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**CITY OF KELOWNA**  
**MEMORANDUM**

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**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

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**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 <sup>2</sup>	700 m <sup>2</sup>
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 <sup>2</sup> provided per unit	25 m <sup>2</sup> of private open space per dwelling = 100 m <sup>2</sup> 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 <sup>2</sup> provided per unit	25 m <sup>2</sup> 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.

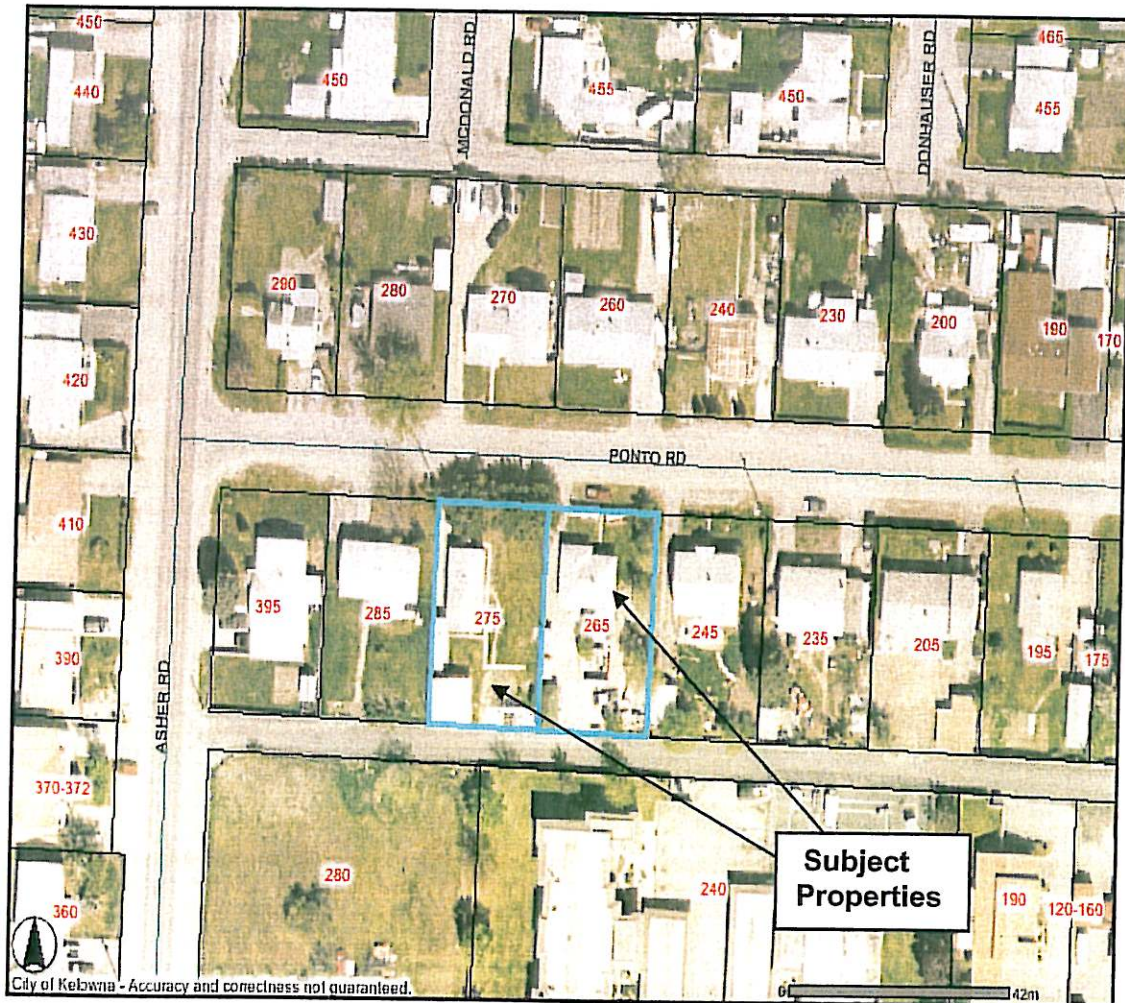
Adjacent zones and uses are:

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.



