

City of Kelowna

Public Hearing

AGENDA



Tuesday, August 28, 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 August 15, 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 | Hobson Rd 4315, Z18-0072 (BL11653) - Jagdeesh Singh Diocee and Anita Sanan | 4 - 11 |
| | To rezone the subject property to facilitate a two-lot subdivision. | |
| 3.2 | Lindahl St 2005, Z18-0039 (BL11654) - Nicholas and Cheryl Kirschner | 12 - 19 |
| | To rezone the subject property to facilitate two dwelling housing. | |
| 3.3 | Richter St 2529, Z18-0056 (BL11655) - Karambir Singh Kler and Amarjit Kaur Kler | 20 - 29 |
| | To rezone the subject property to facilitate the development of multiple dwelling housing. | |
| 3.4 | Barnaby Rd 771, Z18-0074 (BL11660) - Trevor James Taylor and Lori-Lynn Taylor | 30 - 43 |
| | To rezone the subject property to facilitate the development of a carriage house. | |
| 3.5 | Curlew Drive 477-2, Z18-0064 (BL11661) - Aspen Point Construction Ltd., Inc. No. BC0922170 | 44 - 51 |
| | To rezone the subject property to facilitate the development of a single family dwelling. | |
| 3.6 | Pandosy St 2251-2312, OCP18-0011 (BL11665), Z18-0055 (BL11666),- Interior Health Authority | 52 - 77 |
| | To amend the Official Community Plan to change the Future Land Use designation and to rezone a portion of the subject property to facilitate the development of congregate housing. | |
| 3.7 | Speer St 2268, 2276, 2284, 2292 Pandosy St 2269 - OCP18-0017 (BL11662), Z18-0077 (BL11663) - Interior Health Authority | 78 - 90 |
| | To amend the Official Community Plan to change the Future Land Use designation and to rezone the subject properties to accommodate the proposed surface parking lot in support of the Kelowna General Hospital. | |

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: August 13, 2018

RIM No. 1250-30

To: City Manager

From: Community Planning Department (KB)

Application: Z18-0072 **Owner:** Jagdeesh Singh Diocee and Anita Sanan

Address: 4315 Hobson Road **Applicant:** Urban Options Planning & Permits

Subject: Rezoning Application

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. Z18-0072 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 38 District Lot 167 Osoyoos Division Yale District Plan 27559, located at 4315 Hobson Road, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU2 – Medium Lot Housing zone, be considered by Council;

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

2.0 Purpose

To rezone the subject property to facilitate a two-lot subdivision.

3.0 Community Planning

Community Planning Staff support the rezoning application to facilitate a two-lot subdivision. The RU2 – Medium Lot Housing zone meets the form and density objectives of the Official Community Plan (OCP) S2RES – Single / Two Unit Residential designation, and as such the application is in compliance with the designated future land use. In addition, the OCP urban infill policies support the densification of urban residential neighbourhoods where infrastructure already exists, and through sensitive development including the use of smaller lots. The subject property is fully serviced and both proposed lots meet subdivision requirements for the RU2 – Medium Lot Housing zone.

The applicant has confirmed the completion of neighbourhood notification in accordance with Council Policy No. 367.

4.0 Proposal

4.1 Background

There is currently an existing single family dwelling and swimming pool on the subject property. Should Council support the rezoning application, the dwelling would be demolished, and the swimming pool modified, to allow for a two-lot subdivision to occur.

4.2 Project Description

The applicant is requesting permission to rezone and then subdivide the existing 1,457 m² parcel into two parcels. The subject property is fully serviced and both proposed lots meet subdivision requirements for the RU2 - Medium Lot Housing zone.

Zoning Analysis Table		
CRITERIA	RU ₂ ZONE REQUIREMENTS	PROPOSAL
Proposed Lot 1 - Existing Lot/Subdivision Regulations		
Lot Area	400 m ²	851.8 m ²
Lot Width	13.0 m	17.45 m
Lot Depth	30.0 m	48.75 m
Proposed Lot 2 - Existing Lot/Subdivision Regulations		
Lot Area	400 m ²	592.1 m ²
Lot Width	13.0 m	13.0 m
Lot Depth	30.0 m	48.75 m

4.3 Site Context

The subject property is located on the south side of Hobson Road, in the North Mission – Crawford City Sector. It is approximately 1,457 m² (0.36 acres) in area and currently has one single detached house and swimming pool. The surrounding area is characterized by single family dwellings and there are other properties nearby on Sarsons Road that have been rezoned to the RU₂ – Medium Lot Housing zone. It is approximately 500 metres from Sarsons Beach Park and is located within the Permanent Growth Boundary. The walk score is 18, indicating that almost all errands require a car.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU ₁ – Large Lot Housing	Residential
East	RU ₁ – Large Lot Housing	Residential
South	RU ₁ – Large Lot Housing	Residential
West	RU ₁ – Large Lot Housing	Residential

Subject Property Map: 4315 Hobson Road



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 1: Introduction

- **Goal 1. Contain Urban Growth.** Reduce greenfield urban sprawl and focus growth in compact, connected and mixed-use (residential and commercial) urban and village centres.
- **Goal 2. Address Housing Needs of All Residents.** Address housing needs of all residents by working towards an adequate supply of a variety of housing.

Development Process

- **Objective 5.3 Focus development to designated growth areas.**
- **Policy 5.3.2 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 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.

- **Policy 5.22.6 Sensitive Infill.** 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.
- **Policy 5.22.7 Healthy Communities.** Through current zoning regulations and development processes, foster healthy, inclusive communities and a diverse mix of housing forms, consistent with the appearance of the surrounding neighbourhood.

6.0 Technical Comments

6.1 Development Engineering Department

Development Engineering is prepared to defer the requirements of the rezoning to the subdivision stage.

7.0 Application Chronology

Date of Application Received: June 20, 2018

Date Public Consultation Completed: July 25, 2018

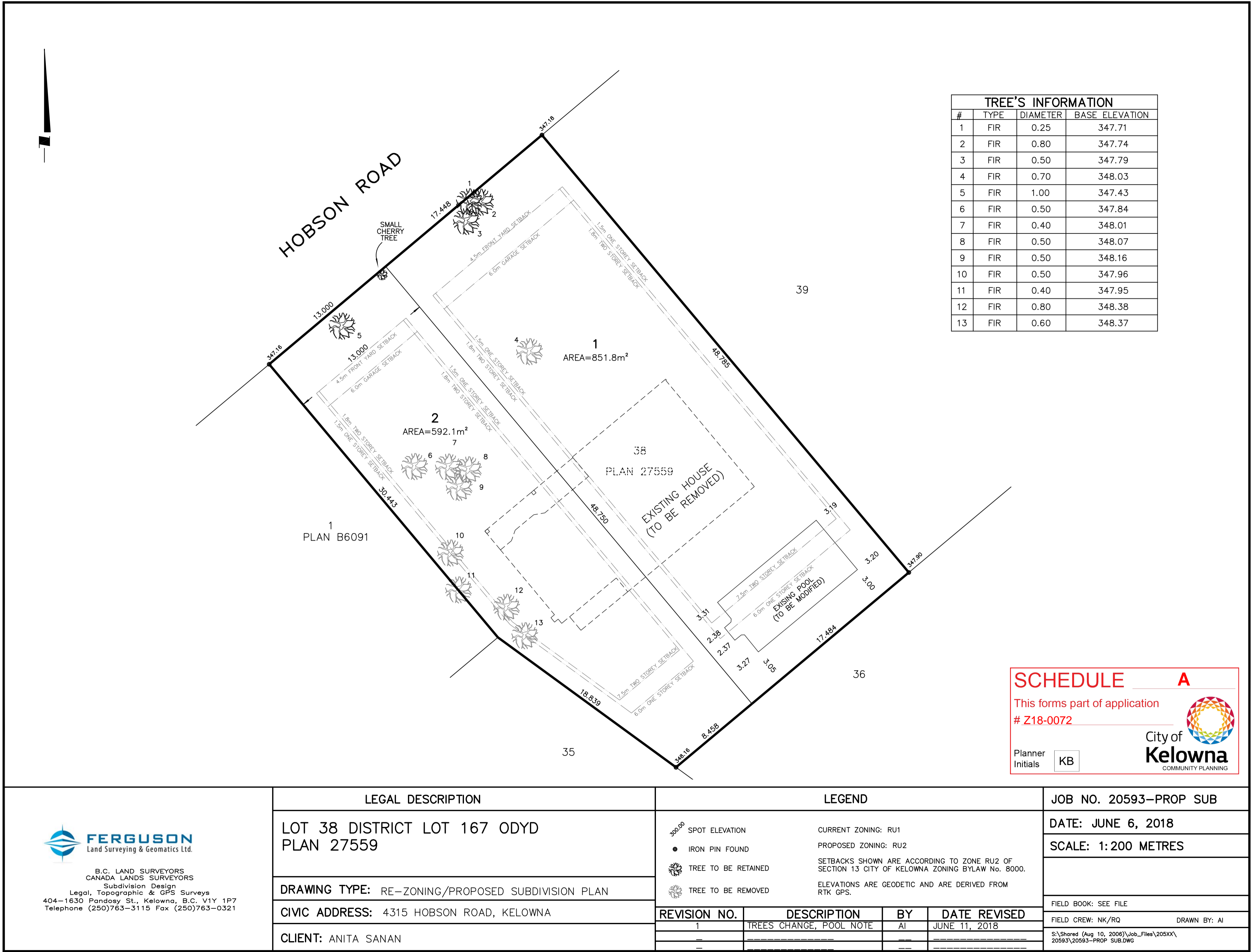
Report prepared by: Kimberly Brunet, Planner

Reviewed by: Dean Strachan, Suburban and Rural Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Schedule "A" - Site Plan



TREE'S INFORMATION			
#	TYPE	DIAMETER	BASE ELEVATION
1	FIR	0.25	347.71
2	FIR	0.80	347.74
3	FIR	0.50	347.79
4	FIR	0.70	348.03
5	FIR	1.00	347.43
6	FIR	0.50	347.84
7	FIR	0.40	348.01
8	FIR	0.50	348.07
9	FIR	0.50	348.16
10	FIR	0.50	347.96
11	FIR	0.40	347.95
12	FIR	0.80	348.38
13	FIR	0.60	348.37

SCHEDULE

A

This forms part of application
Z18-0072

Planner Initials

KB

City of Kelowna

COMMUNITY PLANNING

FERGUSON
Land Surveying & Geomatics Ltd.

B.C. LAND SURVEYORS
CANADA LANDS SURVEYORS
Subdivision Design
Legal, Topographic & GPS Surveys
404-1630 Pandosy St., Kelowna, B.C. V1Y 1P7
Telephone (250)763-3115 Fax (250)763-0321

LEGAL DESCRIPTION
LOT 38 DISTRICT LOT 167 ODYD PLAN 27559
DRAWING TYPE: RE-ZONING/PROPOSED SUBDIVISION PLAN
CIVIC ADDRESS: 4315 HOBSON ROAD, KELOWNA
CLIENT: ANITA SANAN

LEGEND			
300.00 SPOT ELEVATION		CURRENT ZONING: RU1	
● IRON PIN FOUND		PROPOSED ZONING: RU2	
🌳 TREE TO BE RETAINED		SETBACKS SHOWN ARE ACCORDING TO ZONE RU2 OF SECTION 13 CITY OF KELOWNA ZONING BYLAW No. 8000.	
🌳 TREE TO BE REMOVED		ELEVATIONS ARE GEODETIC AND ARE DERIVED FROM RTK GPS.	
REVISION NO.	DESCRIPTION	BY	DATE REVISED
1	TREES CHANGE, POOL NOTE	AI	JUNE 11, 2018
—	=====	—	=====
—	=====	—	=====

JOB NO. 20593-PROP SUB	
DATE: JUNE 6, 2018	
SCALE: 1:200 METRES	
FIELD BOOK: SEE FILE	
FIELD CREW: NK/RQ	DRAWN BY: AI
S:\Shared (Aug 10, 2006)\Job_Files\205XX\20593\20593-PROP SUB.DWG	

4315 Hobson Road— Current conditions



Views from the street



Rear Yard



REPORT TO COUNCIL



Date: August 13, 2018

RIM No. 1250-04

To: City Manager

From: Community Planning Department (TH)

Application: Z18-0039 **Owner:** Nicholas and Cheryl Kirschner

Address: 2005 Lindahl Street **Applicant:** Urban Planning Options and Permits

Subject: Rezoning Application

Existing OCP Designation: S2RES – Single/Two Unit Residential

Existing Zone: RU2 – Medium Lot Housing

Proposed Zone: RU6 – Two Dwelling Housing

1.0 Recommendation

THAT Rezoning Application No. Z18-0039 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 4 Section 19 Township 26 ODYD Plan 19208, located at 2005 Lindahl Street, Kelowna, BC from the RU2 – Medium Lot Housing zone to the RU6 – Two Dwelling Housing Zone, be considered by Council;

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

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Community Planning Department dated August 13, 2018.

2.0 Purpose

To rezone the subject property to facilitate two dwelling housing.

3.0 Community Planning

Community Planning supports the application to rezone the subject property to the RU6 zone to permit two dwelling housing. The RU6 zone meets the intent of Kelowna's Future Land Use designation of S2RES Single/Two Unit Residential designation. The rezoning application is an appropriate development in the surrounding single family dwelling neighbourhood.

The property is located within the Permanent Growth Boundary, in the Capri Landmark Urban Centre of Kelowna. The applicant submitted a Neighbourhood Consultation Summary Form to staff on May 22, 2018 outlining that Council Policy No. 367 has been fulfilled.

4.0 Proposal

4.1 Project Description

A single family dwelling was constructed in the 1960's on the subject property.

