

# City of Kelowna

## Public Hearing

### AGENDA



Tuesday, April 17, 2018  
6:00 pm  
Council Chamber  
City Hall, 1435 Water Street

Pages

#### 1. Call to Order

THE CHAIR WILL CALL THE HEARING TO ORDER:

1. (a) The purpose of this Hearing is to consider certain bylaws which, if adopted, shall amend Kelowna 2030 - Official Community Plan Bylaw No. 10500 and Zoning Bylaw No. 8000.

(b) All persons who believe that their interest in property is affected by the proposed bylaws shall be afforded a reason-able opportunity to be heard or to present written submissions respecting matters contained in the bylaws that are the subject of this hearing. This Hearing is open to the public and all representations to Council form part of the public record. A live audio feed may be broadcast and recorded by Castanet.

(c) All information, correspondence, petitions or reports that have been received concerning the subject bylaws have been made available to the public. The correspondence and petitions received after April 4, 2018 (date of notification) are available for inspection during the course of this hearing and are located on the information table in the foyer of the Council Chamber.

(d) Council debate on the proposed bylaws is scheduled to take place during the Regular Council meeting after the conclusion of this Hearing. It should be noted, however, that for some items a final decision may not be able to be reached tonight.

(e) It must be emphasized that Council will not receive any representation from the applicant or members of the public after conclusion of this Public Hearing.

#### 2. Notification of Meeting

The City Clerk will provide information as to how the Hearing was publicized.

### **3. Individual Bylaw Submissions**

- |            |  |                |
|------------|--|----------------|
| <b>3.1</b> | <b>Cantina Ct 680 and (S of) Southcrest Drive - OCP17-0020 (BL11577) &amp; Z17-0091 (BL11578) - Gillen Investments Inc. and Emil Anderson Construction Co</b>  | <b>4 - 15</b>  |
|            | <p>To amend the Official Community Plan to change the future land use designation and to rezone the subject property to facilitate the development of low density row housing.</p>   |                |
| <b>3.2</b> | <b>Lakeshore Rd 4329, Z17-0027 (BL11579) - William Bruce Povah</b>   | <b>16 - 22</b> |
|            | <p>To rezone the subject property from the RU1-Large Lot Housing zone to the RU6-Two Dwelling Housing zone to facilitate the development of two dwelling housing.</p>  |                |
| <b>3.3</b> | <b>McClain Rd 4185, Z18-0009 (BL11580) - Bruce Merz</b>  | <b>23 - 30</b> |
|            | <p>To rezone the subject property from RR1 - Rural Residential to RR1c - Rural Residential with Carriage House to facilitate the development of a carriage house.</p>  |                |
| <b>3.4</b> | <b>Ziprick Rd 255, Z17-0081 (BL11581) - Gurdeep Chahal and Palwinder Pannu</b>   | <b>31 - 46</b> |
|            | <p>To rezone the subject property from the RU1-Large Lot Housing zone to the RU6-Two Dwelling Housing zone, to facilitate the addition of a second dwelling unit on the subject property.</p>  |                |
| <b>3.5</b> | <b>Laurier Ave 1018 and 1024 - Z18-0006 (BL11588) - Mottram Holdings Ltd.</b>  | <b>47 - 58</b> |
|            | <p>To rezone the subject properties from RM4 – Transitional Low Density Housing and RU6 – Two Dwelling Housing to RM3 – Low Density Multiple Housing to facilitate the development of an expansion to an existing congregate housing facility.</p> |                |

### **4. Termination**

### **5. Procedure on each Bylaw Submission**

- (a) Brief description of the application by City Staff (Land Use Management);
- (b) The Chair will request that the City Clerk indicate all information, correspondence, petitions or reports received for the record.
- (c) The applicant is requested to make representation to Council regarding the project and is encouraged to limit their presentation to 15 minutes.
- (d) The Chair will call for representation from the public in attendance as follows:
  - (i) The microphone at the public podium has been provided for any person(s) wishing to make representation at the Hearing.

(ii) The Chair will recognize ONLY speakers at the podium.

(iii) Speakers are encouraged to limit their remarks to 5 minutes, however, if they have additional information they may address Council again after all other members of the public have been heard a first time.

(e) Once the public has had an opportunity to comment, the applicant is given an opportunity to respond to any questions raised. The applicant is requested to keep the response to a total of 10 minutes maximum.

(f) Questions by staff by members of Council must be asked before the Public Hearing is closed and not during debate of the bylaw at the Regular Meeting, unless for clarification.

(g) Final calls for representation (ask three times). Unless Council directs that the Public Hearing on the bylaw in question be held open, the Chair shall state to the gallery that the Public Hearing on the Bylaw is closed.

Note: Any applicant or member of the public may use visual aids (e.g. photographs, sketches, slideshows, etc.) to assist in their presentation or questions. The computer and ELMO document camera at the public podium are available. Please ask staff for assistance prior to your item if required.

# REPORT TO COUNCIL



**Date:** March 26, 2018

**RIM No.** 1250-30

**To:** City Manager

**From:** Community Planning Department (TA)

**Application:** OCP17-0020 Z17-0091  
**Owner:** Gillen Investments Inc. Inc. No. 528682  
Emil Anderson Construction Co. Ltd. Inc.  
No. C172775

**Address:** 680 Cantina Court  
**Applicant:** Matthew J. Temple  
Emil Anderson Construction Co Ltd.

**Subject:** Official Community Plan Amendment and Rezoning Application

**Existing OCP Designation:** COMM – Commercial  
PARK – Major Park/Open Space (Public)

**Proposed OCP Designation:** MRL – Multiple Unit Residential (Low Density)  
PARK – Major Park/Open Space (Public)

**Existing Zone:** C2 – Neighbourhood Commercial  
P3 – Parks & Open Space

**Proposed Zone:** RM2h – Low Density Row Housing (hillside)  
P3 – Parks & Open Space

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## 1.0 Recommendation

THAT Official Community Plan Map Amendment Application No. OCP17-0020 to amend Map 4.1 in the Kelowna 2030 – Official Community Plan Bylaw No. 10500 by changing the Future Land Use designation of:

- portions of Lot 15, District Lot 1688S, SDYD, Plan KAP71342, located at 680 Cantina Court, Kelowna, BC; from the COMM - Commercial designation to the MRL – Multiple Unit Residential (Low Density), and from the COMM – Commercial designation to the PARK – Major Park/Open Space (Public) designation; and
- portions of Lot 56, District Lot 1688S, SDYD, Plan KAP68647 Except Plan KAP71342, located at (S OF) South Crest Drive, Kelowna, BC; from the PARK – Major Park/Open Space (Public) designation to the MRL – Multiple Unit Residential (Low Density) designation;



as shown on Map “A” attached to the Report from the Community Planning Department dated March 26, 2018 be considered by Council;

AND THAT the Official Community Plan Map Amending Bylaw be forwarded to a Public Hearing for further consideration;

AND THAT Council considers the neighbourhood consultation process to be appropriate consultation for the purposes of Section 475 of the *Local Government Act*, as outlined in the Report from the Community Planning Department dated March 26, 2018;

AND THAT final adoption of the Official Community Plan Map Amending Bylaw be considered subsequent to the outstanding conditions of approval as set out in Schedule “A” attached to the Report from the Community Planning Department dated March 26, 2018;

AND THAT Rezoning Application No. Z17-0091 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of:

- portions of Lot 15, District Lot 1688S, SDYD, Plan KAP71342, located at 680 Cantina Court, Kelowna, BC from the C2 – Neighbourhood Commercial zone to the RM2h – Low Density Row Housing (Hillside Area) zone, and from the C2 – Neighbourhood Commercial zone to the P3 – Parks & Open Spaces zone; and
- portions of Lot 56, District Lot 1688S, SDYD, Plan KAP68647 Except Plan KAP71342, located at (S OF) South Crest Drive, Kelowna, BC from the P4 – Utilities zone to the RM2h – Low Density Row Housing (Hillside Area) zone;

as shown on Map “B” attached to the Report from the Community Planning Department dated March 26, 2018 be considered by Council;

AND THAT the Rezoning Bylaw be forwarded to a Public Hearing for further consideration;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the execution of the Land Agreement between the City of Kelowna and the applicant;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered in conjunction with Council’s consideration of a Development Permit and Development Variance Permit for the subject property.

## **2.0 Purpose**

To amend the Official Community Plan to change the future land use designation and to rezone the subject property to facilitate the development of low density row housing.

## **3.0 Community Planning**

The subject property is currently zoned for neighbourhood commercial as established in the original Area Structure Plan for the South Ridge neighbourhood in 2002. It has sat vacant since that time as the surrounding residential neighbourhood has built out. The property owner has been challenged with developing commercial at this site due to low levels of interest and its relatively isolated commercial

location and is now proposing a change in land use to low density residential which would have greater market viability. While a commercial component is an important element in creating more sustainable neighbourhoods, Staff recognize that the South Ridge neighbourhood will be serviced by the future commercial village centre planned in the adjacent Ponds neighbourhood to the east along Frost Road. Community Planning supports the proposed low density residential land use as it is capability with the surrounding residential neighbourhood; contributes to providing a different housing type than currently exists in the area, and is an appropriate fit for the site constraints.

Should Council support the proposed OCP and Zoning amendments, Staff will be forwarding a Council considered Development Permit for Form and Character.

The applicant completed neighbourhood consultation in accordance with Council Policy No. 367. Staff have reviewed this application, and it may move forward without affecting either the City's Financial Plan or Waste Management Plan.

#### **4.0 Proposal**

##### **4.1 Background**

The subject property was identified as a commercial site through the South Ridge Area Structure Plan in 2002. It is currently zoned C2 – Neighbourhood Commercial. The intent of the neighbourhood commercial was to provide a stand-alone commercial building on the upper rocky portion of the site connected via stairwell to the lower portion of the site where parking would be sited. The property is vacant and has never been developed.

The subject property is a steeply sloped and irregularly shaped property with a rocky knoll at the upper north east portion. It is surrounded on three sides by City owned land currently zoned P4 – Utilities for the South Ridge Drainage and Retention Area. In order to achieve a reasonable site area for row-housing, the applicant has entered into a Land Agreement with the City of Kelowna to establish a land transfer. The applicant will transfer the north eastern steeply sloped portion to the City of Kelowna to be zoned P3 – Parks & Open Space and to be used as Park. The City will transfer portions of land at the lower elevation which are not as steeply sloped to create a site for 6 proposed row houses under the RM2h zone (please refer to attached Map "A" and Map "B").

##### **4.2 Project Description**

The applicant has proposed a residential development of 6 row houses. The portion of City lands that will be disposed to the applicant and consolidated with the subject property will be amended from PARK to MRL and rezoned to RM2h – Low Density Row Housing (Hillside Area). The steep slopes at the north-east corner of the property will become City-owned and will be amended from COMM to PARK and rezoned to P3 – Parks & Open Space.

##### **4.3 Site Context**

The subject property is located in Upper Mission in the South Ridge neighbourhood. It is located off of South Ridge Drive and Cantina Ct. in a subdivision that is predominantly single dwelling housing. The walk score of the subject property is 1, which means it is a car dependent neighbourhood.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	P <sub>4</sub> - Utilities	South Ridge Detention Pond
East	P <sub>4</sub> - Utilities	South Ridge Detention Pond
South	P <sub>3</sub> – Parks & Open Space RU <sub>1h</sub> – Large Lot Housing (Hillside Area)	South Ridge Open Space Single Dwelling Housing
West	P <sub>4</sub> - Utilities	South Ridge Detention Pond

#### Subject Property Map: 680 Cantina Court



## 5.0 Current Development Policies

### 5.1 Kelowna Official Community Plan (OCP)

#### Development Process

**Policy 5.15.7: Protection Measures.** Protect and preserve environmentally sensitive areas using one or more of the following measures, depending on which measures are appropriate to a given situation:

- Dedication as a City park or trail where the area complements the goals and objectives of sustainable development. ESA's acquired as parks or trails will be managed to protect their sensitive features in balance with public use.

**Policy 5.15.12: Steep Slopes.** Prohibit development on steep slopes (+30% or greater for a minimum distance of 10 metres) except where provided for in ASPs adopted or subdivisions approved prior to adoption of OCP Bylaw 10500.

**Policy 5.22.7: Healthy Communities.** Through current zoning regulations and development processes, foster healthy, inclusive communities and a diverse mix of housing forms, consistent with the appearance of the surrounding neighbourhood.

## **6.0 Technical Comments**

### **6.1 Building & Permitting Department**

- Any retaining walls or slope stability to platform the building sites are required to be designed by a geotechnical engineer and the work done as part of the subdivision.
- Locations of rock pits to clearly determined on site grading plans and comment for design should be provided in the geotechnical report. This area does not have a storm pipe system.
- Roof water disposal to be determined by geotechnical engineer at time of sub division. If the roof water is connected to stormwater management system then engineering details should be provided since this requirement is not within the Building Code. Details should include slope of piping, clean outs, connection to dwelling, size of pipe, backflow protection, etc.
- Any sloped areas above the building platform should have a drainage swale system before the property line to deal with potential overland water flows issues.

### **6.2 Development Engineering Department**

- Please see attached Development Engineering Memorandum dated November 1, 2017 as Schedule "A".

## **7.0 Application Chronology**

Date of Application Received: August 21, 2017  
Date Public Consultation Completed: December 4, 2017  
Date of Revised Drawings Received: March 7, 2018

**Report prepared by:** Trisa Atwood, Planner II

**Reviewed by:** Terry Barton, Urban Planning Manager

**Reviewed by:** Ryan Smith, Community Planning Department Manager

**Approved for Inclusion:** Doug Gilchrist, Divisional Director Community Planning and Strategic Investments

### **Attachments:**

Attachment "A": Applicant's Letter of Rationale dated March 27, 2017  
Map "A": Official Community Plan Amendment Map  
Map "B": Zoning Bylaw Amendment Map  
Schedule "A": Development Engineering Memorandum





This 0.731 acre irregularly shaped property is currently zoned C2 – Neighborhood Commercial. This property is bound on the north, east, and west sides by City property zoned P4, and on the south by Cantina Court. There is an existing City right-of-way crossing the center of the lot (south-north) for an existing City storm main, directing drainage collected by the main within Cantina Court to the existing drainage ditch along the south side of South Ridge Drive.

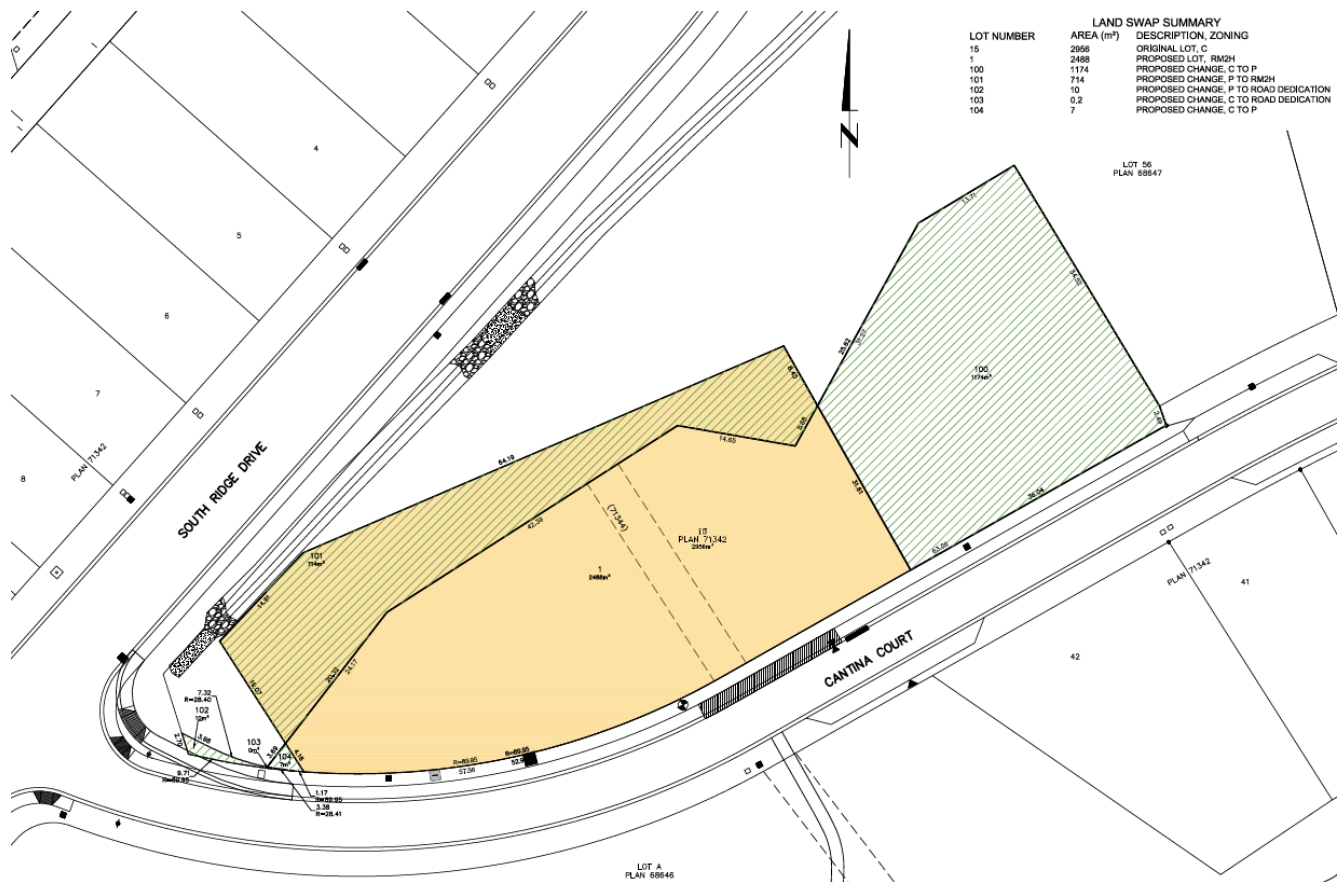
The original vision for this property was in keeping with the current C2 zone, a commercial building at the northeast end of the property atop the knoll in that area, with supporting surface parking in the southwest area at the lower elevation. These two areas would be connected via a stairway. Today, this mid 90's concept of an isolated standalone food and beverage establishment is simply not viable. Other uses under the C2 zoning were considered, but none gained traction with possible tenants.

EAC has opted instead to move forward with a revised vision for the property. Working with GTA Architecture and CTQ Consultants, EAC is proposing a low density row housing development which will integrate nicely with the existing neighborhood. Both the Architecture and the Engineering teams have identified site constraints and suggested plans and modifications to make this updated vision feasible.

