

Memo



Date: August 13/10

To: City Manager

From: Community Sustainability Division

File No: Z10-0051

Applicant: Protech Consultants Ltd.
(G. Maddock)

At: 335 Gerstmar Road

Owner: Kane #2 Resources Ltd.

Purpose: TO REZONE THE SUBJECT PROPERTY FROM THE RU1 - LARGE LOT HOUSING ZONE TO THE RM3 - LOW DENSITY MULTIPLE HOUSING ZONE

Existing Zone: RU1 - Large Lot Housing

Proposed Zone: RM3 - Low Density Multiple Housing

Existing Future Land Use: Multiple Unit Residential - Low Density

Report Prepared by: Luke Turri

1.0 RECOMMENDATION:

THAT Rezoning Application No. Z10-0051 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 1, Section 22, Township 26, ODYD, Plan 12346, located at 335 Gerstmar Road, Kelowna BC from the RU1 - Large Lot Housing zone to the RM3 - Low Density Multiple Housing zone, be considered by Council;

THAT final adoption of the zone amending bylaw be considered in conjunction with Council's consideration of a Development Permit and Development Variance Permit for the subject property;

AND THAT final adoption of the zone amending bylaw be considered subsequent to the requirements of the Development Engineering Branch and the Rutland Waterworks District being completed to their satisfaction.

2.0 SUMMARY:

This proposal seeks to rezone the subject property from the RU1 - Large Lot Housing zone to the RM3 - Low Density Multiple Housing zone to facilitate a 13-unit townhome development. Pending Council approval of the Rezoning bylaw, a Development Permit and Development Variance Permit would be required at a later date.

3.0 ADVISORY PLANNING COMMISSION:

The above noted application was reviewed by the Advisory Planning Commission at the meeting on June 22, 2010 and the following recommendation was passed:

THAT the Advisory Planning Commission support Rezoning Application No. Z10-0051, for 335 Gertsmar Road, to rezone the subject property from the RU1 - Large Lot Housing zone to the RM3 - Low Density Multiple Housing zone.

4.0 BACKGROUND:

The existing use of the subject property is a single family dwelling.

4.1 Proposal

The applicant is requesting to rezone the subject property to the RM3 - Low Density Multiple Housing zone, which is consistent with the Official Community Plan Future Land Use Designation for the subject property (Multiple Unit Residential - Low Density). This zoning would facilitate a proposed 13-unit townhome development.

A single L-shaped driveway from Gerstmar Road would give access to each unit. Two parking stalls are provided per unit with individual driveways leading to a single-car garage. The site plan incorporates 13 ground-orientated, semi-detached townhomes, including a four-unit and a five-unit building running perpendicular to Gerstmar Road, with an additional four-unit building orientated parallel to Gerstmar at the rear of the property. Eight units are designated as 3-bedroom and five as 2-bedroom with den. Each dwelling would have a full basement below the main floor.

Should Council give favourable consideration to the zone amendment application, a Development Permit and Development Variance Permit would be presented at a later date. The variance requested is for site coverage inclusive of paved areas (54% where 50% is permitted).

The application meets the requirements of Zoning Bylaw No. 8000 as follows (with variance noted):

Criteria	Proposal	RM3 Zone Requirements
Existing Lot		
Site Area (m ²)	3539m ²	900m ²
Site Width (m)	36.58m	30.0m
Site Depth (m)	96.74m	30.0m
Development Regulations		
Site Coverage (%) [buildings]	27.25%	40%
Site Coverage (%) [including driveways/parking]	54.1% ^①	50%
F.A.R.	0.595	0.5 (+ 0.2 for screened parking)= 0.7 FAR
Height (m)	6.477m	9.5m
Storeys (#)	2.0 storeys	2.5 storeys
Required Setbacks		
Front (Gerstmar Rd)	4.57m	4.5m
Rear (east)	7.62m	7.5m
Side (north)	6.65m	4.5m
Side (south)	6.1m	4.5m
Other Regulations		
Private Open Space	40m ² per unit	<u>13 units x 25 m²</u> Total: 325 m²
Parking Spaces (#)	26 spaces	<u>8 units x 3 bedroom (2 spaces)</u> <u>5 units x 2 bedroom (1.5 spaces)</u> Total: 24 spaces
^① Indicates a variance to total permitted site coverage from 50% to 54.1% proposed.		

4.2 Site Context

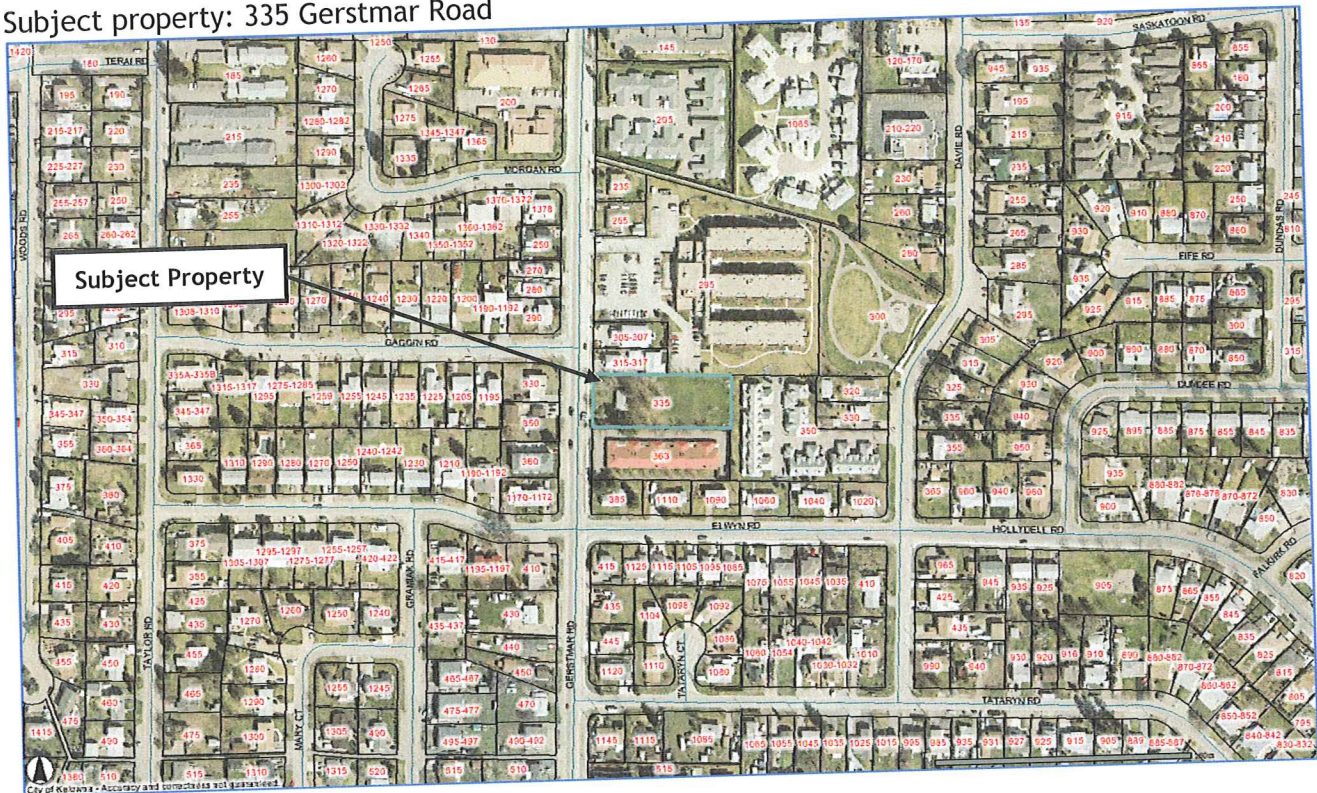
The subject property is located in the South Rutland area, west of the Rutland Urban Centre boundary. The surrounding area includes a variety of residential uses.

