
CITY OF KELOWNA
MEMORANDUM

Date: June 21, 2023
File No.: Z23-0037
To: Urban Planning Manager (TC)
From: Development Engineering Manager (NC)
Subject: 761, 771, 781, 791, 801-803 Saucier Ave. RU4to MF3

The Development Engineering Department has the following requirements associated with this application to rezone the subject properties from RU4 – Two-Dwelling Housing to MF3 – Apartment Housing. Works and Services requirements directly attributable at time of Building Permit are contained in the Development Engineering Branch memo under file DP23-0118.


The Development Engineering Technician for this file is Aaron Sangster (asangster@kelowna.ca).

1. GENERAL

- a. The following comments and requirements are valid for a period of 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 modify some or all items in this memo if the zone amendment bylaw has not been adopted within this time.
- b. Where an application to rezone land is proposed within 800 m of an intersection with Highway 97 or Highway 33, Development Engineering comments will be subject to the review of the Ministry of Transportation and Infrastructure.

2. PROPERTY-SPECIFIC REQUIREMENTS

- a. Approximately 1.1 m road dedication along the entire frontage of Saucier Ave is required to achieve a ROW width of 18.0 m in accordance with Typical Section SS-R3.
- b. A Section 219 Restrictive Covenant must be placed on title restricting the Required Fire Flow (as calculated by the Fire Underwriters Survey: Water Supply for Public Fire Protection in Canada, 2020) for any buildings on the site to a maximum of 150 L/s.



Nelson Chapman, P.Eng.
Development Engineering Manager
AS

ATTACHMENT	A
This forms part of application # Z23-0037	
Planner Initials	TC
 City of Kelowna DEVELOPMENT PLANNING	

Neighbourhood Notification Summary- 761-803 Saucier Ave

Purpose:

To notify neighboring properties of the proposed development of 761, 771, 781, 791, 801/803 Saucier Avenue and provide the opportunity to ask questions and give feedback.

- a) **Notification Date:** May 3, 2024
- b) **Notification Method:** The attached Development Notice was mailed to 42 addresses located within 50 m of the subject properties in accordance with the policy of the City of Kelowna.
- c) **Addresses:** The Development Notice was mailed to the following addresses.

Street Number	Street Name
728	DeHart Ave
732	DeHart Ave
744-746	DeHart Ave
750	DeHart Ave
768	DeHart Ave
780	DeHart Ave
800	DeHart Ave
808	DeHart Ave
818	DeHart Ave
828	DeHart Ave
1735	Richter St
711	Saucier Ave
736	Saucier Ave
741	Saucier Ave

ATTACHMENT **B**

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746	Saucier Ave
751	Saucier Ave
756	Saucier Ave
761	Saucier Ave
770-772	Saucier Ave
771	Saucier Ave
778	Saucier Ave
781	Saucier Ave
791	Saucier Ave
792	Saucier Ave
801-803	Saucier Ave
802-812	Saucier Ave
809	Saucier Ave
819-821	Saucier Ave
822	Saucier Ave
832	Saucier Ave
790-792	DeHart Ave
827-835	Saucier Ave
790	DeHart Ave
792	DeHart Ave
801	Harvey Ave
809	Harvey Ave
819	Harvey Ave
831	Harvey Ave

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d) Information Provided: The development notice outlined the location, proposed zoning, density and renderings of the development. The notice welcomed recipients to contact the developer for more information or with any questions, comments or concerns. The notice included contact information (email and phone) for the developer as well as the City Planner managing the application.

e) **Neighbourhood Feedback:** To date Mundi Construction has received one response by email from a resident of DeHart Avenue. The email was generally supportive of infill housing but only in the form of townhouse development. The email expressed the following concerns:

- Opposed to the four-storey apartment component of the development for the following reasons:
 - Kelowna has enough small apartments/condos
 - Family housing is more suitable in the form of 2-3 bedroom townhouses
 - Apartment building will not have private yard/gardens
 - Apartment building will impact the privacy of the houses behind it
- Concerns related to the construction of the below grade parking, specifically geotechnical, sound and vibration impacts.
- Concerns regarding the aesthetic design of the development, noting a preference for natural wood, plants or historically inspired craftsman elements.