The proposed land swap is triggered by the spatial and grading constraints. As seen in the included plans and below rendering, the site has considerable grade change from east-west and from south-north, as well as a knoll in the northeastern portion of the site. The proposed building layout takes advantage of the gentlest slopes in the southwest area, but due to the size of the proposed unit footprints, re-grading at the rear of the buildings is required.



Utilizing walk-out structures for units 1-5 makes the most efficient use of the natural grade. Unit 5/6 as proposed would encroach on the slope of the knoll, as such a combination of a walk-out and walk-up unit is best suited to interface with the hillside, minimizing the impact to the surrounding area. Note that the architectural renderings are yet to be updated to show Unit 6 as a walk-up design; however this chance has been reviewed in full by the civil engineering team and is illustrated in the grading design. Renderings will be updated prior to subsequent submissions.



The proposed land swap boundary is based on the intention to contain the majority of all required re-grading within the proposed lot, while also adhering to all setback requirements associated with an RM2h zone, for which EAC intends to propose a rezoning. This concept was reviewed with City staff on February 23, 2017. As shown on the plans, the area proposed to be transferred to the City is 1,181m<sup>2</sup>, while EAC is proposing the City transfer 714m<sup>2</sup>, a  $\pm 1.65:1$  swap in favor of the City.

It is noted that EAC also presented another option to the City on February 23, 2017, where the proposed boundary would entirely contain all required re-grading. The alternative swap option resulted in a ratio closer to 1:1, still marginally in favor of the City.

From an access perspective, it is noted that previous discussions with the City identified that EAC would be permitted to have a driveway access to Cantina Court for each unit. While it is understood this is not typical for a strata development, it makes best use of an already spatially challenging site, as a common entry and internal fronting road would not fit, and is also a preferred function for a site with access via a hillside road only. Supporting correspondence from past discussion is included for your reference.

Public utilities are in place to service this lot. It is noted that conceptual plans indicate a reduction to cover over the existing storm main routed through the site, however it is very likely that minimum 1.0m cover can be maintained through detailed grading design. In the event that cover cannot be maintained, it is noted that the mains may easily be lowered between Cantina Court and the South Ridge Drive ditch network.



CTQ has identified that the existing sanitary connection off Cantina Court is at too high an elevation to service units 1-4, which was expected as this lower level area of the site was intended to be a parking lot. EAC would seek approval to install a second connection further downstream off Cantina Court for service to units 1-4.

A single water connection would service all the units, with the location of the City meter to be determined.

Finally, it is proposed that the intersection of Cantina Court and South Ridge Drive be improved. It is proposed that the north Cantina Court curb tie be re-aligned to widen the intersection, as the existing intersection is based on previous hillside standards and the upgrade will also improve function of the non-perpendicular intersection.

It is our intention to finalize the proposed land swap boundaries as quickly as possible to the satisfaction of all, as such, we welcome the opportunity to assist in any way we can. If there are any questions about the information contained within, please don't hesitate to contact Matthew Temple at 250-763-8232 x289 or Gregory Asling x247.

Yours truly,

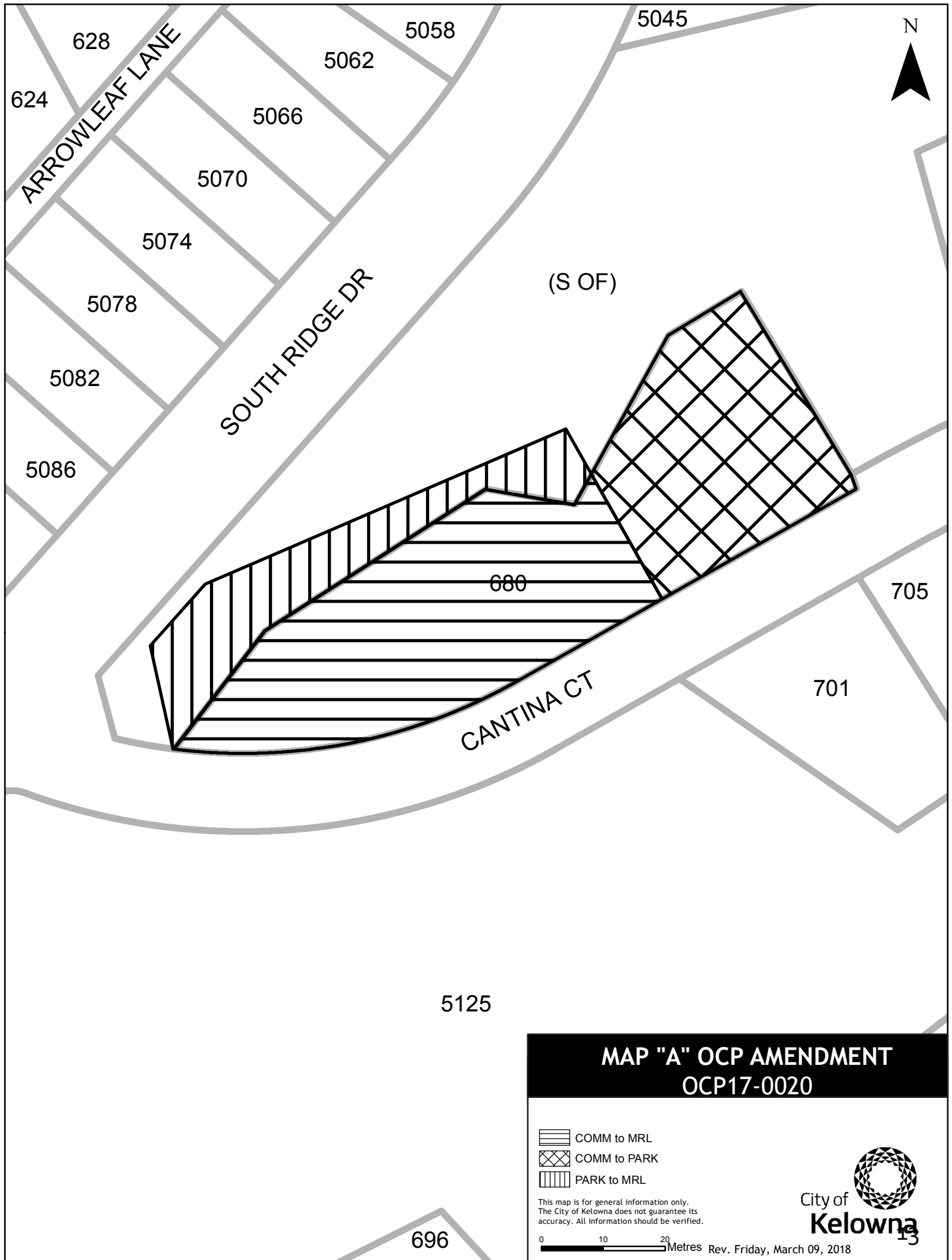
Emil Anderson Construction (EAC) Inc.



Matthew J. Temple, P.Eng  
Development – Construction Manager

Encl.    Current City Property Reports  
          Cantina Court Preliminary Grading; CTQ Consultants  
          Site Plan / Land Swap Plans; CTQ Consultants  
          Perspective and Elevation Views; GTA Architecture  
          Past City correspondence (site access)



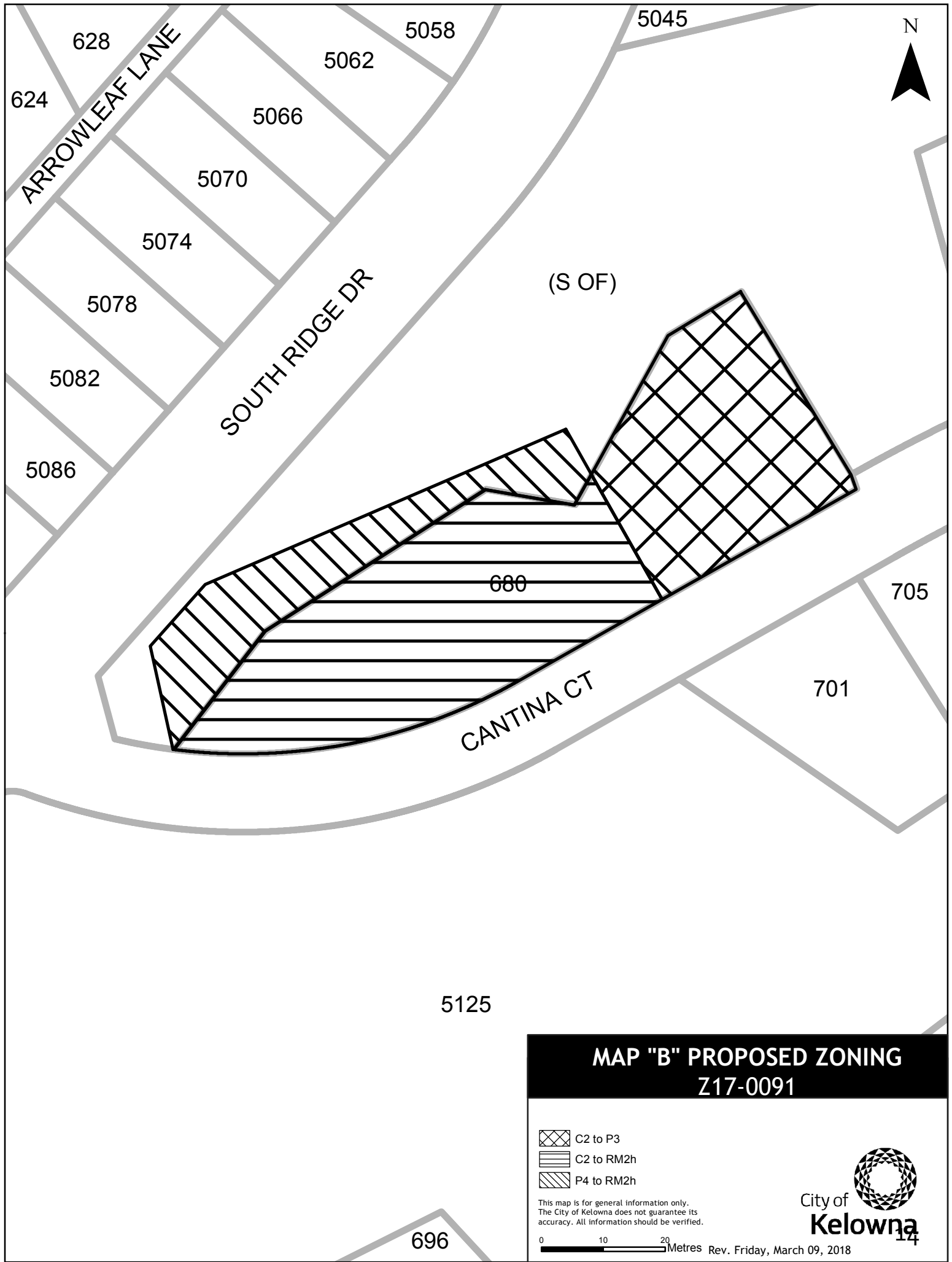


## MAP "A" OCP AMENDMENT OCP17-0020




- COMM to MRL
- COMM to PARK
- PARK to MRL

This map is for general information only.  
The City of Kelowna does not guarantee its  
accuracy. All information should be verified.

0 10 20 Metres Rev. Friday, March 09, 2018



**MAP "B" PROPOSED ZONING**  
**Z17-0091**

-  C2 to P3
-  C2 to RM2h
-  P4 to RM2h

This map is for general information only.  
The City of Kelowna does not guarantee its  
accuracy. All information should be verified.

0 10 20 Metres

Rev. Friday, March 09, 2018

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## CITY OF KELOWNA

# MEMORANDUM

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**Date:** November 1, 2017  
**File No.:** Z17-0091  
**To:** Community Planning (TB)  
**From:** Development Engineering Manager (JK)  
**Subject:** 680 Cantina Court      Lot 15 Plan 71342      C2 to P4, RM2H

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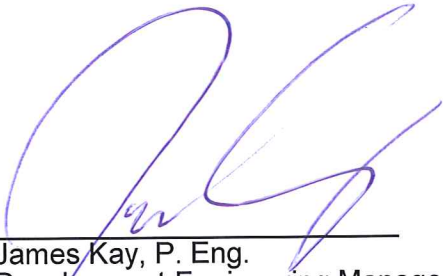
Development Engineering has the following comments and requirements associated with this application.

The Development Engineering Technologist for this project is John Filipenko ASCT

The road frontage for the subject parcel is fully urbanized with curb and gutter, sidewalk piped storm drainage system and street lighting. Boulevard landscaping, the re-location or adjustment of existing utility appurtenances if required to accommodate development of the subject parcel will be at the applicant's expense.

The subject parcel is currently serviced with large diameter sanitary and water services. Service upgrades or adjustments, if required, will be at the applicant's expense.

The property is within pending Water Extended Service Area 17. A ESA charge of \$1,769.00 per EDU will be assessed at time of development.

  
\_\_\_\_\_  
James Kay, P. Eng.  
Development Engineering Manager  
JF

<b>SCHEDULE</b>		<b>A</b>
This forms part of application # <b>OCP17-0020 Z17-0091</b>		
Planner Initials	TA	 City of <b>Kelowna</b> COMMUNITY PLANNING

# REPORT TO COUNCIL



**Date:** March 26, 2018

**RIM No.** 1250-30

**To:** City Manager

**From:** Community Planning Department (TA)

**Application:** Z17-0027 **Owner:** William Bruce Povah

**Address:** 4329 Lakeshore Road **Applicant:** Len Suchocki, Chriscan Construction

**Subject:** Rezoning Application

Existing OCP Designation: S2RES – Single / Two Unit Residential

Existing Zone: RU1 – Large Lot Housing

Proposed Zone: RU6 – Two Dwelling Housing

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## 1.0 Recommendation

THAT Rezoning Application No. Z17-0027 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot A, District Lot 358, ODYD, Plan 31689 located at 4329 Lakeshore Road, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU6 – Two Dwelling Housing zone be considered by Council;

AND THAT the Rezoning Bylaw be forwarded to a Public Hearing for further consideration;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Community Planning Department dated March 26, 2018.

## 2.0 Purpose

To rezone the subject property to facilitate the development of two dwelling housing.

## 3.0 Community Planning

Community Planning supports the proposed rezoning from RU1 – Large Lot Housing to RU6 – Two Dwelling Housing to facilitate the development of two dwelling housing. The rezoning aligns with Official Community Plan (OCP) Future Land Use Designation of S2RES – Single/Two Unit Residential, and aligns with OCP Development Policy regarding Compact Urban Form. The subject property meets the minimum lot size and width for two dwelling housing and no variances are proposed at this time.

Should Council support the rezoning, the applicant will proceed to apply for a building permit.

#### **4.0 Proposal**

##### **4.1 Background**

There was a single family dwelling on the subject property that was demolished in 2015 in anticipation of this rezoning application.

##### **4.2 Project Description**

The applicant proposes to rezone the subject property from RU1 to RU6 to facilitate the development of two dwelling housing. The proposal is for two single family dwellings, and the first dwelling is currently under construction. Neither dwelling is permitted to have a suite under the current RU6 zone regulations. No variances are requested and a shared driveway is proposed.

##### **4.3 Site Context**

The .45-acre subject property is on the east side of Lakeshore Road near the intersection of Lakeshore Road and Sarsons Road. The neighbourhood is predominantly single family residential with several schools and parks in the near vicinity. The subject property has a walkscore of 25, meaning it is car dependent and most errands require a vehicle.

Specifically, adjacent land uses are as follows:

<b>Orientation</b>	<b>Zoning</b>	<b>Land Use</b>
North	RU1 – Large Lot Housing	Single Dwelling Housing
East	RU1 – Large Lot Housing	Single Dwelling Housing
South	RU1 – Large Lot Housing	Single Dwelling Housing
West	RU1 – Large Lot Housing	Single Dwelling Housing

**Subject Property Map: 4329 Lakeshore Road****4.4 Zoning Analysis Table**

Zoning Analysis Table		
CRITERIA	RU6 ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Lot Area	700.0 m <sup>2</sup>	1821 m <sup>2</sup>
Lot Width	18.0m m	21.2 m
Lot Depth	30.0 m	38.1 m

**5.0 Current Development Policies****5.1 Kelowna Official Community Plan (OCP)****Development Process**

**Compact Urban Form.**<sup>1</sup> Develop a compact urban form that maximizes the use of existing infrastructure and contributes to energy efficient settlement patterns. This will be done by increasing densities (approximately 75 - 100 people and/or jobs located within a 400 metre walking distance of transit stops is required to support the level of transit service) through development, conversion, and re-development within Urban Centres (see Map 5.3) in particular and existing areas as per the provisions of the Generalized Future Land Use Map 4.1.

<sup>1</sup> City of Kelowna Official Community Plan, Policy 5.2.3 (Development Process Chapter).

## **Future Land Use**

**Single / Two Unit Residential (S2RES).**<sup>2</sup> Single detached homes for occupancy by one family, single detached homes with a secondary suite or carriage house, semi-detached buildings used for two dwelling units, modular homes, bareland strata, and those complementary uses (i.e. minor care centres, minor public services/utilities, convenience facility and neighbourhood parks), which are integral components of urban neighbourhoods. Suitability of non-residential developments within the neighbourhood environment will be determined on a site-specific basis. Nonresidential developments causing increases in traffic, parking demands or noise in excess of what would typically be experienced in a low density neighbourhood would not be considered suitable.

### **6.0 Technical Comments**

#### **6.1 Building & Permitting Department**

- Full Plan check for Building Code related issues will be done at time of Building Permit applications

#### **6.2 Development Engineering Department**

- Please see attached Schedule "A": Development Engineering Memorandum dated April 25, 2017.

