City of Kelowna
Public Hearing
AGENDA

Tuesday, September 12, 2017
6:00 pm
Council Chamber
City Hall, 1435 Water Street

Pages

1. Call to Order

THE CHAIR WILL CALL THE HEARING TO ORDER:

1. (a) The purpose of this Hearing is to consider certain bylaws which, if adopted, shall amend *Kelowna 2030* - Official Community Plan Bylaw No. 10500 and Zoning Bylaw No. 8000.

(b) All persons who believe that their interest in property is affected by the proposed bylaws shall be afforded a reason-able opportunity to be heard or to present written submissions respecting matters contained in the bylaws that are the subject of this hearing. This Hearing is open to the public and all representations to Council form part of the public record. A live audio feed may be broadcast and recorded by Castanet.

(c) All information, correspondence, petitions or reports that have been received concerning the subject bylaws have been made available to the public. The correspondence and petitions received after August 30, 2017 (date of notification) are available for inspection during the course of this hearing and are located on the information table in the foyer of the Council Chamber.

(d) Council debate on the proposed bylaws is scheduled to take place during the Regular Council meeting after the conclusion of this Hearing. It should be noted, however, that for some items a final decision may not be able to be reached tonight.

(e) It must be emphasized that Council will not receive any representation from the applicant or members of the public after conclusion of this Public Hearing.

2. Notification of Meeting

The City Clerk will provide information as to how the Hearing was publicized.

3. Individual Bylaw Submissions

3.1 **TA15-0008 (BL11369) - Miscellaneous Housekeeping Text Amendments - Carriage Houses and Accessory Buildings** 4 - 5

To consider amendments to a Text Amending Bylaw to harmonize carriage house and accessory building regulations to reduce the need for future variance request and improve bylaw administration.

3.2 **2240, 2250 & 2260 Ethel St, Z17-0035 (BL11453)- JD Nelson & Associates Ltd** 6 - 51

To rezone the subject properties to facilitate the development of multiple dwelling housing on the subject properties.

3.3 **4610 Darin Place, Z17-0054 (BL11463) - Randall Schmidt and Josephine Pirolli** 52 - 69

To rezone the subject property from RU1 – Large Lot Housing to RU1c – large Lot Housing with Carriage House to facilitate the conversion of an existing accessory building to a carriage house.

4. **Termination**

5. **Procedure on each Bylaw Submission**

(a) Brief description of the application by City Staff (Land Use Management);

(b) The Chair will request that the City Clerk indicate all information, correspondence, petitions or reports received for the record.

(c) The applicant is requested to make representation to Council regarding the project and is encouraged to limit their presentation to 15 minutes.

(d) The Chair will call for representation from the public in attendance as follows:

(i) The microphone at the public podium has been provided for any person(s) wishing to make representation at the Hearing.

(ii) The Chair will recognize ONLY speakers at the podium.

(iii) Speakers are encouraged to limit their remarks to 5 minutes, however, if they have additional information they may address Council again after all other members of the public have been heard a first time.

(e) Once the public has had an opportunity to comment, the applicant is given an opportunity to respond to any questions raised. The applicant is requested to keep the response to a total of 10 minutes maximum.

(f) Questions by staff by members of Council must be asked before the Public Hearing is closed and not during debate of the bylaw at the Regular Meeting, unless for clarification.

(g) Final calls for respresentation (ask three times). Unless Council directs that the Public

Hearing on the bylaw in question be held open, the Chair shall state to the gallery that the Public Hearing on the Bylaw is closed.

Note: Any applicant or member of the public may use visual aids (e.g. photographs, sketches, slideshows, etc.) to assist in their presentation or questions. The computer and ELMO document camera at the public podium are available. Please ask staff for assistance prior to your item if required.

REPORT TO COUNCIL

Date: August 14, 2017

RIM No. 1250-04

To: City Manager

From: Community Planning Department (LB)

Application: TA15-0008 **Applicant:** City of Kelowna

Subject: Zoning Bylaw Text Amendment Application

1.0 Recommendation

THAT Bylaw No. 11369 to amend the City of Kelowna Zoning Bylaw No. 8000 be amended at first reading as outlined in the Report from the Community Planning Department dated August 14, 2017;

AND THAT the Zoning Bylaw Text Amending Bylaw be forwarded to a Public Hearing for further consideration.

2.0 Purpose

To consider amendments to a Text Amending Bylaw to harmonize carriage house and accessory building regulations to reduce the need for future variance request and improve bylaw administration.

3.0 Community Planning

In April 2017, staff brought forward proposed Zoning Bylaw text amendments to harmonize carriage house and accessory building regulations. Council gave the bylaw first reading on April 24, 2017. Prior to advancing to Public Hearing, staff identified some items where additional clarification would improve implementation and limit conflicts with existing regulations.

The revisions since first reading are as follows:

Regulation	Initial Proposal	Amended Proposal	Rationale
Minimum Front Yard	Principal dwelling to be located between front lot line and accessory building.	9.0 m, except 12.0 m in the RR1, RR2 and RR3 zones	More defined regulation generally achieves the objective of having a carriage house set behind a principal dwelling while allowing for some flexibility on larger properties and improving consistency between regulations.
Minimum Side Yard	Comply with the requirements for a principal dwelling.	1.5 m	Provides a better balance between existing regulations. Allows for more useable outdoor

			space while maintaining a buffer to adjacent properties.
Minimum Rear Yard	1.5 m	1.5 m, except 0.9 m where there is a rear lane	Provides a better balance between existing regulations and creates fewer non-conforming structures. Allows for more useable outdoor space where a lane provides a buffer to adjacent properties.

4.0 Proposal

4.1 Background

Council gave first reading to the bylaw to harmonize regulations between carriage houses and accessory buildings on April 24, 2017. On further review of the proposed regulations, staff identified the need for some additional amendments to setbacks to improve clarity and minimize inconsistencies between the regulations.

5.0 Application Chronology

Date of Initial Consideration: April 24, 2017

Report Prepared by: Laura Bentley, Planner II

Reviewed by: Terry Barton, Urban Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

REPORT TO COUNCIL

Date:	July 24, 2017		
RIM No.	1250-30		
To:	City Manager		
From:	Community Planning Department (LK)		
Application:	Z17-0035	**Owner:**	J.D. Nelson & Associates Ltd., Inc. No. BC0342193
Address:	2240, 2250 & 2260 Ethel Street	**Applicant:**	Faction Architecture Inc.
Subject:	Rezoning Application		
Existing OCP Designation:	HLTH – Health District		
Existing Zone:	RU6 – Two Dwelling Housing		
Proposed Zone:	HD2 – Hospital and Health Support Services		

1.0 Recommendation

THAT Rezoning Application No. Z17-0035 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lots 22, 23 and 24 District Lot 136 ODYD Plan 11811, located at 2240, 2250 and 2260 Ethel Street, Kelowna, BC from the RU6 – Two Dwelling Housing zone to the HD2 – Hospital and Health Support Services zone, be considered by Council;

AND THAT the Rezoning Bylaw be forwarded to a Public Hearing for further consideration;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Community Planning Department dated May 24, 2017;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered in conjunction with Council's consideration of a Development Permit and Development Variance Permit for the subject property.

2.0 Purpose

To rezone the subject properties to facilitate the development of multiple dwelling housing on the subject properties.

3.0 Community Planning

Community Planning Staff supports the proposed rezoning application to the HD2 zone in order to accommodate a 50-unit multiple dwelling housing project on the three subject parcels. The application is consistent with the Official Community Plan (OCP) Future Land Use Designation of HLTH – Health District.

The proposal consists of three parcels that are located mid-block between Glenwood Avenue and Rose Avenue in the Central City Sector. It is two blocks west of the Guishacan Village Centre and directly across from the Cottonwoods Care Centre. Adding density at this location will be supported by nearby parks, schools, transit, bike routes and proximity to the Guishacan Village Shopping Area. The site is within walking distance to Kelowna General Hospital (KGH) and the project benefits from the Ethel Street Cycling routes with good commuting connections to the Downtown and central parts of the city. The proposed apartment building will help contribute to fulfilling the City's policy of 'Complete Communities' by increasing the residential density of the properties and neighbourhood.

The HD2 zone facilitates the development of multi-family residential buildings in order to provide this type of housing within close proximity to the Kelowna General Hospital and the Cottonwoods Care Centre for potential employees to live in the area, thus reducing reliance on vehicles.

In fulfillment of Council Policy No. 367, the applicant completed public notification and consultation with property owners within 50 m of the subject property.

4.0 Proposal

4.1 Project Description

This project will be the first significant development within the HD2 designated area located along Ethel Street. The proposed development is a 50-unit 4-storey apartment building. The intent is to create a strata development, thus allowing the units to be sold individually. The proposal has 6 ground-oriented 2-storey townhouses with direct access onto Ethel Street. Located behind the townhouses are 44 condo units. The unit breakdown comprises of six three-bedroom units, six two-bedroom + den units, 14 two-bedroom units, eight one-bedroom +den units, four one-bedroom units and 12 studio units. The unit sizes range from 313 ft² (29 m²) up to 1300 ft² (120.77 m²), with private exterior patios or decks.

The Zoning Bylaw Regulations for parking stall requirements have been met with 50 parking stalls provided within an underground parkade and private garages, which are all accessed from the rear laneway. Secure class 1 bicycle parking stalls are located in a designated room within the parkade. The class 2 visitor bike stalls are located adjacent to the main entry at-grade.

Rental Housing Agreement

The HD2 – Health District zone has a provision for a density increase of 0.1 to allow a maximum FAR of 1.4 with a Housing Agreement. The density bump equates to approximately an additional 245 m² of building area. The owner in turn must enter into a Housing Agreement with the City of Kelowna, which will be registered on title. The agreement commits a number of units, equal to the density bump gained (245 m²

minimum) be designated as rental units for a period of not less than 10 years and these units may not be owner occupied or utilized for short-term rentals.

4.2 Site Context

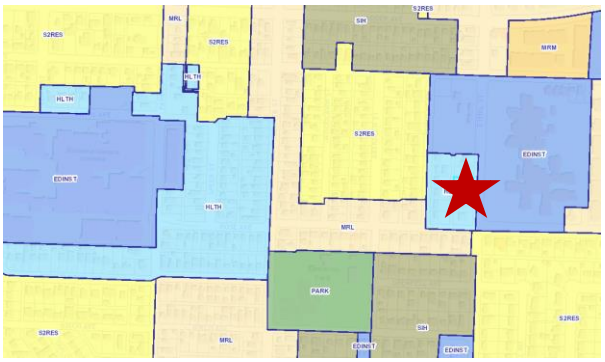
The project consists of 3 parcels that are located along Ethel Street between Rose Avenue and Glenwood Avenue, and is 2 blocks south of Springfield Road. The parcels are bordered by P1- Public & Institutional Zone and RU6 – Two Dwelling Housing to the north, P2 – Education & Minor Institutional to the east and RU6 – Two Dwelling Housing to the south and west. The parcels are designated HLTH – Health District and are within the Permanent Growth Boundary.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU6 – Two Dwelling Housing P1 – Major Institutional	Single Dwelling House Interior Health Offices
East	P2 – Education & Minor Institutional	Supportive Housing (Cottonwoods)
South	RU6 – Two Dwelling Housing	Single & Two Dwelling Housing
West	RU6 – Two Dwelling Housing	Single & Two Dwelling Housing

Context Map:

Future Land Use:



Subject Property Map: 2240, 2250 & 2260 Ethel Street

4.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	**HD2 ZONE REQUIREMENTS**	**PROPOSAL**
Existing Lot/Subdivision Regulations		
Lot Area	900 m^2	2450 m^2
Lot Width	30 m	65.85 m
Lot Depth	30 m	37.22 m
Development Regulations		
Floor Area Ratio	1.4	1.38
Site Coverage	55%	64%❶
Height	16.50 m	15.24 m
Front Yard	4.5 m	3.5 m❷
Side Yard (south)	1.5 m to parking structure	4.5 m
Side Yard (north)	1.5 m to parking structure	4.5 m
Rear Yard	3.0 m	0.20 m❸
Other Regulations		
Minimum Parking Requirements	50 stalls	50 stalls
Bicycle Parking	Class I - 25 Class II - 5	Class I - 25 Class II - 5
Private Open Space	920 m^2	1115 m^2

❶ Indicates a requested variance to the site coverage of 55% maximum to 64% proposed.
❷ Indicates a requested variance to the front yard setback from 4.5 m required to 3.5 m proposed.
❸ Indicates a requested variance to the rear yard setback from 3.0m required to 0.20m proposed.

Variances

As indicated in the above Zoning Analysis Table, should the Rezoning application be supported, the current proposal would require three variances. The variances would be to the maximum site coverage, along with the required front and rear yard setbacks and would be requested as part of a separate Development Variance Permit application.

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 5: Development Process

Complete Communities.[1] 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. (approx. 206 people / hectare proposed).

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.

Housing Mix.[3] Support a greater mix of housing unit size, form and tenure in new multi-unit residential and mixed use developments.

Ground-Oriented Housing.[4] Encourage all multiple-unit residential buildings in neighbourhoods with schools and parks to contain ground-oriented units with 2 or more bedrooms so as to provide a family housing choice within the multi-unit rental or ownership markets. High density residential projects in the
Downtown area are encouraged to include a ground-oriented housing component, especially where such can be provided on non-arterial and non-collector streets.

6.0 Technical Comments

6.1 Building & Permitting Department

- A Hoarding permit is required and protection of the public from the staging area and the new building area during construction. Location of the staging area and location of any cranes should be established at time of DP.
- A Building Code analysis is required for the structure at time of building permit applications, but the following items may affect the form and character of the building(s):
    a. Any alternative solution must be accepted by the Chief Building Inspector prior to the release of the Building Permit
    b. Location, Heights, Colors of mechanical systems and the required screening are to be determined at time of DP

[1] City of Kelowna Official Community Plan, Policy 5.2.4 (Development Process Chapter).
[2] City of Kelowna Official Community Plan, Policy 5.2.3 (Development Process Chapter).
[3] City of Kelowna Official Community Plan, Policy 5.22.11 (Development Process Chapter).
[4] City of Kelowna Official Community Plan, Policy 5.23.1 (Development Process Chapter).

c. Any security system that limits access to exiting needs to be addressed in the code analysis by the architect.
d. Handicap Accessibility to the main floor levels to be provided, ramps may be required. Handicap parking stall(s) to be closest to the main lobby access
e. Access to the roofs are required per NFPA and guard rails may be required and should be reflected in the plans if required
f. Vestibule(s) required at access to parkade from units
g. Door swings can't reduce exit path(s) minimum widths from upper floors. Doors to open in direction of exit when connected to public corridors. Refer to areas along gridline A of the Parking plan and Level 1 plan.
h. Access to patio roofs are not clearly defined on the drawings. The Development permit drawings to clearly define these accesses. Please revise the drawings and provide a section thru this area as it accesses the lower roof top patios
i. Floor elevations appear to be confusing near grid B8 of level 1 where additional stairs are required or some stairs are not needed.

- A Geotechnical report is required to address the sub soil conditions and site drainage at time of building permit application. If a soil removal or deposit permit is required, this must be requested at time of Development Permit application.
- We strongly recommend that the developer have his professional consultants review and prepare solutions for potential impact of this development on adjacent properties. Any damage to adjacent properties is a civil action which does not involve the city directly. The items of potential damage claims by adjacent properties are items like settlement of foundations (preload), damage to the structure during construction, undermining & underpinning of existing foundation, additional snow drift on neighbour roofs, excessive noise from mechanical units, vibration damage during foundation preparation work, water infiltration systems, dewatering, etc.
- Mechanical Ventilation inlet and exhausts vents are not clearly defined in these drawings for the enclosed parking level. The location and noise from these units should be addressed at time of Development Permit.
- An exit analysis is required as part of the code analysis at time of building permit application. The exit analysis is to address travel distances within the units and all corridors, number of required exits per area, door swing direction, handrails on each side of exit stairs, width of exits, spatial calculation for any windows in exit stairs, etc.

6.2 Development Engineering Department

Refer to Attachment 'A' dated May 24, 2017.

6.3 Fire Department

- Kelowna Fire Department has no issues with the zoning change.
- Ensure appropriate fire flow as per the subdivision bylaw.
- A fire safety plan as per section 2.8 BCFC is required at occupancy. The fire safety plan and floor plans are to be submitted for approval in AutoCAD Drawing format on a CD as well as a fire pre-plan as per bylaw 10760.
- Fire Department access is to be met as per BCBC 3.2.5. - the lane cannot be deemed reliable for access.

- All requirements of the City of Kelowna Fire and Life Safety Bylaw 10760 shall be met for communications.
- Fire department connection is to be within 45M of a fire hydrant - unobstructed.

6.4 Fortis BC -Electric

- There are FortisBC Inc (Electric) ("FBC(E)") primary distribution facilities along Ethel Street and within the lane adjacent the subject's west property line. Based on the plans submitted, it is unclear whether adequate space has been provided to accommodate the transformation required to service the proposed development. Furthermore, FBC(E) has concerns regarding setback requirements around the existing overhead line in the lane. It is recommended that FBC(E) be contacted as soon as possible to determine servicing and land rights requirements for the proposed design. The applicant is responsible for costs associated with any change to the subject property's existing service, if any, as well as the provision of appropriate land rights where required.
    1. For more information, please refer to FBC(E)'s overhead and underground design requirements:
    2. FortisBC Overhead Design Requirements http://fortisbc.com/ServiceMeterGuide
    3. FortisBC Underground Design Specification http://www.fortisbc.com/InstallGuide

7.0 Application Chronology

Date of Application Received: April 5, 2017
Date Public Consultation Completed: May 18, 2017
Date of Amended Plans Received: June 7, 2017

Report prepared by: Lydia Korolchuk, Planner

Reviewed by: Terry Barton, Urban Planning Manager

Reviewed by: Ryan Smith, Community Planning Department Manager

Approved for Inclusion: Doug Gilchrist, Divisional Director, Community Planning & Real Estate

Attachments:

Attachment A: Development Engineering Memorandum
Site Plan
Conceptual Elevations
Landscape Plan

ATTACHMENT A
This forms part of application
Z17-0035
Planner Initials LK
City of Kelowna
COMMUNITY PLANNING

CITY OF KELOWNA

MEMORANDUM

Date: *May 24,2017*
File No.: Z17-0035

To: Community Planning (LK)

From: Development Engineering Manager(SM)

Subject: 2240, 2250 & 2260 Ethel Street *REVISED* HD2

Development Engineering has the following requirements associated with this application. The road and utility upgrading requirements outlined in this report will be a requirement of this development.

The Development Engineering Technologist for this project is Jason Angus

.1) Domestic Water and Fire Protection

a) The development site is presently serviced with small water services. The developer's consulting mechanical engineer will determine the domestic, fire protection requirements of this proposed development and establish hydrant requirements and service needs. Only one service will be permitted for this development.

b) The applicant, at his cost, will arrange for the removal of the existing services and the installation of one new larger metered water service and fire hydrant. The new service should tie in to the main on Ethel St. The estimated cost of this construction for bonding purposes is **$20,000.00.**

c) The developer must obtain the necessary permits and have all existing utility services disconnected prior to removing or demolishing the existing structures. The City of Kelowna water meter contractor must salvage existing water meters, prior to building demolition. If water meters are not salvaged, the developer will be invoiced for the meters.

