

# Memo



**Date:** February 23, 2011

**To:** City Manager

**From:** Land Use Management, Community Sustainability (PMc)

**Application:** DP10-0103

**Owner(s):** Gregory Gordon Stromquist &  
Debra Marie Stromquist

**Address:** 735 Clement Avenue

**Applicant:** Greg & Debra Stromquist

**Subject:** Development Permit

**Existing OCP Designation:** Multiple Unit Residential - Medium Density

**Existing Zone:** RU6 - Two Dwelling Housing zone

**Proposed Zone:** RM4 - Transitional Low Density Housing zone

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## 1.0 Recommendation

THAT Final Adoption of Zone Amending Bylaw No. 10472 be considered by Council;

AND THAT Council authorize the issuance of Development Permit No. DP10-0065 for Parcel A, (being a consolidation of lots 16 & 17 see LB441847), Section 30, Township 26, O.D.Y.D., Plan 1039, located on Clement Avenue, Kelowna, BC subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in general accordance with Schedule "A";
2. The exterior design and finish of the building to be constructed on the land, be in general accordance with Schedule "B";
3. Landscaping to be provided on the land be in general accordance with Schedule "C";
4. The applicant be required to post with the City, a Landscape Performance Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, as determined by a professional landscaper;

## 2.0 Purpose

A Development Permit is being sought to evaluate the form and character of a proposed four unit row house development, with parking and garages in the rear yard.

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### 3.0 Land Use Management

The subject properties have received third reading for the proposed RM4 - Transitional Low Density Housing zone.

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 configuration of the proposed building provides steps down at the ends to a two storey building height to minimize impact on adjacent properties. The arrangement of the garage in the accessory building in the rear yard provides for dedicated parking for each of the units, while also providing space for landscaping. 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. Notably, the applicant has amended the exterior finishes and dormers/roofline to break up the massing and to distinguish each unit with more customized treatment.

### 4.0 Proposal

#### 4.1 Project Description

The applicant is proposing to develop the subject property with 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.

The building is designed with “craftsman” style elements, with the roof as a multi-level hip roof structure, finished with asphalt shingles. The wall areas are finished with “grey” tone vinyl siding, and incorporate “hardi-shake” materials in the gable end areas above several upper storey windows. The window and door trim and the deck railings are finished with tan accent colour and designed to incorporate additional mullion details to reinforce the “craftsman” theme. The exterior building design also includes cultured stone applied to the veranda column bases facing Clement Avenue.

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.

The landscape plan indicates a solid panel wood fence along both of the sides of the property in addition to a 1.5m high fence in the rear yard that runs between the two garages. There are also three trees proposed to be planted along the Clement Avenue frontage.

#### 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 consisted of two lots which are 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 <sup>2</sup>	900 m <sup>2</sup>
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 <sup>2</sup>	595.4 m <sup>2</sup> 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 <sup>2</sup> deck area 87.7m <sup>2</sup> yard area 179.7m <sup>2</sup> provided	25m <sup>2</sup> of private open space per dwelling 100m <sup>2</sup> required

NOTE:

① Existing lot width

Lots have been consolidated into a new title, registered February 14, 2011

## 5.0 Current Development Policies

### 5.1 Kelowna Official Community Plan (OCP)

Development Permit Policies/Objectives:

#### **Housing Policies<sup>1</sup>:**

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.

Ground-Oriented Housing. 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. 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.

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

#### **Development Permit Guidelines for Form and Character of Multiple Unit Development<sup>2</sup>:**

Landscaping. Landscaping should: provide noise buffering, complement building's architectural features, enhance the edges of buildings, screen parking areas from view, provide colour, create shade, create design interest, incorporate native plants where practical, and incorporate xeriscape vegetation and principles.

Relationship to the Street. First storey units should ideally provide ground-level access and outdoor amenity space. The principle front entranceway should be clearly identified and in scale with the development. Porches are encouraged where they are part of the established neighbourhood character.

Building Massing. Developments with multiple, separate buildings should be designed in such a manner that individual buildings contain different, but compatible shapes, masses, and/or exterior finishes. Developments should be sensitive to and compatible with the massing and rhythm of the established streetscape. Sub-roofs, dormers, balconies, and bay windows should be encouraged. Variation between architectural bays within each façade is encouraged.

Walls. End walls visible from a public street or residential lot should be finished to provide an attractive appearance. Blank or solid walls (without glazing) should not be longer than 5 m. Walls longer than 5 m should incorporate wall detailing that will provide visual interest.

Crime Prevention. Guidelines for Crime Prevention Through Environmental Design Guidelines (CPTED) should be followed.