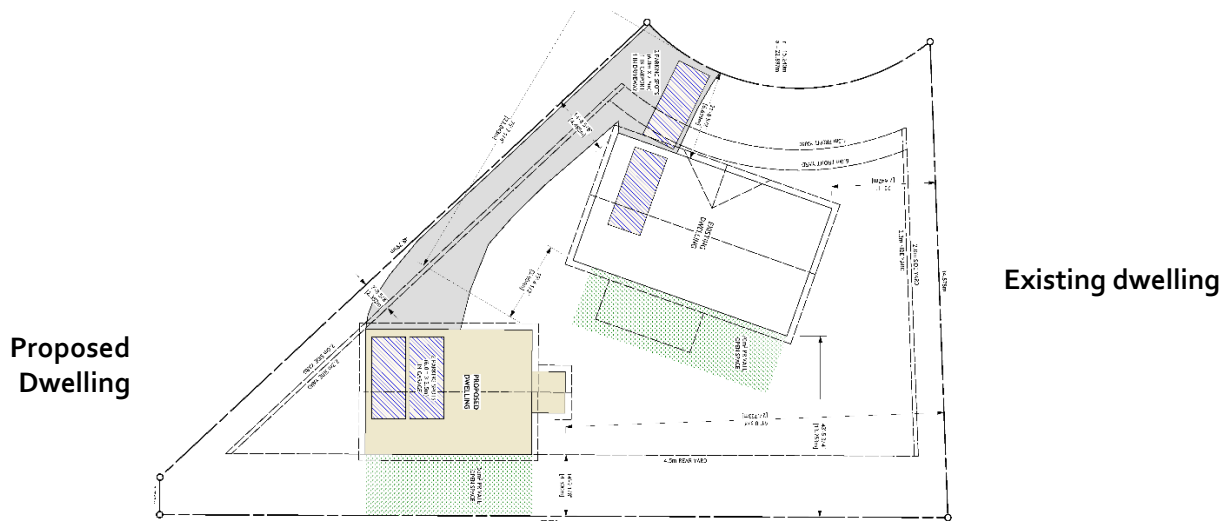
The application proposes an RU6 zone which would allow for one additional single family dwelling on the property. The applicant wishes to retain the existing single family dwelling and construct a new single family dwelling on the rear of the property. The zone would also allow for demolition of the existing house, allowing new construction of any form of housing type permitted within the RU6 zone.

As a maximum of two dwelling units are permitted within the RU6 zone, if the existing dwelling has a secondary suite within it, the secondary suite must be removed prior to issuance of occupancy permit of a new dwelling construction.

The subject parcel is an irregular shaped lot 1,416 sq.m. in size, the width measures 30 m, depth 35 m. The applicant is proposing to construct a new single family dwelling in the rear of the property with vehicle access from the existing driveway. Due to the irregular shape of the parcel, the proposed site plan for a second single family dwelling does show the need for a rear yard variance. The RU6 zone rear yard setback of 7.5 m is required. The applicant is proposing a 4.5 m rear yard setback. A Development Variance Permit will be considered by Council if Council approves the current rezoning application. Council approval of the current RU6 Rezoning does not imply that a variance to the rear yard would be approved.

With the addition of a second dwelling an owner may apply to stratify each dwelling. In order to stratify, the existing dwelling would need to substantially be brought up to current BC Building Code standards. The existing dwelling was constructed in the 1960's meaning substantial upgrades may be required. As such, if the owner wishes to stratify the two dwellings, the upgrades to the existing dwelling fronting Lindahl Street would improve the streetscape in the neighbourhood.

Conceptual Site Plan



4.2 Site Context

The subject parcel is located on Lindahl Road, which is accessed off of Wilkinson Street in the Capri Landmark Urban Centre. Official Community Plan designations of S2RES and PARK exists in the immediate neighbourhood. The subject parcel is located walking distance to two different bus routes, one located on Sutherland Avenue (400 m), the second on Springfield Avenue (200 m).

Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU2	Single Family Dwelling
East	RU6	Two Dwelling Housing
South	RU2	Single Family Dwelling
West	RU1	Single Family Dwelling

Neighbourhood Map: 2005 Lindahl Street



Subject Property Map: 2005 Lindahl Street



4.2 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RU6 ZONE REQUIREMENTS	EXISTING CONDITIONS
Existing Lot/Subdivision Regulations for Two Dwelling Housing		
Lot Area	800 m ²	1,416 m ²
Lot Width	18.0 m	30.0 m
Lot Depth	30.0 m	35.0 m
Development Regulations		
Max Site Coverage	40%	13%
Max Site Coverage incl. driveways & parking areas	50%	31%
Max Height	9.5 m / 2.5 storey	1.5 storey
Min Front Yard	4.5 m and 6.0 to garage	4.5 m
Min Side Yard (south)	2.0 m / 2.3 m	3.6 m
Min Side Yard (north)	2.0 m / 2.3 m (one side yard must be 3.0 m)	7.0 m
Min Rear Yard	7.5 m	12.0 m
Other Regulations		
Min Parking Requirements	2 per dwelling (4)	Adequate Space for 4
Min Private Open Space	30 m ² per dwelling (60 m ²)	Adequate space for 30 m ²
Min distance between Two Single Detached Dwellings	4.5 m	n/a

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process

Future Land Use Single / Two Unit Residential (S2RES)¹ Single detached homes for occupancy by one family, single detached homes with a secondary suite or carriage house, semi-detached buildings used for two dwelling units,...

The RU6 zone is the highest density form of residential permitted within the S2RES designation.

Compact Urban Form² 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.

The subject parcel is located near BC Transit bus stops, and commercial businesses as noted in this report.

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.

¹ City of Kelowna Official Community Plan, (Future Land Use Chapter).

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

- A third party work order may be required with the Development Engineering Department for an upgraded water line and sewage connection. These requirements are to be resolved prior to issuance of the Building Permit.
- Full Plan check for Building Code related issues will be done at time of Building Permit applications. Please indicate how the requirements of Radon mitigation and NAFS are being applied to this complex at time of permit application.

6.2 Development Engineering Department

- Development Engineering Memorandum is attached to this report as Schedule "A"
 - Specific requirements include upgrading water service and upgrading Lindahl Street frontage.

7.0 Application Chronology

Date of Application Received: April 24, 2018

Date Public Consultation Completed: May 22, 2018

Report prepared by: Tracey Hillis, Planner, Suburban and Rural Planning

Reviewed by: Dean Strachan, Suburban and Rural Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Schedule "A" Development Engineering Memorandum
Conceptual Site Plan



THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF IHS
DESIGN AND MAY NOT BE REPRODUCED OR USED WITHOUT
EXPRESSED WRITTEN PERMISSION FROM THE SAME.



PROJECT

RU6 DEVELOPMENT

2005 LINDAHL STREET

KELOWNA, BC V1Y 3Z7

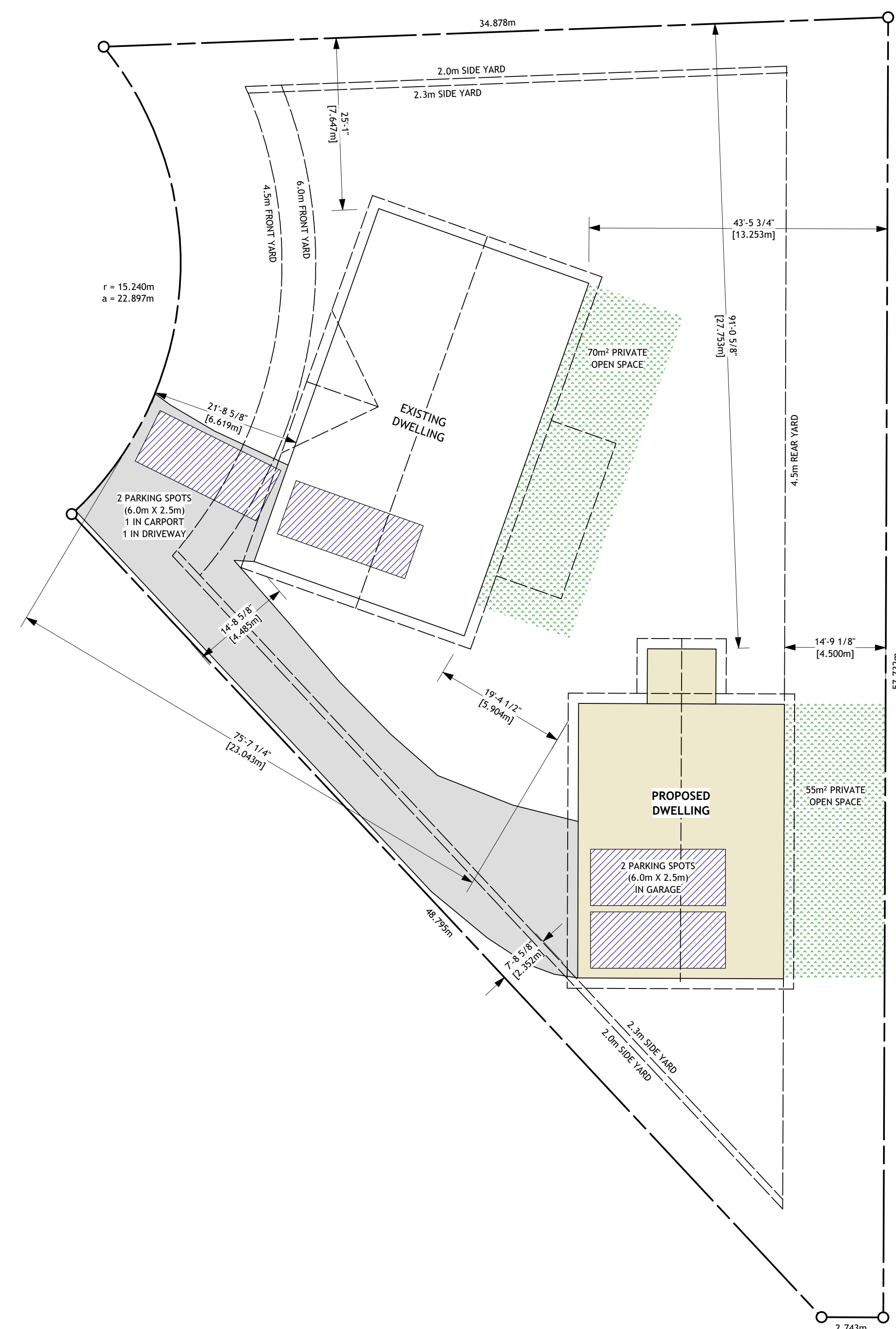
LOT 4 PLAN KAP19208

DATE MARCH 15, 2018

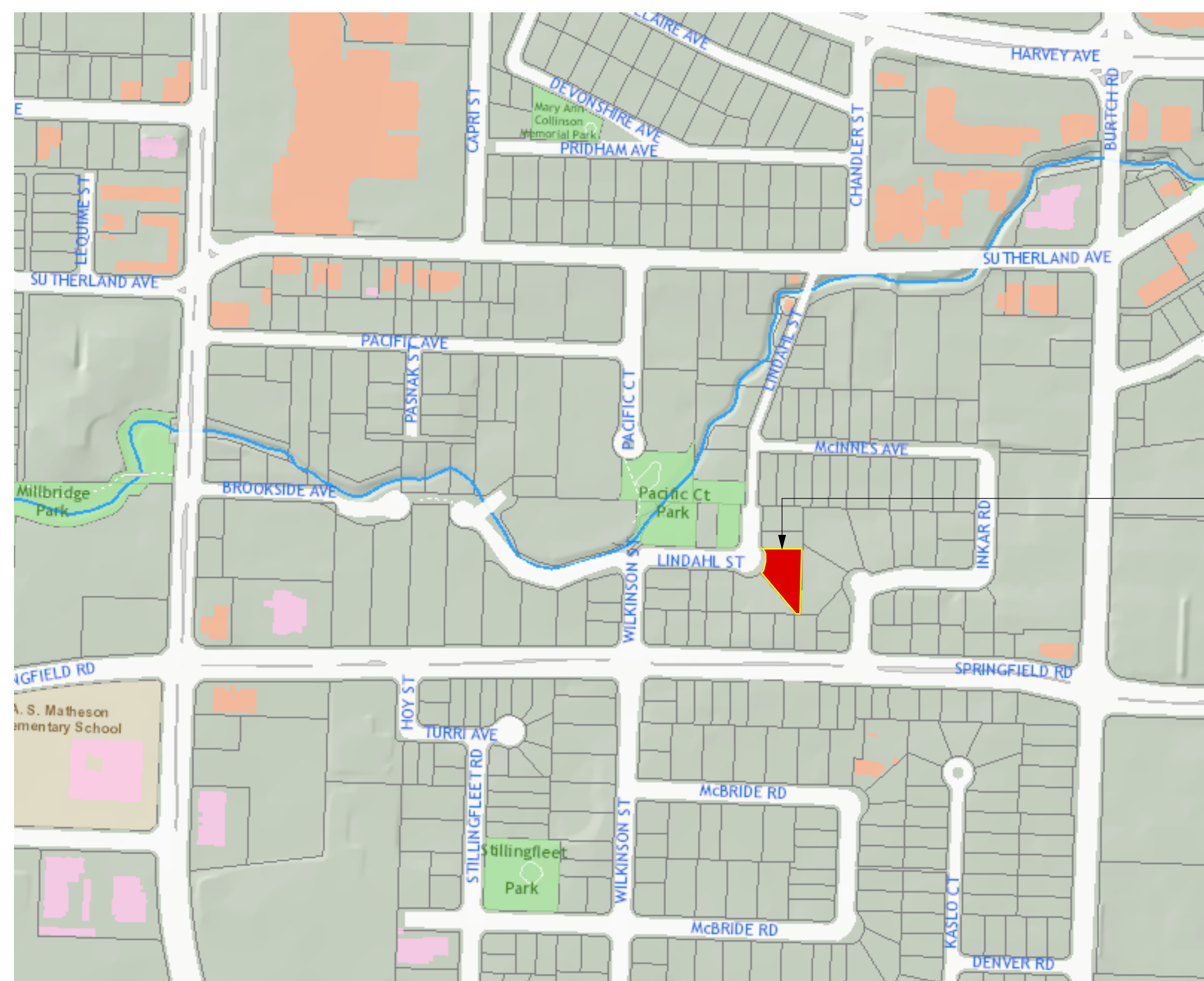
DRAWING NUMBER

1
— of —
1

PROJECT DATA:	CIVIC ADDRESS	2005 LINDAHL STREET KELOWNA, BC V1Y 3Z7
	LEGAL ADDRESS CURRENT ZONING	LOT 4 PLAN KAP19208 RUZ MEDIUM LOT HOUSING
	PERMITTED	PROPOSED
SITE AREA	700.00m ²	1395.46m ²
EXISTING DWELLING FOOTPRINT AT GRADE		164.56m ²
EXISTING DWELLING COVERED PATIO		19.51m ²
PROPOSED DWELLING FOOTPRINT AT GRADE		118.92m ²
PROPOSED DRIVEWAY & WALKWAY AREA		143.70m ²
SITE COVERAGE	40.0%	21.7%
SITE COVERAGE w/ DRIVEWAY	50.0%	32.0%
DISTANCE BETWEEN BUILDINGS	4.500m	5.904m
FRONT (WEST) YARD SETBACK (GARAGE TO P.I.)	6.000m	23.043m
REAR (EAST) YARD SETBACK	4.500m	4.500m
SIDE (NORTH) YARD SETBACK	2.300m	27.753m
SIDE (SOUTH) YARD SETBACK	2.300m	2.352m



1 SITE PLAN
Scale: 1:150



2 SITE CONTEXT

CITY OF KELOWNA
MEMORANDUM

SCHEDULE A	
This forms part of application # Z18.0039	
Planner Initials	TH
City of Kelowna COMMUNITY PLANNING	

Date: April 25, 2018

File No.: Z18-0039

To: Community Planning (TH)

From: Development Engineering Manager(JK)

Subject: 2005 Lindahl Street

RU2 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

Lindahl Street must be upgraded to a collector standard along the full frontage of this proposed development, including curb & gutter, pavement removal and replacement, street lighting and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. A one-time cash payment in lieu of construction must be collected from the applicant for future construction by the City. The cash-in-lieu amount is determined to be **\$18,091.25** not including utility service cost.

