

SCHEDULE “A” - PROPOSED TEXT AMENDMENTS TO ZONING BYLAW 8000 - TA17-0009

Zoning Bylaw 8000				
No	Section	Existing Text	Proposed Text	Rationale
1.	2.3.3 General Definitions	MULTIPLE DWELLING HOUSING means housing on a single lot other than a bareland strata lot that contains five or more dwelling units.	MULTIPLE DWELLING HOUSING means housing on a single lot other than a bareland strata lot that contains three or more dwelling units.	See Report

Schedule "B"

CITY OF KELOWNA

MEMORANDUM

Date: April 25, 2017
File No.: Z17-0025

To: Community Planning (MS)

From: Development Engineering Manager(SM)

Subject: 2673 Gore Street RU6 to RM5

Development Engineering has the following requirements associated with this application. The road and utility upgrading requirements outlined in this report will be a requirement of this development.

The Development Engineering Technologist for this project is Sergio Sartori

.1) Domestic Water and Fire Protection

- a) The development site is presently serviced with a small diameter (13-mm) water service. The developer's consulting mechanical engineer will determine the domestic, fire protection requirements of this proposed development and establish hydrant requirements and service needs. Only one service will be permitted for this development.
- b) It is apparent that the existing 150mm diameter watermain within Gore Street is substandard. The applicant, at their cost, will arrange for upgrading of watermain along the full frontage to Osprey Ave and the installation of one new larger water service. The estimated cost of this construction for bonding purposes is **\$60,000.00**.

.2) Sanitary Sewer

- (a) The development site is presently serviced with a 100mm-diameter sanitary sewer service. Only one service will be permitted for this development. The developer's consulting civil engineer will determine sanitary sizing for this development. The applicant, at his cost, will arrange for the removal of the existing service and the installation of a new larger service if required.
- (b) The existing 150mm sanitary main is substandard and must be upgraded to a 200mm main from Osprey Ave including the full frontage of this development. The estimated cost of this construction for bonding purposes is **\$50,000.00**

.3) Storm Drainage

- (a) The developer must engage a consulting civil engineer to provide a storm water management plan for these sites which meets the requirements of the City Subdivision Development and Servicing Bylaw 7900. The storm water management plan must also include provision of lot grading plans, minimum basement elevations (MBE), if applicable, and provision of a storm drainage service and recommendations for onsite drainage containment and disposal systems.

- (b) Only one service will be permitted for this development. The applicant, at their cost, will arrange the installation of one overflow service. The estimated cost of this construction for bonding purposes is **\$7,000.00**

.4) Road Improvements

- (a) Gore Street fronting this development must be upgraded to an urban standard to including barrier curb & gutter, concrete sidewalk, landscaped boulevard and relocation or adjustment of existing utility appurtenances if required to accommodate the upgrading construction. The estimated cost of the road improvements for bonding purposes is **\$15,000.00**
- (b) The lane fronting this development is constructed to a paved standard, therefore the only upgrade that is required is the pavement widening. The estimated cost of the road improvements for bonding purposes is **\$1,500.00**

.5) Road Dedication and Subdivision Requirements

By registered plan to provide the following:

- a) Dedicate 0.8m width along the full lane frontage.
- b) Grant statutory rights-of-way if required for utility services.

.6) Electric Power and Telecommunication Services

- a) All proposed distribution and service connections are to be installed underground. Existing distribution and service connections, on that portion of a road immediately adjacent to the site, are to be relocated and installed underground as this site is located within the South Pandosy urban town centre.
- b) Streetlights must be installed on Gore Street.
- c) Make servicing applications to the respective Power and Telecommunication utility companies. The utility companies are required to obtain the City's approval before commencing construction.
- d) Re-locate existing poles and utilities, where necessary. Remove aerial trespass (es).

.7) Engineering

Road and utility construction design, construction supervision, and quality control supervision of all off-site and site services including on-site ground recharge drainage collection and disposal systems, must be performed by an approved consulting civil engineer. Designs must be submitted to the City Engineering Department for review and marked "issued for construction" by the City Engineer before construction may begin.

.8) 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 Works & Utilities 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.

.9) Servicing Agreements for Works and Services

- a) A Servicing Agreement is required for all 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

.10) Latecomer Protection

Under provisions of Section 990 of the BC Municipal Act, and in conformance with the City of Kelowna Subdivision Development & Servicing Bylaw No. 7900, the owner is eligible to apply for latecomer protection for the following:

- i) Watermain and Sanitary replacement within Gore Street

.11) Survey Monuments and Iron Pins

If any legal survey monuments or property iron pins are removed or disturbed during construction, the developer will be invoiced a flat sum of \$1,200.00 per incident to cover the cost of replacement and legal registration. Security bonding will not be released until restitution is made.

.12) Bonding and Levy Summary

(a) Bonding

Water main and service upgrade	\$60,000.00
Sanitary main and service upgrade	\$50,000.00
Storm service upgrades	\$ 7,000.00
Gore Street Frontage Improvements	\$15,000.00
Lane Frontage Improvements	\$ 1,500.00

Total Bonding **\$133,500.00**

NOTE: The bonding amounts shown above are comprised of estimated construction costs escalated by 140% to include engineering design and contingency protection and are provided for information purposes only. The owner should engage a consulting civil engineer to provide detailed designs and obtain actual tendered construction costs if he wishes to do so. Bonding for required off-site construction must be provided, and may be in the form of cash or an irrevocable letter of credit, in an approved format. The owner must also enter into a servicing agreement in a form provided by the City.

.13) Administration Charge

An administration charge will be assessed for processing of this application, review and approval of engineering designs and construction inspection. The administration charge is calculated as (3.5% of Total Off-Site Construction Cost plus GST).

14) Development Permit and Site Related Issues

Access and Manoeuvrability

- (i) The access to this site must be from the lane. Access to Gore Street is not permitted as per bylaw.

15. Geotechnical Report

As a requirement of this application the owner must provide a geotechnical report prepared by a Professional Engineer qualified in the field of hydro-geotechnical survey to address the following:

- (a) Area ground water characteristics.
- (b) Site suitability for development, unstable soils, etc.
- (c) Drill and / or excavate test holes on the site and install piezometers if necessary. Log test hole data to identify soil characteristics, identify areas of fill if any. Identify unacceptable fill material, analyse soil sulphate content, identify unsuitable underlying soils such as peat, etc. and make recommendations for remediation if necessary.
- (d) List extraordinary requirements that may be required to accommodate construction of roads and underground utilities as well as building foundation designs.
- (e) Additional geotechnical survey may be necessary for building foundations, etc.

Steve Muenz, P. Eng.
Development Engineering Manager
SS



WORMAN
WORMAN HOMES | WORMAN COMMERCIAL

February 27, 2017

Re: 2673 Gore Street
Development and Variance Rationale Letter

Dear City Staff and Council,

The attached application for 2673 Gore Street is a mixed type residential building modeled after the very popular housing type commonly referred to as Brownstones. The development features two, side by side, two story townhomes with 2 single story condominium style homes above on floors 3 and 4. The two ground floor oriented townhomes are 3 bedroom units featuring at grade patio spaces designed to relate well to the existing neighbourhood. The upper floor, 3 bedroom condominiums feature private, at grade entrances, with private lifts to each of the units. Each of the upper floor homes include generous outdoor living space on large decks with landscape features.

The future land use designation for this property is medium density (RM5). The challenge is that increased density on small lots is difficult to achieve while working within the boundaries of the current zoning bylaws. Zones such as the new C7 zone have started to address the challenges of how to achieve maximum density on smaller lots. When it comes to the medium density designation however, the zoning bylaw's assumption is large lots. Within infill areas large lots are rare and property assembly is difficult in existing neighbourhoods. Our challenge with this property was how to achieve this desired density while working within the framework of existing zoning bylaws. Our current application, even as creative as it is, has 4 variance requests in order for us to achieve the desired density under the OCP.

