



NEW TOWN

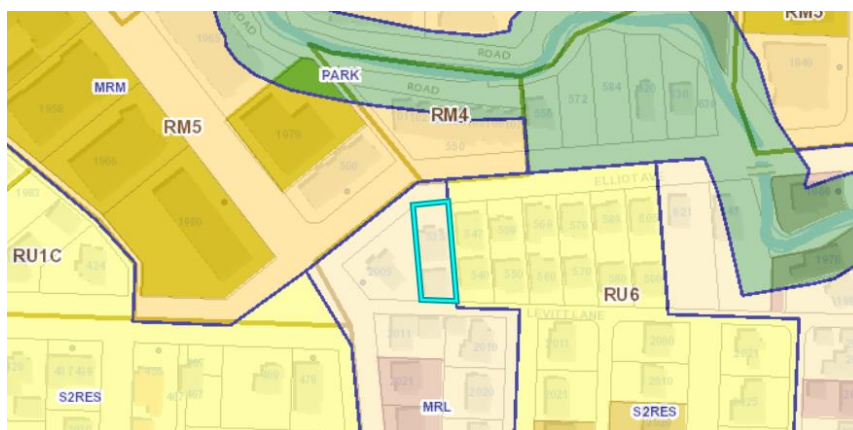
535 ELLIOT AVENUE – ZONING & DEVELOPMENT PERMIT RATIONALE

INTRODUCTION

This inner-city site, legally described as Lot 2, Plan 830, Block 19, DL 14, is forecast for MRL (Multiple Residential Low Density) in the OCP Future Land Use Map. This designation allows for zoning for land uses ranging from RM1- RM3 within Kelowna's Zoning Bylaw. After the applicant's discussion with City Staff, their recommendation was to apply for RM1 (Four Dwelling Housing) as it most closely addresses the desired development outcome. The present zoning is RU6 and the site is developed with a single family home and a carriage home off the lane. This application seeks to create a building with four dwellings.

ZONING TO RM1 (FOUR DWELLING HOUSING)

The OCP forecast of MRL for this property is concurrent with the application intent for a four-dwelling building under RM1 zoning. This application is to change the zoning from RU6 to RM1.



CONTEXT

The property to the west is also forecast for MRL and is sufficient in size to support a project under this intended use. The property to the east is an RU6 development with a single-family dwelling fronting Elliot Ave. and a second residence fronting Elliot Lane. Property to the north is forecast for MRM (Multiple Residential Medium Density) and has RM4 and RM5 developments facing Elliot Avenue.

DEVELOPMENT PERMIT

Concurrent with the zoning application for RM1, this submission includes a Form & Character Development Permit. The building is proposed as 4 similar dwellings occupying $\frac{1}{4}$ of the building footprint. Each unit is a 2-bedroom home with large ground floor patio and decks for outdoor living. In keeping with the neighbourhood development pattern, driveway access to the dwellings is from both Elliot Road and Elliot Lane. This access pattern offers 2 driveways to a single property. A variance to the City Bylaw is required but considered consistent with the established pattern in this circumstance. RM1 zoning requires access to be from a lane if available. Therefore, accesses from both sides of the property is a DVP (Development Variance



Figure 3: Rendering from Elliot Ave

SUMMARY

This application is consistent with the long-term growth management in this precinct of Kelowna. The building conforms to the zone and the site use pattern emulates the established neighbourhood. The double access variance request is consistent with the long established neighbourhood development pattern. Parking is provided with one stall in a garage and one stall on the access driveway. The development will double the dwelling count on the site and bolsters the planning initiative to densify the inner city adjacent to the primary road network. This density upgrade is low scale ground-oriented housing geared to the middle market renter or purchaser.

ELIOTT 4-PLEX

RE-ISSUED FOR DEVELOPEMENT PERMIT, AUGUST 10, 2020



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Seal



Revision

No	Date	Description
1	20/12/2019	ISSUED FOR DP
2	11/03/2020	RE-ISSUED FOR DP
3	18/03/2020	RE-ISSUED FOR DP
4	25/06/2020	RE-ISSUED FOR DP
5	10/08/2020	RE-ISSUED FOR DP

ARCHITECTURAL DRAWING LIST:

NEW TOWN ARCHITECTURE & ENGINEERING INC.
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Roman Yarnoslavskiy, Architect AIBC
ph: 250 860 8185, fax: 250 860 0985
roman@newtownservices.net

- A0.00 COVER SHEET & DRAWING LIST
- A2.00 SITE PLAN & ZONING ANALYSIS
- A3.01 FLOOR PLANS LEVEL 1 & 2
- A4.00 MATERIALS
- A4.01 BUILDING ELEVATIONS

CIVIL DRAWING LIST:

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Jacob Paul, EIT
ph: 250 860 8185, fax: 250 860 0985
jacob@newtownservices.net

- STORMWATER MANAGEMENT STRATEGY

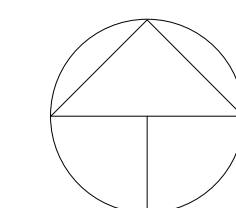
LANDSCAPE DRAWING LIST:

OUTLAND DESIGN LANDSCAPE ARCHITECTURE
303-590 KLO Road Kelowna BC V1Y 7S2
Fiona Barron MBC/CSLA CSLA
ph: 250 868 9270
fiona@outlanddesign.ca

- L1/2 CONCEPTUAL LANDSCAPE PLAN
- L2/2 WATER CONSERVATION / IRRIGATION PLAN



CONTEXT MAP



NEW TOWN SERVICES
250 · 860 · 8185
www.newtownservices.net

project title

ELIOTT 4-PLEX

project address

535 Elliott Street
Kelowna, BC

project no. 4108

file no.

drawing title

COVER SHEET & DRAWING LIST

designed K.F. scale

drawn K.F./R.B.

checked K.F.

drawing no.

A0.00

plotted 27/10/2020 4:32:05 PM

ELLIOT AVE.

