

February 20, 2019

REPORT TO THE CHIEF ADMINISTRATIVE OFFICER  
FROM THE DEVELOPMENT, ENGINEERING, AND SUSTAINABILITY DEPARTMENT

ON

**REZONING APPLICATION NO. REZ00665**  
**DEVELOPMENT PERMIT APPLICATION NO. DPM00686**  
**800/802 INVERMERE COURT**  
**OWNER: 1061690 BC LTD.**  
**APPLICANT: BRENDA BEPPE**

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PURPOSE

To rezone the subject property from RT-1 (Two Family Residential-1) to RC-2 (Comprehensive Residential-2), and to issue a Development Permit to regulate form and character in accordance with the Multi-family Residential Development Permit Area Guidelines to permit a split-title duplex with one secondary suite per unit.

SUMMARY

The subject property is located at the corner of Tranquille Road and Invermere Court in Brocklehurst. The property is 854 m<sup>2</sup> in area and is zoned RT-1. The property is currently undeveloped, and it abuts a recently constructed duplex to the north and an undeveloped lot to the west, which is zoned RS-1S (Single Family Residential - Suite). The lot was part of a six-lot subdivision, approved in 2016, which created three duplex lots along Invermere Court and three single-family lots with the potential for suites along Tranquille Road. The applicant is proposing to construct a split-title, side-by-side duplex dwelling, where each unit has a secondary suite in the basement. Duplexes with one secondary suite per unit are not a permitted use in the RT-1 zone; therefore, rezoning the property from RT-1 to RC-2 is required (Attachment "A"). In the RC-2 zone, the minimum lot area required for two-family residential dwellings with secondary suites is 610 m<sup>2</sup>, the 854 m<sup>2</sup> subject property exceeds this requirement. In addition, as the proposed building is classified as a multi-family development, a Development Permit to regulate form and character is required prior to construction (Attachment "B").

The proposed development is consistent with the policies of KAMPLAN: City of Kamloops Official Community Plan, which supports urban densification and diverse housing options in close proximity to amenities and transportation options, provided that any proposed new development is appropriate in scale to the neighbourhood. The subject property is located near Brocklehurst Middle School, Kay Bingham Elementary School, and Brocklehurst Park. It is located on a transit route with a bus stop directly adjacent to the property. The proposed development will be an attractive, well-integrated addition to the neighbourhood, will include site improvements to enhance the Tranquille Road corridor, and will provide adequate amenity space to residents (Attachment "B-1" and "B-2").

*Our corporate mission is...*

**MAKING KAMLOOPS SHINE**

The Development, Engineering, and Sustainability Department supports the proposed rezoning and the associated Development Permit as the uses comply with the land use policies outlined in KAMPLAN, and the building elevations, site layout, and landscaping plan meet the intent of the Multi-family Residential Development Permit Area Guidelines.

**RECOMMENDATION:**

**That Council authorize:**

- a) Zoning Bylaw Amendment Bylaw No. 5-1-2908 (Attachment “A”) to be introduced and read a first and second time**
- b) a Public Hearing to consider Bylaw No. 5-1-2908**
- c) subject to adoption of Bylaw No. 5-1-2908, the issuance of Development Permit No DPM00686 for 800/802 Invermere Court (Attachment “B”)**

**Note: Registration of Development Permit No. DPM00686 will be held pending payment of landscape security in the amount of \$29,688.**

**SUPPORTING COUNCIL AND CORPORATE DIRECTION**

- KAMPLAN, Section D-1, Land Management and Development
  - General Land Use Policy
- KAMPLAN, Section D-5, Housing
- KAMPLAN, Section F, Multi-family Residential Development Permit Area Guidelines

