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## CITY OF KELOWNA

# MEMORANDUM

**Date:** May 21, 2020  
**File No.:** Z20-0039  
**To:** Community Planning (AT)  
**From:** Development Engineering Manager (JK)  
**Subject:** 374 Park Ave.

### SCHEDULE

**A**

This forms part of application

# Z20-0039

Planner  
Initials

AT

City of  
**Kelowna**  
COMMUNITY PLANNING



RU1 to RU6

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The Development Engineering Department has the following comments and requirements associated with this application to rezone the subject property from RU1 to RU6. The road and utility upgrading requirements outlined in this report will be a requirement of this development. The Development Engineering Technician for this project is Aaron Sangster.

#### 1. Domestic Water and Fire Protection

- a) The subject property is currently serviced with a 19mm water service. One metered water service will be required for the development. The disconnection of the existing small diameter water services and the tie-in of a larger service is the developer's responsibility. You can engage an engineer and contractor to manage the work on your behalf or it can be provided by City forces at the developer's expense. If you chose to have it completed by City forces, you will be required to sign a Third-Party Work Order and pre-pay for the cost of the water service upgrades. For estimate inquiries please contact Mike Thomas, by email [mthomas@kelowna.ca](mailto:mthomas@kelowna.ca) or phone, 250-469-8797.

#### 2. Sanitary Sewer

- a) This property is currently serviced with a 100-mm sanitary service. The developer's consulting mechanical engineer will determine the development requirements of this proposed development and establish the service needs. Only one service will be permitted for this development. The applicant, at their cost, will arrange for the removal and disconnection of the existing services and the installation of one new larger service, if necessary.

#### 3. Storm Drainage

- a) The developer must engage a consulting civil engineer to provide a storm water management plan for the site, which meets the requirements of the Subdivision, Development and Servicing Bylaw No. 7900. The storm water management plan must also include provision of lot grading plan, minimum basement elevation (MBE), if applicable, and provision of a storm drainage service for the development and / or recommendations for onsite drainage containment and disposal systems. Only one service will be permitted for this development. The applicant, at his cost, will arrange the installation of one overflow service if required.

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**4. Electric Power and Telecommunication Services**

- a) All proposed service connections are to be ~~installed underground. It is the~~ developer's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for these services, which would be at the applicant's cost.

**5. Road Improvements**

- a) Park Ave. must be upgraded to a local standard along the full frontage of this proposed development, curb and gutter, drainage system, catch basin, manholes, pavement removal and replacement, and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. The road cross section to be used is a SS-R3. A one-time cash payment in lieu of construction must be collected from the applicant for future construction by the City. The cash-in-lieu amount is determined to be **\$26,892.56. not including utility service cost.** Knox Cr. driveway must be constructed now.

**6. Road Dedication and Subdivision Requirements**

- a) Grant Statutory Rights of Way if required for utility services.
- b) If any road dedication or closure affects lands encumbered by a Utility right-of-way (such as Hydro, Telus, Gas, etc.) please obtain the approval of the utility. Any works required by the utility as a consequence of the road dedication or closure must be incorporated in the construction drawings submitted to the City's Development Manager.

**7. Geotechnical Report**

Provide a geotechnical report prepared by a Professional Engineer competent in the field of hydro-geotechnical engineering to address the items below: NOTE: The City is relying on the Geotechnical Engineer's report to prevent any damage to property and/or injury to persons from occurring as a result of problems with soil slippage or soil instability related to this proposed subdivision. The Geotechnical reports must be submitted to the Development Services Department (Subdivision Approving officer) for distribution to the Development Engineering Branch and Inspection Services Division prior to submission of Engineering drawings or application for subdivision approval.

- (i) Area ground water characteristics, including any springs and overland surface drainage courses traversing the property. Identify any monitoring required.
- (ii) Site suitability for development.
- (iii) Site soil characteristics (i.e. fill areas, sulphate content, unsuitable soils such as organic material, etc.).
- (iv) Any special requirements for construction of roads, utilities and building structures.
- (v) Recommendations for items that should be included in a Restrictive Covenant.
- (vi) Recommendations for roof drains, perimeter drains and septic tank effluent on the site.
- (vii) Any items required in other sections of this document.


