

# City of Kelowna

## Regular Council Meeting

### AGENDA



Tuesday, February 2, 2021  
8:00 pm  
Council Chamber  
City Hall, 1435 Water Street

#### Pages

1. Call to Order

2. Reaffirmation of Oath of Office

The Oath of Office will be read by Councillor DeHart.

3. Confirmation of Minutes

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Public Hearing - January 19, 2021

Regular Meeting - January 19, 2021

4. Development Permit and Development Variance Permit Reports

**Mayor to invite anyone participating online who deems themselves affected by the required variance(s) to indicate they wish to speak for each item.**

4.1. START TIME 8:00 PM - Central Ave 675 - DVP20-0067 - Desiree Ann Brodhurst

13 - 46

To vary the east side yard setback for a 1 or 1 ½ storey portion of a building from 2.0 m required to 1.61 m proposed to allow a new single-family dwelling to be constructed on the existing home foundation.

5. Reminders

6. Termination



## City of Kelowna Public Hearing Minutes

Date: Tuesday, January 19, 2021  
 Location: Council Chamber  
 City Hall, 1435 Water Street

Members Present: Mayor Colin Basran, Councillors Maxine DeHart, Ryan Donn, Gail Given and Loyal Wooldridge

Members participating remotely: Councillors Charlie Hodge, Brad Sieben and Luke Stack

Members Absent: Councillor Mohini Singh

Staff Present: City Manager, Doug Gilchrist; Deputy City Clerk, Laura Bentley; Divisional Director, Planning & Development Services, Ryan Smith; Urban Planning Manager, Jocelyn Black; Development Planning Department Manager, Terry Barton; Legislative Technician, Rebecca Van Huizen

Staff participating remotely: Legislative Coordinator (Confidential), Arlene McClelland

(\* Denotes partial attendance)

1. **Due to COVID-19 a Public Hearing Agenda will also include Regular Meeting Items**
2. **Call to Order the Public Hearing - START TIME 4:00 PM - Belaire Ave 1365 and Chandler St 1840-1850, OCP20-0011 (BL12126) Z20-0045 (BL12127) - Multiple Owners**

Mayor Basran called the Hearing to order at 4:03 p.m.

Mayor Basran advised that the purpose of the Hearing is to consider certain bylaws which, if adopted, will amend "Kelowna 2030 - Official Community Plan Bylaw No. 10500" and Zoning Bylaw No. 8000", and all submissions received, either in writing or verbally, will be taken into consideration when the proposed bylaws are presented for reading at the Regular Council Meeting which follows this Public Hearing.

Mayor Basran advised that in accordance with the Order of the Provincial Health Officer on Gatherings and Events, applicants and the public are not permitted to attend in person. Participation by applicants and the public will be by electronic means only.

### 3. Individual Bylaw Submissions

- 3.1 **START TIME 4:00 PM - Belaire Ave 1365 and Chandler St 1840-1850, OCP20-0011 (BL12126) Z20-0045 (BL12127) - Multiple Owners**

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Patrick Yang, Pacific West Architecture, Applicant

- Available for questions.

Mayor Basran invited anyone participating online who deemed themselves affected to indicate they wish to speak followed by comments from Council.

No one participating online indicated they wished to speak.

There were no further comments.

#### 4. Termination

The Hearing was declared terminated at 4:11 p.m.

#### 5. Call to Order the Regular Meeting

Mayor Basran called the meeting to order at 4:11 p.m.

#### 6. Bylaws Considered at Public Hearing

- 6.1 START TIME 4:00 PM - Belaire Ave 1365 and Chandler St 1840-1850, BL12126 (OCP20-0011) - Multiple Owners

Moved By Councillor Wooldridge/Seconded By Councillor Given

R0091/21/01/19 THAT Bylaw No. 12126 be read a second and third time.

Carried

- 6.2 START TIME 4:00 PM - Belaire Ave 1365 and Chandler St 1840-1850, BL12127 (Z20-0045) - Multiple Owners

Moved By Councillor Wooldridge/Seconded By Councillor Given

R0092/21/01/19 THAT Bylaw No. 12127 be read a second and third time.

Carried

#### 7. Termination

The meeting was declared terminated at 4:13 p.m.

#### 8. Call to Order the Public Hearing - START TIME 4:00 PM - Trumpeter Rd 444 - Z20-0055 (BL12128) - Corinne Jacqueline Marks

Mayor Basran called the Hearing to order at 4:13 p.m.

Mayor Basran advised that the purpose of the Hearing is to consider certain bylaws which, if adopted, will amend "Kelowna 2030 - Official Community Plan Bylaw No. 10500" and Zoning Bylaw No. 8000", and all submissions received, either in writing or verbally, will be taken into consideration when the proposed bylaws are presented for reading at the Regular Council Meeting which follows this Public Hearing.

Mayor Basran advised that in accordance with the Order of the Provincial Health Officer on Gatherings and Events, applicants and the public are not permitted to attend in person. Participation by applicants and the public will be by electronic means only.

## 9. Individual Bylaw Submissions

### 9.1 START TIME 4:00 PM - Trumpeter Rd 444 - Z20-0055 (BL12128) - Corinne Jacqueline Marks

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Corinne Marks, Applicant

- Available for questions.

Mayor Basran invited anyone participating online who deemed themselves affected to indicate they wish to speak followed by comments from Council.

No one participating online indicated they wished to speak.

There were no further comments.

## 10. Termination

The Hearing was declared terminated at 4:17 p.m.

## 11. Call to Order the Regular Meeting

Mayor Basran called the meeting to order at 4:17 p.m.

## 12. Bylaws Considered at Public Hearing

### 12.1 START TIME 4:00 PM - Trumpeter Rd 444 - BL12128 (Z20-0055) - Corinne Jacqueline Marks

Moved By Councillor Given/Seconded By Councillor Wooldridge

R0093/21/01/19 THAT Bylaw No. 12128 be read a second and third time and be adopted.

Carried

## 13. Termination

The meeting was declared terminated at 4:17 p.m.

\_\_\_\_\_  
Mayor Basran

lb/acm

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Deputy City Clerk



## City of Kelowna Regular Meeting Minutes

Date: Tuesday, January 19, 2021  
Location: Council Chamber  
City Hall, 1435 Water Street

Members Present Mayor Colin Basran, Councillors Maxine DeHart, Ryan Donn, Gail Given and Loyal Wooldridge\*

Members participating remotely Councillors Charlie Hodge, Brad Sieben\* and Luke Stack

Members Absent Councillor Mohini Singh

Staff Present City Manager, Doug Gilchrist\*; Deputy City Clerk, Laura Bentley; Divisional Director, Planning & Development Services, Ryan Smith; Urban Planning Manager, Jocelyn Black\*; Development Planning Department Manager, Terry Barton\*; Planner, Kimberly Brunet\*; Legislative Technician, Rebecca Van Huizen

Staff participating remotely Legislative Coordinator (Confidential), Arlene McClelland

(\* Denotes partial attendance)

### 1. Call to Order

Mayor Basran called the meeting to order at 4:47 p.m.

### 2. Reaffirmation of Oath of Office

The Oath of Office was read by Councillor Wooldridge.

### 3. Confirmation of Minutes

Moved By Councillor Hodge/Seconded By Councillor Wooldridge

Ro094/21/01/19 THAT the Minutes of the Public Hearing and Regular Meeting of January 12, 2021 be confirmed as circulated.

Carried

### 4. Liquor License Application Reports

4.1 START TIME 4:45 PM - Clement Ave 880, 206 and 207 - LL20-0008 - 1568447 Alberta Ltd

Councillor Sieben declared a conflict of interest as he has an interest in BNA Brewing Company in close proximity to the proposed establishment and departed the meeting at 4:49 p.m.

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Birte Decloux, Urban Options Planning & Permits, Applicant

- Staff provided all details of the plans but commented on the emerging brewery district in the north end.
- Spoke to the proposed brand.
- Available for questions.

Mayor Basran invited anyone participating online who deemed themselves affected to indicate they wish to speak followed by comments from Council.

No one participating online indicated they wished to speak.

There were no further comments.

Moved By Councillor Wooldridge/Seconded By Councillor Hodge

**R0095/21/01/19** THAT Council directs Staff to forward the following Recommendation to the Provincial Liquor and Cannabis Regulation Branch (LCRB):

In accordance with Section 71 of the Liquor Control and Licensing Regulation and Council Policy 359, BE IT RESOLVED THAT:

1. Council recommends support of an application from Unleashed Brewing Company for Lot 1 Section 30 Township 26 Osoyoos Division Yale District Plan EPP34493, located at 880 Clement Avenue, Units 206 and 207, Kelowna, BC for a Lounge Endorsement from:
  - a. "9:00am to 11:00pm Sunday to Thursday" and "9:00am to Midnight Friday and Saturday" for the Indoor Service Areas; and
  - b. "9:00am to 10:00pm Sunday to Saturday" for the Patio Service Areas.
2. Council's comments on LCLB's prescribed considerations are as follows:
  - a. The location of the lounge endorsement area: The brewery is located on an industrial property to the east of the City Centre Urban Centre on a 4-lane arterial road;
  - b. The proximity of the lounge endorsement area to other social or recreational facilities and public buildings: The north end industrial area has a number of small-scale breweries and wineries within the immediate area and it is within walking distance of the downtown City Centre Urban Centre. The site is walking distance to multiple recreation facilities, which includes the Kelowna Badminton Club, The Curling Club and Elks Stadium ballpark;
  - c. The person capacity of the lounge endorsement: The person capacity is 99 persons for the indoor service area and 30 persons for the patio service area;
  - d. Traffic, noise, parking and zoning: The brewery is located in an industrial area and any impacts of traffic, noise or parking can be absorbed by the surrounding neighbourhood. Due to the location of residential home nearby to the south, the recommendation is to limit the patio's hours to 10:00 p.m. as noise could be a nuisance;
  - e. The impact on the community if the application is approved: The potential for negative impact is considered to be minimal. The addition of this business will aid in the redevelopment and activation of the industrial neighbourhood beyond the standard workday hours.
3. Council's comments on the views of residents are as contained within the minutes of the meeting at which the application was considered by Council. The methods used to gather views of residents were as per Council Policy #359 "Liquor Licensing Policy and Procedures."

**Carried**

Councillor Sieben rejoined the meeting at 4:56 p.m.

## 5. Development Permit and Development Variance Permit Reports

Councillor Wooldridge declared a conflict of interest due to owning property in the notification area and departed the meeting at 4:57 p.m.

### 5.1 START TIME 4:45 PM - Lawson Ave 1094 - BL11916 (Z19-0058) - 1094 Lawson Avenue Ltd. Inc. No. BC1176688

Moved By Councillor DeHart/Seconded By Councillor Donn

Ro096/21/01/19 THAT Bylaw No. 11916 be adopted.

Carried

### 5.2 START TIME 4:45 PM - Lawson Ave 1094 - DP19-0094 DVP20-0195 - 1094 Lawson Avenue Ltd., Inc. No. 1176688

Staff:

- Displayed a PowerPoint Presentation summarizing the application and responded to questions from Council.

Jesse Alexander, New Town Architecture & Engineering, Applicant

- Commented on parking regulations and visitor parking and noted that more parking has been provided than the previous bylaw mandated.
- Available for questions.

Mayor Basran invited anyone participating online who deemed themselves affected to indicate they wish to speak followed by comments from Council.

No one participating online indicated they wished to speak.

There were no further comments.

Moved By Councillor Hodge/Seconded By Councillor Given

Ro097/21/01/19 THAT Rezoning Bylaw No. 11916 be amended at third reading to revise the legal description of the subject properties from Lot 1 District Lot 138 ODYD Plan 3809 and Lot 2 District Lot 138 ODYD Plan 3809 to Lot A District Lot 138 ODYD Plan EPP95336;

AND THAT final adoption of Rezoning Bylaw No. 11916 be considered by Council;

AND THAT Council authorizes the issuance of Development Permit No. DP19-0094 and Development Variance Permit No. DVP20-0195 for Lot A District Lot 138 ODYD Plan EPP95336, located at 1094 Lawson Avenue, Kelowna, BC subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A,"
2. The exterior design and finish of the building to be constructed on the land, be in accordance with Schedule "B";
3. Landscaping to be provided on the land be in 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 Registered Landscape Architect;

AND THAT variances to the following sections of Zoning Bylaw No. 8000 be granted:

**Section 7.6.1(c): Landscaping and Screening, Minimum Landscape Buffers – Level 3**

To vary the minimum landscape buffer for the rear yard (north lot line) from 3.0m required to 0.0m proposed.

AND THAT the applicant be required to complete the above noted conditions of Council's approval of the Development Variance Permit Application in order for the permits to be issued;

AND FURTHER THAT this Development Permit and Development Variance Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

**Carried**

Councillor Wooldridge rejoined the meeting at 5:09 p.m.

**5-3 START TIME 4:45 PM - McCurdy Rd 1085 - BL11969 (Z19-0110) - Amandeep and Manpreet Sidhu**

Moved By Councillor Donn/Seconded By Councillor DeHart

R0098/21/01/19 THAT Bylaw No. 11969 be adopted.

**Carried**

**5.4 START TIME 4:45 PM - McCurdy Rd 1085 - DVP19-0160 - Amandeep and Manpreet Singh**

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

The applicant did not participate on line.

Mayor Basran invited anyone participating online who deemed themselves affected to indicate they wish to speak followed by comments from Council.

No one participating online indicated they wished to speak.

There were no further comments.

Moved By Councillor Wooldridge/Seconded By Councillor Sieben

R0099/21/01/19 THAT Council authorizes issuance of Development Variance Permit No. DVP19-0160 for Lot 1 District Lot 143 ODYD Plan 10792 located at 1085 McCurdy Road, Kelowna, BC;

AND THAT variance to the following section of Zoning Bylaw No. 8000 be granted:

**Section 15.2.5(d): I2 – General Industrial Development Regulations**

To vary the minimum front yard setback from 7.5m required to 6.65m proposed for the existing structure.

AND FURTHER THAT this Development Variance Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

**Carried**

The meeting adjourned at 5:14 p.m.

The meeting reconvened at 6:50 p.m.

The City Manager left the meeting and the Divisional Director, Planning & Development Services acted as City Manager.

**5.5 START TIME 6:50 PM - Mills Rd 320 - DP19-0214 DVP19-0215 - 1186276 BC Ltd., Inc. No. BC1186276**

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Wendy Rempel, BlueGreen Architecture Inc.

- Available to answer any questions.

Mayor Basran invited anyone participating online who deemed themselves affected to indicate they wish to speak followed by comments from Council.

No one participating online indicated they wished to speak.

There were no further comments.

Moved By Councillor Given/Seconded By Councillor Wooldridge

**R0100/21/01/19** THAT Council authorizes the issuance of Development Permit No. DP19-0214 for Lot A District Lot 125 ODYD Plan 4709, located at 320 Mills Road, Kelowna, BC subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A,"
2. The exterior design and finish of the building to be constructed on the land, be in accordance with Schedule "B";
3. Landscaping to be provided on the land be in 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 Registered Landscape Architect;

AND THAT Council authorizes the issuance of Development Variance Permit No. DVP19-0215 for Lot A District Lot 125 ODYD Plan 4709, located at 320 Mills Road, Kelowna, BC;

AND THAT variances to the following sections of Zoning Bylaw No. 8000 be granted:

**Section 13.9.6(c): RM3r – Low Density Multiple Housing (Residential Rental Tenure Only), Development Regulations**

To vary the maximum height from 10.0m permitted to 11.5m proposed.

**Section 13.9.6(b): RM3r – Low Density Multiple Housing (Residential Rental Tenure Only), Development Regulations**

To vary the maximum site coverage from 65% permitted to 71.6% proposed.

**Section 8.2.3: Parking and Loading, Off-Street Parking Regulations, Parking Setbacks**

To vary the parking setback from a side yard from 1.5m permitted to 1.0m proposed.

**Section 8.2.3: Parking and Loading, Off-Street Parking Regulations, Parking Setbacks**

To vary the parking setback from a rear yard from 1.5m permitted to 0.0m proposed.

AND THAT the applicant be required to complete the above noted conditions of Council's approval of the Development Permit and Development Variance Permit Application in order for the permits to be issued;

AND FURTHER THAT this Development Permit and Development Variance Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

Carried

The meeting adjourned at 7:08 p.m.

The meeting reconvened at 7:31 p.m.

**5.6 START TIME 7:30 PM - Gordon Dr 4382 - BL12049 (Z20-0015) - Donald and Amanda Maccormack**

Moved By Councillor DeHart/Seconded By Councillor Donn

R0101/21/01/19 THAT Bylaw No. 12049 be adopted.

Carried

**5.7 START TIME 7:30 PM - Gordon Dr 4382 - DVP20-0063 - Donald and Amanda Maccormack**

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Mack and Amanda MacCormack, Applicant

- Available to answer questions.

Mayor Basran invited anyone participating online who deemed themselves affected to indicate they wish to speak followed by comments from Council.

No one participating online indicated they wished to speak.

There were no further comments.

Moved By Councillor Stack/Seconded By Councillor Sieben

R0102/21/01/19 THAT Council authorizes the issuance of Development Variance Permit No. DVP20-0063 Lot 1 District Lot 358 ODYD Plan 15098, located at 4382 Gordon Drive, Kelowna, BC;

AND THAT a variance to the following section of Zoning Bylaw No. 8000 be granted:

**Section 13.6.5(c): RU6 – Two Dwelling Housing, Subdivision Regulations**

To vary the minimum lot depth from 30.0 m required to 23.3 m proposed.

AND FURTHER THAT this Development Variance Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

Carried

**5.8 START TIME 7:30 PM - Valley Rd 276 - DP20-0094 DVP20-0193 - Vanmar Developments Glenpark Ltd. Inc. No BC1150883**

Staff:

- Displayed a PowerPoint Presentation summarizing the application and responded to questions from Council.

Matthew Carter, VanMar Construction 1075 Inc., Applicant Representative

- Spoke to the project history and timing of the application brought forward to Council.
- Commented on discussions with staff and the neighbour with respect to the new road being built across the subject property and the neighbour's property which is almost complete; believes this road creates a much better connection into Glenmore.
- This project is substantially identical to what was presented to Council in 2018 without variances; commented on bylaw changes and reasons for variances.
- Spoke to the small community greenspace and noted that each home has a private yard area and rear deck; commented that the city is building a large recreational park directly across from this project.
- Responded to questions from Council.

Mayor Basran invited anyone participating online who deemed themselves affected to indicate they wish to speak followed by comments from Council.

No one participating online indicated they wished to speak.

There were no further comments.

Moved By Councillor DeHart/Seconded By Councillor Given

**R0103/21/01/19** THAT Council authorizes the issuance of Development Permit No. DP20-0094 and Development Variance Permit No. DVP20-0193 for Lot A Section 33 Township 26 ODYD Plan EPP80045 Except Plan EPP94225, located at 276 Valley Road, Kelowna, BC subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A,"
2. The exterior design and finish of the building to be constructed on the land, be in accordance with Schedule "B";
3. Landscaping to be provided on the land be in 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 Registered Landscape Architect;

AND THAT variances to the following sections of Zoning Bylaw No. 8000 be granted in accordance with Schedules A, B and C:

**Section 7.6.1(b): Section 7 – Landscaping and Screening, Minimum Landscape Buffers**

To vary the required minimum landscape buffer for the front yard from 3.0 m required to 0.51 m proposed.

**Section 7.6.1(c): Section 7 – Landscaping and Screening, Minimum Landscape Buffers**

To vary the required minimum landscape buffer for the side yard from 3.0 m required to 0.66 m proposed.

**Section 7.6.1(c): Section 7 – Landscaping and Screening, Minimum Landscape Buffers**

To vary the required minimum landscape buffer for the rear yard from 3.0 m required to 2.3 m proposed.

**Section 8.2.3: Parking and Loading, Off-Street Parking Regulations**

To vary the required minimum setback from any side or rear lot line from 1.5m required to 0.66 m proposed.

