

exterior. Ironically when completed, the proposed new construction will have more traditional lines than many of the existing neighbouring homes which appear to have been constructed in the 1960s.

Located on a corner, the size and configuration of the subject property is a departure from the small lots located to the west. However, the proposed side by side duplex faces Glenwood Avenue and falls within the front yard siting distance of the neighbouring properties, thereby continuing the rhythm of this portion of the street. Located within the Permanent Growth Boundary, the proposal allows for more efficient use of the subject property and helps to diversify the housing supply in an area close to many amenities including the Kelowna downtown core, Pandosy village and the hospital complex.

The Real Estate branch of the City is currently undergoing negotiations to possibly sell the lane to the applicant, therefore it is requested that rezoning the lane to the north of the site be included. Should the client purchase the lane, they may seek to reconfigure the garage and parking on the site.

If the land use is supported by Council, a Heritage Alteration Permit will be executed at a staff level to review the form and character.

4.0 Proposal

4.1 Project Description

The existing dwelling on the site was a small wartime home in disrepair and has been demolished. The applicant is proposing to construct a two storey duplex in its place. The duplex has been designed to incorporate individual porch entries for each unit providing a pedestrian friendly face to the street. The proposed fencing incorporates plain concrete and rod iron railings works to delineate the private space yet allows pedestrian activity to enjoy the property.

The flush gable verges, stucco siding, clustered vertical window sashes, asymmetrical façade design, and gable roof form fit within the guideline characteristics of the Late Vernacular Cottage. Additionally, some visual queues are drawn from the early vernacular characteristics such as the narrow eave verges, stucco cladding and detailing, porch front entrance, and rear parking. The colour palette consists of neutral green gray tones for the walls and roof shingles with black trim colours. A textured stucco finish is proposed for the exterior walls.

Parking is achieved within two double garage which are accessed off a partial lane at the rear of the site. The site meets the lot area requirements to accommodate duplex housing and the required outdoor open space and on-site parking.

4.2 Site Context

The subject property is located on the north side of Glenwood Avenue in the Abbott Street Conservation Area in close proximity to Kelowna General Hospital. Surrounding land uses in all directions are RU1 - Large Lot Housing with single family dwellings. It is noteworthy that there are only two RU6 zoned properties in the conservation area, one being located further east on Glenwood Avenue.

4.3 Subject Property Map: 384 Glenwood Ave.



4.4 Zoning Analysis

The proposed application meets the requirements of RU6- Two Dwelling Housing zone follows:

Zoning Analysis Table		
CRITERIA	RU6 ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Lot Area	800 m ²	880m ²
Lot Width	20 m	23.7m
Lot Depth	30 m	37.2m
Site Coverage Buildings	40%	21.7%
Site Coverage Buildings & Parking	50%	32.5%
Height	9.5 m	8.0m
Front Yard	4.5 m	4.5m
Side Yard (east)	2.3 m or 4.5m for flanking street	4.5m
Side Yard (west)	2.3 m	5.4m
Rear Yard	7.5 m	13m
Other Regulations		
Minimum Parking Requirements	4 stalls	4 stalls in garages
Private Open Space	30 m ²	Exceeds requirement

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP) Development Policies

Policy 5.2.3 Complete Suburbs.¹ Support a mix of uses within Kelowna’s suburbs (see Map 5.1 - Urban Core Area), in accordance with “Smart Growth” principles to ensure complete communities. Uses that should be present in all areas of the City (consistent with Map 4.1 -

¹ Official community plan Objective 5.2 Community Sustainability

Future Land Use Map), at appropriate locations, include: commercial, institutional, and all types of residential uses (including affordable and special needs housing) at densities appropriate to their context.

Policy 5.3.2 Compact Urban Form.² Develop a compact urban form that maximizes the use of existing infrastructure and contributes to energy efficient settlement patterns. This will be done by increasing densities (approximately 75 - 100 people and/or jobs located within a 400 metre walking distance of transit stops is required to support the level of transit service) through development, conversion, and re-development within Urban Centres (see Map 5.3) in particular and existing areas as per the provisions of the Generalized Future Land Use Map 4.1.

5.2 Heritage Policies

Objective 9.2 Identify and conserve heritage resources.³

Conservation Areas. Development in the Abbott Street and Marshall Street Heritage Conservation Area outlined on Map 9.1 will be assessed using the Abbott Street and Marshall Street Heritage Conservation Area Guidelines in Chapter 16.

Heritage Conservation Area - Objectives:⁴

- Maintain the residential and historical character of the Marshall Street and the Abbott Street Heritage Conservation Areas;
- Encourage new development, additions and renovations to existing development which are compatible with the form and character of the existing context;
- Ensure that change to buildings and streetscapes will be undertaken in ways which offer continuity of the 'sense-of-place' for neighbours, the broader community; and
- Provide historical interest for visitors through context sensitive development.

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) This property falls within the mill creek flood plain bylaw area and compliance is required. Minimum building elevations are required to be established prior to the release of the Development Permit.

3) Full Plan check for Building Code related issues will be done at time of Building Permit applications. Development Engineering Department

6.2 Bylaw Services

No Comment.

6.3 Fire Department

² Official community plan Objective 5.3 Focus development to designated growth areas.

³ Official Community Plan, Chapter 9; Objective 9.2 Policy .4

⁴ Official Community Plan, Chapter 16

No Comment.

6.4 Development Engineering
Technical comments attached.

7.0 Application Chronology

Date of Application Received: March 5, 2012

Community Heritage Commission

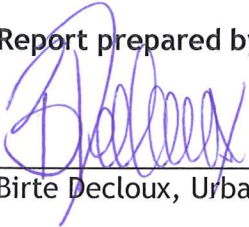
The above noted application was reviewed by the Community Heritage Commission at the meeting on April 5, 2012 and the following recommendations were passed:

THAT the Community Heritage Commission supports Heritage Alteration Permit Application No. HAP12-0001 for 384 Glenwood Avenue, to rezone the property from the RU1-Large Lot Housing zone to the RU6-Two Dwelling Housing zone; to demolish the existing building and allow construction of a new duplex.