f) **Changes Resulting from Neighbourhood Feedback:** We appreciate the comments provided and how the proposed development may impact adjacent properties. We recognize the importance of providing family housing, accordingly, 38 of the 70 units in the development are two-bedroom units and of those 38 units 20 are provided in townhouse format. The development includes extensive landscaping for both the apartment and townhouse units providing active and passive recreational areas. An exterior common amenity garden and dog run is provided along the rear of the building, with a stair down to grade providing a grass area for dogs to roam. The exterior path and outdoor spaces that exist in the space between the two 3-Storey buildings provide further space for activities, while private patios or balconies are provided for each unit. Landscape screening is provided along the rear of the development site and building height for the apartment has been kept to four-storeys to respect the adjacent existing development.

The design of the building is cognisant of what future development in the neighbourhood is expected to be, with the building stepping down along the street to better match the building heights and character of the properties West of the site. The development site is not located within a heritage conservation area and the design of the building complies with the City of Kelowna – 2040 Official Community Plan Development Permit Area Guidelines. The design of the building eases the Architecture into its urban context, the design seeks to make the community more cohesive, vernacular, and beautiful. The material palette of the building is kept simple and serves to create an order to the site. A base cladding of brick on the ground floor provides textural depth to the ground plane while helping to ground the building with a material that conveys mass and security. The upper stories of the building feature warm wood tones and cedar screening contrasting with white cementitious panels and metal trim. Window frames on the façade are kept simple and staggered in such a way

as to provide shadow depth to the façade. Vertical and horizontal material planes are kept throughout the building elevations to ensure that there is a sense of order, hierarchy, and craft to the building face.

To address concerns regarding sound and vibration from the construction of the parking structure, Mundi Construction will be taking the following steps:

- All construction will be under the supervision of a professional geotechnical and structural engineer.
- The parking structure sits partially below ground with 1.2 m above grade which will significantly reduce excavation impacts.
- All work will take place in accordance with the City of Kelowna construction noise regulations accordingly, there will be no construction noise before 7:00 am or after 9:00 pm.

Thank you,



Brianne McCourt, RPP, MCIP
Development Manager, Mundi Construction Ltd

ATTACHMENT **B**

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DEVELOPMENT PLANNING

Dear Neighbour,

Mundi Construction Ltd., invites you to review information and provide comments regarding our request for rezoning and development permit at 761, 771, 781, 791, 801/803 Saucier Avenue. Our application proposes to rezone the subject properties from RU4 to MF3 to facilitate the construction of a new 70-unit multi-family development comprised of a four-storey apartment building and three-storey stacked townhouses. The development will share common amenities including courtyard and landscaped areas and underground parking.

We invite you to ask questions or share comments about the proposed development.

Mundi Construction Ltd.

Brianne McCourt, Development Manager
b.mccourt@mundiconstruction.ca
250-299-4272

City of Kelowna

Tyler Caswell, Planner II
TCaswell@kelowna.ca
250-469-8967

We look forward to hearing from you.

Sincerely,

Mundi Construction Ltd.



Mundi Construction Ltd.
1250 Rogers Way
Kamloops BC V1S 1N5

ATTACHMENT B
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Planner Initials TC

City of Kelowna
DEVELOPMENT PLANNING

- THIS DRAWING MUST NOT BE SCALED.
 - VERIFY ALL DIMENSIONS AND DATUMS PRIOR TO COMMENCEMENT OF WORK. REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT.
 - VARIATIONS AND MODIFICATIONS ARE NOT ALLOWED WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT.
 - THIS DRAWING IS THE EXCLUSIVE PROPERTY OF THE ARCHITECT.
 - ANY REPRODUCTION MUST BEAR THEIR NAME AS ARCHITECT.