**Section 13.9.6(c): RM3 – Low Density Multiple Housing Development Regulations**

To vary the maximum height for any portion of a building within 7.5 m of an abutting lot with a Single/Two Unit designation in the City's Official Community Plan from 9.5 m or 2 ½ storeys permitted to 10.0 m or 3 storeys.

AND THAT the applicant be required to complete the above noted conditions of Council's approval of the Development Permit and Development Variance Permit Application in order for the permits to be issued;

AND FURTHER THAT this Development Permit and Development Variance Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

**Carried**  
Councillor Hodge - Opposed

The meeting adjourned at 7:51 p.m.

The meeting reconvened at 8:16 p.m.

**5.9 START TIME 8:15 PM - Aurora Cres 230 - BL12116 (Z20-0088) - Lambert and Paul Construction Ltd., Inc. No. 80191**

Moved By Councillor Donn/Seconded By Councillor DeHart

**R0104/21/01/19** THAT Bylaw No. 12116 be adopted.

**Carried**

**5.10 START TIME 8:15 PM - Aurora Cres 230 - DP20-0147 DVP20-0148 - Ironclad Developments Aurora Inc., Inc. No. A0113910**

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

David Marsh, Iron Clad Developments, Applicant

- Shared a PowerPoint Presentation outlining the project context and development plans.
- Spoke to the Official Community Plan policies and demand for rental housing.
- Commented on exceeding onsite vehicle parking for residents and visitors and bicycle spaces being provided.
- Outlined indoor and outdoor amenity spaces; including gym, business centre, rooftop patios and dog run onsite.
- Made comment on the building design and changes from the initial application after receiving feedback.
- Spoke to neighbourhood consultation and concerns related to the plans and variances.
- Responded to questions from Council.

Mayor Basran invited anyone participating online who deemed themselves affected to indicate they wish to speak followed by comments from Council.

No one participating online indicated they wished to speak.

There were no further comments.

Moved By Councillor Donn/Seconded By Councillor Given

**R0105/21/01/19** THAT Council authorizes the issuance of Development Permit No. DP20-0147 and Development Variance Permit No. DVP20-0148 for Lot 8 Section 26 Township 26 Osoyoos Division Yale District Plan KAP46961, located at 230 Aurora Crescent, Kelowna, BC subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";
2. The exterior design and finish of the building to be constructed on the land, be in accordance with Schedule "B";
3. Landscaping to be provided on the land be in 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 Registered Landscape Architect;

AND THAT variances to the following section of Zoning Bylaw No. 8000 be granted:

**Section 14.4.5(c): C4 – Urban Centre Commercial Development Regulations**

To vary the required maximum height from 15.0 m or 4 storeys permitted to 22.0 m or 6 storeys proposed.

AND THAT the applicant be required to complete the above noted conditions of Council's approval of the Development Permit and Development Variance Permit Application in order for the permits to be issued;

AND FURTHER THAT this Development Permit and Development Variance Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

**Carried**

6. Reminders – Nil.

7. Termination

The meeting was declared terminated at 8:51 p.m.

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Mayor Basran

lb/acm

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Deputy City Clerk

# REPORT TO COUNCIL



**Date:** February 2, 2021

**To:** Council

**From:** City Manager

**Department:** Development Planning

**Application:** DVP20-0067

**Owner:** Desiree Ann Brodhurst

**Address:** 675 Central Avenue

**Applicant:** Jalal General Contractor

**Subject:** Development Variance Permit Application

**Existing OCP Designation:** S2RES – Single / Two Unit Residential

**Existing Zone:** RU6 – Two Dwelling Housing

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## 1.0 Recommendation

THAT Council authorizes the issuance of Development Variance Permit No. DVP20-0067 for Lot 8 District Lot 9 ODYD Plan 3730, located at 675 Central Avenue, Kelowna, BC;

AND THAT a variance to the following section of Zoning Bylaw No. 8000 be granted:

**Section 13.6.6(g): RU6 – Two Dwelling Housing Development Regulations**

To vary the minimum side yard setback for a 1 or 1½ storey portion of a building from 2.0 m required to 1.61 m proposed.

AND FURTHER THAT this Development Variance Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

## 2.0 Purpose

To vary the east side yard setback for a 1 or 1½ storey portion of a building from 2.0 m required to 1.61 m proposed to allow a new single-family dwelling to be constructed on the existing home foundation.

## 3.0 Development Planning

Staff are recommending support for the proposed setback variance to the east side yard setback to allow a new single-family dwelling (SFD) to be constructed on the original home foundation built in 1959. The existing foundation at its shortest distance to the side property line is 1.61m, which is less than the minimum side yard setback required for a typical RU6 lot. The applicants are proposing to construct a new home on the existing building foundation, which they intend to expand to create a larger SFD that will bring the front

of the home closer to Central Avenue than the existing structure, however, the new portion of foundation to be added will comply with existing setback requirements for the RU6 zone.

The original Building Permit for the existing SFD from 1959 shows an approved east side yard setback of 1.8 m (6 feet), however, the foundation was poured roughly 0.2 m closer to the side property line than it was approved to be. Since the existing home and foundation were constructed in the late 50's, no further foundation work has been performed on the home since that time. The applicants had a foundation report prepared by a certified structural engineer, which states that the existing foundation can support the new home proposed to be constructed on it.

Additionally, neighbours within the area have generally shown support for the proposed variance and no bylaw complaints have been received for the property based on noise or other undesirable elements that would come from locating a home closer to a neighbouring property than the RU6 zone typically requires.

#### **4.0 Proposal**

##### **4.1 Project Description**

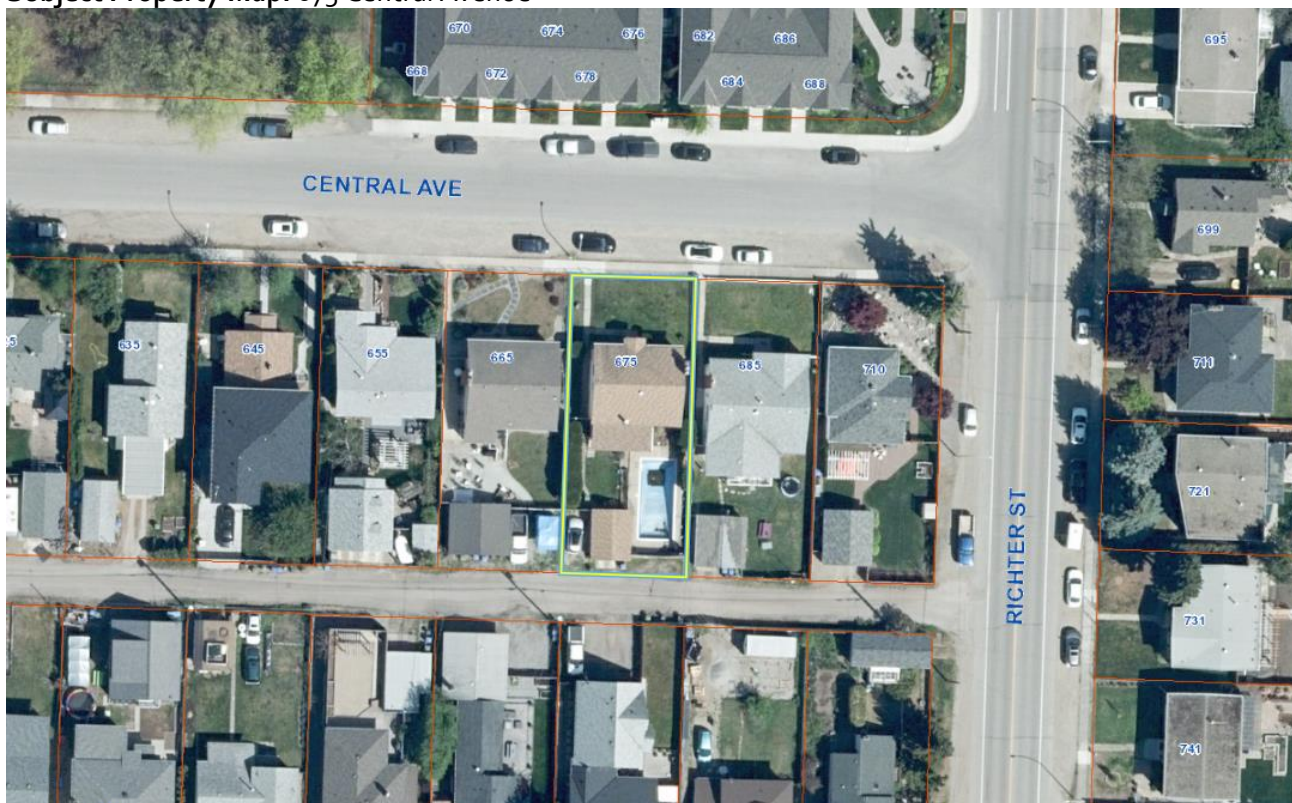
Should Council support the proposed side yard setback variance the applicants intend to construct a new 2 ½ storey modern styled single-family dwelling on the subject property. The new portion of foundation proposed to be added to create a larger building envelope than the existing foundation would be constructed within the required setbacks, which would not make the encroaching portion of the foundation larger than existing. Furthermore, the applicants are only seeking a variance for the basement and first storey of the proposed dwelling as they intent to construct the second floor 2.3m away from the neighbouring property line to the east, which complies with the minimum setback for a 2 storey and above portion of a home within the RU6 zone.

##### **4.2 Site Context**

The subject property is located north of the Downtown Urban Center and nearest to the intersection of Richter Street and Central Avenue. The site is situated just south of Knox Mountain to the north, Sutherland Bay Park to the west and Walrod Park to the southeast.

Specifically, adjacent land uses are as follows:

<b>Orientation</b>	<b>Zoning</b>	<b>Land Use</b>
North	RM5 – Medium Density Multiple Housing	Residential
East	RU6 – Two Dwelling Housing	Residential
South	RU6 – Two Dwelling Housing	Residential
West	RU6 – Two Dwelling Housing	Residential

**Subject Property Map: 675 Central Avenue****4.3 Zoning Analysis Table**

Zoning Analysis Table		
CRITERIA	RU6 ZONE REQUIREMENTS	PROPOSAL
Development Regulations		
Max. Site Coverage (buildings)	40%	23.3%
Max. Height	9.5m or 2 ½ storeys	8.64m / 2 ½ storeys
Min. Front Yard	4.5 m	5.49 m
Min. Side Yard (west)	2.0 / 2.3 m	2.36 m
Min. Side Yard (east)	2.0 / 2.3 m	● 1.61 m
Min. Rear Yard	7.5 m	18.9 m
● Indicates a requested variance to the minimum side yard setback of 2.0 m for a 1 or 1½ storey portion of a building and 2.3 m for a 2 storey portion of a building required to 1.61 m proposed.		

**5.0 Current Development Policies****5.1 Kelowna Official Community Plan (OCP)****Chapter 5: Development Process****Objective 5.22 Ensure context sensitive housing development**

Policy .6 Sensitive Infill. Encourage new development or redevelopment in existing residential areas to be sensitive to or reflect the character of the neighbourhood with respect to building design, height and siting.

## **6.o Application Chronology**

Date of Application Received: February 18, 2020

Date Public Consultation Completed: March 1, 2020

**Report prepared by:** Andrew Ferguson, Planner II

**Reviewed by:** Jocelyn Black, Urban Planning Manager

**Approved for Inclusion:** Terry Barton, Development Planning Department Manager

### **Attachments:**

Attachment A: Draft Development Permit DVP20-0067

Schedule A: Site & Foundation Plans

Attachment B: Elevations, Sectional, Floor and Perspective Drawings

Attachment C: Foundation Review for Variance Permit Report

# Development Variance Permit DVP20-0067



This permit relates to land in the City of Kelowna municipally known as

**675 Central Avenue**

and legally known as

**Lot 8 District Lot 9 ODYD Plan 3730**

and permits the land to be used for the following development:

**Residential**



The present owner and any subsequent owner of the above described land must comply with any attached terms and conditions.

Date of Council Decision February 2, 2021

Decision By: Council

Development Permit Area: N/A

**This permit will not be valid if development has not commenced by February 2, 2023**

Existing Zone: RU6 – Two Dwelling Housing

Future Land Use Designation: S2RES – Single / Two Unit Residential

**This is NOT a Building Permit.**

In addition to your Development Permit, a Building Permit may be required prior to any work commencing. For further information, contact the City of Kelowna, Development Services Branch.

## NOTICE

This permit does not relieve the owner or the owner's authorized agent from full compliance with the requirements of any federal, provincial or other municipal legislation, or the terms and conditions of any easement, covenant, building scheme or agreement affecting the building or land.

Owner: Desiree Ann Brodhurst

Applicant: Jalal General Contractor

---

Terry Barton  
Development Planning Department Manager  
Development Planning

---

Date

## 1. SCOPE OF APPROVAL

This Development Permit applies to and only to those lands within the Municipality as described above, and any and all buildings, structures and other development thereon.

This Development Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this permit, noted in the Terms and Conditions below.

The issuance of a permit limits the permit holder to be in strict compliance with regulations of the Zoning Bylaw and all other Bylaws unless specific variances have been authorized by the Development Permit. No implied variances from bylaw provisions shall be granted by virtue of drawing notations that are inconsistent with bylaw provisions and that may not have been identified as required Variances by the applicant or Municipal staff.

## 2. CONDITIONS OF APPROVAL

- a) The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";

**Section 13.6.6(g): RU6 – Two Dwelling Housing Development Regulations**

To vary the minimum side yard setback for a 1 or 1½ storey portion of a building from 2.0 m required to 1.61 m proposed.

This Development Permit is valid for two (2) years **from the date of Council approval**, with no opportunity to extend.

## 3. PERFORMANCE SECURITY

None required.

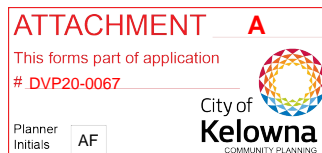
## 4. INDEMNIFICATION

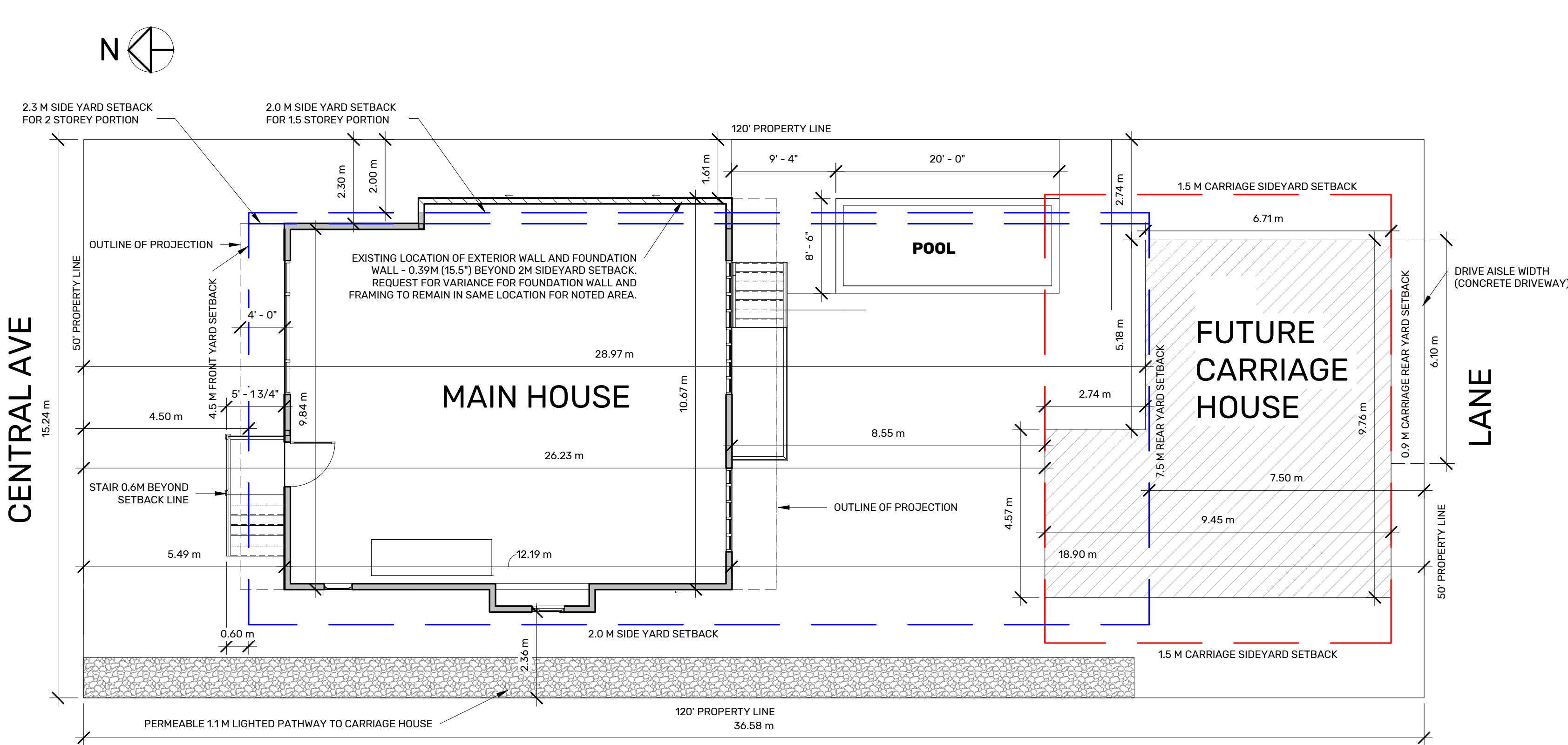
Upon commencement of the works authorized by this Permit the Developer covenants and agrees to save harmless and effectually indemnify the Municipality against:

- a) All actions and proceedings, costs, damages, expenses, claims, and demands whatsoever and by whomsoever brought, by reason of the Municipality said Permit.

All costs, expenses, claims that may be incurred by the Municipality where the construction, engineering or other types of works as called for by the Permit results in damages to any property owned in whole or in part by the Municipality or which the Municipality by duty or custom is obliged, directly or indirectly in any way or to any degree, to construct, repair, or maintain.

**The PERMIT HOLDER is the CURRENT LAND OWNER.  
Security shall ONLY be returned to the signatory of the  
Landscape Agreement or their designates.**





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

SITE ADDRESS = 675 CENTRAL AVE, KELOWNA, B.C.  
LEGAL DESCRIPTION: LOT 8 DISTRICT LOT 90SOYOOS DIVISION YALE DISTRICT PLAN 3730  
ZONING = RU6  
LOT AREA = 6000 SQF  
SITE COVERAGE HOUSE = 1400 SQF (23.3% ~ 40% ALLOWABLE)  
SITE COVERAGE CARRIAGE = 839 SQF (78 M<sup>2</sup> ~ 90 M<sup>2</sup>)  
SITE COVERAGE HOUSE (1400 SQF) + CARRIAGE (839 SQF) = 2239 SQF (37.3% ~ 40% ALLOWABLE)  
SITE COVERAGE + PARKING/DRIVEWAYS = 2430 SQF (40.5% ~ 50% ALLOWABLE)  
HOUSE BASEMENT ELEVATION = 343.87 M  
HOUSE MAIN FLOOR ELEVATION = 346.4 M  
HOUSE UPPER FLOOR ELEVATION = 349.55 M  
HOUSE ROOF PEAK ELEVATION = 352.96 M  
LOT ELEVATION (FLAT) = 345.0 M  
CARRIAGE MAIN FLOOR ELEVATION = 345 M  
CARRIAGE ROOF PEAK ELEVATION = 348.66 M (4.3 M LOWER THAN HOUSE ROOF)  
MAX SITE COVERAGE CARRIAGE = 13.9% (14% ALLOWABLE)  
MAX CARRIAGE UPPER FLOOR AREA TO FOOTPRINT = N/A  
MAX NET FLOOR AREA OF CARRIAGE HOUSE = 70.73 M<sup>2</sup> (90 M<sup>2</sup> ALLOWABLE)  
PRIVATE OPEN SPACE FOR CARRIAGE = 73.75 M<sup>2</sup> ( 30 M<sup>2</sup> MINIMUM)  
PRIVATE OPEN SPACE FOR PRINCIPAL HOUSE = 162.17 M<sup>2</sup> ( 30 M<sup>2</sup> MINIMUM)

CARRIAGE AND PRINCIPAL WILL BOTH HAVE HRV  
SITING OF PROPERTY IS FLAT  
CARRIAGE HOUSE WILL BE MIN. 8.55 M AWAY FROM HOUSE

(HOUSE REAR SIDE AREA IS 82 M<sup>2</sup> AND AREA OF UNPROTECTED OPENINGS IN HOUSE IS 31.8%).  
MAXIMUM ALLOWED AS PER BCBC 9.10.14.4 IS 56% AT 8M LIMITING DISTANCE. NO UNPROTECTED OPENINGS WILL BE ON REAR SIDE OF CARRIAGE.