Specifically, the adjacent zones and uses are as follows:

Orientation	Zoning	Land Use
North	RU6 - Two Dwelling Housing RM3 - Low Density Multiple Housing	Duplex Housing Congregate Housing
East	RM3 - Low Density Multiple Housing	Townhomes
South	RM3 - Low Density Multiple Housing	Townhomes
West	RU1 - Large Lot Housing	Single Family Housing

4.3 Site Location Map

Subject property: 335 Gerstmar Road



5.0 CURRENT DEVELOPMENT POLICY:

5.1 Proposed Zone (RM3 - Low Density Multiple Housing)

The purpose is to provide a zone for low density multiple housing on urban services.

5.2 Official Community Plan (OCP)

Infrastructure Availability.¹ Give preference to supporting new housing in areas where required services already exist or can be provided most economically and efficiently.

Density Profile.² Support a land use approach where residential densities increase as proximity to the core of Urban Centres increases, as shown on Future Land Use Map 19.1.

¹ OCP Policy 8.1.30

² OCP Policy 8.1.33

Ground-Oriented Housing.³ 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.

Family Housing.⁴ Encourage family-oriented townhouses or apartment housing, and work to achieve some family housing that conforms to the City's definitions of affordability (see 8.1.16), especially within, and in proximity to, Urban Centre areas.

6.0 TECHNICAL COMMENTS:

6.1 Development Engineering Branch

See attached.

6.2 Fire Department

No parking signs are to be provide along the 6M access road. The complex requires 150 ltr/sec fire flow as per the City of Kelowna Subdivision Bylaw #7900.


6.3 Rutland Waterworks District

See attached.

7.0 LAND USE MANAGEMENT DEPARTMENT:

The proposed rezoning from the RU1 - Large Lot Housing zone to the RM3 - Low Density Multiple Housing zone is consistent with the Future Land Use Designation for the property and is appropriate given surrounding development both north and south of the site. Increased density is encouraged in this location, as the subject property is within walking distance to the Rutland Urban Centre and in close proximity to schools and park space. The application would provide attainable, ground-level, family orientated housing in the Rutland area.

Based on the above considerations, the Land Use Management Department is supportive of the rezoning application. Pending Council's favourable consideration, further discussion on the form and character of the proposed building and the variance being sought would be heard at a later date.

for: 
Danielle Noble
Manager, Urban Land Use

Approved for inclusion: 

Shelley Gambacort
Director, Land Use Management



³ OCP Policy 8.1.38

⁴ OCP Policy 8.1.39

Attachments:

Subject Property Map

Site Plan

Elevations (3 pages)

