

The form and character of the proposal is somewhat more challenging, as the proposal will result in two narrower dwellings situated side-by-side. This layout will increase the intensity of residential development on what is a street comprised predominantly of large lot, low density single detached housing. This layout has also triggered a variance to the required distance between two single detached dwellings. Staff would have preferred an alternate layout having one dwelling in the front of the parcel and another at the rear.

Nevertheless, the applicant has made substantial efforts to ensure that the development is sensitive to the character of the area and to the privacy of neighboring parcels. To achieve this, a greater attention to design detail has been paid both to front and sideyard building elevations, giving the development a more pedestrian scale and animating the front yard. Further to this, the applicant has cited several other examples of similar development in the City that have been integrated successfully into established low density neighbourhoods.

4.0 Proposal

4.1 Project Description

The applicant is seeking to rezone the subject property from RU1 - Large Lot Housing to RU6 - Two Dwelling housing in order to construct two single detached dwellings on the parcel. Unlike a typical RU6 configuration having one home at the rear of the lot and one at the front, this proposal features two narrow houses sited side-by-side on the parcel, both fronting Francis Avenue.

The two dwellings are similar, though purposely not identical, in both form and massing. Each is 8.84m in width and two storeys in height. The design of both dwellings makes a concerted effort to create a strong relationship with the street, each house having a prominent covered patio and entryway fronting Francis Avenue.

All vehicular access for the houses is taken from the existing lane at the rear of the property. A single garage structure is proposed to contain all the required parking for the dwelling units.

Landscaping for the proposal consist primarily of existing mature trees and shrubs on the site, with the exception of the shrubs along the front parcel line, which are slated to be removed.

4.2 Site Context

The subject property is situated on the north side of Francis Avenue, between Taylor Crescent and Pandosy Street. The parcel is approximately 910m² and presently contains one single detached dwelling, which is proposed to be demolished as part of this proposal.

The surrounding area is characterized predominantly by low density residential development; however, there are several other examples of RU6 development in the general vicinity.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 - Large Lot Housing	Low density single dwelling housing
East	RU1 - Large Lot Housing	Low density single dwelling housing
South	RU1 - Large Lot Housing	Low density single dwelling housing
West	RU1 - Large Lot Housing	Low density single dwelling housing

Subject Property Map: 450 Francis Avenue



4.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RU6 ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Lot Area	700 m ² (duplex housing)	910 m ²
Lot Width	18.0 m (duplex housing)	24.08 m
Lot Depth	30.0 m	37.8 m
Development Regulations		
Site Coverage (buildings)	40%	39.9%
Site Coverage (buildings, driveways and parking areas)	50%	49.9%
Height	Lesser of 9.5 m or 2 ½ storeys	7.625 m to peak
Front Yard	4.5 m	5.8 m
Side Yard (east)	2.3 m	2.3 m
Side Yard (west)	2.3 m	2.3 m
Rear Yard (principal dwelling)	7.5 m	16.25 m
Rear Yard (accessory bldg)	1.5 m	3.0 m
Other Regulations		
Minimum Parking Requirements	2 stalls/dwelling = 4	4
Private Open Space	30 m ²	exceeds
Minimum Building Separation	4.5 m	1.8 m ^①

① To vary the minimum separation between two single detached housing units from 4.5m permitted to 1.8m proposed.

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process

Compact Urban Form.¹ 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.

5.2.4 Complete Communities.² Support the development of complete communities with a minimum intensity of approximately 35 - 40 people and/or jobs per hectare to support basic transit service - a bus every 30 minutes.

Intensive Residential - Secondary Suite / Two Dwelling Housing Development Permit Objectives³

- Preserve and enhance the scale and character of individual neighbourhoods and streetscapes;
- Ensure compatibility with existing dwellings on a lot or with surrounding properties;
- Promote a high standard of design, construction and landscaping;
- Encourage building and landscape designs that promote privacy, safety, and accessibility;
- Contribute to the creation of pedestrian oriented streets;
- Design for livability.

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. Full Plan check for Building Code related issues will be done at time of Building Permit applications.
4. 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.
5. Spatial calculations and details of fire separations assemblies are required at time of building permit application.

6.2 Development Engineering Department

See attached Memorandum, dated May 22, 2012.

¹ City of Kelowna Official Community Plan, Policy 5.2.3 (Development Process Chapter).

² City of Kelowna Official Community Plan, Policy 5.2.4 (Development Process Chapter).

³ City of Kelowna Official Community Plan, Chapter 14, Page 14.21 (Urban Design DP Guidelines Chapter).

