
CITY OF KELOWNA
MEMORANDUM

Date: September 21, 2022
File No.: Z22-0029
To: Planning and Development Officer (BS)
From: Development Engineering Manager (NC)
Subject: 975 Franklyn Rd

ATTACHMENT A	
This forms part of application # Z22-0029	
Planner Initials	BS
 City of Kelowna DEVELOPMENT PLANNING	

RU1 to RU4

The Development Engineering Branch has the following comments and requirements associated with this application to rezone the property from RU1 zone to RU4. The Development Technician for this file is Sarah Kelly (skelly@kelowna.ca).

1. GENERAL

- a. The following requirements are valid for two (2) years from the reference date of this memo, or until the 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.
- b. There is a possibility of a high water table or surcharging of storm drains during major storm events. This should be considered in the design of the onsite system.
- c. This proposed development is located within the 800m Ministry of Transportation and Infrastructure (MoTI) Highway Buffer and is subject to review by the MoTI.

2. DOMESTIC WATER AND FIRE PROTECTION

- a. The subject lot is within the Black Mountain Irrigation District (BMID) water supply area. The Developer is required to make satisfactory arrangements with BMID for all water and fire protection-related issues. All charges for service connection(s) and upgrading costs, as well as any costs to decommission existing services, shall be the responsibility of the Developer.
- b. The Developer's consulting mechanical engineer will determine the fire protection requirements of this proposed development and establish hydrant requirements and service needs. All fire flow calculations approved by BMID are to be shared with the Development Engineering Branch upon submittal of off-site civil engineering drawings.

3. SANITARY SEWER SYSTEM

- a. Our records indicate that the subject lot is currently serviced with a 100-mm diameter sanitary sewer service. The Applicant's Consulting Mechanical Engineer will determine the requirements of the proposed development and establish the service needs.


- b. Only one service will be permitted for each legal lot. If required, the applicant will arrange for the removal and disconnection of the existing service and the installation of one new larger service, complete with an inspection chamber and brooks box (as per SS-S7 & SS-S9), at the applicants cost.

4. STORM DRAINAGE

- a. The property is located within the City of Kelowna drainage service area. The City Engineer may permit use of individual ground water disposal systems, where soils are suitable. The safe use of infiltration is to be confirmed, at time of Building Permit, with submission of a geotechnical report provided by a Professional Engineer competent in the field of hydro-geotechnical engineering, complete with a design for the disposal method (i.e. trench drain / rock pit).
- b. The Developer's consulting civil engineer must provide a stormwater management plan for the site, which meets all requirements of the Subdivision, Development, and Servicing Bylaw No. 7900. SWMP must include lot grading plan, minimum basement elevations (MBE), and onsite drainage systems.
- c. An Erosion and Sediment Control Plan is to be prepared by a Professional Engineer proficient in the field of erosion and sediment control. The plan is to be prepared as per section 3.14 of Schedule 4 of Bylaw 7900. If a line item for ESC is not included in the Engineer's cost estimate for off-site work, then an additional 3% will be added to the performance security based on the total off-site construction estimate.

5. ROAD IMPROVEMENTS & SITE ACCESS

- a. McCurdy Rd has already been upgraded to an urban standard, no further upgrading will be required of this development.
- b. Franklyn Rd must be upgraded to an urban standard (SS-R5) along the full frontage of the subject property including curb and gutter, sidewalk replacement (if necessary), fillet paving, LED street lighting, landscaped and irrigated boulevard, storm drainage system, pavement removal and replacement and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction.
- c. All Landscape and Irrigation plans require design and inspection by a Qualified Professional registered with the BCSLA and the IABC, are to be included as a line item in the estimate for the Servicing Agreement performance security. Landscape and irrigation plans require approval by the Development Engineering Branch at the same time as other "issued for construction" drawings.
- d. Streetlights must be installed on all public roads. All streetlighting plans are to include photometric calculations demonstrating Bylaw 7900 requirements are met and approval by the Development Engineering Branch at the same time as other "issued for construction" drawings.
- e. Offsite civil design needs to consider BC Transit stop fronting the subject lot on Franklyn Rd. Transit stop design must meet *BC Transit's Infrastructure Design Guide* requirements. Relocation to McCurdy Rd may be permitted, further details can be requested from the Development Technician on this file.
- f. Existing driveway letdown is to be removed and replaced with sidewalk, new letdown (as per SS-C7 residential) will be required for new driveway location.

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6. POWER AND TELECOMMUNICATION SERVICES


- a. All proposed distribution and 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.
- 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. Re-locate existing poles and utilities, where necessary including within lanes. Remove aerial trespass(es).