Amenities. Appropriate high quality public spaces, which provide links to surrounding areas and open space relief within the development should be encouraged.

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<sup>1</sup> Official Community Plan Chapter 8, page 6

<sup>2</sup> Official Community Plan Chapter 8, page 13



Access. Vehicle access and on-site circulation shall minimize interference with pedestrian movement.

## 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

### 6.2 Development Engineering Department

See attached requirements - applicant has provided payment of cash-in-lieu for frontage improvements to Clement Avenue

### 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 Development Permit Application No. DP10-0103 at 735 Clement Avenue to consider a Development Permit for the form and character of a 4 unit townhouse development.

**Anecdotal Comment;**

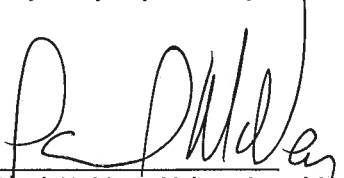
The Advisory Planning Commission supports the Rezoning and Development Permit Application, however, suggests the Applicant make improvement to the Clement Avenue streetscape and to continue to work with staff on the basement stairwell regarding safety issues.

Revised building plans received: January 4, 2011

Lot Consolidation registered; February 14, 2011

Development Engineering branch requirements addressed; February 21, 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

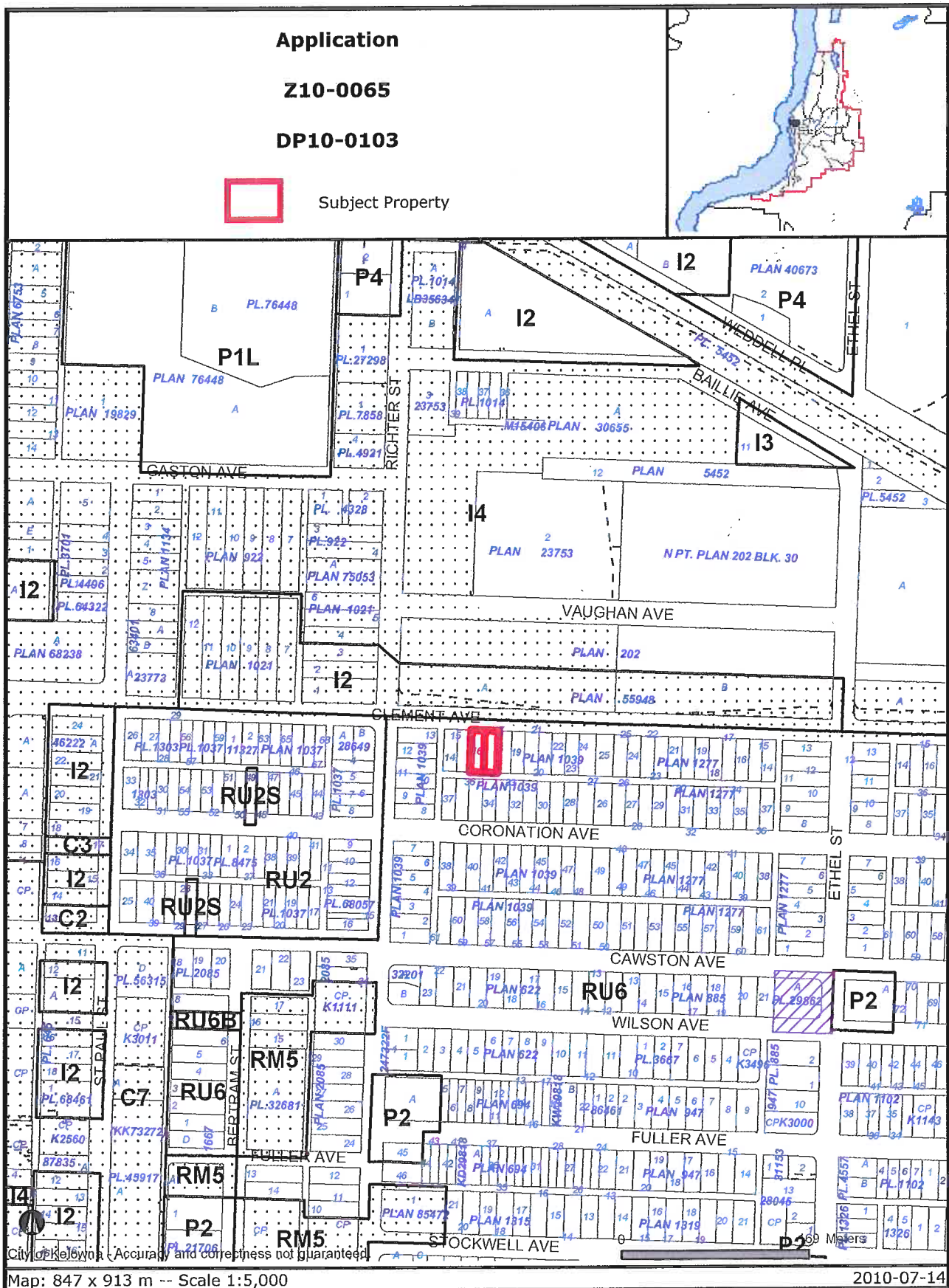
Floor Plans

Conceptual Building Elevations

Landscape Plan

Development Engineering Comments





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





EXCEPTION / THE ARTS ALIVE

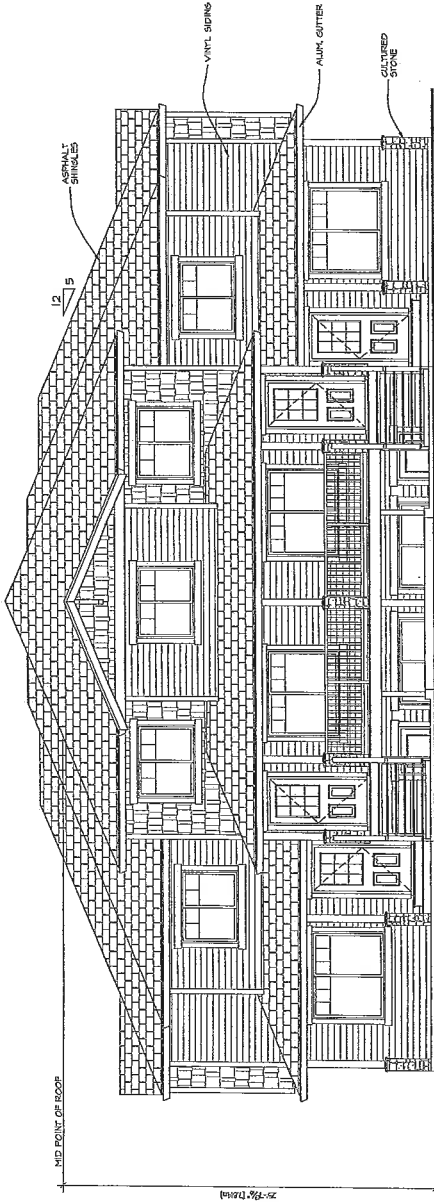




# REVISED PLANS

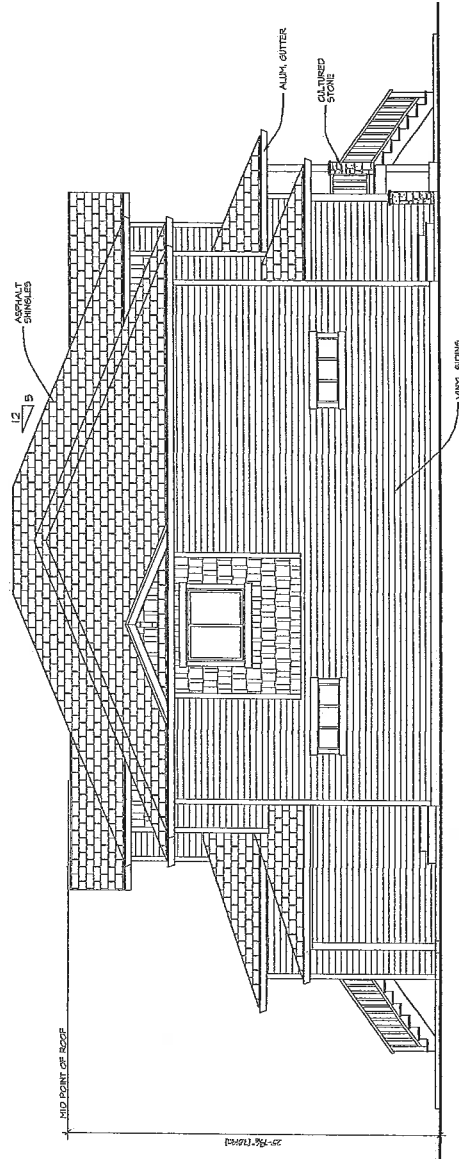
JAN - 4 2011

CITY OF KELOWNA  
Land Use Management

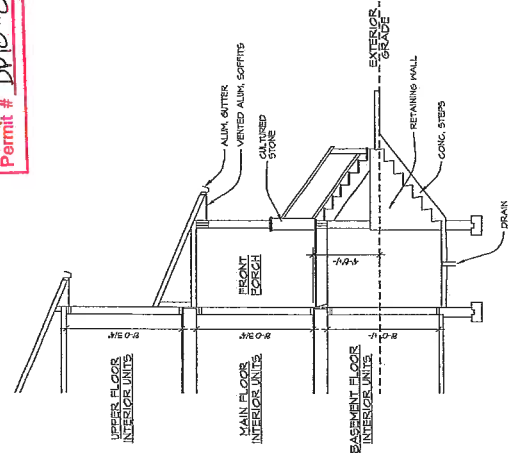


FRONT ELEVATION

**SCHEDULE "B"**  
This forms part of development  
Permit # **DP10-0103**



LEFT ELEVATION



PARTIAL SECTION @  
INTERIOR UNIT FRONT PORCH

**ERRORS AND OMISSIONS**

BAXTER DESIGN & SHANE BAXTER shall not be responsible for any variances from the approved drawings and specifications, or alterations received from the contractor. The contractor shall be responsible for the accuracy of the construction drawings. However, we assume no liability for accuracy of construction drawings. However, we assume no liability for responsibility of all trades and subcontractors to check and verify all construction. Should any discrepancies be found on these plans, please contact our office so we can make the necessary corrections.

**BAXTER DESIGN**  
CONSULTING ARCHITECTS & ENGINEERS  
4113 MARINA DR.  
KELOWNA, B.C.  
V1Y 9V2, C.  
PH: (250) 862-8882  
WWW.BAXTERDESIGN.COM

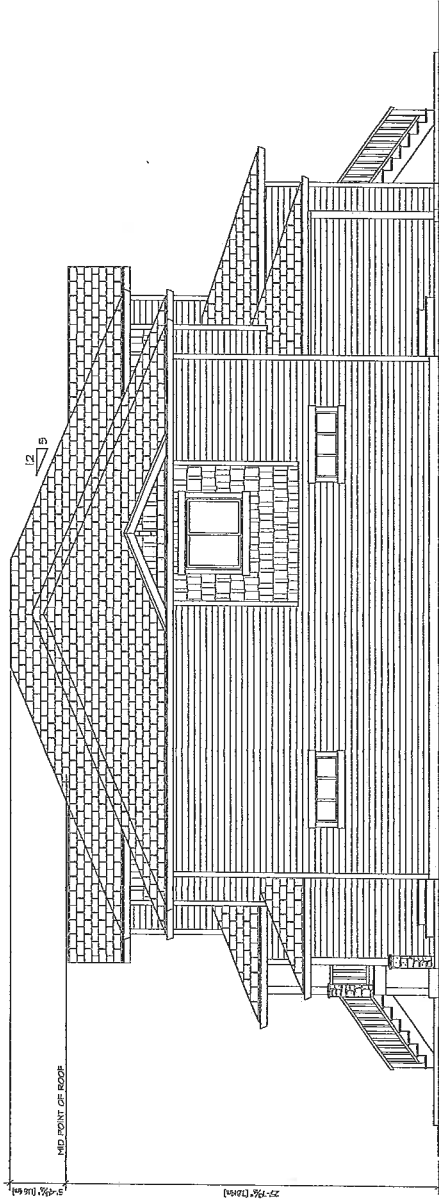
APPROVED BY BY-COUNCIL  
ZACULENT ROAD  
KELOWNA, B.C.

