

City of Kelowna

Public Hearing

AGENDA



Tuesday, February 16, 2016
6:00 pm
Council Chamber
City Hall, 1435 Water Street

Pages

1. Call to Order

THE CHAIR WILL CALL THE HEARING TO ORDER:

- (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 February 2, 2016 (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

3.1 565 Coronation Avenue, BL11184 (Z15-0025) - Christian Lee Bond

4 - 26

To rezone the subject property to facilitate the development of a Carriage House.

- | | | |
|-------------|--|------------------|
| 3.2 | 2075 KLO Road, BL11188 (TA15-0010) & BL11189 (Z15-0045) - Eva Linttell | 27 - 106 |
| | To consider a Staff recommendation to NOT rezone the subject property to facilitate agri-tourist accommodations on the subject property and to consider a Staff recommendation to NOT amend the Zoning Bylaw to increase agri-tourist accommodation from the allowable five to a maximum of ten units. | |
| 3.3 | 1889 Spall Road, BL11190 (OCP15-0001) & BL11191 (Z15-0002) - Simple Pursuits Inc. | 107 - 115 |
| | To rezone the subject property and amend the Official Community Plan designation to alter potential tenant mix for an existing commercial building. | |
| 3.4 | BL11192 (TA15-0015) - Amendments to the RU6 - Two Dwelling Housing Zone | 116 - 123 |
| | To amend the Zoning Bylaw by amending the RU6 - Two Dwelling Housing to allow duplex units with party wall agreements, develop provisions for small lot duplex housing on a pilot project basis and remove mention of the unused RU6h zone. | |
| 3.5 | 145 Dougall Road, BL11193 (Z15-0052) - Narish Kathpal | 124 - 149 |
| | To rezone the subject property to facilitate the construction of a Carwash. | |
| 3.6 | 1035 Hollywood Road South, BL11194 (OCP15-0014) & BL11195 (Z15-0043) - Seventh Day Adventist Church (BC Conference) | |
| | ITEM WITHDRAWN BY APPLICANT | |
| 3.7 | 619 McClure Road, BL11196 (Z15-0061) - Folio Building Group Inc. | 150 - 161 |
| | The applicant is requesting permission to rezone the subject property from RU1 - Large Lot Housing to RU2 - Medium Lot Housing in order to facilitate a subdivision of the parcel into two lots. | |
| 3.8 | 665 Harmony Court, BL11197 (Z15-0035) - John Keith & Nicolette Keith | 162 - 174 |
| | To rezone the subject property to facilitate the development of a carriage house. | |
| 3.9 | 5008 South Ridge Drive, BL11198 (Z15-0064) - Emil Anderson Construction Co. Ltd. et al | 175 - 182 |
| | To rezone the subject property from C1 - Local Commercial to C2 - Neighbourhood Commercial to allow additional commercial uses on the property. | |
| 3.10 | 1170 Highway 33 W, BL11199 (Z15-0041) - Kneller Holdings Ltd. | 183 - 219 |

To rezone the subject property from RU1 - Large Lot Housing to RM3 - Low Density Multiple Housing to allow for a 78-unit multiple family residential project located on the subject property.

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: January 25, 2016

RIM No. 1250-30

To: City Manager

From: Community Planning Department (LK)

Application: Z15-0025 **Owner:** (Christian) Lee Bond

Address: 565 Coronation Avenue **Applicant:** (Christian) Lee Bond

Subject: Rezoning Application

Existing OCP Designation: MRM - Multiple Unit Residential (Medium Density)

Existing Zone: RU2 - Medium Lot Housing

Proposed Zone: RU2c - Medium Lot Housing with Carriage House

1.0 Recommendation

THAT Rezoning Application No. Z15-0025 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 36 District Lot 139 ODYD Plan 1303, Located at 565 Coronation Avenue, Kelowna, BC from the RU2 - Medium Lot Housing zone to the RU2c - Medium Lot Housing 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 Issuance of an Occupancy Permit (at completion of the Single Family Dwelling Building Permit process) for the subject property;

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 rezone the subject property to facilitate the development of a Carriage House.

3.0 Community Planning

Community Planning Staff supports the proposal to convert an existing primary dwelling to a Carriage House on the subject property. The proposed rezoning would allow for the existing primary dwelling at the rear of the parcel to become the secondary use of Carriage House. The existing accessory building at the front of the parcel would be converted to the primary Single Dwelling Housing use.

Staff have some concerns regarding the form and character of the project and will continue to work with the applicant on improvements leading up to Council's consideration of the Development Permit and Development Variance permits.

4.0 Proposal

4.1 Background

The subject parcel was created in 1913. The principal dwelling was constructed on the parcel in 1948 and a building permit was issued in 1954 to allow for an addition to the east side of the dwelling. In 1986, a second building permit was issued for the construction of an accessory building to be located at the front of the parcel. At that time, accessory building location was not restricted to the rear of the parcel.

At some point after the construction was completed, the accessory building was converted to an illegal 'secondary suite' with enforcement action ensuing. In 2000, the applicant applied to rezone the parcel to RU2s - Medium Lot Housing with Secondary Suite zone to allow for the legalization of the 'secondary suite'. Council unanimously voted against the application (Z00-1005).

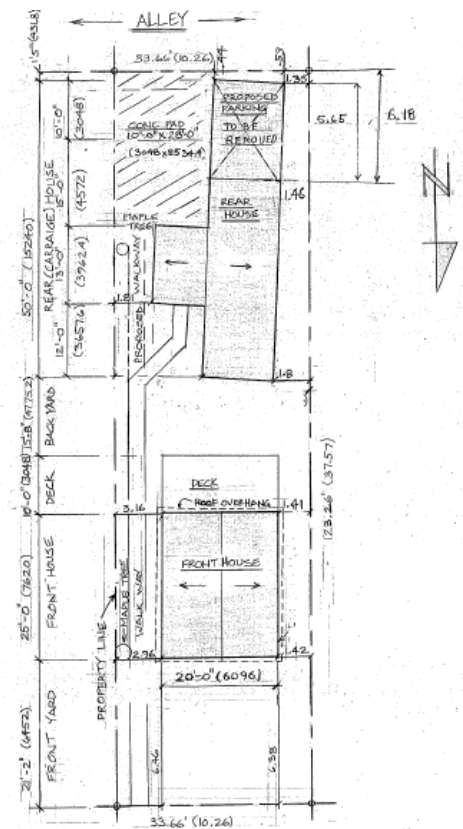
4.2 Project Description

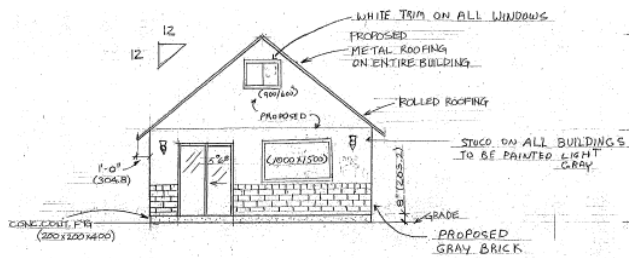
If the proposed rezoning is approved, adoption of the Bylaw will be conditional on the application and completion of a building permit application and inspections for the proposed conversion to single family dwelling. This will ensure the former accessory building meets the building code rules of today for a habitable dwelling. Once this has been completed, Staff will have assurance that life safety measures have been addressed and adoption of the Rezoning Bylaw would be considered by Council along with the review of a Development Permit and Development Variance Permit for the Carriage House.

The current proposal is similar to the above referenced Z00-1005 rezoning application. Revisions have been provided to upgrade the facades of the existing buildings and to provide the three required parking stalls on the subject parcel. This is accomplished by a portion of the existing rear building being removed to provide adequate room for the parking stalls at the rear of the parcel.

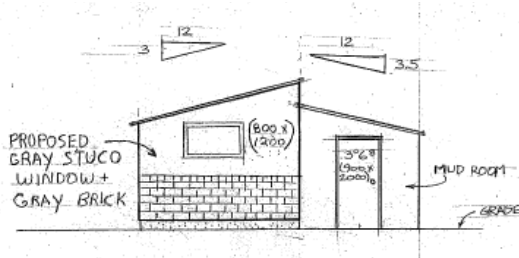
The upgrades to the building exterior will improve the existing streetscape, lanescape and overall neglect of the parcel. Through the current Official Community Plan Guidelines, Zoning Bylaw and Building Permits building code requirements; Staff views this as an opportunity to address concerns which have existed for many years.

The Uses on the parcel will be amended. The primary dwelling is currently at the rear of the parcel. This use will now be for the building facing Coronation Avenue, which was originally constructed as an Accessory Building. The primary dwelling will have the use of Carriage House, as it is located off the rear lane.





Primary Dwelling - Front Elevation



Carriage House - Elevation from Lane

The required variance is to reduce both side setbacks of the Carriage House from 2.0 m required to 1.46 m provided on the west side and 1.81 m on the east side. The subject building was constructed on the parcel in 1948 and therefore, does not meet the current side setback requirements. The 2.0 m side setback requirement is the same for a Carriage House as it is for the one storey portion of a primary dwelling. As such, the non-conformity of the building will be reduced on the west side. This is achieved by the removal of a portion of the rear of the existing building to accommodate parking stalls which will be accessed from the rear lane. The side setback is 1.35 m, and will increase to 1.46 m proposed.

As the footprint of the primary dwelling at the front of the parcel will remain unchanged, the west side setback will remain existing non-conforming at 1.41 m.

4.3 Site Context

Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU2 - Medium Lot Housing	Single Detached Dwelling
East	RU2 - Medium Lot Housing	Single Detached Dwelling
South	RU2 - Medium Lot Housing	Single Detached Dwelling
West	RU2 - Medium Lot Housing	Single Detached Dwelling

Subject Property Map: 565 Coronation Avenue



4.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RU2c ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Minimum Lot Area	400 m ²	380.71 m ²
Minimum Lot Width	13 m	10.13 m
Minimum Lot Depth	30 m	37.57 m
Development Regulations		
Maximum Site Coverage (buildings)	40%	22.38%
Maximum Site Coverage (buildings, driveways and parking)	50%	39.04%
Maximum Height	9.5 m	4.87 m
Minimum Front Yard	4.5 m	6.38 m
Minimum Side Yard (east)	2.3 m	2.96 m
Minimum Side Yard (west)	2.3 m	1.41 m
Minimum Rear Yard	7.5 m	23.57 m
Max. Height	4.8 m	3.35 m
Min. Side Yard (east)	2.0 m	1.81 m ●
Min. Side Yard (west)	2.0 m	1.46 m ●
Min. Rear Yard	0.9 m	6.18 m
Height (carriage house shall not be higher than existing primary dwelling unit)	2 storey primary dwelling	1 storey carriage house
Other Regulations		
Minimum Parking Requirements	3 stalls	3 stalls
Minimum Private Open Space	m ²	m ²
● Indicates a requested variance to the side setback of the carriage house.		

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process

Compact Urban Form.¹ 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 Infill² 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.

5.2 Technical Comments

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

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

5.3 Building & Permitting Department

- 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 structure at time of permit application.

5.4 Development Engineering Department

- See Attachment 'A'

5.5 Bylaw Services

- Numerous bylaw issues relating to this property; presently a court file summons for 3-cts, Unsightly Premises Bylaw, Zoning Bylaw and Fire and Life Safety Bylaw.

5.6 Fire Department

- Requirements of section 9.10.19 Smoke Alarms of the BCBC 2012 are to be met. If a fence is ever constructed between the dwellings a gate with a clear width of 1100mm is required. Any gate is to open without special knowledge. Additional visible address is required from Coronation. Emergency access is NOT from the lane to the south but from Coronation Ave.

5.7 Real Estate & Building Services Manager

- This is a very high use area relating to parking & there is no guarantee that street parking will always be available (parking variances in this area are not recommended).

6.0 Application Chronology

Date of Application Received:	May 21, 2015
Date of latest Drawing Revisions Received:	November 16, 2015
Date Public Consultation Completed:	July 15, 2015

Report prepared by:

Lydia Korolchuk, Planner

Reviewed by:

☐

Terry Barton, Urban Planning Manager

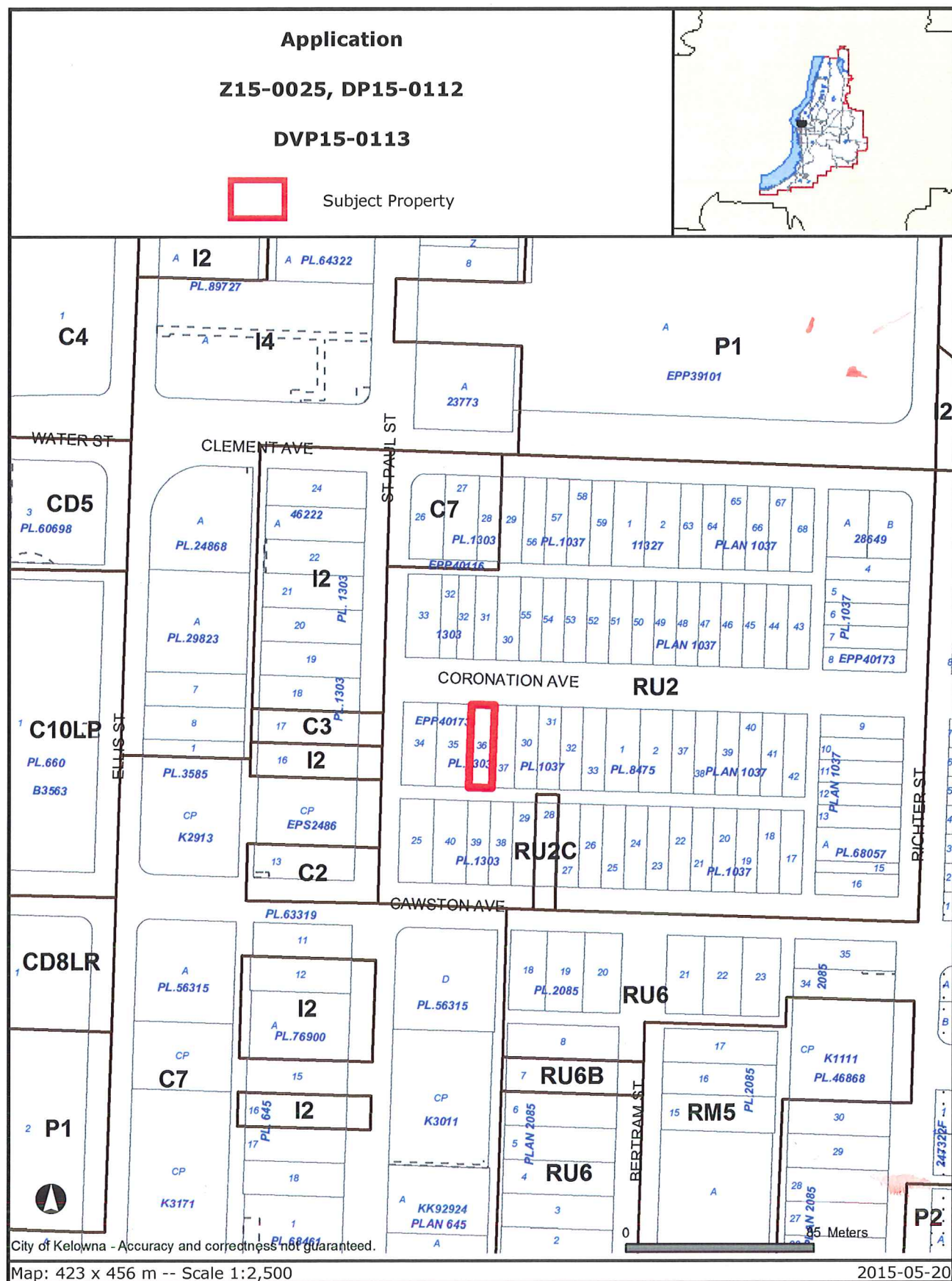
Approved for Inclusion:

☐

Ryan Smith, Community Planning Department Manager

Attachments:

Schedule A: Site Plan & Landscape Plan
Schedule B: Conceptual Elevations
Attachment 'A': Development Engineering Memorandum
Summary of Technical Comments



Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.
 The City of Kelowna does not guarantee its accuracy. All information should be verified.

CITY OF KELOWNA

MEMORANDUM

Date: July 3, 2015
File No.: Z15-0025

To: Community Planning (PM)

From: Development Engineering Manager(SM)

Subject: 565 Coronation Ave Carriage House

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

1. Domestic Water and Fire Protection

The existing lot is serviced with a small diameter (13-mm) copper water service, which is substandard. Adequate metered water service must be provided to meet current by-law requirements. **The disconnection of the existing small diameter water service and the tie-in of a larger new service can be provided by City forces at the developer's expense. 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 or phone, 250-469-8589.

2. Sanitary Sewer

Our records indicate that this property is currently serviced with a 100mm-diameter sanitary sewer service. An inspection chamber (IC) complete with brooks box should be installed on the service at the owner's cost. Service upgrades can be provided by the City at the applicant's cost. **The applicant will be required to sign a Third Party Work Order for the cost of the service upgrade.** For estimate inquiry's please contact Sergio Sartori, by email ssartori@kelowna.ca or phone, 250-469-8589.

3. Development Permit and Site Related Issues

Direct the roof drains into on-site rock pits.

Access to this site is permitted from the lane only.

4. Electric Power and Telecommunication Services

It is the applicant's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for service upgrades to these services which would be at the applicant's cost.

Steve Muenz, P. Eng.
Development Engineering Manager

SS

CITY OF KELOWNA
MEMORANDUM

Date: July 3, 2015
File No.: DP15-0112
To: Community Planning (PM)
From: Development Engineering Manager (SM)
Subject: 565 Coronation Ave

Development Engineering comments and requirements regarding this development permit application are as follows:

All the offsite infrastructure and services upgrades are addressed in the Rezoning Engineering Report under file Z15-0025.

Steve Muenz, P. Eng.
Development Engineering Manager

SS

Public HearingMay 30, 2000

A Public Hearing of the Municipal Council of the City of Kelowna was held in the Council Chamber, 1435 Water Street, Kelowna, B.C., on Tuesday, May 30, 2000.

Council members in attendance were: Mayor Walter Gray, Councillors A.F. Blaneil, R.D. Cannan, B.A. Clark, C.B. Day, B.D. Given, R.D. Hobson, J.D. Nelson and S.A. Shepherd.

Staff members in attendance were: Acting-City Manager/Director of Planning & Development Services, R.L. Mattiussi, Deputy City Clerk, G.D. Matthews; Current Planning Manager, A.V. Bruce; and Council Recording Secretary, B.L. Harder.

1. Mayor Gray called the Hearing to order at 7:00 p.m.
2. Mayor Gray advised that the purpose of the Hearing is to consider certain bylaws which, if adopted, will amend "Kelowna Official Community Plan (1994-2013) Bylaw No. 7600" and "Zoning Bylaw No. 8000", and all submissions received, either in writing or verbally, will be taken into consideration when the proposed bylaws are presented for reading at the Regular Council Meeting which follows this Public Hearing.

The Deputy City Clerk advised the Notice of this Public Hearing was advertised by being posted on the Notice Board at City Hall on May 12, 2000, and by being placed in the Kelowna Daily Courier issues of May 23 & 24, 2000 and in the Kelowna Capital News issue of May 21, 2000, and by sending out or otherwise delivering 677 letters to the owners and occupiers of surrounding properties between May 3 & May 12, 2000.

3. INDIVIDUAL BYLAW SUBMISSIONS

- (a) Bylaw No. 8550 (Z00-1005) – Christian Bond – 565 Coronation Avenue - THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 36, D.L. 139, O.D.Y.D., Plan 1303, located on Coronation Avenue, Kelowna, B.C., from the RU2 – Medium Lot Housing zone to the RU2s – Medium Lot Housing with Secondary Suite zone in order to allow development of the site for uses permitted in the RU2s zone.

Staff:

- Reconvened from the May 16, 2000 Public Hearing to give the applicant another opportunity to attend the meeting and respond to questions of Council.
- The accessory building was originally constructed with a valid permit for use as a garage but over the years the garage was converted to a suite without the necessary permits.
- Complaints have been lodged with the City and the applicant is now requesting appropriate zoning to legalize the suite.
- In order to meet parking requirements, the applicant proposes to demolish the rear portion of the principle dwelling and construct an addition to the east side. That would provide room for 3 parking stalls at the rear of the principle dwelling.
- The subject property is approximately 10 m in width.
- There are two other properties in the city of a similar size that have 's' zoning and there are a number of lots on Fuller Avenue, Coronation Avenue and Wilson Avenue of similar and smaller lot sizes and that are zoned RU6 – Two Dwelling Housing.
- Showed pictures of a number of houses built on similar and narrower lot sizes to demonstrate how this size lot can accommodate an attractive dwelling, in some instances with a legal secondary suite.
- The subject property is in a state of disrepair and City Bylaw Enforcement staff are taking measures to correct that.
- City Planning staff view this as an opportunity to clean up the property through the zoning and building permit process and recommend support.

Public HearingMay 30, 2000

The Deputy City Clerk advised that no correspondence or petitions had been received.

Mayor Gray invited the applicant or anyone in the public gallery who deemed themselves affected to come forward or any comments from Council.

Council:

- At the May 16th Public Hearing neighbours complained that the subject property is unsightly and referred to the accessory building as a "drug-house".

Christian Bond, applicant:

- The last tenants in the suite in the accessory building were bad and difficult to remove; however, they left several months ago, leaving the place a mess, and the suite has been vacant ever since.
- Intend to move the tenant that is now in the main house into the suite while the house is renovated to achieve the 3 parking stalls at the rear.
- There is a fence between the house at the rear of the site and the accessory building in the front. The tenant in the back looks after her yard. There is no tenant in the garage but when there is, that tenant looks after the front portion of the yard.
- As an absentee landlord, it is difficult to get in to check on the place and keep it maintained while working and operating a business in Beaverdale.
- Intend only to do what has to be done to meet City requirements because this is an investment property and just biding time until the area goes commercial.
- If the zoning is not approved, then the tenant would remain in the principle dwelling and the suite in the garage would be there for personal use while in town.
- Usually the tenants do not have vehicles.

There were no further comments.

- (b) Bylaw No. 8565 (Z00-1011) – University Business Park Ltd. (Protech Consultants Ltd., Grant Maddock) – 149 Commercial Drive - THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of part of Lot 3, Sec. 35, Twp. 26, O.D.Y.D., Plan KAP63658, as shown on Map "A" attached to the report of April 18, 2000, located on Commercial Drive, Kelowna, B.C., from the I2 – General Industrial zone to the I1 – Business Industrial zone in order to allow development of the site for uses permitted in the I1 zone.

Staff:

- The property is currently split-zoned and the intent is to rezone the easterly portion of the property to the same zone as the remainder of the property in order to pursue development of the entire site for clean industrial and office uses.
- No Development Permit is required for property with I1 zoning and therefore with adoption of this bylaw the applicant could pursue a building permit to proceed with development of the property.

The Deputy City Clerk advised that no correspondence or petitions had been received.

Mayor Gray invited the applicant or anyone in the public gallery who deemed themselves affected to come forward or any comments from Council.

Grant Maddock, applicant:

- This is a simple rezoning and the processing time could be streamlined and the application fee reduced by eliminating the need for referral to the Advisory Planning Commission and to a Public Hearing.
- Suggested that Council take advantage of a section of the Municipal Act that would allow the City to waive the holding of a Public Hearing on applications for rezoning where the proposal is consistent with the Official Community Plan.

There were no further comments.

Regular MeetingMay 30, 2000

A Regular Meeting of the Municipal Council of the City of Kelowna was held in the Council Chamber, 1435 Water Street, Kelowna, B.C., on Tuesday, May 30, 2000.

Council members in attendance were: Mayor Walter Gray, Councillors A.F. Blanleil, R.D. Cannan, B.A. Clark, C.B. Day, B.D. Given, R.D. Hobson, J.D. Nelson and S.A. Shepherd*.

Staff members in attendance were: Acting-City Manager/Director of Planning & Development Services, R.L. Mattiussi, Deputy City Clerk, G.D. Matthews; Current Planning Manager, A.V. Bruce; and Council Recording Secretary, B.L. Harder.

(* denotes partial attendance)

1. CALL TO ORDER

Mayor Gray called the meeting to order at 8:15 p.m.

2. PRAYER

The meeting was opened with a prayer offered by Councillor Given.

3. CONFIRMATION OF MINUTES

Regular Meeting, May 15, 2000

Moved by Councillor Nelson/Seconded by Councillor Blanleil

R493/00/05/30 THAT the minutes of the Regular Meetings of May 15 and May 16, 2000 and the Public Hearing of May 16, 2000 be confirmed as circulated.

Carried

4. Councillor Clark was requested to check the minutes of this meeting.

5. PLANNING BYLAWS CONSIDERED AT PUBLIC HEARING

(BYLAWS PRESENTED FOR SECOND & THIRD READINGS)

5.1 Bylaw No. 8550 (Z00-1005) – Christian Bond – 565 Coronation Avenue

Council:

- Classic absentee landowner allowing property to deteriorate in hopes of future profit brought about by rezoning.

Moved by Councillor Nelson/Seconded by Councillor Cannan

R494/00/05/30 THAT Bylaw No. 8550 be read a second and third time.

DEFEATED UNANIMOUSLY

July 14, 2015

File No.:Z15-0025/DP15-0112/DVP15-0113

Mr. Lee Bond
PO Box 18
Beaverdell, BC
V0H 1A0

Dear Lee Bond:

Re: Circulation Comments – Rezoning Application for 565 Coronation Ave.

Your application has been circulated to various agencies within the City of Kelowna, and I have for you the following comments that we have received;

1. Building and Permitting Department

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 structure at time of permit application

2. Bylaw Services

There have been numerous bylaw enforcement issues relating to this property; there is presently a court file summons for 3-counts, Unsightly Premises Bylaw, Zoning Bylaw and Fire and Life Safety Bylaw.

3. Development Engineering

The utility upgrading requirements/fees outlined in this report will be a requirement of this development.

1. Domestic Water and Fire Protection

The existing lot is serviced with a small diameter (13-mm) copper water service, which is substandard. Adequate metered water service must be provided to meet current by-law requirements. **The disconnection of the existing small diameter water service and the tie-in of a larger new service can be provided by City forces at the developer's expense. 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 or phone, 250-469-8589.

2. Sanitary Sewer

Our records indicate that this property is currently serviced with a 100mm-diameter sanitary sewer service. An inspection chamber (IC) complete with brooks box should be installed on the service at the owner's cost. Service upgrades can be provided by the City at the applicant's cost. **The applicant will be required to sign a Third Party Work Order for the cost of the service upgrade.** For estimate inquiry's please contact Sergio Sartori, by email ssartori@kelowna.ca or phone, 250-469-8589.

3. Development Permit and Site Related Issues

Direct the roof drains into on-site rock pits.

Access to this site is permitted from the lane only.

4. Electric Power and Telecommunication Services

It is the applicant's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for service upgrades to these services which would be at the applicant's cost.

Development Permit application related comments;

All the offsite infrastructure and services upgrades are addressed in the Rezoning Engineering Report under file Z15-0025.

Development Variance Permit application related comments;

This development variance permit application to vary the side yard setback does not compromise any municipal services.

However, the parking stall variance does put pressure on the on-street parking which is already difficult in the inner city communities.

4. Fire Department

Requirements of section 9.10.19 Smoke Alarms of the BCBC 2012 are to be met. If a fence is ever constructed between the dwellings a gate with a clear width of 1100mm is required. Any gate is to open without special knowledge. Additional visible address is required from Coronation. Emergency access is NOT from the lane to the south but from Coronation Ave.

5. Fortis Energy (Gas) No concerns

6. FortisBC (Electric) No concerns.

7. RCMP No comment

8. Real Estate Services

Please advise applicant that this is a very high use area relating to parking & there is no guarantee that street parking will always be available. (Parking variances in this area are not recommended)

9. Shaw Interests are unaffected

10. Telus No comment.

The above noted input identifies the servicing issues and potential upgrades that are necessary to bring the water, sewer, and other services to the property up to current servicing bylaw standards. Arrangements will have to be made prior to final adoption of the zone amending bylaw for your application.

However, this brings up the next issue regarding the requested parking variance. Both the Development Engineering department as well as the Real Estate Services department (managers of the parking resources throughout the City) **do not support** the requested variance to the parking that is required for your site. Therefore Planning staff cannot support the parking variance. Should you wish to proceed with the parking variance, staff will prepare a report with a negative recommendation for consideration by Council, and you can plead your case to Council.

Then there is the form and character of your development on site. :Your property is located within a "Intensive Residential (Carriage House) Development Permit Area". Going through the review process, your proposal is compared to the Revitalization Development Permit Guidelines section of chapter 14 of the Official Community Plan (attached to this letter), and your proposal is found lacking.

I know from dealing with your application back in 2000, (15 years ago), that Council of the day did not look favourably upon your proposal back then, and there have not been substantive changes since that time that have improved your proposal. Notably, the existing dwelling located at the rear of the property was built to a low standard, and little has been done to improve the situation.

The building near the front of the property that you want to consider as the principal dwelling on the site, was originally constructed as a garage. This building was converted to a residential occupancy without any plans review or issued building permits. This includes the addition of a living area within the upper level roof area. Without issued permits, we have no idea if the building structural system is adequate to support the loads, or if it meets the requirements of the BC Building Code. There is also no record of a plumbing permit, so there is no record tht the plumbing was done to meet BC plumbing code requirements. As well, there has been no review of the construction to ensure that the thermal insulation to the building (and associated ventilation), is adequate to meet current British Columbia Building Code standards.

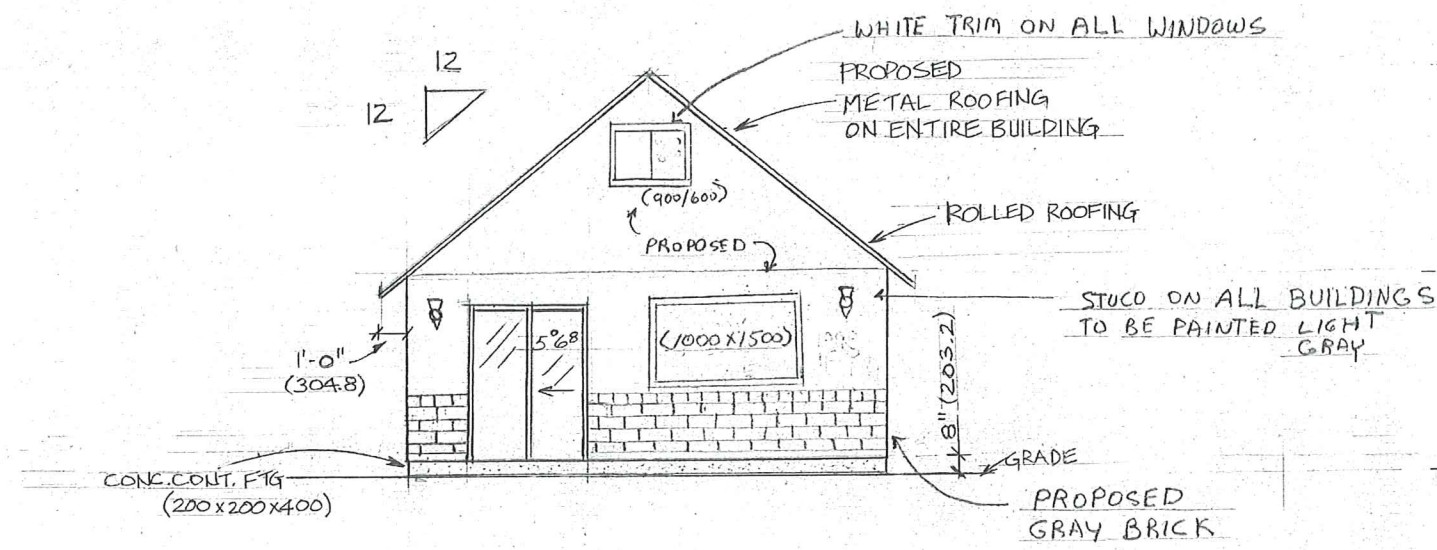
Given this information, I cannot proceed to Council with a positive report recommending support of your application. The only way to turn this around would be to have a major redesign of the site development, with a view to meet a substantial measure of the design guidelines in the Official Community Plan. This revised site development will also have to comply with the zoning bylaw in order to NOT require any variances.

There is a lot of information to consider here. Please get back to me if you have any questions.

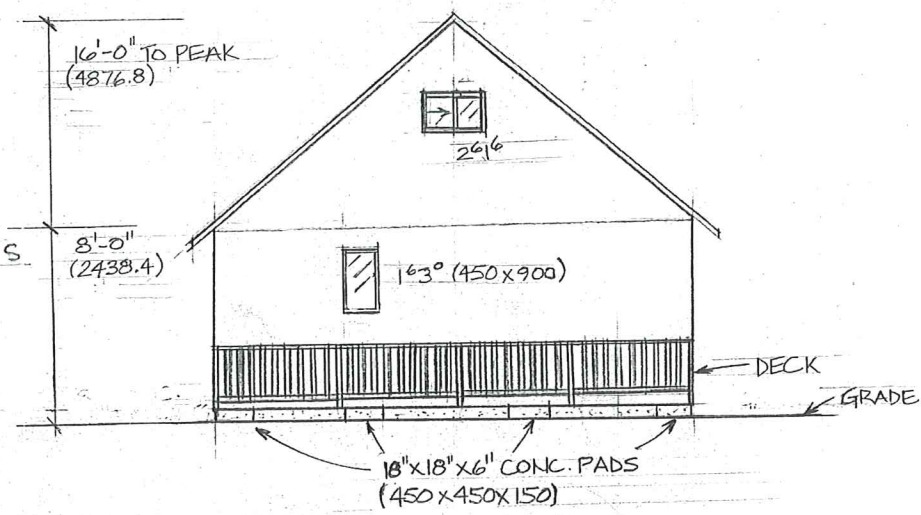
Regards,

Paul McVey
Urban Planner
Community Planning Department

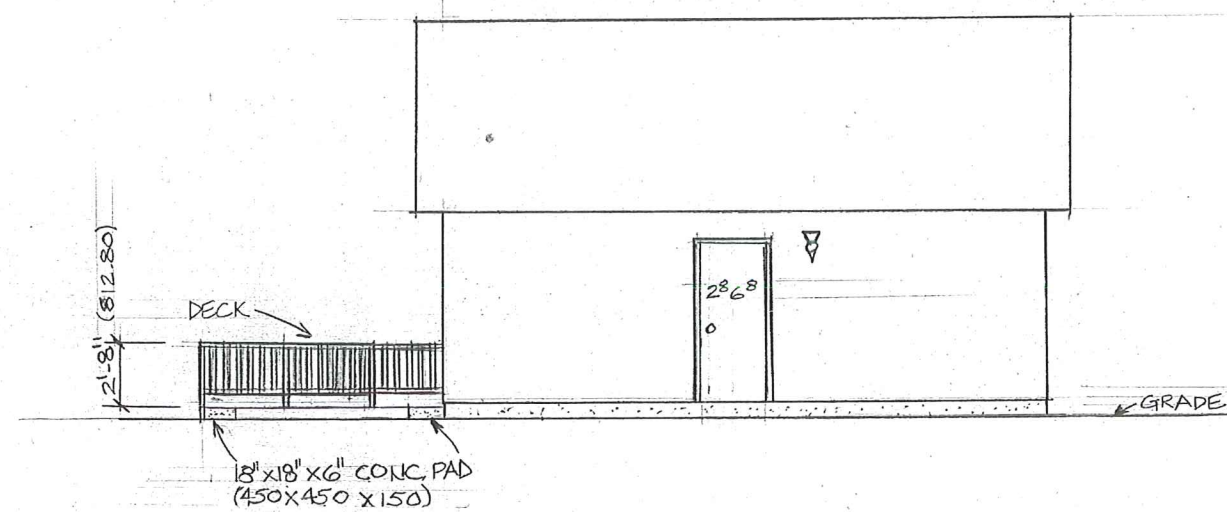
Phone 250-469-8582
Email pmcvey@kelowna.ca



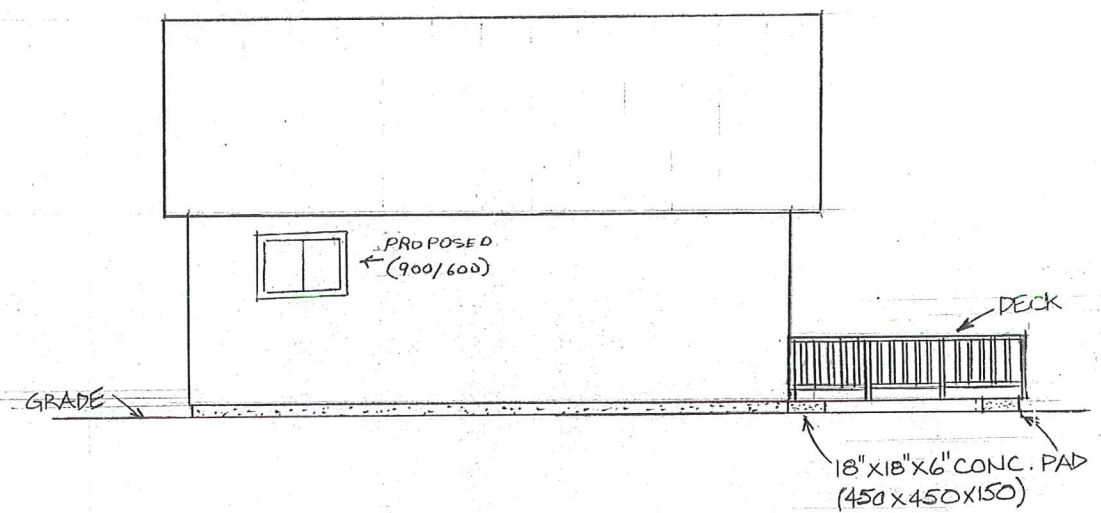
FRONT ELEVATION



REAR ELEVATION



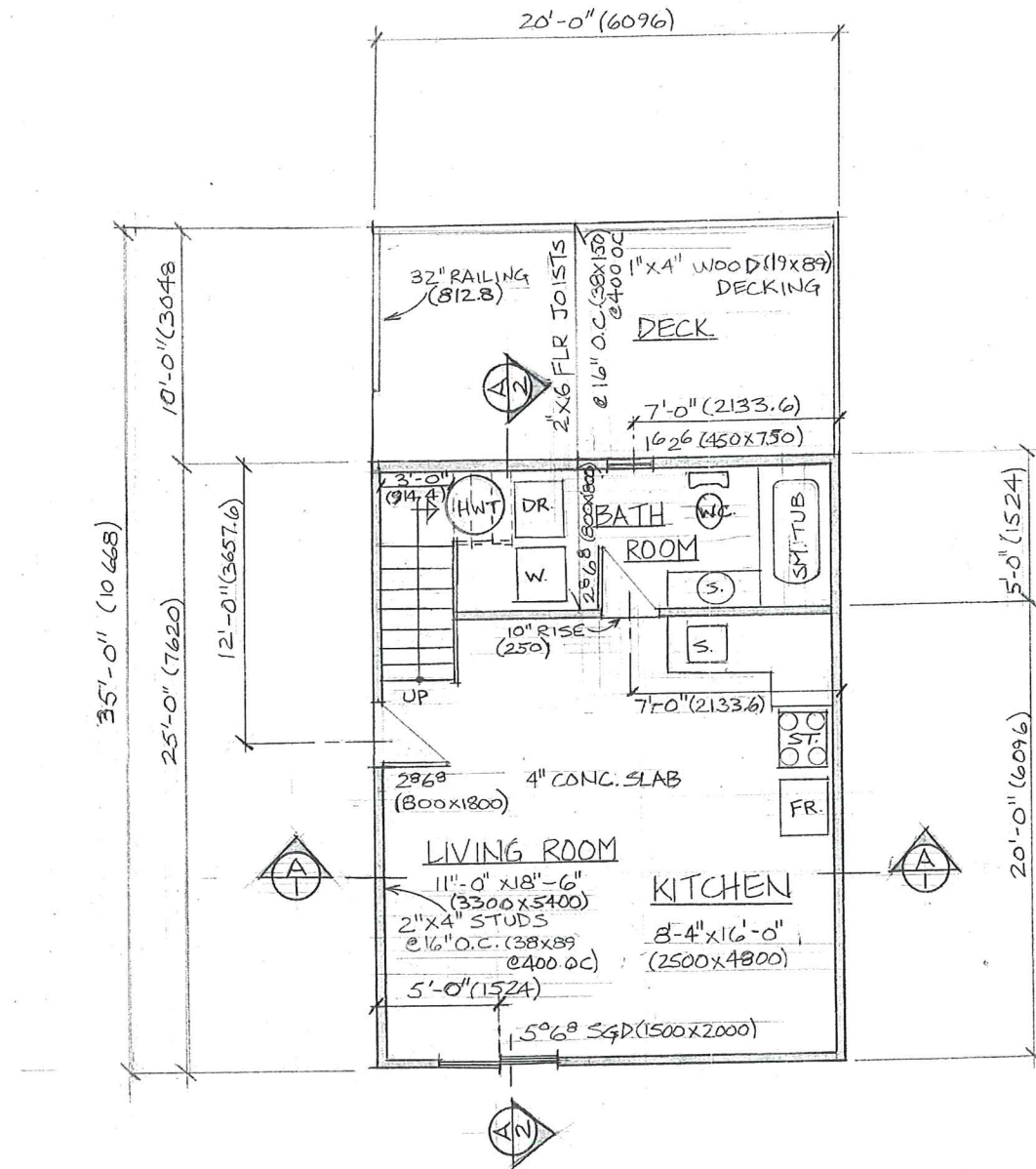
LEFT ELEVATION



RIGHT ELEVATION

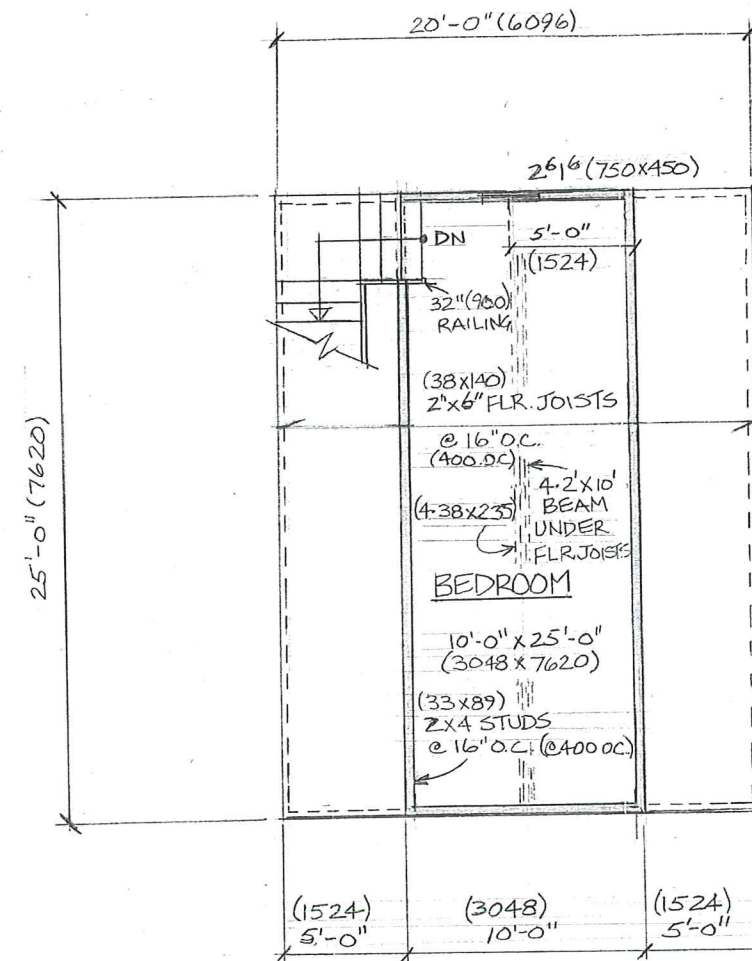
* NOTE: 1/4" = 1'-0" WITH ALSO METRIC

EXISTING FRONT HOUSE			
SCALE: 1/4" = 1'-0"		APPROVED BY:	
DATE: NOV 6, 15		DRAWN BY: NEIL	
		REVISED	
ELEVATIONS			
		DRAWING NUMBER	
		2066	



MAIN FLOOR PLAN

450 SQ. FT.
(41.805 M²)



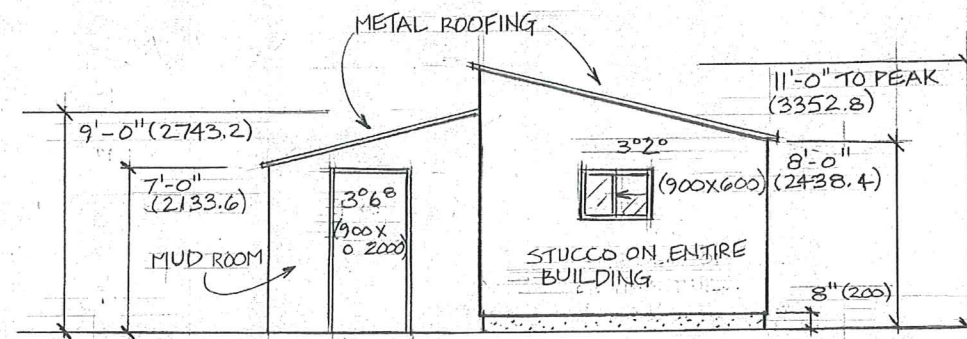
UPPER FLOOR PLAN

250 SQ. FT.
(23.225 M²)

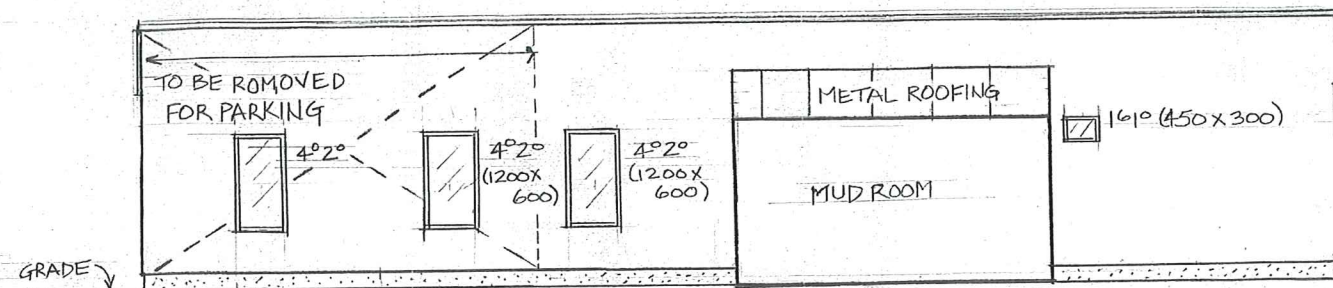
700 SQ. FT. TOTAL
(65.03 M² TOTAL)

* NOTE: 1/4" = 1'-0" WITH ALSO METRIC.

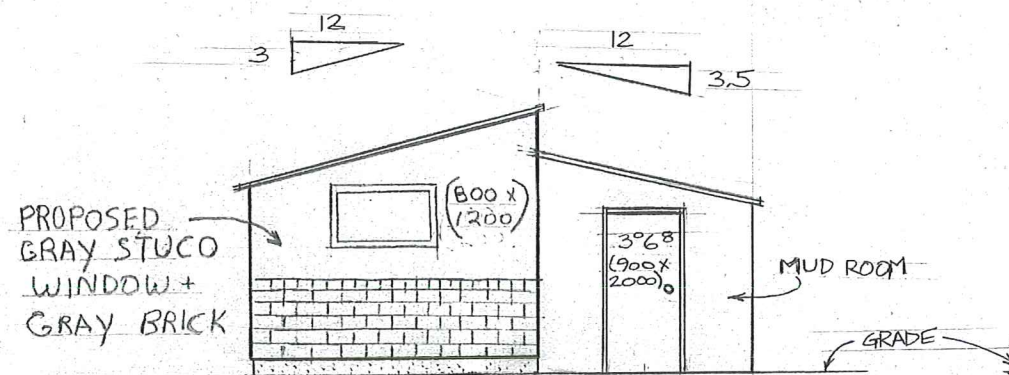
EXISTING FRONT HOUSE		
SCALE: 1/4" = 1'-0"	APPROVED BY:	DRAWN BY: NEIL
DATE:	PH# 1-250-484-5321	REVISED
FLOOR PLANS		
DRAWING NUMBER		22
3 OF 6		



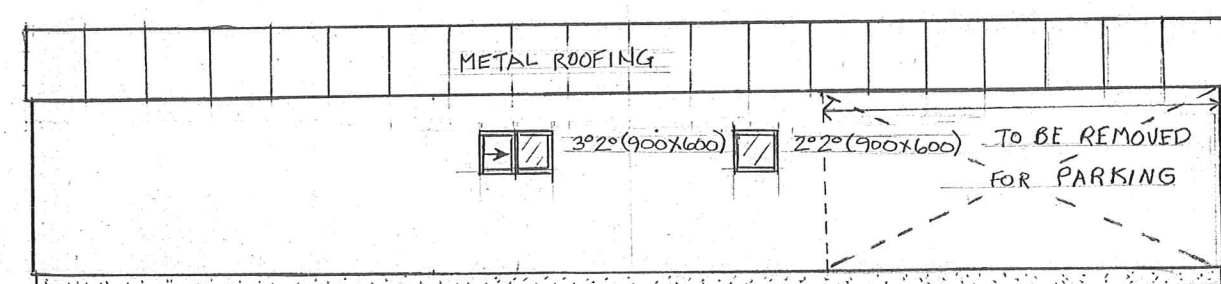
FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

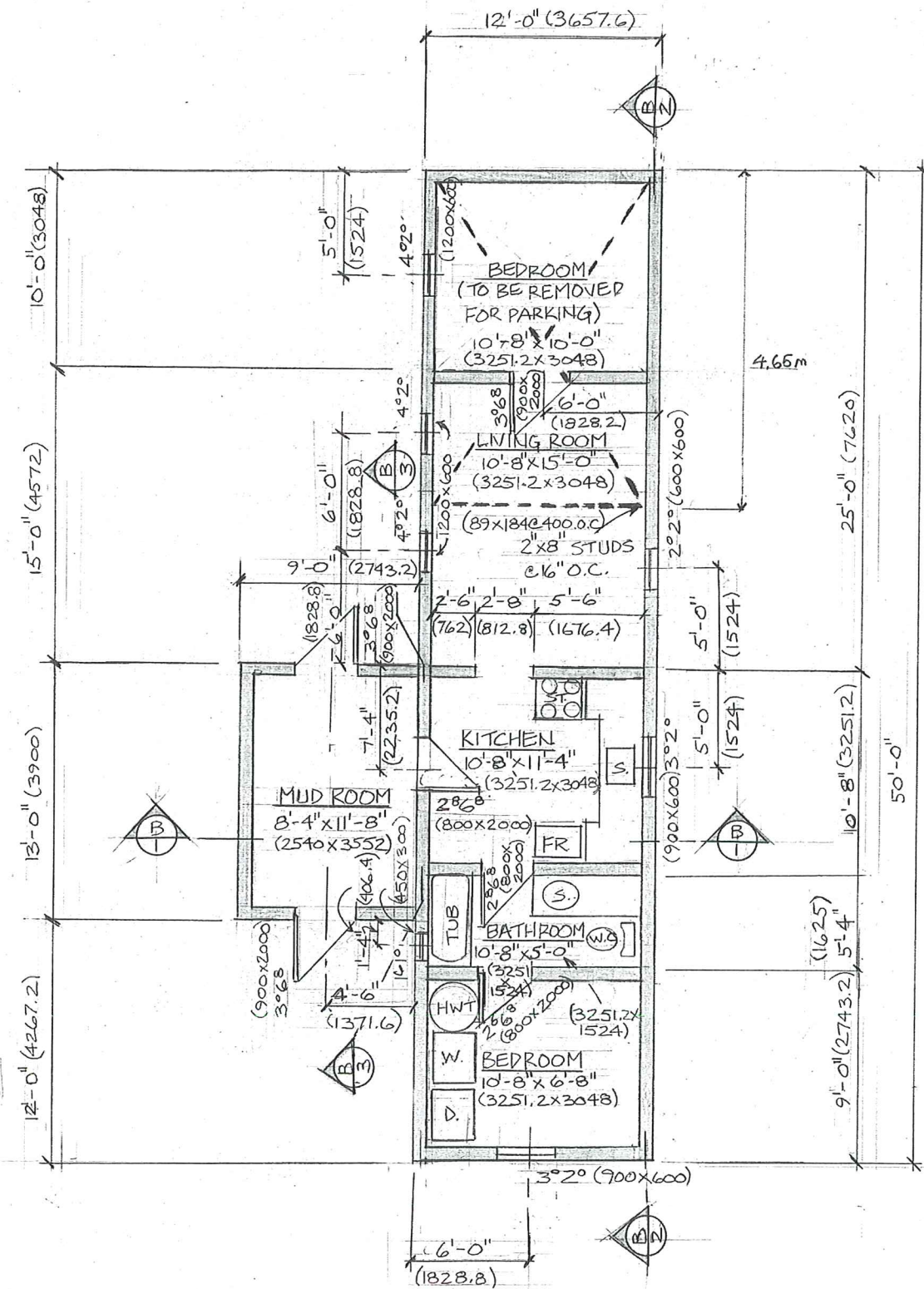
NOTE: 1/4" = 1'-0" WITH ALSO METRIC

EXISTING REAR (CARRIAGE) HOUSE

SCALE: 1/4" = 1'-0" APPROVED BY: PL# 1-250-484-5321 DRAWN BY: NEL

DATE: FEB 11/15 REVISED

ELEVATIONS



FLOOR PLAN

717 SQ. FT.
(66.6093 M²)

* WITH BEDROOM REMOVED

597 SQ. FT.
(55.4613 M²)

* NOTE: 1/4" = 1'-0" WITH ALSO METRIC

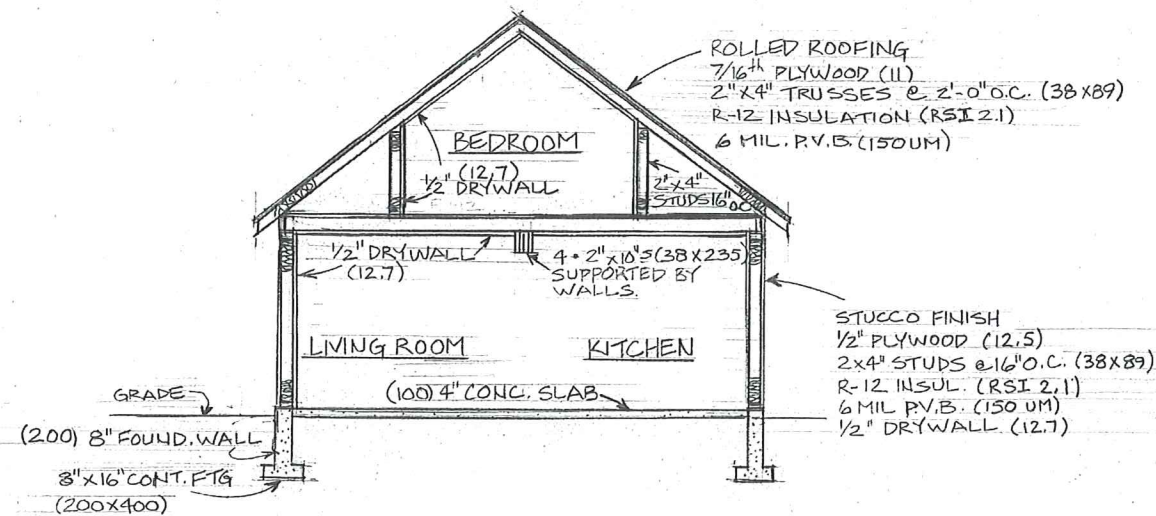
EXISTING REAR (CARRIAGE) HOUSE

SCALE: 1/4" = 1'-0" APPROVED BY: DATE: FEB 11/15 PROJECT: 1-250-484-532 DRAWN BY: NEIL REVISED:

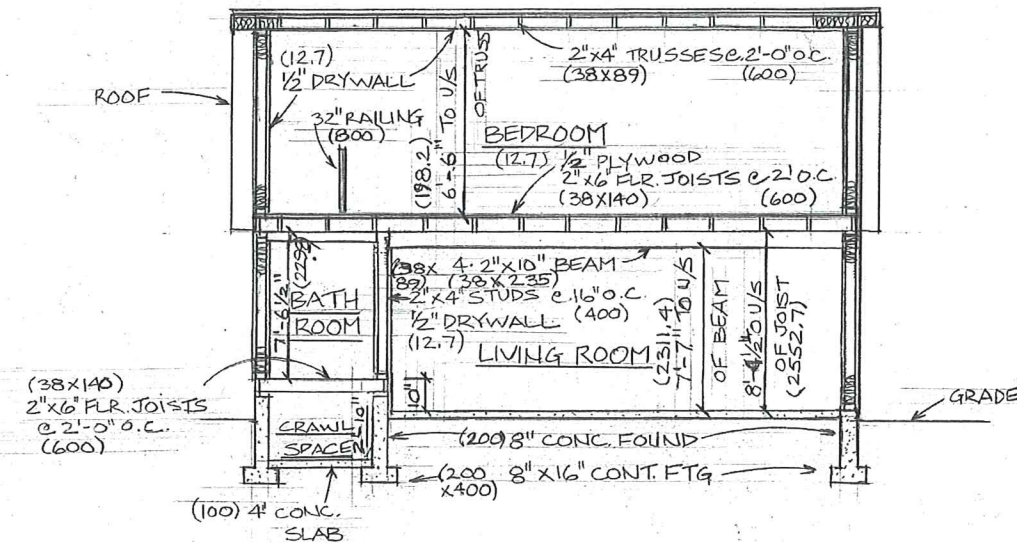
FLOOR PLAN

DRAWING NUMBER: 24

FRONT HOUSE

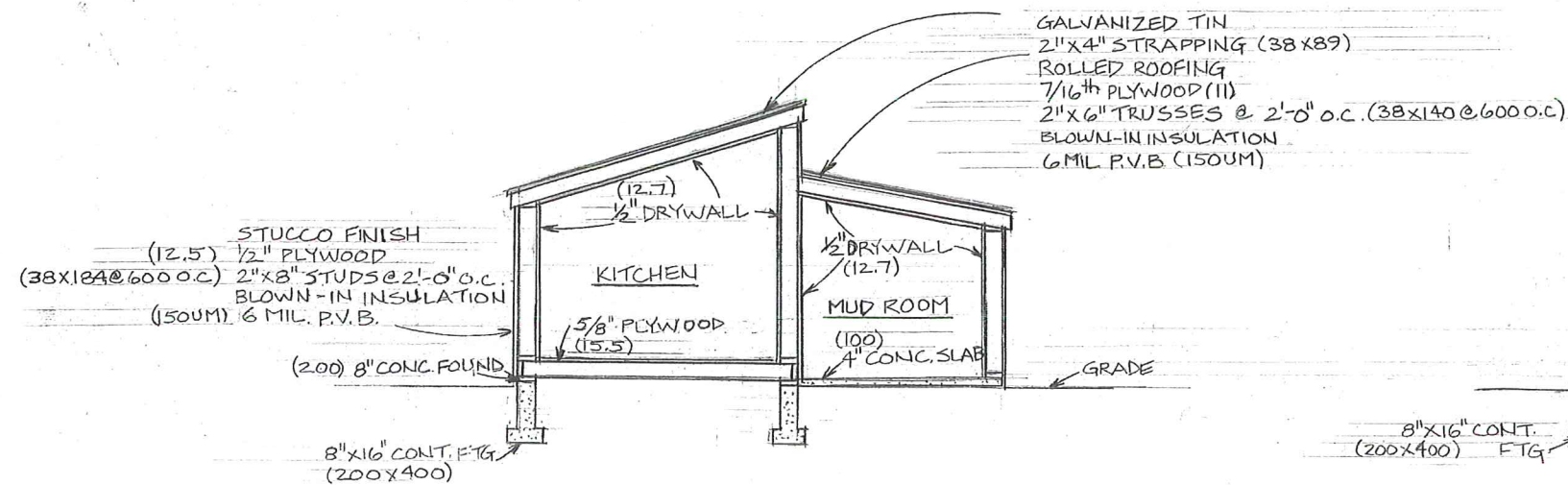


SECTION A-1



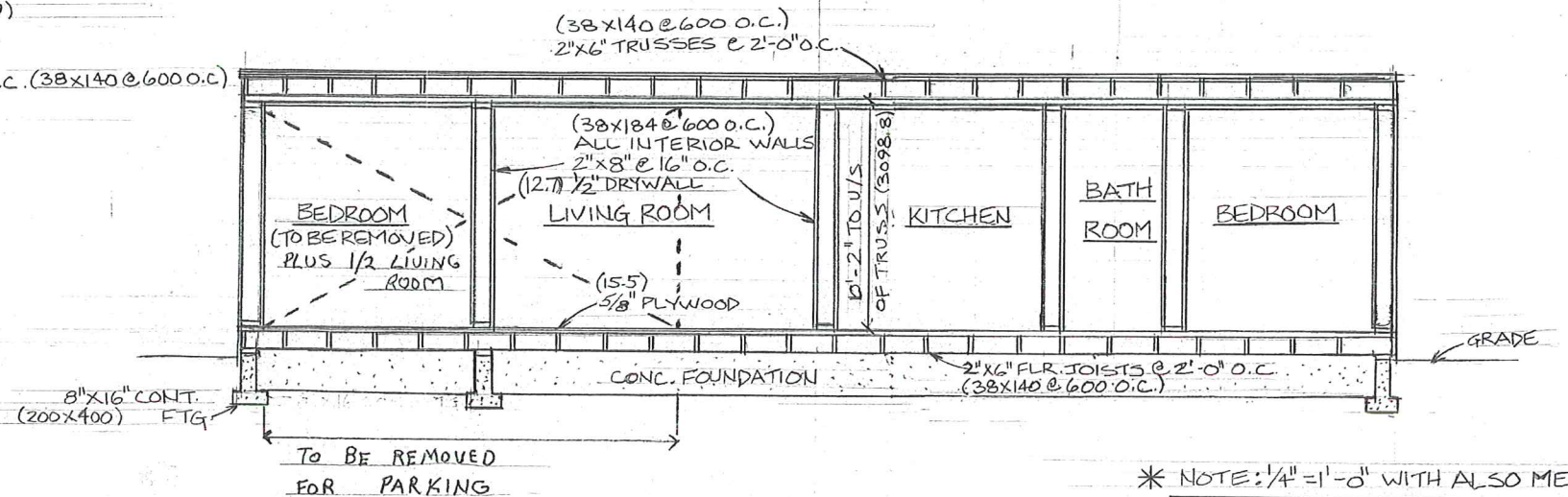
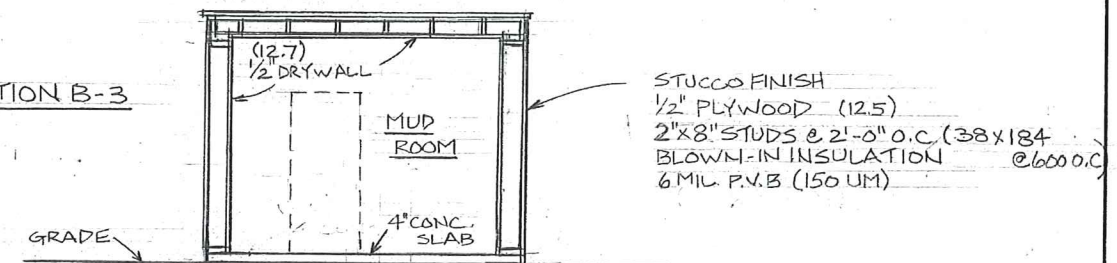
SECTION A-2

REAR HOUSE



SECTION B-1

SECTION B-3

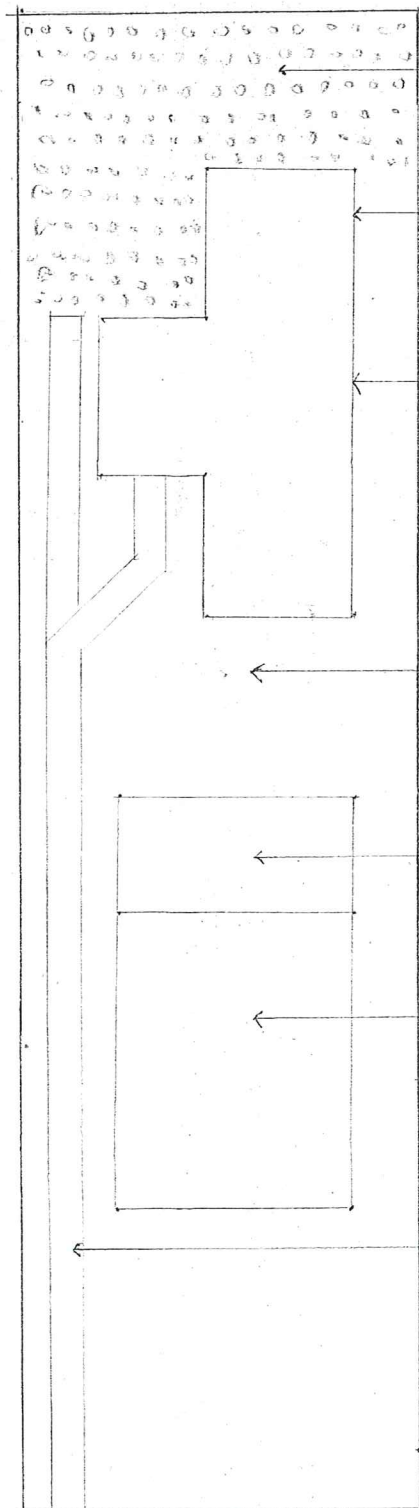


SECTION B-2

* NOTE: 1/4" = 1'-0" WITH ALSO METRIC

SCALE: 1/4" = 1'-0"	APPROVED BY: PH 250-484-5321	DRAWN BY: NEIL
DATE: MAR. 13/15	REVIS	REVIS
CROSS SECTIONS		
DRAWING NUMBER 25		
6 OF 6		

← ALLEY →



NEW GRAVEL

NEW GRAY PAINT
ON BOTH BUILDINGS

NEW WHITE PAINT
ON ALL TRIM
ON BOTH BUILDINGS

NEW LAWN

NEW DECK

NEW TIN ROOF
ON BOTH BUILDINGS

NEW CEMENT
SIDE WALK

NEW BROWN PAINT
ON COMPLETELY REPAIRED
FENCING

← CORONATION STREET →

SCALE:	APPROVED BY:	DRAWN BY:
DATE:		REVISED:
SITE PLAN		
PROPOSAL FOR PERMIT		DRAWING NUMBER 26

REPORT TO COUNCIL



Date: January 11, 2016
RIM No. 1250-30
To: City Manager
From: Community Planning Department (TY)
Application: Z15-0045 & TA15-0010 **Owner:** Eva Linttell
Address: 2075 KLO Road **Applicant:** Tyler Linttell
Subject: Rezoning Application & Text Amendment Application
Existing OCP Designation: REP - Resource Protection Area (ALR)
Existing Zone: A1 - Agriculture 1
Proposed Zone: A1t - Agriculture 1 with Agri-tourist Accommodation

1.0 Recommendation

THAT Rezoning Application No. Z15-0045 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot B District Lot 131 ODYD Plan 39954, located at 2075 KLO Road, Kelowna, BC from the A1 - Agriculture 1 zone to the A1t - Agriculture 1 with Agri-tourist Accommodation zone NOT be considered by Council;

AND THAT Zoning Bylaw Text Amendment Application No. TA15-0010 to amend City of Kelowna Zoning Bylaw No. 8000 as outlined in Schedule "A" in the Report from the Community Planning Department dated January 11, 2016 for Lot B District Lot 131 ODYD Plan 39954, located at 2075 KLO Road, Kelowna, BC NOT be considered by Council;

2.0 Purpose

To consider a Staff recommendation to NOT rezone the subject property to facilitate agri-tourist accommodations on the subject property and to consider a Staff recommendation to NOT amend the Zoning Bylaw to increase agri-tourist accommodation from the allowable five to a maximum of ten units.

3.0 Community Planning

3.1 Application

Agri-tourist accommodation is a *permitted non-farm use* in the Agricultural Land Reserve (ALR) according to the Agricultural Land Reserve Use, Subdivision and Procedure Regulation. While the use is a permitted non-farm use by the Agricultural Land Commission (ALC), the activity is not

designated as a "farm use" and therefore may be regulated or prohibited by a local government bylaw.

The City of Kelowna regulates this use by allowing agri-tourist accommodation as a secondary use if the accommodation is associated with an agri-tourism activity which is subordinate and secondary to the principal agriculture use. A number of other regulations apply to agri-tourism accommodation in Kelowna as outlined in this report. The intent of City of Kelowna's A1t zone is to provide assistance to bona fide farmers who wish to provide seasonal accommodation proven to be in aid of and directly associated with established farm operations that include an agri-tourism component. Accommodations temporary in nature may be operated on a seasonal basis subordinate to the agricultural operation.

The applicant is applying to rezone the subject property to the A1t - Agriculture 1 with Agri-tourist Accommodation Zone.

Community Planning does not support the rezoning as the subject parcel and proposed RV sites do not meet current City bylaws pertaining to agri-tourist accommodation. The subject parcel does not have an established agricultural operation that warrants agri-tourism. Staff do not see rational for allowing the "secondary use" of agri-tourist accommodation when the appropriate farming is not established. A1t zone is to assist bona fide farmers with their agri-tourism component of their agriculture.

The applicant is also applying for a site specific amendment to Zoning Bylaw No. 8000 to increase the allowable agri-tourist accommodations permitted on the subject property. The rezoning application would facilitate recreational vehicle (RV) sites on the subject property. While the text amendment application would allow ten RV sites on the property, the current A1t Zone permits a maximum of five units.

Community Planning does not support the text amendment as increasing the number of accommodation units encourages using valuable farm land for a non-farm use on parcels under 10 hectare in size. The A1t restrictions were put in place with a 2010 text amendment to Zoning Bylaw No. 8000. These restrictions in the new A1t zone are in place to ensure that agriculture stays the principal use on smaller parcels, helping to eliminate the possibility that the accommodation units could be the principal use on a small parcel. Determining the principal and secondary use could be measured by the number of visitors on the parcel for the accommodation units versus those who visit for agricultural purposes, or it could be measured by staff required to operate each use. On smaller parcels it is difficult to ensure the agri-tourist accommodation units are bringing in fewer visitors than the agriculture.

The applicant has also applied for a Development Variance Permit Application to vary the maximum distance the RV campsites may be from the principal residence from within 30.0 m to within 180.0 m.

Community Planning does not support the requested Variance as the existing non-agricultural footprint on the property exceeds the area set out in homeplating guidelines. The proposed variance would further increase this homeplate area. Staff note this application at this time is for rezoning and text amendment only.

3.2 A1 - Agriculture 1 Zone Background

In 2010, the City of Kelowna adopted the proposed amendment (BL10269) to the A1 Zone by adding Agri-tourist information and regulation including but not limited to:

- the “t” designation. Owners require a rezoning to A1t in order to develop agri-tourist accommodations.
- Definitions for Agri-tourism, Agri-tourist Accommodation, Agri-tourist Accommodation Unit.

Agri-tourist Accommodation¹: means the seasonal availability of short term accommodation for tourists on a farm, orchard, or vineyard in association with an agri-tourism activity which is subordinate and secondary to the principal agricultural use. Typical uses include but are not limited seasonal farm cabins, and campsites/recreational vehicle sites. Seasonal, in this instance, means the accommodation must be available for use only between April 1 and October 31 of each year.

- General regulations to better address community concerns including property line buffering, site coverage, number of units, dates of operation and homeplating principles for agri-tourist accommodation.
- *Maximum agri-tourist accommodations²*

Lot Size (hectares)	< 4.0	4.00 to 5.99	6.00 to 6.99	7.00 to 7.99	8.00 to 8.99	9.00 to 9.99	≥10.00
Agri-tourist Accommodation units	X	5 units	6 units	7 Units	8 units	9 units	10 units

The text amendments resulted in more stringent regulations that strive for consistency with the surrounding agriculture area in order to avoid further conversation of agriculture land and land uses that may:

- generate land use conflicts
- escalate land prices through speculation
- demand the extension of a variety of infrastructure
- set expectations of further non-farm land use change and/or subdivision.

Current

Staff continue to meet with and listen to passionate members of the public regarding the use and misuse of existing agri-tourist accommodation operations in the City. It is very clear that a good number of residents and legitimate farm operators have been negatively impacted by this use and eagerly await a resolution on this matter.

Today the Ministry of Agriculture, ALC and local governments in BC still face problems with the mixed use on ALR lands. MOA has identified agri-tourism accommodations as a use that is being taken advantage of. The most recent MOA concerns and recommendations for agri-tourists uses are outlined in the Current Development Policies section of this report. These recommendations are not adopted by ALC and are provided for discussion and information only.

¹ City of Kelowna Zoning Bylaw No. 8000 Section 2 - Interpretation

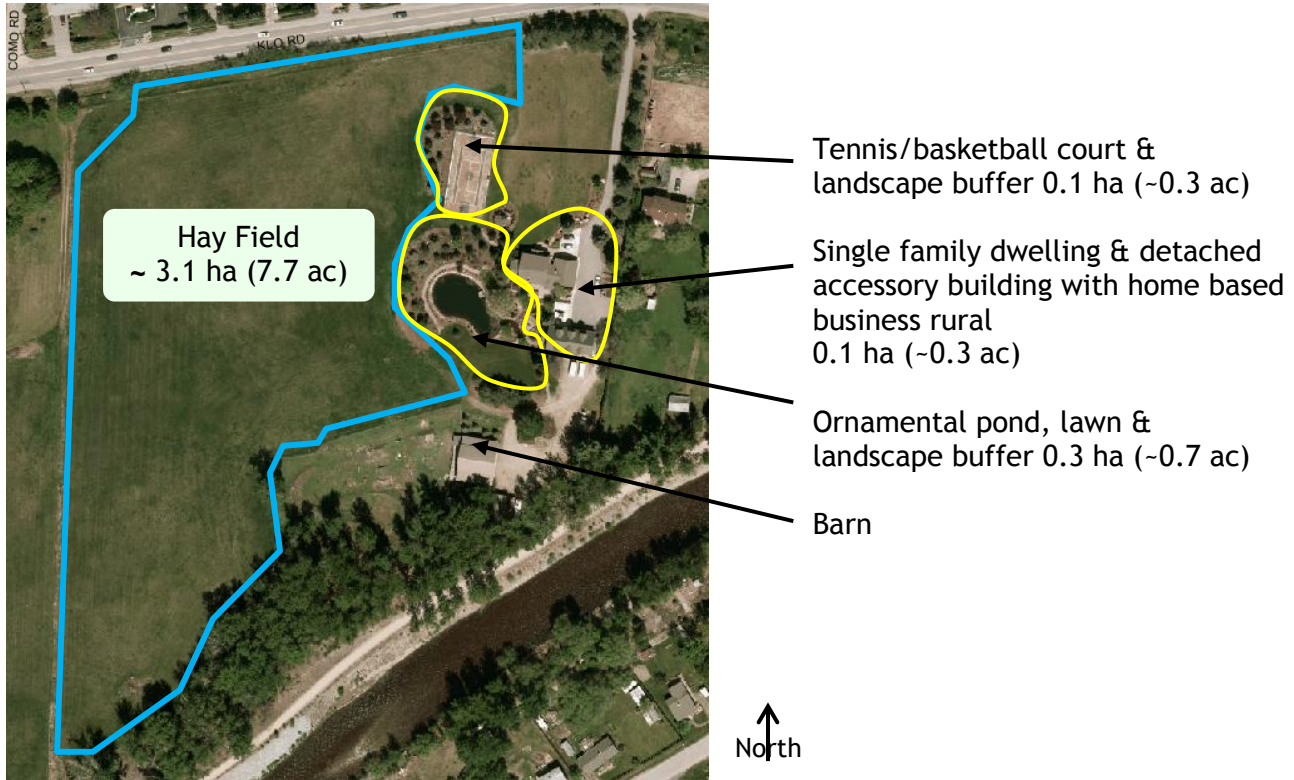
² City of Kelowna Zoning Bylaw No. 8000 Section 11 - Agricultural Zones 11.1.8(e) Other Regulations - Agri-tourist accommodation

3.3 Proposal

The applicant is applying to rezone their property and amend the A1 Zone in order to facilitate a 10 unit Agri-tourist RV site. The owners live on the property and are proposing to implement a farm plan and at the same time create agri-tourism for seasonal agri-tourist accommodation (RV Sites).

The subject parcel is 14.24 acres in size and currently has approximately 7.7 acres of hay production. A single family dwelling, detached two storey accessory structure, tennis court, ornamental pond water feature and barn exists on the property. The applicant is proposing 10 RV sites to be located in the rear of the property. The application requires rezoning in order to permit the agri-tourism accommodation use. The application also requires a text amendment as Zoning Bylaw No. 8000 only permits five agri-tourist accommodation units (RV sites). The proposed site plan attached to this report identifies the addition of ten RV sites and proposed agriculture. The proposed agriculture plan includes vegetable and berry gardens, laying and meat chickens and an apiary. Bathroom and shower facilities for the RV sites are proposed in an existing barn.

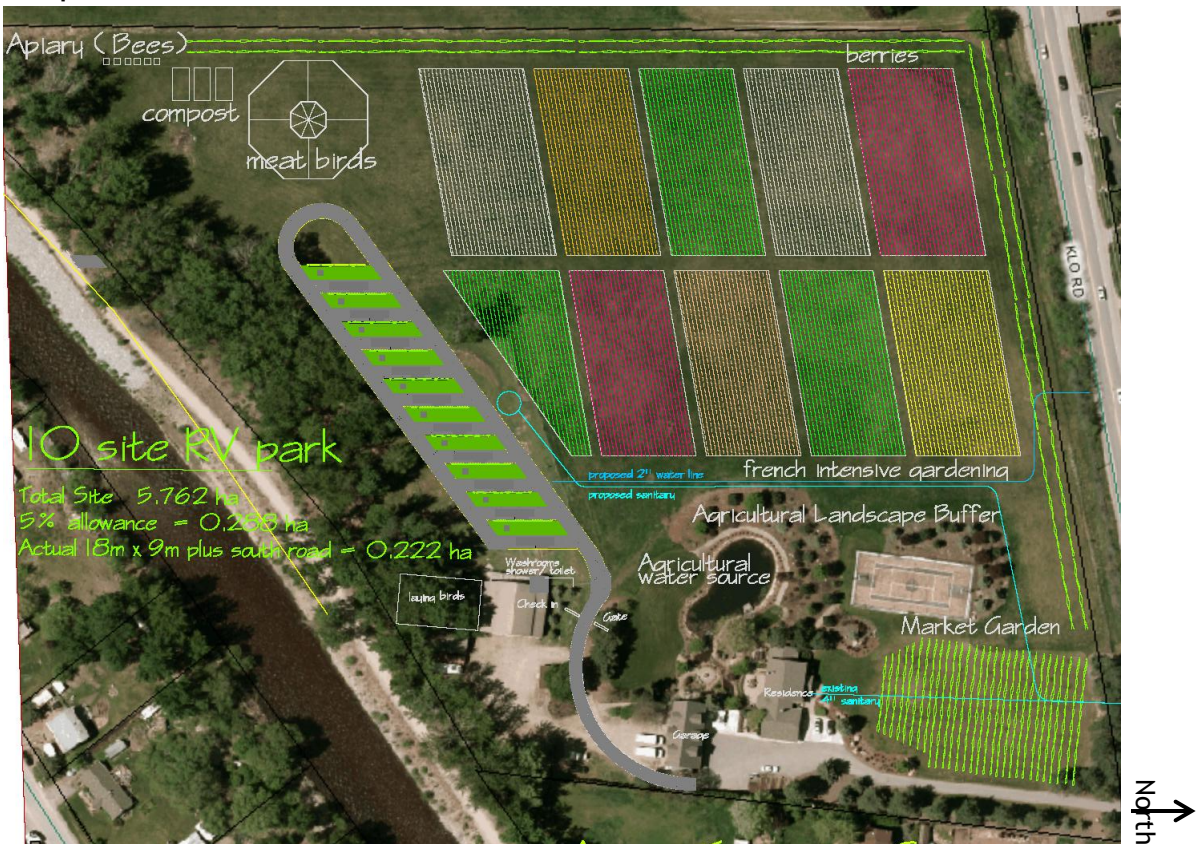
Existing Agriculture & Non-Agricultural Uses



The farm plan is proposed in stages as noted in an attached letter from a local farmer who intends to farm the vegetable and berry portion of the proposed agriculture. The berry planting is shown in green lines surrounding the west and north property lines, the vegetable garden is shown in multiple coloured rectangles in the centre of the property. The letter outlines that beginning in Spring 2016, berries may be planted. The seven acre parcel designated as vegetable garden will be ploughed, disked and rotated with soil enrichment and weed control for the 2016 season. The first crop for this seven acre parcel may be a mix of corn, winter squash and broccoli with the intention of growing the high density garden as shown on the proposed site plan in

future years. A letter is also attached from a local farmer intending to place eight colonies of bees in spring 2016.

Proposed Site Plan



The subject parcel does not currently have enough agriculture to warrant agri-tourism or agri-tourist accommodations, the proposed plan also exceeds the minimum number of allowable accommodation units and does not respect homeplating distances as permitted by Zoning Bylaw No. 8000.

Zoning Bylaw No. 8000 requires that the accommodations should be associated with an agri-tourism activity. Both the accommodations and agri-tourist activity should be subordinate and secondary to the principal farm use. The existing agriculture on the property, hay forage crop, is a valid agricultural operation but does not provide the interaction with local residents or visitors to Kelowna (agri-tourism). Should RV sites be developed today, the end use would not be a true agri-tourist accommodation, but rather an RV park. The use of 10 RV sites versus a 7.7 acre forage crop on a parcel this size would result in the RV park as the principal use rather than a secondary agri-tourist accommodation use.

A proposed farm plan in the future does not guarantee that agriculture will occur on the property. For this reason, farm practices (the principal use) need to precede the agri-tourism. An established, thriving farm is more likely to be maintained and operate at the same levels it does before an accessory use is introduced.

City Staff are certainly in support of expanding agriculture on the property that would warrant agri-tourism. Staff want to see agriculture implemented and thriving before permitting an

accessory use such as agri-tourism accommodation on the property. The creation of seasonal, temporary agri-tourist accommodations would be a welcome asset to Kelowna if the agriculture as proposed in this application were in place and thriving on the parcel.

This application was presented to the Agricultural Advisory Committee; their comments are in the Technical Comments of this section. A committee member was concerned about crop success as a soil analysis on an adjacent property identified the requirement for substantial amendments in order to bring the soil up to acceptable conditions which made it cost prohibitive to pursue vegetables on that property. At the time of the AAC meeting, the applicant had not undertaken a soil analysis on the subject property.

Further, existing non-farm structures and uses on the property do not adhere to homeplate principles. The applicants have submitted an application for a Farm Protection Development Permit and a Development Variance Permit which would allow the RV sites to be in a location more than 30.0 m from the principal residence, increasing the homeplate non conformity.

3.4 Possible Outcomes of Rezoning:

Rezoning on a property for agri-tourist accommodation where there is a promise to farm instead of an established farming practice will set the precedent that an A1 zone land owner only needs to submit a farm plan to create future agri-tourism. This practice may lead to exploitation of ALR land in order to operate a commercial operation as it is less expensive than commercially zoned land. The "t" designation may not be taken away if the proposed vegetable and berry garden, bees or chickens are not implemented.

3.5 Possible Outcomes of Amending Zoning Bylaw No. 8000 for the Subject Property:

Allowing ten sites on a parcel under six hectares in size eliminates the intention of regulating this accessory use and instead allows the agri-tourist accommodation units to be a principal use on smaller parcels. The restriction of accommodation units based on parcel size is directly related to keeping the use of the property as agriculture and deterring land owners from maximizing non farm uses on agricultural land. This would also negate the effectiveness of this provision in the zoning bylaw, which is to limit the risk of smaller sites having agri-tourism accommodation becoming a primary use. No unique attributes to distinguish the request for 5 additional sites from any other request, especially without a unique agri-tourism operating currently.

The text amendment also sets a precedent that A1 parcels in Kelowna do not need to adhere to the unit restrictions based on parcel size. This would open the door to ten RV sites on parcels such as the subject property in all areas of Kelowna. Currently there are 562 parcels zoned A1 between 4.0 ha and 9.9 ha in size. The attached Existing A1 Zone Property Map 1 identifies these parcels.

Existing A1 Zone Property Map 2 identifies A1 zoned properties that are 10.0 ha and higher in size. These properties are permitted to have 10 agri-tourist accommodation units should the use meet all the A1t zone requirements. There are 204 of these parcels in Kelowna.

The proposal brought forth by the applicant includes letters from farmers agreeing to operate the apiary, vegetable and berry agriculture on site. There is the potential dissolution of these agreements/partnerships with the farmers and property owners. The subject parcel being less than six hectares creates a challenge to keep ten agri-tourist accommodation units a secondary use versus a larger agriculture parcel. This was identified in 2010 when the A1 - Agriculture 1 zone was amended.

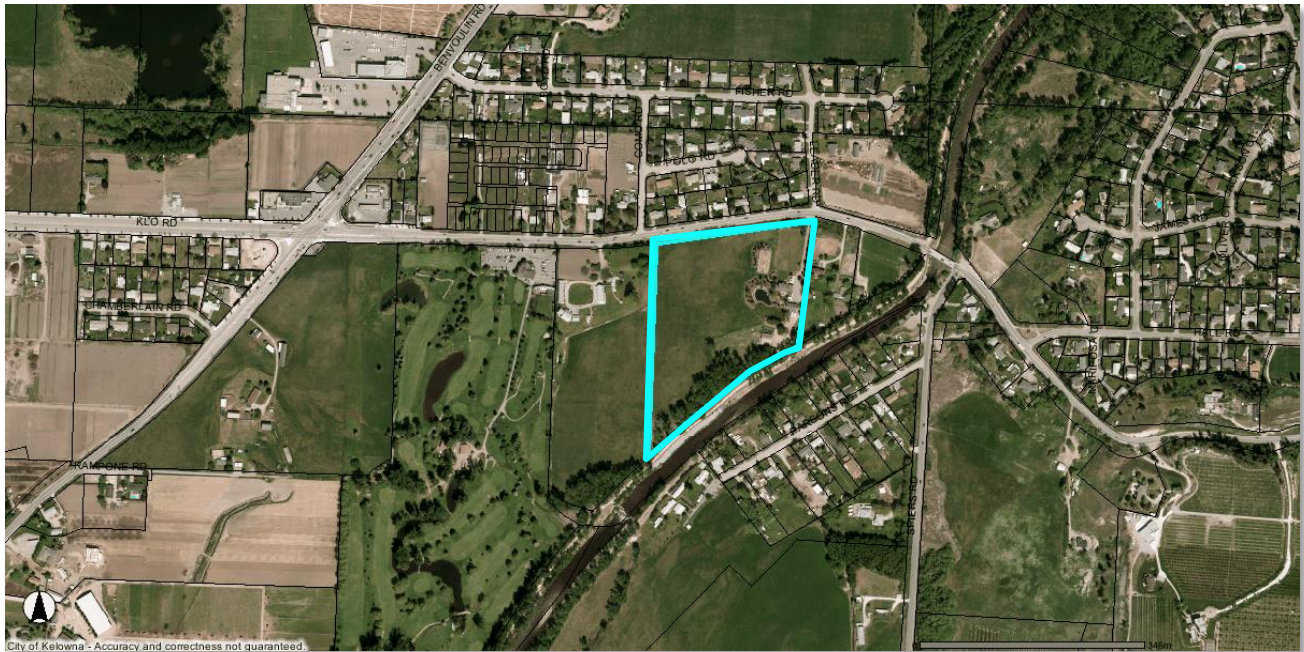
Staff do not support the rezoning as agriculture for agri-tourism is not in place. Staff do not support the text amendment as increasing the number of sites encourages using valuable farm land for a non-farm use on parcels under 10 hectare in size. Once the RV sites are in place, enforcement is time consuming and ineffective. The best way to reduce the occurrence of an accessory use becoming the principle use in this case is to reduce the number of accommodations on small parcels such as these. Staff encourage agriculture as shown on the proposed site plan be implemented and thriving for a minimum of one year, and apply for with the A1t rezoning application at that time.

4.0 Context

4.1 Neighbourhood Context

The subject property is located between KLO Road and Mission Creek in the South Pandosy / KLO Sector of Kelowna. The site area is 5.76 hectares (14.24 acres). The soils in this area are Class 4 with improved ratings of Class 2 according to the land inventory (see attached Canada Land Inventory information). Overall soil limitations include "excess water" and "fertility" in small areas. These soils are suitable for pasture, as well as forage and vegetable crops.

Neighbourhood Context Map



Mission Creek Greenway runs along the south property line of the subject parcel. Land on the subject parcel within the Mission Riparian Area is not able to be developed on as shown in the Riparian Management Area, Mission Creek Map in this report. 2075 KLO Road is in the Agricultural Land Reserve, designated REP Resource Protection Area in Kelowna's OCP and outside of the Permanent Growth Boundary.

4.2 Site Context

The subject property is located on the south side of KLO Road, between Benvoulin Road and Spiers Road. Mission Creek including the Mission Creek Greenway runs along the south property line of the subject property.

4.3 Adjacent land uses are as follows:

Orientation	Zoning	Land Use	Future Land Use
North	A1	Single Family Dwelling Properties	S2RES
East	A1	Single Family Dwelling	REP
South	A1 RR3	Mission Creek Greenway Single Family Dwelling Properties Single Family Dwelling with Hay	PARK S2RES REP
West	A1	Single family Dwelling with Vegetable & Truck, Hay	REP

Parcel Summary: Parcel Size: 5.76 ha (14.24 ac), Elevation: 353.5 m to 355.0 m
Subject Property Map: 2075 KLO Road



4.4 Zoning Analysis Table

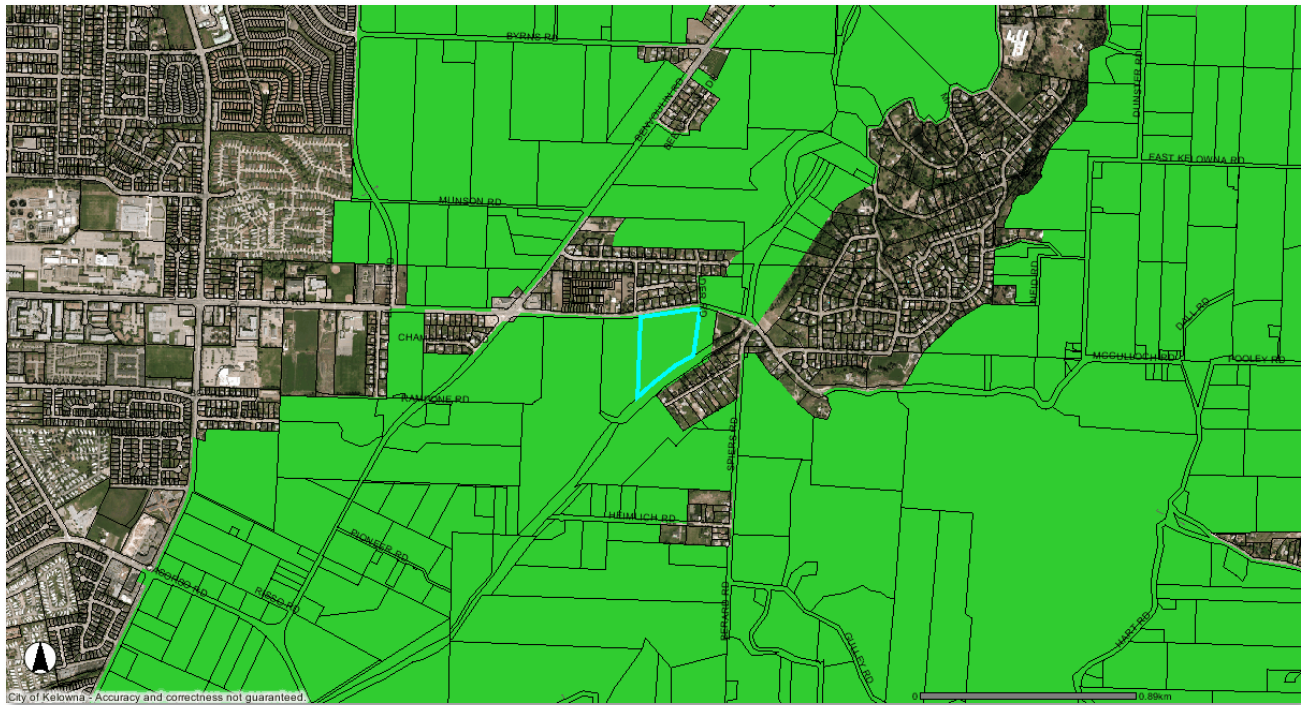
CRITERIA	A1t ZONE REQUIREMENTS	EXISTING	PROPOSED
Existing Lot/Subdivision Regulations			
Minimum Lot Area	2.0 ha / 20,000 m ²	5.76 ha / 57,627 m ²	5.76 ha / 57,627 m ²
Minimum Lot Width	40.0 m	246.0 m	246.0 m
Development Regulations			
Maximum Site Coverage	10%	1,370 m ² = 2%	1,370 m ² = 2%
Maximum Height	9.5 m / 2 ½ storeys	2 storeys	2 storeys
Minimum Front Yard	6.0 m	93.0 m	93.0 m
Minimum Side Yard (west)	3.0 m	> 150.0 m	> 150.0 m
Minimum Side Yard (east)	3.0 m	8.5 m	8.5 m
Minimum Rear Yard	10.0 m	22.0 m (barn)	22.0 m (office & washrooms)
Other Regulations			
Maximum setback from Mission Creek	50.0 m	~29.0 m (barn)	~29.0 m (office & washrooms)
Maximum Number of Agri-tourist Accommodations	5 units	<i>na</i>	10 units ❶
Agri-tourist Accommodation	WITHIN 30 m of principal residence	<i>na</i>	~ 170 m ❷
OCP Homeplating guidelines (non-agricultural use footprint maximum area)	60 m x 60 m = 3,600 m ² & Located adjacent to a property line	8,126 m ² & Adjacent to a property line	8,126 m ² (Existing) + ~ 2,920 m ² (RV Sites)
❶ Indicates a requested Text Amendment to the maximum number of agri-tourist accommodations.			
❷ Indicates a requested Variance to the maximum distance from a principal residence.			

A Riparian Area Setback requirement for Mission Creek runs adjacent to the south property line of the subject parcel. As the parcel is upstream of Gordon Drive, the Minimum Riparian Management Area is 50 m, measured perpendicularly inland from the top of bank, top of ravine, or natural boundary of Mission Creek.

Mission Creek Riparian Management Area Map



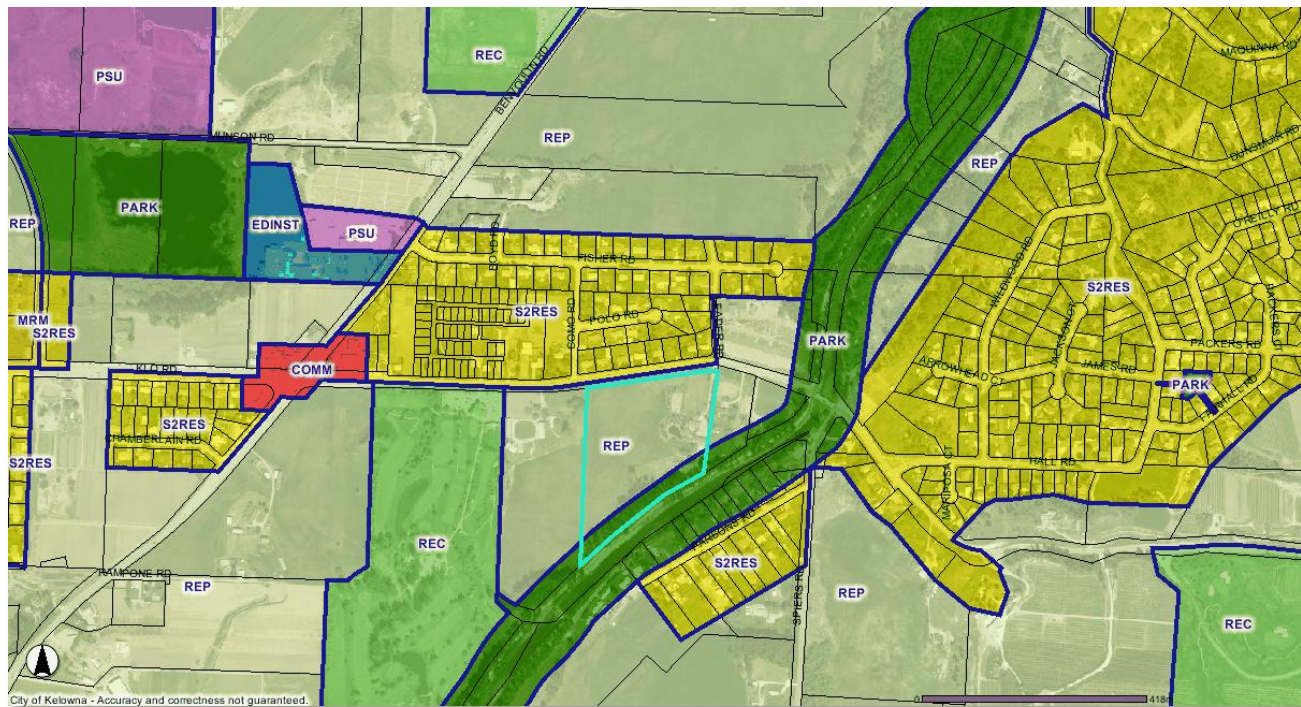
Agricultural Land Reserve Map



4.5 Future Land Use

The subject property has a future land use of REP - Resource Protection, which is adjacent on both sides. Park - Major Park / Open Space (Public) exists to the south and S2RES - Single / Two Unit Residential to the north.

Future Land Use Map



5.0 Agriculture

5.1 Current and Historical Land Use

The subject property has a current land use of an alfalfa “forage crop”. The owners purchased the property in 2003 and currently have a hay operation on approximately 2.9 ha (7.40 ac) of the property. The property has farm status with BC Assessment.

5.2 Agricultural Capability

Attached to this report is a full Agricultural Lands Capability map and breakdown for the subject property. The breakdown outlines the following: The majority of the land is Class 4W, with the remainder Class 5W with improvements to Class 2 and Class 3WF. This means that the land as it is now is between a Class 4 and 5 with excess water during the growing period. This may be improved by altering the soil and land to eliminate excess water which would improve the land to between Class 2 and Class 3.

Class 1 - 3 is considered prime agricultural land and relatively rare in Kelowna. Class 2 has minor limitations that require good ongoing management practices or slightly restrict the range of crops. They are deep, hold moisture well and can be managed with little difficulty.

5.3 Soil Capability

The soils on the property are 63% Guisachan, 30% Tanaka, 4% Dyke, and 2% Cameron Lake. Guisachan and Tanaka soils are common within the floodplain of Mission Creek, and often occur together, with Tanaka soils occurring in depressions. Guisachan soils are moderately coarse textured, stone free, typically 30 - 100 cm deep and overlay coarse fluvial fan deposits. The textures are silty and sandy loam. Groundwater is near the surface during the winter and decreases through the year, with the lowest during the autumn. The soils are suited to crops that are not sensitive to occasional high groundwater. These crops range from vegetable crops to hay and pasture.

Tanaka soils are moderately textured, gravel free fluvial fan deposits. The textures range from sandy loam to silty loam. They are poorly drained, and have a high water holding capacity. The water table fluctuates between the surface and 1.5 metre depth. Depressions are susceptible to flooding. They are limited to agricultural uses that can tolerate high groundwater. Suitable crops include pasture and hay, turf, field crops and vegetables.

6.0 Public Notification

As per Council Policy 367, the applicant completed Public Notification & Consultation in the form of neighbourhood circulation and a Public Information Session. Please note, the site plan circulated was the original site plan that indicated orchard trees in the place of the vegetable and berry garden.

- Circulated information to neighbours August 26, 2015
 - One letter of opposition
 - Lack of privacy for Parson Road Residents
 - Sound of diesel engines
- Held Public Information Session September 22, 2015. Approximately 13 people attended. Comments included:

Concerns

- (2) Concerns with traffic safety with the driveway access on KLO Road
- (2) Concerns of views of RV sites from Residential yards
- (1) Concerns with more than 10 RV sites being created after approvals
- (1) Concerns with lack of privacy from Parsons Road residents
- (1) Concerns of noise of RV engines and tourists

Support

- (3) Support for proposed RV site location
- (3) Support for application

7.0 Text Amendment Legal/Statutory Authority:

Agricultural Land Commission

The ALC permits agri-tourist accommodations provided that:

- Permitted on land that is classified as a farm under the Assessment Act.
- Accommodations are limited to 10 sleeping units in total, seasonal or short term.
- Total developed area for buildings, landscaping, and access for accommodation is less than 5% of the parcel.

The ALC permits local governments to prohibit or restrict this permitted non-farm use.

City of Kelowna

The following bylaw (BL10269) was adopted September 2010 which included the following;

- Addition of A1t - Agriculture 1 with Agri-tourist Accommodation designation
- Addition of Definitions: Agri-tourist, Agri-tourist Accommodation, Agri-tourist Accommodation Unit.
- Addition of Regulations that outline:
 - The agri-tourist accommodation shall be accessory to a legitimate agriculture operation.
 - Minimum lot size of 4.0 ha
 - Maximum number of agri-tourist accommodation units in relation to lot size.
(below 4.0 ha = 0 units, 4.0 - 5.99 ha = 5 units, 6.0 - 6.99 ha = 6 units, 7.0 - 7.99 ha = 7 units, 8.0 - 8.99 ha = 8 units, 9.00 - 9.99 ha = 9 units, 10.0 ha and over = 10 units)
 - Prohibiting RV storage
 - Location of agri-tourist accommodation units to within 30 m of principal dwelling. (homeplating principle)
 - Landscape buffer Level 5 requirements
 - Bathroom facility requirement for campsites

8.0 Current Development Policies

8.1 Kelowna Official Community Plan (OCP)

FARM PROTECTION DEVELOPMENT PERMIT

Objectives ³ Protect farm land and farm operations; Minimize the conflicts created by activities designated as farm use by ALC regulation and non-farm uses within agricultural areas.

³ City of Kelowna Official Community Plan, (Farm Protection Development Permit Guidelines Chapter).

FARM PROTECTION GUIDELINES

Homeplate ⁴ On agricultural lands, where appropriate, locate all buildings and structures, including farm help housing and farm retail sales, within a contiguous area (i.e. homeplate). Exceptions may be permitted where the buildings or structures are for farm use only;

Landscape buffer ⁵ On agricultural and non-agricultural lands, establish and maintain a landscape buffer along the agricultural and/or property boundary, except where development is for a permitted farm use that will not encourage public attendance and does not concern additional residences (including secondary suites), in accordance with the following criteria:

AGRICULTURAL LAND USE POLICIES

Protect Agricultural Land ⁶ Retain the agricultural land base by supporting the ALR and by protecting agricultural lands from development, except as otherwise noted in the City of Kelowna Agricultural Plan. Ensure that the primary use of agricultural land is agriculture, regardless of parcel size.

Urban Uses ⁷ Direct urban uses to lands within the urban portion of the Permanent Growth Boundary, in the interest of reducing development and speculative pressure on agricultural lands.

Agri-tourism, Wineries, Cideries, Retail Sales ⁸ Support agri-tourism uses that can be proven to be in aid of and directly associated with established farm operations. Permit wineries, cideries and farm retail sales (inside and outside the ALR) only where consistent with existing ALC policies and regulations.

Homeplating ⁹ Locate buildings and structures, including farm help housing and farm retail sales area and structures, on agricultural parcels in close proximity to one another and where appropriate, near the existing road frontage. The goal should be to maximize use of existing infrastructure and reduce impacts on productive agricultural lands.

8.2 Ministry of Agriculture

REGULATING AGRI-TOURISM AND FARM RETAIL SALES IN THE AGRICULTURAL LAND RESERVE. DISCUSSION PAPER AND PROPOSED MINISTER'S BYLAW STANDARDS. ¹⁰

Proposed definitions

Accessory (agri-tourism) means that the *agri-tourism* is subordinate to the active *farm operation* on the same lot. *Agri-tourism* uses and activities only augment a farmer's regular farm income, not exceed or replace it.

Agri-tourism is travel that combines agricultural or rural settings with products of agricultural operations - all within a tourism experience that is paid for by visitors. It is a tourist activity, service or facility which is *accessory* to a *farm operation*, as defined in the *Farm Practices*

⁴ City of Kelowna Official Community Plan, Policy 1.2 (Farm Protection Development Permit Guidelines Chapter).

⁵ City of Kelowna Official Community Plan, Policy 1.3 (Farm Protection Development Permit Guidelines Chapter).

⁶ City of Kelowna Official Community Plan, Policy 5.33.1 (Development Process Chapter).

⁷ City of Kelowna Official Community Plan, Policy 5.33.3 (Development Process Chapter).

⁸ City of Kelowna Official Community Plan, Policy 5.33.5 (Development Process Chapter).

⁹ City of Kelowna Official Community Plan, Policy 5.34.3 (Development Process Chapter).

¹⁰ Ministry of Agriculture, Regulating Agri-tourism and Farm Retail Sales in the Agricultural Land Reserve, Discussion Paper and Proposed Minister's Bylaw Standards. September 14, 2015.

Protection (Right to Farm) Act, where the land is classified as a farm under the *Assessment Act*; and, where the farm is in active operation each year.

Accessory Farm Activity

Table 1. Examples of Agri-Tourism and Farm Incomes

COLUMN A	COLUMN B
AGRI-TOURISM INCOME	FARM INCOME
Entry or participation fees, tour fees	Primary agricultural production income
Fees for tours, services and workshops related to the farm operation	Value-added operations: processing of <i>own farm products</i>
Retail sales of <i>off-farm or non-farm products</i>	Retail sales of <i>own farm products</i>
Agri-tourism accommodation charges	

To be considered accessory, the annual income from agri-tourism [Column A] must be no more than the annual regular farm income [Column B]. The ALC may allow a larger proportion of agri-tourism activity on a farm, if the farmer applies for a non-farm use approval.

Examples include a farmer intending to regularly host special events such as commercial weddings, conferences or an annual music festival. A local government could decide whether to support those commercial activities in its zoning if it is authorized by the ALC.

Site Layout for Agri-tourism Activities

Site coverage and setbacks for agri-tourism structures must follow the standards for farm structures provided in Part 2 of the "Guide for Bylaw Development in Farming Areas".

8.3 Suburban and Rural Planning

The intent of the A1t zone is to provide assistance to bona fide farmers who wish to provide seasonal accommodation proven to be in aid of and directly associated with established farm operations. The proposed application does not have the background of an established farm that provides interaction with local residents or visitors to Kelowna.

The existing non-farm structures and uses on the property do not adhere to homeplate principles. The proposed 10 RV sites increase this non conformity.

Bonding has been a poor tool to encourage farming as the cost of holding bond can be worked into a business plan. The City is not in the business of farming, and does not have the Staff to initiate farming through cashing the bond should default of the agreement occur.

City Staff recommend a farming first approach, where agriculture including agri-tourism is well established and thriving before considering agri-tourist accommodation.

9.0 Technical Comments

The referral comments from external agencies and City departments are noted in the sections below.

9.1 Agricultural Land Commission (ALC)

Bonding for future agriculture is not an appropriate measure for ensuring agricultural development occurs on the site. Agricultural development must precede the request for agri-tourist accommodation.

9.2 Development Engineering Department

Water and sewer EDU's are required to be paid as well as increasing size of each connection as required. Only one water and one sewer connection is permitted. Safety is a concern with traffic sightlines from the current driveway on to KLO Road.

9.3 Fire Department

Emergency vehicle access review will be required at time of Building Permit, no wood burning fire pits are permitted.

9.4 FortisBC Inc - Electric

The applicant is responsible for costs associated with any change to the subject property's existing service, if any, as well as the provision of appropriate land rights where required.

10.0 Agricultural Advisory Committee

The above noted application was reviewed by the Agricultural Advisory Committee at the meeting held on November 12, 2015 and the following recommendations were passed:

The Agricultural Advisory Committee did not support the application as it is contrary to the policies and bylaws of the City of Kelowna. Historically RV sites are not very compatible with agriculture. RV parks do not benefit agriculture.

The Members are pleased with the enthusiasm by the Applicant and admire the Applicant's plans; however the plan is contrary to City bylaws. The Members feel the proposal would be more comfortable if there was more agriculture on the site then envisioned as they believe that agriculture should come first and then agri-tourism.

11.0 Application Chronology

Date of Application Received:	August 14, 2015
Date Public Consultation Completed:	September 22, 2015
Date of Revised Site Plan:	November 12, 2015
Date of AAC Meeting:	November 12, 2015
Date of Revised Site Plan:	November 18, 2015

12.0 Alternate Recommendation

Should Council support the applicant's request to rezone the subject property from the A1 - Agricultural 1 zone to the A1t - Agricultural 1 with Agri-tourist Accommodation zone, the following alternate resolution is provided for consideration;

THAT Rezoning Application No. Z15-0045 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot B District Lot 131 ODYD Plan 39954, located at 2075 KLO Road, Kelowna, BC from the A1 - Agriculture 1 zone to the A1t - Agriculture 1 with Agri-tourist Accommodation 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 Schedule "A" attached to the Report from the Community Planning Department dated January 11, 2016;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the issuance of a Section 219 Restrictive Covenant that will limit the area of the agri-tourist accommodation footprint, dates of operation, as well as prohibiting storage of RV's.

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the issuance of a Section 219 Restrictive Covenant that will prohibit individual water and sewer services to each agri-tourist accommodation units, permitting one water hookup and one sani-dump located at the front of the property.

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the issuance of an Agri-Tourist Accommodation Business Licence.

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

Should Council support the applicant's request for a site specific text amendment, the following alternate resolution is provided for consideration;

THAT Zoning Bylaw Text Amendment Application No. TA15-0010 to amend City of Kelowna Zoning Bylaw No. 8000 as outlined in Schedule "B" in the Report from the Community Planning Department dated January 11, 2016 for Lot B District Lot 131 ODYD Plan 39954, located at 2075 KLO Road, Kelowna, BC be considered by Council;

AND THAT the Zoning Bylaw Text Amending Bylaw be forwarded to a Public Hearing for further consideration;

AND FURTHER THAT final adoption of the Zoning Bylaw Text 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 January 11, 2016.

Report prepared by:

Tracey Yuzik, Planner

Reviewed by:

☐

Todd Cashin, Suburban and Rural Planning Manager

Approved for Inclusion:

☐

Ryan Smith, Community Planning Department Manager

Attachments:

Subject Property Map

Schedule A: City of Kelowna Memorandum

Schedule B: Summary of Proposed Text Amendment

Proposed Site Plan

Soil Classification Table

Agricultural Capability Table

Applicant letter of rationale and supporting documents

SUMMARY OF PROPOSED TEXT AMENDMENT
January 11, 2016

Zoning Bylaw No. 8000

Existing Text

Section 11 - Agricultural Zones

11.1.8(e) Maximum number of agri-tourist accommodation units permitted

For lots larger than or equal to 4.0 ha in size, agri-tourist accommodation shall be permitted according to the following table:

Lot Size (hectares)	< 4.0	4.00 to 5.99	6.00 to 6.99	7.00 to 7.99	8.00 to 8.99	9.00 to 9.99	≥10.00
Agri-tourist accommodation units *	X	5 units	6 units	7 units	8 units	9 units	10 units
*See Section 11.1.8(g)							

Proposed Text

Section 11 - Agricultural Zones

11.1.8(e) Maximum number of agri-tourist accommodation units permitted

For lots larger than or equal to 4.0 ha in size, agri-tourist accommodation shall be permitted according to the following table:

Lot Size (hectares)	< 4.0	4.00 to 5.99	6.00 to 6.99	7.00 to 7.99	8.00 to 8.99	9.00 to 9.99	≥10.00
Agri-tourist accommodation units *	X	5 units	6 units	7 units	8 units	9 units	10 units
*See Section 11.1.8(g)							

This table 11.1.8(e) does not apply to Lot B District Lot 131 ODYD Plan 39954 (2075 KLO Rd), where a maximum of 10 agri-tourist accommodation units are permitted.

Soil Classification 2075 KLO Rd

The soil classification for the subject property is as defined below

Portion of site	Soil Type	Description
4.9 hectares are 70% GN & 30% TA		
70%	GN -	Land: nearly level to gently sloping fluvial deposits Texture: 30 - 100 cm depth of medium textured, stone free veneer, which overlies gravelly fluvial fan and deltaic deposits. Drainage: poorly drained, moderately pervious, and have high water storage capacity. Groundwater is near the surface during winter and spring and recedes by autumn. Classification: Orthic Humic Gleysols.
30%	TA -	Land: nearly level to gently sloping fluvial deposits. Texture: sandy loam to silt loam, with subsoil textures that are sandy loam or gravelly sandy loam. Drainage: poorly drained, moderately pervious, and have high water storage capacity. Groundwater fluctuates between the surface and 1.5 metre depth. Depressions are subject to flooding. Classification: Rego Humic Gleysols.
0.3 hectares are 100% MLD		
100%	TA -	Land: nearly level to gently sloping fluvial deposits. Texture: sandy loam to silt loam, with subsoil textures that are sandy loam or gravelly sandy loam. Drainage: poorly drained, moderately pervious, and have high water storage capacity. Groundwater fluctuates between the surface and 1.5 metre depth. Depressions are subject to flooding. Classification: Rego Humic Gleysols.
0.2 hectares are 80% GN & 20% TA		
80%	GN-	Land: nearly level to gently sloping fluvial deposits Texture: 30 - 100 cm depth of medium textured, stone free veneer, which overlies gravelly fluvial fan and deltaic deposits. Drainage: poorly drained, moderately pervious, and have high water storage capacity. Groundwater is near the surface during winter and spring and recedes by autumn. Classification: Orthic Humic Gleysols.
20%	TA -	Land: nearly level to gently sloping fluvial deposits. Texture: sandy loam to silt loam, with subsoil textures that are sandy loam or gravelly sandy loam. Drainage: poorly drained, moderately pervious, and have high water storage capacity. Groundwater fluctuates between the surface and 1.5 metre depth. Depressions are subject to flooding. Classification: Rego Humic Gleysols.
0.2 hectares are 100% MLD - Dykes		
100%	MLD -	Land: not considered to be "soil" Texture: gravel to large rock
0.1 hectares are 100% CN - Cameron Lake Soils		
100%	CN	Land: nearly level, very gentle sloping fluvial fan deposits. Texture: sandy loam or loamy sand textures. Drainage: imperfect to moderately pervious. Classification: Gleyed Regosol

BCLI Land Capability - Legend

1	Land in this Class has no or only very slight limitations that restrict its use for the production of common agricultural crops. Land in Class 1 is level or nearly level. The soils are deep, well to imperfectly drained under natural conditions, or have good artificial water table control, and hold moisture well. They can be managed and cropped without difficulty. Productivity is easily maintained for a wide range of field crops.
2	Land in this Class has minor limitations that require good ongoing management practices or slightly restrict the range of crops, or both. Land in Class 2 has limitations which constitute a continuous minor management problem or may cause lower crop yields compared to Class 1 land but which do not pose a threat of crop loss under good management. The soils in Class 2 are deep, hold moisture well and can be managed and cropped with little difficulty.
3	Land in this Class has limitations that require moderately intensive management practices or moderately restrict the range of crops, or both. The limitations are more severe than for Class 2 land and management practices are more difficult to apply and maintain. The limitations may restrict the choice of suitable crops or affect one or more of the following practices: timing and ease of tillage, planting and harvesting, and methods of soil conservation.
4	Land in this Class has limitations that require special management practices or severely restrict the range of crops, or both. Land in Class 4 has limitations which make it suitable for only a few crops, or the yield for a wide range of crops is low, or the risk of crop failure is high, or soil conditions are such that special development and management practices are required. The limitations may seriously affect one or more of the following practices: timing and ease of tillage, planting and harvesting, and methods of soil conservation.
5	Land in this Class has limitations which restricts its capability to producing perennial forage crops or other specially adapted crops. Land in Class 5 is generally limited to the production of perennial forage crops or other specially adapted crops. Productivity of these suited crops may be high. Class 5 lands can be cultivated and some may be used for cultivated field crops provided unusually intensive management is employed and/or the crop is particularly adapted to the conditions peculiar to these lands. Cultivated field crops may be grown on some Class 5 land where adverse climate is the main limitation, but crop failure can be expected under average conditions.
6	Land in this Class is non-arable but capable of producing native and/or uncultivated perennial forage crops. Land in Class 6 provides sustained natural grazing for domestic livestock and is not arable in its present condition. Land is placed in this class because of severe climate, or the terrain is unsuitable for cultivation or use of farm machinery, or the soils do not respond to intensive improvement practices. Some unimproved Class 6 land s can be improved by draining, diking and/or irrigation.
7	Land in this Class has no capability for arable agriculture or sustained natural grazing. All classified areas not included in Classes 1 to 6 inclusive are placed in this class. Class 7 land may have limitations equivalent to Class 6 land but does not provide natural sustained grazing for domestic livestock due to unsuited natural vegetation. Also included are rock land, other non-soil areas, and small water bodies not shown on the maps. Some unimproved Class 7 land can be improved by draining, diking, irrigation, and/or levelling.