Our goal with this project was to ensure we maintained a reasonable relationship with the existing neighbours while at the same time working to maximize density in an area where it is clearly desired. We maintained a single family setback to the front yard (keeping with the existing pattern on the street) while also maintaining a reasonable side yard setback for the first 2 stories and even larger setbacks on the upper floors with the exception of the elevator shafts. The sideyard setbacks are the first of our variance requests. Again, our goal was to fit into the existing neighbourhood as well as we could so we chose to ensure the sideyard setbacks were the same as lower density zones such as RU6 and even RM4.

Our rear yard setback to the lane also required a variance. Since we were accessing enclosed garages, and with a commercial development as our rear neighbour, we felt a tighter setback was more appropriate. If we had chosen to leave the required setback it would have simply served as an open parking area so we felt enclosing the parking was actually a more desirable outcome.



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Site coverage wise, because we incorporated our parking in enclosed garages our building coverage is over the allowable limit, however it is worth noting when we include our driveways and parking areas we are then below the maximum site coverage allowed: in other words, we have achieved the desired landscaped areas under the zone.

Finally, due to our proximity to the lane and the fact that we require almost full width access to the rear garages, we are unable to meet the landscape requirement to the lane. There has been a small amount of greenery provided where possible.

We believe our application is a creative solution to density on small lots while at the same time being as sensitive as the site will allow to the neighbourhood. We hope you will see this as an asset to the South Pandosy urban fabric and look forward to the application's approval.

Sincerely,

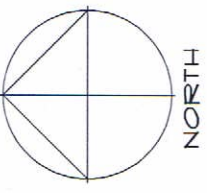
Shane Worman
Worman Homes/ Worman Commercial



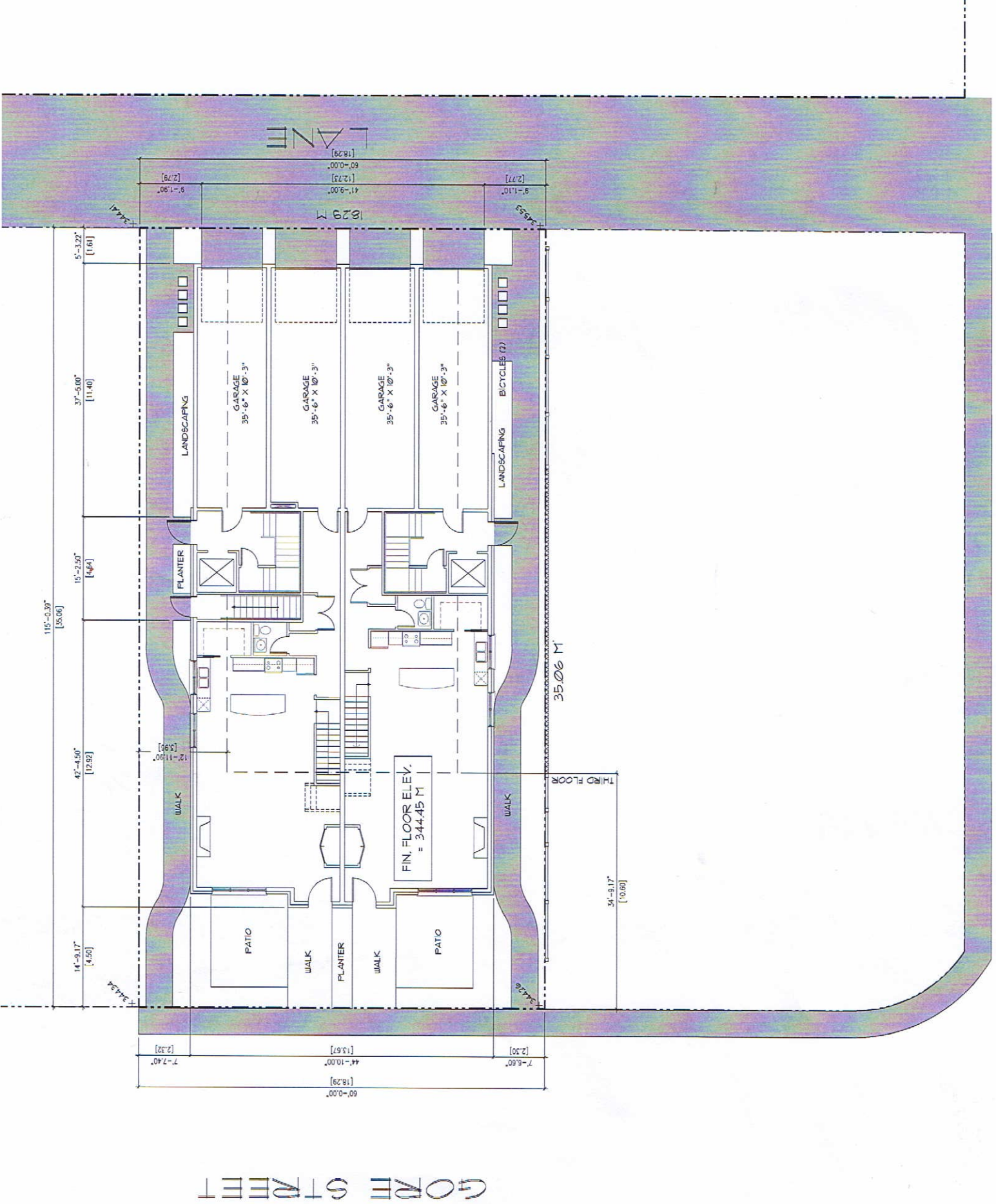
WORMAN
WORMAN HOMES | WORMAN COMMERCIAL

2673 GORE STREET | Kelowna, BC

Worman Homes | Worman Commercial



PROJECT DATA	
CIVIC ADDRESS: 2673 GORE STREET, KELOWNA, BC	
LEGAL DESCRIPTION: LOT 11, PLAN KAP7927, DL 139, O.D.Y.D.	
CURRENT ZONING: RU6 - TWO DWELLING HOUSING	
ZONING BYLAW REQUIREMENTS	
PROPOSED ZONE RM5 - MEDIUM DENSITY MULTIPLE HOUSING	
SITE AREA = 6,904.5 SQ.FT. (641.4 SQ.M.)	
BUILDING AREA (NET)	
MAIN FLOOR =	2,058 SQ.FT. (192.1 SQ.M.)
SECOND FLOOR =	1,917 SQ.FT. (178.1 SQ.M.)
THIRD FLOOR =	2,192 SQ.FT. (203.6 SQ.M.)
FOURTH FLOOR =	2,420 SQ.FT. (224.8 SQ.M.)
TOTAL NET BUILDING AREA = 8,597 SQ.FT. (798.6 SQ.M.)	
REQUIRED	
LOT WIDTH	30.0m
LOT DEPTH	18.29m
LOT AREA	35.07m
FAR (W/ PARKING & URBAN CENTRE)	1,400 sq.m.
FAR (W/ PARKING & URBAN CENTRE)	1.30 (830.8 sq.m.)
SITE COVERAGE (W/ BONUS FOR POS)	40% (256.6 sq.m.)
SITE COVERAGE INCL. DRIVEWAYS & PARKING	65% (416.9 sq.m.)
HEIGHT (m)	18.0m / 4.5 STOREYS
SETBACKS (m)	14.3m / 4 STOREYS
PROPOSED	
FRONT (GORE STREET)	1.5m
OVER 2 1/2 STOREYS	4.50m
SIDE (NORTH)	10.7m
SIDE (SOUTH)	2.32m / 3.96m*
REAR (LANE)	2.3m / 3.96m*
PARKING	1.61m*
RESIDENTIAL @ 2/DWELLING UNIT x 4 UNITS = 8 STALLS	8 STALLS
BICYCLE PARKING	2 SPACES
CLASS I @ .5/DWELLING UNIT x 4 UNITS = 2 SPACES	2 SPACES
CLASS II @ .1/DWELLING UNIT x 4 UNITS = 1 SPACE	1 SPACE
PRIVATE OPEN SPACE	1 SPACE
25 sq.m./UNIT x 4 UNITS =	100 sq.m. (1,076 sq.ft.)
181 sq.m. (1,950 sq.ft.)	
LANDSCAPE TREATMENT LEVELS	
FRONT (GORE STREET)	2
SIDE (NORTH)	3
SIDE (SOUTH)	3
REAR (EAST)	1*
* VARIANCE REQUIRED	



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

REVISION No. 1

A1

Drawing No.

