

Memo



Date: January 14, 2011

To: City Manager

From: Land Use Management, Community Sustainability

Application: Z10-0065 (PMc)

Owner: Gregory & Debra Stromquist

Address: 735 Clement Avenue

Applicant: Gregory & Debra Stromquist

Subject: Rezoning Application

Existing OCP Designation: Multiple Unit Residential - Medium Density

Existing Zone: RU6 - Two Dwelling Housing zone

Proposed Zone: RM4 - Transitional Low Density Housing zone

1.0 Recommendation

THAT Rezoning Application No. Z10-0065 to amend the City of Kelowna Zoning Bylaw No. 8000, by changing the zoning classification of lots 16 & 17, DL 138 and of Section 30, Township 26, O.D.Y.D., Plan 1039, located on Clement Avenue, Kelowna, BC from the RU6 - Two Dwelling Housing zone to the RM4 - Transitional Low Density Housing zone, be considered by Council.

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

AND THAT final adoption of the zone amending bylaw be considered in conjunction with Council's consideration of a Development Permit on the subject property.

AND THAT final adoption of the zone amending bylaw be considered subsequent to the registration of a lot consolidation of the two legal lots.

AND FURTHER THAT final adoption of Zone Amending Bylaw be considered subsequent to the requirements of the Development Engineering department being completed to their satisfaction.

2.0 Purpose

The applicant wishes to rezone the subject property from the existing RU6 - Two Dwelling Housing zone to the proposed RM4 - Transitional Low Density Housing zone in order to permit the development of a four unit row house building.

A handwritten signature in black ink, appearing to be a stylized name.

3.0 Land Use Management

The subject properties are designated as Multiple Unit Residential (medium density) in the OCP and as such the proposed RM4 zoning is in compliance. Ultimately, the proposed development of 4-plex housing does not achieve the projected density objectives of the general area into larger 4 storey apartment projects. This vision has been hindered by achieving a comprehensive land assembly and prohibitive land costs. While the 2 ½ storey project does not meet these long term objectives, it is hoped to catalyze further activity on this side of Clement Avenue and entice additional residential projects in an area that has many merits for medium density residential development.

The height of the proposed development at 2½ storeys is comparable to the height of the existing development in the neighbourhood, and is anticipated to have minimal impact on the neighbouring properties. The inclusion of a porch with direct access to Clement Avenue is commendable as it creates a strong connection to the street and the neighbourhood. The inclusion of deck or outdoor patio areas to the front and rear of each of the proposed units provides adequate private outdoor living space.

The applicant and designer have worked with City staff to refine the form and character of the proposed development in response to concerns raised by Staff, and will be evaluated by Council should the land use be supported.

4.0 Proposal

4.1 Project Description

The subject property consists of two titled lots, and is located in an area of the City that is prime for redevelopment. To date, there has not been any substantial development to the south side of Clement Avenue, beyond several new second dwellings constructed under the current RU6 - Two Dwelling Housing zone.

The applicant is proposing to rezone the subject property to the RM4 - Transitional Low Density Housing zone in order to facilitate the development of a four unit row house style building, orientated towards Clement Avenue and accessed off the rear lane.

The proposed row house development is designed as a 2½ storey building. The end units are 2 storeys constructed above a crawl space, while the two inner units are designed as 2½ storeys, constructed above a basement set partially into the grade.

All four of the units have direct pedestrian access to Clement Avenue. There are two double garages located in the rear of the site with access from the lane, which provide parking for four vehicles. There are also tandem parking stalls located on the driveway in front of the garages, which provides an additional four parking stalls. A visitor parking stall is also provided between the two groups of parking stalls.

Council will have an opportunity to review the form and character of the proposed development should this proposal be supported.