.2) Sanitary Sewer

a) The development site is presently serviced with small diameter sanitary sewer services. Only one service will be permitted for this development. The developer's consulting civil engineer will determine sanitary sizing for this development. The applicant, at his cost, will arrange for the removal of the existing services and and the installation of one new larger service The estimated cost of this construction for bonding purposes is **$15,000.00**

.3) Storm Drainage

(a) The developer must engage a consulting civil engineer to provide a storm water management plan for these sites which meets the requirements of the City Subdivision Development and Servicing Bylaw 7900. The storm water management plan must also include provision of lot grading plans, minimum basement elevations (MBE), if applicable, and provision of a storm drainage

service and recommendations for onsite drainage containment and disposal systems.

(b) Only one service will be permitted for this development. The applicant, at his cost, will arrange the installation of one overflow service. The estimated cost of this construction is ***$8,000.00****.*

.4) Road Improvements

(a) *Ethel Street fronting this development must be upgraded to an urban standard to including barrier curb & gutter, a separate sidewalk, storm drainage, road fillet & landscaped boulevard and relocation or adjustment of existing utility appurtenances if required to accommodate the upgrading construction.*

(a) Lane fronting this development must be upgraded to SS-R2 standard to including road fillet and relocation or adjustment of existing utility appurtenances if required to accommodate the upgrading construction. The estimated cost of the road improvements for bonding purposes is **$1,500.00**

.5) Road Dedication and Subdivision Requirements

By registered plan to provide the following:

a) Dedicate 0.8m width along the full frontage of the lane.

b) Lot consolidation.

c) Grant statutory rights-of-way if required for utility services.

.6) Electric Power and Telecommunication Services

a) All proposed distribution and service connections are to be installed underground. Existing distribution and service connections, on that portion of a road immediately adjacent to the site, are to be relocated and installed underground as this site is located within the Hospital District centre.

b) Make servicing applications to the respective Power and Telecommunication utility companies. The utility companies are required to obtain the City's approval before commencing construction.

c) Re-locate existing poles and utilities, where necessary. Remove aerial trespass (es).

.7) Engineering

Road and utility construction design, construction supervision, and quality control supervision of all off-site and site services including on-site ground recharge drainage collection and disposal systems, 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.

.8) Design and Construction

a) Design, construction supervision and inspection of all off-site civil works and site servicing must be performed by a Consulting Civil Engineer and all such work is subject to the approval of the City Engineer. Drawings must conform to City standards and requirements.

b) Engineering drawing submissions are to be in accordance with the City's "Engineering Drawing Submission Requirements" Policy. Please note the number of sets and drawings required for submissions.

c) Quality Control and Assurance Plans must be provided in accordance with the Subdivision, Development & Servicing Bylaw No. 7900 (refer to Part 5 and Schedule 3).

d) A "Consulting Engineering Confirmation Letter" (City document 'C') must be completed prior to submission of any designs.

e) Before any construction related to the requirements of this subdivision application commences, design drawings prepared by a professional engineer must be submitted to the City's Works & Utilities Department. The design drawings must first be "Issued for Construction" by the City Engineer. On examination of design drawings, it may be determined that rights-of-way are required for current or future needs.

.9) Servicing Agreements for Works and Services

a) A Servicing Agreement is required for all works and services on City lands in accordance with the Subdivision, Development & Servicing Bylaw No. 7900. The applicant's Engineer, prior to preparation of Servicing Agreements, must provide adequate drawings and estimates for the required works. The Servicing Agreement must be in the form as described in Schedule 2 of the bylaw.

b) Part 3, "Security for Works and Services", of the Bylaw, describes the Bonding and Insurance requirements of the Owner. The liability limit is not to be less than $5,000,000 and the City is to be

.10) Survey Monuments and Iron Pins

If any legal survey monuments or property iron pins are removed or disturbed during construction, the developer will be invoiced a flat sum of $1,200.00 per incident to cover the cost of replacement and legal registration. Security bonding will not be released until restitution is made.

.11) Bonding and Levy Summary

(a) Bonding

Water works upgrade	$20,000.00
Sanitary service upgrade	$15,000.00
Storm Service	$ 8,000.00
Lane Frontage Improvements	$ 1,500.00
Total Bonding	**$44,500.00**

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.

b) *Only the service upgrades must be completed at this time. The City wishes to defer the remainder of the upgrades to Ethel Street fronting this development. Therefore, cash-in-lieu of immediate construction is required and the City will initiate the work later, on its own construction schedule.*

Item	*Cost*
Drainage	*$ 937.00*
Curb &Gutter	*$ 9,900.00*
Sidewalk	*$ 12,375.00*
Street Lighting	*$ 3,713.00*
Landscape Boulevard	*$ 3,713.00*
Road Fillet	*$14,850.00*
Total	***$45,488.00***

.12) 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 (3.5% of Total Off-Site Construction Cost plus GST).

14) Development Permit and Site Related Issues

Access and Manoeuvrability

(i) Access to the site is permitted from the lane as per bylaw.

(ii) Review and confirm that the development and development site access does not adversely affect the lane operation as a two-way roadway. The minimum clear throat lane width must be 6.4m.

15. Geotechnical Report

As a requirement of this application the owner must provide a geotechnical report prepared by a Professional Engineer qualified in the field of hydro-geotechnical survey to address the following:

(a) Area ground water characteristics.
(b) Site suitability for development, unstable soils, etc.

(c) Drill and / or excavate test holes on the site and install pisometers if necessary. Log test hole data to identify soil characteristics, identify areas of fill if any. Identify unacceptable fill material, analyse soil sulphate content, identify unsuitable underlying soils such as peat, etc. and make recommendations for remediation if necessary.

(d) List extraordinary requirements that may be required to accommodate construction of roads and underground utilities as well as building foundation designs.

(e) Additional geotechnical survey may be necessary for building foundations, etc.

Steve Muenz, P. Eng.
Development Engineering Manager
SS

Development Permit Application
Planning Rationale & Urban Design Brief

Ethel Street Development
Kelowna, British Columbia March 17, 2017

Rendering is an artistic interpretation for illustrative purposes only.

FACTION ARCHITECTURE

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*The Architectural & Civil drawings contained within this document are copies of the original sealed set submitted with this application.

Ethel Street Development Permit Application

Kelowna, British Columbia, March 17, 2017

1.0 Character & Image:

In harmony with the aspiration to increase density within the health district, this multi-family project endeavors to provide a variety of different medium density housing options. This responds to the increased demand for smaller scale, centrally located, urban alternatives to the traditional single family residence. The composition of the different units, consisting of small studio apartments up to three bedroom townhouses, provides a diverse residence make-up that ultimately will contribute positively to the changing neighbourhood demographic as it transitions toward a more sustainable future.

Ethel Street Development Permit Application

Kelowna, British Columbia, REVISED JUNE 7, 2017

1.1 Preliminary Development Information

PRELIMINARY DEVELOPMENT INFORMATION

PROJECT:	Ethel Street Development
OWNER:	J.D. Nelson & Assoc. Ltd.
PROJECT NO.:	16-008
CIVIC ADDRESS:	2240, 2250, 2260 Ethel Street
LEGAL ADDRESS:	Lot 22, 23, 24, Plan 11811
CURRENT ZONING:	RU6
PROPOSED ZONING:	HD2
ISSUED FOR:	Development Permit

SUMMARY (ZONING ANALYSIS TABLE BASED ON HD2)

SITE DETAILS

Site Area:	Minimum						Proposed					
		(acres)		(m2)		(ft2)		(acres)		(m2)		(ft2)
	+/-	0.22	+/-	900	+/-	9,688	+/-	0.6	+/-	2,450.94	+/-	26,383

Site Width:	Minimum		Proposed			
	(m)	(ft)		(m)		(ft)
	30	98.4	+/-	65.85	+/-	216.0

Site Depth:	Minimum		Proposed			
	(m)	(ft)		(m)		(ft)
	30	98.4	+/-	37.22	+/-	122.0

Site Coverage (area):	Maximum		Proposed				
	(m2)	(ft2)		(m2)		(ft2)	
Buildings	1,348.0	14,510.4	+/-	*1,568.8*	*+/-*	*16,886.0*	[1]

Site Coverage (percentage):	Maximum		Proposed	
Buildings	55%	+/-	*64.0%*	[1]

DEVELOPMENT INFORMATION

Number & Breakdown of Units:

Type	LVL	Studio	#	1Bd	#	1Bd+Den	#	2Bd	#	2Bd+Den	#	3Bd	#	Total (ft2)
TH1	1&2											± 1300	2	± 2600
TH2	1&2									± 1300	2			± 2600
TH3	1&2											± 1300	2	± 2600
A	2	± 313	8											± 2504
A1	2	± 313	2											± 626
A1	3	± 313	2											± 626
B	3			± 540	2									± 1080
B1	1			± 595	2									± 1190
C	2					± 620	1							± 620
C	3					± 620	1							± 620
C1	1					± 700	2							± 1400
C1	3					± 700	2							± 1400
C2	1					± 745	1							± 745
C3	1					± 785	1							± 785
D	2							± 745	1					± 745
D	3							± 745	1					± 745
D1	2							± 785	1					± 785
D1	3							± 785	1					± 785
D2	2							± 775	2					± 1550
D2	3							± 775	2					± 1550
D3	2							± 740	2					± 1480
D3	3							± 740	2					± 1480
D4	4							± 870	2					± 1740
E	1									± 850	2			± 1700
E1	1									± 905	2			± 1810
F	4											± 1265	2	± 2530
Total			12		4		8		14		6		6	± 36296
Total Units														50

Floor Area:

Level		Net (m2)*		Net (ft2)*		Gross (m2)		Gross (ft2)
1	+/-	1,071	+/-	11,530	+/-	1,265	+/-	13,611
2	+/-	1,134	+/-	12,210	+/-	1,240	+/-	13,351
3	+/-	770	+/-	8,286	+/-	878	+/-	9,448
4	+/-	397	+/-	4,270	+/-	520	+/-	5,600
Subtotal	+/-	3,372	+/-	36,296	+/-	3,903	+/-	42,010
P1					+/-	1,148	+/-	12,360
Garage					+/-	304	+/-	3,276

* As defined in the City of Kelowna Zoning Bylaw

Floor Area Ratio:	Maximum		Proposed
	*1.4**	+/-	1.376

*Based on providing required parking below habitable space of a principle building and entering into a housing agreemen

Building Height:	Maximum		Proposed		
	(m)	(ft)		(m)	(ft)
	16.5	54	+/-	15.2	+/- 50.0

Building Setbacks (from property line):		Required		Proposed			
		(m)	(ft)		(m)		(ft)
Front	(East)	4.5	14.8	+/-	*3.5*	+/-	*11.5* [2]
Side	(North)	4.5/6.0	14.8/19.7	+/-	4.5/7.5	+/-	14.8/24.6
Rear	(West)	3.0	9.8	+/-	*0.2*	+/-	*0.65* [3]
Side	(South)	4.5/6.0	14.8/19.7	+/-	4.5/7.5	+/-	14.8/24.6

Private Open Space:			Required			Proposed		
Type	#	/Unit (m2)	(m2)	(ft2)		(m2)		(ft2)
Bachelor	12	7.5	90	969				
1Bd	12	15	180	1938				
>1Bd	26	25	650	6997				
			920	9903	+/-	1,115	+/-	12,000

Parking Stalls:	Required	Proposed
	50	50

Loading Spaces:	Required	Proposed
	0	0

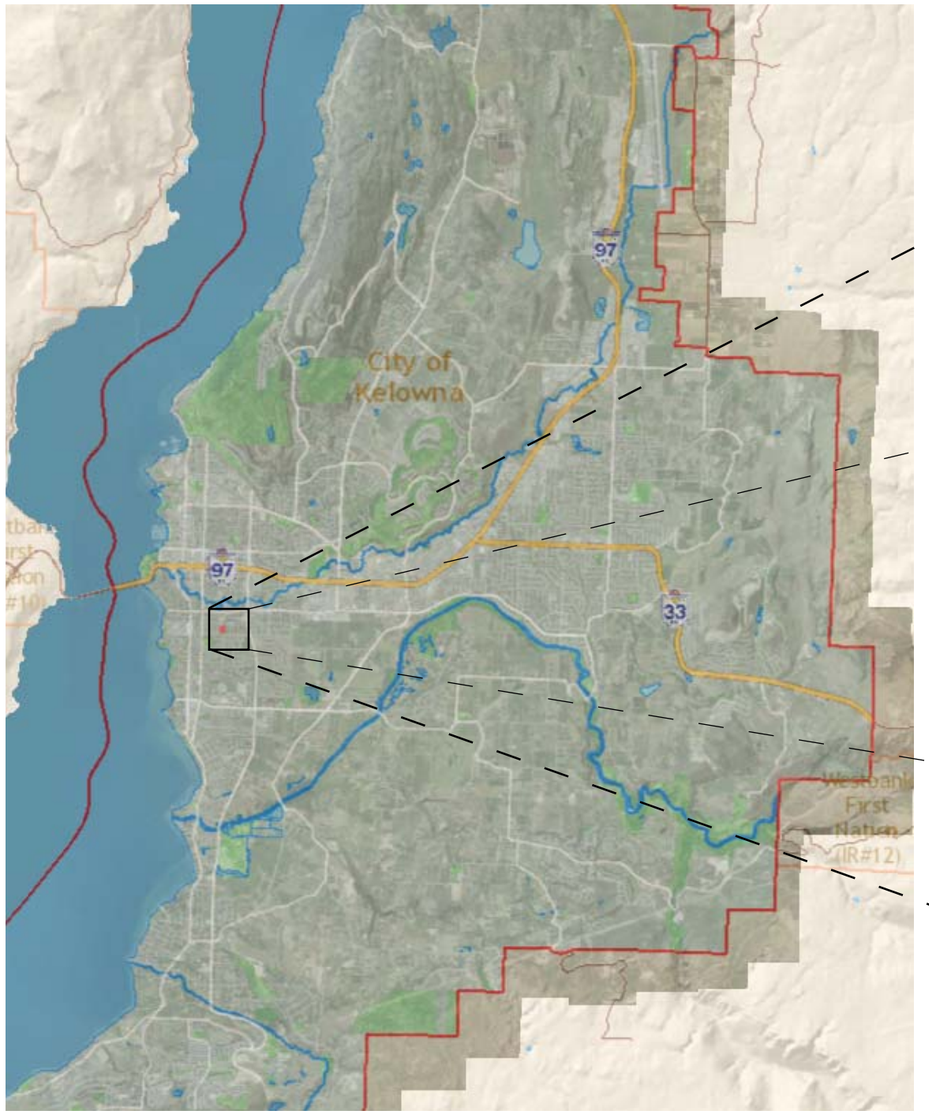
Bicycle Parking:	Required	Proposed
Class I	25	25
Class II	5	5

[1] Indicates requested variance to the site coverage from 55% maximum to 64% proposed.
[2] Indicates requested variance to the front yard setback from 4.5m required to 3.5m proposed.
[3] Indicates requested variance to the rear yard setback from 3.0m required to 0.2m proposed.

2.0 Neighborhood Context:

The project consists of 3 parcels that are located on Ethel Street, between Rose Avenue and Glenwood Avenue, two blocks south of Springfield Road. The project site is centrally located between downtown and the Capri Landmark Urban Centre and is close to nearby parks, schools and transit routs. The current zoning is RU6 with a future land use designation as HD2.

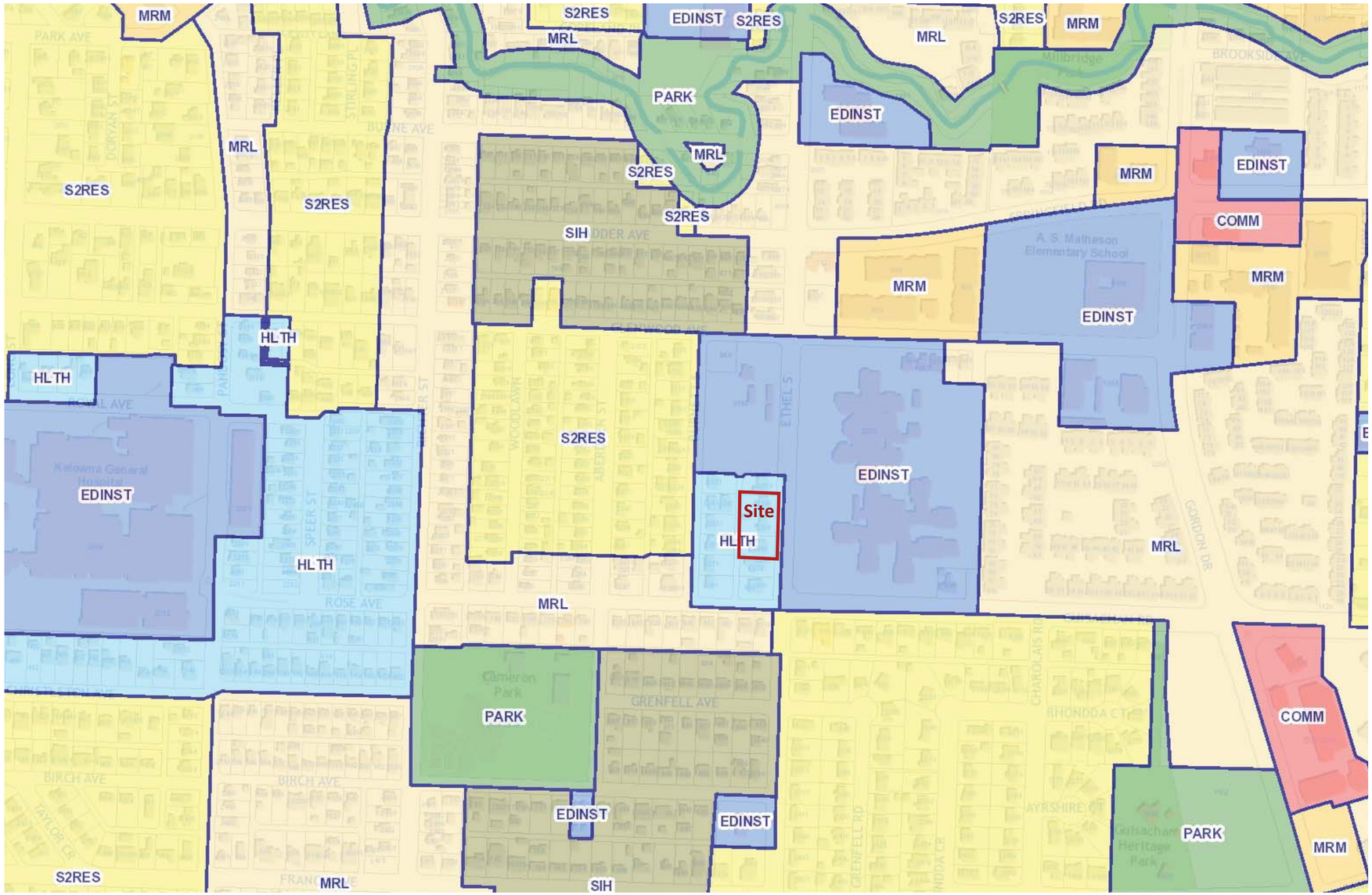
2.1 Location



Map of City of Kelowna N.T.S.

Subject Land & Context Plan N.T.S.

2.2 City of Kelowna Official Community Plan



Legend

- ☐ Future Land Use Text
- Future Land Use
  - Agri-Business
  - Commercial
  - Educational/Major Institutional
  - First Nations Reserve
  - Future Urban Reserve
  - Health District
  - Industrial
  - Industrial - Limited
  - Industrial - Transitional
  - Multiple Unit Residential - Cluster Housing
  - Multiple Unit Residential (High Density)
  - Multiple Unit Residential (Medium Density)
  - Multiple Unit Residential (Low Density)
  - Mixed Use (Residential / Commercial)
  - Mixed Use Tourism
  - Major Park/Open Space (public
  - Public Service/Utilities
  - Private Recreation
  - Resource Protection Area
  - Service Commercial
  - Single / Two Unit Residential
  - Single / Two Unit Residential - Hillside
  - Sensitive Infill Housing
  - Transportation Corridor
- ☐ Area Structure Plan
- Permanent Growth Boundary

N

City of Kelowna OCP - Future Land Use N.T.S.

