

Memo

DATE: June 18, 2010
TO: City Manager
FROM: Community Sustainability Division



APPLICATION: Z10-0035 OWNER: Larry Deboice
AT: 340 Francis Avenue APPLICANT: New Town Architectural Services

PURPOSE: To rezone the subject property from RU1 - Large Lot Housing to RU6 - Two Dwelling Housing to accommodate the construction of a new semi-detached housed duplex.

EXISTING ZONE: RU1 - Large Lot Housing
PROPOSED ZONE: RU6 - Two Dwelling Housing

REPORT PREPARED BY: Alec Warrender

1.0 RECOMMENDATION

THAT Rezoning Application No. Z10-0035 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot B, D.L. 14, ODYD, Plan KAP69396 Except Plan KAP73098 located at 340 Francis Avenue, Kelowna, B.C. from RU1 - Large Lot Housing to RU6 - Two Dwelling Housing be considered by Council;

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

THAT final adoption of the zone amending bylaw be considered subsequent to the requirements of the Development Engineering Department being completed to their satisfaction;

2.0 SUMMARY

This application seeks to rezone the subject property from RU1 - Large Lot Housing to RU6 - Two Dwelling Housing in order to accommodate the proposed semi-detached housing development. A Development Permit has also been submitted in order to address the form and character of the proposed development which will be evaluated at a Staff level.

3.0 ADVISORY PLANNING COMMISSION

At a meeting held on June 8th, 2010 the APC passed the following motion:

THAT the Advisory Planning Commission support Rezoning Application No. Z10-0035, for 340 Francis Avenue; to rezone the subject properties from the RU1 - Large Lot Housing zone to the RU6 - Two Dwelling Housing zone.

A handwritten signature in blue ink, appearing to be "Alec Warrender".

APC Comment:

The Advisory Planning Commission considers the proposal to be an appropriate development for the area.

4.0 THE PROPOSAL

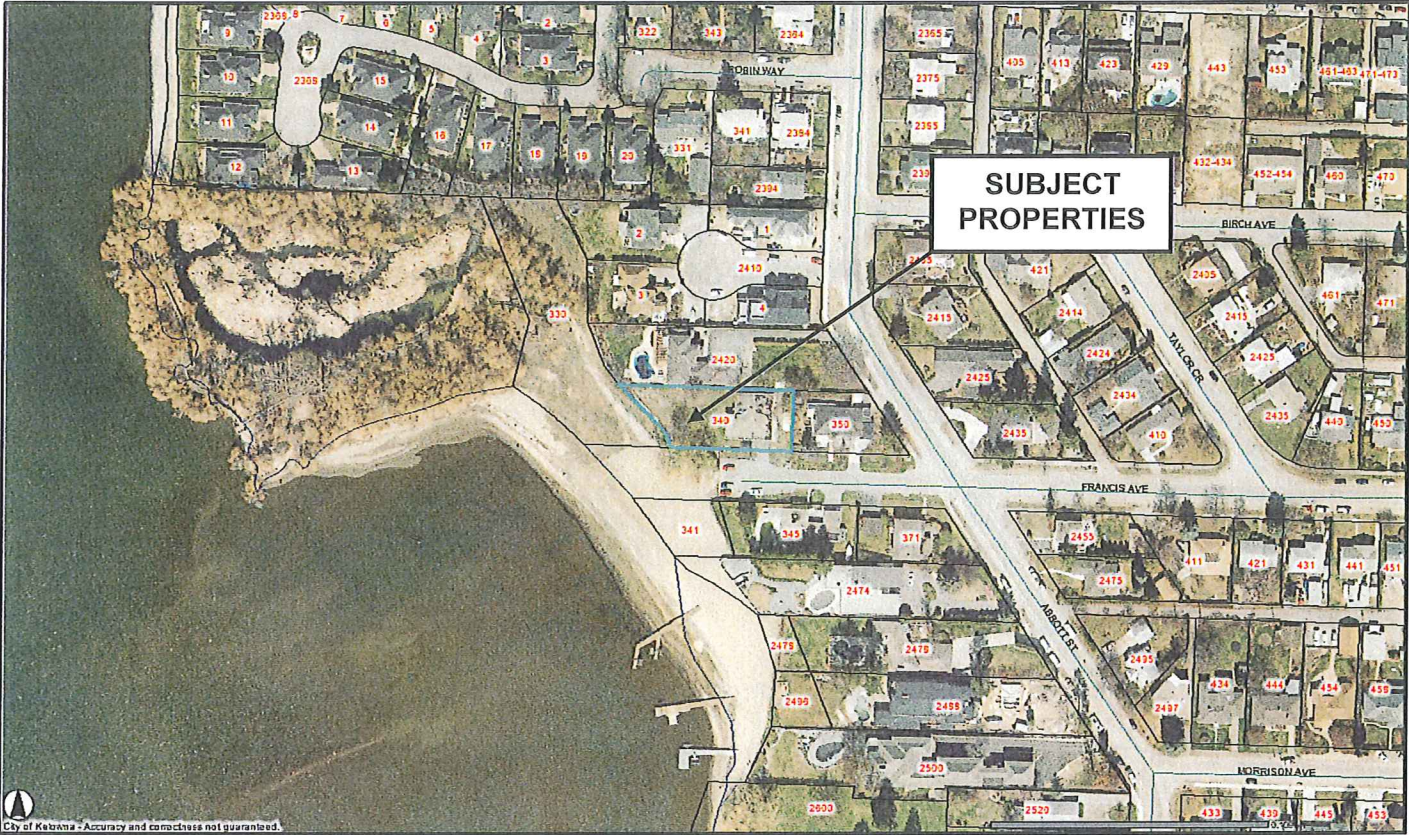
The applicant is proposing to construct a semi-detached housing development with a total of two units along Francis Avenue. Vehicle access to both units is to be provided by a single drive aisle at the eastern edge of the property. Finishing materials and colours are detailed on the elevation drawings and attached colour/materials board. A considerable amount of private open space will be provided. The applicant will be incorporating significant landscaping into the development and will be providing street trees adjacent to the public beach access.