4.2 Site Context

The subject property is located on the south side of Clement Avenue, east of Richter Street, and is located at the eastern boundary of the City Centre urban centre. The vacant site is generally flat, and has access from the lane. The development site consists of two lots which will have to be consolidated into one lot

The adjacent land uses are as follows:

- North I2 - General Industrial (fruit packing plant)
- West RU6 - Two Dwelling Housing (residential)
- East RU6 - Two Dwelling Housing (residential)
- South RU6 - Two Dwelling Housing (residential)

Site Location Map



4.3 Zoning Analysis Table

The proposed application meets the requirements of RM4 - Transitional Low Density Housing zone follows:

Zoning Analysis Table		
CRITERIA	PROPOSAL	RM4 ZONE REQUIREMENTS
Subdivision Regulations		
Lot Area	916 m ²	900 m ²
Lot Width	24.2 m ①	30.0 m
Lot Depth	37.6 m	30.0 m
Development Regulations		
Site Coverage	40% buildings 51.1% bldg & parking	50% bldg 60% bldg & parking
Total Floor area	579 m ²	595.4 m ² max @ FAR = 0.65
Floor Area Ratio	0.61	0.65 max
Height	2½ storey / 7.8 m	3 storey / 13 m max
Front Yard	2 storey portion 6.3 m Less than 2 storey 4.5m	6.0 m / 4.5m to portions less than 2 storeys
Side Yard (west)	2.44 m to 2 storey portion 7.32 m to 2½ storey portion	2.3 m for 2 storeys 4.5m for portions over 2 storeys
Side Yard (east)	2.44 m to 2 storey portion 7.32 m to 2½ storey portion	2.3 m for 2 storeys 4.5m for portions over 2 storeys
Rear Yard	17.9 m to principal bldg 6.1 m to accessory bldg	7.5 m for 2 storeys 9.0 m for parts over 2 storeys
Other Regulations		
Minimum Parking Requirements	9 stalls provided	2 stalls per dwelling = 8 stalls required
Bicycle Parking	4 stalls provided in garage	Class I; 0.5 per dwelling Class II; 0.1 per dwelling
Private Open Space	95m ² deck area 87.7m ² yard area 179.7m ² provided	25m ² of private open space per dwelling 100m ² required

NOTE:

① Existing lot width

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Housing Polices:

Infrastructure Availability¹. Give preference to supporting new housing in areas where required services already exist or can be provided most economically and efficiently;

Ground-Oriented Housing². 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 Variety³. 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;

6.0 Technical Comments

6.1 Building & Permitting Department

- 1) Development Cost Charges (DCC's) are required to be paid prior to issuance of any Building Permits
- 2) Operable bedroom windows required as per the 2006 edition of the British Columbia Building Code (BCBC 06).
- 3) Range hood above the stove and the washroom to vent separately to the exterior of the building. The size of the penetration for this duct thru a fire separation is restricted by BCBC 06, so provide size of ducts and fire separation details at time of Building Permit Applications
- 4) Guards are required at front entrance, around access to basement in the middle two units. These guards may affect the form and character of the dwelling.
- 5) Future basement bedrooms to meet the minimum requirements for egress windows. Refer to the British Columbia Building Code for requirements.
- 6) Full Plan check for Building Code related issues will be done at time of Building Permit applications

¹ Official Community Plan, Policy #8-1.30

² Official Community Plan, Policy #8-1.38

³ Official Community Plan, Policy #8-1.40

6.2 Development Engineering Department

See attached requirements

6.3 Fire Department

Fire department access, fire flows of 90ltr/sec, and hydrants as per the BC Building Code and City of Kelowna Subdivision Bylaw #7900. Additional addresses will be required.

6.4 Shaw Cable

Owner/Developer to supply and install an underground conduit system per Shaw Cable drawings and specifications.

6.5 Telus

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

6.6 Terasen Utility Services

No Comment

7.0 Application Chronology

Date of Application Received: July 14, 2010

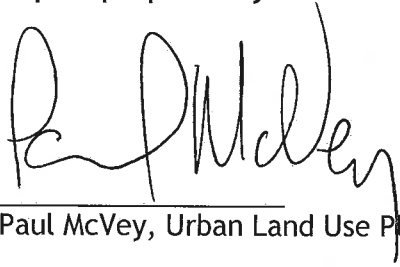
Advisory Planning Commission August 31, 2010

The above noted application was reviewed by the Advisory Planning Commission at the meeting on August 31, 2010 and the following recommendations were passed:

THAT the Advisory Planning Commission support Rezoning Application No. Z10-0065 at 735 Clement Avenue to rezone from RU6 - Two Dwelling Housing to RM4 - Transitional Low Density Housing to allow development of a townhouse project.