**SITE CONDITIONS AND BACKGROUND**

- Neighbourhood - Brocklehurst
- KAMPLAN Designation - Urban
- Current Zoning/Use - RT-1 (Two Family Residential-1)/vacant
- Proposed Zoning/Use - RC-2 (Comprehensive Residential-2)/duplex with suites
- Surrounding Uses - Two-family residential and single-family residential with suites
- Application Date - January 10, 2019
- Restrictive Covenant - Existing covenant limiting driveway location
- Project Evaluation Team (PET) - January 25, 2019
- Parcel Size - 854 m<sup>2</sup>
- MOTI Referral - n/a

**DISCUSSION**

The proposed development is consistent with the policies of KAMPLAN, which supports urban densification and availability of diverse housing options in close proximity to amenities and transportation options, provided that any proposed new development is appropriate in scale to

the neighbourhood. In addition, KAMPLAN supports infill development proposals that are compatible with existing land uses within Urban-designated areas to efficiently use existing municipal services and infrastructure. KAMPLAN also supports secondary, garden, and carriage suites, where appropriate, in Urban-designated areas, subject to the ability to accommodate parking and landscaping requirements. The proposed development is located in close proximity to appropriate services and amenities, including Brocklehurst Middle School, Kay Bingham Elementary, and Brocklehurst Park. Further, the subject property is located on a transit route, with a bus stop directly adjacent to the property.

The Multi-family Residential Development Permit Area Guidelines provide criteria to ensure that multi-family development is attractive, thoughtfully designed, and integrated into the community in a manner that is sensitive to the surrounding uses.

### **Site Layout and Landscaping**

In accordance with the Zoning Bylaw requirements for the RC-2 zone, the 854 m<sup>2</sup> lot area exceeds the minimum lot area of 610 m<sup>2</sup> required for two-family residential with secondary suites in the RC-2 zone. In addition, the parking requirement for two-family residential with secondary suites is two stalls for each unit and one additional stall for each secondary suite, for a total of six parking stalls. The proposed development meets this requirement, with six off-street parking stalls accessed from Invermere Court, which will minimize the use of on-street parking. Additionally, in accordance with specific landscaping requirements for the RC-2 zone, the site design features a landscaped strip of 1 m between abutting driveways and 48% front yard landscaping to improve the appearance of the development along the streetscape and lessen the impact of parking provided in the front yard.

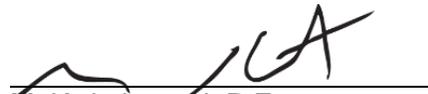
A combination of turf, shrubs, trees, and perennials in the front, rear, and side yards add street appeal to the development and will contribute to the visual enhancement of the Tranquille Road corridor. It should be noted that the applicant contributed \$29,575 toward future corridor improvements along Tranquille Road as part of the six-lot subdivision that created the subject property in 2016. In addition to turf landscaping and decorative trees, the rear yard includes private patio spaces for the principal residences and the suites. The landscape plan proposes that 51% of the site will be landscaped, with the majority of plantings grouped at the intersection of Tranquille Road and Invermere Court. A landscaped buffer between the driveways provides a visual break in the paved areas to improve the appearance of the front yard.

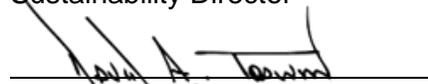
### **Built Form**

The proposed building has been designed to face Invermere Court, with added architectural features and glazing where the building is visible from Tranquille Road, as depicted in the south elevation renderings (Attachment "B-2"). The proposed two-storey building height is consistent with the two-family developments to the north and with two-family zones in general. The use of pitched roofs, gable features, and articulated façade breaks add visual interest to the project and help to ensure integration with the neighbourhood. Horizontal HardiePlank siding, HardieTrim accents, and black railings on the front decks will ensure an attractive development along each building face.

SUSTAINABILITY IMPLICATIONS

The Sustainable Kamloops Plan (SKP) seeks to ensure the land is developed in a compact and efficient manner and in a way that reduces impact on the natural and built environment. The proposed development will contribute to increasing density and provide an element of affordability by including suites in a manner that remains sensitive to the neighbourhood's existing development.

