

3.0 ADVISORY PLANNING COMMISSION

At the December 16, 2008 meeting of the Advisory Planning Commission, the following resolution was adopted:

THAT the Advisory Planning Commission support Development Permit Application No. DP08-0244, for 773 Morrison Avenue; Lot B, DL 136, Plan 4572, ODYD, by Sandhu, Charanjit and Sukbir, to approve the form and character of a proposed four-plex on the subject property.

In addition, the following anecdotal comments were recorded in the minutes of the same:

The Advisory Planning Commission suggest improvements be made with respect to the form and character. The driveways, yard and landscaping should be improved to provide a better street presence considering the location is in a prominent area of the City. The existing garages at the back should be upgraded or replaced. The bay windows on the second level make the building look bigger than it needs to be. Improve by articulating or changing the colors of the left hand side or right hand side to address the scale of the structure so that it fits into the rest of the neighborhood.

The above design recommendations were incorporated into the final drawings for Council consideration.

4.0 BACKGROUND

4.1 Site Context

The subject property is located on the south side of Morrison Avenue in South Pandosy, between Richter Street and Ethel Street. The neighbourhood is predominantly single and two dwelling residential in character, with commercial uses present to the north and south. Kelowna General Hospital is northwest of the subject property and is often noted as a substantial traffic and activity generator in this area of the City. Properties of higher residential density exist in the immediate area, including other examples of RM1 (four dwelling) development.

Specifically, the adjacent land uses are as follows:

North	RU6 – Two Dwelling Housing
South	RM1 – Four Dwelling Housing
East	RU6 – Two Dwelling Housing
West	RU6 – Two Dwelling Housing

4.2 Aerial Photo



4.3 The Proposal

The proposed development has been designed to function as two duplex units each with a secondary suite.

The form and character of the proposed building is modest and economical while also offering some attention to detail. Cultured stone is proposed on the front elevation along the ground-plane, while stucco with wood trim is the predominant finishing material over the building. Windows on the front elevation are proposed with mullions to punctuate larger glass areas.

The application compares with the requirements of the RM1 – Four Dwelling Housing zone as shown in the following table.

Zoning Bylaw No. 8000		
Criteria	Proposal	RM1 Zone Requirements
Subdivision Regulations		
Site Width	25.81 m	20.0 m
Site Depth	36.20 m	30.0 m
Site Area	934.3 m ²	700 m ²
Development Regulations		
Site Coverage (buildings)	40%	40%
Site Coverage (buildings, parking, driveways)	49.5%	50%
Floor Area Ratio (FAR)	0.59	0.60

Principal Building Height	7.57 m and 2 ½ storeys	Lesser of 9.5 m or 2 ½ storeys
Front Yard	4.5 m	4.5 m
Side Yard (west)	3.3 m	2.5 m
Side Yard (east)	3.3 m	2.5 m
Rear Yard	16.75 m	7.5 m
Accessory Building Rear Yard	1.5 m	1.5 m
Other Regulations		
Private Open Space	Meets requirements	25 m ² per unit
Vehicle Parking	8 stalls	7 stalls
Bicycle Parking	Class I – 4 spots	Class I – 2 spots

4.0 **TECHNICAL COMMENTS**

4.1 **Fire Department**

Logical addressing and all address numbers must be visible from the street. Requirements of section 9.36, Secondary Suites, of the BCBC 2006 are to be met.

4.2 **Building & Permitting Department**

No concerns.

5.0 **LAND USE MANAGEMENT DEPARTMENT COMMENTS**

Valuable comments regarding the form and character of the development were heard at the Advisory Planning Commission (and quoted in this report), and the applicant has endeavored to address those comments in the revised proposal. Areas of concern are identified below.

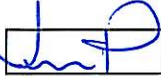
- **Driveways, yard, and landscaping** – The rear driveway area has been reduced to bring site coverage to within Zoning Bylaw requirements. Separate walkways have been provided from each unit to the Morrison Avenue sidewalk, thereby improving access and privacy for residents. A high-level of landscaping is proposed for the Morrison Avenue frontage.
- **Garages** – The existing garages on site are to be demolished and replaced with new structures, as per the drawings attached.
- **Bay windows on the side elevations** – The applicant feels that the bay windows on the side elevation act to break up what might otherwise be a monotonous, blank wall. The bay windows remain in the current application.
- **Scale of the structure and unit differentiation** – The applicant has proposed different exterior colour selections for each half of the structure, and this serves to markedly improve the differentiation between units. The addition of exterior lumber features under the front gable roof and the movement of windows on the second storey address the previously bulky feel of the building. These changes, taken together, represent a significant improvement in the Morrison Avenue frontage and act to moderate the scale of the building to a form more sensitive to the neighbourhood.

Given the improvements to the overall form and character of this proposal and the applicant's willingness to favourably respond to design suggestions, Land Use Management staff recommend support for the application. The scale and finishing of the building will more closely resemble a duplex rather than a four-plex, and the proposal represents sensitive infill in a neighbourhood where these densities already occur.



Danielle Noble
Urban Land Use Manager

Approved for Inclusion:



Shelley Gambacort
Director of Land Use Management

ATTACHMENTS

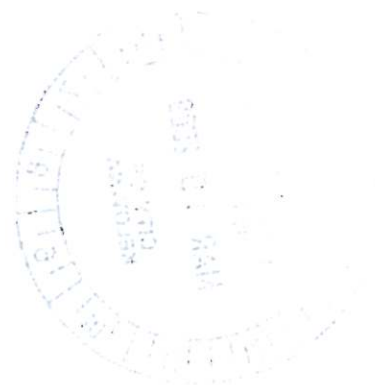
Location and zoning map

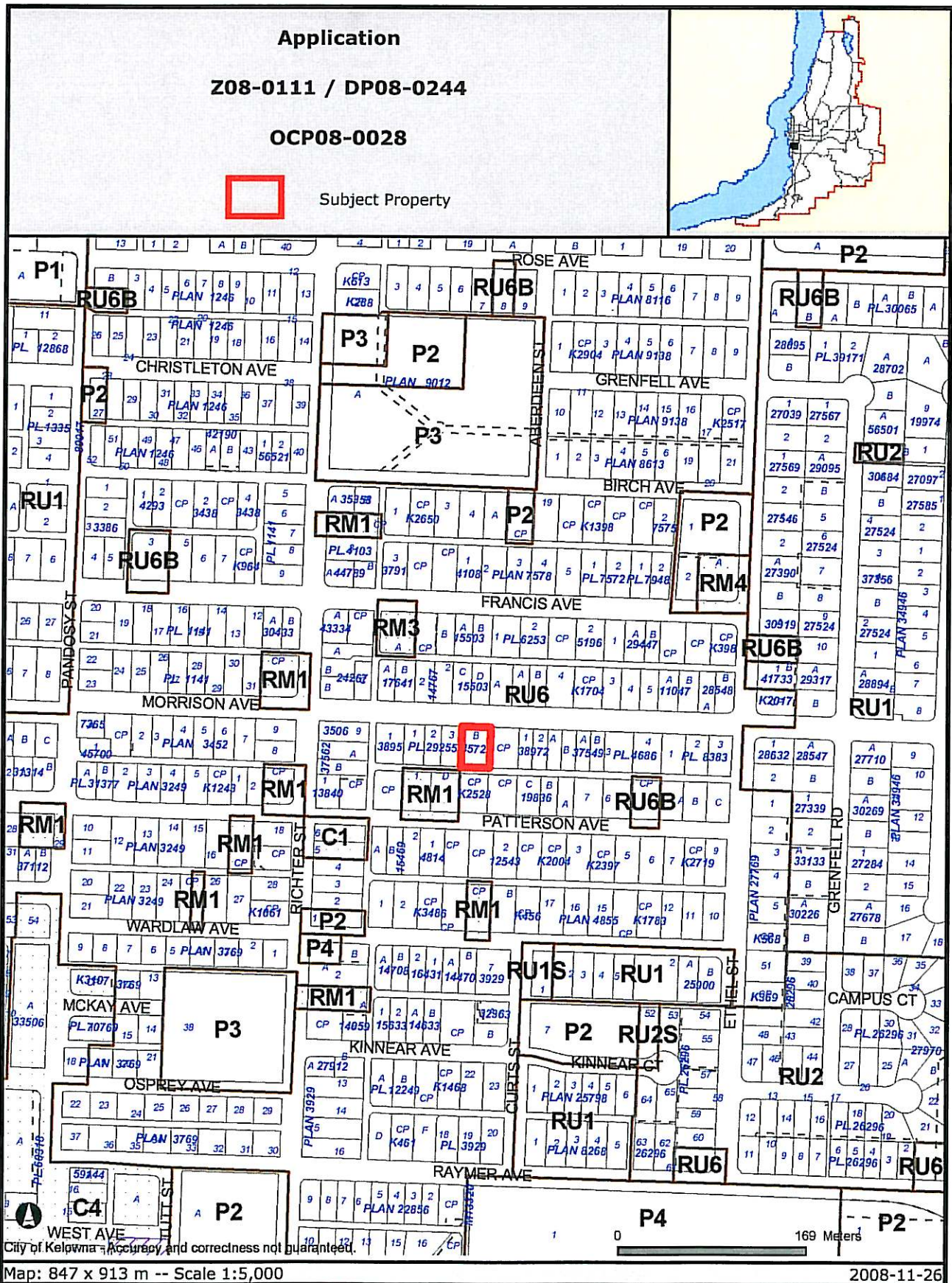
SCHEDULES

- A - Site plan / Plot plan
- House and garage floor plans (5 pages)

- B - House and garage elevations (6 pages)
- Rendering
- Materials and finishing

- C - Landscape plan





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.