The application compares to the requirements of the RU6 zone as follows:

Zoning Bylaw No. 8000		
CRITERIA	PROPOSAL	RU6 REQUIREMENTS (FOR DUPLEX)
Development Regulations		
Lot Area	1,332.5 m ²	700 m ²
Lot Width	23.61 m	18.0 m
Lot Depth	47.25 m	30.0 m
Development Regulations		
Site Coverage (buildings)	33%	40%
Site Coverage (buildings/parking)	49%	50%
New Duplex Dwelling		
Height	8.1 m	2 ½ storeys / 9.5 m
Front Yard	4.5 m	4.5 m or 6.0 m to a garage
Side Yard (w)	4.4 m	2.3 m (2 - 2½ storey)
Side Yard (e)	7.5 m	2.3 m (2 - 2½ storey)
Rear Yard	4.5 m	4.5 m
Other Requirements		
Parking Stalls (#)	4 spaces	4 spaces
Private Open Space	123 m ²	30 m ² per dwelling

4.1 SUBJECT PROPERTY MAP:

340 Francis Avenue



4.2 Site Context

The adjacent land uses are as follows:

<i>Direction</i>	<i>Zoning Designation</i>	<i>Land Use</i>
North	RU1 - Large Lot Housing	Residential
West	RU1 - Large Lot Housing	Park Access
South	RU1 - Large Lot Housing	Residential
East	RU1 - Large Lot Housing	Residential

- 5.0 CURRENT DEVELOPMENT POLICY
- 5.1 Official Community Plan - Housing Chapter 8
- 5.1.1 Housing Policies¹

Infrastructure Availability (8.30). Give preference to supporting new housing in areas where required services already exist or can be provided most economically and efficiently;

¹ Official Community Plan, Pages 8-6 – 8-7

Land Utilization within Single Detached Areas (8.35). Work towards achieving more efficient use of land within developed single-detached neighbourhoods by encouraging rezoning, subdivision and building permit applications that would allow for smaller lot sizes, secondary suites, minor boarding facilities, minor group homes, duplexes etc. that are sensitively integrated into a neighbourhood;

Ground-Oriented Housing (8.38). Encourage the development of ground-oriented multiple unit housing as an affordable housing choice for the rental or ownership markets, including families with children, in those areas where Map 19.1 indicates necessary densities as being appropriate. Ground oriented housing is defined as housing where each dwelling unit has direct access to the unit and private open space at grade level;

Housing Variety (8.40). Encourage the development of a variety of housing forms to ensure that the housing supply meets the needs of Kelowna's diverse population and satisfies a range of lifestyle choices;

Integration (8.44). Encourage the sensitive integration of different housing forms in the various sectors of the City, in support of neighbourhood diversity and healthy communities;

6.0 TECHNICAL COMMENTS

6.1 Building & Permitting

1. A minimum Geodetic Elevation of 343.66 is required for all habitable spaces including the parking garage(s)
2. An Engineering Consultant required for retaining walls in excess of 1.2 meters as per City of Kelowna bylaw requirements
3. Geotechnical Engineer is required to supply a report and schedules at time of Building Permit Application.
4. 6 permits may be required for this project: SFD Demolition, SFD, Detached Garage, Retaining Walls, Swimming Pool, Soil Deposit,
5. Swimming pool fencing and raised deck at lakeside of the dwelling (retaining or landscaping walls) may affect the site line requirements, planning to advise requirements.

6.2 Development Engineering Branch

See Attached.

6.3 Fire Department

No objections, an additional address will be required.

6.4 Environment Branch

No concerns. Property is outside of the Riparian Management Area for Okanagan Lake as per survey.

7.0 LAND USE MANAGEMENT DEPARTMENT COMMENTS

The subject property has a Future Land Use designation of Single / Two Unit Residential in the Official Community Plan. The proposed rezoning of the subject property from RU1 - Large Lot Housing to RU6 - Two Dwelling Housing fits within the designation for this area of the

City. Although the proposed zone is not prevalent in this neighbourhood, there are a few properties within this general area that have the RU6 - Two Dwelling housing zone while others have been rezoned to allow secondary suites.

This project introduces a more contemporary architectural style on the street than exists today, although it is important to note that this area is transitioning as infill development occurs. Strong efforts have been made to incorporate a mix of materials that provide texture to the building, and an obvious residential quality. Furthermore, the pattern of elements help break down the mass of the building. Staff consider this project as a unique response to infill development.