Landscape Plan

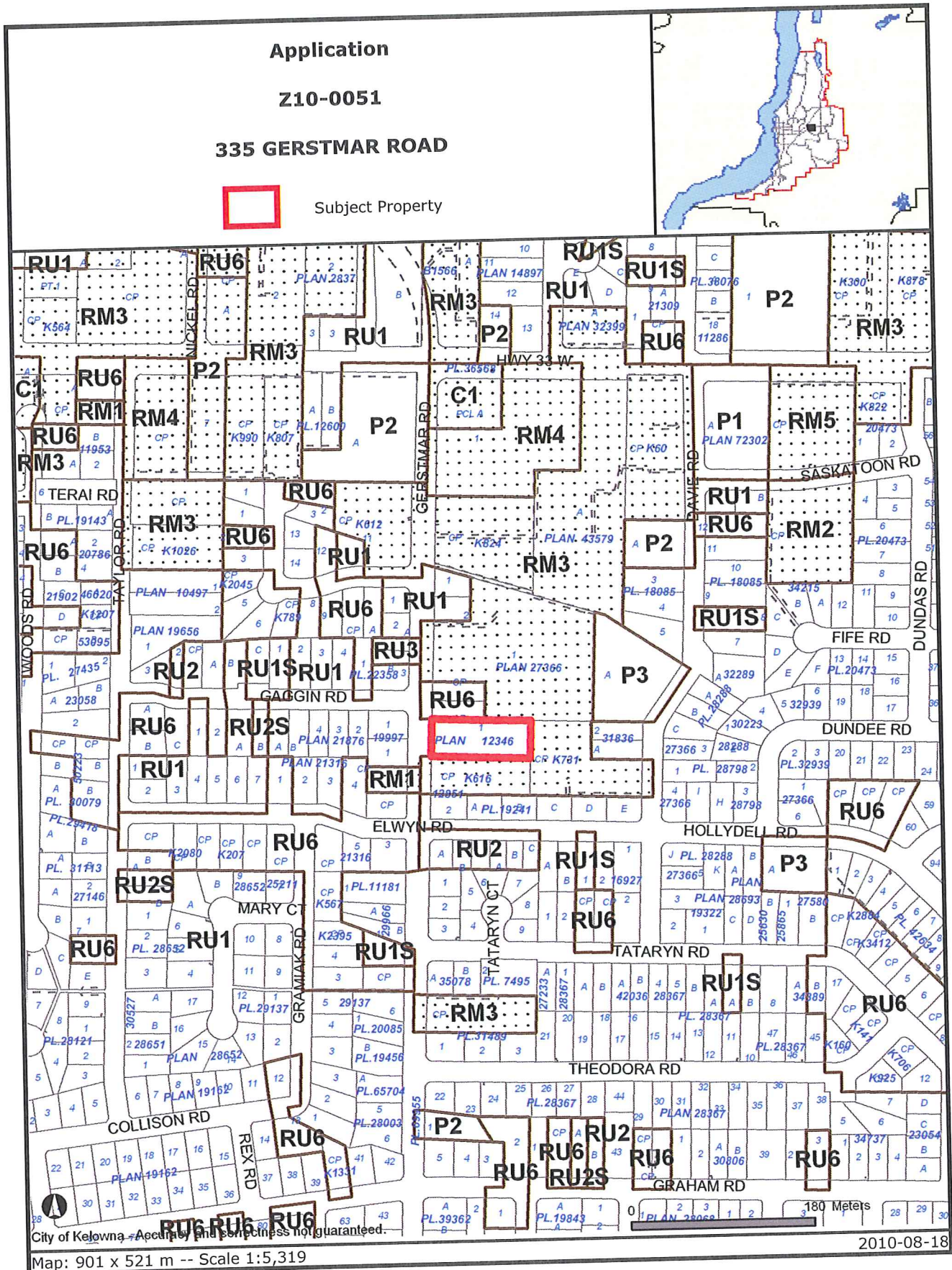
Development Engineering Branch Report

Rutland Waterworks District letter, dated June 7, 2010

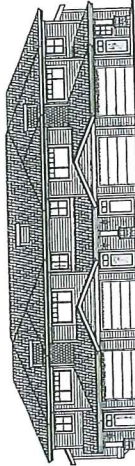
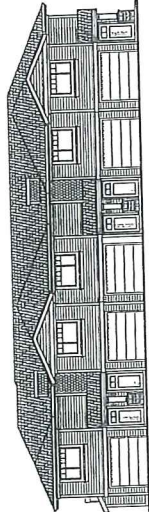
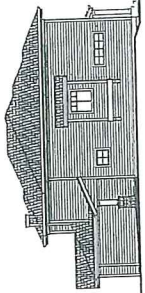
Date application accepted: June 1, 2010

APC meeting date: June 22, 2010

Circulation complete: August 10, 2010

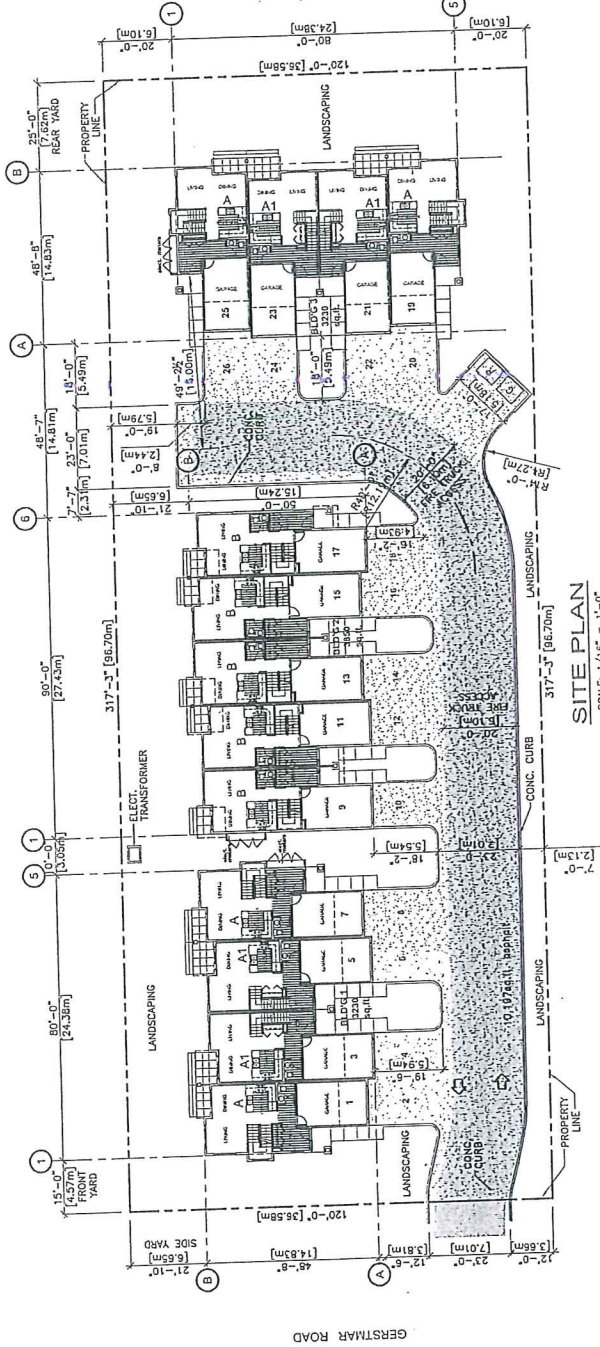


Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.
The City of Kelowna does not guarantee its accuracy. All information should be verified.