6.3 Fire Department

No concerns.

6.4 Interior Health Authority

Healthy Built Environments

As the proposal will allow for the creation of an additional residence, thereby increasing density in an area adjacent to parks, walking paths, public transit and other services, we support this application from a healthy built environment perspective.

6.5 FortisBC Energy (gas)

Upon review of the property referral referencing the above noted matter, FortisBC facilities will not be adversely affected once existing gas service is abandoned and/or altered prior to demolition of the current home. FortisBC, therefore, has no objection to the applications.

6.6 Shaw Cable

Owner/developer to supply and install an underground conduit system per Shaw Cable drawings and specification.

6.7 FortisBC (electric)

No concerns. The development plans provided give indication that this proposal may be strata development. Depending on the electrical metering arrangement with this proposal, COK may want to consider registering a Blanket Electrical SRW agreement over the "common property" of the strata property.

7.0 Application Chronology

Date of Application Received: April 20, 2012
Revisions to plans requested: May 30, 2012
Revisions to plans received: June 14, 2012




Report prepared by:


James Moore, Land Use Planner

Reviewed by:

 Danielle Noble, Manager, Urban Land Use

Approved for Inclusion:

 Shelley Gambacort, Director, Land Use Management

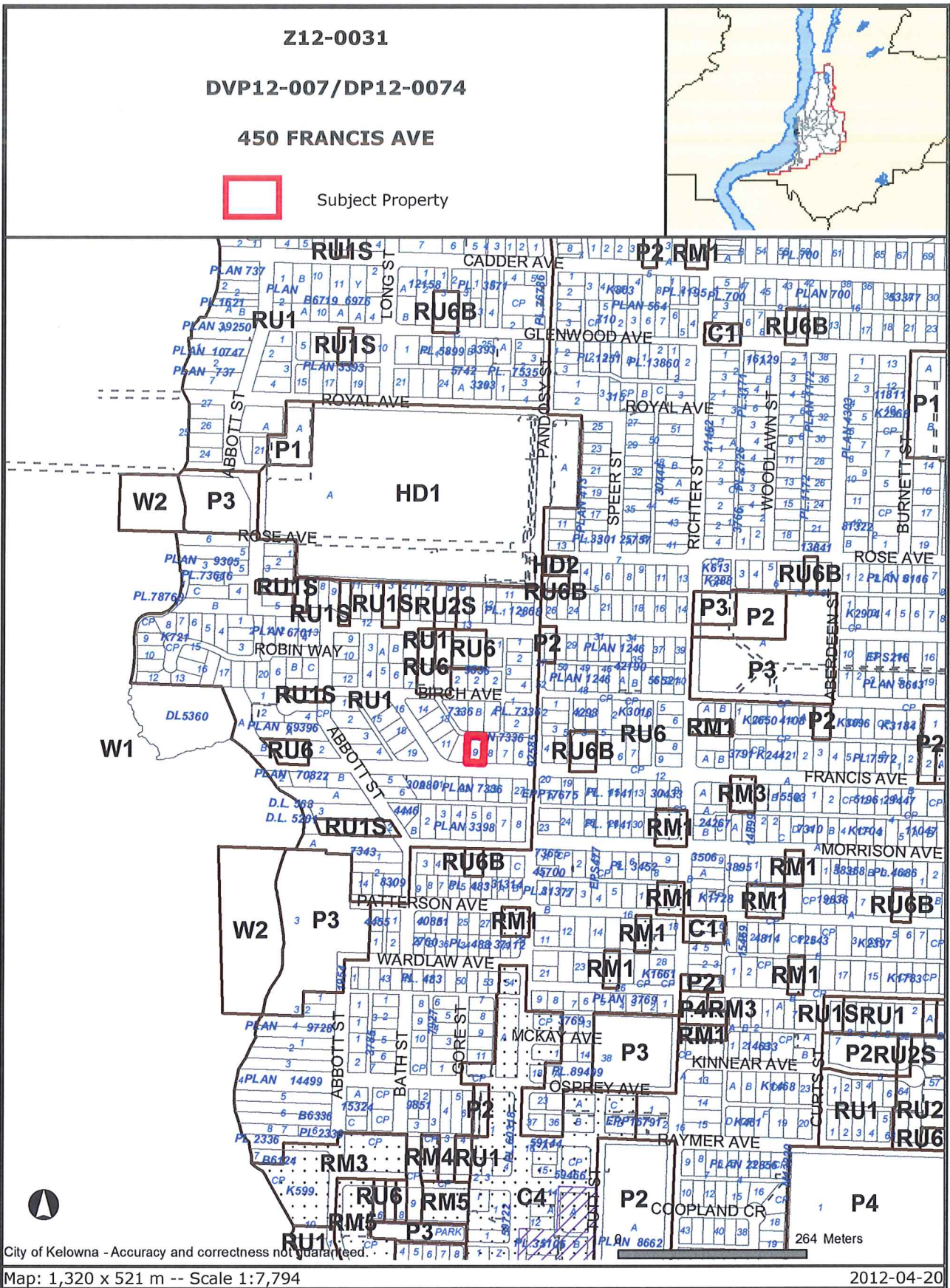
Attachments:

Subject Property Map

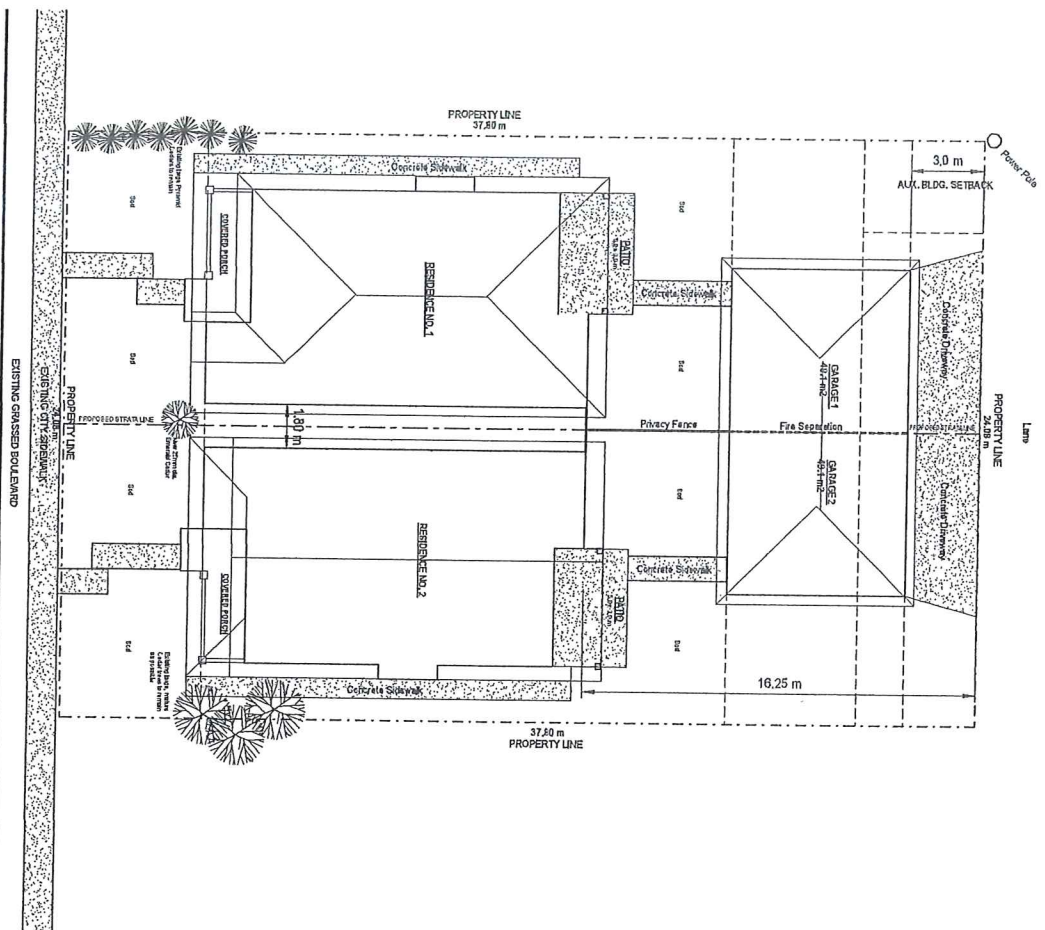
Site Plan / Landscape Plan

Conceptual Elevations

Development Engineering Memorandum, dated May 22, 2012



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.