CITY OF KELOWNA
MEMORANDUM

Date: December 5, 2008
File No.: Z08-0111 DP08-0244 OCP08-0028
To: Planning & Development Services Department (AB)
From: Development Engineering Manager
Subject: Proposed Four-Plex 773 Morrison Avenue Lot B Plan 4572

The Works & Utilities Department has the following requirements associated with this application to rezone from RU6 to RM1.

1. Domestic Water and Fire Protection

- (a) This development site is serviced with a small diameter copper water service. Removal of the existing water service and the installation of a new larger service will be at the applicant's cost
- (b) The developer's consulting mechanical engineer will determine the domestic, fire protection requirements of this proposed development, and establish the service needs. Service upgrades can be provided by the City at the applicant's cost. **The applicant will be required to sign a Third Party Work Order for the cost of the service upgrade.**
- (c) 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.
- (d) Landscaped boulevards, complete with underground irrigation systems, must be integrated with the on-site irrigation system

2. Sanitary Sewer

- (a) Our records indicate that this property is serviced with a 100mm-dia sanitary sewer service that should be adequate in size for this application. An inspection chamber (IC) must be installed on the service at the owner's cost. Service upgrades can be provided by the City at the applicant's cost. **The applicant will be required to sign a Third Party Work Order for the cost of the service upgrade.** For estimate, inquiry's please contact John Filipenko at 250-469-8581

3. Storm Drainage

- (a) 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. Road Improvements

- (a) Morrison Avenue fronting this development must be upgraded to an collector class 2 standard (SS-R7) including concrete curb and gutter, storm drainage facilities including a catch basin and drywell fillet pavement, and re-location or adjustment of existing utility appurtenances if required to accommodate the upgrading construction, The City wishes to defer the upgrades to Morrison Avenue fronting this property. Therefore, cash-in-lieu of immediate construction is required. The cash-in-lieu amount is determined to be **\$ 9,892.00**
- (c) The rear lane must be upgraded to a paved standard for the full frontage of this development (SS-R2) including a storm drainage system (drywell and catch basin). The City wishes to defer the upgrades to the lane fronting this property. Therefore, cash-in-lieu of immediate construction is required. The cash-in-lieu amount is determined to be **\$ 6,260.00**

5. Electric Power and Telecommunication Services

The electrical and telecommunication services to this building must be installed in an underground duct system. 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

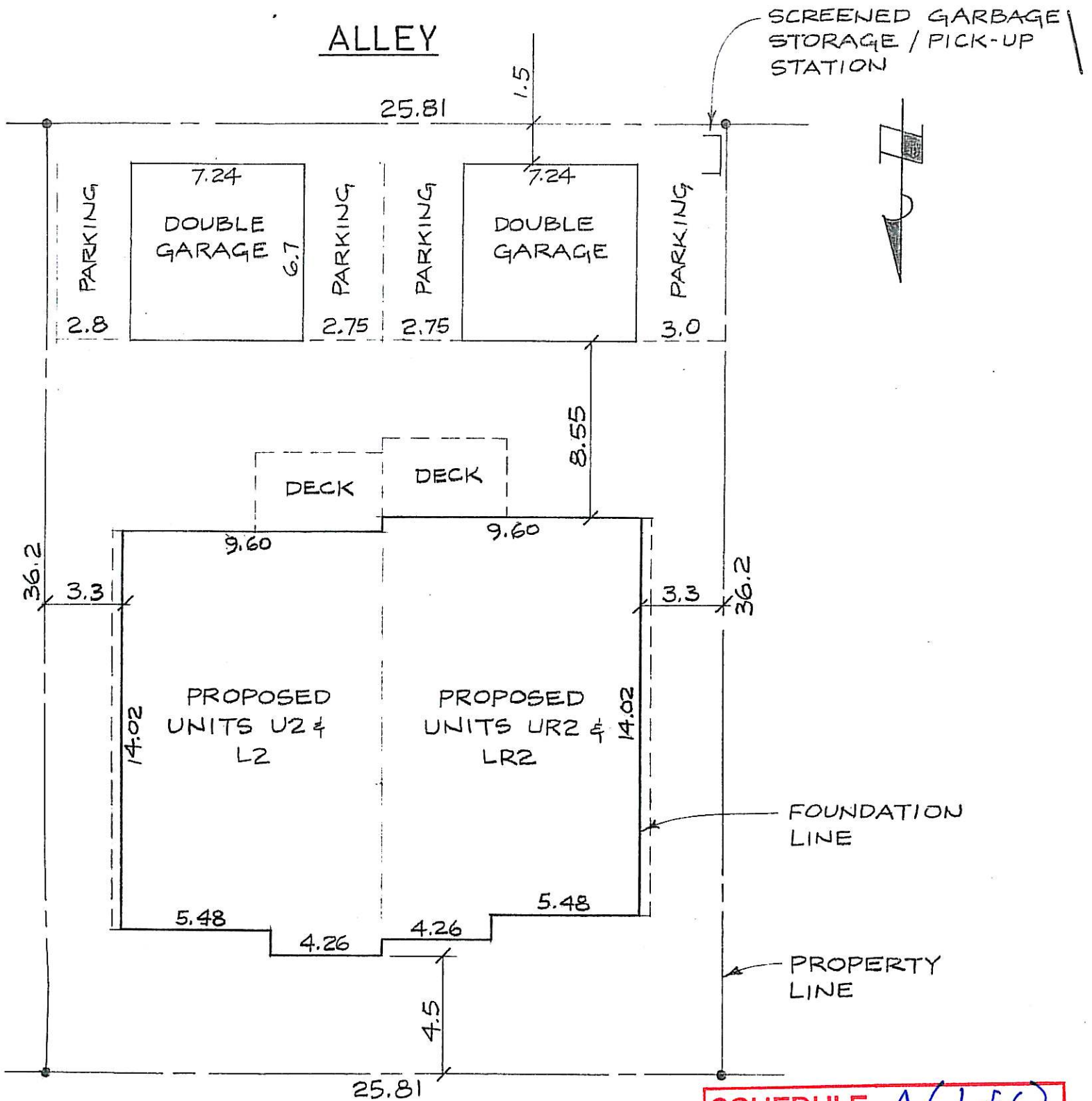
8. Bonding and Levy Summary

(b) Cash Levy

Morrison Ave frontage improvements	\$ 9,892.00
Lane frontage improvements	\$ 6,260.00

Total	\$16,152.00
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Steve Muenz, P. Eng.
 Development Engineering Manager
 JF/jf



MORRISON AVENUE

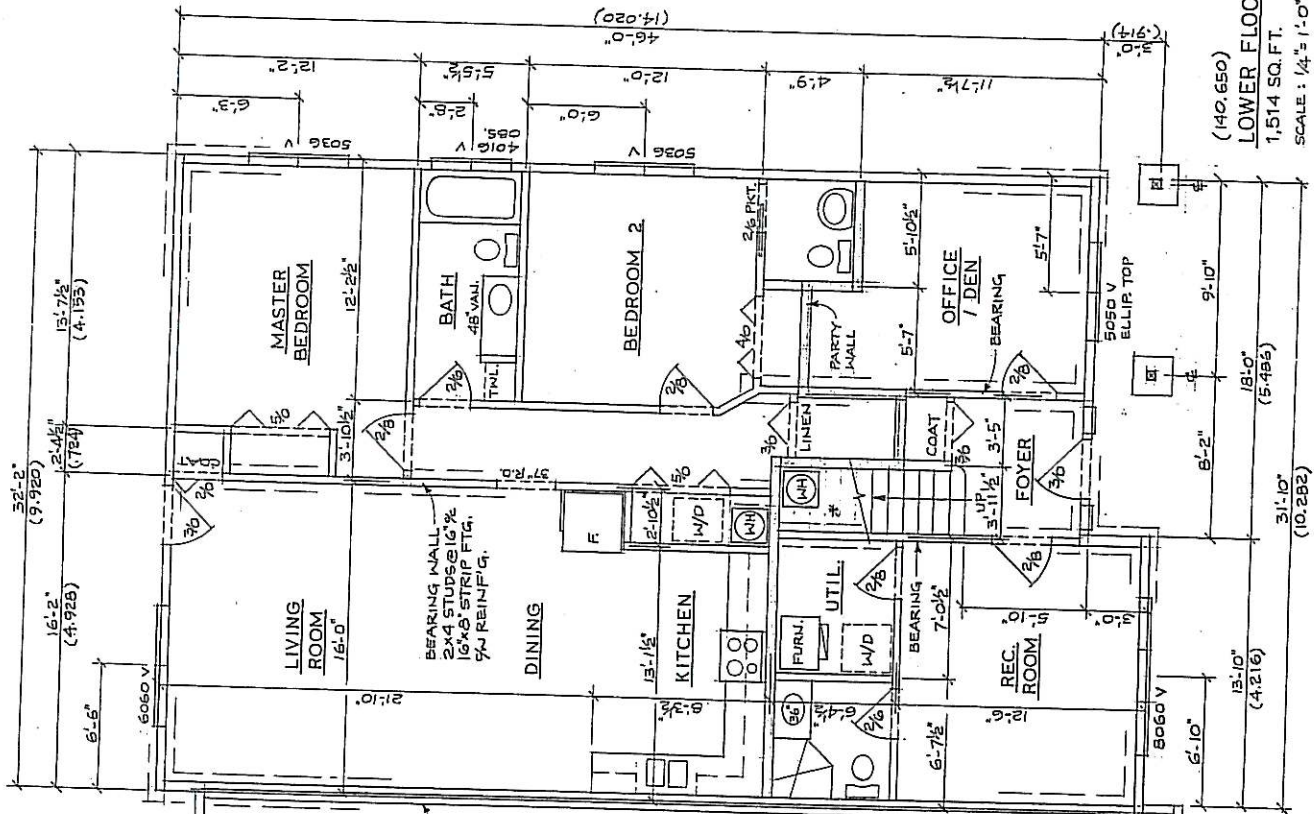
SCHEDULE A (1 of 6)
 This forms part of development
 Permit # D108-0244

PLOT PLAN

SCALE = 1:200 (METRIC)

LEGAL DESCRIPTION

LOT B
 PLAN 4572
 O.D.Y.D.



