

City of Kelowna

Public Hearing

AGENDA



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

Pages

1. Call to Order

THE CHAIR WILL CALL THE HEARING TO ORDER:

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

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

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

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

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

2. Notification of Meeting

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

3. Individual Bylaw Submissions

- | | | |
|------------|---|----------------|
| 3.1 | Montgomery Road 475 & 495, Z18-0037 (BL11629) - Singla Brothers Holdings | 4 - 14 |
| | To rezone from RU1 – Large Lot Housing to RM1 – Four Dwelling Housing to accommodate a duplex on each lot. | |
| 3.2 | Quesnel Rd 2820, Z18-0015 (BL11630) - Roderick Glenn Myers & Lorrie Joy Myers | 15 - 24 |
| | To rezone the subject property from RU1 – Large Lot Housing zone to RU1c – Large Lot Housing with Carriage House zone to facilitate the development of a carriage house. | |
| 3.3 | Clifton Rd 1140, Z18-0022 (BL11631) - City of Kelowna | 25 - 32 |
| | To consider a development application to rezone the subject property to RU6 – Two Dwelling Housing to facilitate the development of a second single family dwelling. | |
| 3.4 | Harvey Ave 1033, Z18-0025 (BL11632) - The Howard-Fry Housing Society, Inc. No. S16232 | 33 - 43 |
| | To rezone the subject property from RU6 – Two Dwelling Housing to RU6b – Two Dwelling Housing with Boarding or Lodging House to bring the subject property into compliance with the Zoning Bylaw. | |
| 3.5 | Mountain Ave 1438, Z18-0031 (BL11633) - Laird and Debra Bowie | 44 - 54 |
| | To consider a development application to rezone to RU1c – Large Lot Housing with Carriage House to facilitate the development of a carriage house. | |

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: June 18, 2018

RIM No. 1250-30

To: City Manager

From: Community Planning Department (AW)

Application: Z18-0037

Owner:

Subash Singla, Daniel Singla &
Gautam Goel

Vincent Arockiasamy, Renu
Aggarwal & Meenakshi Singla

Address: 475 & 495 Montgomery Road

Applicant: Singla Brothers Holdings

Subject: Rezoning Application

Existing OCP Designation: Multiple Unit Residential (Low Density)

Existing Zone: RU1 – Large Lot Housing

Proposed Zone: RM1 – Four Dwelling Housing

1.0 Recommendation

THAT Rezoning Application No. Z18-0037 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 2 & 3 Section 26 Township 26 ODYD Plan 7783, located at 475 & 495 Montgomery Road, Kelowna, BC from the RU1 – Large Lot Housing zone to the RM1 – Four Dwelling Housing 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 approval of the Ministry for Transportation and Infrastructure and the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Community Planning Department dated June 18, 2018;

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

2.0 Purpose

To rezone from RU1 – Large Lot Housing to RM1 – Four Dwelling Housing to accommodate a duplex on each lot.

3.0 Community Planning

Community Planning Staff are supportive of the proposed rezoning to accommodate a duplex project on each lot. The form of housing and increase in density meets several Official Community Plan (OCP) objectives and policies. Having said that, the RM1 zone does allow for greater density over the current proposal in the form of four-plex housing, however, the applicant was not interested in pursuing this option. Despite the current proposal not maximizing the density of the zone, the RM1 zone can still facilitate duplex style housing.

The subject properties are located within the Rutland Urban Centre, near several transit routes and within walking distance to Rutland Junior and Senior Schools. The properties' Walk Score is 66 (Somewhat Walkable – some errands can be accomplished on foot).

Staff are currently tracking minor side yard setback variances that will be forwarded to Council at a later date should the zoning be supported. To fulfill Council Policy No. 367, the applicant submitted a Neighbour Consultation Summary Form to staff on January 30, 2018, documenting that neighbours within 50m of the subject properties were notified.

4.0 Proposal

4.1 Project Description

The subject properties' future land use designation of MRL – Multiple Unit Residential (Low Density) is consistent with the proposed RM1 – Four Dwelling Housing zone. The RM1 zone accommodates single, two, three and four dwelling housing projects. The applicant is proposing the construction of 4-bedroom duplex units on each lot.

4.2 Site Context



The subject properties are located within the Rutland Urban Centre specifically; adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing	Single Family Dwelling
East	RU1 – Large Lot Housing	Single Family Dwelling
South	RU1 – Large Lot Housing	Single Family Dwelling
West	RU1 – Large Lot Housing	Single Family Dwelling

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Goals for A Sustainable Future

Contain Urban Growth.¹ Reduce greenfield urban sprawl and focus growth in compact, connected and mixed-use (residential and commercial) urban and village centres.

Development Process

Compact Urban Form.² 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.

6.0 Technical Comments

6.1 Building & Permitting Department

No concerns with the proposed land use change. A Full Plan check for Building Code related issues will be done at time of Building Permit applications.

6.2 Development Engineering Department

See attached Schedule A.

7.0 Application Chronology

Date of Application Received: January 5, 2018
Date Public Consultation Completed: January 30, 2018

Report prepared by: Alec Warrender, Property Officer Specialist
Reviewed by: Terry Barton, Urban Planning Manager
Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Schedule 'A' – Development Engineering Memorandum
Site Plan and Conceptual Renderings

¹ Goal 1. (Introduction Chapter 1).

² City of Kelowna Official Community Plan, Policy 5.2.3 (Development Process Chapter).

CITY OF KELOWNA

MEMORANDUM

SCHEDULE A

Date: April 26, 2018
File No.: Z18-0037
To: Real Estate Services (AW)
From: Development Engineering Manager (JK)
Subject: 475 495 Montgomery Rd

This forms part of application
Z18-0037

Planner
Initials **AW**



RU1 to RM1

The Development Engineering Division has the following comments and requirements associated with this rezoning application. The road and utility upgrading requirements outlined in this report will be a requirement of this development. The Development Engineering Technologist for this project is Andy Marshall.

1. Domestic Water and Fire Protection

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, if necessary, the decommissioning of existing services.

2. Sanitary Sewer

Our records indicate that these properties are each currently serviced with a 100mm-diameter sanitary sewer service. Inspection Chambers (IC's) on existing services will require brooks boxes. 475 Montgomery has paid in full the Spec Area Fees but 495 Montgomery will be required to cash commute the Spec Area #20 fee which will be determined in May 2018. Spec Area Fees for additional units is (4units x 0.7 SFE/unit) – 2 SFE credits = 0.8 SFE. Fee amount determined in May 2018. Service upgrades, if required by the Developers Consultant Engineer, 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 Andy Marshall, by email amarshall@kelowna.ca or phone, 250-469-8591.

3. Storm Drainage

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

4. Geotechnical Report

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

- (a) Area ground water characteristics.
- (b) Site suitability for development, unstable soils, etc.

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

5. **Road Improvements**

Montgomery Rd must be upgraded to an urban standard SS-R4 along the full frontage of this proposed development, including curb and gutter, sidewalk, boulevard landscaping, drainage system including catch basins, manholes and pavement removal and replacement, street lighting and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. The City wishes to defer the upgrades to Montgomery Rd fronting this development. Therefore, cash-in-lieu of immediate construction is required and the City will initiate the work later, on its own construction schedule. The cash-in-lieu amount is determined to be **\$63,847.50** not including utility service cost. Only the service upgrades must be completed at this time.

6. **Subdivision**

- (a) Grant Statutory Rights of Way if required for utility services.
- (b) If any road dedication or closure affects lands encumbered by a Utility right-of-way (such as Hydro, Telus, Gas, etc.) please obtain the approval of the utility. Any works required by the utility as a consequence of the road dedication or closure must be incorporated in the construction drawings submitted to the City's Development Manager.

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

- (a) Direct the roof drains into on-site rock pits or splash pads.
- (b) Only one 6.0m driveway for each property permitted.

8. **Electric Power and Telecommunication Services**

The electrical and telecommunication services to this building must be installed in an underground duct system, and the building must be connected by an underground service. It is the developer's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for these services, which would be at the applicant's cost.

9. **Bonding and Levy Summary**

- | | | |
|-----|----------------------------------|----------------------------|
| (a) | Montgomery frontage improvements | <u>\$ 63,847.50</u> |
| (b) | Service upgrades | To be determined |
| (c) | Cash Commute Spec Area fees | To be determined |
| (d) | Additional SFE units | To be determined. |

James Kay, P. Eng.
Development Engineering Manager

agm

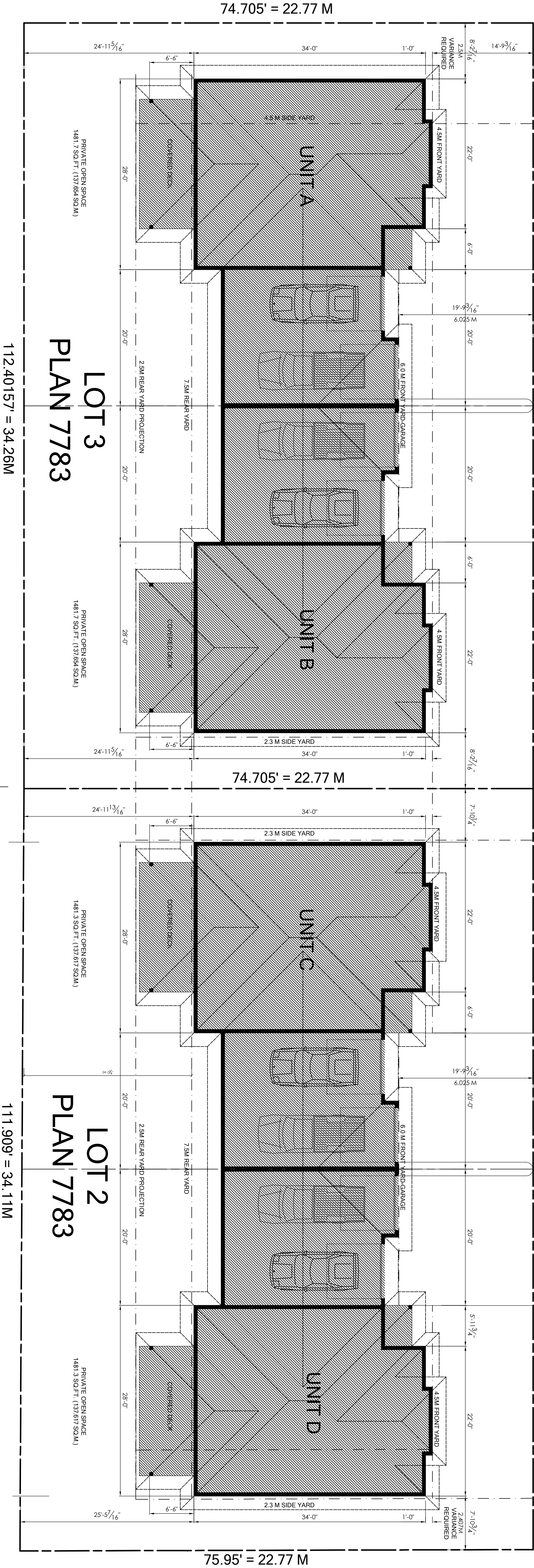
MONTGOMERY ROAD

475

112.40157' = 34.26M

495

111.713' = 34.05M



SITE DATA

MUNICIPAL ADDRESS: 475 MONTGOMERY ROAD, KELOWNA BC
LEGAL: LOT 3 PLAN 7783
ZONING: EXISTING RU1
PROPOSED REZONING RU6 - TWO DWELLING HOUSING
SEMI-DETACHED HOUSING

LOT AREA: 8396.928 SQ.FT. (780.100 SQ.M.)
BUILDING FOOTPRINT AREA: 1590.00 SQ.F.T x 2 HOUSES = 3180.00 SQ.FT.
LOT COVERAGE-BUILDINGS: MAX 40% PROPOSED 37.871%
LOT COVERAGE BUILD & PARKING: MAX 50% PROPOSED 47.296%

SITE DATA

MUNICIPAL ADDRESS: 495 MONTGOMERY ROAD, KELOWNA BC
LEGAL: LOT 2 PLAN 7783
ZONING: EXISTING RU1
PROPOSED REZONING RU6 - TWO DWELLING HOUSING
SEMI-DETACHED HOUSING

LOT AREA: 8385.725 SQ.FT. (779.059 SQ.M.)
BUILDING FOOTPRINT AREA: 1590.00 SQ.F.T x 2 HOUSES = 3180.00 SQ.FT.
LOT COVERAGE-BUILDINGS: MAX 40% PROPOSED 37.922%
LOT COVERAGE BUILD & PARKING: MAX 50% PROPOSED 47.359%

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PROJECT DESCRIPTION AND LOCATION:
PROPOSED NEW LOT REZONING LOTS 2 & 3 PLAN 7783
475 & 495 MONTGOMERY ROAD, KELOWNA BC

ENGINEER'S SEAL:

ISSUED FOR CONSTRUCTION
DATE: 1
ISSUED FOR BUILDING PERMIT
DATE: 2

JMS ENGINEERING LTD.
STRUCTURAL CONSULTANT
710 JAMISON DRIVE, KELOWNA, BC V1Y 5A9
TEL: 250-860-1112
FAX: 250-860-1113
E-MAIL: JMS@ENGINEERINGLTD.BC

PROJECT:
SINGLA BROS. HOLDINGS LTD.
RU6 LOT DEVELOPMENT
475-495 MONTGOMERY RD, KELOWNA BC

SHEET TITLE
SITE PLAN

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DATE: JULY 28, 2027
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PROJECT DESCRIPTION AND LOCATION:			
PROPOSED NEW LOT DEVELOPMENT LOTS 2 & 3 PLAN 7763 475 & 485 MONTGOMERY RD., KELOWNA BC			

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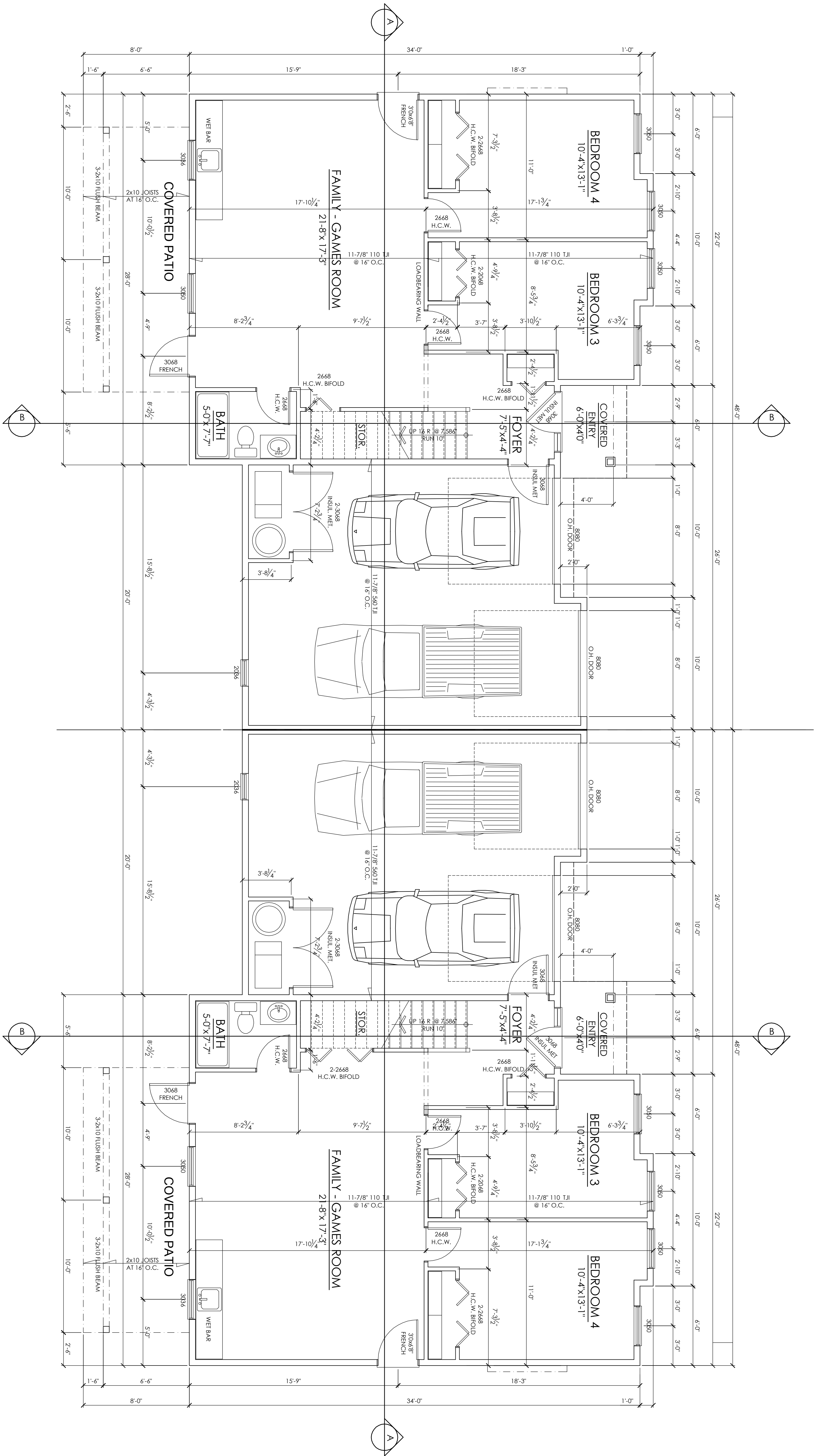
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DATE: 2

JMS ENGINEERING LTD. STRUCTURAL CONSULTANT 110 JAMISON DR., KILGUS, BC V1S 5A9 C-MAIL: JMSENGINEERING@CIS.BC	PROJECT: SINGLA BROS. HOLDINGS LTD. RUE LOT DEVELOPMENT 475-485 MONTGOMERY RD. KELOWNA BC
JOSEPH M. SARKOR, P. ENG.	