SOUTH ELEVATION

SCALE: 3/32" = 1'-0"



SITE PLAN

SCALE: 1/16" = 1'-0"

PROJECT DATA

SITE AREA	38,070 sq.ft. (8536.7 sq.m.)
BUILDING 1 AREA	3252 sq.ft.
BUILDING 2 AREA	3972 sq.ft.
TOTAL BUILDING AREA	10,276 sq.ft.
SITE COVERAGE	10,376/38,070 = 27.25%
BUILDING SITE COVERAGE	10,157/38,070 = 26.68%
PARKING & DRIVEWAY	10,157/38,070 = 26.68%
TOTAL SITE COVERAGE	20,333/38,070 = 53.41%

UNITS

UNITS	AREA	TOTAL AREA
A - 3 BEDROOM	1749 sq.ft.	7156 sq.ft.
B - 2 BEDROOM + DEN	1759 sq.ft.	7036 sq.ft.
TOTAL UNITS	5	14,192 sq.ft.
TOTAL NET AREA (sq.m.)	13	27,952 sq.ft.
		2,104 sq.m.

LEGAL DESCRIPTION
LOT 1, PLAN 12346

CIVIC ADDRESS
335 GERSTMAR ROAD
KELOWNA, B.C.

FLOOR AREA RATIO = 22652/38070 = .595
PARKING PROVIDED = 2/UNIT = 25

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2	DEVELOPMENT PERMIT	APR. 20/10	DATE
1	REVISION NO.		DATE

water shed architecture inc.
1810 Brantford Ave., Kelowna, BC V1Y 1J7
Tel: 250.862.6548
www.watershedarchitectural.com

PROJECT:
GERSTMAR ROAD
TOWNHOMES
KELOWNA, B.C.

DRAWING TITLE:
SITE PLAN

DRAWN BY:
DATE:
SCALE:
PROJECT NO.:

CHECKED BY:
DATE:
SCALE:
PROJECT NO.:

A1.0

NOTE:
 See plan introduction provided by
 WARE & ARCHITECTURE, INC.
 All required drawings and specifications
 are contained in the plan introduction.
 The use of this drawing is restricted to
 the project for which it was prepared
 without the written consent of
 Sustainable Systems.
 The contractor shall coordinate
 with the architect and provide copies of
 all drawings to the architect.
 The contractor is responsible for verifying
 information on this drawing, and
 Sustainable Systems shall not be
 responsible for any errors or omissions
 on this drawing.

①	MAY 17/10	Issue for PERMITS
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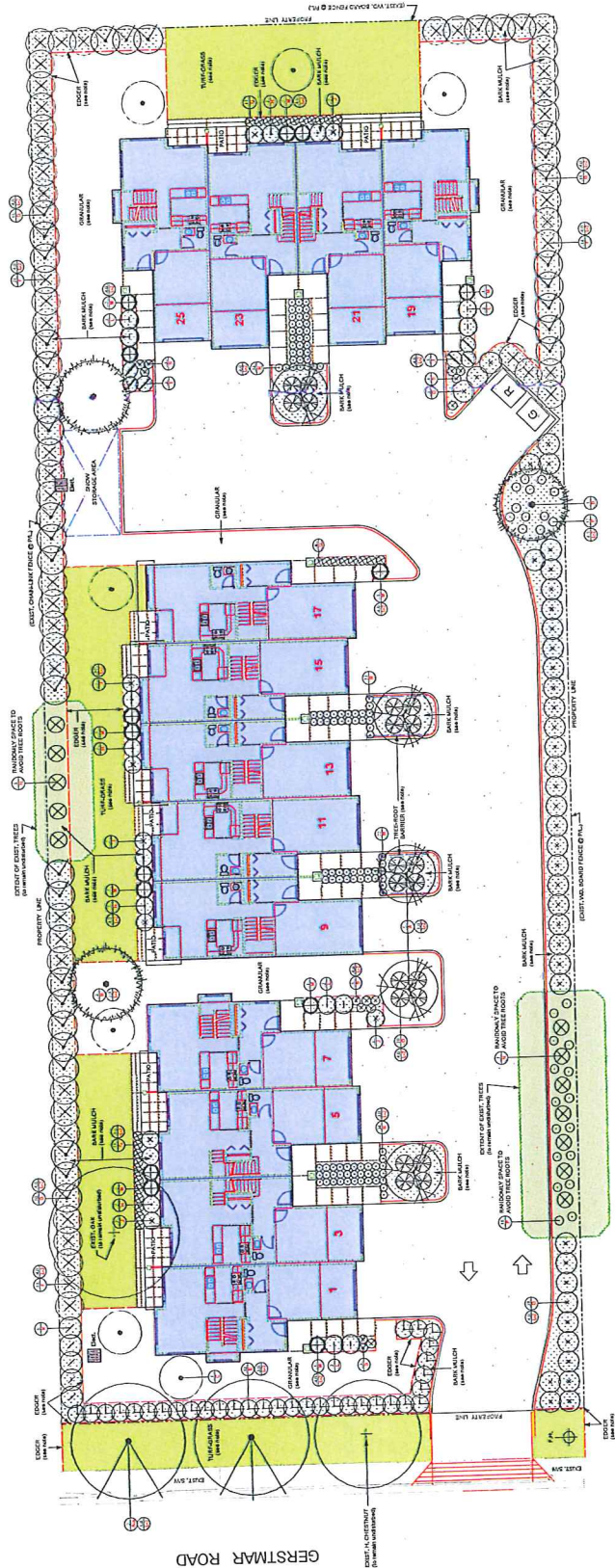


Project Title:
**GERSTMAR RD.
 TOWNHOMES**
 FELLOW, B.C.