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. A maximum 6m wide driveway 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) Levies

1. Lindahl Street frontage improvements	\$18,091.25
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(b) Bonding

1. Service upgrades	To be determined
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James Kay, P. Eng.
Development Engineering Manager

JA

REPORT TO COUNCIL



Date: August 13, 2018

RIM No. 1250-30

To: City Manager

From: Community Planning Department (KB)

Application: Z18-0056
Owner: Karambir Singh Kler
Amarjit Kaur Kler

Address: 2529 Richter Street
Applicant: New Town Services

Subject: Rezoning Application

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

Existing Zone: RU6 – Two Dwelling Housing

Proposed Zone: RM₃ – Low Density Multiple Housing

1.0 Recommendation

THAT Rezoning Application No. Z18-0056 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 9 District Lot 136 Osoyoos Division Yale District Plan 3506, located at 2529 Richter Street, Kelowna, BC from the RU6 – Two Dwelling Housing zone to the RM₃ – Low Density Multiple 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 outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Community Planning Department dated August 13, 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 the subject property to facilitate the development of multiple dwelling housing.

3.0 Community Planning

Community Planning Staff support the rezoning application from the RU6 – Two Dwelling Housing zone to the RM3 – Low Density Multiple Housing zone. The RM3 zone meets the form and density objectives of the Official Community Plan (OCP) MRL - Multiple Unit Residential (Low Density) designation. The additional residential density will be supported by local amenities such as a number of local parks, the shops and services of South Pandosy and transit stops located one block away, along Pandosy Street. Further, the application addresses several objectives of the OCP, notably:

- **Housing Mix.** Support a greater mix of housing unit size, form and tenure in new multi-unit residential.
- **Family Housing.** Support housing alternatives for families when single detached housing is too costly, including features that are important to families such as: outdoor space, direct access to grade, larger units, safe design, and neighbourhood characteristics (e.g. location and amenities).
- **Ground-Oriented Housing.** Encourage all multiple-unit residential buildings in neighbourhoods with schools and parks to contain ground-oriented units with 2 or more bedrooms so as to provide a family housing choice within the multi-unit rental or ownership markets, especially where such can be provided on non-arterial and non-collector streets.

To fulfil Council Policy No. 367, the applicant submitted a Neighbour Consultation Summary Form to staff documenting that neighbours within 50 m of the subject property were notified.

4.0 Proposal

4.1 Background

There is an existing single family dwelling on the subject property, which would be demolished to allow for this development to occur.

4.2 Project Description

The application is to rezone the subject property from the RU6 – Two Dwelling Housing zone to the RM3 – Low Density Multiple Housing zone to allow for a multiple dwelling development in the form of row housing. The proposed development would result in seven dwelling units, configured in a row housing form, on a single corner lot. It is proposed to be three storeys in height and be composed of six two-bedroom units and one three-bedroom unit. All vehicular access for the development is proposed to come from a rear laneway on the east side of the property. A draft site plan is attached as Schedule “B”.

Staff are currently aware of two variances being requested, for overall site coverage and for one surface parking stall that is located within the required front yard setback. Should Council support this rezoning, Staff will bring forward a Development Permit and Development Variance Permit for Council consideration.

4.3 Site Context

The subject property is located at the corner of Richter Street and Morrison Avenue. It is in close proximity to the South Pandosy Urban Centre Area, Kelowna General Hospital, and nearby parks, including Cameron Park, Osprey Park and Kinsmen Park. It is within the City's Permanent Growth Boundary, and the walk score is 75, which means the site is very walkable and more errands can be accomplished on foot.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use	Future Land Use
North	RU6 – Two Dwelling Housing	Residential	MRL – Multiple Unit Residential (Low Density)
East	RU7 – Infill Housing	Residential	SIH – Sensitive infill Housing (Low Density)
South	RU6 – Two Dwelling Housing	Residential	MRL – Multiple Unit Residential (Low Density)
West	RU6 – Two Dwelling Housing	Residential	MRL – Multiple Unit Residential (Low Density)

Subject Property Map: 2529 Richter Street



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 5 - Development Process

Objective 5.3 - Focus development to designated growth areas

Policy .2 - 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 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 5.22 - Ensure context sensitive housing development

Policy .6 - Sensitive Infill. 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.

Policy .7 - Healthy Communities. Through current zoning regulations and development processes, foster healthy, inclusive communities and a diverse mix of housing forms, consistent with the appearance of the surrounding neighbourhood.

Policy .13 - Family Housing. Support housing alternatives for families when single detached housing is too costly, including features that are important to families such as: outdoor space, direct access to grade, workshop space, larger units, safe design, and neighbourhood characteristics (e.g.: location and amenities).

Objective 5.23 - Address the needs of families with children through the provision of appropriate family-oriented housing

Policy .1 - Ground-Oriented Housing. Encourage all multiple-unit residential buildings in neighbourhoods with schools and parks to contain ground-oriented units with 2 or more bedrooms so as to provide a family housing choice within the multi-unit rental or ownership markets. High density residential projects in the Downtown area are encouraged to include a ground-oriented housing component, especially where such can be provided on non-arterial and non-collector streets.

6.0 Technical Comments

6.1 Development Engineering Department

See Schedule "A" City of Kelowna Memorandum

7.0 Application Chronology

Date of Application Received: May 10, 2018

Date Public Consultation Completed: July 10, 2018

Report prepared by: Kimberly Brunet, Planner

Reviewed by: Terry Barton, Urban Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Schedule "A" – City of Kelowna Memorandum

Schedule "B" – Draft Site Plan

CITY OF KELOWNA

MEMORANDUM

Date: May 24, 2018
File No.: Z18-0038
To: Community Planning (KB)
From: Development Engineering Manager (JK)
Subject: 2529 Richter Street RU6 to RM3

Development Engineering Department have the following comments and requirements associated with this 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. General

- a. Where there is a possibility of a high water table or surcharging of storm drains during major storm events, non-basement buildings may be required. This must be determined by the engineer and detailed on the Lot Grading Plan required in the drainage section.
- b. Provide easements as may be required.
- c. This proposed subdivision may require the installation of centralized mail delivery equipment. Please contact Rick Ould, Delivery Planning Officer, Canada Post Corporation, 530 Gaston Avenue, Kelowna, BC V1Y 2K0 to obtain further information and to determine suitable location(s) within the development.

2. Water

- a. The developer's consulting engineer will determine the domestic and fire protection requirements of this proposed development and establish hydrant requirements and service needs. The bylaw requirement for residential low density multiple housing zone is 150l/s and is available at the site. If it is determined that upgrades to any other existing water distribution system must be made to achieve the required fire flows, additional bonding will be required.
- b. An approved backflow protection device must also be installed on site as required by the City Plumbing Regulation and Water Regulation bylaws.
- c. A water meter is mandatory for this development and must be installed inside a 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

3. Sanitary Sewer

- a. The developer's consulting mechanical engineer will determine the development requirements of this proposed development and establish the service needs. Only one service will be permitted for this development. The applicant, at his cost, will arrange for the removal and disconnection of the existing services and the installation of one new larger service.

4. Drainage

- a. The developer must engage a consulting civil engineer to provide a storm water management plan for the site, which meets the requirements of the City Storm Water Management Policy and Design Manual. The storm water management plan must also include provision of lot grading plan, minimum basement elevation (MBE), if applicable, and provision of a storm drainage service for the development and / or recommendations for onsite drainage containment and disposal systems.
- b. Provide a detailed Stormwater Management Plan for this development as per the Subdivision, Development and Servicing Bylaw #7900.
- c. There is a possibility of a high water table or surcharging of storm drains during major storm events. This should be considered in the design of the onsite system.

5. Roads

- a. Richter street must be upgraded to an 2 lane arterial along the full frontage of this proposed development including curb and gutter, street lights, landscaped boulevard, separated sidewalk, drainage system including catch basins, and pavement removal and replacement up to centerline of Richter street, and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. Road cross section to be used is a modified SS-R5 which can be supplied at detail design.
- b. Morrison Ave must be upgraded to an 2 lane collector along the full frontage of this proposed development including curb and gutter, street lights, landscaped boulevard, separated sidewalk, drainage system including catch basins, and pavement removal and replacement up to centerline of Richter street, and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. Road cross section to be used is a modified SS-R5 which can be supplied at detail design.
- c. The laneway must be upgraded to a paved standard complete with a concrete driveway let down exiting onto Morrison Ave. Standards SS-R2 and SS-C7 are to be used in detail design.

6. Road Dedication and Subdivsion Requirements

- a. Grant Statutory Rights of Way if required for utility services.
- b. If any road dedication affects lands encumbered by a Utility right-of-way (such as BC Hydro Gas, 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
- c. Vehicle access for the development must be from the north/south laneway.

- d. Provide 6m corner rounding at intersection of Richter Street and Morrison Ave.
- e. Provide curb extensions on Morrison Ave at the intersection of Morrison and Richter St.

7. Power and Telecommunication Services and Street Lights

- a. All proposed distribution and service connections are to be installed underground. Existing distribution and service connections, on that portion of a road immediately adjacent to the site, are to be relocated and installed underground.
- b. Streetlights must be installed on all roads.
- c. Make servicing applications to the respective Power and Telecommunication utility companies. The utility companies are required to obtain the City's approval before commencing construction.
- d. Remove existing poles and utilities, where necessary. Remove aerial trespass (es).

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. Servicing Agreements for Works and Services

- a. A Servicing Agreement is required for all works and services on City lands in accordance with the Subdivision, Development & Servicing Bylaw No. 7900. The applicant's Engineer, prior to preparation of Servicing Agreements, must provide adequate drawings and estimates for the required works. The Servicing Agreement must be in the form as described in Schedule 2 of the bylaw.
- b. Part 3, "Security for Works and Services", of the Bylaw, describes the Bonding and Insurance requirements of the Owner. The liability limit is not to be less than

\$5,000,000 and the City is to be named on the insurance policy as an additional insured

10. Geotechnical Study.

- a. Provide a geotechnical report prepared by a Professional Engineer competent in the field of hydro-geotechnical engineering to address the items below: **NOTE: The City is relying on the Geotechnical Engineer's report to prevent any damage to property and/or injury to persons from occurring as a result of problems with soil slippage or soil instability related to this proposed subdivision.**
- i. The Geotechnical report must be submitted prior to submission of Engineering drawings or application for subdivision approval.
 - ii. Area ground water characteristics, including any springs and overland surface drainage courses traversing the property. Identify any monitoring required.
 - iii. Site suitability for development.
 - iv. Site soil characteristics (i.e. fill areas, sulphate content, unsuitable soils such as organic material, etc.).
 - v. Any special requirements for construction of roads, utilities and building structures.
 - vi. Recommendations for items that should be included in a Restrictive Covenant.
 - vii. Recommendations for roof drains, perimeter drains and septic tank effluent on the site.
 - viii. Any items required in other sections of this document.
 - ix. Additional geotechnical survey may be necessary for building foundations, etc

11. Charges and Fees

- a. Development Cost Charges (DCC's) are payable
- b. Fees per the "Development Application Fees Bylaw" include:
 - i. Street/Traffic Sign Fees: at cost if required (to be determined after design).
 - ii. Survey Monument, Replacement Fee: \$1,200.00 (GST exempt) – only if disturbed.
- c. Engineering and Inspection Fee: 3.5% of construction value (plus GST)


James Kay, P.Eng.