ADDRESS:

535 ELLIOT AVE, KELOWNA, BC

LEGAL DESCRIPTION:

LOT A, DISTRICT LOT 138 ODYD, PLAN 2255

GRADES:

EXISTING AVERAGE - FLAT PROPOSED AVERAGE - FLAT

NUMBER OF BUILDINGS:

1 BUILDING (4 UNITS)

ZONING ANALYSIS:

EXISTING	PROPOSED
ZONING: RU6	RM1

RM4 ZONING REQUIREMENTS:

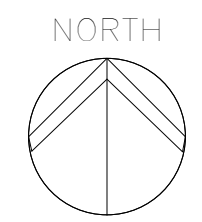
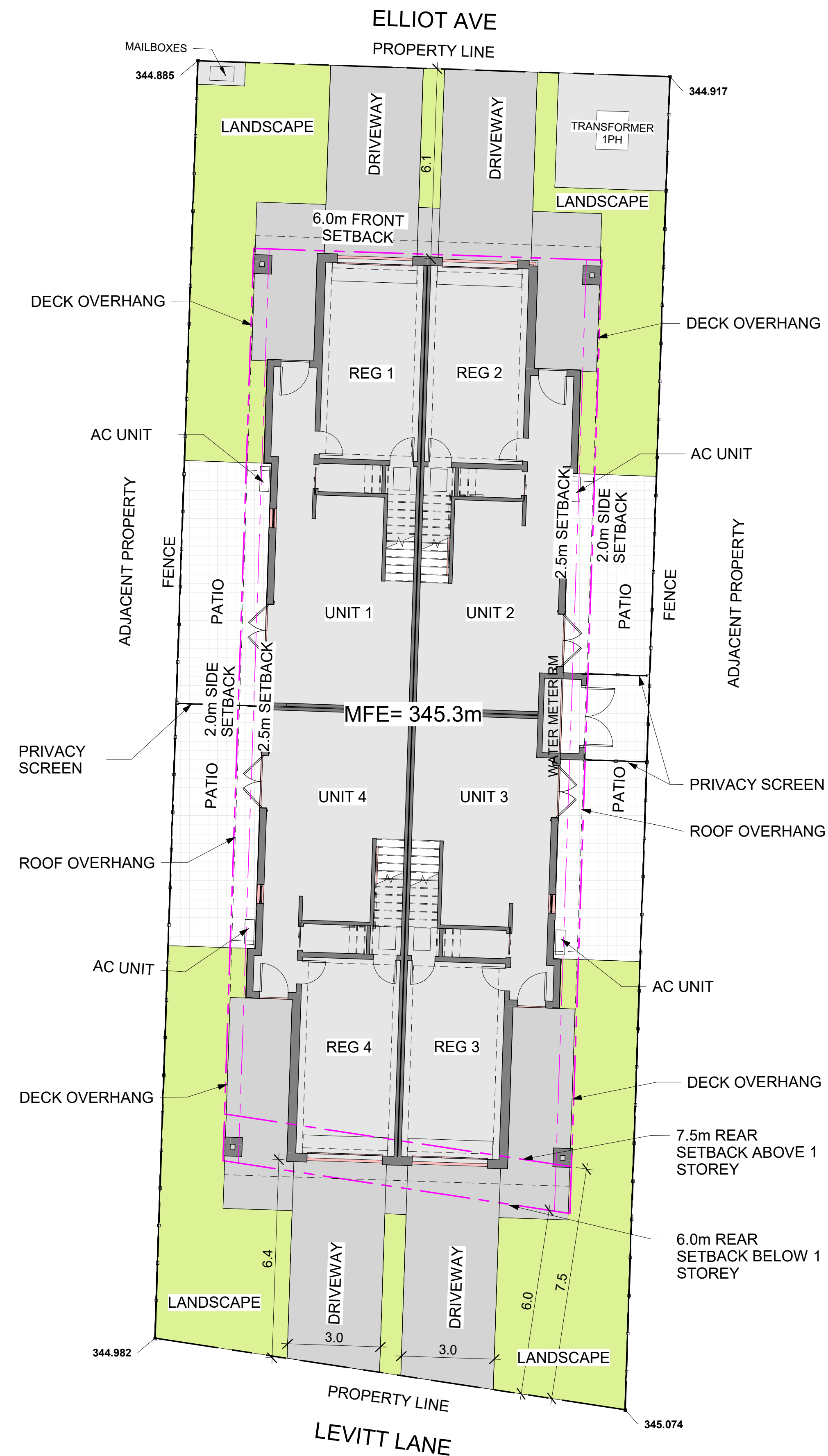
REQUIRED	PROPOSED

SITE DETAILS

SITE AREA (m²)	700 m ²	643.9 m ² (EXISTING)
SITE WIDTH (m)	20.0 m	15.26 m
SITE DEPTH (m)	30.0 m	43.10 m
MAX SITE COVERAGE FOR BUILDINGS (%) :	40%	40%
MAX SITE COVERAGE INCL. PARKING & DRIVEWAYS (%) :	50%	53% VARIANCE REQUIRED

DEVELOPMENT REGULATIONS

TOTAL NUMBER & TYPES OF UNITS:	4 UNITS	4 UNITS
FLOOR AREA (NFA):	MAX 386.3m ² BASED ON 0.6 FAR	377.3m ²
FLOOR AREA RATIO (NFA):	0.6	0.59
BUILDING HEIGHT:	2 STOREYS OR 9.5m	2 STOREYS / 7.22m
SETBACKS:		
FRONT NORTH (ELLIOT AVE.):	4.5m (6m FOR CARPORT)	4.5m
SIDE WEST:	2.5m	2.5m PROJECTIONS
SIDE EAST:	2.5m	2.5m PROJECTIONS
REAR SOUTH (LANE):	6m FOR 1 STOREY 7.5m FOR 2 STOREYS	6.1m
NUMBER OF PARKING STALLS / LOADING SPACES:	FOUR-PLEX 1.5PER * 2BDRM = 6 STALLS	8 PARKING SPACES
BICYCLE PARKING:	NOT REQUIRED	
PRIVATE OPEN SPACE AREA:	25.0 m ² per UNIT	2ND FL. ROOF DECKS 56.798 m ² GROUND FL. OPEN SPACE 299.0 m ² TOTAL = 355.8 m ²



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ARCHITECTURE
URBAN PLANNING
CIVIL ENGINEERING
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Seal



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drawing title

**SITE PLAN &
ZONING
ANALYSIS**

designed K.F. scale 1:100

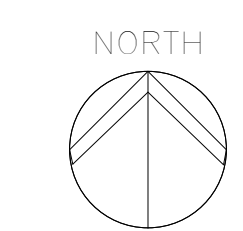
drawn R.B.R.Y.

checked R.Y.

drawing no.