ANECDOTAL COMMENT:

The Community Heritage Committee supported the application, however, raised concern of setting a precedent with the RU6 zoning.

Report prepared by:



Birte Decloux, Urban Land Use Planner

Reviewed by:



Danielle Noble, Manager, Urban Land Use

Approved for Inclusion:

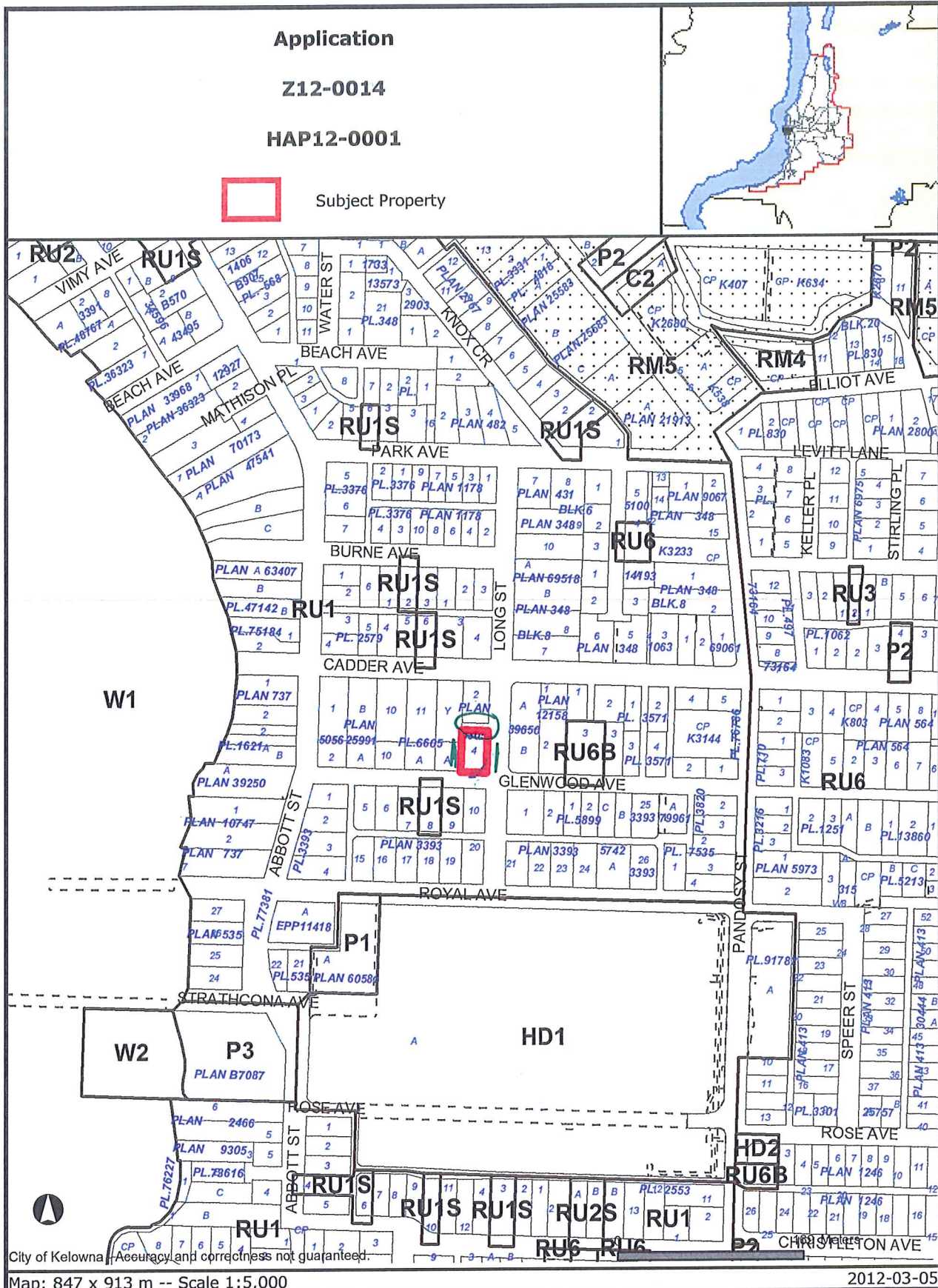


Shelley Gambacort, Director, Land Use Management

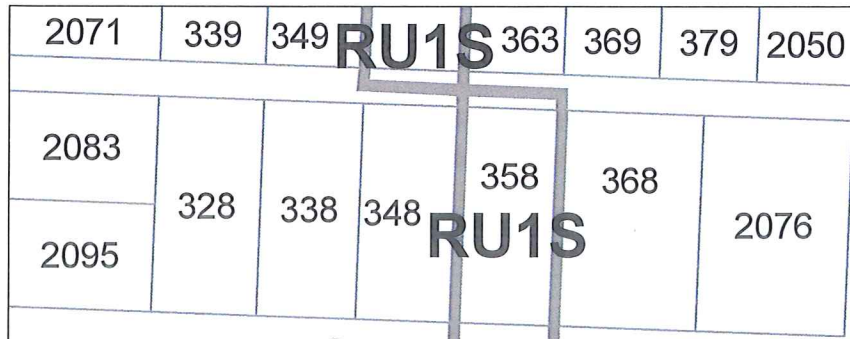
Attachments:

- Location Map
- Site Plan
- Conceptual Elevations
- Floor plan
- Landscape Plan
- Context/site photos
- Technical Comments