DATE: JULY 8 / 10  
REV. DATES: JAN. 3 / 10  
DWN. BY: SHAR  
DEVELOPMENT PERMIT

REVISED PLANS

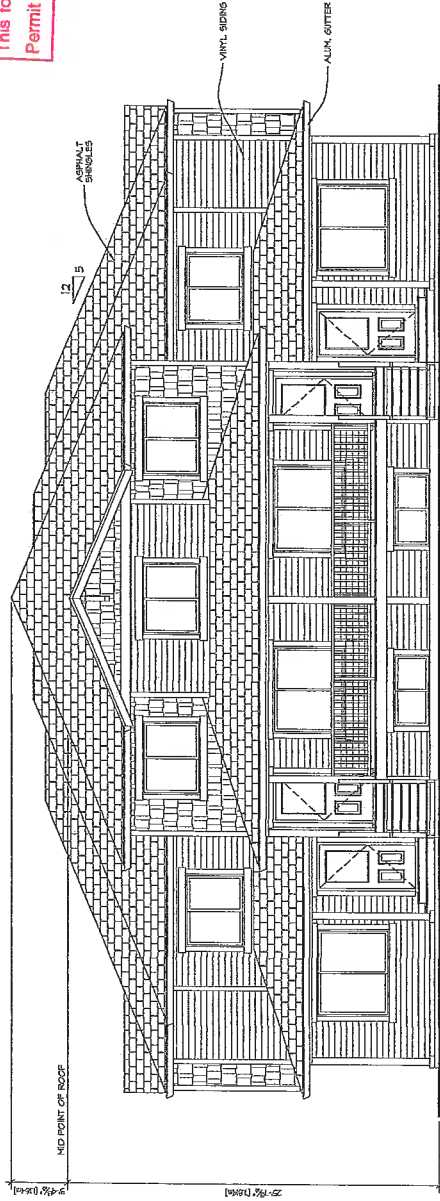
JAN - 4 2011

CITY OF KELOWNA  
Land Use Management



RIGHT ELEVATION

SCHEDULE "B"  $\tau$   
 This forms part of development  
 Permit # D10-0103



REAR ELEVATION

**ERRORS AND OMISSIONS**

BAXTER DESIGN & SHANE BAXTER shall not be responsible for any reliance resulting from conditions or circumstances of the job site, and is the sole responsibility of the client to provide accurate information and to verify all dimensions and details before commencing with their portion of the construction. Should any discrepancies be found on these plans, the client shall be responsible for any necessary corrections.

**BAXTER DESIGN**  
 4013 MARIONA DR.  
 KELOWNA, B.C. V1W 3T2  
 PH: (250) 865-8662  
 FAX: (250) 865-8664  
 www.baxterdesign.com

PROJECT: 4 PLEX PERMIT  
 735 CLEMENT ROAD  
 KELOWNA, B.C.