SHEET TITLE GROUND FLOOR PLAN
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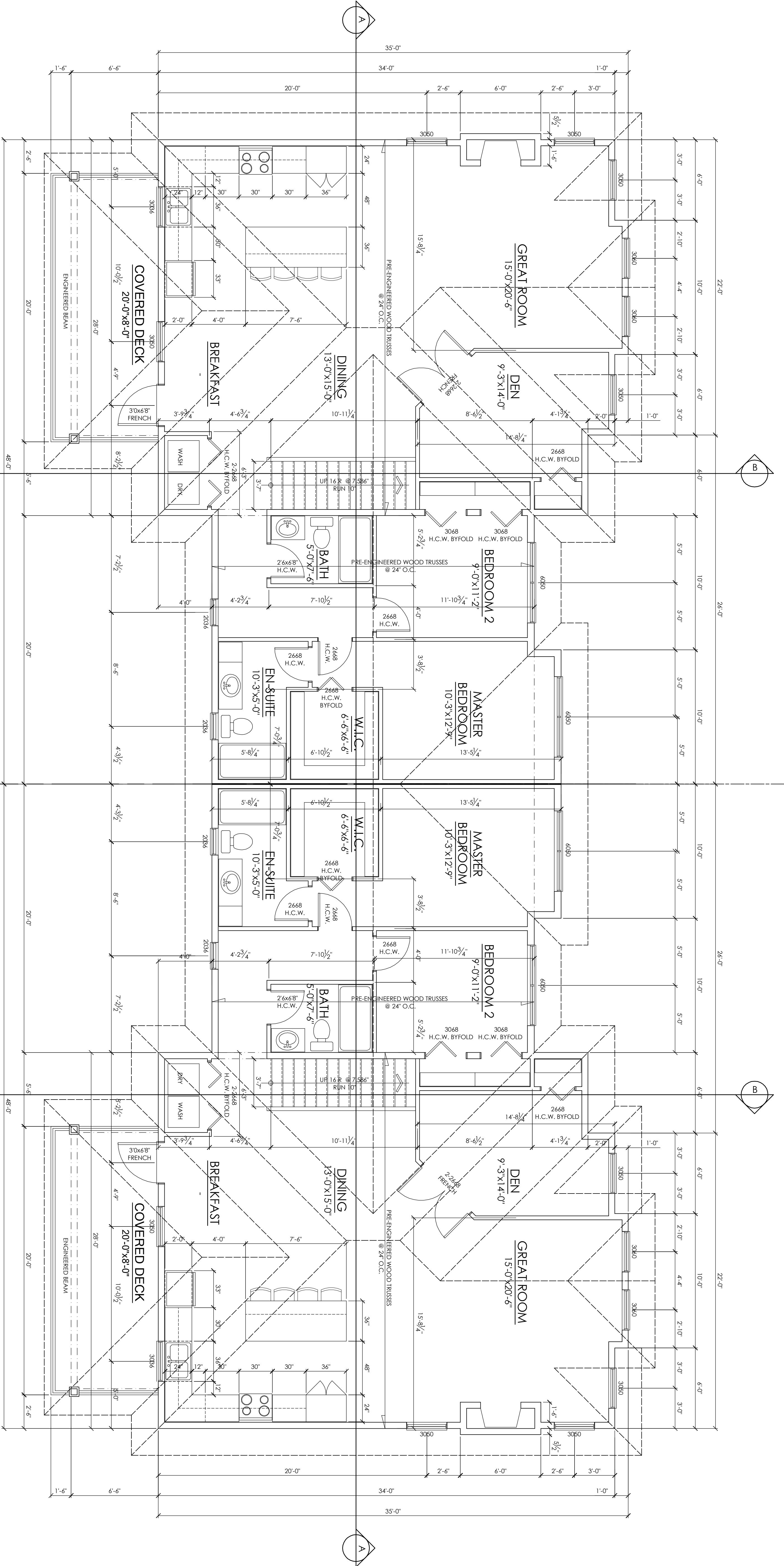


GROUND FLOOR PLAN - UNIT A & C	
GROSS FLOOR AREA	—
HOUSE AREA	926.00 SQ.FT.
GARAGE	500.00 SQ.FT.
COVERED ENTRY	24.00 SQ.FT.
COVERED PATIO	160.00 SQ.FT.
TOTAL AREA	1590.00 SQ.FT.

GROUND FLOOR PLAN - UNIT B & D	
GROSS FLOOR AREA	—
HOUSE AREA	926.00 SQ.FT.
GARAGE	500.00 SQ.FT.
COVERED ENTRY	24.00 SQ.FT.
COVERED PATIO	128.00 SQ.FT.
TOTAL AREA	1578.00 SQ.FT.

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PROJECT DESCRIPTION AND LOCATION:	
PROPOSED NEW LOT DEVELOPMENT LOTS 2 & 3 PLAN 7763	
475 & 485 MONTGOMERY RD., KELLOWNA BC	



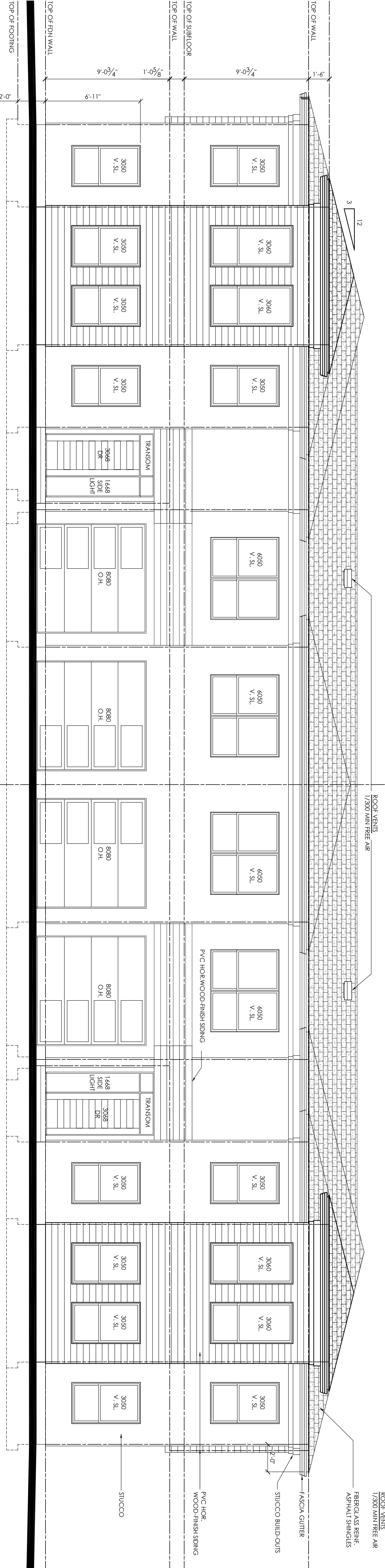
SECOND FLOOR PLAN-UNIT A & C

GROSS FLOOR AREA
HOUSE AREA 1452.75 SQ.FT.
COVERED DECK 128.00 SQ.FT.
TOTAL AREA 1580.75 SQ.FT.

SECOND FLOOR PLAN -UNIT B & D

GROSS FLOOR AREA
HOUSE AREA 1452.75 SQ.FT.
COVERED DECK 128.00 SQ.FT.
TOTAL AREA 1580.75 SQ.FT.

ENGINEERING LTD.	110 JAMISON DR., KELLOWNA BC V1B 5A9 C-MAIL: JMSENGINEERING@CIS.BC TEL: 250-863-9113	JOSEPH M. SARJOR, P. ENG.
PROJECT:	SINGLA BROS. HOLDINGS LTD. RUE LOT DEVELOPMENT 475-485 MONTGOMERY RD. KELLOWNA BC	
SHEET TITLE	SECOND FLOOR PLAN	
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ISSUED FOR BUILDING PERMIT	DATE: 1-1-07	
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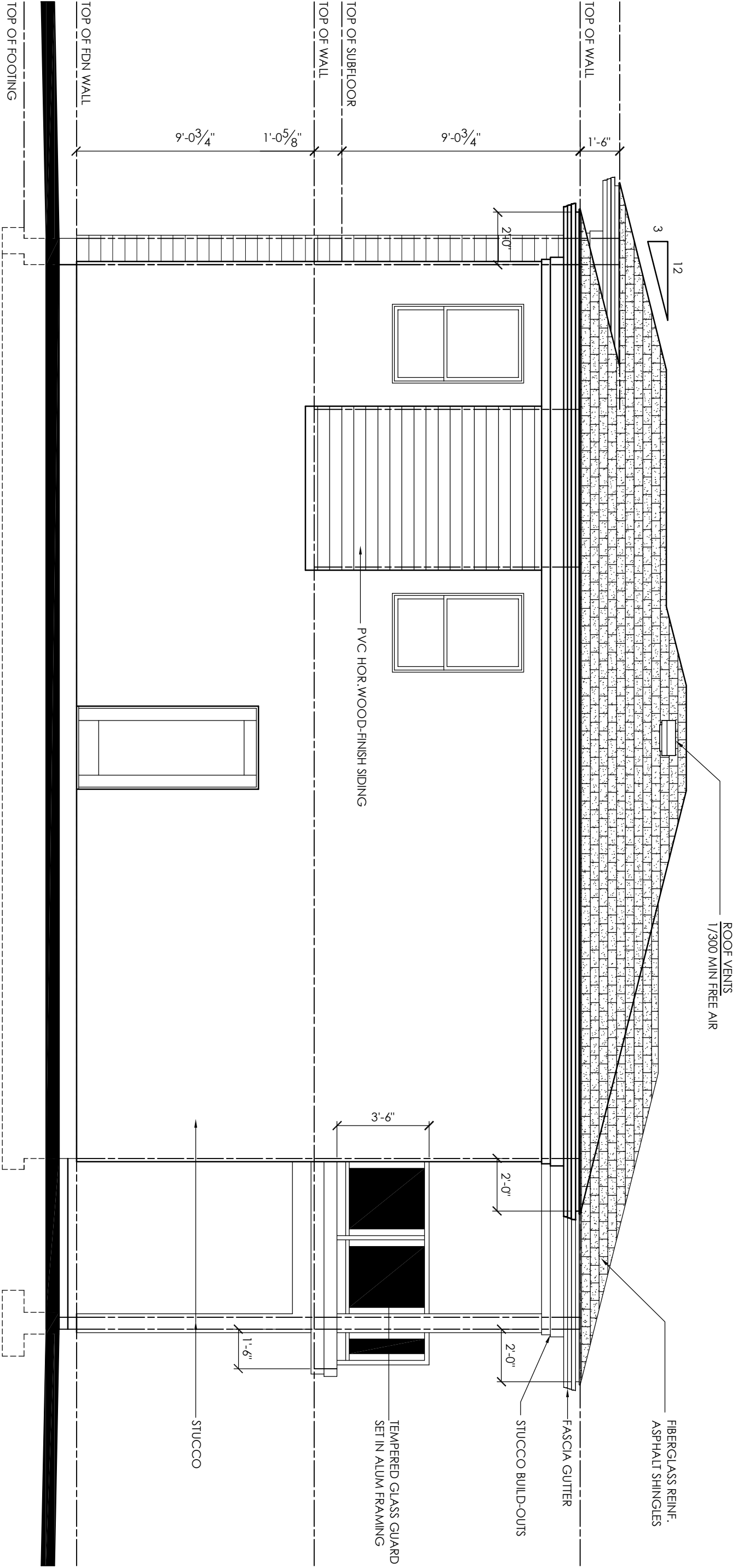


UNITS D & B

WEST ELEVATION - VIEW FROM MONTGOMERY ROAD

SCALE 1/4"=1'-0"

UNITS C & A



UNITS A & C

SOUTH ELEVATION

SCALE 1/4"=1'-0"

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PROJECT DESCRIPTION AND LOCATION:
PROPOSED NEW LOT DEVELOPMENT LOTS 2 & 3 PLAN 7763
475 & 495 MONTGOMERY ROAD, KELOWNA BC

ENGINEER'S SEAL:

ISSUED FOR CONSTRUCTION
DATE: _____
ISSUED FOR BUILDING PERMIT
DATE: _____

JMS ENGINEERING LTD.
STRUCTURAL CONSULTANT
210 JAMISON DRIVE, KILGOMER, BC V1S 5K9
C-MAIL: JMS@ENGINEERINGLTD.BC
JOSEPH M. SARKOR, P.ENG.

PROJECT:
SINGLA BROS. HOLDINGS LTD.
RUE LOT DEVELOPMENT
475-495 MONTGOMERY RD, KELOWNA BC

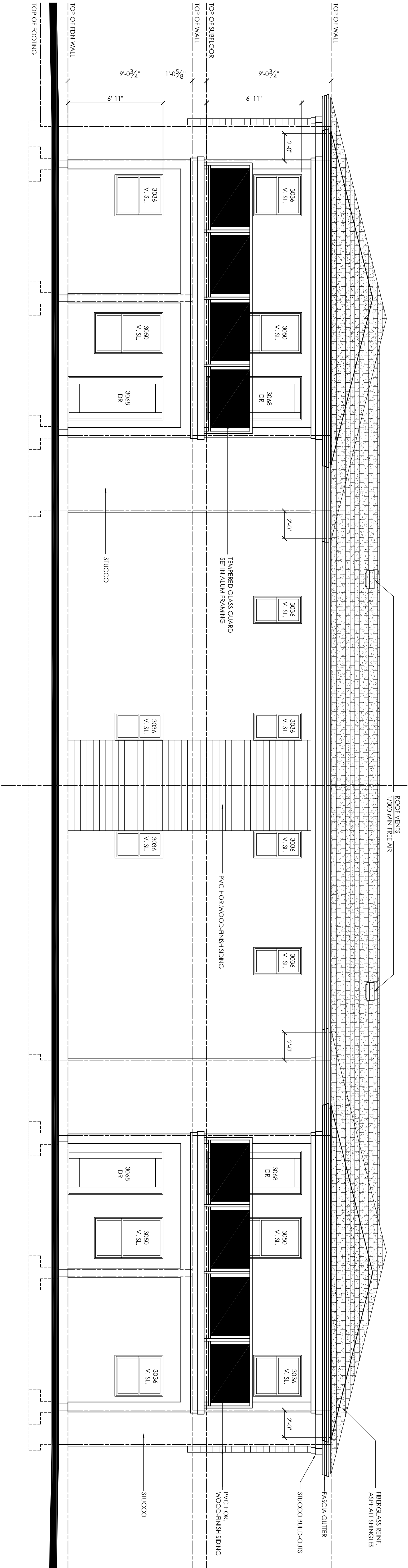
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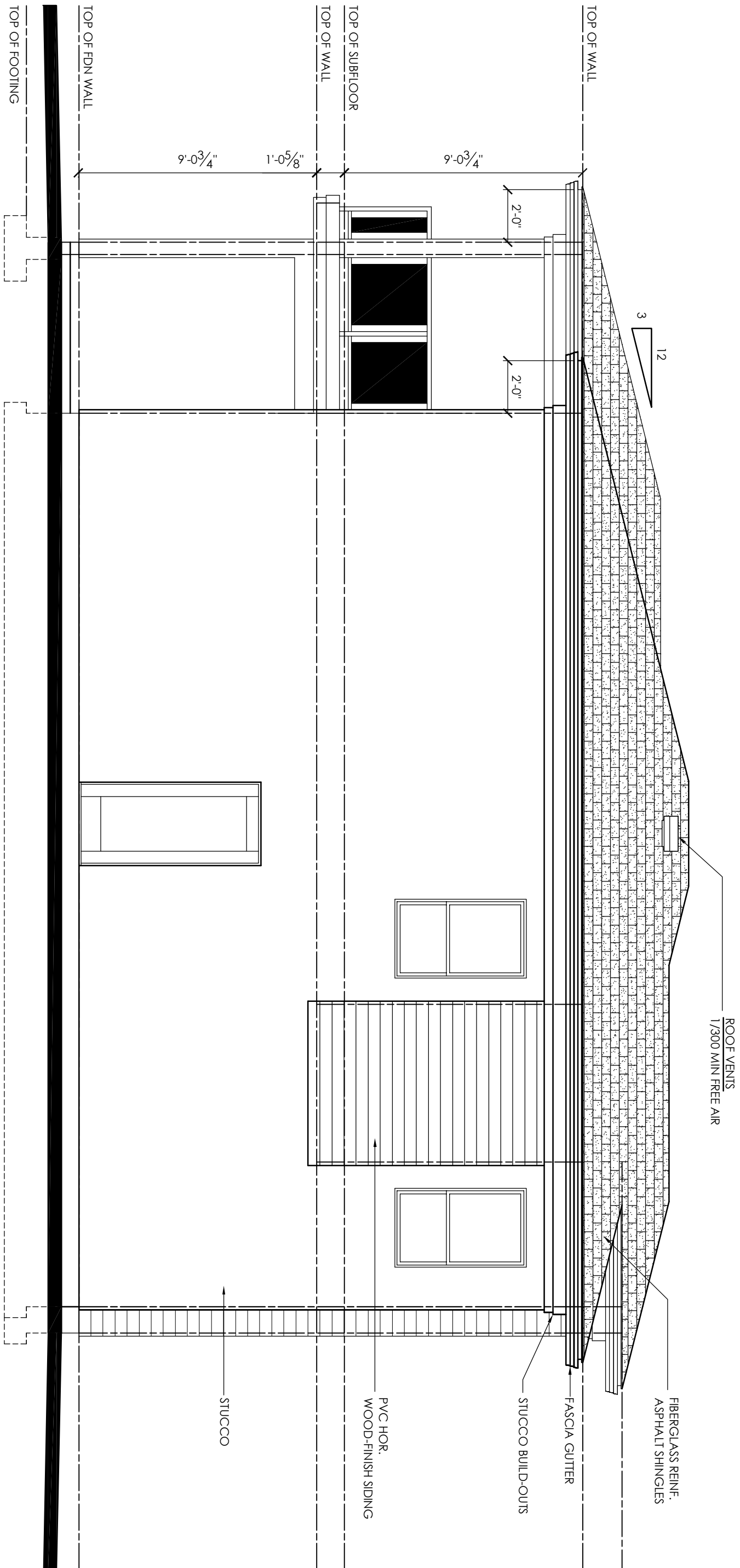
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DATE	NO.	BY	REVISION

PROJECT DESCRIPTION AND LOCATION:
PROPOSED NEW LOT DEVELOPMENT LOTS 2 & 3 PLAN 7763
475 & 485 MONTGOMERY ROAD, KELOWNA, BC



EAST ELEVATION

SCALE 1/4"=1'-0"



UNITS B & D

NORTH ELEVATION

SCALE 1/4"=1'-0"

ENGINEER'S SEAL:

ISSUED FOR CONSTRUCTION
DATE: _____
ISSUED FOR BUILDING PERMIT
DATE: _____

JMS
ENGINEERING LTD.
STRUCTURAL CONSULTANT
710 JAMISON DRIVE, KILGOM, BC V1S 5K9
E-MAIL: JMS@ENGINEERINGLTD.BC

PROJECT:
SINGLA BROS. HOLDINGS LTD.
RUE LOT DEVELOPMENT
475-485 MONTGOMERY RD, KELOWNA BC

JOSEPH M. SARKOR, P. ENG.

SHEET TITLE
EAST ELEVATION
NORTH ELEVATION

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DRAWN RAY LEBLANC	LOG NUMBER —
CHECKED JMS	SHEET NO. 7
SCALE 1/4"=1'-0"	OF 7
DATE JULY 28, 2017	

REPORT TO COUNCIL



Date: June 25, 2018

RIM No. 1250-30

To: City Manager

From: Community Planning Department (BBC)

Application: Z18-0015

Owner: Roderick Glenn Myers and
Lorrie Joy Myers

Address: 2820 Quesnel Road

Applicant: Lorrie Joy Myers

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. Z18-0015 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 6, District Lot 135, Osoyoos Division Yale District, Plan 18974, located at 2820 Quesnel Road, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU1c – Large Lot Housing with Carriage House zone, be considered by Council;

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.