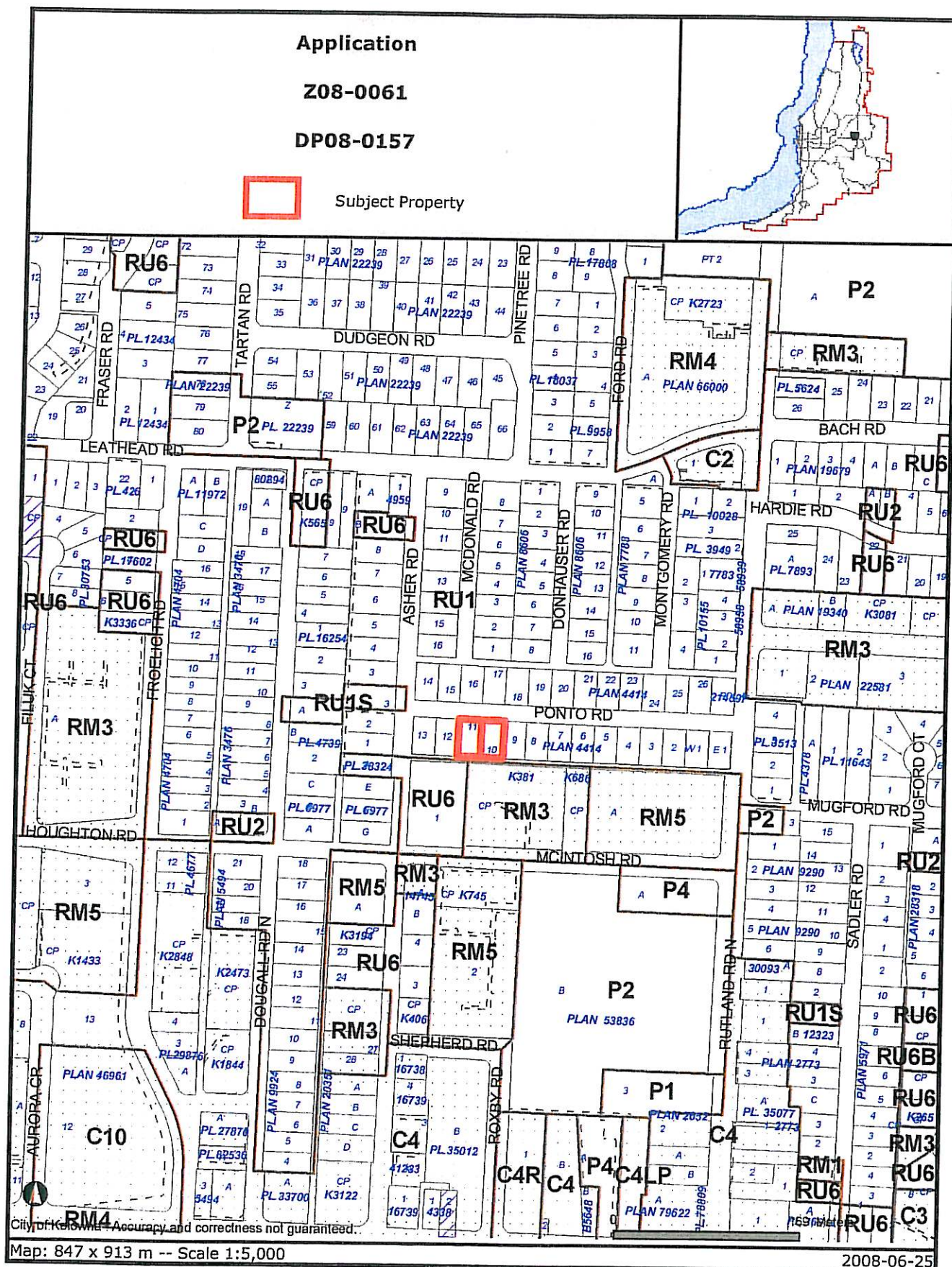
Danielle Noble  
Current Planning Supervisor

DN/bcd

**ATTACHMENTS**

- Subject Property Map
- Site Plan
- Elevation Sample





Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.  
The City of Kelowna does not guarantee its accuracy. All information should be verified.



LOT# 10 @ 265 PONTO ROAD KELOWNA

PROPOSED ZONING: RM-1

BUILDING DATA:

LOT AREA = 7172.1sq.m. = 7720sq.ft.  
BUILDING AREA = 202.37sq.m. = 2170.33sq.ft.  
UNIT FLOOR AREA = 202.37sq.m. = 2170.33sq.ft.  
GARAGE AREA = 81.22sq.m. = 874.33sq.ft.  
TOTAL FLOOR AREA = 283.59sq.m. = 3044.66sq.ft.  
BASEMENT FLOOR AREA = 202.37sq.m. = 2170.33sq.ft.  
DRIVEWAY+PARKING AREA = 81.22sq.m. = 874.33sq.ft.  
TOTAL DRIVEWAY+PARKING AREA = 404.59sq.m. = 4344.66sq.ft.  
SIDEWALK AREA = 35.57sq.m. = 383.00sq.ft.  
TOTAL SIDEWALK AREA = 42.6sq.m. = 458.00sq.ft.  
PATIO AREA = 14.00sq.m. = 150sq.ft.