2.3 Existing Streetscape Photos

Existing Streetscapes Keyplan N.T.S.

Existing Streetscapes

Ⓐ **Ethel St. & Glenwood Ave. View North**

Ⓑ **Ethel St. & Gleenwood Ave. View NE**

Ⓒ **Ethel St. & Gleenwood Ave. View East**

Ⓓ **Ethel St. & Gleenwood Ave. View West**

Ⓔ **Ethel St. & Gleenwood Ave. View South**

South

North

Ⓕ **West Side of Ethel St. North of Site**

South

Site

Site

Site

North

Ⓖ **West Side of Ethel St. Site and Adjacent Neighbours**

Existing Streetscapes

North **South**

Ⓗ **East Side of Ethel Street**

Ⓘ **Ethel St. & Rose Ave. View NE**

Ⓙ **Ethel St. & Rose Ave. View North**

Ⓚ **Ethel St. & Rose Ave. View South**

Ⓛ **Ethel St. & Rose Ave. View West**

Ⓜ **Rear Lane & Rose Ave. View East**

Existing Streetscapes

Ⓝ **North End Rear Lane View North**

Ⓠ **North End Rear Lane View South**

Ⓡ **South End Rear Lane View North**

South

North

Ⓞ **West Side of Rear Lane**

North

Site

Site

Site

South

Ⓟ **East Side of Rear Lane**

3.0 Site Design

- For the overall site layout, the main design intent is to respond to the existing context while also addressing the future transition envisioned for the neighbourhood.
- The strategy is to step the building mass back, on all four elevations, so that the tallest portion of the building is at a minimum of 6m back from all surrounding property lines.
- The solution centrally locates the main pedestrian entrance off of the Ethel Street frontage and utilizes the rear lane for all vehicular access to the site.
- The six, two-storey townhouse units fronting onto Ethel Street serves to both frame the apartment main entrance as well as provide a pedestrian scaled street interface.
- Heading towards the west, the four-storey apartment building is situated on top of a semi-recessed parkade.
- As permitted in the HD2 zone, the parkade is recessed into the site with no more than 2.0m of the parkade's north and south wall elevations exposed. This serves to benefit the project in multiple ways: It allows for increased covered parking, and consequently increased density. It reduces the overall building height, and consequently its impact on the adjacent neighbours. It provides an opportunity for additional outdoor amenity for the building's residents in the areas where the building is set back, and it keeps the parkade above the water table. In a further effort to screen the exposed parkade walls from the adjacent neighbours, the landscape design proposes having both a fence along the north and south property lines and vertical planting intended to screen the parkade from view.
- By locating the majority of parking stalls under the building, a significant amount of the site will be utilized for both common and private outdoor amenity use.
- In addition to the parkade, the remaining required parking will be located in garages accessed directly off the rear lane.

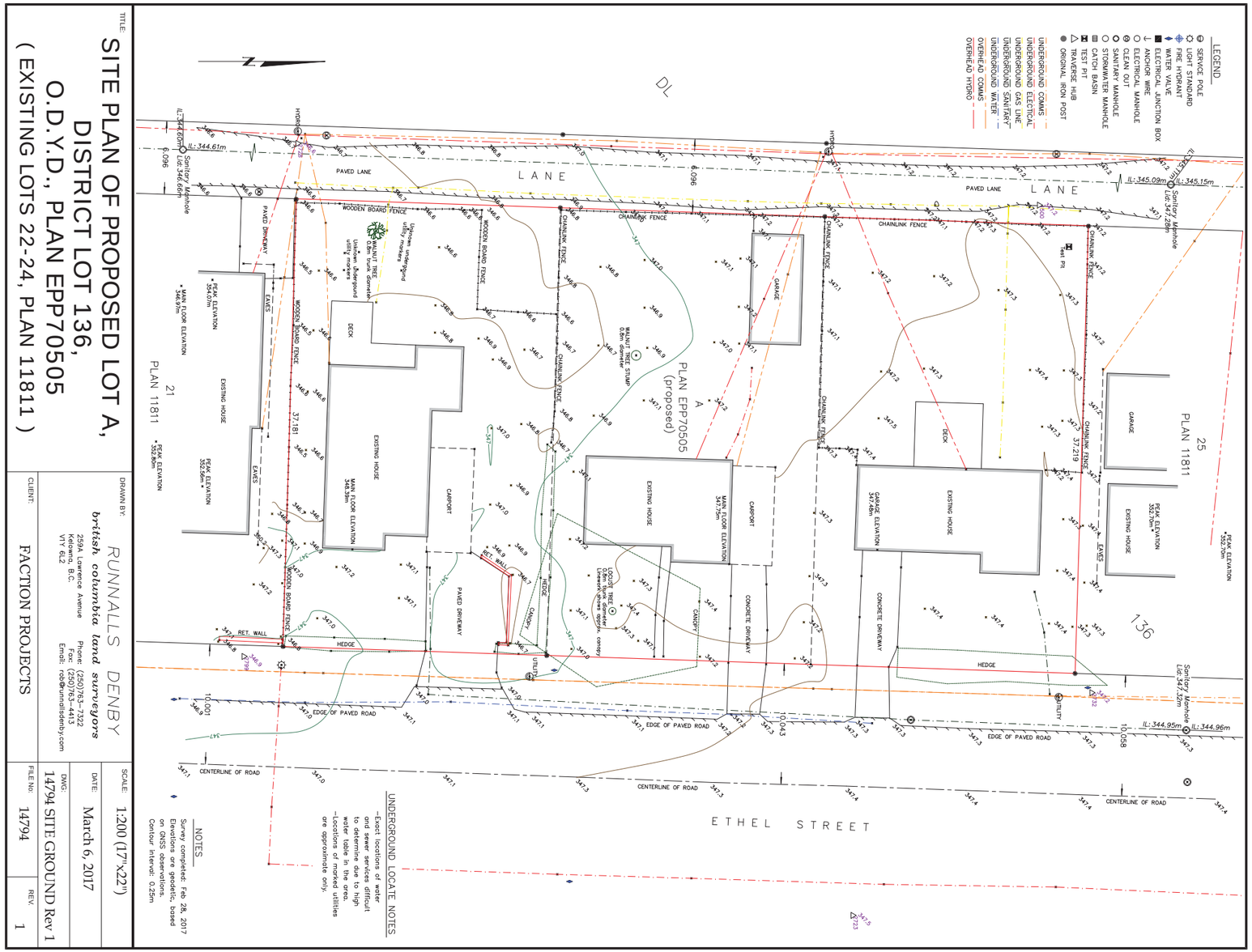
Variance

As stated, one of the goals for the project is to align with the City of Kelowna's Official Community Plan's objective to increase density through the HD2 zoning designation. With the increased density comes the associated need to provide amenity space for the residents. To address this need, the inclusion of enclosed garages off the rear lane allows the use of the roofs as additional patio spaces. The provision of these garages requires three variances. The first variance is for site coverage percentage. The overall site coverage proposed is 65% which exceeds the 55% permitted in the HD2 zone. To mitigate the impact that the increased site coverage might have on the municipal storm utility, the Civil design proposes to include on-site storm water tanks designed for infiltration and an overflow outlet connecting to the existing storm main within Ethel Street. The second and third requested variances are for the relaxation of the front and rear yard setbacks. The requested variance for the front yard setback is from 4.5m required to 3.5m proposed. The requested rear yard setback is from 1.5m to 0.2m. Based on the ground orientated nature of the six, two-storey townhouse units fronting Ethel Street the request for the reduction of the front yard setback is in keeping with other zones front yard setbacks with similar uses. To help offset the impact of close proximately to the lane, the mass was divided into six clusters with the areas between the clusters containing either stairs to access the private roof top patios or landscaping.

Ethel Street Development Permit Application

Kelowna, British Columbia, March 17, 2017

3.1 Site Survey



Site Survey N.T.S.

Ethel Street Development Permit Application

Kelowna, British Columbia, March 17, 2017

3.2 Ethel Street Elevation

1 - Ethel Street Elevation
Scale 1/32” = 1’-0”

FACTION ARCHITECTURE

3.3 Landscape Design

OUTLAND DESIGN
LANDSCAPE ARCHITECTURE

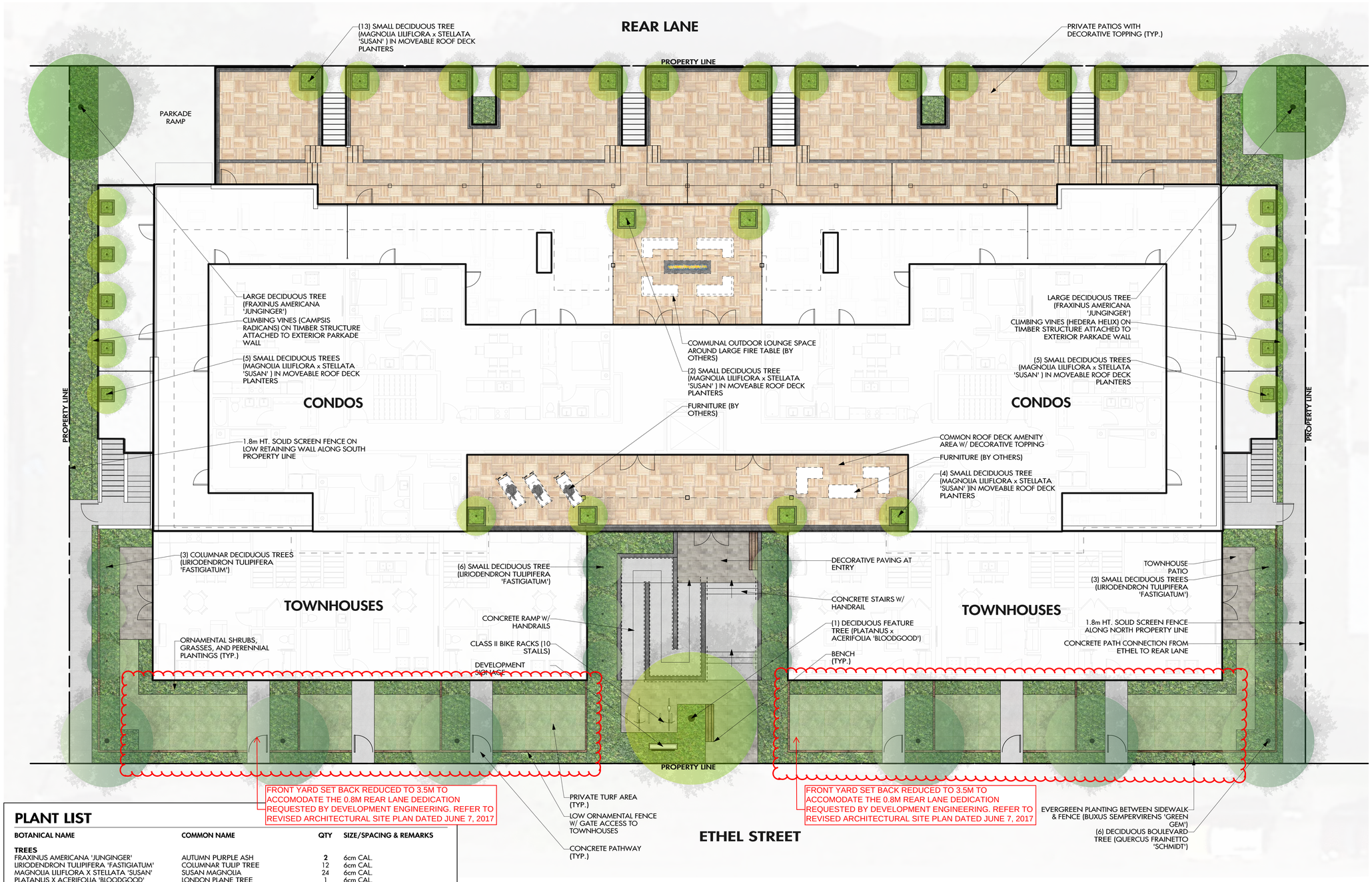
The Ethel Street multifamily development is located between the crossroads of Glenwood Ave. and Guisachan Rd./ Rose Ave., along a major access route for both vehicular, pedestrian and cycling circulation, and across the street from the Cottonwoods Care Centre. The Ethel Street Active Transportation Corridor will make it even more convenient for residents of this development to walk or cycle north to downtown and south to Okanagan College.

A key element to the design was to reinforce the pedestrian character of the project. The development will provide a pedestrian friendly treatment along the Ethel street frontage with the installation of planting and shade trees. The main entrance to the condos includes a wide and inviting courtyard like entry with decorative paving, seating, bike racks, a large feature shade tree and the development signage. As the main entrance is sunken from the street level, stairs and an accessible ramp with handrails provide access for residents and guests. The entrance is reinforced with dense planting and columnar trees that also provide buffering from the townhouse units. Additionally, along Ethel Street on both sides of the main condo entrance, the townhouses each have their own private access paths and gates with a low decorative perimeter fence, front planted with an evergreen hedge. Foundation planting, a shade tree and a private lawn area have been included for each townhouse unit. To connect Ethel Street with the rear lane, a walkway is provided along the north property boundary.

Amidst primarily single family residential properties, another key element to the design was to ensure adequate buffering along the north and south property boundaries. This is achieved with continuous solid screen fencing, shrub planting and trees. Also, climbing vines will be trained up a timber structure attached to the exposed parkade wall for screening. Along the sides and rear lane, planters with flowering ornamental trees will be placed above the parkade and garage roofs and two large deciduous trees will flank the corners of the development along the rear lane to provide soften the edges of the development.

The common roof deck amenity areas accessed from the fourth floor will provide an excellent place for residents to gather. These spaces will take advantage of city and valley views both west and east facing. Each incorporate a decorative topping with flowering ornamental trees in moveable raised planters, and space large enough for programming that could include lounge seating, a fire table, and yoga space.

0 5 10 15 20 M



PLANT LIST

BOTANICAL NAME	COMMON NAME	QTY	SIZE/SPACING & REMARKS
TREES			
FRAXINUS AMERICANA 'JUNGINGER'	AUTUMN PURPLE ASH	2	6cm CAL.
URIODENDRON TULIPIFERA 'FASTIGIATUM'	COLUMNAR TULIP TREE	12	6cm CAL.
MAGNOLIA LILIFLORA X STELLATA 'SUSAN'	SUSAN MAGNOLIA	24	6cm CAL.
PLATANUS X ACERIFOLIA 'BLOODGOOD'	LONDON PLANE TREE	1	6cm CAL.
QUERCUS FRAINETTO 'SCHMIDT'	FOREST GREEN OAK	6	6cm CAL.
PERENNIALS, GRASSES & SHRUBS			
BUXUS SEMPERVIRENS 'GREEN GEM'	GREEN GEM BOXWOOD	75	#02 CONT. /0.6M O.C. SPACING
CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	20	#01 CONT. /0.9M O.C. SPACING
CORNUS ALBA 'SIBIRICA VARIEGATA'	SIBERIAN VARIEGATED DOGWOOD	17	#05 CONT. /1.0M O.C. SPACING
HEMEROCALLIS 'RUBY STELLA'	RUBY STELLA DAYLILY	29	#01 CONT. /0.75M O.C. SPACING
HOSTA 'HALCYON'	HALCYON HOSTA	17	#01 CONT. /1.0M O.C. SPACING
HYDRANGEA ARBORESCENS 'ANNABELLE'	ANNABELLE HYDRANGEA	8	#05 CONT. /1.5M O.C. SPACING
MISCANTHUS SINENSIS 'GRACILLIMUS'	MAIDEN GRASS	12	#01 CONT. /1.2M O.C. SPACING
NEPETA X FAASSENII 'WALKER'S LOW'	WALKER'S LOW CATMINT	20	#01 CONT. /0.9M O.C. SPACING
PACHYSANDRA TERMINALIS	JAPANESE SPURGE	44	#01 CONT. /0.6M O.C. SPACING
PANICUM VIRGATUM 'ROSTRAHLBUSCH'	RED SWITCH GRASS	12	#01 CONT. /1.2M O.C. SPACING
PENNISETUM ORIENTALE 'KARLEY ROSE'	KARLEY ROSE FOUNTAIN GRASS	17	#01 CONT. /1.0M O.C. SPACING
PHILADELPHUS LEWISII	MOCKORANGE	8	#02 CONT. /1.5M O.C. SPACING
PICEA ABIES 'LITTLE GEM'	LITTLE GEM NORWAY SPRUCE	29	#02 CONT. /0.75M O.C. SPACING
VINES			
CAMPSIS RADICANS	TRUMPET VINE	14	#01 CONT. /1.2M O.C. SPACING
HEDERA HELIX	ENGLISH IVY	14	#01 CONT. /1.2M O.C. SPACING

NOTES

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED B.C.L.N.A. STANDARDS.

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 DOUGLAS RED FIR MULCH OR ROCK 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 FROM SOD SHALL BE NO. 1 GRADE 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.

FACTION ARCHITECTURE

201 - 3935 LAKESHORE ROAD
KELOWNA, BC
V1W 1V3
250-980-4510

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NOTES:

SEAL:

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS — REGISTERED MEMBER — FIONA BARTON — 334

ISSUED FOR

NO	DATE	DESCRIPTION
1	2017-03-17	Development Permit

CONSULTANTS:

OUTLAND DESIGN LANDSCAPE ARCHITECTURE
206 - 1889 Spall Road
Kelowna, BC V1Y 4R2
T (250) 868-9270
www.outlanddesign.ca

PROJECT:

ETHEL STREET DEVELOPMENT | KELOWNA, BC

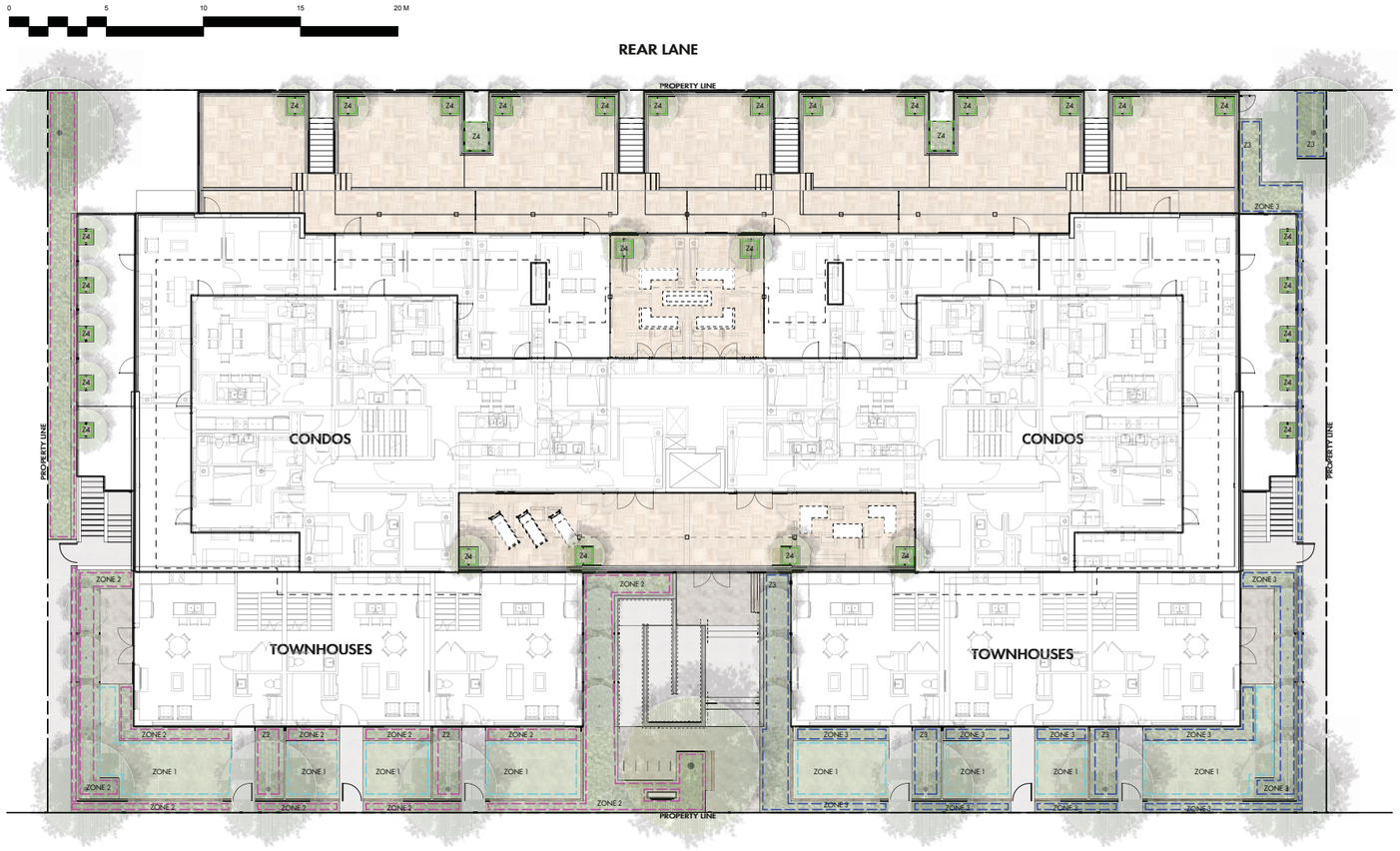
DRAWING DESCRIPTION:

CONCEPTUAL LANDSCAPE DESIGN

PROJECT NO.: 17-028	DRAWING NO.: L1/2
PLOT SCALE: 1:100	
DATE ISSUED: 2017-03-17	
REVIEWED: 2017-03-17 BY: FB	

Ethel Street Development Permit Application

Kelowna, British Columbia, March 17, 2017



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 SPRAY HEADS FOR TURF AREAS.
TOTAL AREA: 107 sq.m.
MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 153 cu.m.

