

Should the land-use be supported, the proposal also seeks a Development Permit to approve the form and character of the 50-unit townhome project. In order to develop the site as planned, the applicant has requested a Development Variance Permit to relax the Zoning Bylaw requirements for site coverage, as well as front, side and rear yards to be considered at a later date.

The bylaws to be rescinded reference the Rezoning and Housing Agreement bylaws which were attached to an earlier application on the subject properties.

3.0 ADVISORY PLANNING COMMISSION

The above noted application was reviewed by the Advisory Planning Commission at the meeting on November 4, 2008 and the following recommendation was passed:

THAT the Advisory Planning Commission support Rezoning Application No. Z08-0084, for 1821-1887 Ambrosi Road; Lots 13, 14, 15, 16, 17, 18, 19 & 20, Plan 5109, Sec. 20, Twp. 26, ODYD, by The Mission Group (C. Makus) to rezone from the RU1-Large Lot Housing zone to the RM5-Medium Density Multiple Housing zone to accommodate a 3 storey, 50 unit townhome project.

4.0 BACKGROUND

A previous rezoning application for the subject properties was given approval by Municipal Council in March 2008. However, since that time the applicant has chosen to abandon that project and submit a new application. The original project was a more traditional apartment style project, including 100 units.

The Ambrosi road area has developed into a unique sector of the City in recent years, with a variety of residential, commercial and mixed-use buildings, including several medium density housing projects. This growth provides a variety of uses and services within the Highway Urban Centre, at a smaller, more pedestrian-orientated scale.

4.1 The Proposal

The new proposal includes 50 ground level townhomes, located within eight buildings, which will require the consolidation of the eight subject properties. The buildings are to be orientated east-west, stretching between Ambrosi Road and the rear lane. The development proposal is to include 36 three-bedroom units, and 14 two-bedroom units. Each townhome would have ground level access, with a two car (tandem) garage below, and a large roof-top terrace above the third level.

Each of the eight buildings include a unit accessed directly from Ambrosi Road, for a total of eight street-front, "walk-up" style units. Four landscaped entry courtyards provide pedestrian access from Ambrosi Road to the remaining units.

Each townhome would have two private parking spaces, with 8 visitor stalls dispersed throughout the project. Vehicular access would be provided via lanes on either side of the property, through to a rear lane which would access three separate driving isles.

In order to facilitate the development proposal as described above, the applicant is also seeking support for variances to site coverage, front, rear and side yard setbacks. These variances are to be considered in collaboration with the Development Permit at a later date.

The proposed development compares to the requirements of Zoning Bylaw No. 8000 (with identified variances) as follows:

CRITERIA	PROPOSAL	RM5 ZONE REQUIREMENTS
Subdivision Regulations		
Site Area (m ²)	5,243 m ²	1400 m ²
Site Width (m)	64.4 m	30.0 m
Site Depth (m)	81.5 m	35.0 m
Development Regulations		
Site Coverage (%)	44% ❶	40%
Site Coverage (%) [incl. driveways, and parking areas]	55%	60%
Floor Area Ratio	6108 m ² (Net Floor Area) / 6108 m ² (Lot Area) = 1.0 FAR	1.1 + 0.2 (screened parking)= 1.3 total
Height (m)	9.75 m	16.5m
Storeys (#)	3 storeys	4 storeys
Required Setbacks		
Front (Ambrosi Rd)	3.96 m ❷	6.0 m
Rear (East)	3.2 m ❸	7.5 m
Side (North)	1.5 m ❹	7.5 m
Side (South)	1.5 m ❹	7.5 m
Other Regulations		
Private Open Space	2300m ²	<u>50 units x 25.0 m²</u> Total: 1250 m²
Parking Spaces (#)	100 resident spaces 8 visitor spaces	<u>36 units x 2.0 (72 spaces)</u> <u>14 units x 1.5 (21 spaces)</u> Total: 93 resident spaces <u>1 visitor space/7 units (8 spaces)</u> 8 visitor spaces
Bicycle Stalls (#)	Meets requirements	Class I: 0.5/unit (25 spaces) Class II: 0.1/unit (5 spaces) Total: 36 spaces

- ❶ The applicant is requesting a variance for site coverage.
- ❷ The applicant is requesting a variance for front yard setback.
- ❸ The applicant is requesting a variance for rear (east) yard setback.
- ❹ The applicant is requesting a variance for side yard setbacks.