2.0 Purpose

To rezone the subject property from RU1 – Large Lot Housing zone to RU1c – Large Lot Housing with Carriage House zone to facilitate the development of a carriage house.

3.0 Community Planning

Community Planning supports the proposed rezoning from RU1 – Large Lot Housing to RU1c – Large Lot Housing with Carriage House to facilitate the development of a carriage house.

The Official Community Plan (OCP) Future Land Use is designated as S2RES – Single/Two Unit Residential, which supports this modest increase in density and the property is located within the Permanent Growth Boundary with urban services. The concept of the carriage house is aligned with the OCP urban infill policy

of Compact Urban Form – increasing density where infrastructure already exists. The proposed one-storey carriage house also meets the OCP Policy of Sensitive Infill, which promotes building heights that are in context with the surrounding neighbourhood.

Should Council approve the rezoning, Staff will bring forward a Development Variance Permit application to consider a variance for the combined maximum accessory building footprint.

To fulfill Council Policy No. 367, the applicant submitted a Neighbour Consultation Summary Form to staff on March 13, 2018, outlining that the neighbours within 50 m of the subject property were notified.

4.0 Proposal

4.1 Background

The subject property has a single family dwelling and an accessory building used as a garage located on the property, which will be retained through this development. The applicant will demolish a small shed that is currently attached to the existing garage structure (Schedule A).

4.2 Project Description

The applicant has provided proposed designs for the single storey carriage house to be located in the southwest corner of the lot. Access to the proposed carriage house will be from Quesnel Road, and parking requirements for the carriage house and the main dwelling are met with a detached double car garage as well with the use of an existing on-site driveway.

The project will require a variance for the combined maximum accessory building footprint from 130 m² permitted in the Zoning Bylaw, to 150 m² proposed.

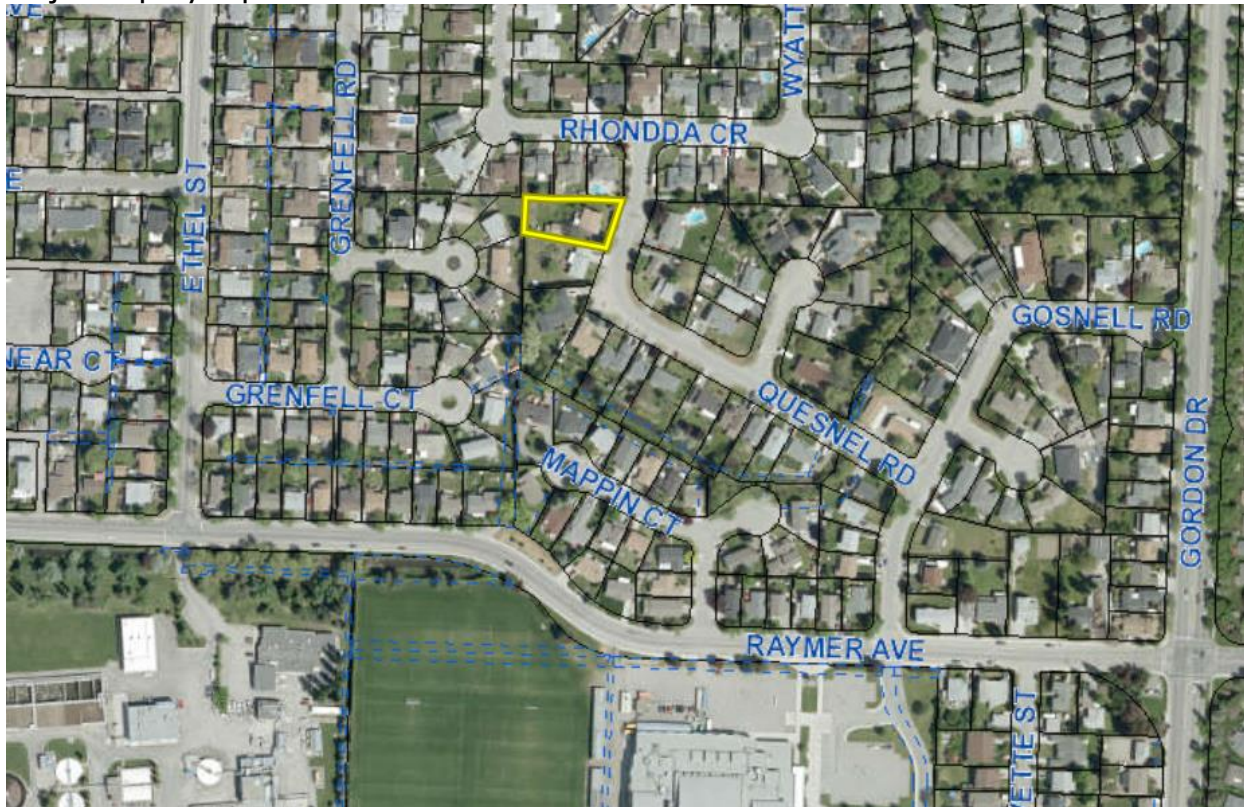
4.3 Site Context

The subject property is located on Quesnel Road, near the corner of Rhonda Court, approximately 340 meters west of Gordon Drive, within the South Pandosy – KLO City Sector. The area is characterized primarily by single family dwellings, with close proximity to parks, schools, and nearby transit on Gordon Drive.

Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing RU1c - Large Lot Housing with Carriage House	Residential
East	RU1 – Large Lot Housing RU2 – Medium Lot Housing	Residential
South	RU1 – Large Lot Housing RU2 - Medium Lot Housing RU6 – Two Dwelling Housing	Residential
West	RU2 – Medium Lot Housing RU6 - Two Dwelling Housing	Residential

Subject Property Map: 2820 Quesnel Road



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 neighborhood with respect to building design, height and siting.

Carriage Houses & Accessory Apartments.³ Support carriage houses and accessory apartments through appropriate zoning regulations.

Urban Uses.⁴ 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.

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).

³ City of Kelowna Official Community Plan, Policy 5.22.12 (Development Process Chapter).

Technical Comments

5.2 Building & Permitting Department

- No concerns with proposed land use. Full Plan check for Building Code related issues will be done at time of Building Permit applications.

5.3 Development Engineering Department

- Please see attached Development Engineering Memorandum (Attachment A) dated February 15, 2018

6.0 Application Chronology

Date of Application Received: January 30, 2018

Date Public Consultation Completed: March 13, 2018

Report prepared by: Barbara B. Crawford, Planner

Reviewed by: Terry Barton, Urban Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Attachment A – Development Engineering Memorandum

Attachment B - Applicant's Rationale Letter

Schedule A – Proposed Carriage House Site and Elevation Plans

⁴ City of Kelowna Official Community Plan, Policy 5.33.3 (Development Process Chapter).

CITY OF KELOWNA

MEMORANDUM

Date: February 15, 2018
File No.: Z18-0015
To: Community Planning (BC)
From: Development Engineering Manager (JK)
Subject: 2820 Quesnel Road RU1 to RU1c Carriage House

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

1. Domestic Water and Fire Protection

This property is currently serviced with a 19mm-diameter water service. The service will be adequate for this application. One metered water service will supply both the main residence and the carriage house.

2. Sanitary Sewer

Our records indicate that this property is currently serviced with a 100mm-diameter sanitary sewer service. The service will be adequate for this application. One metered water service will supply both the main residence and the carriage house.


3. Development Permit and Site Related Issues

Direct the roof drains onto splash pads.

Driveway access permissible is one (1) 6m wide as per bylaw

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.



James Kay, P. Eng.
Development Engineering Manager

AS

**DESIGN RATIONALE STATEMENT**

2820 QUESNEL ROAD
 Lot 6 Plan 18974 District Lot 135
 Osoyoos Div of Yale Land Dist. PID: 00B-163-154

Lorrie Myers
 250.575.2886
 r.lmyers@telus.net

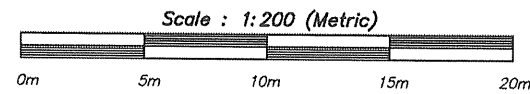
The carriage house conforms to the relevant policies with respect to the design because it is a one-story home that will blend well with the exiting home and the surrounding homes.

The carriage house will be one-story so that the flow of the eye from the house to the surrounding yard will be minimized compared to a 1 ½ or 2-story carriage house. We will also place the carriage house in the back corner of the lot, behind the garage and within all current specified setbacks, in order to minimize the footprint on the existing useable yard space. The current wooden shed behind the garage will be removed, and the rest of this portion of the yard has been left un-landscaped and tends to be a "collection grounds" for unused lumber, yard clippings, etc, and we feel the carriage home will actually upgrade & beautify this portion of the property nicely.

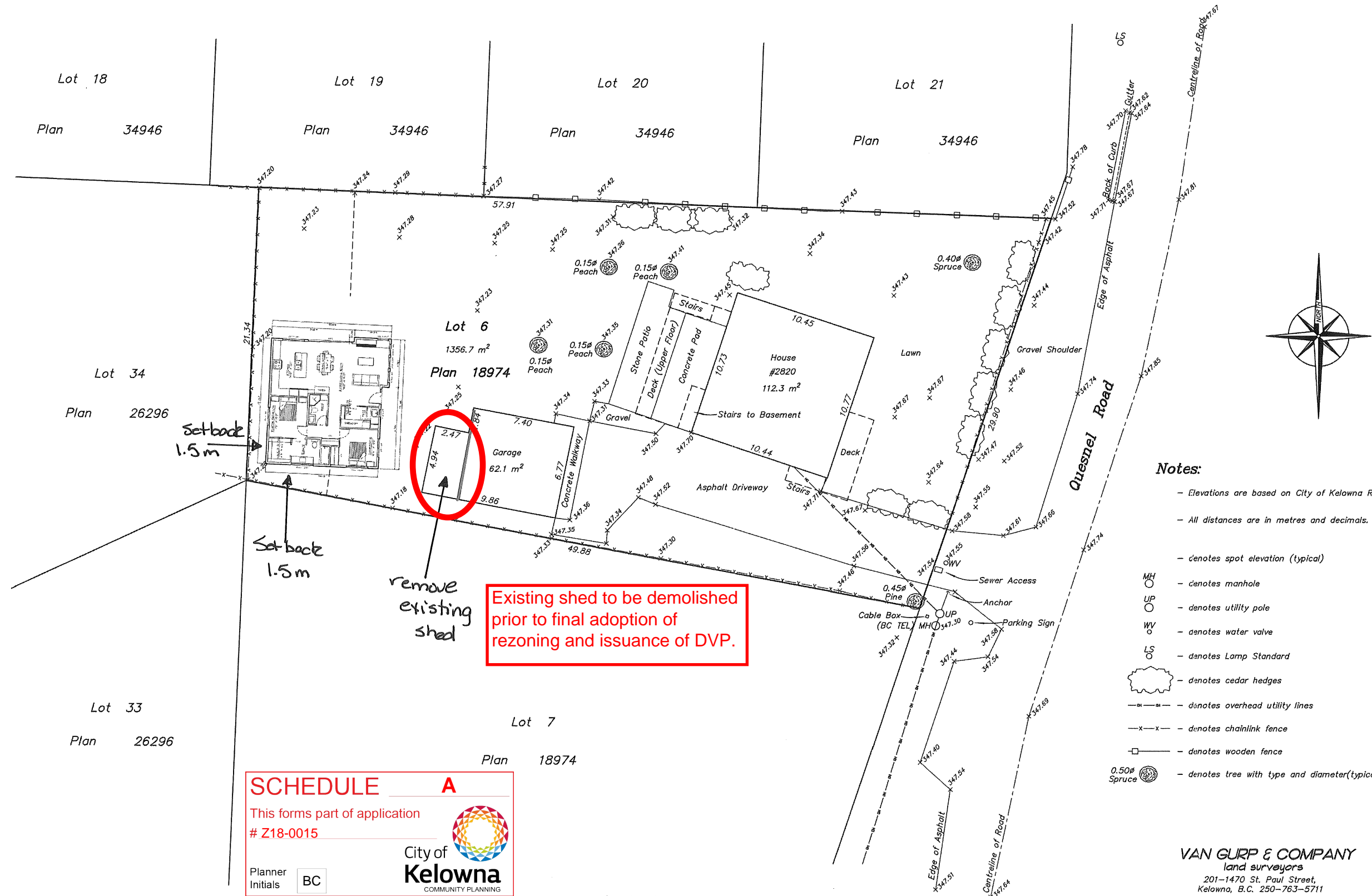
The materials to be used will be functional and of high quality, using Hardie board siding and then painting the existing main house & garage to match to the new colors, in order to maintain continuity of the buildings on the property. There will be landscaping done (additional trees, shrubs) to delineate a private open space for the carriage house residents through the use of shrubs & planters. We will also construct a privacy fence to the height of 6'6", replacing the waist-high chain link fence on this portion of the yard. This will create a private space for the carriage house residents, as well as for the residents of the neighbouring homes.

SKETCH PLAN SHOWING SITE INFORMATION ON AND ADJACENT TO LOT 6, DISTRICT LOT 135, ODYD, PLAN 18974.

2825 Quesnel Road
 Lot 6 Plan 18974 District Lot 135
 Osoyoos Div. of Yale Land District PID: 008-163-154
 Rezoning + Development Variance Permit
 Lorrie Myers 250.575.8886 rlmyers@kelus.net



The intended plot size of this plan is 560mm in width by 432mm in height (Sheet size "C") when plotted at a scale of 1:200.



Notes:

- Elevations are based on City of Kelowna Records
- All distances are in metres and decimals.

- denotes spot elevation (typical)

MH

- denotes manhole

UP

- denotes utility pole

WV

- denotes water valve

LS

- denotes Lamp Standard



- denotes cedar hedges



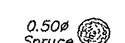
- denotes overhead utility lines



- denotes chainlink fence



- denotes wooden fence



- denotes tree with type and diameter (typical)

SCHEDULE A

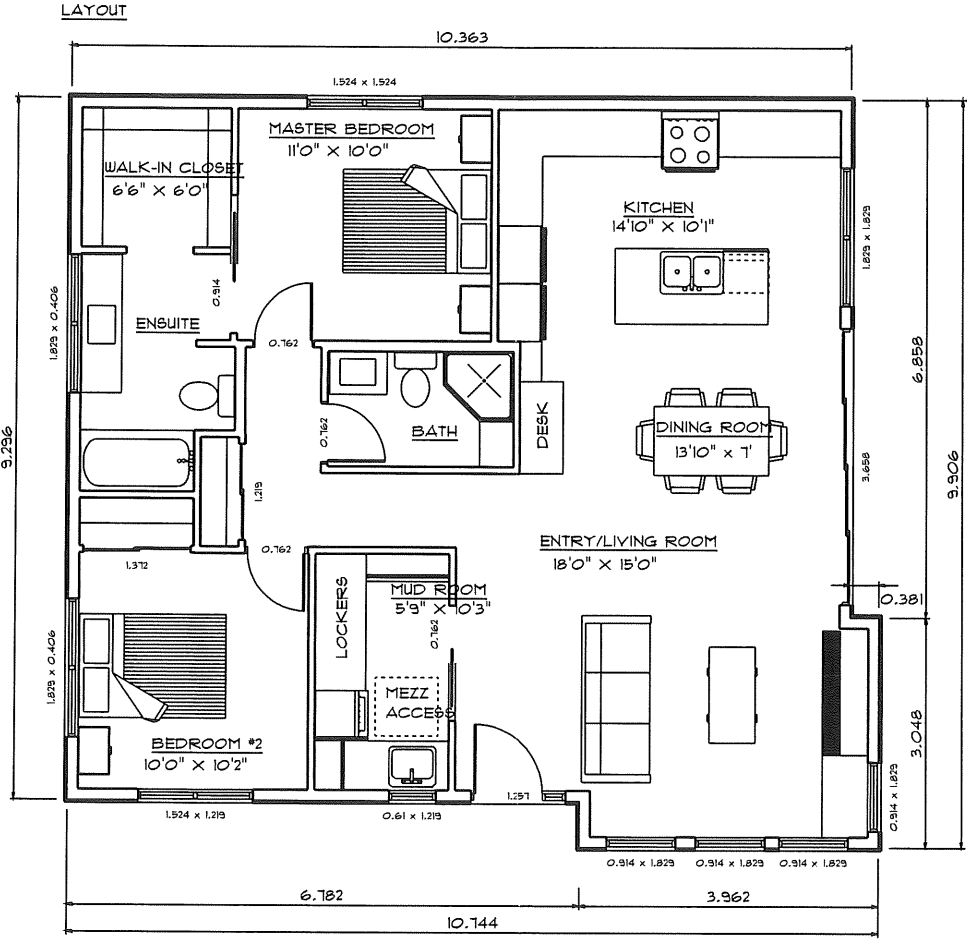
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 # Z18-0015

Planner
 Initials BC

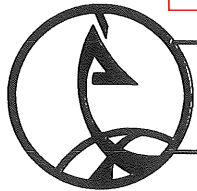


FLOOR PLAN

2820 Quesnel Road
Lot 6 Plan 18974 District Lot 135
Osoyoos Div of Yale Land District RD:008-163-154
Rezoning + Development Variance Permit
Lorrie Myers 250.575.8886 rlmymers@kelus.net



SCHEDULE A
This forms part of application
Z18-0015
Planner Initials BC
City of Kelowna
COMMUNITY PLANNING



LANDMARK
HOMES & DEVELOPMENTS

101-1865 DILWORTH DR. SUITE 342
KELOWNA, BC V1Y 9T1
PH: 250.317.5351
E-MAIL: landmarkhomesbc@yahoo.ca

DATE 12/07/17
AREA 1076 Sq Ft.
SCALE 1/8"

PROJECT:
Rod & Lorrie Myers
2820 Quesnel Rd.
carriage house

*all plans are copyright and owned by Landmark Homes unless purchased.