Sheet No.:
PLANTING PLAN

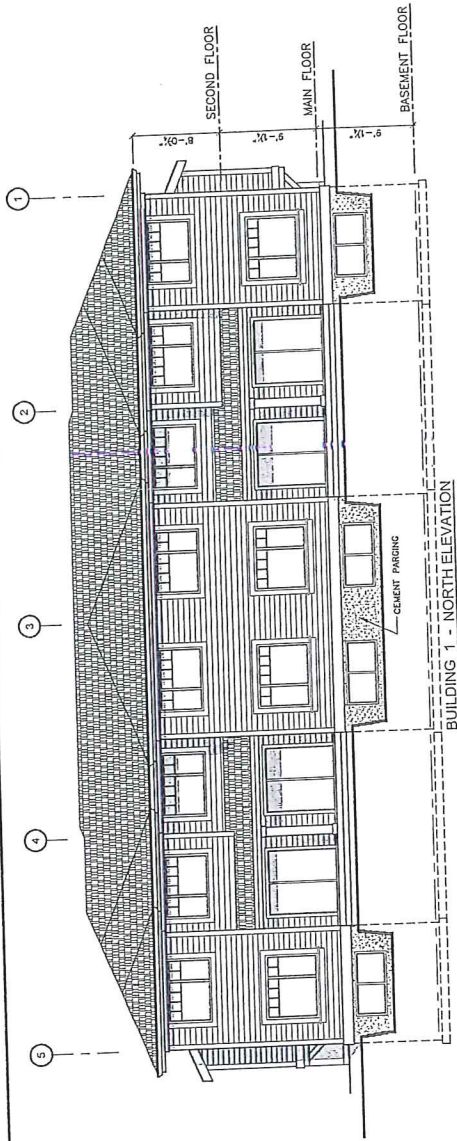
PROJECT NO.: 180108
 DATE: MAY 2018
 SCALE: 1/8" = 1'-0"
 DRAWN / CHECKED: G.A.

L-1.2



NOTE:
 All trees and plants
 are "room finish" concrete

ID	Qty	Botanical Name	Common Name	Size	Mat. Ht./Spr.	Prop. Spacing	Remarks
A	5	Crataegus bolognani 'Yan's Scallie'	Prickly Pear Hawthorn	6CM CAL.	AS SHOWN	VEB, strong leader, good form, 1.2m clear stem ht.	
B	4	Prunella sp.	Hedge Nettle	1250AL	AS SHOWN	VEB, strong leader, good form, 1.2m clear stem ht.	
C	3	Prunella sp.	Hedge Nettle	300L	AS SHOWN	VEB, strong leader, good form, 1.2m clear stem ht.	
D	7	Cultus coccinea 'Royal Purple'	Royal Purple Smoke Bush	100L	AS SHOWN	Multiple branches, maintain as screen hedge	
E	41	Rosa wendlandii	Wooded Rose	3.00.0M	1.5M. oc.	Multiple branches, maintain as informal hedge	
F	32	Cornus alternifolia 'Winter White'	Flowering Dogwood	3.00.0M	1.5M. oc.	Multiple branches, maintain as informal hedge	
G	48	Syringa x transmutans 'Korona Dabur'	Prunella	1.50.0M	AS SHOWN	Multiple branches, good form	
H	30	Syringa x transmutans 'Korona Dabur'	Prunella	1.50.0M	AS SHOWN	Multiple branches, good form	
I	6	Syringa x transmutans 'Korona Dabur'	Prunella	1.50.0M	AS SHOWN	Multiple branches, good form	
J	9	Syringa x transmutans 'Korona Dabur'	Prunella	1.50.0M	AS SHOWN	Multiple branches, good form	
K	5	Azalea x indica 'Korona Dabur'	Prunella	1.50.0M	AS SHOWN	Multiple branches, good form	
L	8	Azalea x indica 'Korona Dabur'	Prunella	1.50.0M	AS SHOWN	Multiple branches, good form	
M	1	Azalea x indica 'Korona Dabur'	Prunella	1.50.0M	AS SHOWN	Multiple branches, good form	
N	1	Azalea x indica 'Korona Dabur'	Prunella	1.50.0M	AS SHOWN	Multiple branches, good form	
O	20	Azalea x indica 'Korona Dabur'	Prunella	1.50.0M	AS SHOWN	Multiple branches, good form	
P	28	Azalea x indica 'Korona Dabur'	Prunella	1.50.0M	AS SHOWN	Multiple branches, good form	
Q	30	Azalea x indica 'Korona Dabur'	Prunella	1.50.0M	AS SHOWN	Multiple branches, good form	
R	172	Platanus ssp.	Platanus	380.380M	5M. oc.	Full plants, good form	
S	15	Hydrangea 'Soleil de France'	Hydrangea	450.615M	RANDOM	Full plants, good form	



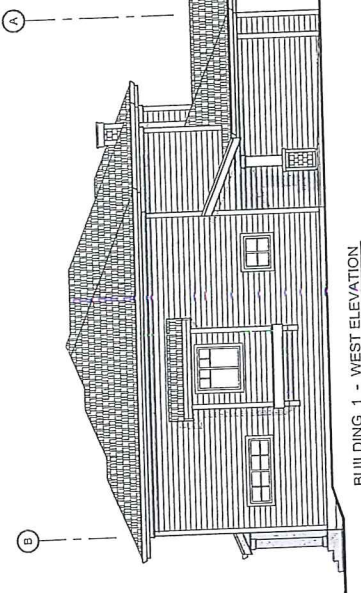
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1	DEVELOPMENT PERMIT	APR. 20/10
	REVISION NO.	DATE

water street architecture inc.
 1100 W. 10th Ave. Kelowna, BC V1Y 1A7
 Tel: 250.860.1111
 Fax: 250.860.1112
 www.waterstreetarchitecture.com

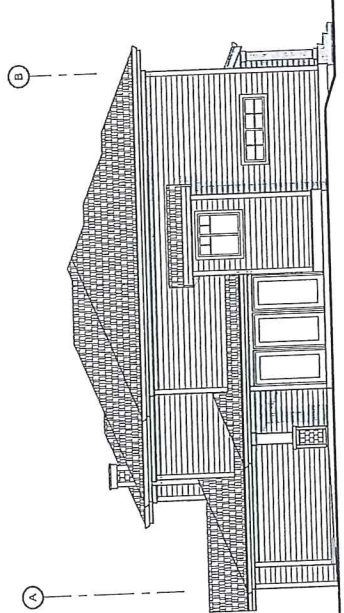
PROJECT:
GERSTIMAR ROAD TOWNHOMES
 KELOWNA, B.C.