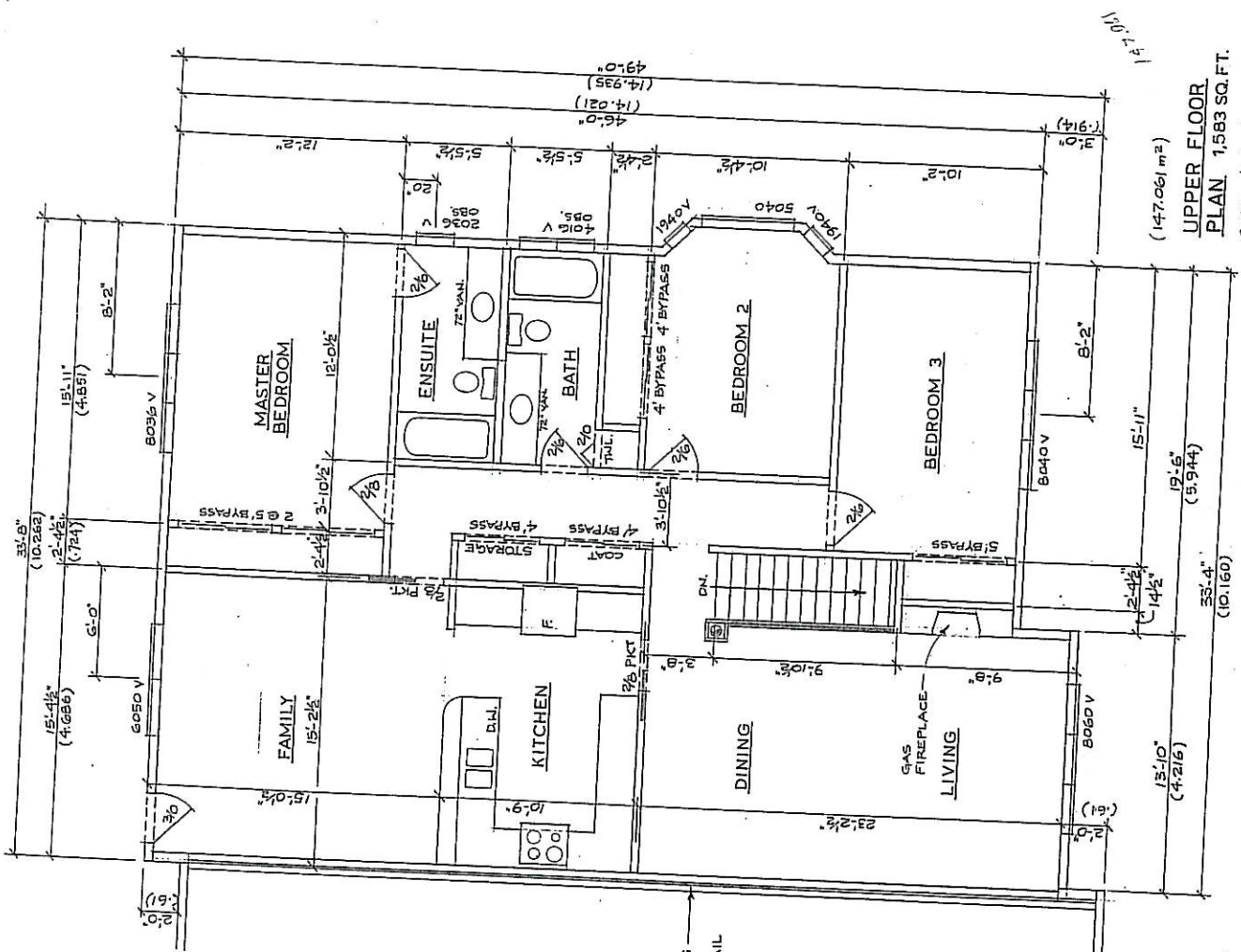
(140,650)
LOWER FLOOR PLAN
 1,514 SQ. FT.
 SCALE: 1/4" = 1'-0"

NOTE:
 THIS DRAWING AND MATCHING UPPER FLOOR PLAN IS NOT SUBSTANTIALLY DIFFERENT FROM THE FLOOR PLANS WITH (N.T.S.) DIMENSIONS BUT THE CITY REQUIRED THE TO BE REDRAWN TO AN ACCURATE SCALE. THEY SHOULD BE USED AS AN ADDENDUM TO OTHER PLANS

BEARING, PARTY WALLS
 2x4 STUDS @ 16" ON 16"x8" STRIP FOOTING 3/4" REINFORCING

* 2 LAYERS OF TYPE 'X' ON RESILIENT CHANNEL 3/4" FIBERGLASS INSULIN. BELOW STAIRS

SCHEDULE A (2 of 6)
 This forms part of development
 Permit # DP08-0244



147.061 m²
 UPPER FLOOR
 PLAN 1,583 SQ. FT.
 SCALE: 1/4" = 1'-0"

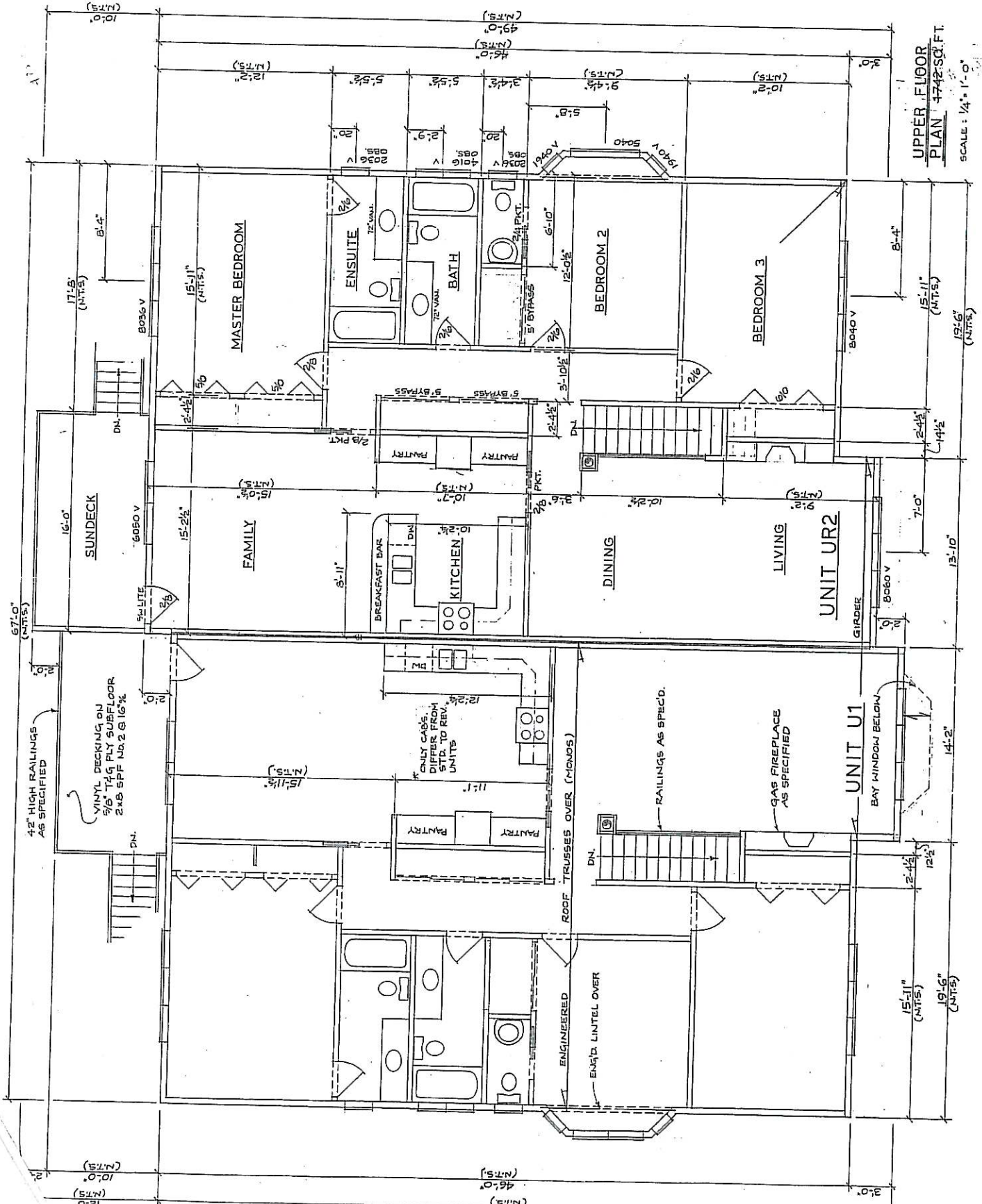
BEARING PARTY WALLS
 2x4 STUDS @ 16" O.C.
 SEE PARTY WALL DETAIL

SCHEDULE A (3 of 6)
 This forms part of development
 Permit # DP08-0244

SCHEDULE A (4 of 6)