Revised building plans received: January 4, 2011

Report prepared by:



Paul McVey, Urban Land Use Planner

Reviewed by:



Danielle Noble Manager, Urban Land Use Management

Approved for Inclusion:

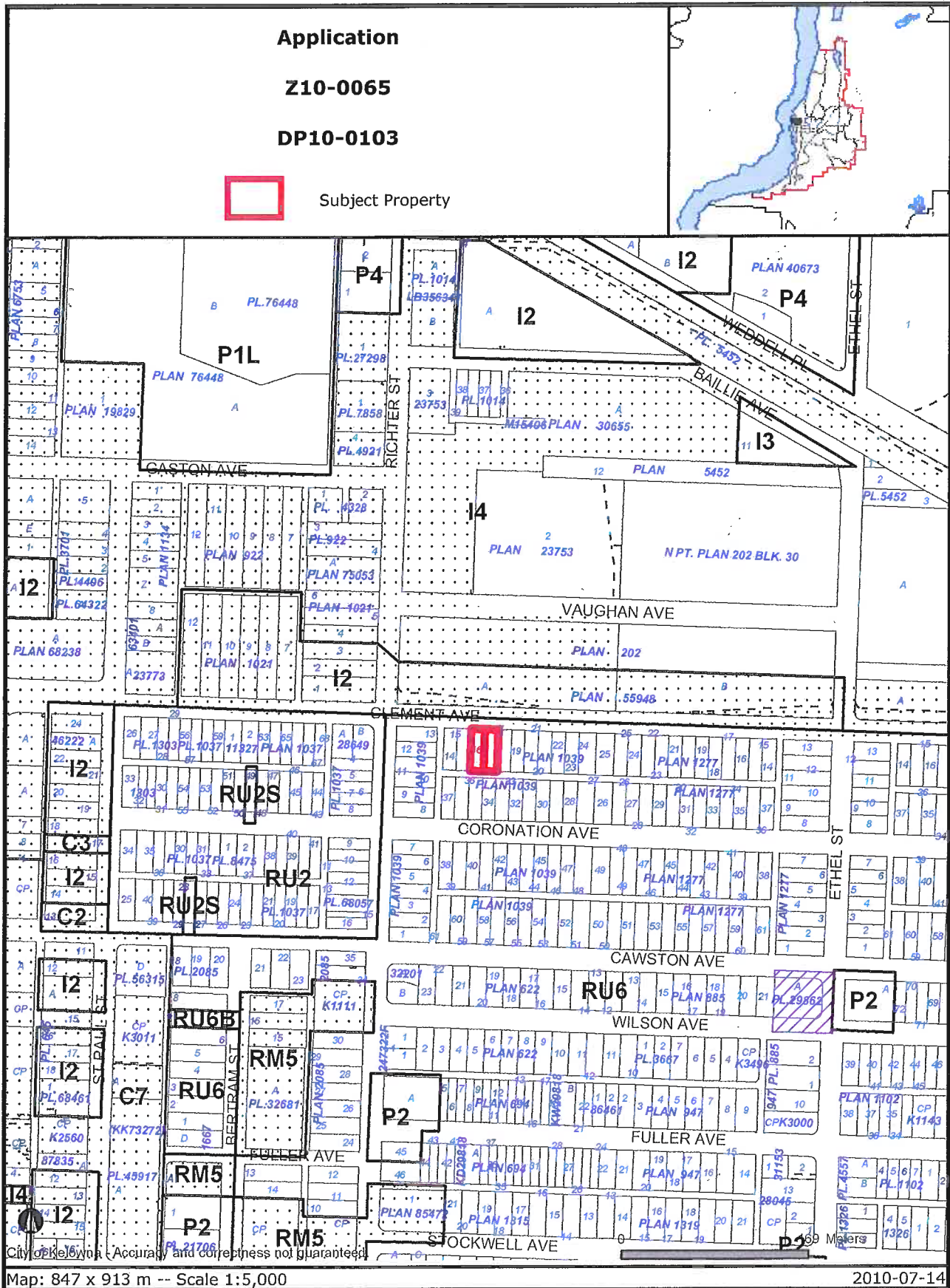


Shelley Gambacort, Director, Land Use Management

Attachments:

- Location Map
- Applicant Design Rationale
- Site Plan
- Conceptual Elevations
- Development Engineering Comments
- Sustainability Checklist





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.