DRAWING TITLE:
BUILDING 1 ELEVATIONS

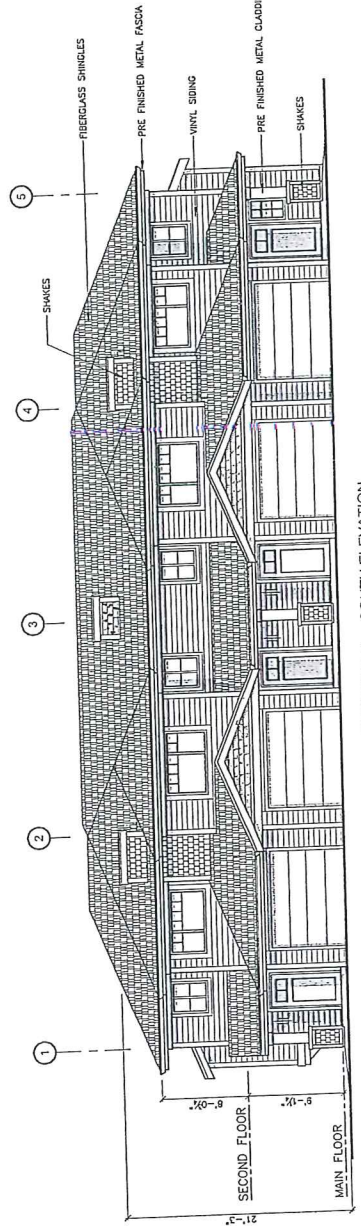
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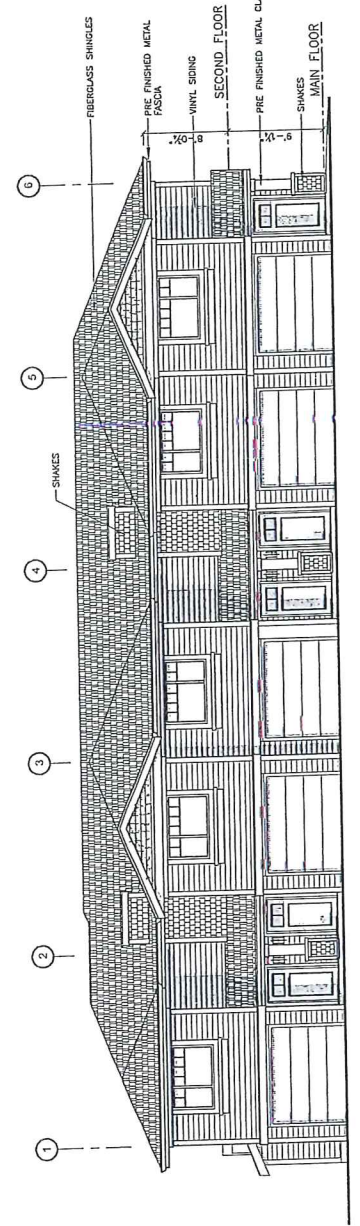
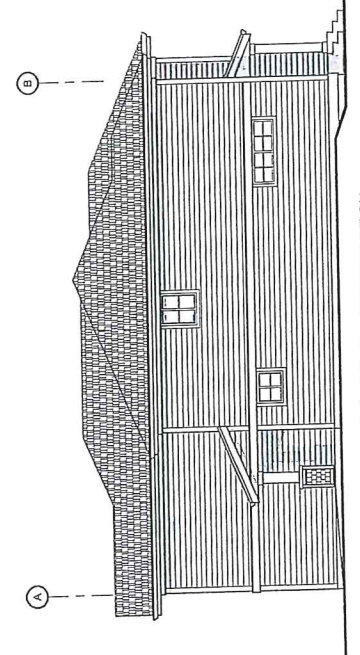
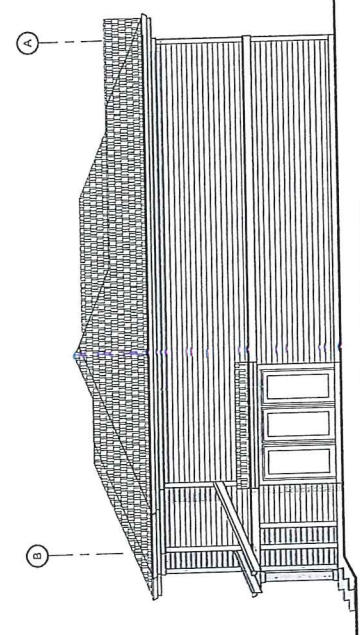
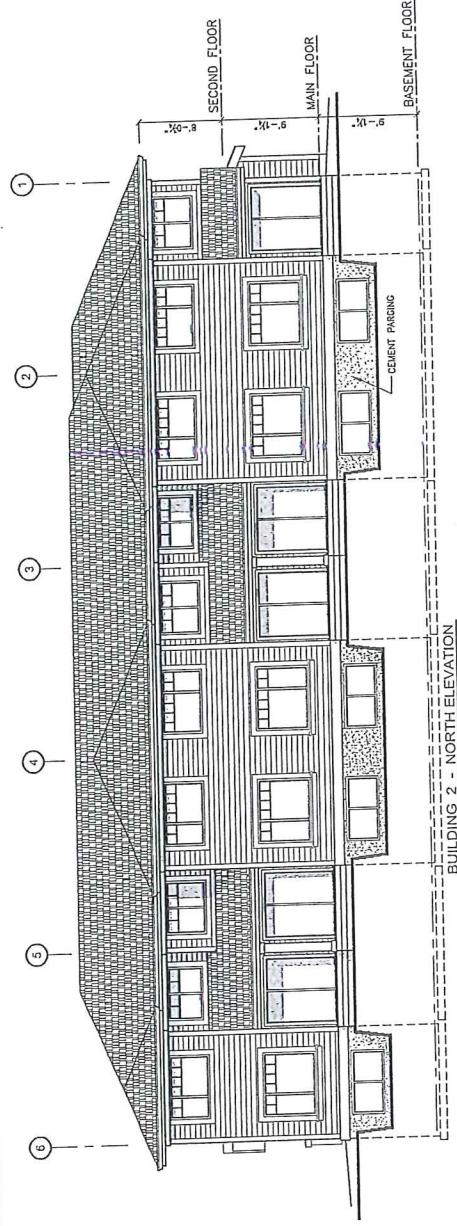
BUILDING 1 - WEST ELEVATION



BUILDING 1 - EAST ELEVATION



BUILDING 1 - SOUTH ELEVATION



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1	DEVELOPMENT PERMIT	APPR. BOARD	DATE
	NO.	REGION NO.	

water steel architecture inc.
 Doug Lane
 1-250-762-2278
 1-250-762-2278
 188 Riverside Ave., Kelowna, BC V1Y 1R1

