
CITY OF KELOWNA

MEMORANDUM

Date: July 5, 2024
File No.: Z24-0002
To: Urban Planning (TC)
From: Development Engineering Department (MH)
Subject: 3150-3220 St. Amand Rd. & 1559 KLO Rd. MF1 to MF2

The Development Engineering Department has the following comments associated with this application to rezone the subject properties from the MF1 - Infill Housing zone to the MF2 - Townhouse Housing zone to facilitate a townhouse development.

Works and Services attributable at time of Building Permit are contained in the Development Engineering memo under file DP24-0016.

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

1. GENERAL

- a. The following comments and requirements are valid for a period of one (1) year 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 is not adopted within this time.
- b. Comments and requirements contained herein assume the subject properties will be consolidated into a single lot.

2. PROPERTY-RELATED REQUIREMENTS

- a. Approximately 1.0 m road reserve along the entire frontage of KLO Rd is required to achieve a ROW width of 32.0 m in accordance with OCP Functional Road Classification objectives.
- b. A corner cut of 5 m x 5 m at the corner of KLO Rd and St. Amand Rd is required to achieve adequate maneuverability to the site.

M Hobbs

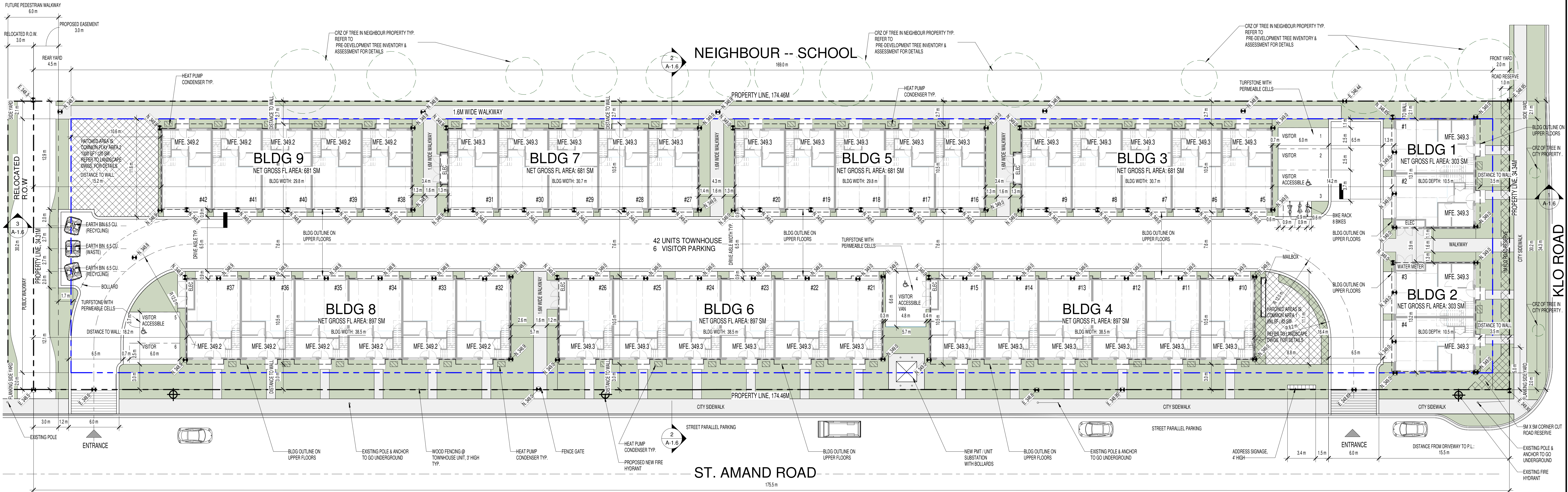
Melissa Hobbs, P.Eng., PMP
Development Engineering Manager

