	
E-MAIL yorkehome@yorkhome.ca	
DATE	SCALE
DEC 15 2005	1:50
BY	
10 JAN	
ONE FANCLY	
DATE	SCALE
NOV 20 2005	1:50
BY	
10 JAN	
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10 JAN	
ONE FANCLY	



REVISED PLAIN



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AUG 18 2008

CITY OF KELOWNA
PLANNING DEPT.

PLAYS CONTAIN TO THE BODC 2006 EDITION.

PROJECT INFO.

265 & 275 PONTO ROAD

CLIENT NAME	FIRM
BRIDGE CREDIT BLDG	

THE
FEDERAL BUREAU OF INVESTIGATION

[illegible]

	REVISIONS	DATE
	DESCRIPTION	

[illegible]

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WORK HOME

WORK HOME

DECEMBER

DESIGN. LTD.

2771 VICTORIA STREET

ABBOTSFORD B.C. CANADA
TELEPHONE (604) 859-2518

FAX (604) 259-8587
Email: YorkHomedesign@vancouver.ca

DATE	1/5 - 1/5/1
DO NOT WRITE IN THESE SPACES	

DATE	12/15/19	DATE	12/15/19
SUBJECT	100-443888-1000	SUBJECT	100-443888-1000
TO	100-443888-1000	TO	100-443888-1000
FROM	100-443888-1000	FROM	100-443888-1000
REMARKS	100-443888-1000	REMARKS	100-443888-1000
APPROVED	100-443888-1000	APPROVED	100-443888-1000
SPECIAL AGENT	100-443888-1000	SPECIAL AGENT	100-443888-1000
CHIEF OF POLICE	100-443888-1000	CHIEF OF POLICE	100-443888-1000
CLERK	100-443888-1000	CLERK	100-443888-1000

4 975 BOWEN ROAD, KITCHEN

WAGNETY RUMY KUDZHA P 10