DATE 12/07/17
PAGE 2

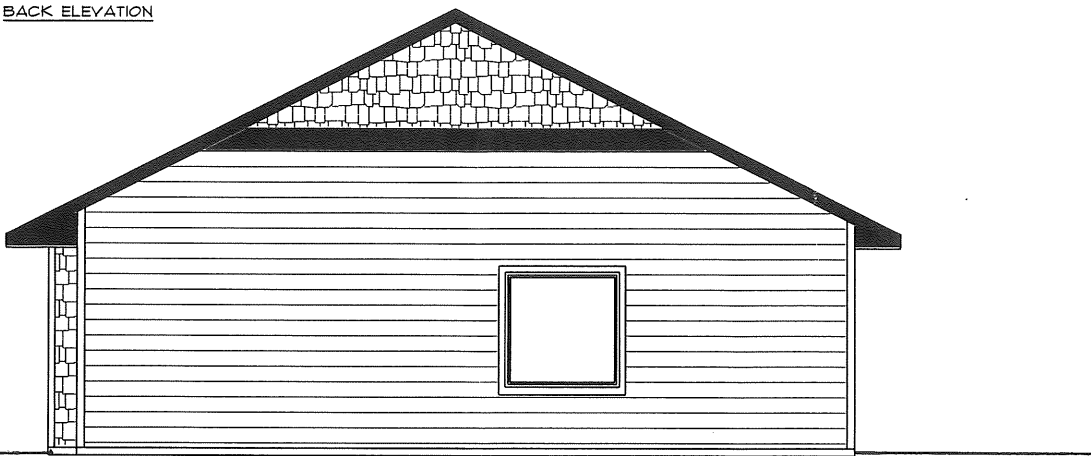
ELEVATIONS

2820 Quesnel Road
Lot 6 Plan 18974 District Lot 135
Osoyoos DV of Yale Land District PID: 008-163-154
Rezoning + Development Variance Permit
Lorrie Myers 250-575-8886 rlmymers@kelus.net

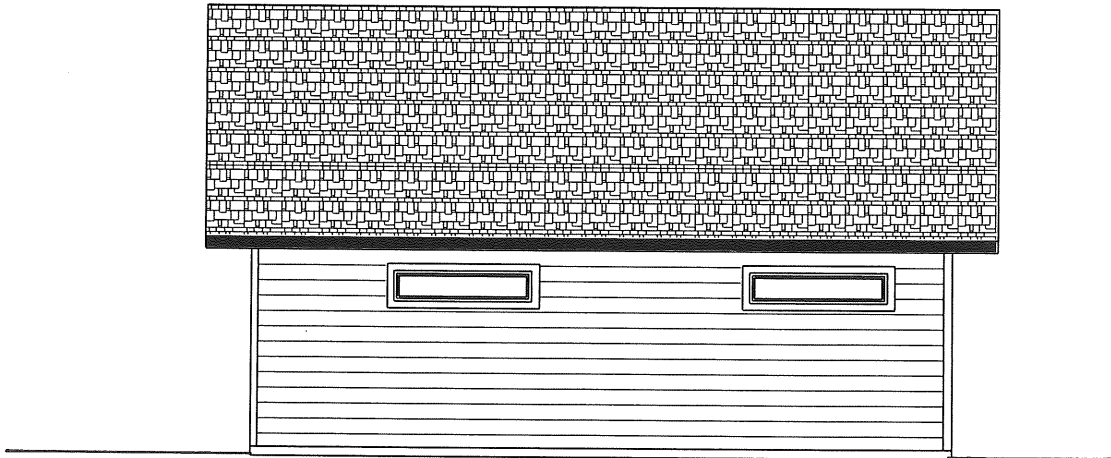
FRONT ELEVATION



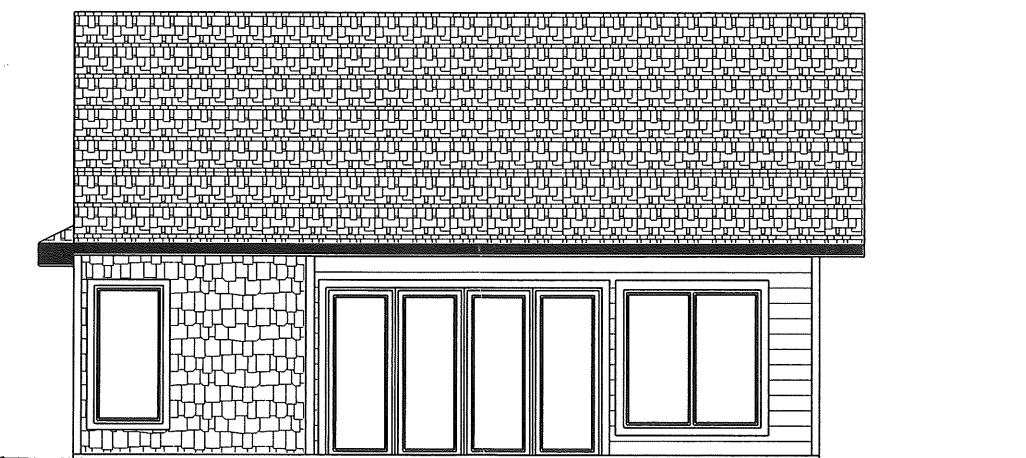
BACK ELEVATION



LEFT ELEVATION



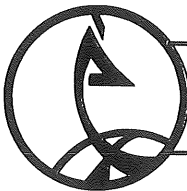
RIGHT ELEVATION



SCHEDULE A

This forms part of application
Z18-0015

Planner
Initials BC



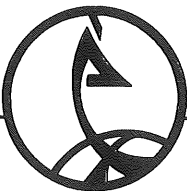
LANDMARK
HOMES & DEVELOPMENTS

101-1865 DILWORTH DR. SUITE 342
KELOWNA, BC V1Y 9T1
PH: 250.317.5351
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DATE 12/07/17
AREA 1076 Sq Ft.
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Rod & Lorrie Myers
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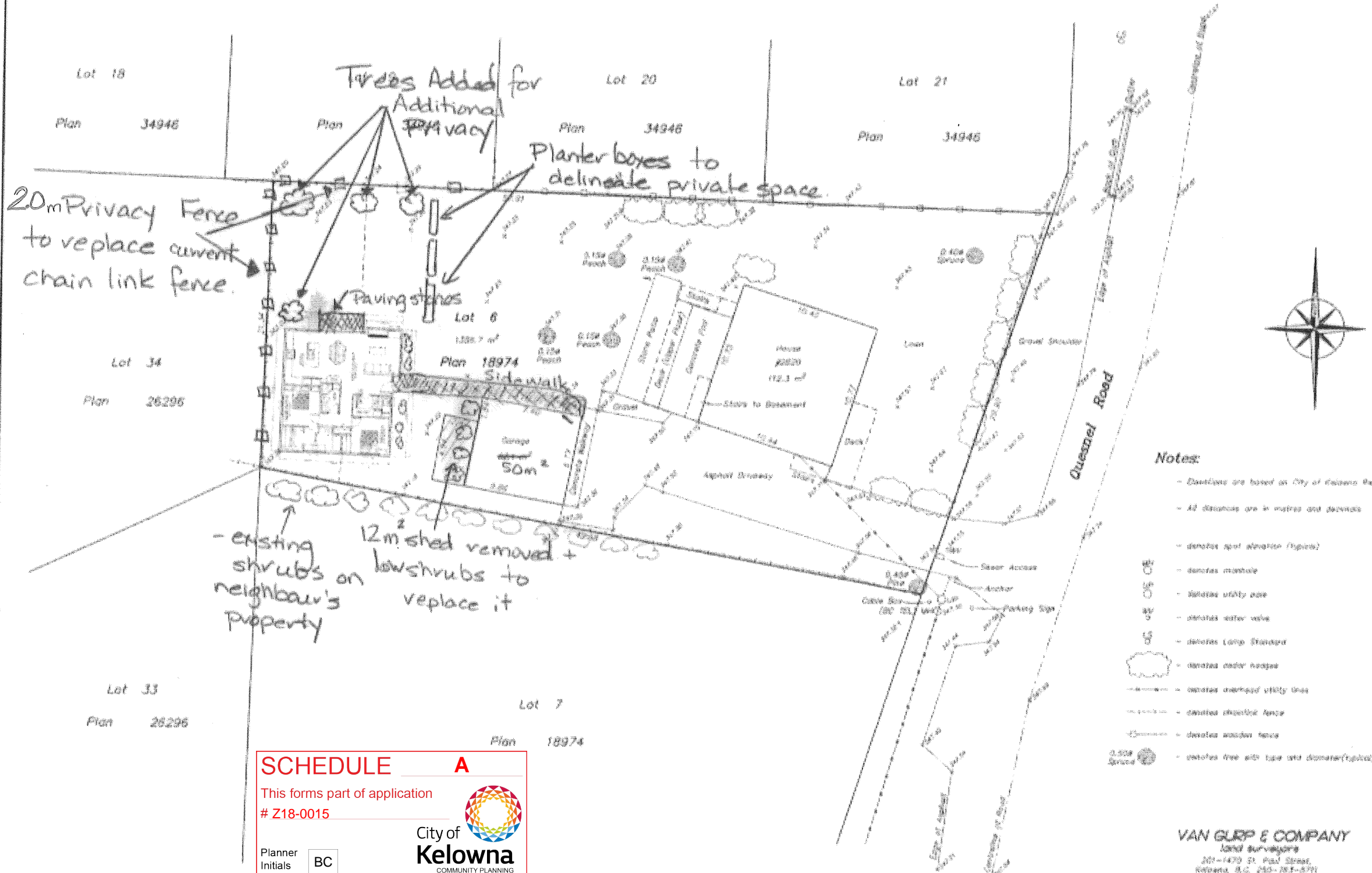
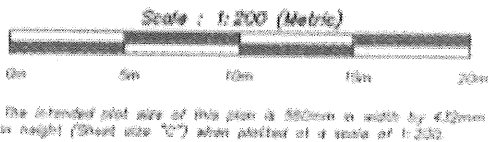


DATE 12/07/17	PAGE 1
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LANDSCAPING PLAN

SKETCH PLAN SHOWING SITE INFORMATION ON AND ADJACENT TO
LOT 6, DISTRICT LOT 135, ODYD, PLAN 18974.

2820 Quesnel Road
Lot 6 Plan 18974 District Lot 135
Osoyoos Div. of Yale Land District PID: 008-163-154
Rezoning + Development Variance Permit
Lorrie Myers 250.575.8886 rlmymers@telus.net



SCHEDULE A

This forms part of application
Z18-0015

Planner Initials BC

City of Kelowna
COMMUNITY PLANNING

VAN GURP & COMPANY
land surveyors
201-1470 St. Paul Street
Kelowna, B.C. V1Y 5P1-5771
Fax: 250-863-2333

Lorrie Myers - November 24th, 2017.

REPORT TO COUNCIL



Date: June 25, 2018

RIM No. 1250-30

To: City Manager

From: Community Planning Department (AF)

Application: Z18-0022

Owner: City of Kelowna

Address: 1140 Clifton Road

Applicant: Ben Walker

Subject: Rezoning Application

Existing OCP Designation: S2RES – Single/Two Unit Residential

Existing Zone: RU1 – Large Lot Housing

Proposed Zone: RU6 – Two Dwelling Housing

1.0 Recommendation

THAT Rezoning Application No. Z18-0022 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 1, Section 30, Township 26, ODYD, Plan KAP84822, located at 1140 Clifton Road, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU6 – Two Dwelling Housing zone be considered by Council;

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

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Attachment “B” to the Report from the Community Planning Department.

2.0 Purpose

To consider a development application to rezone the subject property to RU6 – Two Dwelling Housing to facilitate the development of a second single family dwelling.

3.0 Community Planning

Community Planning supports the proposed rezoning from RU1 – Large Lot Housing to RU6 – Two Dwelling Housing as it is in line with the Official Community Plan (OCP) Future Land Use Designation of S2RES – Single/Two Unit Residential for the subject property and is located within the Permanent Growth Boundary. The property is fully serviced and is in close proximity to transit, parks and schools. It is therefore consistent with the OCP Urban Infill Policy of Compact Urban Growth. The addition of an second single

family dwelling on the property represents a modest increase in density and the proposal should sensitively integrate with the neighboring properties.

4.0 Proposal

4.1 Background

The subject property currently has an existing one storey single family dwelling with a detached garage. The existing detached garage will need to be demolished and subsequently removed from site in order to allow for an additional single family dwelling to be constructed.

4.2 Project Description

The proposed rezoning from RU1 to RU6 would facilitate the development of a second single family dwelling on the subject property. The proposed additional single family dwelling meets all of the zoning regulations and does not require any variances. The property has an OCP Future Land Use of S2RES – Single/Two Unit Residential, is fully serviced and is located within the Permanent Growth Boundary. The subject property is suitable for an increase in density as it is located near transit routes with access to parks and school.

The proposed rezoning meets the OCP Urban Infill Policies for Compact Urban Growth and Sensitive Infill. These policies state that growth should occur in areas that are already serviced and have access to transit, and that growth should be designed to be sensitive to the existing character of the neighbourhood.

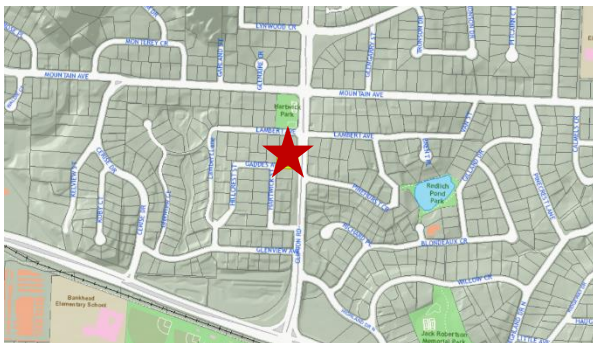
4.3 Site Context

The subject property is located in the Glenmore – Clifton – Dilworth City Sector near the intersection of Clement Avenue and Clifton Road and just south of Hartwick Park. It is in close proximity to transit routes located along Clifton Road and is within walking distance to Hartwick Park, Lombardy Park, Jack Robertson Memorial Park and Redlich Pond Park. The surrounding neighbourhood is largely comprised of RU1 – Large Lot Housing zoned properties with some RU5 – Bareland Strata Housing zoned properties and several RU6 – Two Dwelling Housing zoned properties.

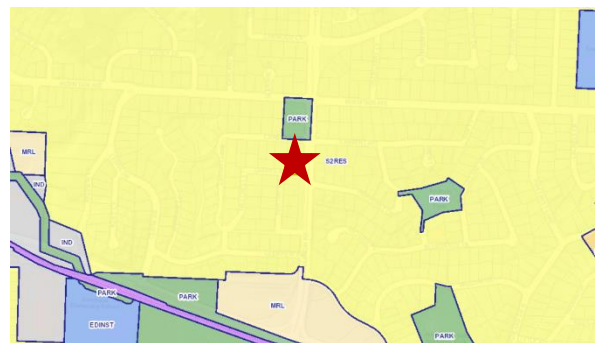
Specifically, adjacent land uses are as follows:

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

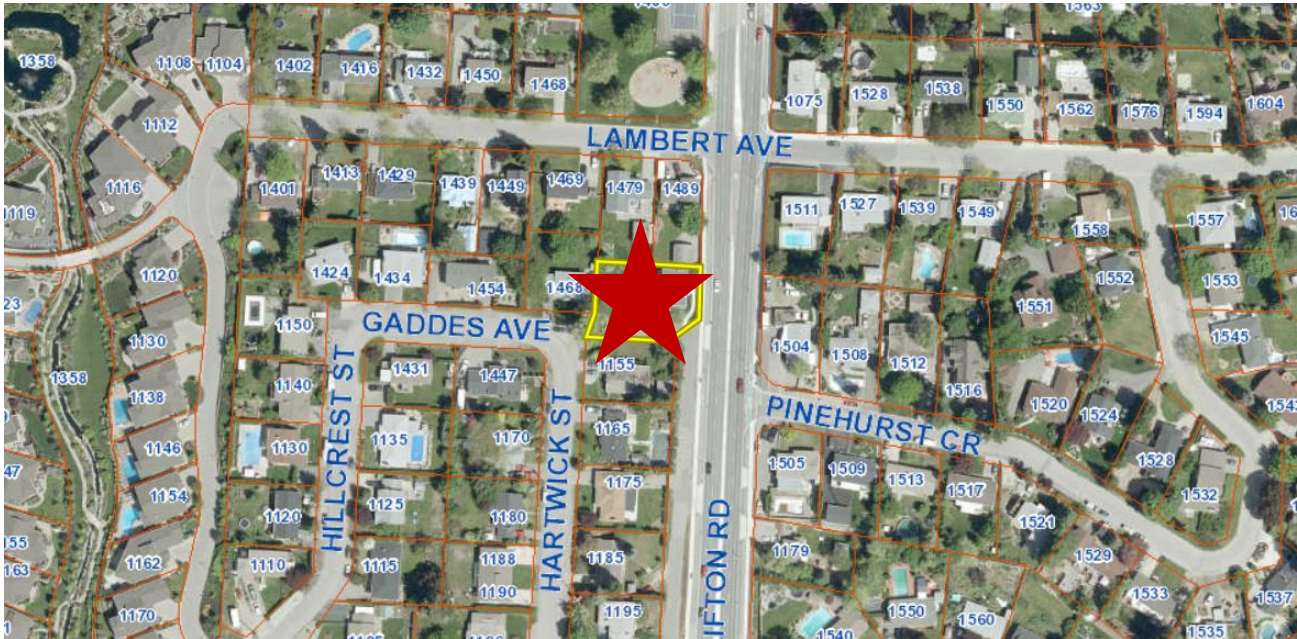
Site Context Map



Future Land Use Map



Subject Property Map: 1140 Clifton Road



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

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).