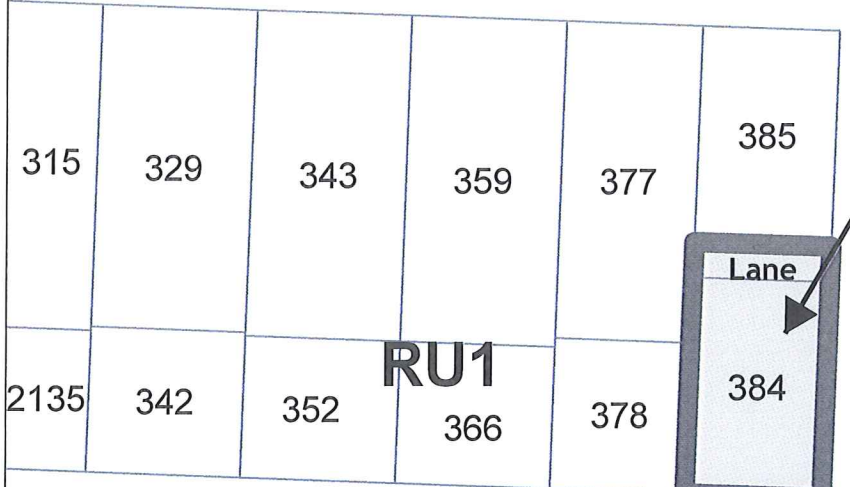




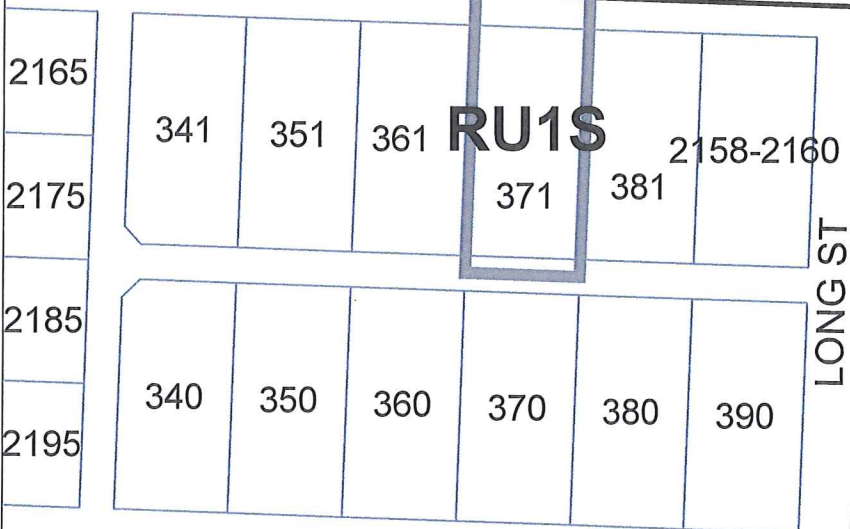
Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only. The City of Kelowna does not guarantee its accuracy. All information should be verified.



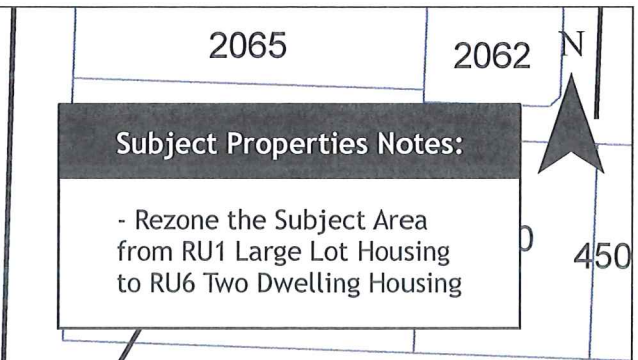
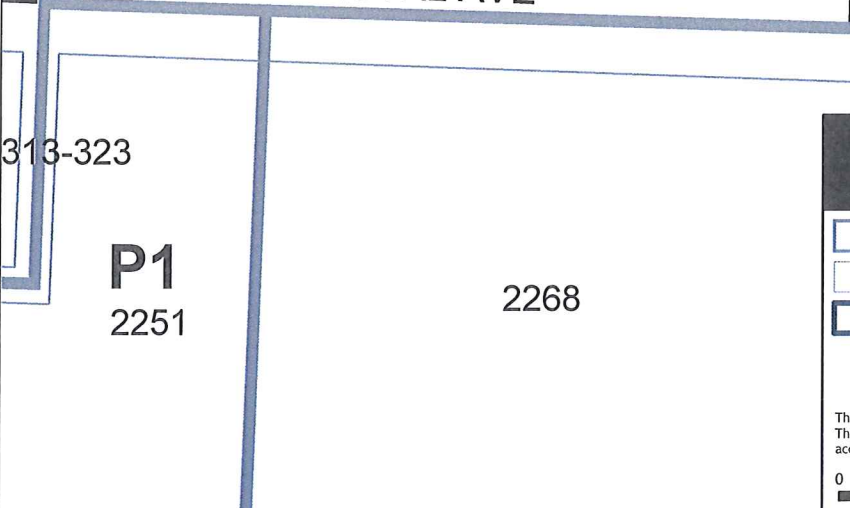
CADDER AVE



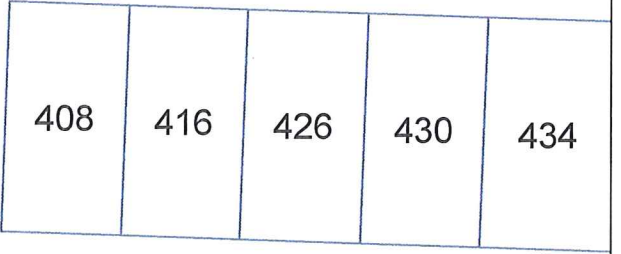
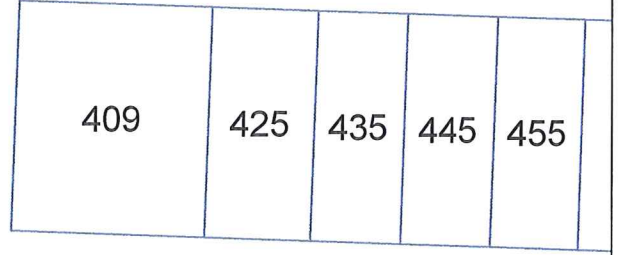
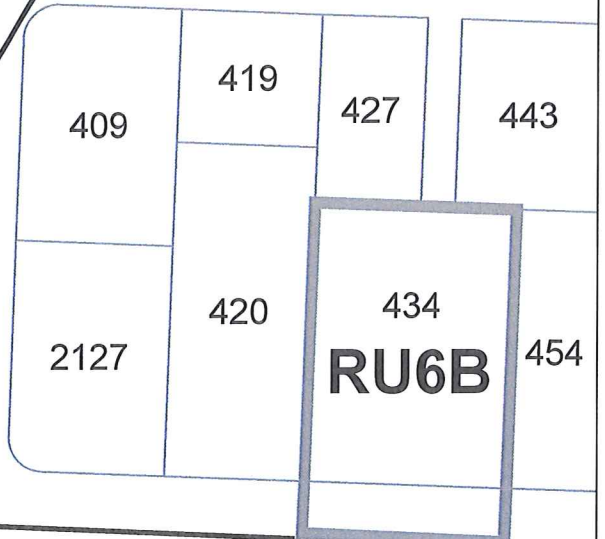
GLENWOOD AVE