Development Engineering Manager

JA

SCHEDULE

A

This forms part of application

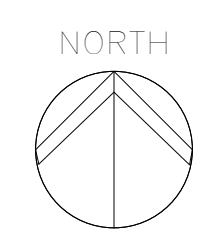
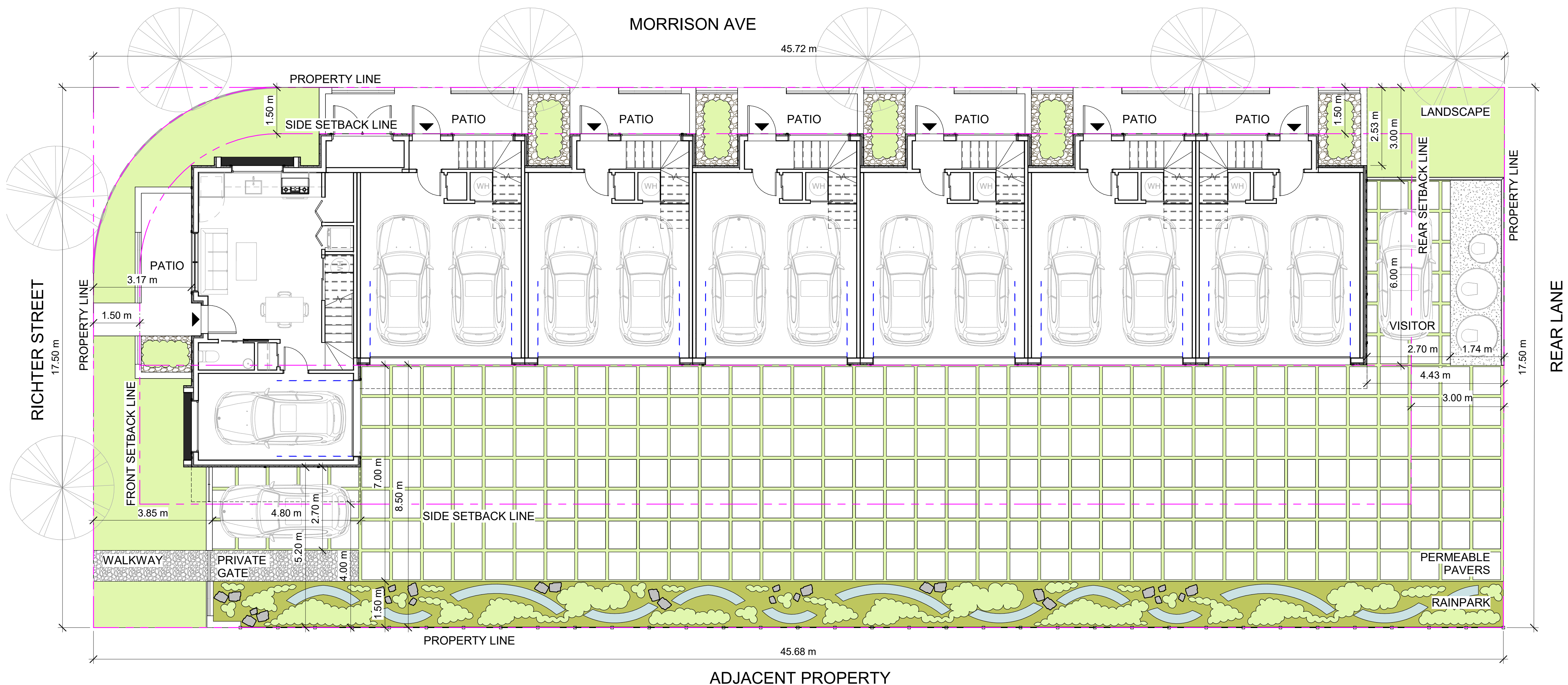
Z18-0056

Planner
Initials

KB

City of
Kelowna
COMMUNITY PLANNING





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

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

This drawing must not be scaled

Verify all dimensions and datums prior to commencement of work.

Report all errors and omissions to the Architect.



Seal

Revision		
No	Date	Description
1	18-05-10	ISSUED FOR DP
2	18-06-21	RE-ISSUED FOR DP

1 RICHTER SITE PLAN
A4.01 1 : 75

SCHEDULE

B

This forms part of application
Z18-0056

Planner Initials KB

City of Kelowna

COMMUNITY PLANNING

project title
RICHTER TOWNHOUSES

project address
2529 RICHTER STREET,
KELOWNA, BC

project no. 4055

file no.

drawing title
SITE PLAN

designed L.A. scale 1 : 75

drawn L.A.

checked K.F.

drawing no. A2.00

plotted 7/20/2018 9:25:29 AM

NOT FOR CONSTRUCTION

REPORT TO COUNCIL



Date: August 13, 2018

RIM No. 1250-30

To: City Manager

From: Community Planning Department (KB)

Application:	Z18-0074	Owner:	Trevor James Taylor Lori-Lynn Taylor
Address:	771 Barnaby Road	Applicant:	Westerkamp Design Inc.

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. Z18-0074 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 2 District Lot 357 Similkameen Division Yale District Plan EPP73196, located at 771 Barnaby Road, 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 in conjunction with Council's consideration of a Development Variance Permit for the subject property.

2.0 Purpose

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

3.0 Community Planning

Community Planning Staff support the proposed rezoning application 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 designation of the subject property is S2RES – Single / Two Unit Residential, which supports this zoning change. The concept of the carriage house is aligned with

the OCP Policies of Compact Urban Form – increasing density where infrastructure already exists, and of Carriage Houses & Accessory Apartments. The property is connected to City sanitary sewer and within the Permanent Growth Boundary of the City.

The applicant has submitted preliminary drawings for a carriage house, and Staff are currently aware of one variance being requested, to vary the required front yard setback. Should the rezoning application be supported by Council, Staff would bring forward a Development Variance Permit application for Council consideration.

The applicant has confirmed the completion of public notification in accordance with Council Policy No. 367.

4.0 Proposal

4.1 Background

There was an existing single family dwelling on the subject property, which has been demolished. The property was rezoned and part of a subdivision process in 2016-2017. A Hazardous Condition Development Permit, for steep slopes on the property, was issued at the time of subdivision.

4.2 Project Description

The applicant has provided preliminary drawings for a new single family dwelling and carriage house. A conceptual site plan has been submitted, which shows one variance being requested for the siting of the carriage house. Should the rezoning be supported by Council, a Development Variance Permit would be required prior to a building permit for the carriage house being issued.

4.3 Site Context

The 2,189 m² subject property is located on the south side of Barnaby Road, in the City's Southwest Mission Sector. It is within the Permanent Growth Boundary and has a walk score of 3, which means almost all errands require a car.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU6 – Two Dwelling Housing RR3 – Rural Residential 3	Residential
East	RU1 – Large Lot Housing	Residential
South	RU1 - Large Lot Housing	Residential
West	RU6 – Two Dwelling Housing RU2 – Medium Lot Housing	Residential

Subject Property Map: 771 Barnaby Road



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 5 - Development Process

Policy 5.2.3 - 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 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.

Policy 5.22.6 – 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.

Policy 5.22.12 – Carriage Houses & Accessory Apartments. Support carriage houses and accessory apartments through appropriate zoning regulations.

6.0 Technical Comments

6.1 Development Engineering Department

See attached Attachment "A" - City of Kelowna Memorandum


7.0 Application Chronology

Date of Application Received: May 15, 2018
Date Public Consultation Completed: July 16, 2018

Report prepared by: Kimberly Brunet, Planner
Reviewed by: Dean Strachan, Suburban and Rural Planning Manager
Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Schedule "A" – Design Rationale, Conceptual Site Plan, Floor Plan and Elevations
Attachment "A" – City of Kelowna Memorandum

SCHEDULE		A
This forms part of application		
# Z18-0074		
Planner Initials	KB	 City of Kelowna COMMUNITY PLANNING



WESTERKAMP DESIGN INC.

#201 – 1690 Water Street
 KELOWNA, B.C. V1Y – 8T8
 (250) 878-7846
 bauhaus1@shaw.ca

771 Barnaby Road - Design Rationale

It is the intention of the property owners to re-zone the subject property from RU-1 Zoning to RU-1c Zoning in order to build a carriage house. The existing home is built close to the sloped hillside at the rear of the lot. The only suitable location for a carriage house, in regards to access, privacy and efficient use of the property is in the front yard.

The proposal is to reduce the front yard setback of 9.00m for a carriage house to 4.50m, the regular front yard setback for a principal building.

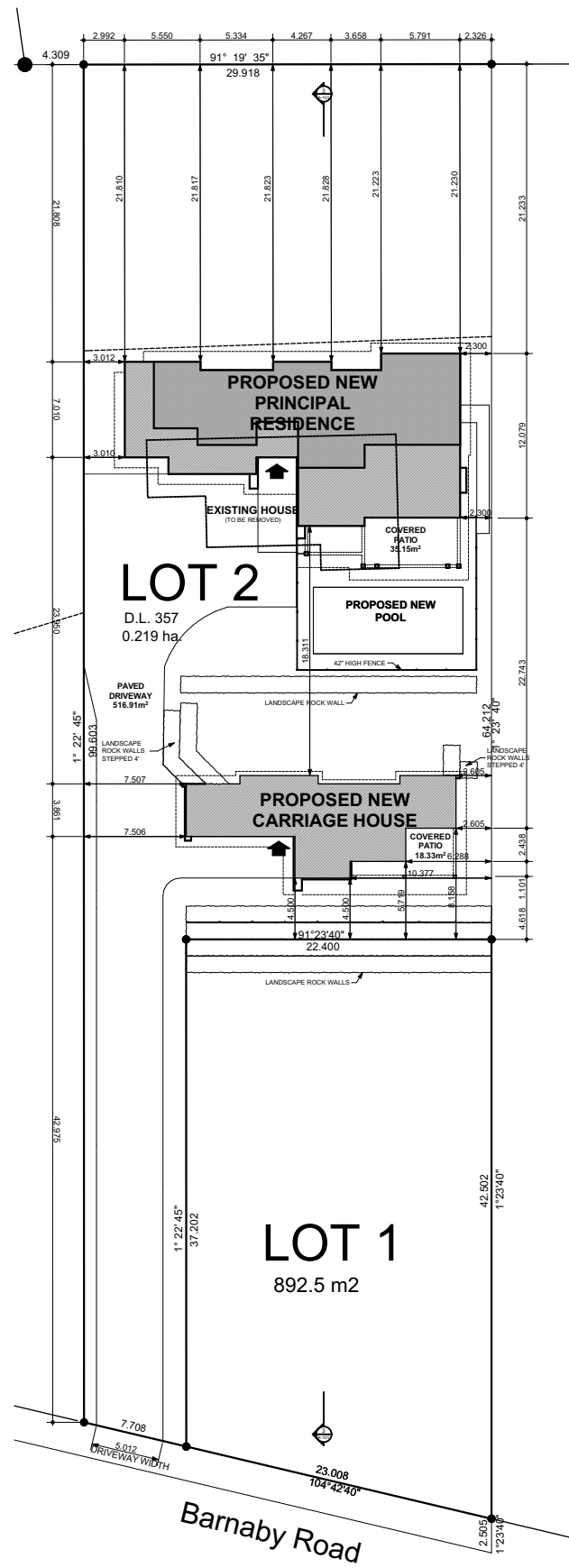
Due to the fact, that the property is a “panhandle” lot, the carriage house will not be directly exposed to the street, in fact it will hardly be visible with the neighbouring buildings in the front.

Street Appeal / Bulk

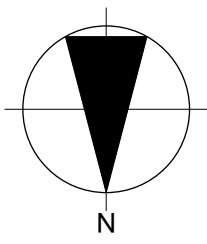
The proposed design of the carriage house is a single story structure which blends into the hillside, and will not have a negative visual impact on the street or the surrounding properties. The carriage house will not encroach on the privacy of the neighbouring lots.

Parking

Uncovered parking will be provided in the front of the carriage house.



Site Plan
SCALE: 1:500



771 BARNABY ROAD

LEGAL DESCRIPTION: LOT 2, PLAN 10457, D.L. 357, SDYD

PROPOSED ZONING: FROM RU1 - LARGE LOT HOUSING
TO RU1c - LARGE LOT HOUSING WITH CARRIAGE HOUSE

SITE DETAILS:		
LOT AREA:	2192.35 m ²	550m ² MIN.
LOT WIDTH:	29.91 m	16.5m MIN.
LOT DEPTH:	100.50 m	30.0m MIN.
FOOTPRINT AREA OF NEW PRINCIPAL DWELLING:	233.90 m ²	
AREA OF DRIVEWAY & PARKING:	88.00 m ²	
AREA OF COVERED PATIOS > 23m ²	35.15 m ²	
FOOTPRINT AREA OF CARRIAGE HOUSE:	99.96 m ²	100m ² MAX.
SITE COVERAGE (%):		
BUILDINGS:	15.23 %	40% MAX.
CARRIAGE HOUSE ONLY:	4.56 %	14% MAX.
BUILDINGS + DECK:	19.24 %	40% MAX.
BUILDINGS, DECKS & DRIVEWAYS:	20.85 %	50% MAX.
DWELLING DETAILS:		
TOTAL FLOOR AREA:	285.89 m ²	
GARAGE AREA:	69.39 m ²	
HEIGHT OF BUILDING:	6.676 m	9.5m MAX. OR 2 1/2 STOREYS (WHICHEVER IS THE LESSER)
SETBACKS (IN METRES):		
FRONT (DIST. FROM CARRIAGE HOUSE):	18.311 m	3.0m MIN.
EAST SIDE:	3.010 m	2.3m MIN.
WEST SIDE:	2.300 m	2.3m MIN.
REAR:	21.223 m	7.5m MIN.
CARRIAGE HOUSE DETAILS:		
TOTAL FLOOR AREA:	95.55 m ²	100m ² MAX.
HEIGHT OF BUILDING:	4.150 m	4.8m MAX.
SETBACKS (IN METRES):		
FRONT:	4.500 m	4.5m MIN.
SIDE (WEST):	2.605 m	2.0m MIN.
SIDE (EAST):	7.506 m	2.0m MIN.
REAR (DIST. FROM PRINCIPAL DWELLING):	18.311 m	3.0m MIN.
NUMBER OF PARKING STALLS:	3	3 MIN.
SIZES OF PARKING STALLS:	2 - 2.5 x 6.0m and 1 - 2.4 x 4.8m	