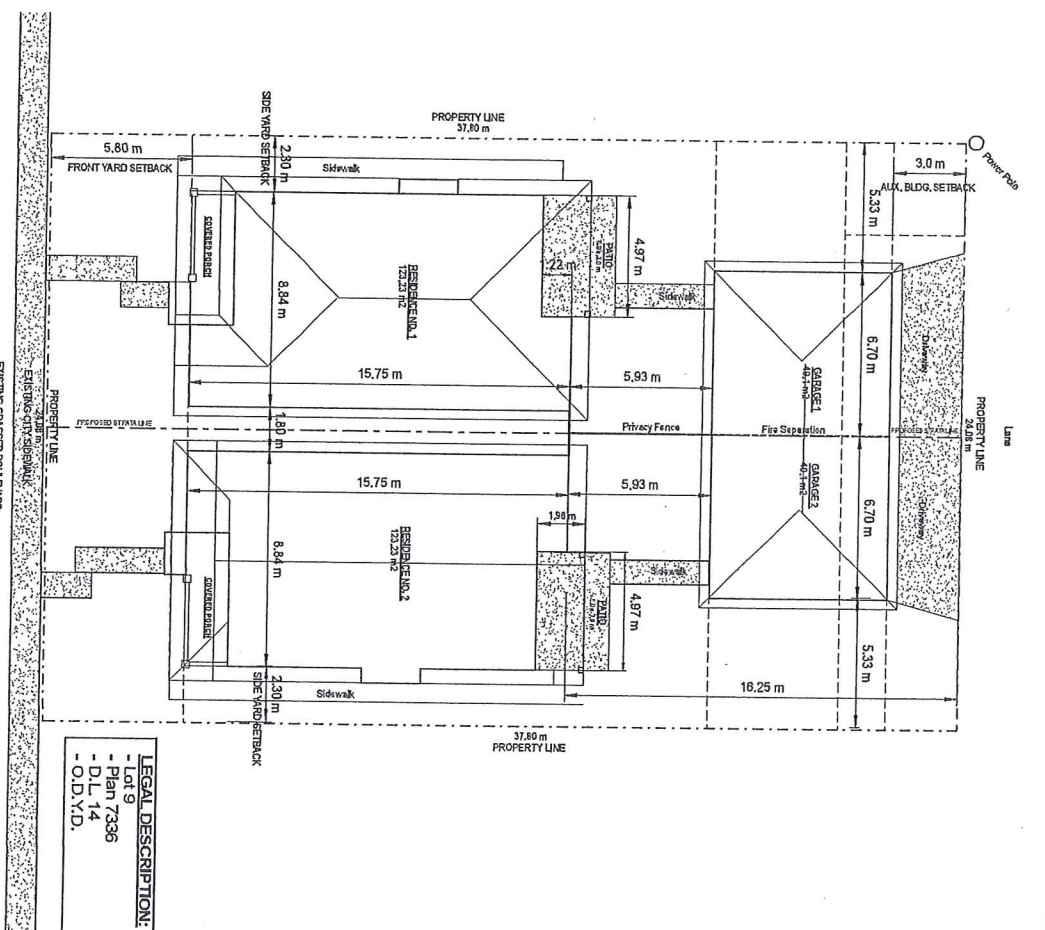


LANDSCAPE PLAN

1:50



ZONING ANALYSIS TABLE		
INFORMATION	PROPOSAL	RUE ZONE REGULATIONS
Site Area (m ²)	37,203 x 24,208 = 910,2 m ²	Minimum required = 370 m ²
Site Depth (m)	24,208 m	Minimum required = 40,0 m
Site Depth (%)	37,203 m	Minimum required = 30,0 m
Site Coverage of Buildings (m ²)	353,13 m ² = 31,50 %	Maximum allowed @ 50% = 544,0 m ²
Site Coverage of Driveways (m ²)	49,03 m ² = 4,90 %	Maximum allowed @ 50% = 455,0 m ²
Lot Depth (m)	49,03 m = 4,90 %	



SITE PLAN

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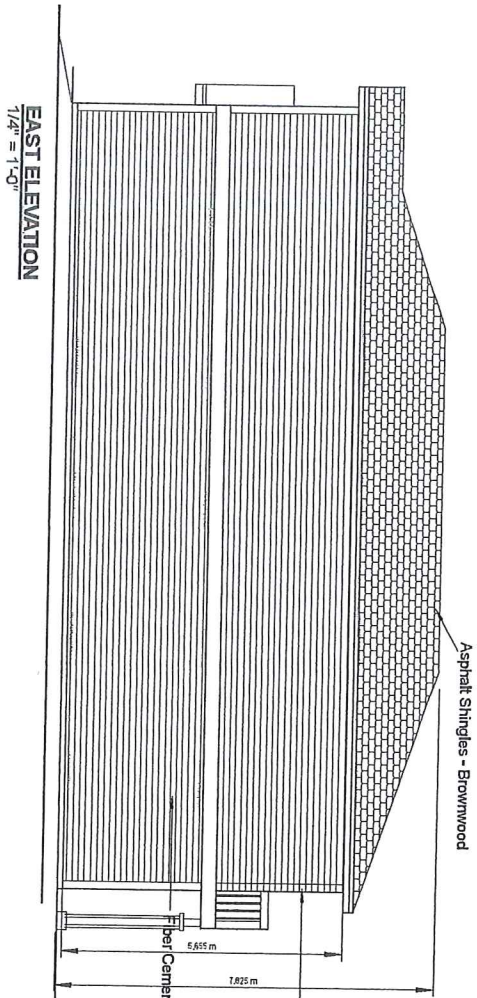
KELMONT
 CONSTRUCTION LTD.
 P.O. Box 2141, Capital P.O.
 171 Vanden Broek Lane, E. #E 217
 (250) 950-3383
 kelmont@shaw.ca