- No concerns with proposed land use. 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 March 1, 2018

6.3 Fire Department

- Ensure access from Clifton Rd is maintained to all units

7.0 Application Chronology

Date of Application Received: February 7, 2018

Date Public Consultation Completed: May 1, 2018

Report prepared by: Andrew Ferguson

Reviewed by: Terry Barton, Urban Planning Manager

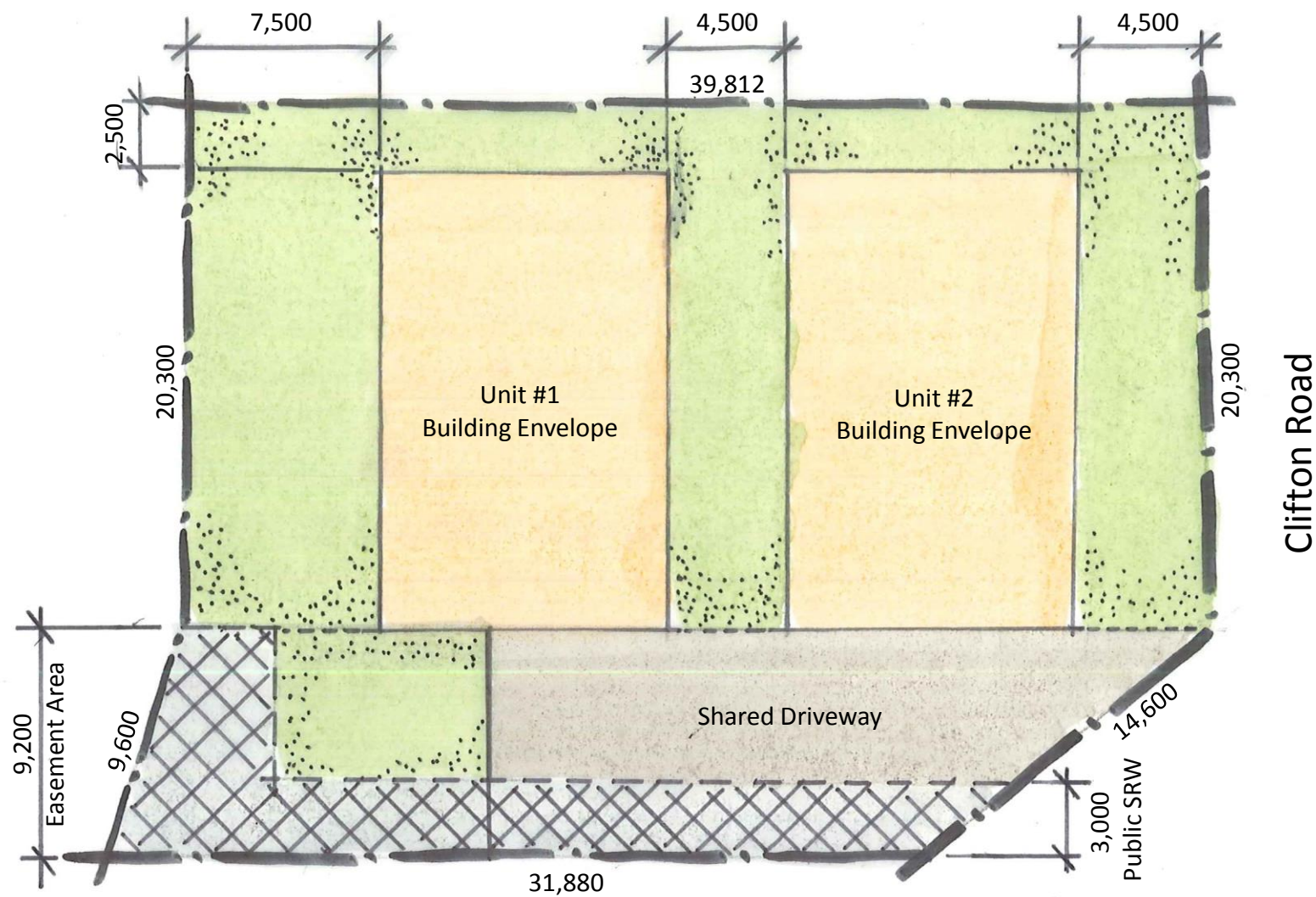
Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Attachment A: Site Plan

Attachment B: Development Engineering Technical Comments

Attachment C: Context/Site Photos



Site Information:

Lot 1
Plan 84822
1140 Clifton Road
Kelowna, British Columbia

Site Coverage:

Lot Area = 1,143m²
Proposed Building Footprints = 200m²
(Each Unit)
Driveway = 120m²
Total Site coverage = 35%
Site Coverage (w/ Driveway) = 47%
Public Walkway = 125m²

Private Open Space

Unit #1 = 278m²
Unit #2 = 220m²

Minimum Required for Private Open Space = 30m²
(Each Unit)

Parking Allowances

Unit #1 = 2 Spaces in Garage
Unit #2 = 2 Spaces in Garage

General Notes:

1. Charges LB113851 (Utility SRW for Telus), LB113852 (Utility SRW for Shaw) and LB113853 (Utility SRW for City of Kelowna) fall within the noted 9,200mm portion of land. The driveway and proposed Public SRW will fall within this portion of land and have no impact on the existing SRW's.
2. Proposed Public SRW is to provide connection between Hartwick Street and Gaddes Avenue (to the west) to Clifton Road.

ATTACHMENT A

This forms part of application
Z18-0022

Planner
Initials

AF

City of
Kelowna
COMMUNITY PLANNING



CITY OF KELOWNA

MEMORANDUM

Date: March 01, 2018
File No.: Z18-0022
To: Community Planning (AF)
From: Development Engineering Manager(JK)
Subject: 1140 Clifton Road



RU1 to RU6

The Development Engineering Department has the following comments and requirements associated with this rezoning application. The road and utility upgrading requirements outlined in this report will be a requirement of this development. The Development Engineering Technologist for this project is Jason Angus

1. Domestic Water and Fire Protection

This property is currently serviced with a 19mm-diameter water service. The disconnection of the existing small diameter water services and the tie-in of a larger new 50mm service c/w two curb stops 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 Jason Angus, by email jangus@kelowna.ca or phone, 250-469-8783.

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 must 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 Jason Angus, by email jangus@kelowna.ca or phone, 250-469-8783

3. Road Improvements

Clifton Road has already been upgraded to an urban arterial standard along the full frontage of this proposed development. No further upgrades are needed at this time.

The retaining wall that is along the frontage of Clifton Road appears to be within private property. A ROW will be required so that the City of Kelowna can maintain the retaining.

4. Development Permit and Site Related Issues

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

One access to the property will be permitted.

5. Electric Power and Telecommunication Services

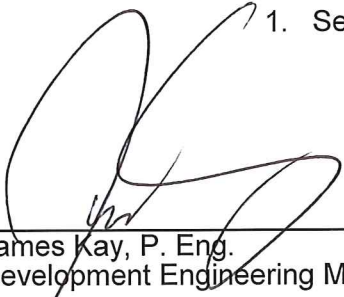
The electrical and telecommunication services to this building must be installed in an underground duct system, and the building must be connected by an underground

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

7. Bonding and Levy Summary

(a) Bonding

1. Service upgrades


James Kay, P. Eng.
Development Engineering Manager

JA

To be determined

ATTACHMENT		B
This forms part of application		
# Z18-0022		
Planner Initials	AF	 City of Kelowna <small>COMMUNITY PLANNING</small>



ATTACHMENT C

This forms part of application
Z18-0022

Planner Initials **AF**

City of Kelowna
COMMUNITY PLANNING

REPORT TO COUNCIL



Date: June 25, 2018

RIM No. 1250-30

To: City Manager

From: Community Planning Department (TA)

Application: Z18-0025 **Owner:** The Howard-Fry Housing Society

Address: 1033 Harvey Avenue **Applicant:** John Howard Society of the Central and South Okanagan

Subject: Rezoning Application

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

Existing Zone: RU6 – Two Dwelling Housing

Proposed Zone: RU6b – Two Dwelling Housing with Boarding or Lodging House

1.0 Recommendation

THAT Rezoning Application No. Z18-0025 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 1, District Lot 138, ODYD, Plan 7765, Except Plans H16278 and 36604, located at 1033 Harvey Avenue, Kelowna, BC from the RU6 – Two Dwelling Housing zone to the RU6b – Two Dwelling Housing with Boarding or Lodging House zone be considered by Council;

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

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

2.0 Purpose

To rezone the subject property from RU6 – Two Dwelling Housing to RU6b – Two Dwelling Housing with Boarding or Lodging House to bring the subject property into compliance with the Zoning Bylaw.

3.0 Community Planning

Community Planning supports the proposed rezoning on the subject property as it will bring the existing Boarding House into compliance with Zoning Bylaw No. 8000. The existing Boarding House is operated by the John Howard Society of the Central and South Okanagan as an affordable rental. There are currently 7 rooms in the house with common kitchen and living facilities. The applicants applied for a building permit

to expand their operations in the basement, and it was noted that the current Boarding House use was not in compliance with the RU6 – Two Dwelling Housing Zone. Rezoning to RU6 – Two Dwelling Housing with Boarding or Lodging House will bring the existing use into compliance and will allow the expansion of three additional rooms. Supportive Housing with staff members on-site is offered at the property immediately adjacent at 1043 Harvey Avenue, and the staff regularly monitor and offer support for the residents living at 1033 Harvey Avenue. Supportive Housing is a permitted use under the RU6 zone and therefore the adjacent property is in compliance.

The Official Community Plan (OCP) Objective 5.9 supports the creation of affordable and safe rental, non-market, and/or special needs housing. This application satisfies that objective and ensures the continued operation of an existing rental and special needs housing. Further, the Housing Inventory identifies that affordable rentals are an important housing stock in our community that currently has low inventory.

The location of the subject property is well serviced by transit, commercial areas, and recreation opportunities in the downtown core and is therefore suitable for the increased number of affordable rental units and is align with OCP Policy 5.3.2 Compact Urban Form.

The applicants completed the required Neighbourhood Consultation as per Council Policy No. #367 on January 31, 2018 in anticipation of their application by supplying information to neighbours within a 50m radius. No comments from neighbours have been received by the Planning department at this time.

4.0 Proposal

4.1 Background

The subject property features a single family dwelling with several bedrooms and common living spaces. It was operated for many years by the Okanagan Halfway House Society for up to 10 residents.

4.2 Project Description

The proposed rezoning from RU6 – Two Dwelling Housing to RU6 – Two Dwelling Housing with Boarding or Lodging House will bring the existing use on the subject property into compliance. The house currently features 7 bedrooms and common living facilities with 5 parking stalls which meets the required parking. Should Council support the proposed rezoning, the basement would be renovated to provide an additional 3 bedrooms. There are no changes to the exterior of the building proposed at this time, and no variances are requested.

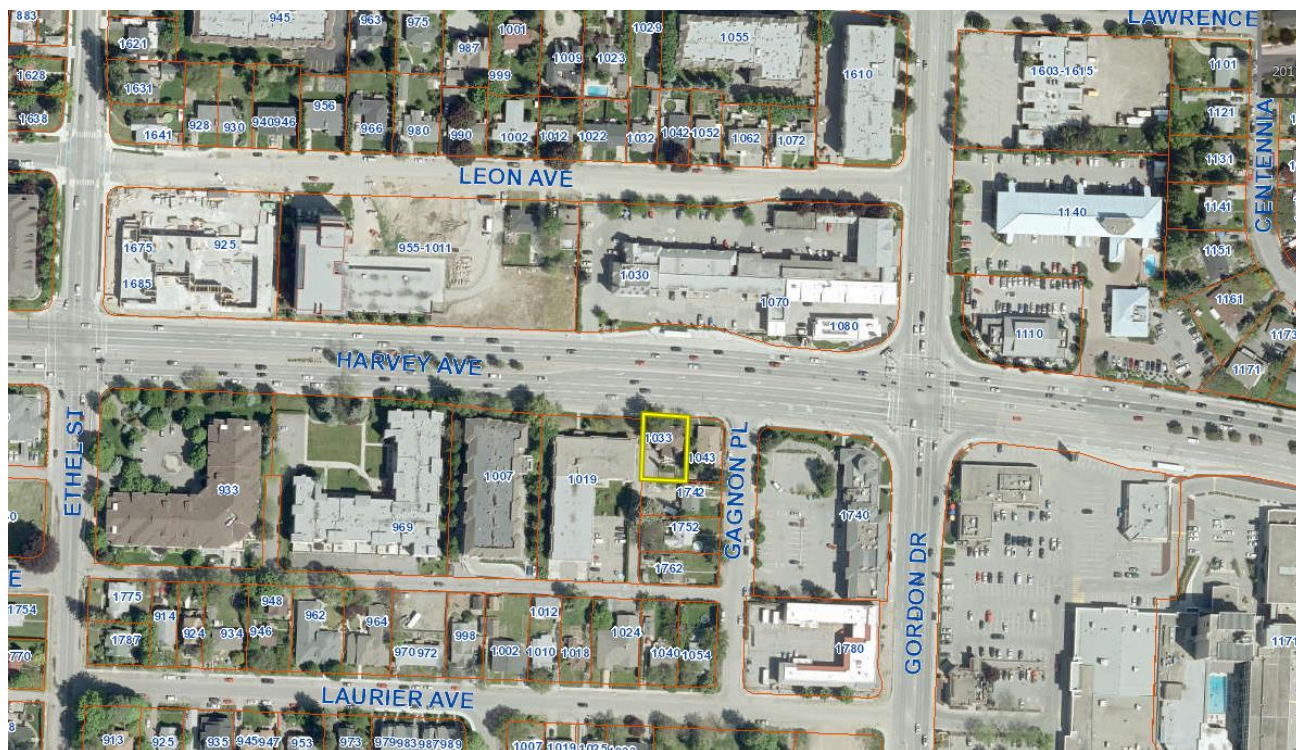
4.3 Site Context

The subject property is located on the South side of Harvey Avenue near Gordon Drive.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	C9 – Tourist Commercial	Hotel
East	RU6 – Two Dwelling Housing	Supportive Housing
South	RU6 – Two Dwelling Housing	Single Family Dwelling
West	RM5 – Medium Density Multiple Housing	Multi-Family Housing

Subject Property Map: 1033 Harvey Avenue



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.

Objective 5.9.² Support the creation of affordable and safe rental, non-market, and/or special needs housing.

6.0 Technical Comments

6.1 Building & Permitting Department

Full Plan check for Building Code related issues will be done at time of Building Permit application.

6.2 Development Engineering Department

All requirements have been met.

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

² City of Kelowna Official Community Plan, Objective 5.9 (Development Process Chapter).

6.3 Fire Department

No concerns with re zoning application - this house has been inspected numerous times and the fire department has no issues

6.4 Ministry of Transportation

Preliminary Approval is granted.

7.0 **Application Chronology**

Date of Application Received: February 22, 2018

Date Public Consultation Completed: January 31, 2018

Report prepared by: Trisa Atwood, Planner II

Reviewed by: Terry Barton, Urban Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Applicant's Letter of Rationale

Site Plan

Floor Plans

Elevations

February 19, 2018

City of Kelowna
1435 Water Street
Kelowna, BC V1Y 1J4

Re: Rezoning Application for 1033 Harvey Avenue

Dear Council Members:

The John Howard Society of the Central and South Okanagan has been providing services in the Kelowna area for almost 60 years. We offer a range of services to people living with neurodevelopmental disabilities/FASD, mental illness, addiction and/or who have been involved in the justice system.

The property at 1033 Harvey Avenue is owned by The Howard Fry Society, which is a wholly owned entity of the John Howard Society of the Central and South Okanagan. It was leased for many years to the Okanagan Halfway House Society and operated as a halfway house for up to 10 residents. Since that lease ended, we have operated it as an affordable shared residence for men with disabilities of some sort who cannot afford market rent. We do not have regular staffing onsite, but the staff from our property next door at 1043 Harvey go over regularly to check on the house and residents. The residents of 1033 Harvey are carefully screened and sign agreements that require them to live clean and sober while residing in the home. Staff engage in conflict resolution and incident management as needed.

We discovered recently that the property is zoned RU6, when we have operated it as a RU6b with up to 7 men living there at any time. To accommodate even more residents, we were planning to refurbish the basement rooms so that they are usable, and as part of that investigative process we learned about the zoning issue. With the shortage of affordable housing, specifically sober living housing, we want to maximize the use of this asset. It feels wrong to have usable space in the basement level sitting vacant when we have people waiting for placement in the home.

So we wish to rezone the house from RU6 to RU6b. The grounds of the building will not change at all, and there is no actual change in the usage of the building. The neighbours were notified and none that we spoke to expressed any concern. Thank you for your consideration of this matter.

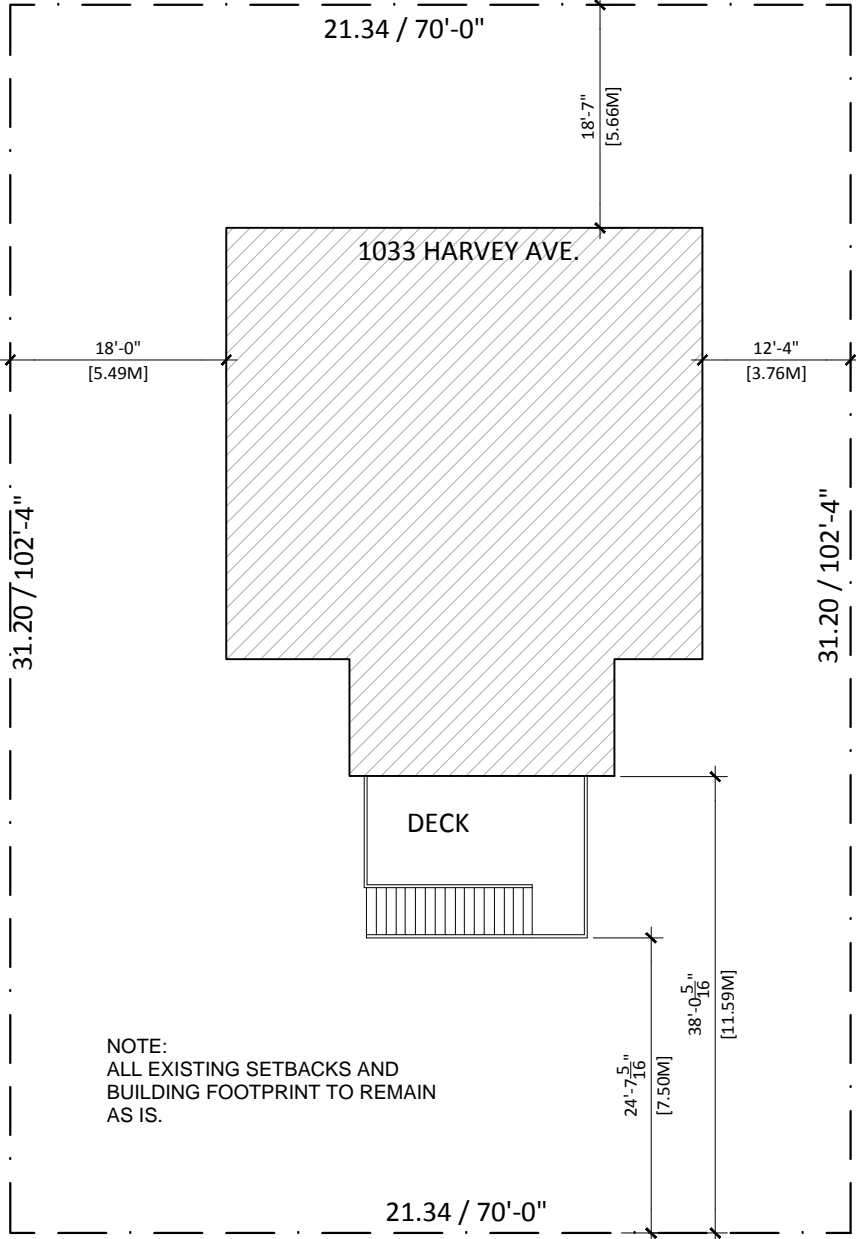
Sincerely,



Gaelene Askeland
Executive Director



1033 HARVEY AVENUE
SITE PLAN
NOT TO SCALE



1033 HARVEY AVENUE
SITE PLAN
1/16"=1'-0"

GENERAL NOTE:
EXISTING BUILDING ENVELOPE REMAINS AS EXISTING
NO EXTERNAL ADDITION OR ALTERATIONS HAVE
BEEN COMPLETED, EXCEPT EXISTING WINDOWS
HAVE BEEN REMOVED AND UPDATED.