July 14/10

Development Proposal

The proposal for this property is to demolish the original house that was built in 1955. The building has reached the end of its life and we have no other feasible option. The home straddles the lot line of lots 16 and 17.

Both of the lots are currently zoned RU 6 and we are applying to rezone to an RM4 zoning which is favored by OCP.

This proposal includes consolidating the two lots and building four side by side townhomes that face Clement Ave.

The design features include access to each townhome from the front with the main access being from the rear of the building. Provision for parking will be at the rear of the property.

Two detached garages will be part of this development. With the separation of the garages from the main building this allows for outdoor amenity space to be private, more secure and a greater element of safety for families with small children.

Design Rationale

Materials- Earthtone colors, Premium Vinyl Siding, Hardie Shakes for Gable ends

Wicker for trim color including soffit, fascia , gutters and window and door trim

Objectives – Functional homes including outdoor amenity space for families ie. Patios, decks and yards.

These homes support a varied group of potential homeowners which include Professional couples, Young families or Seniors.

The location is on a Public Transit route and is within walking distance to several amenities.

Design Style – Craftsman Style



ILLUSTRATION / THE ARTS ALONE

REVISED PLANS

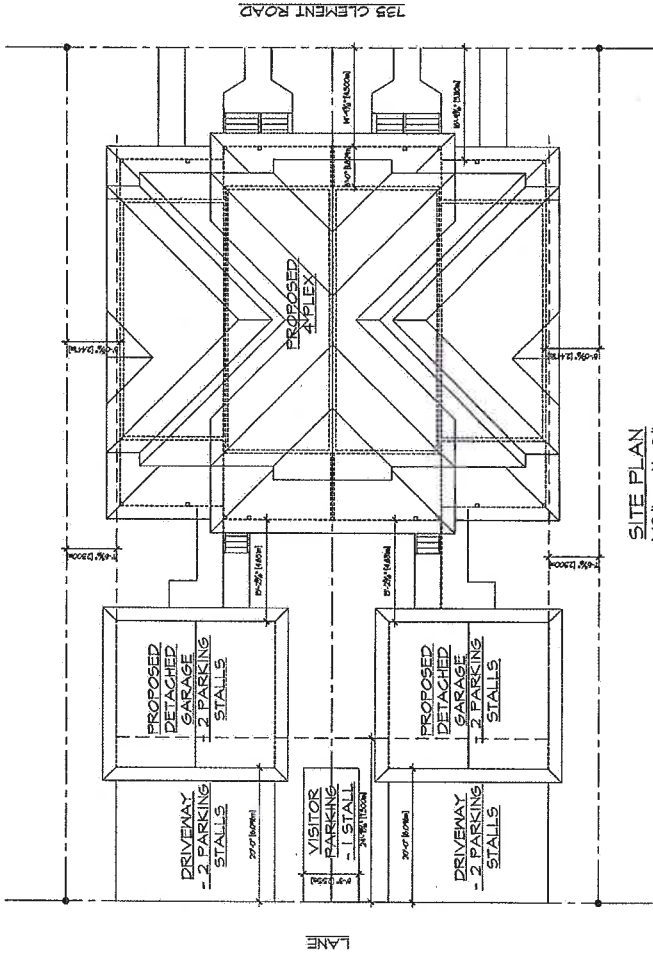
SEP 28 2010

CITY OF KELOWNA
Land Use Management

REVISED PLANS

JAN - 4 2011

CITY OF KELOWNA
Land Use Management



SITE PLAN
1/8" = 1'-0"