### **7.0 Application Chronology**

Date of Application Received: March 13, 2017  
 Date Public Consultation Completed: February 13, 2018

**Report prepared by:** Trisa Atwood, Planner II

**Reviewed by:** Terry Barton, Urban Planning Manager

**Approved for Inclusion:** Ryan Smith, Community Planning Department Manager

#### **Attachments:**

Attachment "A": Site Plan  
 Schedule "A": Development Engineering Memorandum

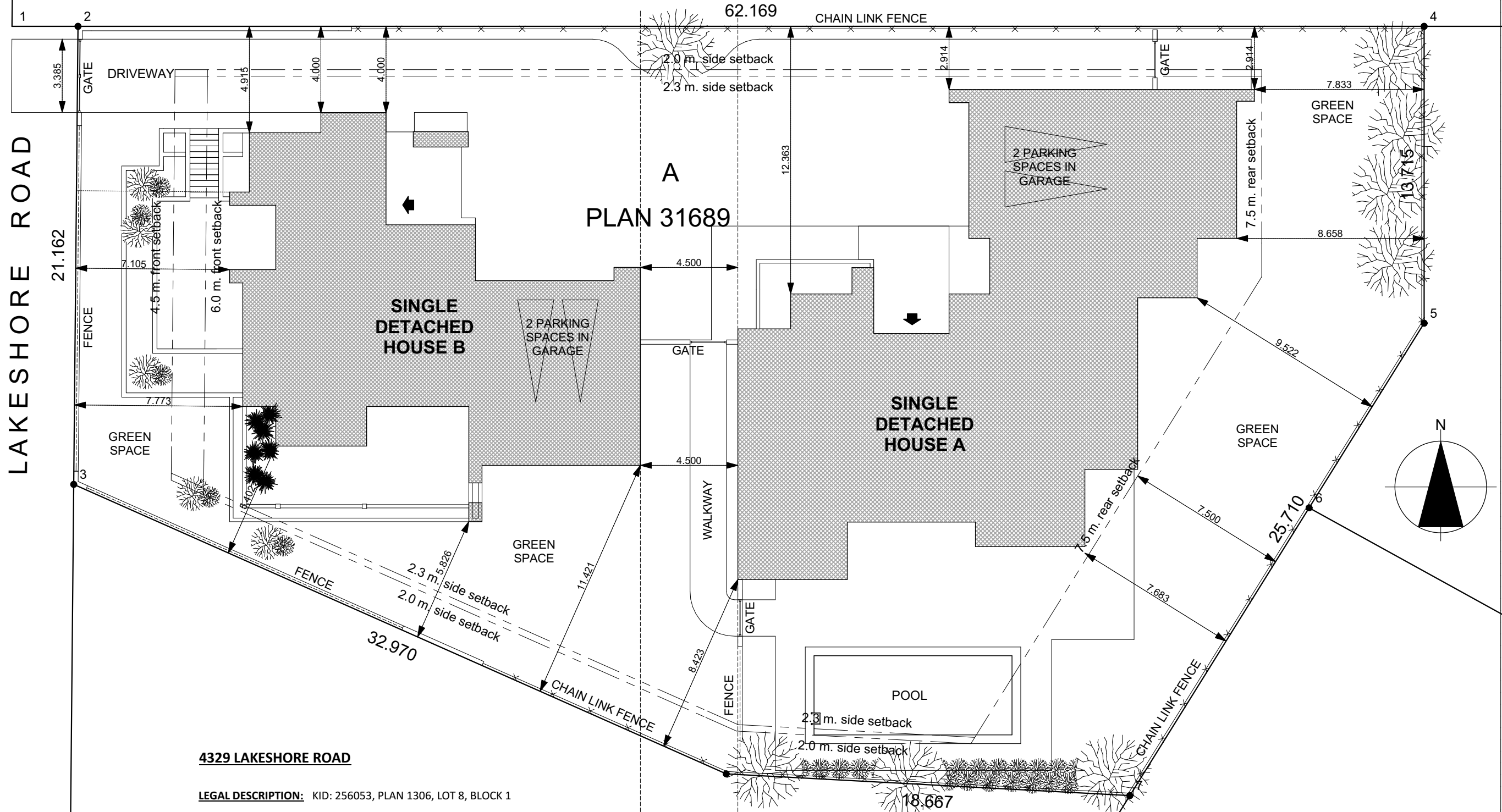
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<sup>2</sup> City of Kelowna Official Community Plan, Chapter 4: Future Land Use



LAKE SHORE ROAD

PLAN 25789



SITE PLAN

SCALE: 1/16" = 1'-0"

4329 LAKESHORE ROAD

LEGAL DESCRIPTION: KID: 256053, PLAN 1306, LOT 8, BLOCK 1

ZONING: FROM RU1 TO RU6 - TWO DWELLING HOUSING  
- NEW DEVELOPMENT OF 2 STRATIFIED  
SINGLE FAMILY RESIDENCES

SITE DETAILS:

LOT AREA:	1824.95 m²	700m² MIN.
LOT WIDTH:	23.52 m	18m MIN.
LOT DEPTH:	57.22 m	30m MIN.

FOOTPRINT AREA OF HOUSE A:	309.96 m²
FOOTPRINT AREA OF HOUSE B:	191.26 m²
AREA OF DRIVEWAY(S) & PARKING:	336.01 m²

SITE COVERAGE (%):

LOT COVERAGE OF BUILDINGS ONLY:	27.46 %
BUILDINGS, DECKS & DRIVEWAYS:	45.88 % 50% MAX.

HOUSE A DETAILS:

TOTAL FLOOR AREA:	226.66 m²
HEIGHT OF BUILDING:	6.06 m 9.5m MAX.
SETBACKS (IN METRES):	
FRONT:	31.02 m 4.5m MIN.
SIDE (NORTH):	2.91 m 2.0m MIN.
SIDE (SOUTH):	8.42 m 2.0m MIN.
REAR:	7.50 m 7.5m MIN.

HOUSE B DETAILS:

TOTAL FLOOR AREA:	208.37 m²
HEIGHT OF BUILDING:	9.45 m 9.5m MAX.
SETBACKS (IN METRES):	
FRONT:	7.07 m 6.0m MIN.
SIDE (NORTH):	4.00 m 2.3m MIN.
SIDE (SOUTH):	5.40 m 2.3m MIN.
REAR:	27.25 m 7.5m MIN.

MISC. DATA:

DISTANCE BETWEEN HOUSE A AND HOUSE B:	7.10 m 4.5m MIN.
--	------------------

NUMBER OF PARKING STALLS:	4 4 MIN.
SIZE OF PARKING STALL:	2.5 x 6.0 m
PRIVATE OPEN SPACE PER UNIT (m²)	32 m² 30m² MIN.

ATTACHMENT A

This forms part of application  
# Z17-0027

Planner  
Initials TA



FELIX WESTERKAMP, dipl-ing(FH)

1690 WATER STREET  
KELOWNA, B.C. V1Y - 8T8  
(250) 878-7846

e-mail: bauhaus1@shaw.ca  
web: www.bauhausdesigns.com

PROJECT :	POVAH RESIDENCES 4329 LAKESHORE ROAD, KELOWNA, BC
TITLE :	Site Plan

CUSTOMER :	
CIVIC :	
LEGAL :	

REVISED :	
REVISED :	
REVISED :	
REVISED :	
SCALE :	DATE :
AS SHOWN	3/8/2017

SHEET :	P-002
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**CITY OF KELOWNA**  
**MEMORANDUM**

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**Date:** April 25, 2017  
**File No.:** Z17-0027

**To:** Community Planning (TB)

**From:** Development Engineering Manager(SM)

**Subject:** 4329 Lakeshore Rd

RU1 to RU6

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The Development Engineering Department has the following comments and requirements associated with this rezoning 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**

This property is currently serviced with a 19mm diameter PVC water service. Two 19mm copper or 25mm poly water services are required to meet current by-law requirements. The water service requirements can be provided by the City at the owner's cost. The applicant will be required to sign a Third Party Work Order for the cost of the water service upgrades. For estimate inquiry's please contact Sergio Sartori, by email [ssartori@kelowna.ca](mailto:ssartori@kelowna.ca) or phone, 250-469-8589.

The developer must obtain the necessary permits and have all existing utility services disconnected prior to removing or demolishing the existing structures. The City of Kelowna water meter contractor must salvage existing water meters, prior to building demolition. If water meters are not salvaged, the developer will be invoiced for the meters.

**2. Sanitary Sewer**

Our records indicate that this property is currently serviced with a 100mm-diameter sanitary sewer service which is suitable for this application.

**3. Road Improvements**

(a) Lakeshore Road must be upgraded to an urban standard along the full frontage of this proposed development, including curb and gutter, sidewalk, drainage system including catch basins, manholes and pavement removal and replacement, street lighting and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. A one-time cash payment in lieu of construction must be collected from the applicant for future construction by the City. The cash-in-lieu amount is determined to be **\$14,772.00** not including utility service cost.

(b) Only the service upgrades must be completed at this time. The City wishes to defer the upgrades to Lakeshore Road fronting this development. Therefore, cash-in-lieu of immediate construction is required and the City will initiate the work later, on its own construction schedule.

Item	Cost
Drainage	\$ 469.00
Curb &Gutter	\$3,179.00
Sidewalk	\$3,973.00
Street Lighting	\$1,192.00
Road Fillet	\$4,768.00
Blvd Landscaping	1,192.00
<b>Total</b>	<b>\$14,772.00</b>

**4. Subdivision**

- (a) Grant Statutory Rights of Way if required for utility services.
- (b) Provide a 1.5m road reserve width along the full length along Lakeshore Road.
- (c) 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.

**5. Development Permit and Site Related Issues**

Direct the roof drains into on-site rock pits or splash pads.

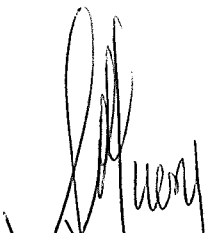
One driveway access is permitted to a maximum width of 6.0m.

**6. Electric Power and Telecommunication Services**

The electrical and telecommunication services to this building must be installed in an underground duct system, and the building must be connected by an underground service. 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.

**7. Bonding and Levy Summary****(a) Levies**

- |                                       |                    |
|---------------------------------------|--------------------|
| 1. Lakeshore Rd frontage improvements | <b>\$14,772.00</b> |
| 2. Service upgrades                   | To be determined   |


  
\_\_\_\_\_  
Steve Muenz, P. Eng.  
Development Engineering Manager  
SS

# REPORT TO COUNCIL



**Date:** March 26, 2018

**RIM No.** 1250-30

**To:** City Manager

**From:** Community Planning Department (BBC)

**Application:** Z18-0009      **Owner:** Friedrich and Alice Merz

**Address:** 4185 McClain Road      **Applicant:** Bruce Merz

**Subject:** Rezoning Application - Z18-0009

Existing OCP Designation: REP – Resource Protection Area

Existing Zone: RR1 - Rural Residential

Proposed Zone: RR1c – Rural Residential with Carriage House

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## 1.0 Recommendation

THAT Rezoning Application No. Z18-0009 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot A Sections 2 and 3 Township 26 Osoyoos Division Yale District Plan 7436, located at 4185 McClain Rd, Kelowna, BC from the RR1 – Rural Residential zone to the RR1c – Rural Residential with Carriage House zone, be considered by Council;

AND THAT the Rezoning Bylaw be forwarded to a Public Hearing for further consideration.

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Attachment A attached to the Report from the Community Planning Department dated February 1, 2018.

## 2.0 Purpose

To rezone the subject property from RR1 - Rural Residential to RR1c - Rural Residential with Carriage House to facilitate the development of a carriage house.

## 3.0 Community Planning

Community Planning Staff support the proposed rezoning from RR1 - Rural Residential to RR1c - Rural Residential with Carriage House to facilitate the construction of a carriage house in lieu of a mobile home on the subject property. Generally, staff would not support this type of rezoning application outside of the City's Permanent Growth Boundary; however, due an error in the City's mapping that led to incorrect advice regarding the development of a mobile home on the land, staff believe that this recommendation

represents a fair compromise. Refer to section 4.1 of this report for additional background information that is relevant to staff support for this application.

To fulfill the requirements of Council Policy No. 367, the applicant submitted a Neighbour Consultation Summary Form on February 12, 2018 outlining that neighbours within 300 m of the subject property were notified.

#### **4.0 Proposal**

##### **4.1 Background**

In September 2010, bylaw number 10305 was adopted by Council to rezone the subject property from A1 – Agriculture 1 zone to the RR1 – Rural Residential 1 zone. At this time, City mapping, including the Development Application (DA) and internal mapping systems were not updated to reflect the rezoning of the subject property.

In September 2017, the applicant enquired regarding constructing a carriage house on the subject property. During pre-application meetings the applicant was informed that a carriage house would not be supported, however a mobile home would be supported. This was based on a discrepancy between the zoning information that was still showing in the City system for the subject property (still classified as A1 zone) and the adopted rezoning bylaw. As a result, in November 2017, the applicant submitted a Farm Protection Development Permit to allow for a mobile home to be developed on the subject property.

In December 2017, staff identified the zoning and mapping discrepancies for the subject property, as well as the adopted bylaw documentation verifying the current zoning (RR1) for the subject property. Additional discussions with the applicant resulted in a new application to rezone the subject property from RR1 to RR1c to facilitate the development of a carriage house.

Between December 2017 and January 2018 the applicant followed up with a number of pre-application enquiries. In January 2018, the applicant re-submitted an incomplete application with a conceptual site plan that required a variance (maximum accessory building footprint). Revised drawings were provided in February, 2018 that eliminated the variance and allowed the application to proceed to circulation stage.

The subject property has a single family dwelling and an accessory building used as a shop located on the property, which will be retained through this development (Schedule A).

##### **4.2 Project Description**

The applicant has provided preliminary designs for the single storey carriage house and a detached garage (Schedule A). The location of the proposed carriage house is on a pre-disturbed part of the subject property, and is approximately 22.54 m southwest of the existing single family dwelling. The proposed carriage house does not trigger any variances at this time (Schedule B).

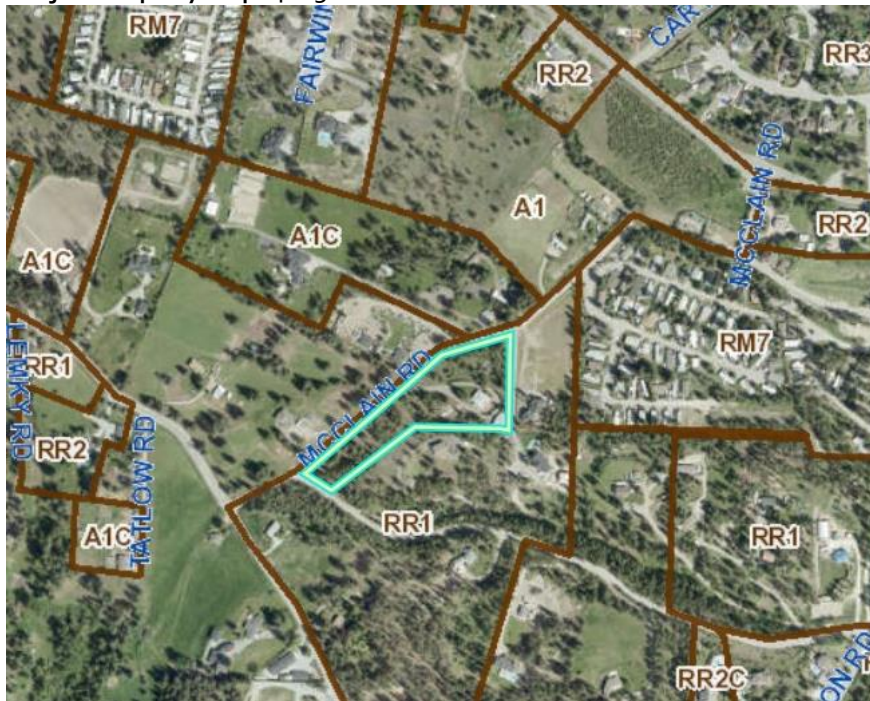
##### **4.3 Site Context**

The large lot (16,187 m<sup>2</sup>), is located on McClain Road, off June Springs Road in Southeast Kelowna. The neighbourhood has a mix of residential and agricultural zones.

Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	A1 – Agriculture 1 A1c – Agriculture 1 with Carriage House RR2 – Rural Residential 2 RR3 – Rural Residential 3	Agricultural Agricultural with Carriage House Residential Residential
East	RR1 – Rural Residential 1 RM7 – Mobile Home Park	Residential Residential - Mobile Homes
South	A1 – Agriculture 1 RR1 – Rural Residential 1	Agricultural Residential
West	A1 – Agriculture 1 A1c – Agriculture 1 with Carriage House RR1 – Rural Residential 1 RR2 – Rural Residential 2	Agricultural Agricultural with Carriage House Residential Residential

Subject Property Map: 4185 McClain Road



## 5.0 Current Development Policies

### 5.1 Kelowna Official Community Plan (OCP)

#### Development Process

**Sensitive Infill.**<sup>1</sup> Encourage new development or redevelopment in existing residential areas to be sensitive to or reflect the character of the neighborhood with respect to building design, height and siting.

**Carriage Houses & Accessory Apartments**<sup>2</sup>. Support carriage houses and accessory apartments through appropriate zoning regulations.

<sup>1</sup> City of Kelowna Official Community Plan, Policy 5.22.6 (Development Process Chapter).

## 6.0 Technical Comments

### 6.1 Building & Permitting Department

- Development Cost Charges (DCC's) are required to be paid prior to issuance of any Building Permits.
- Approval from the water purveyor at time of permit application.
- If the detached garage is for the use of the new carriage house than spatial calculations are required which may affect the finishes and construction of the two buildings.
- HPO (Home Protection Office) approval or release is required at time of Building Permit application.
- Full Plan check for Building Code related issues will be done at time of Building Permit applications. Please indicate how the requirements of Radon mitigation and NAFS are being applied to this complex at time of permit application.

### 6.2 Development Engineering Department

- Please see attached Development Engineering Memorandum (Attachment A), dated February 1, 2018

### 6.3 Fire Department

- Requirements of section 9.10.19 Smoke Alarms and Carbon Monoxide alarms of the BCBC 2012 are to be met.
- All units shall have a posted address on McClain Rd.
- Ensure access from McCain Rd is maintained to all buildings

### 6.4 Southeast Kelowna Irrigation District

- All charges paid in full for servicing, and water letter/certificate issued.

## 7.0 Application Chronology

Date of Application Received: November 27, 2017  
 Date of Complete Application: February 1, 2018  
 Date Public Consultation Completed: February 12, 2018  
 Supplemental Drawings Received: February 5, 2018

**Report prepared by:** Barbara Crawford, Planner  
**Reviewed by:** Terry Barton, Urban Planning Manager  
**Approved for Inclusion:** Ryan Smith, Community Planning Department Manager

### **Attachments:**

Attachment A - Development Engineering Services Memos  
 Schedule A – Site Plan  
 Schedule B – Conceptual Elevation and Floor Plan

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<sup>2</sup> City of Kelowna Official Community Plan, Policy 5.22.12 (Development Process Chapter).



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## CITY OF KELOWNA

# MEMORANDUM

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**Date:** February 1 2018  
**File No.:** Z18-0009  
**To:** Community Planning (BC)  
**From:** Development Engineering Manager  
**Subject:** 4185 McClain Road      Lot A Plan 7436

---

Development Engineering has the following comments and requirements associated with this application to rezone from RR1 to RR1C to permit the addition of a carriage home.

Domestic water and fire protection.

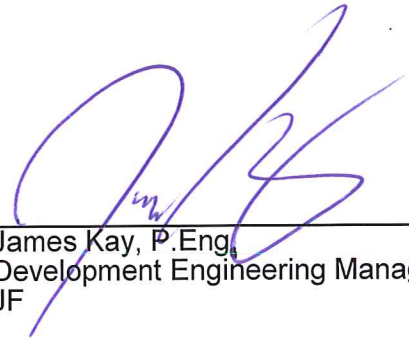
The subject property is within the service area of the South East Kelowna Irrigation District (SEKID). The applicant is required to make satisfactory arrangements with the SEKID for the following items:  
All charges for service connection and upgrading costs are to be paid directly to the SEKID.