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

DEVELOPMENT PERMIT  
 3/8

4 PLEX - ELEVATIONS

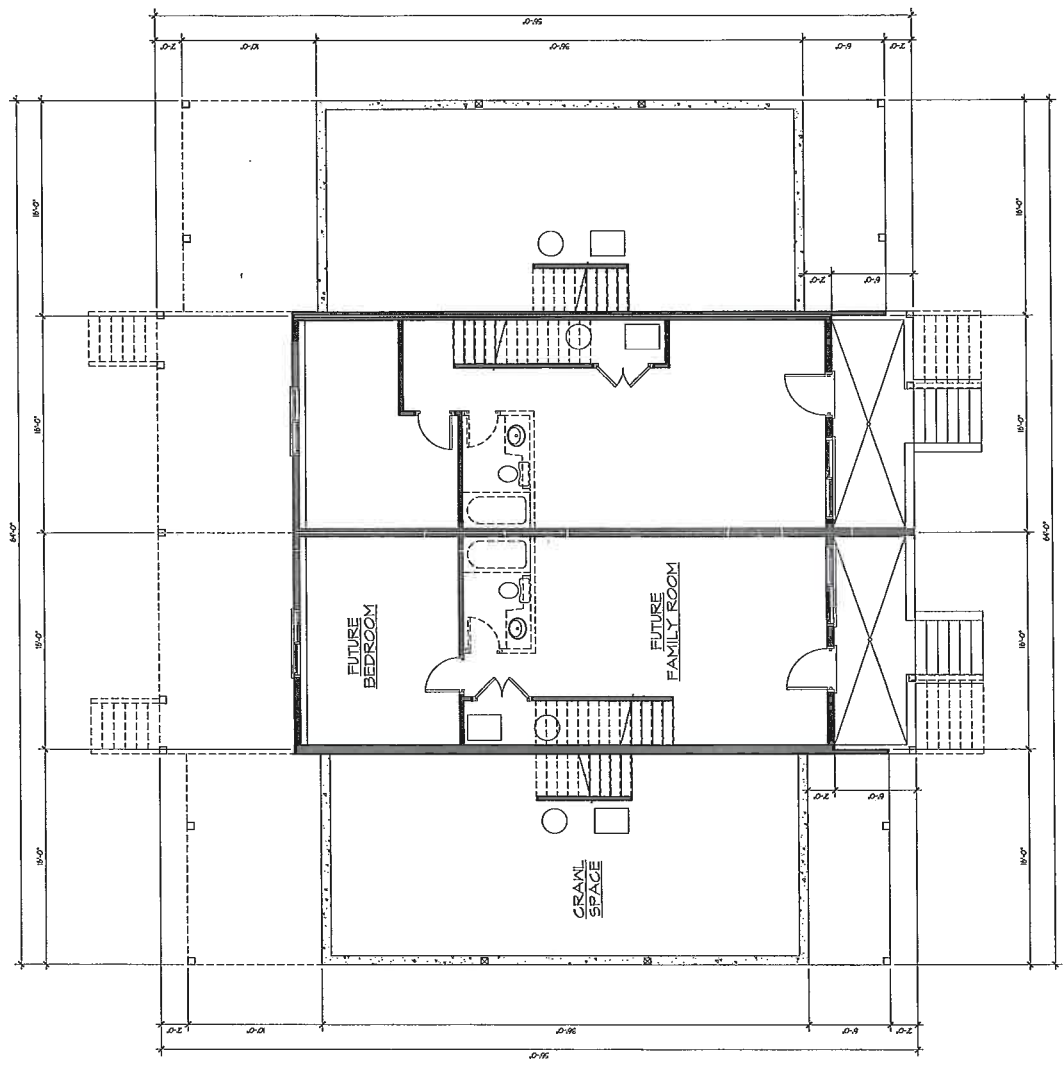


**BAXTER DESIGN**  
 ARCHITECTS  
 4015 MARIONA DR.  
 MOBILE, AL.  
 PH: (251) 882-8982  
 WWW.BAXTERDESIGN.COM

PROJECT: 4 PLEX - CRAWL SPACE / BASEMENT  
 230 COLUMBIA ROAD  
 MOBILE, AL.

DRAWING SCALE: 1/4" = 1'-0"  
 DATE: JULY 8 / 10  
 REV. DATE(S):  
 DRN. BY: S.H.R.  
 DEVELOPMENT PERMIT

4/8



END UNIT  
 CRAWL SPACE

INTERIOR UNIT  
 BASEMENT  
 640 SQ. FT.

4 PLEX - CRAWL SPACE / BASEMENT PLAN

**ERRORS AND OMISSIONS**

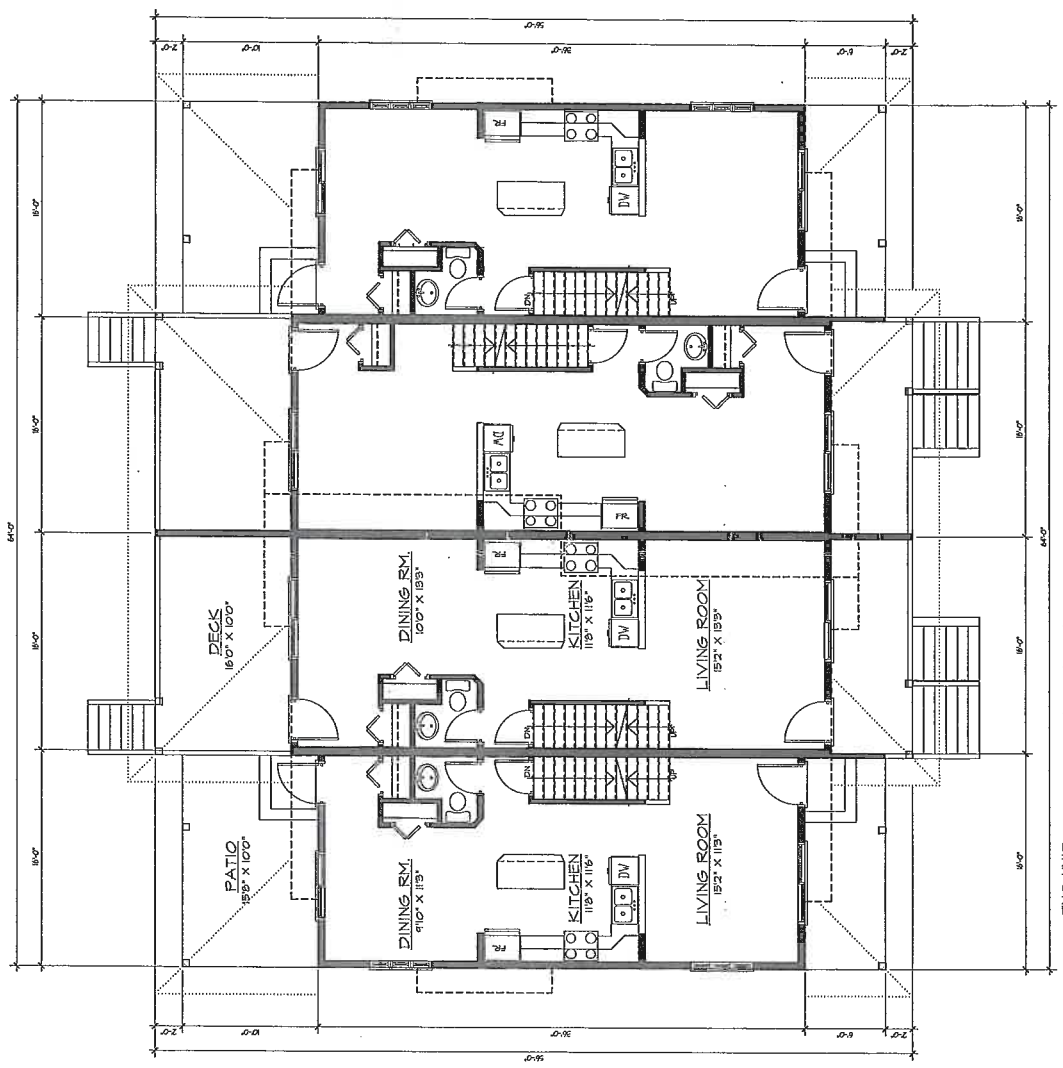
We warrant that the drawings, specifications, and quantities shown on these drawings were prepared by us or under our direct supervision and that we are a duly licensed professional engineer or architect in the State of Alabama. However, we assume no liability for errors or omissions in the drawings, specifications, or quantities shown on these drawings, or for any consequences that may result from the use of these drawings, specifications, or quantities, or for any consequences that may result from the use of these drawings, specifications, or quantities, or for any consequences that may result from the use of these drawings, specifications, or quantities. Should any discrepancies be found on these drawings, specifications, or quantities, we will make the necessary corrections.