**8. Charges and Fees**

- a) Development Cost Charges (DCC's) are payable.
- b) Fees per the "Development Application Fees Bylaw" include:
  - i) Survey Monument, Replacement Fee: \$1,200.00 (GST exempt) – only if disturbed.

*James Kay*

James Kay, P.Eng.  
Development Engineering Manager

AS

<b>SCHEDULE</b>		<b>A</b>
This forms part of application		
# <b>Z20-0039</b>		
Planner Initials	AT	 City of <b>Kelowna</b> COMMUNITY PLANNING



January 31, 2020

City of Kelowna  
Urban Planning Department  
1435 Water Street  
Kelowna, BC

<b>ATTACHMENT A</b>	
This forms part of application # Z20-0039	
Planner Initials	AT
 City of <b>Kelowna</b> COMMUNITY PLANNING	

RE: Proposed Rezoning and Heritage Alteration Permit at 374 Park Avenue

Dear Urban Planner:

The purpose of this application is to rezone the subject property from the existing "RU1 – Large Lot Housing" zone to the "RU6 – Two Dwelling Housing" zone to permit the construction of a new single-family dwelling. The property exceeds the minimum frontage and area required in the RU6 zone to allow for two full houses. The dwelling that is currently located on the property is to remain in place with no alterations.

The subject property is located within the Abbott Street Heritage Conservation area and thus requires an application for a Heritage Alteration Permit to authorize construction of the new dwelling. The existing dwelling is not listed on the Heritage Register but is identified as within the "Victorian Revival" dominant style in the "Abbott Street & Marshall Street Heritage Conservation Area Development Guidelines."

Owing to challenges with the site plan, the proposed location of the new garage building is located only 1.2m from the new dwelling, where the zoning bylaw requires a separation of 3.0m. As part of this application, we are seeking a development variance permit to authorize this request.

Despite its modern architectural design, the proposed dwelling is incorporated with elements reminiscent of the "Victorian Revival" style in order to complement the heritage design elements of other dwellings located in the neighbourhood. The building meets the following character defining qualities:

- Gable roof forms
- Gable dormer forms
- Returned eaves & projecting verges
- Up to 2.5 storey massing
- Vertical double-hung window openings
- Multiple pane windows (leaded glass)
- Side or rear yard parking

The new dwelling adjacent to the Knox Crescent frontage is 2 storeys in height. Plenty of outdoor spaces are provided, including a patio and garden area which extends from the kitchen on the west side of the dwelling, in addition to a patio extending from the master bedroom on the east side. Other small outdoor spaces are located around the proposed dwelling. Victorian style gardens are known for various types stonework and patio space in combination with beautiful vegetation to compliment the property. In turn, the outdoor space of the proposed dwelling has been designed for the owner to take advantage of the opportunity to contribute to the Victorian fashion of the neighbourhood.

The proposed dwelling will be located to the north of the existing dwelling, with a privacy fence being built to provide separation. Two vehicle parking stalls have been allocated to the north of the proposed dwelling. The colour palette of the proposed building compliments the existing dwelling on the site, and much care has been taken to ensure the design of the building blends seamlessly into the existing dwelling. With regards to access, the driveway for the proposed dwelling will be connected to Knox Crescent through an easement that is currently registered on title (KF35403). The easement covers a small corner of Lot 2, which is located at the northeast corner of the subject property.

The downtown area was developed with single unit dwellings on large lots dating back to the early 1900's, a time associated with the early incorporation of the City of Kelowna. The neighbourhood has seen a resurgence of development in the last 20 years. The construction of the proposed dwelling will create density in a desirable area of Kelowna, providing walkable access to many employment and commercial uses in the nearby downtown business district as well as to several parks and beaches on Okanagan Lake.

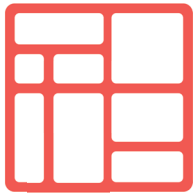
We believe this proposal is a good fit within the foundation of the neighbourhood and will contribute to positive infill in this area of Kelowna.

