
CITY OF KELOWNA

MEMORANDUM

Date: October 9, 2024
File No.: Z24-0045
To: Urban Planning Manager (JI)
From: Development Engineering Branch (MH)
Subject: 789-809 Cadder Ave RU1 to MF3

The Development Engineering Department has the following comments associated with this Rezoning Application to rezone the subject property from MF1 - Infill Housing zone to MF3 - Apartment Housing zone to facilitate an apartment housing.

Works and Servicing requirements directly attributable at the time of Building Permit are provided Development Permit Memo DP24-0156.

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.
- b. Comments and requirements contained herein assume the subject properties will be consolidated into a single lot.

2. SITE-SPECIFIC REQUIREMENTS

- a. Approximately 2.50 m road dedication along the entire frontage of Cadder Ave is required to achieve a ROW width of 25.0 m in accordance with OCP Functional Road Classification objectives and Bylaw 7900 Typical Road Sections.
- b. The applicant is advised that no municipal storm drainage system services or fronts the subject properties. If the underlying soils are not suitable for infiltration, the applicant may be required to extend the municipal storm sewer to their property.

M Hobbs

Melissa Hobbs, P.Eng., PMP
Development Engineer

AS

ATTACHMENT	A
This forms part of application # Z24-0045	
Planner Initials	<div style="border: 1px solid black; padding: 2px; display: inline-block;">JI</div>
 City of Kelowna DEVELOPMENT PLANNING	

789 & 809 CADDER AVE, KELOWNA, BC

PROPERTY DESCRIPTION:

CIVIC: 789 AND 809 CADDER AVE, KELOWNA, BC
 LEGAL: LOT 39,38, PLAN KAP700, SECTION 19, TOWNSHIP 26

ZONING CALCULATIONS:

CURRENT: CITY OF KELOWNA MF1 ZONING, CORE AREA, TRANSIT SUPPORTIVE CORRIDOR
 PROPOSED: MF3 ZONING

SITE INFORMATION:

GROSS SITE AREA = 12,258.12 SF (1,138.82 m²)

	ALLOWED/REQUIRED	PROPOSED
SITE COVERAGE =	65% (7,968 SF)	63% (7,692 SF)
SITE COVERAGE + HARDSCAPING =	85% (10,419 SF)	77% (9,425 SF)
MIN. DENSITY: 4.75 UNITS/1,050 m ² LOT AREA =	5 UNITS	29 UNITS
FAR =	1.8 (22,064 SF)	1.65 (20,232 SF)
HEIGHT =	22.0 m (6 STOREYS)	21.93 m (6 STOREYS)

YARD SETBACKS:

FRONT YARD (PRE-DEDICATION) =	4.5 m	4.5 m
FRONT YARD BUILDING STEPBACK =	3.0 m	3.0 m
SIDE YARD (EAST) =	3.0 m	3.2 m
SIDE YARD (WEST) =	3.0 m	3.2 m
REAR YARD (FROM LANE) =	3.0 m	3.0 m

PARKING CALCULATIONS:

1 BEDROOM UNITS =	20 UNITS x 1.0 = 20	
2 BEDROOM UNITS =	9 UNITS x 1.1 = 9.9	
TOTAL =	29.9 = 30	
BICYCLE PARKING INCENTIVE (8.5.8)	30 - 20% (MAX 5) = 25	
VISITOR =	29 UNITS x 0.14 = 4	
TOTAL =	29	29
ACCESSIBLE PARKING =	1 (0 VAN ACCESSIBLE)	1 (0 VAN ACCESSIBLE)

BONUS LONG-TERM BICYCLE STORAGE:

1 BEDROOM =	20 UNITS x 1.25 = 25	
2 BEDROOM =	9 UNITS x 1.5 = 13.5	
TOTAL =	38.5 = 39	

SHORT-TERM BICYCLE STORAGE:

6 PER ENTRANCE =	6	6
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PRIVATE & COMMON AMENITY SPACE:

1 BEDROOM UNITS =	15 m ² (161.5 SF) x 20 UNITS = 300 m ² (3,230 SF)
2 BEDROOM UNITS =	25 m ² (269.1 SF) x 9 UNITS = 225 m ² (2,421 SF)
TOTAL REQUIRED:	525 m ² (5,651 SF)