ROYAL AVE



Subject Properties Notes:
 - Rezone the Subject Area from RU1 Large Lot Housing to RU6 Two Dwelling Housing

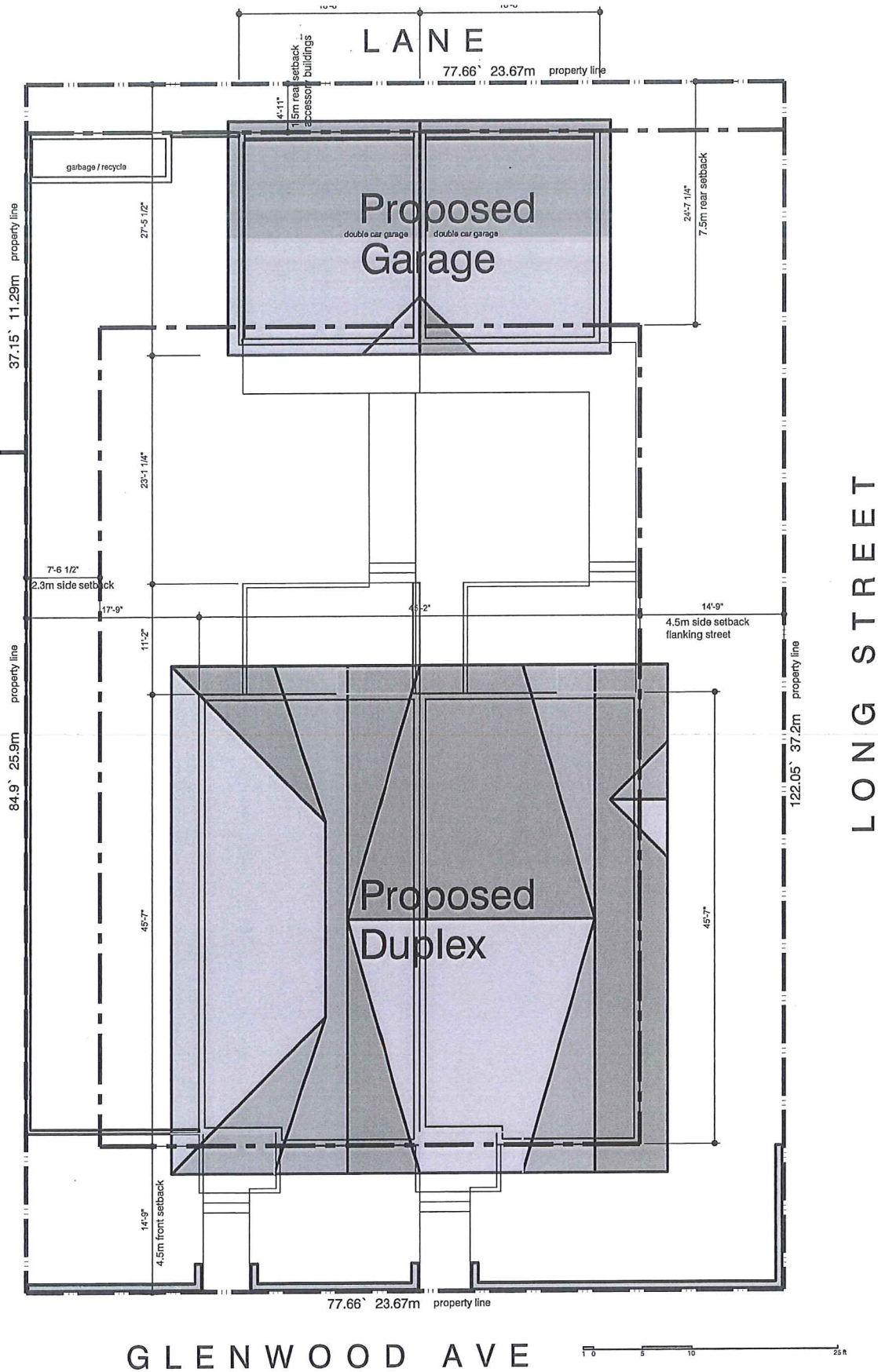


MAP "A" PROPOSED ZONING
 Application #Z12-0014

- Zoning
- Legal Parcel
- Subject Area

This map is for general information only. The City of Kelowna does not guarantee its accuracy. All information should be verified.