GENERAL NOTES

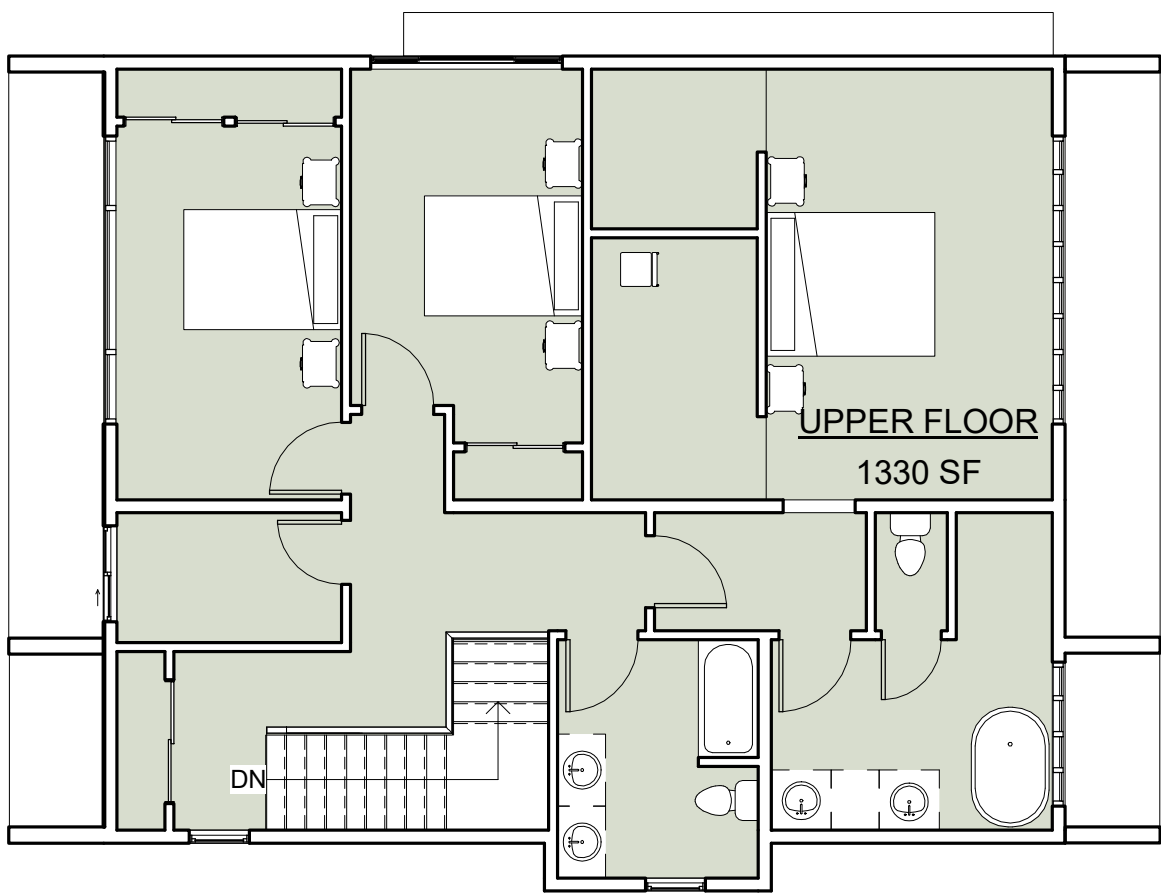
ALL WORK IS TO CONFORM TO THE LATEST EDITION OF THE B.C. BUILDING CODE, AND LOCAL BYLAWS WHICH MAY TAKE PRECEDENCE.

WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED MEASUREMENTS.

THE BUILDER SHALL VERIFY AND BE RESPONSIBLE FOR ALL INFORMATION, DIMENSIONS, AND SPECIFICATION REGARDING THESE PLANS PRIOR TO COMMENCEMENT OF CONSTRUCTION

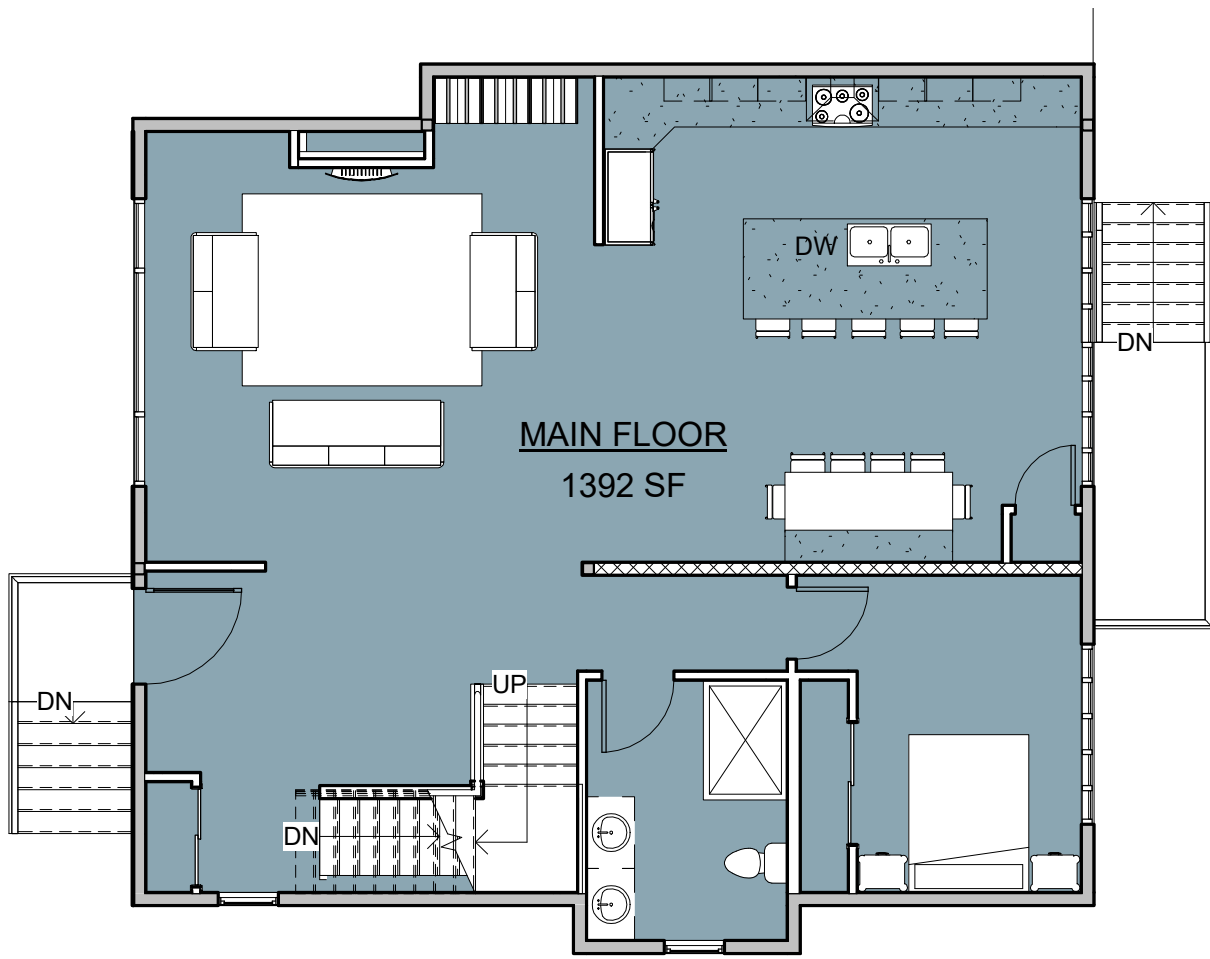
THE BUILDER SHALL BE RESPONSIBLE FOR THE CORRECT SURVEYING, & SITING OF PROPOSED BUILDING ON THE PROPERTY.

GRADE LEVELS SHOWN ON THESE DRAWINGS ARE ESTIMATES ONLY, ADJUSTMENTS AS REQUIRED ARE TO BE MADE ON SITE.



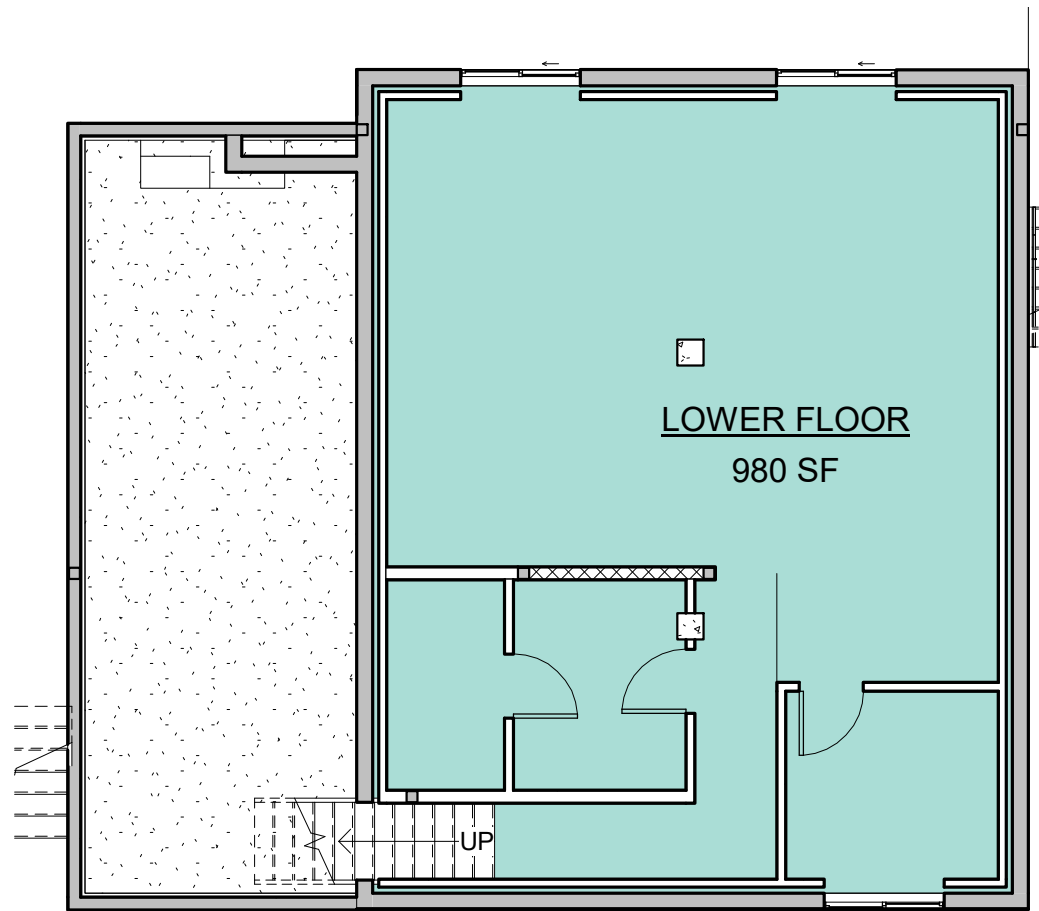
UPPER GROSS AREA

1330 SF



MAIN GROSS AREA

1392 SF



BASEMENT GROSS AREA

980 SF

CONSTRUCTION NOTES

1. ALL CONSTRUCTION, MATERIALS & WORKMANSHIP TO BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE B.C. BUILDING CODE, PLUMBING CODE, ELECTRICAL CODE, & ALL OTHER CODES, ZONING AND BYLAWS THAT MAY APPLY.

2. THE CONTRACTOR AND ALL SUBTRADES ARE RESPONSIBLE FOR THE REVIEW OF ALL DRAWINGS AND SITE CONDITIONS PRIOR TO COMMENCING WORK OR ORDERING ANY MATERIAL, AND SHALL REPORT ANY DISCREPANCIES THAT AFFECT DESIGN TO ZMT CONTRACTING IMMEDIATELY.

3. ALL FRAMING MATERIAL TO BE S.P.F. #2 OR BETTER. ALL FRAMING HAS TO BE MIN 6" FROM GRADE AS PER B.C. BUILDING CODE 2018

4. CONCRETE FOOTINGS AND WALLS TO BE MINIMUM 28MPA @ 28 DAYS; FLOOR SLABS AND SIDEWALKS TO BE MINIMUM 32MPA @ 28 DAYS.

5. ALL CONCRETE FOOTINGS TO BE PLACED ON ORIGINAL UNDISTURBED GROUND, FREE OF ALL ORGANIC, FROZEN OR FROSTY MATERIAL.

6. DAMPPROOF FOUNDATION WALLS BELOW GRADE WITH 2 COATS OF BITUMINOUS MATERIAL.

7. 6 MIL ULTRAVIOLET RESISTANT POLY VAPOR BARRIER ON A) 4" OF GRANULAR COMPACTABLE FILL UNDER EXTERIOR OR GARAGE SLABS OR B) 4" OF 3/4" DRAIN ROCK OR OTHER MATERIAL SUITABLE FOR MOVEMENT OF RADON GAS UNDER INTERIOR SLABS

8. ALL FOUNDATION DRAINS TO BE 4" PERFORATED P.V.C. WITH FILTER CLOTH AND MINIMUM 6" DRAIN ROCK, DRAINED TO MUNICIPAL SERVICES ACCORDING TO LOCAL STANDARDS

9. GRADE TO BE SLOPED AWAY FROM BUILDING AT ALL LOCATIONS ADJACENT TO BUILDING

10. ALL TRUSSES, I-JOISTS, BEAMS OR OTHER STRUCTURAL MEMBERS NOT COVERED IN B.C. BUILDING CODE TO BE DESIGNED AND ENGINEERED BY TRUSS MANUFACTURER OR STRUCTURAL ENGINEER PRIOR TO ANY FABRICATION

11. CONTRACTOR TO VERIFY ALL PROPERTY & FOUNDATION LINES WITH A LEGAL LAND SURVEYOR PRIOR TO PLACING FOOTINGS OR RUNNING SERVICES WITHIN BUILDING ENVELOPE.

12. ALL ROOF SPACES TO BE VENTILATED WITH SOFFIT AND ROOF VENTS WITH A MINIMUM DISTRIBUTION AREA OF 1/300. A MINIMUM OF 25% OF VENTS TO BE LOCATED AT ROOF, AND MINIMUM 25% TO BE LOCATED AT SOFFIT

13. DOOR FRAMES AT ENTRANCES AND EXTERIOR SPACES TO DWELLING UNITS SHALL BE SOLIDLY BLOCKED BETWEEN DOOR FRAME AND STUDS AT THE HEIGHT OF THE DEADBOLT TO RESIST SPREADING

14. ALL GLASS IN DOORS, SIDELITES OR WINDOWS WITHIN 12" OF FINISHED FLOOR TO BE CONSTRUCTED OF SAFETY GLASS.

15. RAINWATER LEADERS NOT SHOWN ON PLAN. CONTRACTOR TO DETERMINE EXACT LOCATION SUITABLE TO SITE AND MUNICIPAL DRAINAGE

16. ELECTRICAL LOCATIONS TO BE DETERMINED BY ELECTRICAL CONTRACTOR WITH THE APPROVAL OF HOMEOWNER OR GENERAL CONTRACTOR AND IN ACCORDANCE WITH CURRENT ELECTRICAL CODE.

17. APPROVED SMOKE ALARMS TO BE INSTALLED WITH LOCATION APPROVED BY APPROPRIATE LOCAL MUNICIPALITY

18. REFER TO LAYOUTS AND SPECIFICATIONS FROM STRUCTURAL ENGINEER, FLOOR JOIST SUPPLIER AND ROOF TRUSS MANUFACTURER FOR BEAM, POST AND FOOTING LOCATIONS AND SIZES AND ENSURE PROPER BEARING IS PROVIDED FOR ALL POINT LOADS. ANY STRUCTURAL SPECIFICATIONS SHOWN ON ZMT CONTRACTING PLANS ARE ESTIMATES ONLY AND MAY NOT ACCURATELY REPRESENT LOADING AND SIZING OR MAY NOT INCLUDE POINT LOADS OR STRUCTURAL MEMBERS DESIGNED BY OTHERS.

19. ZMT CONTRACTING ACCEPTS NO LIABILITY AND SHALL NOT BE HELD RESPONSIBLE FOR ERRORS OR OMISSIONS WITH THIS SET OF DRAWINGS THAT MAY NEGATIVELY AFFECT CONSTRUCTION. IF ERRORS ARE FOUND, PLEASE CONTACT PURE BUILDING DESIGN AT YOUR EARLIEST CONVENIENCE



PRIME BUILDING  
DESIGN

3105 31 Ave, Unit G, Vernon, BC  
+1 (250) 540-3449  
philipp@primebuildingdesign.com

primebuildingdesign.com

SCHEDULE A

This forms part of application  
# DVP20-0067

Planner Initials AF  
City of Kelowna  
COMMUNITY PLANNING

No.	Description	Date
01	Issued For Variance	2020-09-08

Brodhurst Residence

675 Central Ave.  
Kelowna, B.C.

SITE PLAN  
GENERAL NOTES

Project Number	18-111
Date	18/06/2020
Designed By	PW

A01

Scale	As indicated
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SCHEDULE A

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# DVP20-0067

Planner  
Initials AF



No.	Description	Date
01	Issued For Variance	2020-09-08

Brodhurst Residence

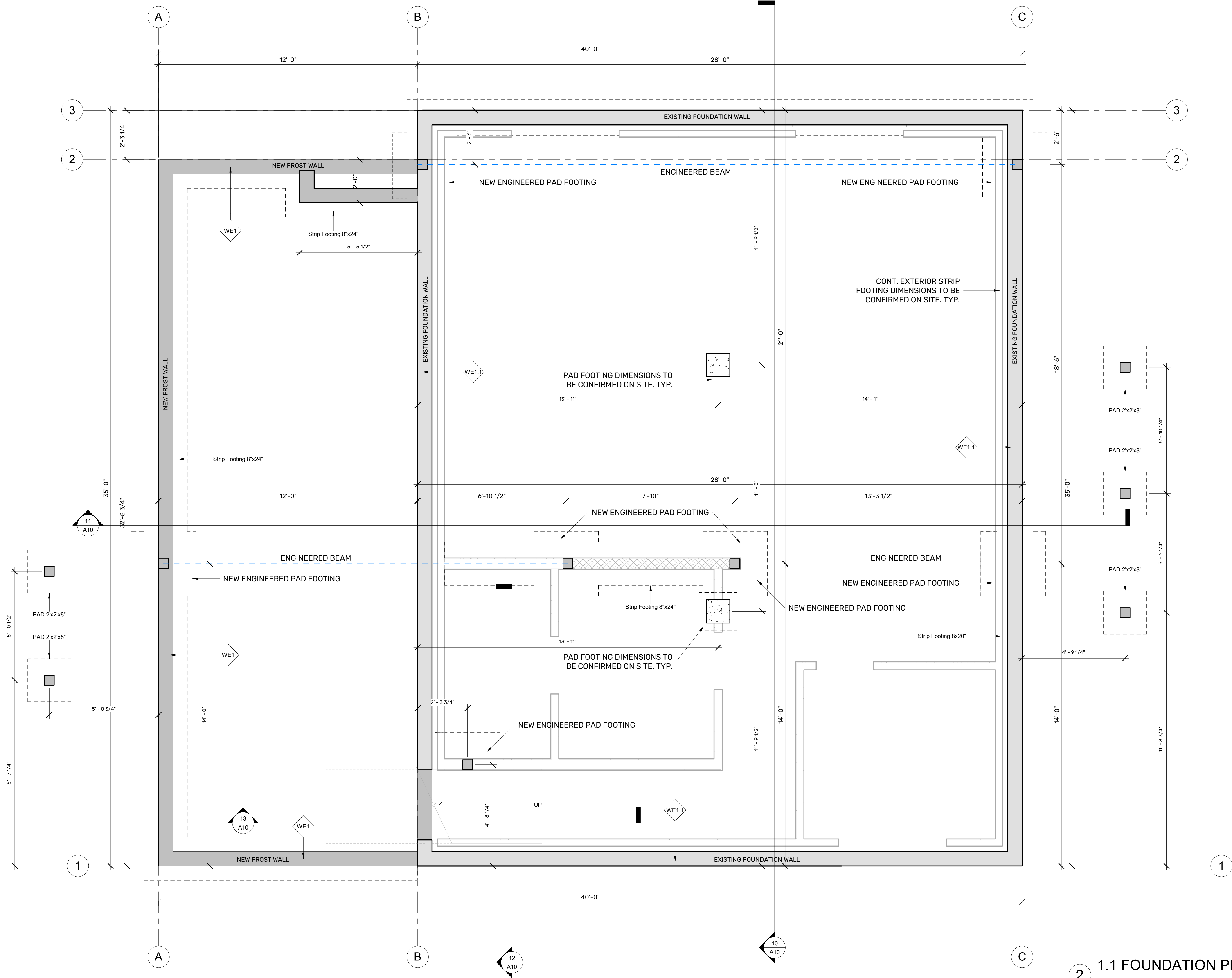
675 Central Ave.  
Kelowna, B.C.