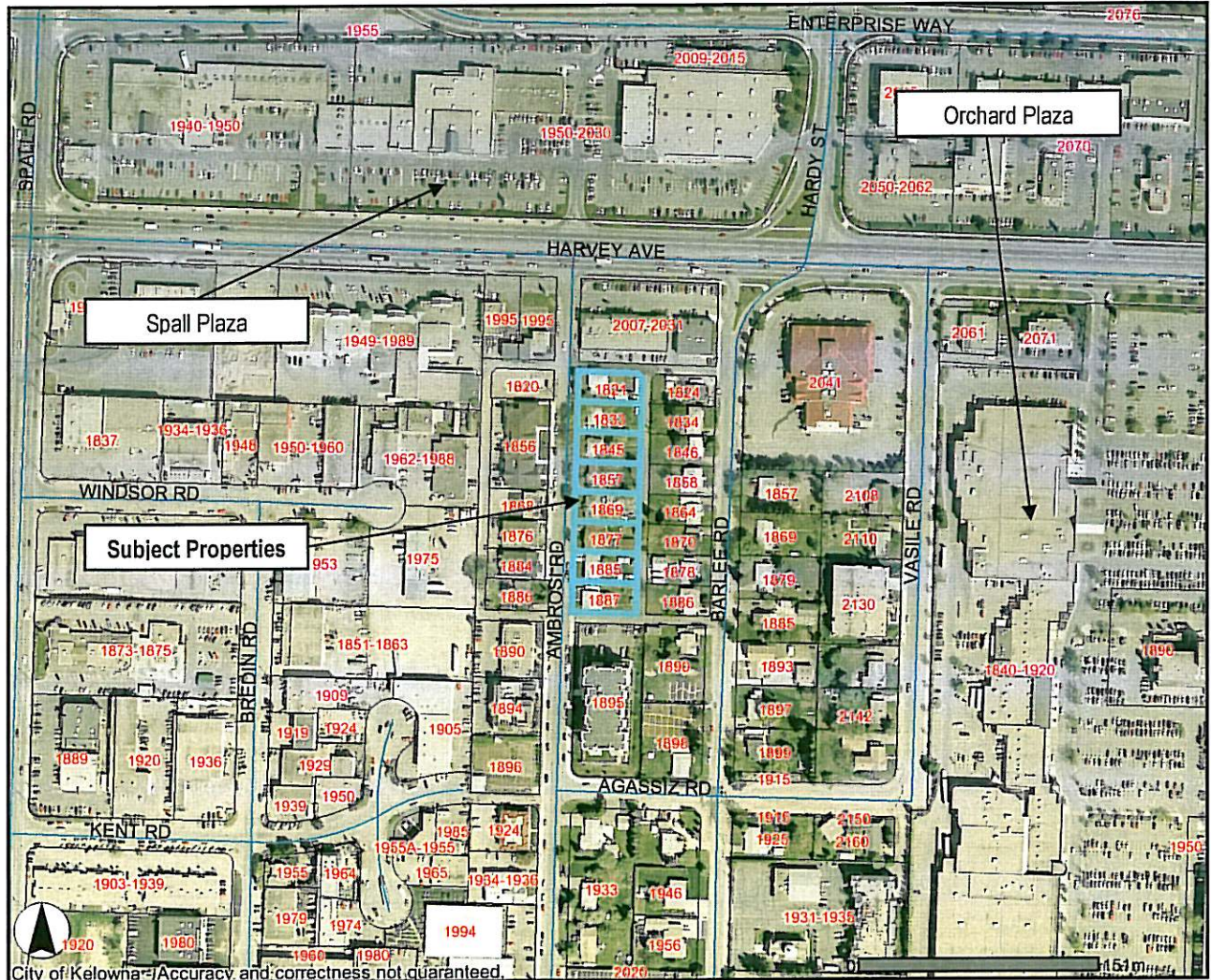
4.2 Site Context

The subject properties are located on Ambrosi Road, within the Highway Centre Development Permit Area. This area has recently seen a great deal of mixed-use redevelopment, which has included medium density residential development. Specifically, the adjacent land uses are:

North	C4 – Town Centre Commercial
East	RU1 – Large Lot Housing
South	RM5 – Medium Density Multiple Housing
West	C5 – Transition Commercial

4.3 Site Location Map

Subject Properties: 1821, 1833, 1845, 1857, 1869, 1877, 1885 and 1887 Ambrosi Road



5.0 **CURRENT DEVELOPMENT POLICIES**

5.1 Kelowna Official Community Plan

The proposal is consistent with the future land use designation of Multiple Unit Residential (Medium Density) in the Official Community Plan. This designation is designed for apartment and town-home development within the RM4 and RM5 zones.