SCHEDULE A

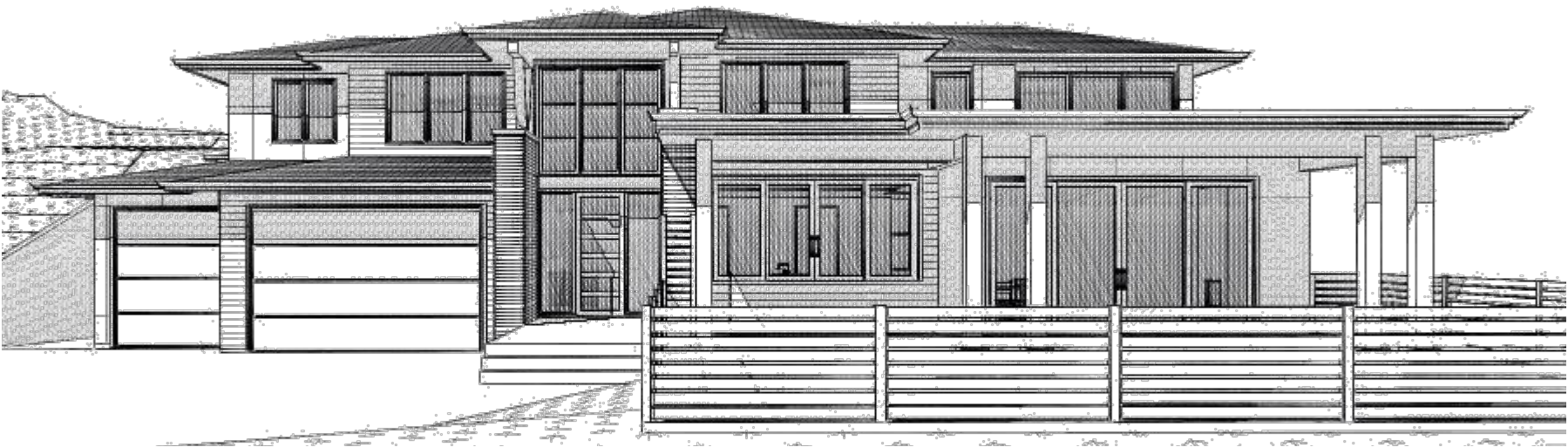
This forms part of application
Z18-0074

Planner
Initials KB



PROJECT :		TITLE :	
TAYLOR RESIDENCE		SITE PLAN AND SITE DATA	
CUSTOMER :			
CIVIC :	771 BARNABY ROAD, KELOWNA, BC		
LEGAL :	LOT 2, PLAN 10457, D.L. 357, S.D.Y.D.		
REVISED :			
REVISED :			
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AS SHOWN		6/25/2018	

DP-003



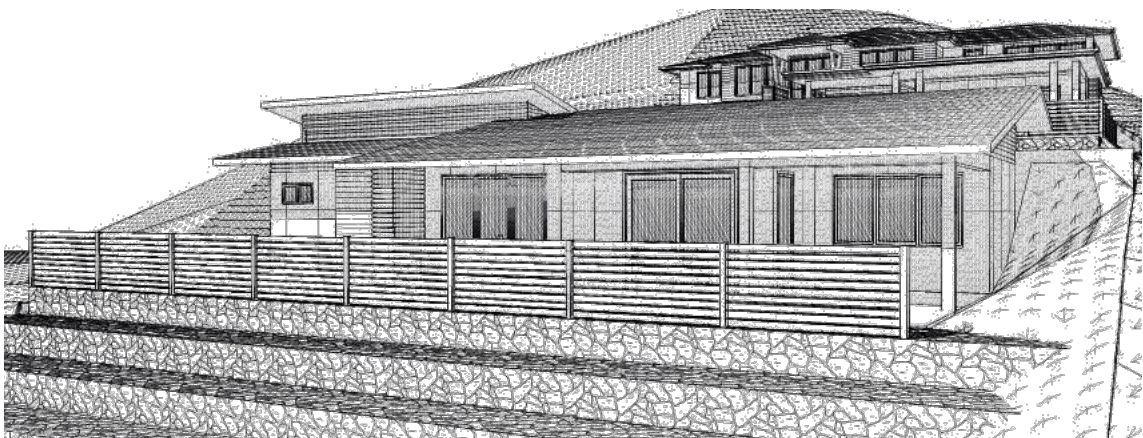
Principal Dwelling - Front View



Principal Dwelling - Front View from Left



Carriage House - Front View from Left



Carriage House - Front View from Right

PROJECT : TAYLOR RESIDENCE

TITLE : COVER PAGE

CUSTOMER :

CIVIC :

771 BARNABY ROAD, KELOWNA, BC

LEGAL :

LOT 2, PLAN 10457, D.L. 357, S.D.Y.D.

REVISED :

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REVISED :

SCALE :

AS SHOWN

DATE :

5/10/2018

SHEET :

DP-001



View from North-East



View from North-West

SCHEDULE **A**

This forms part of application
Z18-0074

Planner
Initials **KB**



City of
Kelowna
COMMUNITY PLANNING

PROJECT :
TAYLOR RESIDENCE

TITLE :
RENDERINGS

CUSTOMER :

CIVIC :

771 BARNABY ROAD, KELOWNA, BC

LEGAL :

LOT 2, PLAN 10457, D.L. 357, S.D.Y.D.

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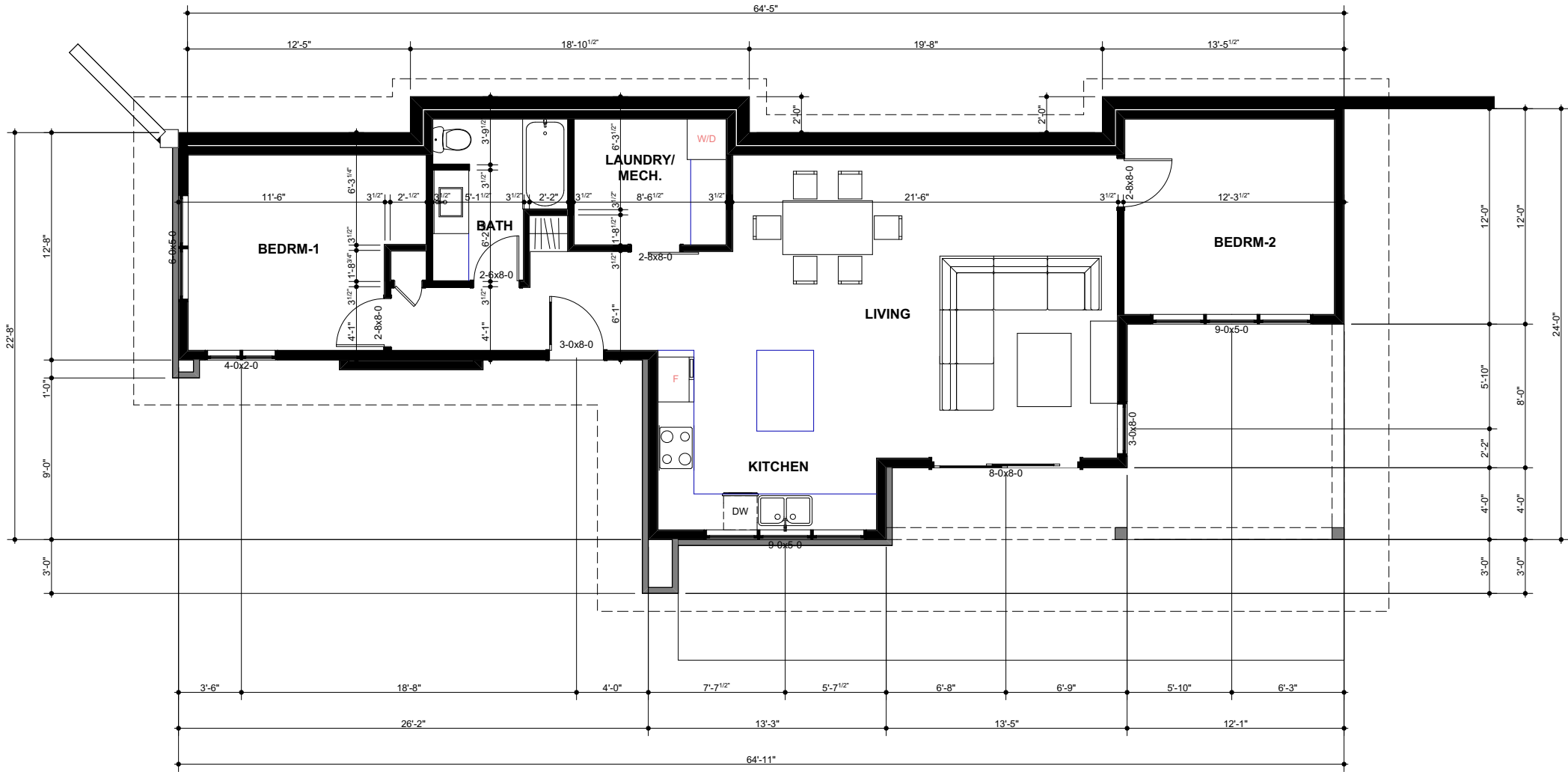
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DATE :

5/10/2018

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DP-002



Floor Plan - Carriage House

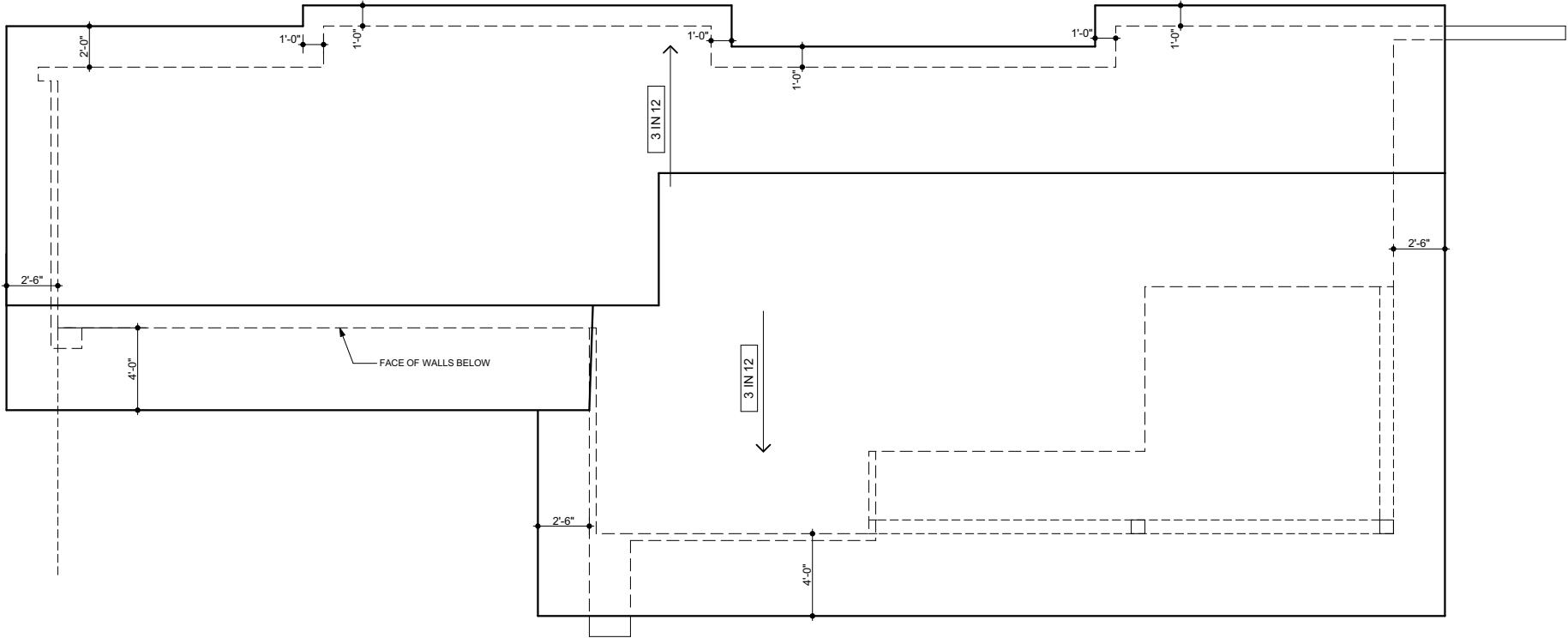
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PROJECT :		TAYLOR RESIDENCE	
TITLE :		FLOOR PLAN - CARRIAGE HOUSE	
CUSTOMER :			
CIVIC :	771 BARNABY ROAD, KELOWNA, BC		
LEGAL :	LOT 2, PLAN 10457, D.L. 357, S.D.Y.D.		
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AS SHOWN		5/10/2018	
SHEET :			
DP-008			
38			

SCHEDULE A

This forms part of application
Z18-0074

Planner
Initials KB

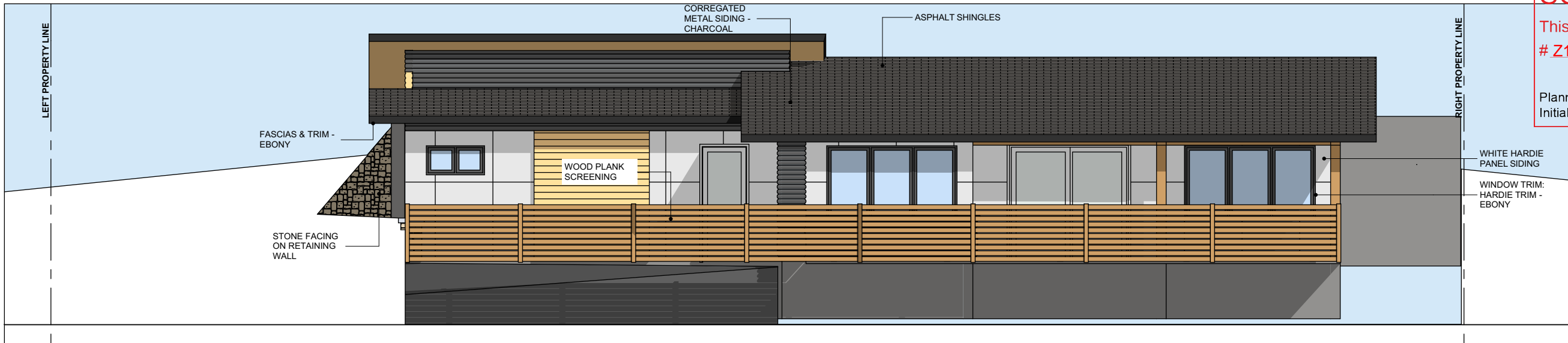


Roof Plan - Carriage House

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

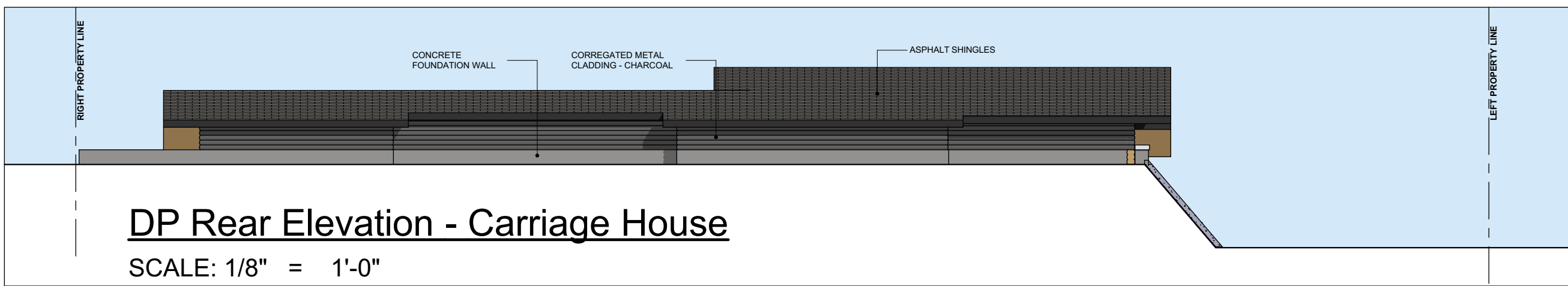
PROJECT :		TAYLOR RESIDENCE	
TITLE :		ROOF PLAN - CARRIAGE HOUSE	
CUSTOMER :			
CIVIC :	771 BARNABY ROAD, KELOWNA, BC		
LEGAL :	LOT 2, PLAN 10457, D.L. 357, S.D.Y.D.		
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AS SHOWN		5/10/2018	
SHEET :			