A2.00

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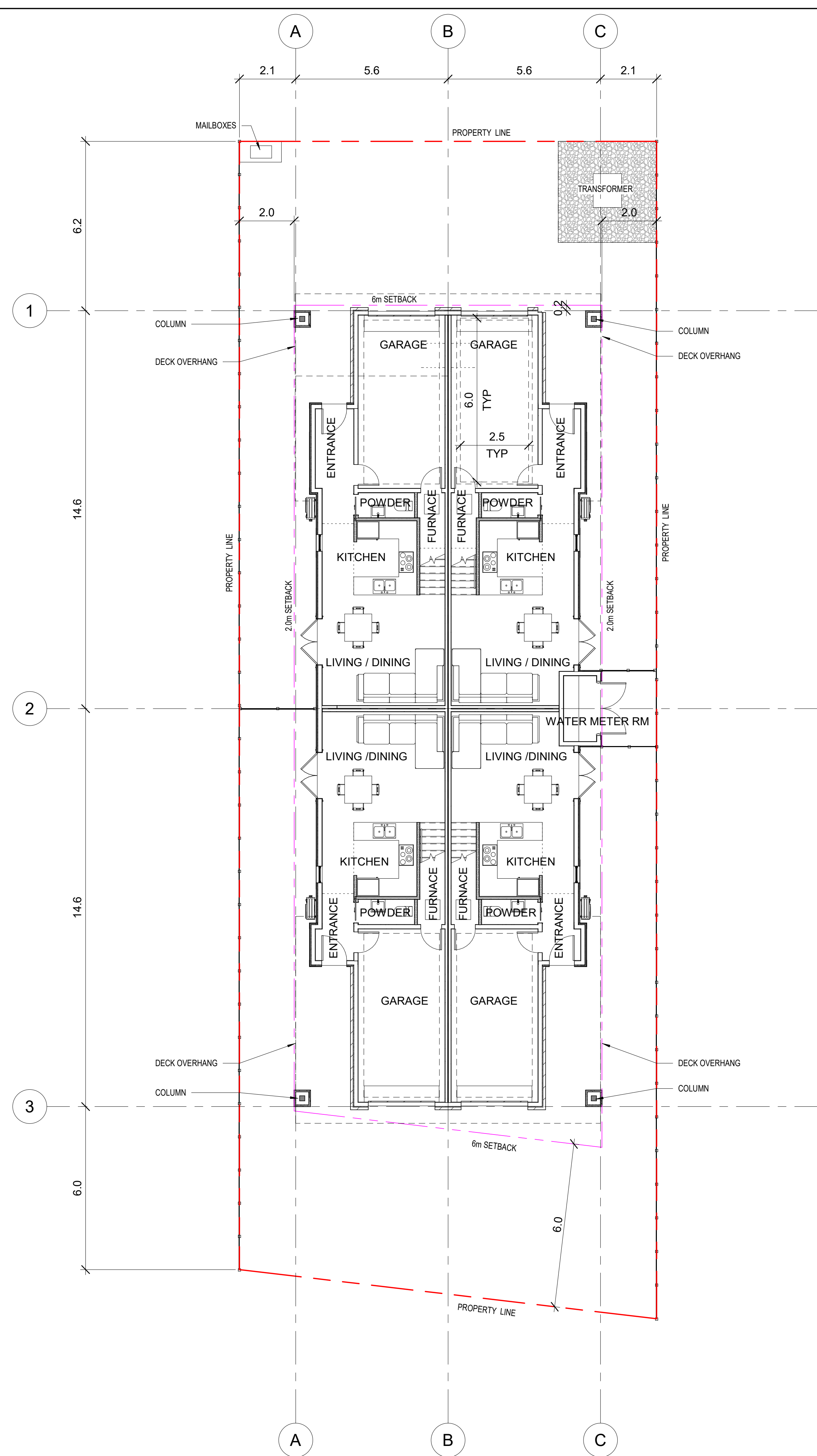