The proposal is consistent with a number of OCP policies, including:

- *Section 5.9 Support an Increase in Multiple Units:* "Support a gradual increase in multiple unit development."
- *Section 5.10 Develop a Compact Urban Form:* "Develop a more compact urban form that maximizes the use of existing infrastructure, by increasing densities through development, conversion and redevelopment of existing areas, particularly in Urban Centres."

- *Section 8.30 Infrastructure Availability:* "Give preference to supporting new housing in areas where required services already exist or can be provided most economically and efficiently."
- *Section 8.37 Apartments and Townhouses:* "Encourage development to contribute to the City's goal of, over the 2000 - 2020 timeframe, having 53% of new residential units be in the form of apartments, townhouses (and cluster housing), or other multiple unit buildings."
- *Section 8.38 Ground-Oriented Housing:* "Encourage the development of ground-oriented multiple unit housing as an affordable housing choice."
- *Section 8.40 Housing Variety:* "Encourage the development of a variety of housing forms to ensure that the housing supply meets the needs of the population."
- *Section 8.50 Housing in the Urban Corridor:* "A more varied housing supply and means of increasing affordability should be actively sought for the neighbourhoods surrounding and including Urban Town Centres."

6.0 TECHNICAL COMMENTS

6.1 Building & Permitting

Ensure spatial separation meets BCBC 2006 requirements.

6.2 Development Engineering Branch

See attached.

6.3 Fire Department

Gates must open with out special knowledge. No drawings of the entrance gates. Engineered fire flows are required to determine if existing hydrants/fire flows are adequate and if additional hydrants/fire flows are required.

6.4 Ministry of Transportation

No objections.

6.5 Shaw

Owner/developer to supply and install underground conduit system.

6.6 Telus

Telus will provide underground facilities to this development. Developer will be required to supply and install conduit as per Telus policy.

7.0 LAND USE MANAGEMENT DEPARTMENT

Land Use Management staff are supportive of the proposed land use. The proposed re-zoning is consistent with Kelowna's Official Community Plan Future Land Use designation. The proposed site plan and elevations provide a welcoming presence at street level, and would provide more pedestrian interaction than typical apartment style buildings. Ground-orientated townhomes would help to diversify the current housing stock in the Highway 97 Town Centre, while enhancing a unique streetscape.

It should be noted that a required road widening along the Ambrosi road frontage (3.2m) has put some constraints on the site planning. This has affected the scope of the variances being requested. Considering this widening, and the urban context of the project, the proposed variances are considered to be minor in nature. The Development Permit and Development Variance Permit are to be addressed at a future date.



Danielle Noble
Manager, Urban Land Use

Approved for inclusion



Shelley Gambacort
Director, Land Use Management

ATTACHMENTS

Location of subject property
Conceptual Rendering
Site Plan
Development Engineering Branch (Works & Utilities) Comments

CITY OF KELOWNA
MEMORANDUM

Date: September 25, 2008
File No.: Z08-0084 DP08-0209 DVP08-0210

To: Planning & Development Services Department (LT)

From: Development Engineering Manager

Subject: Proposed 50 Residential Townhomes Ambrosi Properties Ltd
1821 - 1887 Ambrosi Road Lots 13 - 20 Plan 5109

The Works & Utilities Department have the following comments and requirements associated with this application to rezone from RU-1 to RM-5. The road and utility upgrading requirements outlined in this report will be a requirement of this development.

The Development Engineering Technologist for this project is John Filipenko. AScT

1. Domestic Water and Fire Protection

- (a) The developer must engage a consulting civil / mechanical engineer to determine the domestic and fire flow requirements of this development. The water system must be capable of supplying domestic and fire flow demands in accordance with the Subdivision & Servicing Bylaw. Water computations will be required to determine the demands for the identified land use designations, to determine water supply needs.
- (b) It is apparent that it will be necessary to construct a Watermain within the Kent Road extension, from its terminus, to the existing Watermain on Ambrosi Road. The estimated cost of these improvements for bonding purposes is **\$35,000.00**
- (c) The existing lots are serviced with small diameter (19-mm) copper water services. Only one service will be permitted for this development. The applicant, at his cost, will arrange for the disconnection of existing services at the main and the installation of one larger metered water service. The estimated cost of these improvements for bonding purposes is **\$20,000.00**
- (d) The boulevard irrigation system must be integrated with the on-site irrigation system.