AS



LEGEND

	PROPERTY LINE
	EASEMENT, ROAD RESERVE
	REQUIRED SETBACK
	BLDG OUTLINE ON UPPER FLOOR



1 SITE PLAN
 A-1.1 1/16" = 1'-0"

ZONING INFORMATION

<p>1. ADDRESS: 1559 KLO RD, 3150,3210,3220 ST AMAND RD</p> <p>2. ZONING: CURRENT: RU1 LARGE LOT HOUSING; PROPOSED: MF2 TOWNHOUSE</p> <p>3. LOT AREA: 64,839.5 SF / 6,023.5 SM / 1.48 AC</p> <p>4. FLOOR AREA: NET GROSS FLOOR AREA (SF / SM)</p> <table border="1"> <tr><td>TOWNHOUSE</td><td></td></tr> <tr><td>BLDG 1</td><td>3,204SF / 298 SM</td></tr> <tr><td>BLDG 2</td><td>3,204SF / 298 SM</td></tr> <tr><td>BLDG 3</td><td>7,370SF / 685 SM</td></tr> <tr><td>BLDG 4</td><td>9,636SF / 895 SM</td></tr> <tr><td>BLDG 5</td><td>7,370SF / 685 SM</td></tr> <tr><td>BLDG 6</td><td>9,636SF / 895 SM</td></tr> <tr><td>BLDG 7</td><td>7,370SF / 685 SM</td></tr> <tr><td>BLDG 8</td><td>9,636SF / 895 SM</td></tr> <tr><td>BLDG 9</td><td>7,370SF / 685 SM</td></tr> <tr><td>TOTAL:</td><td>64,796SF / 6,020 SM</td></tr> </table> <p>5. DENSITY: ALLOWED: 1.0; PROVIDED: 6,020 / 6023.5 = 1.0</p>	TOWNHOUSE		BLDG 1	3,204SF / 298 SM	BLDG 2	3,204SF / 298 SM	BLDG 3	7,370SF / 685 SM	BLDG 4	9,636SF / 895 SM	BLDG 5	7,370SF / 685 SM	BLDG 6	9,636SF / 895 SM	BLDG 7	7,370SF / 685 SM	BLDG 8	9,636SF / 895 SM	BLDG 9	7,370SF / 685 SM	TOTAL:	64,796SF / 6,020 SM	<p>6. RESIDENTIAL UNITS TOWNHOUSE: 42 UNITS</p> <p>7. SETBACK</p> <table border="1"> <tr><th></th><th>REQUIRED</th><th>PROVIDED</th></tr> <tr><td>SOUTH (REAR)</td><td>4.5 M</td><td>15.2 M</td></tr> <tr><td>NORTH (FRONT)</td><td>MIN 2.0 M (GROUND-ORIENTED)</td><td>3.5 M</td></tr> <tr><td>EAST (FLANKING SIDE)</td><td>MIN 2.0 M (GROUND-ORIENTED)</td><td>2.0 M</td></tr> <tr><td>WEST (SIDE)</td><td>2.1 M</td><td>2.1 M</td></tr> </table> <p>8. HEIGHT: ALLOWED: 3 STOREYS / 11 M; PROVIDED: 3 STOREYS / 11 M</p> <p>NOTE: ROOF PATIO ACCESS ENCLOSURE IS EXCLUDED IN HEIGHT CALCULATION</p> <p>9. COMMON OUTDOOR AMENITY AREA: REQUIRED: TOWNHOUSE: 42 X 4 = 168 SM; PROVIDED: COMMON AREA 1: 890 SF / 82 SM; COMMON PLAY AREA 2: 1300 SF / 120 SM; TOTAL: 2190 SF / 202 SM</p> <p>NOTE: COMMON AMENITY 4 SM PER UNIT, CANNOT BE IN SETBACK AREA</p>		REQUIRED	PROVIDED	SOUTH (REAR)	4.5 M	15.2 M	NORTH (FRONT)	MIN 2.0 M (GROUND-ORIENTED)	3.5 M	EAST (FLANKING SIDE)	MIN 2.0 M (GROUND-ORIENTED)	2.0 M	WEST (SIDE)	2.1 M	2.1 M	<p>10. COMMON & PRIVATE AMENITY AREA TOWNHOUSE(S-BR): REQUIRED: 42 X 25 = 1,050 SM; PROVIDED: MIN 50 SM ROOF PATIO EA UNIT, TOTAL 2100 SM</p> <p>11. LOT COVERAGE MAX ALLOWED: MF2 55%; LOT COVERAGE PROVIDED: MF2 42.4%</p> <p>IMPERMEABLE SURFACE MAX ALLOWED: MF2 80%; IMPERMEABLE SURFACE PROVIDED: MF2 78.9%</p> <p>REFER TO A-1.2 FOR LOT COVERAGE & PERMEABLE OVERLAY</p>	<p>12. PARKING (TRANSIT SUPPORTIVE CORRIDOR) TOWNHOUSE 3BR: 42X 1.4 = 58.8 CARS</p> <p>VISITORS: 42X0.14 = 5.88; TOTAL: 65 CARS</p> <p>PROVIDED: TOWNHOUSE GARAGES: 84 CARS; GROUND PARKING VISITORS: 6 CARS; TOTAL: 90 CARS</p> <p>ACCESSIBLE PARKING REQUIRED: 3 CARS, ONE IS VAN ACCESSIBLE; ACCESSIBLE PARKING PROVIDED: 3 CARS, ONE IS VAN ACCESSIBLE</p> <p>SMALL CARS: SMALL CARS ALLOWED: 50% X 90 = 45 CARS; SMALL CARS PROVIDED: 42 CARS; NON VISITOR PARKING IS SMALL CAR</p>	<p>13. BICYCLE PARKING (CORE AREA) TOWNHOUSE: REQUIRED: LONG TERM: N/A; SHORT TERM: 42 / 5 = 8.4</p> <p>PROVIDED: LONG TERM: N/A; SHORT TERM: 8 BIKES</p>
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CONSULTANT