Regards

Birte Decloux on behalf of the owners

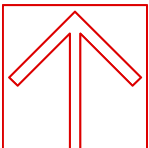
<b>ATTACHMENT</b>		<b>A</b>
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# <b>Z20-0039</b>		
Planner Initials	<b>AT</b>	
		<b>City of Kelowna</b> <small>COMMUNITY PLANNING</small>





IHS DESIGN

#202-1470 ST. PAUL ST.  
KELOWNA, BC  
250.212.7938  
info@ihdesign.ca

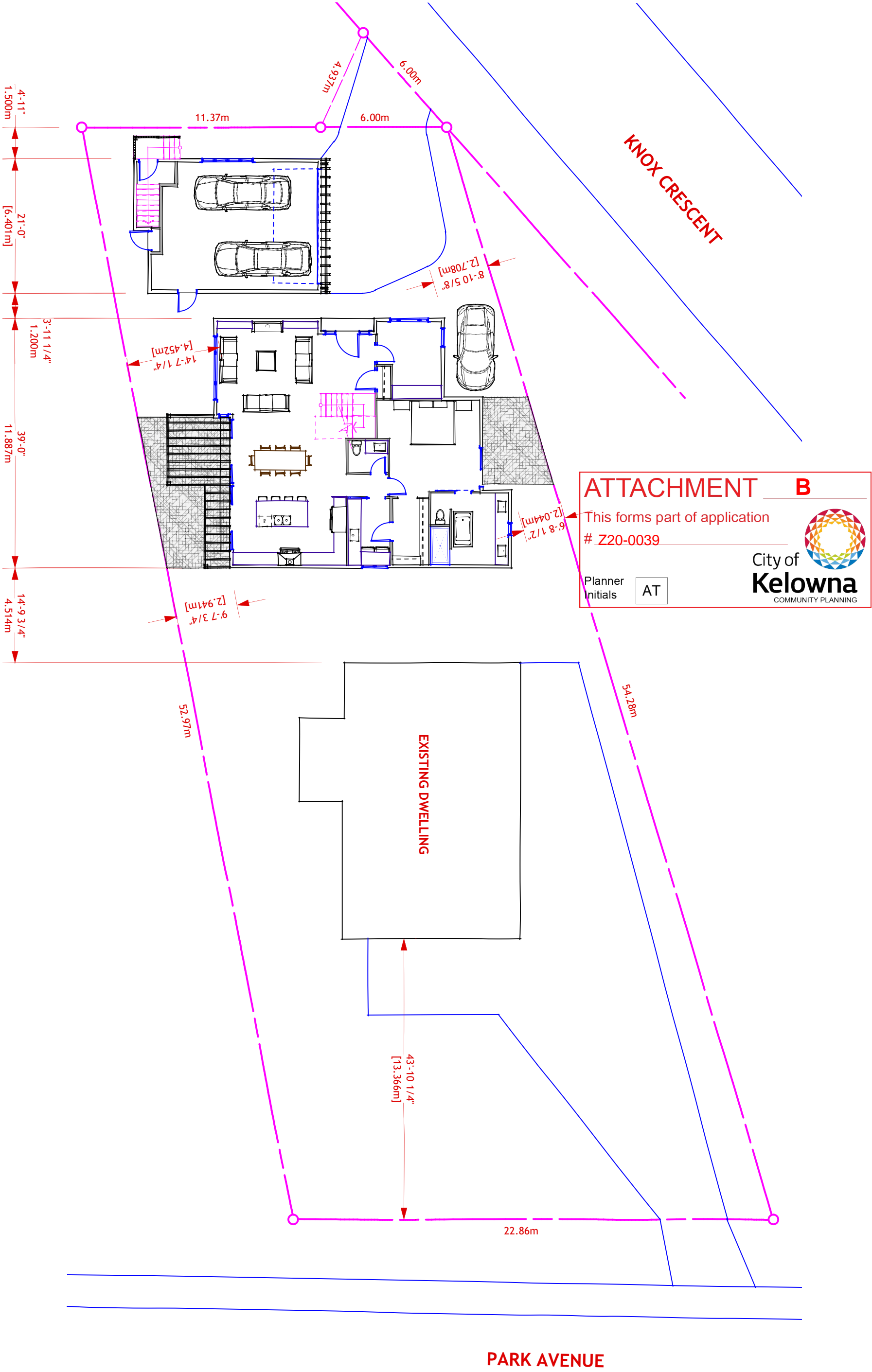


FIERBACH RESIDENCE  
374 PARK AVENUE  
KELOWNA, BC

SITE PLAN

DATE: Thu, 9 Jul 2020

SCALE: 3/16" = 1'-0"  