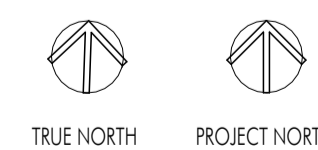
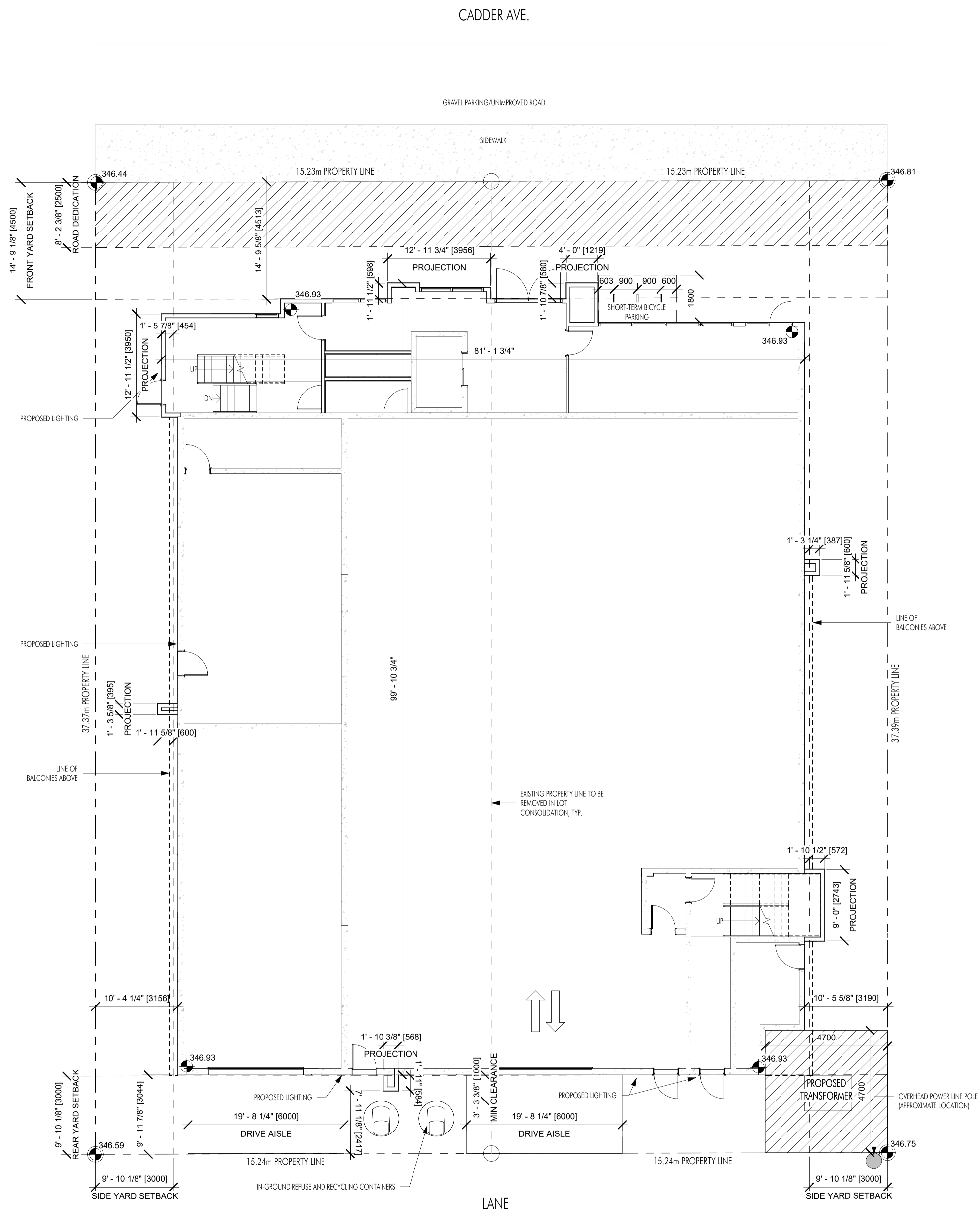
COMMON AMENITY SPACE REQUIRED =	29 UNITS x 4 m ² = 116 m ² (1,248.6 SF)
COMMON AMENITY SPACE PROPOSED =	403.1 m ² (4,339.6 SF)

