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# CITY OF KELOWNA

## MEMORANDUM

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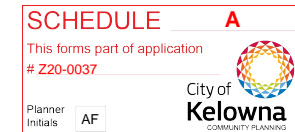
**Date:** ~~May 26, 2020~~ \_ February 16, 2021 Revised

**File No.:** Z20-0037

**To:** Urban Planer (AF)

**From:** Development Engineering Manager (JK)

**Subject:** 410 Francis Ave.



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. General

- a) The following requirements are valid for one (1) years from the reference date of this memo, or until the PLR and/or application has been closed, whichever occurs first. The City of Kelowna reserves the rights to update/change some or all items in this memo once these time limits have been reached.

### 2. Domestic Water and Fire Protection

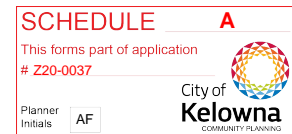
- a) The subject property is currently serviced with a 19mm water service. One metered water service will be required for the development. The disconnection of the existing small diameter water services and the tie-in of a larger service is the developer's responsibility, if required.

### 3. 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. An IC is required to be installed or confirmed by the engineer.

### 4. 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.



## **5. 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.

## **6. Road Improvements**

- a) Francis Ave. must be upgraded to a local standard along the full frontage of this proposed development, drainage system, curb and gutter, sidewalk, irrigated landscaped boulevard, 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.
- b) Taylor Cr. must be upgraded to a local standard along the full frontage of this proposed development, drainage system, curb and gutter, sidewalk, irrigated landscaped boulevard, 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-R4.

## **7. Erosion Servicing Control Plan**

- a) Provide a detailed ESC Plan for this development as per the Subdivision, Development and Servicing Bylaw #7900.
- b) The developer must engage a consulting civil engineer to provide an ESC plan for this site which meets the requirements of the City Subdivision Development and Servicing Bylaw 7900.
- c) Civil consultant is responsible for all inspection and maintenance.
- d) A Security Deposit for ESC Works equal to 3.0% of the Consulting Engineer's opinion of probable costs of civil earthworks and infrastructure will be added to the Servicing Agreement.

## **8. 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.
- c) The City of Kelowna is open to the discussion of funding the installation of STM from Abbott St. upto 410 France Ave. frontage.

## **9. 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.


## 10. Servicing Agreement 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 named on the insurance policy as an additional insured.

## 11. 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.

<b>SCHEDULE</b>		<b>A</b>
This forms part of application		
# Z20-0037		
Planner Initials	AF	 City of <b>Kelowna</b> COMMUNITY PLANNING

## 12. 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.
  - ii) Engineering and Inspection Fee: 3.5% of construction value (plus GST).

*James Kay*

James Kay, P.Eng.  
Development Engineering Manager

AS





ATTACHMENT A

This forms part of application  
# Z20-0037

Planner Initials AF

City of Kelowna  
COMMUNITY PLANNING

	CURRENT REQUIREMENTS	PROPOSED REQUIREMENTS	LOT CONDITIONS AS PROPOSED	VARIANCE
ZONING	RU1 - LARGE LOT HOUSING	RU6 - TWO DEWELLING HOUSING		
MIN. LOT WIDTH	15m (W/LANE)	20m (CORNER LOT)	36.59m	
MIN. LOT DEPTH	30m	30m	32.95m	
MIN. LOT AREA	550m <sup>2</sup>	800m <sup>2</sup> (TWO DWELLINGS)	825.4m <sup>2</sup>	
MAX. SITE COVERAGE	40%	40%	33.5% = 277m <sup>2</sup>	
MAX. SITE COVERAGE (W/DRIVEWAYS)	50%	50%	53% = 439.9m <sup>2</sup>	3% VARIANCE
MAX. HEIGHT	9.5m OR 2.5 STOREYS	9.5m OR 2.5 STOREYS	9.42m	
SETBACKS				
FRONT YARD	4.5m	4.5m	4.0m	0.5m VARIANCE
SIDE YARD (FLANKING STREET)	4.5m	4.5m	3.5m	1.0m VARIANCE
SIDE YARD	2.0m (2.3m 2 STOREY)	2.0m (2.3m 2 STOREY)	2.0m	
REAR YARD	7.5m	7.5m	7.67m	
SIDE YARD LANDSCAPE BUFFER		3.0m (LEVEL 3)	1.0m	2.0m VARIANCE

EAST UNIT BARE LAND STRATA AREA: 5,461 FT<sup>2</sup>  
WEST UNIT BARE LAND STRATA AREA: 3,511 FT<sup>2</sup>



- COLUMNAR ASPEN
- GINKO BILOBA
- PAPERBARK MAPLE
- RUSSIAN OLIVE TREE
- SOD
- CAST CONCRETE
- INDIGENOUS BUNCH GRASS
- OPTIONAL PRIVACY FENCE

RK | STUDIO

RESIDENTIAL DESIGN AND DRAFTING

1760 KLOPPENBURG RD. KELOWNA, BC

(250)-317-6875 ryan.rkstudio@gmail.com

APPLICANT NAME:

CLD Western Property Holdings  
c/o Andrew Gaucher

PROJECT NAME:

410 FRANCIS AVE

DRAWN BY:

RK

ISSUED FOR:

DEVELOPMENT PERMIT

DATE: YYYY-MM-DD

2021-01-03

SCALE:

1/8" = 1'-0"

LEGAL DESCRIPTION:

LOT 19, PLAN 7336, ODYD

SHEET TITLE:

SITE & LANDSCAPE PLAN

A1

THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF RK STUDIO AND ARE NOT TO BE REPRODUCED OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF RK STUDIO





**DYNAMIC  
CONSTRUCTORS**

January 5, 2021

***410 Francis Development Application Rationale***

***Second Design Concept***



Dear Andrew,

This is our second application submission for this property. Our initial submission is included with this letter for ease of reference. Based neighborhood and staff feedback, we have reduced our proposal to two, two storey homes at this location. While we remain of the opinion that three units, while a nominal increase, does represent an ideal densification scenario, achieving a balance between density yield and neighborhood feedback remains a priority.

Further to neighborhood commentary on density and height, we considered several planning perspectives including:

- Limit vehicular access to only one driveway, via the rear laneway;
- Because some side yard setback variances are required to accomplish infill on this site, the Taylor frontage should be prioritized over the Francis frontage for rhythm with the neighborhood. The Francis frontage is an “island” in that Taylor borders one side of the property and the rear lane the other side.
- Consider height given overall surrounding neighborhood context.

The design rationale started with an appreciation of the ongoing City of Kelowna OCP process and our intent to create a form of housing which would fit an infill neighborhood context while promoting marginally higher density in a ground-oriented infill form. In terms of neighborhood context, the strip of homes between Taylor and the rear access lane is predominately built out with a primary residence plus carriage house scenario. Our proposal mirrors the rhythm of what is found on this strip of homes in that this site would have two residences, albeit two primary residences.

The corner lot location of 410 Francis is well suited to the development we are proposing for several reasons. It is also highly unique being a triangle shaped property with road interface on three of four sides.

We are requesting rezoning to RU6 in our second submission. There are presently 5 properties within a 2 block radius currently zoned RU6. We propose to create a small lot subdivision as a test case in looking forward to more infill initiatives in the ongoing OCP review. The proposed lots have separate legal frontage and separate vehicular access. In preapplication discussions with Development Engineering, they provided a preliminary approval for a slightly wider access apron to accommodate the two-unit driveway scenario proposed. The location of the driveway allows for the largest setback to occur between the proposed homes and the one neighboring home to the North. While the landscape setback is varied, the functional setback from the built forms is 2m from a one storey garage and 3.6m from the 2 storey West unit.

In terms of aesthetic design, we intentionally varied the types of architectural character such that it doesn't appear as one solid built form, and so that it ages well with an already diverse neighborhood. Exploring the current neighborhood, you will find homes of a wide variety that match the proposed character of this application.

We kept Crime Prevention through Passive Design in mind as we progressed this design. All homes have windows facing the street for animation and pedestrian connection, but also to establish consistent visibility. We have located the windows to achieve that goal while maintaining privacy between homes. We have pre-designed optional fenced courtyards to provide some extent of private outdoor space. Automated sensor lights will be hardwired and installed at entrances and garages.

These homes will be constructed to a minimum Step 3 Energy code or greater standard. Our aim will be to achieve Step 5, however some of that performance has yet to be determined through energy modelling. As is the case in all our developments, we will incorporate the best practices for environmental construction techniques including waste and debris minimization, utilizing durable and low carbon materials, minimize hazardous chemicals used in construction, install electric vehicle charging in garages, prep for rooftop solar arrays, and more.

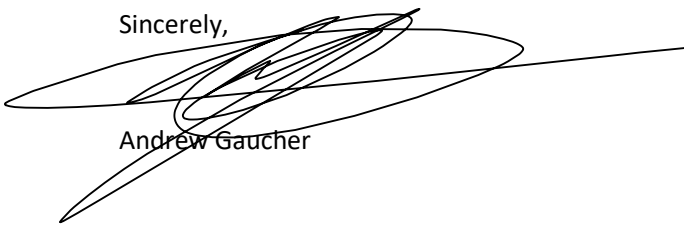
Both of these homes have enclosed – and hidden from the street – two car garages. This prioritizes the street interface. Both homes feature predesigned private outdoor space.

The interfaces will be landscaped with tall columnar aspens for a visual screen, and we will be further plant out of the existing boulevards with added boulevard trees (3) and lawn. We have intentionally varied the tree types from home to home such that they age looking like two distinct properties.

I look forward to speaking with you after your review of this resubmission and moving this application forward to neighborhood consultation and initial consideration.

I believe the application fees paid to date can still be applied to this resubmission. Please advise me if anything further is required.

Sincerely,



Andrew Gaucher