The applicant is required to provide a confirmation that the district is capable of supplying fire flow in accordance with the City of Kelowna current Bylaws and Policies.

On-site servicing including the utilisation of existing or proposed services will be reviewed by Building & Permitting.

Sanitary Sewer.

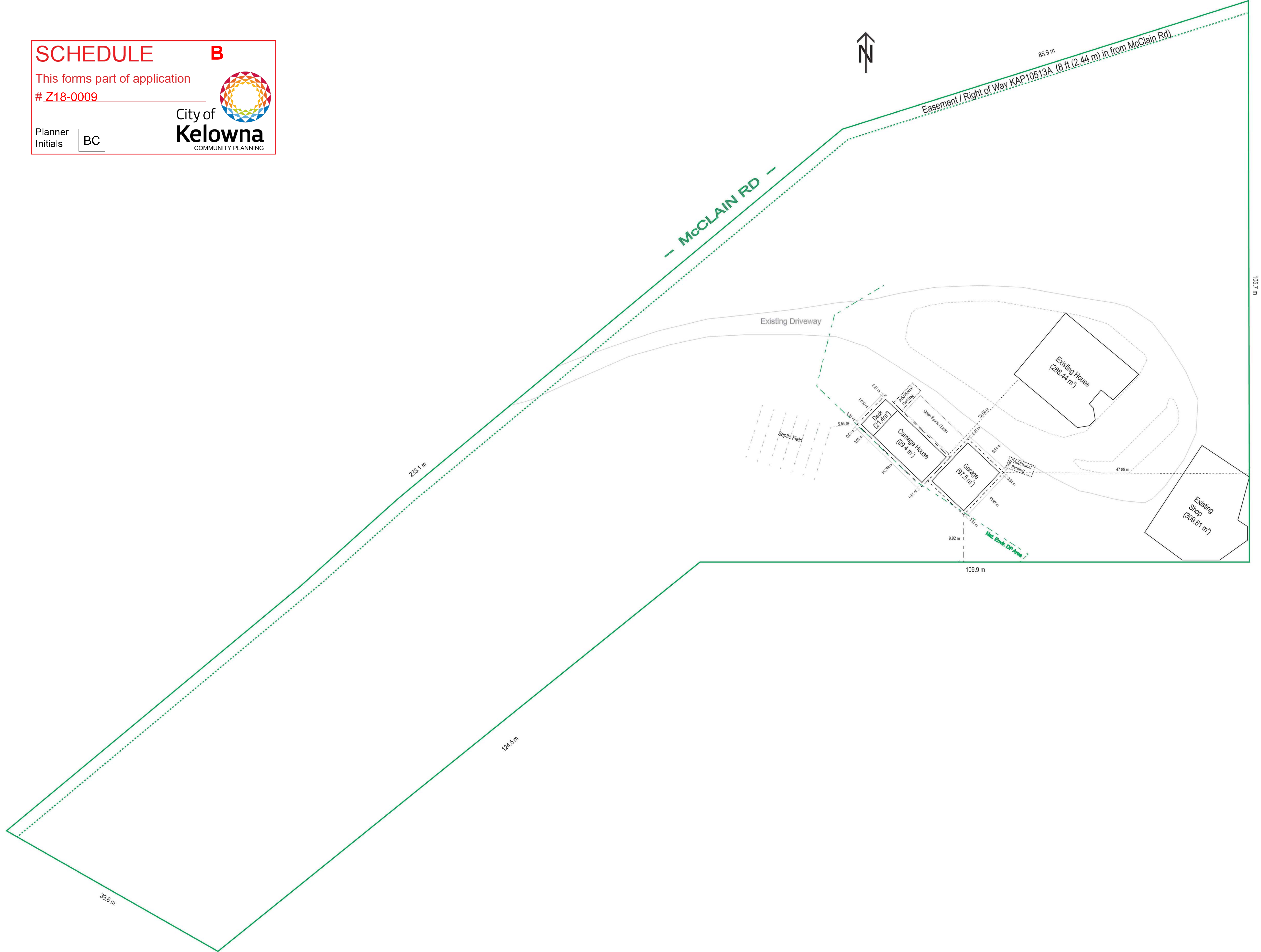
This subject property is currently not within the City service area. Sanitary sewage is handled by on-site wastewater disposal system(s). The existing on-site system(s) are not shown in detail on the submitted Site Plan. The application will be reviewed by a Licenced Wastewater Practitioner and Building & Permitting. .

  
\_\_\_\_\_  
James Kay, P.Eng.  
Development Engineering Manager  
JF

## B

# Z18-0009

BC





SCHEDULE B

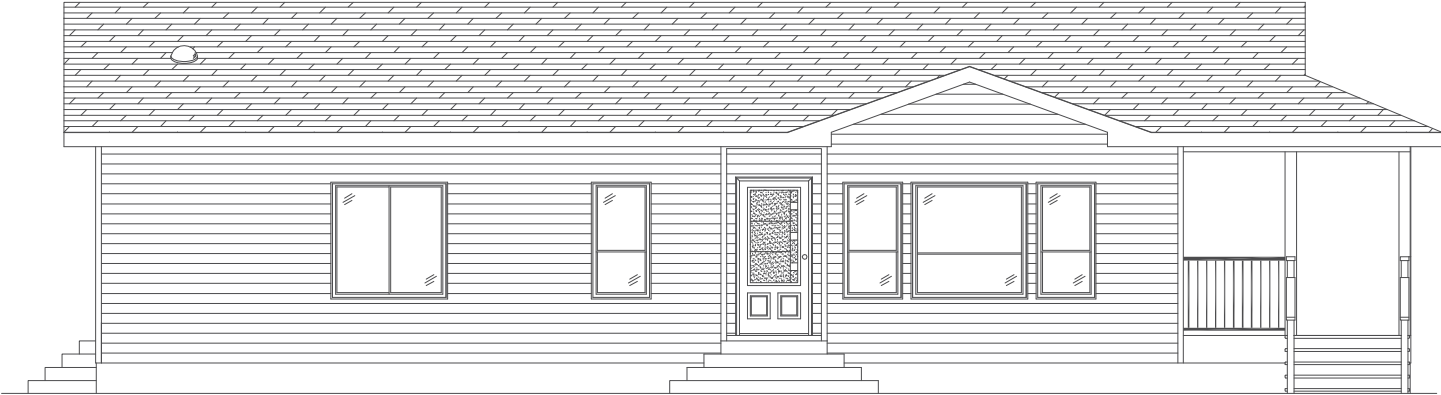
This forms part of application  
# Z18-0009



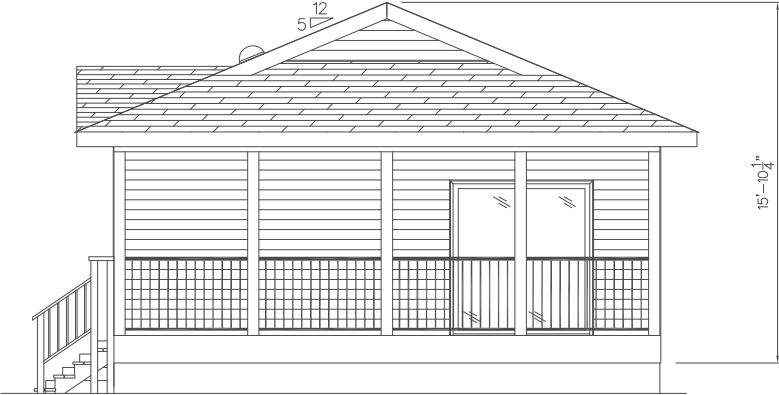
City of  
**Kelowna**  
COMMUNITY PLANNING

Planner  
Initials BC

CUSTOM PRINT



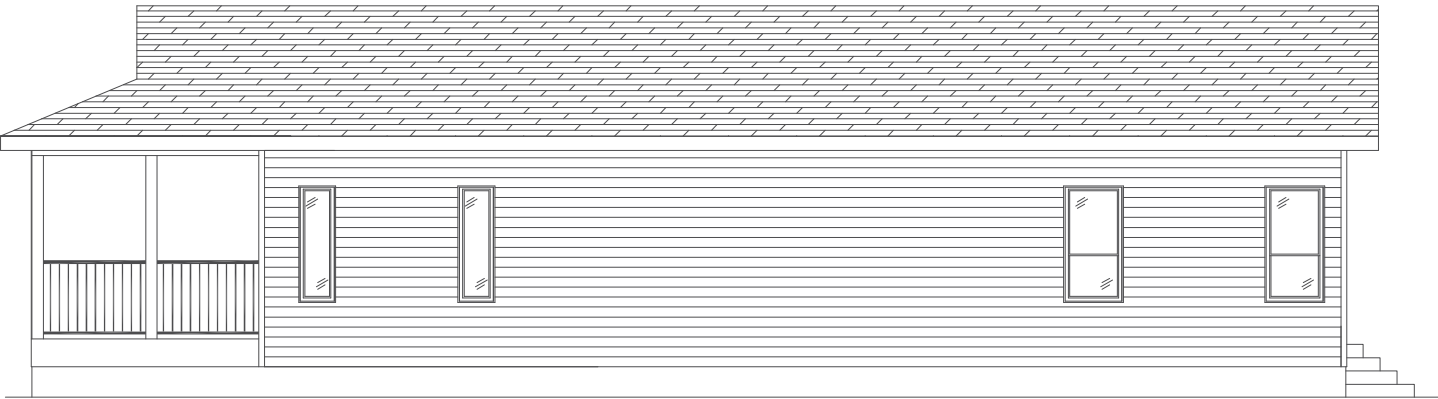
FRONT SIDE ELEVATION



FRONT END ELEVATION



BACK END ELEVATION



BACK SIDE ELEVATION

NOTES: MODULINE ASSUMES NO RESPONSIBILITY FOR  
FIRE SEPARATION, SEISMIC OR DOOR/WINDOW  
FENESTRATION REQUIREMENTS. CONSULT YOUR LOCAL  
BUILDING OFFICIAL OR ENGINEER OF RECORD TO CONFIRM

Any renderings and depictions are conceptual only and are for the convenience of reference. They should not be relied upon as representations, express or implied, of the final detail of the Units. Moduline Industries expressly reserves the right to make modifications, revisions, and changes it deems desirable in its sole and absolute discretion. All depictions of appliances, counters, furniture, finishes, lighting, plumbing fixtures, soffits, floor coverings and other matters of detail are conceptual only and are not necessarily included in each Unit. Consult your Purchase Agreement and the Offering Documents for the items included with the Unit. Dimensions and square footage are approximate and may vary with actual construction.



MODULINE PENTICTON  
P.O. BOX 190  
1175 RAILWAY STREET  
PENTICTON, B.C. V2A 6K3  
(250) 493-0122

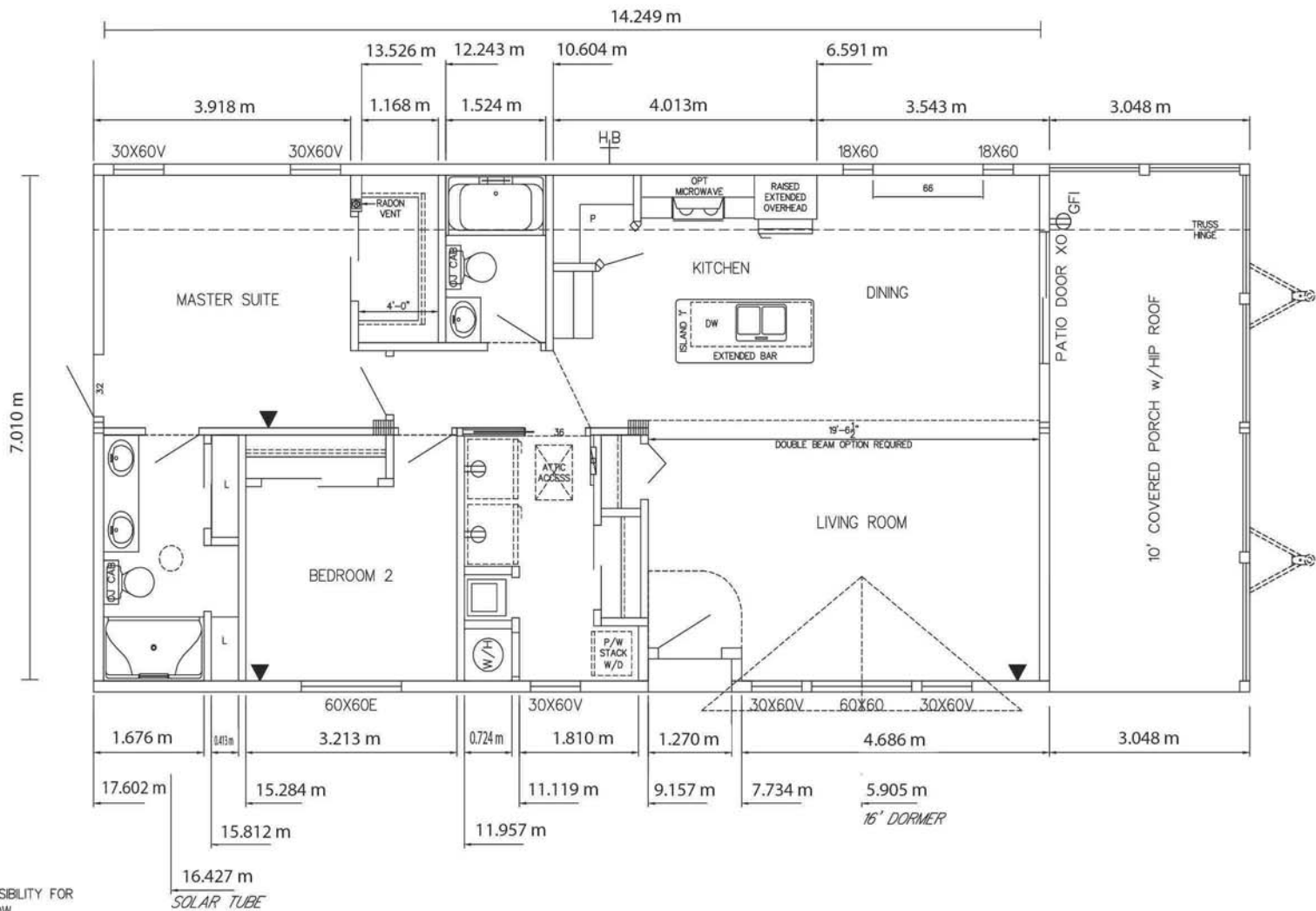
CUSTOMER: \_\_\_\_\_  
SIGN  
DEALER: \_\_\_\_\_  
SIGN  
DATE: \_\_\_\_\_

DEALER CHANGE REQUEST

A	
B	
C	

TITLE: CORNERSTONE  
DRAWING NO.  
Q11149C-24C04402-ELEVATION  
DRAWN BY: 29 K.E.A.  
DATE: 01/29/2018

CUSTOM PRINT



NOTES: MODULINE ASSUMES NO RESPONSIBILITY FOR FIRE SEPARATION, SEISMIC OR DOOR/WINDOW FENESTRATION REQUIREMENTS. CONSULT YOUR LOCAL BUILDING OFFICIAL OR ENGINEER OF RECORD TO CONFIRM

<b>MODULINE PENTICTON</b> P.O. BOX 190 1175 RAILWAY STREET PENTICTON, B.C. V2A 6K3 (250) 493-0122	CUSTOMER: _____	DEALER CHANGE REQUEST		TITLE: CORNERSTONE
	DEALER: _____	A		DRAWING NO. Q11149B - 24C04402
	DATE: _____	B		DRAWN BY: K.E.A.
		C		DATE: 01/26/2018

# REPORT TO COUNCIL



**Date:** March 26, 2018

**RIM No.** 1250-30

**To:** City Manager

**From:** Community Planning Department (LK)

**Application:** Z17-0081 **Owner:** Gurdeep Chahal & Palwinder Pannu

**Address:** 255 Ziprick Road **Applicant:** Omega Engineering

**Subject:** Rezoning Application

Existing OCP Designation: S2RES – Single/Two Unit Residential

Existing Zone: RU1 – Large Lot Housing

Proposed Zone: RU6 – Two Dwelling Housing

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## 1.0 Recommendation

THAT Rezoning Application No. Z17-0081 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 3 Section 22 Township 26 ODYD Plan 26018, located at 255 Ziprick Road, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU6 – Two Dwelling Housing zone, be considered by Council;

AND THAT the Rezoning Bylaw be forwarded to a Public Hearing for further consideration;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Attachment "A" attached to the Report from the Community Planning Department dated September 5, 2017.

## 2.0 Purpose

To rezone the subject property to facilitate the addition of a second dwelling unit on the subject property.

## 3.0 Community Planning

Community Planning staff supports the proposal to rezone the parcel to facilitate the development of an addition for a second dwelling on the parcel. The property is within the Permanent Growth Boundary in the Rutland area of Kelowna. The parcel meets the Official Community Plan (OCP) Future Land Use designation of S2RES – Single/ Two Unit Residential and the policy of supporting densification of neighbourhoods through appropriate infill development. The proposed second dwelling is sensitive with

respect to the building design, height and siting. The modest increase in density is supported by local amenities such as parks, schools, transit and recreational opportunities in the immediate area.

Council Policy No. 367 with respect to public consultation was undertaken by the applicant and all neighbours within 50 m radius of the subject parcel.

#### 4.0 Proposal

##### 4.1 Project Description

The subject application is to rezone the parcel to RU6 – Two Dwelling Housing to accommodate an addition to create a semi-detached dwelling on the parcel. If the Rezoning application is approved, the applicant can apply directly for a building permit, as the addition of the second dwelling units meets all of the RU6 Zoning Bylaw Development Regulations and minimum parking requirements.

The applicant has submitted preliminary plans to show how the addition of the second dwelling unit will be located on the property. The existing attached garage, which is located at the north end of the existing dwelling, will be removed. Parking for the existing dwelling will be located in front of the house as two surface parking stalls. The new dwelling will have a double attached garage and both dwelling units will share a single driveway access from Ziprick Road.

The 2-storey addition will have finishes to match the existing 1 ½ dwelling. Off-white horizontal hardie-panel siding with brick accents. The roof slopes and window style will be similar to the existing building to provide a cohesive design that is consistent with the existing neighbourhood.