PRIVATE PROPOSED: 1 BEDROOM UNITS =	206.9 m ² (2,227 SF, SEE TABLE)
PRIVATE PROPOSED: 2+ BEDROOM UNITS =	202.5 m ² (2,180 SF, SEE TABLE)
TOTAL PROPOSED=	812.5 m ² (8,745 SF)

PARKING	
COUNT	TYPE
1	ACCESSIBLE - 90 deg
14	REGULAR - 90 deg
14	SMALL - 90 deg
Grand total: 29	

UNIT CALCULATIONS			
UNIT	# OF BEDROOMS	UNIT AREA	PRIVATE AMENITY SPACE
UNIT 301	1	578 SF	108 SF
UNIT 302	2	760 SF	310 SF
UNIT 303	1	578 SF	108 SF
UNIT 304	1	578 SF	108 SF
UNIT 305	1	578 SF	104 SF
UNIT 306	1	578 SF	108 SF
UNIT 307	2	861 SF	154 SF
UNIT 308	1	621 SF	100 SF
UNIT 401	1	578 SF	108 SF
UNIT 402	2	760 SF	310 SF
UNIT 403	1	578 SF	108 SF
UNIT 404	1	578 SF	108 SF
UNIT 405	1	578 SF	104 SF
UNIT 406	1	578 SF	108 SF
UNIT 407	2	861 SF	154 SF

UNIT CALCULATIONS			
UNIT	# OF BEDROOMS	UNIT AREA	PRIVATE AMENITY SPACE
UNIT 408	1	621 SF	100 SF
UNIT 501	1	578 SF	108 SF
UNIT 502	2	760 SF	310 SF
UNIT 503	1	578 SF	108 SF
UNIT 504	1	578 SF	108 SF
UNIT 505	1	578 SF	104 SF
UNIT 506	1	578 SF	108 SF
UNIT 507	2	861 SF	154 SF
UNIT 508	1	621 SF	100 SF
UNIT 601	2	1018 SF	310 SF
UNIT 602	2	1124 SF	273 SF
UNIT 603	1	898 SF	219 SF
UNIT 604	2	1116 SF	205 SF
UNIT 605	1	677 SF	100 SF
TOTAL UNIT AREAS		20232 SF	



NOTE:
 - SITE SURVEY COMPLETED BY ALLTERRA LAND SURVEYING LTD. ON JANUARY 16, 2024.
 - GEODETIC ELEVATIONS TO BE FINALIZED WITH CIVIL CONSULTANT.
 - OVERHEAD POWERLINE ALONG THE LANE TO BE BURIED AT TIME OF CONSTRUCTION

ATTACHMENT B
 This forms part of application
 # Z24-0045

Planner Initials **JJ**

City of Kelowna
 DEVELOPMENT PLANNING

1 SITE PLAN
 A-004 1/8" = 1'-0"

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All trades are to execute the work in accordance with the current municipality building by-laws and requirements of other local authorities having jurisdiction as well as the British Columbia Building Code - (most recent edition) including all published revisions and addenda. All trades shall assume full responsibility for the locations and protection of all under and above ground utilities, wires and conduit connections, including (but not limited to) water, sewer, gas, hydro and telephone.

Revision No.	Date	Description
04.05.24	FOR REVIEW	
05.31.24	FOR REVIEW	
06.26.24	FOR REVIEW	
07.19.24	FOR REVIEW	
08.26.24	FOR DP	

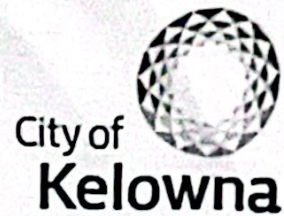
Plot Date
 08.26.24
 PROJECT
 789&809 CADDER AVE
 DRAWING TITLE
PROJECT INFORMATION

Drawing No.
A-004



FOR DP

**Neighbour Consultation Form
(Council Policy No.367)**



A summary of neighborhood consultation efforts, feedback and response must be provided to City staff, identifying how the efforts meet the objectives of this Policy. This form must be filled out and submitted to the File Manager a minimum of 20 days prior to initial consideration by Council.