ISSUED FOR: HAP/REZONE  
SHEET: A2



ATTACHMENT B

This forms part of application  
# Z20-0039



City of  
**Kelowna**  
COMMUNITY PLANNING

Planner  
Initials AT

1  
SITE PLAN  
Scale: 1:175



PROJECT INFORMATION

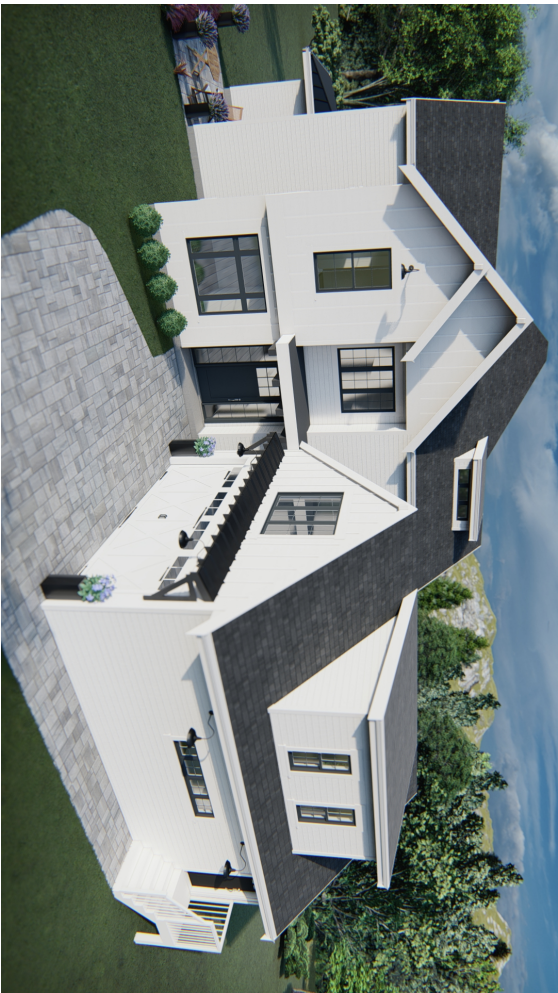
LEGAL DESCRIPTION: LOT 4, PLAN KAP485, ODYD  
CIVIC ADDRESS: 374 PARK AVENUE, KELOWNA, BC V1Y 5P8  
PID: 010-666-133

CURRENT ZONING: RU1 - LARGE LOT HOUSING  
PROPOSED ZONING: RU6 - TWO DWELLING HOUSING  
FUTURE LAND USE: SZRES - SINGLE / TWO UNIT RESIDENTIAL