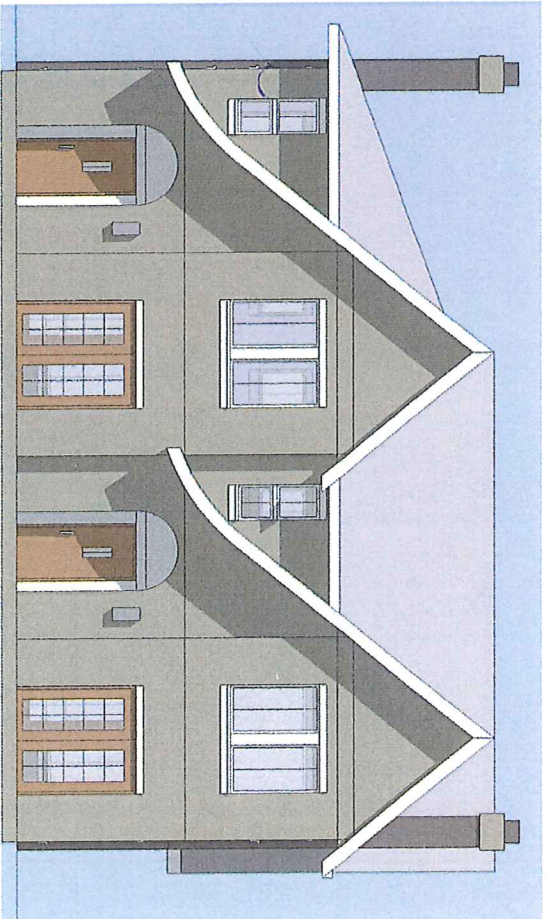
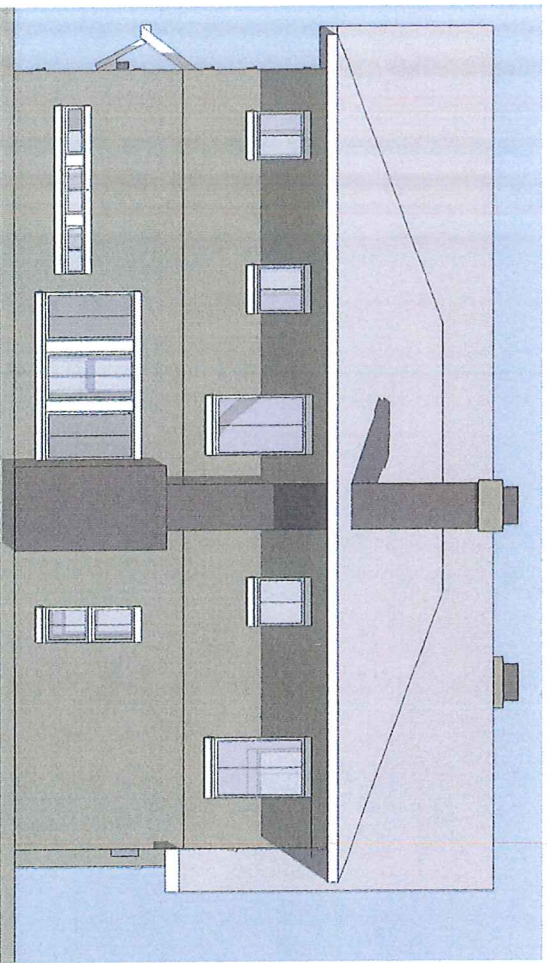
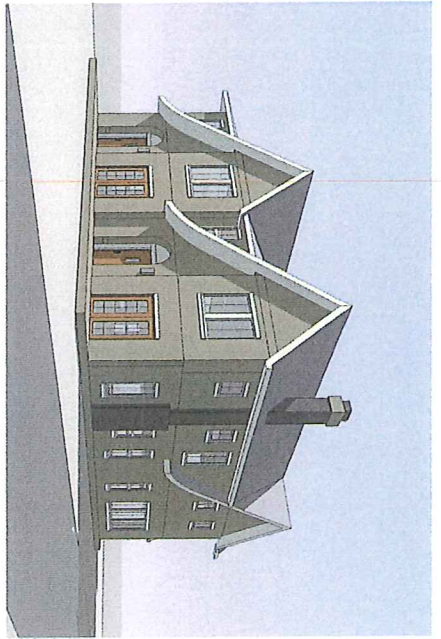
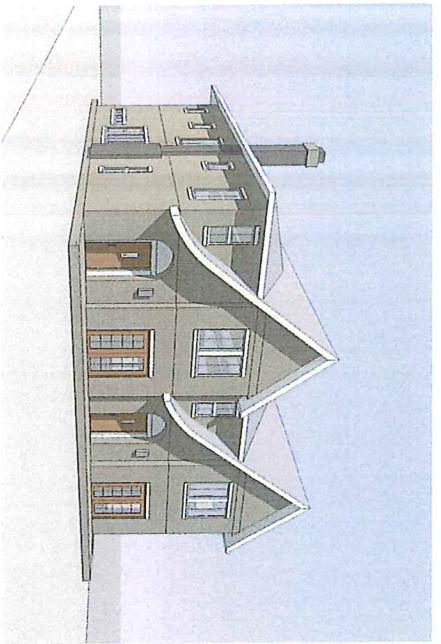
m+m a
MEIKLEJOHN ARCHITECTS INC.

NICHOLSON DUPLEXES

384 GLENWOOD AVE
Kelowna BC

SITE PLAN

Date	2012-02-02
Job No.	m+m 11-1248
Scale	1/16"=1'0"
Drawn	S.H.
Checked	J.M.