ZONE #2: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 129 sq.m.
MICROCLIMATE: SOUTH WEST EXPOSURE, PARTIALLY SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 72 cu.m.

ZONE #3: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 90 sq.m.
MICROCLIMATE: SOUTH EAST EXPOSURE, PARTIALLY SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 50 cu.m.

ZONE #4: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 21 sq.m.
MICROCLIMATE: NORTHEXPOSURE, PARTIALLY SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 12 cu.m.

EET

WATER CONSERVATION CALCULATIONS

LANDSCAPE MAXIMUM WATER BUDGET (WB) = 347 cu.m. / year
ESTIMATED LANDSCAPE WATER USE (WU) = 286 cu.m. / year
WATER BALANCE = 61 cu.m. / year
*REFER ATTACHED IRRIGATION APPLICATION FOR DETAILED CALCULATIONS

FACTION ARCHITECTURE
201 - 3935 LAKESHORE ROAD
KELOWNA, BC
V1W 1V3
250-980-4510

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NOTES:

SEAL:

ISSUED FOR

NO	DATE	DESCRIPTION
1	2017-03-17	Development Permit

CONSULTANTS:

OUTLAND DESIGN LANDSCAPE ARCHITECTURE
206 - 1889 Spall Road
Kelowna, BC V1Y 4R2
T (250) 808-9370
www.outlanddesign.ca

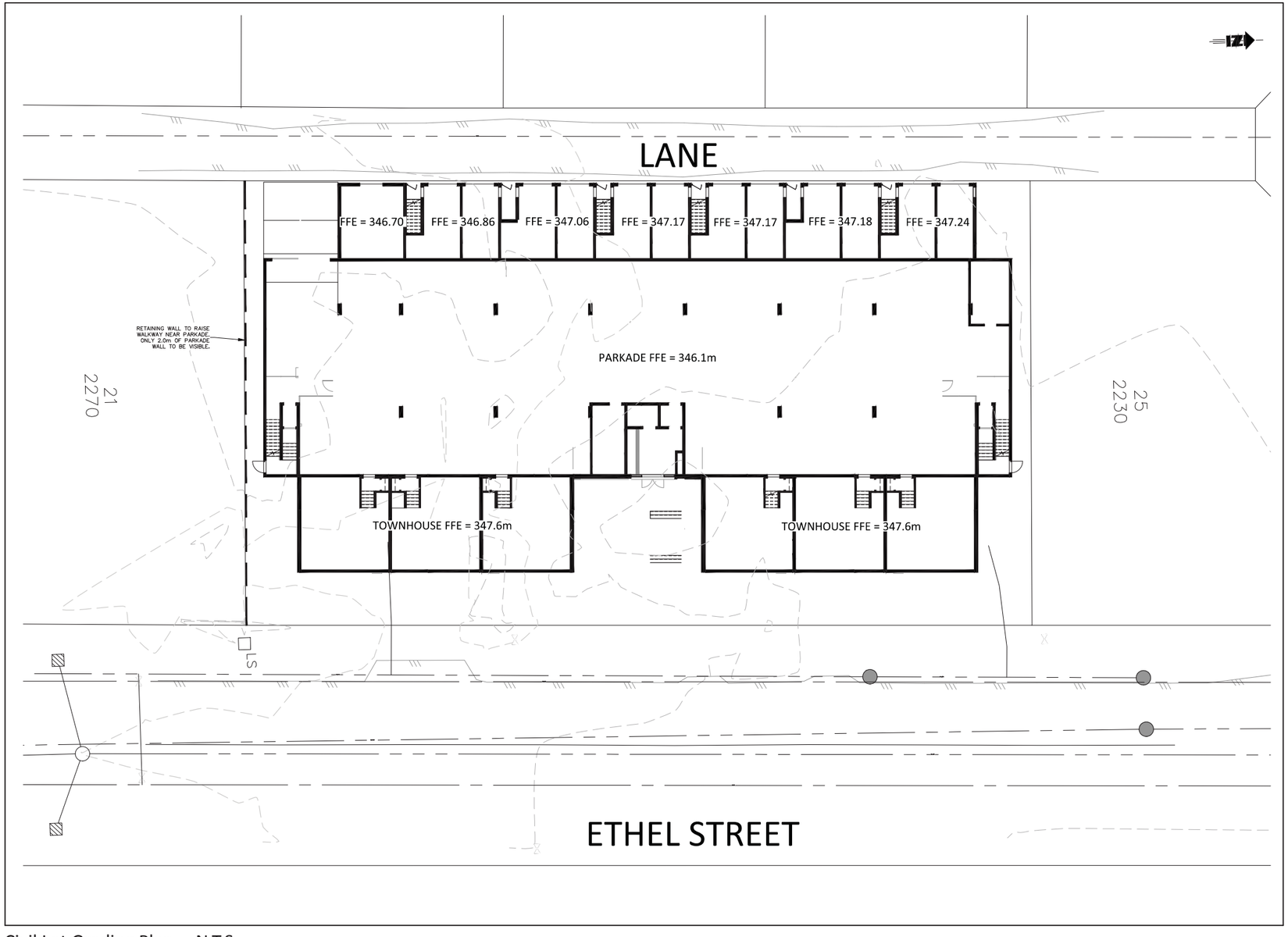
PROJECT:
ETHEL STREET DEVELOPMENT | KELOWNA, BC

DRAWING DESCRIPTION:
IRRIGATION & WATER CONSERVATION PLAN

PROJECT NO.: 17-028	DRAWING NO.: L2/2
PLOT SCALE: 1:100	
DATE ISSUED: 2017-03-17	
REVIEWED: 2017-03-17	BY: FB

Water Conservation & Irrigation Plan N.T.S.

3.4 Civil Design



LEGEND

No.	DATE	DESCRIPTION	BY	APP'D

REVISIONS

CONSULTANT SEAL

ISSUED FOR MARCH 17, 2017
DEVELOPMENT PERMIT

TRUE CONSULTING

ETHEL STREET DEVELOPMENT

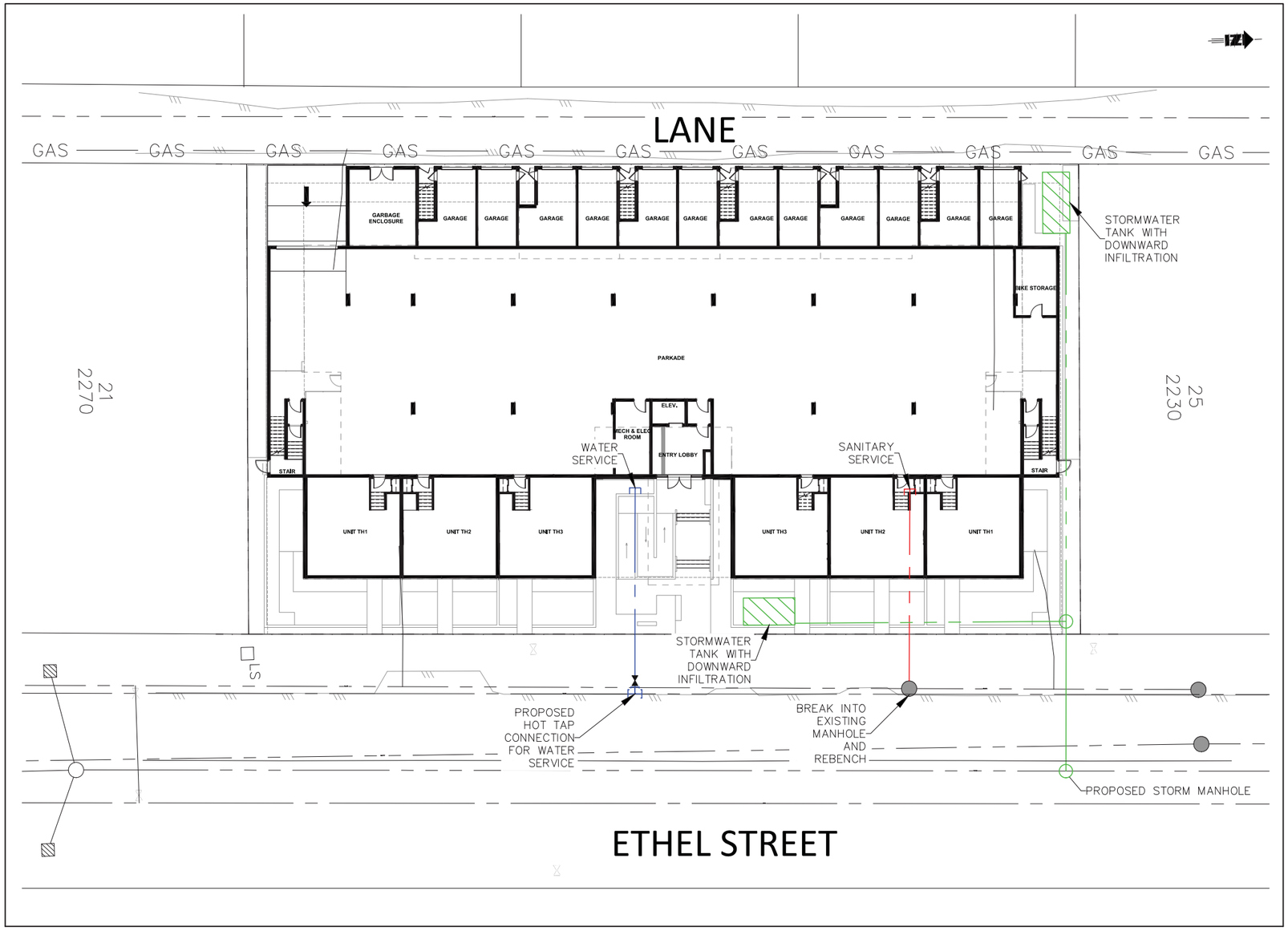
CONCEPTUAL GRADING PLAN

SCALE	1:300
DESIGN BY	DLP
DRAWN BY	AP
DATE	MARCH 2017
PROJECT No.	1256-011
ACAD FILE	
DRAWING No.	1256-011-SD1
SHEET	1 OF 3
REVISION	-

Civil Lot Grading Plan N.T.S.

Ethel Street Development Permit Application

Kelowna, British Columbia, March 17, 2017



LEGEND

- SANITARY SEWER
- STORM SEWER
- WATERMAIN
- MANHOLE
- CATCH BASIN
- WATER VALVE
- FIRE HYDRANT

No.	DATE	DESCRIPTION	BY	APP'D

REVISIONS

CONSULTANT SEAL

ISSUED FOR MARCH 17, 2017

DEVELOPMENT PERMIT

TRUE CONSULTING

ETHEL STREET DEVELOPMENT

CONCEPTUAL SERVICING PLAN

SCALE	1:300
DESIGN BY	DLP
DRAWN BY	AP
DATE	MARCH 2017
PROJECT No.	1256-011
ACAD FILE	
DRAWING No.	1256-011-SD2
SHEET	2 OF 3
REVISION	-

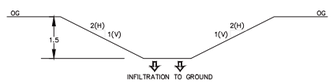
Civil Utilities Site Servicing N.T.S.

Ethel Street Development Permit Application

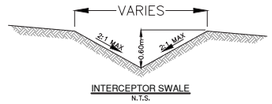
Kelowna, British Columbia, March 17, 2017

SEDIMENT AND EROSION CONTROL NOTES:

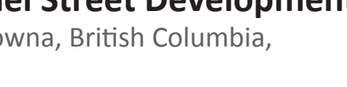
1. EROSION AND SEDIMENT CONTROL MEASURES TO BE INSTALLED/CONSTRUCTED PRIOR TO COMMENCING OTHER WORKS.
2. CONTRACTOR TO USE BEST CONSTRUCTION MANAGEMENT TECHNIQUES WITH REGARD TO STORMWATER RUNOFF. NO SILT LADEN WATERS SHALL BE ALLOWED TO LEAVE THE CONSTRUCTION SITE, OR TO ENTER ANY WATERCOURSE PER FEDERAL FISHERIES ACT PROVISIONS.
3. ONCE WATER STORED IN POND IS CLEAN TO SPEC (TOTAL SUSPENDED SOLIDS NOT EXCEEDING 25mg/litre OF WATER OR MORE THAN 8 NEPHELOMETRIC TURBIDITY UNITS (NTU)) IT IS TO BE PUMPED INTO EXISTING CB'S ON WEST SIDE OF VALLEY ROAD AND ULTIMATELY INTO BRANDT'S CREEK.
4. PROVISIONAL EROSION AND SEDIMENT CONTROL MEASURES TO BE MADE AVAILABLE IMMEDIATELY AS/WHEN DIRECTED BY THE ENGINEER.
5. CONTRACTOR TO REVIEW AND REFER TO ENVIRONMENTAL PROTECTION SPECIAL PROVISIONS WITHIN THE CONTRACT DOCUMENTS FOR FURTHER SPECIFICATIONS.
6. CONTRACTOR SHALL MONITOR POND WATER LEVELS AND WEATHER FORECAST AT ALL TIMES AND ARRANGE FOR VAC TRUCK TO EMPTY POND IF/AS REQUIRED TO AVOID OVERTOPPING.



SEDIMENT CONTROL POND/INFILTRATION POND - SECTION AA
N.T.S.

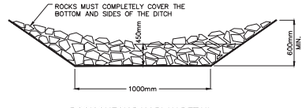


INTERCEPTOR SWALE
N.T.S.

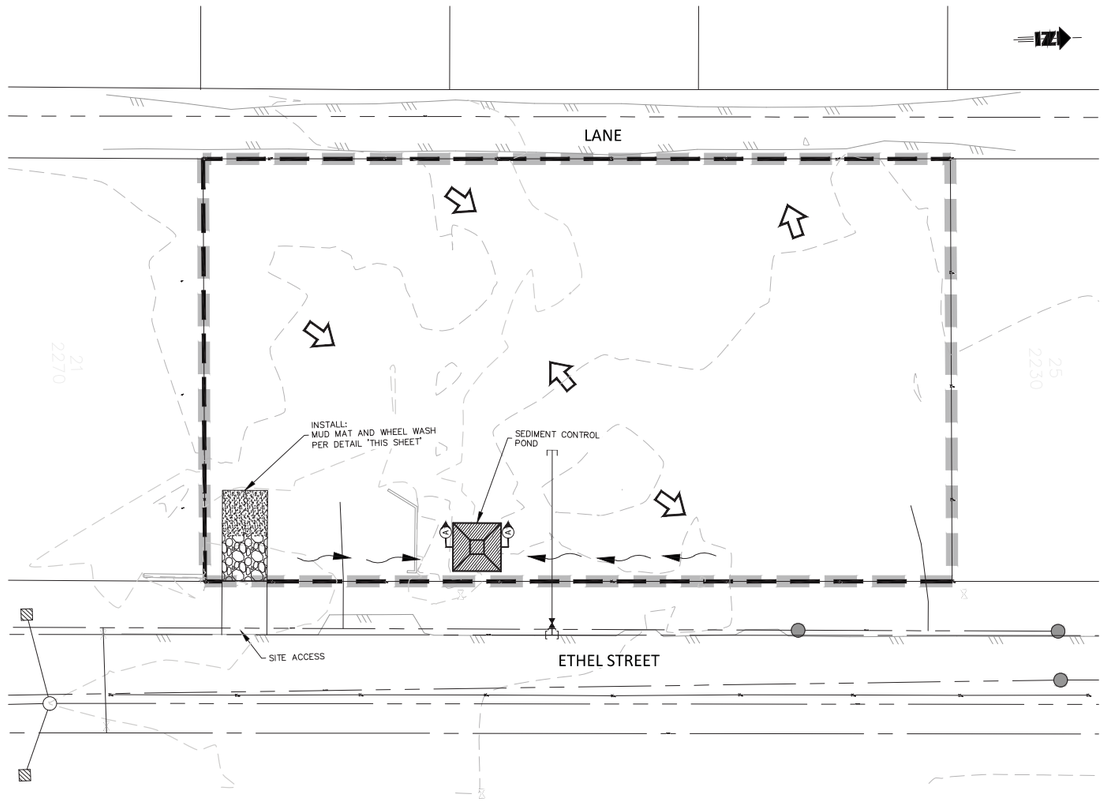


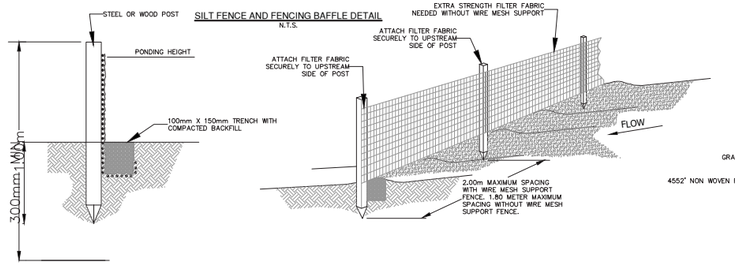
L = THE DISTANCE SUCH THAT POINTS A AND B ARE OF EQUAL ELEVATION

ROCK CHECK DAM ELEVATION DETAIL
N.T.S.

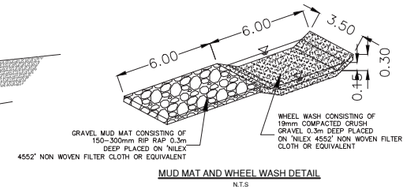


ROCK CHECK DAM PLAN DETAIL
N.T.S.