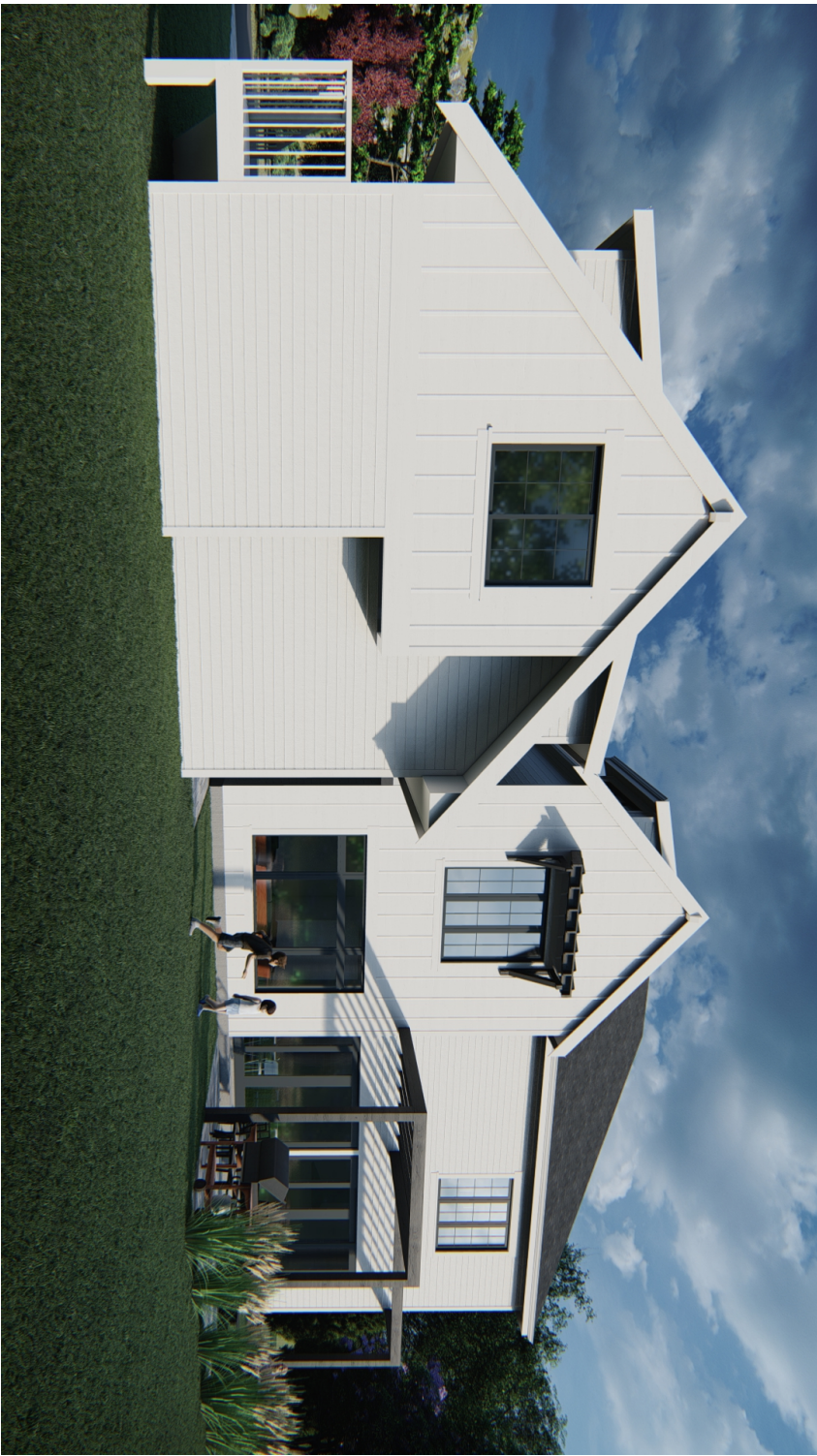
OWNER INFORMATION

KEVIN & JACKIE FIERBACH  
PH 250.681.2029

CONTACT: JACKIE FIERBACH  
fierbachs@outlook.com



374 PARK AVENUE DEVELOPMENT



ATTACHMENT

B

This forms part of application  
# Z20-0039



City of  
**Kelowna**  
COMMUNITY PLANNING

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Initials

AT

DRAWING LIST

ARCHITECTURAL DRAWING INDEX

- |     |                                      |
|-----|--------------------------------------|
| A1  | PROJECT SHEET                        |
| A2  | SITE PLAN                            |
| A3  | SITE PLAN DETAIL/ZONING CALCULATIONS |
| A4  | ELEVATIONS                           |
| A5  | ELEVATIONS                           |
| A6  | PRINCIPAL DWELLING MAIN FLOOR PLAN   |
| A7  | PRINCIPAL DWELLING SECOND FLOOR PLAN |
| A8  | ACCESSORY GARAGE MAIN FLOOR PLAN     |
| A9  | ACCESSORY GARAGE SECOND FLOOR PLAN   |
| A10 | BUILDING/SITE SECTIONS               |
| A11 | EXTERIOR MATERIALS                   |
| L1  | LANDSCAPE PLAN                       |

BUILDING DESIGN

IHS DESIGN

#202 - 1470 ST. PAUL STREET  
KELOWNA, BC V1Y 2E6  
PH 250.212.7938

CONTACT: CHRIS VICKERY  
chris@ihdesign.com

URBAN PLANNING CONSULTANT

URBAN OPTIONS PLANNING & PERMITS

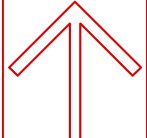
287 RIALTO DRIVE  
KELOWNA, BC V1V 1E9  
PH 250.575.6707

CONTACT: BIRTE DECLoux  
birt@urbanoptions.ca



IHS DESIGN

#202-1470 ST. PAUL ST.  
KELOWNA, BC  
250.212.7938  
info@ihdesign.ca



FIERBACH RESIDENCE  
374 PARK AVENUE  
KELOWNA, BC

PROJECT INFORMATION

DATE:  
Thursday, July 9, 2020

SCALE: 1:200

ISSUED FOR: HAP/REZONE

SHEET: A1