FOUNDATION PLAN

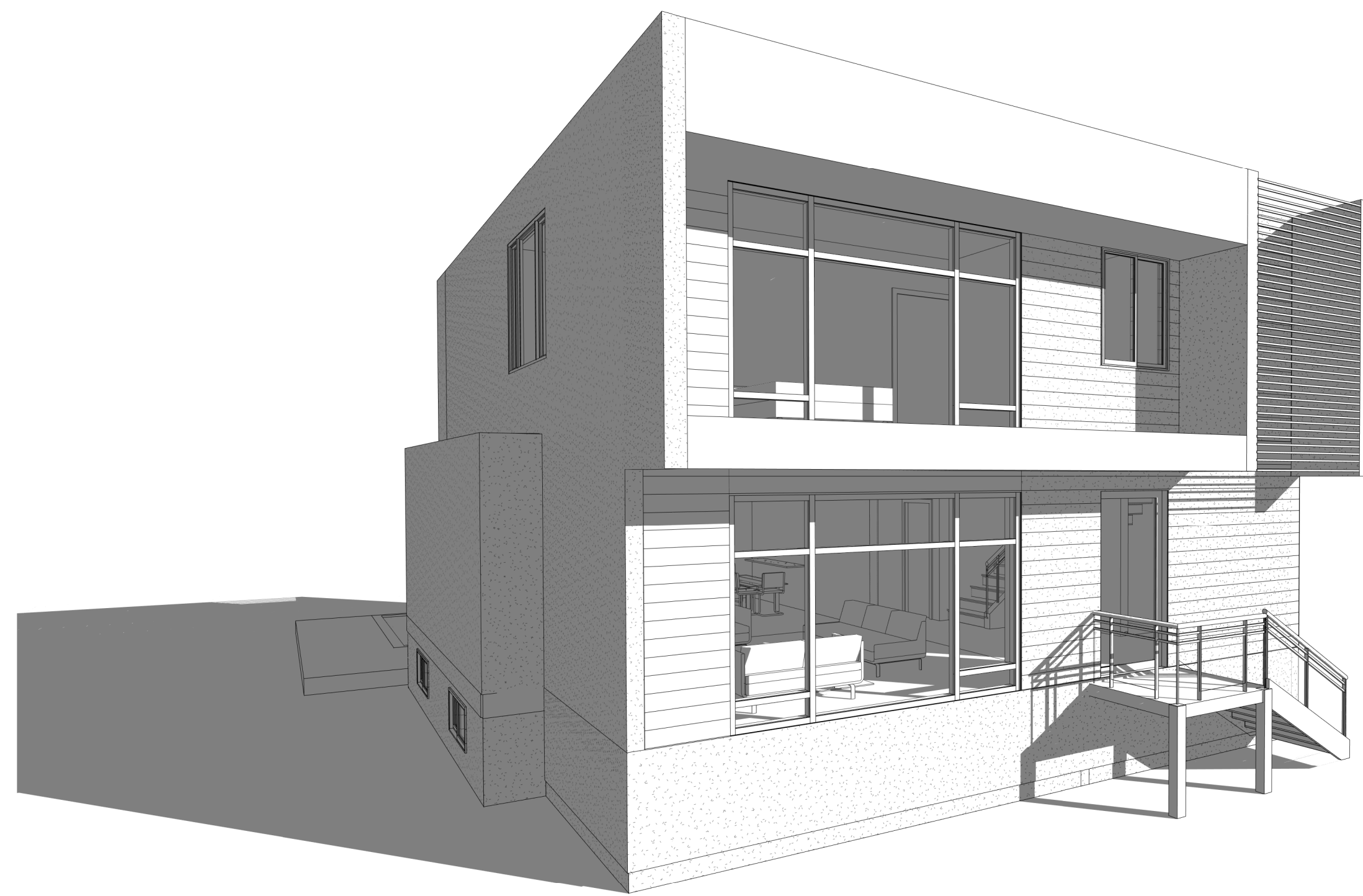
Project Number 18-111  
Date 18/06/2020  
Designed By PW

A02

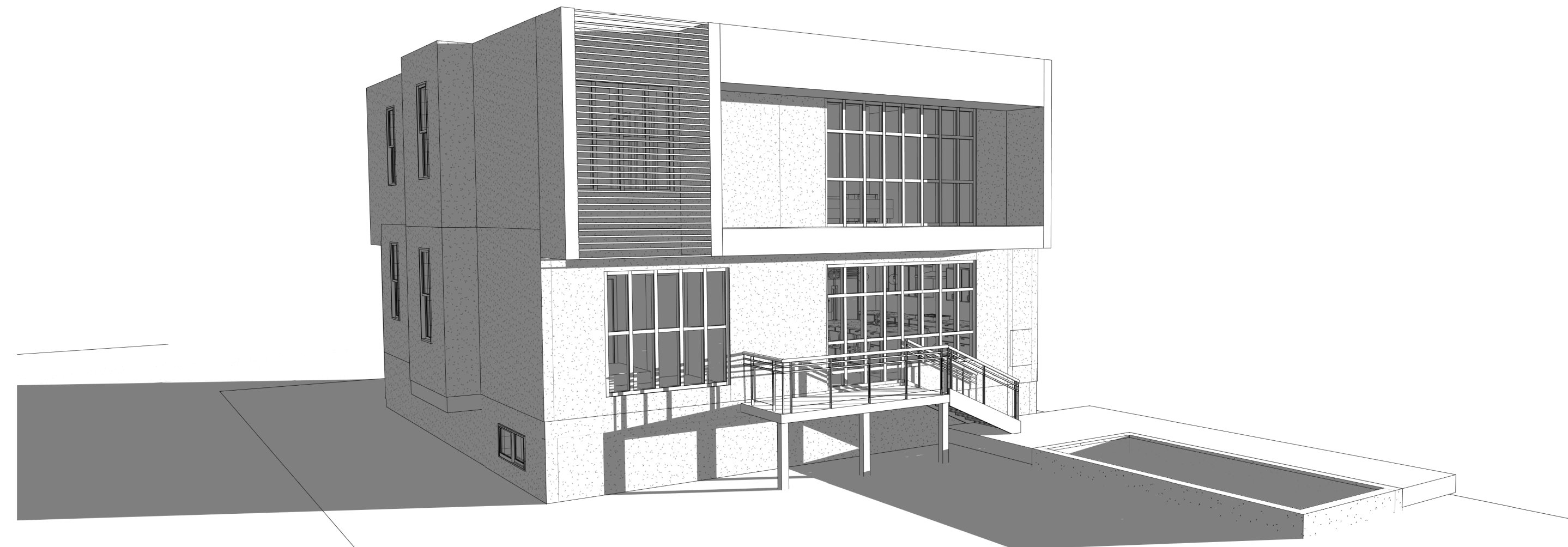
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2 1.1 FOUNDATION PLAN  
1/2" = 1'-0"



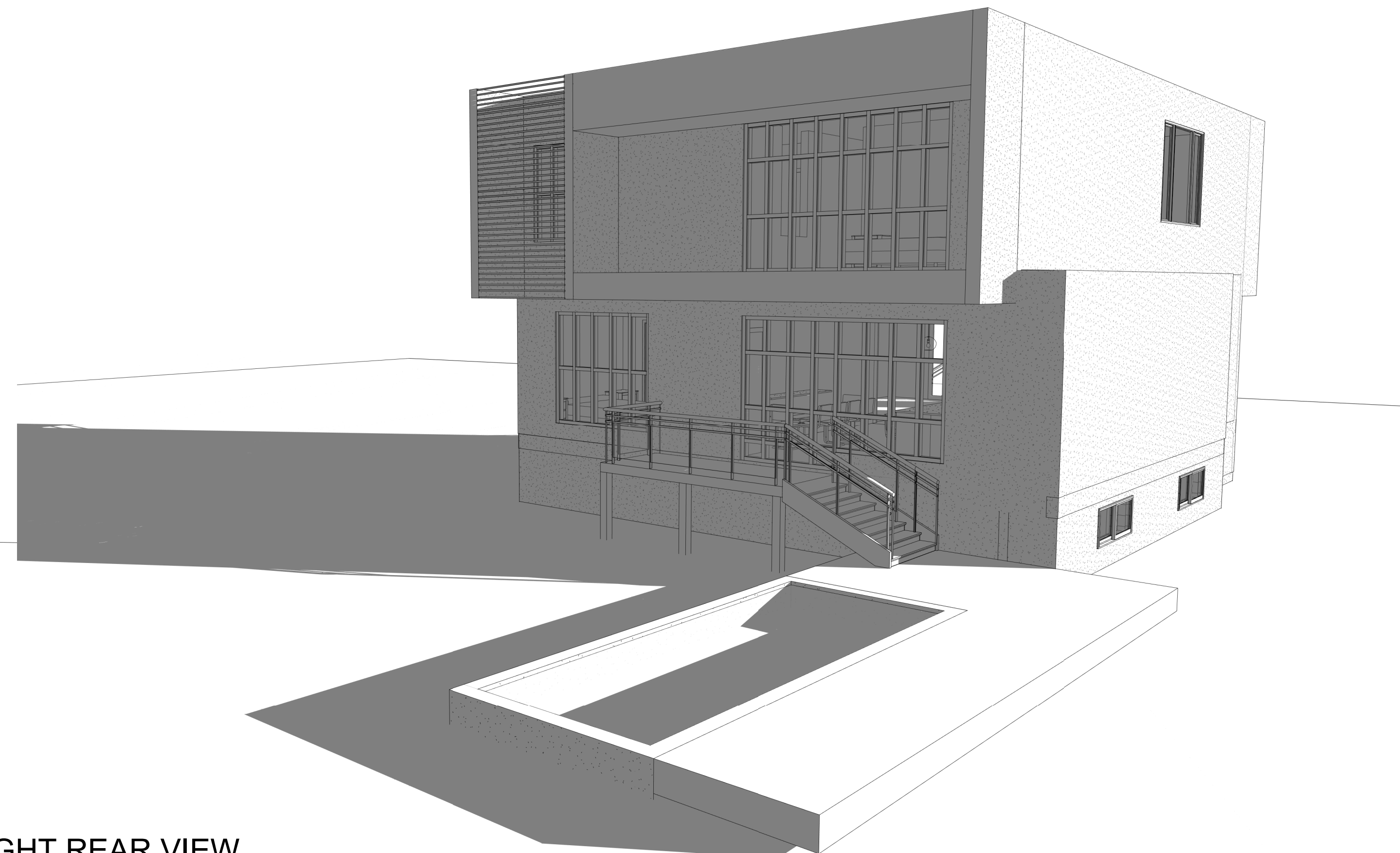
1 LEFT FRONT VIEW



2 LEFT REAR VIEW



3 RIGHT FRONT VIEW



4 RIGHT REAR VIEW



## PRIME BUILDING DESIGN

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**ATTACHMENT B**  
This forms part of application  
# DVP20-0067