CHECKED: MAC

DRAWN: HPN

DATE: FEB 16, 2017

SCALE: 1/4" = 1'-0"

CONSULTANT

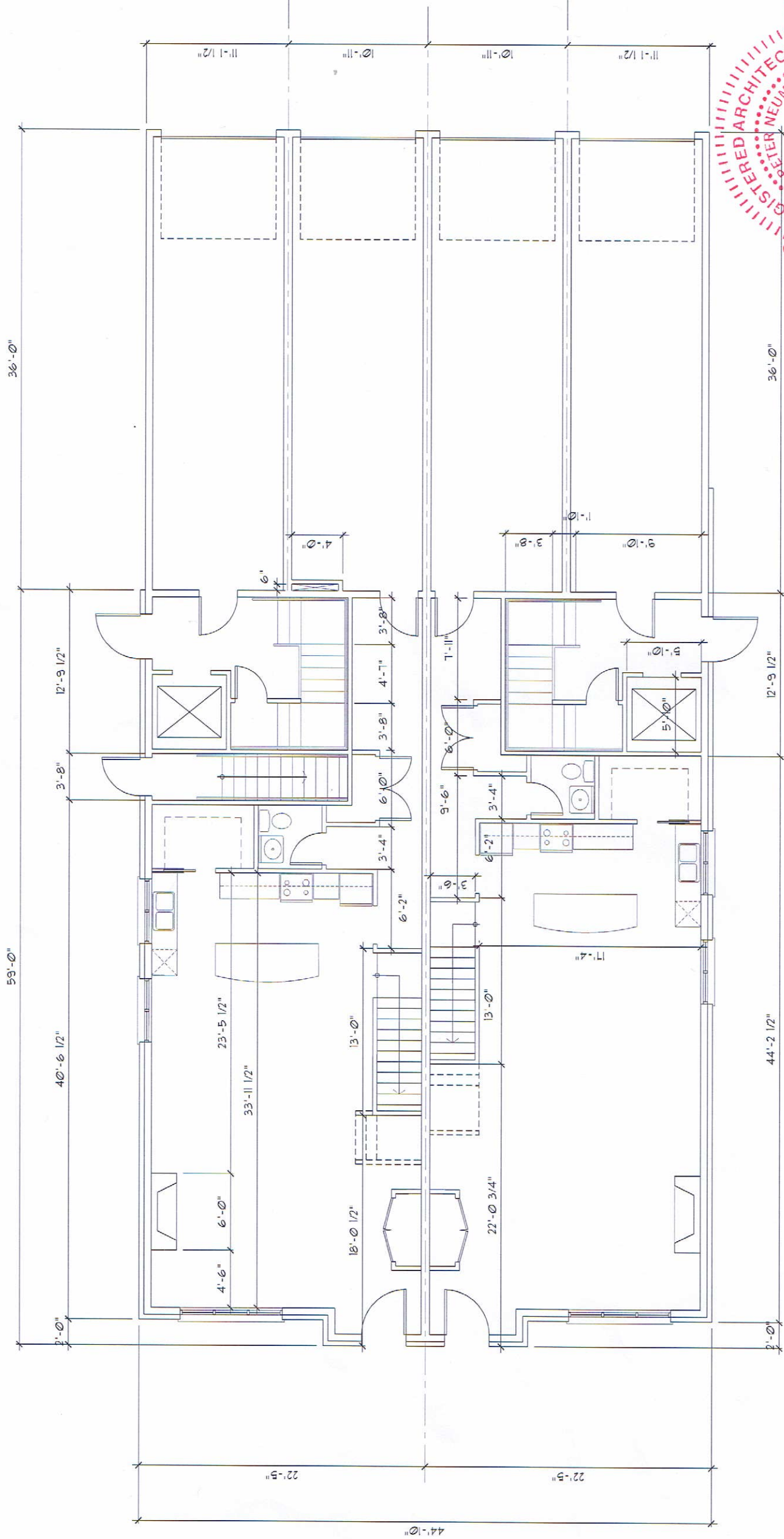
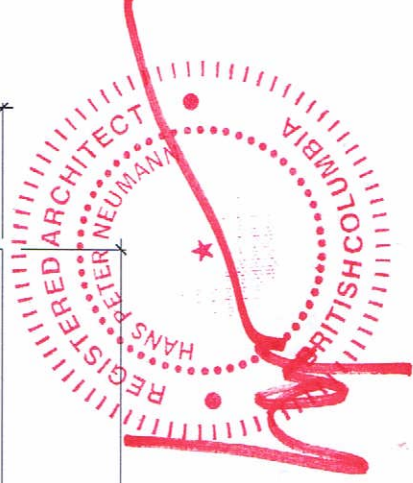
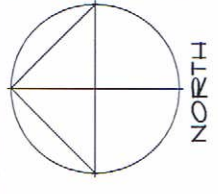
MAIN FLOOR PLAN

PROJECT

FOUR STOREY RESIDENTIAL BUILDING
2673 GORE STREET, KELOWNA, BC.

HANS P. NEUMANN ARCHITECT INC.

1520 HIGHLAND DRIVE NORTH
KELOWNA, BC V1Y 4K5
PHONE: (250) 868-0878 FAX: (250) 868-0837



MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"

REVISION No.:

A3

Drawing No.

CHECKED: MAC

DRAWN: HFN

DATE: FEB 16/2017

SCALE: 1/4" = 1'-0"

CONSULTANT

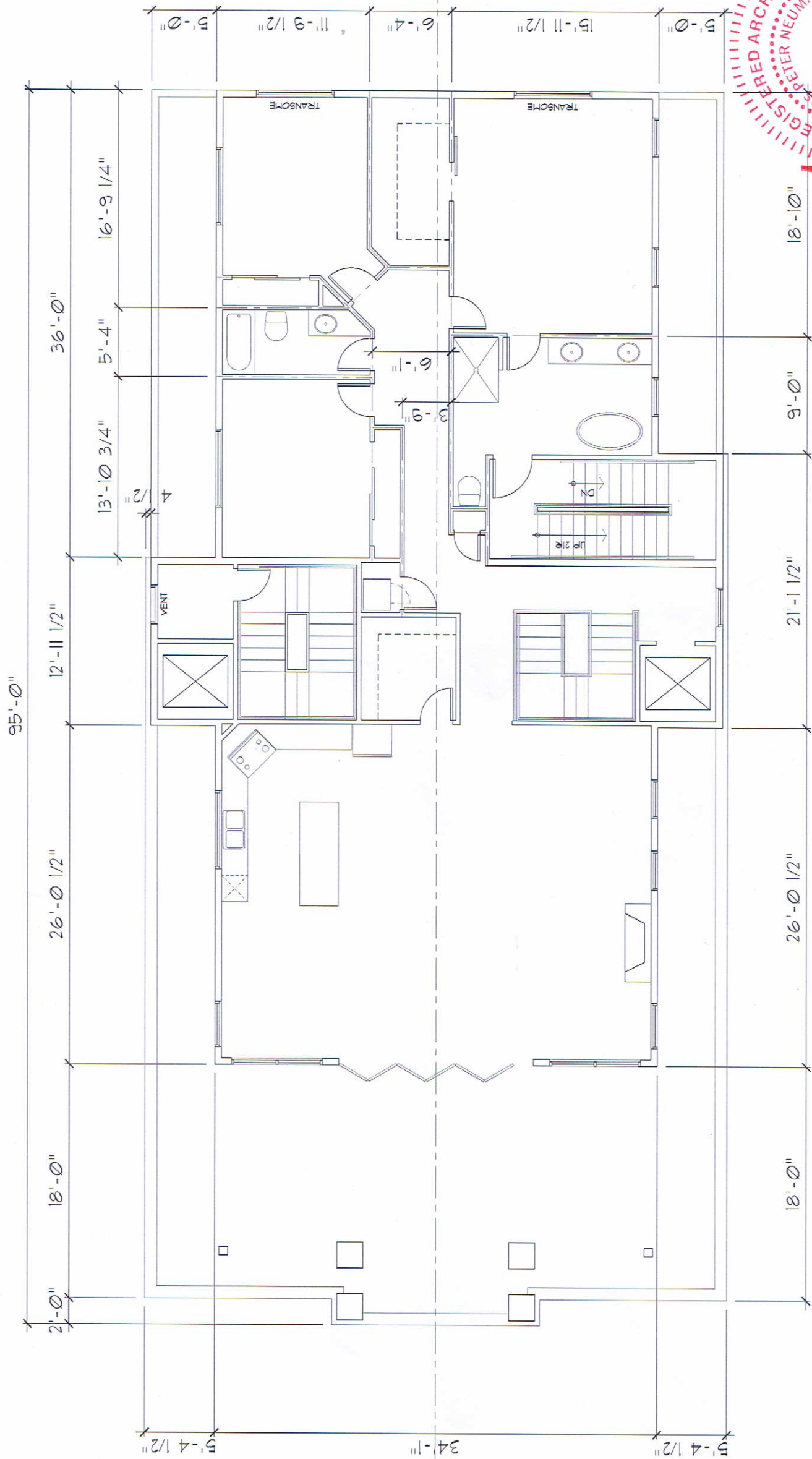
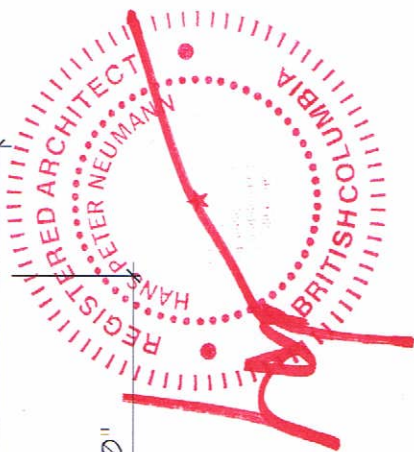
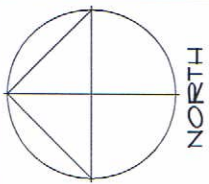
THIRD FLOOR PLAN