Danielle Noble
Manager, Urban Land Use

Approved for inclusion:



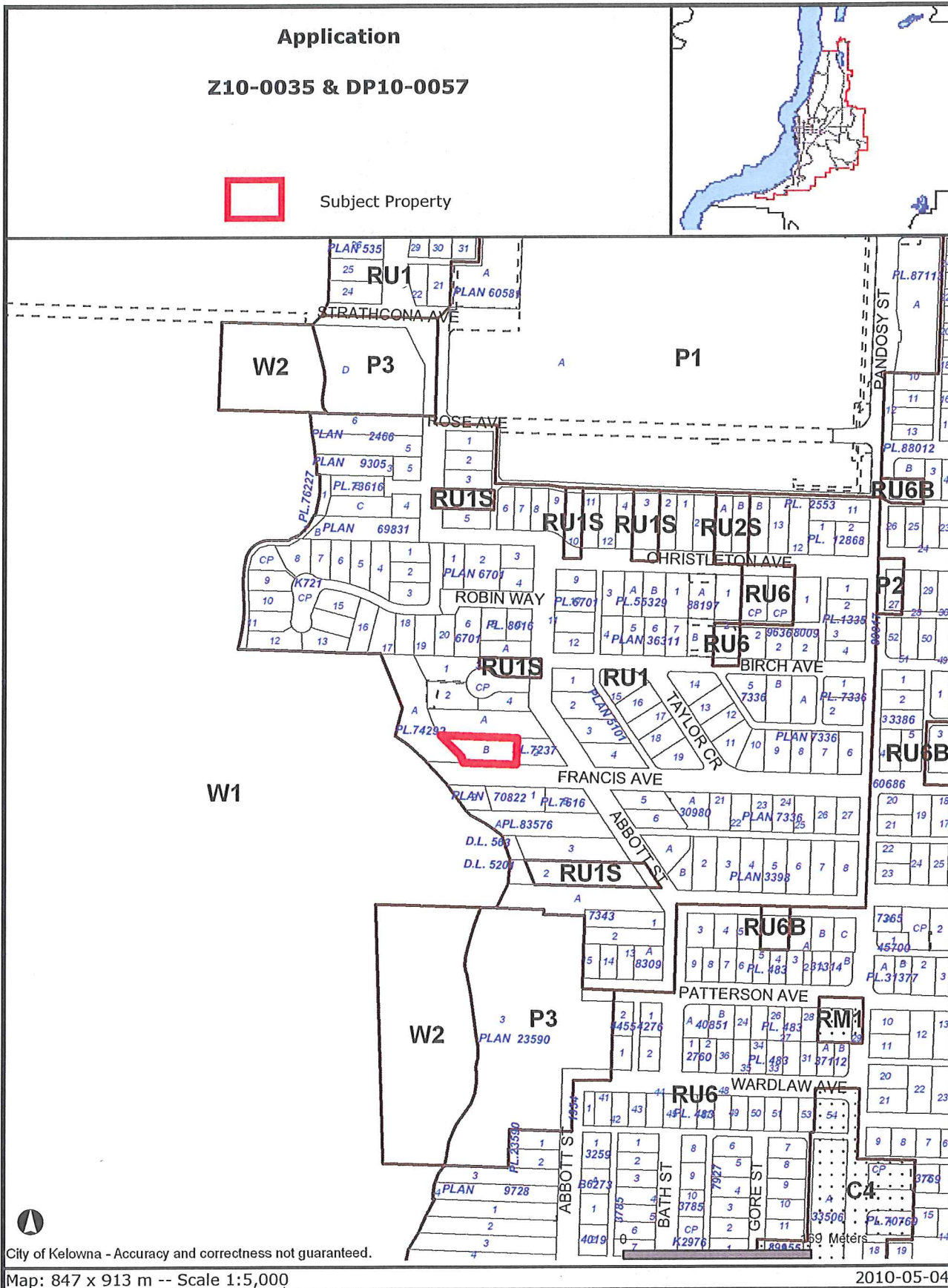
Shelley Gambacort
Director, Land Use Management

Attachments:

Subject Property Map
Applicants Letter of Rationale
Site Plan
Elevations
Landscape Plan
Development Engineering Comments

Date Accepted: May 4th, 2010





Application
Z10-0035 & DP10-0057

Subject Property

City of Kelowna - Accuracy and correctness not guaranteed.

Map: 847 x 913 m -- Scale 1:5,000

2010-05-04

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.



NEW TOWN

ARCHITECTURE
URBAN PLANNING

April 29, 2010

Our File: 3192

City of Kelowna
1435 Water Street
Kelowna, BC V1Y 1J4

Attention: Alec Warrender

Dear Alec

**Re: Rezoning and Development Permit Application and for – Lot B, D.L.
14, ODYD Plan KAP69396 except Plan KAP73098. 340 Francis Avenue ,
Kelowna B.C.**

This development proposal will adhere to the requirements of the RU6 zone as described in the City of Kelowna Zoning Bylaw No. 8000.

Project Description

The proposal is for a 2 storey, wood framed duplex project located at 340 Francis Avenue Kelowna. Bounded to the South by Francis Avenue, to the West by the Maude Roxby Wildlife Sanctuary and the North and East by single family residential, the site currently accommodates a single family dwelling with attached garage, which would be demolished to facilitate the current proposal. The Duplex will be configured to appear as a single family dwelling, with detached garage, in keeping with the surrounding development.

Both tenancies will have secure, double garage parking in a detached structure, east of the main building, in keeping with the scale of detached garages in the surrounding residential area. Access to the buildings and parking, will be from Francis Avenue.

Refuse storage will be handled on an individual unit basis and pickup will be based upon the existing city weekly container system.

In order to achieve this we are applying for an ^{zoning} ~~OCP~~ amendment to alter the existing zoning from RU1, Large Lot Housing, to RU6, Two Dwelling Housing which allows for a localised, increased density, in line with the City's forecast development for this area. Page DP-040 of the drawing set, shows a comparative development model based on allowable development within the RU1 zone, showing that the proposed building is a significantly more sensitive development, despite its increased density.