This forms part of development

Permit # DPO8-0244

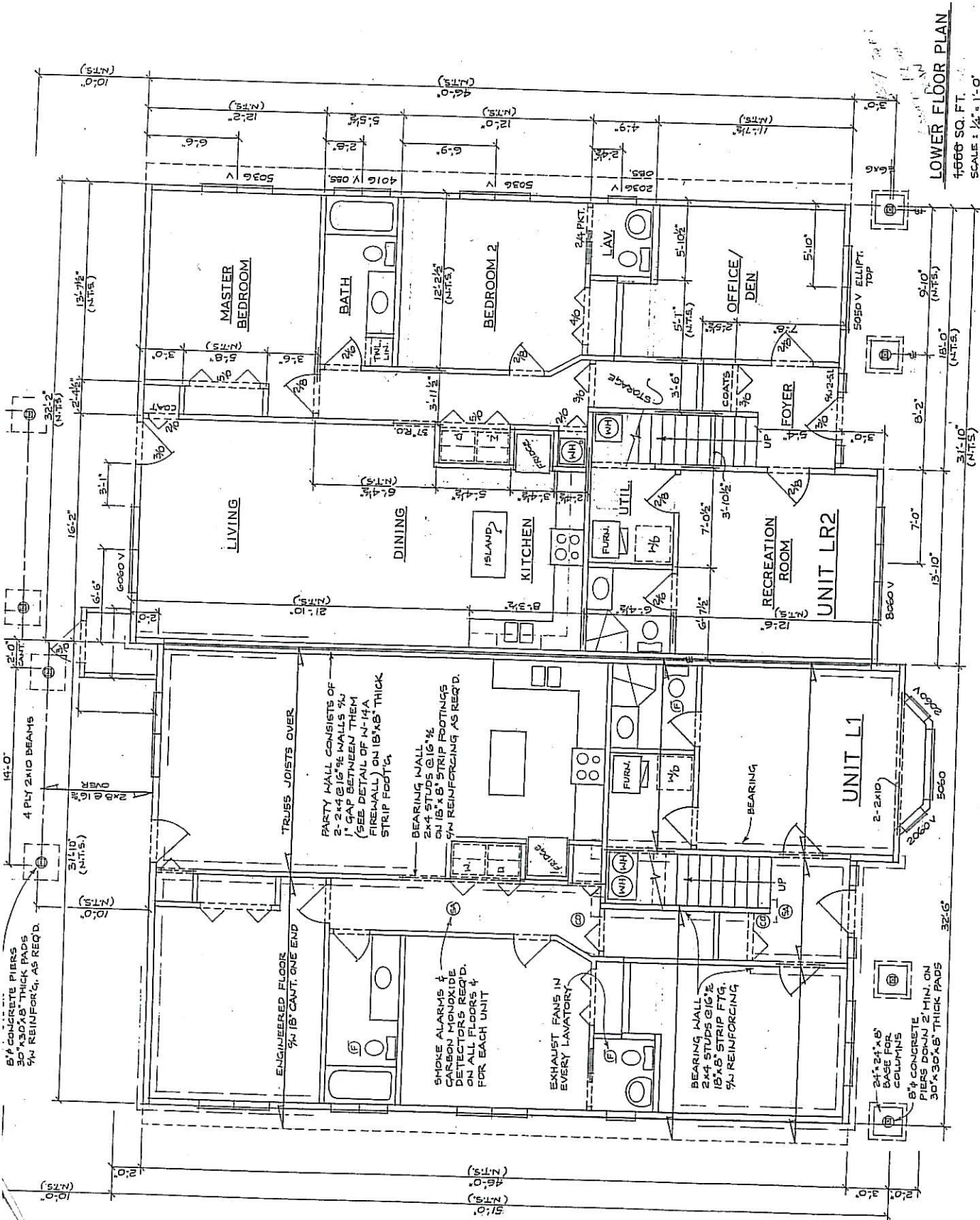


UPPER FLOOR
PLAN - 4742-SG.F.T.
SCALE: 1/4" = 1'-0"

SCHEDULE A (5 & 6)

This forms part of development

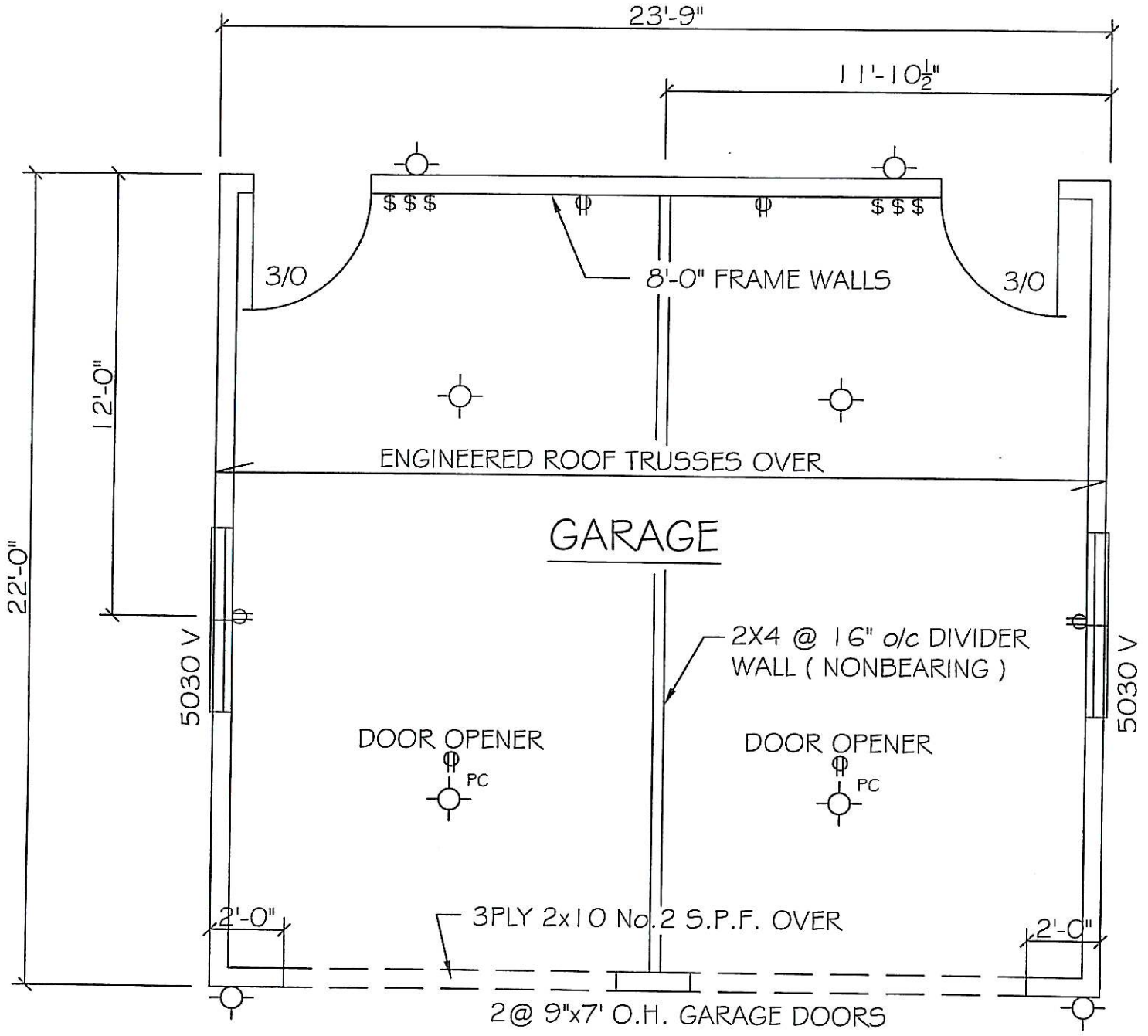
Permit # **DP08-0244**



SCHEDULE A (6 of 6)