LOT COVERAGE (Building Only):

LOT AREA = 7172.1sq.m. = 7720sq.ft.  
MAXIMUM ALLOWED SITE COVERAGE: 40% = 2868.84sq.m. = 3087.55sq.ft.  
PROPOSED SITE COVERAGE: 202.37sq.m. = 2170.33sq.ft.  
BUILDING AREA = 202.37sq.m. = 2170.33sq.ft.  
TOTAL AREA = 404.74sq.m. = 4344.66sq.ft.  
PROPOSED SITE COVERAGE: 40% = 2868.84sq.m. = 3087.55sq.ft.

LOT COVERAGE (Building & Parking):

LOT AREA = 7172.1sq.m. = 7720sq.ft.  
MAXIMUM ALLOWED SITE COVERAGE: 50% = 3586.05sq.m. = 3869.03sq.ft.  
PROPOSED SITE COVERAGE: 202.37sq.m. = 2170.33sq.ft.  
BUILDING AREA = 202.37sq.m. = 2170.33sq.ft.  
DRIVEWAY+PARKING AREA = 81.22sq.m. = 874.33sq.ft.  
TOTAL AREA = 343.59sq.m. = 3704.50sq.ft.  
PROPOSED SITE COVERAGE: 48.56% = 348.34sq.m. = 3749.50sq.ft.

F.A.R. CALCULATIONS:

LOT AREA = 7172.1sq.m. = 7720sq.ft.  
MAXIMUM ALLOWED F.A.R.: 80% = 433.32sq.m. = 4631.92sq.ft.  
PROPOSED F.A.R.: 202.37sq.m. = 2170.33sq.ft.  
TOTAL AREA = 404.74sq.m. = 4344.66sq.ft.  
PROPOSED F.A.R.: 53.22% = 398.10sq.m. = 4283.66sq.ft.  
PRIVATE OPEN SPACE AREA REQUIRED = 1076sq.ft. = 100sq.m. (25sq.m./ UNIT)  
PRIVATE OPEN SPACE AREA PROPOSED = 1036sq.ft. = 95sq.m. (23sq.m./ UNIT)  
MAX. BUILDING HEIGHT ALLOWED = 9.5m  
MAX. BUILDING HEIGHT PROPOSED = 7.48m  
PARKING REQUIRED = 6 (1.5 SPACES/ 2 BEDROOM UNIT)  
PARKING PROPOSED = 6

LOT# 11 @ 275 PONTO ROAD KELOWNA

PROPOSED ZONING: RM-1

BUILDING DATA:

LOT AREA = 7172.1sq.m. = 7720sq.ft.  
BUILDING AREA = 202.37sq.m. = 2170.33sq.ft.  
UNIT FLOOR AREA = 202.37sq.m. = 2170.33sq.ft.  
GARAGE AREA = 81.22sq.m. = 874.33sq.ft.  
TOTAL FLOOR AREA = 283.59sq.m. = 3044.66sq.ft.  
BASEMENT FLOOR AREA = 202.37sq.m. = 2170.33sq.ft.  
DRIVEWAY+PARKING AREA = 81.22sq.m. = 874.33sq.ft.  
TOTAL DRIVEWAY+PARKING AREA = 404.59sq.m. = 4344.66sq.ft.  
SIDEWALK AREA = 35.57sq.m. = 383.00sq.ft.  
TOTAL SIDEWALK AREA = 42.6sq.m. = 458.00sq.ft.  
PATIO AREA = 14.00sq.m. = 150sq.ft.