  
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M. Kwiatkowski, P.Eng.  
Development, Engineering, and  
Sustainability Director

  
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Approved for Council

Author: P. Carroll, MCIP, RPP, Planner

Reviewed by: E. Beach, MCIP, RPP, Planning and  
Development Supervisor  
R. J. Martin, MCIP, RPP, Planning and  
Development Manager/Approving Officer

PC/lm/kjm

Attachments



**SUBJECT  
PROPERTY**

**AERIAL MAP**

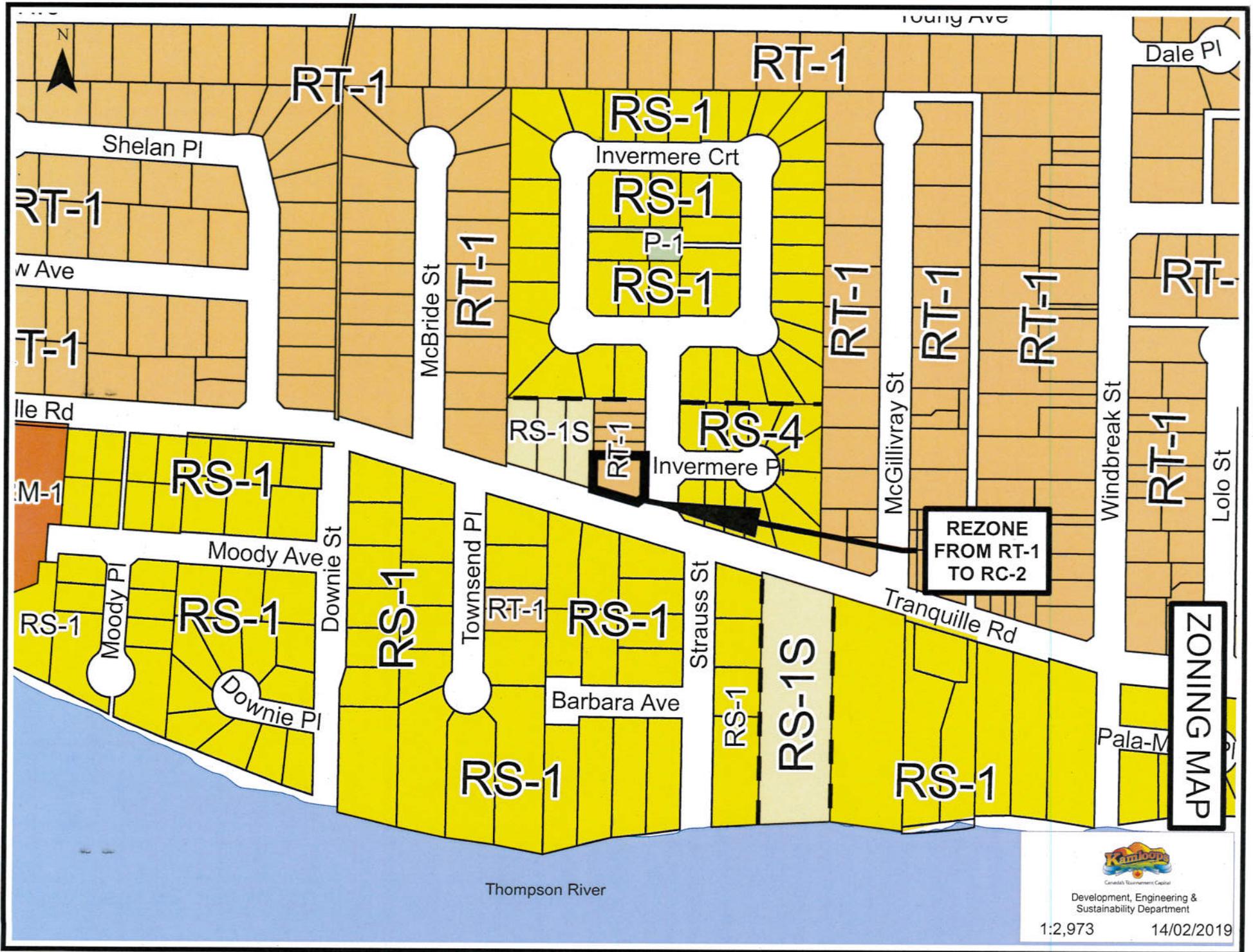