SILT FENCE AND FENCING BAFFLE DETAIL
N.T.S.



MUD MAT AND WHEEL WASH DETAIL
N.T.S

LEGEND

- LIMIT OF SUBJECT LAND
- ROCK CHECK DAM
- INTERCEPTOR SWALE
- SILT FENCING
- 1.2m CONSTRUCTION (SNOW) FENCE
- GENERAL DRAINAGE PATTERN
- 415 ORIGINAL GROUND CONTOURS

No.	DATE	DESCRIPTION	BY

REVISIONS

CONSULTANT SEAL

ISSUED FOR MARCH 17, 2017

DEVELOPMENT PERMIT

TRUE CONSULTING

ETHEL STREET DEVELOPMENT

EROSION AND SEDIMENT CONTROL PLAN

SCALE	1:400
DESIGN BY	DLP
DRAWN BY	AP
DATE	MARCH 2017
PROJECT No.	1256-011
ACAD FILE	
DRAWING No.	1256-011-SD3
SHEET	3 OF 3
REVISION	-

Civil Erosion and Sediment Control Plan N.T.S.

4.0 Architectural Treatment:

Approaching the site from the east, the townhomes create an interactive, pedestrian scaled interface with the street frontage. The benefits of this approach will be fully realized once the future construction of the Active Transpiration Corridor by the City of Kelowna is complete. The building steps back from the Ethel Street frontage. For the larger apartment building, the massing is downplayed through the strategic placement of extensive exterior living space.
The exterior treatment of the project's façade employs a mix of glazing, masonry, and fibre cement cladding. The balanced façade composition employs the different materials to frame and articulate various elements of the building. For the townhomes, the use of masonry and fibre cement cladding responds to both the traditional walk-up vernacular and a modern regional context.

Sustainability:

The design of the proposed new multi-family housing project takes into account the following sustainability strategies:

- Selecting plant species that are low maintenance, thereby conserving water,
- Adding trees on the site and adjacent to the building, sidewalk and parking area that provides shade.
- Increasing the density of the existing site to increase the efficiency of land use,
- Design the building envelope to include high efficiency glazing, and increased insulation in wall cavities and roofing system,
- Use low V.O.C. emitting materials and materials that contain re-cycled content,
- Use regional materials and services where possible,
- Utilize natural ventilation,
- Provide access to natural light and views
- High albedo roof

4.1 Conceptional Renderings

North East Corner View from Ethel Street

Rendering is an artistic interpretation for illustrative purposes only.

North West Corner from the Rear Lane

Rendering is an artistic interpretation for illustrative purposes only.

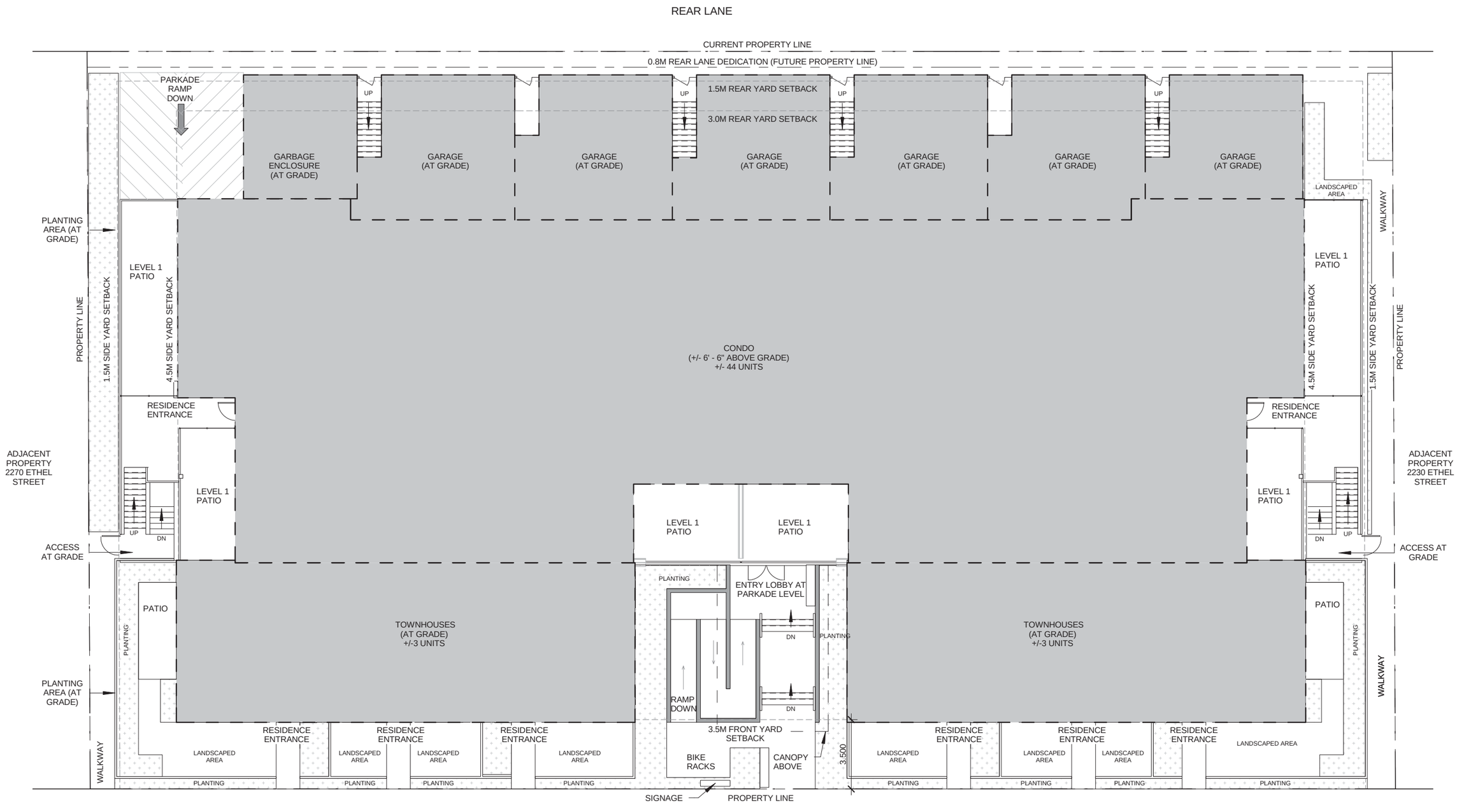
Rendering is an artistic interpretation for illustrative purposes only.

Apartment Main Entry off of Ethel Street

Ethel Street Development Permit Application

Kelowna, British Columbia, REVISED JUNE 7, 2017

4.2 Architectural Drawings



FACTION ARCHITECTURE

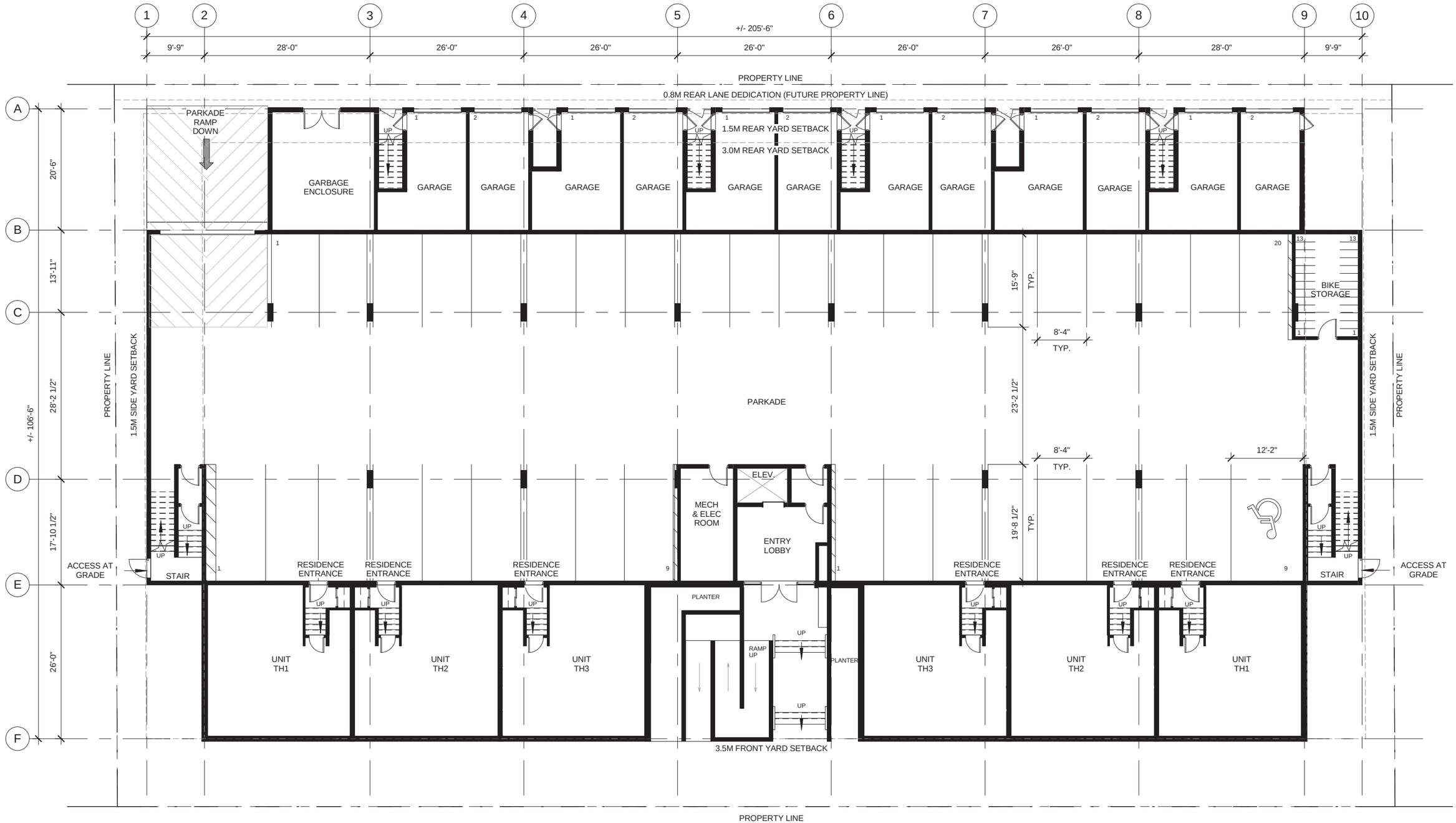
N

SITE PLAN
Scale 1/16” = 1’-0”

22

Ethel Street Development Permit Application

Kelowna, British Columbia, REVISED JUNE 7, 2017



FACTION ARCHITECTURE

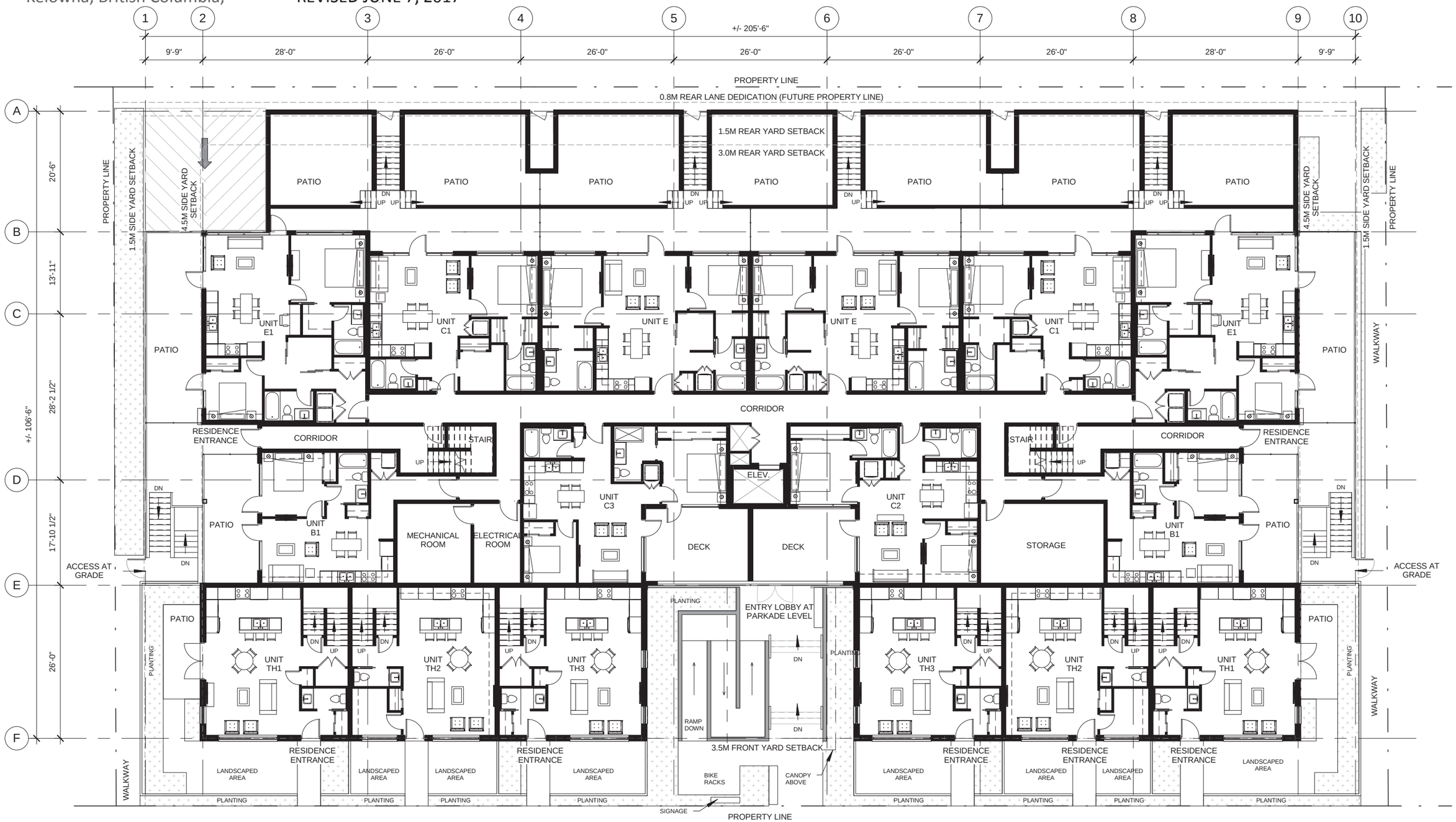
PARKADE PLAN

Scale 1/16” = 1’-0”

23

Ethel Street Development Permit Application

Kelowna, British Columbia, REVISED JUNE 7, 2017



FACTION ARCHITECTURE

N

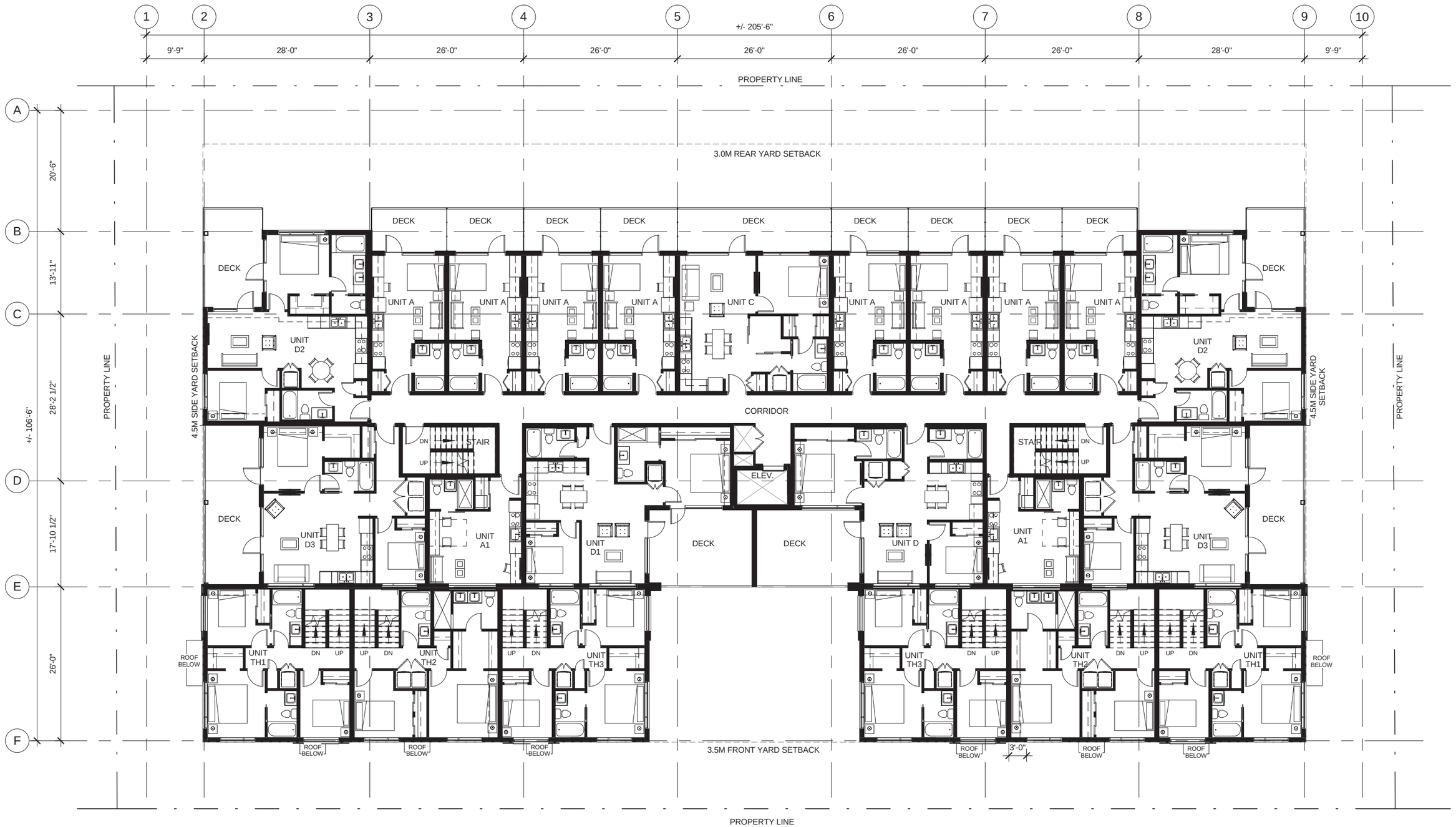
LEVEL 1 PLAN

Scale 1/16” = 1’-0”

24

Ethel Street Development Permit Application

Kelowna, British Columbia, REVISED JUNE 7, 2017



FACTION ARCHITECTURE

N

LEVEL 2 PLAN

Scale 1/16" = 1'-0"