This forms part of development

Permit # DPOB-0244



MAIN FLOOR PLAN

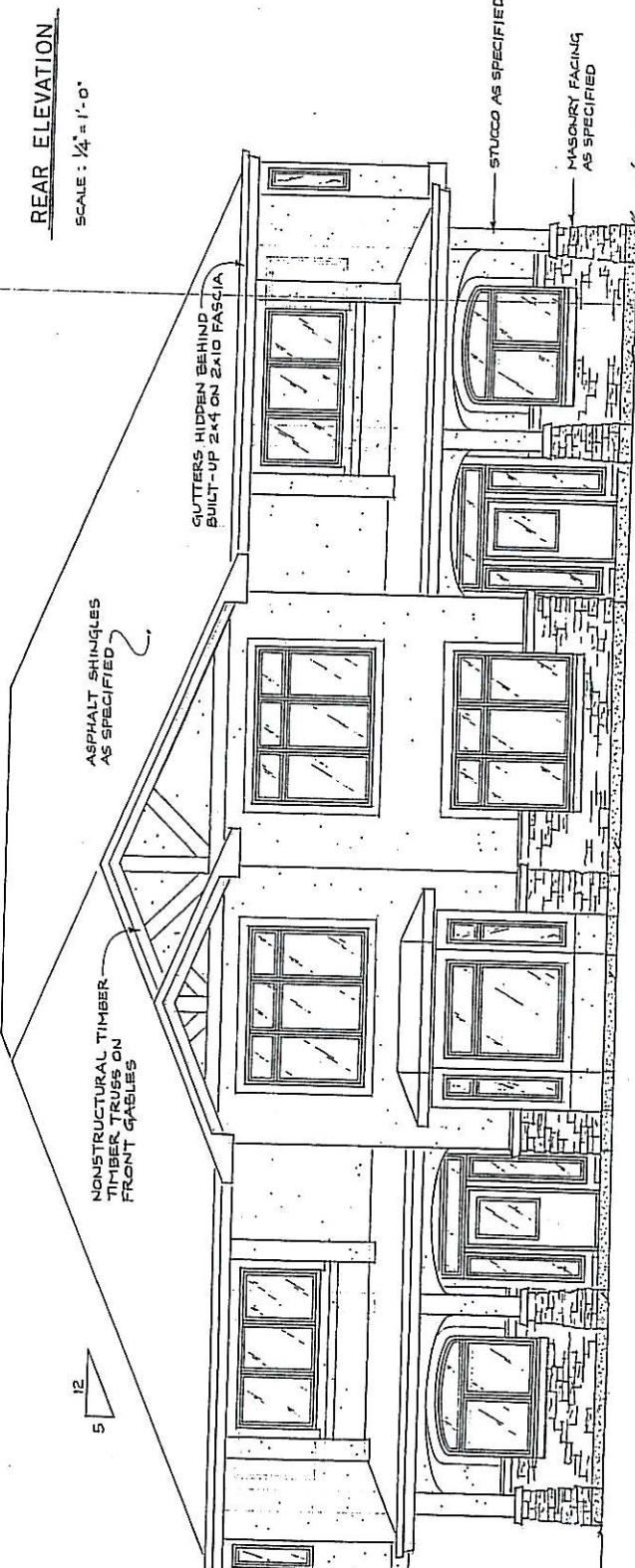
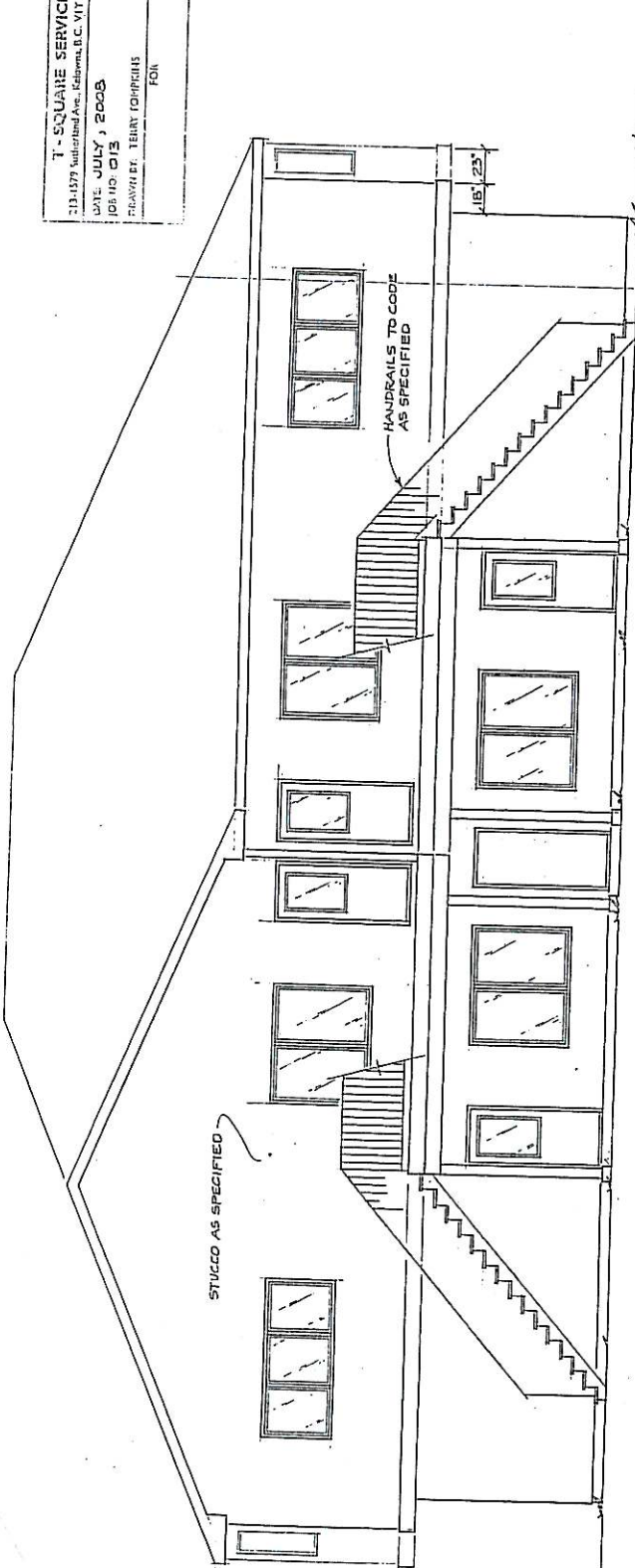
SCALE : 1/4" = 1'-0"

SCHEDULE B (1 of 8)

This forms part of development

Permit # DP08-0244

T-SQUARE SERVICES
211-1379 Midlothian Ave., Fallsview, D.C. VIT 517 783-8749
DATE: JULY 1 2008
JOB NO: 013
DRAWN BY: TERRY TORRELLIS
FOR:



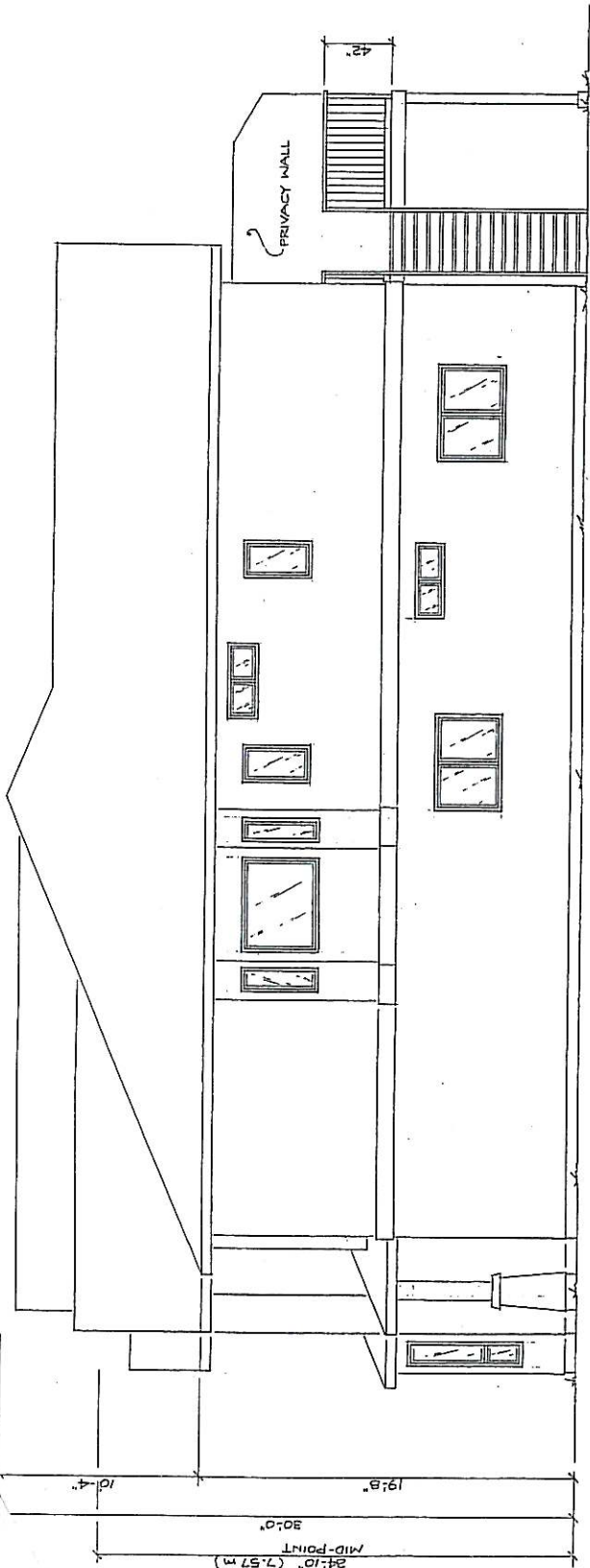
SCHEDULE B (2 of 8)