EXISTING BUILDING ENVELOPE REMAINS AS EXISTING
NO EXTERNAL ADDITION OR ALTERATIONS HAVE
BEEN COMPLETED, EXCEPT EXISTING WINDOWS
HAVE BEEN REMOVED AND UPDATED.

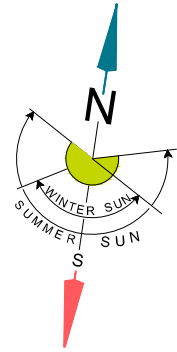
PARKING CONFIGURATION
4 STALLS BEHIND THE RESIDENCE
1 STALL ALONGSIDE THE RESIDENCE
5 REGULAR STALLS (8'-3" x 19'-10")

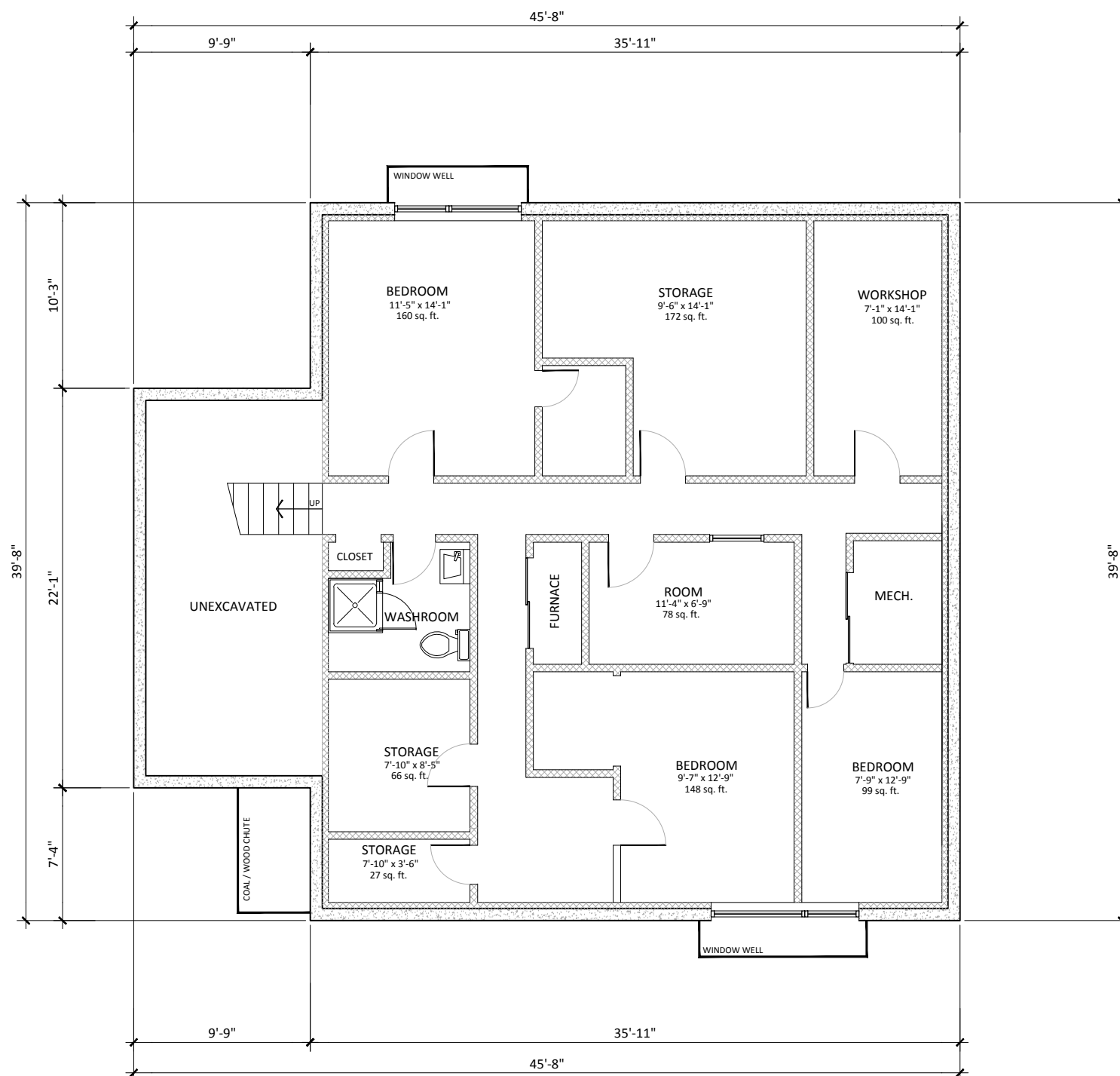
LEGAL ADDRESS:
LOT 1
PLAN 3999

MUNICIPAL ADDRESS:
1033 HARVEY AVE.
KELOWNA, B.C.

NOTE:
ALL DIMENSIONS WERE TAKEN
FROM FIELD MEASUREMENTS
AND ARE NOT DEEMED TOTALLY
ACCURATE

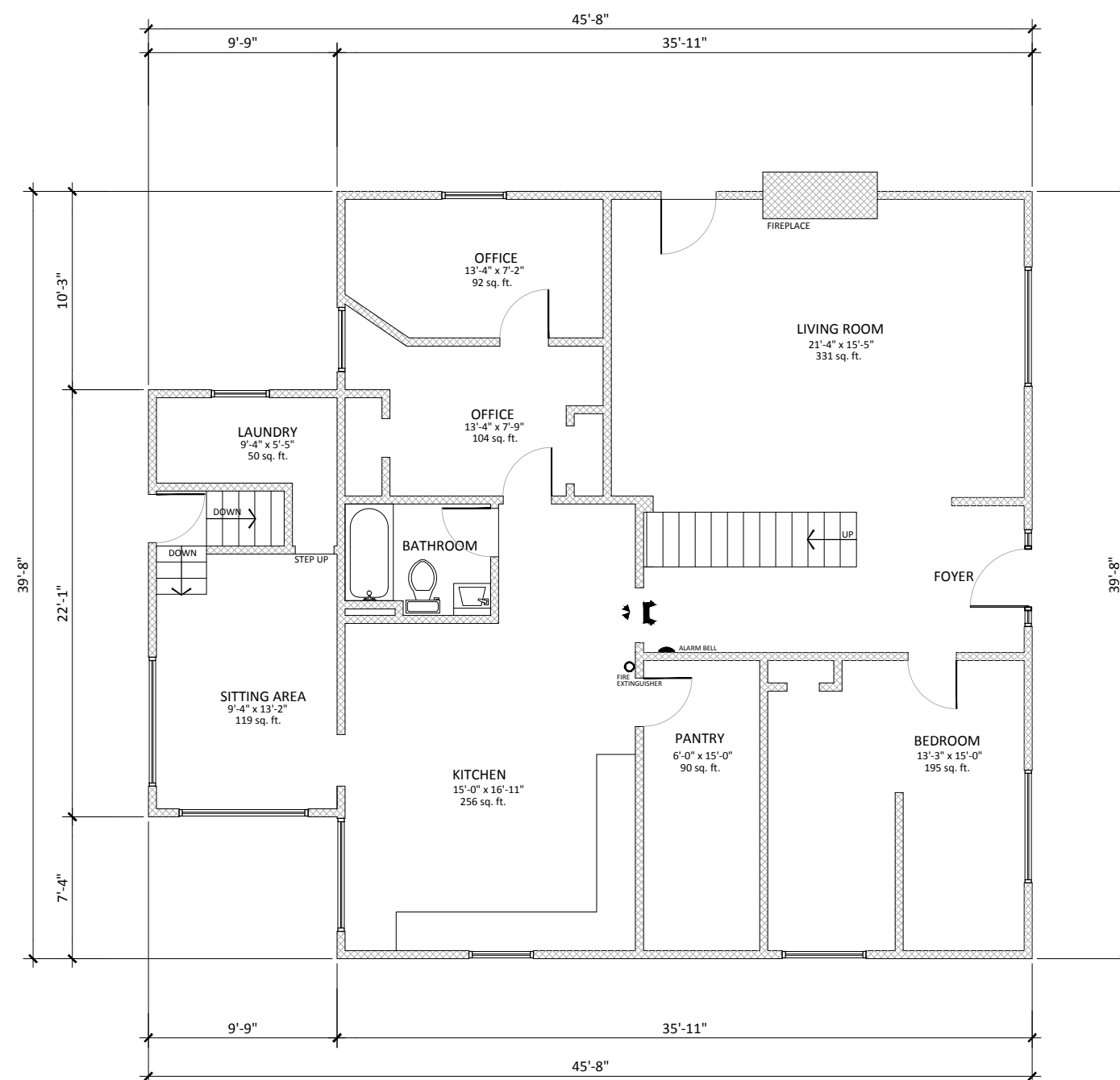
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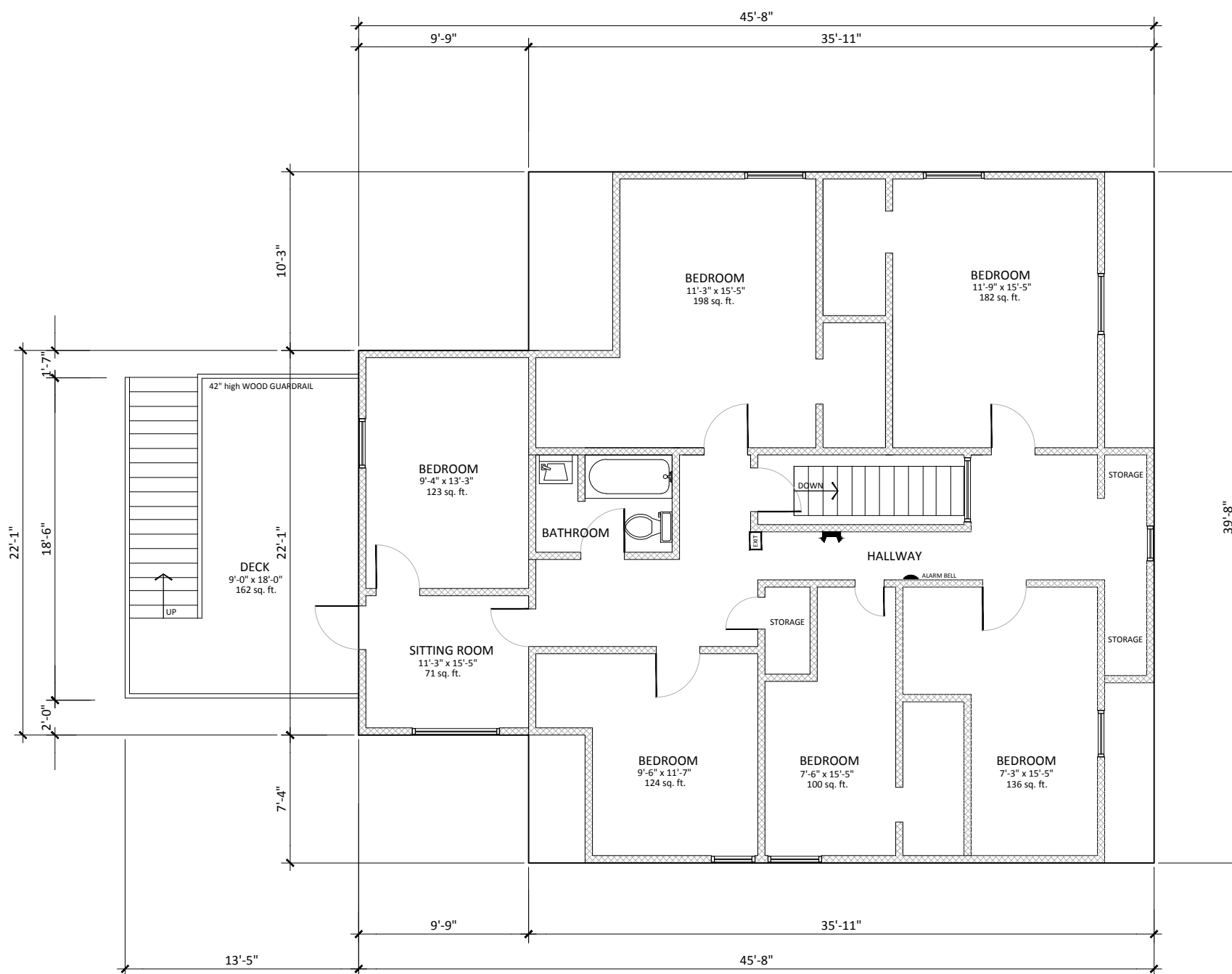
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ALL DIMENSIONS WERE TAKEN
FROM FIELD MEASUREMENTS
AND ARE NOT DEEMED TOTALLY
ACCURATE

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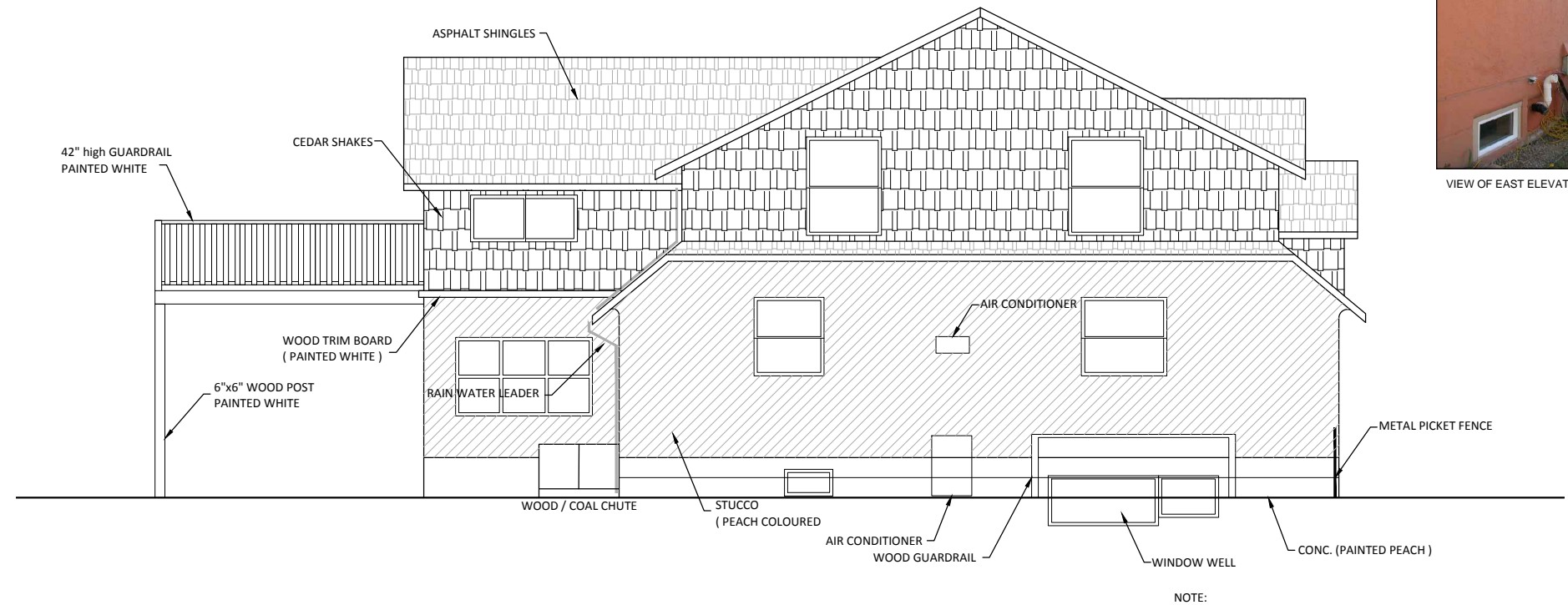
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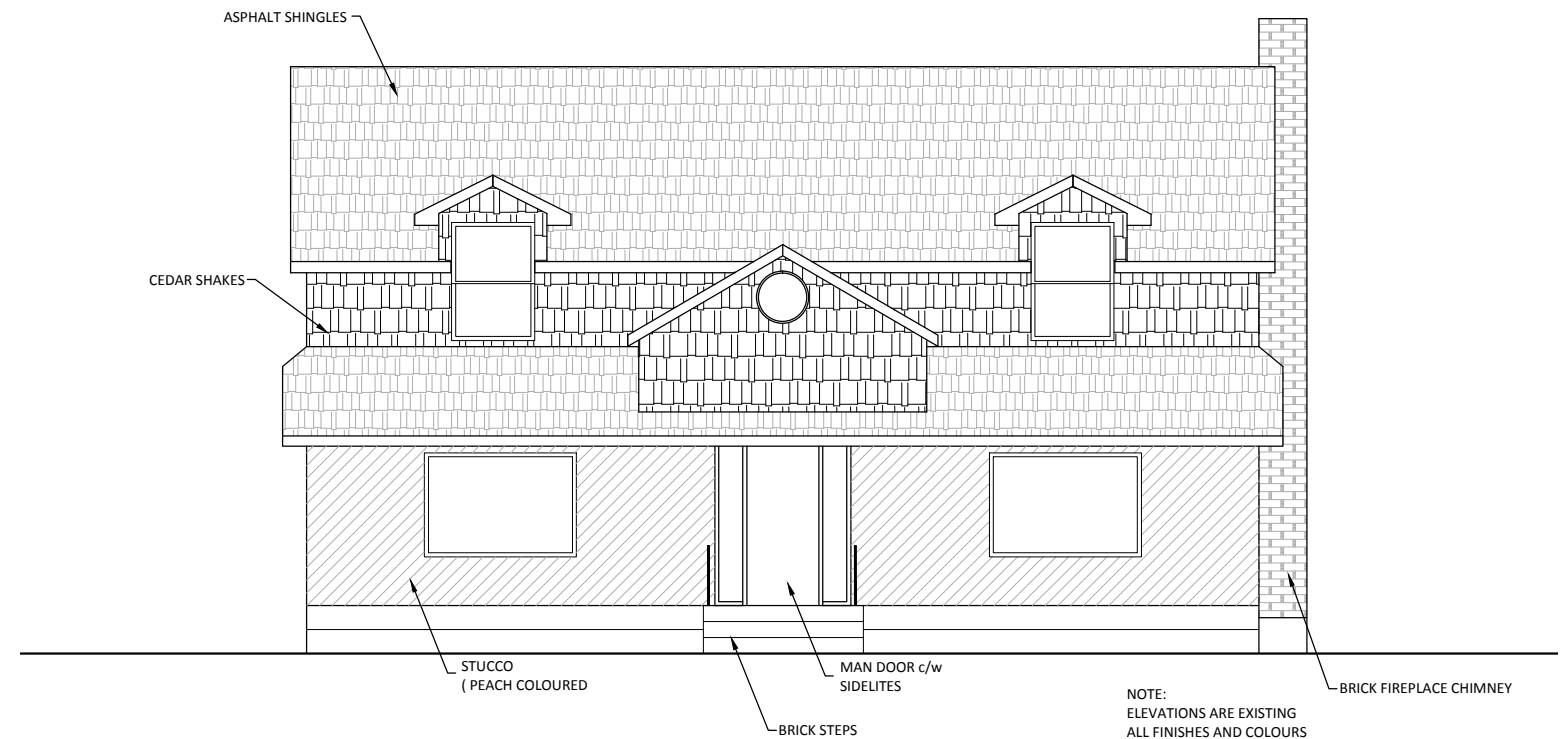
NOTE:
ALL DIMENSIONS WERE TAKEN
FROM FIELD MEASUREMENTS
AND ARE NOT DEEMED TOTALLY
ACCURATE