West Elevation

South Elevation

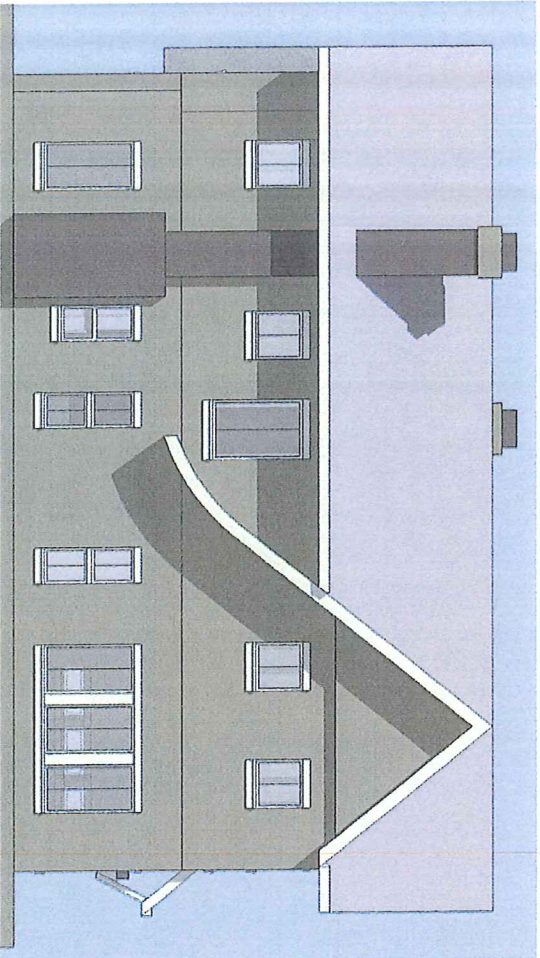
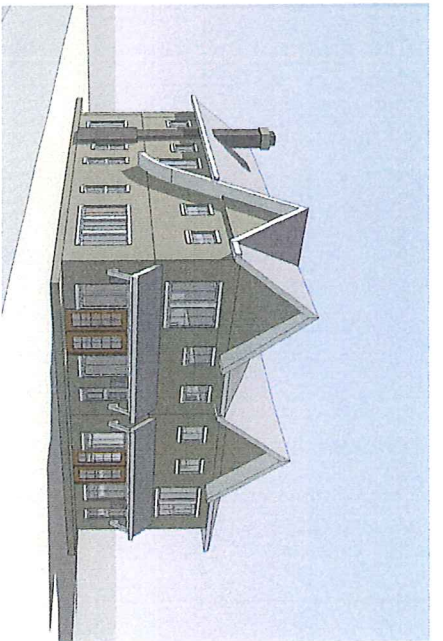
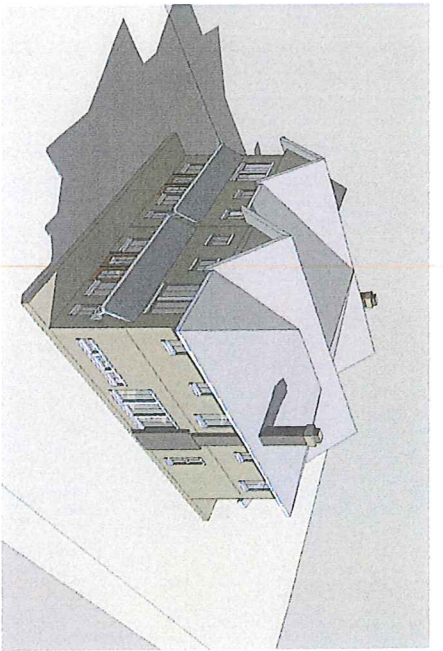
m+m a
MEIKLEJOHN ARCHITECTS INC.

Nicholson Duplex - Glenwood Ave Kelowna BC preliminary design

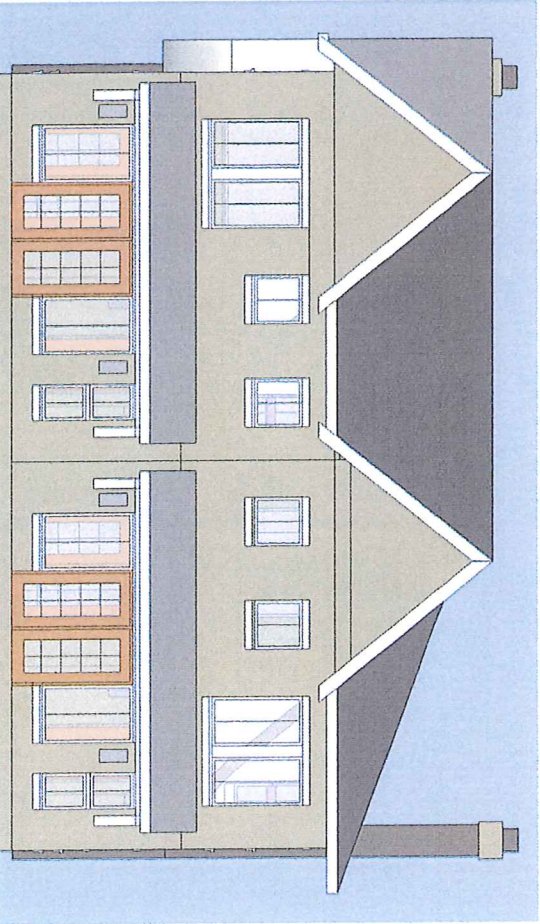
11-1248

Feb 16 2011

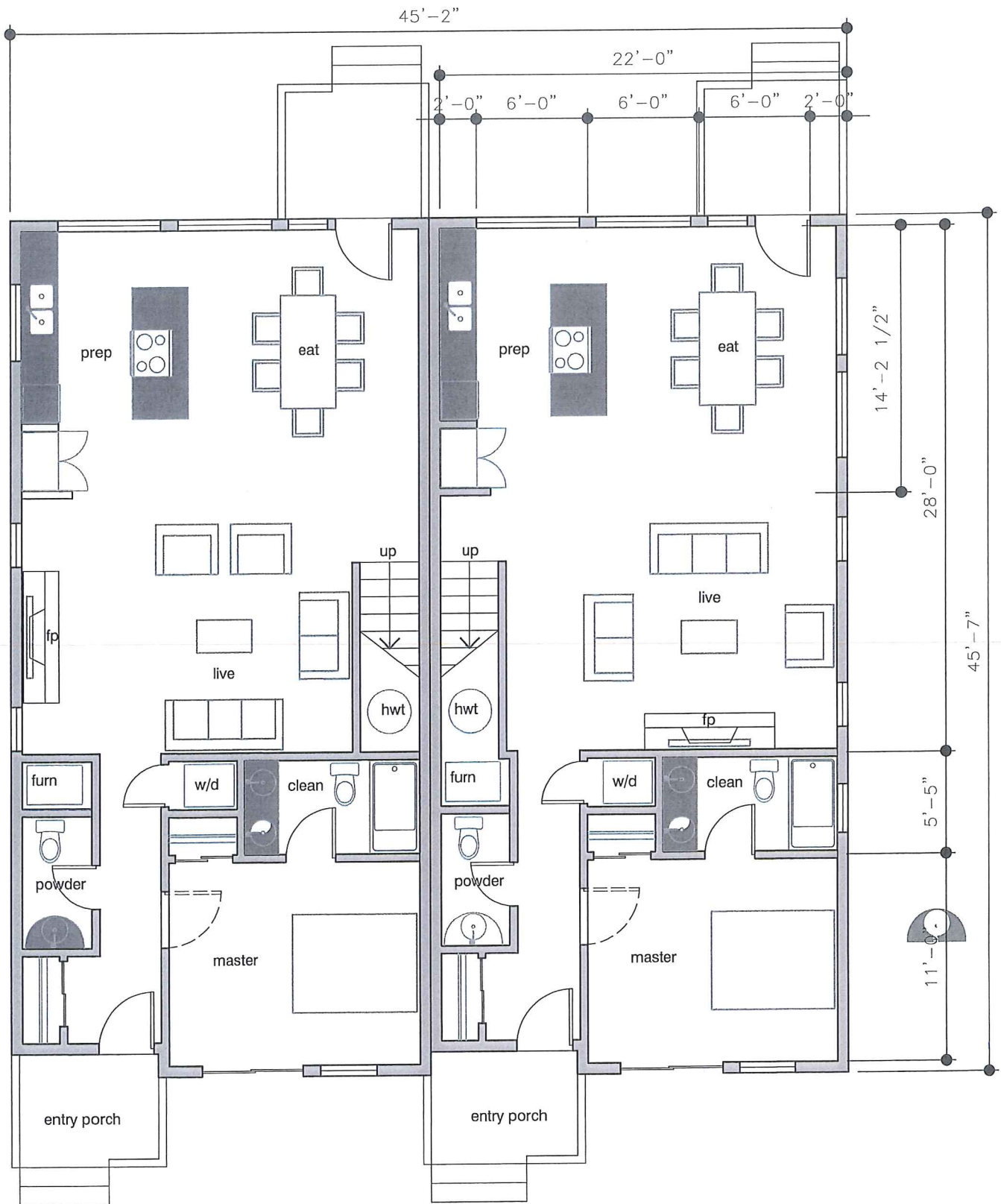
Note: colours are not reproduced accurately