This forms part of development

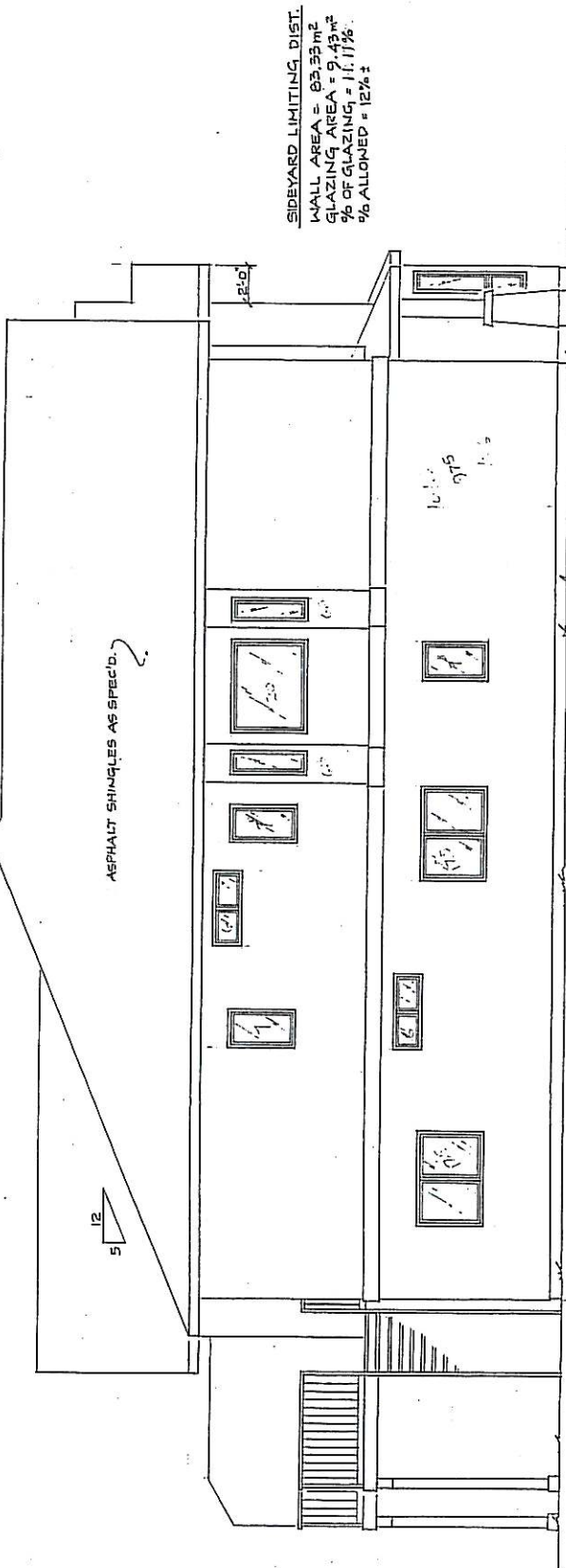
Permit # DP08-0244

RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



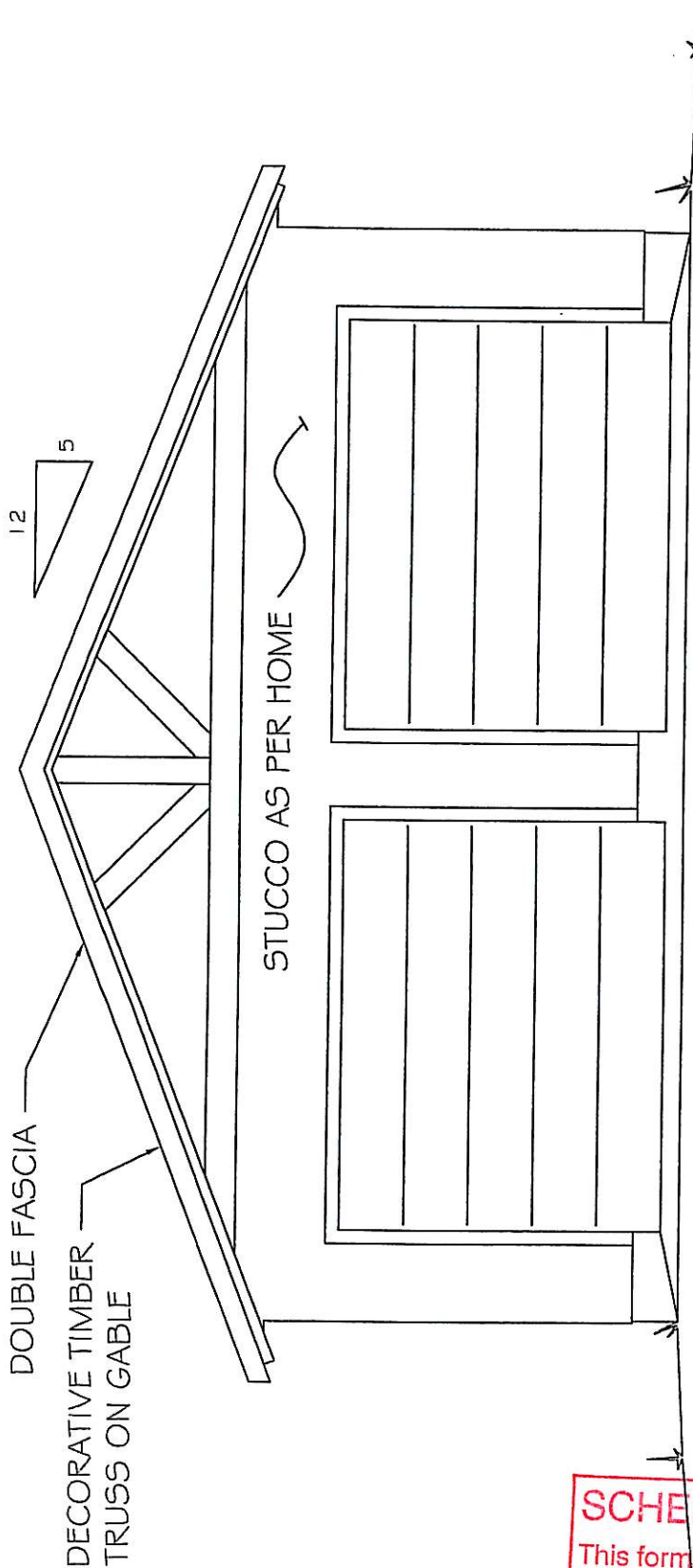
LEFT ELEVATION



SIDEYARD LIMITING DIST.
WALL AREA = 83.33 m²
GLAZING AREA = 9.43 m²
% OF GLAZING = 11.11%
% ALLOWED = 12% ±

RECEIVED

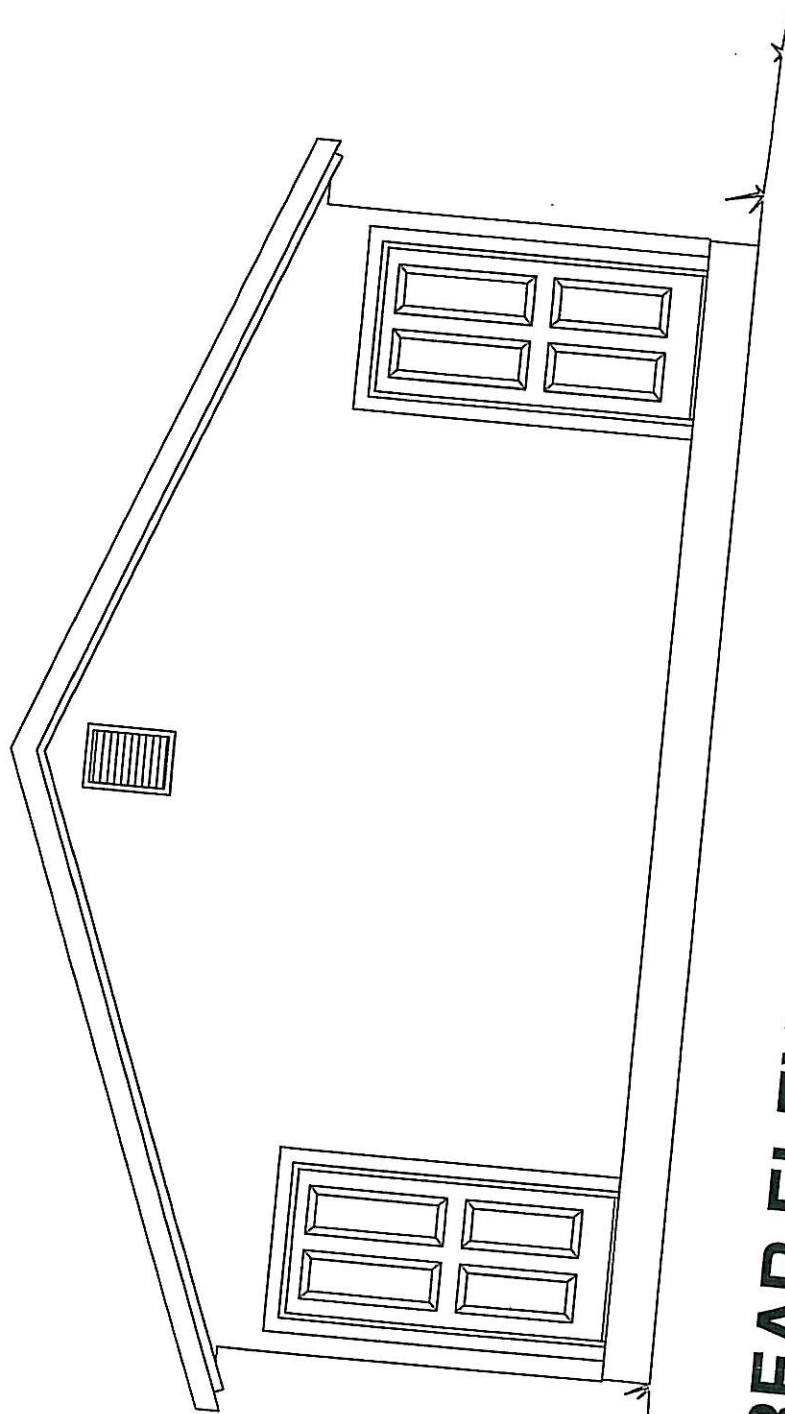
JAN 21 2009
CITY OF KELOWNA
PLANNING DEPT.