DP-009



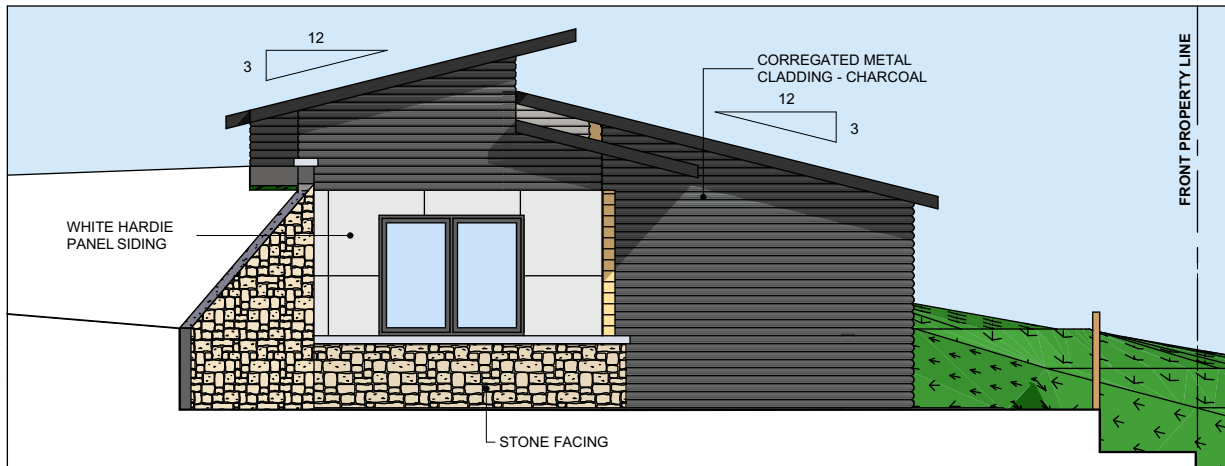
DP Front Elevation - Carriage House

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



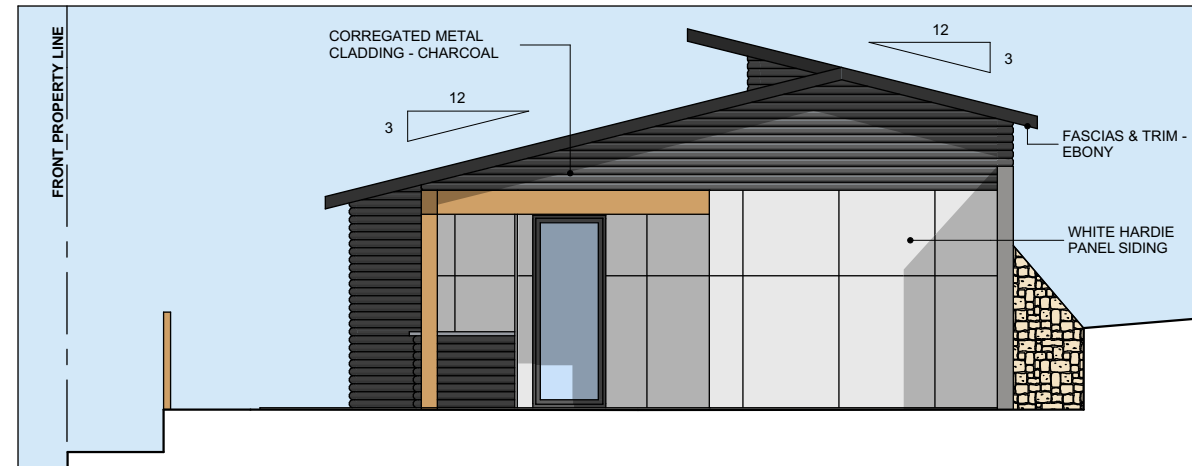
DP Rear Elevation - Carriage House

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



DP Left Elevation - Carriage House

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



DP Right Elevation - Carriage House

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

PROJECT :	TAYLOR RESIDENCE		
	ELEVATIONS - CARRIAGE HOUSE		
CUSTOMER :	771 BARNABY ROAD, KELOWNA, BC		
	LOT 2, PLAN 10457, D.L. 357, S.D.Y.D.		

REVISED :	
REVISED :	
REVISED :	
REVISED :	
SCALE :	DATE :
AS SHOWN	5/10/2018

SHEET :

DP-012

SCHEDULE

A

This forms part of application

Z18-0074

Planner Initials

KB

City of Kelowna

COMMUNITY PLANNING




WESTERKAMP DESIGN INC.
#201 – 1690 Water Street
KELOWNA, B.C. V1Y – 8T8
(250) 878-7846
bauhaus1@shaw.ca

771 BARNABY ROAD – EXISTING PROPERTY PICTURES



SCHEDULE A

This forms part of application
Z18-0074

Planner
Initials

KB

City of
Kelowna
COMMUNITY PLANNING



WESTERKAMP DESIGN INC.
#201 – 1690 Water Street
KELOWNA, B.C. V1Y – 8T8
(250) 878-7846
bauhaus1@shaw.ca



CITY OF KELOWNA

MEMORANDUM

Date: July 25, 2018
File No.: Z18-0074

To: Land Use Management Department (TB)

From: Development Engineering Manager

Subject: 771 Barnaby Rd Lot 2 Plan EPP73196 RU1c Carriage House

Development Engineering has the following requirements associated with this application.

1. Domestic Water and Sanitary Sewer

This property is currently serviced with a new 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 complete with inspection chamber (IC). No service upgrades are required for this application.

3. 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.

4. Access and Parking Requirements

The proposed parking module location for the Carriage House must meet bylaw requirements.



James Kay, P. Eng.
Development Engineering Manager
JF/jf

REPORT TO COUNCIL



Date: July 30, 2018

RIM No. 1250-20

To: City Manager

From: Community Planning Department (BBC)

Application: Z18-0064

Owner: Aspen Point Construction Ltd.,
Inc. No. BC0922170

Address: 477-2 Curlew Drive

Applicant: Chris King

Subject: Rezoning Application

Existing OCP Designation: S2RES - Single / Two Unit Residential

Existing Zone: CD2 – Kettle Valley

Proposed Zone: RU2 – Medium Lot Housing

1.0 Recommendation

THAT Rezoning Application No. Z18-0064 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot A, Sections 23 and 24, Township 28, Similkameen Division Yale District, Plan KAP57684, Except Plans KAP57685, KAP60948, KAP60950, KAP61235, KAP62639, KAP67007, KAP68747, KAP72416, and KAP 85435, located at 477-2 Curlew Drive, Kelowna, BC from the CD2 – Kettle Valley zone to the RU2 – Medium Lot Housing zone as shown on Attachment "A" attached to the Report from Community Planning Department dated February 2018, be considered by Council;

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

2.0 Purpose

To rezone the subject property from CD2 – Kettle Valley to RU2 – Medium Lot Housing, to facilitate the development of a single family dwelling.

3.0 Community Planning

Community Planning supports the proposed rezoning of the subject property from CD2 – Kettle Valley to RU2 – Medium Lot Housing, to facilitate the development of a single family dwelling.

The property is located within the Permanent Growth Boundary in Southwest Mission neighbourhood of Kelowna. The application to rezone the parcel to RU2 – Medium Lot Housing to construct a single family dwelling is in line with the OCP Future Land Use Designation of S2RES – Single / Two Unit Residential. The property is in close proximity to transit, parks, and schools. It is therefore consistent with the Compact

Urban Growth and Sensitive Infill Housing OCP Land Use Policies. 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.

To fulfil Council Policy No. 367, the applicant submitted a Neighbour Consultation Summary Form to staff on July 24, 2018, outlining that the neighbours within 50 m of the subject property were notified.

4.0 Proposal

4.1 Background

The current zoning of the lot, CD2 – Kettle Valley, is a remnant from the residential development located immediately to the south of the subject property. A pedestrian walkway runs parallel to the lot along the eastern side of the property, and will be preserved during and following completion of development.

4.2 Project Description

The subject property currently is vacant. The small, narrow lot is unusual for this area, and the proposed rezoning from CD2 – Kettle Valley zone to RU2 – Medium Lot Housing zone would facilitate the development of a single family dwelling on the subject property. The proposed rezoning meets all of the zoning regulations and the conceptual development plan does not require any variances.

A portion of a City of Kelowna parcel located adjacent to the north of the subject property is being sold to the owner for lot consolidation under a separate subdivision application.

4.3 Site Context

The subject property is located on Curlew Drive, west of Lark Street and is approximately 300 meters north of Chute Lake Road within the Southwest Mission neighbourhood. The area is characterized primarily by single family dwellings, with Chute Lake Elementary School and Curlew Park, and a large park area located to the southeast and southwest of the subject property.

Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RR3 - Rural Residential	Residential
East	RR3 - Rural Residential P3 – Major Institutional	Residential School and Park
South	CD2 – Kettle Valley RR1 – Rural Residential	Residential
West	RR3 - Rural Residential RR1 – Rural Residential	Residential

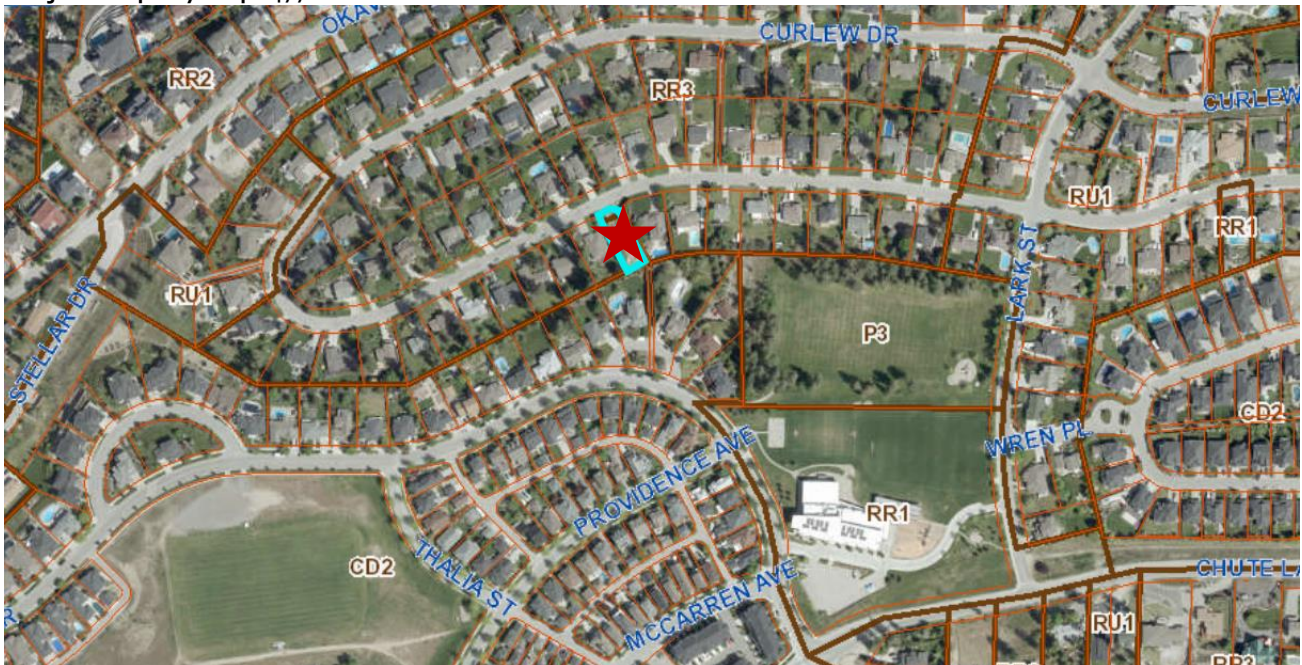
Site Context Map



Future Land Use Map



Subject Property Map: 477 - 2 Curlew Drive



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.

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

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

- No comment

6.2 Development Engineering Department

- Please see attached Development Engineering Memorandum (Attachment B) dated June 13, 2018.

7.0 Application Chronology

Date of Application Received: April 18, 2018

Date Public Consultation Completed: July 24, 2018

Report prepared by: Barbara B. Crawford, Planner

Reviewed by: Dean Strachan, Suburban and Rural Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Attachment A – Rational Letter, Site Plan and Proposed Development Plan

Attachment B – Development Engineering Memorandum

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

April 5, 2018

City of Kelowna
Community Planning
1435 Water Street
Kelowna, B.C. V1Y 1J4

Re: Development Proposal Statement _____

Dear Planner,

I'll start by first saying this is a unique lot. I recently purchased lot 2 – 477 Curlew Drive with the intention of building a new single family home on the property. Upon plenty of research and discussions with the City of Kelowna, I discovered that this lot is currently zoned CD2, but does not fall in the area map of the CD2 zone. Therefore, this small piece of property does not technically have a current zoning.

On April 4, 2018, I was informed by Ryan Smith, with the City of Kelowna, that I would need to apply for rezoning. After a couple short conversations with both Ryan and Kim in the planning department, we agreed to apply for a new RU2 zone, based upon the narrow size of the property.