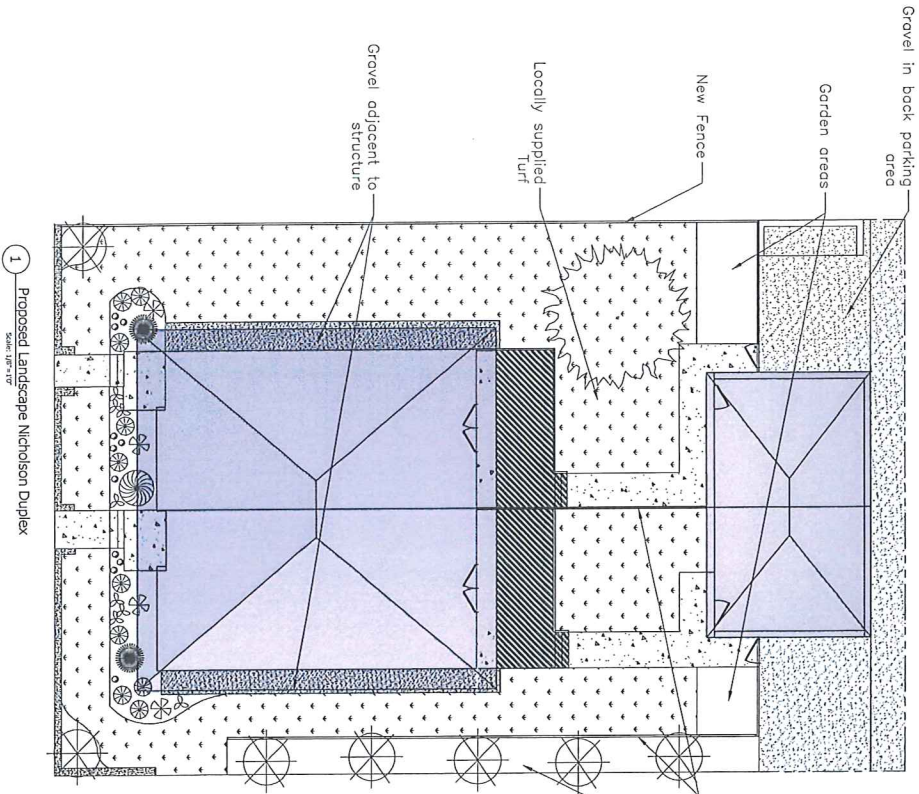
East Elevation



North Elevation

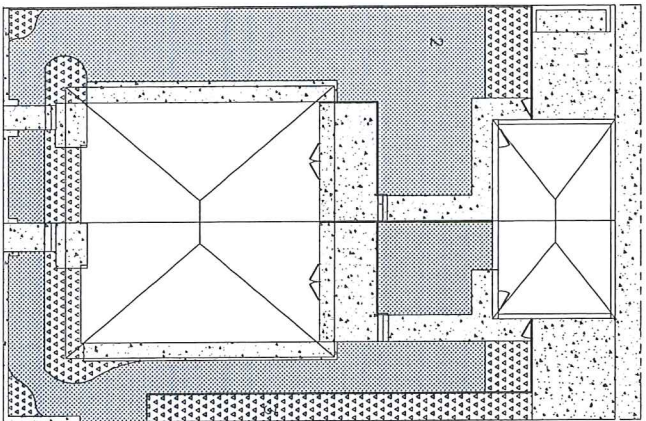


Date	2011-12-13
Job No.	m+m 11-1248
Scale	1/16"=1'0"
Drawn	S.H.
Checked	J.M.



1 Proposed Landscape Nicholson Duplex

2 Hydrozone Identification

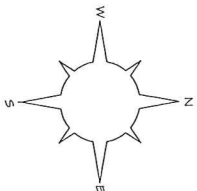


Total plan area:
 6423 sq. ft.
 (excluding structures)

Zone 1
 No Water
 2500 sq. ft.
 40%

Zone 2:
 Turf
 2900 sq. ft.
 45%

Zone 3
 Planter beds
 Medium to
 low water
 use
 1044 sq. ft.
 15%



Plant Legend	
	7 Columnnar Maple
	1 Katsura Tree
	3 Ninebark 'Dart's Gold'
	8 Rudbeckia 'Goldsturm'
	2 Lavender 'Hidcote'
	10 Dwarf Burning Bush
	11 Idaho Fescue
	Acer rubrum 'Columnare'
	Cercidiphyllum japonicum
	Physocarpus opulifolius 'Dart's Gold'
	Rudbeckia hirta 'Goldsturm'
	Lavandula angustifolia 'Hidcote'
	Pennisetum diopecurroides 'Harmeln'
	Euonymus alatus 'Compactus'
	Festuca idahoensis

Drawn By:
 Christine Zabel

Checked By:

Revision #

Approved By:

Plan For:

Nicholson Duplex

Property Address:

384 Glenwood Avenue
 Kelowna BC



250-661-1411
 prestigelandscape.co

Inspiration for the design:



Flam Concrete.