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

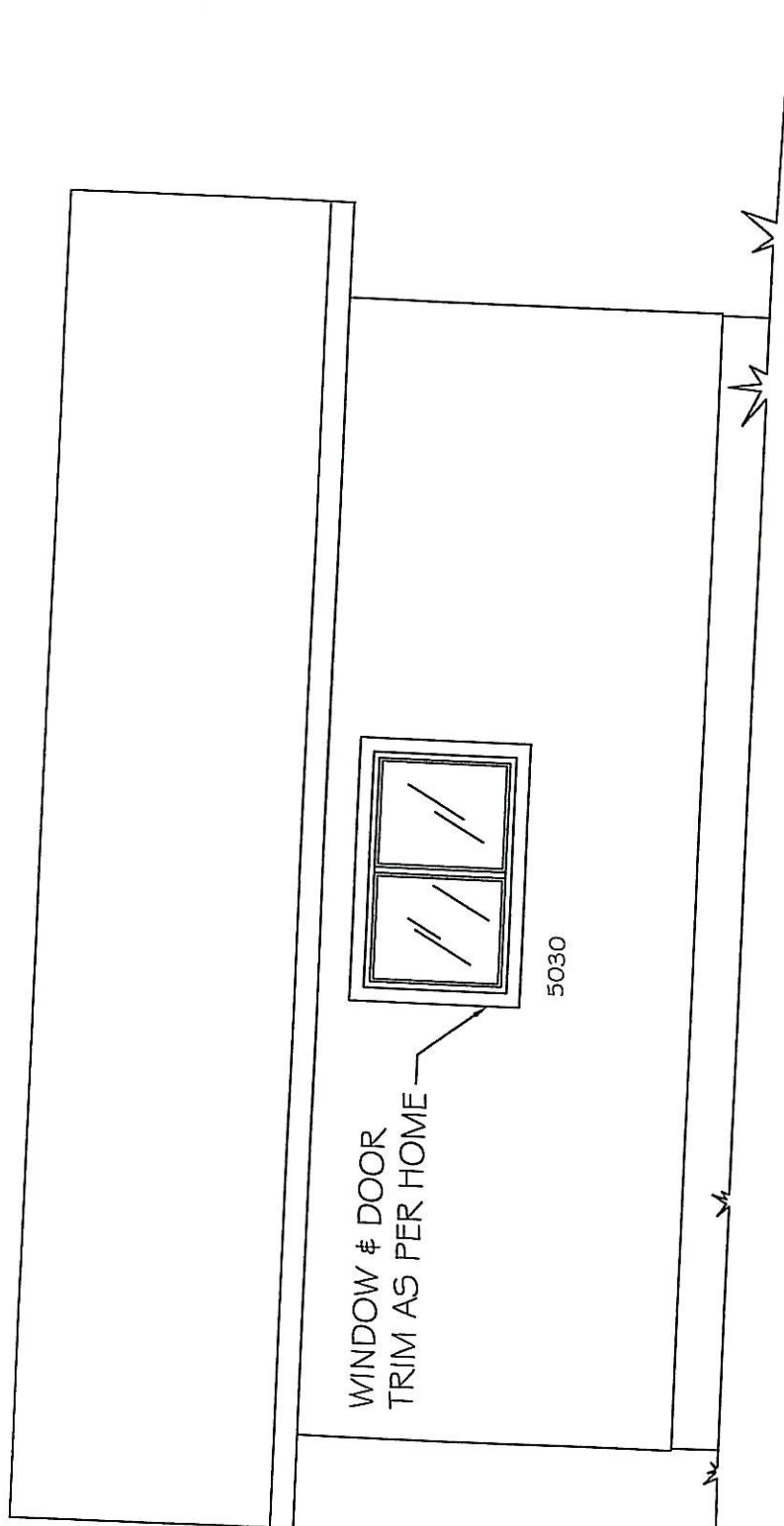
SCHEDULE B (3 of 8)
This forms part of development
Permit # DP08-0244



REAR ELEVATION

SCALE: 1/4" = 1'-0"

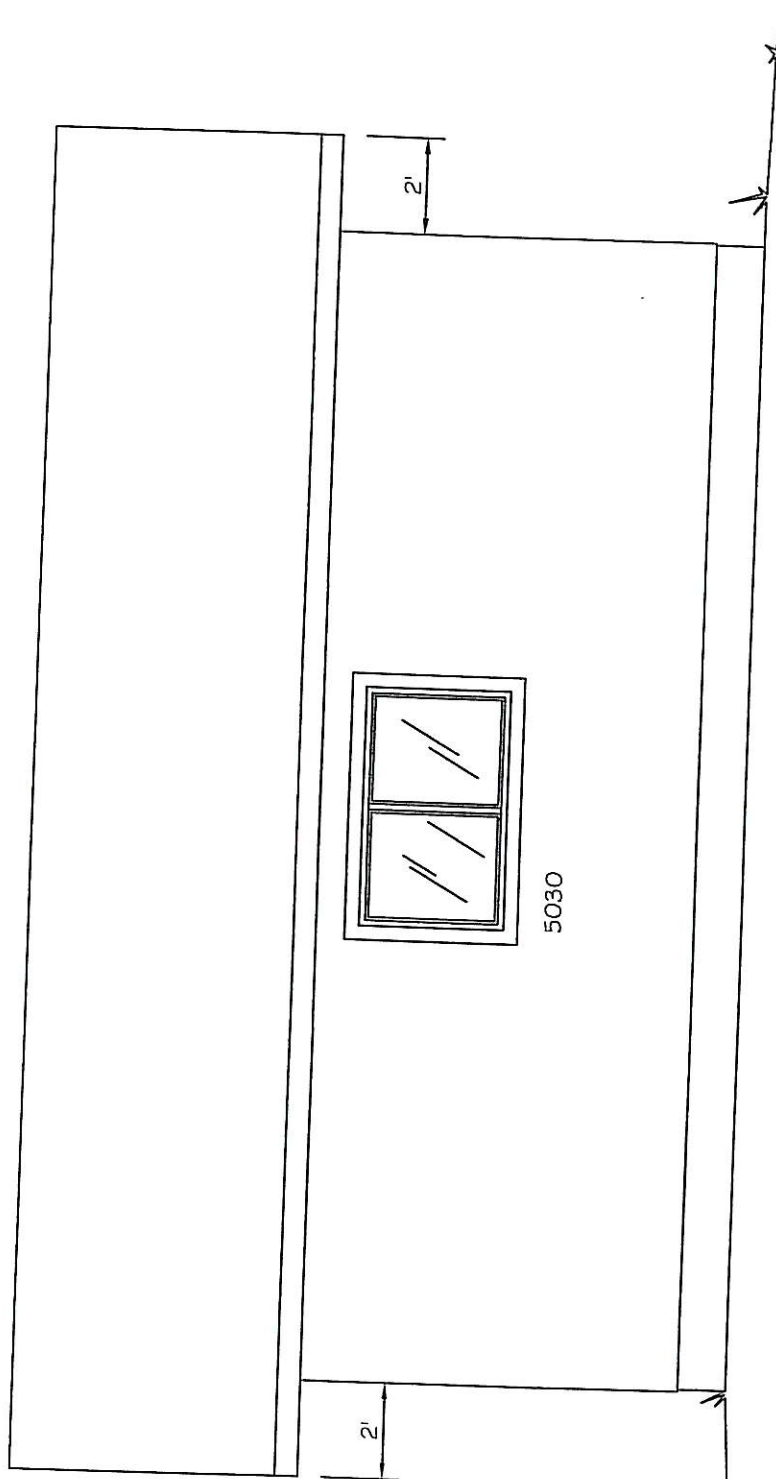
SCHEDULE B (4 of 8)
This forms part of development
Permit # DP08-0244



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

SCHEDULE B (5 of 8)
This forms part of development
Permit # DPOB-0244



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

SCHEDULE B (6 of 8)