I would like to use the proposed RU2 zone versus the RU1 zoning, as it has smaller side yard setbacks, which allows me to place a 1.0m wider home on this narrow lot. Being the existing neighborhood is older with large lots, and for the most part wide ranch style homes, I feel the wider I can get my home, the better it will suit the current neighborhood. I also have a 2.0m wide pedestrian path located on the east side of my property, between my lot and the neighbors.

If you have any further questions or concerns, please contact me directly at (250) 863-8540.

Sincerely,



Chris King
Aspen Point Construction Ltd.

PLAN EPP80409

ATTACHMENT A

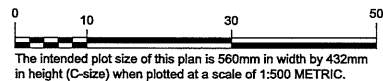
This forms part of application

Z18-0064

Planner Initials BC

City of Kelowna
COMMUNITY PLANNING

BCGS 82E.073
SCALE 1:500 METRIC



LEGEND

- Denotes Standard Iron Post Found
- Denotes Control Monument Found

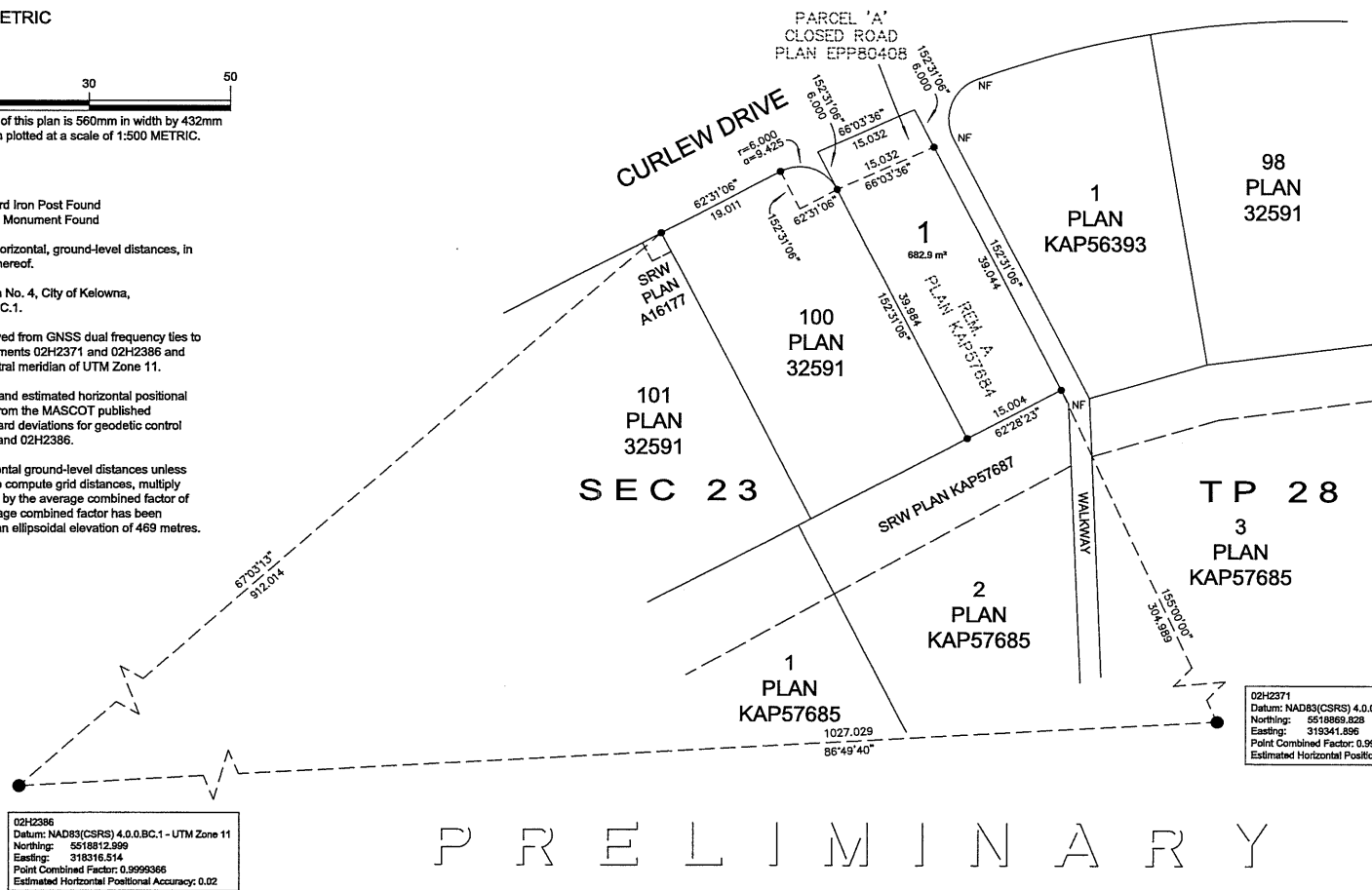
Distances shown are horizontal, ground-level distances, in metres and decimals thereof.

Integrated Survey Area No. 4, City of Kelowna,
NAD83(CSRS) 4.0.0.BC.1.

Grid bearings are derived from GNSS dual frequency ties to geodetic control monuments 02H2371 and 02H2386 and are referred to the central meridian of UTM Zone 11.

The UTM coordinates and estimated horizontal positional accuracy are derived from the MASCOT published coordinates and standard deviations for geodetic control monuments 02H2371 and 02H2386.

This plan shows horizontal ground-level distances unless otherwise specified. To compute grid distances, multiply ground-level distances by the average combined factor of 0.99992808. The average combined factor has been determined based on an ellipsoidal elevation of 469 metres.



P R E L I M I N A R Y

This plan lies within the Regional District of Central Okanagan.

The field survey represented by this plan was completed on the ____ day of February, 2018.

Mark A. Cahill, BCLS #812

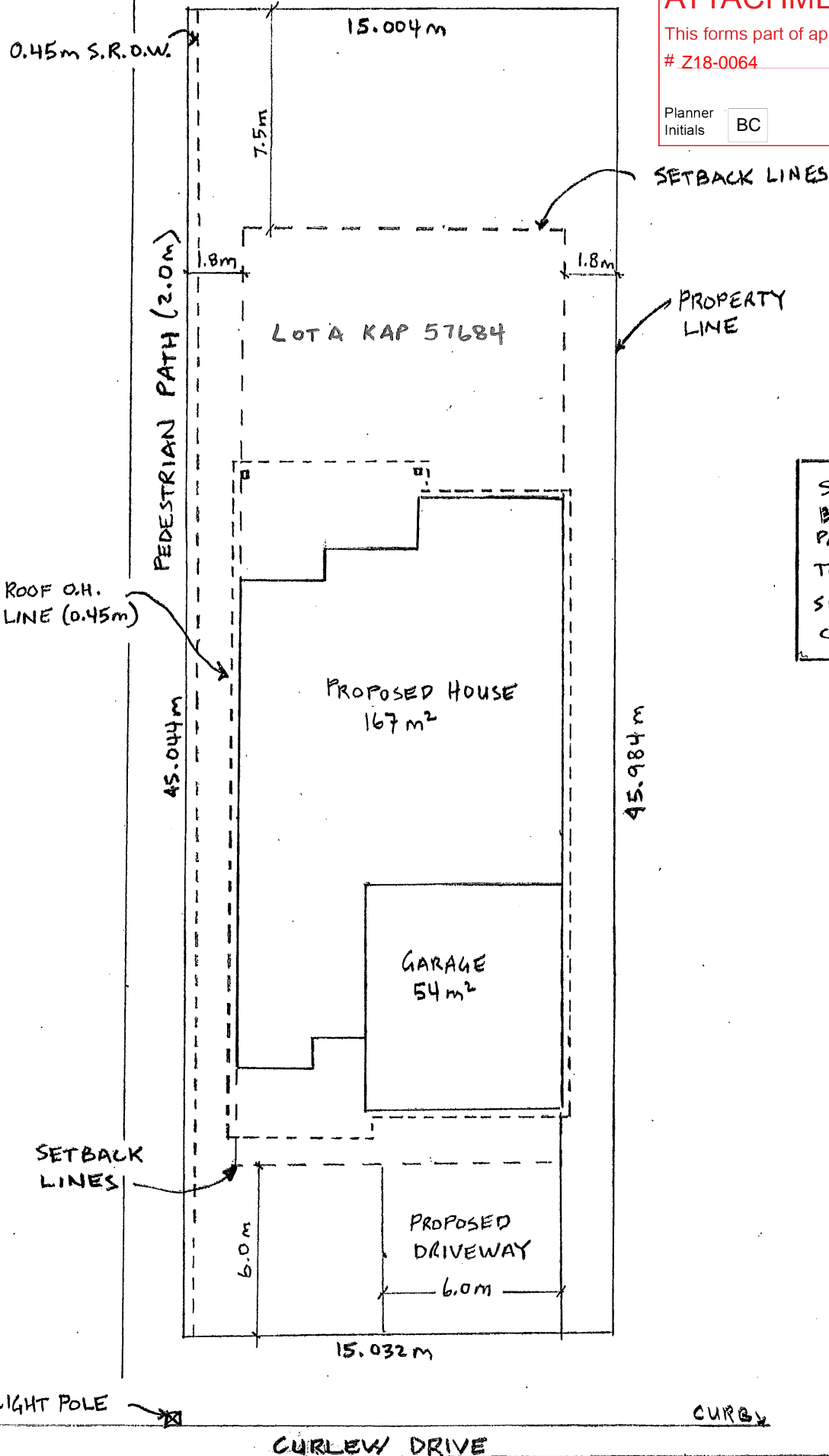
ATTACHMENT A

This forms part of application

Z18-0064

Planner
Initials BC

City of
Kelowna
COMMUNITY PLANNING



SITE COVERAGE:

BUILDING AREA	- 222 m ²
PATIO AREA	- 14 m ²
TOTAL	- 236 m ²
SITE AREA	- 690 m ²
COVERAGE	- 34.2 %

SCALE 1:200

ASPEN POINT
CONSTRUCTION.
PO Box 29210 OKM
KELOWNA, B.C.

#2-477 CURLEW DR.
KELOWNA, B.C.
LOT "A" PLAN
KAP 57684

CITY OF KELOWNA
MEMORANDUM

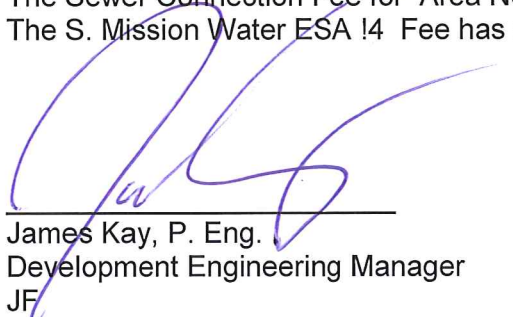
ATTACHMENT		B
This forms part of application # Z18-0064		
Planner Initials	BC	 City of Kelowna COMMUNITY PLANNING

Date: June 13, 2018
File No.: Z18-0064
To: Land Use Management (BC)
From: Development Engineering Manager (JK)
Subject: 2 – 477 Curlew Drive Lot A Plan 57684

The Development Engineering comments and requirements regarding this application to rezone from CD2 to RU2 Medium lot Housing are as follows:

The property owner of Lot A Plan 57694 has made arrangements with the City for the installation of one 19mm water service and one 100mm sanitary service.
A 3rd Party Work Order agreement is in place.

The Sewer Connection Fee for Area No. 28 has been paid.
The S. Mission Water ESA !4 Fee has also been paid.



James Kay, P. Eng.
Development Engineering Manager
JK

REPORT TO COUNCIL



Date: August 13, 2018

RIM No. 1250-30

To: City Manager

From: Community Planning Department (LK)

Application: OCP18-0011, Z18-0055 **Owner:** Interior Health Authority

Address: 2251-2312 Pandosy St **Applicant:** Meiklejohn Architects

Subject: Official Community Plan Amendment & Rezoning Application

Existing OCP Designation: EDINST – Educational/ Major Institutional

Proposed OCP Designation: HLTH – Health District

Existing Zone: HD1 – Kelowna General Hospital

Proposed Zone: HD2 – Hospital and Health Support Services

1.0 Recommendation

THAT Official Community Plan Map Amendment Application No. OCP18-0011 to amend Map 4.1 in the Kelowna 2030 – Official Community Plan Bylaw No. 10500 by changing the Future Land Use designation of portions of Lot A District Lot 14 ODYD Plan EPP34913 Except Plan EPP53192, located at 2251-2312 Pandosy Street, Kelowna, BC from the EDINST – Educational/Major Institutional designation to the HLTH – Health District designation, as shown on Map "A" attached to the Report from the Community Planning Department dated August 13, 2018, be considered by Council;

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 August 13, 2018;

THAT Rezoning Application No. Z18-0055 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of portions of Lot A District Lot 14 ODYD Plan EPP34913 Except Plan EPP53192, located at 2251-2312 Pandosy Street, Kelowna, BC from the HD1 – Kelowna General Hospital zone to the HD2 – Hospital and Health Support Services zone as shown on Map "B" attached to the Report from the Community Planning Department dated August 13, 2018, be considered by Council;

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

AND THAT final adoption of the Official Community Plan Map Amending Bylaw and 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 May 30, 2018.

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

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

2.0 Purpose

To amend the Official Community Plan to change the Future Land Use designation and to rezone a portion of the subject property to facilitate the development of congregate housing.

3.0 Community Planning

Community Planning Staff are supportive of the proposed Official Community Plan (OCP) Amendment and Rezoning application to facilitate the development of congregate housing. The subject development site is currently part of the larger Kelowna General Hospital (KGH) parcel and will be subdivided to create a stand-alone parcel at the corner of Abbott Street and Royal Avenue. The parcel is situated on the Abbott Street multi-use corridor and has a Walk Score of 50 (Somewhat Walkable – Some errands can be accomplished on foot) and a Transit Score of 39 with a few nearby public transit options in the area. The area is centrally located between the City Centre, South Padosy and Capri/Landmark Urban Centres. The proximity to these Urban Centres provides nearby amenities including parks, restaurants, shops and recreational opportunities in the immediate area.