Design Rationale

In a market environment where formulaic faux craftsman houses are the norm, this project blends a contemporary aesthetic with a very liveable floor plan. This duplex offers the best of modern Okanagan design with the overall project being unified and distinct. Each tenancy is composed as a unit and each home is clearly distinguished; in this way it simultaneously offers levels of community, diversity and individuality.

The importance of an environmentally sustainable design cannot be understated in this instance. Rather than a particular aesthetic influencing the project and design; sustainability, particularly through passive solar gain and ventilation, has been a critical driver in the realisation of the building arrangement.

The bulk of spaces within each tenancy offer generous cross ventilation encouraged through thoughtful placement of operable windows and skylights, ensuring natural lighting in the deeper building spaces. The butterfly roof over larger areas to the west of the building also directs the flow of air through the building. Careful integration of open, covered deck areas to either end of the building encourages internal spaces to be more *open to the outdoors, emphasised through extensive on-site planting, creating a more stable microclimate, despite seasonal fluctuation.*

The building form has been designed to retain the appearance of a single family home from the street, using resilient, hardwearing natural materials, taking cues from adjacent properties; predominantly timber and stucco, but also brick. The use of texture and colour enhances the visual interest, not only in the building itself, but as an integral part of the neighbourhood.

In this desirable lakefront location, the development is sensitive not only to its immediate neighbours in terms of height, view, material selection and vegetation, it also eschews the opportunity to overdevelop the site, focussing on an environmentally and socially responsible attitude to building and passive, environmentally sustainable design.

Rezoning from RU1 to RU6 OCP Amendment

Smart urban growth prescribes higher residential density within appropriate areas that provide the necessary amenities for people to live, work and play with minimal transport requirements. Higher density is a sustainable solution, since there is a reduced requirement for additional infrastructure, including roads, utility services and additional associated energy consumption.

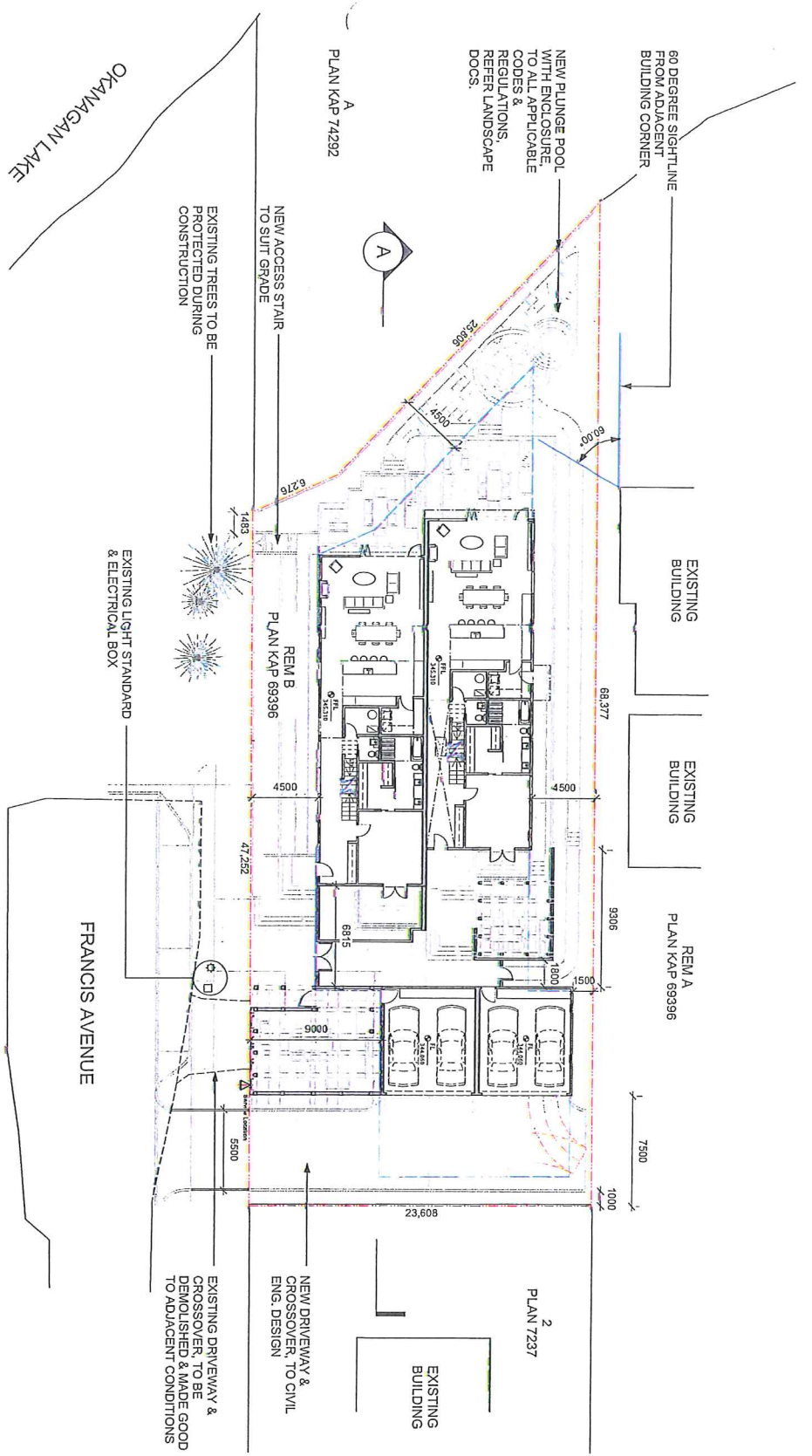
Looking forwards, this project begins to fulfill the City's projected densification in this area to include single/two unit residential.