Client

Seal

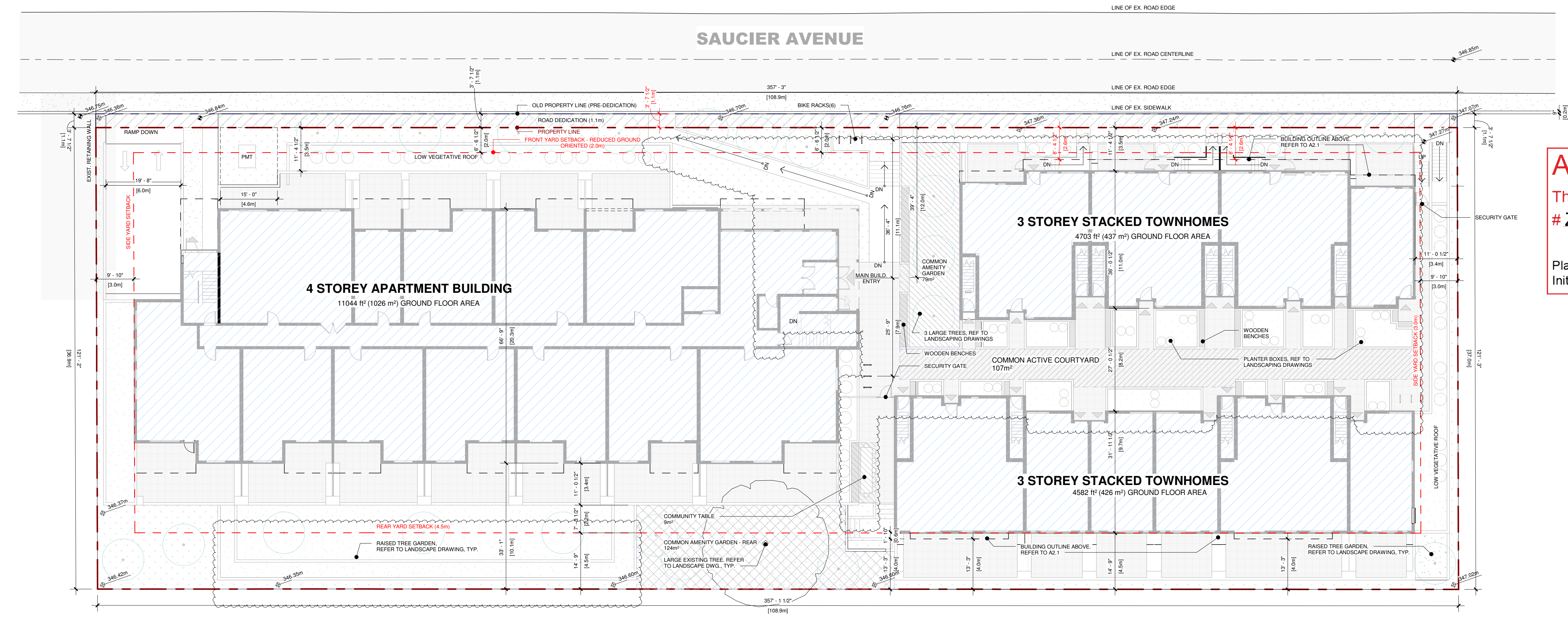
RECORD OF ISSUES		
NO.	DATE	DESCRIPTION
A	2023.01.31	ISSUED FOR DEVELOPMENT PERMIT
B	2023.04.04	RE-ISSUED FOR DEVELOPMENT PERMIT
C	2024.02.20	RE-ISSUED FOR DEVELOPMENT PERMIT

NO.	DATE	DESCRIPTION
2	24.02.20	Revision 2
1		ISP REV 1

RECORD OF REVISIONS		
NO.	DATE	DESCRIPTION
Project		
SAUCIER AVENUE MULTIFAMILY		
RESIDENTIAL DEVELOPMENT		
761, 771, 781, 791 AND 801/803 SAUCIER AVE, KELOWNA, BC		

Sheet Title
 SITE PLAN + ZONING

Job Number 22.1066
 Date 24.01.24
 Scale 1 : 200
 Revision Number 0
 Drawing Number



1 SITE PLAN
 1 : 200

ATTACHMENT C
 This forms part of application # Z23-0037
 Planner Initials TC
 City of Kelowna DEVELOPMENT PLANNING