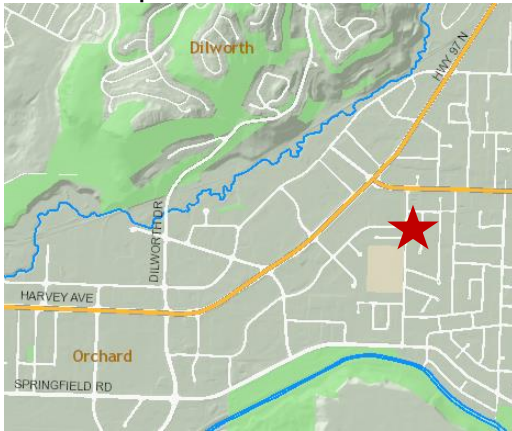
##### 4.2 Site Context

The parcel is within the Rutland area and is located on Ziprick Road, at the intersection of Baron Road to Ziprick Road. The parcel is within the Permanent Growth Boundary with easy access to many arterial roads. The Rezoning request aligns with the OCP Future Land Use of S2RES – Single/ Two Unit Residential. The site will aid in providing a transition from the Commercial (Costco) on the west side of Ziprick Road to the predominantly single family dwelling neighbourhood.

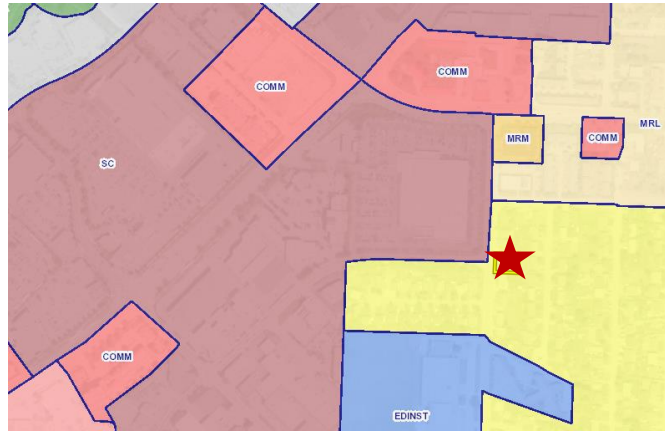
Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing	Single Family Housing
East	RU1 – Large Lot Housing	Single Family Housing
South	RU1 – Large Lot Housing	Single Family Housing
West	RU1 – Large Lot Housing C10 – Service Commercial	Single Family Housing Costco

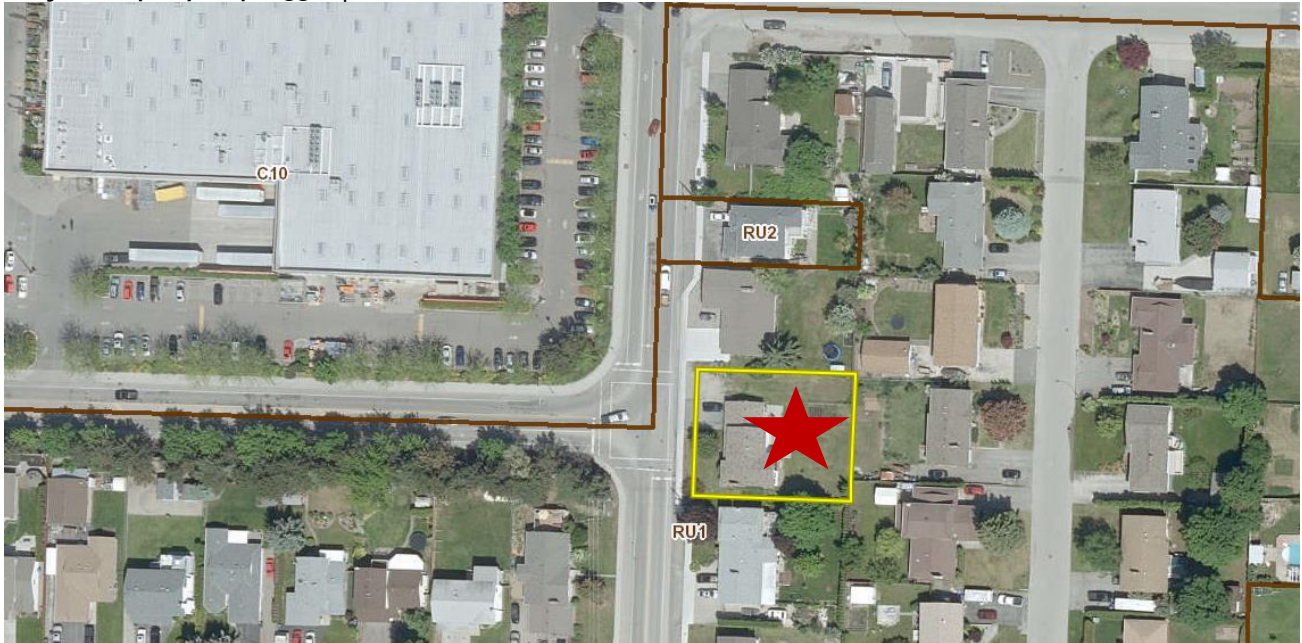
Context Map:



Future Land Use:



Subject Property Map: 255 Ziprick Road



## 5.0 Current Development Policies

### 5.1 Kelowna Official Community Plan (OCP)

#### Development Process

**Complete Suburbs.**<sup>1</sup> Support a mix of uses within Kelowna's suburbs (see Map 5.1 – Urban Core Area), in accordance with "Smart Growth" principles to ensure complete communities. Uses that should be present in all areas of the City (consistent with Map 4.1 – Future Land Use Map), at appropriate locations, include: commercial, institutional, and all types of residential uses (including affordable and special needs housing) at densities appropriate to their context.

<sup>1</sup> City of Kelowna Official Community Plan, Policy 5.2.3 (Development Process Chapter).

**Compact Urban Form.**<sup>2</sup> Develop a compact urban form that maximizes the use of existing infrastructure and contributes to energy efficient settlement patterns. This will be done by increasing densities (approximately 75 - 100 people and/or jobs located within a 400 metre walking distance of transit stops is required to support the level of transit service) through development, conversion, and re-development within Urban Centres (see Map 5.3) in particular and existing areas as per the provisions of the Generalized Future Land Use Map 4.1.

**Sensitive Infill.**<sup>3</sup> Encourage new development or redevelopment in existing residential areas to be sensitive to or reflect the character of the neighbourhood with respect to building design, height, and siting.

## 6.0 Technical Comments

### 6.1 Building & Permitting Department

- Development Cost Charges (DCC's) are required to be paid prior to issuance of any Building Permits.
- A third party work order may be required with the Development Engineering Department for an upgraded water line and sewage connection. These requirements are to be resolved prior to issuance of the Building Permit.
- Separate and independent heating systems are required for each unit. These heating units may be required to vent thru the roof depending on distances to windows and air inlets to the building. We recommend that the location of any air conditioners are to be established at this time due to setback limitations.
- HPO (Home Protection Office) approval or release is required at time of Building Permit application.
- The drawings submitted for Building Permit application are to indicate the method of fire separation between the units.
- At time of Building Permit application, the spatial calculations are to be provided from the designer. Between the garages and the rear elevation of the units may require additional fire rated components or building materials to meet the minimum requirements of the building code.
- Full Plan check for Building Code related issues will be done at time of Building Permit applications. Please indicate how the requirements of Radon mitigation and NAFS are being applied to this complex at time of permit application.

### 6.2 Development Engineering Department

- Refer to Attachment A dated September 5, 2017.

### 6.3 Fire Department

- Requirements of section 9.10.19 Smoke Alarms and Carbon Monoxide alarms of the BCBC 2012 are to be met.
- Both units shall have an address from Ziprick Rd.

<sup>2</sup> City of Kelowna Official Community Plan, Policy 5.3.2 (Development Process Chapter).

<sup>3</sup> City of Kelowna Official Community Plan, Policy 5.22.6 (Development Process Chapter).

6.4 Fortis BC - Electric

- No concerns with the Rezoning application.

**7.0 Application Chronology**

Date of Application Received: August 21, 2017  
Date Public Consultation Completed: August 12, 2017  
Date of Amended Drawings Received: November 7, 2017

**Report Prepared by:** Lydia Korolchuk, Planner

**Reviewed by:** Terry Barton, Urban Planning Manager

**Approved for Inclusion:** Ryan Smith, Community Planning Department Manager

**Attachments:**

Attachment A: Development Engineering Memorandum  
Attachment B: Rutland Water District Letter  
Schedule A: Site Plan  
Schedule B: Conceptual Elevations



**CITY OF KELOWNA**  
**MEMORANDUM**

**Date:** Sept 5, 2017  
**File No.:** Z17-0081  
**To:** Community Planning (LK)  
**From:** Development Engineering Manager(JK)  
**Subject:** 255 Ziprick Road RU1 to RU6

The Development Engineering Department has the following comments and requirements associated with this rezoning 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 Andy Marshall.

**1. Domestic Water and Fire Protection**

This property is currently serviced by Rutland Water District. Upgrades and associated costs to be to be determined by RWD.

**2. Sanitary Sewer**

Our records indicate that this property is currently serviced with a 100mm-diameter sanitary sewer service. No further utility upgrades are needed.

**3. Development Permit and Site Related Issues**

Direct the roof drains into on-site rock pits or splash pads.

**4. Electric Power and Telecommunication Services**

The electrical and telecommunication services to this building must be installed in an underground duct system, and the building must be connected by an underground service. 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.

**5. Parking**

Parking to be onsite as approved by Planning Officer. Boulevard to be landscaped to allow access to property by existing driveway only.

James Kay, P.Eng.  
Development Engineering Manager

am





## CITY OF KELOWNA

## MEMORANDUM

**Date:** Sept 06, 2017  
**File No.:** DVP17-0187  
**To:** Urban Planning Management (LK)  
**From:** Development Engineering Manager (JK)  
**Subject:** 255 Ziprick Rd

The Development Engineering division comments and requirements for the Development Variance Permit application to vary the side yard setback, and required parking, to facilitate the development of a semi-detached dwelling on the subject property.

1. **General.**

- a) The proposed variance has no impact on existing municipal infrastructure.
- b) All the offsite infrastructure and services upgrades are addressed in the rezoning Engineering Report under file Z17-0081.

A handwritten signature in blue ink, appearing to read 'AM' followed by a flourish.

Andy Marshall,  
Development Engineering Technologist

A handwritten signature in blue ink, appearing to be a stylized 'P' followed by a flourish.

Development Engineering Manager  
(initials)



106 – 200 Dougall Road North  
Kelowna, BC V1X 3K5  
www.rutlandwaterworks.com

## ATTACHMENT B

This forms part of application

# Z17-0081

Planner  
Initials

LK

City of  
**Kelowna**  
COMMUNITY PLANNING

p: (250) 765-5218  
f: (250) 765-7765  
e: info@rutlandwaterworks.com

October 19, 2017

City of Kelowna Planning Department  
C/O Lydia Korolchuk  
lkorolchuk@kelowna.ca

**RE: Lot 3, Plan 26018 – 255 Ziprick Rd**  
**File # DP17-0187 RWD FILE # 17/16**

Rutland Waterworks District has no objection to this re-zoning as proposed.

Please note any determined Capital Expenditure Charges will be due to Rutland Waterworks District at the building permit stage. Any other costs will be due prior to the issuance of a water certificate letter to the City of Kelowna.

Further, all bylaws and regulations of Rutland Waterworks District must be adhered to for the commitment of water service to this property.

Should you have any questions or require further information, please contact our office.

Sincerely,

Pete Preston  
General Manager

c. Omega Engineering SA LLP  
Gurdeep Chahal (Registered Owner)



106 – 200 Dougall Road North  
Kelowna, BC V1X 3K5  
www.rutlandwaterworks.com

p: (250) 765-5218  
f: (250) 765-7765  
e: info@rutlandwaterworks.com

October 19, 2017

Omega Engineering SA LLP  
Attention: Megan McColl  
120-6 St NE  
Salmon Arm, BC V1E 4P3

**RE: Lot 3, Plan 26018 – 255 Ziprick Rd**  
**RWD File 17/16 – City of Kelowna File DP17-0187**

As requested the following is a summary of Rutland Waterworks District requirements with regard to the above noted address: Specifically the addition of a semi-detached home on lot (Future strata).


- |    |  |            |
|----|--|------------|
| 1. | Capital Expenditure Charges<br>Please pay by separate cheque, noting file # 17/16 CEC                  | \$2,700.00 |
| 2. | Water Service Works Deposit<br>Please pay by separate cheque, noting file # 17/16 Works                | \$1,000.00 |
| 3. | Additional Costs<br>5/8"x3/4" - 19mm Meter<br>Please pay by separate cheque, noting file # 17/16 Meter | \$298.71   |

Second service will need to be twined from existing service.

Upon receipt of above noted fees a water certificate will be issued.

Should you have any questions or require further information, please contact the undersigned.

Sincerely,

  
Pete Preston  
General Manager

- c. City of Kelowna (Planning Department)  
Gurdeep Chahal (Registered Owner)

SCHEDULE

A

This forms part of application  
# Z17-0081

Planner  
Initials LK

City of Kelowna  
COMMUNITY PLANNING

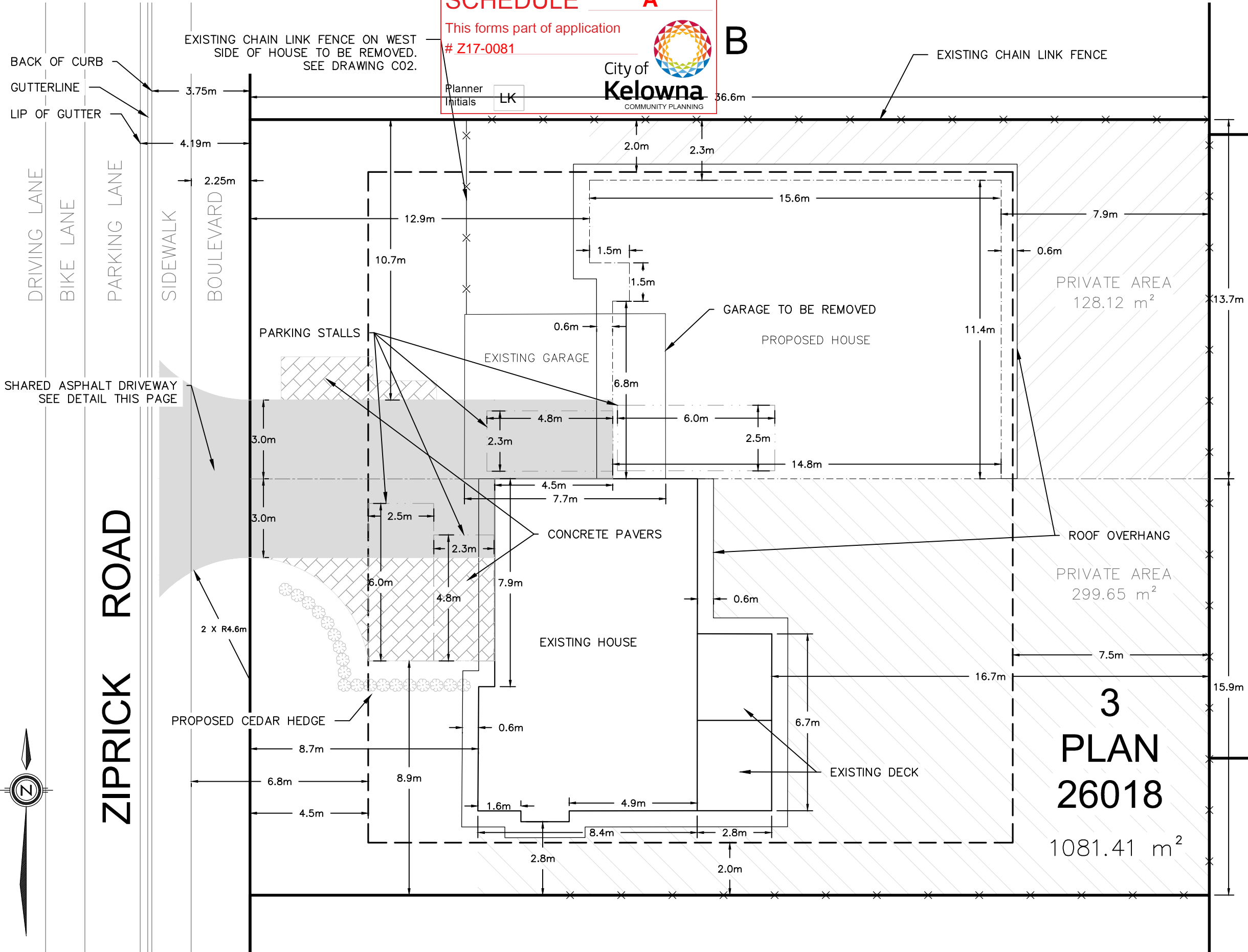
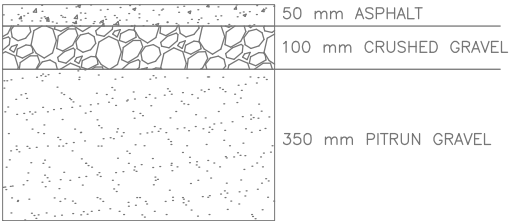
B

LEGEND

- LEGAL LOT LINES
- SETBACKS
- EXISTING HOUSE AND DECK
- EXISTING GARAGE
- CHAIN LINK FENCE
- PROPOSED HOUSE
- ROOF OVERHANG
- PROPOSED LOT DIVISION
- PROPOSED PARKING STALLS
- PROPOSED PRIVATE AREA
- CEDAR TREE
- ASPHALT DRIVEWAY

	AREA (m²)	% SITE COVERAGE
EXISTING HOUSE	101.65	9.40
EXISTING GARAGE	48.31	
EXISTING DECK	19.14	1.77
PROPOSED DRIVEWAY	116.64	10.79
PROPOSED HOUSE	170.40	15.76
TOTAL	407.83	37.71
LOT	1081.41	100

DRIVEWAY SURFACE MATERIAL DETAIL  
SCALE: NTS



3  
PLAN  
26018

1081.41 m²

ROOF OVERHANG

EXISTING DECK

EXISTING HOUSE

CONCRETE PAVERS

PROPOSED HOUSE

GARAGE TO BE REMOVED

EXISTING GARAGE

PARKING STALLS

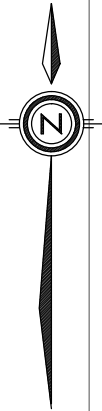
PROPOSED CEDAR HEDGE

BACK OF CURB  
GUTTERLINE  
LIP OF GUTTER


EXISTING CHAIN LINK FENCE ON WEST  
SIDE OF HOUSE TO BE REMOVED.  
SEE DRAWING C02.