2. Sanitary Sewer

- (a) The developer's consulting mechanical engineer will determine the development requirements of this proposed development and establish the service needs.
- (b) The applicant, at his cost, will arrange for the installation of one larger service, as well as capping of all existing unused services at the mains. Only one service will be permitted for this development. The estimated cost for construction for bonding purposes is **\$20,000.00**

3. Storm Drainage

- (a) The developer must engage a consulting civil engineer to provide a storm water management plan for the site, which meets the requirements of the City Storm Water Management Policy and Design Manual. The storm water management plan must also include provision of lot grading plan, minimum basement elevation (MBE), if applicable, and provision of a storm drainage service for the development and /or recommendations for onsite drainage containment and disposal systems. The on-site drainage system may be connected to an existing or proposed drainage system with an overflow service. The estimated cost for providing a overflow service for bonding purposes is **\$ 7,000.00**
- (b) Provide a lot-grading plan.
- (c) It will be necessary for the developer to construct storm drainage facilities on the roads and lanes fronting the proposed development. The cost of this construction is included in the roads item.

4. Road Improvements

- (a) Ambrosi Road fronting this development, must be upgraded to a full urban standard SS-R5 (modified to include a 2.35m sidewalk), curb and gutter, pavement widening, landscaped boulevard complete with underground irrigation system, street lights as required and re-location or adjustment of existing utility appurtenances if required to accommodate the upgrading construction. It will be required to extend the existing storm drainage main to the northerly lane complete with a drywell and catch-basin. Numerous utility trench cuts will make it necessary to provide an asphalt overlay for the full Ambrosi Road frontage.

The estimated cost of this work for bonding purposes is **\$89,000.00** (not including the cost of relocating or adjusting of utility poles and other appurtenances)
- (b) Public Lanes along the northerly and easterly boundaries of this development must be upgraded to a full paved standard including drainage facilities. The estimated cost of this work for bonding purposes is **\$54,000.00** (not including the cost of relocating or adjusting existing appurtenances)
- (c) Public Lane along the southerly boundary of this development will increase in width. Provide a fillet pavement widening for the full frontage of this development. The estimated cost of this work for bonding purposes is **\$5,000.00** (not including the cost of relocating or adjusting existing appurtenances)
- (d) Contribute a sum of \$1,453.20 per equivalent development unit as this development's assessed share for future extension of Agassiz Rd. From Kent Rd. through to Vasile Rd. as required in the Ambrosi Area Plan.

5. Road Dedication and Subdivision Requirements

By registered plan to provide the following:

- (a) Provide an additional road allowance widening for the frontage of Ambrosi Road to achieve a full right-of-way width of 20.12m
- (b) Dedicate 0.75m widening of the Northerly Lane.
- (c) Dedicate 0.75m widening of the Southerly Lane.

- (d) Dedicate 3.0m x 3.0m lane intersections - property line corner truncations.
- (e) Lot consolidation is required
- (f) Provide statutory rights-of-way if required for utility services.

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.

7. Street Lighting

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.

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.

9. 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:

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

10. 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.

11. Bonding and Levy Summary

(a) Bonding

Ambrosi Road frontage upgrading	\$ 89,000.00
Lane frontage upgrades	\$ 59,000.00
Watermain Kent Extension	\$ 35,000.00
Service upgrades	\$ 47,000.00
Total Bonding	\$ 230,000.00

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 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.

(b) Levies

Ambrosi Area Plan assessment:

XX units x 0.7 = 35.0 EDU @ \$1,525.86 = **\$ 53,405.10** (951-10 -x-x-DF899)

12. Development Permit and Site Related Issues

- (a) The developer must obtain the necessary permits and have all existing utility services disconnected prior to removing or demolishing the existing structures.
- (b) 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.
- (c) Should traffic conditions dictate, the City reserves the right to limit the access onto Springfield Road to right turns only.
- (d) The application to vary the rear yard setback from 6.0m to 3.768m does not compromise works and utilities servicing requirements.
- (e) The application to vary the setbacks from 9.0m to 3.2m, 6.0m to 3.1m and 4.5m to 1.2m, do not compromise works and utilities servicing requirements.