25

Ethel Street Development Permit Application

Kelowna, British Columbia, REVISED JUNE 7, 2017

FACTION ARCHITECTURE

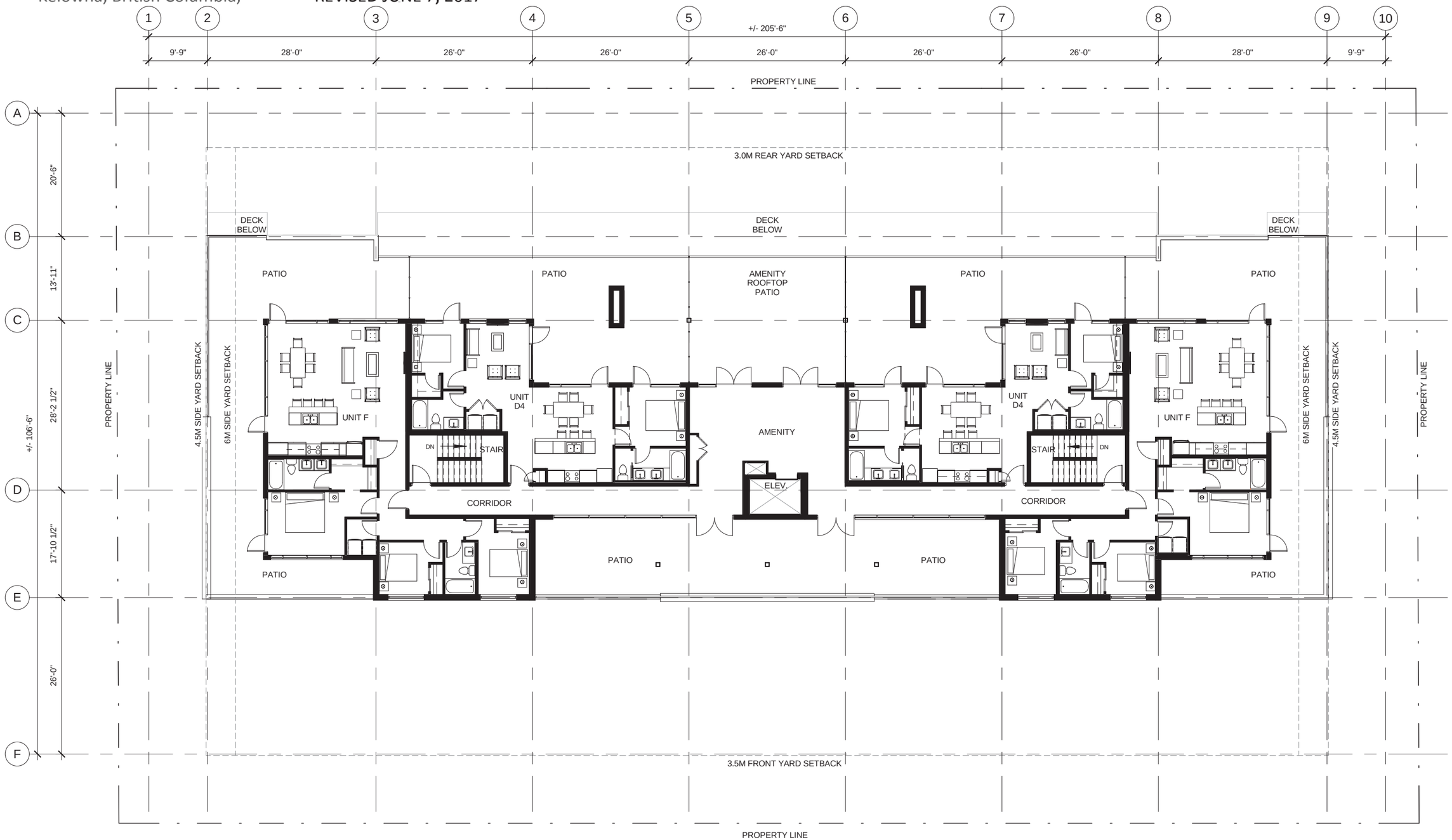
N

LEVEL 3 PLAN
Scale 1/16" = 1'-0"

26

Ethel Street Development Permit Application

Kelowna, British Columbia, REVISED JUNE 7, 2017



FACTION ARCHITECTURE

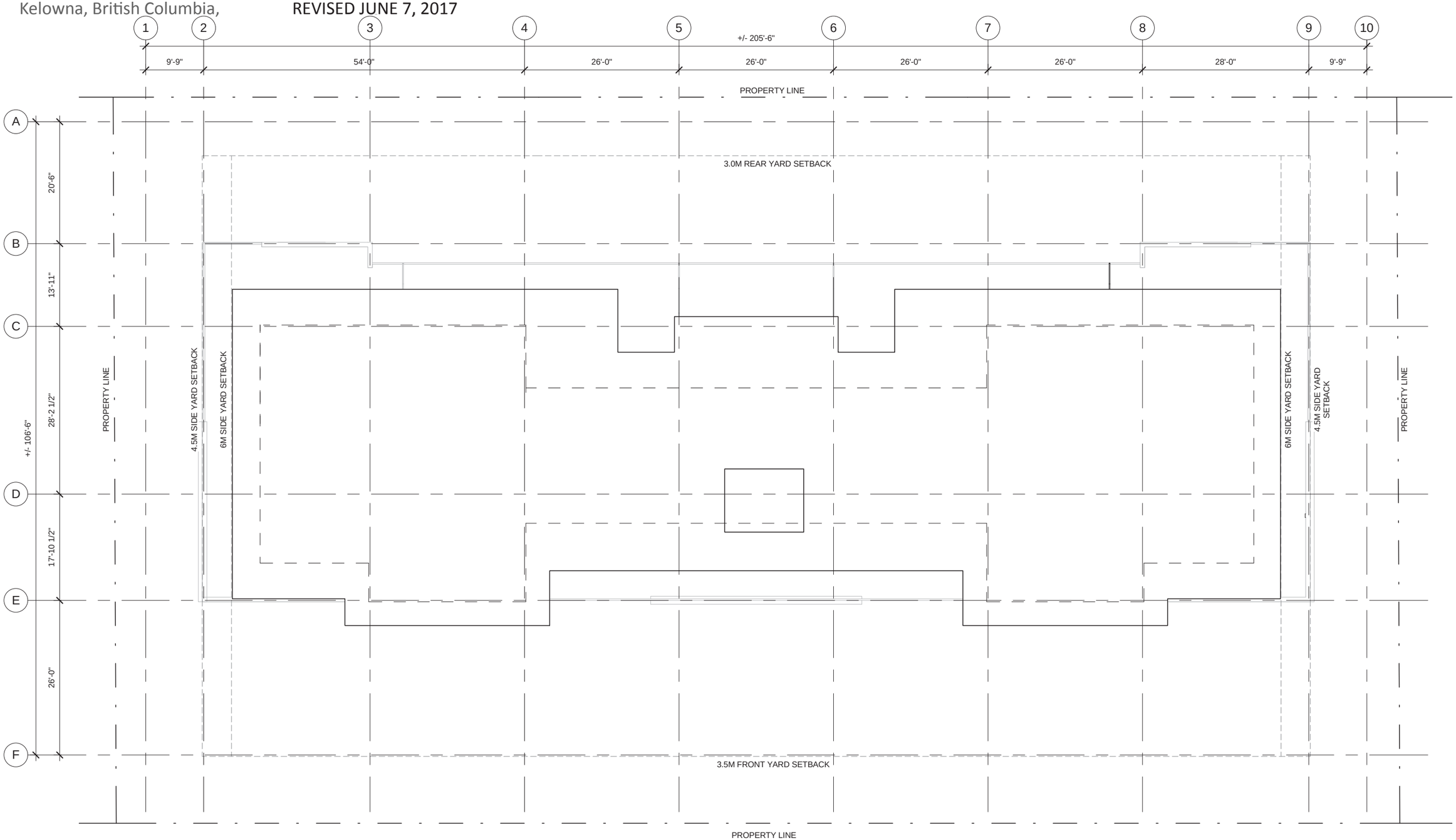
N

LEVEL 4 PLAN

Scale 1/16” = 1’-0”

Ethel Street Development Permit Application

Kelowna, British Columbia, REVISED JUNE 7, 2017



FACTION ARCHITECTURE

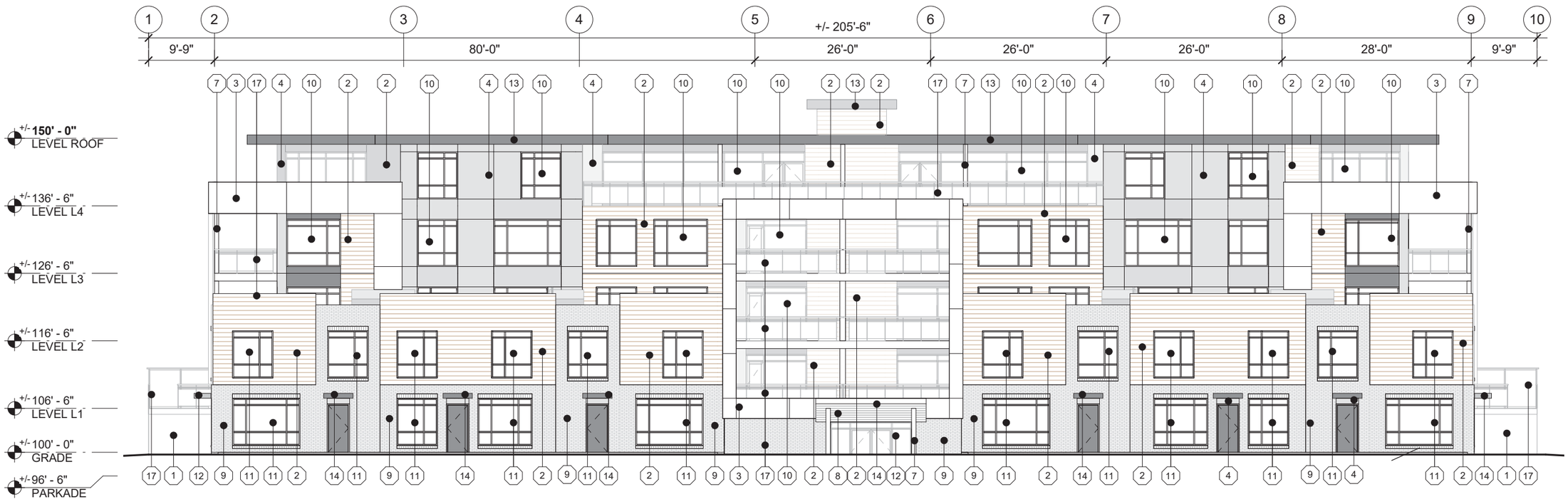
N

ROOF PLAN

Scale 1/16” = 1’-0”

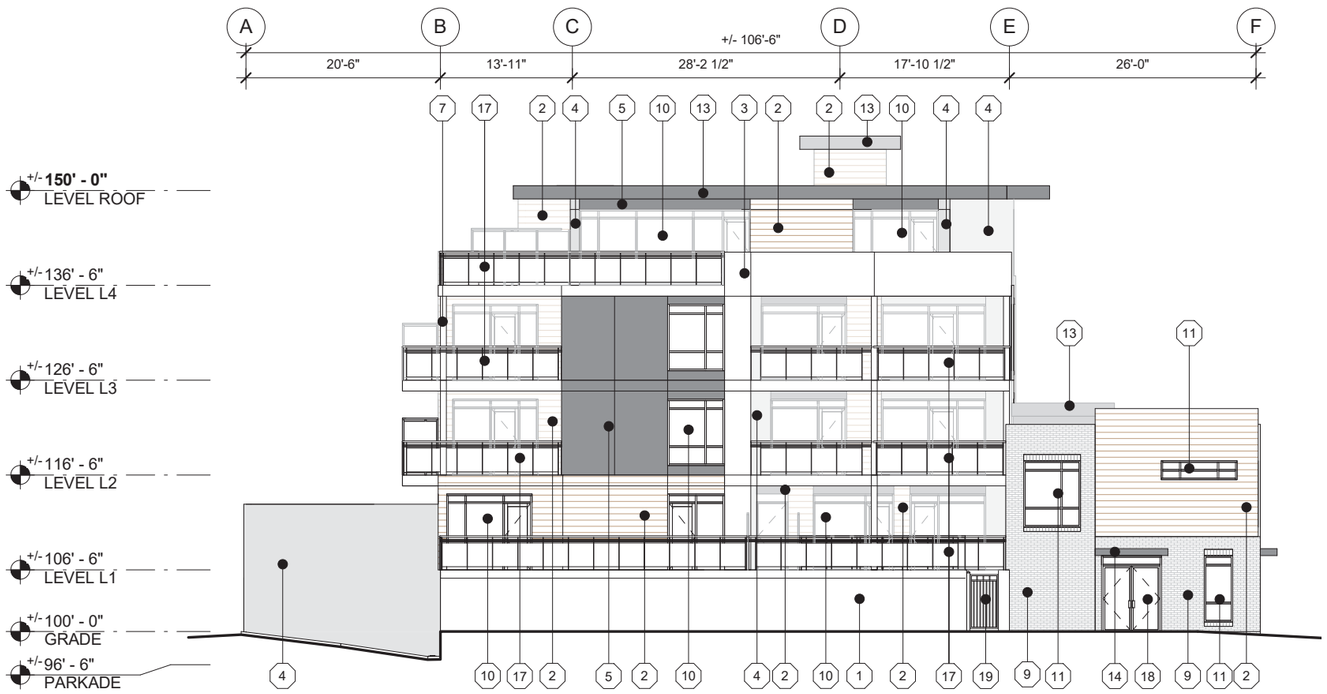
28

EXTERIOR FINISH LEGEND			
1	CONCRETE FACED INSULATION	10	GLAZING FRAME TYPE 1
2	FIBRE CEMENT CLADDING (COLOUR 1)	11	GLAZING FRAME TYPE 2
3	FIBRE CEMENT CLADDING (COLOUR 2)	12	GLAZING FRAME TYPE 3
4	FIBRE CEMENT CLADDING (COLOUR 3)	13	PREFINISHED METAL FLASHING
5	FIBRE CEMENT CLADDING (COLOUR 4)	14	CANOPY
6	NOT USED	15	OVERHEAD DOOR
7	FIBRE CEMENT CLAD STRUCTURAL COLUMN	16	METAL DOOR
8	FIBRE CEMENT SOFFIT	17	METAL AND GLASS GUARDRAIL
9	MASONRY VENEER	18	PATIO DOOR
		19	METAL FENCE c/w GATE



EAST ELEVATION
Scale 1/16” = 1’-0”

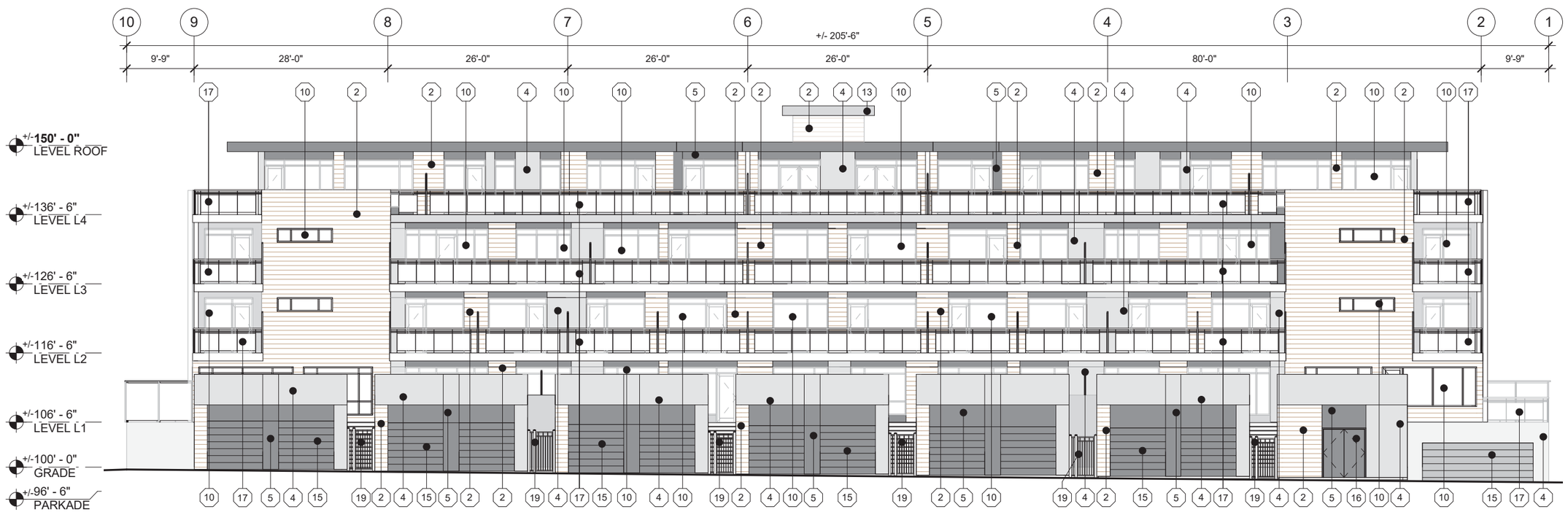
EXTERIOR FINISH LEGEND			
1	CONCRETE FACED INSULATION	10	GLAZING FRAME TYPE 1
2	FIBRE CEMENT CLADDING (COLOUR 1)	11	GLAZING FRAME TYPE 2
3	FIBRE CEMENT CLADDING (COLOUR 2)	12	GLAZING FRAME TYPE 3
4	FIBRE CEMENT CLADDING (COLOUR 3)	13	PREFINISHED METAL FLASHING
5	FIBRE CEMENT CLADDING (COLOUR 4)	14	CANOPY
6	NOT USED	15	OVERHEAD DOOR
7	FIBRE CEMENT CLAD STRUCTURAL COLUMN	16	METAL DOOR
8	FIBRE CEMENT SOFFIT	17	METAL AND GLASS GUARDRAIL
9	MASONRY VENEER	18	PATIO DOOR
		19	METAL FENCE c/w GATE



SOUTH ELEVATION
Scale 1/16” = 1’-0”

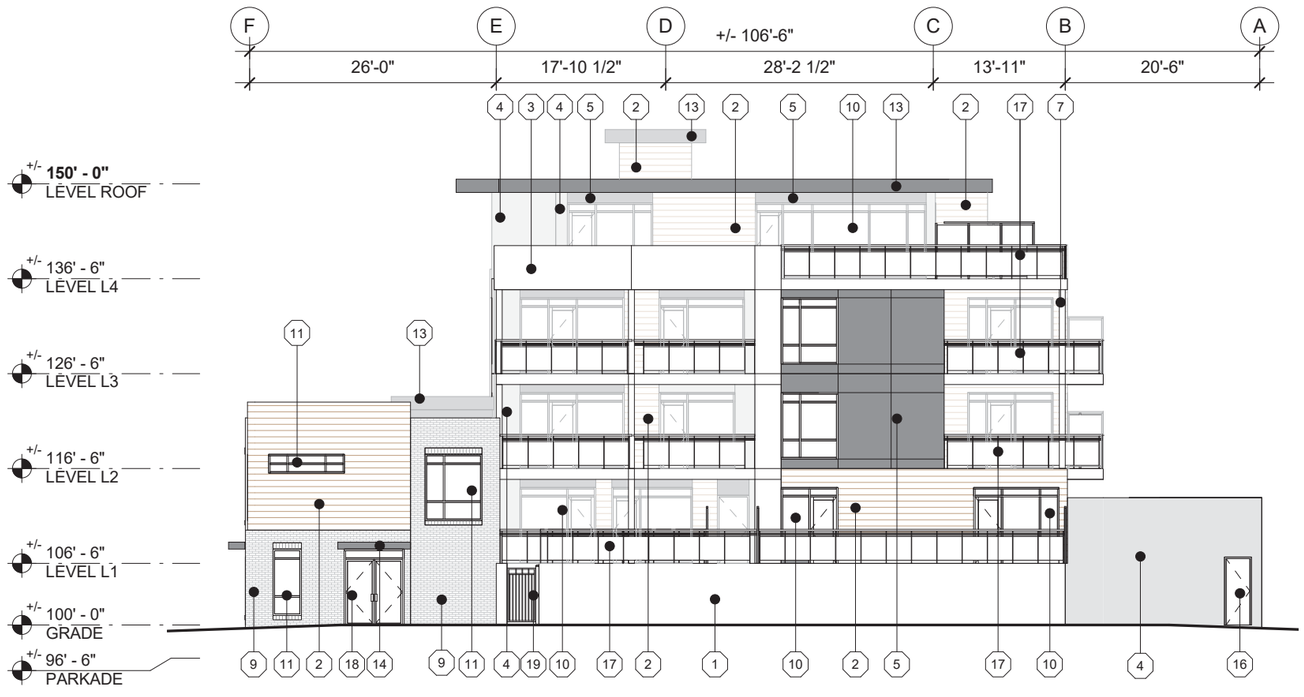
EXTERIOR FINISH LEGEND

1	CONCRETE FACED INSULATION	10	GLAZING FRAME TYPE 1
2	FIBRE CEMENT CLADDING (COLOUR 1)	11	GLAZING FRAME TYPE 2
3	FIBRE CEMENT CLADDING (COLOUR 2)	12	GLAZING FRAME TYPE 3
4	FIBRE CEMENT CLADDING (COLOUR 3)	13	PREFINISHED METAL FLASHING
5	FIBRE CEMENT CLADDING (COLOUR 4)	14	CANOPY
6	NOT USED	15	OVERHEAD DOOR
7	FIBRE CEMENT CLAD STRUCTURAL COLUMN	16	METAL DOOR
8	FIBRE CEMENT SOFFIT	17	METAL AND GLASS GUARDRAIL
9	MASONRY VENEER	18	PATIO DOOR
		19	METAL FENCE c/w GATE