EXISTING CHAIN LINK FENCE

SHARED ASPHALT DRIVEWAY  
SEE DETAIL THIS PAGE



ZIPRICK ROAD

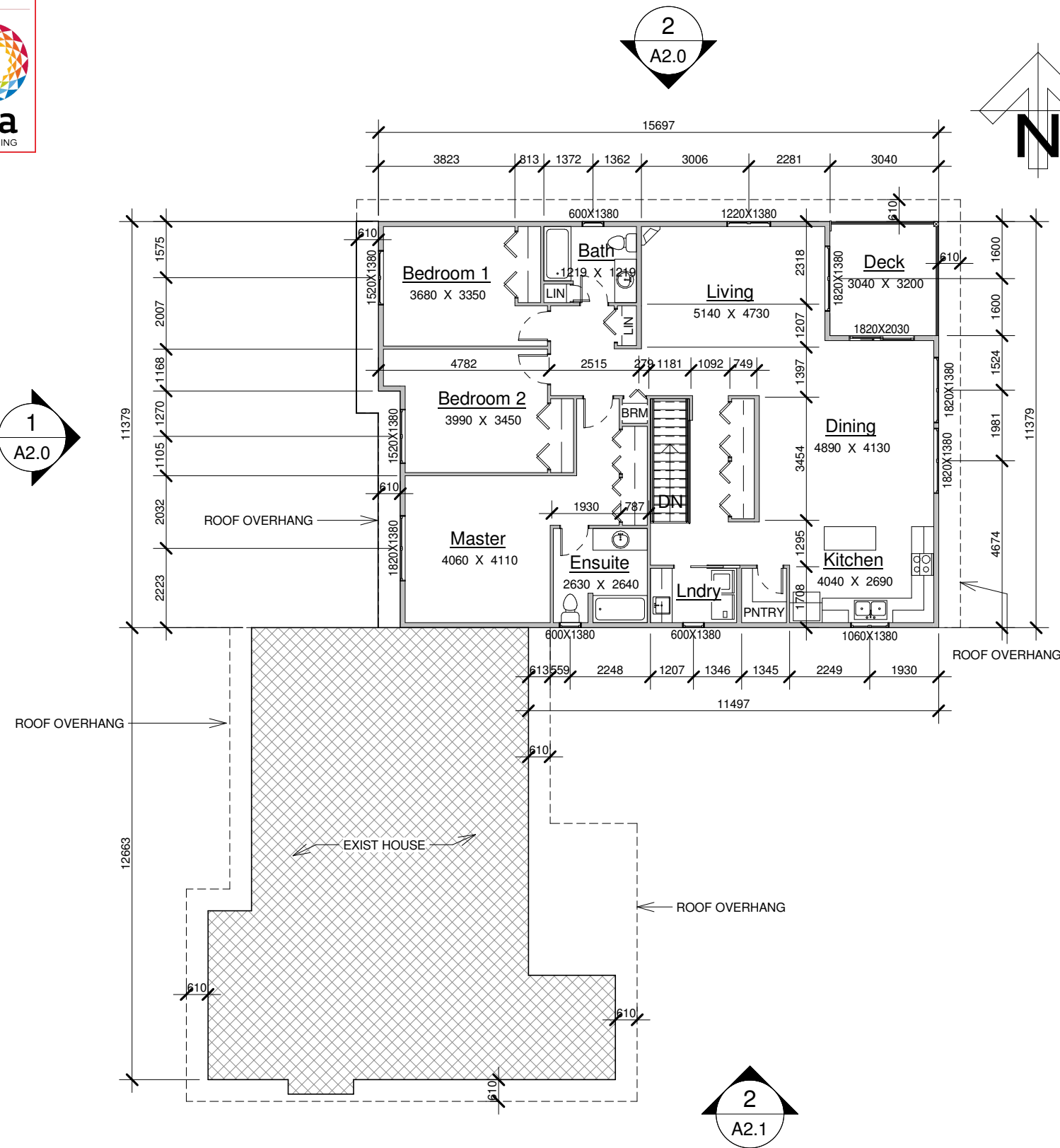
					Benchmark	CLIENT			OMEGA ENGINEERING SALMON ARM LLP CONSULTING CIVIL & STRUCTURAL ENGINEERS <div><div>1004 YOUNG ROAD CHILLIWACK, BC P 604.795.8802 F 604.795.8842</div><div>1105-4395 108 STREET LANGLEY, BC V2Y 3A5 P 604.532.8800 F 604.532.8883</div><div>1120 6TH STREET NE SALMON ARM, BC P 250.833.3843 F 250.833.3841</div></div>	DRAWN	MM	TITLE	SITE PLAN FOR 255 ZIPRICK RD LOT 3 PLAN KAP26018 SEC 22 TWP 26 LD 41	DRAWING NO.	C01	
1	MM	PTD	17/08/08	ISSUED FOR PERMIT		PROJECT	255 ZIPRICK RD, KELOWNA, BC RU6 REZONING AND DEVELOPMENT PERMIT APPLICATION SITE PLAN			DATE	17/07/28			SHEET		1 OF 7
0	MM	PTD	17/05/23	ISSUED FOR REVIEW						Scale	1:150					
REV.	BY:	CH:	DATE	REVISIONS	INTENDED TO BE PRINTED ON 11" X 17" PAPER			APPROVED/CHECKED	PTD	DATE	17/08/08					



SCHEDULE A

This forms part of application  
# Z17-0081

Planner  
Initials LK



12 UPPER FLOOR PLAN  
1 : 150

KHM Design

3200 28 ST NE  
SALMON ARM, BC  
V1E 3X7

TEL : (250) 517-7131  
www.khmdesign.ca  
kris@khmdesign.ca

UPPER FLOOR PLAN  
DEVELOPMENT PROPOSAL

255 ZIPPRICK ROAD  
KELOWNA, BC  
V1X 4H2

11/7/2017 ISSUED FOR REVIEW

THESE DESIGNS AND DRAWINGS  
ARE THE EXCLUSIVE PROPERTY  
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DATE 11/7/17

DRWN KHM

JOB # \*\*\*\*

A1.0

SCHEDULE

A

This forms part of application

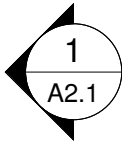
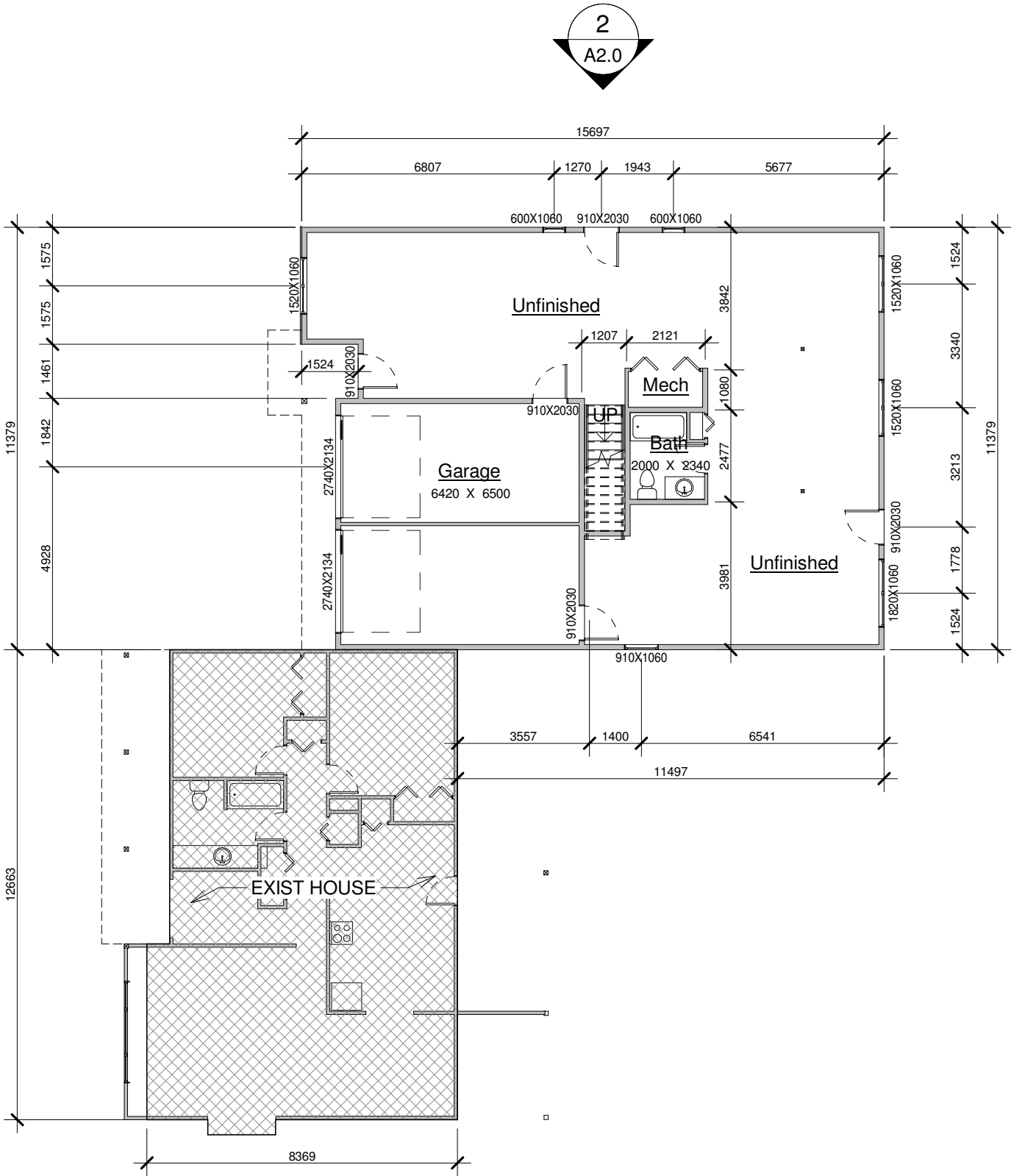
# Z17-0081

Planner Initials

LK

City of Kelowna

COMMUNITY PLANNING



1 LOWER FLOOR PLAN  
1 : 150

KHM Design

3200 28 ST NE  
SALMON ARM, BC  
V1E 3X7

TEL : (250) 517-7131  
www.khmdesign.ca  
kris@khmdesign.ca

LOWER FLOOR PLAN

DEVELOPMENT PROPOSAL

255 ZIPPRICK ROAD  
KELOWNA, BC  
V1X 4H2

11/7/2017 ISSUED FOR REVIEW

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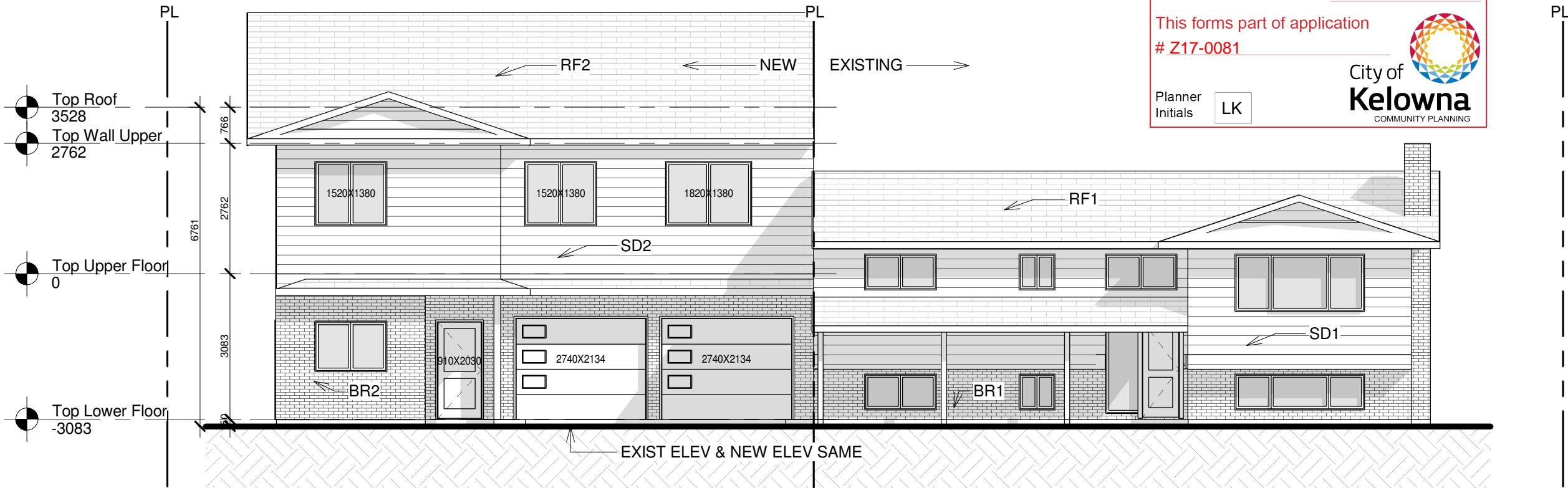
DATE	11/7/17
DRWN	KHM
JOB #	****

A1.1

42



2017-11-07 7:48:20 PM



1 WEST ELEVATION  
1 : 100



2 NORTH ELEVATION  
1 : 100

**SCHEDULE B**

This forms part of application  
# Z17-0081

Planner Initials LK

City of Kelowna  
COMMUNITY PLANNING

KHM Design

3200 28 ST NE  
SALMON ARM, BC  
V1E 3X7

TEL : (250) 517-7131  
www.khmdesign.ca  
kris@khmdesign.ca

ELEVATIONS 1  
DEVELOPMENT PROPOSAL

255 ZIPRICK ROAD  
KELOWNA, BC  
V1X 4H2

11/7/2017 ISSUED FOR REVIEW

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DATE 11/7/17

DRWN KHM

JOB # \*\*\*\*

A2.0

**SCHEDULE**

PL

This forms part of application


# Z17-0081

Planner Initials

LK

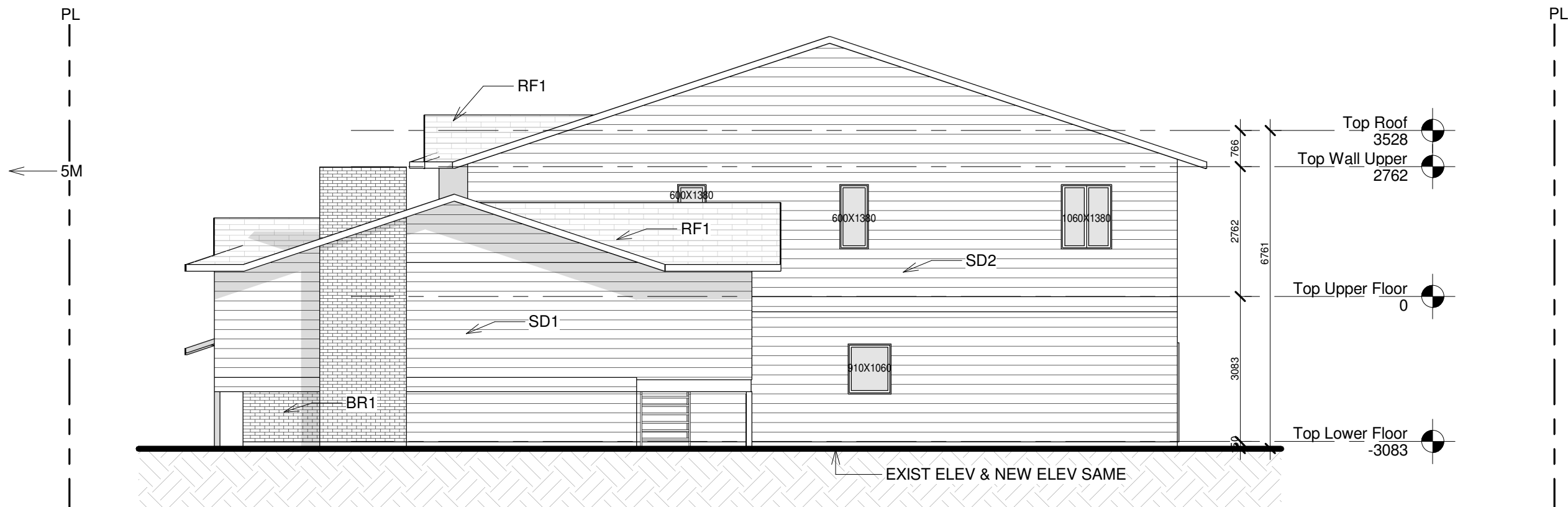
City of Kelowna

COMMUNITY PLANNING





① **EAST ELEVATION**  
1 : 100



② **SOUTH ELEVATION**  
1 : 100

**KHM Design**  
3200 28 ST NE  
SALMON ARM, BC  
V1E 3X7  
TEL : (250) 517-7131  
www.khmdesign.ca  
kris@khmdesign.ca

**ELEVATIONS 2**  
**DEVELOPMENT PROPOSAL**

255 ZIPPRICK ROAD  
KELOWNA, BC  
V1X 4H2

11/7/2017 ISSUED FOR REVIEW

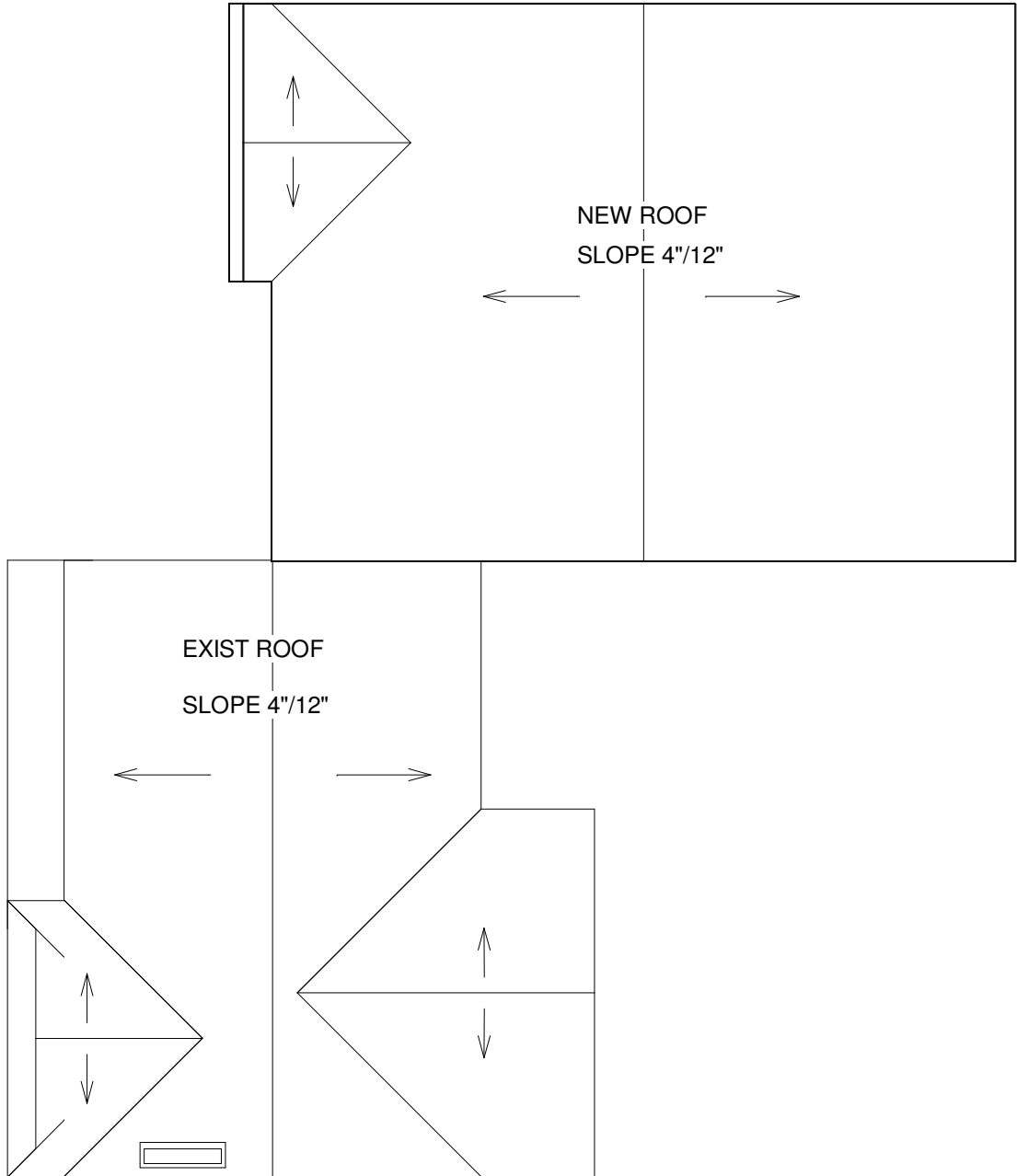
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DATE 11/7/17