PROJECT

FOUR STOREY RESIDENTIAL BUILDING
2673 GORE STREET, KELOWNA, BC.

HANS P. NEUMANN ARCHITECT INC.

1530 HIGHLAND DRIVE NORTH
KELOWNA, BC V1Y 4K5
PHONE: (250) 868-0878 FAX: (250) 868-0837



THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"

REVISION No.:

A4

Drawing No.

CHECKED: MAC

DRAWN: HPI

DATE: FEB 16, 2017

SCALE: 1/4" = 1'-0"

CONSULTANT

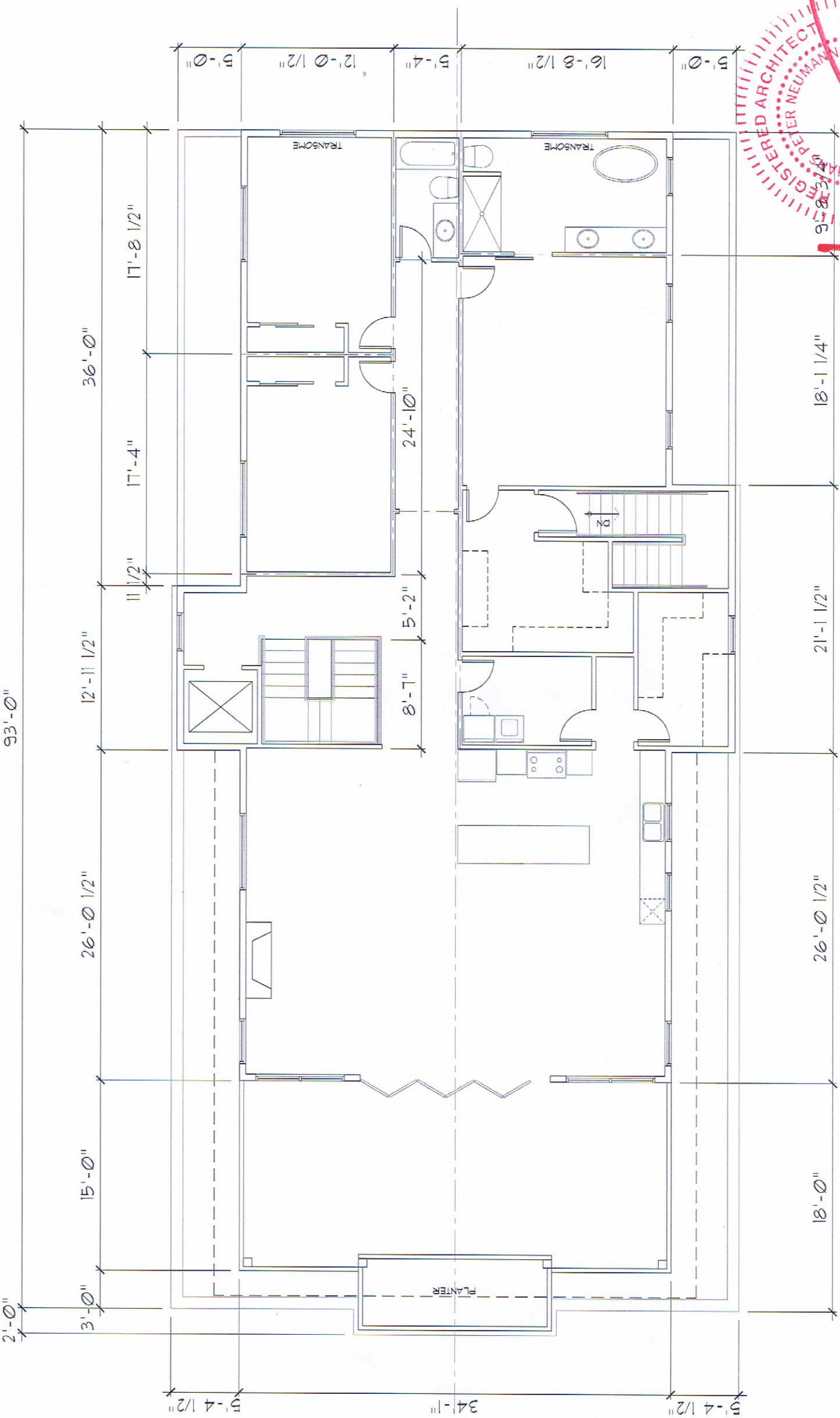
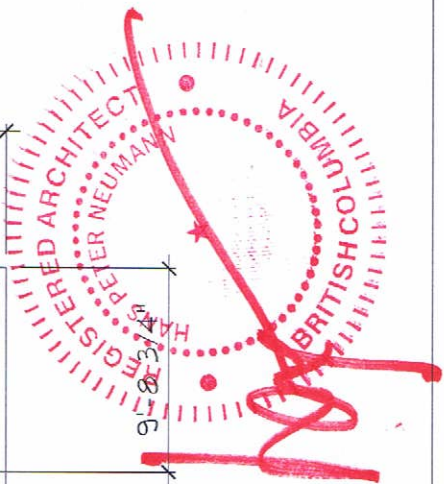
FOURTH FLOOR PLAN

PROJECT

FOUR STOREY RESIDENTIAL BUILDING
2673 GORE STREET, KELOWNA, BC.

HANS P. NEUMANN ARCHITECT INC.

No. DATE DESCRIPTION
1520 HIGHLAND DRIVE NORTH
KELOWNA, BC V1Y 4K5
PHONE: (250) 868-0876 FAX: (250) 868-0837



FOURTH FLOOR PLAN
SCALE: 1/4" = 1'-0"

CONSULTANT

DRAWING TITLE

ROOF PLAN

PROJECT

FOUR STOREY RESIDENTIAL BUILDING
2673 GORE STREET, KELOWNA, BC.