  
City of  
**Kelowna**  
COMMUNITY PLANNING

Planner  
Initials AF

No.	Description	Date
01	Issued For Variance	2020-09-08

Brodhurst Residence

675 Central Ave.  
Kelowna, B.C.

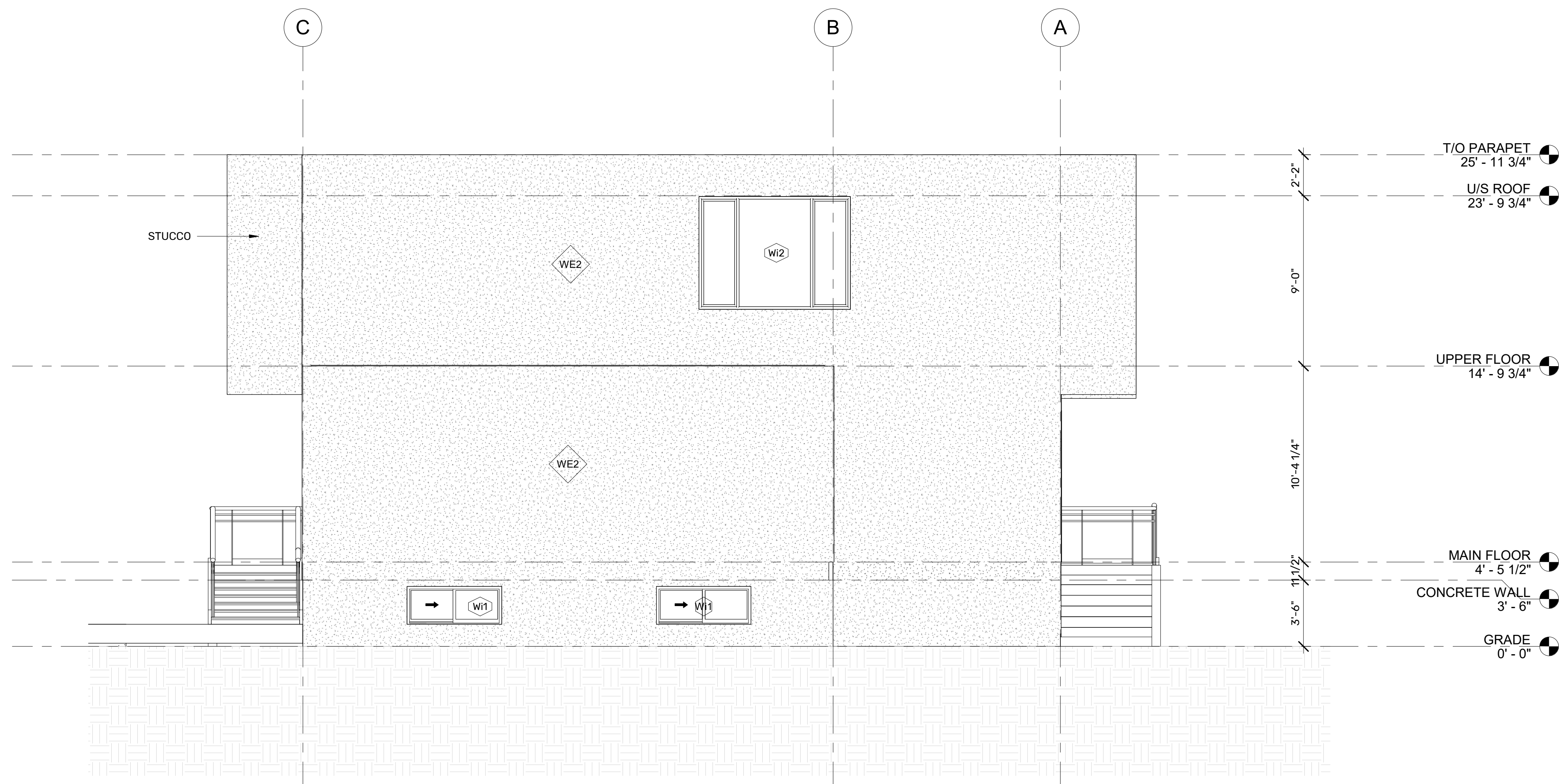
Title Page

Project Number 18-111  
Date 18/06/2020  
Designed By PW

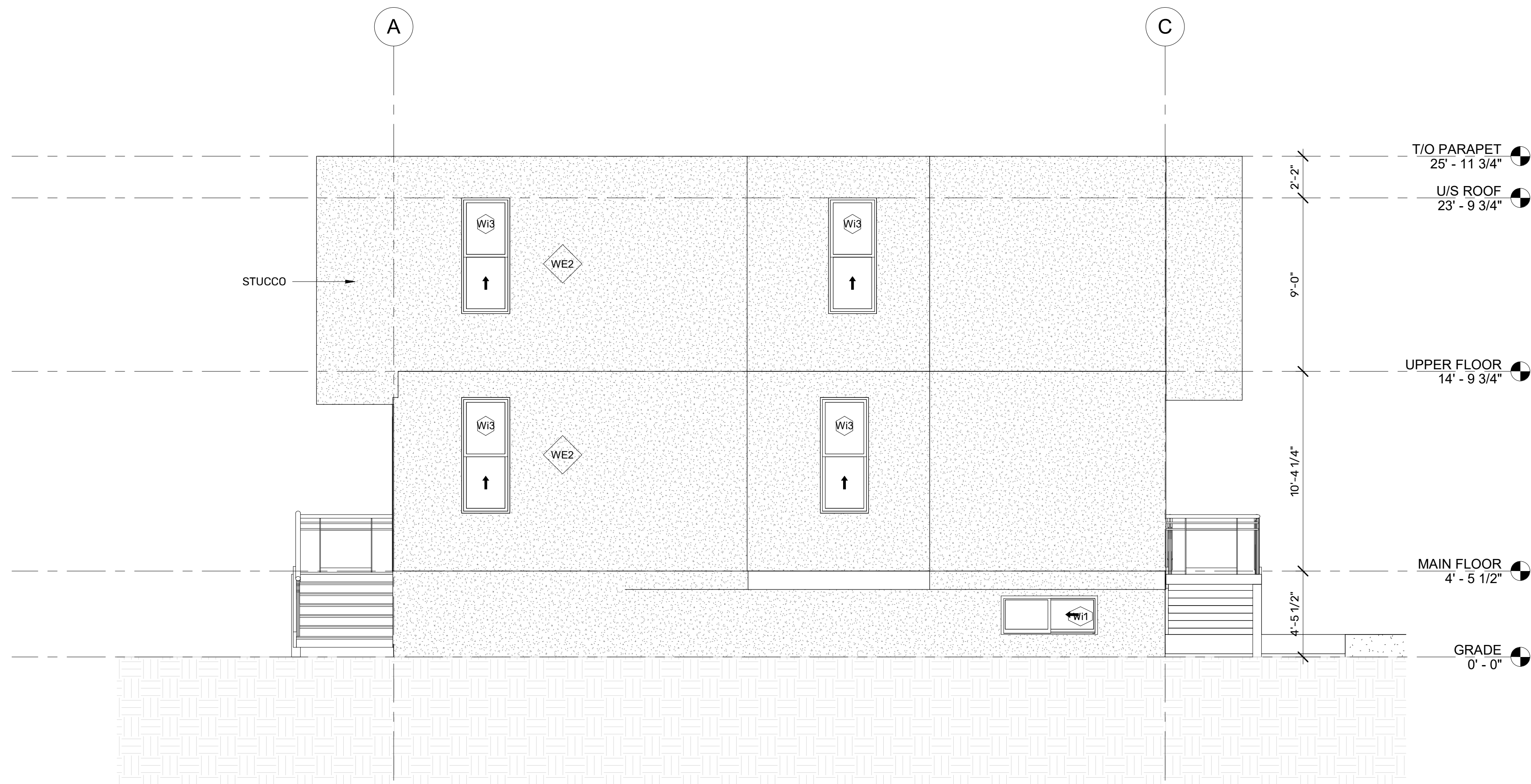
A03

Scale





8 MAIN HOUSE LEFT  
1/4" = 1'-0"



9 MAIN HOUSE RIGHT  
1/4" = 1'-0"



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**ATTACHMENT B**

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# DVP20-0067

Planner Initials **AF**

City of Kelowna  
COMMUNITY PLANNING

No.	Description	Date
01	Issued For Variance	2020-09-08

Brodhurst Residence

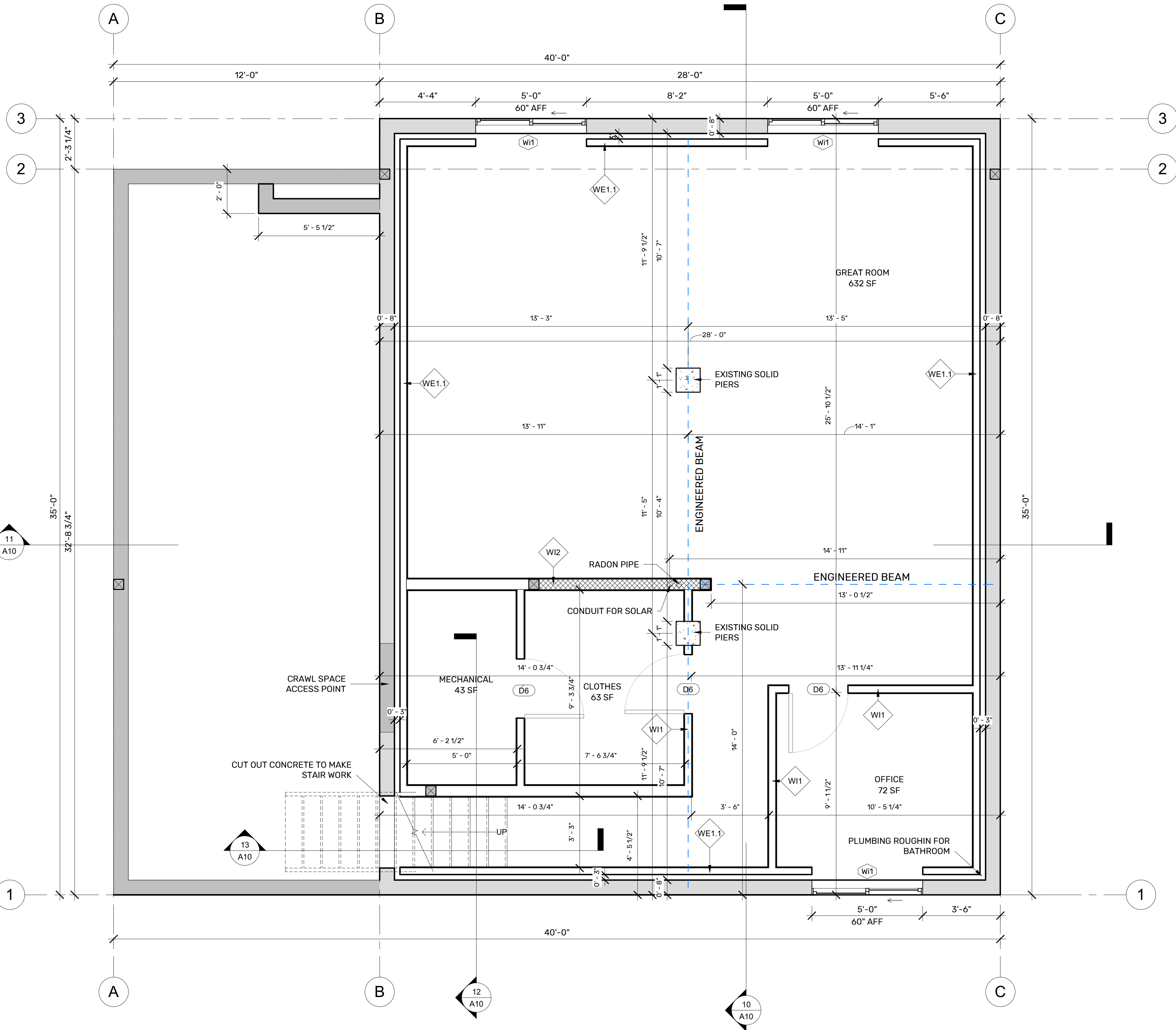
675 Central Ave.  
Kelowna, B.C.

ELEVATIONS LEFT,  
RIGHT

Project Number	18-111
Date	18/06/2020
Designed By	PW

A05

Scale	1/4" = 1'-0"
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1.2 BASEMENT LEVEL  
3/8" = 1'-0"

Room Schedule		
Name	Area	Level
GREAT ROOM	632 SF	BASEMENT LEVEL
CLOTHES	63 SF	BASEMENT LEVEL
OFFICE	72 SF	BASEMENT LEVEL
MECHANICAL	43 SF	BASEMENT LEVEL
	810 SF	
BEDROOM	155 SF	MAIN FLOOR
BATH	91 SF	MAIN FLOOR
KITCHEN	220 SF	MAIN FLOOR
DINING	186 SF	MAIN FLOOR
LIVING	350 SF	MAIN FLOOR
HALL	272 SF	MAIN FLOOR
	1274 SF	
ENSUITE	132 SF	UPPER FLOOR
BEDROOM 2	171 SF	UPPER FLOOR
BEDROOM 3	157 SF	UPPER FLOOR
MASTER BEDROOM	262 SF	UPPER FLOOR
LAUNDRY	51 SF	UPPER FLOOR
BATH	82 SF	UPPER FLOOR
HIS WIC	47 SF	UPPER FLOOR
HER WIC	77 SF	UPPER FLOOR
HALL	157 SF	UPPER FLOOR
	1136 SF	
	3220 SF	

Door Schedule		
Mark	Family and Type	Count
D1	Single_Door_Glass_252: 4' x 8'	1
D2	Door-Interior-Double-Sliding-2_Panel-Wood: 60" x 84"	2
D3	Single-Flush: 36" x 84"	7
D4	Single-Flush: 30" x 84"	2
D5	Door-Interior-Double-Sliding-2_Panel-Wood: 48" x 84"	4
D6	Single-Flush: 32" x 84"	4

Window Schedule		
Type Mark	Family and Type	Count
Wi1	Window-Sliding-Double: 5' x 2'	3
Wi2	Horizontal-Sliding-3Slider: Horizontal-Sliding-3Slider	1
Wi3	Window-Single-Hung: 2.5' x 6'	4
Wi6	Window-Sliding-Double: 4' x 5'	1

Glazing			
Number	Size	Mullion Vertical	Mullion Horizontal
CU1	12'-0"x8'-0"/7'-0"	1'-6" (8 segments)	1'-0"/2'-0"/3'-0"/2'-0"
CU2	7'-6"x7'-0"	1'-6" (5 segments)	3'-6"/3'-6"
CU3	12'-0"x8'-0"	1'-0"/5'-0"/2'-0"	3'-0"/6'-0"/3'-0"
CU4	12'-0"x8'-0"	1'-0"/5'-0"/2'-0"	3'-0"/6'-0"/3'-0"
CU5	12'-0"x8'-0"	1'-6" (8 segments)	3'-0"/3'-0"/2'-0"
CU6	6'-0"x6'-0"	1'-6" (8 segments)	3' / 3'

REFER TO ELEVATIONS FOR FURTHER DETAILS ON MULLION SPACING



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ATTACHMENT B

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Planner Initials AF  
City of Kelowna  
COMMUNITY PLANNING

No.	Description	Date
01	Issued For Variance	2020-09-08

Brodhurst Residence

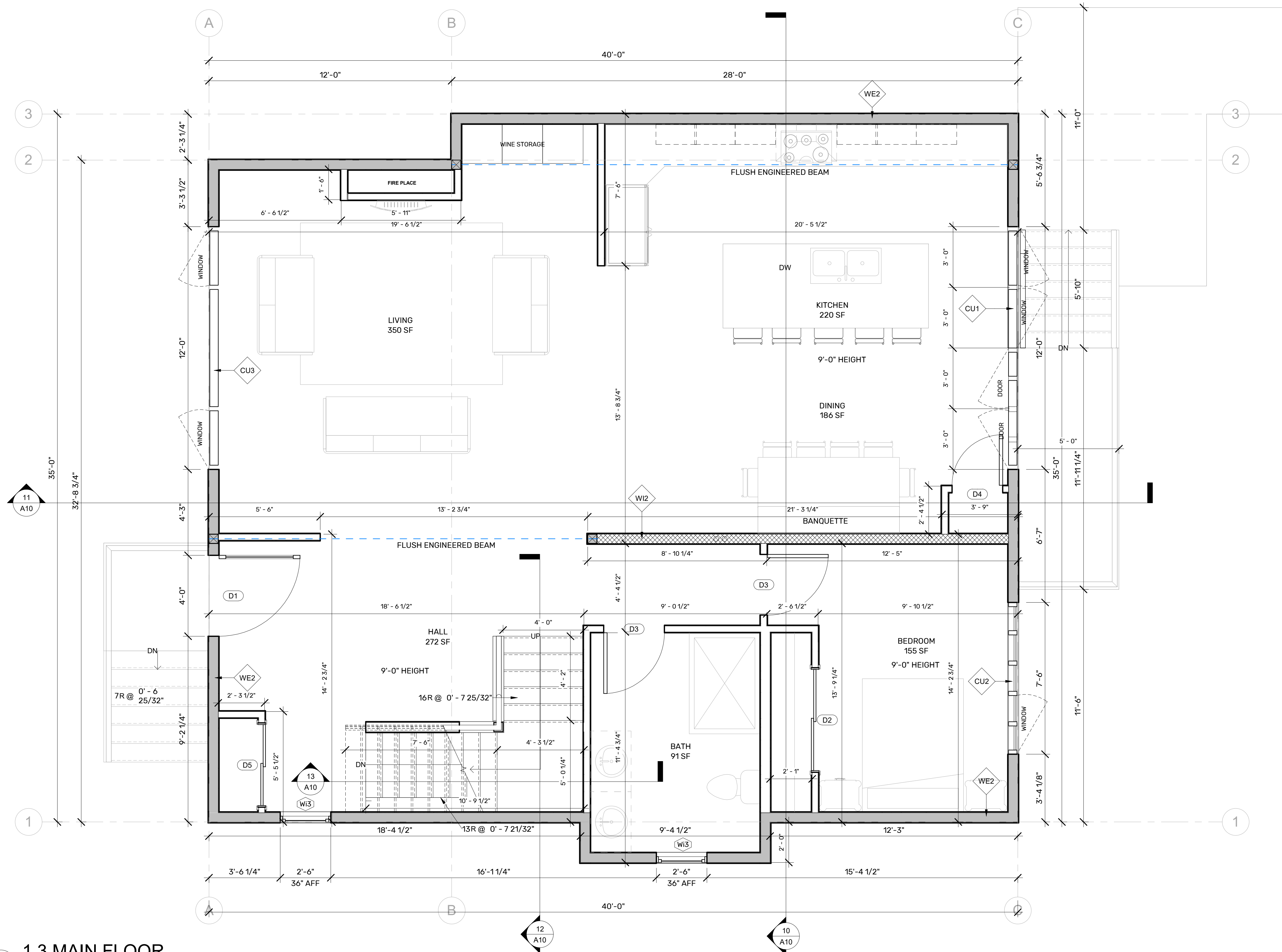
675 Central Ave.  
Kelowna, B.C.

BASEMENT PLAN

Project Number 18-111  
Date 18/06/2020  
Designed By PW

A06

Scale 3/8" = 1'-0"



1.3 MAIN FLOOR  
3/8" = 1'-0"

Room Schedule		
Name	Area	Level
GREAT ROOM	632 SF	BASEMENT LEVEL
CLOTHES	63 SF	BASEMENT LEVEL
OFFICE	72 SF	BASEMENT LEVEL
MECHANICAL	43 SF	BASEMENT LEVEL
	810 SF	
BEDROOM	155 SF	MAIN FLOOR
BATH	91 SF	MAIN FLOOR
KITCHEN	220 SF	MAIN FLOOR
DINING	186 SF	MAIN FLOOR
LIVING	350 SF	MAIN FLOOR
HALL	272 SF	MAIN FLOOR
	1274 SF	
ENSUITE	132 SF	UPPER FLOOR
BEDROOM 2	171 SF	UPPER FLOOR
BEDROOM 3	157 SF	UPPER FLOOR
MASTER BEDROOM	262 SF	UPPER FLOOR
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BATH	82 SF	UPPER FLOOR
HIS WIC	47 SF	UPPER FLOOR
HER WIC	77 SF	UPPER FLOOR
HALL	157 SF	UPPER FLOOR
	1136 SF	
	3220 SF	

Door Schedule		
Mark	Family and Type	Count
D1	Single_Door_Glass_252: 4' x 8'	1
D2	Door-Interior-Double-Sliding-2_Panel-Wood: 60" x 84"	2
D3	Single-Flush: 36" x 84"	7
D4	Single-Flush: 30" x 84"	2
D5	Door-Interior-Double-Sliding-2_Panel-Wood: 48" x 84"	4
D6	Single-Flush: 32" x 84"	4

Window Schedule		
Type Mark	Family and Type	Count
W1	Window-Sliding-Double: 5' x 2'	3
W2	Horizontal-Sliding-3Slider: Horizontal-Sliding-3Slider	1
W3	Window-Single-Hung: 2.5' x 6'	4
W6	Window-Sliding-Double: 4' x 5'	1

Glazing			
Number	Size	Mullion Vertical	Mullion Horizontal
CU1	12'-0"x8'-0"/7'-0"	1'-6" (8 segments)	1'-0"/2'-0"/3'-0"/2'-0"
CU2	7'-6"x7'-0"	1'-6" (5 segments)	3'-6"/3'-6"
CU3	12'-0"x8'-0"	1'-0"/5'-0"/2'-0"	3'-0"/6'-0"/3'-0"
CU4	12'-0"x8'-0"	1'-0"/5'-0"/2'-0"	3'-0"/6'-0"/3'-0"
CU5	12'-0"x8'-0"	1'-6" (8 segments)	3'-0"/3'-0"/2'-0"
CU6	6'-0"x6'-0"	1'-6" (8 segments)	3' / 3'

REFER TO ELEVATIONS FOR FURTHER DETAILS ON MULLION SPACING



PRIME BUILDING  
DESIGN

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ATTACHMENT B

This forms part of application  
# DVP20-0067

Planner Initials AF

City of Kelowna  
COMMUNITY PLANNING

No.	Description	Date
01	Issued For Variance	2020-09-08

Brodhurst Residence

675 Central Ave.  
Kelowna, B.C.

MAIN FLOOR

Project Number	18-111
Date	18/06/2020
Designed By	PW

A07

Scale	3/8" = 1'-0"
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ATTACHMENT B

This forms part of application  
# DVP20-0067

Planner  
Initials AF



No.	Description	Date
01	Issued For Variance	2020-09-08

Brodhurst Residence

675 Central Ave.  
Kelowna, B.C.

UPPER FLOOR

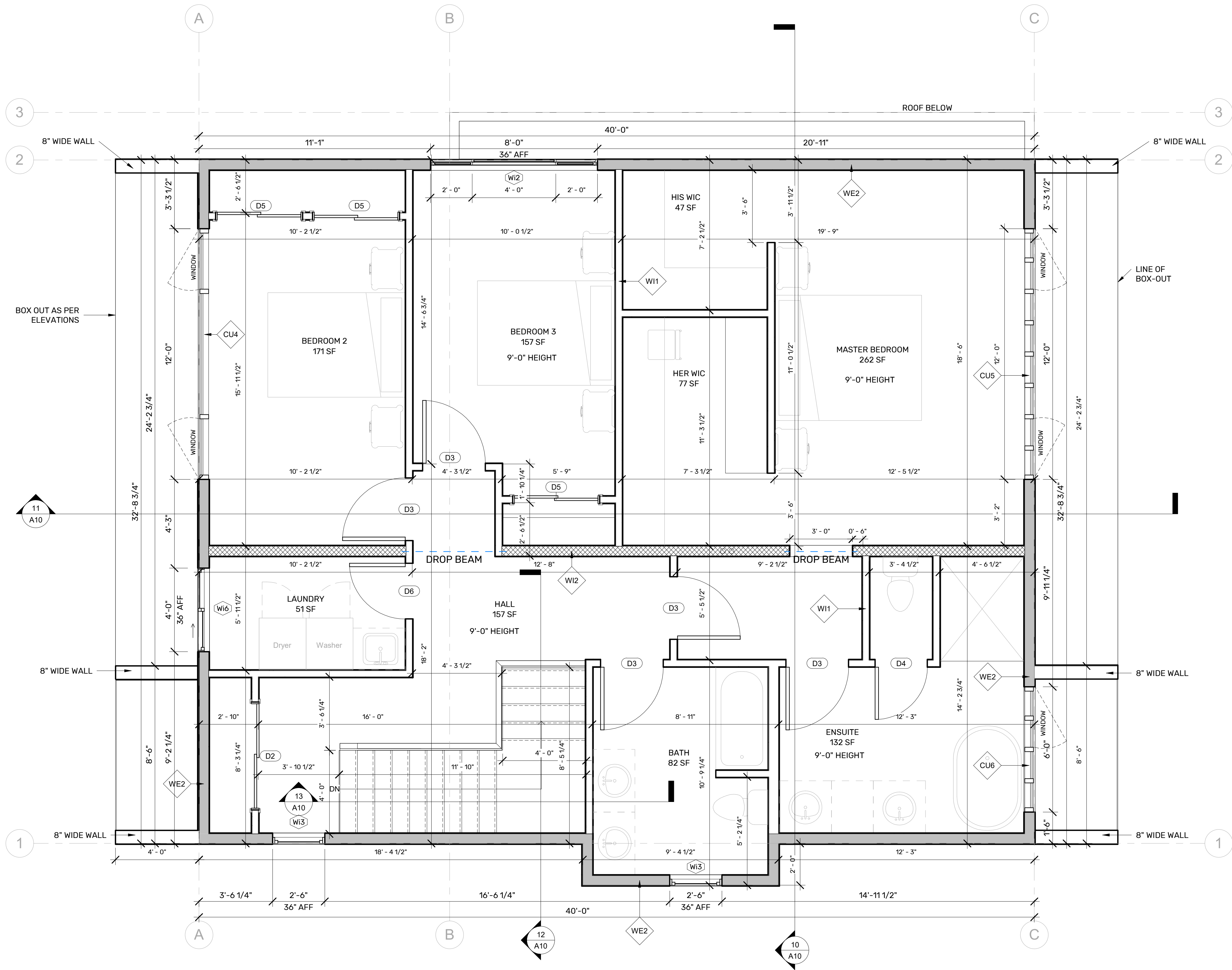
Project Number 18-111

Date 18/06/2020

Designed By PW

A08

Scale 3/8" = 1'-0"