13. Latecomer Provisions

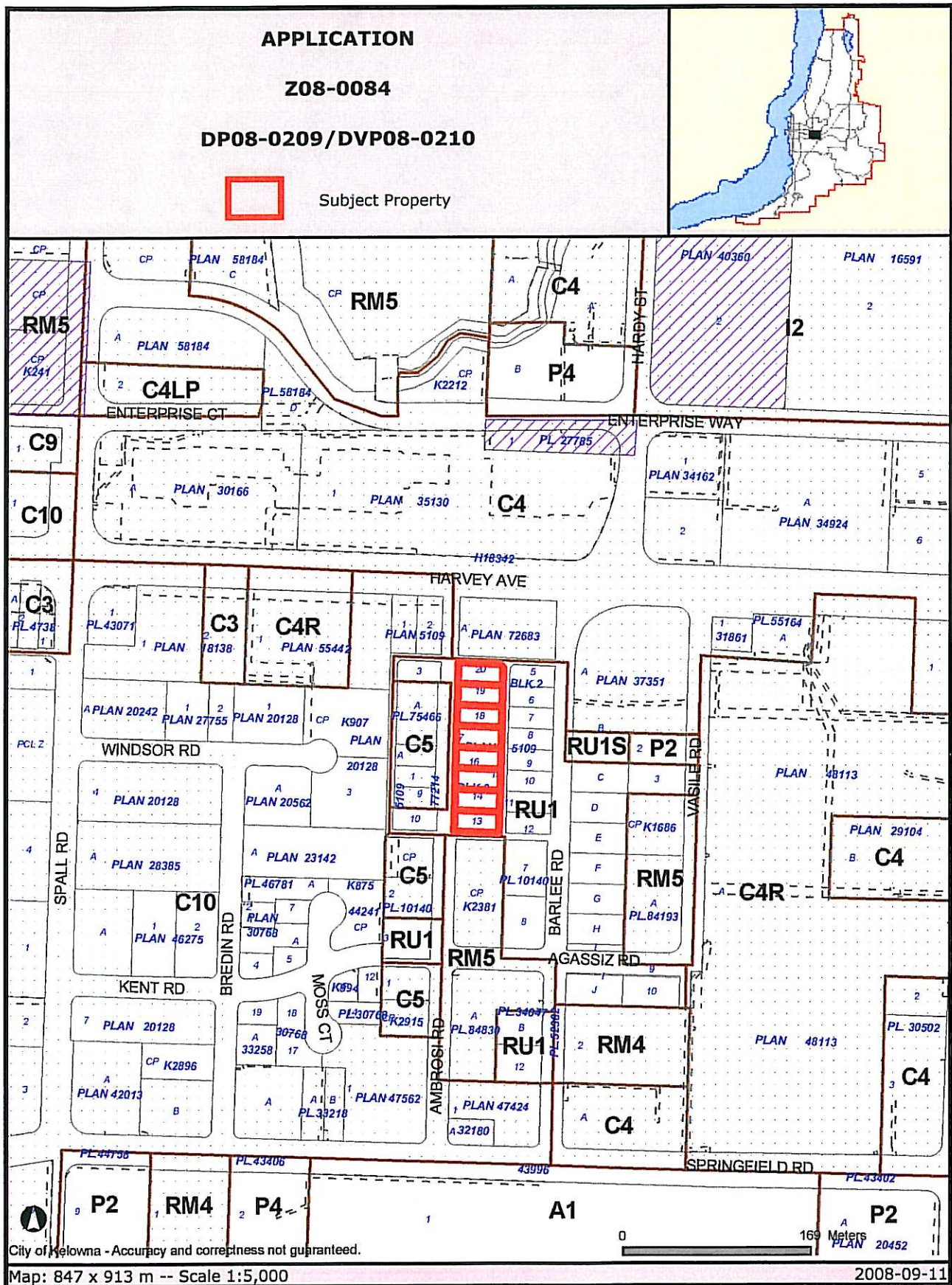
- a) Under the provisions of the Municipal Act, Latecomer provisions are available for the following items:
- i) Lane Improvements
 - ii) Watermain construction

The consulting engineer is to prepare and submit the Latecomer information. The City will prepare the actual Latecomer Agreement(s) and forward to the owner(s) for signature. The Latecomer Agreements must be submitted for Council's adoption prior to the notice to proceed with the works and/or subdivision approval.

