

March 6, 2018

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

ON

**REZONING APPLICATION NO. REZ00625**  
**DEVELOPMENT PERMIT APPLICATION NO. DPM00615**  
**1201 PLEASANT STREET**  
**OWNER/APPLICANT: JENNIFER FRASER**

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PURPOSE

To rezone the subject property from RS-1 (Single Family Residential-1) to RS-1S (Single Family Residential - Suite) to permit a carriage suite, and to issue a Development Permit to regulate form and character in accordance with the Intensive Residential Development Permit Area Guidelines.

SUMMARY

The subject property is located in the Sagebrush neighbourhood; has a lot area of 684 m<sup>2</sup>; and currently contains a single-family dwelling and a detached garage, which the applicant is proposing to convert into a carriage suite (Attachment "B"). The property is currently zoned RS-1, and to accommodate the proposed carriage suite, rezoning to RS-1S is required. The subject property complies with the lot area, width, and frontage requirements of the RS-1S zone and is located within 233 m of the nearest bus stop.

**KAMPLAN:** City of Kamloops Official Community Plan designates the subject property as Urban, which allows for a broad range of housing types, lifestyles, and income levels. The City will consider residential development proposals within urban areas to encourage infill, intensification, redevelopment, and cost-effectiveness. This includes single-family dwellings with suites, subject to consideration of the criteria for evaluating the siting of suites.

In accordance with KAMPLAN, all carriage suite development is designated Intensive Residential and is subject to a Development Permit to regulate the form and character as well as the site design, landscaping, and safety. The objectives of the Intensive Residential Development Permit Area Guidelines are to ensure that carriage suites achieve a high degree of residential liveability, are compatible with existing development, are sensitively integrated, and consider site-specific characteristics.

The Development Permit application satisfies the Intensive Residential Development Permit Area Guidelines with respect to landscaping, site layout, and building design. The development site is a corner lot with the existing single-family dwelling fronting Pleasant Street and the proposed carriage suite fronting 12th Avenue. The applicant has provided a site plan showing three unobstructed parking spaces and 40% front yard landscaping, as required in the RS-1S zone (Attachment "B-1"). An illuminated, paved, 1.5 m path connects the carriage suite's front door to 12th Avenue to provide direct access for residents and first responders. Amenity space for the carriage suite is provided via a private patio and front yard garden in addition to shared yard space with the main house. The proposed two-storey building height complies with the 7 m height permitted and is considered appropriate, given the neighbouring development is a multi-storey

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apartment building. The total floor area of the carriage suite is 77 m<sup>2</sup>, which complies with the 95 m<sup>2</sup> maximum and is provided via main floor living with a two-bedroom loft space above. The design of the building complements the existing dwelling unit and is consistent in colour and material. To respect the privacy of the neighbouring properties, windows have been oriented toward the street and, internally, toward the main house. There are no windows facing the neighbouring apartment building, and there is limited glazing facing the neighbouring single-family dwelling. The building features Hardie siding and shingles with timber post and beam accents (Attachment "B-2").

The Development, Engineering, and Sustainability Department supports the proposed rezoning and Development Permit as they comply with the land use policies outlined in KAMPLAN and the zoning requirements of the RS-1S zone and advises Council to proceed as outlined in the recommendation.

### **RECOMMENDATION:**

**That Council authorize:**

- a) Zoning Bylaw Amendment Bylaw No. 5-1-2871 (Attachment "A") to be introduced and read a first and second time**
- b) a Public Hearing to consider Bylaw No. 5-1-2871**

**Note: Bylaw No. 5-1-2871 to be held at third reading pending approval from the Ministry of Transportation and Infrastructure.**

- c) subject to adoption of Bylaw No. 5-1-2871, the Corporate Officer to issue Development Permit No. DPM00615 (Attachment "B")**

**Note: Registration of Development Permit No DPM00615 will be held pending payment of a landscape security in the amount of \$2,500.**

### **COUNCIL POLICY**

- KAMPLAN, Section III - Neighbourhoods, Subsection 1.0, Residential Development, 1.4 Urban, 1.4.3A, General Criteria for Evaluating Suites

### **SITE CONDITIONS AND BACKGROUND**

- Neighbourhood - Sagebrush
- KAMPLAN Designation - Urban
- Current Zoning/Use - RS-1 (Single Family Residential-1)/single-family dwelling
- Proposed Zoning/Use - RS-1S (Single Family Residential - Suite)/single-family dwelling with carriage suite
- Surrounding Uses - Single- and multiple-family residential
- Application Date - July 25, 2017

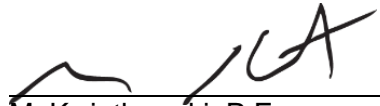
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- Restrictive Covenant - n/a
- Project Evaluation Team (PET) - August 11, 2017
- Parcel Size - 684 m<sup>2</sup>
- MOTI Referral - Required

### SUSTAINABILITY IMPLICATIONS

The proposed development complies with the objectives of the Sustainable Kamloops Plan, which include encouraging infill development in existing neighbourhoods and concentrating development intensification in an existing serviced area.