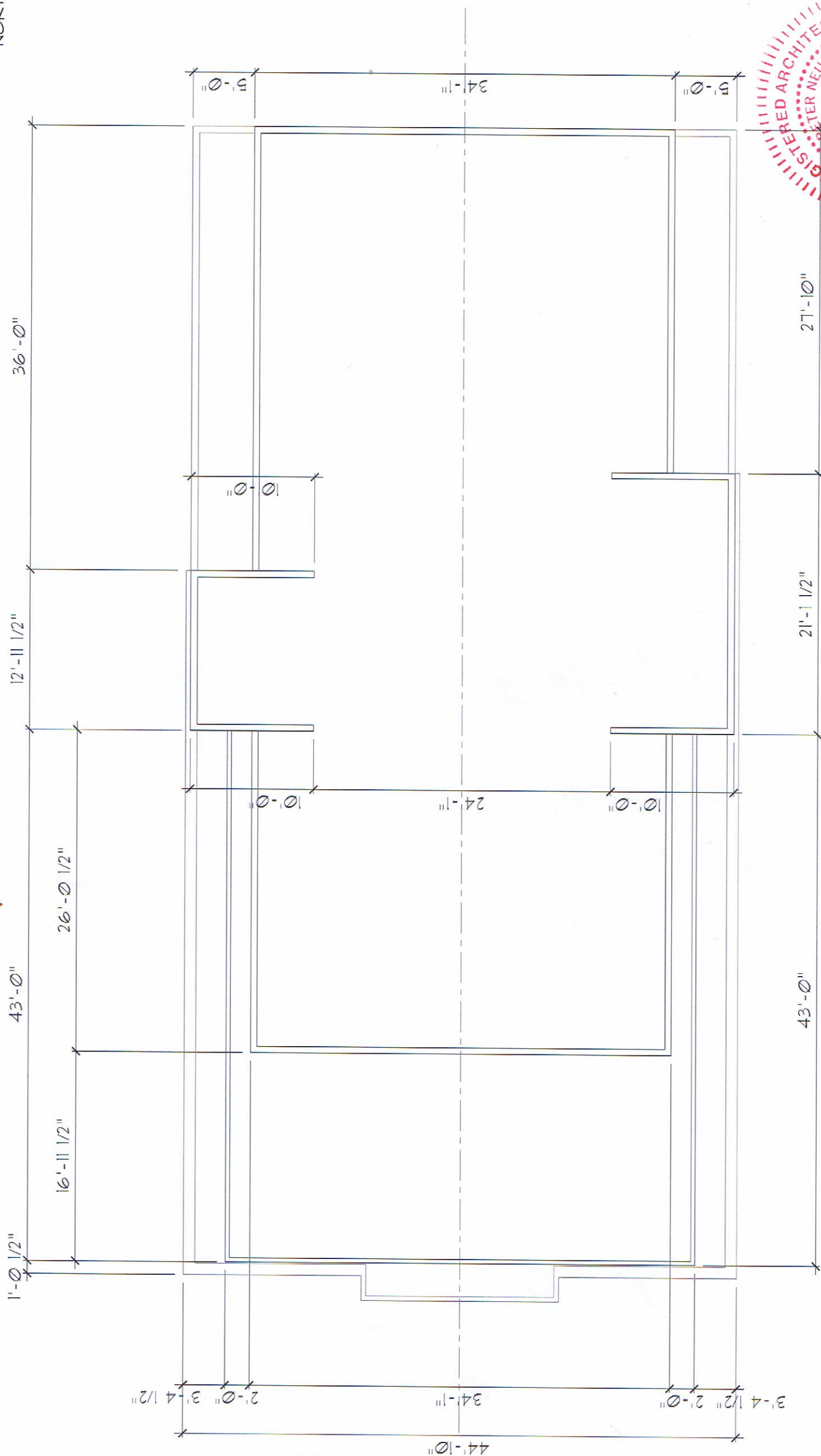
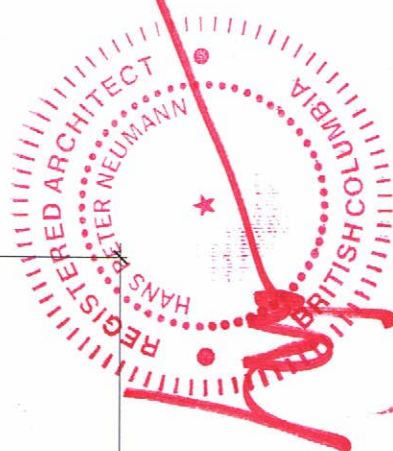
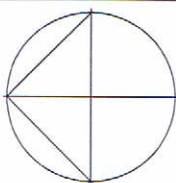
2673 GORE STREET, KELOWNA, BC.

HANS P. NEUMANN ARCHITECT INC.