Many Residence
 422 St-James Street, St-James
 171 Vanden Broek Lane, E. #E 217
 (250) 950-3383
 kelmont@shaw.ca

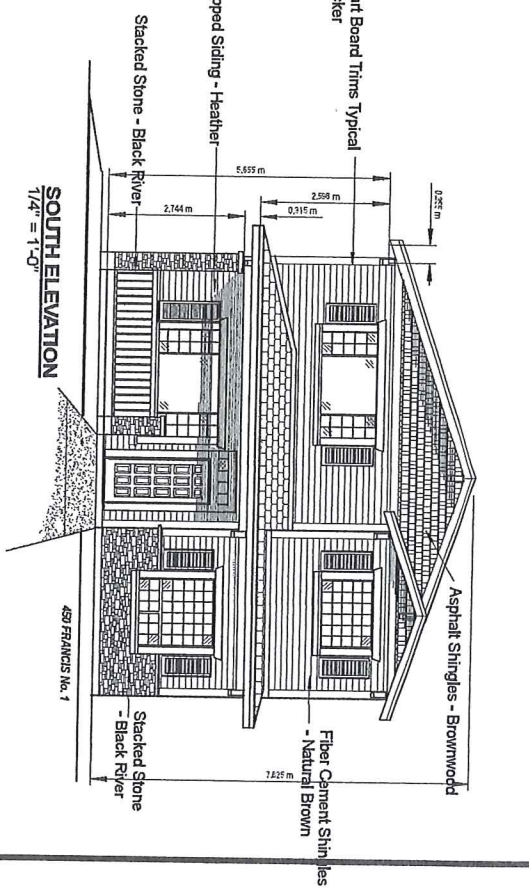
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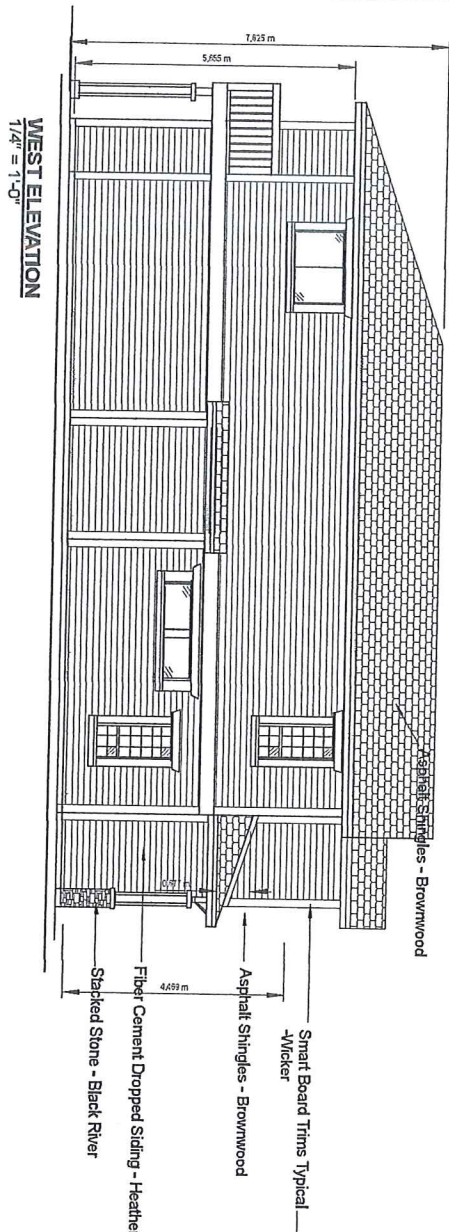
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 - Plan 7336
 - DL 14
 - O.D.Y.D.