SAUCIER TOWNHOMES		
CURRENT ZONING: RU4	REQUIRED	PROVIDED
PRINCIPLE USE	MF3	MF3
	(P) APARTMENT HOUSING	(P) APARTMENT HOUSING
	(S) STACKED TOWNHOUSES	(S) STACKED TOWNHOUSES
PARCEL SIZE	MINIMUM 1400 M ²	4141 M ²
LOT WIDTH	MINIMUM 30 M	108.9 m
LOT DEPTH	MINIMUM 30 M	38 m
NET FLOOR AREA	N/A	5219 m ²
GROSS FLOOR AREA	N/A	6056 m ²
PARKADE FLOORPLATE	N/A	3657 M ²
MAIN FLOOR FLOORPLATE	N/A	1949 M ²
FLOOR AREA RATIO	1.3	1.26
MAXIMUM LOT COVERAGE (BUILDINGS)	65%	47%
MAXIMUM LOT COVERAGE (BUILDINGS & IMPERMEABLE...)	85%	83%
MAXIMUM BUILDING HEIGHT	18M (4 STOREY)	14.7M (4 STOREYS)
NET FLOOR AREA FOR GROUND ORIENTED RESIDENTIAL UNITS ON THE FIRST FLOOR	MINIMUM 11 M ²	570 M ²
FIRST FLOOR HEIGHT ABOVE CURB LEVEL FOR GROUND ORIENTED RESIDENTIAL UNITS	MAXIMUM 1.2 M	1.2 m
SETBACKS (FRONT - GROUND ORIENTED)	FRONT - GROUND ORIENTED YARD (GROUND-ORIENTED HOUSING & LOBBY) - 3M - 9'-10 1/9"	FRONT - GROUND ORIENTED YARD - GROUND-ORIENTED HOUSING & LOBBY (NORTH) - 2M
SETBACKS (FRONT - GROUND ORIENTED REDUCED)	FRONT - GROUND ORIENTED REDUCED YARD (GROUND-ORIENTED HOUSING & LOBBY) - 2M - 6'-6 3/4"	FRONT - GROUND ORIENTED REDUCED YARD - GROUND-ORIENTED HOUSING & LOBBY (NORTH) - 2.3M
SETBACKS (FRONT)	FRONT YARD (NORTH) - 4.5M - 14'-9 1/6"	FRONT YARD - NORTH (NORTH) - 7.6M
SETBACKS (SIDE)	SIDE YARD (EAST) - 3M - 9'-10 1/9"	SIDE YARD - EAST (EAST) - 3.4M
SETBACKS (REAR)	REAR YARD (NO LANE) - 4.5M - 14'-9 1/6"	REAR YARD - NO LANE (SOUTH) - 4.5M
SETBACKS (SIDE)	SIDE YARD (WEST) - 3M - 9'-10 1/9"	4.50
BUILDING FRONTAGE	MAXIMUM 100M	56.4 m
BETWEEN DETACHED PRINCIPAL BUILDINGS	N/A	2.9 m
COMMON AMENITY	STUDIO - 7.5 M ²	SEE PRIVATE OPEN SPACE CALCS
	1 BEDROOM - 15 M ²	SEE PRIVATE OPEN SPACE CALCS
	MORE THAN 1 BEDROOM - 25 M ²	SEE PRIVATE OPEN SPACE CALCS
ON A TRANSIT SUPPORTIVE CORRIDOR?	NO	
WITHIN URBAN CORE / CORE AREA?	YES	
LANE ACCESS?	NO	
ABUTS AN RU1, RU2, RU3, RU4 OR RUS ZONE?	YES	
CANTERLEVERED PROJECTION 30% PER STOREE NO MORE THEN 4M, 1.5M APART.	YES	