This forms part of development

Permit # DP08-0244

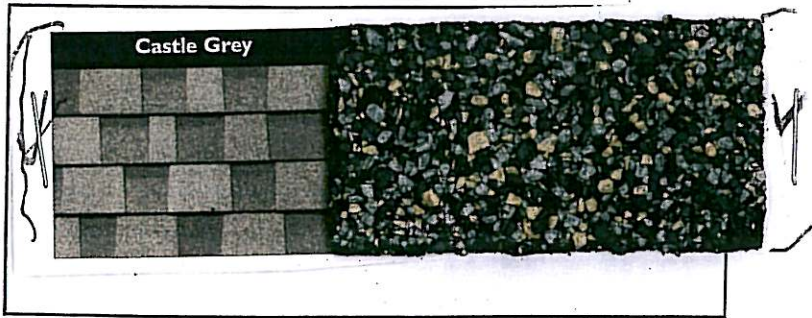


SCHEDULE B (7 of 8)
This forms part of development
Permit # **DPO8-0244**

CELEBRATION, THE ARCHITECT

The following finishes are proposed for the Principal and Secondary Dwellings:

Roofing Material:
 Colour:

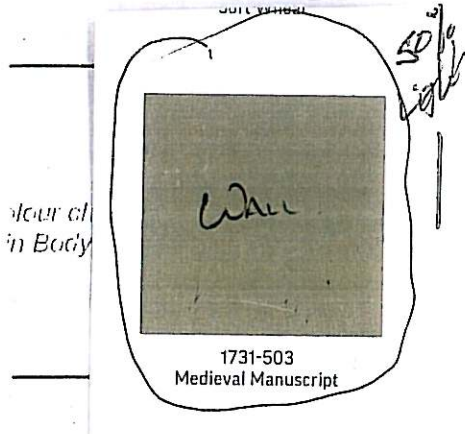


Main Body:

Material:
 Colour: *STUCCO*



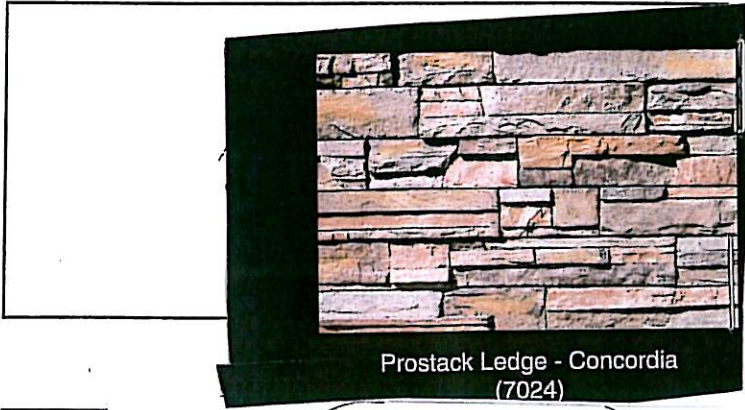
1699-502 •
 Soft Wheat
"Soft wheat"



1731-503
 Medieval Manuscript

Second Colour/Accent Colour:
 (If applicable):

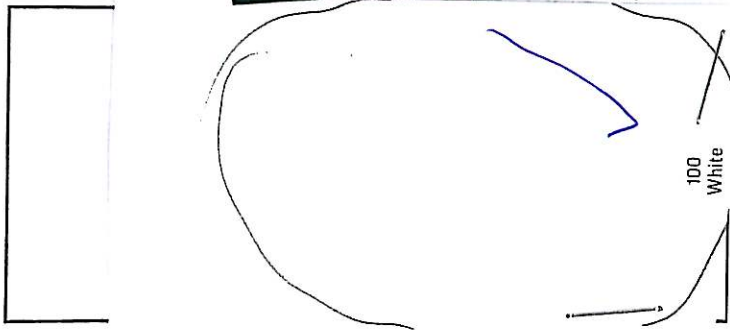
Material:
 Colour: *WEATHERED STONE*



Prostack Ledge - Concordia
 (7024)

Window/Door/Trim Colour:

Material:
 Colour: *WOOD*



100
 White

Site Plan Information
 Provided By:
 Terry T. Sousa Services
 215-157-0200, 215-157-0201
 (250) 783-8760

Morrison Avenue Multifamily

773 Morrison Avenue, BC

Issued for / Revision:	Date
1. Issued for Review	08.05.09
2. Issued for DP	09.26.09
3. Re-issued for DP	01.14.09
4. Re-issued for DP	01.23.09
5.	

Project No: 08-086
 Design By: DJ
 Checked By: FC
 Date: Jan. 23, 2009
 Scale: 1:100



225-189 South Road
 Abbotsford, BC V1Y 4R2
 Tel: (250) 868-8378
 Fax: (250) 868-8379
 www.ttsousaservices.com

Landscaping Plan
L.L.
 of 11

PLANT LIST	KEY	SYMBOL	DATE	SIZE / HEIGHT
1.
2.
3.
4.
5.
6.
7.
8.
9.
10.

Drawing Notes

1. All dimensions are in meters unless otherwise specified.

2. All elevations are in meters above sea level unless otherwise specified.

3. All materials to be used shall be of standard quality and shall be approved by the Engineer.

4. All work shall be done in accordance with the current edition of the British Columbia Building Code.

5. All work shall be done in accordance with the current edition of the British Columbia Fire Code.

6. All work shall be done in accordance with the current edition of the British Columbia Electrical Code.

7. All work shall be done in accordance with the current edition of the British Columbia Gas Code.

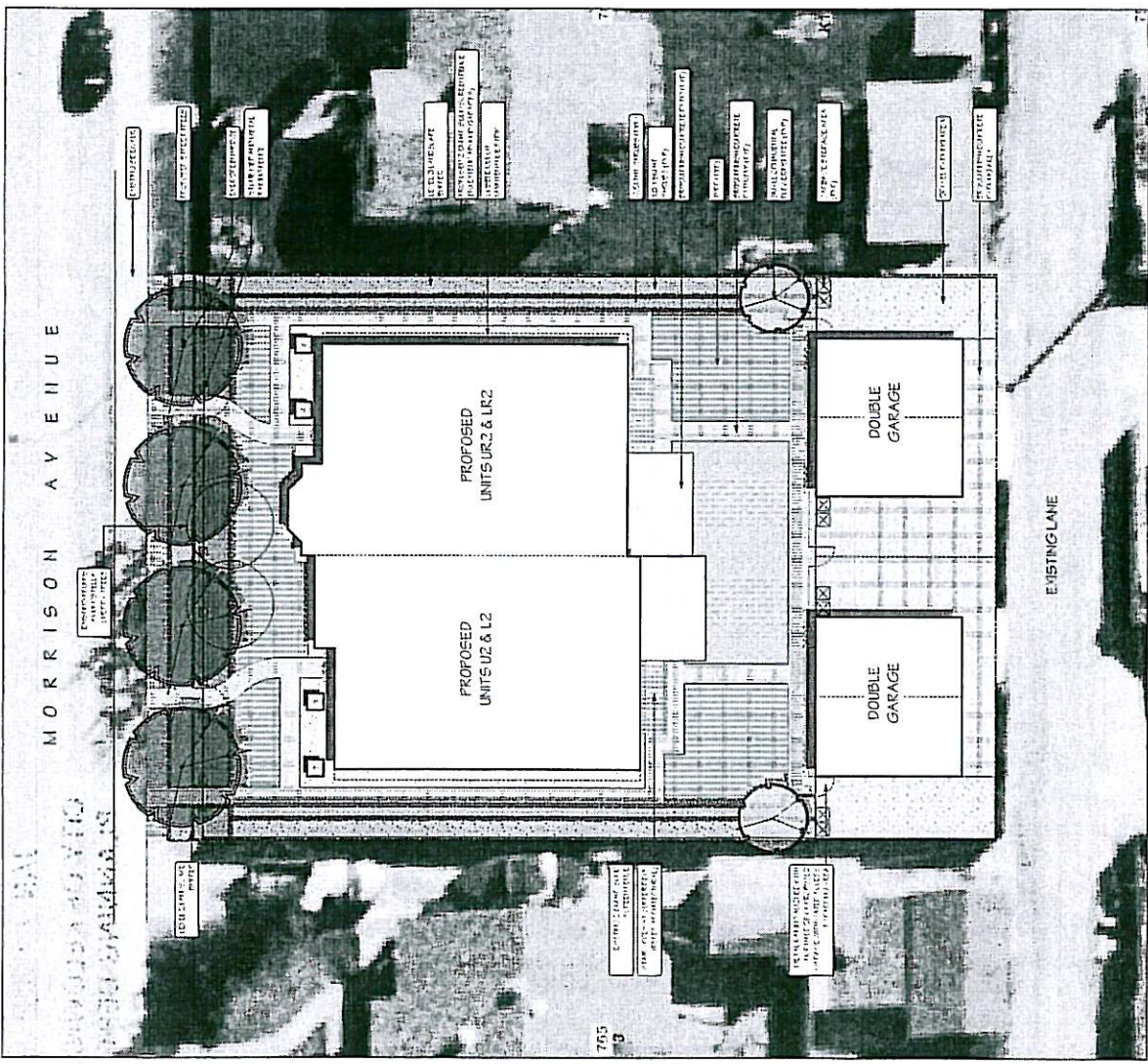
8. All work shall be done in accordance with the current edition of the British Columbia Mechanical Code.

9. All work shall be done in accordance with the current edition of the British Columbia Plumbing Code.

10. All work shall be done in accordance with the current edition of the British Columbia Sanitary Code.

SCHEDULE C

This forms part of development
 Permit # DPO8-0244



705
 3