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VIEW OF EAST ELEVATION

2 EAST ELEVATION
A5
1/8" = 1'-0"



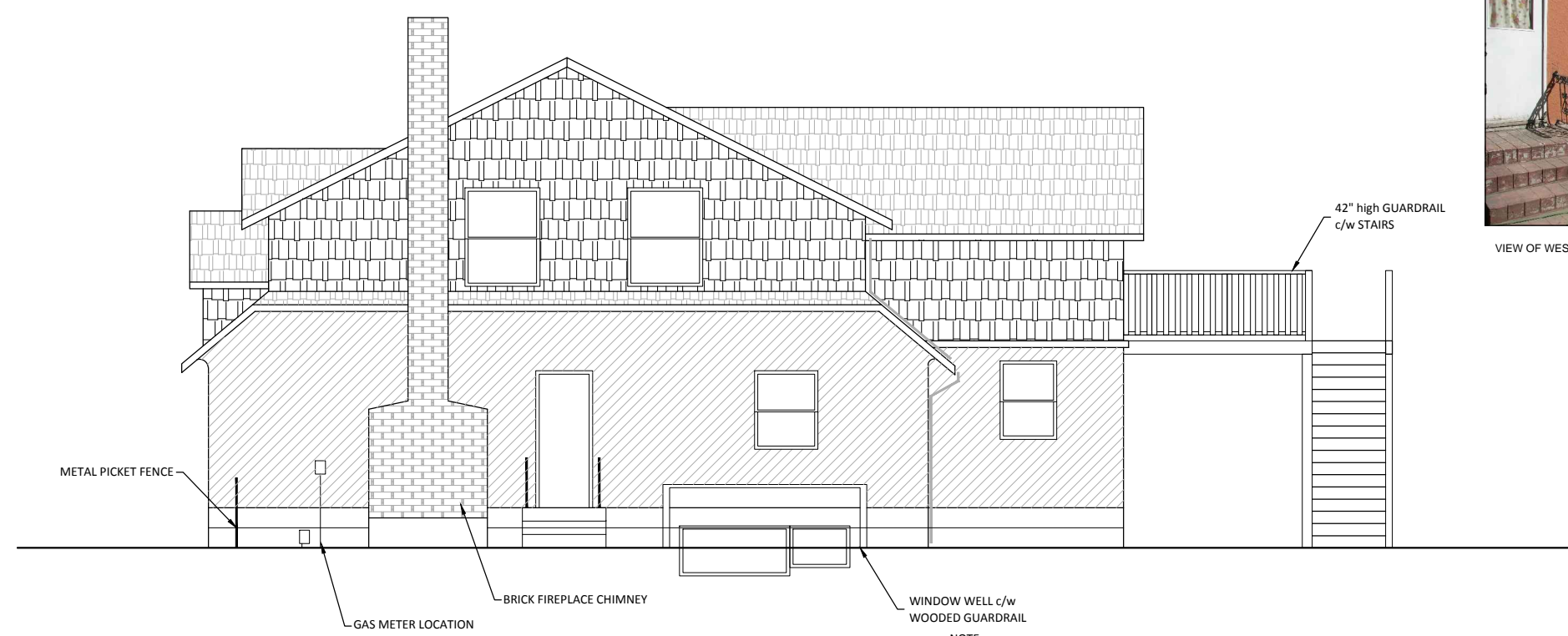
VIEW OF NORTH ELEVATION

1 FACING HARVEY NORTH ELEVATION
A5
1/8" = 1'-0"

NOTE:
ELEVATIONS ARE EXISTING
ALL FINISHES AND COLOURS
HAVE NOT CHANGED

NOTE:
ALL DIMENSIONS WERE TAKEN
FROM FIELD MEASUREMENTS
AND ARE NOT DEEMED TOTALLY
ACCURATE

DATE	NO.	BY	REVISION
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<div>  HOLDEN'S DRAUGHTING & DESIGN 823 SAUCIER AVENUE KELOWNA, B.C. V1Y-6A3 Phone: 250.868.0962 Fax: 250.868.0962 Email: hholden@shaw.ca </div>			
PROJECT JOHN HOWARD SOCIETY 1033 HARVEY AVENUE KELOWNA, B.C.			
SHEET TITLE NORTH & EAST ELEVATIONS			
DRAWN RAH	SHEET NO. A5		
CHECKED	Rev. 0		
SCALE 1/8"=1'-0"			
DATE 05/08/2013			

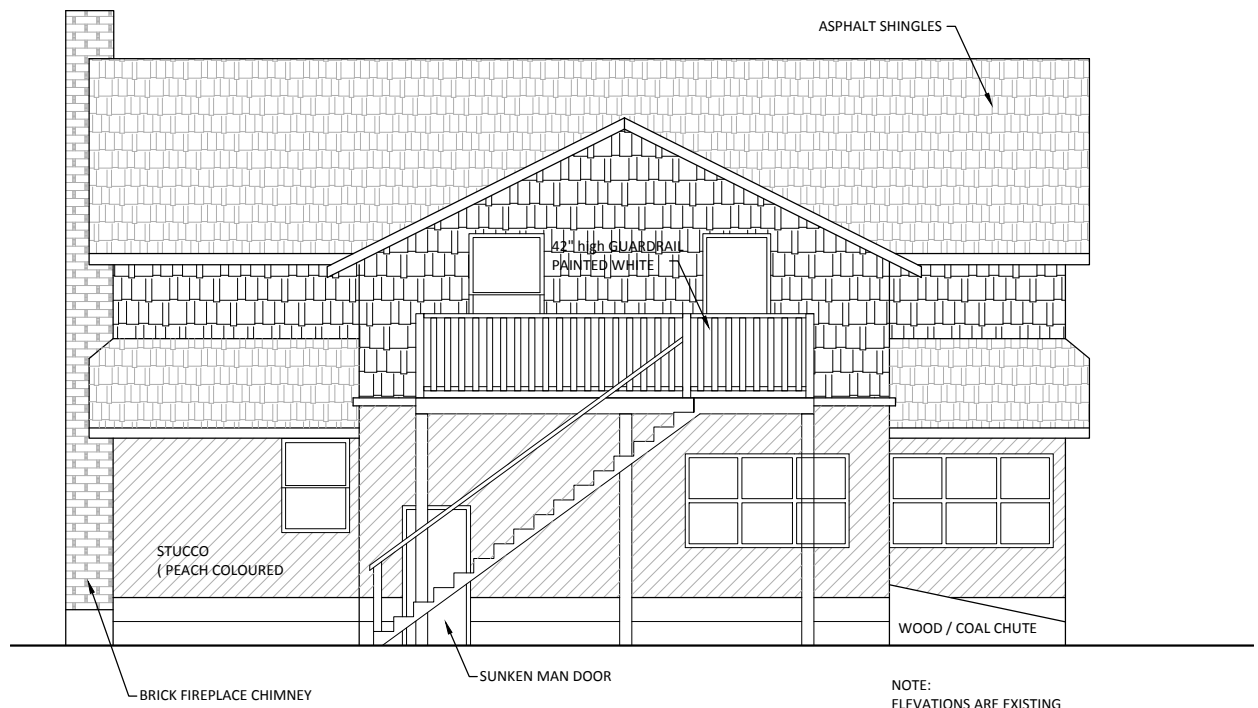


2 WEST ELEVATION
A6
1/8" = 1'-0"

NOTE:
ELEVATIONS ARE EXISTING
ALL FINISHES AND COLOURS
HAVE NOT CHANGED



VIEW OF WEST ELEVATION



1 SOUTH ELEVATION
A6
1/8" = 1'-0"

NOTE:
ELEVATIONS ARE EXISTING
ALL FINISHES AND COLOURS
HAVE NOT CHANGED



VIEW OF SOUTH ELEVATION

NOTE:
ALL DIMENSIONS WERE TAKEN
FROM FIELD MEASUREMENTS
AND ARE NOT DEEMED TOTALLY
ACCURATE

DATE	NO.	BY	REVISION

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KELOWNA, B.C. V1Y-6A3
Phone: 250.868.0962
Fax: 250.868.0962
Email: hholden@shaw.ca

PROJECT
JOHN HOWARD SOCIETY
1033 HARVEY AVENUE
KELOWNA, B.C.

SHEET TITLE
SOUTH & WEST
ELEVATIONS

DRAWN	CHECKED	SCALE	DATE
RAH		1/8"=1'-0"	05/08/2013

SHEET NO.	Rev.
A6	0

44-2013

REPORT TO COUNCIL



Date: June 25, 2018

RIM No. 1250-30

To: City Manager

From: Community Planning Department (AF)

Application: Z18-0031
Owner: Laird John Bowie
Debra June Bowie

Address: 1438 Mountain Ave
Applicant: Baxter Construction

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. Z18-0031 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 2, Section 30, Township 26, ODYD, Plan 9180, located at 1438 Mountain Avenue, 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 FURTHER THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Attachment "D" to the Report from the Community Planning Department.

2.0 Purpose

To consider a development application to rezone to RU1c – Large Lot Housing with Carriage House to facilitate the development of a carriage house.

3.0 Community Planning

Community Planning supports the proposed rezoning from RU1 – Large Lot Housing to RU1c – Large Lot Housing with Carriage House as it is in line with the Official Community Plan (OCP) Future Land Use Designation of S2RES – Single/Two Unit Residential for the subject property and is located within the Permanent Growth Boundary. The property is fully serviced and is in close proximity to transit, parks, and

schools. It is therefore consistent with the OCP Urban Infill Policy of Compact Urban Growth. The one storey design of the carriage house is an example of a modest increase in density that follows the OCP Policy of Sensitive Infill.

4.0 Proposal

4.1 Background

The subject property currently has an existing one and a half storey single family dwelling with a carport.

4.2 Project Description

The proposed rezoning from RU1 to RU1c would facilitate the development of a carriage house on the subject property. The proposed carriage house meets all of the zoning regulations and does not require any variances. The property has an OCP Future Land Use of S2RES – Single/Two Unit Residential, is fully serviced, and is located within the Permanent Growth Boundary. The subject property is suitable for an increase in density as it is located near transit routes with access to parks and schools.

The proposed rezoning meets the OCP Urban Infill Policies for Compact Urban Growth and Sensitive Infill. These policies state that growth should occur in areas that are already serviced and have access to transit, and that growth should be designed to be sensitive to the existing character of the neighbourhood.

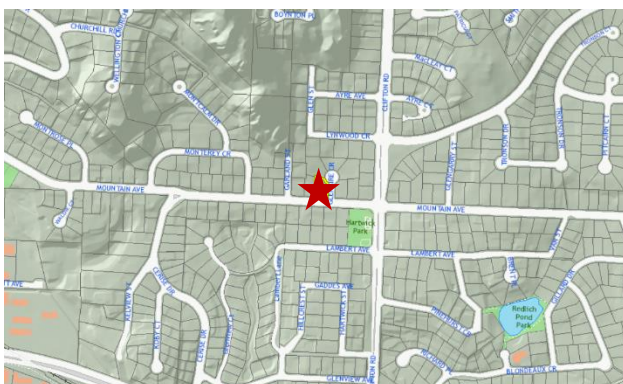
4.3 Site Context

The subject property is located in the Glenmore – Clifton – Dilworth City Sector near the intersection of Clement Avenue and Clifton Road and just northwest of Hartwick Park. It is in close proximity to transit routes located along Clifton Road and is within walking distance to Hartwick Park, Lombardy Park, Jack Robertson Memorial Park and Redlich Pond Park. The surrounding neighbourhood is largely comprised of RU1 – Large Lot Housing zoned properties with some RU5 – Bareland Strata Housing zoned properties and several RU6 – Two Dwelling Housing zoned properties. There are also several RU1c – Large Lot Housing with Carriage House zoned properties within the neighbourhood.

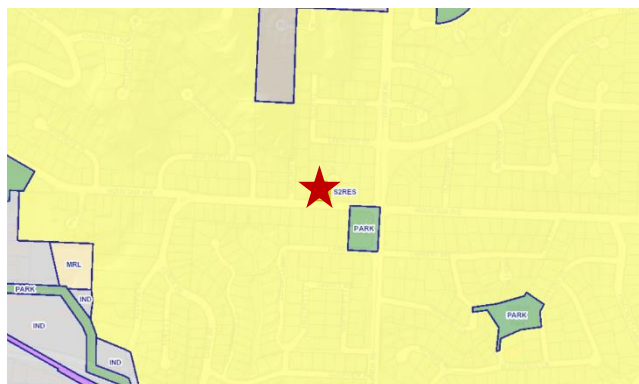
Specifically, adjacent land uses are as follows:

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

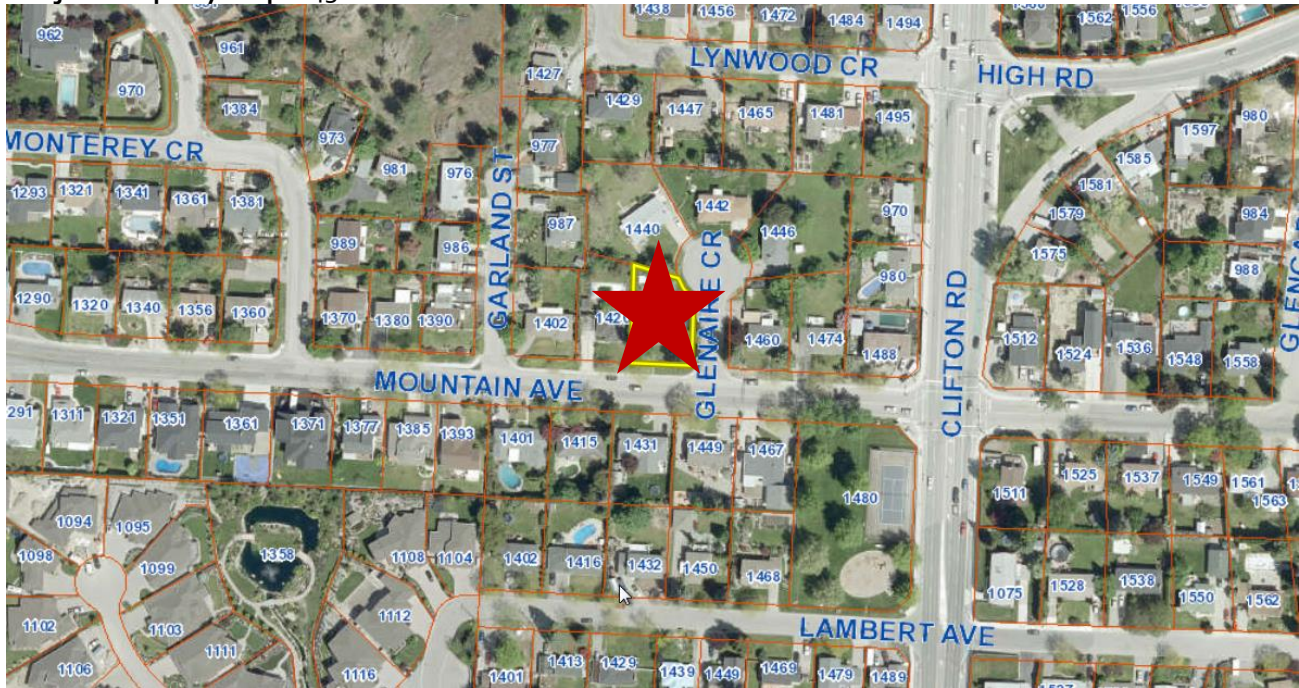
Site Context Map



Future Land Use Map



Subject Property Map: 1438 Mountain Avenue



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.

Carriage Houses & Accessory Apartments.³ Support carriage houses and accessory apartments through appropriate zoning regulations.

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).

³ City of Kelowna Official Community Plan, Policy 5.22.12 (Development Process Chapter).