Development, Engineering & Sustainability Department

1:2,973

14/02/2019

Thompson River



Development, Engineering & Sustainability Department

1:2,973

14/02/2019

CITY OF KAMLOOPS

BYLAW NO. 5-1-2908

A BYLAW TO AMEND THE ZONING BYLAW  
OF THE CITY OF KAMLOOPS

The Municipal Council of the City of Kamloops, in open meeting assembled, enacts as follows:

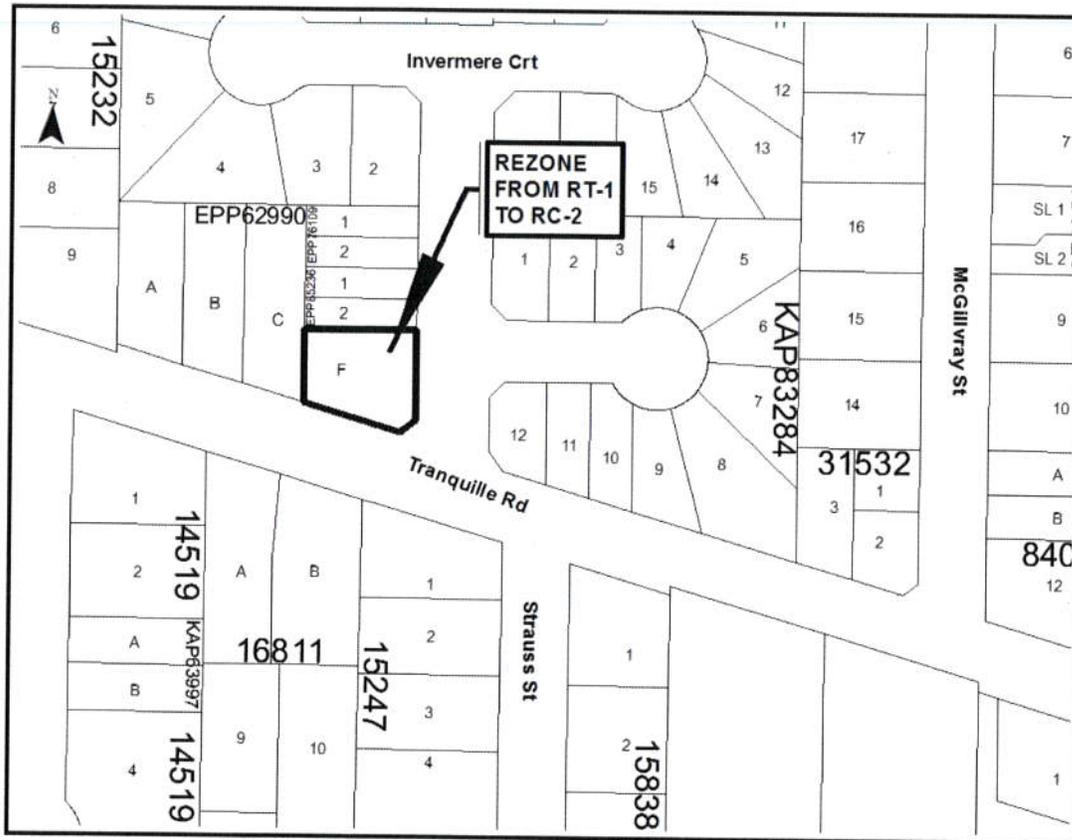
- 1. This bylaw may be cited as "Zoning Bylaw Amendment Bylaw No. 5-1-2908, 2019".
- 2. Bylaw No. 5-1-2001, as amended, is hereby further amended as follows:  
  