No	Date	Description
2	2024-05-03	ISSUED FOR DP
1	2023-12-15	ISSUED FOR DP



**Neighbour notification Summary for Townhouse Development Project
at 1559 KLO Rd, 3150, 3210, 3220 St Amand Rd
Z24-0002 DP24-0016**

Summary:

- a) **Notification Completion Date:** The neighbor notification process was concluded on July 5th, 2024, considering a 2-3 day delivery time from Canada Post and a 14-day feedback period.
- b) **Methods of Notification:** The notification was completed via face-to-face interactions and mail outs. Specifically, 8 notification letters were handed out in person, and 220 letters were mailed through Canada Post on June 17th, 2024.
- c) **List of Addresses Notified:** A detailed list of all addresses notified can be found in Appendix 2.
- d) **Details of Information Provided:** The notification letter (Appendix 3) included:
- Brief project zoning information
 - Site plans and renderings of the proposed development
 - Contact information for the project architect and the city planner
- e) **Feedback and Key Issues Received:** Only one enquiry email was received by the architect's office, to which a response was provided immediately. No enquiries or comments were received by the city planner. The email is documented in Appendix 4.
- f) **Changes Resulting from Notification:** Based on the limited feedback, no concerns were identified. There was noted interest in the development from the neighbors. As such, no changes to the project have been deemed necessary at this time.

We are committed to ensuring that this development positively impacts the neighborhood and will continue to work closely with the city to achieve this goal.

Steve Peng Architect

July 05, 2024



Appendix 1 - Development Neighbor Notification Map

City of Kelowna Selection Sets

Type	Address
Q	1480-1493 KLO Rd
Q	1540 KLO Rd
Q	1559 KLO Rd
Q	1599 KLO Rd
Q	3150 St Amand Rd
Q	3159 St Amand Rd
Q	3210 St Amand Rd
Q	3219 St Amand Rd
Q	3220 St Amand Rd
Q	3229 St Amand Rd
Q	3230 St Amand Rd
Q	3239 St Amand Rd
Q	3240 St Amand Rd
Q	S 3090 Burtch Rd

Count: 65

Buttons: Buffer, MailList, Area, Streets, SL

Manage Selection Set

Explanation of Kld Types

Appendix 2 - Neighbor Notification address List

1498-1493 K.L.O Rd Kelowna, BC V1W 3N8
1599 K. L. O. Rd Kelowna, BC V1W 3P2
3159 St Amand Rd Kelowna, BC V1W 3P2
3219 St Amand Rd Kelowna, BC V1W 3P2
3229 St Amand Rd Kelowna, BC V1W 3P2
3239 St Amand Rd Kelowna, BC V1W 3P2
3230 St Amand Rd Kelowna, BC V1W 3P1
3240 St Amand Rd Kelowna, BC V1W 3P1