SITE COVERAGE CALCULATION - RM4	
SITE AREA =	952.04 m ² (10244 sq.ft.)
4 PLEX AREA =	226.30 m ² (2435 sq.ft.)
COVERED PORCH =	18.22 m ² (196 sq.ft.)
COVERED DECK =	30.39 m ² (327 sq.ft.)
DETACHED GARAGE (528 sq.ft. x 2) =	96.14 m ² (1056 sq.ft.)
DRIVEWAYS (480 sq.ft. x 2) =	89.22 m ² (960 sq.ft.)
VISITOR PARKING =	15.33 m ² (165 sq.ft.)
BUILDING SITE COVERAGE =	373.05 m ² (4014 sq.ft.)
	39.18% (Max. allowed 50%)
TOTAL SITE COVERAGE =	477.60 m ² (5139 sq.ft.)
	50.2% (Max. allowed 60%)

FLOOR AREA RATIO CALCULATION - RM4			
Unit Type	Gross Livable Area	# of Units	Total Gross Livable Area
End Unit	1214 sq.ft. (2 floors)	2	2428 sq.ft.
Int. Unit	1948 sq.ft. (3 floors)	2	3896 sq.ft.
Total		4	6324 sq.ft.
Site Area = 10244 sq.ft.			
F.A.R. = 6234 sq.ft. (Gross Livable Area) / 10244 sq.ft. (Site Area) = 0.61 F.A.R. (Max. allowed F.A.R. = 0.65)			

PARKING REQUIREMENTS				
As per Table 8.1 - Parking Schedule City of Kelowna Bylaw				
# of Bdrms.	Stalls per unit	# of Units	Required Stalls Actual	Provided Stalls
3	2	4	8	9
Of the parking, 1 space for every 7 units to be designated visitor 1 Visitor Parking provided				

ERRORS AND OMISSIONS

I, the undersigned, certify that I am a duly licensed Professional Engineer in the Province of British Columbia and that I am the author of the drawings and specifications herein. I am not aware of any errors or omissions in the drawings and specifications and I am not aware of any conditions that would affect the drawings and specifications. I am not aware of any conditions that would affect the drawings and specifications. I am not aware of any conditions that would affect the drawings and specifications.