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

  
\_\_\_\_\_  
Approved for Council

Author: B. McCourt, MCIP, RPP, Planner

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

BM/ts/kjm

Attachments

AERIAL MAP

SUBJECT PROPERTY

Pleasant St

12th Ave

Douglas St





Pine St

ZONING MAP

h Ave

RS-1

RS

RS-1

RS

SUBJECT PROPERTY

Pleasant St

RS-1

12th Ave

RS-1

RS-1

RM-2

Douglas St

1



CITY OF KAMLOOPS

BYLAW NO. 5-1-2871

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

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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. 5-1-2871, 2018".
2. Bylaw No. 5-1-2001, as amended, is hereby further amended as follows:  
  
Lot 1, D.L. 234, K.D.Y.D., Plan 3972, as shown on the plan attached to and forming part of this bylaw, shall no longer be zoned as RS-1 (Single Family Residential-1), but as RS-1S (Single Family Residential - Suite).
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 \_\_\_\_\_, 2018.

READ A SECOND TIME the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

PUBLIC HEARING held the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

READ A THIRD TIME the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

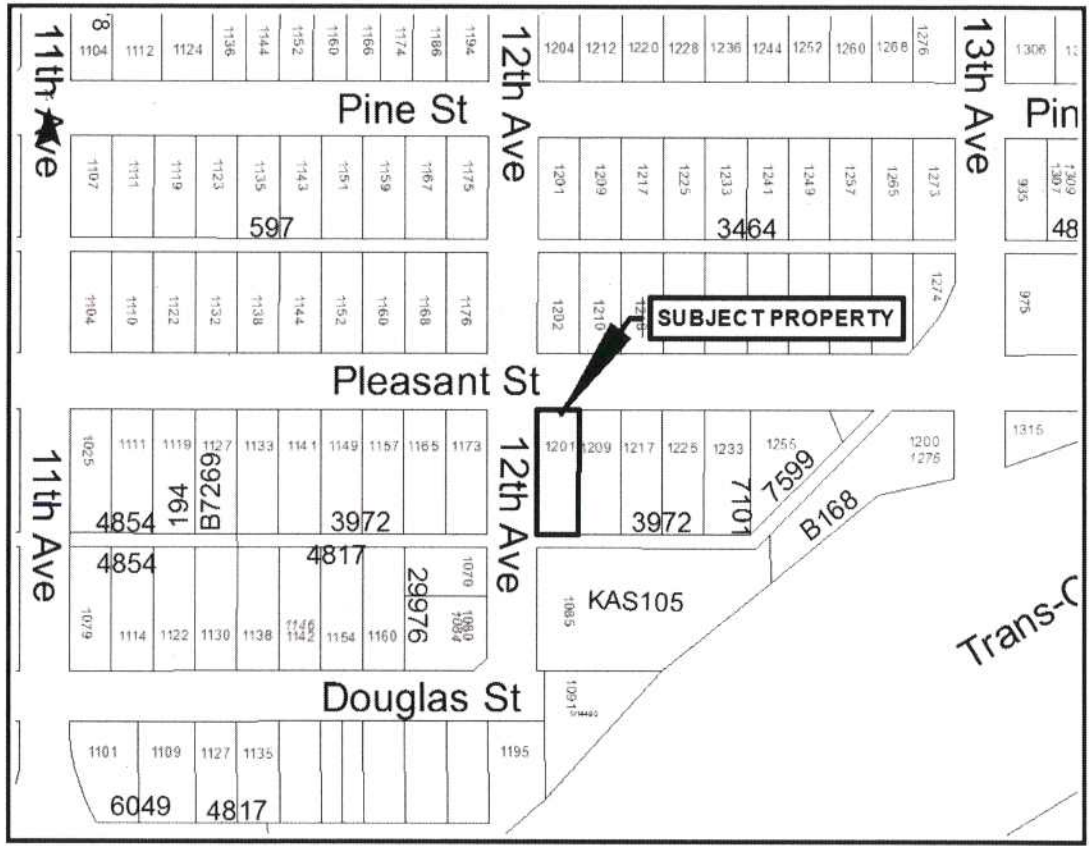
MINISTRY OF TRANSPORTATION  
AND INFRASTRUCTURE APPROVAL  
received the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
MAYOR