BCLI Land Capability 2075 KLO Rd

Portion of Site	Land Capability Rating, Unimproved	Land Capability Rating, With Improvements
4.9 hectares are 70% Class 4W (Excess Water Limitations) and 30% Class 5W (Excess Water limitations)		
70%	Class 4W are lands that require special management practices. The 'W' class indicates the occurrence of excess water during the growing period. Improvements are typically ditching to manage excess water.	Class 2 have minor limitations that require good ongoing management practices. The soils in Class 2 are deep, hold moisture well and can be managed and cropped with little difficulty.
30%	Class 5W are lands that require perennial forage crops or other specially adapted crops. The 'W' class indicates the occurrence of excess water during the growing period. Improvements are typically ditching to manage excess water.	Class 3WF are lands that require moderately intensive management practices. The 'W' class indicates occasional occurrence of excess water during the growing period causing minor crop damage, but no crop loss, or the occurrence of excess water during the winter months adversely affecting perennial crops. Improvements are typically ditching to manage excess water. The 'F' classification includes soils with moderate nutrient holding ability, high acidity or alkalinity and/or high levels of carbonates. Fertility status does not restrict the range of crops. Moderate, ongoing additions of fertilizer and/or other soil amendments are required to maintain productivity for a wide range of crops.
0.3 hectares are 100% Class 5W (Excess Water limitations)		
100%	Class 5W are lands that require perennial forage crops or other specially adapted crops. The 'W' class indicates the occurrence of excess water during the growing period. Improvements are typically ditching to manage excess water.	Class 3F are lands that require moderately intensive management practices. The 'F' classification includes soils with moderate nutrient holding ability, high acidity or alkalinity and/or high levels of carbonates. Fertility status does not restrict the range of crops. Moderate, ongoing additions of fertilizer and/or other soil amendments are required to maintain productivity for a wide range of crops.
0.2 hectares are 80% class 4W (Excess Water Limitations) & 20% class 5W (Excess Water Limitations)		

80%	<p>Class 4W are lands that require special management practices. The 'W' class indicates the occurrence of excess water during the growing period.</p> <p>Improvements are typically ditching to manage excess water.</p>	<p>Class 2 have minor limitations that require good ongoing management practices. The soils in Class 2 are deep, hold moisture well and can be managed and cropped with little difficulty.</p>
20%	<p>Class 5W are lands that require perennial forage crops or other specially adapted crops. The 'W' class indicates the occurrence of excess water during the growing period.</p> <p>Improvements are typically ditching to manage excess water.</p>	<p>Class 3WF are lands that require moderately intensive management practices.</p> <p>The 'W' class indicates occasional occurrence of excess water during the growing period causing minor crop damage, but no crop loss, or the occurrence of excess water during the winter months adversely affecting perennial crops.</p> <p>Improvements are typically ditching to manage excess water.</p> <p>The 'F' classification includes soils with moderate nutrient holding ability, high acidity or alkalinity and/or high levels of carbonates. Fertility status does not restrict the range of crops.</p> <p>Moderate, ongoing additions of fertilizer and/or other soil amendments are required to maintain productivity for a wide range of crops.</p>
0.2 hectares are 100% X		
100%	<p>Class X are considered to be adversely affected by two or more limitations, unfavourable for any agriculture.</p>	No improvements
0.1 hectares are class 4A (Droughtiness Limitations)		
100%	<p>Class 4A are lands that require special management practices. The 'A' class indicates the insufficient precipitation or low water holding capacity of the soil.</p> <p>Improvements are typically irrigation to improve soil moisture.</p>	<p>Class 3 are lands that require moderately intensive management practices.</p>



CITY OF KELOWNA
MEMORANDUM

Date: October 1, 2015
File No.: Z15-0045

To: Community Planning (TY)

From: Development Engineering Manager

Subject: 2075 KLO Rd - Revised

A1 to A1t

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

The subject property is currently serviced with a 25mm water service. The developer will need to determine the domestic and fire protection requirements of this proposed development. Only one service will be permitted for this development. The applicant will arrange for the disconnection of existing service and the installation of a new service. The disconnection of the existing small diameter water services and the tie-in of a larger new service can be provided by City forces at the developer's expense. One metered water service will supply the development. 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 or phone, 250-469-8589.

This property is within the Water Specified Area #26 requiring a fee of \$3,799.45/EDU (equivalent dwelling unit) therefore for 10 RV pads the conversion is 4.0 EDUs. The required charges is $4.0 \times \$3,799.45 = \$15,197.80$.

2. Sanitary Sewer

Our records indicate that this property is currently serviced with a 100mm-diameter sanitary sewer service. Only one service will be permitted for this development. . Service upgrades can be provided by the City at the applicant's cost. The applicant will be required to sign a Third Party Work Order for the cost of the service upgrade. For estimate inquiry's please contact Sergio Sartori, by email ssartori@kelowna.ca or phone, 250-469-8589.

This property is within the Sewer Specified Area #26 requiring a fee of \$5,170.33/EDU (equivalent dwelling unit) therefore for 10 RV pads the conversion is 4.0 EDUs. The required charges is $4.0 \times \$5,170.33 = \$20,681.32$.

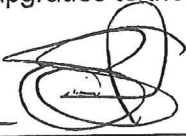
3. Development Permit and Site Related Issues

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

A sight line issue at the current driveway due to road curve as well as vegetation has been identified. With more, large, slow moving vehicles this could become a safety concern.

4. **Electric Power and Telecommunication Services**

It is the applicant's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for service upgrades to these services which would be at the applicant's cost.

For 

Steve Muenz, P. Eng.
Development Engineering Manager

SS

SUMMARY OF PROPOSED TEXT AMENDMENT
 January 11, 2016

Zoning Bylaw No. 8000

Existing Text

Section 11 - Agricultural Zones

11.1.8(e) Maximum number of agri-tourist accommodation units permitted

For lots larger than or equal to 4.0 ha in size, agri-tourist accommodation shall be permitted according to the following table:

Lot Size (hectares)	< 4.0	4.00 to 5.99	6.00 to 6.99	7.00 to 7.99	8.00 to 8.99	9.00 to 9.99	≥10.00
Agri-tourist accommodation units *	X	5 units	6 units	7 units	8 units	9 units	10 units
*See Section 11.1.8(g)							

Proposed Text

Section 11 - Agricultural Zones

11.1.8(e) Maximum number of agri-tourist accommodation units permitted

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*See Section 11.1.8(g)							

This table 11.1.8(e) does not apply to Lot B District Lot 131 ODYD Plan 39954 (2075 KLO Rd), where a maximum of 10 agri-tourist accommodation units are permitted.

Land Capability = Brown/ Soil Class = Green

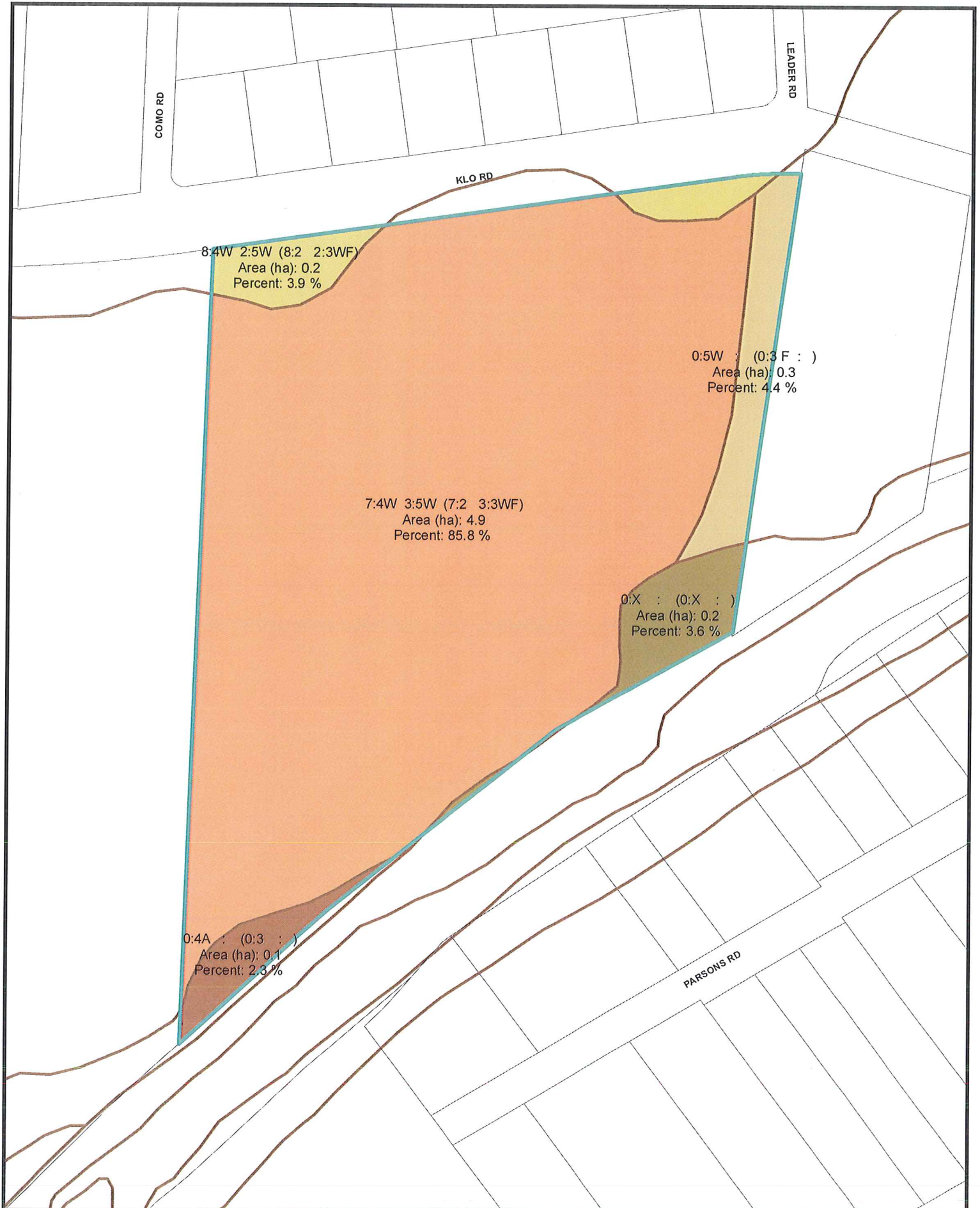


Soil Classification 2075 KLO Rd

The soil classification for the subject property is as defined below

Portion of site	Soil Type	Description
4.9 hectares are 70% GN & 30% TA		
70%	GN -	Land: nearly level to gently sloping fluvial deposits Texture: 30 - 100 cm depth of medium textured, stone free veneer, which overlies gravelly fluvial fan and deltaic deposits. Drainage: poorly drained, moderately pervious, and have high water storage capacity. Groundwater is near the surface during winter and spring and recedes by autumn. Classification: Orthic Humic Gleysols.
30%	TA -	Land: nearly level to gently sloping fluvial deposits. Texture: sandy loam to silt loam, with subsoil textures that are sandy loam or gravelly sandy loam. Drainage: poorly drained, moderately pervious, and have high water storage capacity. Groundwater fluctuates between the surface and 1.5 metre depth. Depressions are subject to flooding. Classification: Rego Humic Gleysols.
0.3 hectares are 100% MLD		
100%	TA -	Land: nearly level to gently sloping fluvial deposits. Texture: sandy loam to silt loam, with subsoil textures that are sandy loam or gravelly sandy loam. Drainage: poorly drained, moderately pervious, and have high water storage capacity. Groundwater fluctuates between the surface and 1.5 metre depth. Depressions are subject to flooding. Classification: Rego Humic Gleysols.
0.2 hectares are 80% GN & 20% TA		
80%	GN-	Land: nearly level to gently sloping fluvial deposits Texture: 30 - 100 cm depth of medium textured, stone free veneer, which overlies gravelly fluvial fan and deltaic deposits. Drainage: poorly drained, moderately pervious, and have high water storage capacity. Groundwater is near the surface during winter and spring and recedes by autumn. Classification: Orthic Humic Gleysols.
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0.2 hectares are 100% MLD - Dykes		
100%	MLD -	Land: not considered to be "soil" Texture: gravel to large rock
0.1 hectares are 100% CN - Cameron Lake Soils		
100%	CN	Land: nearly level, very gentle sloping fluvial fan deposits. Texture: sandy loam or loamy sand textures. Drainage: imperfect to moderately pervious. Classification: Gleyed Regosol

Land Capability = Brown/ Soil Class = Green



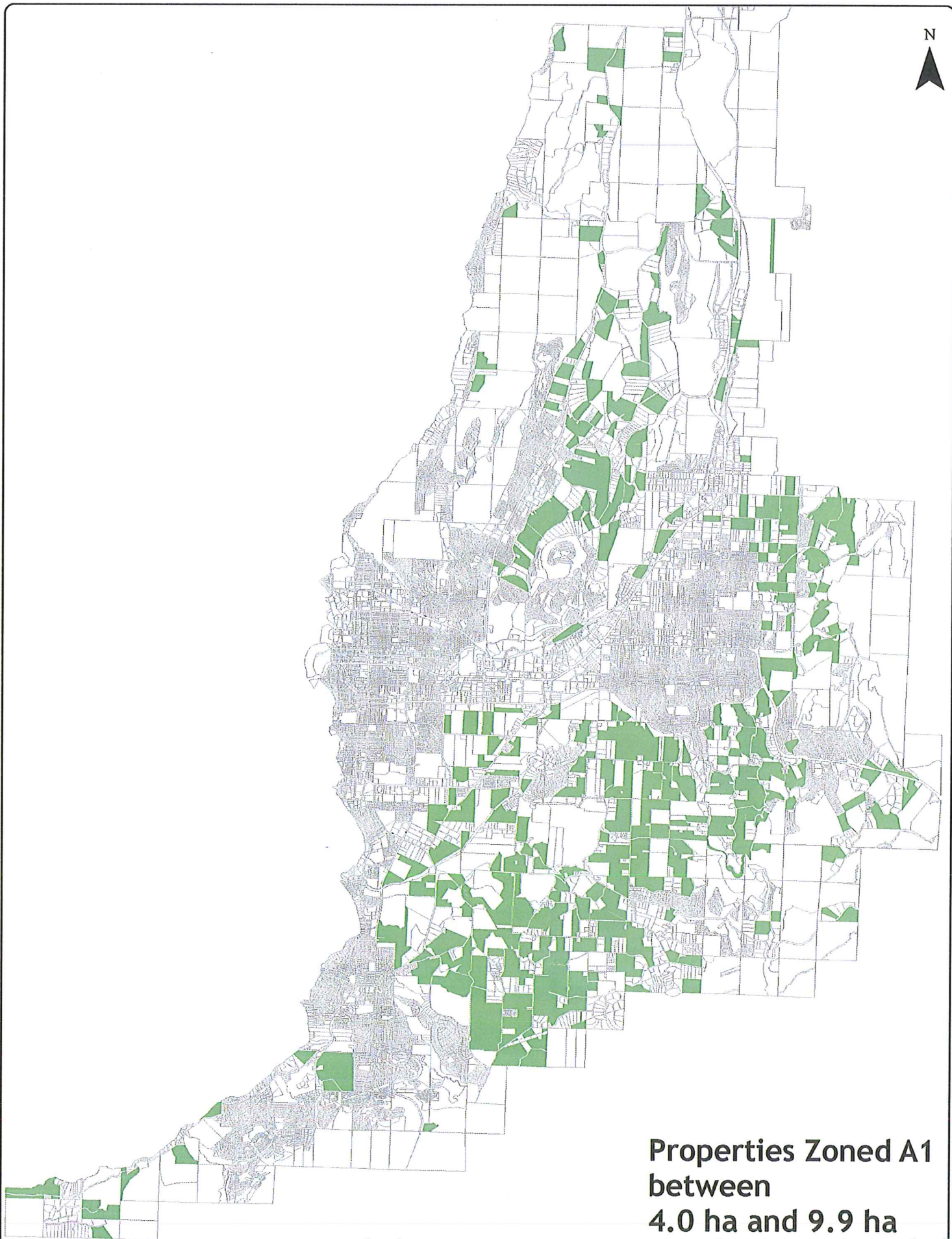
BCLI Land Capability - Legend

1	Land in this Class has no or only very slight limitations that restrict its use for the production of common agricultural crops. Land in Class 1 is level or nearly level. The soils are deep, well to imperfectly drained under natural conditions, or have good artificial water table control, and hold moisture well. They can be managed and cropped without difficulty. Productivity is easily maintained for a wide range of field crops.
2	Land in this Class has minor limitations that require good ongoing management practices or slightly restrict the range of crops, or both. Land in Class 2 has limitations which constitute a continuous minor management problem or may cause lower crop yields compared to Class 1 land but which do not pose a threat of crop loss under good management. The soils in Class 2 are deep, hold moisture well and can be managed and cropped with little difficulty.
3	Land in this Class has limitations that require moderately intensive management practices or moderately restrict the range of crops, or both. The limitations are more severe than for Class 2 land and management practices are more difficult to apply and maintain. The limitations may restrict the choice of suitable crops or affect one or more of the following practices: timing and ease of tillage, planting and harvesting, and methods of soil conservation.
4	Land in this Class has limitations that require special management practices or severely restrict the range of crops, or both. Land in Class 4 has limitations which make it suitable for only a few crops, or the yield for a wide range of crops is low, or the risk of crop failure is high, or soil conditions are such that special development and management practices are required. The limitations may seriously affect one or more of the following practices: timing and ease of tillage, planting and harvesting, and methods of soil conservation.
5	Land in this Class has limitations which restricts its capability to producing perennial forage crops or other specially adapted crops. Land in Class 5 is generally limited to the production of perennial forage crops or other specially adapted crops. Productivity of these suited crops may be high. Class 5 lands can be cultivated and some may be used for cultivated field crops provided unusually intensive management is employed and/or the crop is particularly adapted to the conditions peculiar to these lands. Cultivated field crops may be grown on some Class 5 land where adverse climate is the main limitation, but crop failure can be expected under average conditions.
6	Land in this Class is non-arable but capable of producing native and/or uncultivated perennial forage crops. Land in Class 6 provides sustained natural grazing for domestic livestock and is not arable in its present condition. Land is placed in this class because of severe climate, or the terrain is unsuitable for cultivation or use of farm machinery, or the soils do not respond to intensive improvement practices. Some unimproved Class 6 land s can be improved by draining, diking and/or irrigation.
7	Land in this Class has no capability for arable agriculture or sustained natural grazing. All classified areas not included in Classes 1 to 6 inclusive are placed in this class. Class 7 land may have limitations equivalent to Class 6 land but does not provide natural sustained grazing for domestic livestock due to unsuited natural vegetation. Also included are rock land, other non-soil areas, and small water bodies not shown on the maps. Some unimproved Class 7 land can be improved by draining, diking, irrigation, and/or levelling.

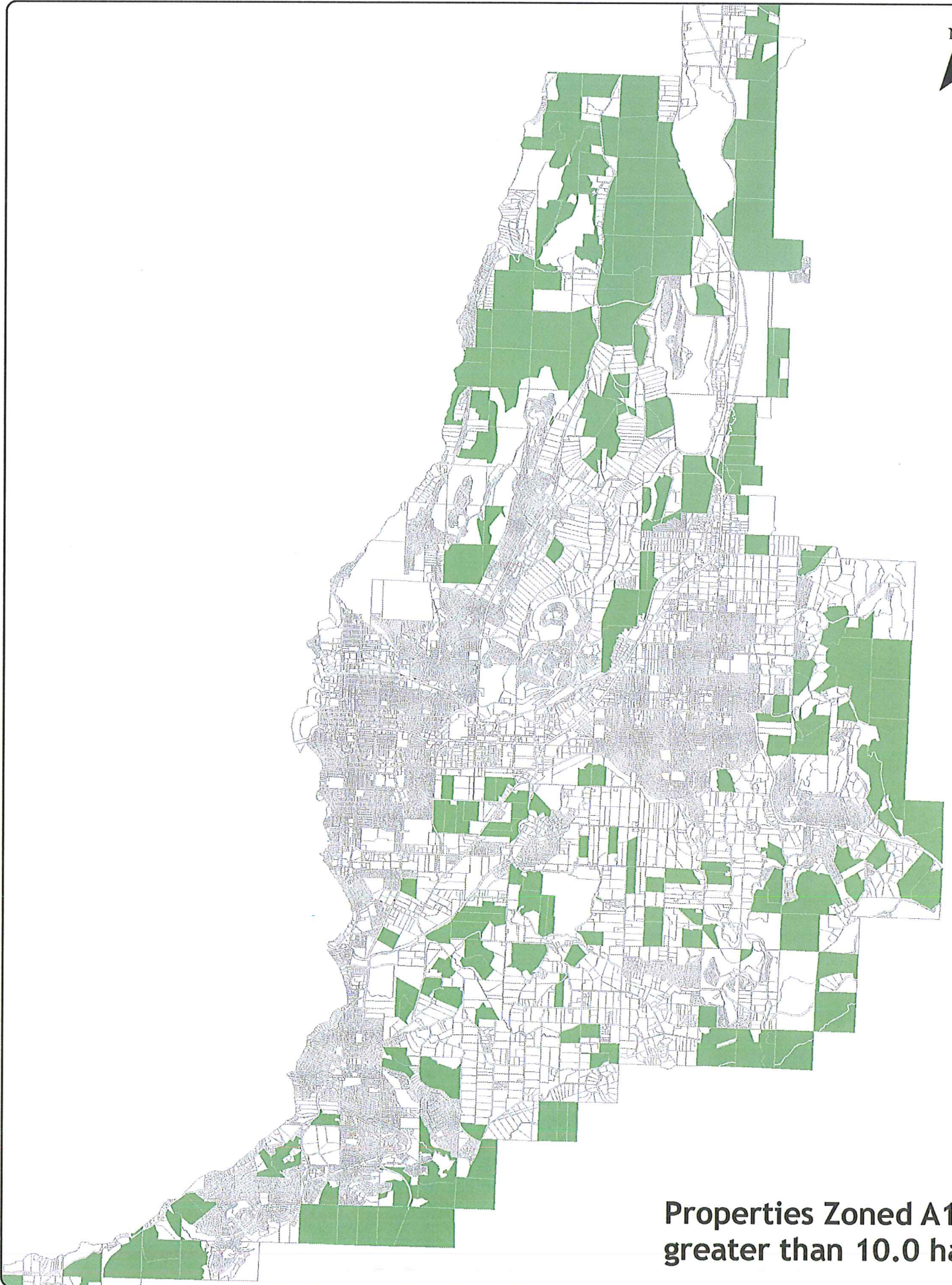
BCLI Land Capability 2075 KLO Rd

Portion of Site	Land Capability Rating, Unimproved	Land Capability Rating, With Improvements
4.9 hectares are 70% Class 4W (Excess Water Limitations) and 30% Class 5W (Excess Water limitations)		
70%	Class 4W are lands that require special management practices. The 'W' class indicates the occurrence of excess water during the growing period. Improvements are typically ditching to manage excess water.	Class 2 have minor limitations that require good ongoing management practices. The soils in Class 2 are deep, hold moisture well and can be managed and cropped with little difficulty.
30%	Class 5W are lands that require perennial forage crops or other specially adapted crops. The 'W' class indicates the occurrence of excess water during the growing period. Improvements are typically ditching to manage excess water.	Class 3WF are lands that require moderately intensive management practices. The 'W' class indicates occasional occurrence of excess water during the growing period causing minor crop damage, but no crop loss, or the occurrence of excess water during the winter months adversely affecting perennial crops. Improvements are typically ditching to manage excess water. The 'F' classification includes soils with moderate nutrient holding ability, high acidity or alkalinity and/or high levels of carbonates. Fertility status does not restrict the range of crops. Moderate, ongoing additions of fertilizer and/or other soil amendments are required to maintain productivity for a wide range of crops.
0.3 hectares are 100% Class 5W (Excess Water limitations)		
100%	Class 5W are lands that require perennial forage crops or other specially adapted crops. The 'W' class indicates the occurrence of excess water during the growing period. Improvements are typically ditching to manage excess water.	Class 3F are lands that require moderately intensive management practices. The 'F' classification includes soils with moderate nutrient holding ability, high acidity or alkalinity and/or high levels of carbonates. Fertility status does not restrict the range of crops. Moderate, ongoing additions of fertilizer and/or other soil amendments are required to maintain productivity for a wide range of crops.
0.2 hectares are 80% class 4W (Excess Water Limitations) & 20% class 5W (Excess Water Limitations)		

80%	<p>Class 4W are lands that require special management practices. The 'W' class indicates the occurrence of excess water during the growing period.</p> <p>Improvements are typically ditching to manage excess water.</p>	<p>Class 2 have minor limitations that require good ongoing management practices. The soils in Class 2 are deep, hold moisture well and can be managed and cropped with little difficulty.</p>
20%	<p>Class 5W are lands that require perennial forage crops or other specially adapted crops. The 'W' class indicates the occurrence of excess water during the growing period.</p> <p>Improvements are typically ditching to manage excess water.</p>	<p>Class 3WF are lands that require moderately intensive management practices.</p> <p>The 'W' class indicates occasional occurrence of excess water during the growing period causing minor crop damage, but no crop loss, or the occurrence of excess water during the winter months adversely affecting perennial crops.</p> <p>Improvements are typically ditching to manage excess water.</p> <p>The 'F' classification includes soils with moderate nutrient holding ability, high acidity or alkalinity and/or high levels of carbonates. Fertility status does not restrict the range of crops.</p> <p>Moderate, ongoing additions of fertilizer and/or other soil amendments are required to maintain productivity for a wide range of crops.</p>
0.2 hectares are 100% X		
100%	<p>Class X are considered to be adversely affected by two or more limitations, unfavourable for any agriculture.</p>	No improvements
0.1 hectares are class 4A (Droughtiness Limitations)		
100%	<p>Class 4A are lands that require special management practices. The 'A' class indicates the insufficient precipitation or low water holding capacity of the soil.</p> <p>Improvements are typically irrigation to improve soil moisture.</p>	<p>Class 3 are lands that require moderately intensive management practices.</p>



N



**Properties Zoned A1
greater than 10.0 ha**

Executive Summary
Rezoning Application for Agri-tourist Accommodation
Z15-0045&TA15-0010 Applicant: Linttell Family

Rezone: A1-Agriculture 1 Zone to the A1t- Agriculture with Agri-tourist Accommodation Zone for Lot B District Lot 131 ODYD Plan 39954, located at 2075 KLO Road, Kelowna. Parcel is 5.762 hectares.

This site, with its proximity to tourist amenities, its outdoor natural setting, the agri-tourist farm enhancements and the addition of ten much needed first-class RV sites in Kelowna, should qualify as an ideal A1t land parcel that demonstrates how RV Sites can be added with low impact to the land, least suited to agriculture and increased farm production on the best land.

Rezoning would be in compliance with ALC regulations and City Bylaws with the exception of one Site Specific Text Amendment and one Variance.

- 1.) Add 5 more sites to be an economically viable operation within ALC regulations.
- 2.) Allow the location of the RV site to be greater than 30m from main road and/or primary residence due to existing home plating layout.

Considerations for Rezoning:

- Demand greatly exceeds supply for RV sites in Kelowna area.
- RV sites would not exceed 5% of the total property as per ALC regulations.
- Development would be compatible with existing adjacent land use.
- Neighbours approve the Rezoning Application.
- Optimal location on a bus route, adjacent to the greenway and golf courses, with H₂O Center, market gardens, retail services, wineries and beach nearby.
- RV site exceeds buffering in all directions with no negative visual or noise impact.
- Secure, quiet, set back from traffic, surrounded by a natural and farm environment.
- Existing one point access off KLO Road. Existing farm road to be extended to RV site.
- City domestic water and sanitary sewer to be extended for full service RV hook-ups.
- Apiary, market garden and chicken farming enhance and intensify the current extent of the farm production with more diverse agricultural use while adding Agri-tourism potential.
- A1t use is subordinate / secondary to the primary agriculture in area and income.
- Creating a first class inspected Tourism BC Approved Accommodation.
- Target high-end RV motor home market. No tenters, long-term renters or squatters.
- Proposed budget to create first class RV tourist facility is approximately \$150,000 plus the utility costs which cannot be ratified until all engineering is complete.
- Surrounded and encroached by development, the ALR landowner needs to be able to diversify with an acceptably approved agricultural and agri-tourism strategy.
- **To be economically viable, the ten approved sites are necessary.**
- **Approval in 2015 allows for winter start of RV site infrastructure and spring soil preparation and planting.**



WAY MORE
THAN DELICIOUS.

Kelly Berringer,
Field Services,
BC Tree Fruit Cooperative

02/11/15

Orchard Feasibility Assessment 2075 KLO Road

Attention Tyler Lintell:

BC Tree Fruits works with newly planted and established commercial orchardists to improve horticultural practices our member orchards.

Having viewed your property in conjunction with your Agri-tourism Proposal for a small orchard on your property at 2075 KLO Road, I offer the following assessment, considerations and answers to the questions raised in our discussion.

1. **Soils Classification:** The Class 4 and 5 soils comprising your land parcel would support fruit growing, if all other conditions were favorable.
2. **Climate:** The entire parcel is low-lying land adjacent Mission Creek which is part of a microclimate that tends to draw cooler air down the creek valley. Stone fruits therefore would not be suitable orchard as spring blossoms would likely be frost-damaged. The fruit best suited to this cooler low-lying land would be pears or apples on a larger rootstock at a medium density planting.
3. **Considerations for a Pear Orchard:**
Pears reach maturity in 8-10 years; successful pear plantings pay themselves off year 9-10.
4. **Commercial Viability:**
For commercial / contract viability, an orchard should be at least 4 acres of one commodity. An orchard is labor intensive and requires a major investment in equipment: orchard tractor, sprayer, ladders, bins and a storage facility (if you will be marketing your own produce). The investment in planting a modern higher density orchard is substantial, averaging \$20,000 per acre.
5. **Orchard Proximity to Livestock and Poultry:**
Both livestock and poultry should be removed from an area while pesticides are applied. All conventional and organic pesticides indicate a safe timeframe for re-entry after applications.



WAY MORE
THAN DELICIOUS.

6. Livestock Interface:

If you are planning on selling your produce commercially you will need to be certified by a food safety program. Different programs have different regulations about grazing livestock within a productive orchard and how long livestock can be present in the orchard before harvest. You should contact Canada GAP and/or Global GAP and if you are thinking about organic production contact The Certified Organics Association of BC as well as The Pacific Agriculture Certification Society. Also note that the organic regulations are being reviewed this calendar year.

7. Additional Considerations:

Your site would be best suited to a modern commercial pear orchard; if you are not prepared for the investment then you may wish to look at a market garden. A valuable information source for a new grower is The Young Agrarians Association.

It is my opinion that you could have a successful pear orchard on your property but you must be willing to invest both time and money. It is possible for you to increase your agricultural productivity sooner with a market garden but I would seek out the advice of a professional in that area.

I trust this is the information you need for presentation to the City of Kelowna Agricultural Advisory Committee.


Kelly Berringer, BSc. AAgr.

John Hofer, Owner/Operator
Wise Earth Farm
2071 Fisher Road
Kelowna, B.C. V1W 2H4

November 11, 2015

Agricultural Partnership for 2016

Attention Tyler Linttell:

As follow up to our meeting yesterday, I should like to confirm that Wise Earth Farm will partner with you beginning in the 2016 farm year to commence sustainable agriculture on your property (2075 KLO Road) across the road from our farm.

It is our intention to establish bio-intensive farming on both the 0.3 acre cultivated piece on the front of the property and the soon to be worked 7 acre piece to the south and west.

The far back south corner of the property which is too shaded and not suitable for a vegetable garden will be excluded from the cultivated area and be used by you.

As discussed, the large parcel should be ploughed, disked and roto-tilled by spring at which time we will commence soil enrichment and weed control for the 2016 season. A forty-foot perimeter strip will remain in grass as preparation for raspberry and blackberry planting. The berries can be planted this coming spring and we will most likely be planting corn, winter squash, broccoli on the large area as a first year crop with the intention to grow high density in the future years, the same as we are currently doing across the road.

We confirmed that water for irrigation is available and we are most definitely interested in using the bottom-fed pond as a non-chlorinated water source for our organic crops.

Our farm is as much of a closed loop farming system as we can manage so there will be no trash disposal required on your site, but we can work with you on a collective compost operation.

The proximity of your land to our existing farm plot is ideal. We know the soil capability in this area and are excited to move forward with you in this venture.

I understand that you need this letter to go forward to the Agricultural Advisory Committee on Thursday for your approvals. Good Luck with that.

Any inquiries into our operation can be seen at wiseearthfarm.com, or call me at 250 869 6539

Sincerely,

John Hofer



Mark McPhail
Beekeeper
McPhail Enterprises
680 Elm Rd.
Kelowna, BC V1W 1T8
250-718-3028

October 15, 2015

Introductory Apiary at 2075 KLO Road

Attention Tyler Linttell:

As follow up to our site meeting yesterday, I hereby confirm our intention to place eight colonies of bees on your property at 2075 KLO Road in the spring of 2016. This will occur at the end of April subject to weather conditions.

The site is ideal for an apiary with a) the existing and proposed agriculture to serve as foraging habitat, b) the existing water feature pond and the nearby Mission Creek providing the necessary fresh water source. We will enclose the hives with adequate fencing to prevent any possible damage by wildlife. There should be no interface problems between the bees and people. Before placement, we can together determine the exact location for the hives giving consideration to the RVs, the home site, neighbouring properties and of course the ideal bee habitat. As discussed, we will evaluate the first year operation before adding additional colonies; but given what I saw yesterday, everything looks very promising.

Thank you for this opportunity. I look forward to working with you.

McPhail Enterprises,

Mark McPhail

A handwritten signature in dark ink, appearing to read 'Mark McPhail', with a long horizontal line extending to the right.

Anne Dyck
1979 KLO Road
Kelowna, BC
V1W 2H8
250-861-8456

August 5, 2015

City of Kelowna
1435 Water Street
Kelowna, BC
V1Y 1J4
250-469-8500

To Whom It May Concern:

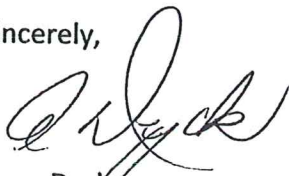
RE: Rezoning Application for Agri-tourism Accommodation
Applicant: Eva Linttell (Scott & Tyler Linttell)

The Linttell family has been a good neighbour of mine for the past 12 years and they have shared with me their intentions to rezone their property from A1-Agriculture to A1t- Agriculture with Agri-tourism Accommodation for their property located at 2075 KLO Road, Kelowna, BC. Their property borders my property to the east.

I have reviewed their proposal and agri-tourism site plan. They are asking for a variance to allow five more RV sites for a total of 10. These extra RV sites are needed in order to be an economically viable agri-tourism operation. They are also asking to allow the location of the RV sites to be greater than 30 m from KLO road. I am writing this letter to give my support for both of these variances.

I give my full endorsement to this project as I know Eva, Scott and Tyler Linttell will ensure a first class operation. If you have any questions or concerns, please don't hesitate to contact me. I can be reached at 250-861-8456.

Sincerely,



Anne Dyck

Paul & Natalie Robinson
2085B KLO Road
Kelowna, BC
V1W 2H9

August 6, 2015

City of Kelowna
1435 Water Street
Kelowna, BC
V1Y 1J4
250-469-8500

To Whom It May Concern:

RE: Rezoning of Lintell Farm at 2075 KLO Road

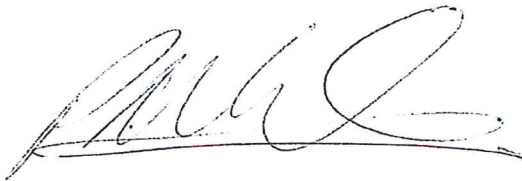
The Lintell farm borders our property to the west. We have enjoyed a good relationship for the past 11 years as neighbours. They have recently submitted application to the City of Kelowna to rezone their property from A1 to A1t in the hopes of being allowed to build 10 RV sites as part of the Agricultural Tourism proposal. We have discussed and viewed the plan proposed and feel the variance requested to increase the RV sites from 5 to 10 is needed in order to encourage the increase in agriculture on their property. Without 10 RV sites, the plan is not viable.

We are writing this letter to the City of Kelowna to offer our support of the proposed 10 RV sites as well as to allow the RV sites to be located at the back of their property rather than within 30 m of KLO road, as this is a better location for everyone involved.

We feel confident that Scott and Eva (with the assistance of their son, Tyler) will ensure the project be completed well with the least amount of disruption to their farm and their neighbours.

We can be reached at 250-860-1558 to discuss our view of this proposal.

Sincerely,

A handwritten signature in black ink, appearing to read 'Paul Robinson', with a horizontal line underneath it.

Paul Robinson

MARTIN COLLINS

From: Martin.Collins@gov.bc.ca
To: tylerlntell@hotmail.com
Subject: RE: Meeting Request
Date: Mon, 14 Sep 2015 22:28:41 +0000
No it does not.

M.

From: tyler lntell [<mailto:tylerlntell@hotmail.com>]
Sent: Monday, September 14, 2015 3:27 PM
To: Collins, Martin J ALC:EX
Cc: Eva Lntell; ICE2 Scott Lntell
Subject: Re: Meeting Request

Hi Martin,

Does the ALC legislation require that a farm must produce more in agricultural revenue than it is projected to make in RV revenue before RV sites can be allowed?

Tyler

Sent from my iPhone

2015-11-11

MARTIN COLLINS

Tyler

Sent from my iPhone

On Sep 14, 2015, at 4:07 PM, Collins, Martin J ALC:EX <Martin.Collins@gov.bc.ca> wrote:

I don't believe so, provided you are also compliant with the local government regulations. I know that Kelowna has a minimum parcel size for agri-tourist accommodation. The most restrictive rule applies. If the local government has regulations that are more restrictive than ALR regulations for permitted non-farm uses, these supercede the ALC's restrictions.

I don't know if any other local governments have more restrictive regulations about agri-tourist accommodations.

Regards

Martin Collins
Regional Planner
Agricultural Land Commission
#133 4940 Canada Way
Burnaby, BC, V5G 4K6
martin.collins@gov.bc.ca
604-660-7021

From: tyler lintell [<mailto:tylerlintell@hotmail.com>]
Sent: Monday, September 14, 2015 4:02 PM
To: Collins, Martin J ALC:EX
Subject: RE: Meeting Request

Also,

To our understanding, as long as we maintain farm status, use no more than 5% of the parcel for RV sites and have no more than 10 RV sites, we are in compliance and would likely be supported by the ALC. Have I missed anything?

Thanks,
Tyler

From: Martin.Collins@gov.bc.ca
To: tylerlintell@hotmail.com
Subject: RE: Meeting Request
Date: Mon, 14 Sep 2015 22:28:41 +0000
No it does not.

M.

From: tyler lintell [<mailto:tylerlintell@hotmail.com>]
Sent: Monday, September 14, 2015 3:27 PM

2015-11-11



British Columbia
Lodging and
Campgrounds
Association

Suite 209, 3003 St. John's Street, Port Moody, BC V3H 2C4
Phone: 778-383-1037 Fax: 604.945.7606
Toll Free: 1.888.923.4678
Info@bclca.com www.travel-british-columbia.com

September 8, 2015

Colleen Lintell, C.C.I.D.
Lintell Projects Inc.
Kelowna, B.C. Email: clinttell@shaw.ca

Dear Ms. Lintell:

I understand that you are proposing to build a 10 site RV Park on agricultural land and are compliant with permitted use in the ALR, but not in compliant with all City of Kelowna regulations for an RV Park as they require one unit per hectare in the bylaw. As you probably know, a hectare is 100 square meters and campgrounds developed on private land typically would have densities of 10 or more RV sites in that space. This allows for roads and landscaping. The one unit per hectare seems extremely restrictive and is not economically workable from a private campground operator's perspective.

I can confirm that BC Lodging and Campgrounds Association has been monitoring the decrease in the number of RV Parks offering overnight RV campsites in the province of BC for various reasons as outlined in the report entitled "Recommendations for Recreation Vehicle Park Development in British Columbia". The report co-chaired by the BC Lodging and Campgrounds Association Executive Director, Joss Penny, discusses the need to develop and expand RV Parks.

At the same time Destination BC's marketing budget has doubled since the report was published and there has been an increase, at municipal levels, in the collection of the additional 2% and now up to 3% Municipal Hotel Room Tax to market destinations. The Premier of British Columbia and municipal councils are obviously looking to grow tourism, yet RV Parks, an important product sector, are still declining.

The Canadian Camping and RV Council 2015 Economic Study shows that in 2014 there were 662,260 adult campers in British Columbia and that the GDP for BC was \$606 million. Go RVing Canada research shows:

- 14% of Canadian households own an RV
- There are over 1,000,000 RVs on the road in Canada
- 67% of RV owners are under the age of 55.
- 40% of RV families have children

British Columbians have a higher RV ownership at 17%. Overall, about 45% of all camping in the province utilize RV's (as opposed to tents). The problem here is that demand is not decreasing but overnight supply is declining.

"Working Together For Your Success"



**British Columbia
Lodging and
Campgrounds
Association**

Suite 209, 3003 St. John's Street, Port Moody, BC V3H 2C4
Phone: 604.945.7676 Fax: 604.945.7606
Toll Free: 1.888.923.4678
Info@bclca.com www.travel-british-columbia.com

Municipalities marketing themselves as destinations need to ensure that they have the right mix of accommodation. Declining RV spaces create a problem in that RVers are forced to move on to a more RV friendly locale or to camp in shopping malls or parking lots (this creates no tax revenue, no additional employment and a dubious camping experience for the RVer).

So why are RV Parks disappearing? In short, land values have increased, creating pressure on owners to sell and redevelop. The decision to sell is in part due to property tax increases outstripping the ability to increase overnight camping rates to meet revenue needs and in part due to developers targeting campgrounds located in prime areas to satisfy condo or bare strata development fueled by a growing number of investors.

The BC Lodging and Campgrounds Association supports keeping RV Parks engaged in the tourism industry by providing a mix of overnight campsites, seasonal stays and long term rentals. As such we are working with the existing operators and new RV Park developers to try and make RV Parks more profitable so that the resource remains. Some of the solutions require the support of municipalities through initiatives such as:

- Removing restrictions on length of continuous stay
- Enforcing "no overnight parking" bylaws
- Allowing the expansion of existing campgrounds to include overnight and seasonal RV campsites
- Supporting existing campgrounds through revitalization tax exemptions
- Allowing the supply of new overnight RV campsites through new development

In closing, please feel free to share this letter, the contents of the report and voice our support for the development of new RV campsites that enhance our tourism product throughout the province.

Yours truly,

Jim Humphrey
President

Enc.

"Working Together For Your Success"



CANADIAN CAMPING
AND RV COUNCIL
CONSEIL CANADIEN DU
CAMPING ET DU VR

som

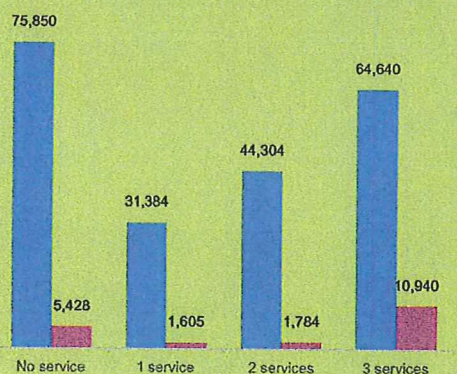
WSP

CAMPING INDUSTRY PORTRAIT IN CANADA AND BRITISH COLUMBIA

CAMPGROUND MARKET



Total number of campsites
by level of service for overnight campers



■ Canada ■ BC (public campgrounds not included)

Most common infrastructure in
campgrounds

	Canada (%)	BC (%)
Children's playground	78	54↓
Community shelter	64	44↓
Snack bar/Convenience store	49	44
Beach	43	31↓
Basketball court	29	13↓
Pool	28	12↓

↓ British Columbia
campgrounds
stand out with less
infrastructure.

Most requested new services in Canadian campgrounds



Wireless
Internet



Pool and
water play area



Upgraded
electrical grid

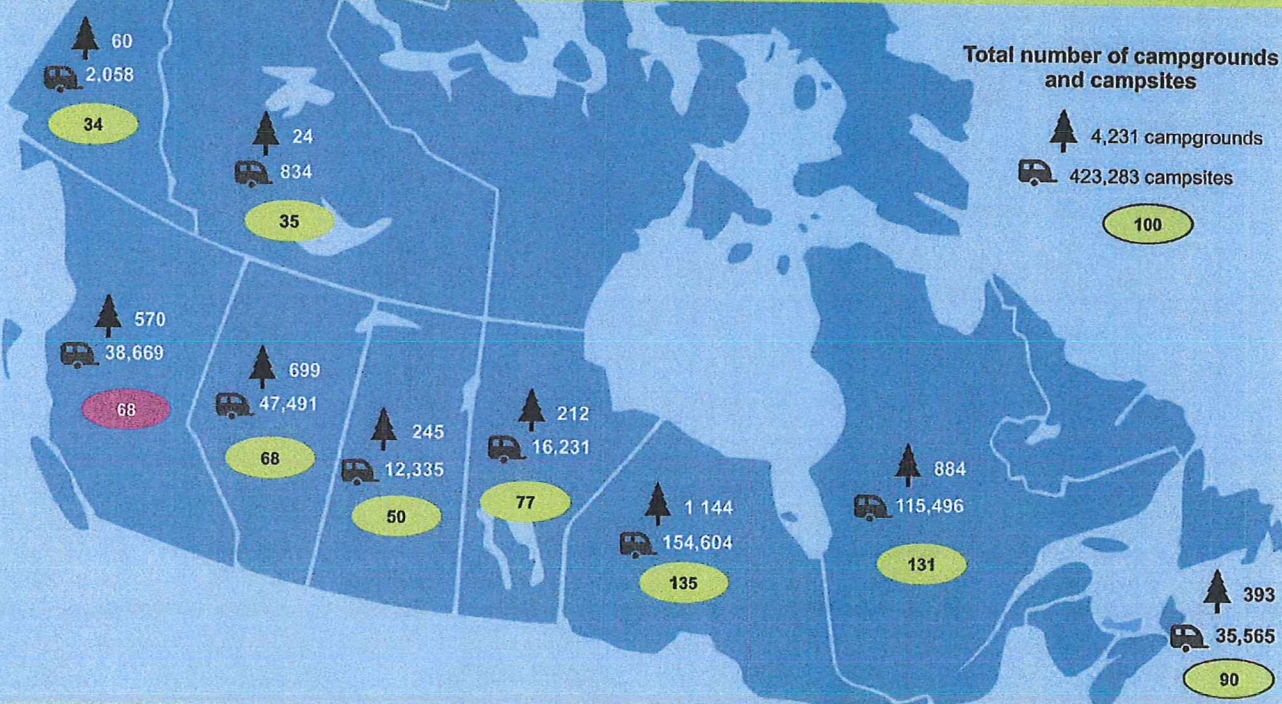


Addition or renovation
of comfort stations

Total number of campgrounds
and campsites

4,231 campgrounds
423,283 campsites

100



Campgrounds

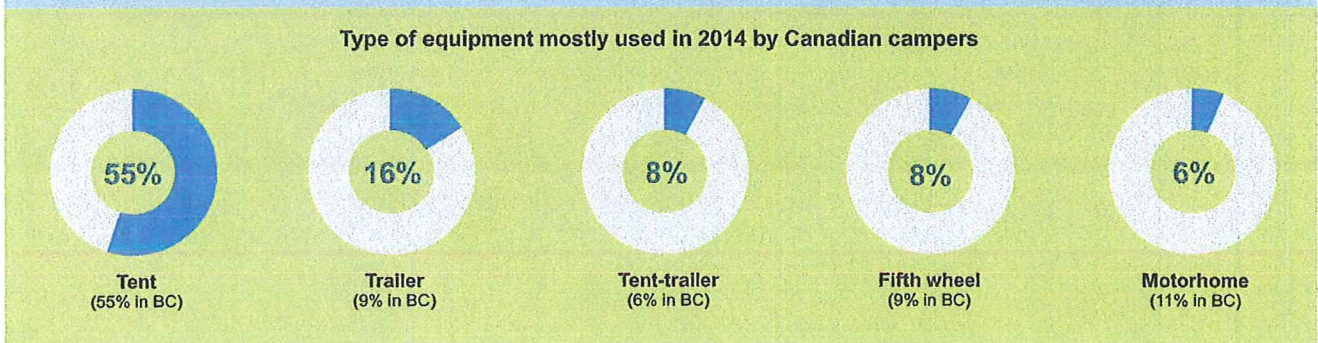
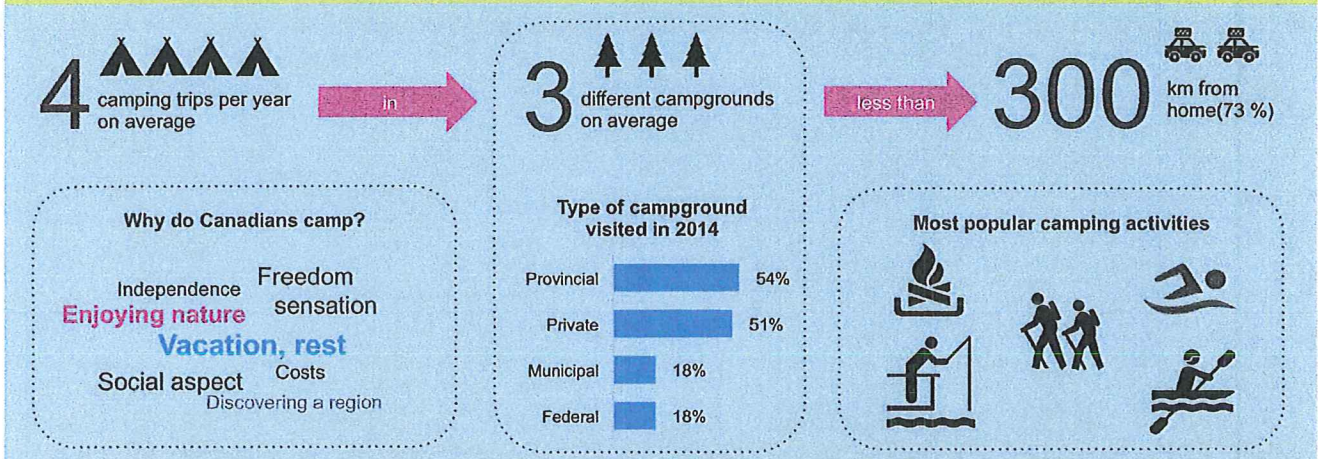
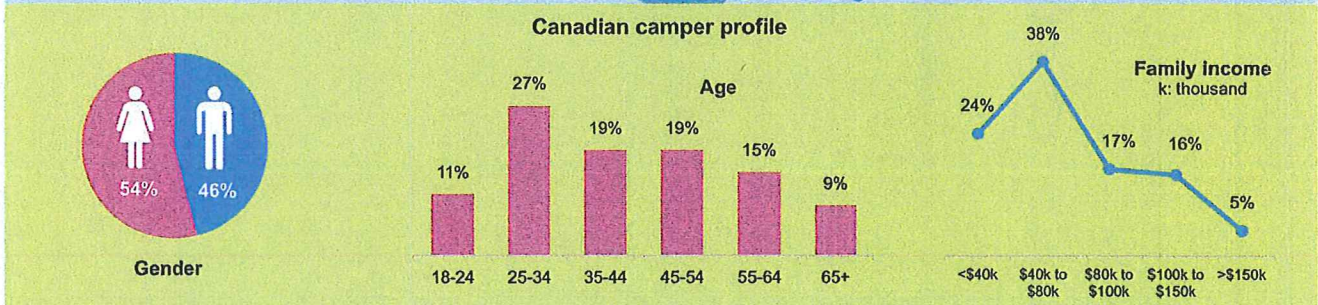
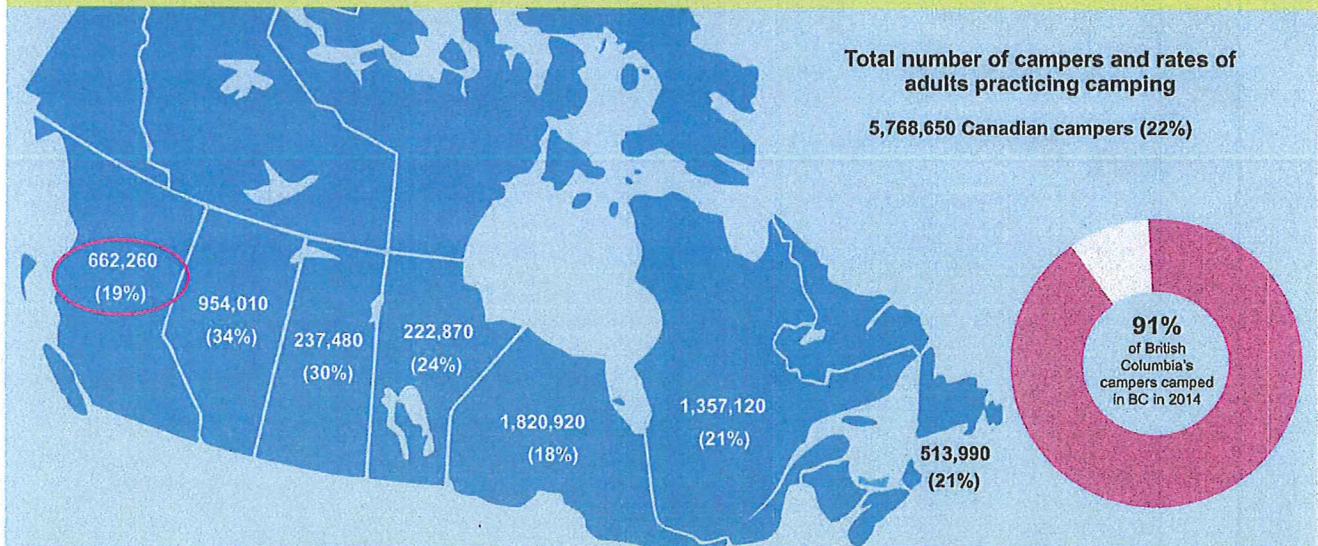


Campsites

68

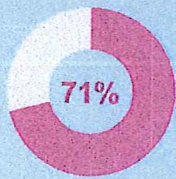
Average number of campsites per campground

CAMPER MARKET

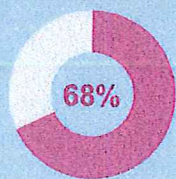


CAMPER MARKET

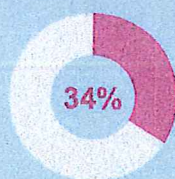
Services Canadian campers expect directly on their campsite



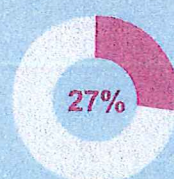
Drinkable water
(81% in BC)



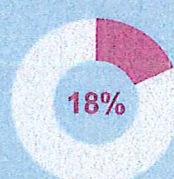
Electricity
(76% in BC)



Sewer
(40% in BC)

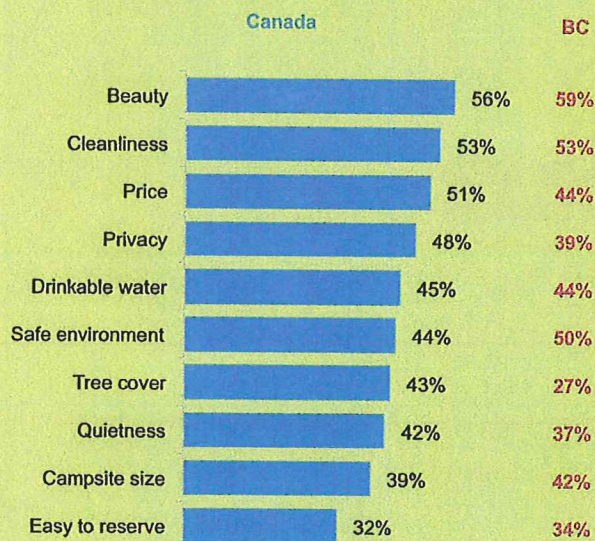


Wi-Fi
(43% in BC)



None
(13% in BC)

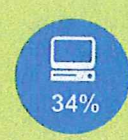
10 most important criteria used to select a campground



Preferred channels for making reservations



Telephone
(39% in BC)

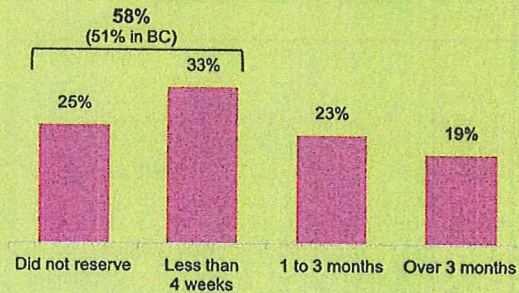


Campground website
(49% in BC)

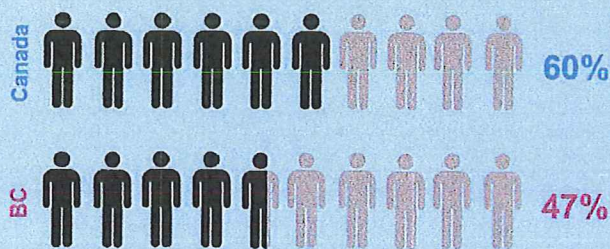


Email
(8% in BC)

Timelines for reservation



Using the web to plan a stay



For how many more years do you think
you will be camping?
Average in years

21.4 19.0

Canada BC

Type of website used to select a campground

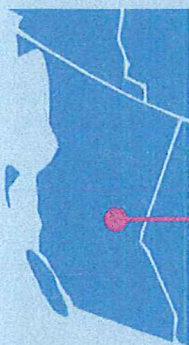
	Canada (%)	BC (%)
Provincial park	57	77
Federal park	30	18
Campground directories other than PCA	22	12
Provincial campground association (PCA)	19	21
TripAdvisor	13	30
Social media	6	13
Campground website	2	5
Search engine	1	2
None	8	2

\$ ECONOMIC IMPACT

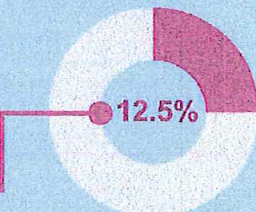
Indicators*	RV Retail	RV Manufacturing	Travel Expenditures	Other expenses	Total Canada
Initial Expenditures Campers direct and indirect expenses, RV dealers' profit margin, RV manufacturing sales.	762 M\$	310 M\$	2.0 G\$	848 M\$	3.9 G\$
Gross Output Gross expenses of all product and service providers, expenses incurred due to increase of economic activity.	1.6 G\$	638 M\$	4.0 G\$	1.8 G\$	8.1 G\$
Wages and Salaries Workforce salaries and social benefits.	645 M\$	265 M\$	1.4 G\$	633 M\$	2.9 G\$
Jobs Total number of employees, based on a full time week of 40 hours over a one year period (FTE).	11,550	3,290	31,800	13,780	60,420
Tax Income Sales taxes and income taxes.	233 M\$	61 M\$	501 M\$	241 M\$	1.0 G\$
GDP Basic Price	977 M\$	264 M\$	2.4 G\$	1.0 G\$	4.7 G\$

*Numbers were rounded.