Lot F, D.L. 252, K.D.Y.D., Plan EPP62990, as shown on the plan attached to and forming part of this bylaw, shall no longer be zoned as RT-1 (Two Family Residential-1), but as RC-2 (Comprehensive Residential-2).
- 3. The plans attached to City of Kamloops Bylaw No. 5-1-2001, as amended, shall be and are now amended to show the changes enacted in Section 2 of this bylaw.

|                         |        |   |   |
|-------------------------|--------|---|---|
| READ A FIRST TIME the   | day of | , | . |
| READ A SECOND TIME the  | day of | , | . |
| PUBLIC HEARING held the | day of | , | . |
| READ A THIRD TIME the   | day of | , | . |
| ADOPTED this            | day of | , | . |

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER

Map attached to and forming part of Bylaw No. 5-1-2908:





## DEVELOPMENT PERMIT

PERMIT NUMBER: DPM00686

To: Brenda Bepple

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(PERMITTEE OR ITS SUCCESSOR(S) IN TITLE)

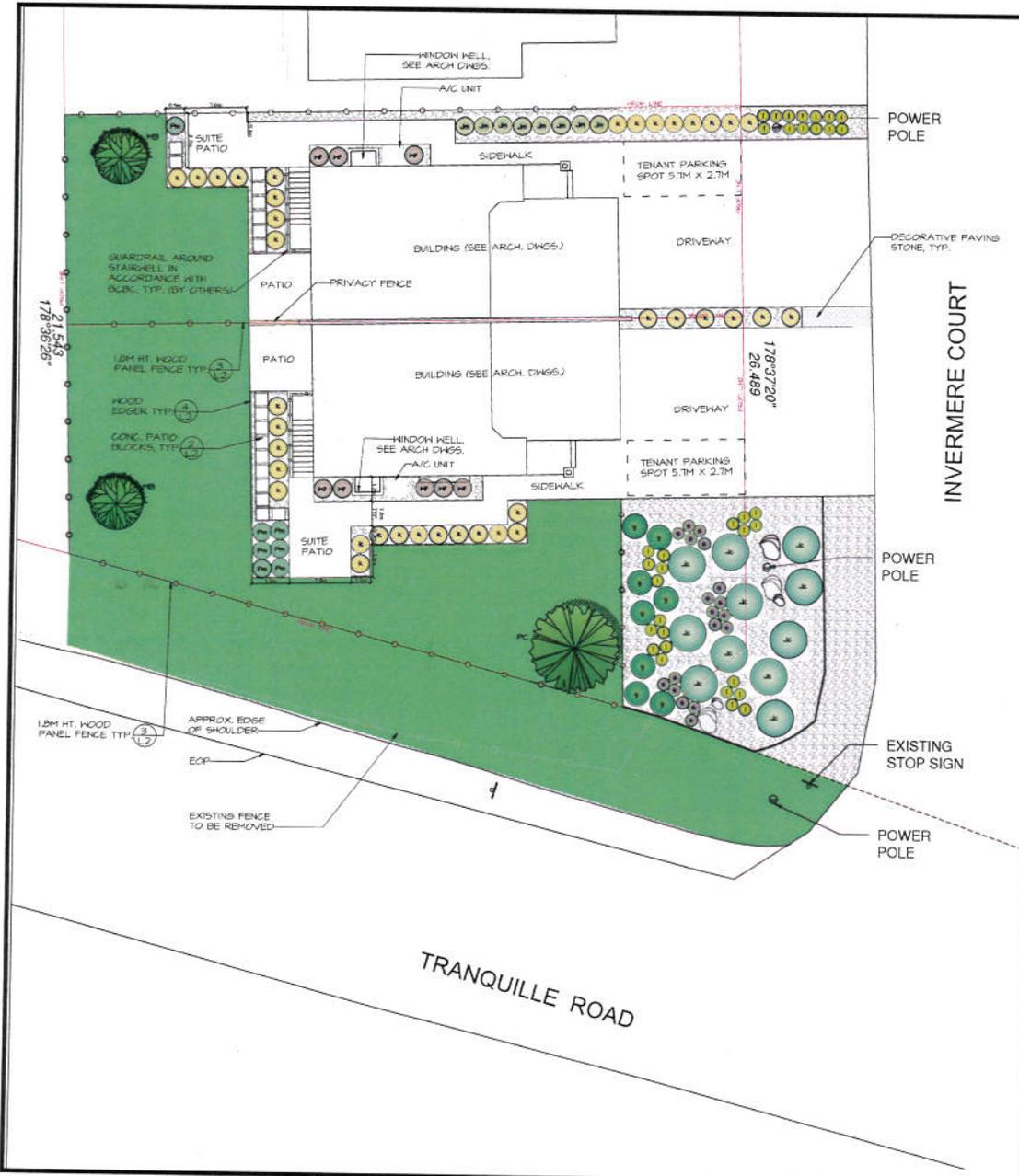
Address: 3096 Kicking Horse Drive, Kamloops, BC, V2E 2T6