1.4 UPPER FLOOR  
3/8" = 1'-0"

Room Schedule		
Name	Area	Level
GREAT ROOM	632 SF	BASEMENT LEVEL
CLOTHES	63 SF	BASEMENT LEVEL
OFFICE	72 SF	BASEMENT LEVEL
MECHANICAL	43 SF	BASEMENT LEVEL
	810 SF	
BEDROOM	155 SF	MAIN FLOOR
BATH	91 SF	MAIN FLOOR
KITCHEN	220 SF	MAIN FLOOR
DINING	186 SF	MAIN FLOOR
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HALL	272 SF	MAIN FLOOR
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ENSUITE	132 SF	UPPER FLOOR
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HER WIC	77 SF	UPPER FLOOR
HALL	157 SF	UPPER FLOOR
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	3220 SF	

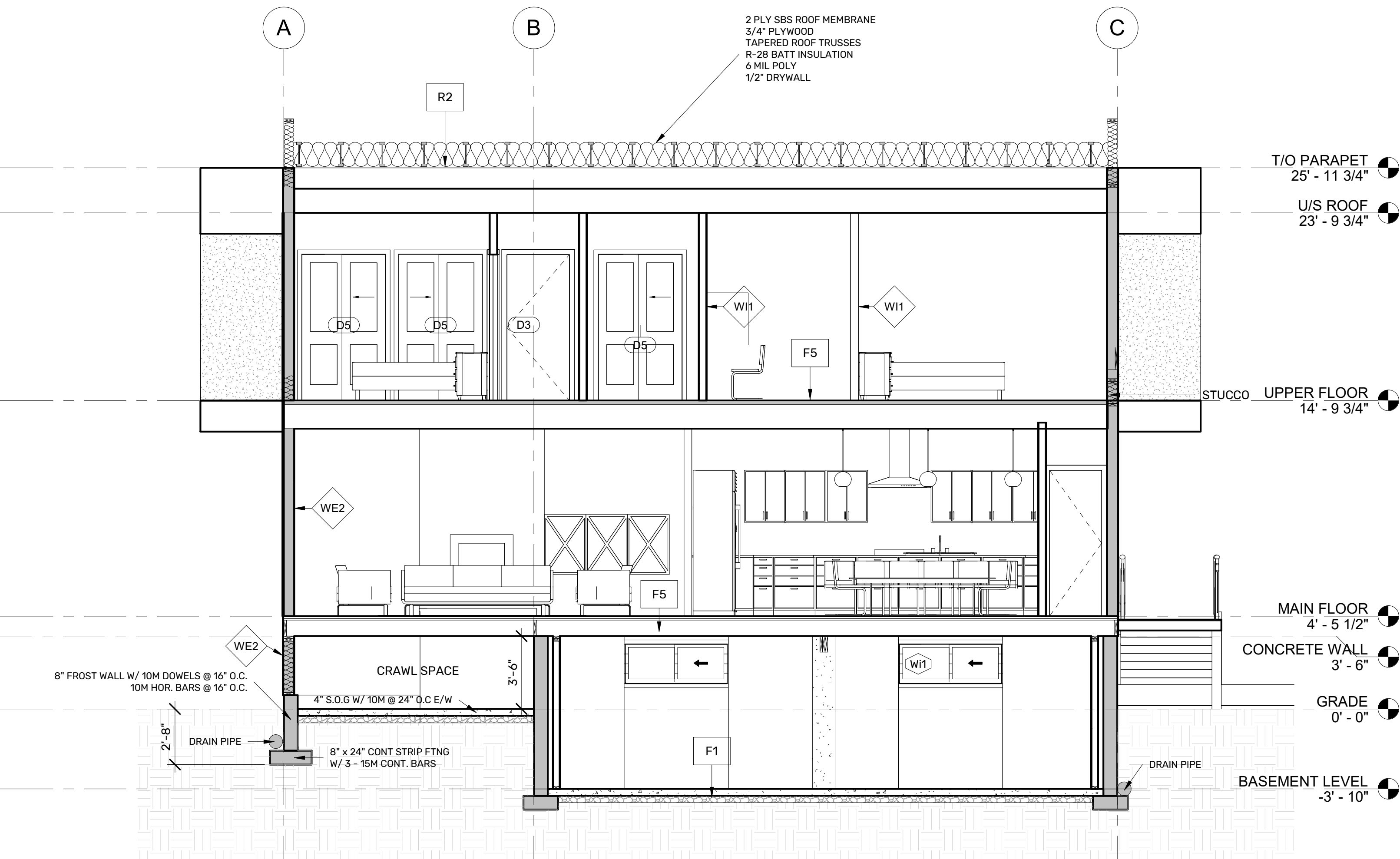
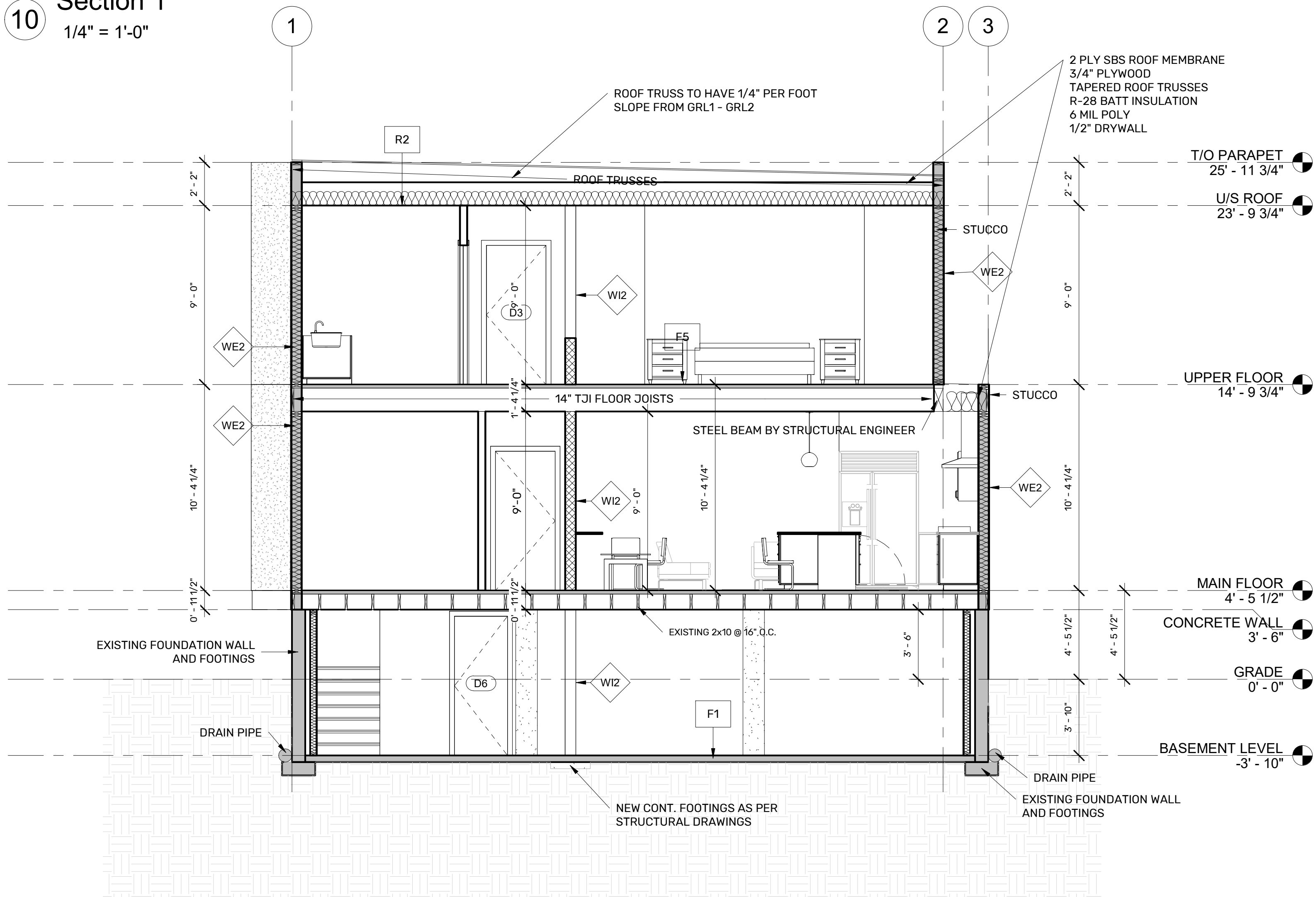
Door Schedule		
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D3	Single-Flush: 36" x 84"	7
D4	Single-Flush: 30" x 84"	2
D5	Door-Interior-Double-Sliding-2_Panel-Wood: 48" x 84"	4
D6	Single-Flush: 32" x 84"	4

Window Schedule		
Type Mark	Family and Type	Count
Wi1	Window-Sliding-Double: 5' x 2'	3
Wi2	Horizontal-Sliding-3Slider: Horizontal-Sliding-3Slider	1
Wi3	Window-Single-Hung: 2.5' x 6'	4
Wi6	Window-Sliding-Double: 4' x 5'	1

Glazing			
Number	Size	Mullion Vertical	Mullion Horizontal
CU1	12'-0"x8'-0"/7'-0"	1'-6" (8 segments)	1'-0"/2'-0"/3'-0"/2'-0"
CU2	7'-6"x7'-0"	1'-6" (5 segments)	3'-6"/3'-6"
CU3	12'-0"x8'-0"	1'-0"/5'-0"/2'-0"	3'-0"/6'-0"/3'-0"
CU4	12'-0"x8'-0"	1'-0"/5'-0"/2'-0"	3'-0"/6'-0"/3'-0"
CU5	12'-0"x8'-0"	1'-6" (8 segments)	3'-0"/3'-0"/2'-0"
CU6	6'-0"x6'-0"	1'-6" (8 segments)	3' / 3'

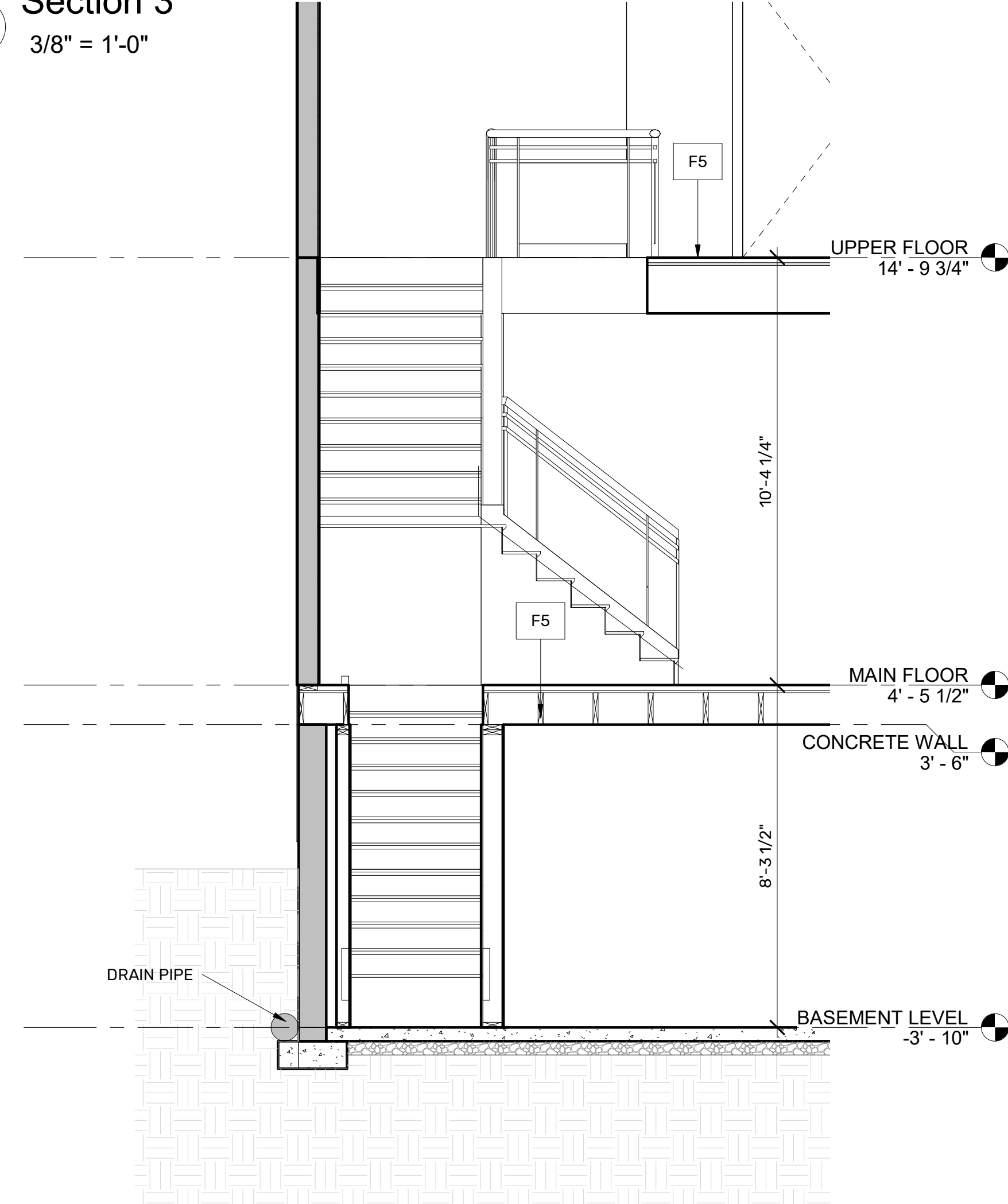
REFER TO ELEVATIONS FOR FURTHER DETAILS ON MULLION SPACING

10 Section 1  
1/4" = 1'-0"

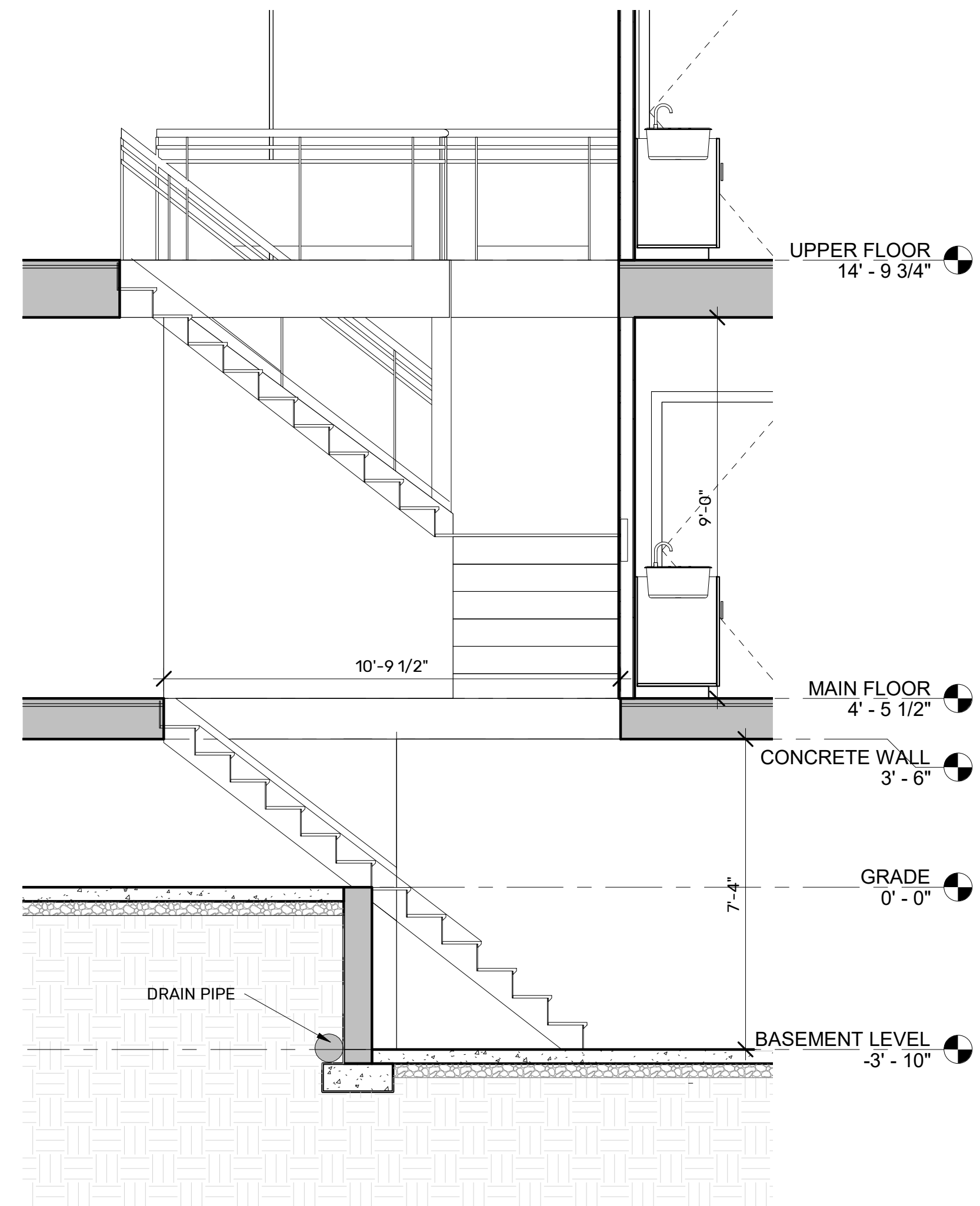


11 Section 2  
1/4" = 1'-0"

12 Section 3  
3/8" = 1'-0"



13 Section 4  
3/8" = 1'-0"



PRIME BUILDING  
DESIGN

3105 31 Ave, Unit G, Vernon, BC  
+1 (250) 540-3449  
philipp@primebuildingdesign.com

primebuildingdesign.com

**ATTACHMENT B**

This forms part of application  
# DVP20-0067

City of  
**Kelowna**  
COMMUNITY PLANNING

Planner  
Initials **AF**

No.	Description	Date
01	Issued For Variance	2020-09-08

Brodhurst Residence

675 Central Ave.  
Kelowna, B.C.

CROSS SECTIONS

Project Number	18-111
Date	18/06/2020
Designed By	PW

A09

Scale As indicated

**Cubit Consulting LTD.**

Structural Engineering Services  
3105 31 Ave Unit G, Vernon, BC V1T 2G9  
Contact: Peter Ackermann P.Eng., Principal  
Email: [peter@cubitconsulting.ca](mailto:peter@cubitconsulting.ca)  
Phone: (250) 317-9714



Project #: S20-130  
September 08, 2020

Brodhurst Residence  
675 Central Ave.  
Kelowna BC, V1Y 7M2



Attention: Robin Brodhurst

**Brodhurst Residence, 675 Central Ave. – Foundation Review for Variance Permit****Introduction:**

Cubit Consulting Ltd. (Cubit) was retained by Robin Brodhurst to provide a structural review of the existing foundations for the residence located at 675 Central Ave. Kelowna, in order to determine whether the existing foundations are suitable for the proposed addition per drawings issued by Prime Building Design dated September 8, 2020. Cubit visited the site on August 27<sup>th</sup>, 2020 and inspected the existing foundations.

**Scope:**

The review of the existing foundation is limited to a visual review of exposed perimeter foundation walls in order to assess the existing concrete wall condition as well as a preliminary gravity analysis in order to determine suitability of the existing strip footings to support the additional loads proposed by this renovation. A lateral analysis considering backfill pressure on perimeter walls has not been performed and is outside of this scope.

**Perimeter Foundation Walls:**

The existing perimeter foundation walls are 8" wide by 7'-8" tall and are backfilled to approximately 3'-6" above the basement slab on grade. The backfill height for the proposed renovation will not change from the existing backfill height and thus the soil lateral pressure onto the existing foundation wall is expected to remain of similar magnitude. Cubit inspected exposed sections of interior and exterior foundation walls. Most of the foundation wall surfaces are concealed. Exposed surfaces show minimal cracking in the concrete walls, most of which are hairline cracks. It was noted that cracking is typically occurring at corners of window headers where upgrades to the headers would be required.