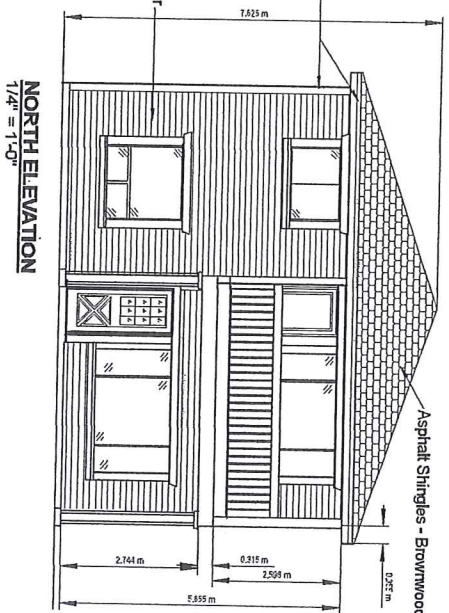
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SOUTH ELEVATION
1/4" = 1'-0"



WEST ELEVATION
1/4" = 1'-0"



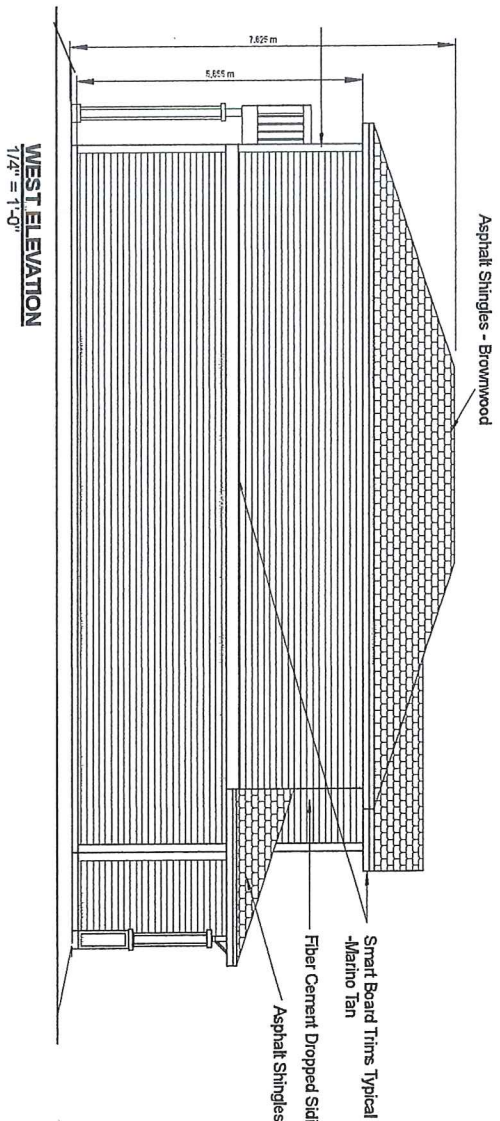
NORTH ELEVATION
1/4" = 1'-0"

KELMONT
CONSTRUCTION LTD.
420 Brantford Avenue, Kelowna, BC
V1Y 5R2
Phone: (250) 860-2007
Web: info@kelmont.ca

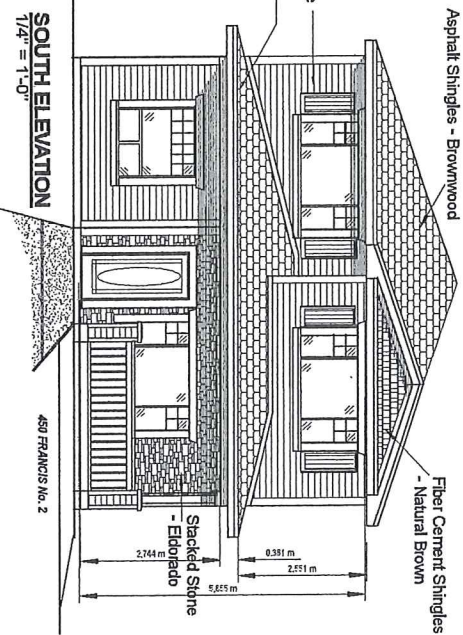
Henry Residence
420 Brantford Avenue, Kelowna, BC
KAYLOR TECHNICAL SERVICES LTD. SCALE: ARCH: 1/8"=1'-0"
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DATE: 2012.05
DRAWN: RSR
CHECKED: JRM
FRANCIS No. 1 - ELEVATIONS

REV. 3 - Second Floor Revised for DP - May 31/12
REV. 2 - Issued for DP - April 12/12