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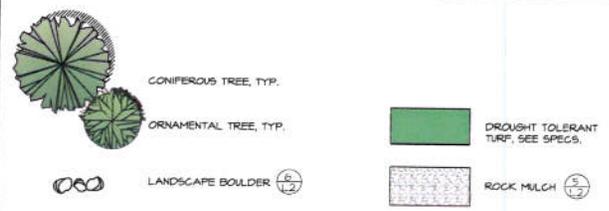
1. This Development Permit is issued subject to compliance with all applicable City of Kamloops bylaws except as specifically varied by this Permit.
2. This Development Permit applies to, and only to,  
  
**Lot F District Lot 252 Kamloops Division Yale District Plan EPP62990**  
(Legal Description)  
  
**800/802 Invermere Court**  
(Address)  
  
and any and all buildings, structures and other development thereon.
3. The land described herein shall be developed strictly in accordance with site plan/landscape plan shown as Attachment "B-1" and elevation drawings shown as Attachment "B-2".
5. If the Permittee or its successor(s) in title does not substantially commence any construction with respect to which this Permit was issued within two (2) years after the date it was issued, the Permit shall lapse.
6. Notice shall be filed in the Land Title Office that the land described herein is subject to this Permit.
7. The terms of this Permit or any amendment to it is binding on all persons who acquire an interest in the land affected by the Permit.
8. This Permit is not a Building Permit, Subdivision Approval or Zoning Amendment.

**DATE ISSUED BY COUNCIL:** \_\_\_\_\_

CITY OF KAMLOOPS  
AUTHORIZED SIGNATORY: \_\_\_\_\_ DATE: \_\_\_\_\_



LEGEND



PLANT LIST - 800-802 INVERMERE COURT

| QTY   | KEY | BOTANICAL NAME                             | COMMON NAME                   | SIZE/SPACING       |
|---|-----|--|-------------------------------|--------------------|
| <b>TREES</b>                                    |     |  |                               |                    |
| 02  | M3  | Magnolia x 'Butterflies' (single stem)     | butterflies magnolia          | 40mm Cal/LAS SHOWN |
| 01  | PC  | Pinus cembra                               | Swiss stone pine              | 2m H. /AS SHOWN    |
| <b>SHRUBS</b>                                   |     |  |                               |                    |
| 06  | J6  | Juniperus communis var. montana            | mountain juniper              | #2 POLY/2M O.C.    |
| 08  | JM  | Juniperus scopulorum 'Mecano'              | Madara juniper                | #2 POLY/2M O.C.    |
| 01  | PM  | Pinus mugo 'Mops'                          | mops mugo pine                | #2 POLYAS SHOWN    |
| 08  | MF  | Heligola floribunda 'Bokrasopfi'           | spotted vine heligola         | #2 POLY/2M O.C.    |
| <b>PERENNIALS, VINES AND ORNAMENTAL GRASSES</b> |     |  |                               |                    |
| 3B  | K   | Calamagrostis x acutiflora 'Karl Foerster' | Foerster's feather reed grass | #1 POLY/2M O.C.    |
| 3B  | I   | Iris pallida 'Aurea Variegata'             | golden variegated sweet iris  | #1 POLY/2M O.C.    |
| 1B  | S   | Salvia nemorosa 'Canadiana'                | Canadiana salvia              | #1 POLY/2M O.C.    |
| 0B  | Y   | Yucca filamentosa                          | Adam's needle yucca           | #1 POLY/2M O.C.    |