From: Loretta Nicholson <loretta.n@me.com>
Subject: Photos from Glenwood
Date: 16 January, 2012 11:11:39 AM PST
To: Loretta Nicholson <loretta.n@me.com>



6 Attachments, 170 KB



2127 LONG ST.
(RHF)



378 GLENWOOD
(LHF)



381 GLENWOOD
(OPPOSITE)



2158 LONG ST
(OPPOSITE CORNER) (DUPLER)

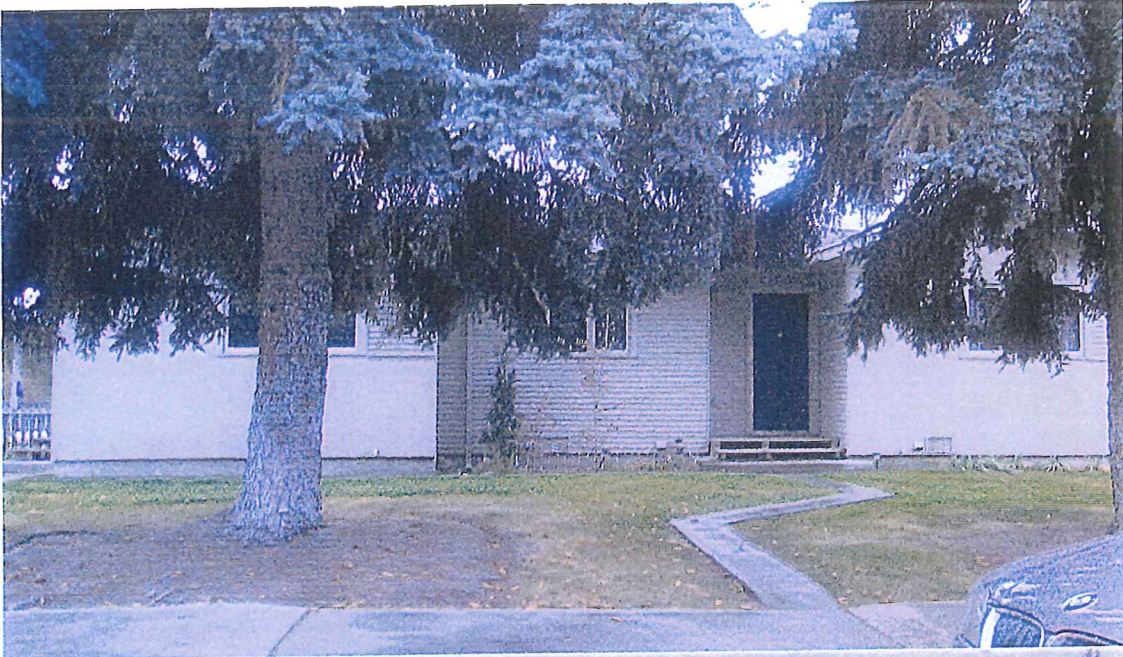


409 CADDEN
(RHF
BEHIND)



(BEHIND)

GLENWOOD AVE DUPLEX



2075 LONG STREET



CADDOEN AVE

CITY OF KELOWNA
MEMORANDUM

FILE COPY

Date: March 29, 2012
File No.: Z12-0014 HAP12-0001
To: Land Use Management Department (BD)
From: Development Engineering Manager
Subject: 384 Glenwood Ave at Long St RU-6 Two dwelling Units

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

The existing lot is serviced with a small diameter (13-mm) water service. The applicant, at his cost, will arrange for the disconnection of the existing substandard service at the main and the installation of two new 19mm water services to meet current by-law requirements. The developer must obtain all the necessary permits and all restoration works will be at the developer's expense. The estimated cost of this construction for bonding purposes is **\$10,000.00**

2. Sanitary Sewer

Our records indicate that this property is serviced with a 100mm-diameter sanitary sewer complete with an inspection chamber. The service will be adequate for this application.

3. Subdivision Requirements

By registered plan provide a 6.0m radius corner rounding.

4. Road Works

Glenwood Avenue requires the construction of a concrete sidewalk along the full frontage of this property and the re-location of existing utility appurtenances if required to accommodate this construction. The estimated cost for construction for bonding purposes is **\$4,000.00**

Long Street fronting this development must be upgraded to a full urban standard including a concrete sidewalk, barrier curb and gutter, fillet pavement and adjustment and/or re-location of existing utility appurtenances if required to accommodate this construction. The estimated cost for construction for bonding purposes is **\$14,000.00**

The rear Lane must be upgraded to a modified (3m pavement width) standard, complete gravel shoulder and drainage facilities. The estimated cost for construction for bonding purposes is **\$6,000.00**

5. Bonding and Levy Summary(a) Bonding

Service Upgrades	\$10,000.00
Frontage improvements	\$18,000.00
Lane Improvements	\$ 6,000.00

Total Bonding **\$ 34,000.00**

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. Engineering

- (a) Road and utility construction design, construction supervision, and quality control supervision of all off-site construction 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.
- (b) For proposed works within the City right-of-way, please submit four (4) sealed sets of drawings for our review and approval.

7. Development Permit and Site Related Issues

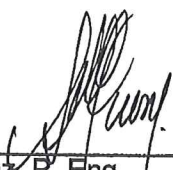
Assess to the on-site parking modules will be from the lane.
When separate meters are required, It is recommended that the meters, and remote readers, be attached to their own dwelling units

8. 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.

9. 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 HST) in the amount of **\$815.92** (\$728.50 + 87.42 HST)



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