BAXTER DESIGN
4112 WILSON BLVD.
V1Y 1K1 BC
TEL: 250-862-9822
FAX: 250-862-9822

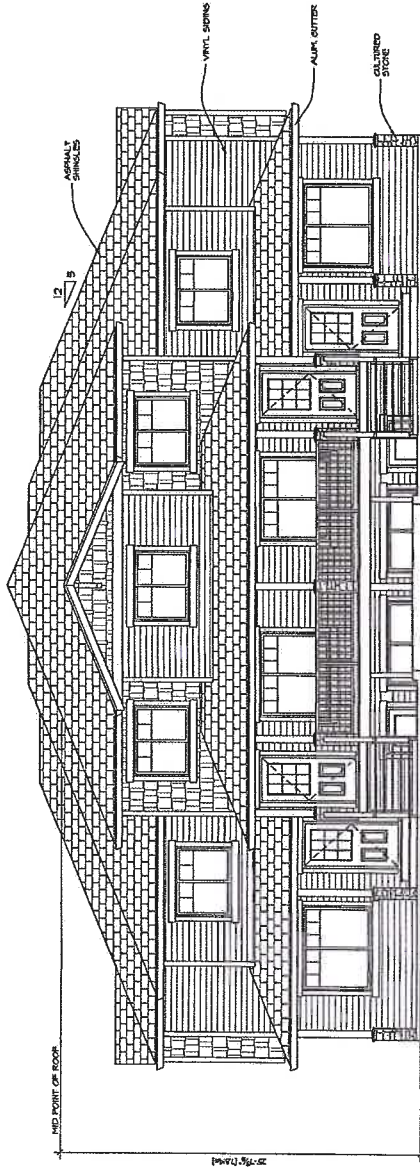
PROFESSIONAL ENGINEER
REGISTERED IN BRITISH COLUMBIA
REG. NO. 12345

DATE: JULY 8 / 10
REV. DATE(S): SEPT. 14 / 10
DRN. BY: S.A.R.
DEVELOPMENT PERMIT

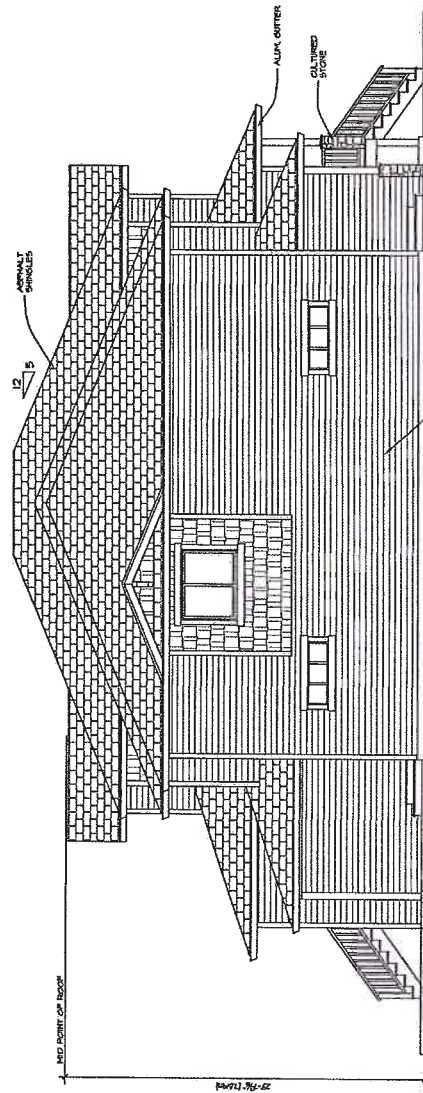
REVISED PLANS

JAN - 4 2011

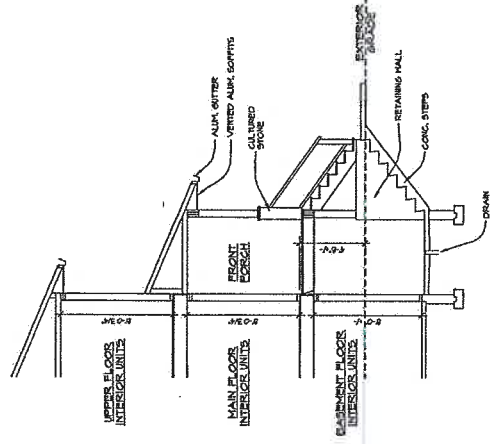
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FRONT ELEVATION