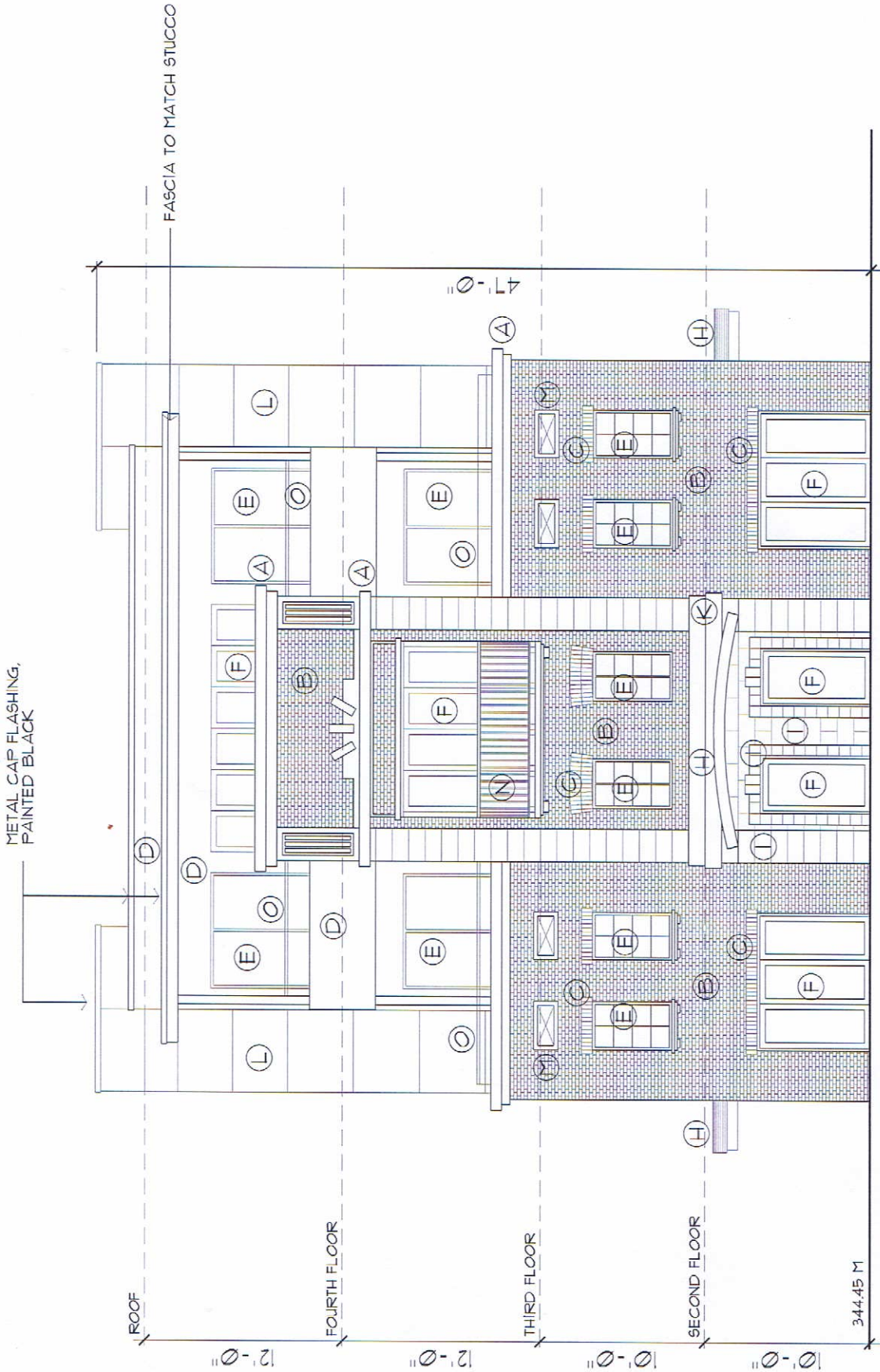
1520 HIGHLAND DRIVE NORTH
KELONA, BCDRIVE NORTH
V1Y 4K5

PHONE: (250) 868-0878 FAX: (250) 868-0837

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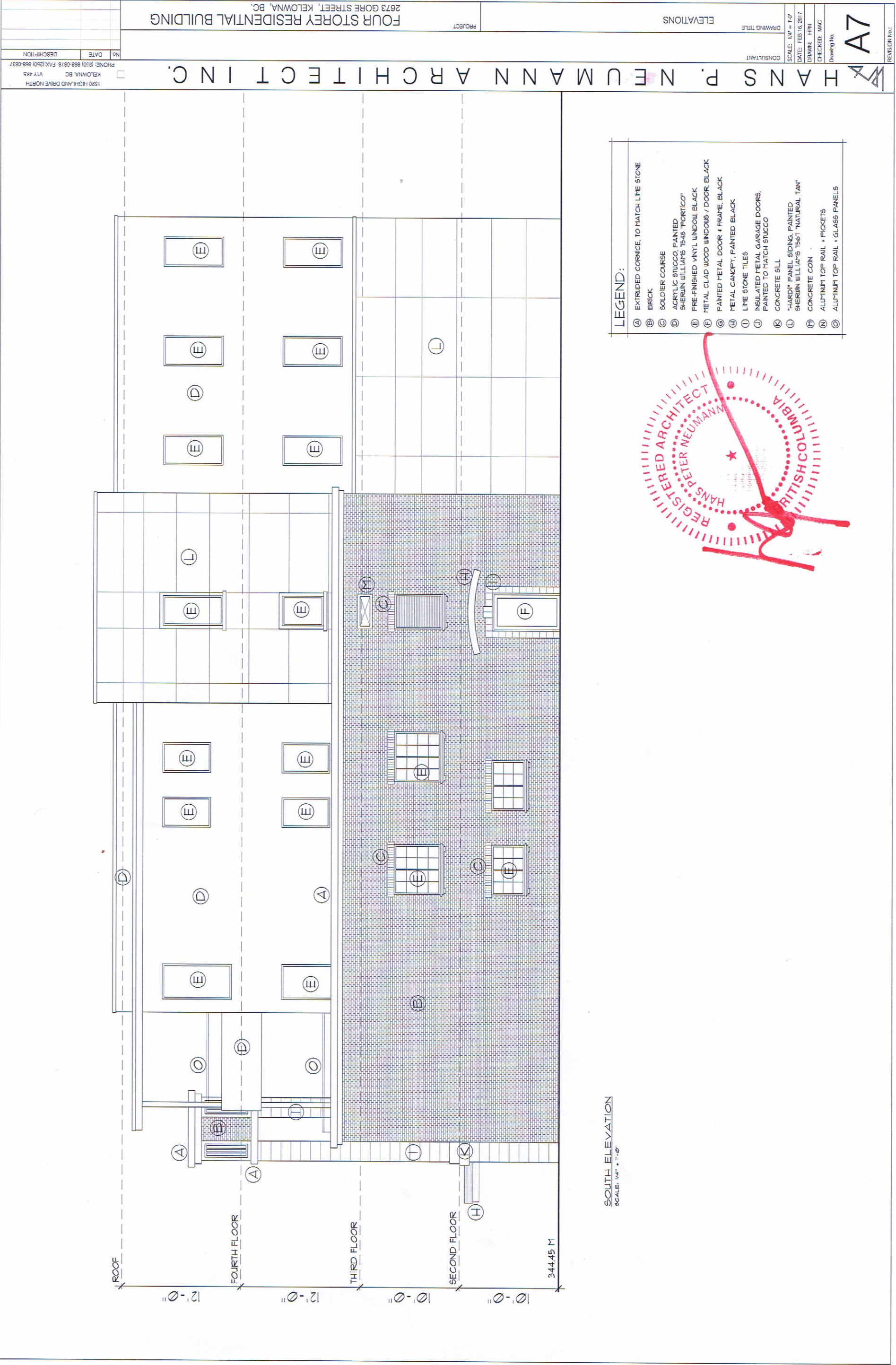


GORE STREET (WEST) ELEVATION
SCALE: 1/4" = 1'-0"

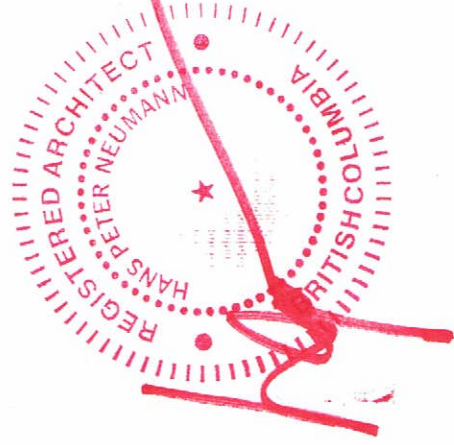


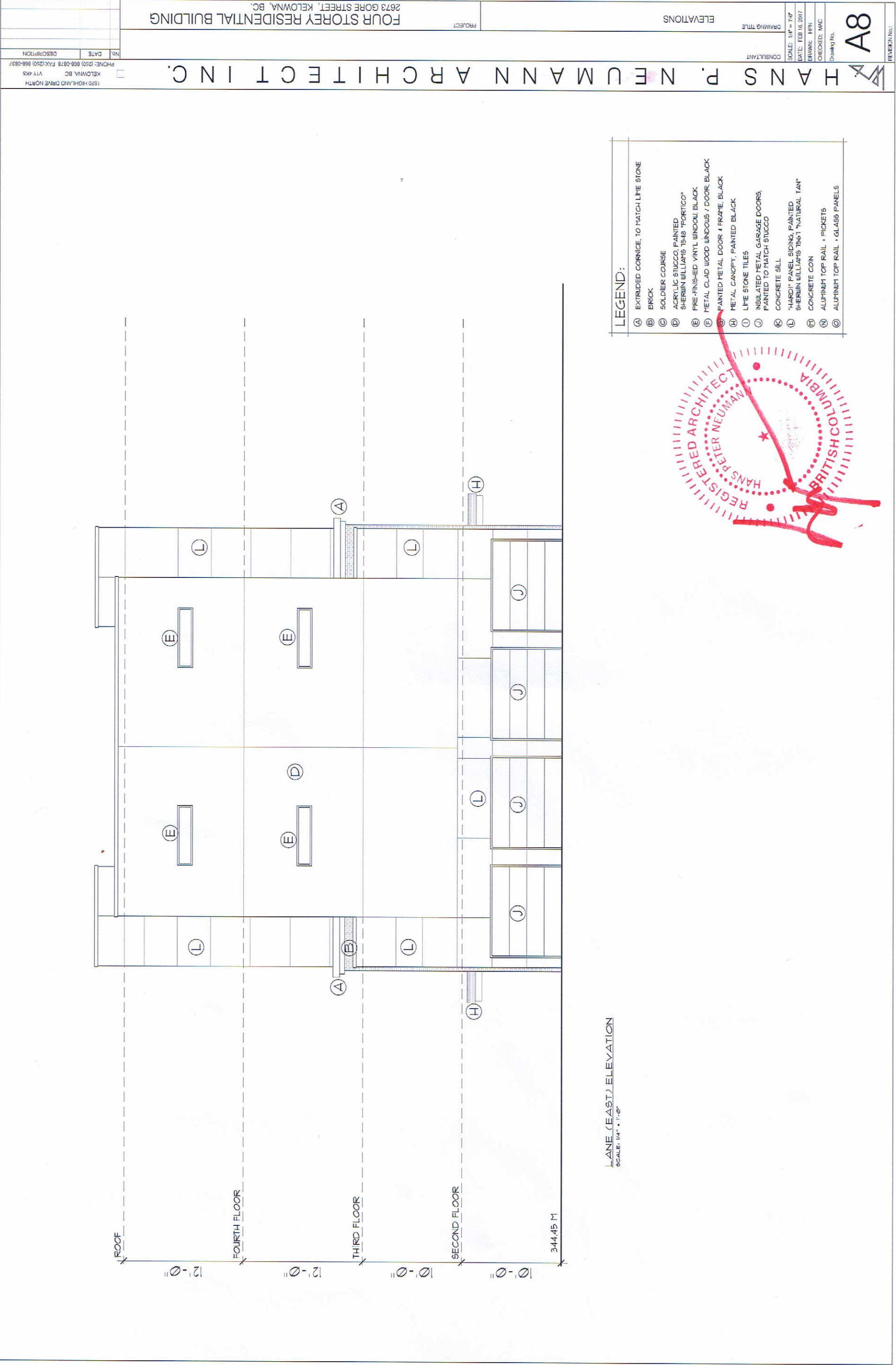
LEGEND:

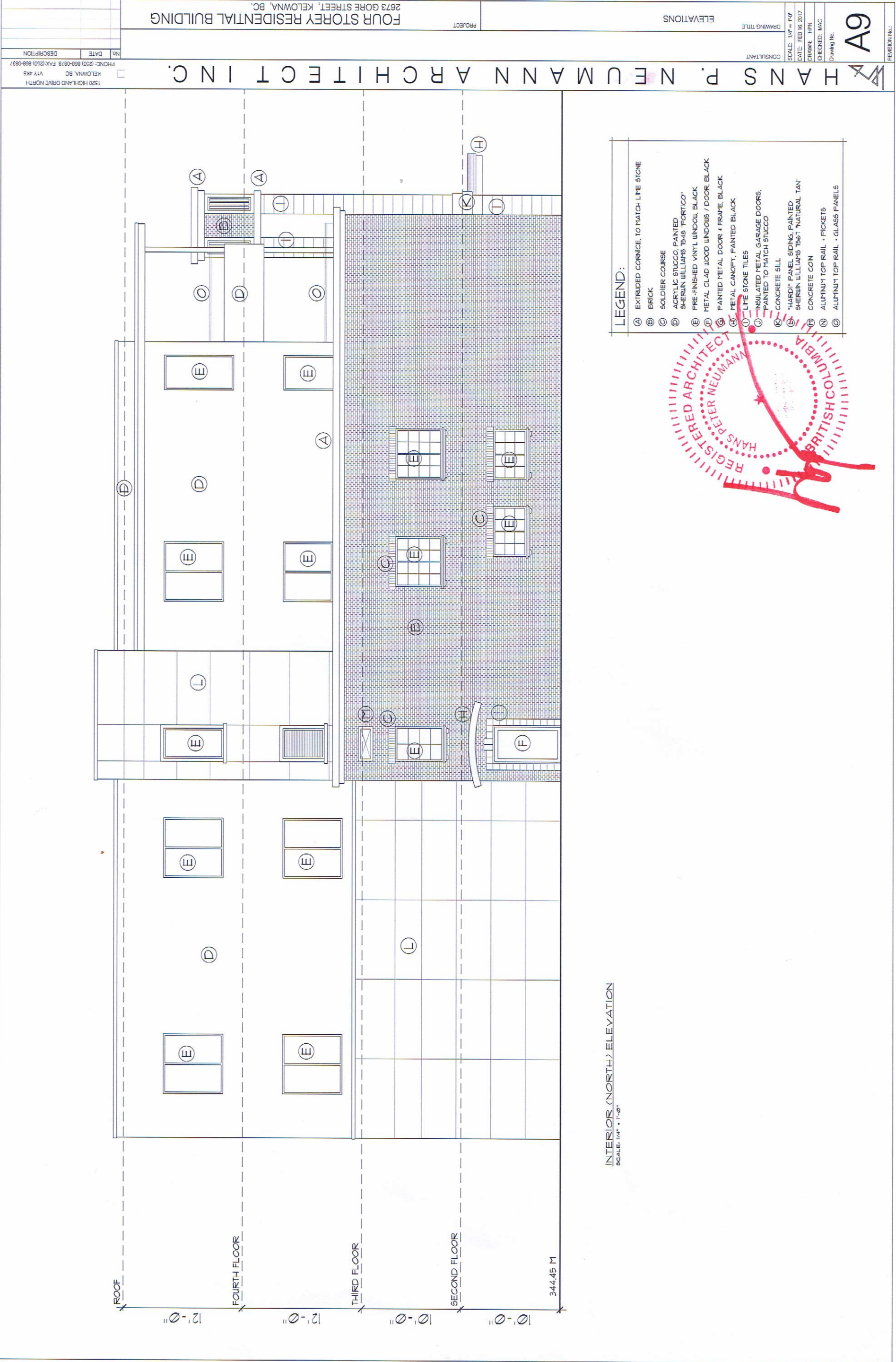
A	EXTRUDED CORNICE, TO MATCH LIME STONE
B	BRICK
C	SOLDIER COURSE
D	ACRYLIC STUCCO, PAINTED SHERWIN WILLIAMS 'FORTICO'
E	PRE-FINISHED VINYL WINDOW / BLACK
F	METAL CLAD WOOD WINDOW / DOOR, BLACK
G	PAINTED METAL DOOR + FRAME, BLACK
H	METAL CANOPY, PAINTED BLACK
I	LIME STONE TILES
J	INSULATED METAL GARAGE DOORS, PAINTED TO MATCH STUCCO
K	CONCRETE SILL
L	"HARDI" PANEL SIDING, PAINTED SHERWIN WILLIAMS 'T561 "NATURAL TAN"
M	CONCRETE COIN
N	ALUMINUM TOP RAIL + PICKETS
O	ALUMINUM TOP RAIL + GLASS PANELS



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"









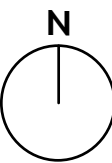
PLANT LIST				
BOTANICAL NAME	COMMON NAME	QTY	SIZE / SPACING & REMARKS	
TREES				
ACER X FREEMANII 'JEFFERSRED'	AUTUMN BLAZE MAPLE	2	6cm CAL.	
POPULUS TREMULOIDES ERECTA	COLUMNAR SWEDISH ASPEN	4	6cm CAL.	
SHRUBS				
CORNUS STOLONIFERA 'FLAVIRAMEA'	YELLOW TWIG DOGWOOD	21	#01 CONT. /1.0M O.C. SPACING	
PINUS STROBUS 'MERRIMACK'	MERRIMACK PINE	13	#01 CONT. /1.5M O.C. SPACING	
RHUS AROMATICA 'GRO-LOW'	GRO-LOW SUMAC	31	#01 CONT. /1.0M O.C. SPACING	
TAXUS X MEDIA 'HICKSI'	HICK'S YEW	22	#01 CONT. /0.6M O.C. SPACING	
PERENNIALS & GRASSES				
MISCANTHUS SINENSIS 'HEURON SUNRISE'	HEURON SUNRISE MAIDEN GRASS	21	#01 CONT. /1.2M O.C. SPACING	
NEPETA X FAASSENII 'WALKERS LOW'	WALKER'S LOW CATMINT	47	#01 CONT. /0.75M O.C. SPACING	
PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	26	#01 CONT. /1.0M O.C. SPACING	

- NOTES**
1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED B.C.L.N.A. STANDARDS.
 2. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION SYSTEM.
 3. TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 50mm WOOD MULCH. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.
 4. TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT.
 5. TURF AREAS FROM SOD SHALL BE NO. 1 GRADE GROWN FROM CERTIFIED SEED OF IMPROVED CULTIVARS REGISTERED FOR SALE IN B.C. AND SHALL BE TOLERANT OF DROUGHT CONDITIONS. A MINIMUM OF 100mm DEPTH OF GROWING MEDIUM IS REQUIRED BENEATH TURF AREAS. TURF AREAS SHALL MEET EXISTING GRADES AND HARD SURFACES FLUSH.