LOT COVERAGE (Building Only):

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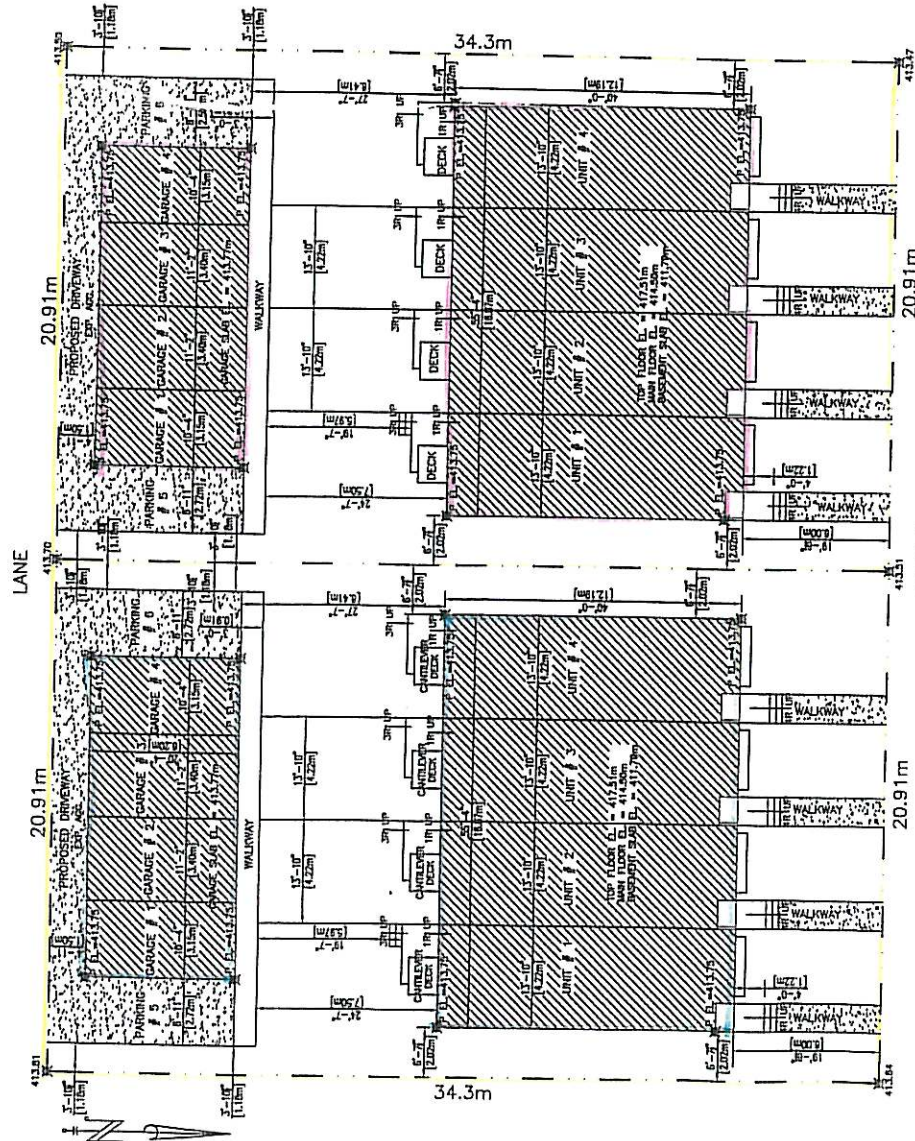
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PARKING REQUIRED = 6 (1.5 SPACES/ 2 BEDROOM UNIT)  
PARKING PROPOSED = 6

RECEIVED  
AUG 18 2008  
CITY OF KELOWNA  
PLANNING DEPT.

PROJECT INFO.	
265 & 275 PONTO ROAD	
CLIENT NAME	
DATE	
REVISIONS	
DESCRIPTION	DATE

YORK HOME DESIGN LTD.	
2771 VICTORIA STREET KELOWNA BC CANADA TELEPHONE (800) 569-5818 FAX (604) 259-4822	
DATE	DATE
BY	BY
CHECKED BY	CHECKED BY
DATE	DATE