LEFT ELEVATION



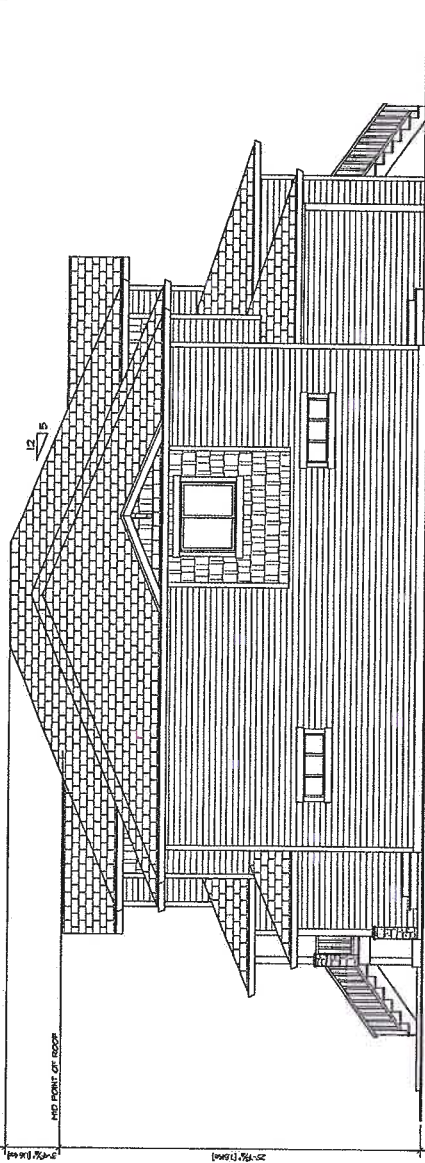
PARTIAL SECTION @
INTERIOR UNIT FRONT PORCH

ERRORS AND OMISSIONS
 BAXTER DESIGN & SHANE BAXTER shall not be responsible for any mistakes resulting from variations or omissions of the site, and in the field. BAXTER DESIGN & SHANE BAXTER makes every effort to provide accurate and complete information, but cannot be held responsible for any errors or omissions which may occur in the field. It is the responsibility of the client to verify all information and details before construction. The client shall be responsible for any discrepancies between the drawings and the actual site conditions. Please contact our office for any questions.

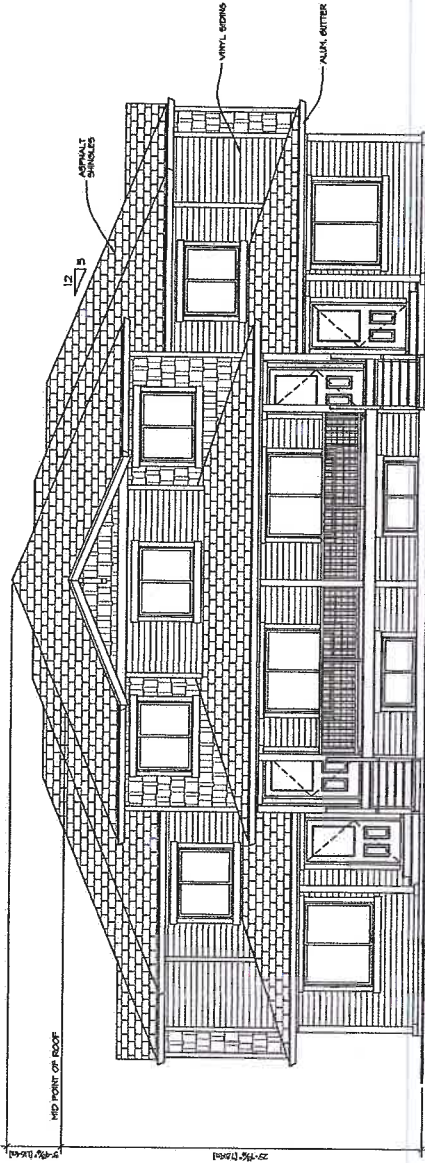
BAXTER DESIGN
 4815 MARSHALL AVE.
 KELOWNA, B.C.
 PH: (250) 862-8482
 FAX: (250) 862-8482
 email: baxterdesign@shaw.ca

INDOOR CLIMATE CONTROL FOR
 AIR CLIMATE CONTROL
 BILGERSHAW, B.C.
 DRAWING SCALE: 1/4" = 1'-0"
 DATE: JULY 8 / 10
 REV. DATE(S): JAN. 3 / 10
 DRN. BY: S.H.B.

DEVELOPMENT PERMIT: **2/8**



RIGHT ELEVATION



REAR ELEVATION

4 PLEX - ELEVATIONS

ERRORS AND OMISSIONS
 The undersigned hereby certifies that the drawings, specifications, and other documents herein were prepared by the undersigned or under the direct supervision and control of the undersigned, and that the undersigned is a duly licensed professional engineer in the State of California, and is the responsible person for the design and construction of the project herein shown. It is the responsibility of the client to verify the accuracy of the information provided to the undersigned and to provide all necessary data and information for the design and construction of the project herein shown. The undersigned shall not be held responsible for any errors or omissions in the drawings, specifications, or other documents herein shown, or for any consequences that may result therefrom, unless it is shown that the undersigned was negligent in the performance of its duties. The undersigned shall not be held responsible for any errors or omissions in the drawings, specifications, or other documents herein shown, or for any consequences that may result therefrom, unless it is shown that the undersigned was negligent in the performance of its duties.