OUTLAND DESIGN
LANDSCAPE ARCHITECTURE

206 - 1889 Spall Road
Kelowna, BC V1Y 4R2
T (250) 868-9270
www.outlanddesign.ca



PROJECT TITLE
2673 GORE STREET

Kelowna, BC

DRAWING TITLE
**CONCEPTUAL
LANDSCAPE PLAN**

ISSUED FOR / REVISION		
1	17.02.14	Review
2		
3		
4		
5		

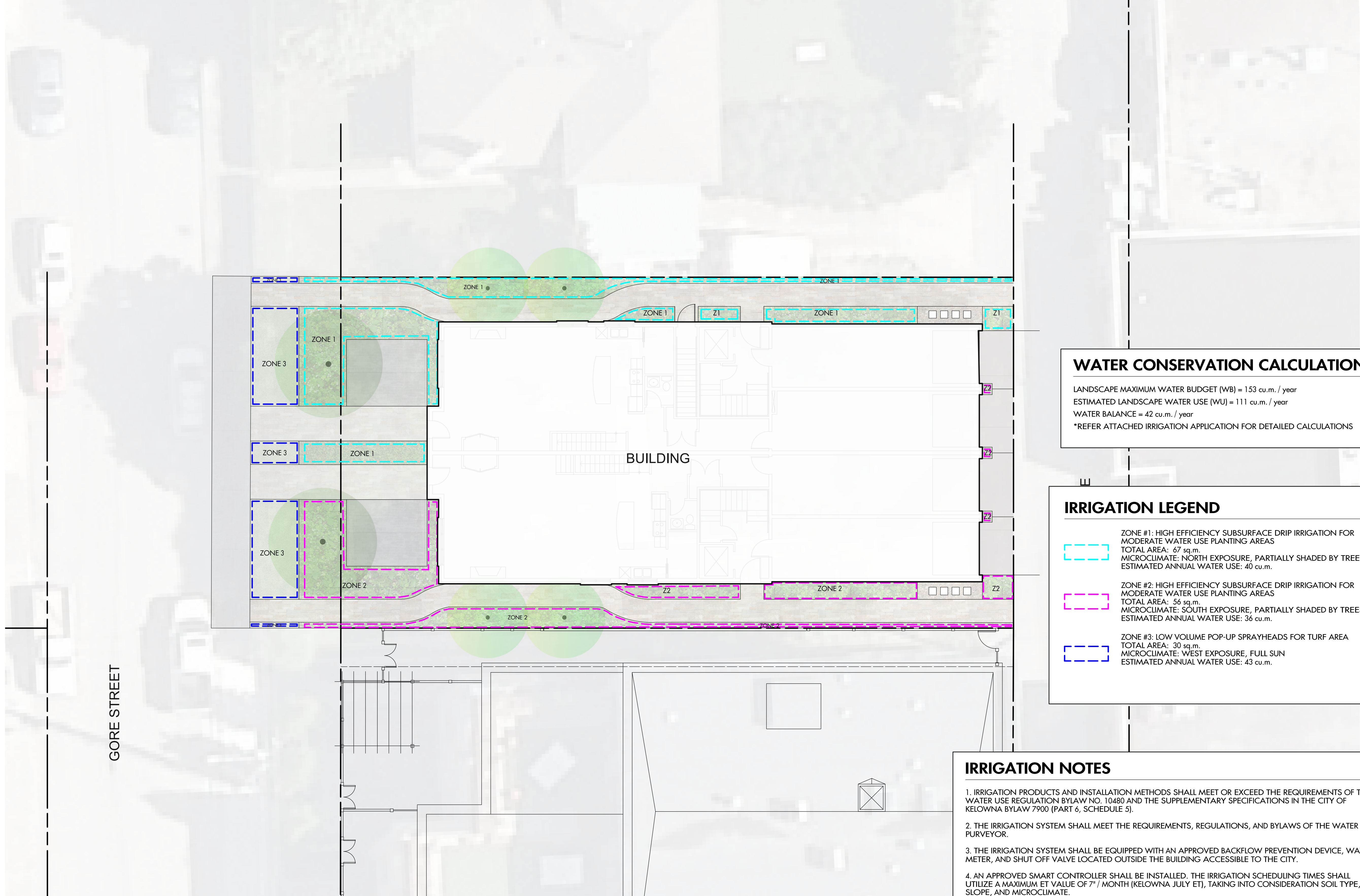
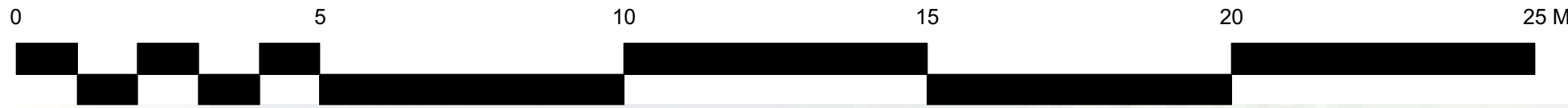
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DESIGN BY	FB
DRAWN BY	NG
CHECKED BY	FB
DATE	FEB. 14, 2017
SCALE	1:100

SEAL



DRAWING NUMBER
L1/2

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WATER CONSERVATION CALCULATIONS

LANDSCAPE MAXIMUM WATER BUDGET (WB) = 153 cu.m. / year
ESTIMATED LANDSCAPE WATER USE (WU) = 111 cu.m. / year
WATER BALANCE = 42 cu.m. / year
*REFER ATTACHED IRRIGATION APPLICATION FOR DETAILED CALCULATIONS

IRRIGATION LEGEND

- ZONE #1: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 67 sq.m.
MICROCLIMATE: NORTH EXPOSURE, PARTIALLY SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 40 cu.m.
- ZONE #2: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 56 sq.m.
MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 36 cu.m.
- ZONE #3: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREA
TOTAL AREA: 30 sq.m.
MICROCLIMATE: WEST EXPOSURE, FULL SUN
ESTIMATED ANNUAL WATER USE: 43 cu.m.

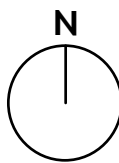
IRRIGATION NOTES

- IRRIGATION PRODUCTS AND INSTALLATION METHODS SHALL MEET OR EXCEED THE REQUIREMENTS OF THE WATER USE REGULATION BYLAW NO. 10480 AND THE SUPPLEMENTARY SPECIFICATIONS IN THE CITY OF KELOWNA BYLAW 7900 (PART 6, SCHEDULE 5).
- THE IRRIGATION SYSTEM SHALL MEET THE REQUIREMENTS, REGULATIONS, AND BYLAWS OF THE WATER PURVEYOR.
- THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH AN APPROVED BACKFLOW PREVENTION DEVICE, WATER METER, AND SHUT OFF VALVE LOCATED OUTSIDE THE BUILDING ACCESSIBLE TO THE CITY.
- AN APPROVED SMART CONTROLLER SHALL BE INSTALLED. THE IRRIGATION SCHEDULING TIMES SHALL UTILIZE A MAXIMUM ET VALUE OF 7" / MONTH (KELOWNA JULY ET), TAKING INTO CONSIDERATION SOIL TYPE, SLOPE, AND MICROCLIMATE.
- DRIP LINE AND EMITTERS SHALL INCORPORATE TECHNOLOGY TO LIMIT ROOT INTRUSION.
- IRRIGATION SLEEVES SHALL BE INSTALLED TO ROUTE IRRIGATION LINES UNDER HARD SURFACES AND FEATURES.
- IRRIGATION PIPE SHALL BE SIZED TO ALLOW FOR A MAXIMUM FLOW OF 1.5m / SEC.
- A FLOW SENSOR AND MASTER VALVE SHALL BE CONNECTED TO THE CONTROLLER AND PROGRAMMED TO STOP FLOW TO THE SYSTEM IN CASE OF AN IRRIGATION WATER LEAK.



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PROJECT TITLE

2673 GORE STREET

Kelowna, BC

DRAWING TITLE

IRRIGATION PLAN

ISSUED FOR / REVISION

1	17.02.14	Review
2		
3		
4		
5		

PROJECT NO

17013

DESIGN BY

FB

DRAWN BY

NG

CHECKED BY

SP

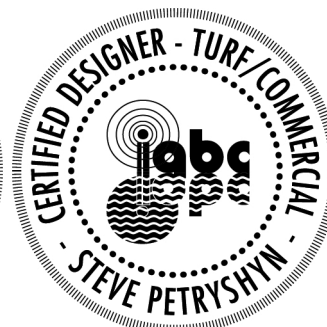
DATE

FEB. 14, 2017

SCALE

1:100

SEAL



DRAWING NUMBER

L2/2

ISSUED FOR REVIEW ONLY

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