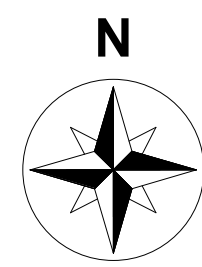


TWO SINGLE DETACHED DWELLING HOUSES

920 FRANKLYN RD.

RE-ZONING: RU1 -> RU6



Blue Vision Design Inc.
1486 Wilmot Ave
Kelowna, BC V1P 1N3
250.864.6666
blue.vision@hotmail.com

Issue Schedule		
Issue Number	Description	Date (dd.mm.yy)
1	Re-Zoning	06.12.2021

ALL EXISTING DIMENSIONS T.B.C. PRIOR TO CONSTRUCTION

PD Moore Homes Inc.
Attn: Perdip Moore
8288 North Fraser Way
Burnaby, BC V3N 5G4
604.345.4663 perdirp@moorehomesinc.com

Two Single Detached Dwelling Houses

920 Franklyn Rd
Kelowna, BC

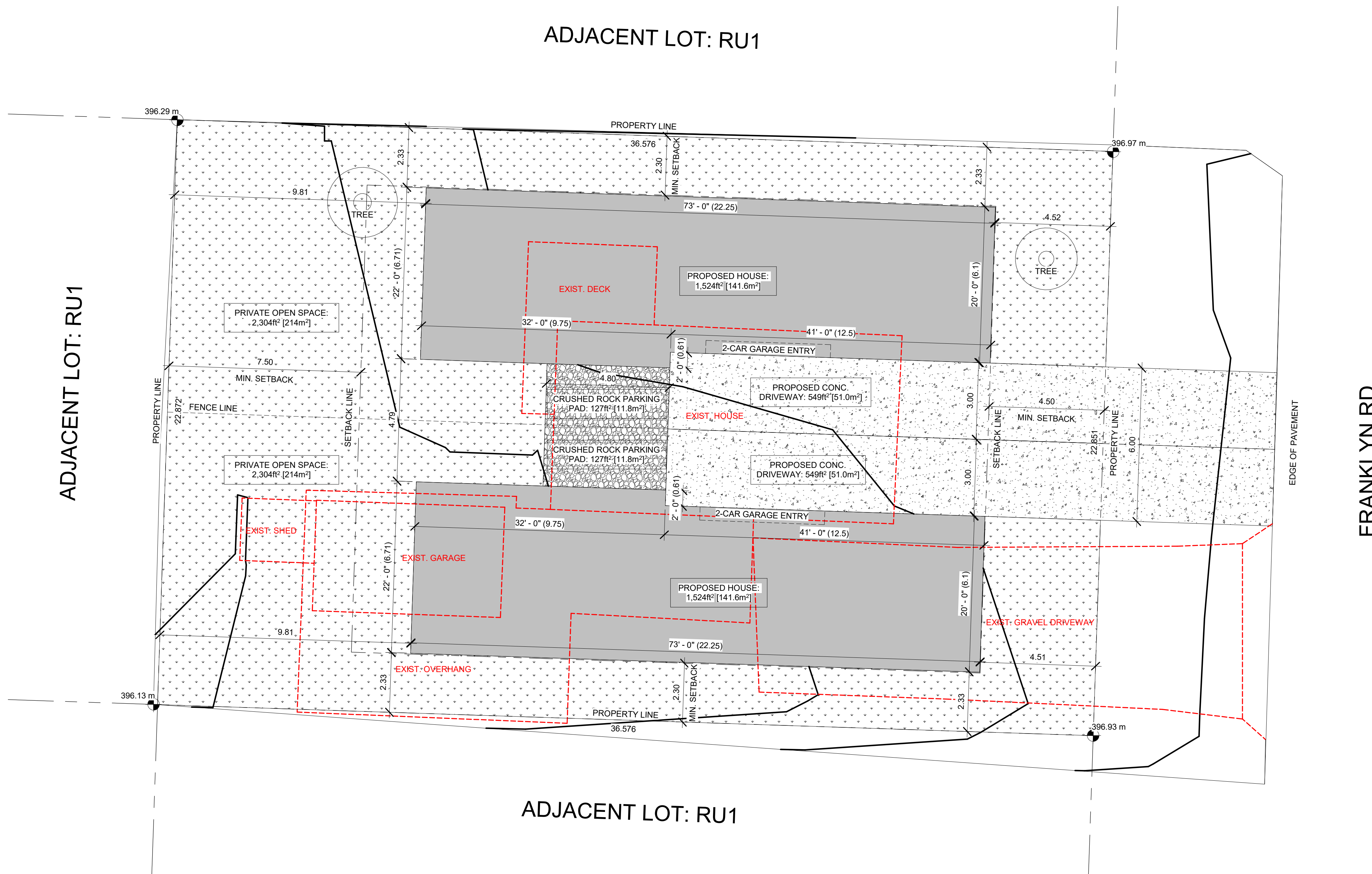
SITE PLAN

SCALE:
AS NOTED

DRAWN BY: CHECKED BY:
BV BV

DATE: PROJECT:
06.12.2021 2021-066

A1.0



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

REFER TO SURVEY FROM BENNETT LAND SURVEYING LTD. DATED NOVEMBER 15, 2021.

EXISTING MAIN FLOOR ELEVATION: GEO. 396.47
PROPOSED MAIN FLOOR ELEVATION: 100'-0" (GEO. T.B.D.)