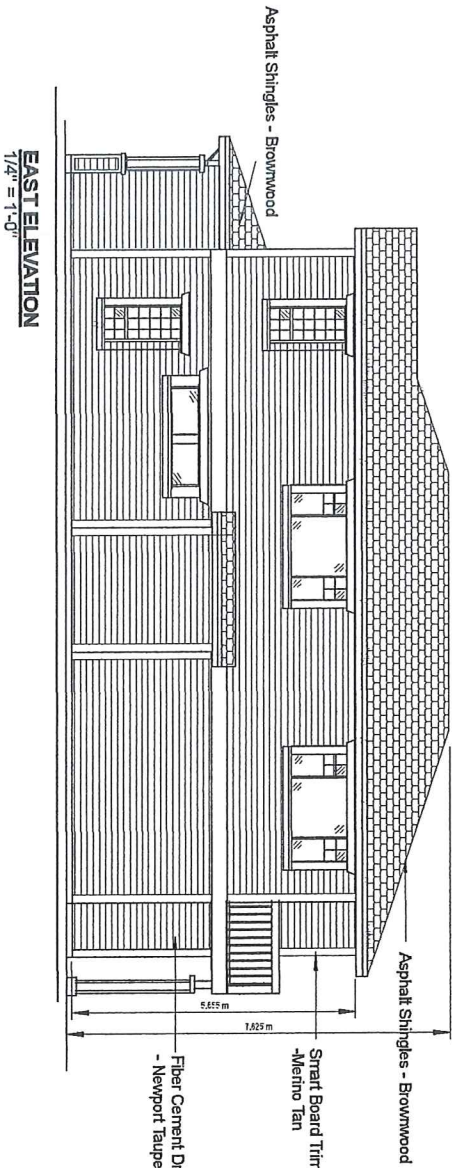
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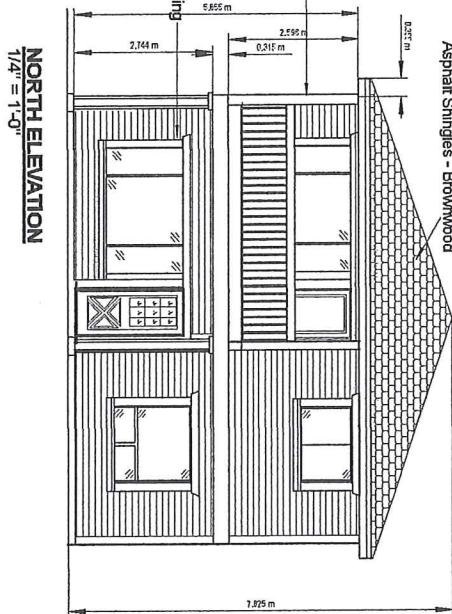
WEST ELEVATION
1/4" = 1'-0"



SOUTH ELEVATION
1/4" = 1'-0"



EAST ELEVATION
1/4" = 1'-0"