M : Million - G : Billion



Indicators	BC
Initial Expenditures	\$492M
Gross Output	\$1.0G
Wages and Salaries	\$351M
Jobs	7,524
Tax Income	\$137M
GDP Basic Price	\$606M



British Columbia provides 12.5% of the Canadian camping industry jobs.

« In BC, the camping industry contributes around \$600 million dollars to the GDP. »

METHODOLOGY

Campground Market

- Campground census based on available data (Provincial campground associations database, provincial tourism guides, online campground directories).
- Telephone survey with owners and managers of 498 privately owned campgrounds, not-for-profit campgrounds and campgrounds owned by municipalities.
- Email survey with Parks Canada, provincial agencies and provincial government ministries that manage publicly owned campgrounds.

Camper Market

- Canada-wide web panel survey with 1,047 campers.

Economic Impact

- Camper survey data.
- Statistics Canada data (RV sales and manufacturer revenues).
- Economic impact analysis based on the Statistics Canada Input/Output model.

BACKGROUND



www.ccrvc.ca

The Canadian Camping and RV Council (CCRVC) represents the Canadian RV Manufacturers Association (CRVA), the RV Dealers Association of Canada (RVDA of Canada) and provincial campground owners' associations in Canada. CCRVC's mission is to support Canada's camping and RV industries, foster projects that enhance the camping experience for Canadian and international visitors and work with federal decision makers to ensure a thriving Canadian tourism sector. The economic impact study, sponsored by CCRVC, will be made available at www.ccrvc.ca.

SOM is a market research company, specializing in data collection and analysis. SOM was responsible for coordinating the study, collecting data and analyzing campground and camper surveys.

WSP is an international consulting group. In this study WSP was responsible for the estimation of the economic impact of the Canadian camping industry.

REPORT TO COUNCIL



Date: January 25, 2016
RIM No. 1250-01
To: City Manager
From: Community Planning Department (TY)
Application: Z15-0045 & TA15-0010 **Owner:** Eva Linttell
Address: 2075 KLO Road **Applicant:** Tyler Linttell
Subject: Rezoning Application & Text Amendment Application - Supplemental Report
Existing OCP Designation: REP - Resource Protection Area (ALR)
Existing Zone: A1 - Agriculture 1
Proposed Zone: A1t - Agriculture 1 with Agri-tourist Accommodation

1.0 Recommendation

THAT Council receives, for information, the Supplemental Report from the Community Planning Department dated January 25, 2016 with respect to Rezoning Bylaw No. 11189 (Z15-0045) & Text Amending Bylaw No. 11188 (TA15-0010) for the property located at 2075 KLO Road;

AND THAT Rezoning Bylaw No. 11189 and Text Amending Bylaw No.11188 be forwarded to the February 16, 2016 Public Hearing for further consideration;

AND FURTHER THAT Council amends the adoption requirement for the Rezoning Bylaw of "issuance of an Agri-tourist Accommodation Business Licence" to "submission of a Business Licence Application".

2.0 Purpose

To amend a condition of adoption of Rezoning Bylaw No. 11189 and to forward the Rezoning and Text Amending Bylaws for reading consideration.

3.0 Community Planning

On January 11, 2016, Community Planning presented a non-support recommendation to Council for the above noted application located at 2075 KLO Road. Council supported the alternate recommendation in this report to be forwarded to Public Hearing which is being given Initial Consideration on January 25, 2016.

Staff noted that an Agri-tourist Accommodation Business Licence cannot be issued prior to final rezoning and are requesting that Council remove this recommendation from Bylaw No. 11189.

Report prepared by:

Tracey Yuzik, Planner

Reviewed by:

☐

Todd Cashin, Subdivision, Suburban and Rural Planning
Manager

**Reviewed by
Approved for Inclusion:**

☐

Ryan Smith, Community Planning Department Manager



CITY OF KELOWNA
MEMORANDUM

Date: October 1, 2015
File No.: Z15-0045

To: Community Planning (TY)

From: Development Engineering Manager

Subject: 2075 KLO Rd - Revised

A1 to A1t

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

The subject property is currently serviced with a 25mm water service. The developer will need to determine the domestic and fire protection requirements of this proposed development. Only one service will be permitted for this development. The applicant will arrange for the disconnection of existing service and the installation of a new service. The disconnection of the existing small diameter water services and the tie-in of a larger new service can be provided by City forces at the developer's expense. One metered water service will supply the development. 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 or phone, 250-469-8589.

This property is within the Water Specified Area #26 requiring a fee of \$3,799.45/EDU (equivalent dwelling unit) therefore for 10 RV pads the conversion is 4.0 EDUs. The required charges is $4.0 \times \$3,799.45 = \$15,197.80$.

2. Sanitary Sewer

Our records indicate that this property is currently serviced with a 100mm-diameter sanitary sewer service. Only one service will be permitted for this development. . Service upgrades can be provided by the City at the applicant's cost. The applicant will be required to sign a Third Party Work Order for the cost of the service upgrade. For estimate inquiry's please contact Sergio Sartori, by email ssartori@kelowna.ca or phone, 250-469-8589.

This property is within the Sewer Specified Area #26 requiring a fee of \$5,170.33/EDU (equivalent dwelling unit) therefore for 10 RV pads the conversion is 4.0 EDUs. The required charges is $4.0 \times \$5,170.33 = \$20,681.32$.

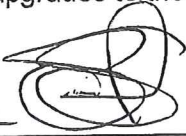
3. Development Permit and Site Related Issues

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

A sight line issue at the current driveway due to road curve as well as vegetation has been identified. With more, large, slow moving vehicles this could become a safety concern.

4. **Electric Power and Telecommunication Services**

It is the applicant's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for service upgrades to these services which would be at the applicant's cost.

For 

Steve Muenz, P. Eng.
Development Engineering Manager

SS

SUMMARY OF PROPOSED TEXT AMENDMENT
January 11, 2016

Zoning Bylaw No. 8000

Existing Text

Section 11 - Agricultural Zones

11.1.8(e) Maximum number of agri-tourist accommodation units permitted

For lots larger than or equal to 4.0 ha in size, agri-tourist accommodation shall be permitted according to the following table:

Lot Size (hectares)	< 4.0	4.00 to 5.99	6.00 to 6.99	7.00 to 7.99	8.00 to 8.99	9.00 to 9.99	≥10.00
Agri-tourist accommodation units *	X	5 units	6 units	7 units	8 units	9 units	10 units
*See Section 11.1.8(g)							

Proposed Text

Section 11 - Agricultural Zones

11.1.8(e) Maximum number of agri-tourist accommodation units permitted

For lots larger than or equal to 4.0 ha in size, agri-tourist accommodation shall be permitted according to the following table:

Lot Size (hectares)	< 4.0	4.00 to 5.99	6.00 to 6.99	7.00 to 7.99	8.00 to 8.99	9.00 to 9.99	≥10.00
Agri-tourist accommodation units *	X	5 units	6 units	7 units	8 units	9 units	10 units
*See Section 11.1.8(g)							

This table 11.1.8(e) does not apply to Lot B District Lot 131 ODYD Plan 39954 (2075 KLO Rd), where a maximum of 10 agri-tourist accommodation units are permitted.



- COMMUNITY PLANNING NOTES**
1. INDIVIDUAL WATER AND SEWER HOOKUPS ARE NOT PERMITTED. ONE SINGLE SANI-DUMP IS PERMITTED
 2. NO ADDITIONAL HARD SURFACE PAVING IS PERMITTED.

Land Capability = Brown/ Soil Class = Green

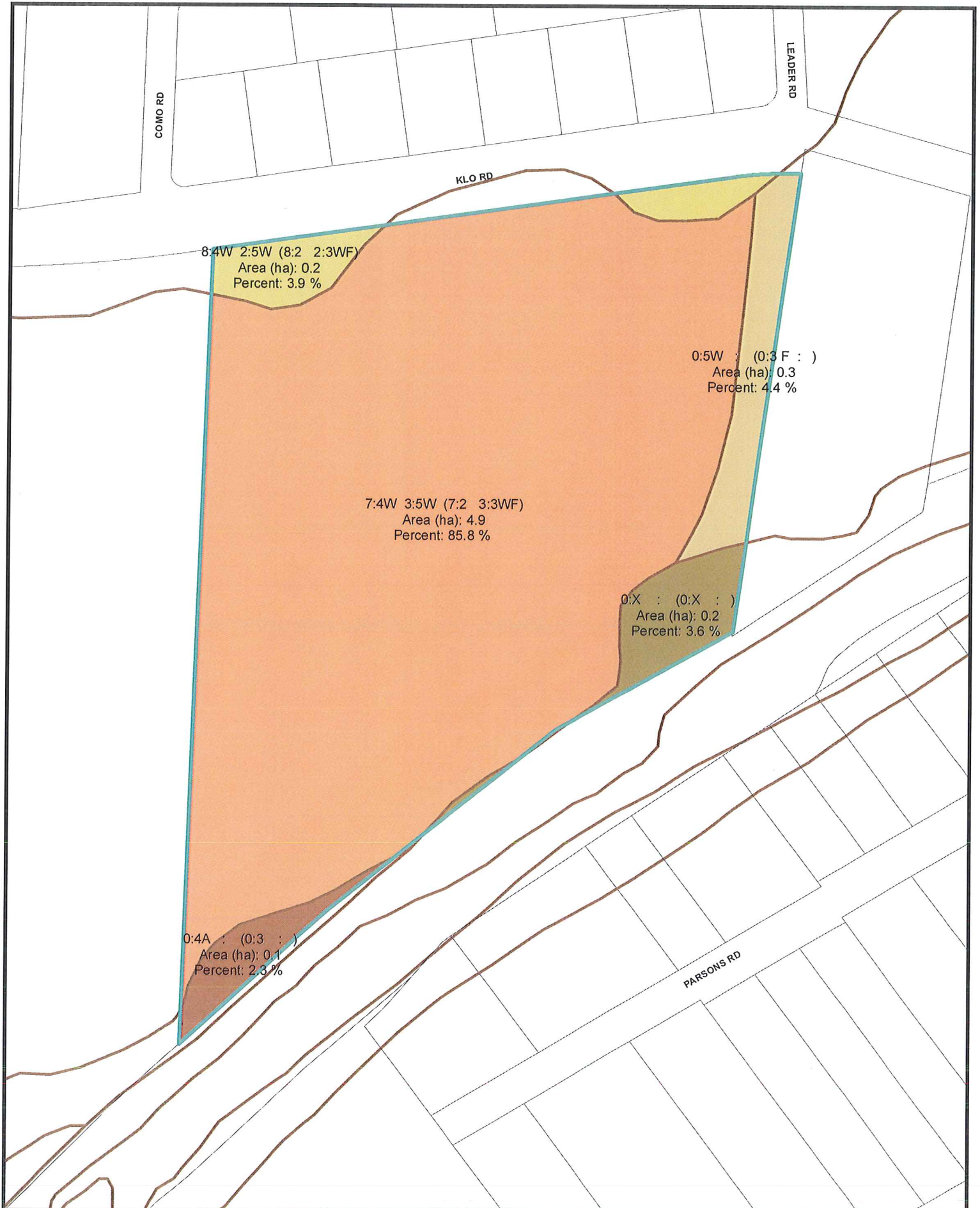


Soil Classification 2075 KLO Rd

The soil classification for the subject property is as defined below

Portion of site	Soil Type	Description
4.9 hectares are 70% GN & 30% TA		
70%	GN -	Land: nearly level to gently sloping fluvial deposits Texture: 30 - 100 cm depth of medium textured, stone free veneer, which overlies gravelly fluvial fan and deltaic deposits. Drainage: poorly drained, moderately pervious, and have high water storage capacity. Groundwater is near the surface during winter and spring and recedes by autumn. Classification: Orthic Humic Gleysols.
30%	TA -	Land: nearly level to gently sloping fluvial deposits. Texture: sandy loam to silt loam, with subsoil textures that are sandy loam or gravelly sandy loam. Drainage: poorly drained, moderately pervious, and have high water storage capacity. Groundwater fluctuates between the surface and 1.5 metre depth. Depressions are subject to flooding. Classification: Rego Humic Gleysols.
0.3 hectares are 100% MLD		
100%	TA -	Land: nearly level to gently sloping fluvial deposits. Texture: sandy loam to silt loam, with subsoil textures that are sandy loam or gravelly sandy loam. Drainage: poorly drained, moderately pervious, and have high water storage capacity. Groundwater fluctuates between the surface and 1.5 metre depth. Depressions are subject to flooding. Classification: Rego Humic Gleysols.
0.2 hectares are 80% GN & 20% TA		
80%	GN-	Land: nearly level to gently sloping fluvial deposits Texture: 30 - 100 cm depth of medium textured, stone free veneer, which overlies gravelly fluvial fan and deltaic deposits. Drainage: poorly drained, moderately pervious, and have high water storage capacity. Groundwater is near the surface during winter and spring and recedes by autumn. Classification: Orthic Humic Gleysols.
20%	TA -	Land: nearly level to gently sloping fluvial deposits. Texture: sandy loam to silt loam, with subsoil textures that are sandy loam or gravelly sandy loam. Drainage: poorly drained, moderately pervious, and have high water storage capacity. Groundwater fluctuates between the surface and 1.5 metre depth. Depressions are subject to flooding. Classification: Rego Humic Gleysols.
0.2 hectares are 100% MLD - Dykes		
100%	MLD -	Land: not considered to be "soil" Texture: gravel to large rock
0.1 hectares are 100% CN - Cameron Lake Soils		
100%	CN	Land: nearly level, very gentle sloping fluvial fan deposits. Texture: sandy loam or loamy sand textures. Drainage: imperfect to moderately pervious. Classification: Gleyed Regosol

Land Capability = Brown/ Soil Class = Green



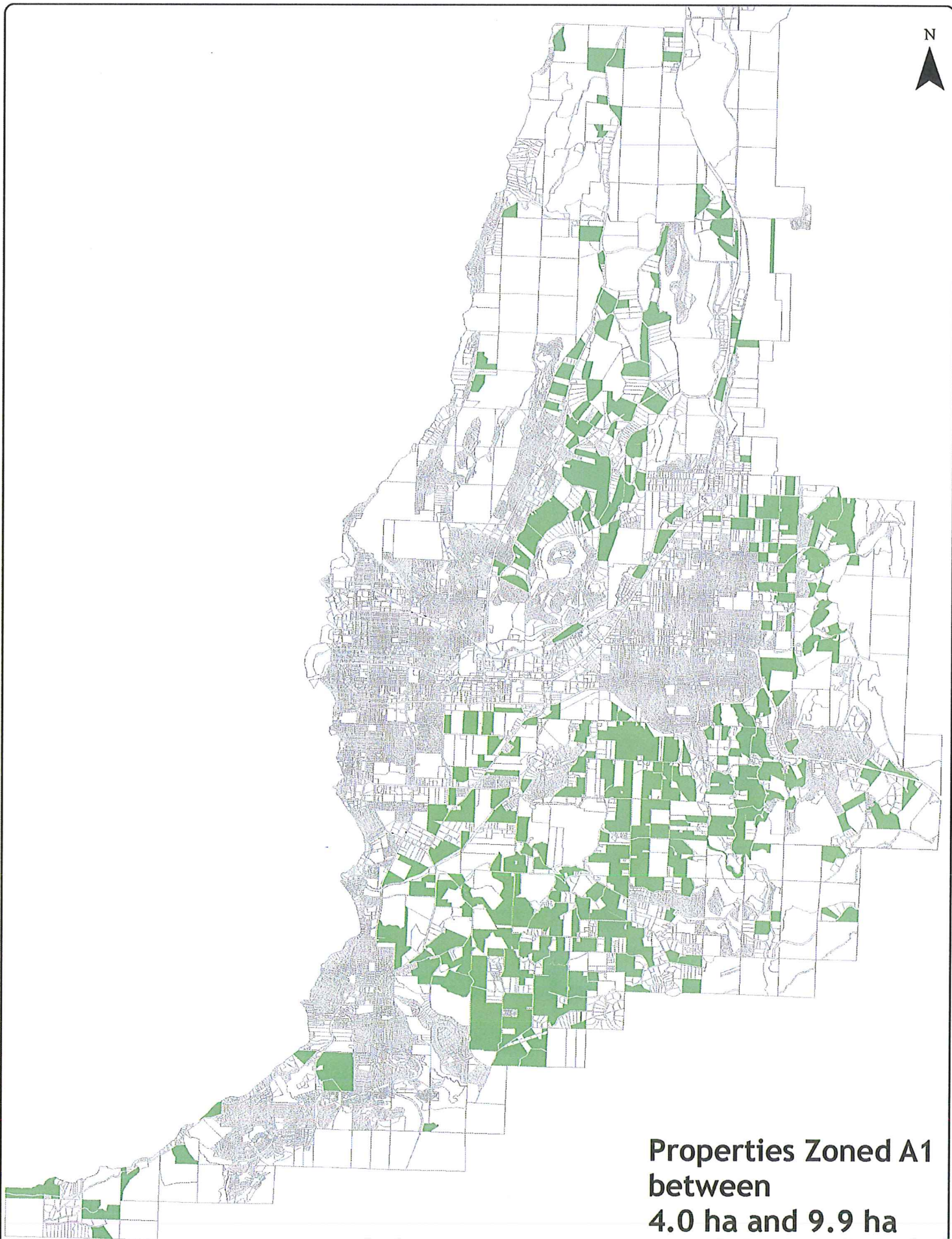
BCLI Land Capability - Legend

1	Land in this Class has no or only very slight limitations that restrict its use for the production of common agricultural crops. Land in Class 1 is level or nearly level. The soils are deep, well to imperfectly drained under natural conditions, or have good artificial water table control, and hold moisture well. They can be managed and cropped without difficulty. Productivity is easily maintained for a wide range of field crops.
2	Land in this Class has minor limitations that require good ongoing management practices or slightly restrict the range of crops, or both. Land in Class 2 has limitations which constitute a continuous minor management problem or may cause lower crop yields compared to Class 1 land but which do not pose a threat of crop loss under good management. The soils in Class 2 are deep, hold moisture well and can be managed and cropped with little difficulty.
3	Land in this Class has limitations that require moderately intensive management practices or moderately restrict the range of crops, or both. The limitations are more severe than for Class 2 land and management practices are more difficult to apply and maintain. The limitations may restrict the choice of suitable crops or affect one or more of the following practices: timing and ease of tillage, planting and harvesting, and methods of soil conservation.
4	Land in this Class has limitations that require special management practices or severely restrict the range of crops, or both. Land in Class 4 has limitations which make it suitable for only a few crops, or the yield for a wide range of crops is low, or the risk of crop failure is high, or soil conditions are such that special development and management practices are required. The limitations may seriously affect one or more of the following practices: timing and ease of tillage, planting and harvesting, and methods of soil conservation.
5	Land in this Class has limitations which restricts its capability to producing perennial forage crops or other specially adapted crops. Land in Class 5 is generally limited to the production of perennial forage crops or other specially adapted crops. Productivity of these suited crops may be high. Class 5 lands can be cultivated and some may be used for cultivated field crops provided unusually intensive management is employed and/or the crop is particularly adapted to the conditions peculiar to these lands. Cultivated field crops may be grown on some Class 5 land where adverse climate is the main limitation, but crop failure can be expected under average conditions.
6	Land in this Class is non-arable but capable of producing native and/or uncultivated perennial forage crops. Land in Class 6 provides sustained natural grazing for domestic livestock and is not arable in its present condition. Land is placed in this class because of severe climate, or the terrain is unsuitable for cultivation or use of farm machinery, or the soils do not respond to intensive improvement practices. Some unimproved Class 6 land s can be improved by draining, diking and/or irrigation.
7	Land in this Class has no capability for arable agriculture or sustained natural grazing. All classified areas not included in Classes 1 to 6 inclusive are placed in this class. Class 7 land may have limitations equivalent to Class 6 land but does not provide natural sustained grazing for domestic livestock due to unsuited natural vegetation. Also included are rock land, other non-soil areas, and small water bodies not shown on the maps. Some unimproved Class 7 land can be improved by draining, diking, irrigation, and/or levelling.

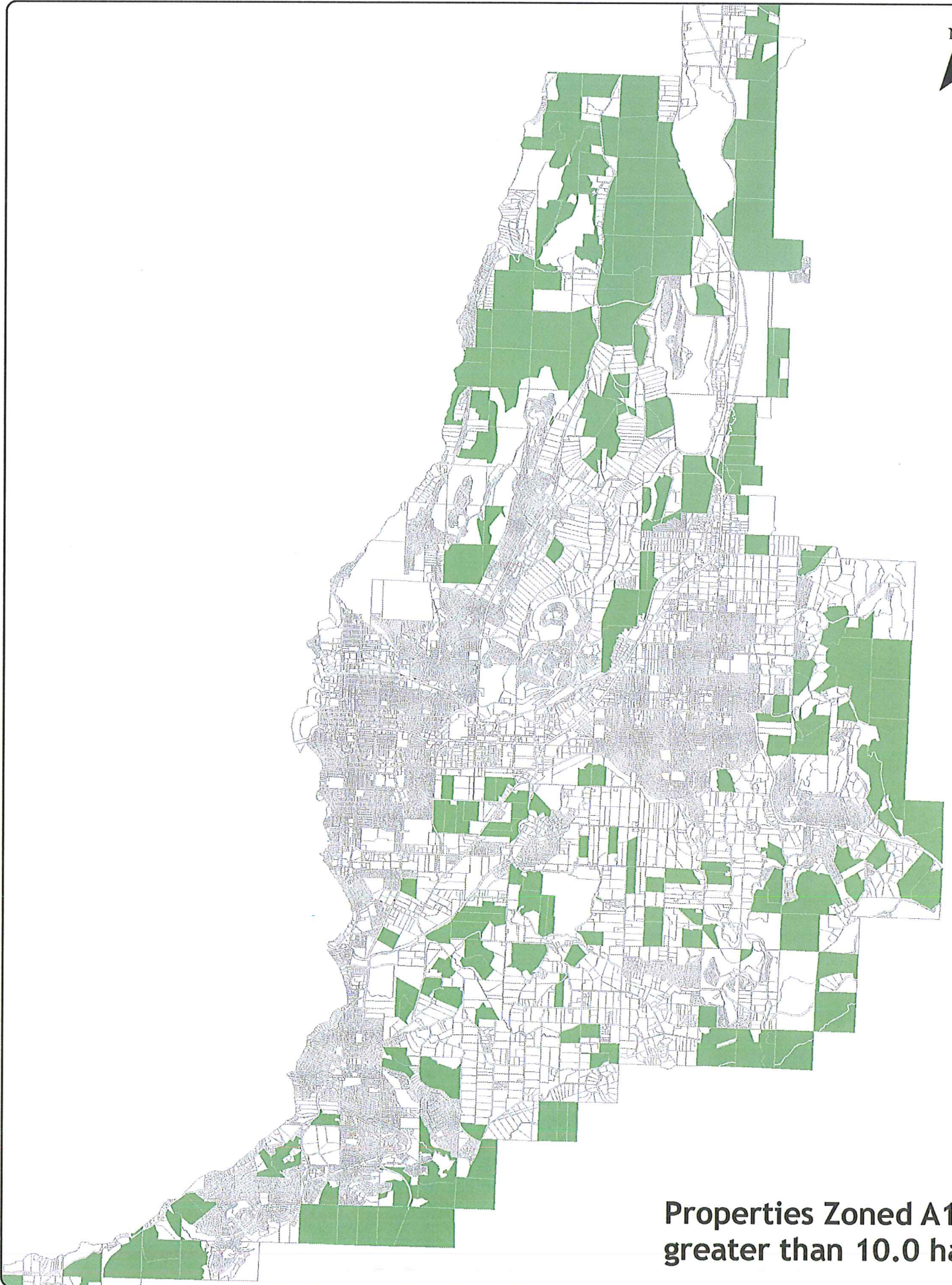
BCLI Land Capability 2075 KLO Rd

Portion of Site	Land Capability Rating, Unimproved	Land Capability Rating, With Improvements
4.9 hectares are 70% Class 4W (Excess Water Limitations) and 30% Class 5W (Excess Water limitations)		
70%	Class 4W are lands that require special management practices. The 'W' class indicates the occurrence of excess water during the growing period. Improvements are typically ditching to manage excess water.	Class 2 have minor limitations that require good ongoing management practices. The soils in Class 2 are deep, hold moisture well and can be managed and cropped with little difficulty.
30%	Class 5W are lands that require perennial forage crops or other specially adapted crops. The 'W' class indicates the occurrence of excess water during the growing period. Improvements are typically ditching to manage excess water.	Class 3WF are lands that require moderately intensive management practices. The 'W' class indicates occasional occurrence of excess water during the growing period causing minor crop damage, but no crop loss, or the occurrence of excess water during the winter months adversely affecting perennial crops. Improvements are typically ditching to manage excess water. The 'F' classification includes soils with moderate nutrient holding ability, high acidity or alkalinity and/or high levels of carbonates. Fertility status does not restrict the range of crops. Moderate, ongoing additions of fertilizer and/or other soil amendments are required to maintain productivity for a wide range of crops.
0.3 hectares are 100% Class 5W (Excess Water limitations)		
100%	Class 5W are lands that require perennial forage crops or other specially adapted crops. The 'W' class indicates the occurrence of excess water during the growing period. Improvements are typically ditching to manage excess water.	Class 3F are lands that require moderately intensive management practices. The 'F' classification includes soils with moderate nutrient holding ability, high acidity or alkalinity and/or high levels of carbonates. Fertility status does not restrict the range of crops. Moderate, ongoing additions of fertilizer and/or other soil amendments are required to maintain productivity for a wide range of crops.
0.2 hectares are 80% class 4W (Excess Water Limitations) & 20% class 5W (Excess Water Limitations)		

80%	<p>Class 4W are lands that require special management practices. The 'W' class indicates the occurrence of excess water during the growing period.</p> <p>Improvements are typically ditching to manage excess water.</p>	<p>Class 2 have minor limitations that require good ongoing management practices. The soils in Class 2 are deep, hold moisture well and can be managed and cropped with little difficulty.</p>
20%	<p>Class 5W are lands that require perennial forage crops or other specially adapted crops. The 'W' class indicates the occurrence of excess water during the growing period.</p> <p>Improvements are typically ditching to manage excess water.</p>	<p>Class 3WF are lands that require moderately intensive management practices.</p> <p>The 'W' class indicates occasional occurrence of excess water during the growing period causing minor crop damage, but no crop loss, or the occurrence of excess water during the winter months adversely affecting perennial crops.</p> <p>Improvements are typically ditching to manage excess water.</p> <p>The 'F' classification includes soils with moderate nutrient holding ability, high acidity or alkalinity and/or high levels of carbonates. Fertility status does not restrict the range of crops.</p> <p>Moderate, ongoing additions of fertilizer and/or other soil amendments are required to maintain productivity for a wide range of crops.</p>
0.2 hectares are 100% X		
100%	<p>Class X are considered to be adversely affected by two or more limitations, unfavourable for any agriculture.</p>	No improvements
0.1 hectares are class 4A (Droughtiness Limitations)		
100%	<p>Class 4A are lands that require special management practices. The 'A' class indicates the insufficient precipitation or low water holding capacity of the soil.</p> <p>Improvements are typically irrigation to improve soil moisture.</p>	<p>Class 3 are lands that require moderately intensive management practices.</p>



**Properties Zoned A1
between
4.0 ha and 9.9 ha**



**Properties Zoned A1
greater than 10.0 ha**

Executive Summary
Rezoning Application for Agri-tourist Accommodation
Z15-0045&TA15-0010 Applicant: Linttell Family

Rezone: A1-Agriculture 1 Zone to the A1t- Agriculture with Agri-tourist Accommodation Zone for Lot B District Lot 131 ODYD Plan 39954, located at 2075 KLO Road, Kelowna. Parcel is 5.762 hectares.

This site, with its proximity to tourist amenities, its outdoor natural setting, the agri-tourist farm enhancements and the addition of ten much needed first-class RV sites in Kelowna, should qualify as an ideal A1t land parcel that demonstrates how RV Sites can be added with low impact to the land, least suited to agriculture and increased farm production on the best land.

Rezoning would be in compliance with ALC regulations and City Bylaws with the exception of one Site Specific Text Amendment and one Variance.

- 1.) Add 5 more sites to be an economically viable operation within ALC regulations.
- 2.) Allow the location of the RV site to be greater than 30m from main road and/or primary residence due to existing home plating layout.

Considerations for Rezoning:

- Demand greatly exceeds supply for RV sites in Kelowna area.
- RV sites would not exceed 5% of the total property as per ALC regulations.
- Development would be compatible with existing adjacent land use.
- Neighbours approve the Rezoning Application.
- Optimal location on a bus route, adjacent to the greenway and golf courses, with H₂O Center, market gardens, retail services, wineries and beach nearby.
- RV site exceeds buffering in all directions with no negative visual or noise impact.
- Secure, quiet, set back from traffic, surrounded by a natural and farm environment.
- Existing one point access off KLO Road. Existing farm road to be extended to RV site.
- City domestic water and sanitary sewer to be extended for full service RV hook-ups.
- Apiary, market garden and chicken farming enhance and intensify the current extent of the farm production with more diverse agricultural use while adding Agri-tourism potential.
- A1t use is subordinate / secondary to the primary agriculture in area and income.
- Creating a first class inspected Tourism BC Approved Accommodation.
- Target high-end RV motor home market. No tenters, long-term renters or squatters.
- Proposed budget to create first class RV tourist facility is approximately \$150,000 plus the utility costs which cannot be ratified until all engineering is complete.
- Surrounded and encroached by development, the ALR landowner needs to be able to diversify with an acceptably approved agricultural and agri-tourism strategy.
- **To be economically viable, the ten approved sites are necessary.**
- **Approval in 2015 allows for winter start of RV site infrastructure and spring soil preparation and planting.**



Kelly Berringer,
Field Services,
BC Tree Fruit Cooperative

02/11/15

Orchard Feasibility Assessment 2075 KLO Road

Attention Tyler Lintell:

BC Tree Fruits works with newly planted and established commercial orchardists to improve horticultural practices our member orchards.

Having viewed your property in conjunction with your Agri-tourism Proposal for a small orchard on your property at 2075 KLO Road, I offer the following assessment, considerations and answers to the questions raised in our discussion.

1. **Soils Classification:** The Class 4 and 5 soils comprising your land parcel would support fruit growing, if all other conditions were favorable.
2. **Climate:** The entire parcel is low-lying land adjacent Mission Creek which is part of a microclimate that tends to draw cooler air down the creek valley. Stone fruits therefore would not be suitable orchard as spring blossoms would likely be frost-damaged. The fruit best suited to this cooler low-lying land would be pears or apples on a larger rootstock at a medium density planting.
3. **Considerations for a Pear Orchard:**
Pears reach maturity in 8-10 years; successful pear plantings pay themselves off year 9-10.
4. **Commercial Viability:**
For commercial / contract viability, an orchard should be at least 4 acres of one commodity. An orchard is labor intensive and requires a major investment in equipment: orchard tractor, sprayer, ladders, bins and a storage facility (if you will be marketing your own produce). The investment in planting a modern higher density orchard is substantial, averaging \$20,000 per acre.
5. **Orchard Proximity to Livestock and Poultry:**
Both livestock and poultry should be removed from an area while pesticides are applied. All conventional and organic pesticides indicate a safe timeframe for re-entry after applications.



WAY MORE
THAN DELICIOUS.

6. Livestock Interface:

If you are planning on selling your produce commercially you will need to be certified by a food safety program. Different programs have different regulations about grazing livestock within a productive orchard and how long livestock can be present in the orchard before harvest. You should contact Canada GAP and/or Global GAP and if you are thinking about organic production contact The Certified Organics Association of BC as well as The Pacific Agriculture Certification Society. Also note that the organic regulations are being reviewed this calendar year.

7. Additional Considerations:

Your site would be best suited to a modern commercial pear orchard; if you are not prepared for the investment then you may wish to look at a market garden. A valuable information source for a new grower is The Young Agrarians Association.

It is my opinion that you could have a successful pear orchard on your property but you must be willing to invest both time and money. It is possible for you to increase your agricultural productivity sooner with a market garden but I would seek out the advice of a professional in that area.

I trust this is the information you need for presentation to the City of Kelowna Agricultural Advisory Committee.


Kelly Berringer, BSc. AAg.

John Hofer, Owner/Operator
Wise Earth Farm
2071 Fisher Road
Kelowna, B.C. V1W 2H4

November 11, 2015

Agricultural Partnership for 2016

Attention Tyler Linttell:

As follow up to our meeting yesterday, I should like to confirm that Wise Earth Farm will partner with you beginning in the 2016 farm year to commence sustainable agriculture on your property (2075 KLO Road) across the road from our farm.

It is our intention to establish bio-intensive farming on both the 0.3 acre cultivated piece on the front of the property and the soon to be worked 7 acre piece to the south and west.

The far back south corner of the property which is too shaded and not suitable for a vegetable garden will be excluded from the cultivated area and be used by you.

As discussed, the large parcel should be ploughed, disked and roto-tilled by spring at which time we will commence soil enrichment and weed control for the 2016 season. A forty-foot perimeter strip will remain in grass as preparation for raspberry and blackberry planting. The berries can be planted this coming spring and we will most likely be planting corn, winter squash, broccoli on the large area as a first year crop with the intention to grow high density in the future years, the same as we are currently doing across the road.

We confirmed that water for irrigation is available and we are most definitely interested in using the bottom-fed pond as a non-chlorinated water source for our organic crops.

Our farm is as much of a closed loop farming system as we can manage so there will be no trash disposal required on your site, but we can work with you on a collective compost operation.

The proximity of your land to our existing farm plot is ideal. We know the soil capability in this area and are excited to move forward with you in this venture.

I understand that you need this letter to go forward to the Agricultural Advisory Committee on Thursday for your approvals. Good Luck with that.

Any inquiries into our operation can be seen at wiseearthfarm.com, or call me at 250 869 6539

Sincerely,

John Hofer



Mark McPhail
Beekeeper
McPhail Enterprises
680 Elm Rd.
Kelowna, BC V1W 1T8
250-718-3028

October 15, 2015

Introductory Apiary at 2075 KLO Road

Attention Tyler Linttell:

As follow up to our site meeting yesterday, I hereby confirm our intention to place eight colonies of bees on your property at 2075 KLO Road in the spring of 2016. This will occur at the end of April subject to weather conditions.

The site is ideal for an apiary with a) the existing and proposed agriculture to serve as foraging habitat, b) the existing water feature pond and the nearby Mission Creek providing the necessary fresh water source. We will enclose the hives with adequate fencing to prevent any possible damage by wildlife. There should be no interface problems between the bees and people. Before placement, we can together determine the exact location for the hives giving consideration to the RVs, the home site, neighbouring properties and of course the ideal bee habitat. As discussed, we will evaluate the first year operation before adding additional colonies; but given what I saw yesterday, everything looks very promising.

Thank you for this opportunity. I look forward to working with you.

McPhail Enterprises,

Mark McPhail

A handwritten signature in dark ink, appearing to read 'Mark McPhail', with a long horizontal flourish extending to the right.

Anne Dyck
1979 KLO Road
Kelowna, BC
V1W 2H8
250-861-8456

August 5, 2015

City of Kelowna
1435 Water Street
Kelowna, BC
V1Y 1J4
250-469-8500

To Whom It May Concern:

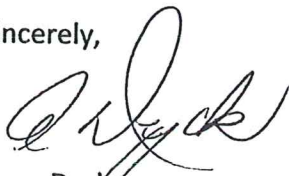
RE: Rezoning Application for Agri-tourism Accommodation
Applicant: Eva Linttell (Scott & Tyler Linttell)

The Linttell family has been a good neighbour of mine for the past 12 years and they have shared with me their intentions to rezone their property from A1-Agriculture to A1t- Agriculture with Agri-tourism Accommodation for their property located at 2075 KLO Road, Kelowna, BC. Their property borders my property to the east.

I have reviewed their proposal and agri-tourism site plan. They are asking for a variance to allow five more RV sites for a total of 10. These extra RV sites are needed in order to be an economically viable agri-tourism operation. They are also asking to allow the location of the RV sites to be greater than 30 m from KLO road. I am writing this letter to give my support for both of these variances.

I give my full endorsement to this project as I know Eva, Scott and Tyler Linttell will ensure a first class operation. If you have any questions or concerns, please don't hesitate to contact me. I can be reached at 250-861-8456.

Sincerely,



Anne Dyck

Paul & Natalie Robinson
2085B KLO Road
Kelowna, BC
V1W 2H9

August 6, 2015

City of Kelowna
1435 Water Street
Kelowna, BC
V1Y 1J4
250-469-8500

To Whom It May Concern:

RE: Rezoning of Lintell Farm at 2075 KLO Road

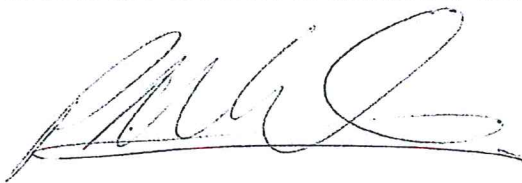
The Lintell farm borders our property to the west. We have enjoyed a good relationship for the past 11 years as neighbours. They have recently submitted application to the City of Kelowna to rezone their property from A1 to A1t in the hopes of being allowed to build 10 RV sites as part of the Agricultural Tourism proposal. We have discussed and viewed the plan proposed and feel the variance requested to increase the RV sites from 5 to 10 is needed in order to encourage the increase in agriculture on their property. Without 10 RV sites, the plan is not viable.

We are writing this letter to the City of Kelowna to offer our support of the proposed 10 RV sites as well as to allow the RV sites to be located at the back of their property rather than within 30 m of KLO road, as this is a better location for everyone involved.

We feel confident that Scott and Eva (with the assistance of their son, Tyler) will ensure the project be completed well with the least amount of disruption to their farm and their neighbours.

We can be reached at 250-860-1558 to discuss our view of this proposal.

Sincerely,

A handwritten signature in black ink, appearing to read 'Paul Robinson', with a horizontal line drawn underneath it.

Paul Robinson

MARTIN COLLINS

From: Martin.Collins@gov.bc.ca
To: tylerlntell@hotmail.com
Subject: RE: Meeting Request
Date: Mon, 14 Sep 2015 22:28:41 +0000
No it does not.

M.

From: tyler lntell [<mailto:tylerlntell@hotmail.com>]
Sent: Monday, September 14, 2015 3:27 PM
To: Collins, Martin J ALC:EX
Cc: Eva Lntell; ICE2 Scott Lntell
Subject: Re: Meeting Request

Hi Martin,

Does the ALC legislation require that a farm must produce more in agricultural revenue than it is projected to make in RV revenue before RV sites can be allowed?

Tyler

Sent from my iPhone

MARTIN COLLINS

Tyler

Sent from my iPhone

On Sep 14, 2015, at 4:07 PM, Collins, Martin J ALC:EX <Martin.Collins@gov.bc.ca> wrote:

I don't believe so, provided you are also compliant with the local government regulations. I know that Kelowna has a minimum parcel size for agri-tourist accommodation. The most restrictive rule applies. If the local government has regulations that are more restrictive than ALR regulations for permitted non-farm uses, these supercede the ALC's restrictions.

I don't know if any other local governments have more restrictive regulations about agri-tourist accommodations.

Regards

Martin Collins
Regional Planner
Agricultural Land Commission
#133 4940 Canada Way
Burnaby, BC, V5G 4K6
martin.collins@gov.bc.ca
604-660-7021

From: tyler lintell [<mailto:tylerlintell@hotmail.com>]
Sent: Monday, September 14, 2015 4:02 PM
To: Collins, Martin J ALC:EX
Subject: RE: Meeting Request

Also,

To our understanding, as long as we maintain farm status, use no more than 5% of the parcel for RV sites and have no more than 10 RV sites, we are in compliance and would likely be supported by the ALC. Have I missed anything?

Thanks,
Tyler

From: Martin.Collins@gov.bc.ca
To: tylerlintell@hotmail.com
Subject: RE: Meeting Request
Date: Mon, 14 Sep 2015 22:28:41 +0000
No it does not.

M.

From: tyler lintell [<mailto:tylerlintell@hotmail.com>]
Sent: Monday, September 14, 2015 3:27 PM

2015-11-11



British Columbia
Lodging and
Campgrounds
Association

Suite 209, 3003 St. John's Street, Port Moody, BC V3H 2C4
Phone: 778-383-1037 Fax: 604.945.7606
Toll Free: 1.888.923.4678
Info@bclca.com www.travel-british-columbia.com

September 8, 2015

Colleen Lintell, C.C.I.D.
Lintell Projects Inc.
Kelowna, B.C. Email: clinttell@shaw.ca

Dear Ms. Lintell:

I understand that you are proposing to build a 10 site RV Park on agricultural land and are compliant with permitted use in the ALR, but not in compliant with all City of Kelowna regulations for an RV Park as they require one unit per hectare in the bylaw. As you probably know, a hectare is 100 square meters and campgrounds developed on private land typically would have densities of 10 or more RV sites in that space. This allows for roads and landscaping. The one unit per hectare seems extremely restrictive and is not economically workable from a private campground operator's perspective.

I can confirm that BC Lodging and Campgrounds Association has been monitoring the decrease in the number of RV Parks offering overnight RV campsites in the province of BC for various reasons as outlined in the report entitled "Recommendations for Recreation Vehicle Park Development in British Columbia". The report co-chaired by the BC Lodging and Campgrounds Association Executive Director, Joss Penny, discusses the need to develop and expand RV Parks.

At the same time Destination BC's marketing budget has doubled since the report was published and there has been an increase, at municipal levels, in the collection of the additional 2% and now up to 3% Municipal Hotel Room Tax to market destinations. The Premier of British Columbia and municipal councils are obviously looking to grow tourism, yet RV Parks, an important product sector, are still declining.

The Canadian Camping and RV Council 2015 Economic Study shows that in 2014 there were 662,260 adult campers in British Columbia and that the GDP for BC was \$606 million. Go RVing Canada research shows:

- 14% of Canadian households own an RV
- There are over 1,000,000 RVs on the road in Canada
- 67% of RV owners are under the age of 55.
- 40% of RV families have children

British Columbians have a higher RV ownership at 17%. Overall, about 45% of all camping in the province utilize RV's (as opposed to tents). The problem here is that demand is not decreasing but overnight supply is declining.

"Working Together For Your Success"



**British Columbia
Lodging and
Campgrounds
Association**

Suite 209, 3003 St. John's Street, Port Moody, BC V3H 2C4
Phone: 604.945.7676 Fax: 604.945.7606
Toll Free: 1.888.923.4678
Info@bclca.com www.travel-british-columbia.com

Municipalities marketing themselves as destinations need to ensure that they have the right mix of accommodation. Declining RV spaces create a problem in that RVers are forced to move on to a more RV friendly locale or to camp in shopping malls or parking lots (this creates no tax revenue, no additional employment and a dubious camping experience for the RVer).

So why are RV Parks disappearing? In short, land values have increased, creating pressure on owners to sell and redevelop. The decision to sell is in part due to property tax increases outstripping the ability to increase overnight camping rates to meet revenue needs and in part due to developers targeting campgrounds located in prime areas to satisfy condo or bare strata development fueled by a growing number of investors.

The BC Lodging and Campgrounds Association supports keeping RV Parks engaged in the tourism industry by providing a mix of overnight campsites, seasonal stays and long term rentals. As such we are working with the existing operators and new RV Park developers to try and make RV Parks more profitable so that the resource remains. Some of the solutions require the support of municipalities through initiatives such as:

- Removing restrictions on length of continuous stay
- Enforcing "no overnight parking" bylaws
- Allowing the expansion of existing campgrounds to include overnight and seasonal RV campsites
- Supporting existing campgrounds through revitalization tax exemptions
- Allowing the supply of new overnight RV campsites through new development

In closing, please feel free to share this letter, the contents of the report and voice our support for the development of new RV campsites that enhance our tourism product throughout the province.

Yours truly,

Jim Humphrey
President

Enc.

"Working Together For Your Success"



CANADIAN CAMPING
AND RV COUNCIL
CONSEIL CANADIEN DU
CAMPING ET DU VR

som

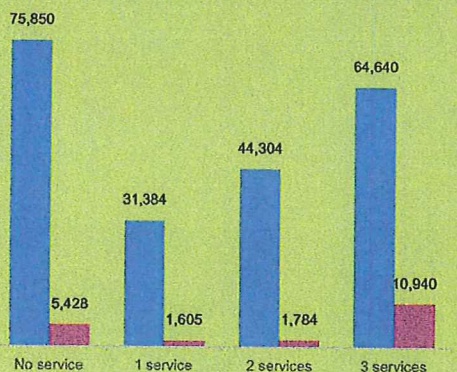
WSP

CAMPING INDUSTRY PORTRAIT IN CANADA AND BRITISH COLUMBIA

CAMPGROUND MARKET



Total number of campsites
by level of service for overnight campers



■ Canada ■ BC (public campgrounds not included)

Most common infrastructure in
campgrounds

	Canada (%)	BC (%)
Children's playground	78	54↓
Community shelter	64	44↓
Snack bar/Convenience store	49	44
Beach	43	31↓
Basketball court	29	13↓
Pool	28	12↓

↓ British Columbia
campgrounds
stand out with less
infrastructure.

Most requested new services in Canadian campgrounds



Wireless
Internet



Pool and
water play area



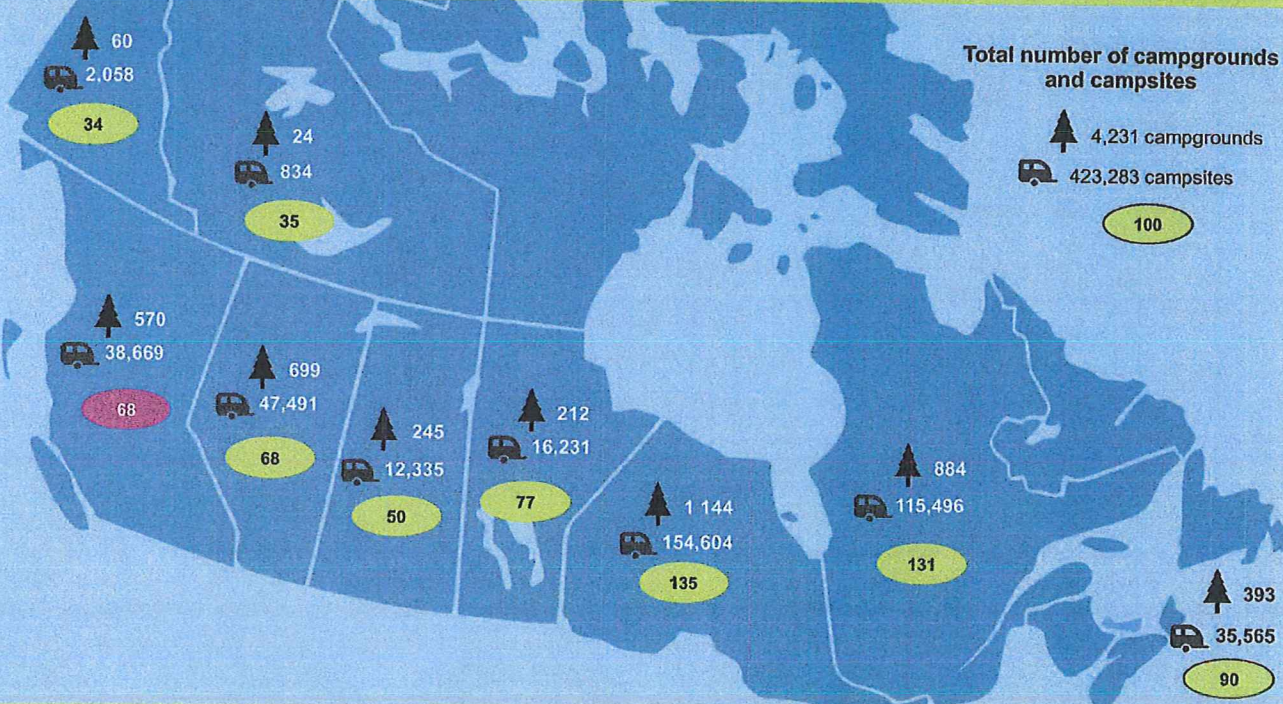
Upgraded
electrical grid



Addition or renovation
of comfort stations

Total number of campgrounds
and campsites

4,231 campgrounds
423,283 campsites
100



Campgrounds

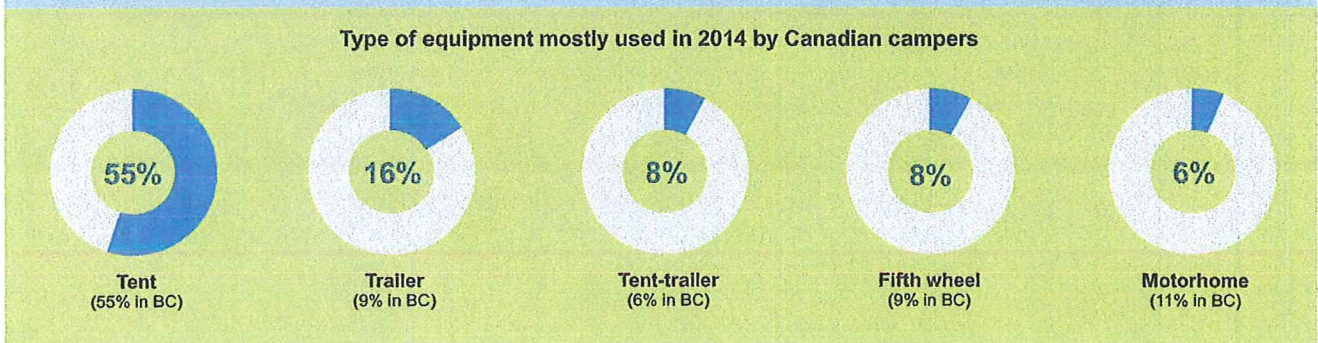
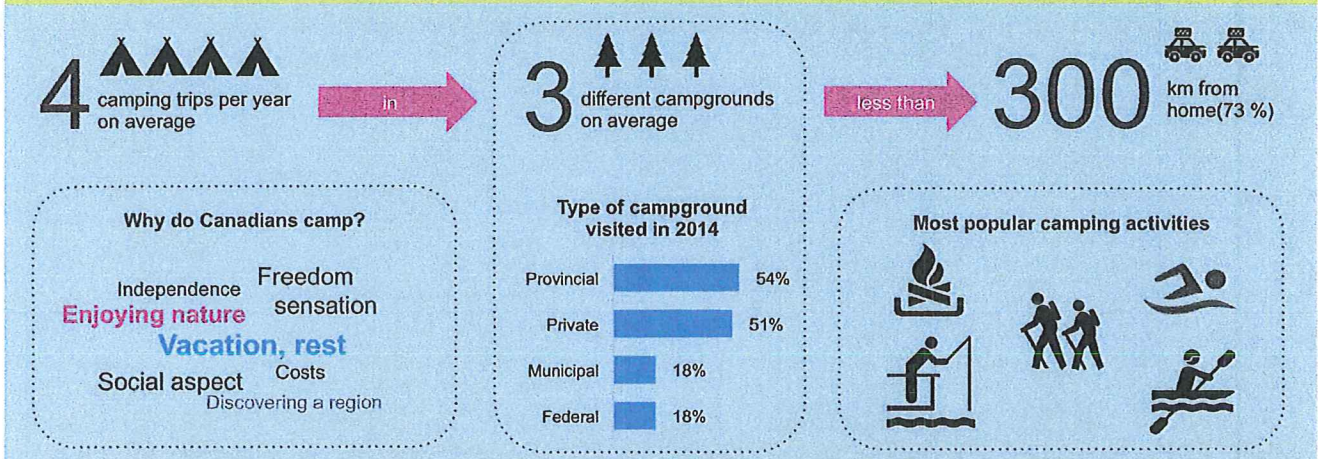
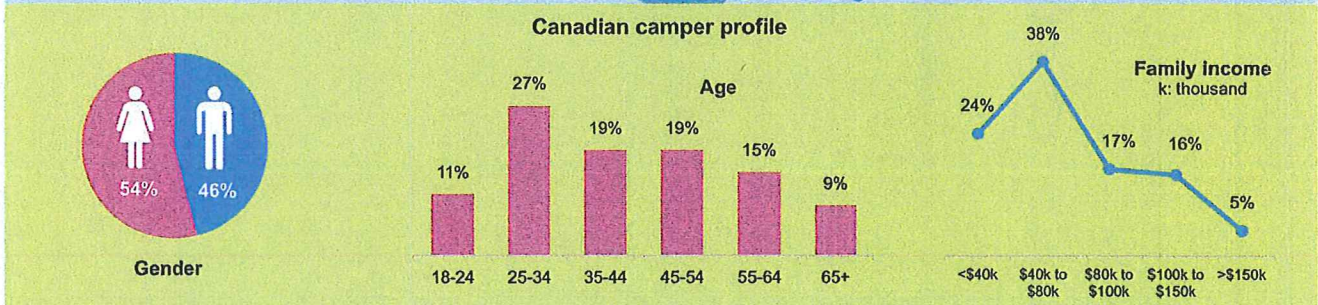
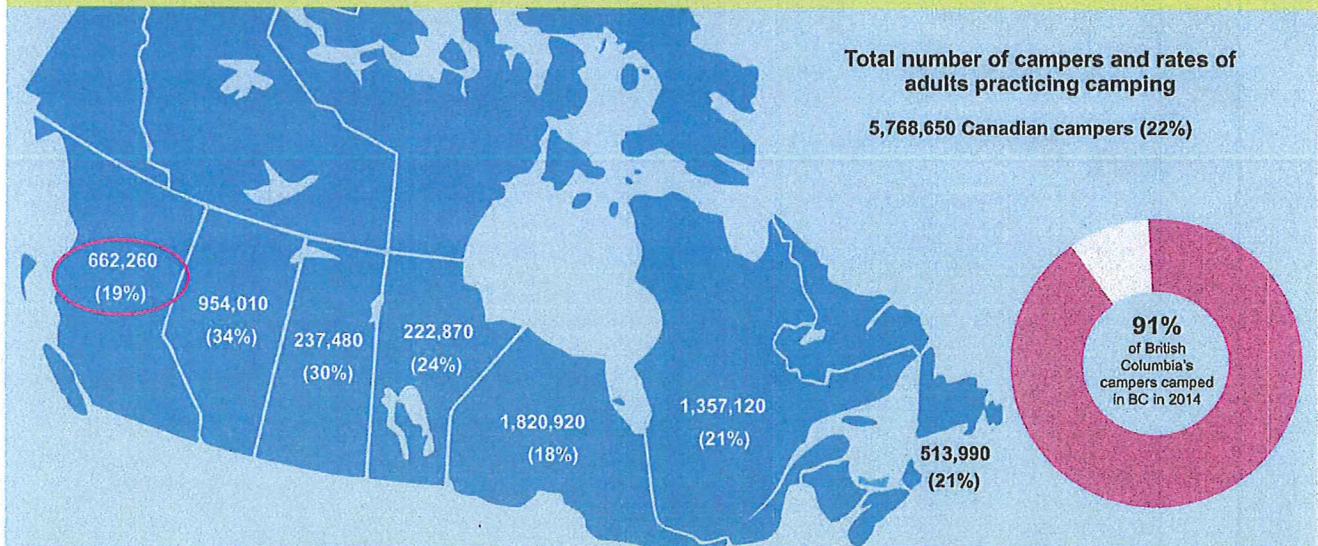


Campsites

68

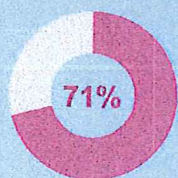
Average number of campsites per campground

CAMPER MARKET

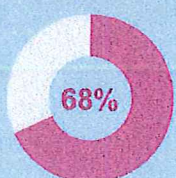


CAMPER MARKET

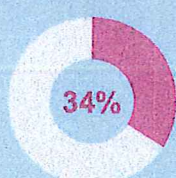
Services Canadian campers expect directly on their campsite



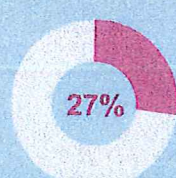
Drinkable water
(81% in BC)



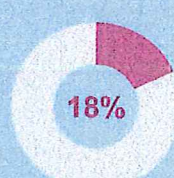
Electricity
(76% in BC)



Sewer
(40% in BC)

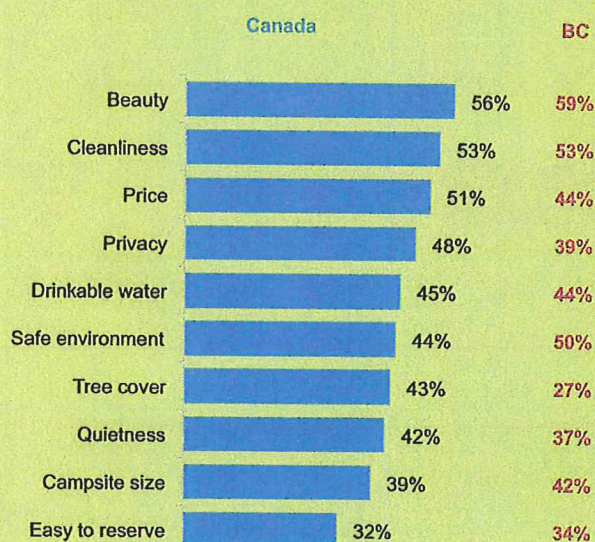


Wi-Fi
(43% in BC)



None
(13% in BC)

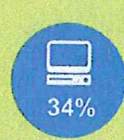
10 most important criteria used to select a campground



Preferred channels for making reservations



Telephone
(39% in BC)

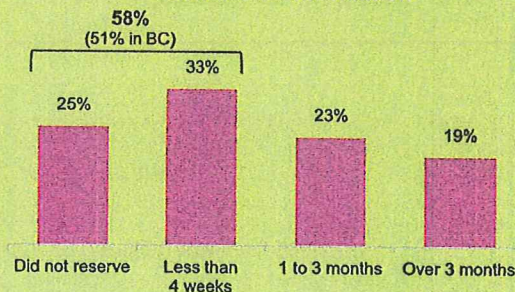


Campground website
(49% in BC)

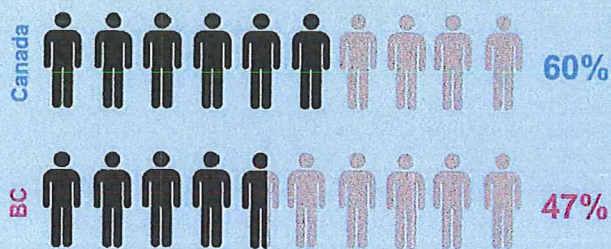


Email
(8% in BC)

Timelines for reservation



Using the web to plan a stay



For how many more years do you think
you will be camping?
Average in years

21.4

Canada

19.0

BC

Type of website used to select a campground

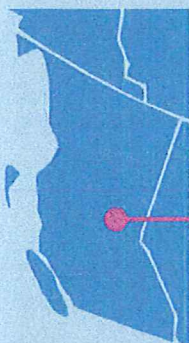
	Canada (%)	BC (%)
Provincial park	57	77
Federal park	30	18
Campground directories other than PCA	22	12
Provincial campground association (PCA)	19	21
TripAdvisor	13	30
Social media	6	13
Campground website	2	5
Search engine	1	2
None	8	2

\$ ECONOMIC IMPACT

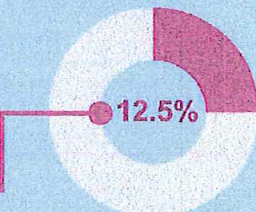
Indicators*	RV Retail	RV Manufacturing	Travel Expenditures	Other expenses	Total Canada
Initial Expenditures Campers direct and indirect expenses, RV dealers' profit margin, RV manufacturing sales.	762 M\$	310 M\$	2.0 G\$	848 M\$	3.9 G\$
Gross Output Gross expenses of all product and service providers, expenses incurred due to increase of economic activity.	1.6 G\$	638 M\$	4.0 G\$	1.8 G\$	8.1 G\$
Wages and Salaries Workforce salaries and social benefits.	645 M\$	265 M\$	1.4 G\$	633 M\$	2.9 G\$
Jobs Total number of employees, based on a full time week of 40 hours over a one year period (FTE).	11,550	3,290	31,800	13,780	60,420
Tax Income Sales taxes and income taxes.	233 M\$	61 M\$	501 M\$	241 M\$	1.0 G\$
GDP Basic Price	977 M\$	264 M\$	2.4 G\$	1.0 G\$	4.7 G\$

*Numbers were rounded.