**Perimeter Footings:**

The condition of the existing perimeter strip footings could not be verified as they were concealed. The original architectural drawings dated January 14, 1957 indicate the footings to be 8" deep by 18" wide. Based on preliminary gravity load analysis, strip footings of 8" deep by 18" wide would generally be sufficient to support the new loads from the proposed addition when assuming an unfactored soil bearing capacity of 2000psf. Localized footing upgrades may be required to support new concentrated point loads that will bear on the existing foundation walls and the interior basement floor.

Differential settlement of foundation walls and footings were not observed.

**Conclusion:**

Cubit performed a visual review of exposed surfaces of the existing foundations and performed a preliminary gravity load analysis considering proposed additional gravity loading. The existing foundations appear generally suitable for the new renovation and only localized upgrades would be expected for strip footings supporting new large concentrated point loads as well as cracked existing concrete headers would need to be repaired. The gravity load analysis confirmed that based on the assumed footing dimensions of 8" deep by 18" wide, a minimum unfactored soil bearing capacity of 2000psf would be required.

Should you have any questions with regards to this letter, please do not hesitate to contact us.

Sincerely,



Report by:

Philipp Wambold, E.I.T.

Reviewed by:

Peter Ackermann, P.Eng.





# DVP20-0067

# 675 Central Ave

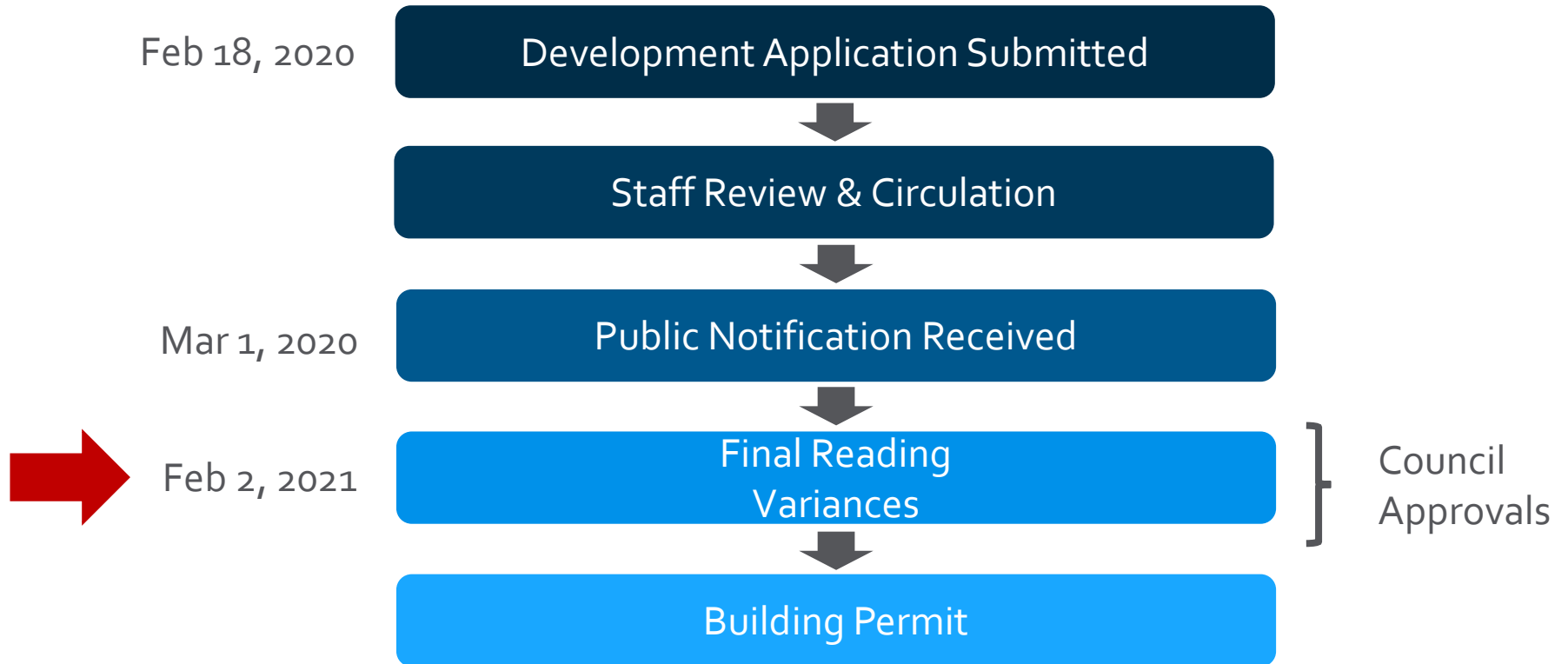
Development Variance Permit Application



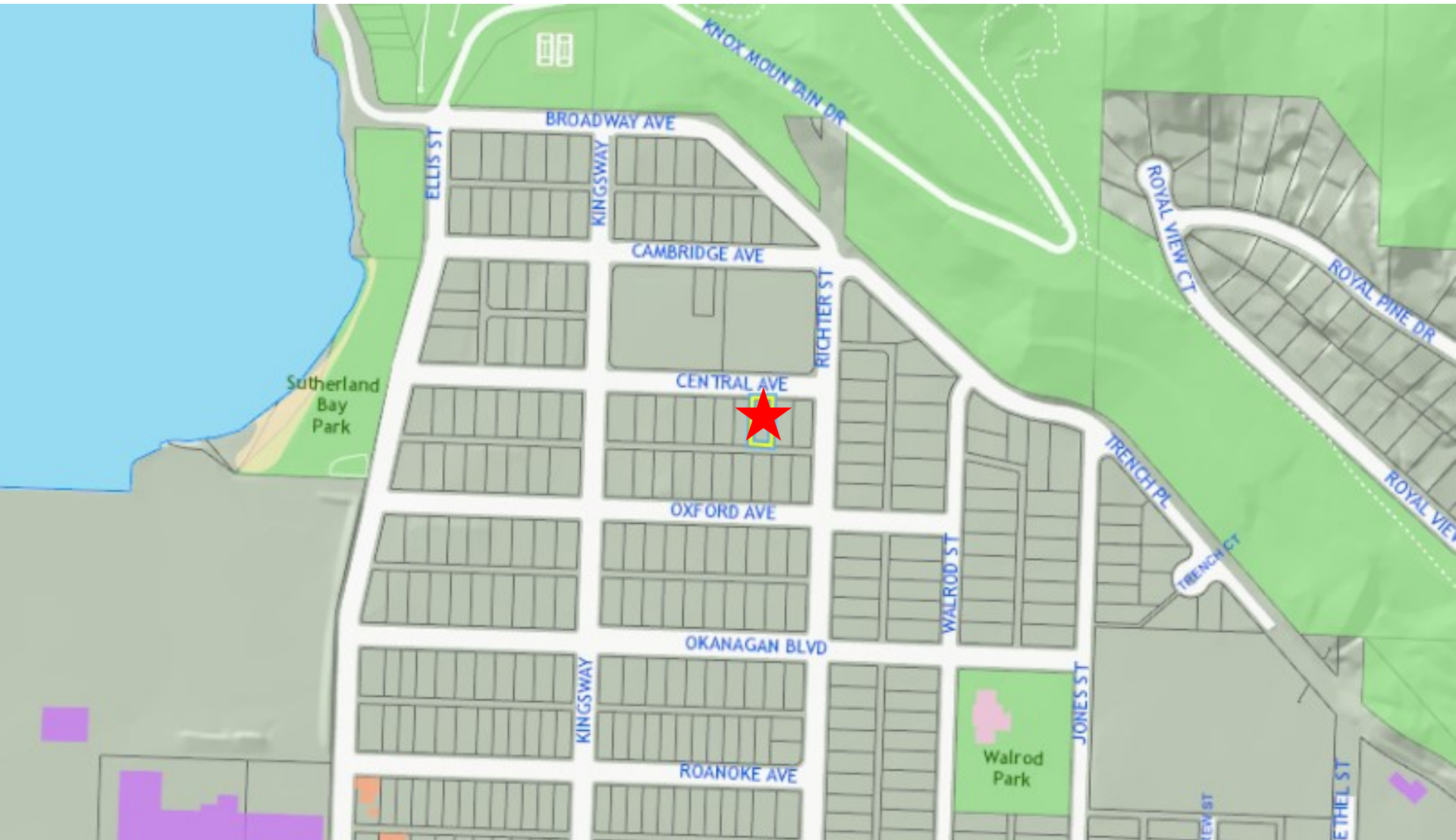
# Proposal

- ▶ To vary the east side yard setback for a 1 or 1 ½ storey portion of a building from 2.0 m required to 1.61 m proposed to allow a new single-family dwelling to be constructed on the existing home foundation.