I trust that you will find our application in good order. For further building statistics, please refer to the cover page of the drawings, A0.0. Please contact our office if you require any further information.

Sincerely,



Patrick McCusker MAIBC RAIC
Principal
New Town Architecture Inc.



NOTES:

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All dimensions are in millimeters, unless otherwise stated.

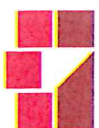
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REVISIONS

No.	Date
06	2014/10 Development Permit
05	2014/10 Client Review
04	2014/10 Client Review
03	2014/10 Client Review
02	2014/10 Client Review
01	2014/10 Client Review



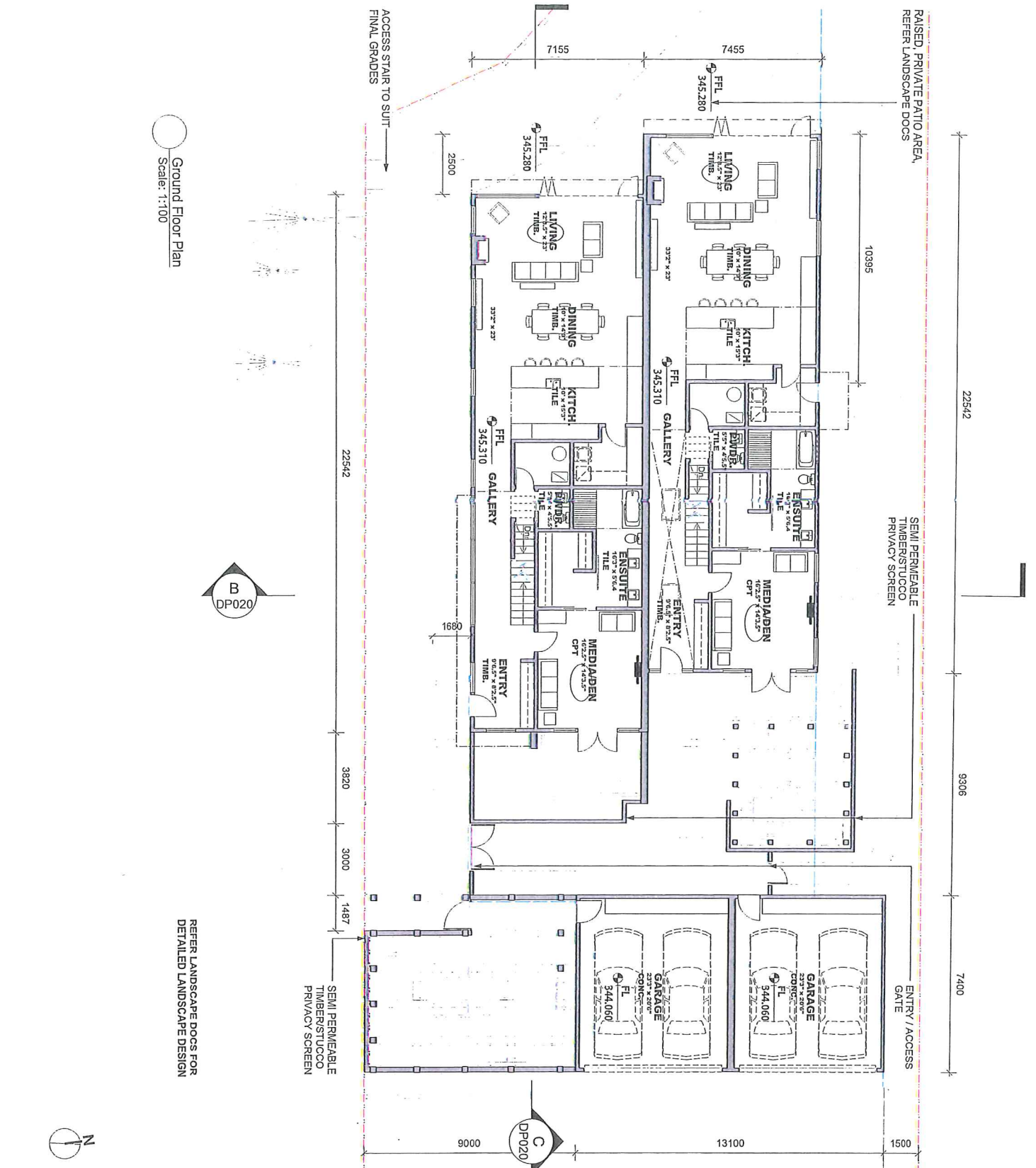
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 1450 PARSONS STREET
 FLETCHING, N.C. 11173
 WWW.NEWTOWNREVIEWS.NE1