101-3090 Burtch Rd Kelowna, BC V1W 5G9
102-3090 Burtch Rd Kelowna, BC V1W 5G9
103-3090 Burtch Rd Kelowna, BC V1W 5G9
104-3090 Burtch Rd Kelowna, BC V1W 5G9
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- 336-1540 K. L. O. Rd Kelowna, BC V1W 3P6
- 337-1540 K. L. O. Rd Kelowna, BC V1W 3P6
- 338-1540 K. L. O. Rd Kelowna, BC V1W 3P6
- 339-1540 K. L. O. Rd Kelowna, BC V1W 3P6
- 340-1540 K. L. O. Rd Kelowna, BC V1W 3P6
- 341-1540 K. L. O. Rd Kelowna, BC V1W 3P6
- 342-1540 K. L. O. Rd Kelowna, BC V1W 3P6
- 343-1540 K. L. O. Rd Kelowna, BC V1W 3P6
- 344-1540 K. L. O. Rd Kelowna, BC V1W 3P6
- 345-1540 K. L. O. Rd Kelowna, BC V1W 3P6
- 346-1540 K. L. O. Rd Kelowna, BC V1W 3P6
- 347-1540 K. L. O. Rd Kelowna, BC V1W 3P6
- 348-1540 K. L. O. Rd Kelowna, BC V1W 3P6
- 349-1540 K. L. O. Rd Kelowna, BC V1W 3P6
- 350-1540 K. L. O. Rd Kelowna, BC V1W 3P6

Appendix 3 - Neighbor Notification letter

Dear Neighbor,

We are writing to inform you that we have formally submitted a rezoning (Z24-0002) and development permit (DP24-0016) application for a new townhouse development in your neighborhood. This project will involve consolidating four properties located at 1559 KLO Rd, 3150, 3210, and 3220 St Amand Rd.



The proposed development aims to rezone the existing MF1 (infill housing) zone to an MF2 (Townhouse Housing) zone. The project includes the construction of nine 3-storey townhouse buildings, containing a total of 42 units. The proposed floor area ratio (FAR) for the development is 1.0.

For your convenience, we have attached the site plan and project renderings to this letter. We encourage you to contact the applicant or city staff if you have any questions, need further information, or wish to provide comments.

Sincerely,

Applicant:

Steve Peng Architect

Steve Peng

C: 604 724 6316

Email: info@sparchitect.ca

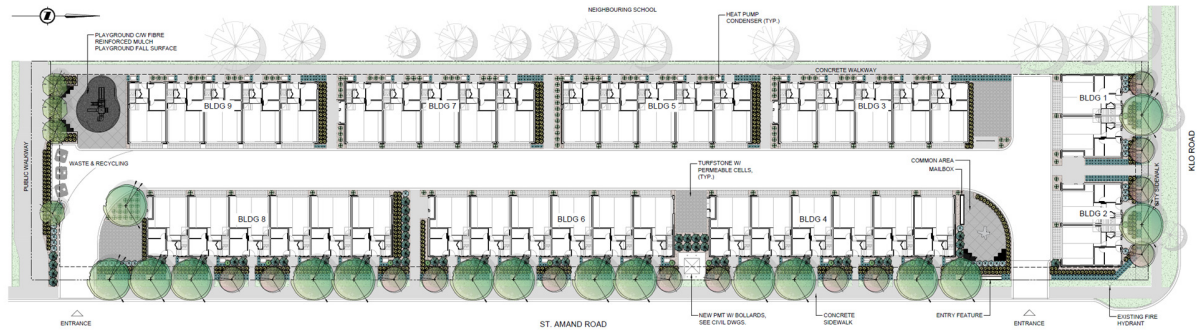
City of Kelowna

Planning department

Kimberly Brunet

T: 250-469-8637

Email: kbrunet@kelowna.ca



Site plan



Street view @ St Amand Rd



Street view @ St Amand Rd, KLO Rd cross section

Appendix 4 – Enquiry email from neighbour

info@sparchitect.ca

From: [REDACTED]
Sent: 20 June 2024 10:15
To: info@sparchitect.ca
Subject: DP24-0016

Hi Steve,

I live across the road from this Kelowna project at KLO and St. Amand roads. My building name is Osprey Landing and it was built by MKS Resources, Steve Shoranick.

The information provided in the mail I received is limited and very small to read. Do you have any more information you can provide on the units? I may look at purchasing a unit there and would like to know when I can see details as well as costs included in any purchase.

Thank you,

[REDACTED]
[REDACTED] Kelowna, BC [REDACTED]
[REDACTED]