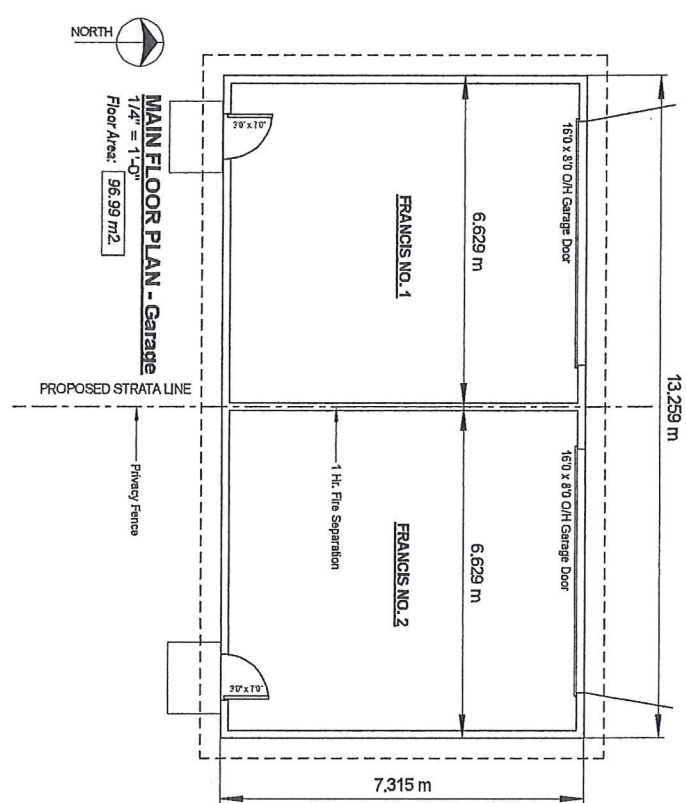
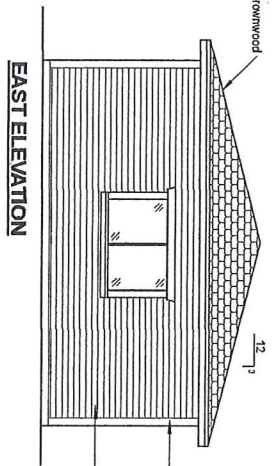
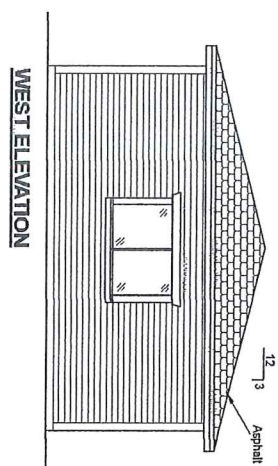
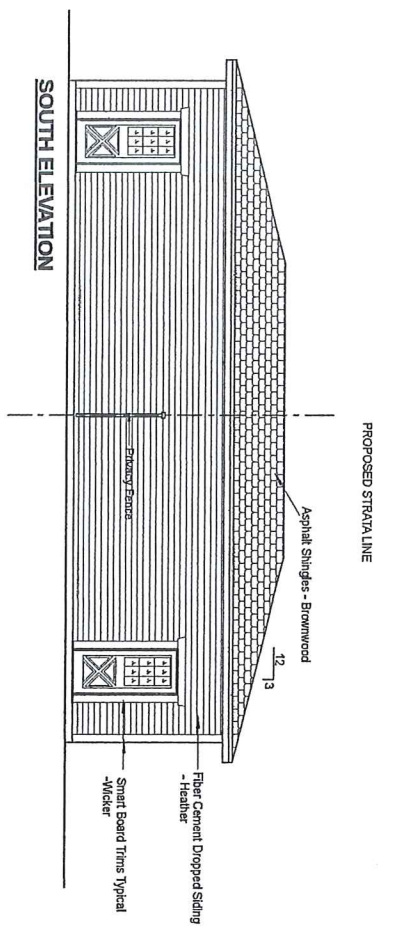
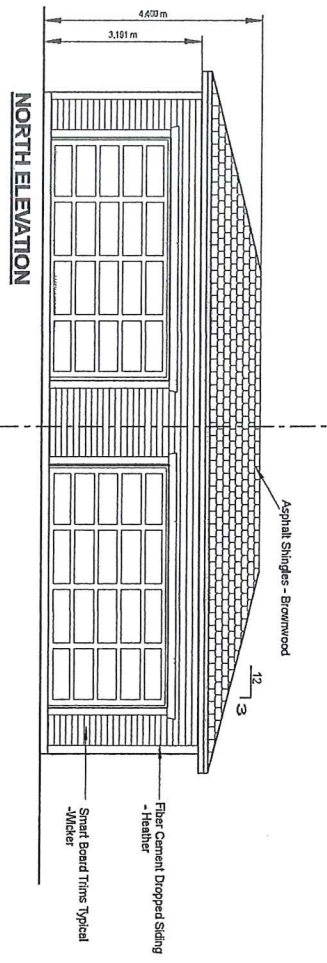
NORTH ELEVATION
1/4" = 1'-0"

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Henry Residence
450 Swanton Street, Kelowna, BC
KAWAIA TECHNICAL SERVICES LTD. SCALE: as shown DATE: 04/18/12
217 Victoria Road, Langley, BC V2E 2J7 DRAWN: BRG NO: 2012/05
487 FRANCIS No. 2 SHEET: FRANCIS NO. 2 - ELEVATIONS

A-5

REV. 3 - Second Floor Revised for DP - May 31/12
REV. 2 - Issued for DP - April 18/12



Notes:
 - All dimensions are in meters unless otherwise noted.
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KELMONT
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 P.O. Box 2274, Central P.O.
 Kelowna, BC V1Y 0T8
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 kelmont@kelmont.ca

Sherry Residence
 222 Bransford Avenue, Kelowna, BC
 RAYLON TECHNICAL SERVICES LTD. SCALE: AS SHOWN DATE: 2012.05
 PROJECT: SHERRY RESIDENCE, INC. (V1Y 0T8)
 DRAWN: ERS
 CHECKED: JPL
 PROJECT MANAGER: JPL

A-6
 GARAGE PLAN & ELEVATIONS

REV. 2 - Issued for DP - April 12/12