BAXTER DESIGN
 ARCHITECTURE INTERIORS & LANDSCAPE
 1015 10TH AVENUE
 SUITE 100
 SPOKANE, IDAHO 83402
 PH: (208) 325-8822
 FAX: (208) 325-8822
 EMAIL: info@baxterdesign.com
 WWW: www.baxterdesign.com

PROPOSED 4 PLEX
 250 GRANT ROAD
 SPOKANE, IDAHO

DRAWING SCALE: 1/4" = 1'-0"
 DATE: JULY 8 / 10
 REV. DATE: JAN. 3 / 10
 DRN. BY: S.H.B.

DEVELOPMENT PERMIT

3/8



Land Use Management
 1435 Water Street
 Kelowna, BC V1Y 1J4
 250 469-8626
 kelowna.ca/landuse
 sustainability@kelowna.ca

Sustainability Checklist

Commercial or Multi-unit Development
 Rezoning Application

Project Name or Location 735 CLEMENT AVE

Applicant Name GREG STROMQUIST

Organization _____

ECONOMIC SUSTAINABILITY

	Score	Points
Proximity to Urban or Village Centre (IF APPLICABLE, SELECT ONE FROM LIST)		
<input type="checkbox"/> Less than 400 metres (1-4 minute walk)		5
<input checked="" type="checkbox"/> 400 - 800 metres (5-10 minute walk)	4	4
<input type="checkbox"/> 800- 1200 metres (10-15 minute walk)		3
<input type="checkbox"/> 1200-2400 metres (15- 30 minute walk)		2
Development Will Create Permanent Employment beyond Construction Phase		
▶ Part-time	-	1-2
▶ Full-time		2-5
Waste Management Plan (including materials found at site)	-	2
Zoning Supports Minor or Major Use of Home-Based Business	1	1
TOTAL	5	15

ENVIRONMENTAL SUSTAINABILITY

Green Space	Score	Points
Environmentally-Sensitive Areas Permanently Protected (through a covenant, park dedication, etc.) or No Disruption of an Environmentally Sensitive Area	-	2-5 5
No Extension of Existing City Infrastructure		1-3
▶ Water	3	
▶ Sewer		
▶ Roads		
Redevelopment of a Brownfield Site (existing development site)	3	3

Air Quality

Proximity to Transit Stop (IF APPLICABLE, SELECT ONE FROM LIST)		
<input checked="" type="checkbox"/> Less than 400 metres (1-4 minute walk)		5
<input type="checkbox"/> 400 - 800 metres (5-10 minute walk)	5	4
<input type="checkbox"/> 800- 1200 metres (10-15 minute walk)		3
<input type="checkbox"/> 1200-2400 metres (15- 30 minute walk)		2
Tree Retention Plan or Tree Retention Plan Not Applicable (less than 5 trees on site)	-	2

Water Quality & Quantity

Hydrogeological Assessment Completed (for the protection and management of groundwater and surface water) or Hydrogeological Assessment Not Applicable	-	2
TOTAL	11	20

SOCIAL SUSTAINABILITY

	Score	Points
Site 1200 metres or less (15 minute walk) to:		
▶ Daycare/School	2	2
▶ Medical Facilities	2	2
▶ Parks	2	2
▶ Shopping	2	2
▶ Restaurant/Café	2	2
Housing Agreement for Affordable Housing, Purpose Built Rental Development or Housing Includes Secondary Suite(s)	—	5
TOTAL	8	15

CULTURAL SUSTAINABILITY

	Score	Points
NO OCP Amendment Required <i>or</i> Staff Supported OCP Amendment (conforms to long-term community planning)	10	10
Archaeological Site Identified and Recommendations for Conservation Followed <i>or</i> No Disruption of an Archaeological Site	—	5
TOTAL	10	15

BONUS

	Score	Points
Other Sustainability Measure(s), including but not limited to: ▶ Rehabilitation of a Contaminated Site Please provide details below	—	1-5
TOTAL	—	15

ADDITIONAL DETAILS

Thank you for taking the time to complete the City of Kelowna Sustainability Checklist. Once you have completed the checklist, please email it to sustainability@kelowna.ca or drop it off on the 2nd floor of City Hall.

Thank you.