NOT FOR CONSTRUCTION
 Project title
340 FRANCIS AVE

Project no. 3192

Drawing Title
SITE PLAN,
SITE SECTION

Drawn	Checked	Project	Date
S.W	S.W	1200	29-04-10
H	H	DP.003	



Ground Floor Plan
Scale: 1:100



REFER LANDSCAPE DOCS FOR
DETAILED LANDSCAPE DESIGN



REFER LANDSCAPE DOCS FOR
DETAILED LANDSCAPE DESIGN



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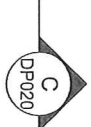
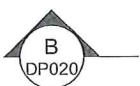
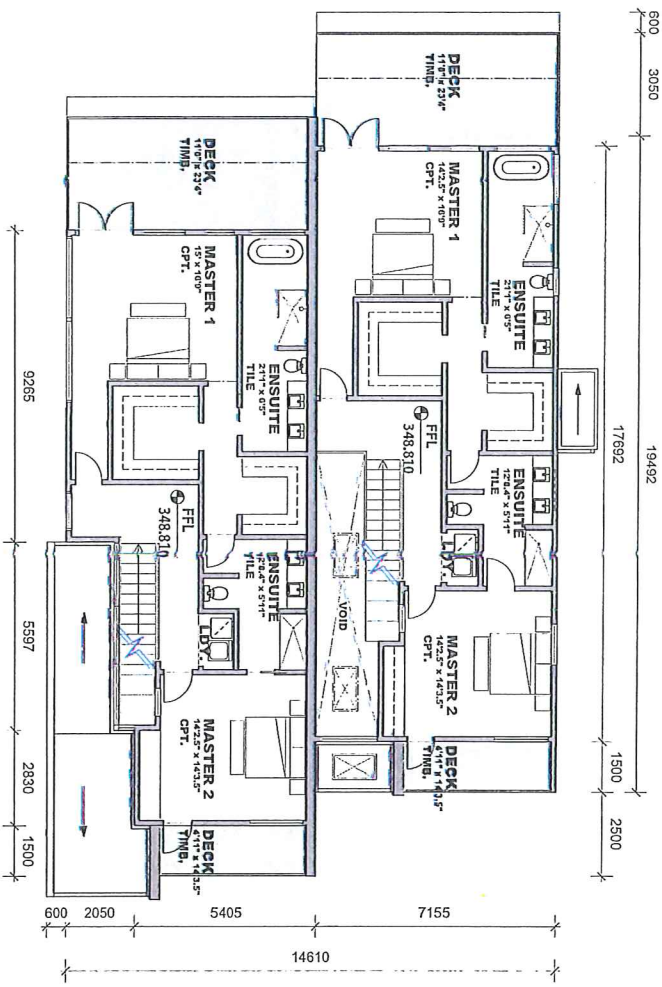
Drawing Title
GROUND FLOOR PLAN

Version	SW	Issued	PMC
1	1:100	25-04-10	
Drawing No. DP.010			

No.	Date	Revisions
06	25/01/10	Development Permit
05	25/01/10	Client Review
04	23/01/10	Client Review
03	25/01/10	Client Review
02	25/01/10	Client Review
01	24/01/10	Client Review

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Second Floor Plan
Scale: 1:100



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REVISIONS

No.	Date	Description
05	2018/10	Development Permit
04	2018/10	Client Review
03	2018/10	Client Review
02	2018/10	Client Review
01	2018/10	Client Review



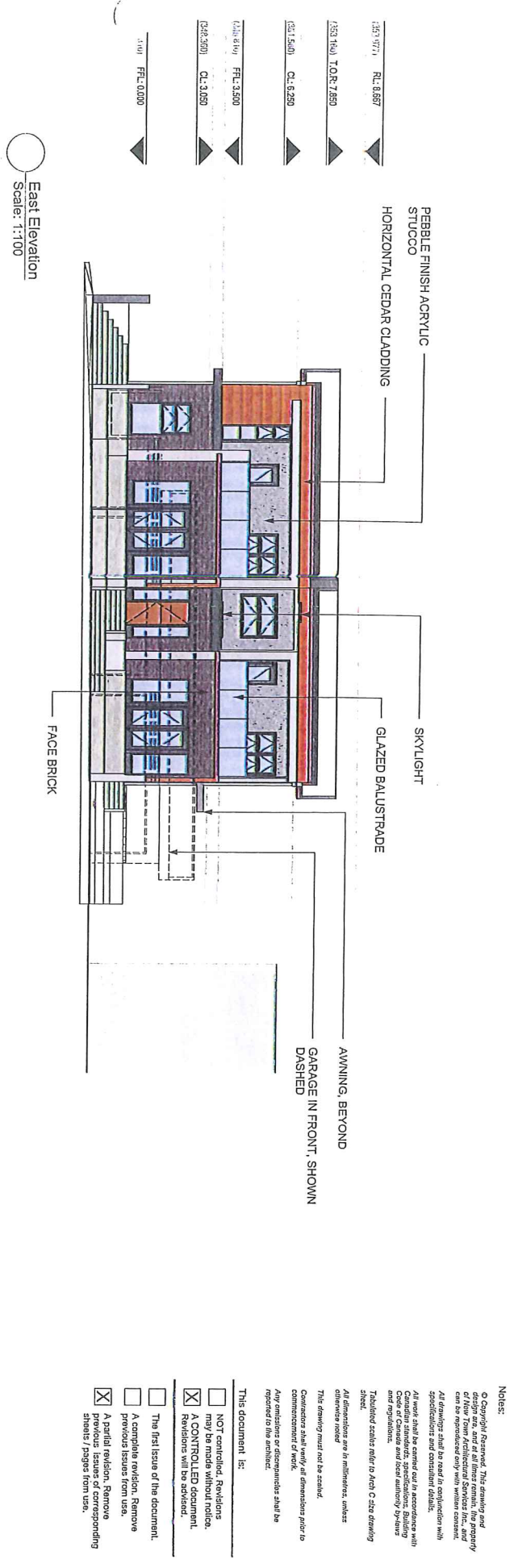
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Project title
340 FRANCIS AVE