# Development Process



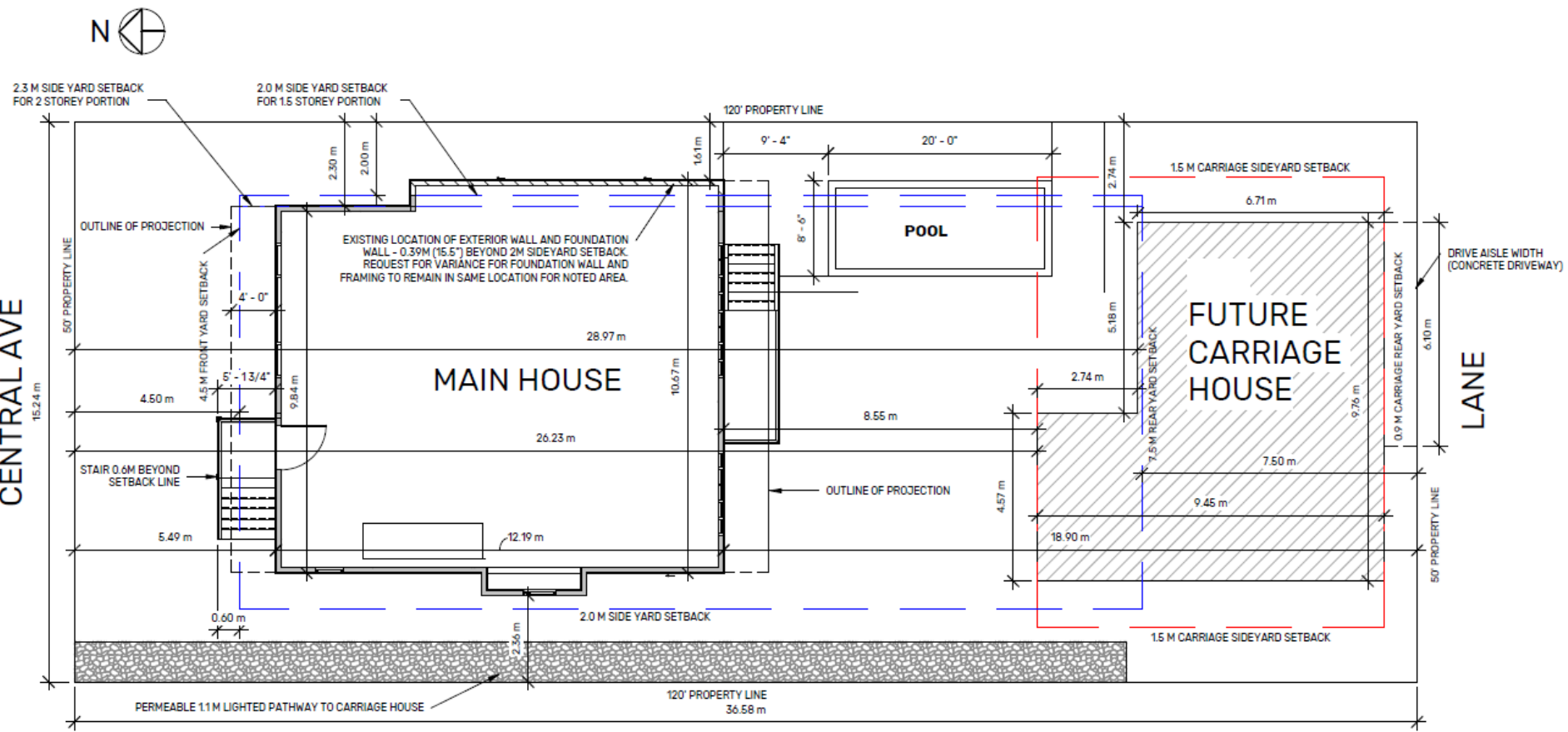
# Context Map



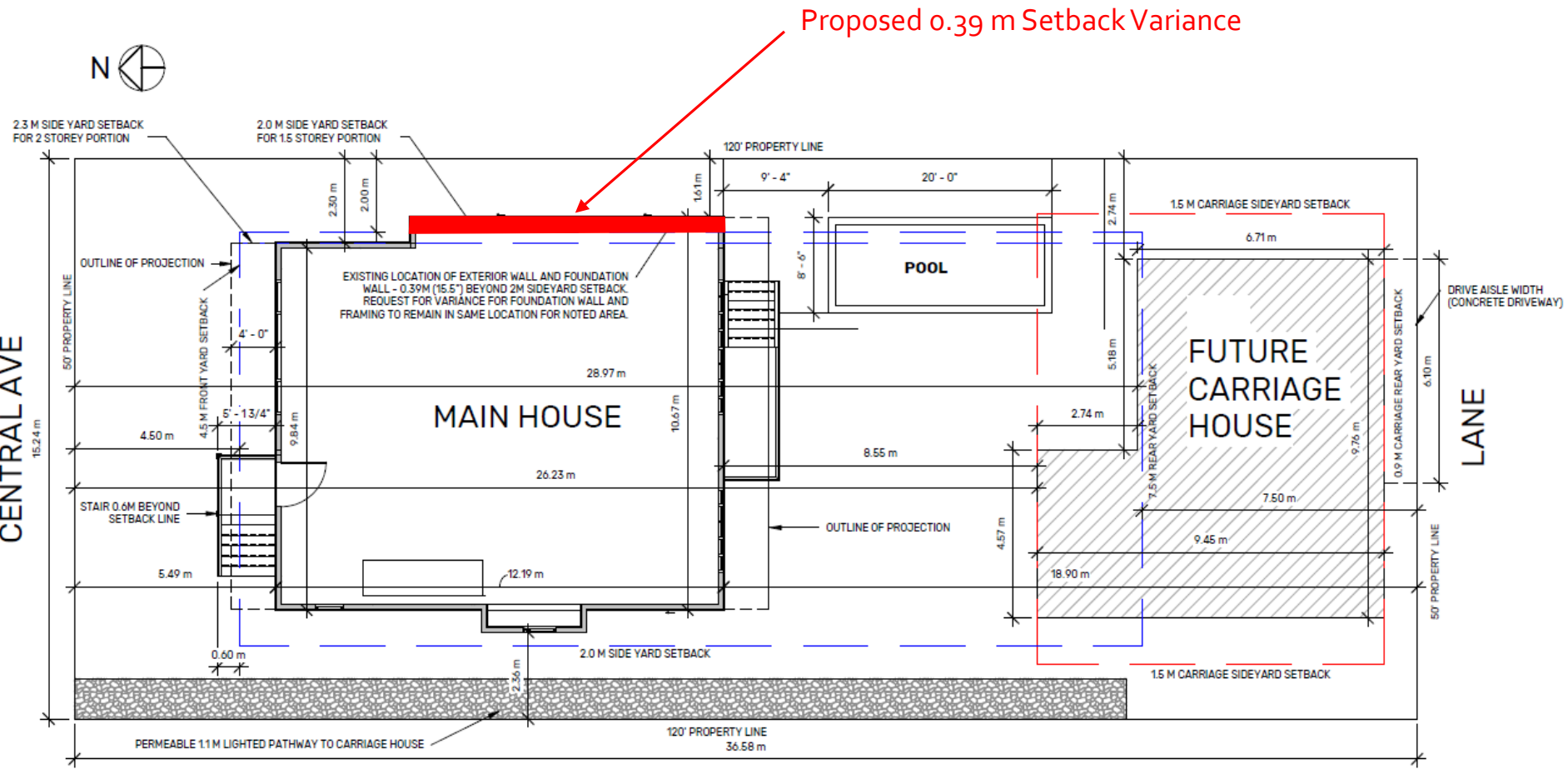
# Subject Property Map



# Site Plan

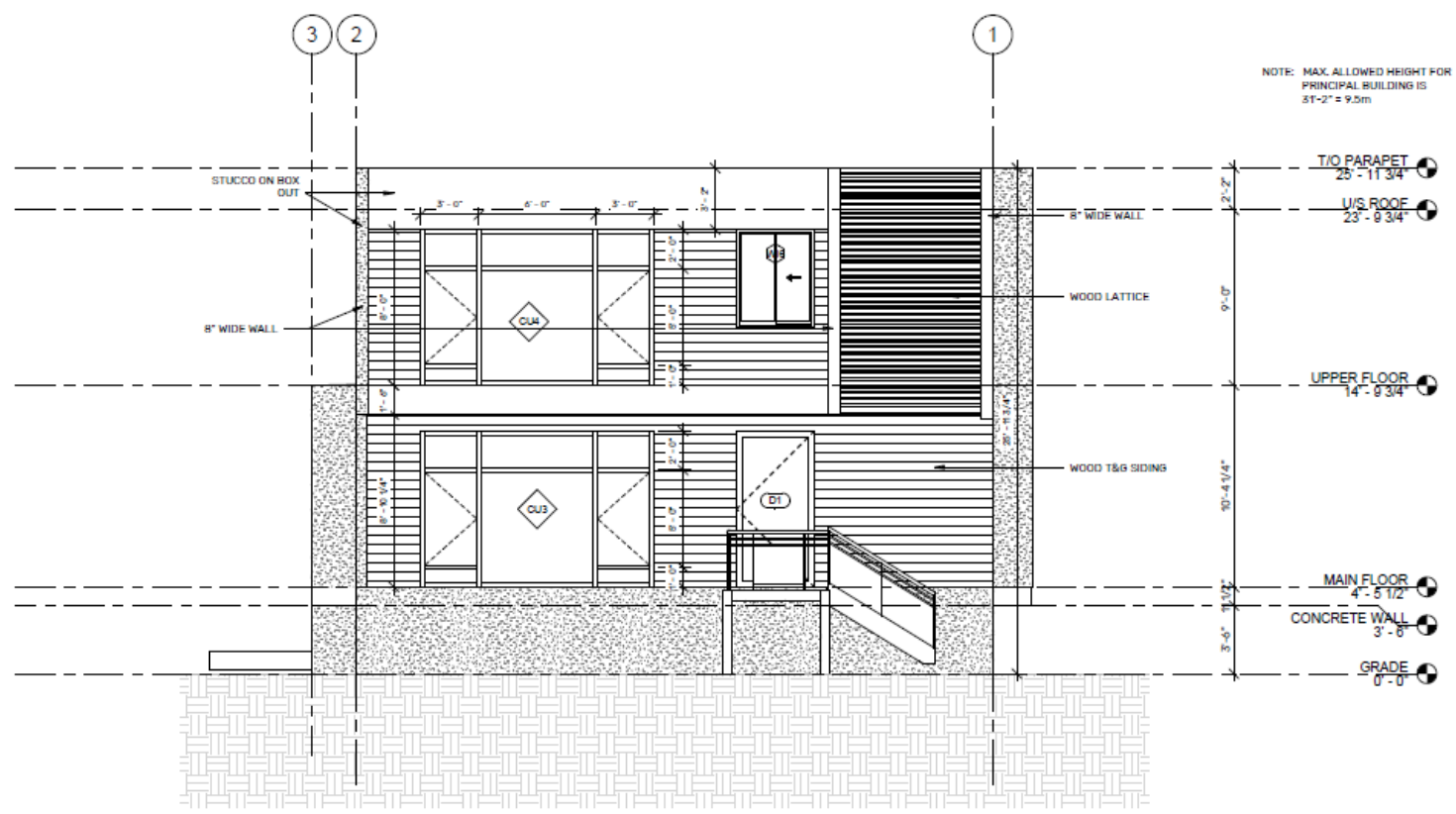


# Site Plan



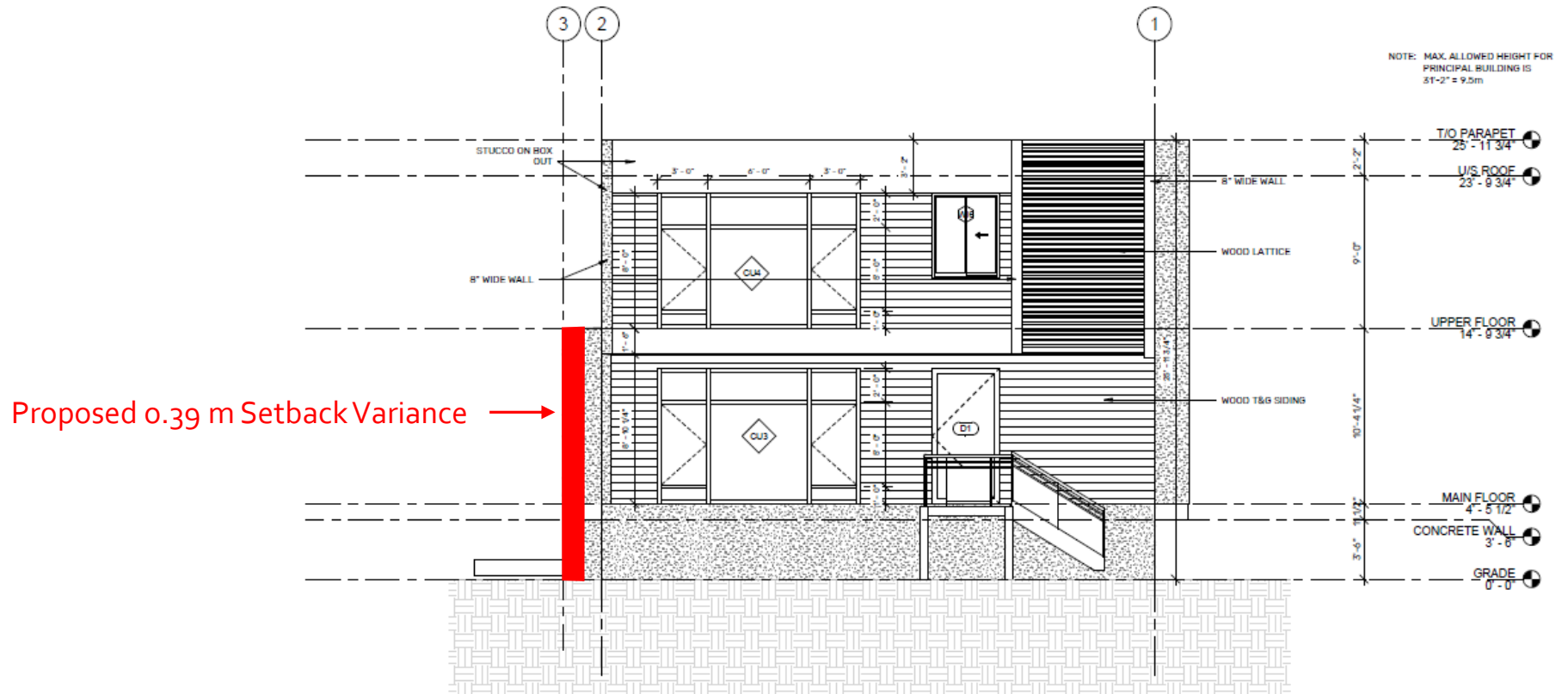
Proposed 0.39 m Setback Variance

# North Elevation



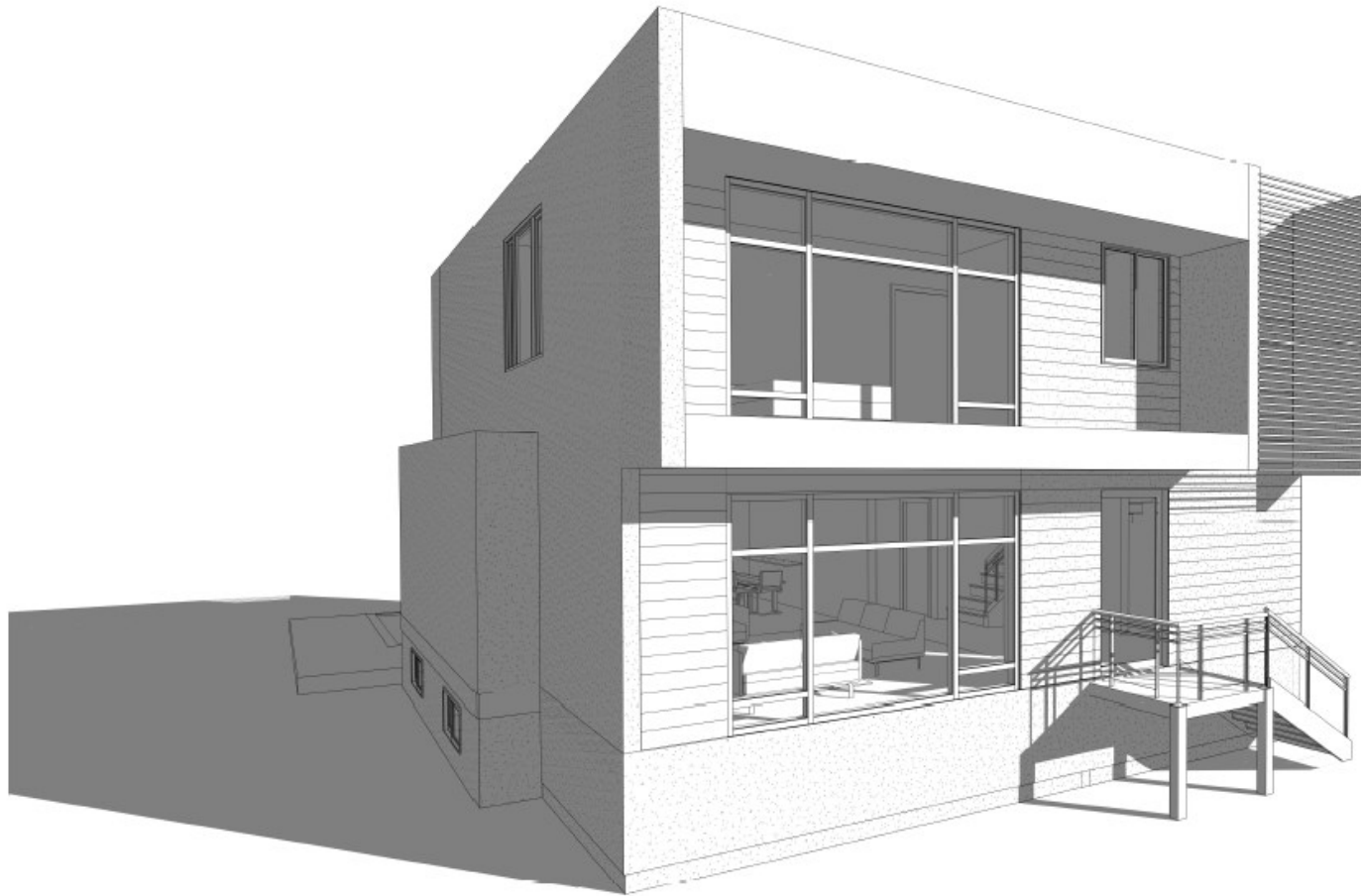
⑥ MAIN HOUSE FRONT  
1/4" = 1'-0"

# North Elevation



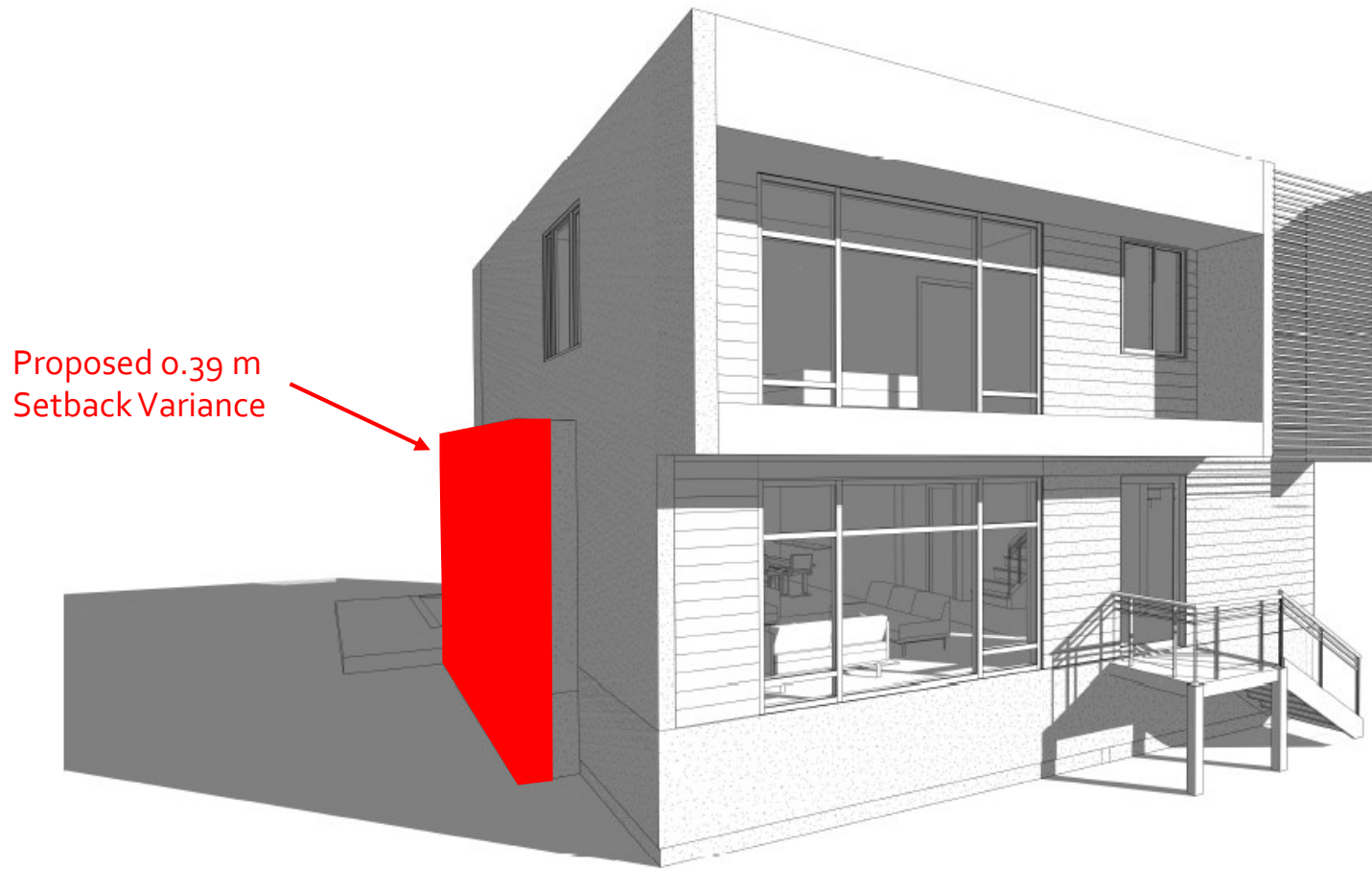
⑥ MAIN HOUSE FRONT  
1/4" = 1'-0"

# Rendering



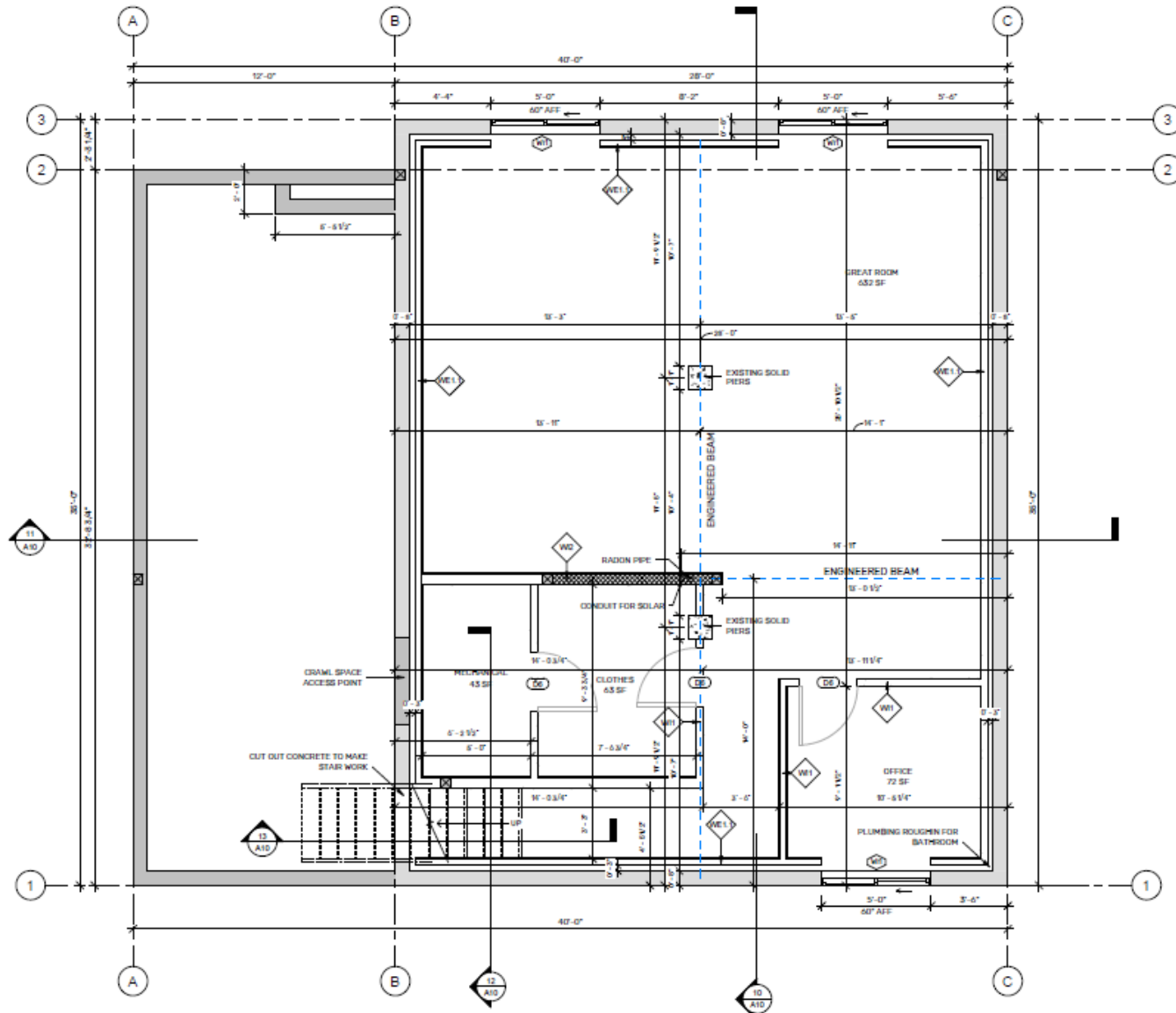
① LEFT FRONT VIEW

# Rendering

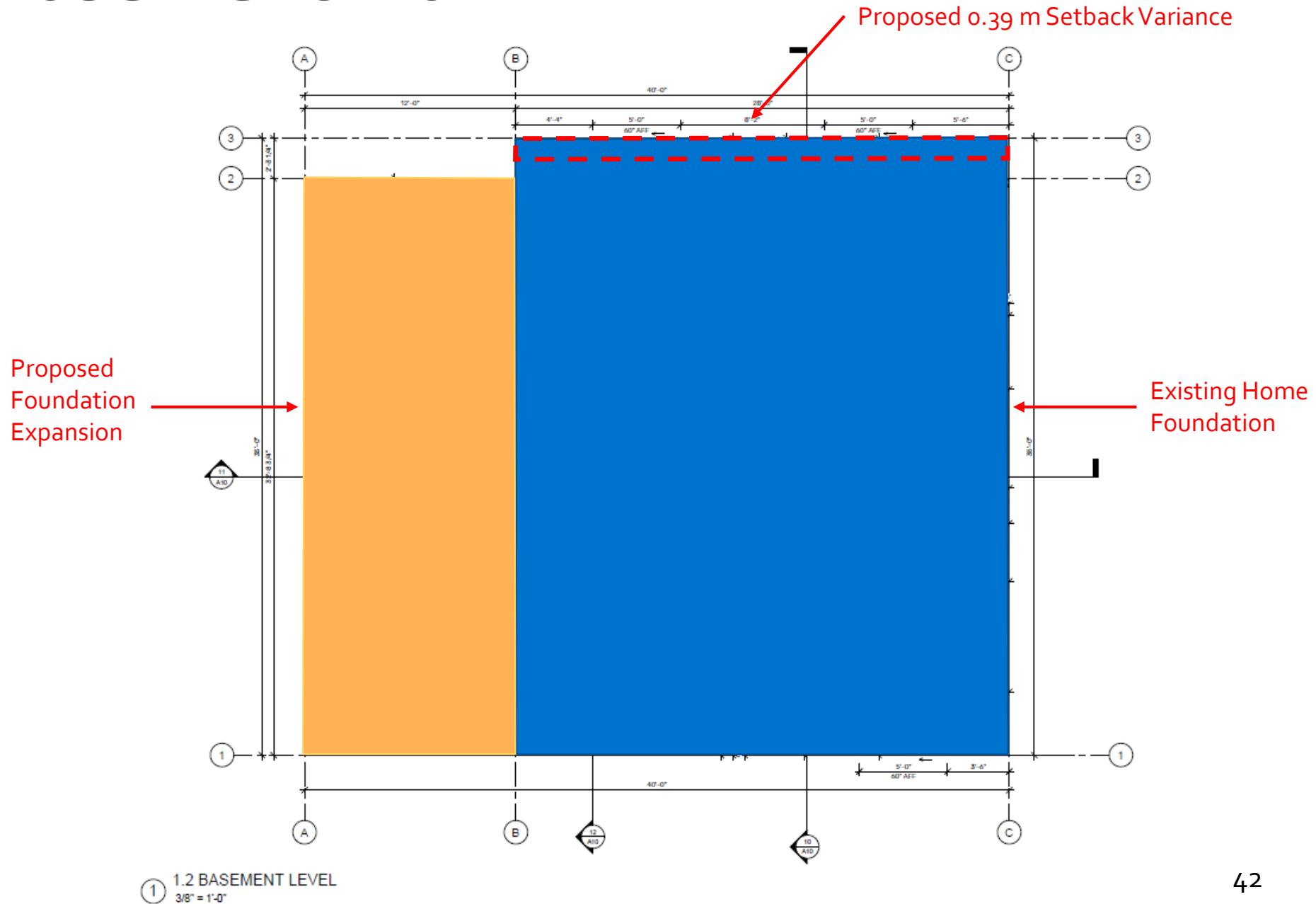


① LEFT FRONT VIEW

① 1.2 BASEMENT LEVEL  
3/8" = 1'-0"



# Basement Plan



# Project/technical details

- ▶ Section 13.6.6(g): RU6 – Two Dwelling Housing Development Regulations
  - ▶ To vary the minimum side yard setback for a 1 or 1 ½ storey portion of a building from 2.0 m required to 1.61 m proposed.

# Staff Recommendation

- ▶ Staff are recommending **support** for the proposed variance:
  - ▶ Variance is considered minor in nature
    - ▶ New home proposed to be constructed on existing foundation
    - ▶ Foundation originally poured too close to adjacent property
    - ▶ Neighbours supportive of proposed variance
    - ▶ Variance is only for basement and first floor of proposed SFD



## *Conclusion of Staff Remarks*

# Site Plan