GENERAL NOTES:

1. ALL LANDSCAPING TO CONFORM TO THE LATEST EDITION OF THE CANADIAN LANDSCAPE STANDARD UNLESS NOTED OTHERWISE.
  2. ALL LANDSCAPED AREAS SHALL HAVE UNDERGROUND IRRIGATION INSTALLED.
  3. LANDSCAPE IRRIGATION SHALL CONFORM TO THE SITE GRADING & DRAINAGE PLAN BY OTHERS, UNLESS OTHERWISE DETERMINED ON SITE BY THE ARCHITECT/ENGINEER.
  4. THIS SITE PLAN IS PREPARED FOR PERMIT APPLICATIONS ONLY AND SHALL NOT BE USED FOR CONSTRUCTION UNLESS APPROVED IN WRITING BY L.A. WEST ASSOCIATES INC.
  5. SITE PLAN INFORMATION OBTAINED FROM TREE CONSULTING, BERNINI HOVE DESIGN AND BRENDA BEYCLE.
  6. WINDOW WELLS SHOULD BE PROTECTED WITH GUARDS THAT MEETS BUSH REQUIREMENTS TO PREVENT FALLS AND INJURY.
1. LANDSCAPE AREA CALCULATIONS  
 TOTAL SITE AREA: 8358.40 SQ. FT.  
 TOTAL LANDSCAPED AREA (BETWEEN PROPERTIES): 43 48 SQ. FT. (5.2%)



|    |                   |            |
|----|-------------------|------------|
| 03 | ISSUED FOR IP     | 19/08/2019 |
| 02 | ISSUED FOR DP     | 24/04/2019 |
| 01 | ISSUED FOR REVIEW | 16/02/2018 |
| 00 | REVISION          | DATE       |

CONTRACT NO.

**L.A. West**  
 Associates (Kamloops) Inc.  
 Landscape Architecture - Environmental Planning  
 1154 41st Street, Kamloops, B.C. V2C 1G2  
 TEL: (250) 374-8831 FAX: (250) 374-1284

PROJECT TITLE  
 800-802 INVERMERE COURT  
 KAMLOOPS, B.C.

1061640 BC LTD.

SHEET TITLE  
 LANDSCAPE PLAN

|                       |                 |
|-----------------------|-----------------|
| DATE<br>04/04         | DRAWN BY<br>L-1 |
| SCALE<br>1:100        |                 |
| SHEET NO.<br>12-10-10 | REVISIONS/NOTES |





EAST FACADE

(FACING FRONT YARD/INVERMERE CRT)