WEST ELEVATION
Scale 1/16” = 1’-0”

EXTERIOR FINISH LEGEND			
1	CONCRETE FACED INSULATION	10	GLAZING FRAME TYPE 1
2	FIBRE CEMENT CLADDING (COLOUR 1)	11	GLAZING FRAME TYPE 2
3	FIBRE CEMENT CLADDING (COLOUR 2)	12	GLAZING FRAME TYPE 3
4	FIBRE CEMENT CLADDING (COLOUR 3)	13	PREFINISHED METAL FLASHING
5	FIBRE CEMENT CLADDING (COLOUR 4)	14	CANOPY
6	NOT USED	15	OVERHEAD DOOR
7	FIBRE CEMENT CLAD STRUCTURAL COLUMN	16	METAL DOOR
8	FIBRE CEMENT SOFFIT	17	METAL AND GLASS GUARDRAIL
9	MASONRY VENEER	18	PATIO DOOR
		19	METAL FENCE c/w GATE



NORTH ELEVATION
Scale 1/16” = 1’-0”

FACTION ARCHITECTURE

EXTERIOR FINISH LEGEND

1	CONCRETE FACED INSULATION	10	GLAZING FRAME TYPE 1
2	FIBRE CEMENT CLADDING (COLOUR 1)	11	GLAZING FRAME TYPE 2
3	FIBRE CEMENT CLADDING (COLOUR 2)	12	GLAZING FRAME TYPE 3
4	FIBRE CEMENT CLADDING (COLOUR 3)	13	PREFINISHED METAL FLASHING
5	FIBRE CEMENT CLADDING (COLOUR 4)	14	CANOPY
6	NOT USED	15	OVERHEAD DOOR
7	FIBRE CEMENT CLAD STRUCTURAL COLUMN	16	METAL DOOR
8	FIBRE CEMENT SOFFIT	17	METAL AND GLASS GUARDRAIL
9	MASONRY VENEER	18	PATIO DOOR
		19	METAL FENCE c/w GATE

REPORT TO COUNCIL

Date:	August 28, 2017		
RIM No.	1250-30		
To:	City Manager		
From:	Community Planning Department (LK)		
Application:	Z17-0054	**Owner:**	Randall Schmidt & Josephine Pirolli
Address:	4610 Darin Place	**Applicant:**	Randall Schmidt
Subject:	Rezoning Application		
Existing OCP Designation:	S2RES – Single/ Two Unit Residential		
Existing Zone:	RU1 – Large Lot Housing		
Proposed Zone:	RU1c – Large Lot Housing with Carriage House		

1.0 Recommendation

THAT Rezoning Application No. Z17-0054 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 5 District Lot 357 ODYD Plan KAP57058, located at 4610 Darin Place, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU1c – Large Lot Housing with Carriage House zone, be considered by Council;

AND THAT the Rezoning Bylaw be forwarded to a Public Hearing for further consideration;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered in conjunction with Council's consideration of a Development Variance Permit for the subject property.

2.0 Purpose

To rezone the subject property from RU1 – Large Lot Housing to RU1c – large Lot Housing with Carriage House to facilitate the conversion of an existing accessory building to a carriage house.

3.0 Community Planning

Community Planning Staff support the proposed rezoning to facilitate the conversion of the existing two-storey accessory building to a carriage house on the subject property. The property is located within the Permanent Growth Boundary in the North Mission/ Crawford sector of the City. The parcel is designated as S2RES – Single/Two Unit Residential in the Official Community Plan (OCP). Rezoning the subject property to add the 'c' designation would meet several City policy objectives including fostering a mix of housing forms and concentrating growth within the Permanent Growth Boundary. The increase in density is

supported by local amenities such as parks, schools, transit and recreational opportunities on the immediate area. The proposed rezoning is also consistent with the property's future land use designation and there are a number of properties in the area that are currently zoned as RU1c or RU6 – Two Dwelling Housing.

In accordance with Council Policy No. 367, the applicant submitted a Neighbour Consultation Form outlining that the neighbours within 50m of the subject property were notified of the proposed rezoning application.

4.0 Proposal

4.1 Project Description

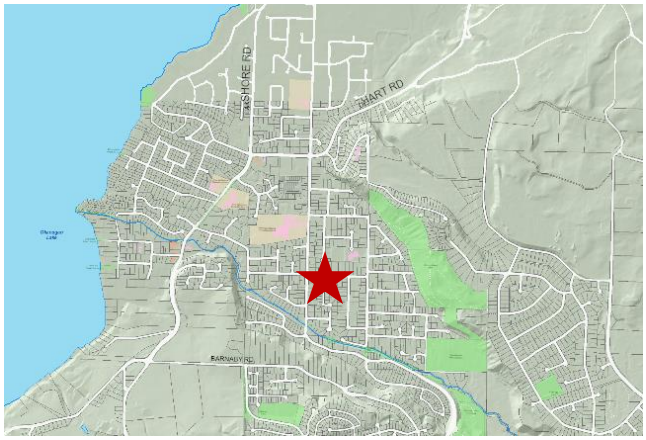
The proposal is to rezone the parcel from the RU1 – Large Lot Housing zone to the RU1c - Large Lot Housing with Carriage House zone. The applicant is proposing to convert the existing garage with loft space to a two-storey 1-bedroom carriage house. The accessory building was constructed in 1997 and under the current zoning regulations would require two variances for the existing side and rear yard setbacks. At time of construction, the building met zoning regulations for siting. Should Council support the Rezoning, a Development Variance Permit Application would come before Council to consider the side and rear yard setback variances.

4.2 Site Context

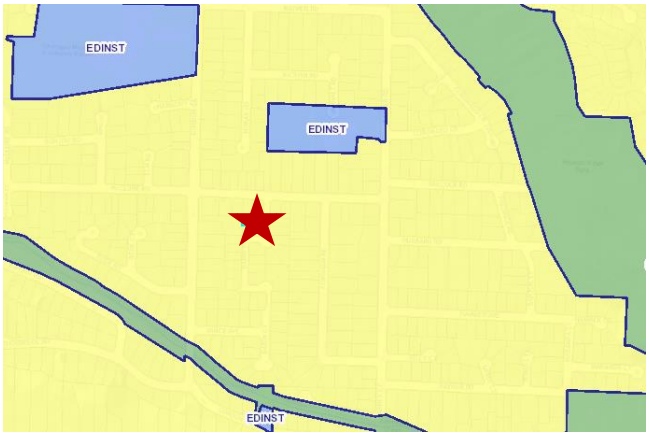
Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing	Single Family Dwelling
East	RU1 – Large Lot Housing	Single Family Dwelling
South	RU1 – Large Lot Housing	Single Family Dwelling
West	RU1c – Large Lot Housing with Carriage House	Single Family Dwelling & Carriage House

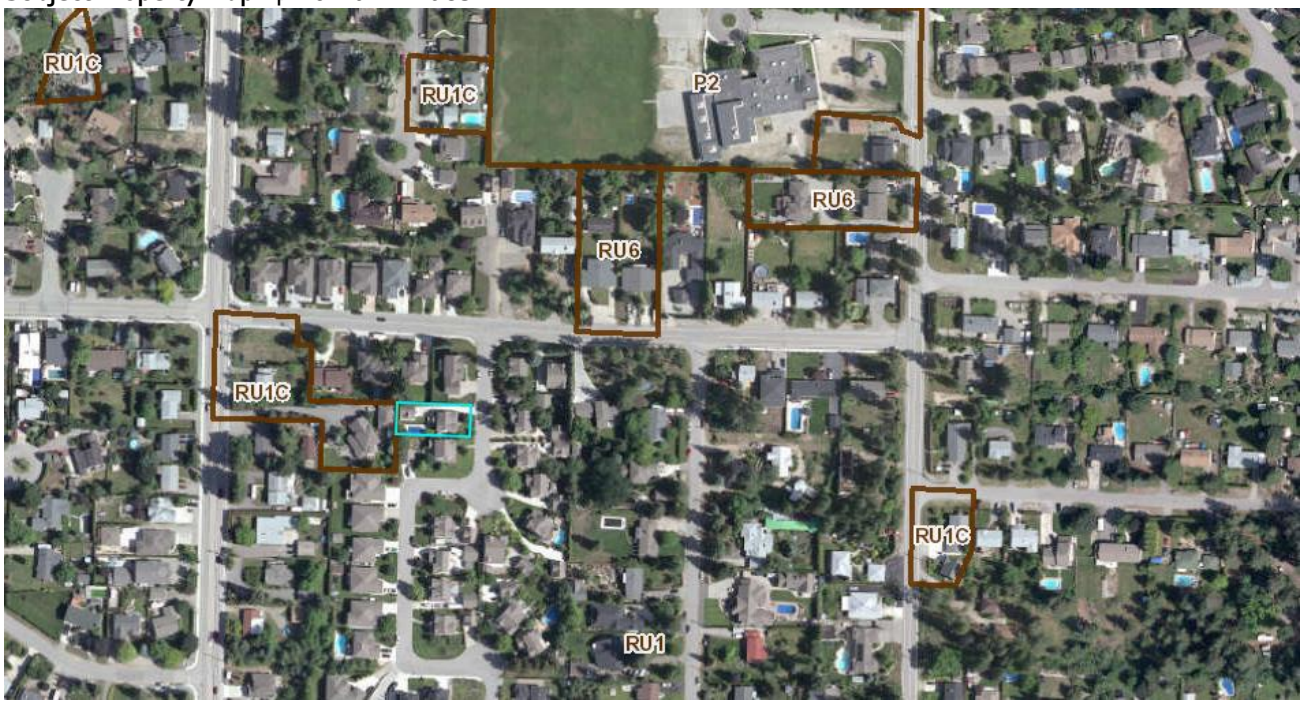
Context Map:



Future Land Use Map:



Subject Property Map: 4610 Darin Place



4.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	**RU1c ZONE REQUIREMENTS**	**PROPOSAL**
Existing Lot/Subdivision Regulations		
Lot Area	550 m^2	787 m^2
Lot Width	16.5 m	18.3 m
Lot Depth	30 m	43 m
Development Regulations		
Max. Site Coverage (Buildings)	40%	21%
Max. Site Coverage (Buildings & driveway & parking)	50%	40%

Carriage House Regulations		
Max. Accessory Site Coverage	14%	7%
Max. Accessory Building Footprint	90 m²	58.76 m²
Max. Net Floor Area	90 m²	38.65 m²
Max. Net Floor Area to Principal Building	75%	16%
Maximum Height (mid-point)	4.8 m	4.06 m
Maximum Height (to peak)	8.2 m	6.4m
Side Yard (north)	2.0 m	1.06 m ❶
Side Yard (south)	2.0 m	9.0 m
Rear Yard	2.0 m	1.47 m ❷
Min. Distance to Principal Building	3.0 m	13 m
Other Regulations		
Minimum Parking Requirements	3 stalls	3 stalls
Min. Private Open Space	30 m²	+30 m²
❶ Indicates a variance to the side yard setback from 2.0 m required to 1.06 m proposed.		
❷ Indicates a variance to the rear yard setback from 2.0 m required to 1.47 m 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.

Sensitive Infill.[2] Encourage new development or redevelopment in existing residential areas to be sensitive to or reflect the character of the neighborhood with respect to building design, height and siting.

Healthy Communities.[3] Through current zoning regulations and development processes, foster healthy, inclusive communities and a diverse mix of housing forms, consistent with the appearance of the surrounding neighbourhood.

Carriage Houses & Accessory Apartments.[4] Support carriage houses and accessory apartments through appropriate zoning regulations.

6.0 Technical Comments

6.1 Building & Permitting Department

- Development Cost Charges (DCC's) are required to be paid prior to issuance of any Building Permits.

[1] City of Kelowna Official Community Plan, Policy 5.2.3 (Development Process Chapter).
[2] City of Kelowna Official Community Plan, Policy 5.22.6 (Development Process Chapter).
[3] City of Kelowna Official Community Plan, Policy 5.22.7 (Development Process Chapter).
[4] City of Kelowna Official Community Plan, Policy 5.22.12 (Development Process Chapter).

- Operable bedroom windows required as per the 2012 edition of the British Columbia Building Code (BCBC 12).
- Refer to attached City of Kelowna Bulletin #12-03 (Secondary Suites Requirements in a single family dwelling) for minimum requirements. The drawings submitted for Building Permit application is to indicate the method of fire separation between the suite and the garage
- A fire rated exit stairwell is required from the suite to the exterior c/w fire rated doors that open into the stairwell and a fire rating on the bottom of the stairs. Please provide these details on the building permit drawing sets.
- Full Plan check for Building Code related issues will be done at time of Building Permit applications.

6.2 Development Engineering Department

- Refer to Attachment A.

6.3 Fire Department

- No issues with zoning.
- Requirements of section 9.10.19 Smoke Alarms and Carbon Monoxide alarms of the BCBC 2012 are to be met.
- All units shall have a posted address on Darin Pl.

6.4 FortisBC - Electric

- There are FortisBC Inc (Electric) ("FBC(E)") primary distribution facilities along Darin Place. The applicant is responsible for costs associated with any change to the subject property's existing service, if any, as well as the provision of appropriate land rights where required.
- For more information, please refer to FBC(E)'s overhead and underground design requirements:
    1. FortisBC Overhead Design Requirements: http://fortisbc.com/ServiceMeterGuide
    2. FortisBC Underground Design Specification: http://www.fortisbc.com/InstallGuide
- Otherwise, FBC(E) has no concerns with this circulation.
- In order to initiate the design process, the customer must call 1-866-4FORTIS (1-866-436-7847). Please have the following information available in order for FBC(E) to set up the file when you call:
    1. Electrician's Name and Phone number
    2. FortisBC Total Connected Load Form
    3. Other technical information relative to electrical servicing
- It should be noted that additional land rights issues may arise from the design process but can be dealt with at that time, prior to construction.

7.0 Application Chronology

Date of Application Received: June 15, 2017

Date Public Consultation Completed: May 10, 2017

Report prepared by: Lydia Korolchuk, Planner

Reviewed by: Terry Barton, Urban Planning Manager

Approved for Inclusion by: Ryan Smith, Community Planning Department Manager

Attachments:

Attachment A: Development Engineering Memorandum
Attachment B: Site Plan & Floor Plans
Attachment C: Elevations & Site Photos

ATTACHMENT A
This forms part of application
Z17-0054
City of Kelowna
COMMUNITY PLANNING
Planner Initials LK

CITY OF KELOWNA

MEMORANDUM

Date: June 19, 2017
File No.: Z17-0054

To: Community Planning (LK)

From: Development Engineering Manager(SM)

Subject: 4610 Darin Place Lot 5 Plan 57058 RU1 to RU1c Carriage House

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 and Fire Protection

   Our records indicate that this property is currently serviced with a 19mm-diameter water service which is adequate for this application.

2. Sanitary Sewer

   Our records indicate that this property is currently serviced with a 100mm-diameter sanitary sewer service which is adequate for this application.

3. Development Permit and Site Related Issues

   Direct the roof drains onto splash pads.

   Driveway access permissible is one (1) per property as per bylaw.

4. 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.

Steve Muenz, P. Eng.
Development Engineering Manager

JA

ATTACHMENT A
This forms part of application
Z17-0054
Planner Initials LK
City of Kelowna
COMMUNITY PLANNING

CITY OF KELOWNA

MEMORANDUM

Date: June 19, 2017

File No.: DVP17-0144

To: Community Planning (LK)

From: Development Engineer Manager (SM)

Subject: 4610 Darin PL

The Development Engineering comments and requirements regarding this DVP application are as follows:

The request to vary the side yard setback from 2m to 1.06m and vary the rear yard setback from 2m to 1.47m does not compromise any municipal services.

Steve Muenz, P. Eng.
Development Engineering Manager

JA

BRITISH COLUMBIA LAND SURVEYOR'S CERTIFICATE OF LOCATION OF A GARAGE ON LOT 5, DISTRICT LOT 357, ODYD, PLAN KAP57058.

PID: 023–449–632
CIVIC ADDRESS: 4610 DARIN PLACE
CLIENT: SCHMIDT/PIROLLI

This document shows the relative location of improvement(s) named above with respect to the boundaries of the described parcel.

This document was prepared for the exclusive use of the client named herein, for planning purposes.

Lot dimensions shown are derived from Land Title Office records.

This document shall not be used to define property lines or corners.

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– any damages arising out of any direct or indirect use or reliance upon this document beyond its intended use,
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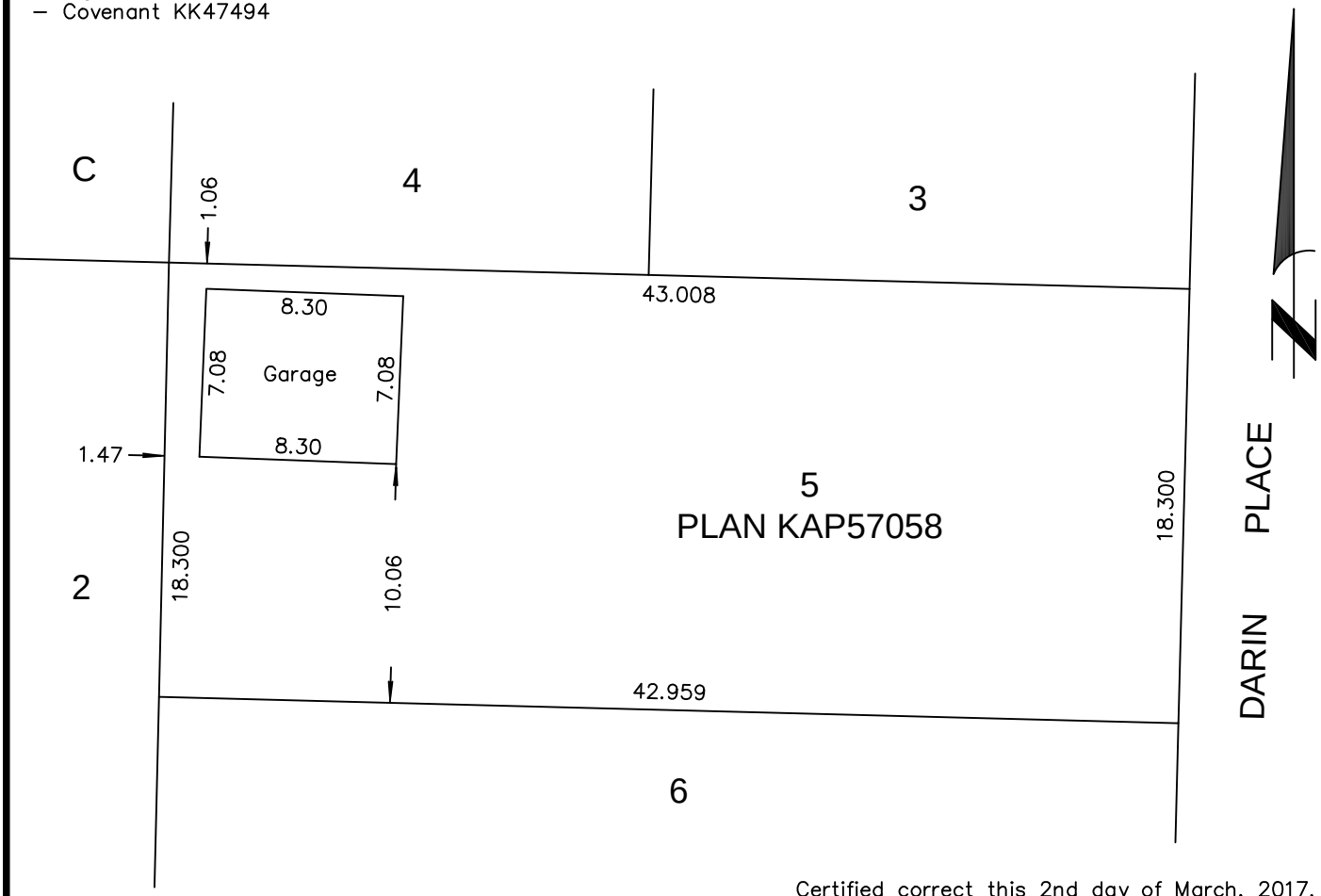
Scale 1:300 Metric. Distances shown are in metres and decimals thereof.