AREA CALCULATIONS	NO.	SF	%	TOTAL SF	TOTAL SM
A - 1 BEDROOM + DEN	28	642	40%	17,976	1670.03
B - STUDIO	4	312	6%	1,248	115.94
C - 2 BEDROOM	4	980	6%	3,920	364.18
D - 2 BEDROOM	4	869	6%	3,476	322.93
E - 2 BEDROOM	4	887	6%	3,548	329.62
F - 2 BEDROOM	4	986	6%	3,944	366.41
G - 2 BEDROOM	2	934	3%	1,868	173.54
TH 1-A - 2 BEDROOM	1	1,057	1%	1,057	98
TH 1-B - 2 BEDROOM	2	1,025	3%	2,050	190
TH 1-C - 2 BEDROOM	2	1,028	3%	2,056	191.01
TH 2-A - 2 BEDROOM	5	1,002	7%	5,010	465.44
TH 2-B - 2 BEDROOM	10	1,002	14%	10,020	930.89
NET RESIDENTIAL	70		100%	56,173	5,219
SITE AREA	44,577		FAR =	1.26	

UNIT MIX	NO.	AVG SF	%	TOTAL SF	TOTAL SM
STUDIO	4	312	6%	1,248	115.94
1 BEDROOM	28	642	40%	17,976	1670.03
2 BEDROOM	38	977	54%	36,949	3432.67
3 BEDROOM	0	0	0%	0	0
TOTAL	70	802	100%	56,173	5,219

PRIVATE OPEN SPACE	REQ'D POS (SF)	REQ'D POS (SM)	PROVIDED POS (SF)	PROVIDED POS (SM)
A - 1 BEDROOM + DEN	4,521	420	4,172	388
B - STUDIO	323	30	495	46
C - 2 BEDROOM	1,076	100	658	61
D - 2 BEDROOM	1,076	100	565	52
E - 2 BEDROOM	1,076	100	779	72
F - 2 BEDROOM	1,076	100	790	73
G - 2 BEDROOM	538	50	262	24
TH 1-A - 2 BEDROOM	269	25	167	16
TH 1-B - 2 BEDROOM	538	50	374	35
TH 1-C - 2 BEDROOM	538	50	776	72
TH 2-A - 2 BEDROOM	1,345	125	970	90
TH 2-B - 2 BEDROOM	2,691	250	1,240	115
OTHER AMENITY			4,332	579
TOTALS	15,069	1,400	17,480	1,624

TOTAL COMMON / PRIVATE AMENITY PER DWELLING UNIT	TOTAL UNITS
DWELLING UNITS	70
REQUIRED - 4.0 m ² PER DWELLING	3,014
PROVIDED	280
COMMON GARDEN - REAR	1,337
COMMON GARDEN - FRONT	850
COMMUNITY TABLE	100
AMENITY ROOM - FIRST FLOOR	894
COMMON ACTIVE COURTYARD	1,151
TOTAL	4,332

PARKING	TOTAL...	PARKING...	PARKING REQ'
TOTAL	4	1.0	4.00
STUDIO	28	1.2	33.60
1 BEDROOM	38	1.4	53.20
2 BEDROOM	0	1.6	0.00
3 BEDROOM		0.14	9.80
VISITOR SPACES			
SUB-TOTAL	70		100.60
BIKE PARKING INCENTIVE		5% REDUCTION	-5.00
TOTAL			96

SPACE REQUIREMENTS	REQ'D	PROVIDED
REGULAR SIZE PARKING FOR...	45 (47%)	48 (49%)
SMALL SIZE PARKING FOR...	48 (50%)	46 (47%)
ACCESSIBLE PARKING	2 (2%)	3 (3%)
VAN ACCESSIBLE PARKING	1 (1%)	1 (1%)
TOTAL	96	98

BIKES	NO.	RATIO	REQ'D
UNIT TYPE			
STUDIO	4	1.3	5
1 BEDROOM	28	1.5	42
2 BEDROOM	38	1.5	57
3 BEDROOM	0	2.0	0
TOTAL	70	0	104

TYPE REQUIREMENTS	REQ'D	PROVIDED
FLOOR MOUNTED	52 (50%)	98 (82%)
WALL MOUNTED	52 (50%)	21 (18%)
FLOOR MOUNTED (OPEN)		18
TOTAL	104	119