DRWN KHM

JOB # \*\*\*\*

**A2.1**



① **ROOF PLAN**  
1 : 150

□ **ELEVATION NOTES**

- EXISTING FINISHES
- SD1    WOOD BEVEL SIDING - OFF WHITE
  - BR1    COMMON BRICK - RED
  - RF1    ASPHALT SHINGLE - VARIAGATED LIGHT BROWN
- NEW FINISHES
- SD2    NEW HARDIE HORIZ SIDING  
         EXPOSURE AND COLOUR TO MATCH EXIST SIDING
  - BR2    NEW COMMON BRICK TO MATCH EXIST
  - RF2    NEW ASPHALT SHINGLE TO MATCH EXIST
  - PT1    FASCIA COLOUR - DARK BROWN TO MATCH EXIST

**KHM Design**

3200 28 ST NE  
SALMON ARM, BC  
V1E 3X7

TEL : (250) 517-7131  
www.khmdesign.ca  
kris@khmdesign.ca

**ROOF PLAN, ELEVATION NOTES**

**DEVELOPMENT PROPOSAL**

255 ZIPPRICK ROAD  
KELOWNA, BC  
V1X 4H2

11/7/2017    ISSUED FOR REVIEW

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DATE    11/7/17

DRWN    Author

JOB #    \*\*\*\*

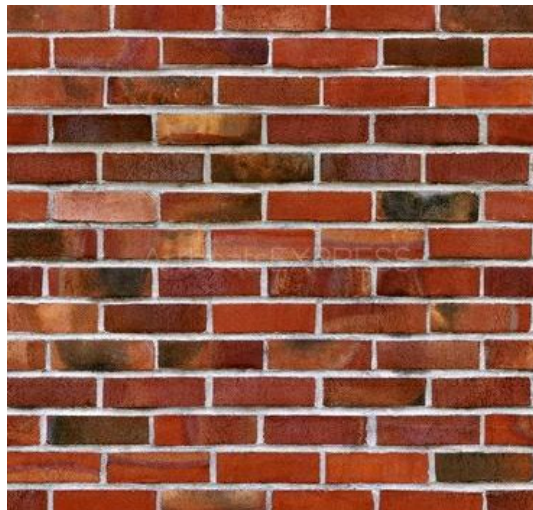
**A3.0**



EXIST & NEW SIDING - OFF WHITE



EXIST & NEW ASPHALT ROOFING -  
VARIAGATED LIGHT BROWN



EXIST & NEW BIRCK VENEER -  
VARIAGATED RED

# REPORT TO COUNCIL



**Date:** March 26, 2018

**RIM No.** 1250-30

**To:** City Manager

**From:** Community Planning Department (AF)

**Application:** Z18-0006

**Owner:** Mottram Holdings LTD. Inc.  
No. BC1107813

**Address:** 1018 & 1024 Laurier Avenue

**Applicant:** New Town Services

**Subject:** Rezoning Application

Existing OCP Designation: MRL – Multiple Unit Residential (Low Density)

Existing Zone: RU6 – Two Dwelling Housing and RM4 – Transitional Low Density Housing

Proposed Zone: RM3 – Low Density Multiple Housing

---

## 1.0 Recommendation

THAT Rezoning Application No. Z18-0006 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 5, District Lot 138, ODYD, Plan 3999 located at 1024 Laurier Avenue, Kelowna, BC from RM4 – Transitional Low Density zone to RM3 – Low Density Multiple Housing, be considered by Council;

AND THAT Rezoning Application No. Z18-0006 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of the East 50 Feet of Lot 5, District Lot 138, ODYD, Plan 578 located at 1018 Laurier Avenue, Kelowna, BC from RU6 – Two Dwelling Housing zone to RM3– Low Density Multiple Housing, be considered by Council;

AND THAT the Rezoning Bylaw be forwarded to a Public Hearing for further consideration;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Community Planning Department dated January 18, 2018;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered in conjunction with Council's consideration of a Development Permit and Development Variance Permit for the subject property.

## 2.0 Purpose

To consider a development application to rezone the subject properties from RM4 – Transitional Low Density Housing and RU6 – Two Dwelling Housing to RM3 – Low Density Multiple Housing to facilitate the development of an expansion to an existing congregate housing facility.

### **3.0 Community Planning**

Community Planning supports the proposed rezoning to RM3 – Low Density Multiple Housing as it is in line with the Official Community Plan (OCP) Future Land Use Designation of MRL – Multiple Unit Residential (Low Density). The properties are located within the Urban Core Area of the city and located in an urban neighborhood to the west of the Capri-Landmark Urban Centre. The increase in density will be further supported by local amenities such as parks, schools, transit and recreational opportunities in the immediate area. It is consistent with the OCP Urban Infill Policy of Compact Urban Growth by utilizing the existing services and utilities in the area. The congregate housing use is compatible with the surrounding single family neighbourhood and consistent with the OCP Policy of Sensitive Infill. In addition, the proposed rezoning and associated lot consolidation will result in consistent land use regulations for the facility through the RM3 zone.

Council Policy No. 367 with respect to public notification was undertaken by the applicant. All adjacent neighbours within a 50m radius were provided with a circulation package in regards to the proposed development.

### **4.0 Proposal**

#### **4.1 Background**

The subject property located at 1024 Laurier Ave currently has a Seniors Supportive Housing Facility in operation. The existing dwelling is one storey in height and has a total of 7 existing units.

#### **4.2 Project Description**

The proposed rezoning from RM4 – Transitional Low Density Housing and RU6 – Two Dwelling Housing to RM3 – Low Density Multiple Housing would facilitate the expansion of an existing single storey congregate housing facility on the subject property. The proposed one storey building expansion is for 18 additional units, bringing the unit count to a total of 25 and incorporates an interior courtyard for its users. Surface parking is to be located at the rear of the building and shall access off of the lane.

This project will include a number of landscaping improvements such as the addition of a private interior courtyard with shade trees, site furniture and water features, planted landscape buffers on both the east and west sides of the building and robust landscaping along Laurier Avenue to provide residents with additional amenity space and to soften and enhance the proposed building expansion within the context of the neighbourhood.

The planning department is tracking a total of four variances for site coverage and side yard setback. Should Council support the Rezoning, a Development Permit and a Development Variance Permit will come forth for consideration.

#### **4.3 Site Context**

The subject property is located in the Central City Area near the intersection of Harvey Avenue and Gordon Drive and north of Millbridge Park. It is in close proximity to transit routes along both Gordon Drive and Harvey Avenue and is within walking distance to Mary Ann Collinson Memorial Park, Millbridge Park and Mill Creek Linear Park. There is one other RM3 zoned property in the same neighborhood area directly adjacent

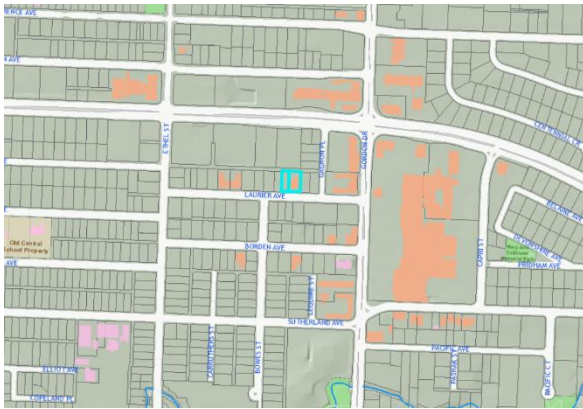


to the subject property located on the south side of Laurier Avenue. Other surrounding zones within the neighborhood includes several RU6 – Two Dwelling Housing, RU6b – Two Dwelling Housing with Boarding or Lodging House, one RM2 – Low Density Row Housing and a number of RM5 – Medium Density Multiple Housing properties.

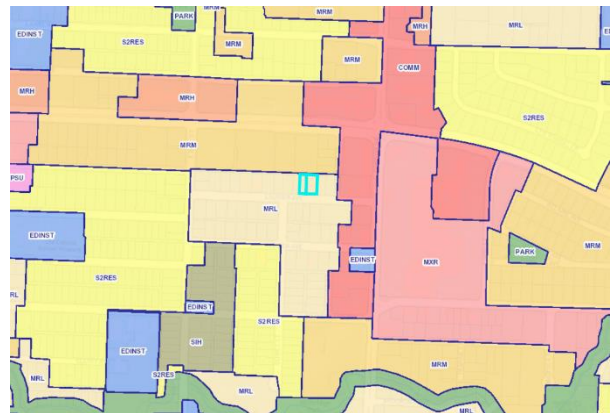
Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RM5 – Medium Density Multiple Housing	Residential
East	RU6 – Two Dwelling Housing	Residential
South	RU6 – Two Dwelling Housing	Residential
West	RU6 – Two Dwelling Housing	Residential

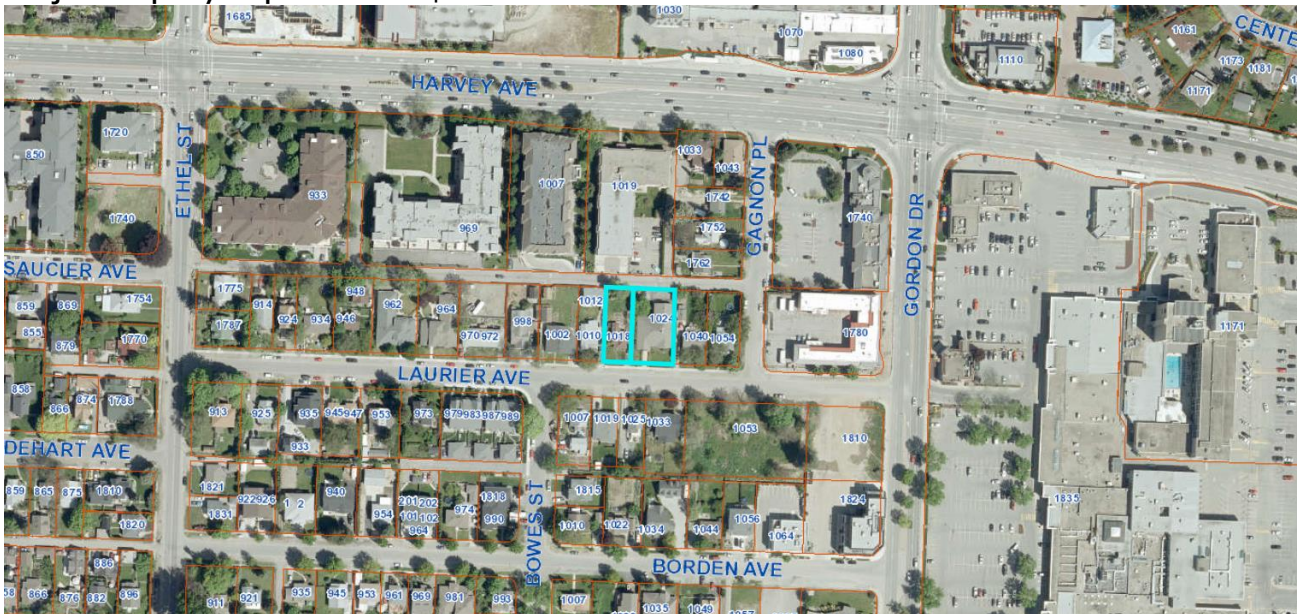
Site Context Map



Future Land Use Map



Subject Property Map: 1018 & 1024 Laurier Avenue



## 5.0 Current Development Policies

### 5.1 Kelowna Official Community Plan (OCP)

#### **Development Process**

**Compact Urban Form.**<sup>1</sup> Develop a compact urban form that maximizes the use of existing infrastructure and contributes to energy efficient settlement patterns. This will be done by increasing densities (approximately 75 - 100 people and/or jobs located within a 400 metre walking distance of transit stops is required to support the level of transit service) through development, conversion, and re-development within Urban Centres (see Map 5.3) in particular and existing areas as per the provisions of the Generalized Future Land Use Map 4.1.

**Sensitive Infill.**<sup>2</sup> Encourage new development or redevelopment in existing residential areas to be sensitive to or reflect the character of the neighbourhood with respect to building design, height and siting.

## 6.0 Technical Comments

### 6.1 Building & Permitting Department

- No comments applicable to Rezoning

### 6.2 Development Engineering Department

- Refer to Attachment 'A' dated January 18, 2018

### 6.3 Ministry of Transportation

- The Ministry has no concerns with the proposed rezoning. Please forward the bylaw for Ministry signature after 3rd reading.

## 7.0 Application Chronology

Date of Application Received: December 22, 2017

Date Public Consultation Completed: February 26, 2018

**Report prepared by:**

Andrew Ferguson, Planner

**Reviewed by:**

Terry Barton, Urban Planning Manager

**Approved for Inclusion:**

Ryan Smith, Community Planning Department Manager

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<sup>1</sup> City of Kelowna Official Community Plan, Policy 5.2.3 (Development Process Chapter).

<sup>2</sup> City of Kelowna Official Community Plan, Policy 5.22.6 (Development Process Chapter).

**Attachments:**

Attachment A: Development Engineering Technical Comments

Attachment B: Site Plan

Attachment C: Conceptual Elevations

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## CITY OF KELOWNA

# MEMORANDUM

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**Date:** January 18, 2018  
**File No.:** Z18-0006  
**To:** Community Planning (AF)  
**From:** Development Engineering Manager (JK)  
**Subject:** 1018 – 1024 Laurier Ave



RU6 & RM4 to RM3

---

The Development Engineering Department has the following comments and requirements associated with this rezoning 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 Jason Angus

### 1. Domestic Water and Fire Protection

- a) Property 1018 Laurier Ave is currently serviced with a 25mm-diameter water service. Property 1024 Laurier Ave is currently serviced with a 50mm-diameter 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. The applicant will arrange for the removal and disconnection of the existing services and the installation of one new larger service at the applicants cost.
- b) A water meter is mandatory for this development and must be installed inside the building on the water service inlet as required by the City Plumbing Regulation and Water Regulation bylaws. The developer or building contractor must purchase the meter from the City at the time of application for a building permit from the Inspection Services Department, and prepare the meter setter at his cost. Boulevard landscaping, complete with underground irrigation system, must be integrated with the on-site irrigation system
- c) The developer must obtain the necessary permits and have all existing utility services disconnected prior to removing or demolishing the existing structures. The City of Kelowna water meter contractor must salvage existing water meters, prior to building demolition. If water meters are not salvaged, the developer will be invoiced for the meters.

### 2. Sanitary Sewer

Our records indicate that these properties are currently serviced with a 100mm-diameter sanitary sewer service. The applicant's consulting mechanical engineer will determine the requirements of the proposed development and establish the service needs. Only one service will be permitted for this development. If required, the applicant will arrange for the removal and disconnection of the existing service and the installation of one new larger service at the applicants cost.

### 3. Storm Drainage

The developer must engage a consulting civil engineer to provide a storm water management plan for this site which meets the requirements of the City Subdivision



<b>ATTACHMENT A</b>	
This forms part of application	
# Z18-0006	
Planner Initials	AF
 City of <b>Kelowna</b> <small>COMMUNITY PLANNING</small>	

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

#### 4. **Road Improvements**

- (a) Laurier Ave must be upgraded to an urban standard along the full frontage of this proposed development, including curb and gutter, Landscaped boulevard c/w irrigation, sidewalk, drainage system including catch basins, manholes and pavement removal and replacement and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. Road cross section to be used is a SS-R7. A one-time cash payment in lieu of construction must be collected from the applicant for future construction by the City. However, a cash-in-lieu payment has already been received for the previous development on 1024 Laurier Ave and will be subtracted from the total frontage cost. (\$46,876.56 - \$9,146.62) The cash-in-lieu amount is determined to be **\$37,729.94** not including utility service cost.
- (b) The Laneway fronting this development has already been upgraded. No further upgrades are needed at this time.

#### 4. **Road Dedication and Subdivision Requirements**

- (a) Grant Statutory Rights of Way if required for utility services.
- (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.
- (c) Lot consolidation is required.

#### 5. **Development Permit and Site Related Issues**


- a) Direct the roof drains into on-site rock pits or splash pads.
- b) The vehicle access to this site must be from the Laneway.

#### 6. **Electric Power and Telecommunication Services**

The electrical and telecommunication services to this building must be installed in an underground duct system, and the building must be connected by an underground service. 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.

#### 7. **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.

<b>ATTACHMENT A</b>	
This forms part of application # Z18-0006	
Planner Initials	AF
 <b>City of Kelowna</b> <small>COMMUNITY PLANNING</small>	

- (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.

## 8. **Servicing Agreement 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 named on the insurance policy as an additional insured.

## 9. **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).

## 9. **Survey, Monument 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.

## 10. **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:

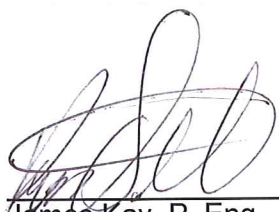
- (a) Area ground water characteristics.
- (b) Site suitability for development, unstable soils, etc.
- (c) Drill and / or excavate test holes on the site and install piezometers if necessary. Log test hole data to identify soil characteristics, identify areas of fill if any. Identify unacceptable fill 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.