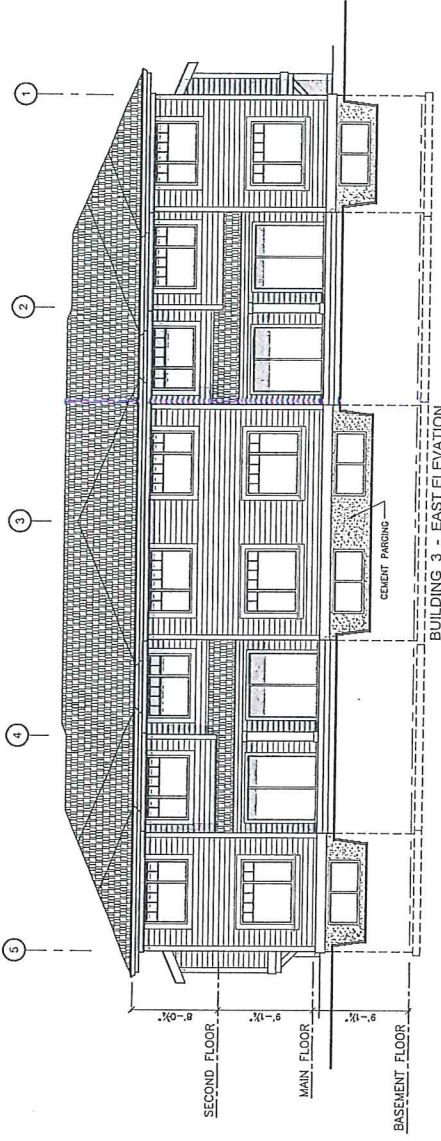
PROJECT:
**GERSTMAR ROAD
 TOWNHOMES**
 KELOWNA, B.C.

DRAWING TITLE:
**BUILDING 2
 ELEVATIONS**

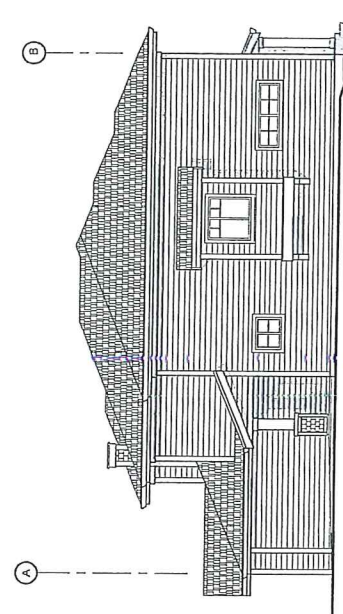
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 A.J.H.
 DATE:
 APRIL 25, 2000
 PROJECT NO.:

CHECKED BY:
 D.L.
 DATE:
 5/15/01
 DRAWING NO.:

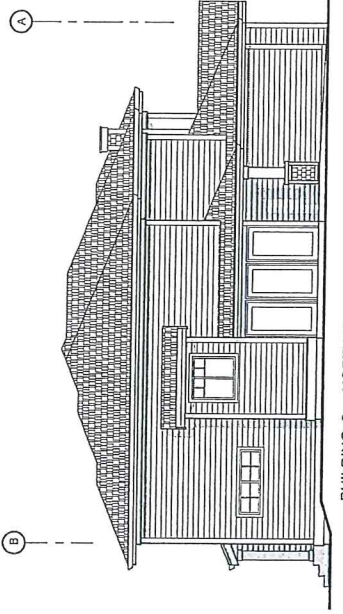
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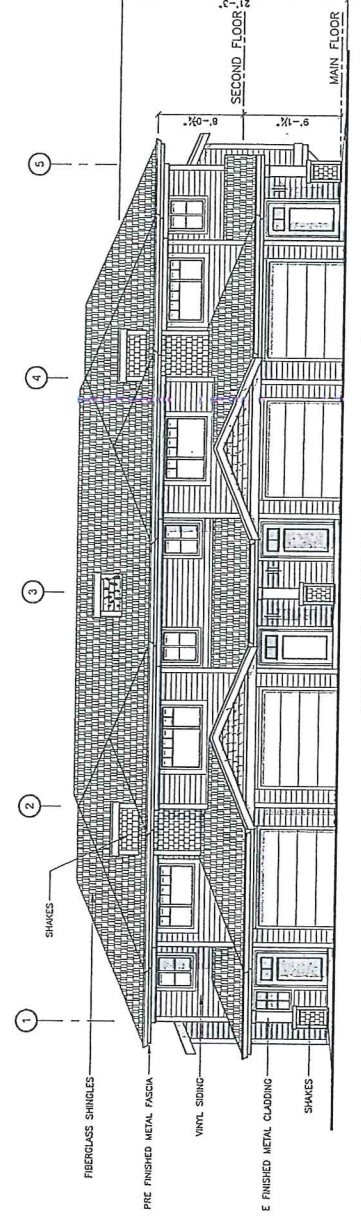
BUILDING 3 - EAST ELEVATION



BUILDING 3 - SOUTH ELEVATION



BUILDING 3 - NORTH ELEVATION



BUILDING 3 - WEST ELEVATION

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1	DEVELOPMENT PERMIT	APPR. 23/10	
	NO.	REVISION NO.	DATE

walter steel architectural inc.
 Doug Lane
 1-250-786-8344
 1500 West 10th Ave, Kelowna, BC V1Y 1J7

PROJECT:
GERSTMAR ROAD TOWNHOMES
 KELOWNA, B.C.

DRAWING TITLE:
BUILDING 3 ELEVATIONS

DRAWN BY:
 A-M
 DATE:
 APRIL 26, 2010
 PROJECT NO.:

CHECKED BY:
 DL
 SCALE:
 3/16"=1'-0"
 DRAWING NO.:

A2.3

CITY OF KELOWNA
MEMORANDUM

Date: July 8, 2010
File No.: Z10-0051
To: Planning & Development Services Department (LT)
From: Development Engineer Manager (SM)
Subject: 335 Gerstmar Road – LOT 1, PLAN 12346, Sec. 22, twp. 26. ODYD

The Works & utilities Department comments and requirements regarding this application to rezone from RU-1 to RM3 are as follows:

1. Subdivision

- a) Provide easements as may be required.