14. 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 Total Off-Site Construction Cost plus GST) in the amount of **\$5,176.50** (\$4930.00 + 246.50 GST)

Steve Muenz, P. Eng.
Development Engineering Manager
JF/jf



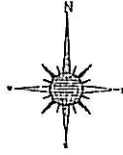
Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.
 The City of Kelowna does not guarantee its accuracy. All information should be verified.



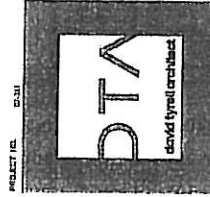
KATHERIN

CSUED

DATE: 08/20/13
SCALE: 1/8" = 1'-0"



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DTA
david type architecture

TOWNHOMES
Ambrosi Road
Kelowna, B.C.

GARAGE LEVEL
PLAN

DATE: 08/20/13

A1

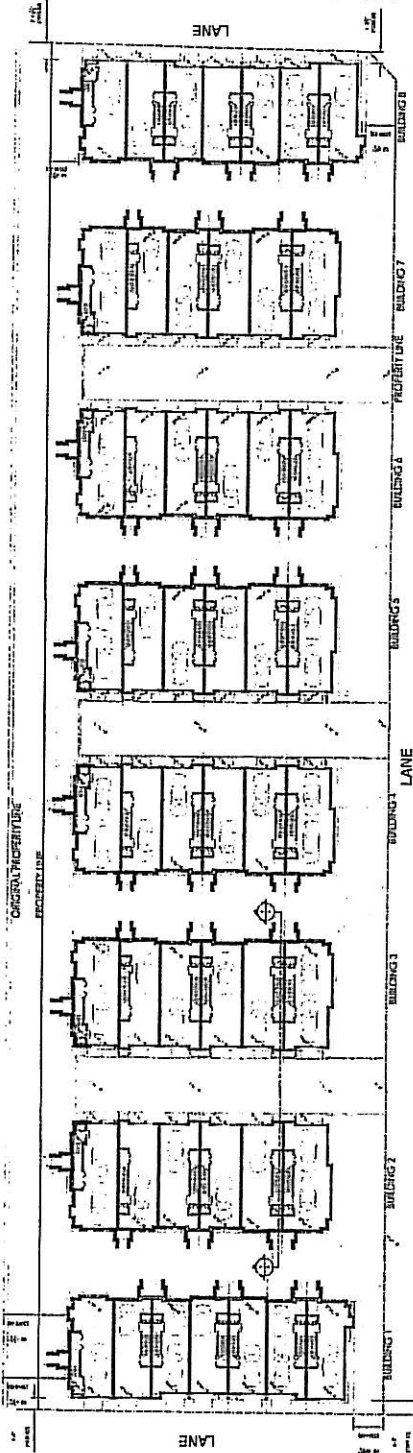
SHEET NO. 1 OF 1
DATE: 08/20/13

SITE AREA Gross = 66,014.5 SF
 PERMITTED MAX PER = 3,118,721.05 SF
 PROPOSED = 2,900,000 SF
 APPROX. NET SELLABLE SF = 65,000 SF
 PROPOSED ZONE RMS
 SITE COVERAGE PERMITTED = 26,405.80 = 40%
 SITE COVERAGE PROPOSED = 29,000 = 44%
 HEIGHT PERMITTED = 54' 16.5m
 HEIGHT PROPOSED = 47' 12m
 SETBACKS REQUIRED:

Proposed	RMS
9m	9m
3.2m	6m
3.1m	4.5m
1.3m	

PRIVATE OPEN SPACE REQUIRED - 3705/25m
 PRIVATE OPEN SPACE PROPOSED - 5005/46m
 PROPOSED DWELLING UNITS:
 50 - TOWNHOMES, 36 THREE BEDROOM UNITS + 14 TWO BEDROOM UNITS
 PARKING PROPOSED - 100 resident + 8 Visitor = 108 INCLUDES 14 SMALL CAR SPACES

AMBROSI ROAD



1 BASEMENT/GARAGE LEVEL SITE PLAN
13-22-13