**11. Bonding and Levy Summary**

- |                             |                    |
|-----------------------------|--------------------|
| (a) Bonding                 |                    |
| (i) Utility improvements    | <b>TBD</b>         |
| (b) Total Cash-in-lieu      |                    |
| a. Laurier Ave Improvements | <b>\$37,729.94</b> |

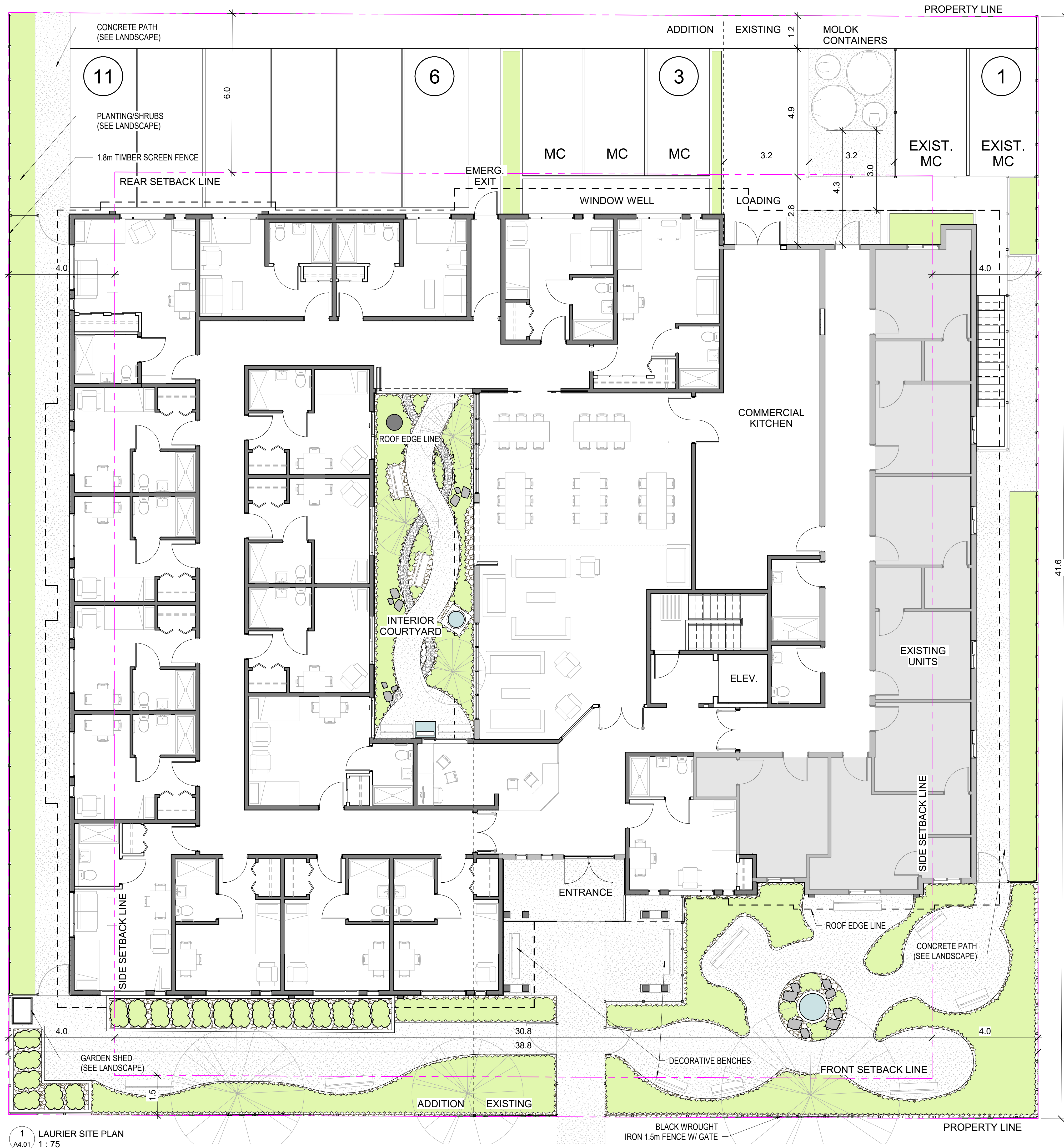
  
\_\_\_\_\_  
James Kay, P. Eng.  
Development Engineering Manager  
JA



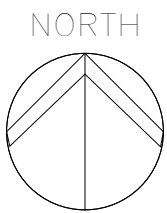
ATTACHMENT B

This forms part of application  
# Z18-0006

Planner  
Initials AF



1 LAURIER SITE PLAN  
A4.01 1: 75



ALL CONTRACTORS ARE REQUIRED TO PERFORM THEIR WORK AND SUPPLY THEIR PRODUCTS IN COMPLIANCE WITH ALL BUILDING CODES AND LAWS OF THE PROVINCE OF BRITISH COLUMBIA  
This drawing is an instrument of service and the property of New Town Services. The use of this drawing shall be restricted to the original site for which it was prepared and publication thereof is expressly limited to such use.  
This drawing must not be scaled  
Verify all dimensions and datums prior to commencement of work.  
Report all errors and omissions to the Architect.



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ARCHITECTURE  
URBAN PLANNING  
CIVIL ENGINEERING  
www.newtownservices.ca

Seal

Revision

No	Date	Description
1	17-12-22	ISSUED FOR DP
2	18-01-09	RE-ISSUED FOR DP
3	18-02-22	RE-ISSUED FOR DP

project title

AMBLESIDE - SENIOR  
CARE EXPANSION

project address

1018 & 1024 LAURIER  
AVE., KELOWNA, BC

project no. 4032

file no.

drawing title

SITE PLAN

designed L.A. scale 1: 75

drawn L.A.

checked R.Y.

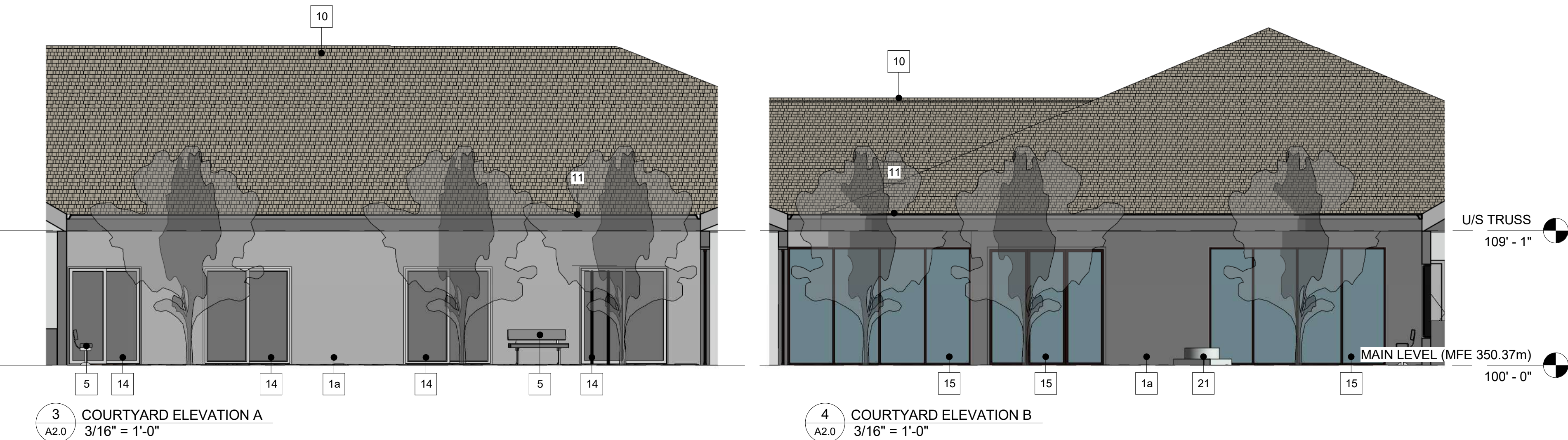
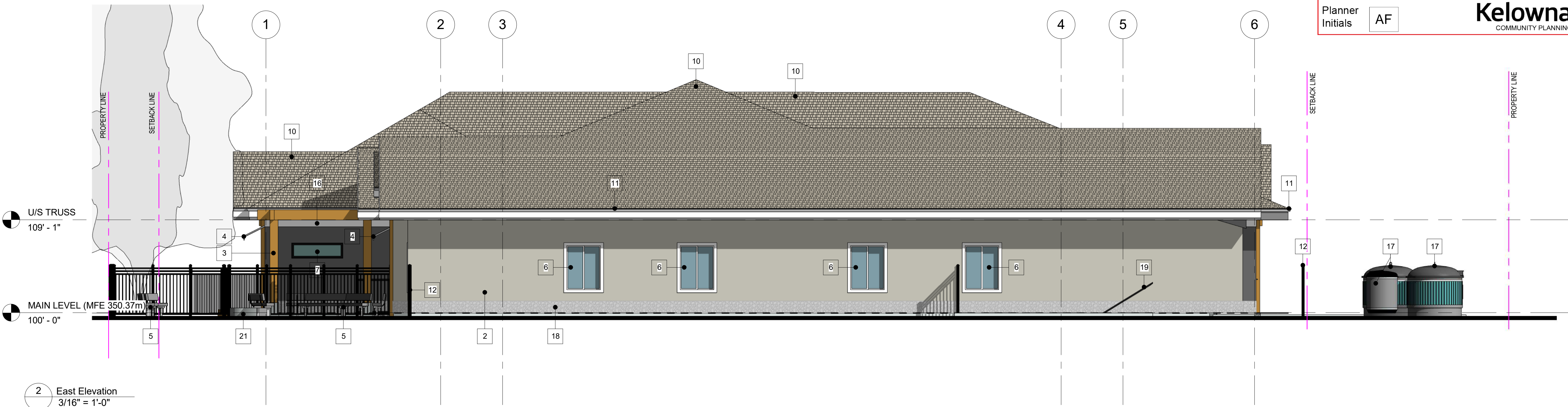
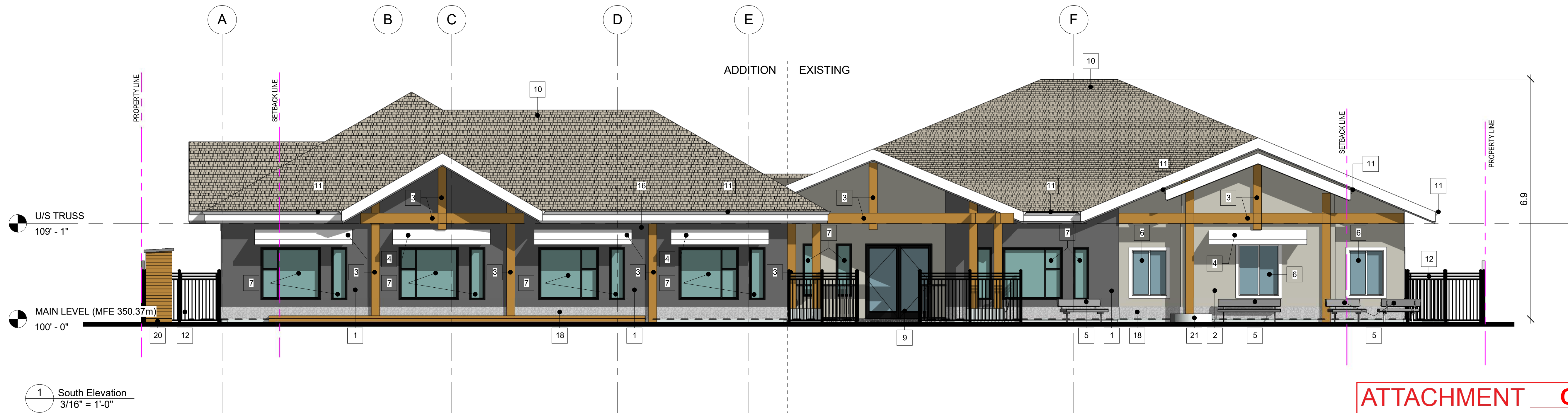
drawing no.

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NOT FOR CONSTRUCTION





MATERIAL KEYNOTE LEGEND	
1. STUCCO - COLOUR A (DARK GREY)	11. RAIN GUTTER
1a. STUCCO - COLOUR B (LIGHT GREY)	12. METAL FENCE
2. NEW PAINT FINISH (OVER EXIST'G STUCCO) - COLOUR A	13. ROOF WINDOW / SKYLIGHT
2a. NEW PAINT FINISH (OVER EXIST'G STUCCO) - COLOUR B	14. NEW SLIDING GLASS DOORS
3. WOOD TRELLIS	15. NEW FOLDABLE GLASS WALL
4. WINDOW SHADING	16. HARDI PANEL VENEER
5. DECORATIVE BENCH	17. MOLOK GARBAGE CONTAINERS
6. REPAINT EXISTING WINDOW	18. STONE BASE VENEER
7. NEW WINDOW	19. REPAINT EXIST'G RAILING (PREP SURFACE AS REQ'D)
8. REPAINT EXIST'G DOOR & FRAME (PREP SURFACE AS REQ'D)	20. GARDEN SHED
9. NEW WOOD DOORS	21. WATER FEATURE
10. SHINGLE ROOF (NEW TO MATCH EXISTING)	

ALL CONTRACTORS ARE REQUIRED TO PERFORM THEIR WORK AND SUPPLY THEIR PRODUCTS IN COMPLIANCE WITH ALL BUILDING CODES AND LAWS OF THE PROVINCE OF BRITISH COLUMBIA

This drawing is an instrument of service and the property of New Town Services. The use of this drawing shall be restricted to the original site for which it was prepared and publication thereof is expressly limited to such use.

This drawing must not be scaled

Verify all dimensions and datums prior to commencement of work.

Report all errors and omissions to the Architect.



**NEW TOWN**  
ARCHITECTURE  
URBAN PLANNING  
CIVIL ENGINEERING  
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project address

1018 & 1024 LAURIER AVE., KELOWNA, BC

project no.

4032

file no.

drawing title

**BUILDING ELEVATIONS**

designed

L.A.

scale

As indicated

drawn

L.A.

checked

R.Y.

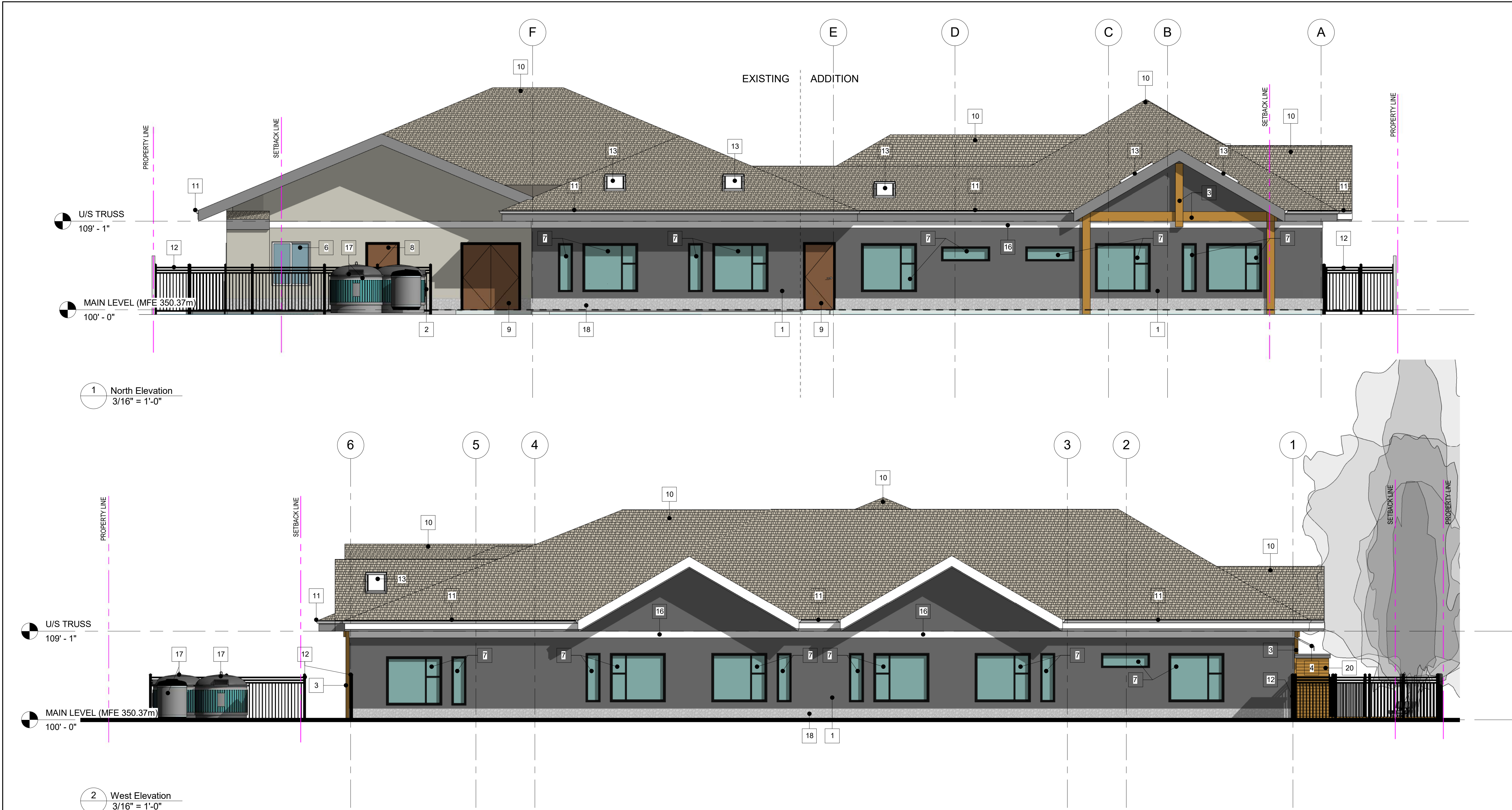
drawing no.

**A4.01**

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2/22/2018 2:12:25 PM





ATTACHMENT C

This forms part of application  
# Z18-0006

Planner Initials AF

City of Kelowna

COMMUNITY PLANNING

MATERIAL KEYNOTE LEGEND			
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1a.	STUCCO - COLOUR B (LIGHT GREY)	12.	METAL FENCE
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2a.	NEW PAINT FINISH (OVER EXIST'G STUCCO) - COLOUR B	14.	NEW SLIDING GLASS DOORS
3.	WOOD TRELLIS	15.	NEW FOLDABLE GLASS WALL
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5.	DECORATIVE BENCH	17.	MOLOK GARBAGE CONTAINERS
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1018 & 1024 LAURIER AVE., KELOWNA, BC

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file no.

drawing title

BUILDING ELEVATIONS

designed L.A. scale As indicated

drawn L.A.

checked R.Y.

drawing no.

A4.02

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