2. Geotechnical Study.

A comprehensive Geotechnical Study is required, which is to be prepared by a Professional Engineer competent in the field of geotechnical engineering, the study is to address the following:

- Overall site suitability for development.
- Presence of ground water and/or springs.
- Presence of fill areas.
- Presence of swelling clays.
- Presence of sulphates.
- Potential site erosion.
- Provide specific requirements for footings and foundation construction.
- Provide specific construction design sections for roads and utilities over and above the City's current construction standards

3. Domestic water and fire protection.

This development is within the service area of the Rutland Waterworks District (RWD). The developer is required to make satisfactory arrangements with the RWD for these items. All charges for service connection, and upgrading costs are to be paid directly to the RWD. The developer is required to provide a confirmation that the district is capable of supplying fire flow in accordance with current Bylaws and policies requirements.

A watermeter is mandatory as well as a sewer credit meter to measure all the irrigation water. Watermeters must be housed in an above-ground, heated, accessible and secure building, either as part of the main site buildings or in a separate building. Remote readers units are also mandatory on all meters.

4. Sanitary Sewer.

The existing 100mm. sanitary sewer service may be adequate to serve the proposed development. Should a new service be required, the installation of the new service and the decommissioning of the existing will be at the applicant cost

5. Drainage.

A comprehensive site drainage management plan and design to comply with the City's drainage design and policy manual, is a requirement of this application. The drainage study should indicate the size and location of the detention facility and provide for a positive outflow to the existing municipal storm drainage system. This plan can become part of the geotechnical study to identify possible ground recharge/detention areas.

6. Power and Telecommunication Services.

The services to this development are to be installed underground. It is the developer's responsibility to make a servicing application to the respective utility companies. The utility companies are then required to obtain the city's approval before commencing their works. The property is located outside of the Rutland Urban Centre, therefore the overhead wires along the frontage can remain, however, it is suggested that they be converted to underground in order to improve the overall aesthetics of the project.

7. Road improvements.

Gerstmar Road has been partially upgraded with a concrete sidewalk; the upgrade must be completed to a full urban standard including a curb and gutter in the front of the sidewalk, piped storm drainage system (dry pipe section), fillet pavement, street lights, and adjustment and/or re-location of existing utility appurtenances, if required, to accommodate this construction. Removal of the redundant driveway crossing and replacement of any cracked sidewalk panels. The cost of this frontage upgrade is estimated at **\$19,100.00** and is inclusive of a bonding escalation. Note that overhead lines conversion to underground is not included in the estimated cost.

8. Engineering.

Design, construction, supervision and inspection of all off-site civil works and site servicing must be performed by a consulting civil Engineer and all such work is subject to the approval of the city engineer.

9. Design and Construction.

- a) Design, construction supervision and inspection of all off-site civil works and site servicing must be performed by a Consulting Civil Engineer and all such work is subject to the approval of the City Engineer. Drawings must conform to City standards and requirements.
- b) Engineering drawing submissions are to be in accordance with the City's "Engineering Drawing Submission Requirements" Policy. Please note the number of sets and drawings required for submissions.
- c) Quality Control and Assurance Plans must be provided in accordance with the Subdivision, Development & Servicing Bylaw No. 7900 (refer to Part 5 and Schedule 3).
- d) A "Consulting Engineering Confirmation Letter" (City document 'C') must be completed prior to submission of any designs.

- e) Before any construction related to the requirements of this subdivision application commences, design drawings prepared by a professional engineer must be submitted to the City's Works & Utilities Department. The design drawings must first be "Issued for Construction" by the City Engineer. On examination of design drawings, it may be determined that rights-of-way are required for current or future needs.

10. Servicing Agreements for Works and Services

- a) A Servicing Agreement is required for all works and services on City lands in accordance with the Subdivision, Development & Servicing Bylaw No. 7900. The applicant's Engineer, prior to preparation of Servicing Agreements, must provide adequate drawings and estimates for the required works. The Servicing Agreement must be in the form as described in Schedule 2 of the bylaw.
- b) Part 3, "Security for Works and Services", of the Bylaw, describes the Bonding and Insurance requirements of the Owner. The liability limit is not to be less than \$5,000,000 and the City is to be named on the insurance policy as an additional insured.

11. DCC Credits.

None of the required improvements qualify for DCC credit consideration, as these upgradings are not identified in the current DCC schedules.

12. Bonding and Levies Summary.

a) Performance Bonding

Gerstmar Road frontage upgrade **\$19,100.00**

b) levies

N/A

Steve Muenz, P.Eng.
Development Engineering Manager

BB



Rutland
WATERWORKS DISTRICT

106 – 200 Dougall Road North
Kelowna, BC V1X 3K5
www.rutlandwaterworks.com

p: (250) 765-5218
f: (250) 765-7765
e: info@rutlandwaterworks.com

June 7, 2010

Protech Consultants Ltd
#200, 1461 St. Paul Street
Kelowna BC V1Y 2E4

RE: Development Proposal at 335 Gerstmar Rd. Plan 12346, Lot 1
RWD File # 10/12 City of Kelowna File # Z10-0051 & DVP 10-0075 & OCP 10-0009

Rutland Waterworks District acknowledges receipt of a proposal for development at the above noted address, forwarded to us for comment by the City of Kelowna Planning Department.

Our engineer, Jody Good of Mould Engineering in Kelowna, will be requested to review the plans as submitted to determine requirements for fire flows, connection details, Capital Expenditure Charges (CEC's) water system upgrades (if required) and an estimate of these costs based on these initial plans.

A \$2000.00 deposit is required for this initial engineering review. Please note that the review will commence upon receipt of payment for the enclosed invoice.

For your information any determined Capital Expenditure Charges will be due to Rutland Waterworks District at the building permit stage. Any other costs will be due prior to the issuance of a water certificate letter to the City of Kelowna.

Further all bylaws and regulations of Rutland Waterworks District must be adhered to for the commitment of water service to this property.

Sincerely,

Jim Csek, CMA
Administrator

pc: Mould Engineering
City of Kelowna Planning Dept.
Kane # 2 Resources Ltd

Encl (1)