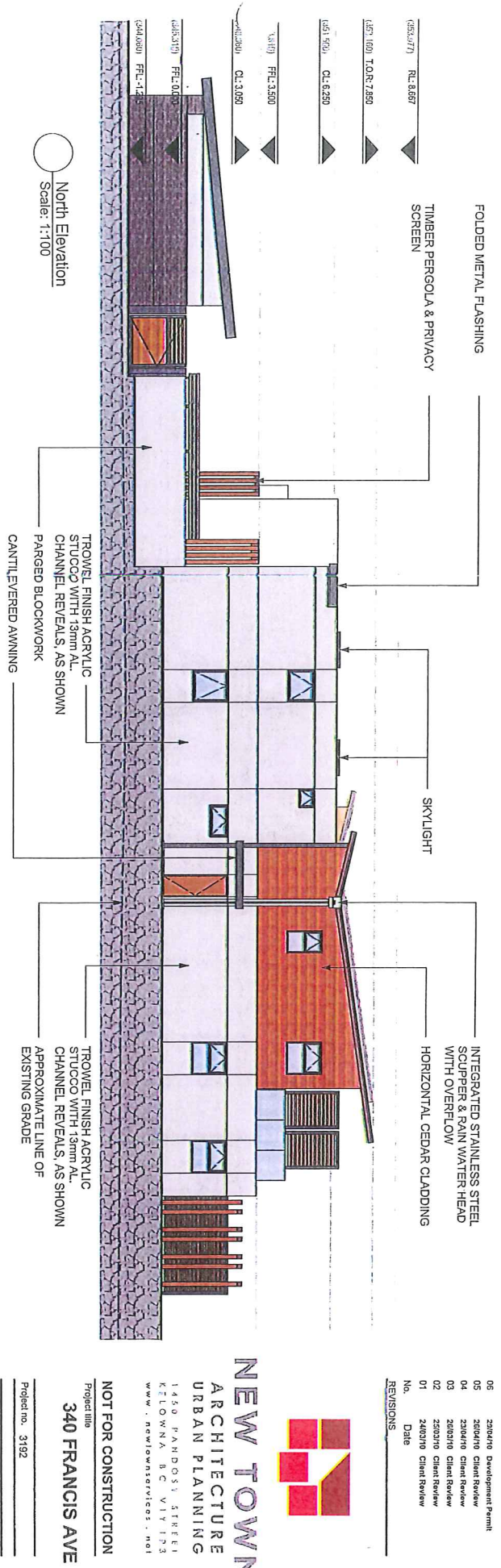
Project no. 3192

Drawing title
SECOND FLOOR PLAN

Author	Checked	Date
S.W.	g.m.c.	
S.W.		29-04-10
Scale	1:100	
Revision		
F		DP.011



East Elevation
Scale: 1:100



North Elevation
Scale: 1:100

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No.	Date	REVISIONS
05		23062019 Development Permit
04		23062019 Client Review
03		23062019 Client Review
02		23062019 Client Review
01		24032019 Client Review



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Project no.	3192
Drawing Title	EAST ELEVATION, NORTH ELEVATION
Prepared	S.W. / S.W.
Drawn	S.W. / S.W.
Scale	1:100
Sheet	29-04-10
Revision	D
Drawing No.	DP.015



○ View From South East
Scale: Not to Scale



○ View From South
Scale: Not to Scale



○ View From South West
Scale: Not to Scale



○ View From North West
Scale: Not to Scale

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No.	Date	REVISIONS
05		2016/10 Development Permit
05		2606/10 Client Review
04		2310/10 Client Review
03		2603/10 Client Review
02		2602/10 Client Review
01		2410/10 Client Review



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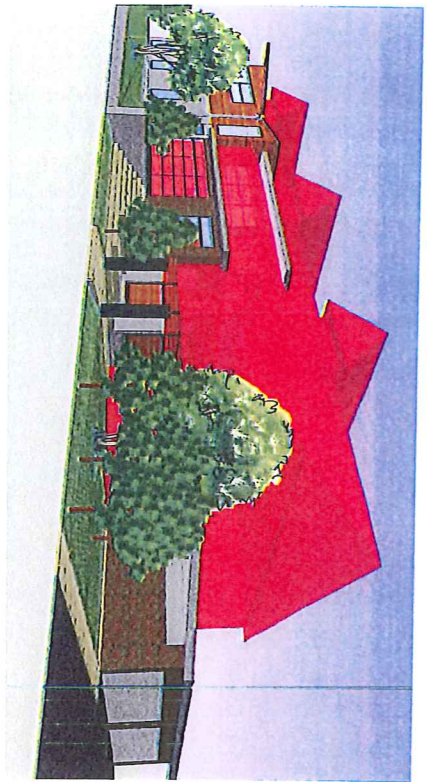
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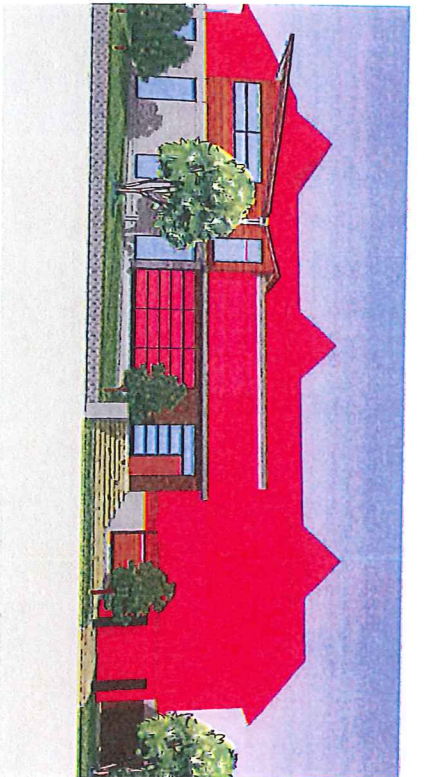
Drawing Title