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

Map attached to and forming part of Bylaw No. 5-1-2871:





Canada's Tournament Capital

**DEVELOPMENT PERMIT**

PERMIT NUMBER: DPM00615

To: FRASER, JENNIFER M  
(PERMITTEE OR ITS SUCCESSOR(S) IN TITLE)

Address: 2124 CRESCENT DR  
KAMLOOPS BC V2C 4J4

- 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 1, DL 234, KDYD, PLAN 3972  
(Legal Description)

1201 PLEASANT ST  
(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".
- 4. Notice shall be filed in the Land Title Office that the land described herein is subject to this Permit.
- 5. If the permittee or successor on title does not substantially commence any construction with respect to which this permit was issued within two years after the issue date, the permit shall lapse.
- 6. 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.
- 7. This Permit is not a Building Permit.

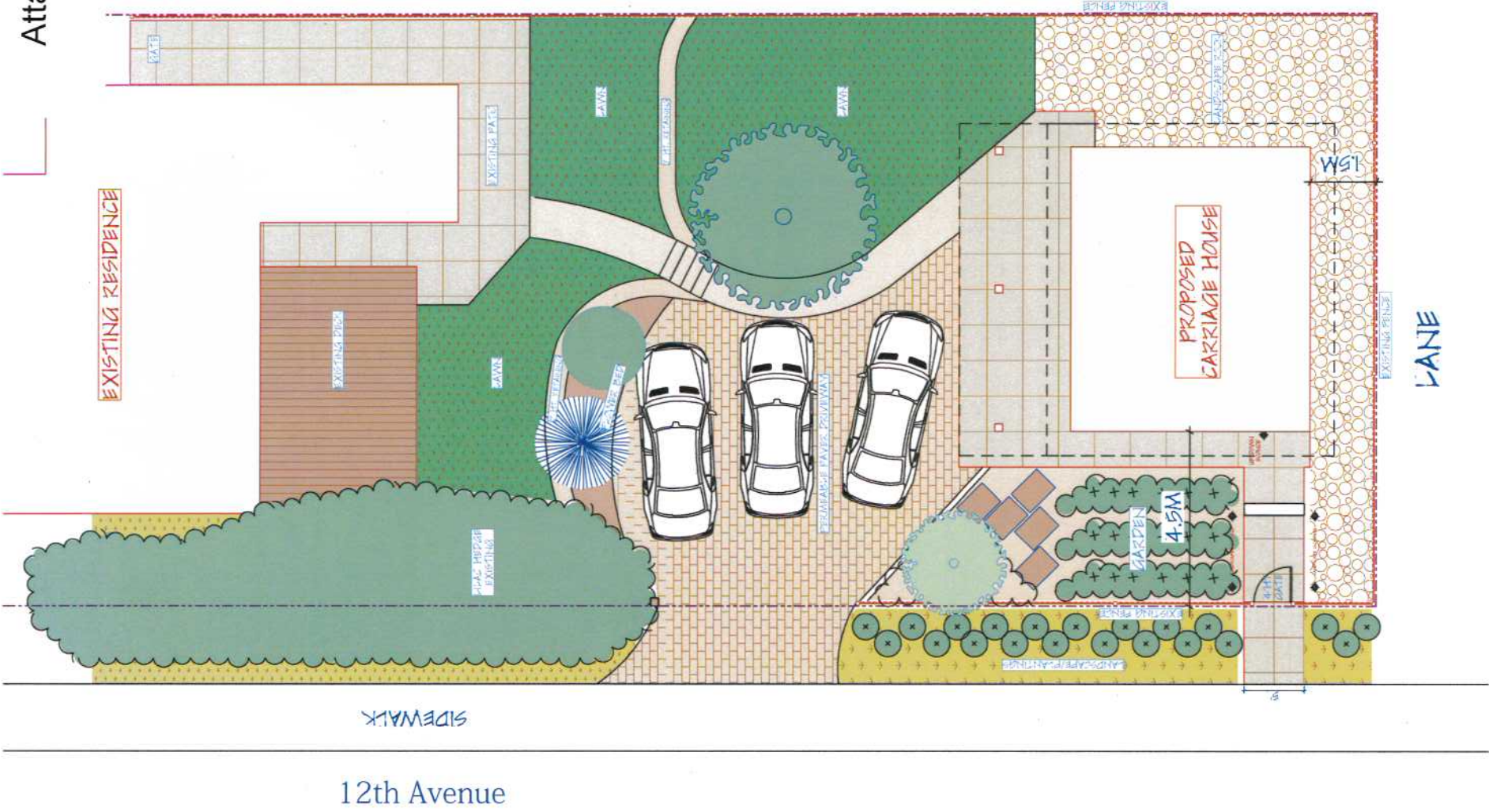
AUTHORIZING RESOLUTION PASSED BY COUNCIL ON \_\_\_\_\_.