M : Million – G : Billion



Indicators	BC
Initial Expenditures	\$492M
Gross Output	\$1.0G
Wages and Salaries	\$351M
Jobs	7,524
Tax Income	\$137M
GDP Basic Price	\$606M



British Columbia provides 12.5% of the Canadian camping industry jobs.

« In BC, the camping industry contributes around \$600 million dollars to the GDP. »

METHODOLOGY

Campground Market

- Campground census based on available data (Provincial campground associations database, provincial tourism guides, online campground directories).
- Telephone survey with owners and managers of 498 privately owned campgrounds, not-for-profit campgrounds and campgrounds owned by municipalities.
- Email survey with Parks Canada, provincial agencies and provincial government ministries that manage publicly owned campgrounds.

Camper Market

- Canada-wide web panel survey with 1,047 campers.

Economic Impact

- Camper survey data.
- Statistics Canada data (RV sales and manufacturer revenues).
- Economic impact analysis based on the Statistics Canada Input/Output model.

BACKGROUND



www.ccrvc.ca

The Canadian Camping and RV Council (CCRVC) represents the Canadian RV Manufacturers Association (CRVA), the RV Dealers Association of Canada (RVDA of Canada) and provincial campground owners' associations in Canada. CCRVC's mission is to support Canada's camping and RV industries, foster projects that enhance the camping experience for Canadian and international visitors and work with federal decision makers to ensure a thriving Canadian tourism sector. The economic impact study, sponsored by CCRVC, will be made available at www.ccrvc.ca.

SOM is a market research company, specializing in data collection and analysis. SOM was responsible for coordinating the study, collecting data and analyzing campground and camper surveys.

WSP is an international consulting group. In this study WSP was responsible for the estimation of the economic impact of the Canadian camping industry.

REPORT TO COUNCIL



Date: January 25, 2015

RIM No. 1250-04

To: City Manager

From: Community Planning Department (RR)

Application: Z15-0002

Owner: Simple Pursuits Inc

Address: 1889 Spall Road

Applicant: Shane Worman / Simple Pursuits

Subject: Rezoning Application, OCP Amendment

Existing OCP Designation: SC - Service Commercial

Proposed OCP Designation: MXR - Mixed Use Residential

Existing Zone: C10 - Service Commercial

Proposed Zone: C4 - Urban Center Commercial

1.0 Recommendation

THAT Official Community Plan Map Amendment Application No. OCP15-0001 to amend Map 4.1 in the Kelowna 2030 - Official Community Plan Bylaw No. 10500 by changing the Future Land Use designation of Lot A, District Lot 129, ODYD, Plan 20633, located at 1889 Spall Road, Kelowna, BC from the SC - Service Commercial designation to the MXR - Mixed Use Residential designation, 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 Public Information Session public process to be appropriate consultation for the *Purpose* of Section 879 of the *Local Government Act*, as outlined in the Report from the Community Planning Department dated December 14th, 2015.

THAT Rezoning Application No. Z15-0002 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot A, District Lot 129, ODYD, Plan 20633, located at 1889 Spall Road, Kelowna, BC from the C10 - Service Commercial zone to the C4 - Urban Center Commercial zone be considered by Council;

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

2.0 Purpose

To rezone the subject property and amend the Official Community Plan designation to alter potential tenant mix for an existing commercial building.

3.0 Community Planning

This project is not supported by OCP policies. The OCP generally supports protecting Service Commercially zoned land outside of the Urban Centers, and does not support the expansion of the C4 - Urban Center Commercial zone outside of the Urban Centers.

However, after reviewing the application within the neighbourhood context, the current structure and the expected long term use of the structure, staff are recommending that the rezoning and Official Community Plan Amendments be given initial consideration. The structure has already been constructed and has a remaining operational life expectancy of more than 30 years. Rezoning the property is unlikely to precipitate new development, but rather allow the building owner to have more flexibility within the existing space, and make better use of an already developed parcel.

The property is part of a small salient of land between the Capri-Landmark and Midtown Urban Centers. The Capri Landmark Urban Center is directly across the road from the parcel.

Because of the unique context, an existing building with no mid-term redevelopment plans, Community Planning staff are not concerned that this rezoning would lead to erosion of the Service Commercial land base.

4.0 Proposal

4.1 Background

The building at 1889 Spall Road was constructed approximately 12 years ago. It has been home to several significant tenants, and currently houses a Quality Greens grocery store and T-Bones Butcher shop.

The C10 - Service Commercial zone is intended for a range of commercial activities, including vehicular oriented activities such as automotive dealerships or vehicle servicing centers. It allows limited office use, allowing only offices intended for developers or construction companies, and "service commercial retail use".

The applicant feels that the land use and building on the site is more closely aligned with the C4 - Urban Center Commercial zone, which allows additional retail and office uses. The applicant has applied for the zoning bylaw amendment to allow greater flexibility in renting second floor space to office or personal service clients, rather than being limited solely to developers or construction companies.

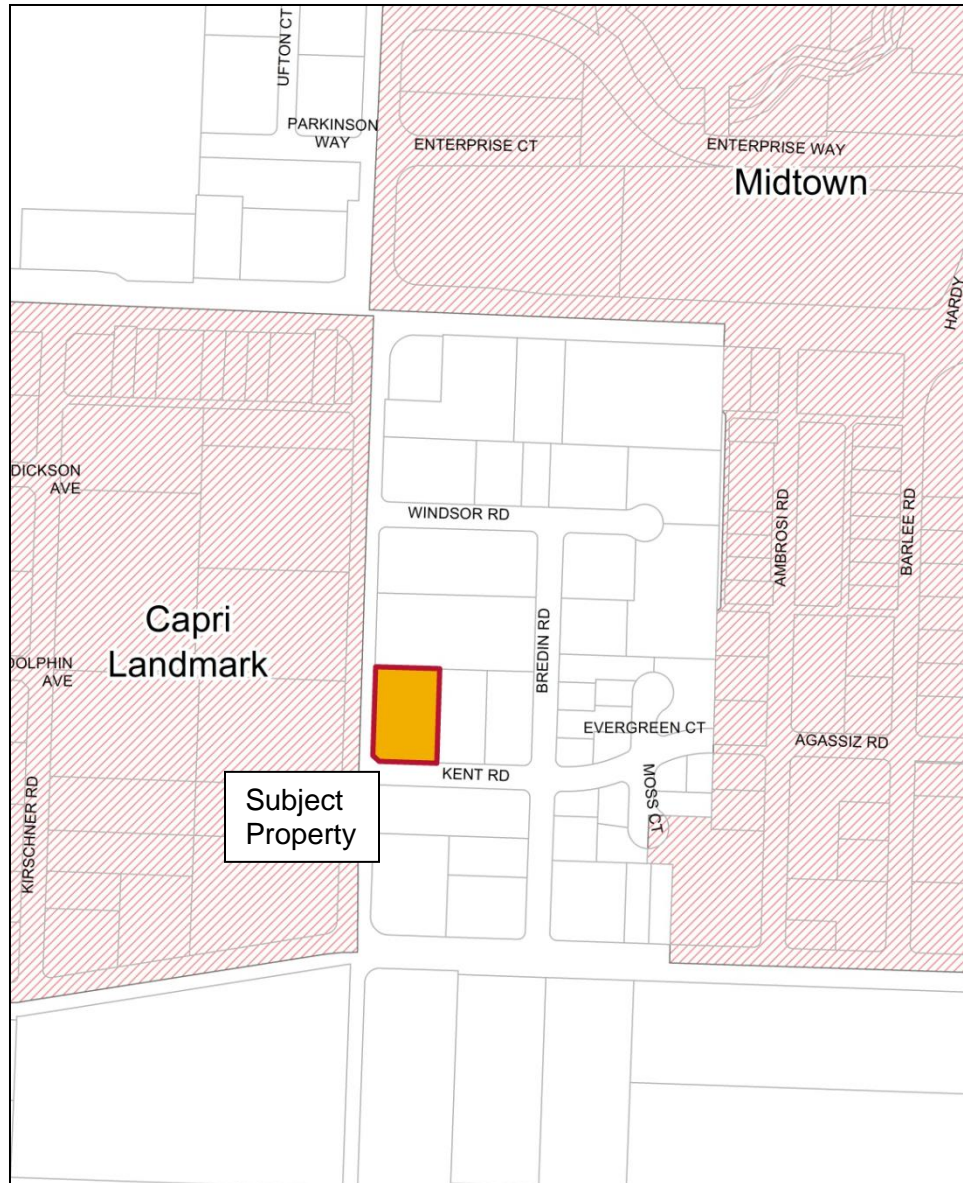
The applicant is not proposing any physical, servicing or infrastructure changes to the existing building. In the near term, the land use change would only alter the tenants that can use the offices on the second floor.



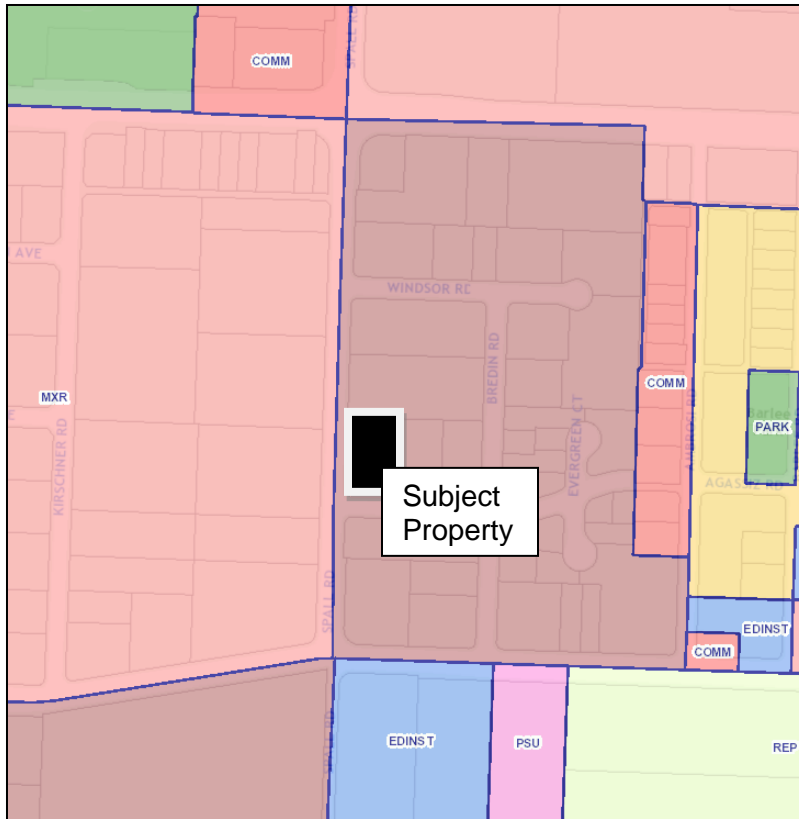
Subject property



Across street



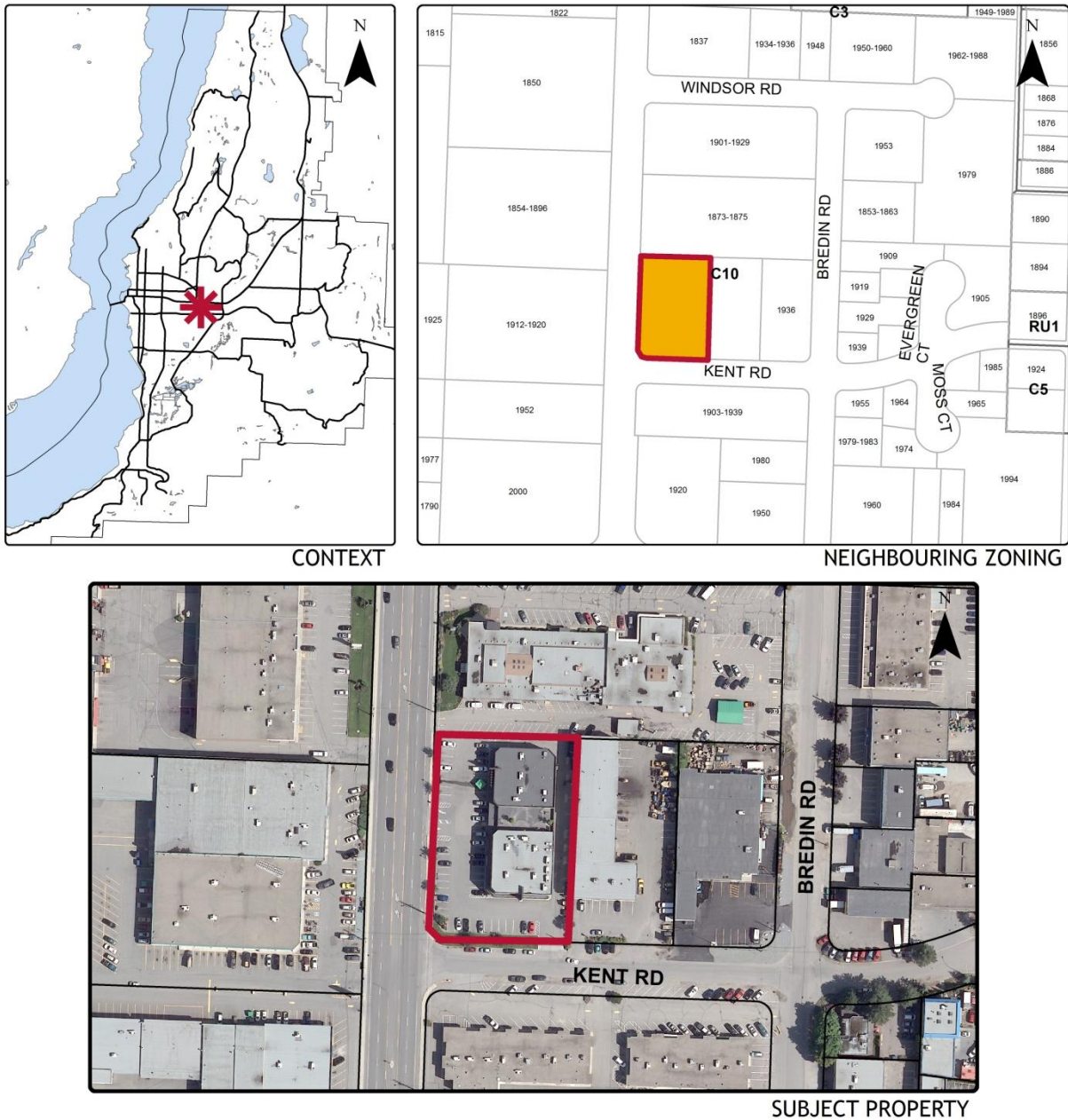
The site sits between two Urban Centers, the Capri Landmark Urban Center and the Midtown Urban Center. The property is designated for future Service Commercial use, while the properties directly across Spall are designated for future Mixed Use Residential use.



Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	C10 - Service Commercial	Business Park
East	C10 - Service Commercial	Retail / Office Rental
South	C10 - Service Commercial	Business Park
West	C10 - Service Commercial	Furniture Retailer / Commercial Plaza

Subject Property Map:



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Ensure that Urban Centres develop as vibrant commercial nodes.

Conversion of C10. Discourage the conversion of C10 Service Commercial zoned areas to C3, C4 or C7 zoning, outside of Urban Centres. The City, depending on site-specific circumstances, may support the conversion of C10 Service Commercial zoned sites to C3, C4 or C7, within Urban Centres. and existing areas as per the provisions of the Generalized Future Land Use Map 4.1.

6.0 Technical Comments

6.1 Building & Permitting Department

The Building and Permitting Department has no concerns with the application.

6.2 Development Engineering Department

See attached memorandum dated February 2, 2015.

6.3 Fire Department

The Fire Department has no issues with the rezoning of this area.

7.0 Application Chronology

Date of Application Received: January 19, 2015

Report prepared by:

Ryan Roycroft, Planner

Reviewed by:

☐

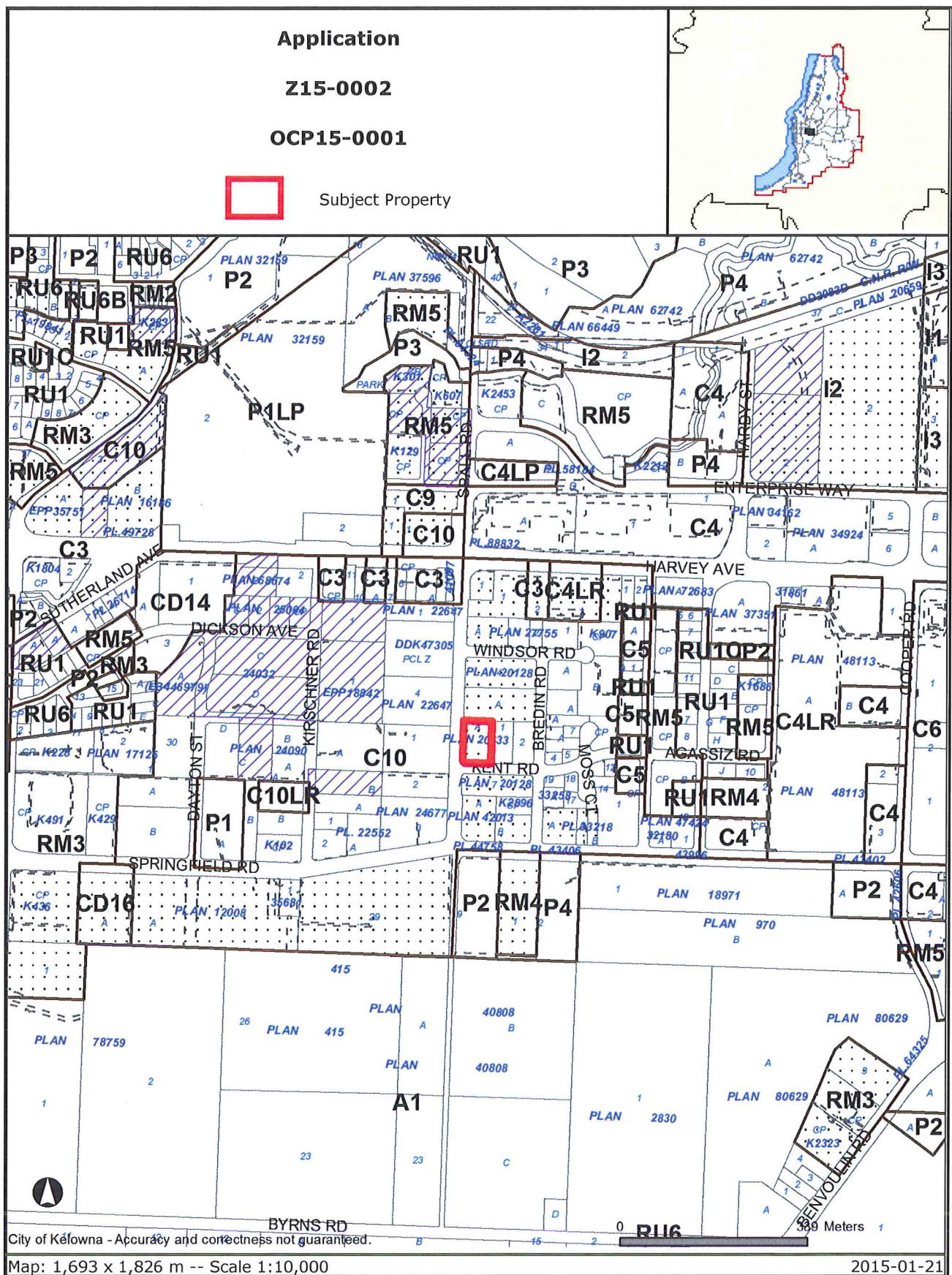
Terry Barton, Urban Planning Manager

Approved for Inclusion:

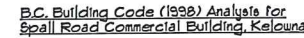
☐

Ryan Smith, Community Planning Department Manager

Attachments:



Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.
The City of Kelowna does not guarantee its accuracy. All information should be verified.



- OCCUPANCY CLASSIFICATION 312**
 Officer Group D
 Mercantile Group E
 Use Hazard Industrial, Group F3

2. NUMBER OF STREETS FACED: 322.10
 Two (2)

3. BUILDING AREA: 132
 1220 sqn. (132 sqn.)

4. BUILDING HEIGHT: 322
 2 stories

5. SIZE & OCCUPANCY REQUIREMENTS (Most Restrictive)
 322.5A, Group E, up to 3 stories, Unprotected
 Maximum Area: 1500 sqn. (1646 sqn.)

6. CONSTRUCTION REQUIREMENTS
 Containment or Non-Combustible construction
 Floor assemblies for the separations with 45min FRR.
 Hazardous walls have 45min FRR. If combustible
 floor assemblies shall have 45min FRR.
 Loadbearing walls, columns and arches require a FRR,
 not less than 45min or for non-combustible construction
 Roof with occupancy shall have fire separating
 with 45min FRR. as per 322.13

6. SPATIAL SEPARATION & EXPOSURE PROTECTION
 Table 322.1B (Group E)

North Facade

Wall area 183 sqn.
 L/H ratio 22.5m x 6.1m (34:1)
 Distance to Property Line 5.5m (18'-1")
 Limiting Distance for 0% unprotected openings = 6m (19'-3")
 Limiting Distance for 10% unprotected openings = 5.5m (18'-3")
 Limiting Distance for 25% unprotected openings = 5.0m (16'-5")
 Limiting Distance for 100% unprotected openings = 2.5m (8'-1")

Combustion of exposing building face to have 1 hr. FRR,
 with non-combustible cladding as per 322.3.1/6.1

South Facade

Wall area 114 sqn.
 L/H ratio 22.5m x 1.6m (3:1)
 Distance to Property Line 16.1m (54'-3")
 Unprotected openings permitted as per 322.3.2/7
 and no combination requirements for exposing building face.

West Facade (North)

Wall area 181 sqn.
 L/H ratio 30.5m x 6.1m (44:1)
 Distance to Property Line 23.3m (76'-1")
 Unprotected openings as per 322.3.2/7
 and no combination requirements for exposing building face.

West Facade (South)

Wall area 180 sqn.
 L/H ratio 23.5m x 1.6m (3:1)
 Distance to Property Line 23.3m (76'-1")
 Unprotected openings as per 322.3.2/7
 and no combination requirements for exposing building face.

East Facade (North)

Wall area 181 sqn.
 L/H ratio 30.5m x 6.1m (44:1)
 Distance to Property Line 6.3m (20'-8")
 Limiting Distance for 0% unprotected openings = 6m (19'-3")
 Limiting Distance for 10% unprotected openings = 5.5m (18'-3")
 Limiting Distance for 25% unprotected openings = 5.0m (16'-5")
 Limiting Distance for 100% unprotected openings = 2.5m (8'-1")

Combustion of exposing building face to have 1 hr. FRR,
 with non-combustible cladding as per 322.3.1/6.1

East Facade (South Tower)

Wall area 30 sqn. (3 compartments)
 L/H ratio 13m x 2.2 (3:1)
 Distance to Property Line 6.3m (20'-8")
 Limiting Distance for 0% unprotected openings = 6m (19'-3")
 Limiting Distance for 10% unprotected openings = 5.5m (18'-3")
 Limiting Distance for 25% unprotected openings = 5.0m (16'-5")
 Limiting Distance for 100% unprotected openings = 2.5m (8'-1")

Combustion of exposing building face to have 1 hr. FRR,
 with non-combustible cladding as per 322.3.1/6.1

East Facade (South Upper)
 Table 322.1A (Group D)

Wall area 852 sqn.
 L/H ratio 22.5m x 3.6 (6:1)
 Distance to Property Line 6.3m (20'-8")
 Limiting Distance for 0% unprotected openings = 6m (19'-3")
 Limiting Distance for 10% unprotected openings = 5.5m (18'-3")
 Limiting Distance for 25% unprotected openings = 5.0m (16'-5")
 Limiting Distance for 100% unprotected openings = 2.5m (8'-1")

Combustion of exposing building face to have 1 hr. FRR,
 with non-combustible cladding as per 322.3.1/6.1

7. OCCUPANT LOAD

Ground Floor (South)
 Mercantile 535 sqn. (5,159 sqn.) x 3.1 sqn/person = 164 persons
 Ground Floor (North)
 Mercantile 680 sqn. (1314 sqn.) x 3.1 sqn/person = 165 persons
 Basement Floor
 Offices 535 sqn. (5,159 sqn.) x 3.3 sqn/person = 56 persons

TOTAL OCCUPANT LOAD = 381 persons

8. FIRE ALARM & DETECTION SYSTEM
 Required as per 322.12.1/2.1

9. PROVISIONS FOR FIRE-FIGHTING & ACCESS
 Designated principal entrance is on the west side of the building off Spall Road,
 which is located within 10m (45'-3") of a street.
 Annunciator panel required as per 322.8.1/1.1

10. STANDPIPE & HOSE SYSTEM
 Not required as per 322.5A

11. EMERGENCY LIGHTING & POWER: 322.4
 Emergency lighting (power will be provided within all exits,
 public corridors and stairways providing access to exit.
 Emergency power will be supplied to the fire alarm and detection systems,
 emergency lighting and exit signs. Power supply will be a battery-powered
 system capable of providing supervisory power for 24 hours and emergency
 power under full load for a minimum period of 30 minutes, as per 32.18.1/3.1

12. EXIT & EGRESS SYSTEMS
 Travel distance max 18m (45'-3") as per 322.6.
 Dead-end corridors limited to maximum 6m (19'-8") in length or be
 entirely within the suite as per 322.8.1/1.1.
 Rooms and suites with occupant load greater than 60 persons are provided
 with at least 2 means of egress.

13. SAFETY REQUIREMENTS WITHIN FLOOR AREAS
 Minimum headroom requirements in access to exits:
 Entry >2.0m (6'-6")
 Stairways >2.05m (6'-9")
 Doorways >2.05m (6'-9")
 Devices >1.85m (6'-1")
 Minimum clear opening for exit doors is 750mm, which requires the use of
 810mm (2'-8") doors
 Minimum exit width is 1.00m (3'-3") for corridors, passageways and stairs

14. HEALTH REQUIREMENTS
 Number of water closets is based on 3.142 and Table 3.142.B for office
 occupancies, and 3.142.B.1 for mercantile occupancies. Provision for 325
 persons in mercantile occupancies, with an equal division between males
 and females, 16, 165 males and 165 females, and for 56 persons in
 business/office occupancies, with an equal division between males and
 females, 16, 28 males and 28 females.

Waterroom requirements are:
 Mercantile occupancies 2 female water closets with 1 sink.
 1 male water closet with 1 sink
 Office occupancies 2 female water closets with 1 sink.
 2 male water closets with 1 sink.

15. REQUIREMENTS FOR EXITS
 Every floor area is served by not less than 2 exits
 The minimum distance between exits is one half the maximum diagonal dimension
 of the floor area on the ground floor as per 3.142.3.1(a) and 3.142.3.1(b)
 as per 3.142.3.1(a) for the upper floor.
 No exit will contribute more than 10% of the required exit width as per 3.142.3.1
 60% person for doorways, corridors and passageway
 80% person for stairs
 Exit width reduction shall conform to 3.142.3.
 Required exit capacity is 60 persons in 56 persons + 354mm min.
 Provided exit capacity is 2 doors x 3 doors x 100mm

16. REQUIRED FIRE PREPARATIONS
 Exits >45min fire separation 3.142.1/1
 Public Corridors >45min fire separation 3.142.2/1 & 3.142.1/1
 Stairs >45min fire separation 3.142.2/1
 Storage Rooms >45min fire separation 3.142.3/1
 Junior Rooms >45min fire separation 3.142.2/1
 Service Room (with fire-rated appliances) >45min fire separation 3.142.1/1(b)
 Vertical Service shafts >45min fire separation 3.142.3

17. REQUIREMENTS FOR PERSONS WITH DISABILITIES
 Access shall be provided to ground floor stairs (322.12.1/1) and to all
 public areas (322.3 & 322.3.1)
 Access not required to upper floor storey because the floor area
 is less than 600 sqn. as permitted by (322.12.1/1.1)
 Design Requirements as per 3.142.3

PLAN 20633
D.L. 129 O.D.Y.D.
LOT A

SURVEY INFORMATION TAKEN FROM
SURVEY BY D.A. GODDARD LAND SURVEYING INC.
DATED APRIL 26, 2001
FILE No: 01-12605

Report to Council



Date: January 25, 2016
File: 1250-04
To: City Manager
From: Ryan Roycroft, Planner
Subject: Amendments to the RU6 - TA15-0015

Recommendation:

THAT Zoning Bylaw Text Amendment Application No. TA15-0015 to amend City of Kelowna Zoning Bylaw No. 8000 as outlined in the Report from the Community Planning Department dated January 25, 2016 to amend the RU6 - Two Dwelling Housing zone be considered by Council;

AND THAT the Zoning Bylaw Text Amending Bylaw be forwarded to a Public Hearing for further consideration.

Purpose:

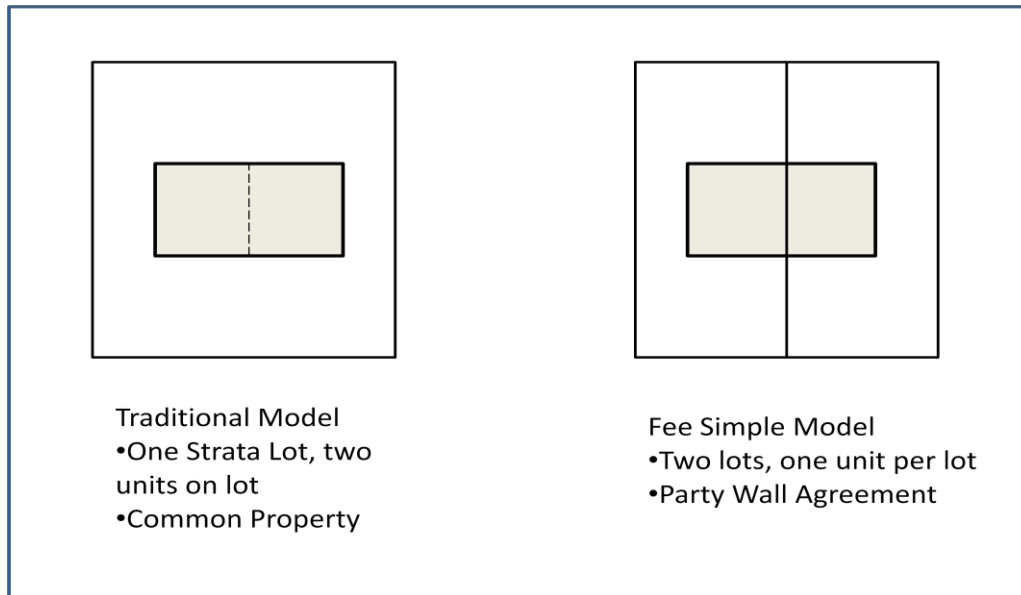
To amend the Zoning Bylaw by amending the RU6 - Two Dwelling Housing to allow duplex units with party wall agreements, develop provisions for small lot duplex housing on a pilot project basis and remove mention of the unused RU6h zone.

Amendments for Fee Simple Duplexes:

Staff are proposing three amendments to the RU6 - Two Dwelling Housing regulations in the Zoning Bylaw.

The first amendment is the result of interest from several members of the development community, and would amend the bylaw by allowing the construction of duplexes on fee simple lots joined by a party wall.

Traditionally, duplex lots in Kelowna have been constructed on a single lot, which is then strata titled to create two lots. This process requires the establishment of a small strata corporation to administer the common property and the common structure.



The bylaw amendments would allow duplexes to be built across lot lines. Each owner would own a single lot in fee simple, and no strata corporation would be created. Rather, the relationship would be regulated with a party wall agreement registered on title.

This is a more contemporary form of duplex construction, common in Eastern Canada, and growing in popularity in BC. Municipalities in the Lower Mainland and Vancouver Island make extensive use of this form of housing.

Similar provisions already exist in the RM2 and RM3 zones allowing for this form of development in row housing.

The bylaw amendments would allow for the creation of two half-sized duplex lots, which, when joined by a party wall agreement, would be as large as a regular duplex lot. The bylaw amendments would not preclude traditional strata duplex development but would rather offer another alternative.

Amendments for Small Lot Duplexes:

The Infill Challenge is a program being developed within the Community Planning and Real Estate Division intended to expand options for infill housing in the City. The program's key goals are:

- a) Introduce new forms of infill housing not presently permitted in Kelowna
- b) Providing area residents with on-the-ground examples of how infill housing can improve their neighbourhoods
- c) Expand the supply and diversity of housing in Kelowna's urban core area
- d) Build more complete neighbourhoods
- e) Reinforce positive relationships between the City, the development and home building community, and area residents

As part of this project, City staff have worked with a developer to create a small lot duplex concept. This concept, which be controlled through the Development Permit process and will allow for a duplex to be developed on a smaller lot than traditionally allowed.

The proposed bylaw amendments will amend the RU6 zone to allow Narrow Duplex on a single lot on a pilot project basis. If Council is satisfied with the development, the bylaw can be further amended to allow similar projects in the city's core areas. This would likely occur at the same time as amendments resulting from the City's infill challenge.

If Council is unsatisfied, they can be excised from the bylaw without risk of impacting other properties.

Removal of mention of the RU6h zone:

The RU6h zoning designation was intended for duplex lots in hillside areas. However, the zone has been supplanted by the more modern RH2 zone, and is no longer required.

No properties are zoned RU6h, and removing the mention of the zone from the bylaw will not impact any property owners in the City.

This is a housekeeping amendment solely intended to remove clutter from the bylaw.

Legal/Statutory Authority:

All amendments to the Zoning Bylaw are permitted under Section 903 of the *Local Government Act*.

Legal/Statutory Procedural Requirements:

If initial consideration is given to the bylaws, a public hearing will be required to amend the Zoning Bylaw.

Existing Policy:

Currently, the RU6 - Two Dwelling Housing zone does not allow duplexes to straddle property lines. These amendments would remove that restriction where a party wall agreement is in place.

The Zoning Bylaw has provisions for the RU6h zone. However, no lots in the city are zoned RU6h.

Considerations not applicable to this report:

Internal Circulation
Financial/Budgetary Considerations
Personnel Implications
External Agency/Public Comments
Communications Comments

Submitted by:

R Roycroft, Planner

Approved for inclusion:



Ryan Smith, Department Manager, Community Planning

Attachment

cc: Policy Planning

13.6 RU6 – Two Dwelling Housing

RU6b – Two Dwelling Housing with Boarding or Lodging House

13.6.1 Purpose

The purpose is to provide a **zone** for development of a maximum of two **dwelling** units per lot.

13.6.2 Permitted Uses

The permitted **principal uses** in this **zone** are:

- (a) **agriculture, urban**
- (b) **community garden**
- (c) **single dwelling housing**
- (d) **two dwelling housing**

13.6.3 Secondary Uses

The permitted **secondary uses** in this **zone** are:

- (a) **bed and breakfast homes**
- (b) **boarding or lodging houses (RU6b only)**
- (c) **child care centre, minor**
- (d) **carriage house**
- (e) **group homes, minor**
- (f) **home based businesses, major**
- (g) **home based businesses, minor**
- (h) **secondary suite**

13.6.4 Buildings and Structures Permitted

- (a) **one single detached house** which may contain a **secondary suite**
- (b) **duplex housing***
- (c) **semi-detached housing***
- (d) **two single detached houses** which may not contain **secondary suites***
- (e) permitted **accessory buildings or structures**
- (f) **carriage house**
- (g) Only one secondary dwelling unit is permitted (e.g. secondary suite or carriage house)

NOTE: **Buildings** or **structures** indicated by an (*) are only permitted on **lots** that meet the subdivision regulations for **two dwelling housing**.

13.6.5 Subdivision Regulations

- (a) The minimum **lot width** is 13.0 m for single detached housing, except it is 15.0 m for a corner lot.

- (b) The minimum lot width for two dwelling housing is 18.0 m, except it is 20.0 m for a corner lot.
 - i. Where a lot with a developed **semi-detached housing** development is being subdivided along a party wall the minimum **lot width** is 9.0 m, except it is 11.0 m for a **corner lot**, and a **party wall** agreement is registered on the titles of both **lots**.
- (c) The minimum lot depth is 30.0 m.
- (d) The minimum lot area is 400 m² for single detached housing, but 440 m² for a corner lot. It is 700 m² for a site, but 800 m² for a corner site, with semi-detached or duplex housing.
 - i. Where a lot with a developed semi-detached housing development is being subdivided along a party wall, the minimum lot areas is 400 m², but 440 m² for a corner lot.

13.6.6 Development Regulations

- (a) The maximum site coverage is 40% and together with driveways and parking areas, shall not exceed 50%.
- (b) For all accessory buildings or structures and carriage houses:
 - The maximum combined lot coverage of all accessory **buildings** or **structures** and **carriage houses** shall not exceed 14%.
 - The maximum combined area of all accessory **buildings** / **structures** and **carriage houses** (e.g. footprint size) shall not exceed 90 m².
 - The maximum net floor area of a carriage house shall not exceed 90 m².
 - The maximum net floor area of all carriage houses (including 1 storey carriage houses) shall not exceed 75% of the total net floor area of the principal building.
 - If a development contains a carriage house and if the height of all the accessory buildings / structures, and carriage house are limited to one (1) storey then the following bonus applies:
 - The maximum combined lot coverage of all accessory **buildings** / **structures** and **carriage houses** may be increased to a maximum of 20%
 - The maximum combined area of all accessory **buildings** / **structures** and **carriage houses** (e.g. footprint size) may be increased to a maximum of 130 m² subject to:
 - The maximum area (e.g. footprint size) of a carriage house shall not exceed 100 m².
 - The maximum area (e.g. footprint size) of all accessory buildings / structures (including garages) shall not exceed 50m².
- (c) The maximum height for principal buildings is the lesser of 9.5m or 2 ½ storeys.

- (d) The maximum height for accessory buildings / structures is 4.5m.
- (e) The maximum height for carriage houses is 4.8m.
- (f) The minimum site front yard is 4.5 m, except it is 6.0 from a garage or carport.
- (g) The minimum site side yard is 2.0 m for a 1 or 1½ storey portion of a building and 2.3 m for a 2 storey portion of a building, except it is 4.5 m from a flanking street.
 - i. Where there is a garage accessed from the flanking street, it is 6.0m.
 - ii. Where there is no lane abutting the site, one side yard must be a least 3.0m for vehicular access, unless there is an attached garage or carport which is an integral part of the dwelling.
 - iii. **Side yards** are not required for **semi-detached housing** on a **lot line** that has a **party wall**.
- (h) The minimum site rear yard is 7.5 m, except it is 1.5 m for accessory buildings. Where the lot width exceeds the lot depth, the minimum rear yard is 4.5 m provided that one side yard shall have a minimum width of 4.5 m.
- (i) Semi-detached and duplex housing shall provide a minimum area of 30 m² of private open space per dwelling and group homes, minor and boarding or lodging houses shall provide a minimum area of 7.5 m² of private open space per bedroom in addition to the principal dwelling. This may be in required side or rear yards provided the minimum dimension of the space is 4.5 m.
- (j) A site may be developed with a maximum of two single detached housing units where all the requirements for duplex housing have been met. The two single detached housing units must be separated by a minimum distance of 4.5 metres.

13.6.7 Small Lot Semi-Detached Housing Development Regulations

On Lot 16, District Lot 138, ODYD Plan 3707, the Small Lot Semi-Detached Housing Development Regulations apply.

- (a) The maximum site coverage is 50% and together with driveways and parking areas, shall not exceed 60%.
- (b) The maximum **height** is the lesser of 8.3 m or 2 storeys.
- (c) The minimum **front yard** setback is 3.0 m.
- (d) The minimum **side yard** setback is 1.5 m.
- (e) The minimum **rear yard** setback is 7.5 m.

13.6.8 Other Regulations

- (a) A "b" notation shown on Schedule "A" as part of the identified zone classification indicates that a secondary use in the form of a Boarding or Lodging House is permitted on the properties so designated, subject to meeting the conditions of use of the zone.

- (b) A carriage house must not be closer than 3.0m to an existing principal building.
- (c) All semi-detached and duplex housing shall be designed so there is driveway access for each dwelling.
- (d) Bed and breakfast homes and minor group homes are only permitted in single detached housing.
- (e) Where the site has access to a lane, vehicular access to the site is only permitted from the lane.
- (f) Boarding or lodging houses are only permitted in single detached housing and are limited to a maximum of 10 residents.
- (g) In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 6 (accessory development, yards, projections into yards, lighting, stream protection, etc.), the landscaping and fencing provisions of Section 7, the parking and loading regulations of Section 8, and the specific use regulations of Section 9.

REPORT TO COUNCIL



Date: January 25, 2016

RIM No. 1250-30

To: City Manager

From: Community Planning Department (LK)

Application: Z15-0052 **Owner:** Narish Kathpal

Address: 145 Dougall Road **Applicant:** Urban Options

Subject: Rezoning Application

Existing OCP Designation: MXR - Mixed Use (Residential/Commercial)

Existing Zone: RU1 - large Lot Housing

Proposed Zone: C4- Urban Centre Commercial

1.0 Recommendation

THAT Rezoning Application No. Z15-0052 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 4 Section 26 Township 26 ODYD Plan 9924, located at 145 Dougall Road, Kelowna, BC from RU1 - Large Lot Housing zone to the C4 - Urban Centre Commercial 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 Schedule "A" attached to the Report from the Community Planning Department date October 29, 2015;

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.

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered subsequent to approval of the Ministry of Transportation and Infrastructure.

2.0 Purpose

To rezone the subject property to facilitate the construction of a Carwash.

3.0 Community Planning

Community Planning Staff supports the proposed rezoning to allow for the construction of a new Carwash with additional secondary commercial units and one residential unit. The layout of the car wash and the area of the parcel is consistent with numerous other existing car washes within Kelowna's commercial districts. The parcel provides plenty of area for vehicle queuing prior to entry into the car wash bays. This is contained on the west side of the parcel, facing the roadway, with an existing commercial building on site that will provide screening visually and acoustically for the residential developments located across the east lane.

The proposal meets the Official Community Plan (OCP) Future Land Use of MXR - Mixed Used (Residential/Commercial) and is located within the Rutland Urban Centre. The project integrates a residential use at the second storey level with ground floor commercial development which is encouraged within Kelowna's various Urban Centres.

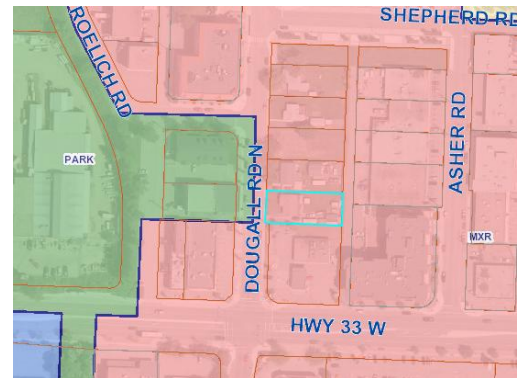
4.0 Proposal

4.1 Background

The corner parcel addressed as 340 Hwy 33 W is zoned C4 - Urban Centre Commercial and currently contains a gas bar, convenience store and restaurant. The subject parcel, 145 Dougall Road, currently has an existing Single Detached Dwelling. The applicant owns both parcels and as part of the Rezoning, is proposing to consolidate the two parcels into one larger commercial lot. Both parcels, along with many of the adjacent parcels, have a Future Land Use (FLU) designation of MXR - Mixed Used (Residential/Commercial) as indicated within the Future Land Use Map of the Official Community Plan (OCP).

The parcel is within both the Rutland Urban Centre Revitalization and Comprehensive Development Permit Areas. The proposed rezoning is consistent with many OCP policies, including:

- Integrating new development with existing site conditions and preserving the character of the surrounding area;
- Promoting a high urban design standard and quality of construction for future development that is coordinated with existing structures;
- Creating open, architecturally-pleasing and accessible building facades to the street.



4.2 Project Description

If the proposed rezoning is approved, the two subject parcels, 145 Dougall Rd and 340 Hwy 33 W will be consolidated into one C4 - Urban Centre Commercial parcel. The existing house will be removed to allow for the construction of a new carwash with one automatic wash bay and seven manual wash bays. With the proximity of the adjacent residential building across the east lane, the hours of operation of the carwash will be limited from 7am - 9pm. To minimize acoustic disturbance, the automatic carwash bay doors must be closed for the wash cycle to start and the manual wash bays will have auto close access doors for both the entry and exit at each end of the building. The concrete construction of the walls and ceiling has been designed to meet industry sound emission standards.

The proposal will require two variances, one for the rear setback of the building and the second variance is for the side setback landscape buffers. The first variance is to reduce the required rear setback from 6.0 m when adjacent to residential to 0.20 m. The adjacent parcels to the north are currently single dwelling housing uses, but have the same OCP future land use of MXR - Mixed Use (Residential/ Commercial) as the subject parcel. As the parcels redevelop from Highway 33 to the north, the adjacent parcel will likely be rezoned to Commercial zones as well, in which case, the required rear and side setbacks would be reduced to zero.

The second variance is for both the east and west 3.0 m landscape buffer requirement. The east side of the parcel backs onto a lane. The existing parking stalls for the commercial units are located along this setback and will remain unchanged. The new development area cannot provide the landscape buffer as it is used for vehicle access to the lane.

An existing retaining wall currently exists on City of Kelowna road widening area. This retaining wall will be removed and a new one constructed along the west property line. A roadway dedication will be taken from 145 Dougall Road N to ensure the west property line is consistent along the parcel length. This taking has narrowed the landscaping that is currently provided along the length of corner parcel. As the existing commercial portion is not being redeveloped, the landscaping that is proposed will match what currently exists on site.

Along the Dougall Street frontage will be three retail/office units with one residential unit located above. The residential unit is accessed via a door to a private stairwell. Private open space is provided with two balconies facing each street.

The site access along Hwy 33 W will remain unchanged. Dougall Road will be modified with painted lines to indicate a left turn lane. This will require the site access from Dougall



Road to be modified to right turn in and out access only. Signage will be erected at the parcel exit and paint lines and signage will be added to Dougall Road.

To access the carwash, vehicles will queue along the west side of the existing building. The Zoning Bylaw requirements for upstream vehicle storage have been met for both the auto wash and manual wash bays. Upon exiting the carwash, vehicles will be directed to the east side lane to exit the parcel. All traffic will be one way along the side and rear of the existing building to provide an escape lane for customers who may choose to forgo use of the carwash.

4.3 Site Context

The subject site is located at the intersection of Dougall Rd N and Hwy 33 W.

Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 - Large Lot Housing	Single Family Dwelling
East	C4 - Urban Centre Commercial	Retail Commercial (Strip Mall) Apartment Housing/Retail Commercial
South	C4 - Urban Centre Commercial	Gas Bar
West	C4 - Urban Centre Commercial	Retail Commercial (Strip Mall)

Subject Property Map: 145 Dougall Rd



4.4 Zoning Analysis Table

Zoning Analysis Table			
CRITERIA		C4 ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations			
Minimum Lot Area		460 m ²	815.05 m ²
Minimum Lot Width		13 m	18.44 m
Minimum Lot Depth		30 m	44.20 m
Development Regulations			
Maximum Floor Area Ratio		1.3	0.33
Maximum Site Coverage		75%	33%
Maximum Height (lessor of)		15.0m or 4 storeys	6.5 m & 2 storeys
Minimum Front Yard (south)		0.0 m	8.58 m
Minimum Side Yard (east)		0.0 m	1.0 m
Minimum Side Yard (west)		0.0 m	0.0 m
Minimum Rear Yard		0.0 m, except 6.0 m (when abutting residential)	0.20 m ❶
Other Regulations			
Minimum Parking Requirements		16 stalls	16 stalls
Minimum Bicycle Parking		2	4
Minimum Private Open Space		15 m ²	24 m ²
Minimum Loading Space		1 space	1 space
Minimum Landscape Buffer	east	3.0 m	0.0 m ❷
	west	3.0 m	1.3 m ❷
❶ Indicates a requested variance to the rear setback. ❷ Indicates a requested variance to the landscape buffer for the side yard.			

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process

Context.¹ Address phasing when the area is designated for more intensive development and the development proposes to deviate from existing form and character (e.g. blank firewalls should be adequately detailed to provide visual interest in the interim).

Relationship to the Street.² Develop visual and physical connections between the Public Street and private buildings (e.g. patios and spill-out activity, views to and from active interior spaces, awnings and canopies).

Relationship to the Neighbourhood.³ Maintain the established or envisioned architectural character of the block or neighbourhood.

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 Permit(s)
- Placement permits are required for any sales or construction trailers that will be on site. The location(s) of these are to be shown at time of development permit application.
- A Hoarding permit may be required and protection of the public from the staging area and the new building area during construction. Location of the staging area and location of any cranes should be established at time of DP
- A Building Code analysis is required for the structure at time of building permit applications, but the following items may affect the form and character of the building(s):
 - Any security system that limits access to exiting needs to be addressed in the code analysis by the architect. An application for an alternative solution will be required if the security system is not prescriptive to code.
 - Access to the roof is required per NFPA and guard rails may be required and should be reflected in the plans if required.
- A Geotechnical report is required to address the sub soil conditions and site drainage at time of building permit application.
- Fire resistance ratings are required for storage, janitor and/or garbage enclosure room(s). The drawings submitted for building permit is to clearly identify how this rating will be achieved and where these area(s) are located.
- Size and location of all signage to be clearly defined as part of the development permit. This should include the signage required for the building addressing to be defined on the drawings per the bylaws on the permit application drawings.
- 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 are being applied to this structure.

¹ City of Kelowna Official Community Plan, Policy 14.3.2.2 (Urban Design DP Areas Chapter).

² City of Kelowna Official Community Plan, Policy 14.4.3.2 (Urban Design DP Areas Chapter).

³ City of Kelowna Official Community Plan, Policy 14.15.1.1 (Urban Design DP Areas Chapter).

6.2 Development Engineering Department

- See Attachment 'A'.

6.3 Rutland Waterworks District

- See Attachment 'B'

6.4 Fire Department

- Construction fire safety plan is required to be submitted and reviewed prior to construction and updated as required. Template available online at Kelowna.ca
- Engineered Fire Flow calculations are required to determine Fire Hydrant requirements as per the City of Kelowna Subdivision Bylaw #7900. A minimum of 150litres/sec is required. If a hydrant is required on this property it shall be deemed private and shall be operational prior to the start of construction.
- Fire Department access is to be met as per BCBC 3.2.5.6
- A visible address must be posted as per City of Kelowna By-Laws
- Should a fire alarm be required, A fire safety plan as per section 2.8 BCFC is required at occupancy. The fire safety plan and floor plans are to be submitted for approval in AutoCAD Drawing format on a CD and an Approved Fire Department steel lock box or key tube acceptable to the fire dept. is required by the fire dept. entrance.
- All requirements of the City of Kelowna Fire and Life Safety Bylaw 10760 shall be met.
- Contact Fire Prevention Branch for fire extinguisher requirements and placement.
- Dumpster/refuse container must be 3 meters from structures or overhangs

7.0 Application Chronology

Date of Application Received:	September 28, 2015
Date Public Consultation Completed:	October 18, 2015
Date Amended Plans Received:	October 19, 2015

Report prepared by:

Lydia Korolchuk, Planner

Reviewed by:

☐

Terry Barton, Urban Planning Manager

Approved for Inclusion:

☐

Ryan Smith, Community Planning Department Manager

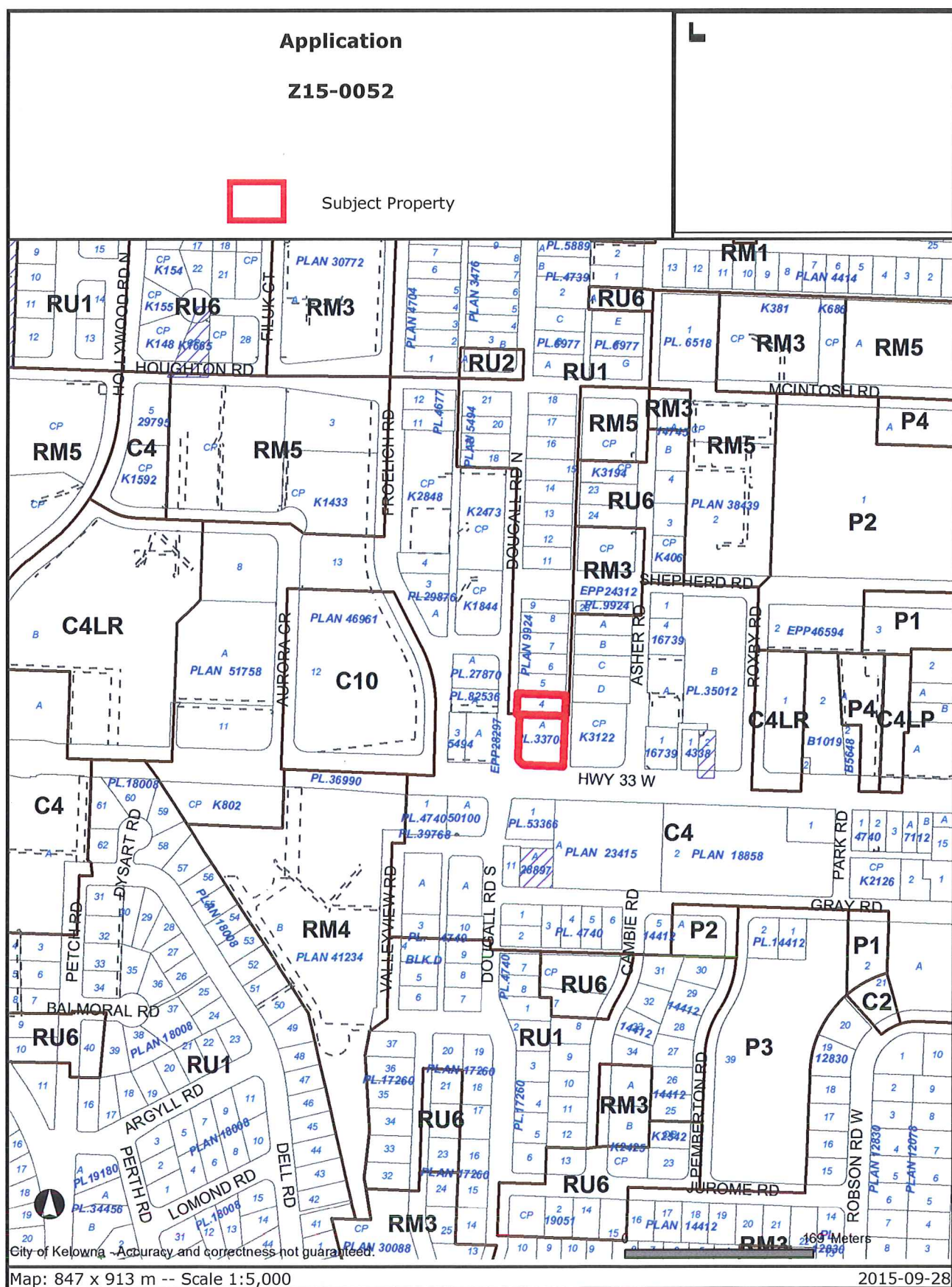
Attachments:

Site Context Plan
 Site Plan
 Conceptual Elevations

Landscape Plan

Attachment A: Development Engineering Memorandum dated November 12, 2015

Attachment B: Rutland Waterworks District Memorandum dated December 15, 2015



Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.
The City of Kelowna does not guarantee its accuracy. All information should be verified.

CITY OF KELOWNA
MEMORANDUM

Date: November 12, 2015 (Revised – access, signage, road reserve)
File No.: Z15-0052
To: Urban Planning Department (LK)
From: Development Engineering Manager (SM)
Subject: 340 Hwy 33 W and 145 Dougall Rd N RU1 to C4

The Development Engineering Department has the following comments and requirements associated with this application to rezone the property at 145 Dougall Rd N from RU1 to C4 and consolidate with 340 Highway 33 W to accommodate a proposed car wash.

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 Ough

1. General

These are Development Engineering comments/requirements and are subject to the review and requirements from the Ministry of Transportation (MOTI) Infrastructure Branch.

2. Domestic Water and Fire Protection

- (a) The property is located within the Rutland Water District (RWD) service area. The water system must be capable of supplying domestic and fire flow demands of the project in accordance with the Subdivision, Development & Servicing Bylaw. The developer is responsible, if necessary, to arrange with RWD staff for any service improvements and the decommissioning of existing services. Only one water service will be permitted to a consolidated lot.
- (b) A water meter is mandatory for each property 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.

3. Sanitary Sewer

The developer's consulting mechanical engineer will determine the development requirements of the proposed development and establish the service needs. The existing lot at 145 Dougall Road is serviced with a 100mm diameter sanitary service. Only one service per lot will be permitted for this development. The applicant will arrange for the removal and disconnection of the existing service and the installation of one new larger service, if required, at the applicants cost.

4. Storm Drainage

- (a) The developer must engage a consulting civil engineer to provide a storm water management plan which meets the requirements of the City Storm Water Management Policy and Design Manual. The storm water management plan must also include provision of a lot grading plan, identify minimum basement elevation (MBE), overland drainage routes, floodplain elevations and setbacks, and provision of a storm drainage service for the lot and /or recommendations for onsite drainage containment and disposal systems. The on-site drainage systems may be connected to the existing municipal drainage system in Highway 33 with an overflow service.
- (b) Storm drainage systems, oil and grit separator and overflow service(s) for the site will be reviewed and approved by Engineering when site servicing designs are submitted.