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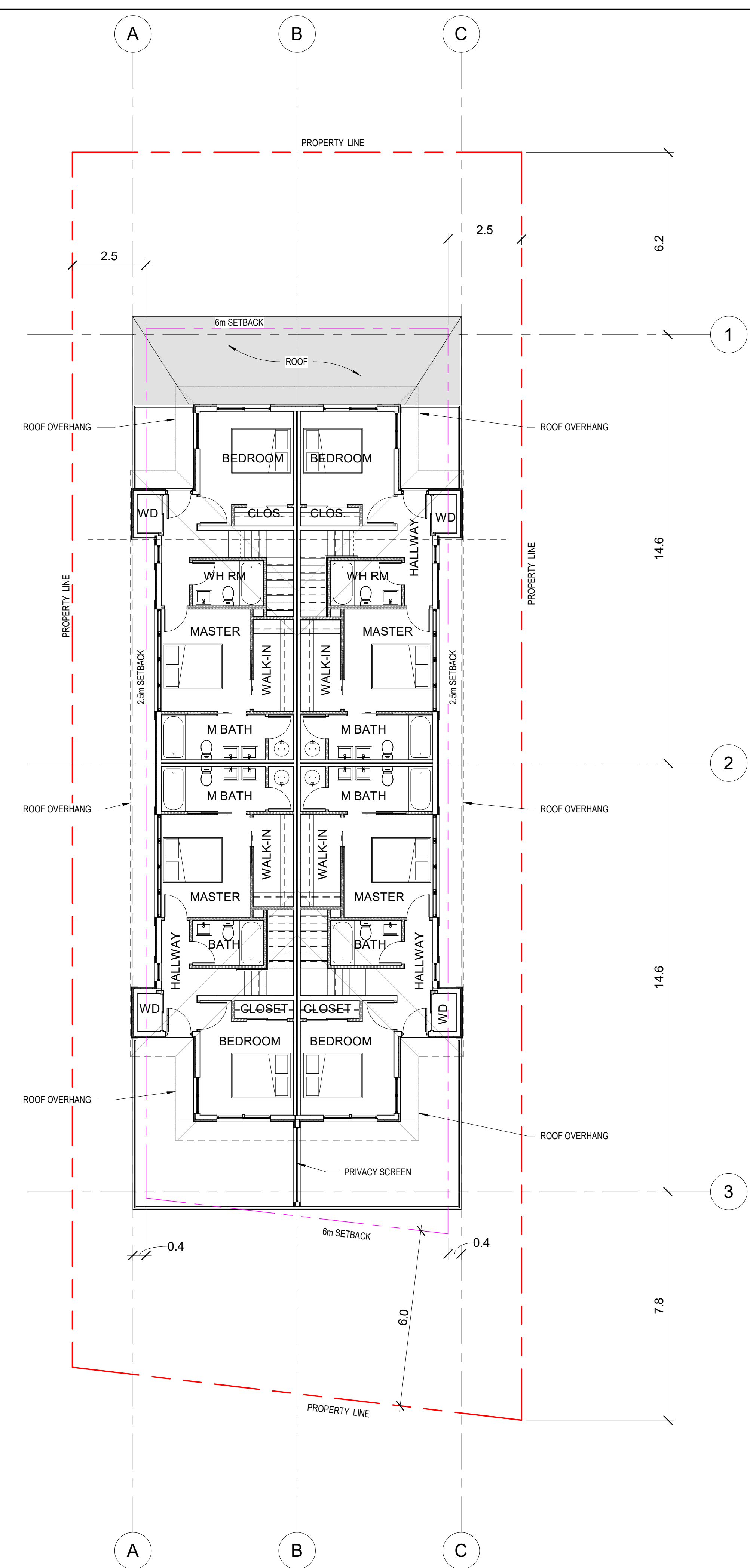


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1 LEVEL 1
A4.01 1/8" = 1'-0"



2 LEVEL 2
A4.01 1/8" = 1'-0"

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**FLOOR PLANS
LEVEL 1 & 2**

designed K.F. scale 1/8" = 1'-0"

drawn R.B.R.Y.

checked R.Y.

drawing no.

A3.01

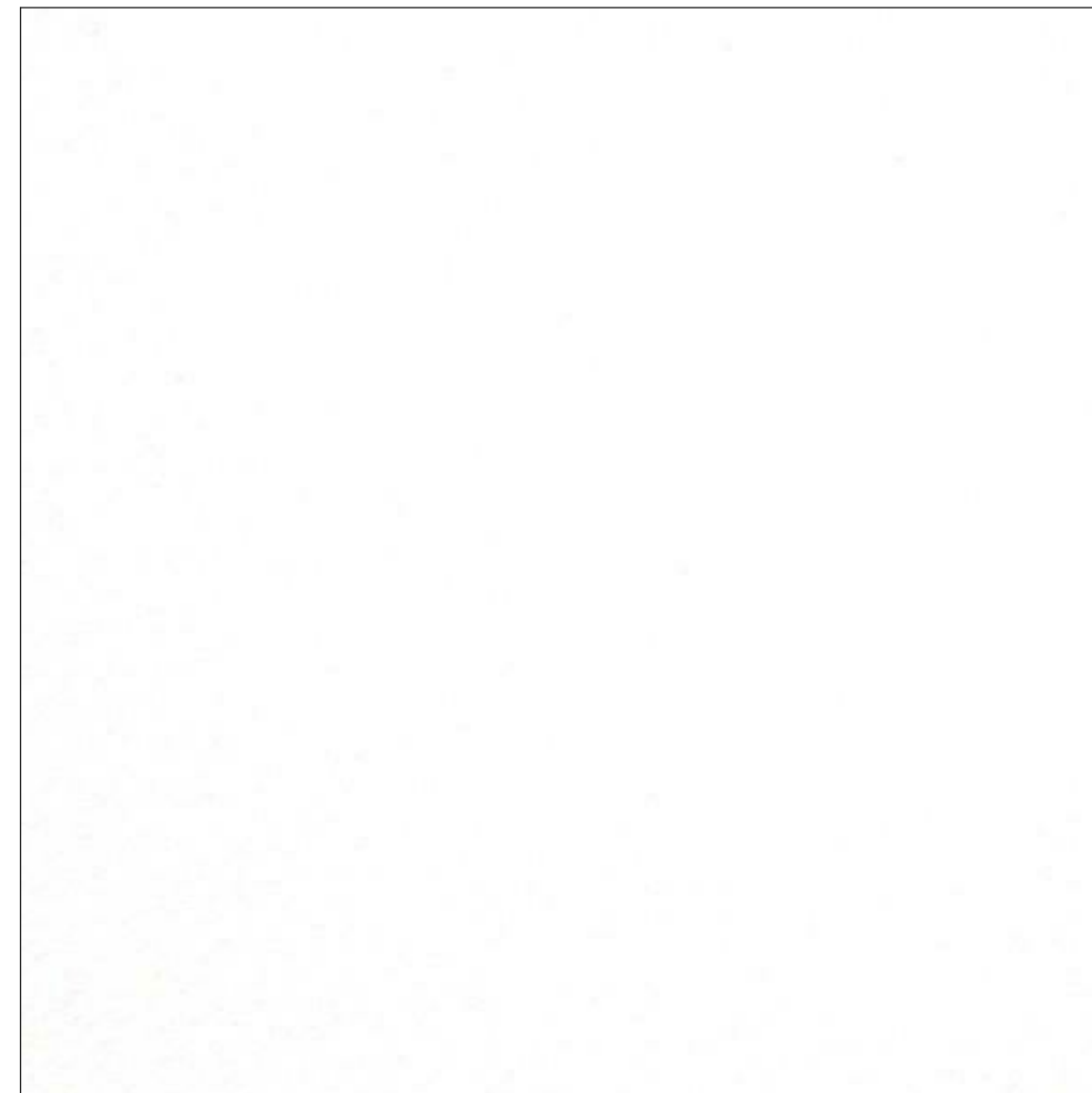
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**HARDIE TRIM BOARD SMOOTH:
COLOR PURE WHITE SW 7005 (#2)**



