

SCHEDULE _____ A

This forms part of application

Z21-0078



City of

Kelowna
DEVELOPMENT PLANNING

Planner
Initials

LK

CITY OF KELOWNA

MEMORANDUM

Date: August 25, 2024 _ Revised Circulation _ December 10, 2021

File No.: Z21-0078

To: Community Planning (LK)

From: Development Engineering Manager (RO)

Subject: 615 Francis Ave. RM3 to RM3r

Development Engineering comments and requirements regarding this rezoning application to rezone the subject property from the RM3 – Low Density Multiple Housing to the RM3r – Low Density Multiple Housing (Residential Rental Tenure Only):

General

1. All the offsite infrastructure and services upgrades are addressed in the Development Engineering Report under the Rezoning Permit application file number Z18-0058.

 Ryan O'Sullivan
 Development Engineering Manager

AS



City of

Kelowna
DEVELOPMENT PLANNINGPlanner
Initials

LK

CITY OF KELOWNA**MEMORANDUM**

Date: February 3, 2021

File No.: DP21-0004

To: Urban Planning (LK)

From: Development Engineering Manager (JK)

Subject: 615 Francis Ave. Form & Character

A Development Permit for the form and character of a proposed addition to the existing building.

1) General

- a) All comments have been addressed in Z18-0058

2) Drainage

- a) Provide an adequately sized drainage system complete with individual lot connections. The Subdivision, Development and Servicing Bylaw requires that each lot be provided with an individual connection; however, the City Engineer may permit use of individual ground water disposal systems, where soils are suitable. For on-site disposal of drainage water, a hydrogeotechnical report will be required complete with a design for the disposal method (i.e. trench drain / rock pit). The Lot Grading Plan must show the design and location of these systems for each lot.
- b) Provide the following drawings:
- i) A detailed Lot Grading Plan (indicate on the Lot Grading Plan any slopes that are steeper than 30% and areas that have greater than 1.0 m of fill);
 - ii) A detailed Stormwater Management Plan for this subdivision; and,
 - iii) An Erosion and Sediment Control Plan.
- c) Show details of dedications, rights-of-way, setbacks and non-disturbance areas on the lot Grading Plan.
- d) Significant banks are located on this site. The slopes appear to be sensitive to erosion; temporary and permanent measures must be taken to prevent erosion and sediment transport.
- e) Identify clearly on a contour map, or lot grading plan, the top of bank(s). Provide cross sections along the top of the bank at each property corner and at locations where there are significant changes in slope. Cross sections are to be perpendicular to the contour of the slope. Show the proposed property lines on the cross sections.

Not all areas have a clear top of bank; and therefore, field reconnaissance by City staff and the applicant may be needed to verify a suitable location for property lines.

- f) Where ditches are provided, they must be adequately lined and protected for the design flows.
- g) The drainage gullies are to be protected by way of Statutory Rights-of Way suitable to the Drainage Manager.

3) Geotechnical Study

a) 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 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.

Additional geotechnical survey may be necessary for building foundations, etc



James Kay, P.Eng.
Development Engineering Manager

ATTACHMENT A

This forms part of application

Z21-0075



City of

Kelowna
DEVELOPMENT PLANNING

Planner
Initials

LK



WESTERKAMP DESIGN INC.
1687 SUTHERLAND AVENUE
KELOWNA, B.C. V1Y 5Y7
(778) 484-2516
e-mail: info@wkd-inc.com
web: www.wkd-inc.com

PROJECT: 615 FRANCIS AVENUE DEVELOPMENT

TITLE:

Cover Sheet

CUSTOMER: 615 FRANCIS AVENUE
KELOWNA, BC

LEGAL:

LOT 15, DISTRICT LOT 14,
O.D.Y.D., PLAN 1141

REVISIONS:

REVISIONS:

REVISIONS:

REVISIONS:

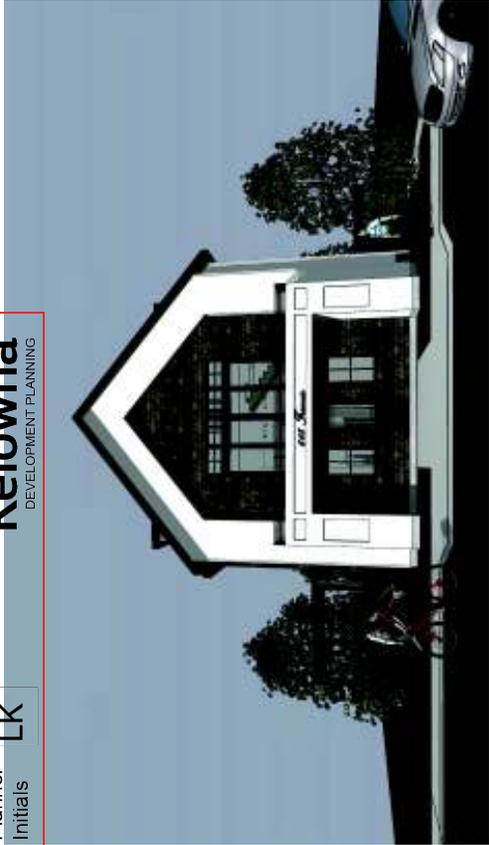
SCALE: AS NOTED

DATE: 11/10/2021

Street-View



Street-View



Street-View



Lane-View



DP-001

SHEET:

**Letter of Rationale - 615 Francis Avenue, Kelowna, BC**

This application is for a Development Permit with “R” dedication to accommodate the construction of a 3-unit low-rise building on an existing RM3 zoned lot with rear lane access. The existing lot is currently developed with an older single detached home. This property is located at 615 Francis Avenue, Kelowna, situated in the middle of the block in a mature neighborhood consisting of one storey, one and a half storey, two and a half storey single family homes and other multi-family dwellings and suites. Many properties in the area have carriage houses or multiple dwellings on one lot. Several nearby properties have RM1 or RM3 zoning.

The subject lot is already zoned RM3 as it meets the form and density objectives of the future OCP (MRL) and the City’s vision and goal for increasing density and growth through a variety of sensitive infill developments within this community. This sets the stage to present our rationale for a Development Permit with “R” dedication.

When considering this lot, street, neighbourhood, current zoning and The City of Kelowna’s objectives for this area and the OCP, along with multiple design meetings, submissions and feedback from the City of Kelowna planning department and planners; special attention has been given to the current form and character of the neighbourhood, massing, potential parking issues, site lines and shadowing of neighbouring properties. All the required site setbacks, FAR, height restrictions, parking requirements, and lot coverages for the current RM3 zoning have been achieved.

The massing and form was carefully considered to blend with the existing residential character of the community. Therefore, the multi-unit structure is representational of a stately arts and crafts, barn style home which is common in the Kelowna Pandosy corridor. The pitched roof with dormers complement the more traditional character of the neighbourhood.

Traditional arts and crafts elements, board and batten siding, shakes, dormers and garden style landscaping, greenery, fencing, and pergola features are consistent and attractive design elements which enhance and add value to the community and surrounding properties.

The 3 residential units consist of 2 – 2 bedroom dwellings and 1 - 6 bedroom dwelling, providing a diverse supply of housing options.

The garbage and recycling are concealed behind a fence and gate off the alley. All parking is accessed directly from the rear alley and screened from neighbours. All of these structural and screening elements are grounded with landscaping including potted trees on the roof top patios.

The building uses strategically placed side elevation cantilevers, building material breaks, dormer roof lines and a purposeful separation at the garage.

The front street setback allows the building to be 1.5m from the front lot line. Our proposal has the building set back to 3.0 m with staggered front fence lines to create a softer curb appeal which is more uniform and cohesive with the existing properties.

The site has a walk score of 77 which indicates a very walkable area where most errands can be accomplished on foot, particularly to the Pandosy Village area. The average walk score in Kelowna is 42. Kelowna General Hospital is also within walking distance. Easy access to bus routes are located within one city block along Pandosy Street that link to downtown, UBCO, Okanagan College, Orchard Park and other locations. Bicycles will be highly encouraged with a bike stand for ease of use. The commute downtown via bike is 8 mins. Cameron Park, Osprey Park, Strathcona Park, Maude Roxby Wetland and Kinsman Park are all nearby as well as Francis Ave public beach access.

This proposal is consistent with the neighbourhood form and character, the OCP and the City's vision and goal for increasing density and growth through a variety of sensitive infill developments within this community. Therefore, for Council's consideration, we are pleased to submit our design proposal for acceptance for a Development Permit with "R" dedication, with the intention to maintain community character and design through a traditional yet innovative architectural approach.