I, Arvinder Cheema, the applicant for Application No. Z24-0045

for proposed rezoning from MF1 (Infill Housing) to MF3 (Apartment Housing)
(brief description of proposal)

at 789 & 809 Cadder Avenue, Kelowna, BC have conducted the required neighbour
(address)
consultation in accordance with Council Policy No. 367.

- My parcel is located outside of the Permanent Growth Boundary and I have consulted all owners & occupants within a 300m radius
- My parcel is located inside of the Permanent Growth Boundary and I have consulted all owners & occupants within a 50m radius

I have consulted property owners and occupants by doing the following: _____

Mailed out the documents outlined below to the property owners/tenants within the 50m radius provided by the City.

Please initial the following to confirm it has been included as part of the neighbour consultation:

- Ac Location of the proposal;
- Ac Detailed description of the proposal, including the specific changes proposed;
- Ac Visual rendering and/or site plan of the proposal;
- Ac Contact information for the applicant or authorized agent;
- Ac Contact information for the appropriate City department;
- Ac Identification of available methods for feedback.

Please return this form, along with any feedback, comments, or signatures to the File Manager 20 days prior to the anticipated initial consideration by Council date. On the back of this form please list those addresses that were consulted.

ATTACHMENT C

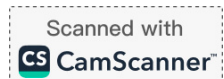
This forms part of application
Z24-0045

Planner Initials Jl



City of Kelowna
DEVELOPMENT PLANNING

City of Kelowna
1435 Water Street
Kelowna, BC V1Y 1J4
TEL 250 469-8600
FAX 250 862-3330
kelowna.ca



T O

Address	Spoke with Owner & Occupant	Left Package with Owner & Occupant	Date
759 Cadder Ave V1Y5N7	T	✓	
760 Cadder Ave V1Y5N8	T	✓	
764 Cadder Ave V1Y5N8	T	✓	
768 Cadder Ave V1Y5N6	T	✓	
767-769 Cadder Ave V1Y5N7	T	✓	
768 Cadder Ave V1Y5N8	T	✓	
770 Cadder Ave V1Y5N6	T	✓	
774 Cadder Ave V1Y5N8	T	✓	
779 Cadder Ave V1Y5N7	T	✓	
784 Cadder Ave V1Y5N8	T	✓	
785-787 Cadder Ave V1Y5N7	empty lot	✓	
789 Cadder Ave V1Y5N7	T	✓	
790 Cadder Ave V1Y5N6	T	✓	
802 Cadder Ave V1Y5N8	T	✓	
808 Cadder Ave V1Y5N6	T	✓	
809 Cadder Ave V1Y5N7	T	✓	
816 Cadder Ave V1Y5N8	T	✓	
817 Cadder Ave V1Y5N7	T	✓	
819 Cadder Ave V1Y5N7	T	✓	
1 825 Cadder Ave	T	✓	
2 825 Cadder Ave	T	✓	
3 825 Cadder Ave	T	✓	
4 825 Cadder Ave	T	✓	
1 826 Cadder Ave V1Y5N8	T	✓	
2 826 Cadder Ave V1Y5N6	T	✓	
3 826 Cadder Ave V1Y5N8	T	✓	
4 826 Cadder Ave V1Y5N6	T	✓	
831 Cadder Ave V1Y5N6	T	✓	
833 Cadder Ave V1Y5N6	T	✓	
1 834 Cadder Ave	T	✓	
2 834 Cadder Ave	T	✓	
3 834 Cadder Ave	T	✓	
4 834 Cadder Ave	T	✓	
835 Cadder Ave V1Y5N7	T	✓	
837 Cadder Ave V1Y5N7	T	✓	
760 Glenwood Ave V1Y5M5	T	✓	
766 Glenwood Ave V1Y5M5	T	✓	
776 Glenwood Ave V1Y5M5	T	✓	
782 Glenwood Ave V1Y5M4	T	✓	
784 Glenwood Ave V1Y5M4	T	✓	
786 Glenwood Ave V1Y5M5	T	✓	
788 Glenwood Ave V1Y5M4	T	✓	
796 Glenwood Ave V1Y5M5	T	✓	
800 Glenwood Ave V1Y5M5	T	✓	
1 808 Glenwood Ave	T	✓	
2 808 Glenwood Ave	T	✓	

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Adm 257 575 6139 817 & 819

ATTACHMENT C
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 DEVELOPMENT PLANNING
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