DATE ISSUED \_\_\_\_\_.

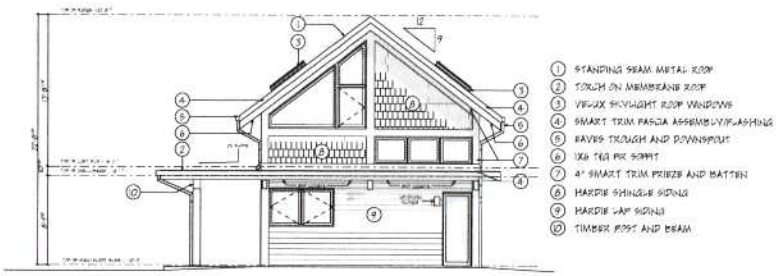
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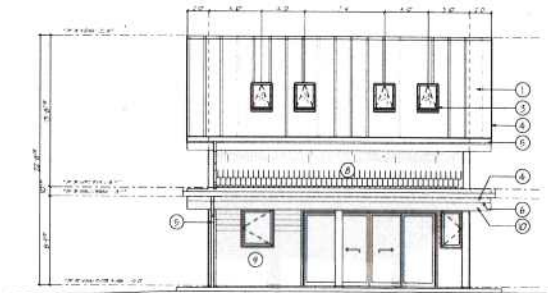
Attachment "B-1"



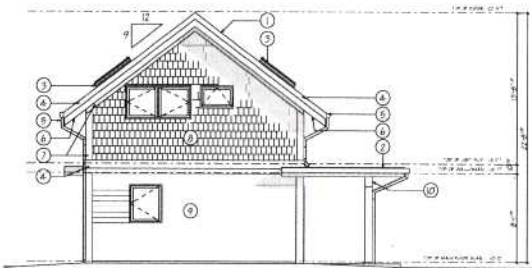




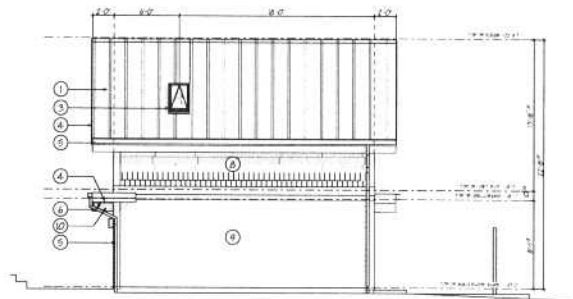
FACING 12TH AVE WEST ELEVATION  
SCALE: 1/8" = 1'-0"



FACING EXISTING DWELLING NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



FACING NEIGHBOURING HOUSE EAST ELEVATION  
SCALE: 1/8" = 1'-0"



FACING NEIGHBOURING APARTMENT BUILDING SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



**EXTERIOR COLORS AND FINISHES**

***PRELIMINARY***

**Client: Nesjan (1201 Pleasant St, Kamloops)**

**Date: June 23, 2017**

*Please refer to Willms Design drawing sheet: 'West Elevation'.*

	<b>AREA / ITEM</b>	<b>PRODUCT</b>	<b>COLOR / DESCRIPTION</b>
<b>1</b>	STANDING SEAM METAL ROOF	Cascadia Metals Premium Colors	Slate Grey SRI:30 
<b>2</b>	TORCH ON MEMBRANE ROOF		
<b>3</b>	VELUX SKYLIGHT ROOF WINDOWS	GPU Top-Hinged Roof Window	2'0"x 4'0" 
<b>4</b>	SMART TRIM FASCIA ASSEMBLY/FLASHING	Benjamin Moore	Gray (2121-10)
<b>5</b>	EAVESTROUGH AND DOWNSPOUT		color match to fascia

6	1X6 T&G FIR SOFFIT	Benjamin Moore Arborcoat Premium Exterior Stain – Semi Transparent	Natural Cedartone 
7	4" SMART TRIM FRIEZE AND BATTEN	Benjamin Moore	Gray (2121-10) 
8	HARDIESHINGLE SIDING	Straight Edge Panel	Timber Bark 
9	HARDIE LAP SIDING	existing	Country Lane Red 
10	TIMBER POST AND BEAM	Benjamin Moore Arborcoat Premium Exterior Stain – Semi Transparent	Natural Cedartone
11	ALUMINUM CLAD WINDOWS		Dark Grey

*\* Colors depicted may not be exactly as shown. Please confirm samples with your builder.*