7. GEOTECHNICAL STUDY

- a. At the time of Building Permit application the applicant is required to provide a comprehensive geotechnical report, prepared by a Professional Engineer competent in the field of hydro-geotechnical engineering to address items below:
 - 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 and perimeter drains.
 - vii. Recommendations for erosion and sedimentation controls for water and wind.
 - viii. Any items required in other sections of this document.
- b. Geotechnical reports must be submitted to the Planning and Development Services Department (Planning & Development Officer) for distribution to the Works & Utilities Department and Inspection Services Division prior to submission of Engineering drawings or application for subdivision approval. 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.

8. ROAD DEDICATION/SUBDIVISION REQUIREMENTS

- a. McCurdy Rd is included in the 2040 OCP as a Major Arterial and requires a 5m dedication along the full frontage of the subject lot to achieve a future 30m ROW.
- b. Only one driveway will be permitted with a maximum width of 6m. Driveway must adhere to Traffic Bylaw No. 8120 specifications for minimum distance from property corner.

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- c. Ensure adequate sightlines at Franklyn Rd and McCurdy Rd intersection as per Bylaw 8120. Additional dedication for corner rounding to be determined and may be required as a condition of rezoning.

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 Development Engineering 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 offsite 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.

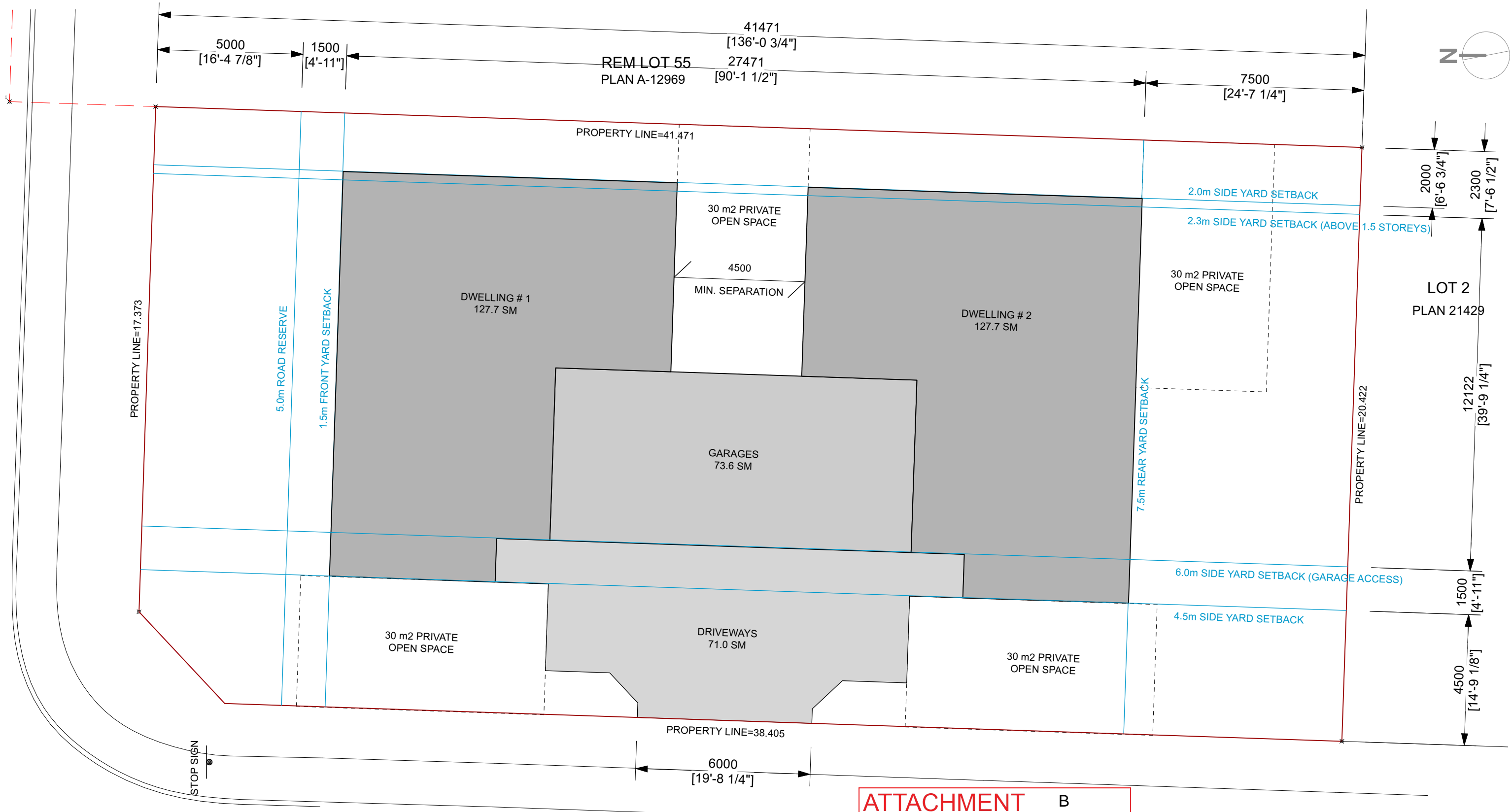
11. CHARGES AND FEES

- 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).