5. Road Improvements

- (a) The Developer is required to add a left turn lane to southbound Dougall Road N at the Highway 33 intersection. Turning bay must be minimum 25m including taper and painted lane delineation.
- (b) Access to property from Dougall Road North will be restricted to right in - right out with appropriate signage installed.
- (c) Access to the public lane on the east property line must be modified to meet the required 9m maximum. This space must be defined with curbing.
- (d) The estimated cost of required road improvement works, for bonding purpose, must be determined based upon a design provided by the developer to be reviewed by the City of Kelowna and MOTI.

6. Road Dedication and Subdivision Requirements

- (a) The developer is required to consolidate the two subject properties.
- (b) The developer is required dedicate roadway fronting 145 Dougall Road North to align with the property line at 340 Highway 33 to achieve the standard minor collector Right Of Way width.
- (c) The developer is required to provide 0.8m road reserve along the east property line to meet the minimum lane width for commercial property.
- (d) Grant Statutory Rights Of Way if required for utility services.
- (e) 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.

7. Electric Power and Telecommunication Services

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

8. Design and Construction

- (a) Design, construction supervision and inspection of all off-site civil works and site servicing must be performed by a Consulting Civil Engineer and all such work is subject to the approval of the City Engineer. Drawings must conform to City standards and requirements.
- (b) Engineering drawing submissions are to be in accordance with the City's "Engineering Drawing Submission Requirements" Policy. Please note the number of sets and drawings required for submissions.
- (c) Quality Control and Assurance Plans must be provided in accordance with the Subdivision, Development & Servicing Bylaw No. 7900 (refer to Part 5 and Schedule 3).
- (d) A "Consulting Engineering Confirmation Letter" (City document 'C') must be completed prior to submission of any designs.
- (e) Before any construction related to the requirements of this subdivision application commences, design drawings prepared by a professional engineer must be submitted to the City's Development Engineering Department. The design drawings must first be "Issued for Construction" by the City Engineer. On examination of design drawings, it may be determined that rights-of-way are required for current or future needs.

9. Survey Monuments and Iron Pins

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

10. Other Engineering Comments

- (a) Provide all necessary Statutory Rights-of-Way for any utility corridors required, including those on proposed or existing City Lands.
- (b) If any road dedication affects lands encumbered by a Utility right-of-way (such as Terasen, etc.) please obtain the approval of the utility prior to application for final subdivision approval. Any works required by the utility as a consequence of the road dedication must be incorporated in the construction drawings submitted to the City's Development Manager.

11. Development Permit and Site Related Issues

- (a) Access and Manoeuvrability
 - (i) An SU-9 standard size vehicle must be able to manoeuvre onto and off the site without requiring a reverse movement onto public roadways.
 - (ii) Indicate on the site, the locations of loading bays as well as the garbage and recycle bins.

14. 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% of Total Off-Site Construction Cost plus GST)

Steve Muenz, P. Eng.
Development Engineering Manager

jo



Rutland
WATERWORKS DISTRICT

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

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

December 15, 2015

Urban Options Planning & Permits
287 Rialto Drive
Kelowna BC V1V 1E9

**RE: Lot A, Plan 33700 – 340 Hwy 33 – 145 Dougall Rd File # DP 15-0235 RWD
File 15/13**

In response to City of Kelowna request for comment the following is a summary of
Rutland Waterworks District requirements:

1. Capital Expenditure Charges **\$9,820.00**

Please pay by separate cheque, noting file # 15/13/CEC

2. Additional Costs:

2 Service Removals, New 50 mm Service (to property line) (Materials and Installation only)	\$ 1,400.00
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38 mm Positive Displacement Water Meter	752.27
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District Inspection Fee (6.5% of Est. Cost below)	650.00
---	--------

3. **Estimated Costs of Required Works (for bonding purposes):** **\$10,000.00**

Please pay by separate cheque, noting file # 15/13 (works/bonding) **\$12802.27**

... 2

December 15, 2015
Urban Options Planning & Permits
Page 2

Further, as noted in Mould's letter should any changes be made to the building design, a revised set of plans must be provided to the District to confirm the above calculations.

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

Encl.

- c. Mould Engineering
City of Kelowna (Planning Department)

PP/clp



Mould Engineering

December 15, 2015

Rutland Waterworks District
106 – 200 Dougall Road N
Kelowna, BC V1X 3K5

ATTN: Pete Preston

Dear Pete:

Re: 340 Highway 33 – Lot A, Plan 33700; 145 Dougall Road – Lot 4, Plan 9924
Rezoning, Development and Development Variance Permit Application
Z15-0052, DP15-0235, DVP15-0236

As requested, we have examined the water supply considerations and fire flow requirements for the above-noted development permit application. The following analysis is based on the information provided in the City of Kelowna application package. Our comments are as follows:

1. The development is located at the intersection of Highway 33 and Dougall Road, as shown on the attached map. There are two properties involved as follows: Lot A, Plan 33700, (southern lot) which is currently zoned C4 (Urban Centre Commercial) and Lot 4, Plan 9924, (northern lot) which is currently zoned RU1 (Large Lot Housing). The southern lot is the current site of the Centex gas station and the existing structures are to remain. The application includes rezoning the northern lot to C4 and constructing a new building, with a mixed use of commercial space, a car wash and a residential unit. It appears that the two lots will be amalgamated; however, no information was provided regarding this amalgamation. The new building will not have an automatic sprinkler system.
2. The existing maximum daily flow requirement for the properties is 0.076 lps (1.0 lpgm) for the northern property and 0.51 lps (6.8 lpgm) for the southern property. The additional demand for the proposed new building on the northern property is estimated at 2.27 lps (30 lpgm). The water use for the southern property will not change. The computer model of the distribution system has been analyzed, and the water system is able to supply the increase in maximum daily and peak hourly demand.
3. The District currently supplies the lots with a small diameter service each, both from the 150 mm AC watermain along the alley to the east of the properties. These existing services must be removed and the corporation stop shut off at the main. A new 50mm service is required to supply the increased demand and should be installed off the 200mm PVC watermain on Dougall Road, as shown on the attached map. Also, a new 38mm meter is required to service the building. Drawings need to be provided to the District for review and approval of the final design of the meter and backflow prevention installation.
4. The estimated fire flow requirements for the proposed building governs, and equate to 8,000 lpm (1,760 lpgm) for a 2.0 hour duration, in accordance with the Fire Underwriters Survey

Guidelines (see attached sheet). Two hydrants are necessary to disperse this flow and there are two existing hydrants within 90 m of the building, one to the north on the east side of Dougall Road, and one to the south, also on Dougall Road, fronting the property. The water distribution system is capable of supplying the required fire flows

5. The Capital Expenditure Charge (CEC) estimate for this development is as follows:

Residential Unit, Commercial Building without Sprinkler System:

1. Credit for 1 Existing Single-Family Service	\$ (2,700)
2. Proposed Building:	
1 Single-Family Unit @ \$2,700 /unit	\$ 2,700
Commercial Space (706 m ²), First 350 m ² (min. charge)	\$ 2,700
Additional 356 m ² @ \$20/m ²	\$ 7,120
Total CEC	\$ 9,820

Plus Additional Costs:


3. 2 Service Removals, New 50mm Service (to Property Line) (Materials and Installation only)	\$ 1,400.00
4. 38mm Positive Displacement Water Meter	\$ 752.27
5. District Inspection Fee (6.5% of Est. Cost below)	\$ 650.00
Items 1-5 above should be collected by the District	\$ 12,622.27

Estimated Cost of Required Works (for Bonding Purposes):

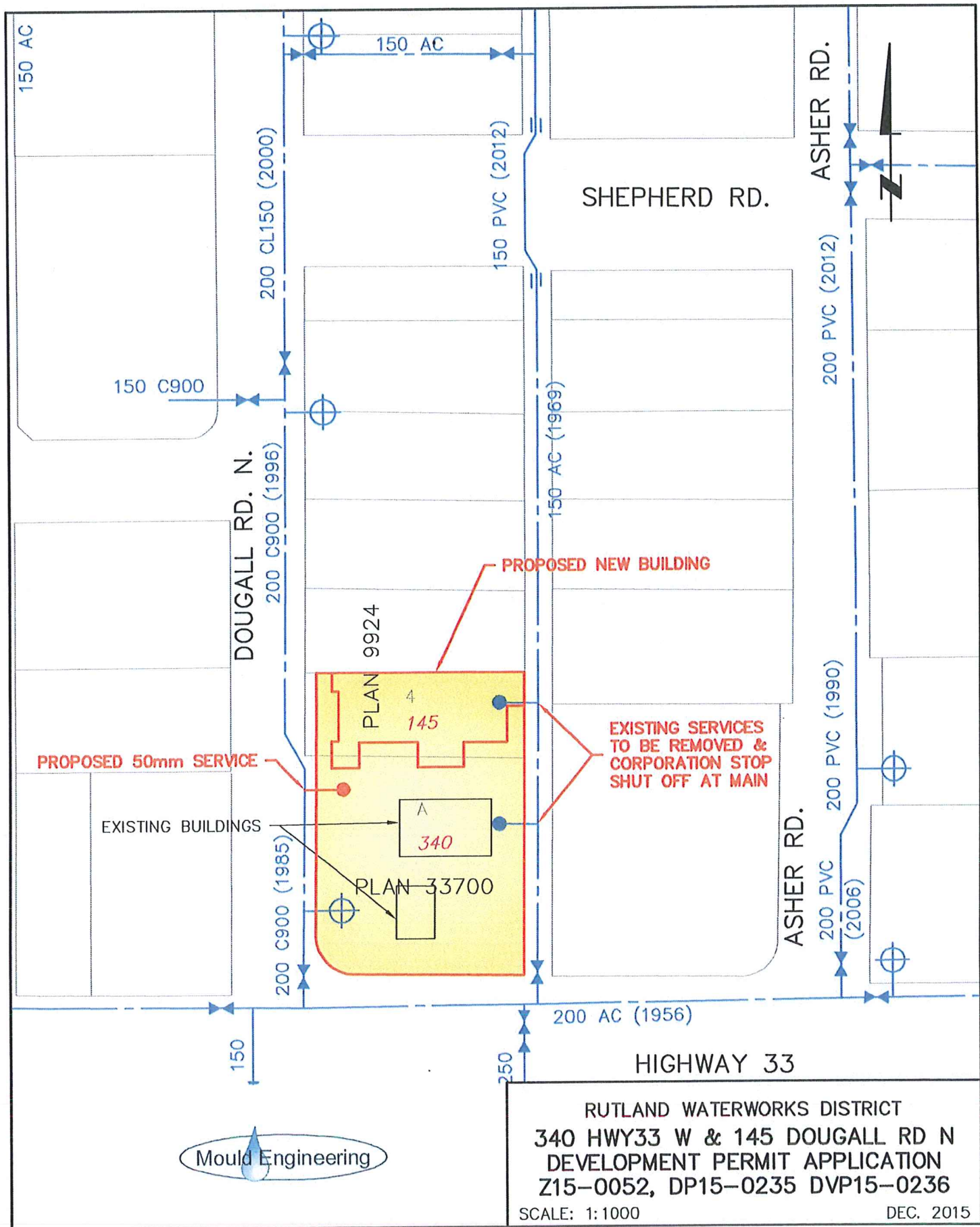
6. Removal of 2 Existing Services (Excavation and Backfill)	\$ 5,000
7. New 50mm Service, (to Property Line) (Excavation and Backfill)	\$ 5,000
Total Bonding Required	\$ 10,000

The District should not have any concerns with the development permit application, subject to the above charges being addressed. If any changes are made to the building design, a revised set of plans must be provided to the District to confirm the above calculations. If you need more information, please contact our office at (250) 868-2072.

Yours truly,
MOULD ENGINEERING



Jason Beath
JB/jb
Enclosures



Mould Engineering

Fire Flow Estimate (in accordance with Fire Underwriters Survey Guidelines)

District: Rutland Waterworks District **Date:** December 15, 2015

Address: 340 Highway 33 (Lot A, Plan 3370)
145 Dougall Road (Lot 4, Plan 9924)

Description: Existing Centex Gas Station, Proposed Car Wash, Retail Space, Residential Unit
Fire Flow Required as per drawings

1. Type of Construction: **Wood Frame** $C = 1.0$

Ground Floor Area: **706 m²** **No. of Stories:** **1**
Note: Taken From Architectural Drawings

Total Floor Area: **706 m²**

Fire Flow (F) from Table: $F = 220 \times C \sqrt{\text{Area}}$
 $F = 5,846 \text{ lpm}$ \Rightarrow Use: **6,000 lpm (A)**

2. Occupancy: **Non-Combustible (Low Hazard)** Add/Subtract **-25%** **-1,500 lpm**

Sub-Total **4,500 lpm (B)**

3. Automatic Sprinklers: **No** Add/Subtract **0%** **0 lpm**

4. Exposure:

	Distance		Add
1. Front (West)	18	m (Dougall Road, Commercial Bldg)	15%
2. Side (North)	0	m (Existing Residential, Future Commercial)	25%
3. Side (South)	6	m (Existing Gas Station Bldg)	20%
4. Rear (East)	6	m (Lane, Existing Bldg)	20%
Total			80%

$\times (B)$ **3,600 lpm**

Total 8,100 lpm

Total Fire Flow Required 8,000 lpm
1,760 Imp gpm
2,114 USgpm

5. Fire Flow Duration: **2 hours**

Notes: - Exposures estimated from Site Plan and City of Kelowna aerial photographs

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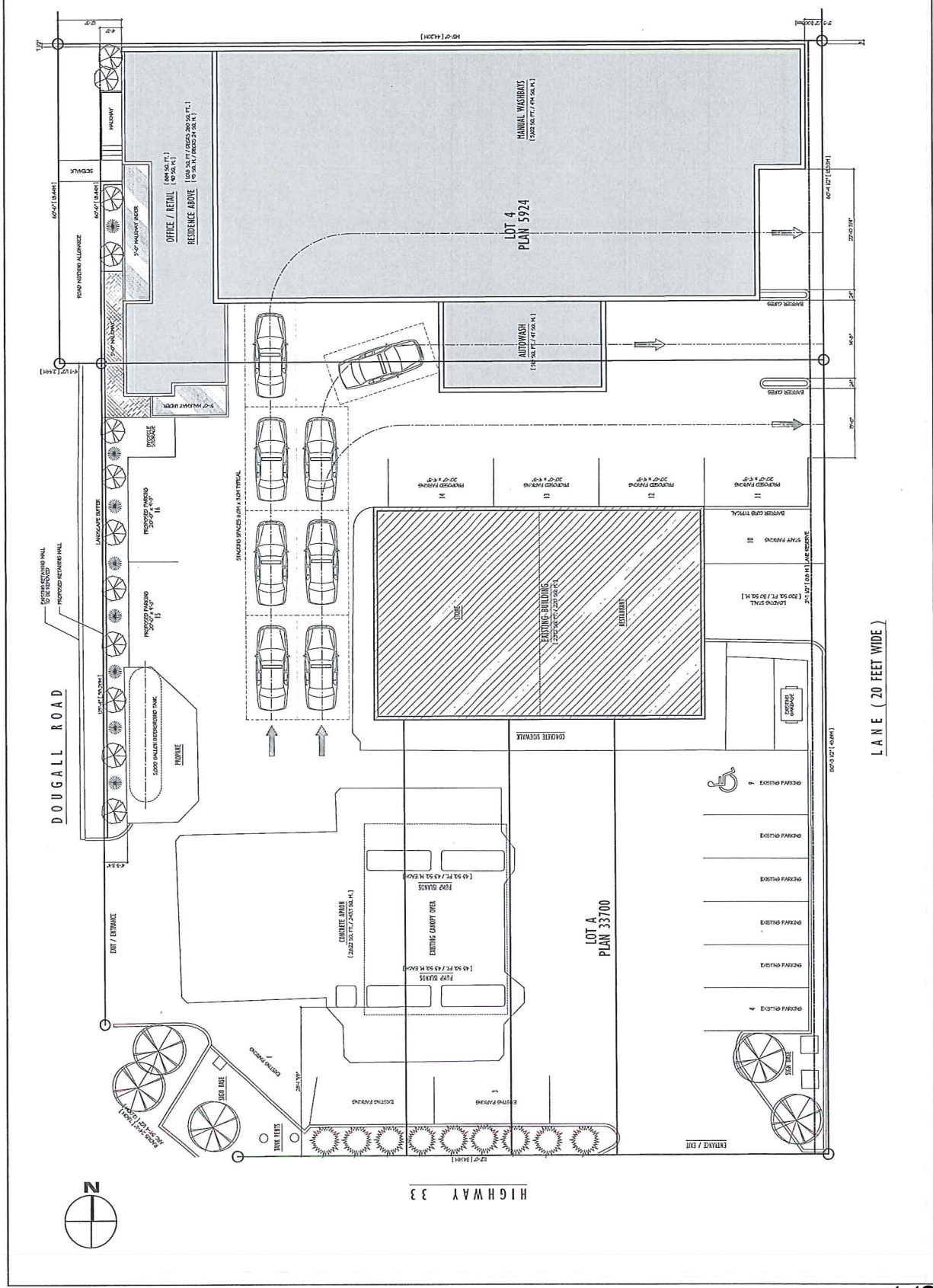
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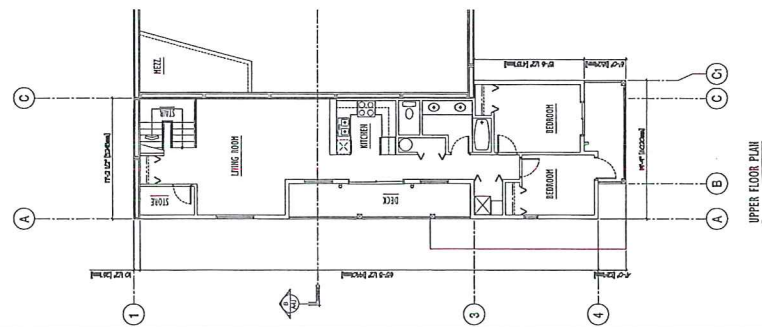
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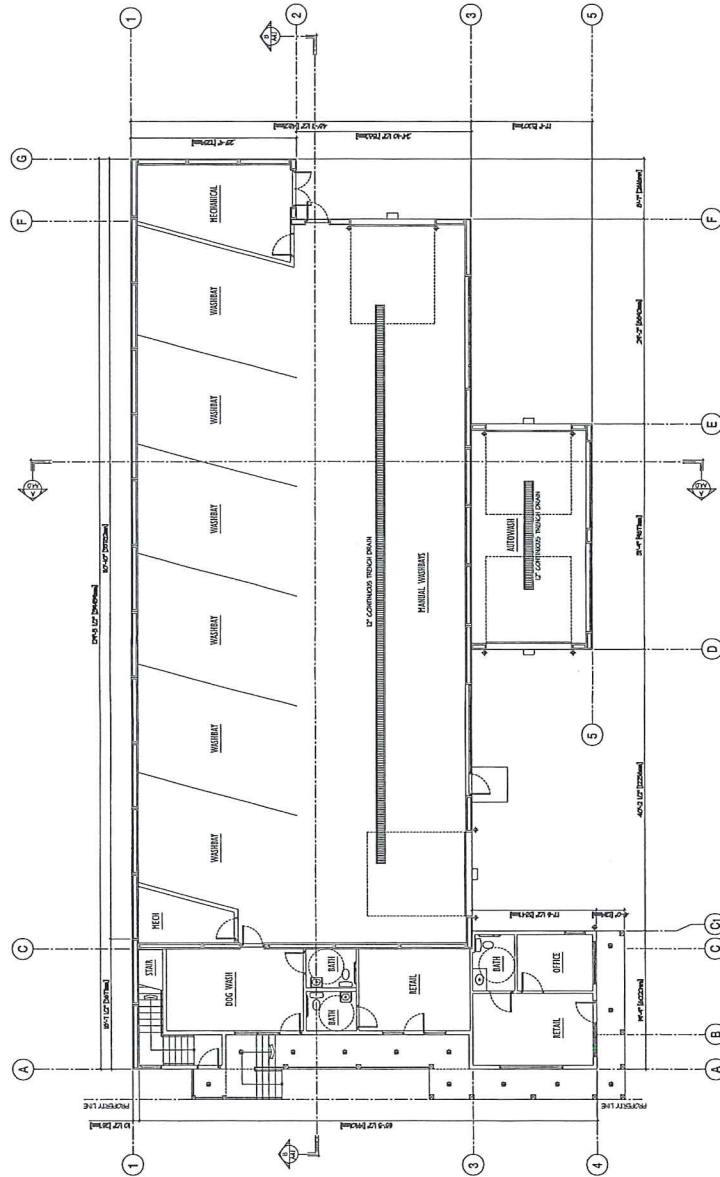
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MAIN FLOOR PLAN



MAIN FLOOR PLAN

FLOOR PLANS
SCALE: 1/8" = 1'-0"

REVISIONS				
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03/29/05	B	ADD PROJECT TEAM TO PROJECT AND ADD PROJECT TEAM TO PROJECT TEAM	BP	

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Phone: (780) 465 0508 Fax: (780) 465 0506
e-mail: osa@solomyarchitect.ca



**TED J. THOMAS
& ASSOCIATES LTD.**

VY 4646

220-115 DIXIESON AVE.,
KELLOWA, B.C.

PHONE : 250 763 1220
FAX : 250 763 2206
E-MAIL: oshouse@tedthomas.ca

PROJECT	PROPOSED CONWASH ADDITION CENTER PETROLEUM - 340 HWY. 33W, KELOWNA, BC CHANDAN (RUBY) DULAY	
	JOB NO. 2015-02	REVISION, B
DRAWN BY: BENJALLO		
DATE, 27TH MARCH 200		
FILE NAME, FLOOR PLAN	A2.0	
CHK. BY: BO THOMAS		



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



Kellogg, P.C.

Kalamazoo, MI

CONCEPTUAL LANDSCAPE PLAN

DRAWING TIME

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SUBJECT NO	1566
DESIGN BY	SP
DRAWN BY	KC
CHECKED BY	FB
DATE	N/A, 20, 2, 5
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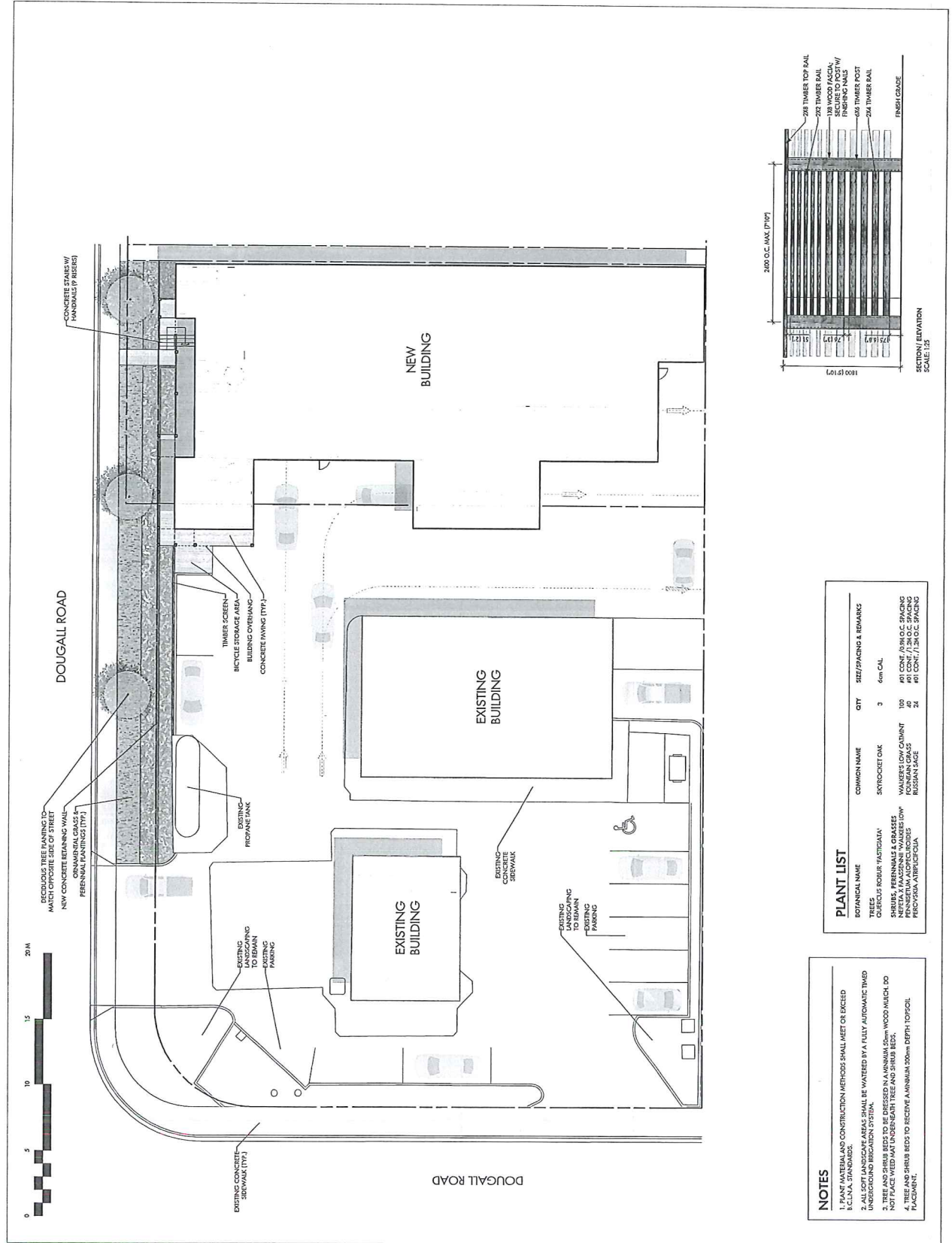
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WATER CONSERVATION & IRRIGATION PLAN

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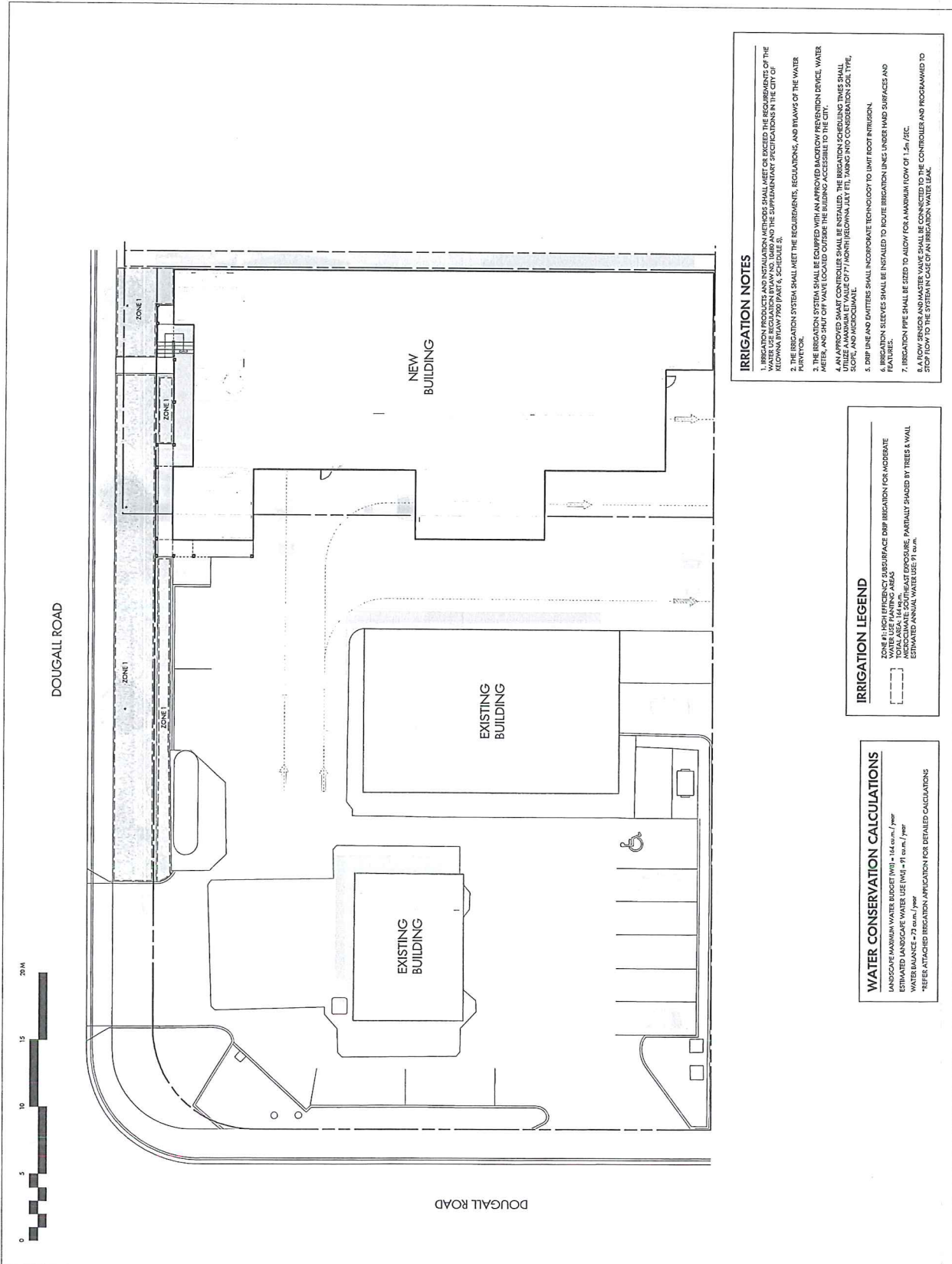
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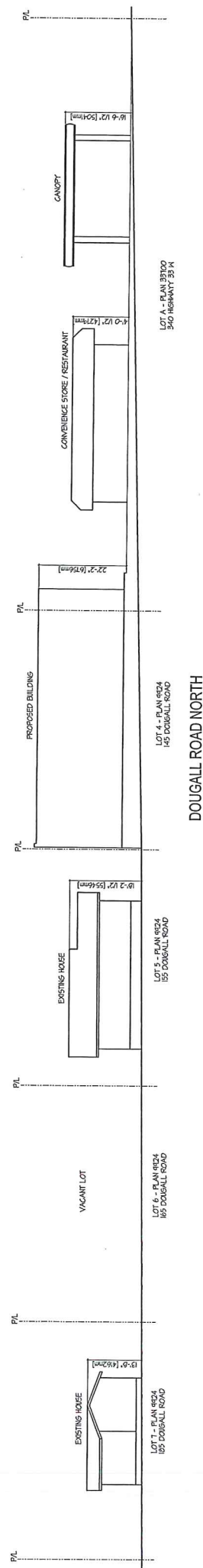
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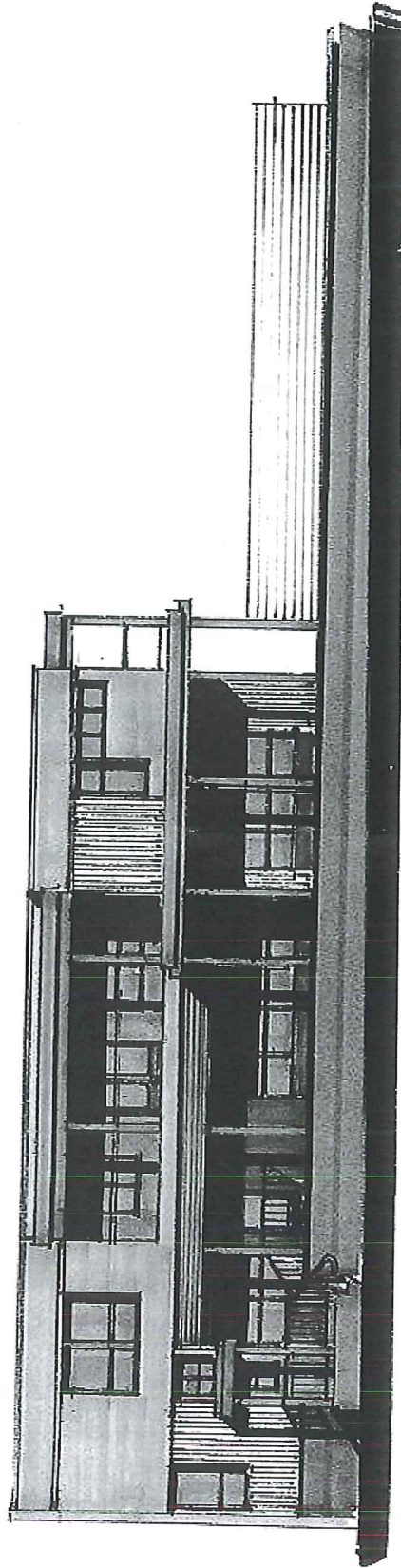
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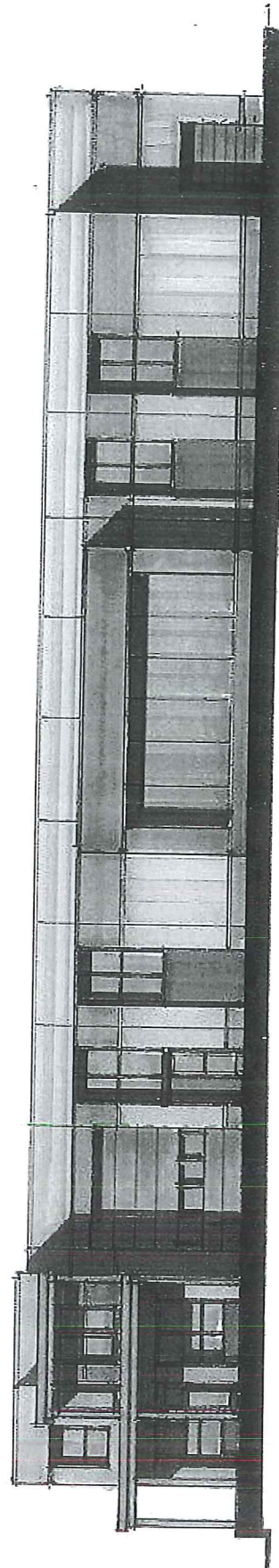
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CENTEX PETROLEUM
340 HWY 33 W





WEST ELEVATION

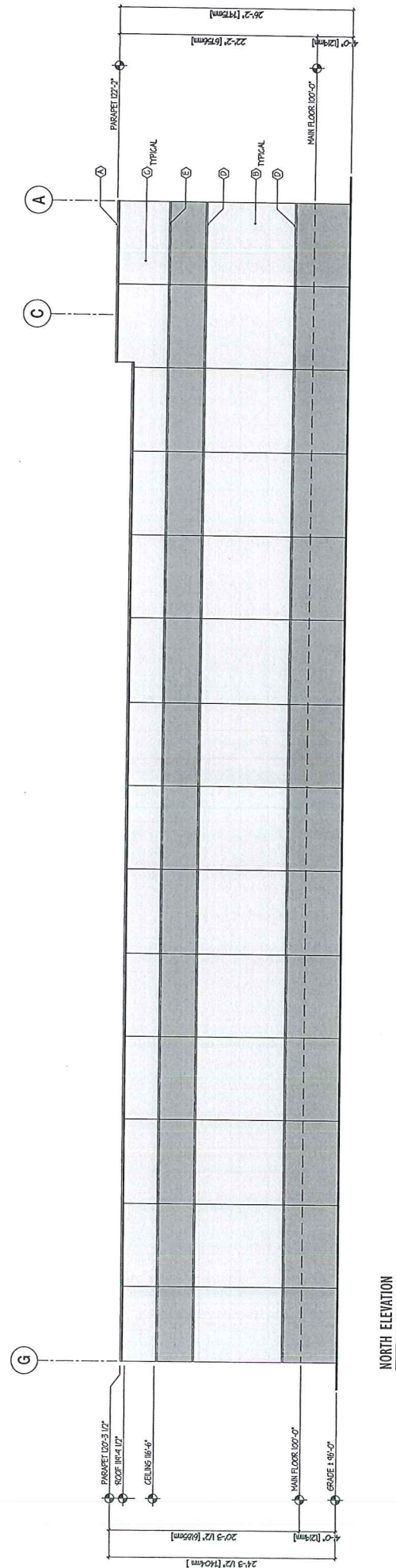
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CENTEX PETROLEUM
340 HWY 34 W



SOUTH ELEVATION

PROPOSED CARWASH ADDITION
CENTEX PETROLEUM
340 HWY 33W

PROPOSED CARWASH ADDITION
CENTEX PETROLEUM
340 HWY 33 W



REPORT TO COUNCIL



Date: 1/25/2016
RIM No. 1250-30
To: City Manager
From: Community Planning (DB)
Application: Z15-0061
Owners: Folio Building Group Inc.
Inc.No. BC1043118
Address: 619 McClure Road
Applicant: Shane Styles
Subject: Rezoning a lot from RU1 to RU2 to facilitate a 2 lot subdivision
Existing OCP Designation: S2RES - Single/Two Unit Residential
Existing Zone: RU1- Large Lot Housing
Proposed Zone: RU2 - Medium Lot Housing

1.0 Recommendation

THAT Rezoning Application No. Z15-0061 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of *Lot A, District Lot 357, SDYD, Plan 13545*, located on *619 McClure Road*, Kelowna, BC from the RU1 zone to the RU2 zone be considered by Council;

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

AND THAT final adoption of the Zone Amending Bylaw be considered subsequent to the issuance of a Preliminary Layout Review Letter by the Approving Officer;

AND THAT final adoption of the Zone Amending Bylaw be considered subsequent to the requirements of the Development Engineering Branch being completed to their satisfaction.

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 25, 2016;

2.0 Purpose

The applicant is requesting permission to rezone the subject property from RU1 - Large Lot Housing to RU2 - Medium Lot Housing in order to facilitate a subdivision of the parcel into two lots.

3.0 Community Planning

The subject property is within the Okanagan Mission Sector of Kelowna. It is designated as S2RES - Single/Two Unit Residential in the OCP and as such the application to rezone to RU2 to facilitate a 2 lot subdivision is in compliance with the designated future land use. In addition, the OCP generally supports the densification of neighbourhoods through appropriate infill development, including the use of smaller lots.

The proposed lots meet or exceed the zoning criteria standards for the RU2 - Medium Lot Housing zone. The property is serviced by City of Kelowna water and sanitary sewer.

Based on current City policy and the services available, City staff supports this application.

4.0 Proposal

4.1 Background / Project Description

The applicant is requesting permission to subdivide the existing 2104 m² (0.52 ac) parcel into two equal parcels.

4.2 Site Context

The subject property is located in the Okanagan Mission Sector of Kelowna (see Map 1 - Subject Property, below). The property currently has a single family dwelling. In order to create the subdivision, the house will need to be demolished.

The surrounding area is characterized by single family dwellings.

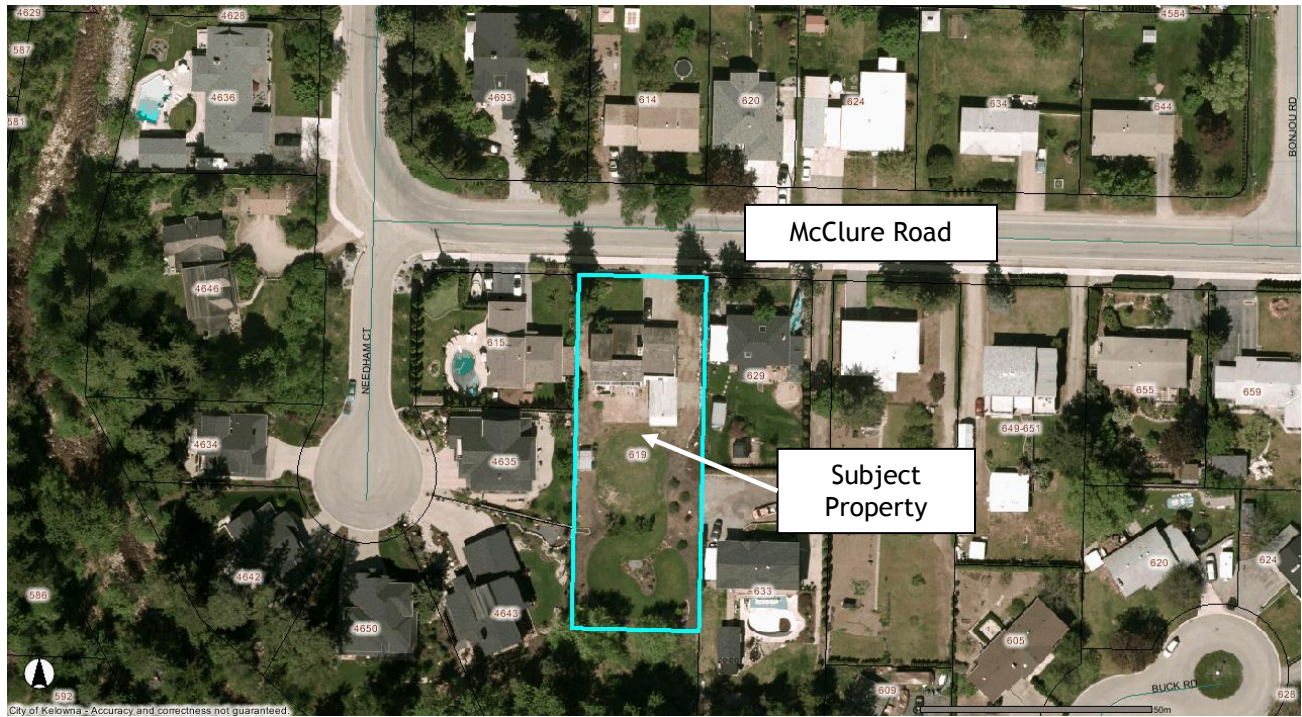
4.3 Zoning of Adjacent Property

Zoning for adjacent properties is outlined in the following table:

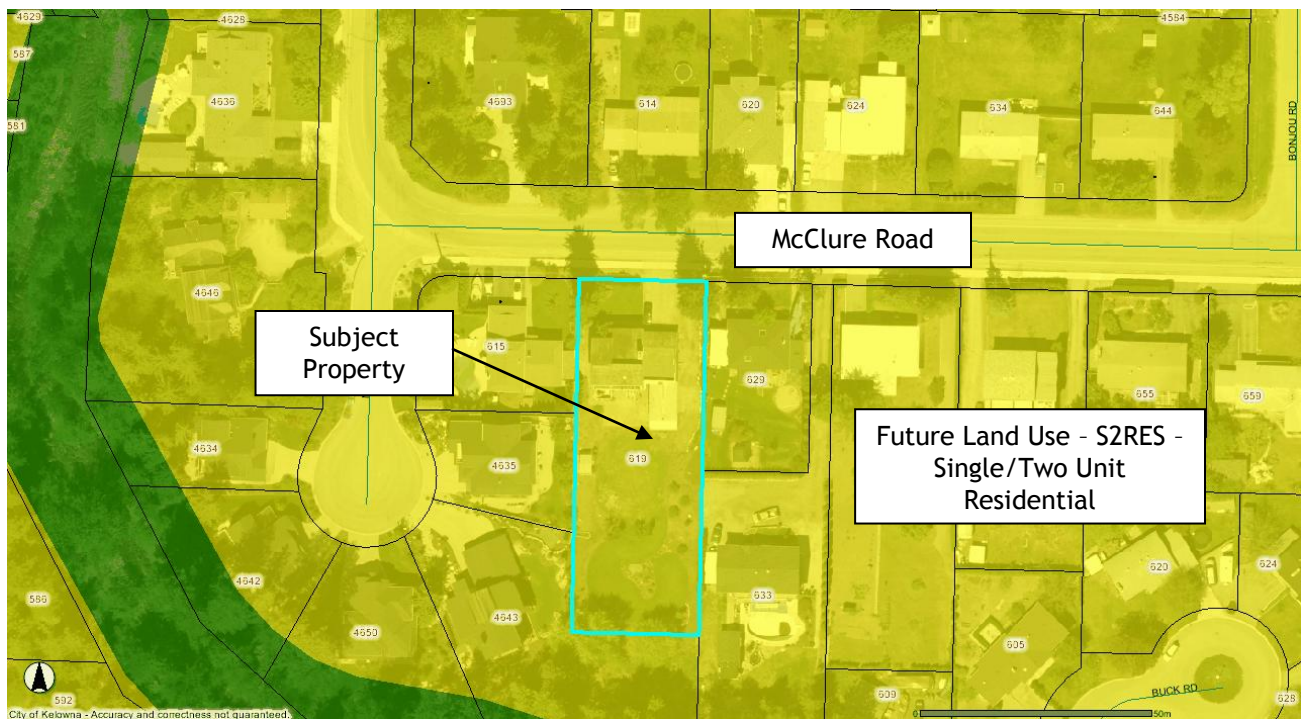
Table 1: Zoning of Adjacent Property

<i>Direction</i>	<i>Zoning Designation</i>	<i>Land Use</i>
North	RU-1 Large Lot Housing	Single Family Dwelling
East	RU-1 Large Lot Housing	Single Family Dwelling
South	RU-1 Large Lot Housing	Single Family Dwelling
West	RU-1 Large Lot Housing	Single Family Dwelling

Map 1: Subject Property - 619 McClure Road



Map 2: Neighbourhood Future Land Use - 619 McClure Road



4.4 Transit

McClure Road is currently serviced by the Southridge Bus Transit Route. The nearest bus stop is approximately 350 m east of the subject property.

4.5 Servicing

The area is currently serviced by City of Kelowna water and sanitary sewer.

4.6 Subdivision and Development Criteria

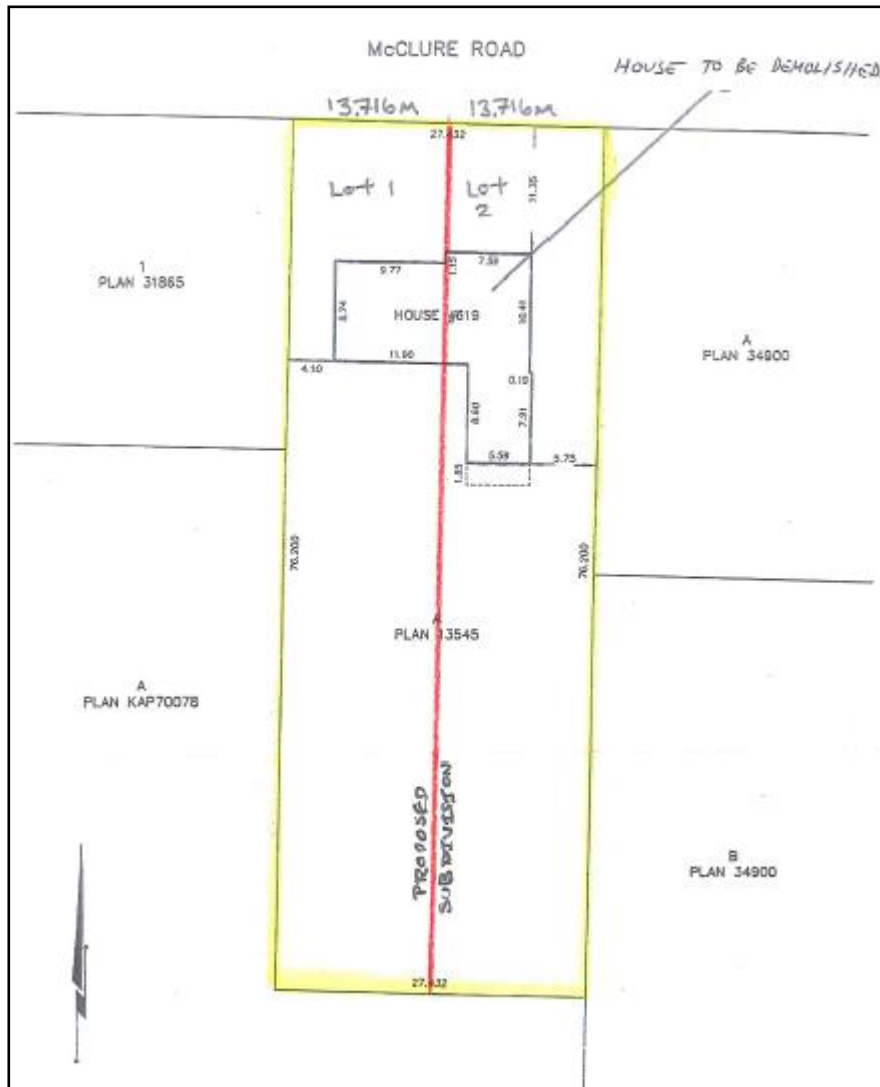
The proposed lot configuration conforms to the requirements of the RU2 - Medium Lot Housing zone requirements. Subdivision and development criteria for the RU2 zone are shown in the Table 1 below.

Table 2: RU2 Zoning Criteria

Criteria	RU2 - Medium Lot Housing	Proposed Lots
Minimum Lot Area	400 m ²	1052 m ²
Minimum Lot Width	13.0 m	13.7 m
Minimum Lot Depth	30.0 m	76.2 m

No variances are required for this subdivision at this time.

Map 3: Proposed Subdivision Layout



5.0 Current Development Policies

Current development policies that relate to the application are included in the section below.

5.1 Kelowna 2020 - Official Community Plan - General Policies¹

Focus development to designated growth areas

Compact Urban Form. 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 per ha located within a 400 metre walking distance of transit stops is required to support the level of transit service)

¹ City of Kelowna Official Community Plan - Development Process; p. 5.3

through development, conversion, and re-development within Urban Centres in particular and existing areas as per the provisions of the Generalized Future Land Use Map.

Permanent Growth Boundary.² Establish a Permanent Growth Boundary as identified on Map 4.1 and Map 5.2. The City of Kelowna will support development of property outside the Permanent Growth Boundary for more intensive use only to the extent permitted as per the OCP Future Land Use designations in place as of initial adoption of OCP Bylaw 10500, except for Agri-Business designated sites or as per Council's specific amendment of this policy. The Permanent Growth Boundary may be reviewed as part of the next major OCP update.

Ensure context sensitive housing development³

Sensitive Infill. 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.

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 Development Services Department

See attached memorandum dated January 8, 2016.

7.0 Application Chronology

Date of Application Received: November 26, 2015

Public Consultation Received: January 7, 2016

Report prepared by:

Damien Burggraeve, Land Use Planner

Approved for Inclusion:



Ryan Smith, Manager, Community Planning

² City of Kelowna Official Community Plan, Policy 5.3.1 (Development Process Chapter).

³ City of Kelowna Official Community Plan - Development Process; p. 5.27

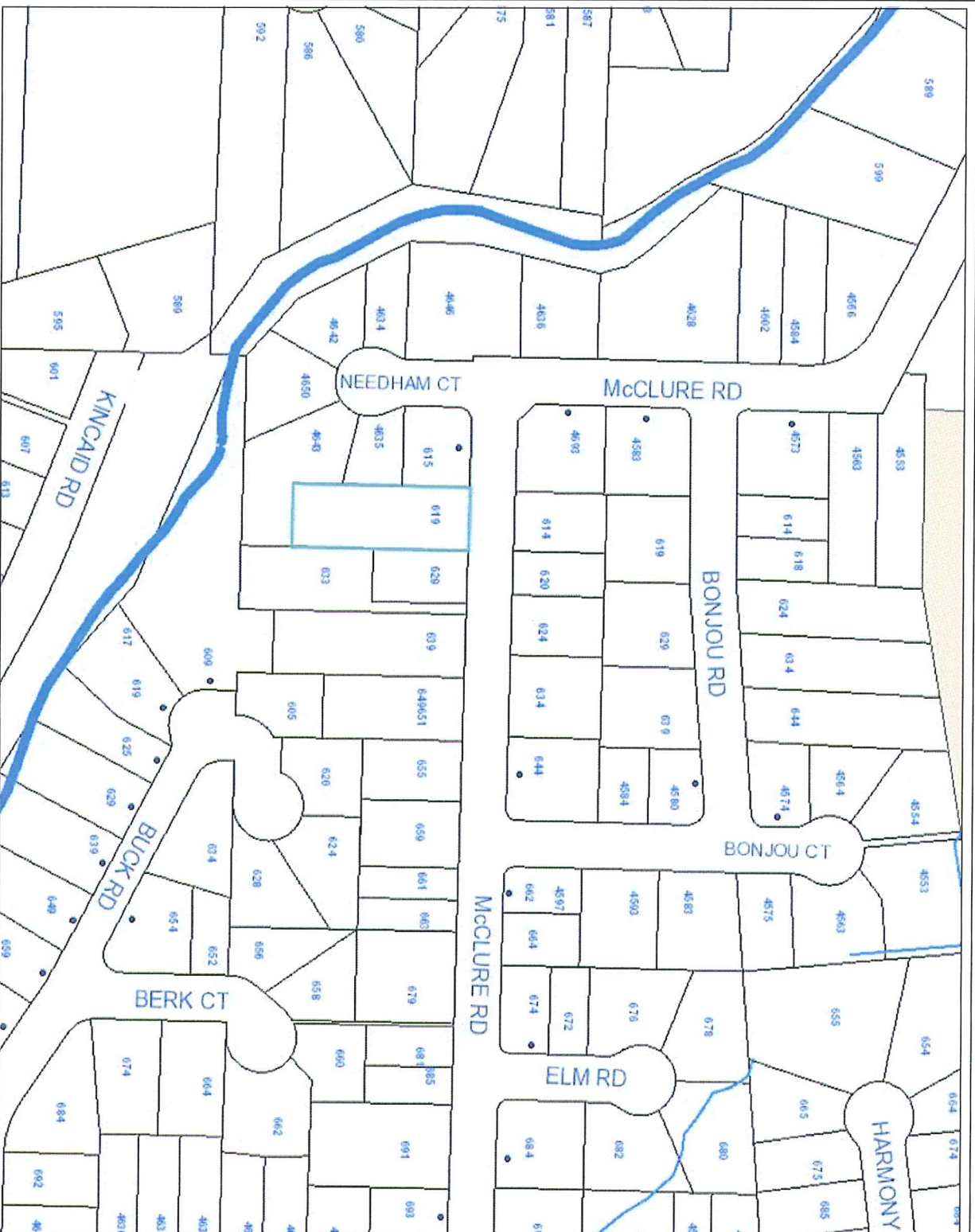
Attachments:

Subject Property Map

Site Plan - Proposed Subdivision Layout

Development Engineering Memorandum

Public Notification



0	65	130Meters
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January 13, 2016

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Legend

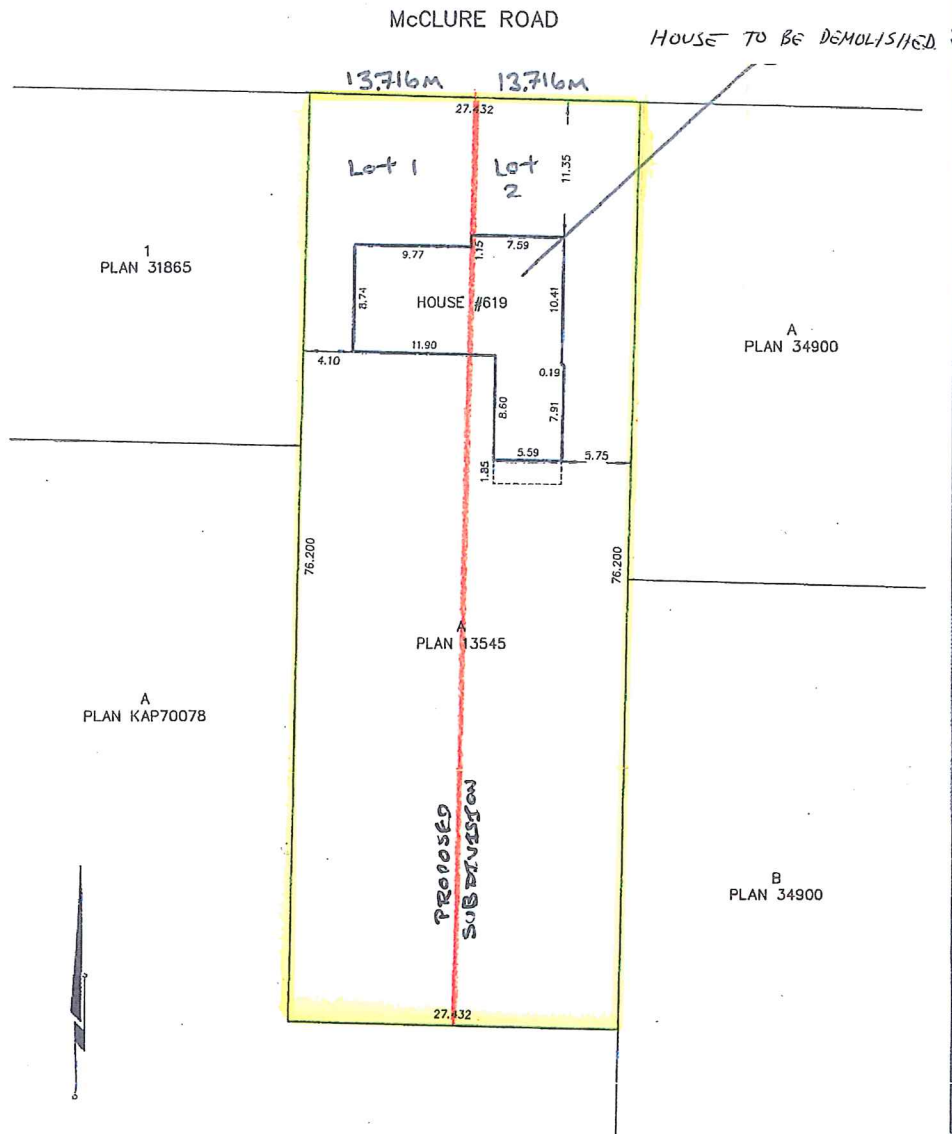


Notes

B.C. LAND SURVEYOR'S CERTIFICATE

ON LOT A, PLAN 13545,
DISTRICT LOT 357, S.D.Y.D.

SCALE 1:400 All distances are in metres.



Certified correct this 18th day of November, 2003.

N.R. Denby
NEIL R. DENBY B.C.L.S.
RUNNALLS DENBY

british columbia land surveyors

2- 1470 Water Street Phone (250) 763-7322
Kelowna, B.C. V1Y 1J5 Fax (250) 763-4413
email: denby@telus.net

CLIENT: BAILEY, MORRISON & KINGSTON
FILE No: 2003-120
FB/PG: 343/70

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AND SEALED.

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PRIOR CONSENT OF RUNNALLS DENBY.

THE DIMENSIONS SHOWN ON THIS CERTIFICATE ARE NOT TO
BE USED TO DEFINE PROPERTY BOUNDARIES.