SITE INFORMATION

GENERAL ZONING AND SITE INFORMATION

- CIVIC ADDRESS: 920 FRANKLYN RD
- LEGAL: PLAN KAP21429, LOT 23
- EXISTING ZONE: RU1
- PROPOSED ZONE: RU6
- AUTHORITY: CITY OF KELOWNA
- TOTAL LOT AREA: 9,001sqft [836.2m²]

RU6 SITE CONSTRAINTS

- MAX. SITE COVERAGE: 40% (50% INCL. DRIVEWAY)
- FRONT YARD SETBACK: 4.5m & 6.0m FOR CARPORT/GARAGE
- REAR YARD SETBACK: 7.5m & 1.5m (ACCESSORY BUILDINGS)
- SIDE YARD SETBACK: 2.0m (1 - 1 1/2 STOREY)
- MAX. HEIGHT OF HOUSE: 2.3m (2 STOREY)
- MIN. DISTANCE BETWEEN HOUSES: 9.5m (2.5 STOREY)
- MIN. LOT WIDTH: 18.0m
- MIN. LOT DEPTH: 30.0m
- MIN. LOT AREA: 700m²
- MIN. PRIVATE OPEN SPACE/DWELLING: 30m²

SITE COVERAGE

EXISTING SITE COVERAGE: 2,475sqft [229.9m²] (27.5%)
EXISTING DRIVEWAY COVERAGE: 864sqft [80.3m²] (9.6%)
+ PROPOSED BUILDING COVERAGE: 3,048sqft [283.2m²] (33.9%)
+ PROPOSED DRIVEWAY COVERAGE: 1,372sqft [127.5m²] (15.2%)
= TOTAL PROPOSED SITE COVERAGE: 4,420sqft [410.6m²] (49.1%)

SCHEDULE A
This forms part of application # Z22-0001
Planner Initials GA
City of Kelowna DEVELOPMENT PLANNING

CITY OF KELOWNA

MEMORANDUM

Date: January 10, 2021
File No.: Z22-0001
To: Planning and Development Officer (GA)
From: Development Engineering Manager (RO)
Subject: 920 Franklyn Rd

ATTACHMENT A

This forms part of application
Z22-0001

Planner
Initials

GA



City of
Kelowna
DEVELOPMENT PLANNING

RU1 to RU6

The Development Engineering Branch has the following comments and requirements associated with this application to rezone the property from RU1 – Large Lot Housing zone to RU6 - Two-Dwelling Housing zone. 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.

2. DOMESTIC WATER AND FIRE PROTECTION

- a. The subject lot is located within the Black Mountain Irrigation District (BMID) service area. The developer is required to make satisfactory arrangements with BMID for all water and fire protection-related issues. All charges for service connection and upgrading costs, as well as any costs to decommission existing services, shall be the responsibility of the developer.
- b. The Developer's Consultant 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.
- c. The water system must be capable of supplying the domestic and fire flow demands of the project in accordance with the Subdivision, Development, & Servicing Bylaw No. 7900. Provide water flow calculations for this development to confirm bylaw conformance (60 L/s for single & two dwelling residential).

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 (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. 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. The developer must engage a consulting civil engineer to provide a stormwater management plan for the site, which meets the requirements of the Subdivision, Development, and Servicing Bylaw No. 7900. The storm water management plan must also include provision of lot grading plans, minimum basement elevations (MBE), if applicable, and recommendations for onsite drainage containment and disposal 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. Franklyn Rd must be upgraded to an urban standard (SS-R5) along the full frontage of the subject property including curb and gutter, sidewalk, 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.
- b. Only the service upgrades, if required, must be completed at this time. The City wishes to defer the upgrades to Franklyn Rd therefore, a cash-in-lieu of immediate construction payment is required and the City will initiate the work later, on its own construction schedule. The cash-in-lieu amount is determined to be **\$37,378.64** not including utility service cost.
- c. Only one driveway per frontage will be permitted with a maximum width of 6m.

6. POWER AND TELECOMMUNICATION SERVICES

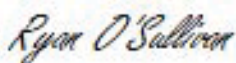
- a. All proposed distribution and service connections are to be installed underground. It is the developer's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for these services, which would be at the applicant's 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 (3 copies), 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.
- b. The 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.
 - 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.

8. CHARGES AND FEES

- a. Development Cost Charges (DCC's) are payable.
- b. Cash-in-lieu payment to defer Franklyn Rd frontage upgrades: **\$37,378.64**
- c. 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: **\$1,263.77** (\$1,203.59 plus \$60.18 GST).



Ryan O'Sullivan
Development Engineering Manager

SK



December 13, 2021

City of Kelowna
Urban Planning Department
1435 Water Street
Kelowna, BC

ATTACHMENT	B
This forms part of application # Z22-0001	
Planner Initials	GA
 City of Kelowna DEVELOPMENT PLANNING	

Application to Rezone the Property from RU1 – Large Lot Housing to RU6 – Two Dwelling Housing at 920 Franklyn Rd.

Dear Planning Staff,

The purpose of this application is to rezone the subject property from RU1 – Large Lot Housing to RU6 – Two Dwelling Housing to facilitate the construction of two single-detached dwellings. Context photos are provided to show the current configuration of the neighbourhood. The property is quite large with an area of 836.2m² and can easily support two-dwelling housing. All regulations and setbacks under the RU6 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 plus an additional stall at the end of the driveway. The property contains an abundance of yard space, allowing for 214m² of private open space for the inhabitants of each dwelling. Both existing trees in the front and rear of the property will remain in place.

In the immediate neighbourhood within a 100m radius, there are 10 properties which are zoned RU6. The subject property is located within the core area, with an OCP Future Land Use designation of S2RES. 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, Pearson Elementary. McCurdy Road, a 4-lane major arterial is located around the corner from 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