Nelson Chapman, P.Eng
Development Engineering Manager
SK

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McCURDY ROAD



13.6 RU6 - TWO DWELLING HOUSING

ZONING ALLOWANCE

PROPOSED

	ZONING ALLOWANCE	PROPOSED	
SITE AREA	800.00 m ²	842.08 m ² / 9064.03 SF	
SITE COVERAGE (BUILDINGS)	40.0%	329.0 m ² / 3541.33 SF	39.0%
SITE COVERAGE (DRIVEWAYS)	10.0%	71.0 m ² / 764.24 SF	8.5%
TOTAL SITE COVERAGE	50.0%	400.0 m ² / 4305.56 SF	47.5%

FRANKLYN ROAD

ATTACHMENT B

This forms part of application # Z22-0029

Planner Initials **BS**



JAYBARKERSTUDIO

PROJECT

ADDRESS

ISSUES:

REVISIONS:

404 - 128 WEST 6TH AVENUE
VANCOUVER, B.C., V5Y 1K6
778.232.0071
JAYBARKER.STUDIO@GMAIL.COM

975 FRANKLYN ROAD

975 FRANKLYN ROAD,
KELOWNA BC

SITE PLAN **A.01**



ATTACHMENT C

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Z22-0029

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City of Kelowna
DEVELOPMENT PLANNING

October 5, 2022

City of Kelowna
Urban Planning Department
1435 Water Street, V1Y 1J4
Kelowna, BC

Application to Rezone the Property from RU1 – Large Lot Housing to RU4 – Duplex Housing at 975 Franklyn Rd.

Dear Planning Staff,

The purpose of this application is to rezone the subject property from RU1 – Large Lot Housing to RU4 – Duplex Housing to facilitate the construction of two dwellings in a semi-detached form. Context photos are provided to show the current configuration of the neighbourhood. The property is quite large with an area of 842.0m² and can easily support two-dwelling housing. All regulations and setbacks under the RU4 zone have been met as part of this application.

The proposal has been strategically designed with a shared driveway to meet the maximum road frontage width requirement of 6.0m. Both units contain a 2-car garage for parking. The property contains an abundance of open space, allowing for 30m² of private open space for the inhabitants of each dwelling plus additional outdoor open space in the front, rear, and side yards.

This proposal conforms to the 2040 OCP – Future Land Use direction of *Core Area Neighbourhood*, as two-dwelling residential is a supported use. In addition, the following pillars are met:

1. Stop planning new suburban neighbourhoods.

Creating sensitive infill within existing neighbourhoods reduces the desire for new suburban neighbourhoods to be planned. In turn, those who wish to rent or purchase a new dwelling can do so without constructing a new single-family home in a new neighbourhood.

2. Promote more housing diversity.

The *Core Area Neighbourhood* Future Land Use designation allows for a range of housing forms within existing neighbourhoods in the core area. Due to the setback requirements on a corner lot, two-dwelling housing is a great way to utilize the existing property and services to create a diverse housing option in a neighbourhood which has experienced limited redevelopment.

3. Protect our environment.

Constructing two-dwelling housing an existing building envelope reduces the need for environmental impacts such as blasting, site grading, and tree removal on new lots.

In the immediate neighbourhood within a 100m radius, there are 10 properties which are zoned RU4. In addition, the neighbouring property at 920 Franklyn has been rezoned to RU4. The subject property is located within the core area, with an OCP Future Land Use designation of Core Area – Neighbourhood. We believe the application is beneficial to the community for multiple reasons.

Firstly, the application will allow for upgrades in a neighbourhood which has experienced limited redevelopment since it was constructed in the 1970's. The landowner is constructing the dwellings to increase the rental housing stock in an upcoming area of Kelowna. Secondly, the property is situated near amenities such as the McCurdy Corner shopping mall, Ben Lee Park, and Pearson Elementary. McCurdy Road, a 4-lane major arterial is adjacent to the subject property, providing an opportunity for cycling and public transit.

We believe this project creates infill in an area of Kelowna with great potential. For any questions regarding the application, please contact Urban Options Planning Corp. at the undersigned.

Regards,



Urban Options Planning Corp.
By its authorized signatory, Birte Decloux, RPP MCIP

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