PERSPECTIVES

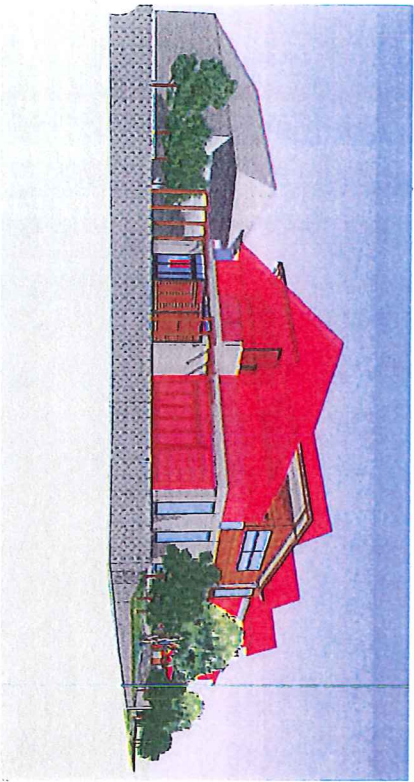
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S.W.	NTS	29-04-10	
C	DP.030		



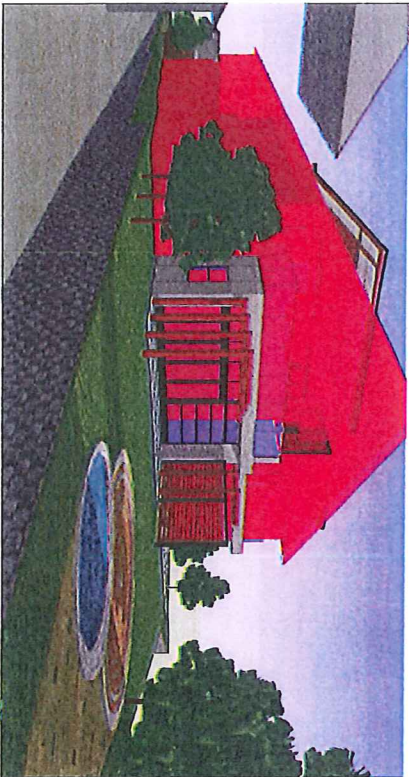
View From South East
Scale: Not to Scale



View From South
Scale: Not to Scale



View From South West
Scale: Not to Scale



View From North West
Scale: Not to Scale

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No.	Date	REVISIONS
06	24/02/19	Development Permit
05	24/02/19	Client Review
04	24/02/19	Client Review
03	24/02/19	Client Review
02	24/02/19	Client Review
01	24/02/19	Client Review



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Project title
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Project no. 3192

Drawing Title
COMPARATIVE DEVELOPMENT

Drawn	Checked
S.W	pmc
NTS	29-04-10
B	DP.040

NOTE:
RED OUTLINE DENOTES ALLOWABLE BUILDING ENVELOPE UNDER CURRENT (RU-1) ZONING



PEBBLED STUCCO



CEDAR BOARDS



METAL FLASHING



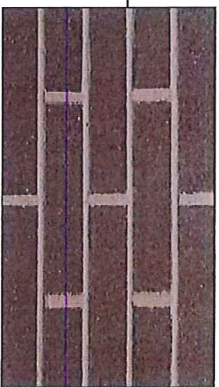
ROUGHSAWN TIMBER



340 FRANCIS AVE

COLOUR BOARD

APR 2010



FACE BRICK



COMPRESSED CEMENT SHEET



NEW TOWN

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1450 PANDOSTY STREET
KELOWNA, B.C. V1Y 1P3
www.newtownservices.net

CITY OF KELOWNA
MEMORANDUM

Date: June 15, 2010
File No.: Z10-0035 DP10-0057

To: Land Use Management Department (AW)

From: Development Engineering Manager

Subject: 340 Francis Ave Lot B Plan 69396 Two dwelling units RU-6

Development Engineering has the following comments and requirements associated with this application. *The utility upgrading requirements outlined in this report will be a requirement of this development.*

1. Domestic Water

This property is currently serviced with a 19mm-diameter copper water service. The applicant, at his cost, will arrange for the installation of an additional 19mm diameter water service. Boulevard landscaping, complete with underground irrigation system, must be integrated with the on-site irrigation system. The estimated cost of this construction for bonding purposes is **\$7,000.00**

2. Sanitary Sewer

Our records indicate that this property is serviced with a 100mm-diameter sanitary sewer service. An inspection chamber (IC) complete with brooks box must be installed on the service at the owner's cost as required by the sewer-use bylaw. The estimated cost of this construction for bonding purposes is **\$1,000.00**

3. Road Works

Francis Ave fronting this development must be upgraded to a full urban standard including a barrier curb and gutter, fillet pavement and adjustment and/or re-location of existing utility appurtenances if required to accommodate this construction. (See attached drawing showing the curb alignment required.) The estimated cost for construction for bonding purposes is **\$6,000.00**

4. 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.

5. Bonding and Levy Summary(a) Bonding

Service Upgrades	\$ 8,000.00
Frontage improvements	\$ 6,000.00

Total Bonding	\$ 14,000.00
---------------	---------------------

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.

6. Development Permit and Site Related Issues

On-site parking modules must meet bylaw requirements.
When separate meters are required,
It is recommended that the meters, and remote readers, be attached to their own dwelling units

7. Electric Power and Telecommunication Services

It is the applicant's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for service upgrades to these services which would be at the applicant's cost.

8. 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 **\$315.00** (\$300.00 + 15.00 GST)

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