SAMPLE
(FOR STYLE PURPOSES ONLY)

PURE WHITE



SAMPLE
(FOR COLOUR PURPOSES ONLY)

HARDIE STRAIGHT EDGE SHINGLES:



SAMPLE
(FOR STYLE PURPOSES ONLY)

BAKED CLAY: 961 TERR



SAMPLE
(FOR STYLE PURPOSES ONLY)

**ASPHALT SHINGLES - COLOUR:
DARK GREY**



SAMPLE
(FOR COLOUR PURPOSES ONLY)

**HARDIE PANEL SIDING: COLOUR
CHARCOAL**



SAMPLE
(FOR COLOUR PURPOSES ONLY)

**CERACLAD CAST STRIPE PANEL;
COLOUR CHARCOAL NH31215U (#4)**



SAMPLE
(FOR COLOUR PURPOSES ONLY)

VINTAGE GREY BRICK



SAMPLE
(FOR COLOUR PURPOSES ONLY)

**WINDOWS - CLEAR VISION GLASS
W/ BLACK FRAME (#6)**



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MATERIALS

designed K.F. scale

drawn R.B.R.Y.

checked R.Y.

drawing no.

A4.00

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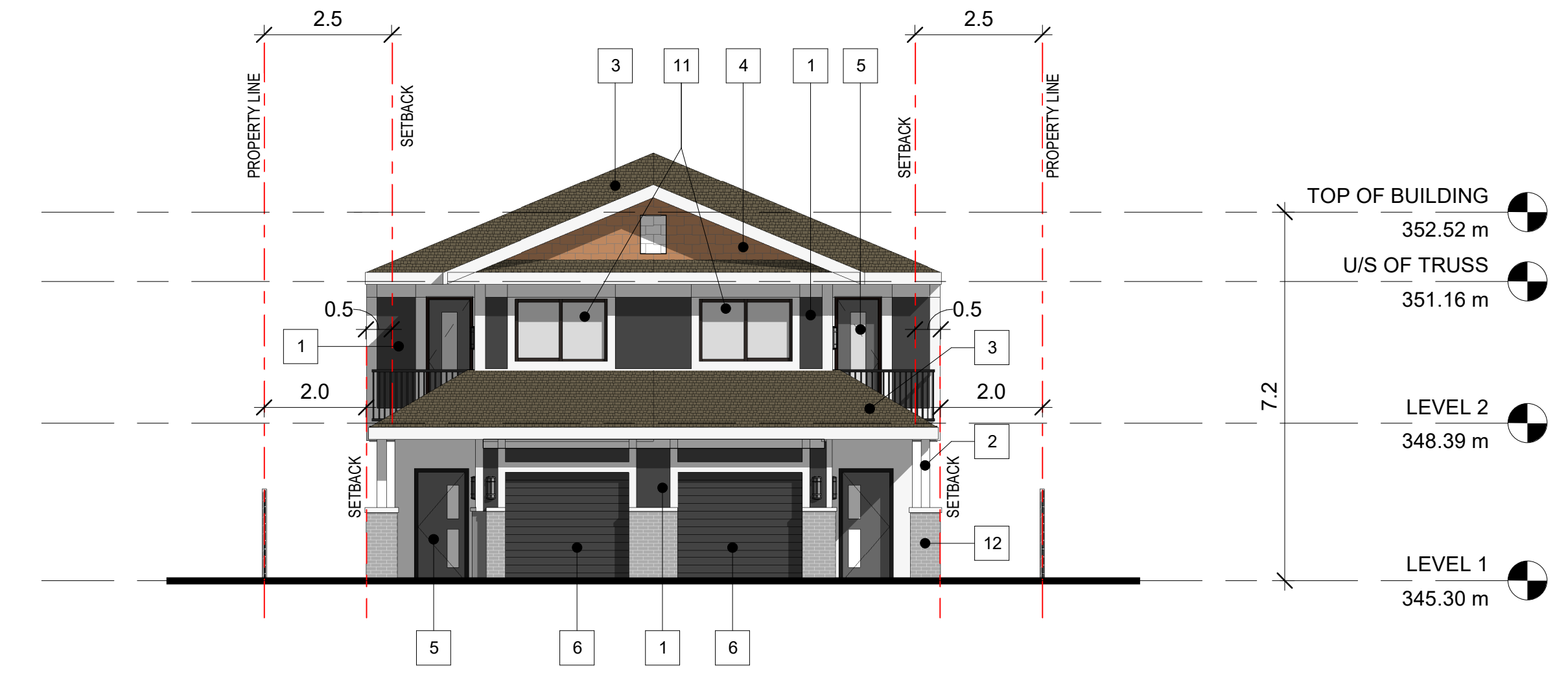
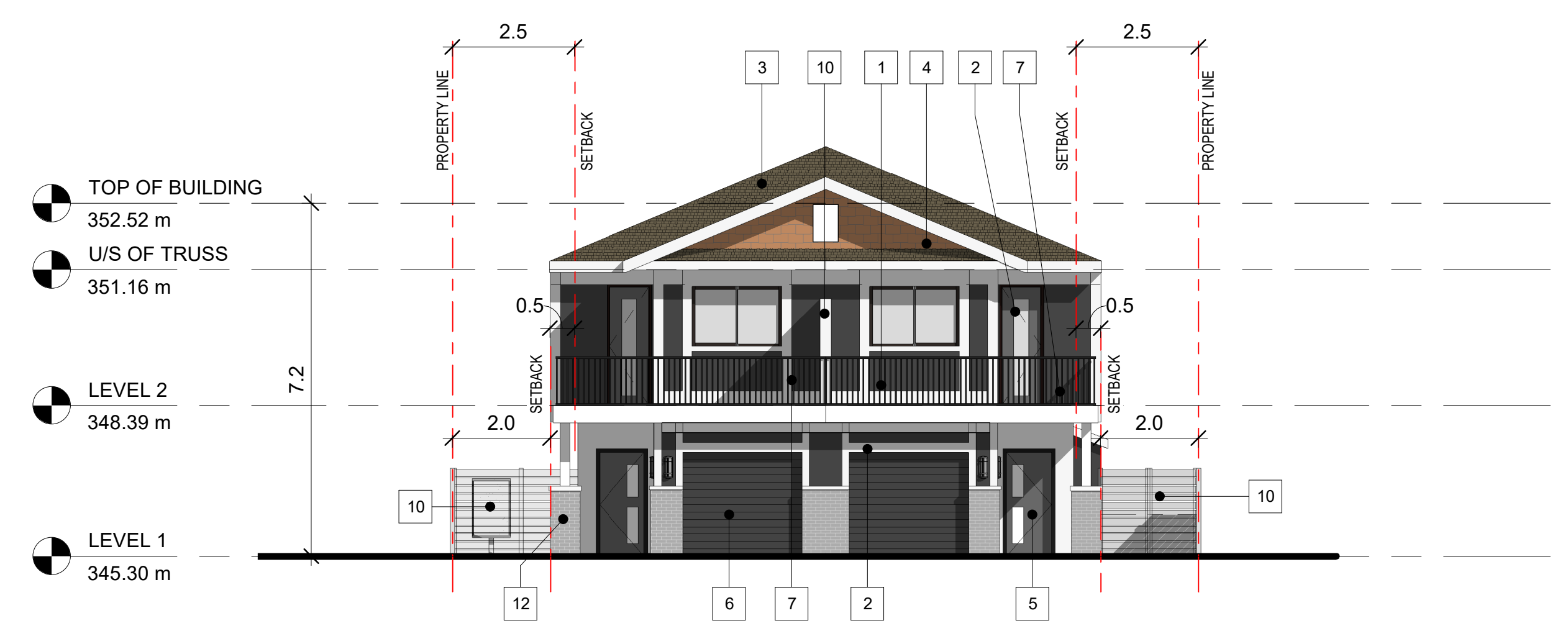
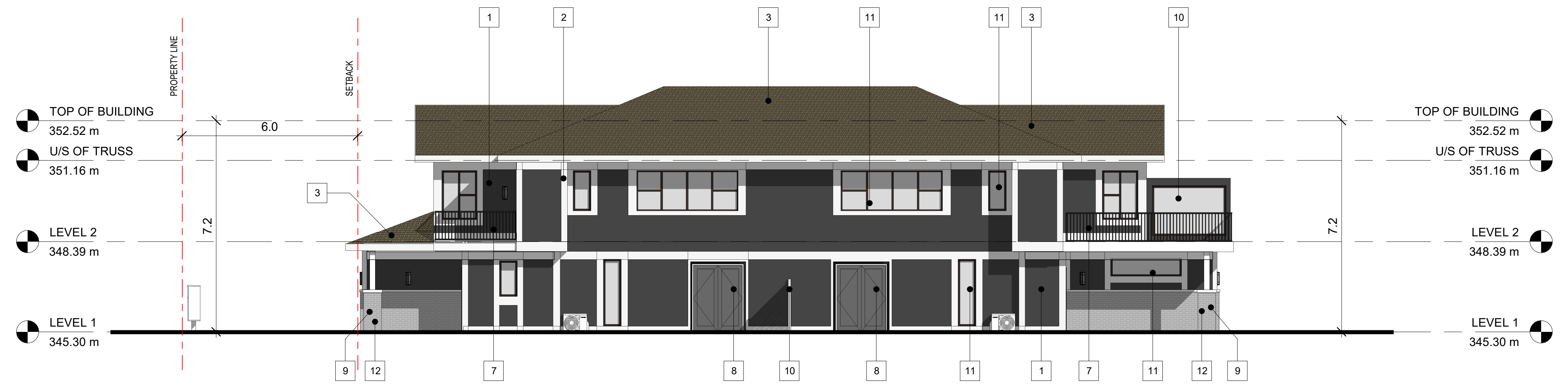
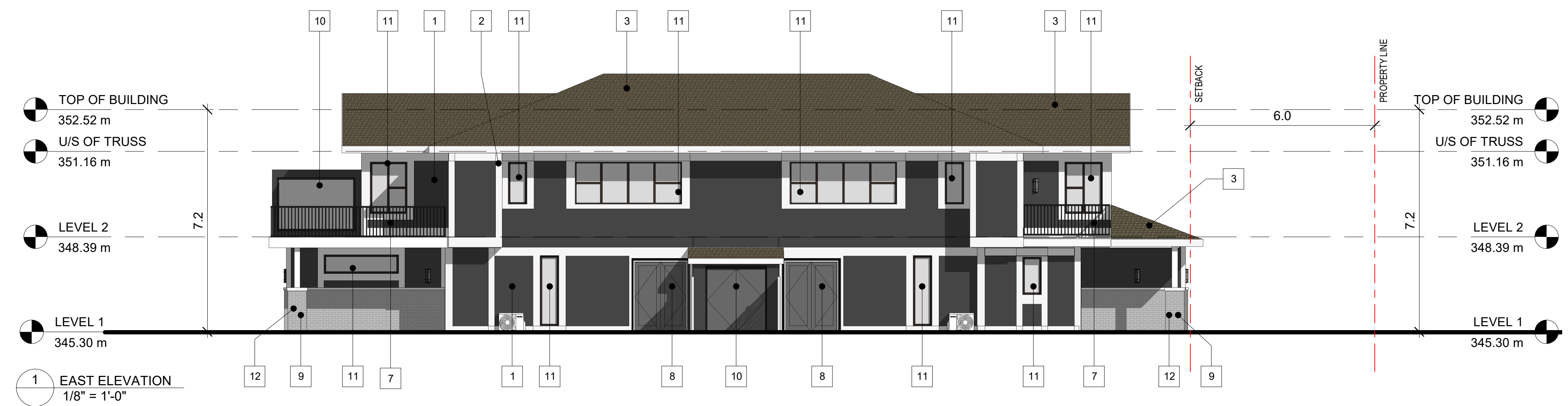