CITY OF KELOWNA
MEMORANDUM

Date: January 8, 2016
File No.: Z15-0061

To: Community Planning (DB)

From: Development Engineering Manager (SM)

Subject: 619 McClure Road

RU1 to RU2

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

1. General

Road frontage improvements are triggered by this rezoning application. The requirements include curb and gutter, storm drainage system and pavement widening. Also required is a landscaped boulevard, street lighting and the re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. The cost of this construction is at the applicant's expense.

The proposed redevelopment includes the subject parcel being subdivided into two lots. A subdivision application will require service upgrades that include the installation of additional services. The work will require road cuts and boulevard and pavement restoration. Development Engineering is prepared to defer the requirements of the rezoning to the subdivision stage.

Steve Muenz, P. Eng.
Development Engineering Manager

SS

January 6, 2016

Dear Neighbour,

Re: 619 McClure Road - Rezoning & Subdivision application (Z15-0061 & S15-0095)

Dear Neighbour,

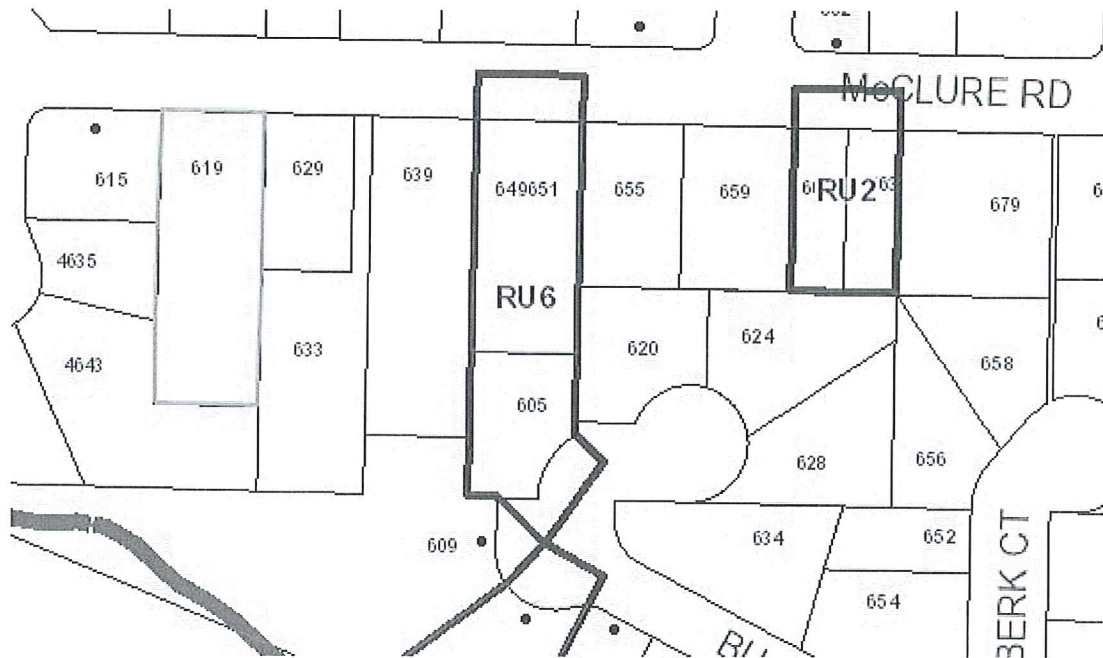
As part of our application for rezoning and subdivision of 619 McClure Road I am writing you to share our rationale for this property.

Subdivision & Rezoning

This property, as it currently exists, is very large. The width of 27.432 meters (90 feet) and depth of over 76 meters (255 feet) is over ½ an acre and currently accommodates one single family home. The current home is in substantial disrepair and renovation would prove unrealistic and unfeasible. We propose subdividing the existing property in two equal parts, down the middle, and subsequently rezoning the property from RU1 to RU2 in order to facilitate two single family home lots. The lot abides by all the minimum requirements in order to accommodate RU2 zoning. Furthermore, there are other RU2 zoning precedents only six lots eastward on the same street. (new homes built at 661 & 663 McClure Road - see map below)

RU2 Zoning Requirements	619 McClure Proposed (per lot)
● Minimum Lot Width: 13m	● 13.716m
● Minimum Lot Depth: 30m	● 76.2m
● Minimum Lot Area: 400 sq. m	● 1045.16 sq. m

McClure Road Neighbourhood Zoning Map



Feedback/Comments

We appreciate and respect any feedback, ideas or comments you may have with regarding this project and our proposal. Please contact me directly via the following with any questions etc.:

Shane Styles - Owner/Applicant

- cell: 250-808-7998 (call or text)
- email: shane@folioliving.com
- mail: 441 Christleton Avenue, Kelowna BC, V1Y 5H9

Additionally, if you wish to speak with the city directly regarding this proposal please contact:

Damien Burggraeve - Planner II | Deputy Approving Officer - City of Kelowna

- phone: 250 469-8473
- email: dburggraeve@kelowna.ca

I trust you find this information helpful in reviewing this proposal. Please do not hesitate to contact me directly to help provide clarity or to answer any additional questions as they arise.

Kind Regards,

Shane Styles

REPORT TO COUNCIL



Date: February 1, 2015

RIM No. 1250-30

To: City Manager

From: Community Planning Department (TB)

Application: Z15-0035

Owner: John Tyler Keith

Nicolette Ann Keith

Address: 665 Harmony Court

Applicant: Peter J Chataway

Subject: Rezoning Application

Existing OCP Designation: S2RES - Single/Two Unit Residential

Existing Zone: RU1 - Large Lot Housing

Proposed Zone: RU1c - Large Lot Housing with Carriage House

1.0 Recommendation

THAT Rezoning Application No. Z15-0035 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 7, District Lot 357, Similkameen Division Yale District, Plan 27103 located at 665 Harmony Court, Kelowna, BC from the RU1 - Large Lot Housing zone to the RU1c - Large Lot Housing 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 Schedule "A" attached to the Report from the Community Planning Department dated July 10, 2015;

2.0 Purpose

To rezone the subject property to facilitate the development of a carriage house.

3.0 Community Planning

Community Planning Staff supports the proposed rezoning application to allow the development of a carriage house on the subject property. The S2RES - Single / Two Unit Residential land use designation permits the proposed RU1c - Large Lot Housing with Carriage House zone. Currently the adjacent parcels contain single family residential homes. The proposed carriage house use is consistent with the Official Community Plan (OCP) Future Land Use designation and OCP policy for Sensitive Infill.

Council Policy No. 367 with respect to public consultation was undertaken by the applicant. All adjacent neighbours except for 1 within a 50m radius were provided with a circulation package in regards to the development. There has been no response.

4.0 Proposal

4.1 Background

The original 2 storey single detached dwelling was constructed in 1979. It is currently under renovation to extend the second story above the garage. The footing and foundation for the carriage house was completed in 2015 in anticipation of approval of RU1c zoning and development permit. Should Council choose to support the rezoning request, Staff will continue to work with the applicant to issue the Development Permit in accordance with the Intensive Residential - Carriage House / Two Dwelling Housing guidelines.

4.2 Project Description

The subject parcel is located within the urban core on the south side of Harmony Court. The footing and foundation for the proposed carriage house has already been completed, and meets the zoning bylaw with no variances. The carriage house offers a one car garage and workshop on the lower level, with a one bedroom suite on the upper level.

Private open space for the carriage house is provided on the west side of the carriage house outside a covered entry to the workshop, and there is a balcony off the master bedroom that faces the interior of the lot to maintain privacy of adjacent parcels.

Two windows on the upper story of the carriage home face a second story balcony on the neighboring property to the south. The windows are for the bathroom and kitchen and should have a minimal impact on privacy.

Parking for the single family dwelling is provided in the existing double garage, and private open space is maintained in front of that dwelling.

4.3 Site Context

The subject property is located in North Mission, west of Gordon Drive and south of Okanagan Mission Secondary School.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 - Large Lot Housing	Residential
East	RU1 - Large Lot Housing	Residential
South	RU1 - Large Lot Housing	Residential
West	RU1 - Large Lot Housing	Residential

Subject Property Map: 665 Harmony Ct



4.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RU1c ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Lot Area	550 m ²	1080 m ²
Lot Width	16.5 m	16.3 m
Lot Depth	30 m	40.4 m
Development Regulations		
Site Coverage (buildings)	40%	23.4%
Maximum Total Site Coverage (buildings, driveways, & parking)	50%	35.8
Site Coverage: accessory buildings or structures and carriage house	14%	7.6
Floor area of carriage house (footprint)	90 m ²	82.5 m ²
Max. area of carriage house (total habitable area)	90 m ²	74.2 m ²
Max. net floor area of carriage house to total net floor area of principal building	75%	48.0%
Setback from Principal Dwelling	3 m	4.0 m
Carriage House Regulations		

Max. Height	4.8 m	4.8 m
Min. Side Yard (east)	2.0 m	2.03 m
Min. Side Yard (west)	2.0 m	19.0 m
Min. Rear Yard (without a lane)	2.0 m	2.03 m
Height (carriage house shall not be higher than existing primary dwelling unit)	2 storey house	1 ½ storey carriage house
Other Regulations		
Min. Parking Requirements	3 stalls	3 stalls
Min. Private Open Space	30m ²	>30m ²

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process

Compact Urban Form.¹ 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.² 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.
- Operable bedroom windows required as per the 2012 edition of the British Columbia Building Code (BCBC 12).
- Full Plan check for Building Code related issues will be done at time of Building Permit applications.

6.2 Development Engineering Department

- See attached memorandum, dated July 10, 2015

6.3 Fire Department

- Requirements of section 9.10.19 Smoke Alarms of the BCBC 2012 are to be met.
- A separate address shall be posted Harmony Ct
- Should a gate or fence be installed between the existing house and the carriage house the gate is to open without special knowledge (locking device).
- Do not release BP until all life safety concerns are completed.

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

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

6.4 FortisBC Electric

- There are primary distribution facilities along Harmony Court. The applicant is responsible for costs associated with any change to the subject property's existing service, if any, as well as the provision of appropriate land rights where required.
- Otherwise, FortisBC Inc. (Electric) has no concerns with this circulation.
- In order to initiate the design process, the customer must call 1-866-4FORTIS (1-866-436-7847). It should be noted that additional land rights issues may arise from the design process but can be dealt with at that time, prior to construction.

7.0 Application Chronology

Date of Application Received: June 22, 2015
Date Public Consultation Completed: November 30, 2015

Report prepared by:

Trisa Brandt, Planner I

Reviewed by:

☐

Terry Barton, Urban Planning Manager

Approved by:

☐

Ryan Smith, Community Planning Department Manager

Attachments:

Site Plan
Conceptual Elevations
Landscape Plan
Context/Site Photos
Schedule A: Development Engineering Memorandum

CITY OF KELOWNA
MEMORANDUM

Date: July 10, 2015
File No.: Z15-0035

To: Community Planning (TY)

From: Development Engineering Manager

Subject: 665 Harmony Court

RU1c

Development Engineering has the following comments and requirements associated with this application to rezone from RU1 to RU1c.

1. Domestic Water and Fire Protection

Our records indicate this property is currently serviced with a 19mm-diameter water service. . The service is adequate for the proposed application.

2. Sanitary Sewer

Our records indicate that this property is serviced with a 100mm-diameter sanitary sewer service complete with inspection chamber. The service is adequate for the proposed application.

3. Development Permit and Site Related Issues

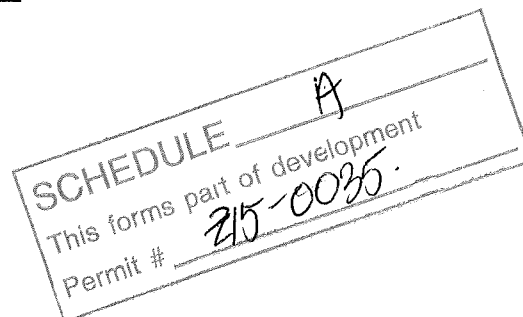
Direct the roof drains into on-site rock pits.

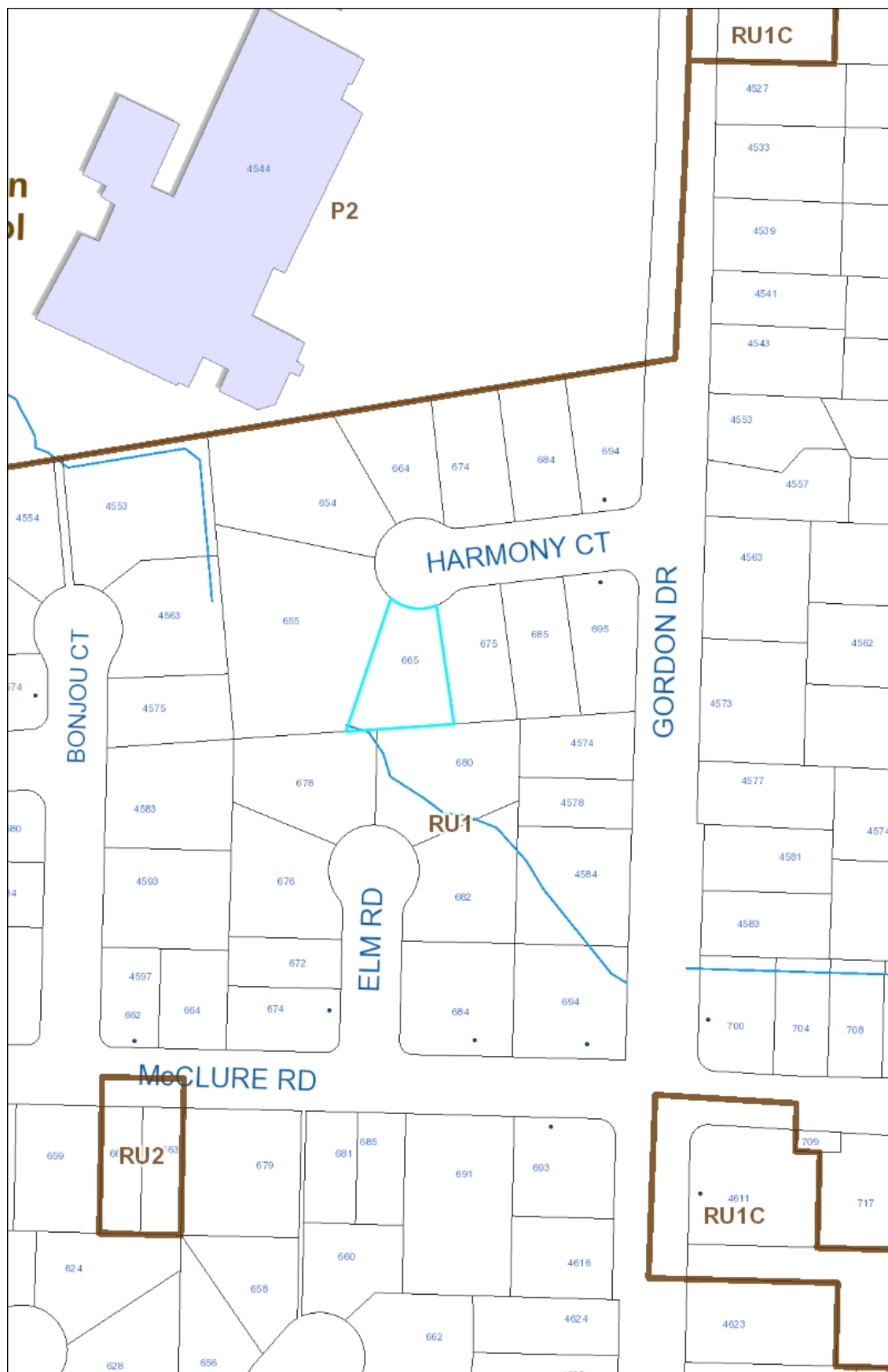
4. Electric Power and Telecommunication Services

It is the applicant's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for service upgrades to these services which would be at the applicant's cost.

Steve Muenz, P. Eng.
Development Engineering Manager

SS





Legend

Zoning



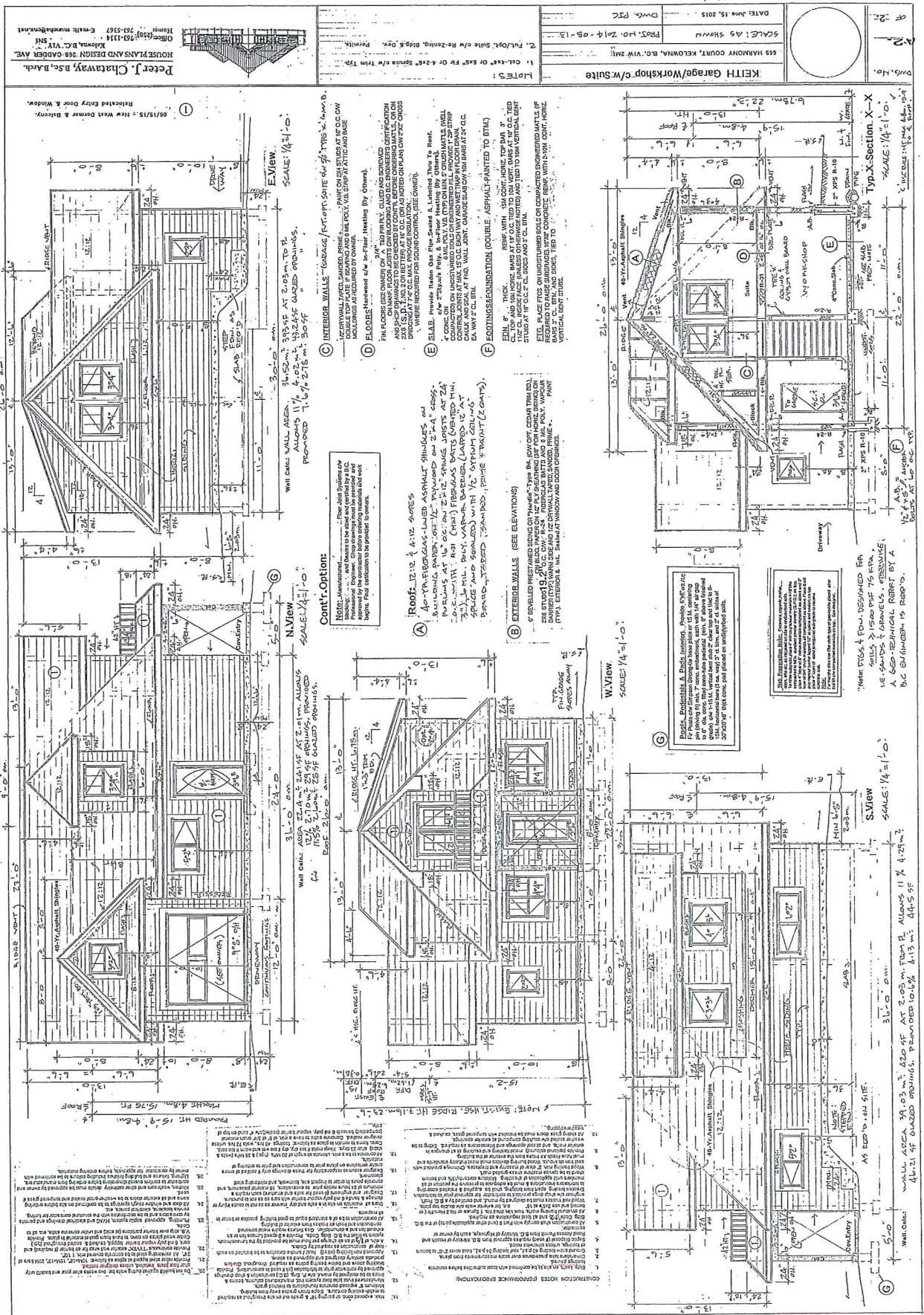
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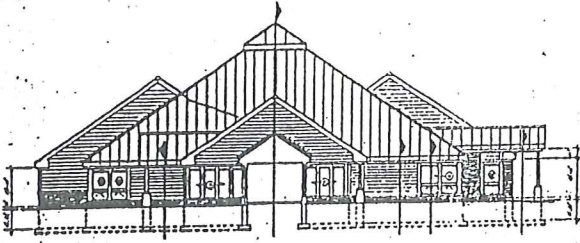
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January 15, 2016

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Peter J. Chataway, B.Sc., B.Arch.

HOUSE PLANS AND DESIGN

368 Cadder Ave., Kelowna, B.C. V1Y 5N1

Office: (250) 763-1334

Home: 763-5367

E-mail: muncha@cnx.net

Colour Board

KEITH "CARRIAGE" HOUSE - 665 Harmony Court

Roof : Asphalt Shingles - Midtone Slate



Walls : "Hardie"-Type Board - Granite Grey



Trim : Ditto - White



Sash : White



(To Match House)



KEITH House - ADJACENT TO WEST



KEITH House - ADJACENT TO EAST



KEITH House - ACROSS VIEW



KEITH House - FRONT (H.) VIEW

CITY OF KELOWNA
MEMORANDUM

Date: July 10, 2015
File No.: Z15-0035

To: Community Planning (TY)

From: Development Engineering Manager

Subject: 665 Harmony Court RU1c

Development Engineering has the following comments and requirements associated with this application to rezone from RU1 to RU1c.

1. Domestic Water and Fire Protection

Our records indicate this property is currently serviced with a 19mm-diameter water service. . The service is adequate for the proposed application.

2. Sanitary Sewer

Our records indicate that this property is serviced with a 100mm-diameter sanitary sewer service complete with inspection chamber. The service is adequate for the proposed application.

3. Development Permit and Site Related Issues

Direct the roof drains into on-site rock pits.

4. Electric Power and Telecommunication Services

It is the applicant's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for service upgrades to these services which would be at the applicant's cost.

Steve Muenz, P. Eng.
Development Engineering Manager

SS

REPORT TO COUNCIL



Date: February 1, 2016
RIM No. 1250-01
To: City Manager
From: Community Planning Department (RR)

Application: Z15-0064
Owner: Emil Anderson Construction Co. Ltd.,
Inc. No. C172775 as to an undivided
80/100 Interest
Gilmar Management Ltd.,
Inc. No. 143879 as to an undivided
15/100 Interest
Gillen Investments Inc.,
Inc. No. 528682 as to an undivided
5/100 Interest
Address: 5008 South Ridge Dr. **Applicant:** Emil Anderson Construction Co. Ltd.
Subject: Rezoning Applications
Existing OCP Designation: COMM - Commercial
Existing Zone: C1 - Local Commercial
Proposed Zone: C2 - Neighbourhood Commercial

1.0 Recommendation

THAT Rezoning Application No. Z15-0064 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 2, DL 1688S SDYD Plan KAP68647 located at 5008 South Ridge Dr., Kelowna, BC from the C1 - Local Commercial zone to the C2 - Neighbourhood Commercial 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 Schedule "A" attached to the Report from the Community Planning Department dated February 1, 2016;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered subsequent to the registration of a restrictive covenant on title precluding the use of the property for a gas bar.

2.0 Purpose

To rezone the subject property from C1 - Local Commercial to C2 - Neighbourhood Commercial to allow additional commercial uses on the property.

3.0 Community Planning

Staff recommend that Council give initial consideration to the rezoning bylaw and forward the bylaw to Public Hearing. There is limited commercial land available in the South Ridge neighborhood in the Upper Mission, with only two other commercially designated areas within 3 ½ kilometers. Allowing additional intensity of commercial use on the site is not expected to impact other commercial sites or negatively impact the surrounding residential neighborhood.

4.0 Proposal

4.1 Background

The subject lot was created as part of the South Ridge neighbourhood. It was designaged C1 - Local Commercial in the Zoning Bylaw, which allows a limited degree of commercial activity.

The applicant has indicated that the suite of uses permitted in the C1 zone are too limiting, and has applied to amend the bylaw to allow C2 - Neighbourhood commercial uses.

	C1 - Local Commercial	C2- Neighbourhood Commercial
Primary Uses	(a) agricultural machinery services (where uses was in existence prior to July 1 st , 1998) (b) child care centre, major (c) community garden (d) gas bars (where uses was in existence prior to July 1 st , 1998) (e) personal service establishments (f) retail stores, convenience	(a) animal clinics, minor (b) child care centre, major (c) community garden (d) financial services (e) food primary establishment (f) gas bars (g) health services (h) liquor primary establishment, minor (i) offices (j) participant recreation services, indoor (k) personal service establishments (l) public libraries and cultural exhibits (m) recycled materials drop-off centres (n) retail stores, convenience (o) supportive housing
Secondary Uses	(a) agriculture, urban (b) amusement arcades, minor (c) apartment housing (d) child care centre, minor (e) home based businesses, minor (f) residential security/operator unit	(a) agriculture, urban (b) amusement arcades, minor (c) apartment housing (d) child care centre, minor (e) group homes, minor (f) home based businesses, minor (g) residential security/operator unit (h) retail liquor sales establishment (C2rls only)

The C2 zone allows several uses which are not permitted in the C1 zone - most notably offices, food establishments and health services.

The C2 zone also allows gas bars. While staff support the C2 zone on the site to allow the majority of uses, staff believe that the traffic and noise impact of a gas bar or car wash at this location would be inappropriate to the neighbourhood. Staff recommend that if the zone is amended from C1 to C2, that it be amended in conjunction with the registration of a restrictive covenant prohibiting the development of a gas bar or car wash.

4.2 Project Description

There is no project currently proposed. The applicant has requested that the zone be amended to attract future tenants. Any commercial development on the site would require a Comprehensive Form and Character Development Permit, which would be subject to Council approval.

4.3 Site Context

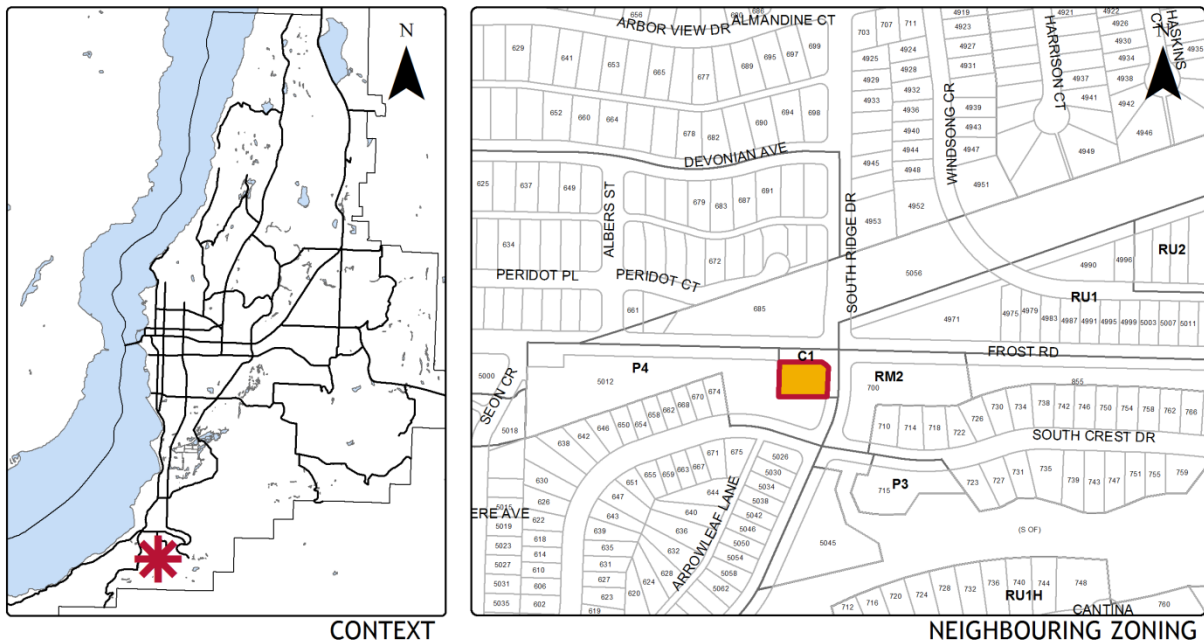
The property is a vacant lot in a developed residential area. The property is bordered on 3 sides by public park and open space, effectively buffering the site from residential development on 3 sides. There is a duplex complex across the road.

The site is well suited for commercial use on the corner of Frost and South Ridge and centrally located within the overall neighbourhood.

Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	P3 - Parks and Open Space	Park
East	RM2 - Low Density Multiple Unit	Duplex Complex
South	P4 - Utilities	Park
West	P4 - Utilities	Park

Subject Property Map:



5.0 Technical Comments

5.1 Building & Permitting Department

No comments

5.2 Development Engineering Department

See attached Memorandum dated December 19, 2015.

6.0 Application Chronology

Date of Application Received: December 6th, 2015

Report prepared by:

Ryan Roycroft, Planner 2

Reviewed by:

☐

Terry Barton, Urban Planning Manager

Approved for Inclusion:

☐

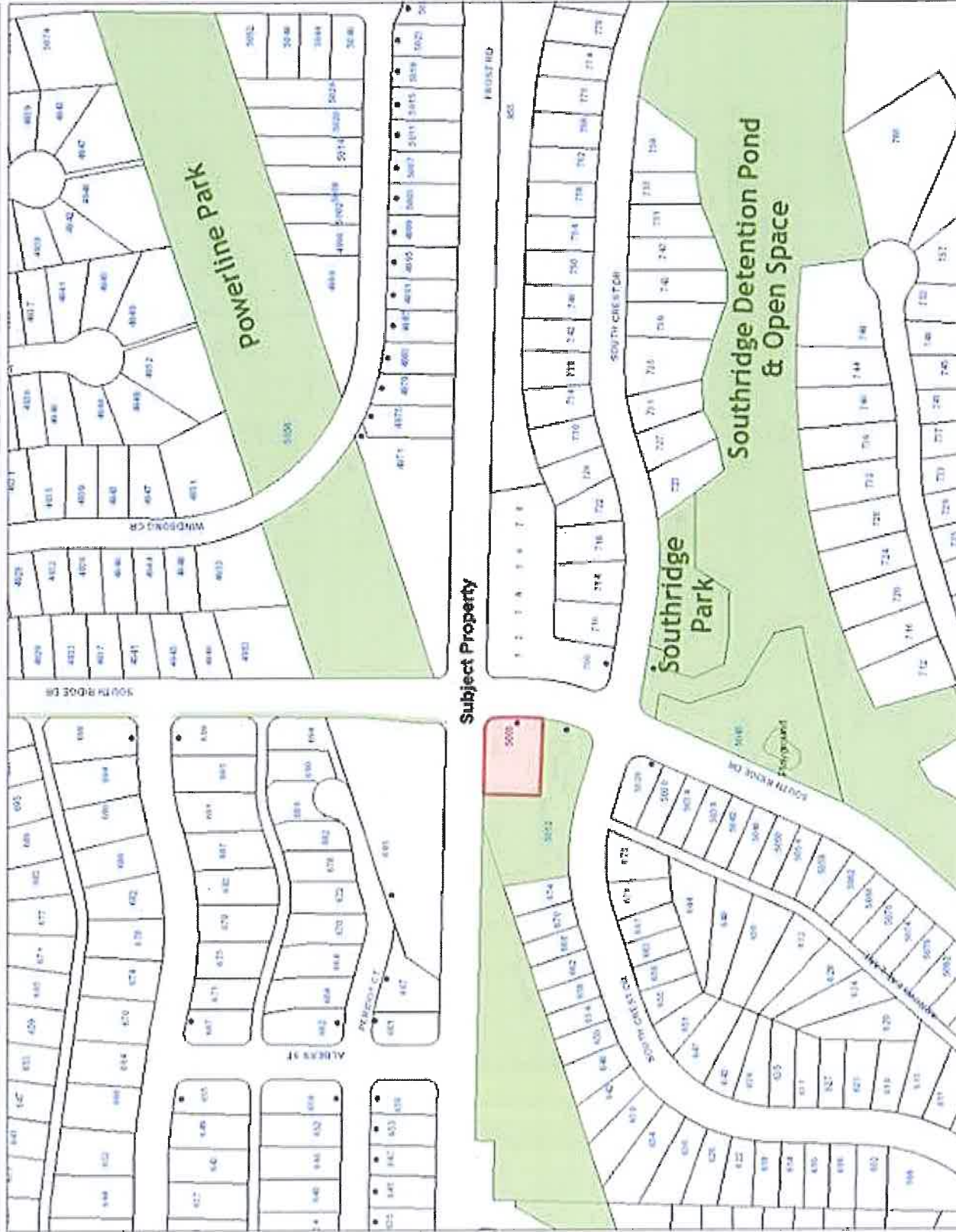
Ryan Smith, Community Planning Department Manager



Legend



Notes



Subject Property

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

0 75 150Meters

CITY OF KELOWNA
MEMORANDUM

Date: December 19 2015
File No.: Z15-0064
To: Land Use Management (RR)
From: Development Engineering Manager
Subject: 5008 South Ridge Dr. Frost Rd Plan KAP68647 Lot 2 EAC

The Development Engineering Branch comments and requirements regarding this application to rezone from C1 to C2 to allow for a greater variety of neighbourhood level uses are as follows:

The Development Engineering Technologist for this project is John Filipenko. AScT

Initial servicing requirements associated with the subject property were addressed under files Z98-1021, S99-003.

Domestic Water and Fire Protection

The development site is presently serviced with a 100mm water service. The developer's consulting mechanical engineer will determine the domestic, fire protection requirements and establish hydrant requirements and service needs. Should service upgrades be required, they will be at the developer's cost and additional bonding will be required. Only one service will be permitted for this subject property.

Sanitary Sewer

The development site is presently serviced with a 100mm-diameter sanitary sewer service. The developer's consulting mechanical engineer will determine servicing the requirements. Should service upgrades be required, they will be at the developer's cost and additional bonding will be required. Only one service will be permitted for the subject property.

Storm Drainage

The subject property presently is not serviced with a storm connection. The developer will be required to engage a consulting civil engineer to provide a storm water management plan for this site which meets the requirements of the Subdivision and Development Bylaw. The storm water management plan must also include provision of lot grading plan and provision of a storm drainage service and recommendations for onsite drainage containment and disposal systems.

Road Improvements

Provide an overhead pedestrian flasher on the west leg of the Frost Road, South Ridge Drive intersection to accommodate the pedestrian and cyclist activity that will be generated by this type of development in the residential environment. This work should include curb let downs at required locations (on the south west corner to align the crosswalk with the existing sidewalk on the north side. Access requirements will be further reviewed at the development permit stage.

Engineering

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

Servicing Agreements for Works and Services

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.

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.

Steve Muenz, P. Eng.
Development Engineering Manager

JF

REPORT TO COUNCIL



Date: 2/1/2016
RIM No. 1250-30
To: City Manager
From: Community Planning Department (AC)
Application: Z15-0041 **Owner:** Kneller Holdings Ltd.
Address: 1170 Hwy 33 W **Applicant:** New Town Planning - Lisa Fraser
Subject: Rezoning Application
Existing OCP Designation: MRL - Multiple Unit Residential (Low Density)
Existing Zone: RU1 - Large Lot Housing
Proposed Zone: RM3 - Low Density Multiple Housing

1.0 Recommendation

THAT Rezoning Application No. Z15-0041 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of portions of Parcel B (Plan B1566) of Lot 4, Section 26 & 27, Township 26, ODYD, Plan 426 Except Plans 8449, 21711, 24898, KAP58053 and KAP58054, located on 1170 Hwy 33 W, Kelowna, BC from the RU1 - Large Lot Housing zone to RM3 - Low Density Multiple Housing zone, be considered by Council;

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

AND THAT final adoption of the Zone Amending Bylaw be subsequent to the outstanding conditions of approval as set out in Attachment "A" connected to the Report from Community Planning Department dated February 1st 2015;

AND THAT final adoption of the Zone Amending Bylaw be subsequent to the closure of Kneller Road;

AND THAT final adoption of the Zone Amending Bylaw be subsequent to the registration of a subdivision that creates the newly aligned Gertsmar Road extension and consolidates the subject property with closed portions of Kneller Road;

AND THAT final adoption of the Zone Amending Bylaw be subsequent to the legal description noted in the Zone Amending Bylaw be amended to only include the portions of the property south of Gertsmar Road and the Kneller Road closed portions;

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 subdivided and consolidated portion of the subject property.

2.0 Purpose

To rezone the subject property from RU1 - Large Lot Housing to RM3 - Low Density Multiple Housing to allow for a 78-unit multiple family residential project located on the subject property.

3.0 Community Planning

The Community Planning department supports the proposed rezoning application. In the OCP Future Land Use Map, the subject property is currently designated as MRL - Multiple Unit Residential (Low Density), allowing for RM3 - Low Density Multiple Housing zoning with the condition that the Gertsmar Road realignment be constructed. This application supports the City's broad goals of residential intensification within the Urban Core and for providing affordable housing. This affordable housing project is a rental housing building sponsored by BC Housing and administered by the Okanagan Métis and Aboriginal Housing Society.

The site is well suited for redevelopment and intensification. The property is within an urban neighbourhood and has good access to services and amenities in the Rutland Urban Centre and nearby Hollywood commercial area. The site is a corner lot adjoining similar residential densities on all sides. Further site design and architectural detailing will be addressed by Staff at the Development Permit and Development Variance Permit stage.

The site is also located immediately adjacent to a BC Transit stop on Highway 33 W which is a corridor identified as part of the Frequent Transit Network within the City's 25 Year Transit Vision. Further, many transportation and safety goals identified by the City of Kelowna and MOTI will be achieved by the development of this lot such as:

- intersection improvements at the corner of Gerstmar Road and Highway 33;
- the construction of Gertsmar Road;
- the closing and decommissioning of Kneller Road; and
- frontage improvements along Highway 33 and Gerstmar Rd.

3.1 Public Notification

In fulfillment of Council Policy No. 367 respecting public consultation, the applicant undertook neighbour consultation by individually contacting the neighbours within 50 metres and holding a public information session on August 20th 2015 from 4-7pm at the Rutland Seventh Day Adventist Church. Flyers were delivered (or mailed per attached list) to the surrounding area two weeks before and an advertisement was posted in the Capital News on August 5th and again on August 12th.

The Public Information Session had (16) residences represented at the meeting. According to the applicant's report on the public information session, the overall responses to the proposed development were positive in their nature. Many participants commented on the building design and landscape features. Attendees were encouraged to complete an exit survey and 15 completed surveys were received. A summary of the responses is outlined within the public notification attachments (See Attachment 'B').

3.2 Neighbouring Parcel

The neighbouring parcel at 1220 Hwy 33 W has their access at the north of their property on Kneller Road. As a part of the closure of Kneller Road, this property will need physical driveway access to the newly realigned Gertsmar Road. This is necessary as the Ministry of Transportation and Infrastructure (MOTI) will only approve a rezoning if Kneller Road is closed and if 1220 Hwy 33 W is prevented from having any access to the highway. There are a couple of options available to achieve this objective. These options are continuing to be explored as part of the Development Permit and Development Variance Permit and will be considered at a later date by Council.

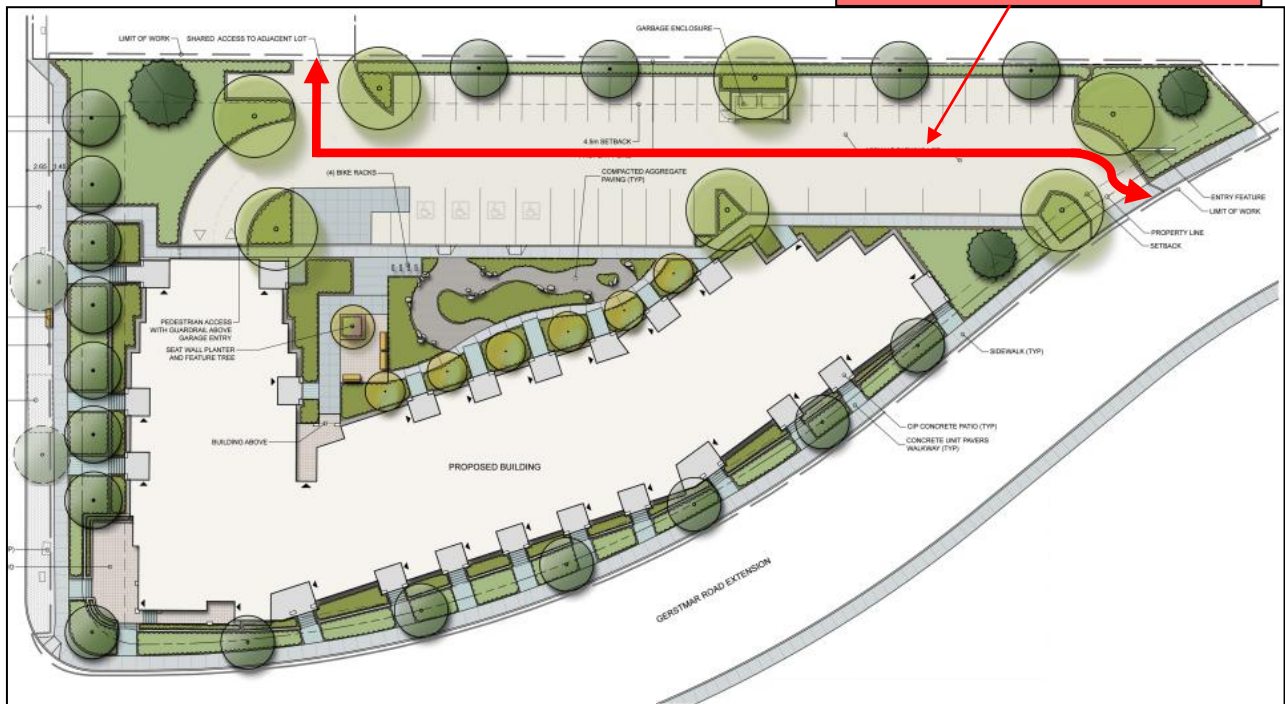
Location of Driveway



Option 1:

The original development proposal had access to 1220 Hwy 33 W through the private parking lot of the development. This option provided the minimum number of parking stalls (114) as per the zoning bylaw however the proposal would still need a variance to the proportion of vehicle stall size types. This means the proportion of small vehicle parking would be greater than the bylaw would permit. From a site design perspective this proposal utilizes the available space on the subject property most efficiently. However, a private easement would need to be secured with the neighbouring property. The neighbour is reluctant to agree to a private easement due to potential operating conflicts with the future parking lot and the unconventional nature of the solution.

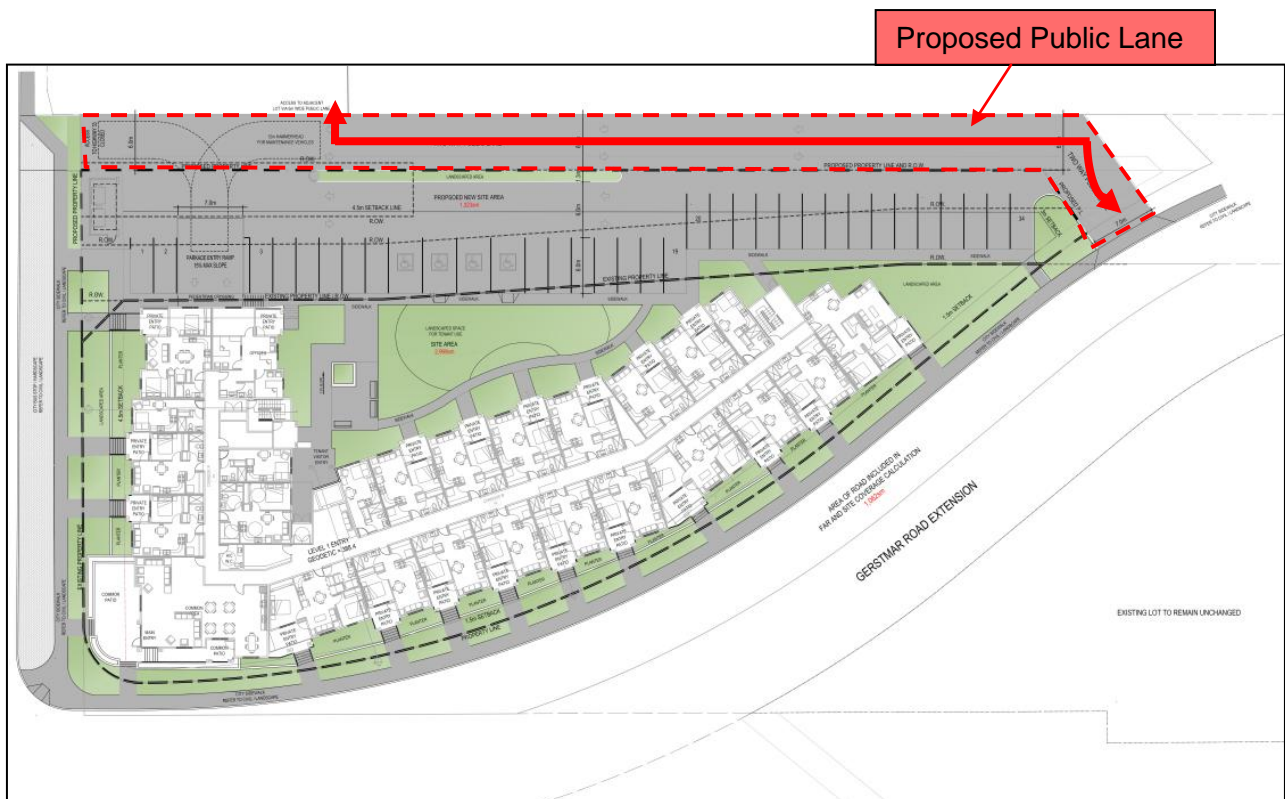
Proposed Private Easement



Option 2:

The second option was developed in the response to the challenges with securing the private easement. Therefore, along the west property line a public lane could be dedicated to give the property to the west public access through to Gertsmar Road. This option would reduce the amount of parking for the applicant's proposal by providing 101 parking stalls out of a required 114 parking stalls. This would result in a variance request of 11.5%.

Additional parking options were explored to reduce the variance including using the land on the other side of Gertsmar Road (which is owned by the applicant) for a surface parking lot. However, pedestrian circulation between this parking lot and the main building were a concern to staff as a crosswalk could not be installed safely due to the geometry of Gerstmar Road. The public laneway is also a concern to staff for ongoing maintenance and operations. It represents a relatively high cost for the benefit of one lot. Further, it is Staff's preference for a private party (OMAHs) or the property owner to maintain the laneway in perpetuity.



4.0 Proposal

4.1 Background

The Okanagan Métis and Aboriginal Housing Society (OMAHs) is a registered non-profit society dedicated to the provision of subsidized housing for the community and is the organization that will operate this facility. This type of housing is in high demand within Kelowna. OMAHS has secured support from BC Housing to fund the land purchase and the development for the provision of the apartment housing to be rented at 85% of market value.

OMAHS presently owns and manages several housing developments within Kelowna and West Kelowna, including 28 town house units at 115 Gerstmar Road, adjacent to the Subject Site. The new apartment building will become home to the OMAHS main office, allowing for on-site rental management for the new building and satellite management of their other properties.

The planned Gerstmar Road extension will be triggered by this development. The Ministry of Transportation and Infrastructure (MOTI) has requested that Kneller Road be closed to through traffic. The applicant proposes to acquire the unused portion of Kneller Road right-of-way and consolidate it with the subject site. MOTI will have to approve the zone amending bylaw as the site abuts Highway 33 and is within 800m of the Provincial Highway.

4.2 Project Description

The current proposal is for a 78-unit, 3 storey apartment building placed on a single level concrete underground parkade with additional parking provided on the surface. The 3 storey wood-frame structure is proposed to be constructed in contemporary Okanagan styling incorporating a flat roof, balconies and large frame windows with solar shading. The exterior is finished with fiber cement siding, shingles, and paneling. The first floor provides ground-oriented access including private access from the street and a patio.

An application for Development Permit and Development Variance Permit has been submitted concurrently with the rezoning application. Initial drawings have been submitted identifying conceptual building elevations along with a detailed site plan, parking plan and landscaping plan. After initial review of the Development Permit, the proposed development is complementary in nature to the existing developments along the Hwy 33 corridor. The Development Permit and Development Variance Permit will be brought forward to Council if the project receives third reading and pending the outcome of the neighbour's driveway issue.

4.3 Site Context

The subject site is approximately two acres. There are currently three residential dwellings situated on the property. The site is surrounded on the north, east and west by established residential properties. There is a small development of single-family residential to the north (Kneller Road and Kneller Court), with multiple-family residential beyond. Multiple family residential developments are also located to the east and west of the Subject Site. Land uses to the south and southeast, across Highway 33, are institutional (Rutland Seventh-Day Adventist Church) and commercial (Shell gas station). The subject property is designated as MRL - Multiple Unit Residential (Low Density) and is within the Permanent Growth Boundary. Specifically, the adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 - Large Lot house RU6 - Two Dwelling Housing	Residential
East	RM3 - (Low Density Multiple Housing)	Residential
South	P2 - Education and Minor Institutional C1 - Local Commercial	Institutional Commercial
West	RU1 - Large Lot house RM3 - (Low Density Multiple Housing)	Residential

Subject Property Map: 1170 Hwy 33 W



5.0 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RM3 ZONE REQUIREMENTS	PROPOSAL
Development Regulations		
Lot Area	900 m ²	5,377 m ²
Height	10.0 m / 3 storeys	9.3m / 3 storeys
FAR	0.75	0.75
Front Yard (south)	4.5 m	4.5 m
Flanking Side Yard (east)	1.5 m for ground oriented housing	1.5 m
Side Yard (west)	4.0 m	20.9 m
Rear Yard (north)	1.5 m for ground oriented housing	8.6 m
Site coverage of buildings	40 %	32 %
Site coverage of buildings, driveways & parking	60 %	58 %
Other Regulations		
Minimum Parking Requirements	114 parking stalls	Unknown - potentially: 114 parking stalls ①

Zoning Analysis Table		
CRITERIA	RM3 ZONE REQUIREMENTS	PROPOSAL
Parking Ratio	Large Car: 50 % Medium Car: 40 % Small Car: 10 %	Unknown - potentially: Large Car: 33 % Medium Car: 49 % Small Car: 18 % ②
Minimum Bicycle Parking Requirements	Class 1: 39 bikes Class 2: 8 bikes	47+ bike stalls ③
Private Open Space	1,070 m ²	2,651 m ²
① & ② The only potential variance the applicant will need is the amount and size of onsite parking in relation to the driveway issue with the adjacent property.		
③ The break down and exact quantity of bike stalls will be identified with the Development Permit.		

6.0 Current Development Policies

6.1 Kelowna Official Community Plan (OCP)

Development Process

Compact Urban Form.¹ 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.² 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.

Objective 5.9. Support the creation of affordable and safe rental, non-market and/or special needs housing.

7.0 Technical Comments

7.1 Building & Permitting Department

- a) No comment.

7.2 Development Engineering

- See Attachment 'A' dated August 20th 2015.

7.3 Fire Department

- a) Construction fire safety plan is required to be submitted and reviewed prior to construction and updated as required. Template available online at Kelowna.ca
- b) Engineered Fire Flow calculations are required to determine Fire Hydrant requirements as per the City of Kelowna Subdivision Bylaw #7900. A minimum of 150litres/sec is required. Should a hydrant be required on this property it shall be deemed private and shall be operational prior to the start of construction.

¹ City of Kelowna Official Community Plan, Policy 5.3.2 (Development Process Chapter).

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

³ City of Kelowna Official Community Plan, Chapter 4 (Future Land Use).

- c) Fire Department access is to be met as per BCBC 3.2.5.6 - Will there be a turnaround for Fire department vehicles on Kneller should the road be closed?
- d) A visible address must be posted as per City of Kelowna By-Laws
- e) Sprinkler drawings are to be submitted to the Fire Dept. for review when available
- f) A fire safety plan as per section 2.8 BCFC is required at occupancy. The fire safety plan and floor plans are to be submitted for approval in AutoCAD Drawing format on a CD
- g) Approved Fire Department steel lock box or key tube acceptable to the fire dept. is required by the fire dept. entrance.
- h) All requirements of the City of Kelowna Fire and Life Safety Bylaw 10760 shall be met.
- i) Fire alarm system is to be monitored by an agency meeting the CAN/ULC S561 Standard.
- j) Contact Fire Prevention Branch for fire extinguisher requirements and placement.
- k) Fire department connection is to be within 45M of a fire hydrant- unobstructed.
- l) Ensure FD connection is clearly marked and visible from the street
- m) Dumpster/refuse container must be 3 meters from structures or if inside the parking garage, it shall be enclosed within a rated room
- n) Do not issue BP unless all life safety issues are confirmed.

8.0 Application Chronology

Date of Application Received:	July 29 th 2015
Date of Public consultation:	Aug 25 th 2015
Date of Ministry of Transportation & Infrastructure meeting / comments:	Sept 1 st 2015

Report prepared by:

Adam Cseke, Planner

Reviewed by:

☐

Terry Barton, Urban Planning Manager

Approved for Inclusion by:

☐

Ryan Smith, Community Planning Manager

Attachments:

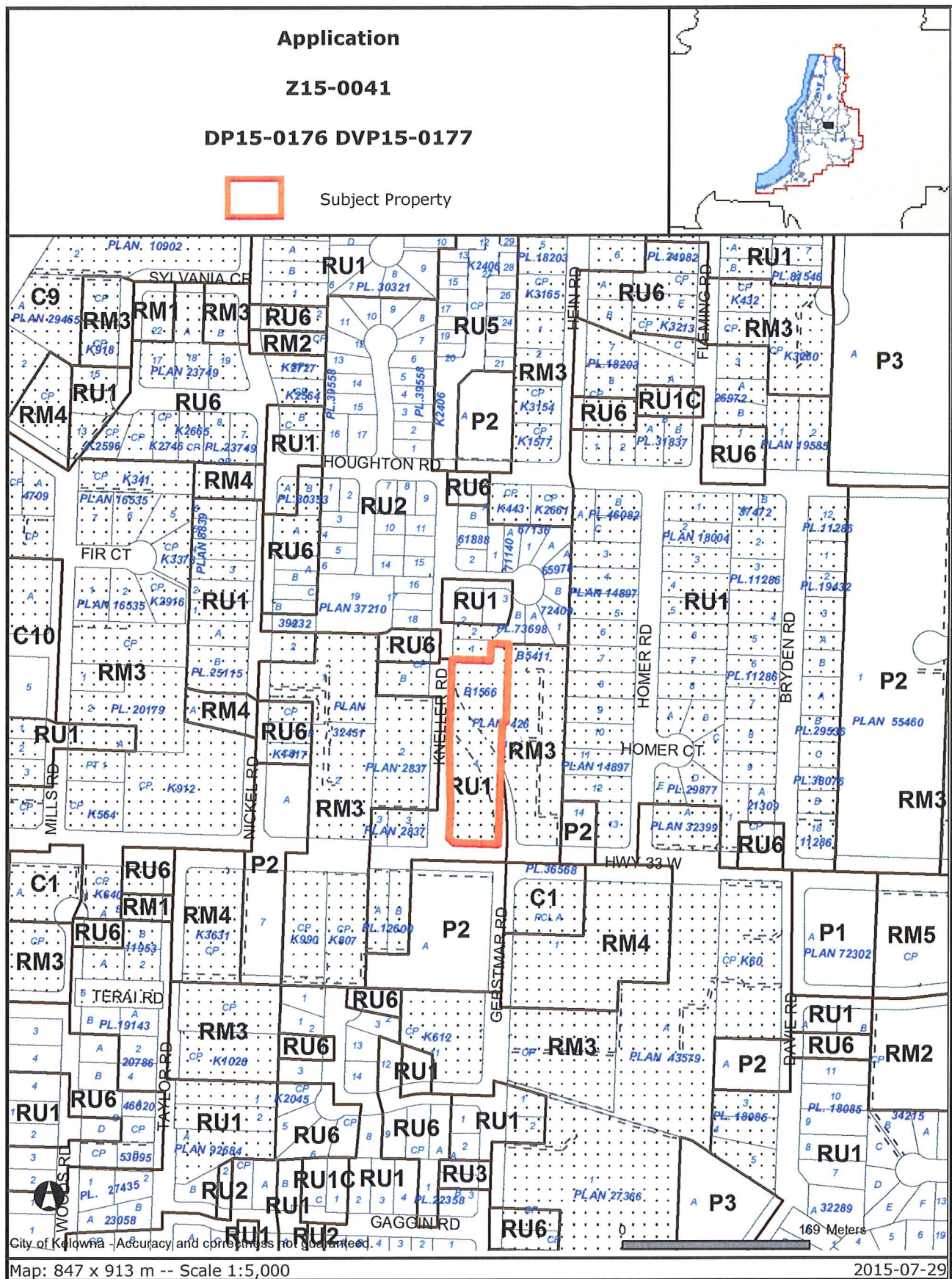
Subject Property Map

Map A

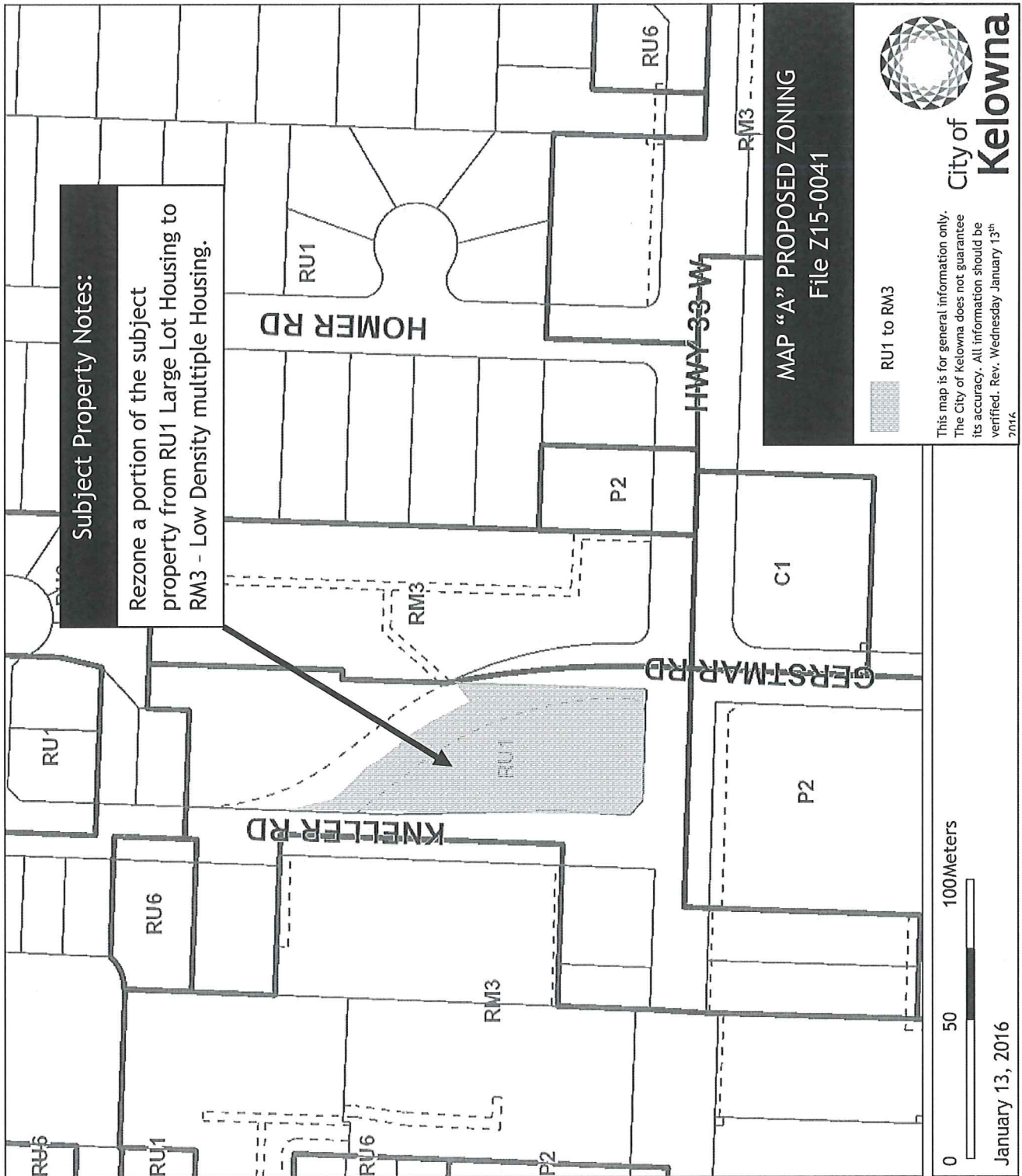
Public Notification Summary

Development Engineering Memo dated August 20th 2015 (Attachment 'A')

Ministry of Transportation & Infrastructure Letter dated August 13th 2015



Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.
The City of Kelowna does not guarantee its accuracy. All information should be verified.