**BAXTER DESIGN**  
 4012 MARIONA DR.  
 RELEVANT, ILL.  
 PH: (815) 822-9822  
 WWW.BAXTERDESIGN.COM

PROJECT: 4 PLEX  
 735 CLEMENT ROAD  
 RELEVANT, ILL.

REV. DATE: JULY 8 / 10  
 DRN. BY: S.H.B.  
 DEVELOPMENT PERMIT

58




INTERIOR UNIT  
 MAIN FLOOR  
 840 SQ. FT.

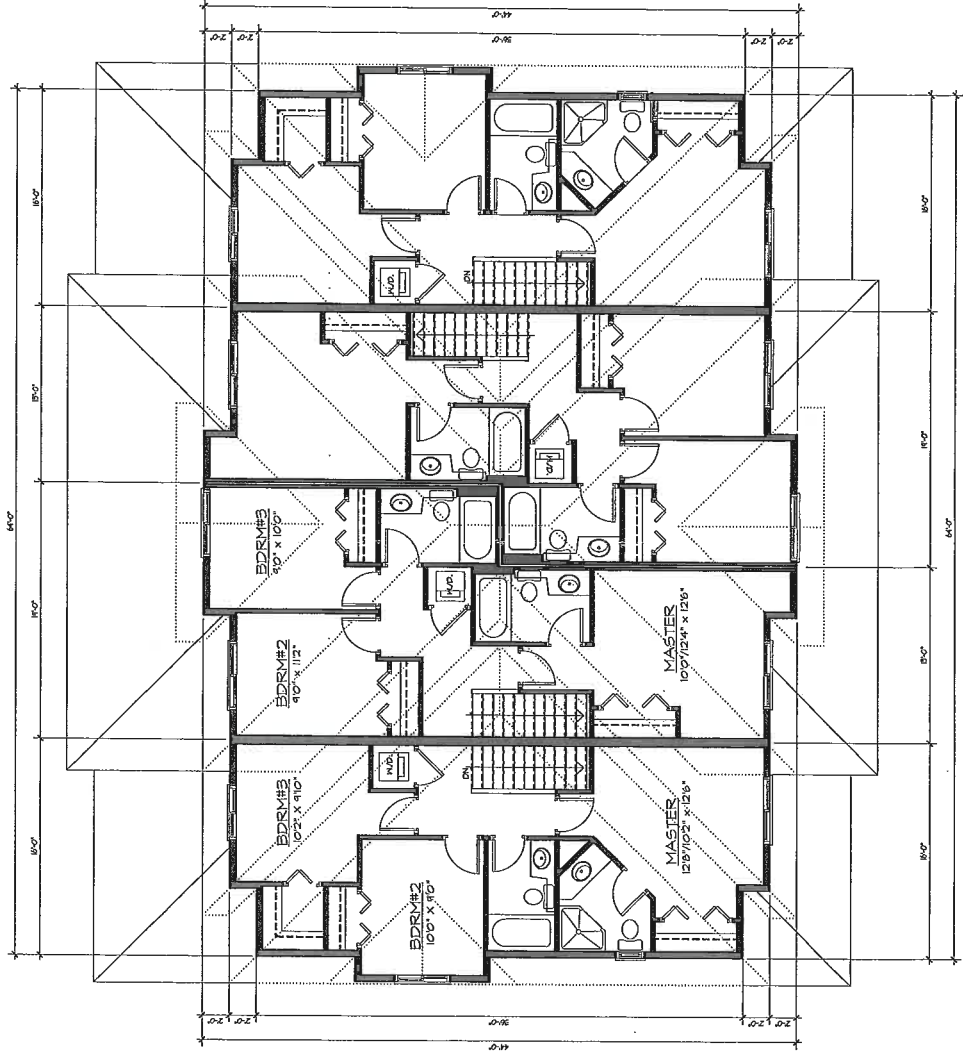
END UNIT  
 MAIN FLOOR  
 976 SQ. FT.