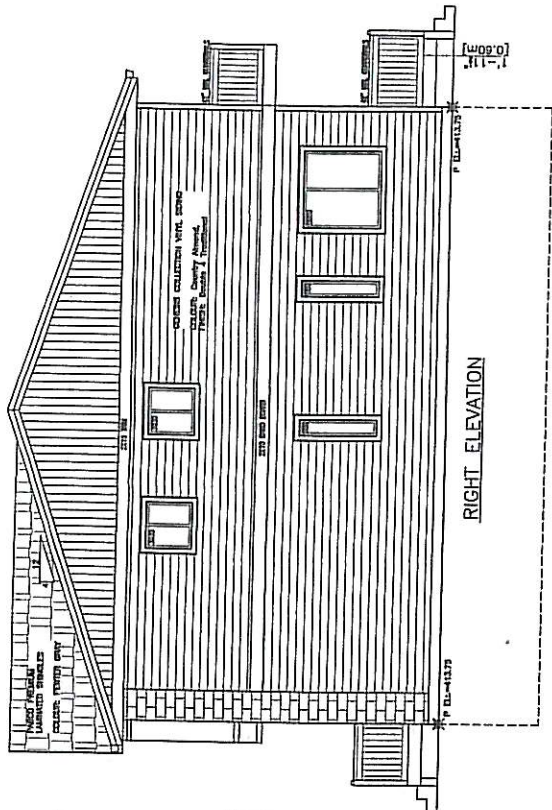
265 & 275 PONTO ROAD KELOWNA 11 OF 5



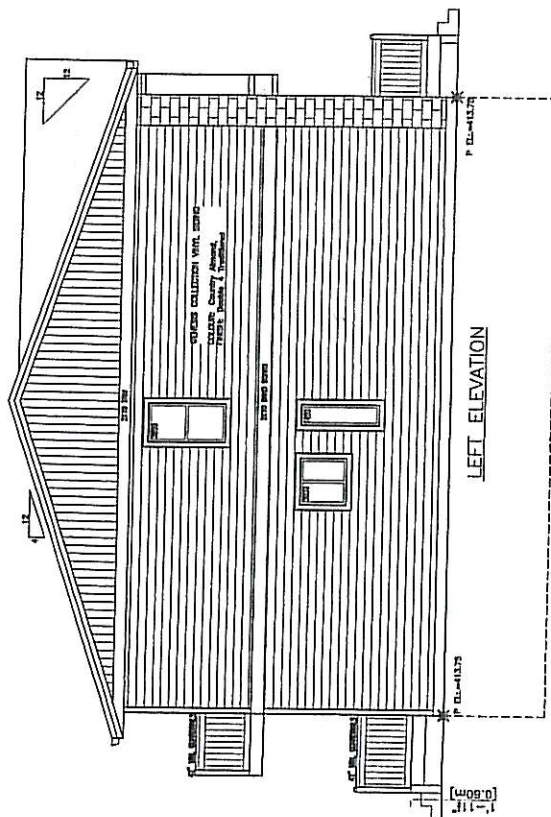
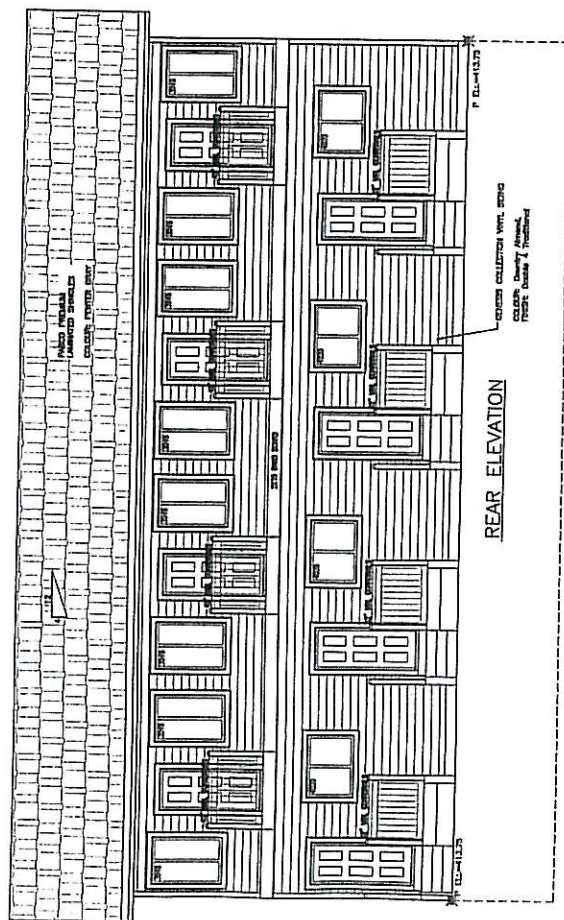
SITE PLAN  
SCALE 1:100  
265 & 275 PONTO ROAD

USED PLANS





REVISED PLANO



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THESE PLAYS CONTRIBUTE TO THE BOAC 2005 EDITION.

PROJECT INFO.

265 & 275 PONTO ROAD

CLIENT NAME	PHONE
UNION PACIFIC	714 678 721

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REVISIONS	

DATE	DESCRIPTION
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10/26/19	100.00
10/27/19	100.00
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12/31/19	100.00

**YORK HOME  
DESIGN. LTD.**

2771 VICTORIA STREET  
ABBOTSFORD B.C. CANADA  
TELEPHONE (604)559-2515

FAX (604) 559-0582  
Email: [you@medesign@yahoo.ca](mailto:you@medesign@yahoo.ca)

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