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MATERIAL KEYNOTE LEGEND

1. FIBRE CEMENT BOARD - COLOUR: CHARCOAL
2. FIBRE CEMENT BOARD TRIM - COLOUR: WHITE
3. ASPHALT SHINGLE ROOF - DARK GREY
4. FIBRE CEMENT BOARD SHINGLES - COLOUR: BAKED CLAY
5. EXTERIOR DOOR W/ BLACK FRAME
6. OVERHEAD GARAGE DOOR
7. GUARDRAIL - WHITE PICKETS
8. GLAZED SWING PATIO DOOR
9. BRICK VENEER - GRAY
10. ARCHITECTURAL PATIO/DECK PRIVACY WALL
11. WINDOW W/ BLACK FRAME (W/ SPANDREL PANEL AS PER ELEVATIONS)
12. COLUMN



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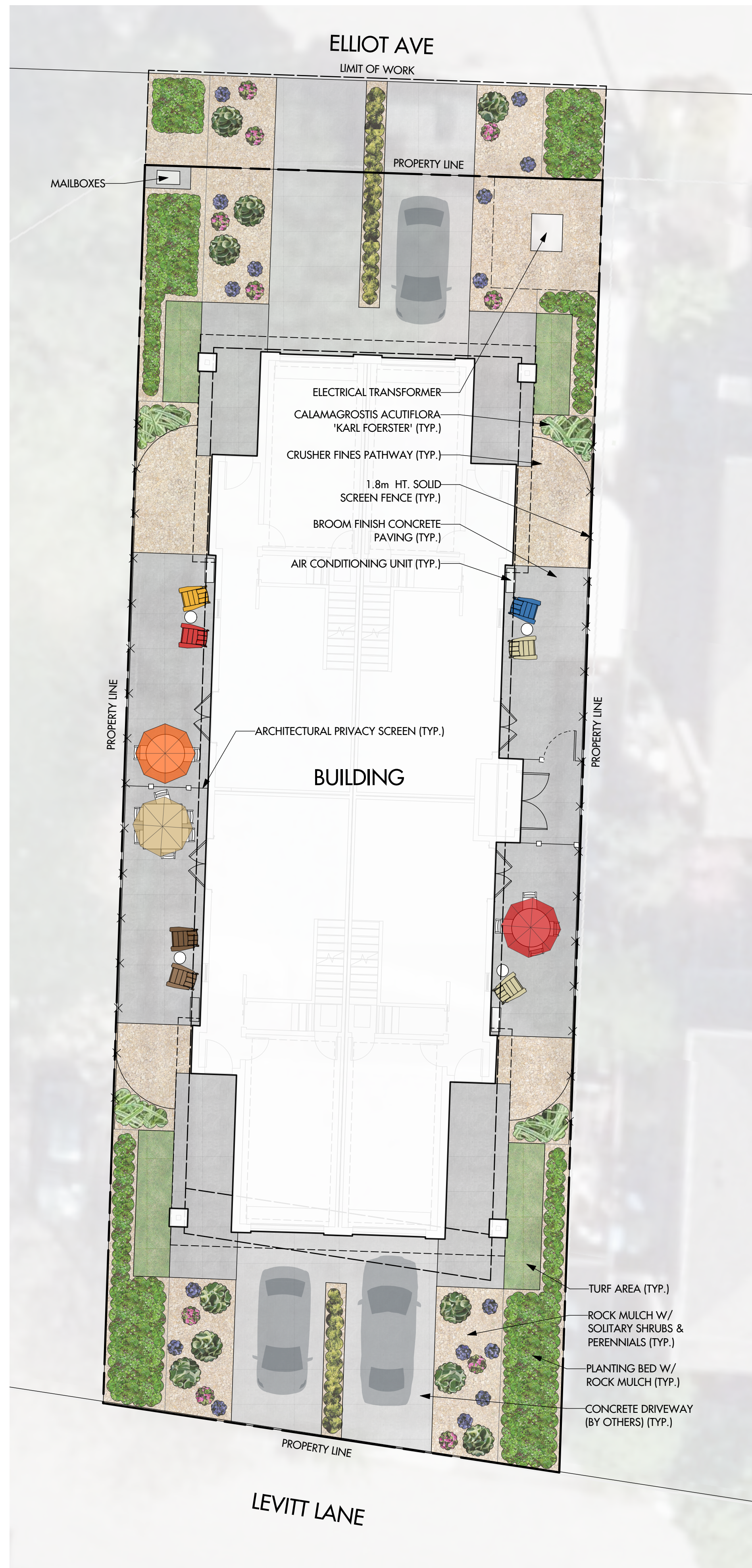
file no.

drawing title
BUILDING ELEVATIONS

designed K.F. scale As indicated
drawn R.B.R.Y.
checked R.Y.
drawing no.