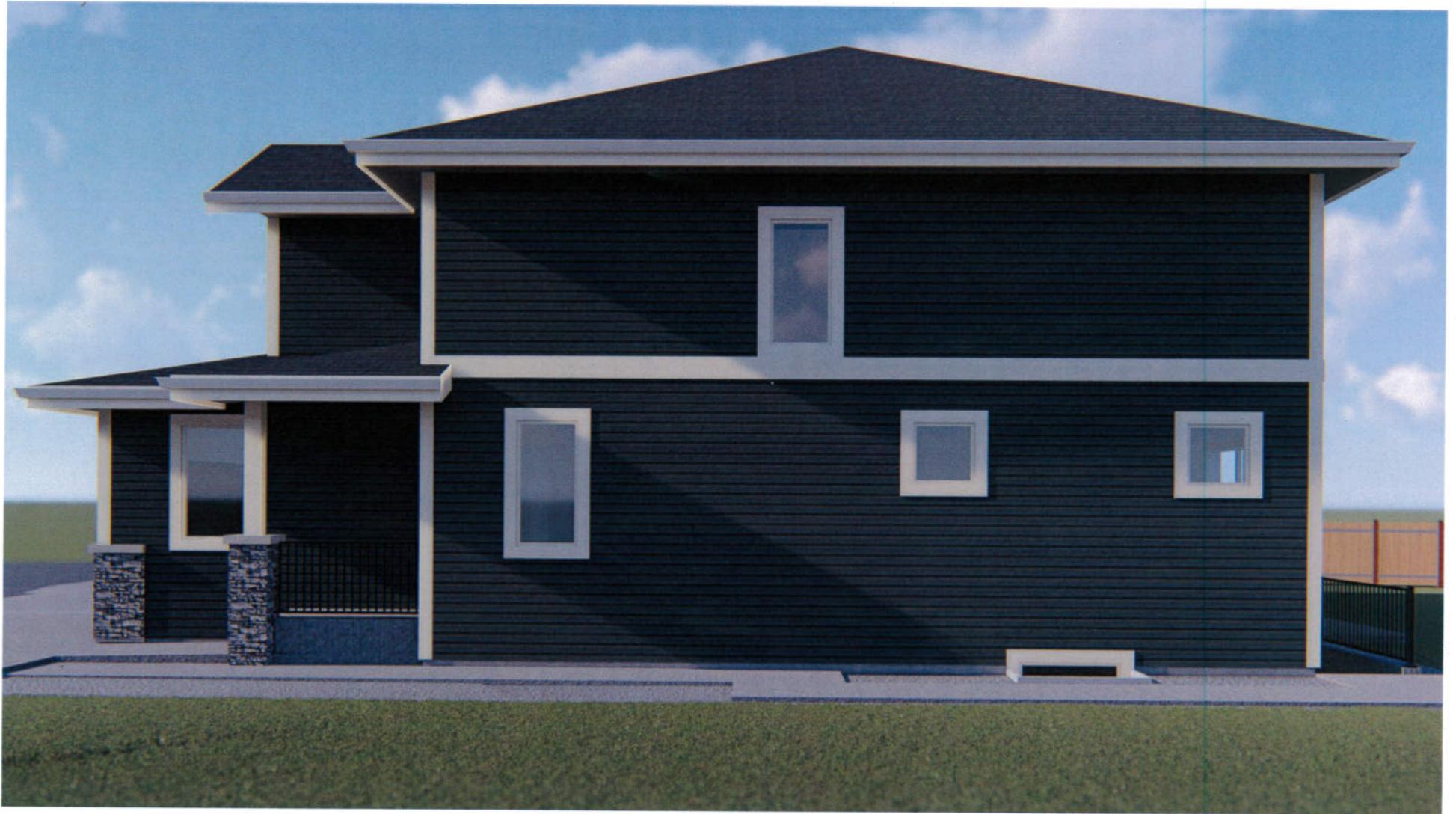
SOUTH FACADE

(FACING SOUTH SIDE YARD/TRANQUILLE RD)



WEST FACADE

(FACING REAR YARD/NEIGHBOURING RS-1S LOT)



NORTH FACADE

(FACING NORTH SIDE YARD/NEIGHBOURING DUPLEX)

## DEVELOPMENT PERMIT APPLICATION

### 800 and 802 Invermere Court – Colour Rendering Legend

“Moire Black” – Roofing Shingles – Landmark TL

“Iron Gray” - Main Siding – Hardi Plank

“Timberbark” - Siding Shingle Detail – Hardi Plank

“Cobblestone” – Window, Door and Fascia Trim – Hardi Trim/Colour Match to Hardi Plank - Cobblestone

“Cashmere 514” – Soffits, gutters and downspouts - Gentek

“Cashmere 514 – Front Doors - Gentek/Colour Match

“Bronze” – Garage Doors – Clopay

“Silver Lining” – Stone Detail – Elderado Stone / Stacked Stone

“Black” – Front Deck and Back Stairwell Railings