PUBLIC INFORMATION SESSION

APPLICATION FOR REZONING (Major) & DEVELOPMENT PERMIT (With Variance)

City of Kelowna File #Z15-0041/DP15-0176/DVP15-0177

An application is underway to rezone a portion of 1170 Hwy 33 from RU1 to RM3 in order to construct a 78-unit, 3 storey apartment building with underground parking. A Parking Variance is also being considered in order to increase the allowed ratio of smaller cars.



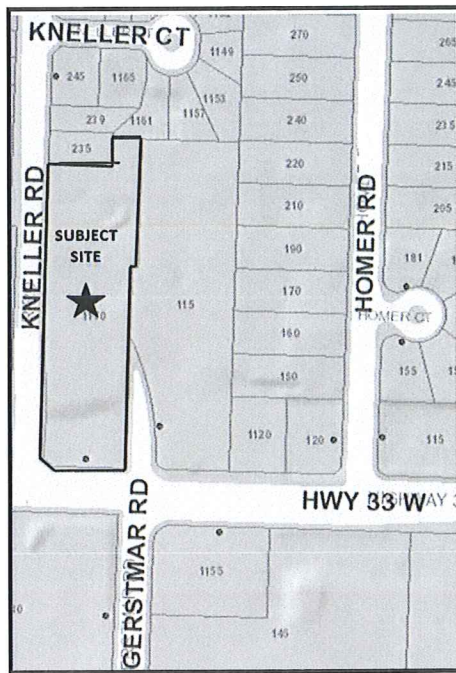
If you are interested in learning more about this application please drop by our information session or contact one of the offices listed below.

Rutland Seventh Day Adventist Church – 130 Gerstmar Road
Thursday, August 20, 2015 from 4-7PM (drop in)

Okanagan Metis & Aboriginal Housing Society
Phone: 250-763-7747

New Town Planning Services Inc.
Phone: 250-860-8185





Public Information Session

Thursday, August 20th

4:00 pm – 7:00 pm (drop in)

Rutland Seventh Day

Adventist Church

130 Gerstmar Road

Residents are cordially invited to learn more about our request to rezone a portion of 1170 Hwy 33 to construct a 78-unit apartment building with a parking variance to allow for an increased ratio of smaller cars.

For more information please contact New Town Planning Services at 250-860-8185 or Okanagan Metis & Aboriginal Housing Society at 250-763-7747.

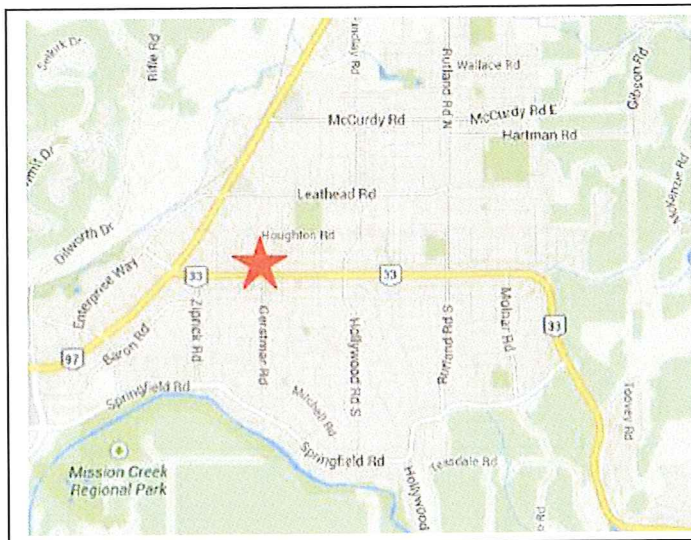


Proposal for Rezoning & Development Permit
Parcel B of Lot 4, Sections 26 & 27, Tp. 26, ODYD, Plan 426
Except Plans 8449, 21711, 24898, KAP58053 and KAP58054

1170 Highway 33W

Introduction

This application is for rezoning and Development Permit to allow for a 78-unit multiple family residential project at 1170 Hwy 33W to be constructed and subsequently managed by the Okanagan Metis and Aboriginal Housing Society.



Site Location: 1170 Hwy 33W

Housing Needs

The Okanagan Metis and Aboriginal Housing Society (OMAHs) is a registered non-profit society dedicated to the provision of below market housing for the community. This type of housing is in critically short supply in the Kelowna region and OMAHS has secured support from BC Housing to fund the land purchase and development for the provision of apartment housing to be rented at 85% of market value.

OMAHs presently owns and manages several housing developments within Kelowna and West Kelowna, including 28 town house units at 115 Gerstmar Road, adjacent to the Subject Site. The new apartment building will become home to the OMAHS main office, allowing for on-site rental management for the new building and satellite management of their other properties.

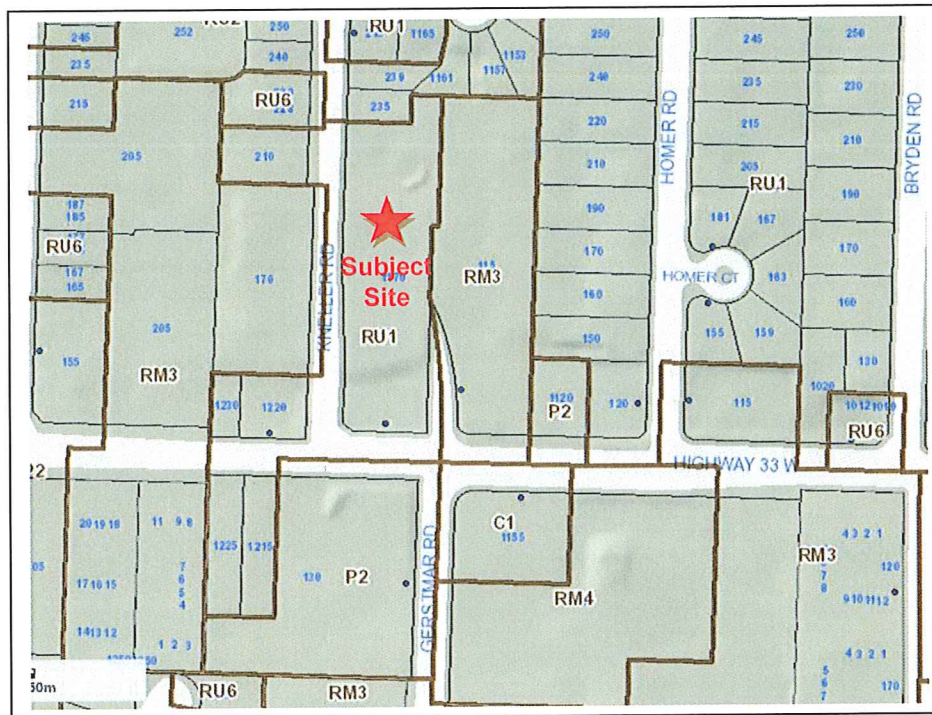
Site Context

The Subject Site is approximately two acres and is presently zoned RU1 (Large Lot Housing). There are currently three residential dwellings situated on the property. The site is surrounded on the north, east and west by established residential properties. There is a small development of single-family residential to the north (Kneller Road and Kneller Court), with multiple-family residential beyond.

Cont...

Multiple family residential developments are also located to the east and west of the Subject Site.

Land uses to the south and southeast, across Highway 33, are institutional (Rutland Seventh-Day Adventist Church) and commercial (Shell gas station).



Site Context: Current Zoning

Policy Context

The application for zoning to RM3 (Low Density Multiple Residential) is consistent with the City of Kelowna's Official Community Plan Generalized Future Land Use Map. Zoning will be advanced concurrently with a Development Permit for the proposed civil works, building and landscaping.

With the planned extension of Gerstmar Road triggered by this development, the Ministry of Transportation and Infrastructure (MoTI) has requested that Kneller Road be closed to through traffic and the applicant proposes to acquire the entire Kneller Road right-of-way and consolidate it with the Subject Site. MOTI has sign-off authority on the zoning application as it abuts Highway 33 and is within 800m of the Provincial Highway.

Site Analysis

The planned extension of Gerstmar Road will bisect the Subject Site in a generally SE to NW axis and ultimately divide the long, narrow property into two smaller properties. The severed portion of the Subject Site not proposed for the development will be subdivided and registered as a separate legal title and will remain zoned as RU-1.

Cont...

Kneller Road Closure & Gerstmar Road Extension

The City of Kelowna Engineering and Planning Departments endorse the sale of the Kneller Road stub to the applicant. The road has several utility easements, alignments and Statutory Right of Way's, the majority of which will be retained in their present locations.

An access easement will be granted to the neighbouring property at 1220 Highway 33 and all traffic to Highway 33 will be closed off at the Kneller road intersection.

Building Form & Character

The proposed 78-unit, 3 storey apartment building is placed on a single level concrete underground parkade with additional parking provided on surface. This 3 storey wood-frame structure is of contemporary Okanagan styling incorporating a flat roof, generous balconies and large frame windows with solar shading. The exterior is finished with fiber cement siding, shingles, and paneling.

The opportunity to provide ground-oriented access to the main floor apartment units has been optimized and each of these homes will have internal corridor access as well as a patio and private access from the street.



Conceptual Building Design: View of proposed development looking northwest

An application for Development Permit is being submitted concurrently with this request for rezoning and conceptual building elevations along with a detailed site plan, parking plan and landscaping plan will be available for review as part of the application and public consultation process.

Proposed Parking Variance (Car Size Ratio)

In response to the geographic qualities of this site and the emerging changes in vehicle preference, we are seeking a variance to the parking ratio between large, medium and small parking stalls as described in Zoning Bylaw Table 8.1.11 for RM3 residential development.

Parking Stall Size	Regulation (RM3)	Provided
Large Car Stalls	50%	33%
Medium Car Stalls	40%	49%
Small Car Stalls	10%	18%

Cont...

Zoning Statistics

The proposed apartment building will be developed in accord with the regulations outlined in the RM3 (Low Density Multiple Family Residential) zone as outlined in the following table.

OMAHS Apartment Zoning Compliance		
Regulation Category	Regulation (RM3)	Provided
Lot Width	30m	61.4m
Lot Depth	30m	44m
Lot Area	900m ²	5,108 m ²
Maximum F.A.R.	0.75	0.65
Building Site Coverage	40%	26%
Building, Driveways & Parking *	60%	60%
Maximum Height	3 storeys / 10m	3 storeys / 9.3m
Accessory Bldg. Height	4.5m	2.4m
Hwy. 33 Setback (Front Yard)	4.5m	4.5m
Front Yard (South)	4.5m	4.5m
Side Yard (East)	1.5m	1.5m
Side Yard (West)	4.5m	20.9m
Rear Setback (North)	4.5m	8.6 m
Parking	102	102
Visitor Parking	12	12
Bike Parking	47	47+

Summary

The proposed OMAHS multiple-family residential project is compliant with the planning intentions envisioned by the Official Community Plan. The development will construct the Gerstmar Road extension replacing the need for an intersection at Kneller Road at Highway 33.

The proposed closure and property consolidation of the Kneller Road stub is assumed and will be a prerequisite approval of the proposed zoning and Development Permit processes. Coordinated application processing is expected to allow Council and the public to fully understand the overall proposal.



Your File #: Z15-0041
eDAS File #: 2015-03920
Date: Aug/13/2015

City of Kelowna

1435 Water Street
Kelowna, British Columbia V1Y 1J4
Canada

Attention: Deb Champion and Adam Cseke

Re: Proposed Bylaw change to 8000 for:
PARCEL B (PLAN B1566) OF LOT 4 SECTIONS 26 AND 27 TOWNSHIP 26
ODYD PLAN 426 EXCEPT PLANS 8449, 21711, 24898, KAP58053, AND
KAP58054

With regard to the above noted City of Kelowna zoning file, the Ministry has reviewed the referral information and has determined no objection to the change in land use through this bylaw and support full closure of Kneller Road provided the following conditions are satisfied:

As indicated in our earlier response, once the extension of Gertsmar Road is constructed, the Kneller Road intersection at Highway 33 will be too close to the signalized intersection of Highway 33 and Gertsmar Road. Closure of Kneller Road will require physical removal of the curb returns and replacement with Ministry standard barrier curb and gutter, complete with drainage works as needed and including appropriate pavement marking revisions on Highway 33. We assume the City will also require the corresponding sidewalk and boulevard treatment to be constructed through the closed road area as part of this project.

For the closure of Kneller Road at Highway 33 we require alternate access to be provided to Lot 3, Plan 2837 (1220 Hwy. 33W) via Gertsmar Road. No direct access will be permitted where alternate access is feasible, reasonable and safe. Provision of future alternate access to the property lying immediately to the west of Lot 3 (1230 Hwy 33W) should also be considered at this time, in order to allow for elimination of the direct highway access in future.

Local District Address
Kelowna Area Office 300-1358 St. Paul Street Kelowna, BC V1Y 2E1 Canada Phone: (250) 712-3660 Fax: (250) 712-3669

All work within the public highway right of way is subject to our Ministry's review and approval. Prior to any activity starting within any portion of Provincial Highway Right of Way all design work details must be submitted and approved by this Ministry demonstrated through permit.

If you have any questions please feel free to contact our Development Approvals department via 250-712-3660.

Yours truly,

A handwritten signature in black ink, appearing to be 'Blaine Garrison', with a stylized, flowing script.

Blaine Garrison
District Development Technician

CITY OF KELOWNA

MEMORANDUM

Date: August 20, 2015
File No.: Z15-0041
To: Urban Planning (AC)
From: Development Engineer Manager (SM)
Subject: 1170 Hwy 33 SW – Parcel B of Lot 4, Plan 426, Sec. 26 & 27, Twp. 26 ODYD

The Works & utilities Department comments and requirements regarding this application to rezone the subject property from RU1 to RM3 are as follows:

These are W. & U. initial comments and they may be subject to MOT requirements

1. Subdivision
 - a) Provide easements as may be required.
 - b) Dedicate the new alignment of Kneller Road in accordance with the road reserve alignment and requirements registered on the subject property.
 - c) Close the southerly portion of Kneller and register an access agreement in favour of the properties affected by the road closure along the West side of Kneller Road.
 - d) Register a 6.0m. Right of Way over the sanitary sewer within the Kneller Road closure. The Right of Way must extend 3.0m. beyond the up-stream manhole.

2. Geotechnical Study.

A comprehensive Geotechnical Study is required, which is to be prepared by a Professional Engineer competent in the field of geotechnical engineering, the study is to address the following:

- a) Overall site suitability for development.
- b) Presence of ground water and/or springs.
- c) Presence of fill areas.
- d) Presence of swelling clays.
- e) Presence of sulfates.
- f) Potential site erosion.
- g) Provide specific requirements for footings and foundation construction.
- h) Provide specific construction design sections for roads and utilities over and above the City's current construction standards

.../2

3. Domestic water and fire protection.

This development is within the service area of the Rutland Waterworks District (RWD). The developer is required to make satisfactory arrangements with the RWD for these items. All charges for service connection and upgrading costs are to be paid directly to the RWD. The developer is required to provide a confirmation that the district is capable of supplying fire flow in accordance with current requirements for the zone currently applied for under this application.

.../2

A watermeter is mandatory as well as a sewer credit meter to measure all the irrigation water. Watermeters must be housed in an above-ground, heated, accessible and secure building, either as part of the main site buildings or in a separate building. Remote readers units are also mandatory on all meters.

4. Sanitary Sewer.

- a) The subject property is serviced by the Municipal wastewater collection system and is located within specified area #1. This application does not trigger any Specified Area charges.
- b) A new sanitary service, sized and conveniently located to accommodate the proposed development may be required. The cost of a new service will be determined when an application for the new service is received by the City Inspection Services Department. The installation of a new service will be at the cost of the owner.

5. Drainage.

A comprehensive site drainage management plan and design to comply with the City's drainage design and policy manual will be a requirement of the development permit application. The drainage study should indicate the size and location of the ground recharge system. This plan can become part of the geotechnical study to identify possible ground recharge/detention areas.

6. Power and Telecommunication Services.

The subject property is located within the Rutland Town Centre. The services to this development and adjacent overhead distribution are to be installed underground. It is the developer's responsibility to make a servicing application to the respective utility companies. The utility companies are then required to obtain the city's approval before commencing their works.

7. Road improvements.

a) Kneller/ Gerstmar extension

The applicant is responsible for the construction of the extension of Kneller Road to a paved urban collector standard (SS-R5). The construction consists of curb, gutter and sidewalk on both sides, fillet paving, storm drainage works, removal and/or relocation of utilities as may be required, etc. The construction extends from Hwy 33 to the existing sidewalk on the East side and to the opposite of the sidewalk on the West side. The estimated cost for this work, for bonding purpose, would be **\$210,300.00**, inclusive of a bonding contingency (Utility poles relocation not included). The City is currently holding security in the amount of **\$21,885** which will be refunded to the owner upon completion of the works. The security required for this application is **\$188,415.00** (\$210,300-\$21,885).

.../3

b) Hwy 33 at the Kneller Road intersection

The applicant is responsible for the removal of the curb, gutter and sidewalk as well as the catch basins located at the existing curb return and the removal and/or the relocation of utilities as may be required. Construct a new separate sidewalk complete with curb and gutter and boulevard similar to the section along the subject property and a smooth transition to the existing monolithic sidewalk to the West. The cost of this work is estimated at **\$15,300.00** inclusive of a bonding escalation.

c) Hwy 33 at the Gerstmar intersection

This intersection is under the jurisdiction of MOTI. Additional Development Engineering comments may be provided after receiving directions from the MOTI.

8. Engineering.

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 and MOT for the work on Hwy 33

9. DCC Credits.

None of the required improvements qualify for DCC credit consideration, as these upgradings are not identified in the current DCC schedules.

10. Bonding and Levies Summary.

a) Performance Bonding

Gerstmar extension	\$ 188,415.00
Kneller Road closure	\$ 15,100.00
Total Bonding	<u>\$ 203,515.00</u>

Steve Muenz, P.Eng.
Development Engineering Manager

B²

NOT FOR CONSTRUCTION

ARCHITECTURE | 49

10

project no.	1192
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designed	scale	AS DESIGN
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A0.2



DEVELOPMENT PERMIT SUBMITTAL

NOT FOR CONSTRUCTION

2. 2014-05-13 DEVELOPMENT PERMIT
2014-05-13 SUBMITTED FOR ZONING
No. Date
Resident

ARCHITECTURE 49

2014-05-13, 10:15 AM, Residency
2014-05-13, 10:15 AM, Residency
2014-05-13, 10:15 AM, Residency



NEW TOWN
SERVICES
250.860.8185
WWW.ARTISANMANAGEMENT.COM

Project Title
OMAHA'S 78 UNIT
MULTI-FAMILY
RESIDENTIAL BUILDING

Project No. 1102

Drawing Title
OMAHA'S 78 UNIT
PARKADE PLAN

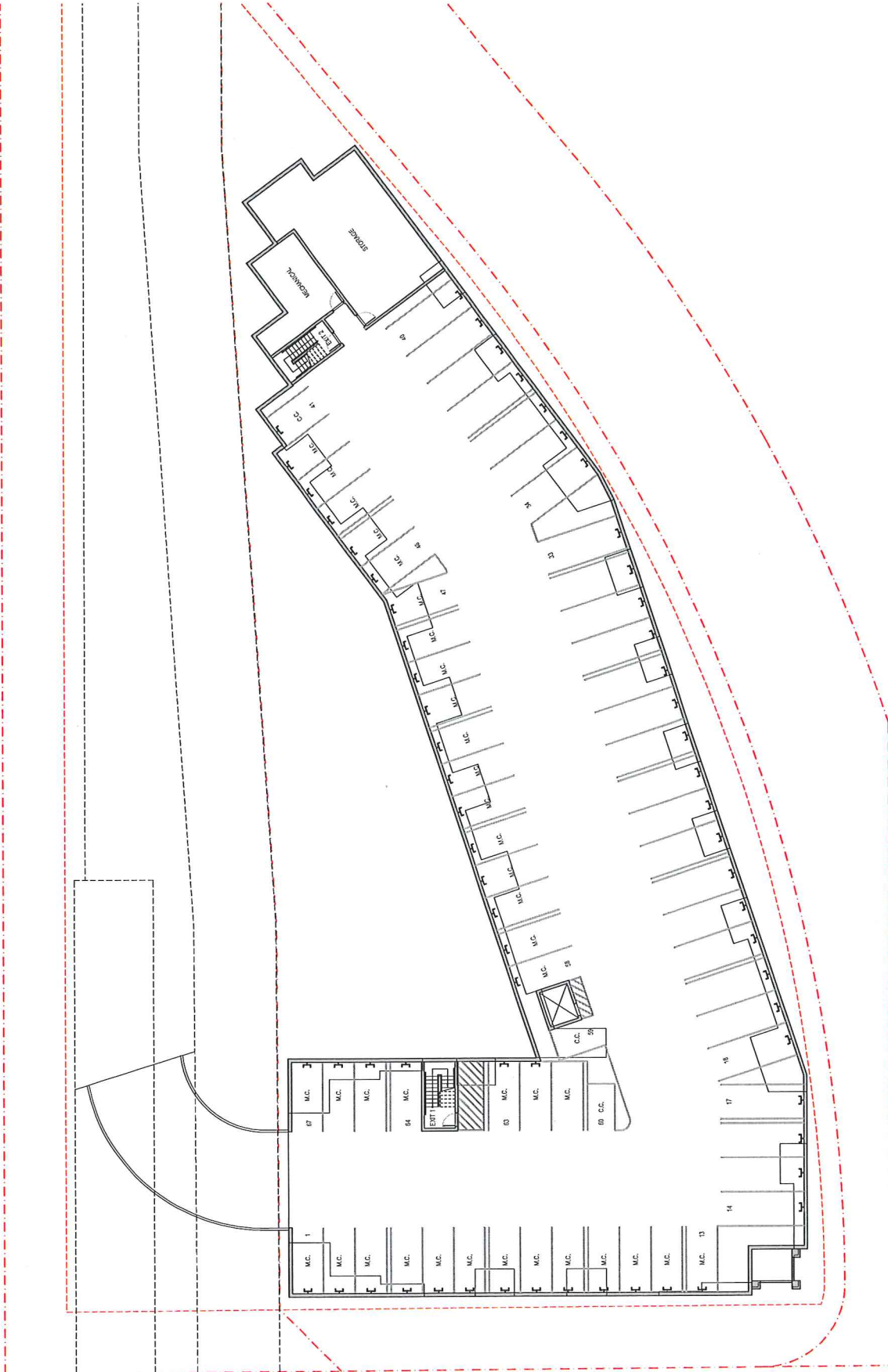
Scale 1/8" = 1'-0"

Author J.P.

Checker K.P.

Version A2.0

Date 05/13/2014





Project title

Project name
OMAHA 78 UNIT
MULTI-FAMILY
RESIDENTIAL BUILDING

Project no.	162
-------------	-----

LEVEL 1
FLOOR PLAN

to be paid	to date	ADJ. DEC. 31/04
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Month	$\Delta \bar{W}_i$
January	0.00
February	0.00
March	0.00
April	0.00
May	0.00
June	0.00
July	0.00
August	0.00
September	0.00
October	0.00
November	0.00
December	0.00

Source	CF
1990-1991	1.00
1991-1992	1.00
1992-1993	1.00
1993-1994	1.00
1994-1995	1.00
1995-1996	1.00
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2021-2022	1.00
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2112-2113	1.00
2113-2114	1.00
2114-2115	1.00
2115-2116	1.00
2116-2117	1.00

A2.1



RAMP
TO
ARKADE
BELOW

DEVELOPMENT PERMIT SUBMITTAL

NOT FOR CONSTRUCTION

2	2016-04-18	DEVELOPMENT PERMIT
1	2016-04-18	DRAWING FOR EXAMINATION
No.	Date	Description
1	2016-04-18	2016-04-18

ARCHITECTURE 49

200-220-1001 W. Broadway
Des Moines, IA 50319
515-281-7222



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250.860.8165
www.newtownservices.net

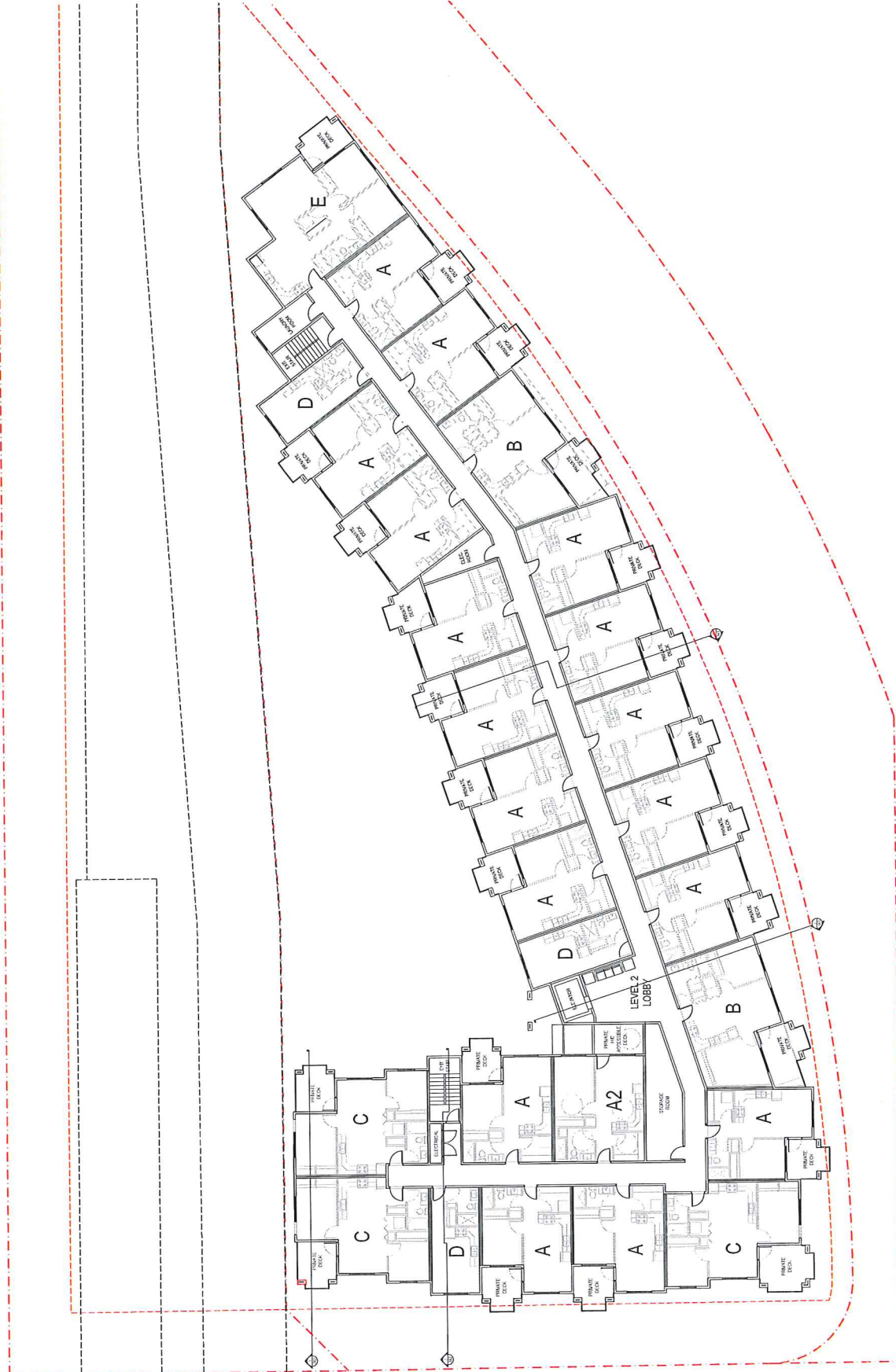
Project Site
OMAHA'S 78 UNIT
MULTI-FAMILY
RESIDENTIAL BUILDING

Project No.
Drawing No.
Drawing Title

Level 2
FLOOR PLAN

Project No.	Sheet No.	Scale	Author	Check	Date

A2.2



DEVELOPMENT PERMIT SUBMITTAL

NOT FOR CONSTRUCTION

2. 2018-04-04 DEVELOPMENT PERMIT
1. 2018-04-04 SUBMITTED FOR PERMIT
No. Date Description

ARCHITECTURE 49

Sept 2017 - 2017-10-10
Architect: [Name]
Architect: [Name]



**NEW TOWN
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230.560.8185
www.newtownservices.net

Project Title
OMAHA'S 78 UNIT
MULTI-FAMILY
RESIDENTIAL BUILDING

Project No.
11007

Drawing Title
LEVEL 3
FLOOR PLAN

Sheet No.
A2.3

Scale
1/8" = 1'-0"



DEVELOPMENT PERMIT SUBMITTAL

NOT FOR CONSTRUCTION

2. 2016-05-13 DEVELOPMENT PERMIT
 2. 2016-05-13 SUBMITTED FOR ZONING
 No. Date Division
 Revision

ARCHITECTURE 49

San Jose, CA 95128
 408.255.1111
 www.newtownservices.com



NEW TOWN
 SERVICES
 3800 CALIFORNIA BLVD
 SAN JOSE, CA 95135
 www.newtownservices.com

PROJECT NO.

OMAHA 78 UNIT
 MULTIFAMILY
 RESIDENTIAL BUILDING

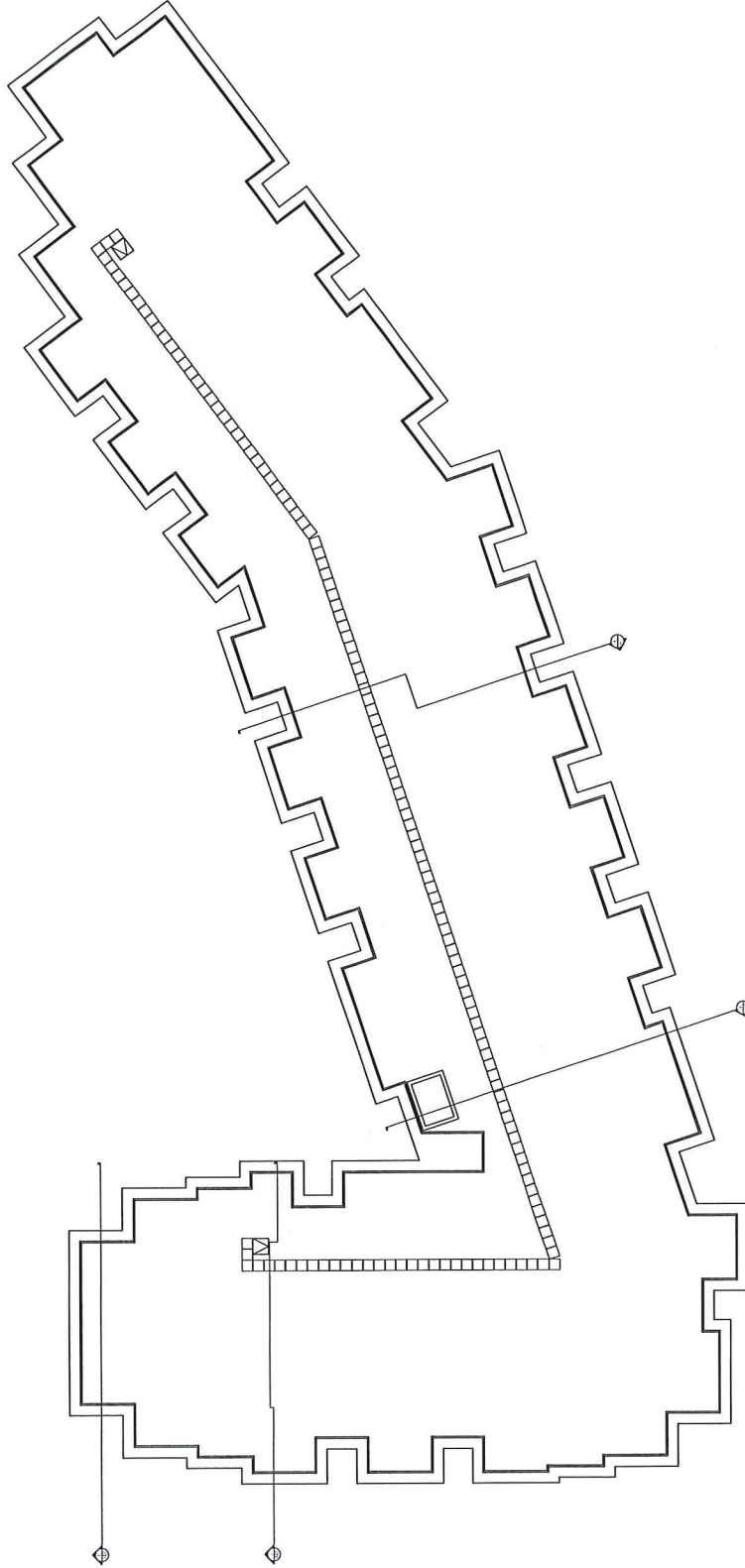
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15002

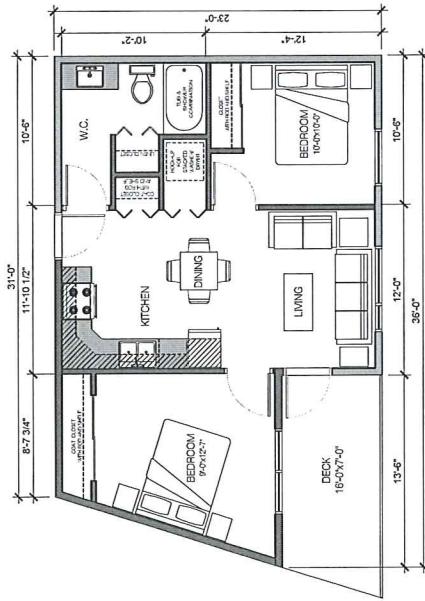
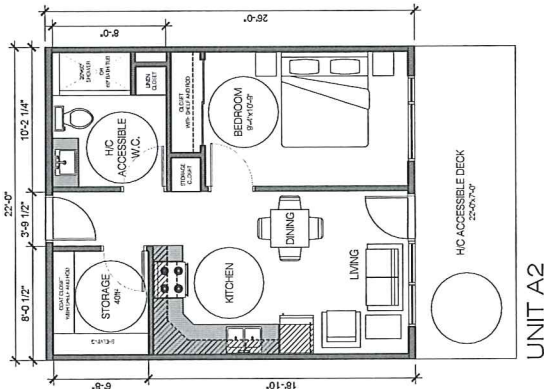
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ROOF PLAN

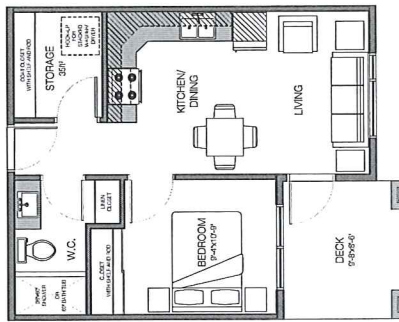
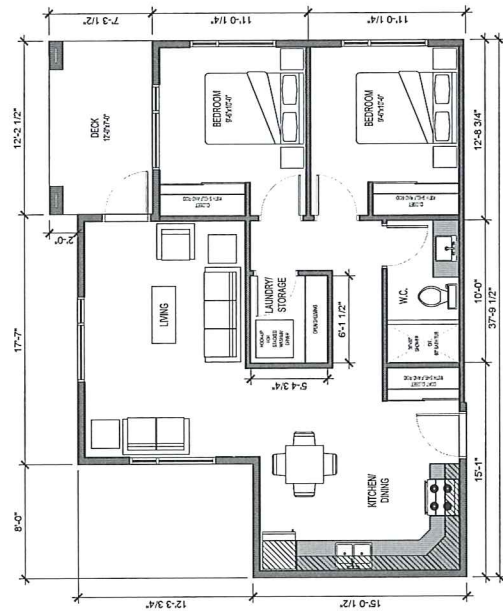
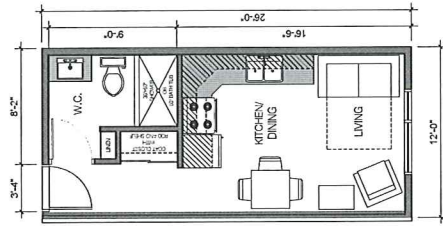
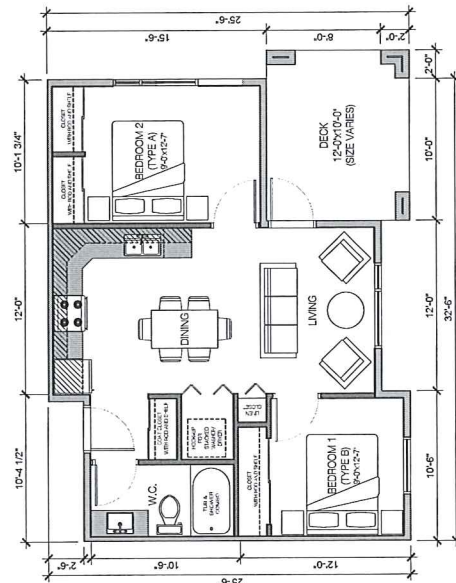
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 JF
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 AS SHOWN
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 TOTAL SHEETS
 10/15/15



NOT FOR CONSTRUCTION

UNIT B
695ft² (65m²)

UNIT A2

UNIT A
510ft² (48m²)UNIT E
867ft² (81m²)UNIT D
312ft² (29m²)UNIT C
680ft² (63m²)

DEVELOPMENT PERMIT SUBMITTAL

NOT FOR CONSTRUCTION

2. 2014-04-15 DEVELOPMENT PERMIT
1. 2014-04-15 SUBMITTED FOR ZONING
No. Date
Revision

ARCHITECTURE 49

Scale: 1/8" = 1'-0" Surveying
Windows: 1/8" = 1'-0" Elevation
Site: 1/8" = 1'-0"



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PROJECT NO.

OMAHA 78 UNIT
MULTI-FAMILY
RESIDENTIAL BUILDING

PROJECT NO.

BUILDING ELEVATIONS

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AS SHOWN

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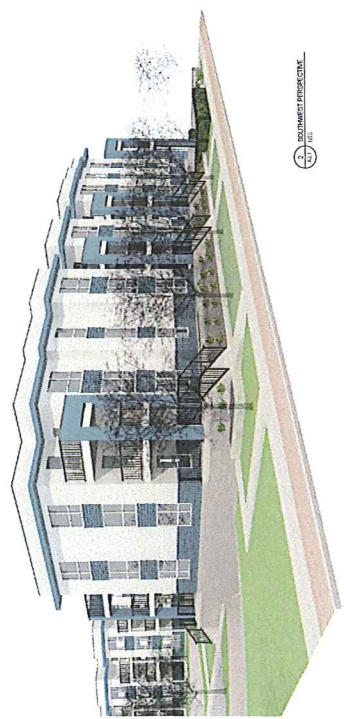
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<div>RESIDENTIAL LANTERN WITH VERMILION, OFF WHITE</div> 	<div>RESIDENTIAL LANTERN WITH VERMILION, OFF WHITE</div> 
<div>VERMILION LANTERN WITH SINGLE VERMILION, OFF WHITE</div> 	<div>VERMILION LANTERN WITH SINGLE VERMILION, OFF WHITE</div> 
<div>VERMILION LANTERN WITH VERMILION, OFF WHITE</div> 	<div>VERMILION LANTERN WITH VERMILION, OFF WHITE</div> 
<div>VERMILION LANTERN WITH VERMILION, OFF WHITE</div> 	<div>VERMILION LANTERN WITH VERMILION, OFF WHITE</div> 
<div>VERMILION LANTERN WITH VERMILION, OFF WHITE</div> 	<div>VERMILION LANTERN WITH VERMILION, OFF WHITE</div> 
<div>VERMILION LANTERN WITH VERMILION, OFF WHITE</div> 	<div>VERMILION LANTERN WITH VERMILION, OFF WHITE</div> 



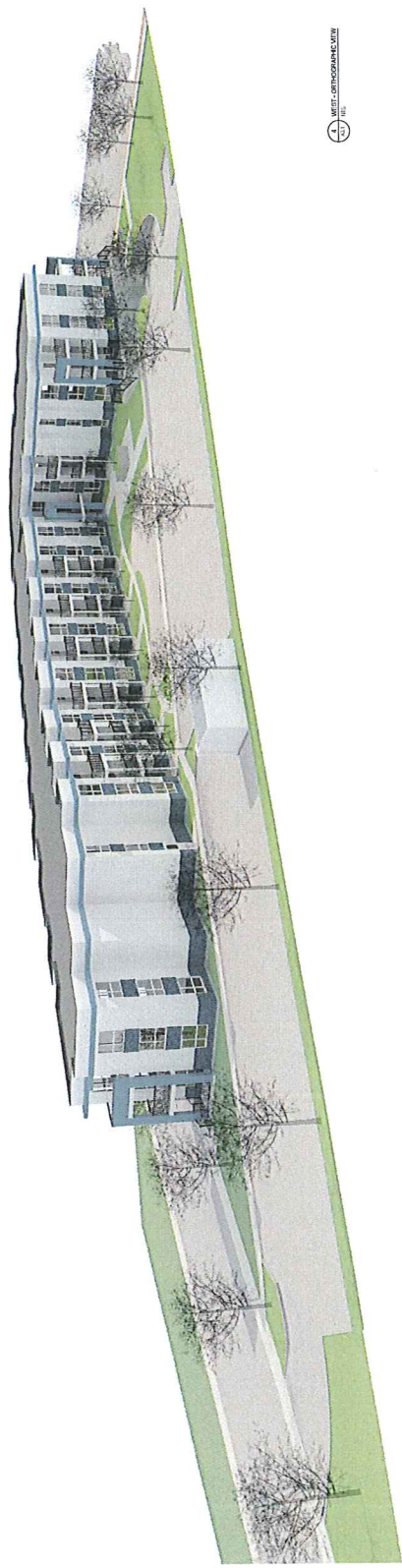
1 SOUTH-EAST PERSPECTIVE



2 NORTH-WEST PERSPECTIVE



3 SOUTH-WEST PERSPECTIVE



4 WEST ORTHOGRAPHIC VIEW

DEVELOPMENT PERMIT SUBMITTAL

NOT FOR CONSTRUCTION

2. 2016-06-06 DEVELOPMENT PERMIT
1. 2016-06-06 EXAMINER OF ZONING
No. Date Division
Examination

ARCHITECTURE 49

Scale: 1/8" = 1'-0" (1/4" = 1'-0")
Architect: 1000 W. Broadway
Suite 100, Vancouver, BC V6C 1A7
Tel: 604.775.7575



NEW TOWN
SERVICES
310. 860. 8181
www.newtownservices.net

Project Title

OMAH'S 78 UNIT
MULTI-FAMILY
RESIDENTIAL BUILDING

Project No.

11002

Working Title

BUILDING PERSPECTIVES
AND COLOURBOARD

Author

1000 W. Broadway

Scale

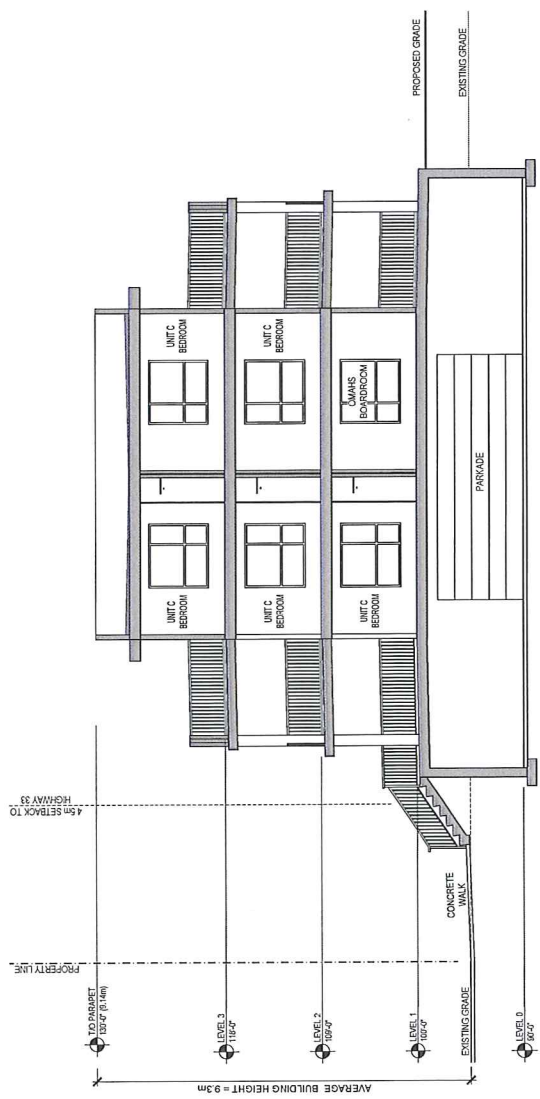
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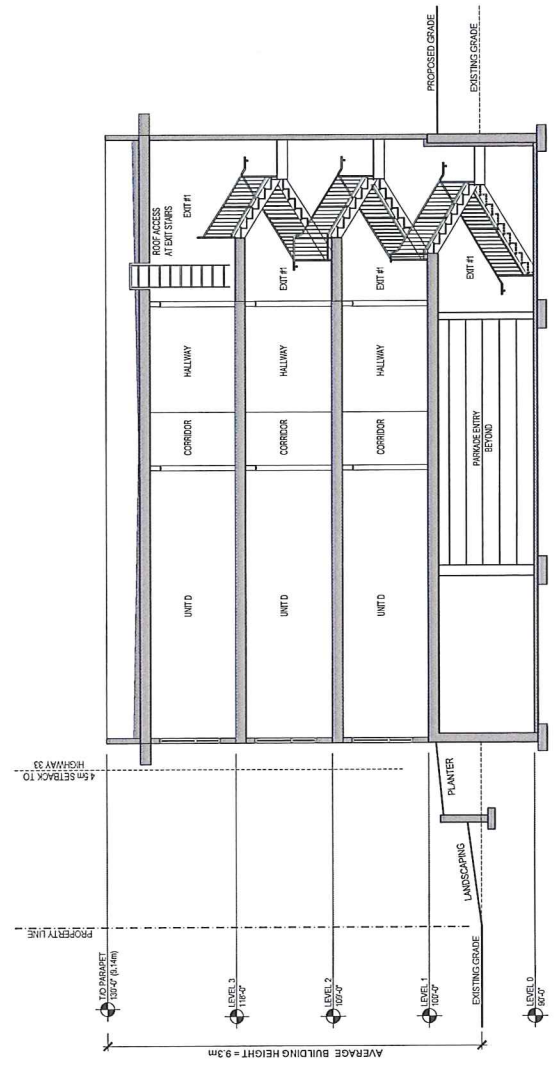
A3.1

Date

2016-06-06



1 BUILDING SECTION
SCALE 3/16" = 1'-0"



2 BUILDING SECTION
SCALE 3/16" = 1'-0"

DEVELOPMENT PERMIT SUBMITTAL
NOT FOR CONSTRUCTION

No.	Date	Description
1.	2015-06-19	DEVELOPMENT PERMIT
2.	2015-06-19	LIMITED FOR ZONING

ARCHITECTURE 49
Sara Zili, 1001 W. Broadway
Vancouver, BC V6H 4T5
Tel: 604.778.1523



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350-880-8155
www.newtownservices.ca

Project Title
OMAH'S 78 UNIT
MULTI-FAMILY
RESIDENTIAL BUILDING

Project No.	1100
Drawing No.	BUILDING SECTIONS

Author	Drawn	Check	Scale
J.S.	J.S.	J.S.	1/8" = 1'-0"
J.S.	J.S.	J.S.	1/8" = 1'-0"
J.S.	J.S.	J.S.	1/8" = 1'-0"

A4.0
A4.0

DEVELOPMENT PERMIT SUBMITTAL

NOT FOR CONSTRUCTION

2. 2016/09/19 DEVELOPMENT PERMIT
1. 2016/09/19 LIMITED OFF ZONING
No. Date Division
Revision

ARCHITECTURE 49

200-225, 1001 W. Broadway
Vancouver, BC V6C 2C2
V6 1A7 2S2



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Project Site

OMAH'S 78 UNIT
MULTI-FAMILY
RESIDENTIAL BUILDING

Project No. 1102

Building No.

BUILDING SECTIONS

Page 1 of 1

Scale

Sheet No.

Sheet No.

Sheet No.

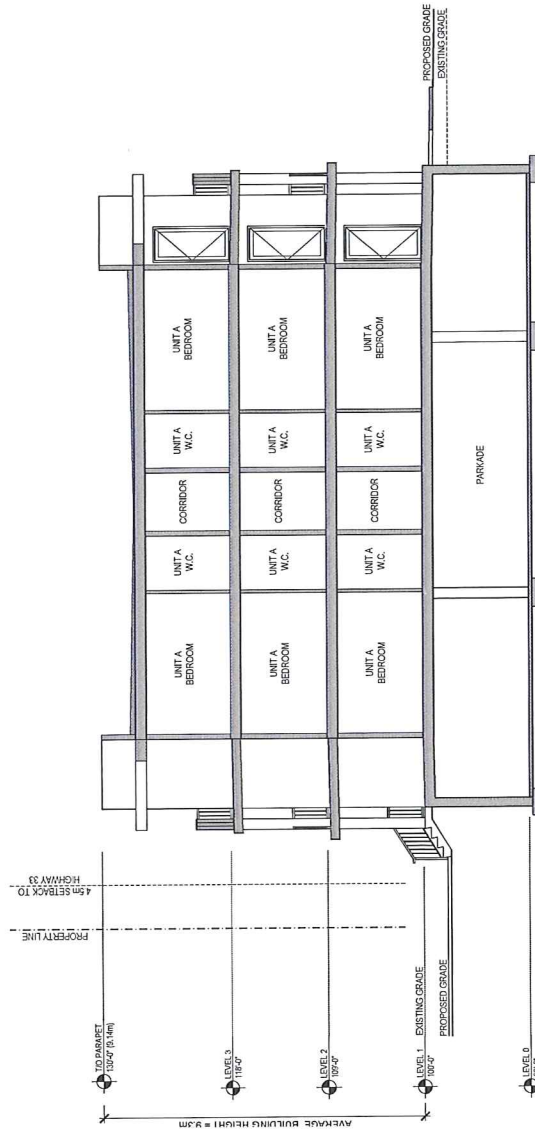
Sheet No.

Sheet No.

Sheet No.

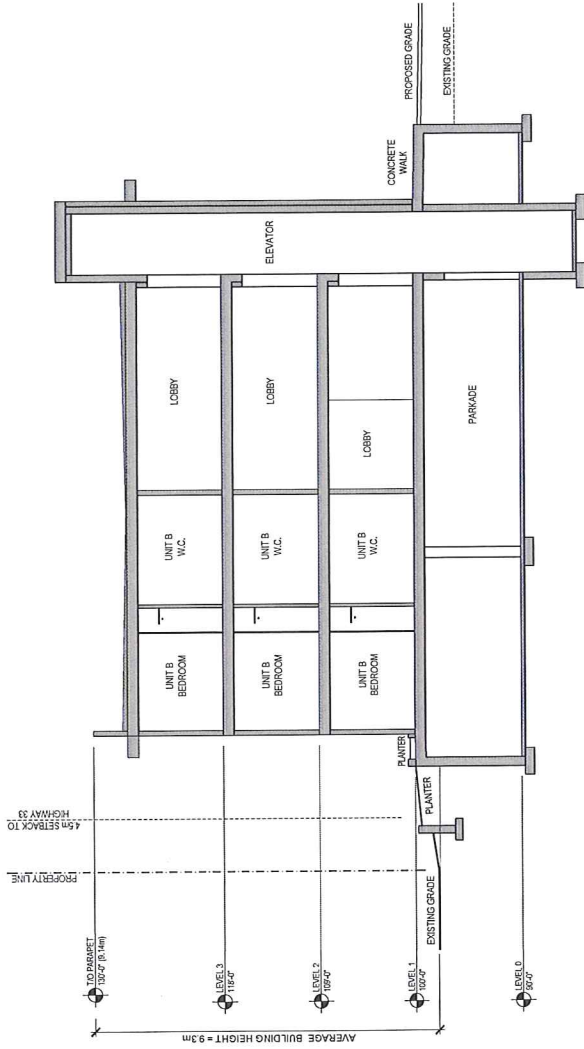
4 BUILDING SECTION

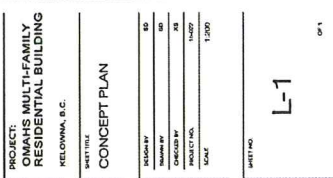
SCALE 3/16" = 1'-0"



3 BUILDING SECTION

SCALE 3/16" = 1'-0"





NOTES:

1. PLANT MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO ANNUAL STANDARDS ESTABLISHED IN THE LATEST EDITION OF THE ILLINOIS PLANTING GUIDE, PUBLISHED BY U.C.I.A.A.
2. THE LANDSCAPE DESIGN DESIGNATED HEREIN IS CONCEPTUAL, BUT THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF KELLONA, FORM AND CHARACTER OF WHICH SHALL BE DETERMINED BY THE CITY ENGINEER.
3. PLANT MATERIAL SELECTIONS ARE CONCEPTUAL ONLY. FINAL PLANTING SELECTIONS SHALL BE MADE BY THE CITY ENGINEER.
4. PLANTING MATERIALS MAY VARY DEPENDING UPON AVAILABILITY.
5. PLANTING MATERIALS SHALL BE PLANTED AS FOLLOWS:
 - a. PLANTER: SPECIES GROWING MEDIUM SHALL BE PLACED AT 100mm WIDE IN ALL PLANTING AREAS AND 150mm DEPTH IN ALL PLANTING AREAS.
 - b. PLANTER: SPECIES GROWING MEDIUM SHALL BE PLACED AT 100mm WIDE WITH THE EC. INTERIOR SPECIFICATION FOR PLANTING AREAS.
 - c. PLANTING AREA AND "T" SPECIFICATION FOR TUB AREAS.
 - d. PLANTING AREA AND "T" SPECIFICATION FOR PLANTING AREAS.
 - e. PLANTING AREA AND "T" SPECIFICATION FOR PLANTING AREAS.
 - f. PLANTING AREA AND "T" SPECIFICATION FOR PLANTING AREAS.
 - g. PLANTING AREA AND "T" SPECIFICATION FOR PLANTING AREAS.
 - h. PLANTING AREA AND "T" SPECIFICATION FOR PLANTING AREAS.
 - i. PLANTING AREA AND "T" SPECIFICATION FOR PLANTING AREAS.
 - j. PLANTING AREA AND "T" SPECIFICATION FOR PLANTING AREAS.
 - k. PLANTING AREA AND "T" SPECIFICATION FOR PLANTING AREAS.
 - l. PLANTING AREA AND "T" SPECIFICATION FOR PLANTING AREAS.
 - m. PLANTING AREA AND "T" SPECIFICATION FOR PLANTING AREAS.
 - n. PLANTING AREA AND "T" SPECIFICATION FOR PLANTING AREAS.
 - o. PLANTING AREA AND "T" SPECIFICATION FOR PLANTING AREAS.
 - p. PLANTING AREA AND "T" SPECIFICATION FOR PLANTING AREAS.
 - q. PLANTING AREA AND "T" SPECIFICATION FOR PLANTING AREAS.
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 - s. PLANTING AREA AND "T" SPECIFICATION FOR PLANTING AREAS.
 - t. PLANTING AREA AND "T" SPECIFICATION FOR PLANTING AREAS.
 - u. PLANTING AREA AND "T" SPECIFICATION FOR PLANTING AREAS.
 - v. PLANTING AREA AND "T" SPECIFICATION FOR PLANTING AREAS.
 - w. PLANTING AREA AND "T" SPECIFICATION FOR PLANTING AREAS.
 - x. PLANTING AREA AND "T" SPECIFICATION FOR PLANTING AREAS.
 - y. PLANTING AREA AND "T" SPECIFICATION FOR PLANTING AREAS.
 - z. PLANTING AREA AND "T" SPECIFICATION FOR PLANTING AREAS.
6. A HIGH EFFICIENCY IRRIGATION SYSTEM SHALL BE INSTALLED FOR ALL PLANTING AREAS AND SHALL BE DESIGNED TO CONFORM TO CITY KELLONA IRRIGATION STANDARDS.

[illegible]

LEGEND:

- RESIDENCE INTO CAS IN PLACE CONCRETE
- RECONSTRUCT CONCRETE PAVING
- RESIDENCE WALKWAY: CONCRETE UNIT PAVES
- CAST IN PLACE CONCRETE
- COMPACTED AGGREGATE PAVING
- CONCRETE STONE AND HANDRAIL
- CURB/ MAINTENANCE EDGE

Labels:

- RENCH
- SHRUB, GRASSES AND PERENNIAL PLANTING AREA
- LANDSCAPE BOLLARDS
- PROPOSED REDUCIOUS TREES
- PROPOSED CONIFEROUS TREES
- EXISTING TREE TO REMAIN
- BUILDING ENTRANCE
- PARKWAY ENTRANCE



CONFIDENTIAL

NEW TOWN SERVICES
KEELOWNA, B.C.

CLIENT: OKANAGAN METIS & ABORIGINAL HOUSING SOCIETY
KELOWNA, B.C.

PROJECT:
**OMAHAS MULTI-FAMILY
RESIDENTIAL BUILDING**

KELOWNA, B.C.

SHEET TITLE
HYDROZONE PLAN

SCALE	1:2000
PROJECT NO.	18-027
CHECKED BY	JRS
DRAWN BY	GD
DESIGN BY	SD

L-2

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MODERATE WATER USE

NO WATER USE