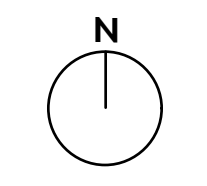
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PLANT LIST			
BOTANICAL NAME	COMMON NAME	QTY	SIZE/SPACING & REMARKS
SHRUBS			
BERBERIS THUNBERGI 'MONOMB'	CHERRY BOMB BARBERRY	17	#02 CONT. /1.0M O.C. SPACING
BUXUS 'GREEN VELVET'	GREEN VELVET BOXWOOD	17	#02 CONT. /1.0M O.C. SPACING
PERENNIALS, GRASSES & GROUNDCOVERS			
CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER REED GRASS	12	#01 CONT. /0.75M O.C. SPACING
CAREX 'ICE DANCE'	ICE DANCE SEDGE	30	#01 CONT. /0.75M O.C. SPACING
HEMEROCALLIS 'FRANS HALS'	FRANS HALS DAYLILY	17	#01 CONT. /1.0M O.C. SPACING
THYMUS PSEUDOLANUGINOSUS	WOOLLY THYME	17	#01 CONT. /1.0M O.C. SPACING

- NOTES**
1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED THE CANADIAN LANDSCAPE STANDARD.
 2. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION SYSTEM.
 3. TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 50mm BLACK WOOD MULCH, AS SHOWN IN PLANS. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.
 4. TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT.
 5. TURF AREAS SHALL BE GROWN FROM CERTIFIED SEED OF IMPROVED CULTIVARS REGISTERED FOR SALE IN B.C. AND SHALL BE TOLERANT OF DROUGHT CONDITIONS. A MINIMUM OF 100mm DEPTH OF GROWING MEDIUM IS REQUIRED BENEATH TURF AREAS. TURF AREAS SHALL MEET EXISTING GRADES AND HARD SURFACES FLUSH.
 6. SITE GRADING AND DRAINAGE WILL ENSURE THAT ALL STRUCTURES HAVE POSITIVE DRAINAGE AND THAT NO WATER OR LOOSE IMPEDIMENTS WILL BE DISCHARGED FROM THE LOT ONTO ADJACENT PUBLIC, COMMON, OR PRIVATE PROPERTIES.



PROJECT TITLE
535 ELLIOT AVENUE

Kelowna, BC

DRAWING TITLE
CONCEPTUAL LANDSCAPE PLAN

ISSUED FOR / REVISION		
1	20.03.05	DP Review
2	20.03.09	Development Permit Submission
3	20.10.15	Development Permit Re-Submission
4		
5		

PROJECT NO.	20-027
DESIGN BY	RW
DRAWN BY	MC/WC
CHECKED BY	FB
DATE	OCT. 15, 2020
SCALE	1:100
PAGE SIZE	24"x36"

SEAL



DRAWING NUMBER
L1/2

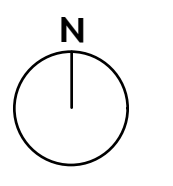


WATER CONSERVATION CALCULATIONS

LANDSCAPE MAXIMUM WATER BUDGET (WB) = 189 cu.m. / year
 ESTIMATED LANDSCAPE WATER USE (WU) = 99 cu.m. / year
 WATER BALANCE = 90 cu.m. / year
 *REFER ATTACHED IRRIGATION APPLICATION FOR DETAILED CALCULATIONS

- IRRIGATION NOTES**
1. IRRIGATION PRODUCTS AND INSTALLATION METHODS SHALL MEET OR EXCEED THE REQUIREMENTS OF THE WATER USE REGULATION BYLAW NO. 10480 AND THE SUPPLEMENTARY SPECIFICATIONS IN THE CITY OF KELOWNA BYLAW 7900 (PART 6, SCHEDULE 5).
 2. THE IRRIGATION SYSTEM SHALL MEET THE REQUIREMENTS, REGULATIONS, AND BYLAWS OF THE WATER PURVEYOR.
 3. THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH AN APPROVED BACKFLOW PREVENTION DEVICE, WATER METER, AND SHUT OFF VALVE LOCATED OUTSIDE THE BUILDING ACCESSIBLE TO THE CITY.
 4. AN APPROVED SMART CONTROLLER SHALL BE INSTALLED. THE IRRIGATION SCHEDULING TIMES SHALL UTILIZE A MAXIMUM ET VALUE OF 7" / MONTH (KELOWNA JULY ET), TAKING INTO CONSIDERATION SOIL TYPE, SLOPE, AND MICROCLIMATE.
 5. DRIP LINE AND EMITTERS SHALL INCORPORATE TECHNOLOGY TO LIMIT ROOT INTRUSION.
 6. IRRIGATION SLEEVES SHALL BE INSTALLED TO ROUTE IRRIGATION LINES UNDER HARD SURFACES AND FEATURES.
 7. IRRIGATION PIPE SHALL BE SIZED TO ALLOW FOR A MAXIMUM FLOW OF 1.5m /SEC.
 8. A FLOW SENSOR AND MASTER VALVE SHALL BE CONNECTED TO THE CONTROLLER AND PROGRAMMED TO STOP FLOW TO THE SYSTEM IN CASE OF AN IRRIGATION WATER LEAK.

- IRRIGATION LEGEND**
- ZONE #1: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREA
 TOTAL AREA: 8 sq.m.
 MICROCLIMATE: NORTH EXPOSURE, PARTIALLY SHADED BY BUILDING
 ESTIMATED ANNUAL WATER USE: 11 cu.m.
 - ZONE #2: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREA
 TOTAL AREA: 12 sq.m.
 MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY BUILDING
 ESTIMATED ANNUAL WATER USE: 17 cu.m.
 - ZONE #3: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
 TOTAL AREA: 66 sq.m.
 MICROCLIMATE: NORTH EXPOSURE, PARTIALLY SHADED BY BUILDING
 ESTIMATED ANNUAL WATER USE: 37 cu.m.
 - ZONE #4: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
 TOTAL AREA: 61 sq.m.
 MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY BUILDING
 ESTIMATED ANNUAL WATER USE: 34 cu.m.



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WATER CONSERVATION & IRRIGATION PLAN

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