6.0 Technical Comments

6.1 Building & Permitting Department

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

6.2 Development Engineering Department

- See attached memorandum dated March 29, 2018

7.0 Application Chronology

Date of Application Received: February 20, 2018

Date Public Consultation Completed: June 5, 2018

Report prepared by: Andrew Ferguson

Reviewed by: Terry Barton, Urban Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

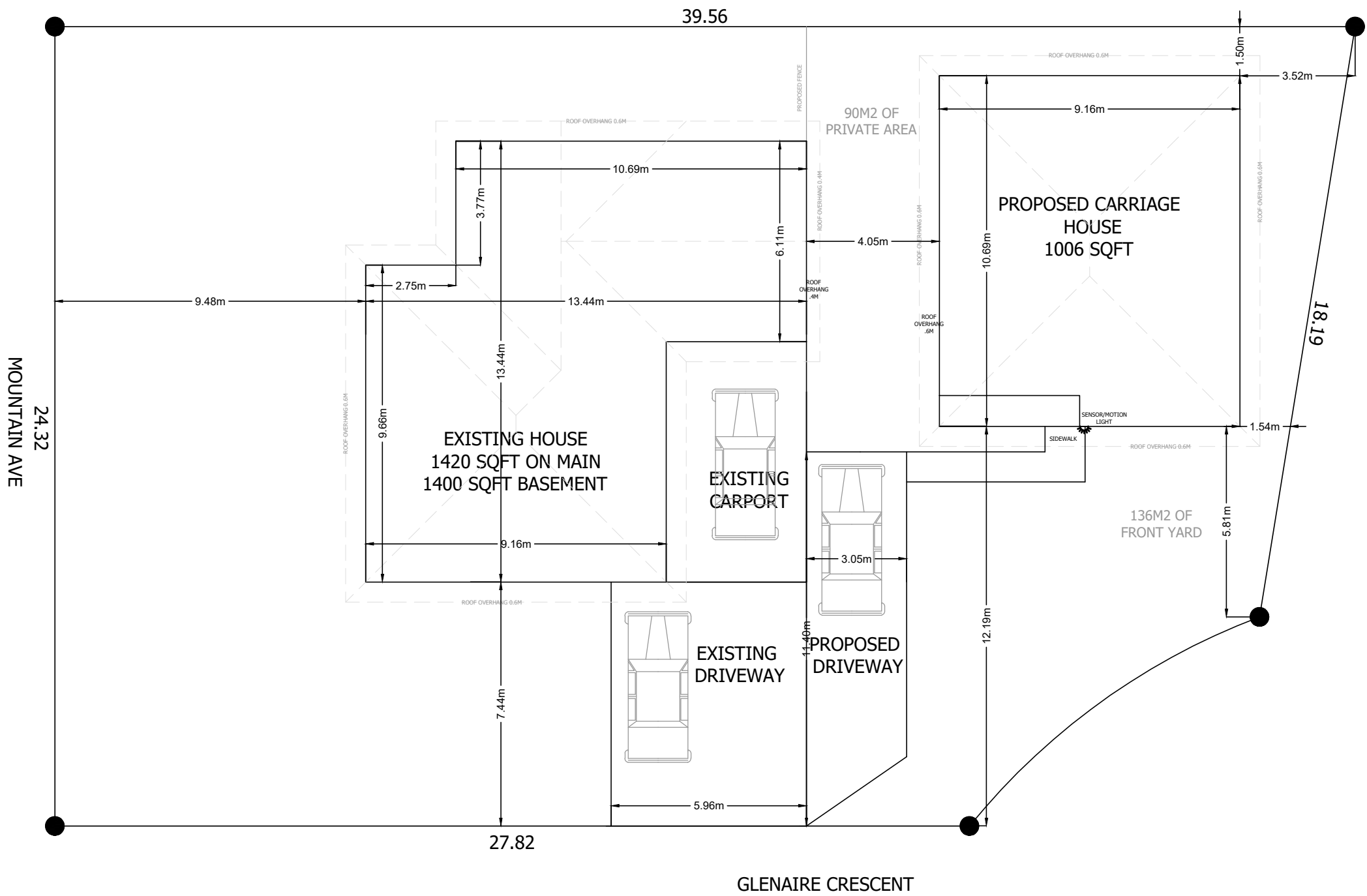
Attachments:

Attachment A: Site Plan


Attachment B: Floor Plans

Attachment C: Conceptual Elevations

Attachment D: Development Engineering Technical Comments



PLOT



NOTES

1438 MOUNTAIN AVE
KELOWNA BC
PID 009-731-601
KAP9180
SEC 30 LOT 2
TOWNSHIP 26
LAND DISTRICT 41

REVISION DATE

DRAWN BY S.D.B

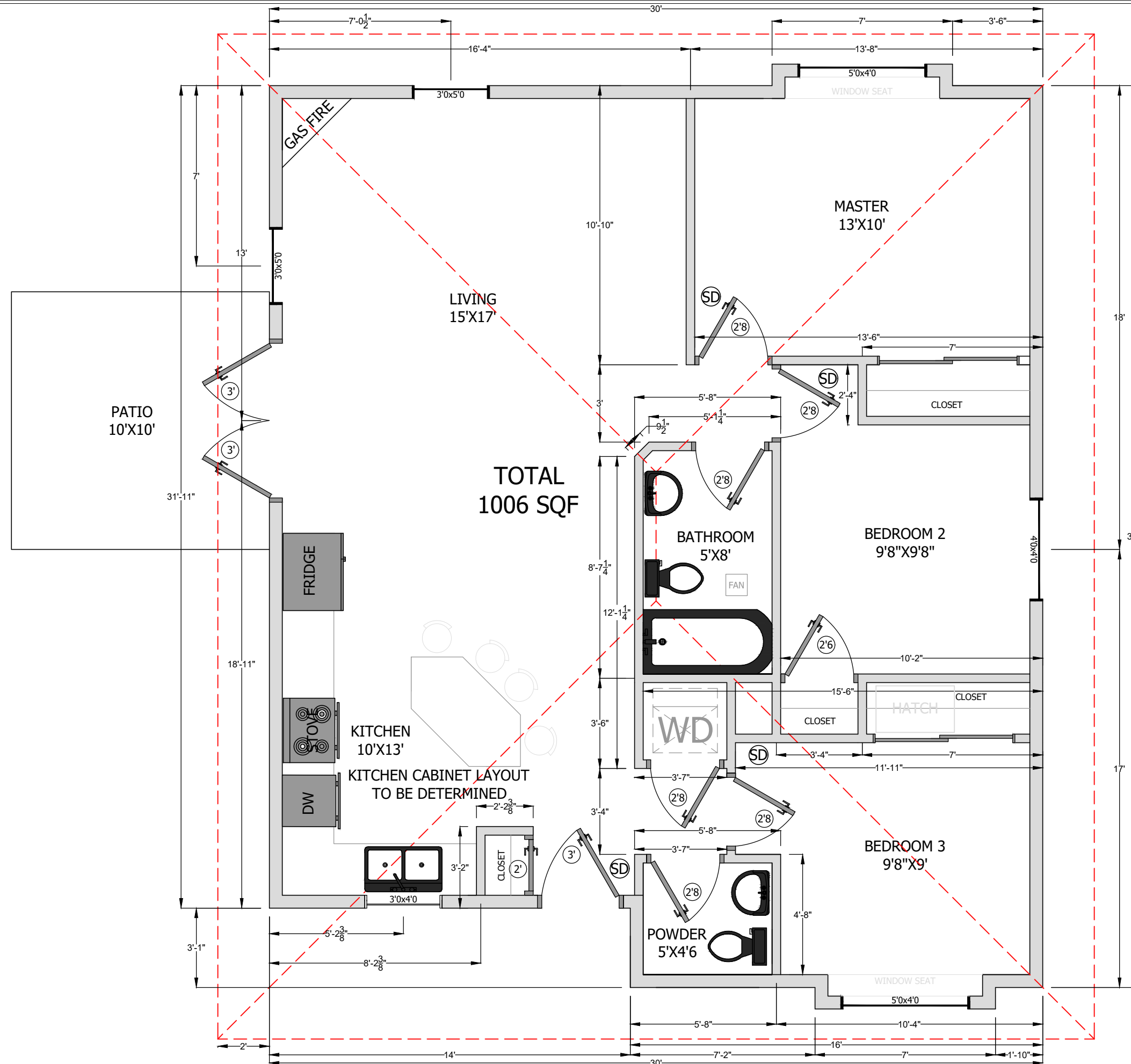
DESIGNED BY S.D.B

DATE October 30, 2017

NAME BOWIE

SCALE 1:150

PAGE 7 / 48



ATTACHMENT

B

This forms part of application
Z18-0031

Planner
Initials

AF

City of
Kelowna
COMMUNITY PLANNING



NOTES

REVISION DATE

DRAWN BY S.D.B

DESIGNED BY S.D.B

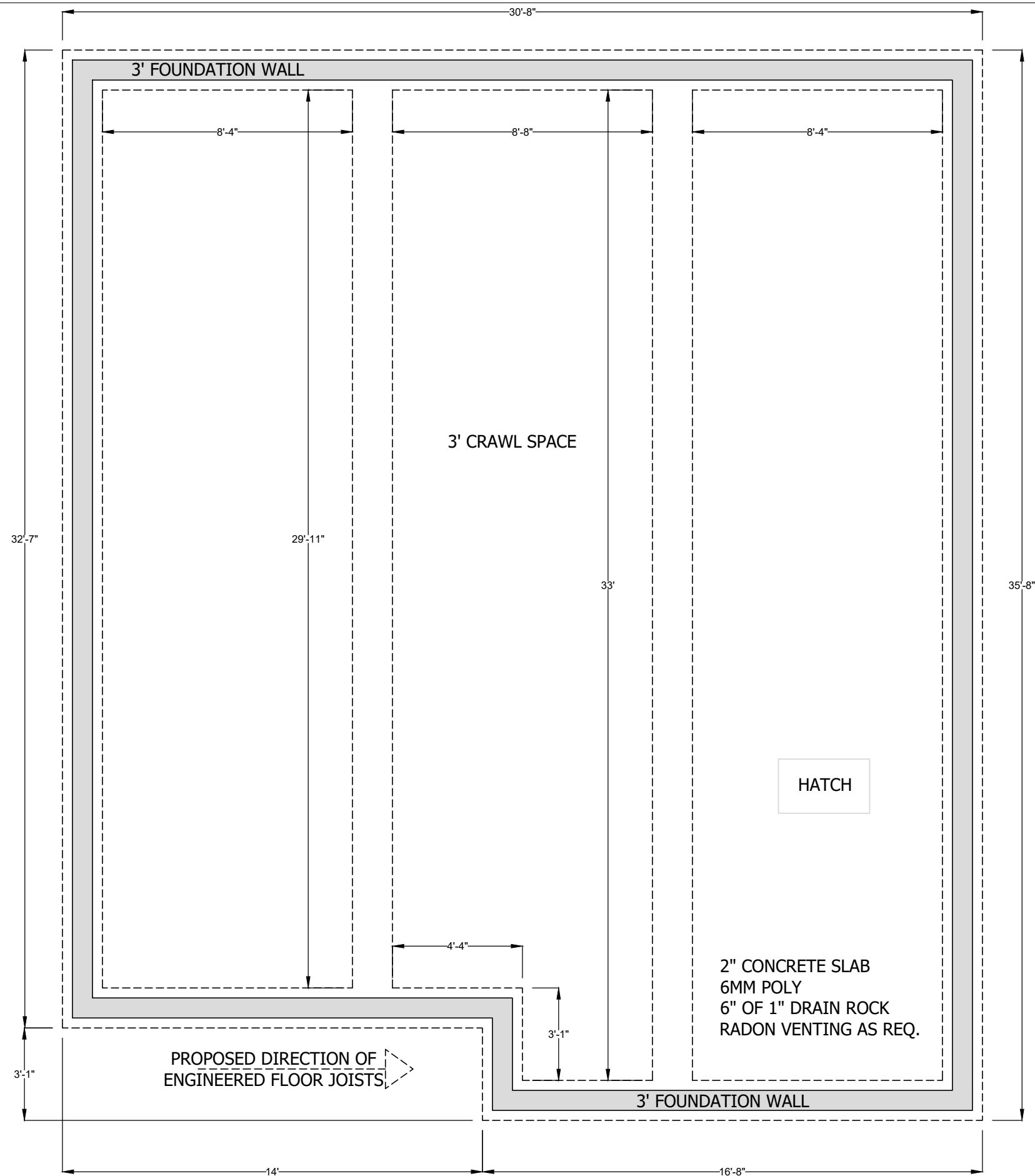
DATE October 30, 2017

NAME
BOWIE

SCALE
1/4" = 1'0

PAGE
2/49

MAIN



ATTACHMENT B

This forms part of application

Z18-0031

Planner
Initials

AF

City of
Kelowna
COMMUNITY PLANNING



CONCRETE FOUNDATION:
8" CONCRETE FOUNDATION WALL
16"X8" CONCRETE FOOTING
2 ROWS OF 10MM REBAR AROUND
PERIMETER OF TOP AND BOTTOM OF
FOUNDATION WALL
PROVIDE DAMP PROOFING AROUND
EXTERIOR PERIMETER OF FOUNDATION
PROVIDE 1/2" ANCHOR BOLTS AROUND THE
TOP OF THE FOUNDATION WALL @ 6' -0" OC



NOTES

REVISION DATE

DRAWN BY S.D.B

DESIGNED BY S.D.B

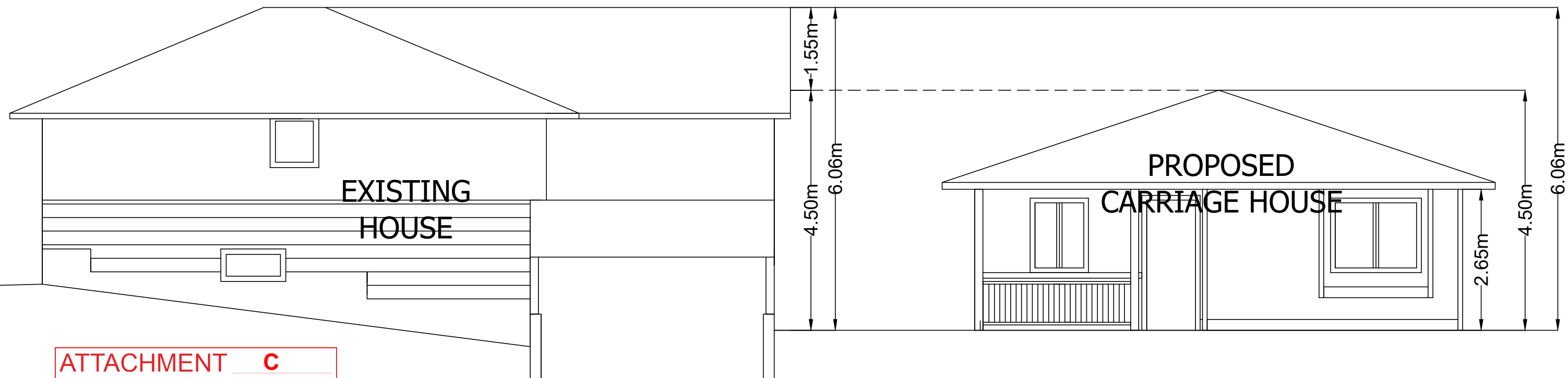
DATE October 30, 2017

NAME
BOWIE

SCALE
1/4" = 1'0

PAGE
3/50

FOUNDATION

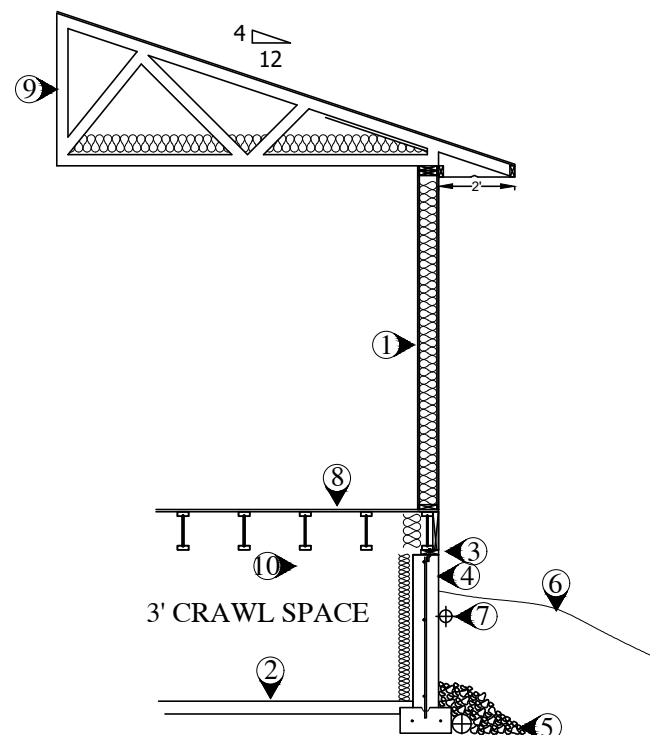


ATTACHMENT C

This forms part of application
Z18-0031

Planner Initials AF

City of Kelowna
COMMUNITY PLANNING



- ① **EXTERIOR STUD WALL:**
CONVENTIONAL HARDY PLANK SIDING
1 LAYERS 30 MIN. BUILDING PAPER
EXTERIOR PLYWOOD SHEATHING
2X6 WOOD STUDS AT 24" O.C.
R20 FIBROUS BATT INSULATION
6MIL. POLY VAPOR BARRIER
1/2" GYPSUM BOARD
- ② **BASEMENT FLOOR:**
2" CONCRETE SLAB ON GRADE
6 MIL. POLY VAPOR BARRIER
6" COMPACTED 1" GRAVEL
RADON VENTING AS REQUIRED
- ③ **PLATE TO FOUNDATION CONNECTION:**
2"x6" (OR AS REQ.D) WOOD PLATE
SILL GASKET (OR APPROVED EQUAL)
5/8"Ø ANCHOR BOLTS WITHIN 12" OF ENDS W/7" MIN. EMBEDMENT AT 6' O/C
MINIMUM 2 PER SEGMENT
- ④ **EXTERIOR FOUNDATION WALL:**
1 COAT ASPHALT EMULSION- APPLY TO EXTERIOR PERIMETER UP TO GRADE
8" CONCRETE FOUNDATION WALL (C/W REINFORCING)
R-10 RIGID INSULATION- MIN. 24" BELOW GRADE- APPLY TO INTERIOR
PERIMETER 16"x8" CONCRETE FOOTING

- ⑤ **DRAINAGE:**
4" PERF. DRAIN LINE CONT. TO STORM DRAIN OR PIT
GEOTECHNICAL ENGINEER TO CONFIRM
DRAINAGE ROCK
FILTER FABRIC
12" MIN. DRAIN ROCK
- ⑥ **EXTERIOR GRADE:**
2% SLOPE AWAY FROM FINISH GRADE
8" MIN. BELOW PLYWOOD
- ⑦ **ROOF DRAIN:**
ROOF DOWN SPOUT CONNECTED TO 4" SOLID PVC
TIE INTO STORM DRAIN
- ⑧ **FLOOR SYSTEM**
FINISH FLOORING
¾" T&G PLYWOOD SUBFLOOR GLUED & SCREWED
2X12 FLOOR JOISTS @ 16" O/C (UNLESS OTHERWISE NOTED)
2X2 CROSS BRIDGING @ 6'10" O/C MAX.
6-20 BATT. INSULATION BETWEEN EXTERIOR JOIST ENDS
½" DRYWALL
- ⑨ **ROOF**
25 YEAR ASPHALT SHINGLES TO CONFORM WITH NEIGHBORHOOD SPECS
30 LBS ROOFING FELT
SOFFIT AND ROOF VENTING
1½" PLYWOOD SHEETING
ENGINEERED TRUSSES
R-60 BATT INSULATION
6 MIL VAPOR BARRIER
½" DRYWALL

CROSS

NOTES	
REVISION DATE	
DRAWN BY	S.D.B
DESIGNED BY	S.D.B
DATE	October 30, 2017
NAME	BOWIE
SCALE	N/A
PAGE	4/51

FRONT



ATTACHMENT C	
This forms part of application # Z18-0031	
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 City of Kelowna <small>COMMUNITY PLANNING</small>	

REAR



NOTES

REVISION DATE

DRAWN BY S.D.B

DESIGNED BY S.D.B

DATE October 30, 2017

NAME BOWIE

SCALE
1/4" = 1'0

PAGE
5 / 52

RIGHT



ATTACHMENT **C**

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Planner
Initials **AF**



LEFT



NOTES

REVISION DATE

DRAWN BY S.D.B

DESIGNED BY S.D.B

DATE October 30, 2017

NAME
BOWIE

SCALE
1/4" = 1'0

PAGE
6 / 53

Date: March 29, 2018

File No.: Z18-0031

To: Community Planning (AF)

From: Development Engineering Manager (JK)

Subject: 1438 Mountain Ave RU1 to RU1c Carriage House

ATTACHMENT **D**

This forms part of application
Z18-0031

Planner Initials **AF**

City of **Kelowna**
COMMUNITY PLANNING

City of Kelowna
COMMUNITY PLANNING