Notes:
– Unregistered interests have not been included or considered.

Charges on Title:
– Covenant KK47494



Certified correct this 2nd day of March, 2017.

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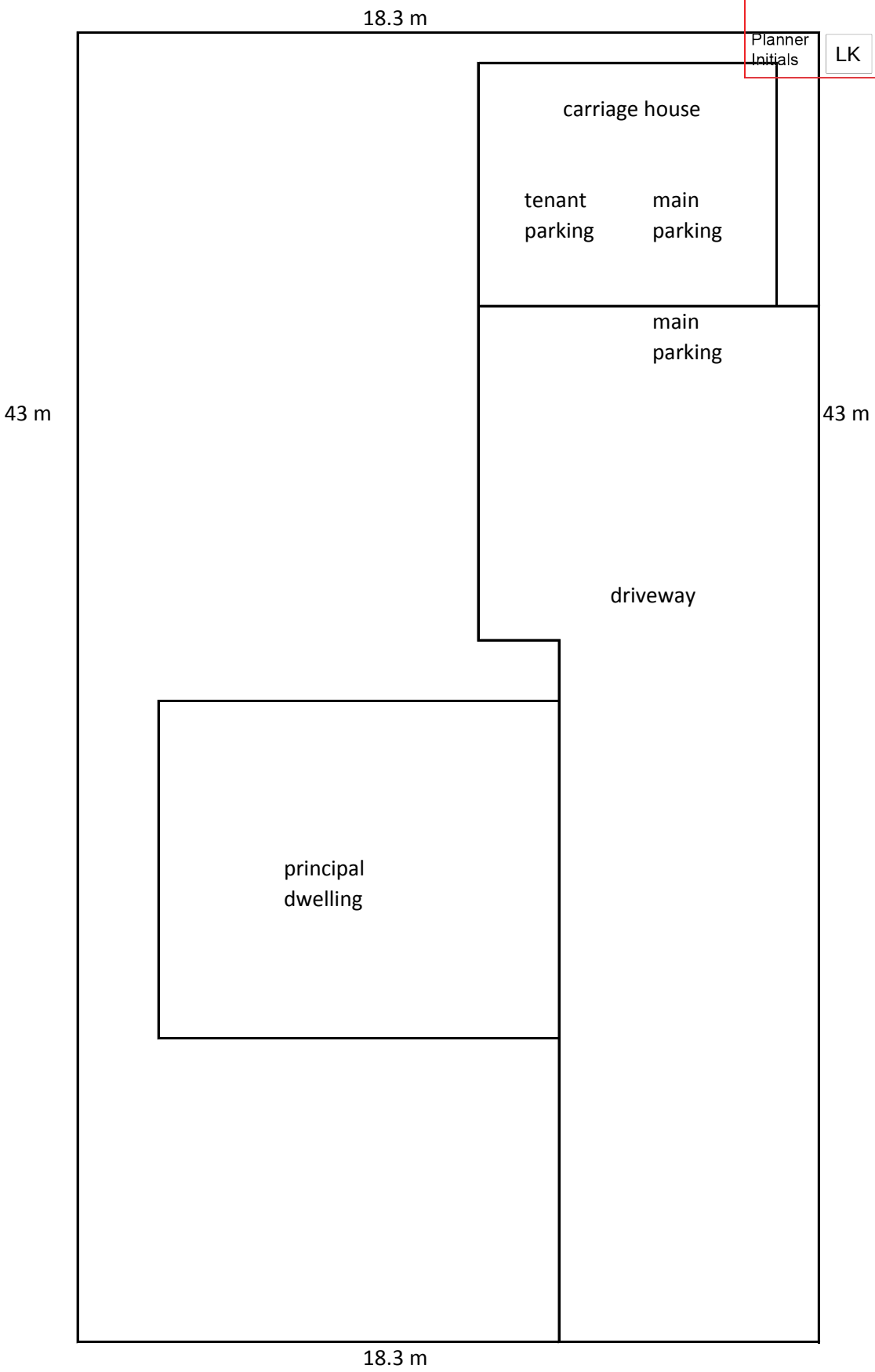
www.AllTerraSurvey.ca File: 317009–CO
This document is not valid unless originally signed and sealed.

_____
British Columbia Land Surveyor

ATTACHMENT B
This forms part of application
Z17-0054
City of Kelowna
COMMUNITY PLANNING
Planner Initials LK



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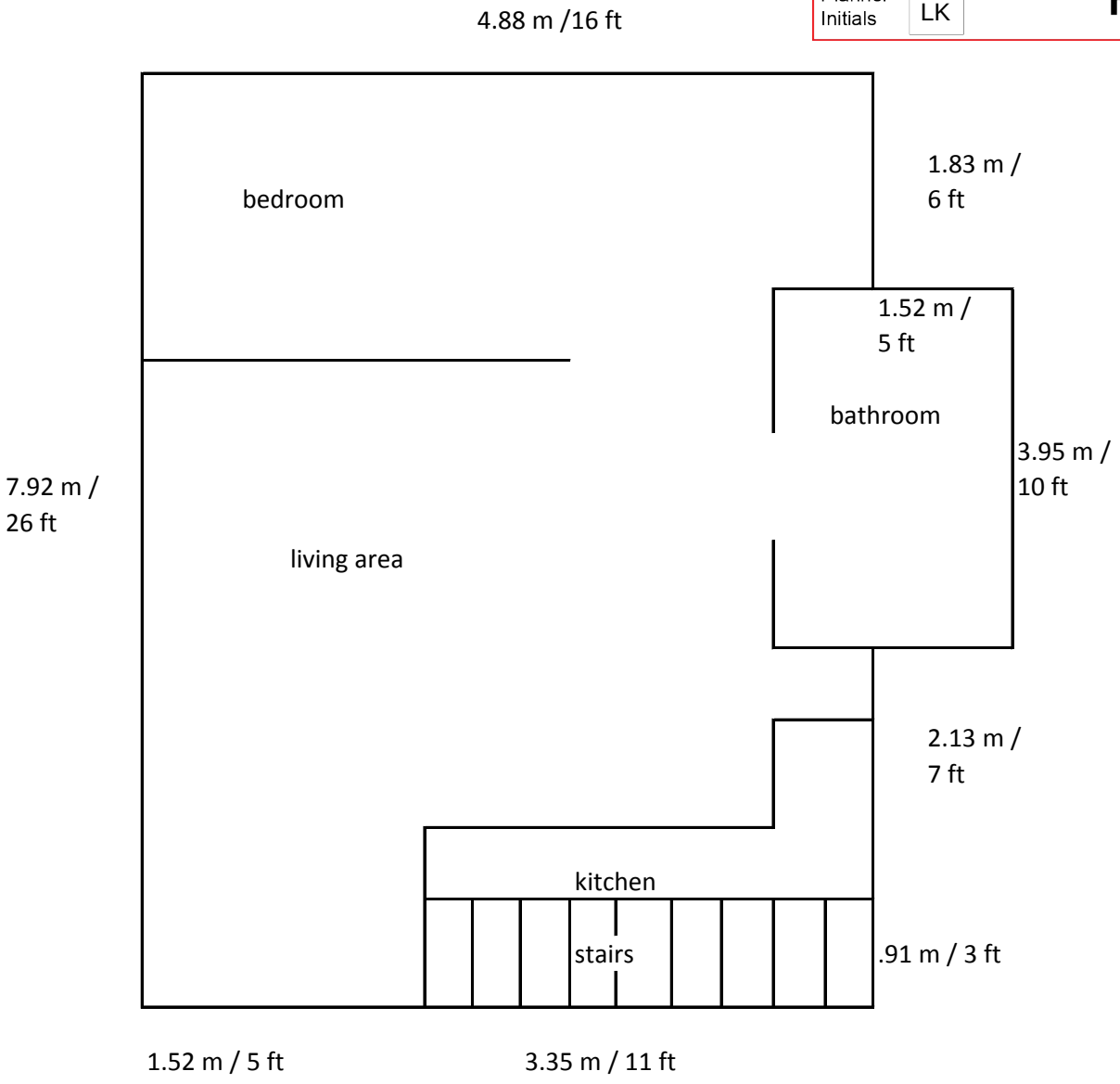
Z17-0054
City of Kelowna
COMMUNITY PLANNING
Planner Initials LK



Total area: 38.65 sq m / 416 sq ft

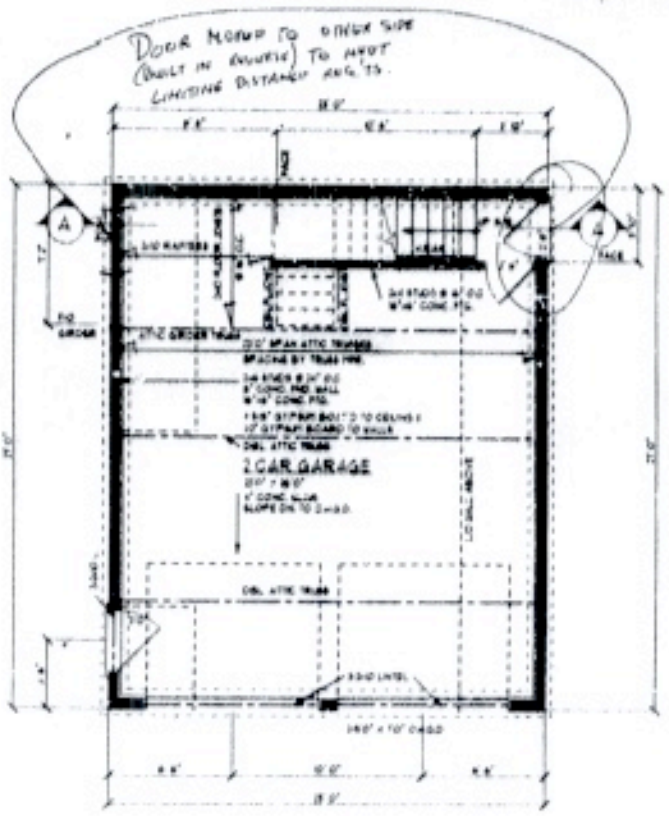
ATTACHMENT B

This forms part of application

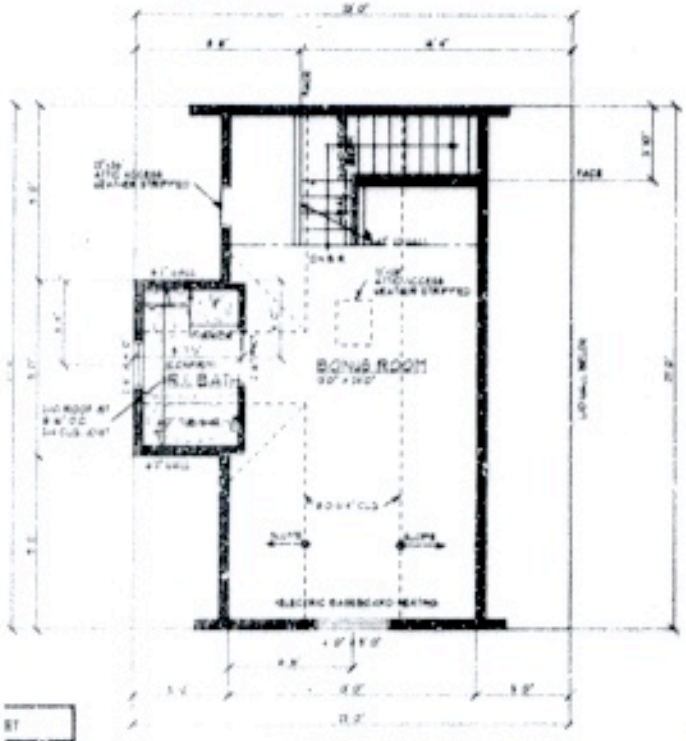
Z17-0054

Planner Initials LK

City of Kelowna
COMMUNITY PLANNING



MAIN FLOOR PLAN
621 SQ.FT.



SECOND FLOOR PLAN
359 SQ.FT.

APPROVED
8766

ATTACHMENT C

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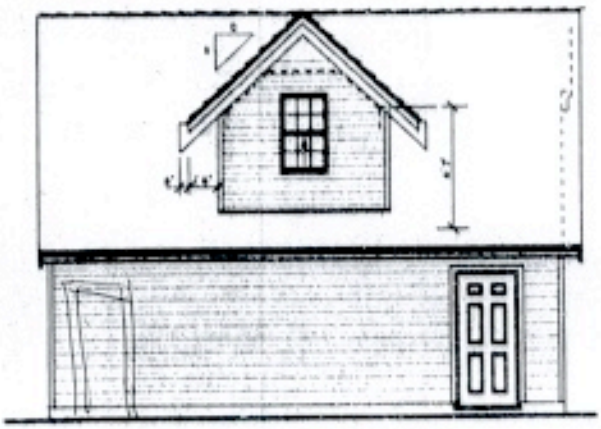
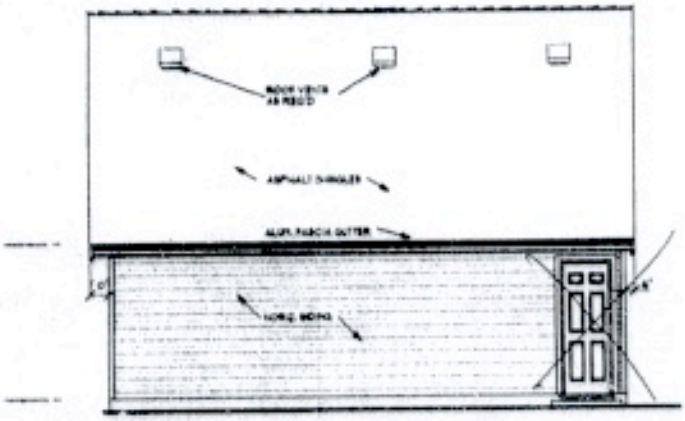
Z17-0054

City of Kelowna
COMMUNITY PLANNING

Planner Initials LK



LEFT ELEVATION



RIGHT ELEVATION

GARAGE PLAN 'C'

REVISIONS:	COPYRIGHT	CUSTOM HOME DESIGN FOR:
		VARITEC ENTERPR
		KELOWNA B.C.

ATTACHMENT C

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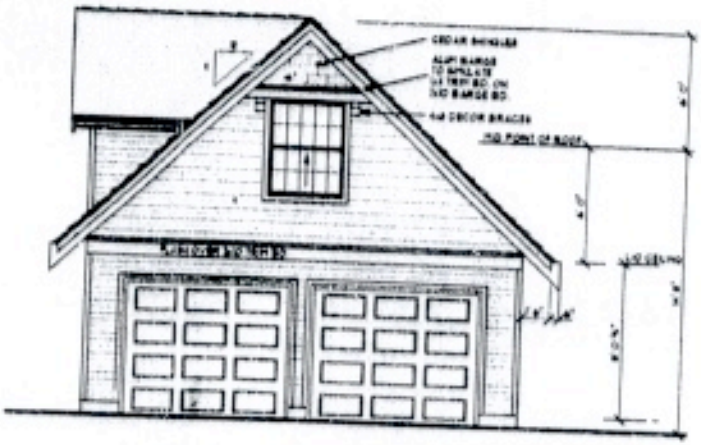
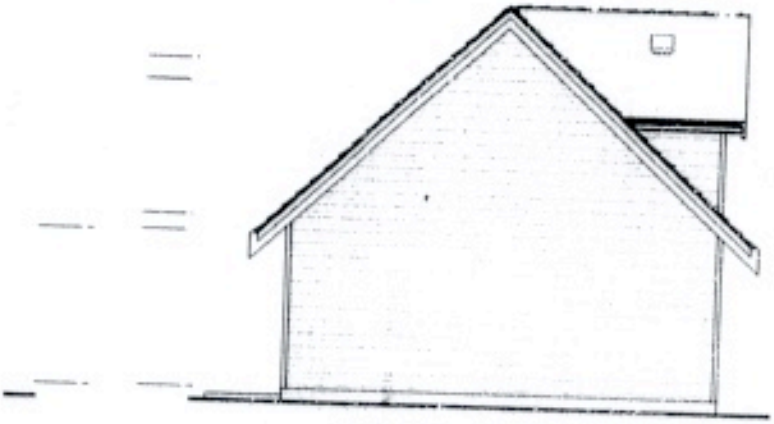
Z17-0054

City of Kelowna
COMMUNITY PLANNING

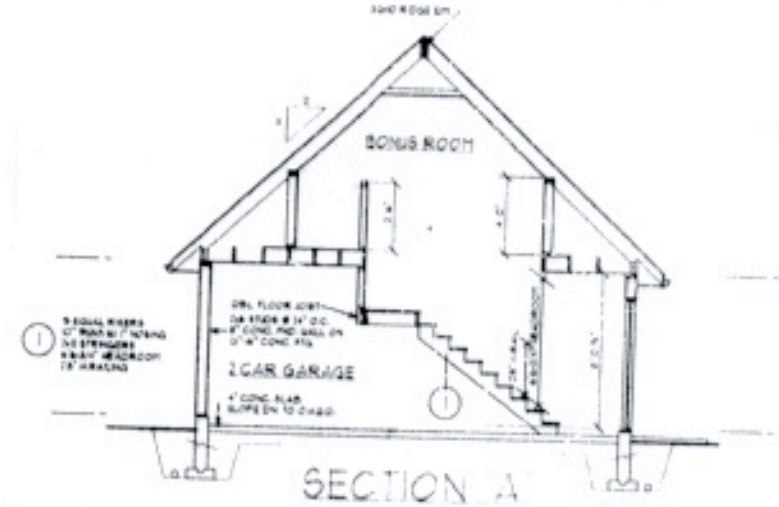
Planner Initials LK



FRONT ELEVATION



REAR ELELVATION



SECTION A

ISES LTD.

ROBINSON DESIGN INC.

DATE ISSUED	APRIL '91
DRAWN BY	LP
SCALE	1/4"=1'-0"
JOB NO.	0000

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