4 PLEX - MAIN FLOOR PLAN

**ERRORS AND OMISSIONS**

BAXTER DESIGN & SHANE BAXTER shall be responsible for any omissions resulting from conditions discovered at the job site, and is the sole provider of information for the project. BAXTER DESIGN & SHANE BAXTER reserves the right to make any changes to any drawings or conditions which may affect construction. It is the responsibility of the contractor to verify all dimensions and details before commencing with their portion of the work. Please inform our office as soon as possible if any errors or omissions are discovered.

 <b>BAXTER DESIGN</b> 4015 MADISON DR. KENNESAW, GA. (404) 882-9622 FAX (404) 882-9623 www.baxterdesign.com	PROJECT: 4 PLEX FOR DEVELOPER: [REDACTED]
	ADDRESS: 735 CLEMENT ROAD KENNESAW, GA.
REV. DATE(S): DATE: JULY 8 / 10 DRN. BY: S.J.B.	DRAWING SCALE: 1/4" = 1'-0" DEVELOPMENT PERMIT:



END UNIT  
 UPPER FLOOR  
 685 SQ. FT.

INTERIOR UNIT  
 UPPER FLOOR  
 665 SQ. FT.

**4 PLEX - UPPER FLOOR PLAN**

**ERRORS AND OMISSIONS**  
 While the architect is not responsible for errors or omissions in the drawings, the architect shall be responsible for the accuracy of the information provided to the architect. The architect shall be responsible for the accuracy of the information provided to the architect. The architect shall be responsible for the accuracy of the information provided to the architect.



**SCHEDULE "B"**  
This forms part of development  
Permit # DP10 - 0103

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

Roofing Material:  
Colour:



Main Body:

Material: VINYL  
Colour: STORM



Second Colour/Accent Colour:  
(If applicable):

Material: HARDIE SHAKE  
Colour: DARK DRIFT



Window/Door/Trim Colour:

Material:  
Colour: WICKER









## PROPOSED INCREASE IN PLANT QUANTITIES

KEY	BOTANICAL NAME	COMMON NAME	QTY	SIZE	INCREASED QTY
BB	Hosta 'Bressingham Blue'	Bressingham blue hosta	6	1gal	10
BM	Caryopteris x clandonensis	Blue mist	2	2gal	6
BO	Helictotrichon sempervirens	Blue oat grass	7	1gal	10
BR	Berberis 'Rose Glow'	Rose Glow barberry	2	2gal	6
EE	Euonymus 'Emerald Gaiety'	Emerald gaiety euonymus	17	1gal	30
FG	Miscanthus sinensis purpurescens	Flame Grass	6	1gal	10
FT	Pyracantha	Firethorn	8	3gal	12
G	Geranium 'Johnson's Blue'	Johnson's blue geranium	24	4"	36
G CJ	Juniperus x media 'Gold Coast'	Gold Coast juniper	2	2gal	-
GL	Genista Lydia	Lydia genista	8	1gal	16
HA	Hydrangea 'Annabelle'	Annabelle hydrangea	4	2gal	-
HBB	Hibiscus syriacus 'Bluebird'	Bluebird rose sharon	2	3gal	-
HG	Hemerocallis 'Gentle Shepherd'	Gentle shepherd daylily	9	1gal	20
HY	Taxus hicksii	Hicks yew	4	3gal	-
LH	Lavandula Hidcote	Hidcote lavender	12	1gal	20
MO	Philadelphus 'Snowbelle'	Mockorange	2	2gal	-
P	Potentilla 'Abbotswood'	Abbotswood potentilla	4	1gal	12
PG	Potentilla 'Gold Drop'	Gold Drop potentilla	5	1gal	12
	Rhododendron cawtawbiense var.	White catawba			
RC	album	rhododendron	2	3gal	-
SO	Hemerocallis 'Stella d'oro'	Stella d'oro daylily	21	1gal	40
				5cm	
UH	Carpinus betulus fastigiata	Upright hornbeam	3	girth	-
V	Vinca minor 'alba'	White periwinkle	12	4"	28
WC	Echinacea 'White Swan'	White swan coneflower	4	1gal	10

**SCHEDULE "C" 2**  
 This forms part of development  
 Permit # DP10-0103