The applicant is requesting an Official Community Plan amendment to a portion of the KGH site from EDINST – Educational/ Major Institutional to HLTH – Health District and rezoning from HD1 – Kelowna General Hospital zone to the HD2 – Hospital and Health Support Services zone. The proposal is for the construction of a two-storey congregate housing project known as JoeAnna's House. The project would provide twenty hotel-style rooms to provide accommodation for family's that have members being treated at KGH. It is intended to fill a gap for families who are unable to find affordable accommodation within Kelowna. The Kelowna General Hospital Foundation (KGHF) will manage the site.

To fulfill Council Policy No. 367 for 'OCP Minor' and 'Zoning Major' applications, the applicant held a public information session on June 25, 2018 at the Centennial Building at KGH (2268 Padosy Street – Room 1346) from 4 -6pm. The session was advertised as follows:

- The Kelowna Daily Courier and the Capital News (on both June 8 and June 15 editions);
- 114 notices were hand delivered to all property owners within 50 m of the subject site;
- Two development notice signs were erected at the project site (Abbott St and Royal Ave).

Staff have reviewed this application and it may proceed without affecting the City's Financial Plan or the Waste Management Plan.

4.0 Proposal

4.1 Background

The subject property is part of the larger Kelowna General Hospital site. The application process will include a subdivision application to create a standalone parcel. The property is currently utilized as a surface parking lot. Previously, the site consisted of three separate parcels, two of which are within the Heritage Conservation Area.

4.2 Project Description

Upon entering the building, guest will be greeted at a central reception area. The main floor provides a common kitchen, dining and living room area. Guest amenities include laundry facilities and an exercise room, along with an at-grade outdoor seating space provided along the Abbott Street frontage to take advantage of the views and evening sunsets. There are 3 guest suites on the main floor with the remaining 17 units on the upper floor.

The site is situated within the Abbott Street Heritage Conservation Area. The Heritage Advisory Committee (HAC) will review the Heritage Alteration Permit application in relation to the heritage aspects and provide feedback to Staff. Should Council support the OCP Amendment and Rezoning applications, the HAP would come before Council for consideration.

4.3 Parking Consideration

While the JoeAnna's House project is greatly needed, IHA also recognizes the growing need for parking to service the Kelowna General Hospital. The KGH site meets the current Zoning Bylaw minimum requirements for parking. It is understood that the parking demand is much greater. With the loss of 62 parking stalls on the subject project site, KGH currently has applications in process with Staff to add a surface parking area at an alternate location on Speer Street. This will see the addition of 90 parking stalls. IHA is working with Staff on a long-term plan to address the parking needs of the overall KGH site.



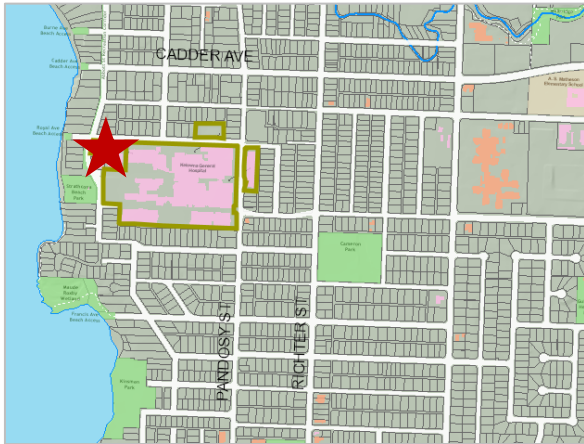
4.4 Site Context

The subject property is located at the corner of Abbot Street and Royal Avenue, within the Heritage Conservation Area. The Strathcona Building is to the south and the Rotary Lodge to the east. Strathcona Park is across the street to the southwest.

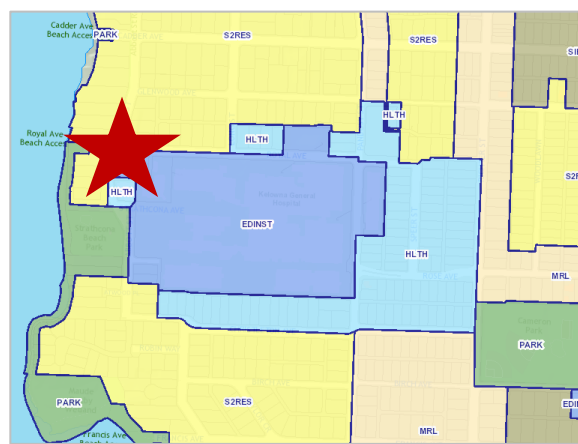
Specifically, adjacent land uses are as follows:

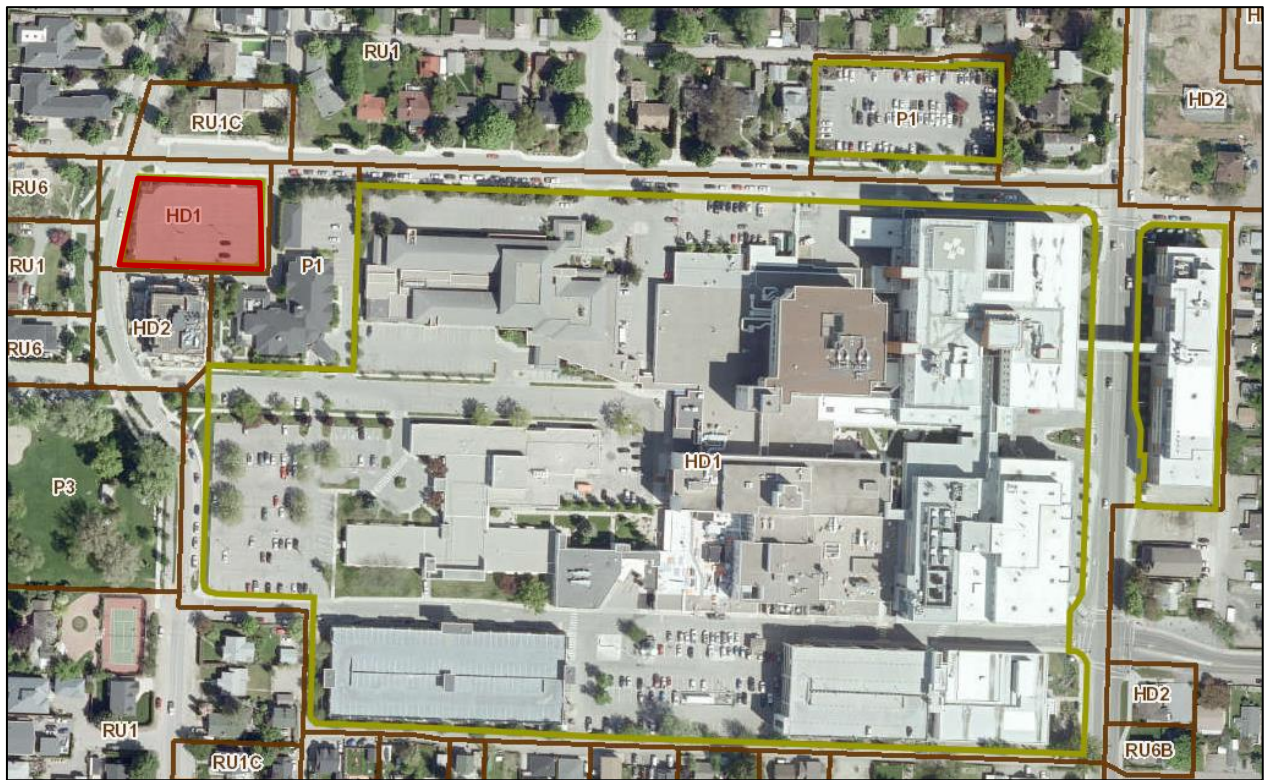
Orientation	Zoning	Land Use
North	RU1c – Large Lot housing with Carriage House RU1 – Large Lot Housing	Single Dwelling Housing, Carriage House
East	P1 – Major Institutional	Health Services (Strathcona Lodge)
South	HD2 – Hospital and Health Support Services	Health Services, Food Primary Establishment
West	RU1 – Large Lot Housing RU6 – Two Dwelling Housing	Single and Two Dwelling Housing

Context Map:



Future Land Use:



Subject Property Map: 2251-2312 Pandosy Street**5.0 Current Development Policies****5.1 Kelowna Official Community Plan (OCP)****Development Process**

Health Care Facilities.¹ Support the extension of services and appropriate building expansions of the Kelowna General Hospital and other health care facilities, as provided for on the Generalized Future Land Use Map 4.1. The form and character of future expansions should be compatible with the surrounding neighbourhood context.

Evaluation Checklist.² Evaluate development applications that require an OCP amendment on the basis of the extent to which they comply with underlying OCP objectives, including the following:

- Does the proposed development respect the OCP Permanent Growth Boundary (OCP Map 4.1 and 5.2)? **Yes**
- Is the proposed development located in an Urban Centre? **No**
- Does the proposed development feature a mix of residential, employment, institutional, and/or recreational uses? **No**
- Does the proposed development increase the supply of affordable housing (as defined in the OCP)? **No**
- Is the property serviced with water and City sanitary sewer at the time of application? **Yes**
- Is there transit service within 400 metres of major multiple unit residential projects (30 + units) or other non-residential projects or major employment generators (50 + employees)? **Yes**

¹ City of Kelowna Official Community Plan, Policy 5.32.10 (Development Process Chapter).

² City of Kelowna Official Community Plan, Policy 5.39.1 (Development Process Chapter).

- Does the proposed project involve redevelopment of currently under-utilized, urbanized land? **Yes**
- Does the proposed development contribute to preserving lands with slopes greater than 30%? **N/A**
- Will the project likely facilitate future development on adjacent parcels that meets the policies of the OCP? **No**
- Does the project avoid negative impacts (shadowing, traffic etc.) on adjoining properties? **Yes**
- Is the project consistent with the height principles established in the OCP? **Yes**
- Would the additional density or new land use designation enhance the surrounding neighbourhood (i.e. Complete Communities) or introduce incompatible uses? **Enhance neighbourhood**
- Could the project be supported without over-burdening existing park and other neighbourhood resources? **Yes**

6.0 Technical Comments

6.1 Building & Permitting Department

- No comments relevant to the OCP Amendment and Rezoning applications.

6.2 Development Engineering Department

- Refer to Schedule 'A' dated May 30, 2018.

7.0 Application Chronology

Date of Application Received: May 24, 2018

Date Public Consultation Completed: June 25, 2018

Report prepared by: Lydia Korolchuk, Planner

Reviewed by: Terry Barton, Urban Planning Manager

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

Attachments:

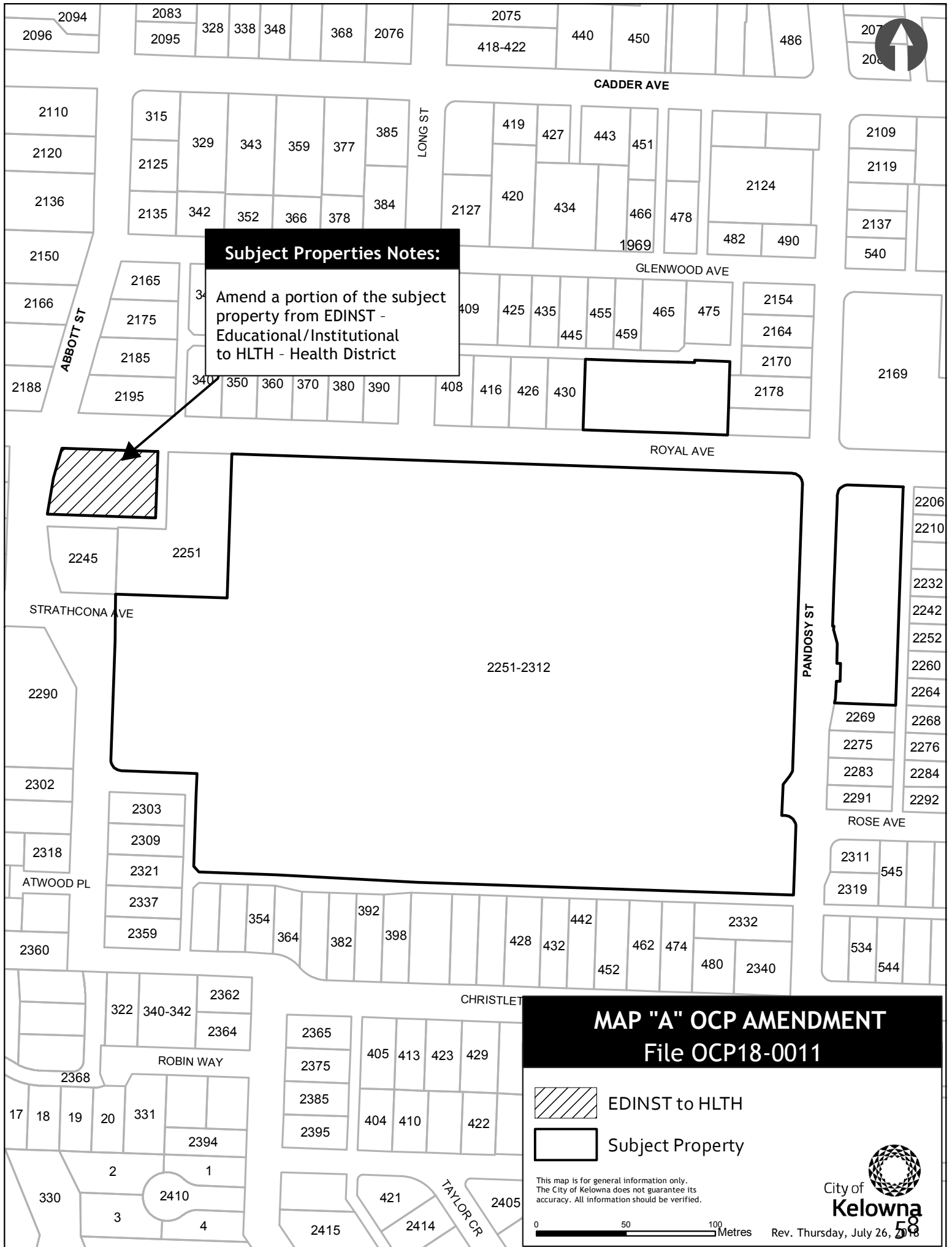
Map A: OCP Amendment Map

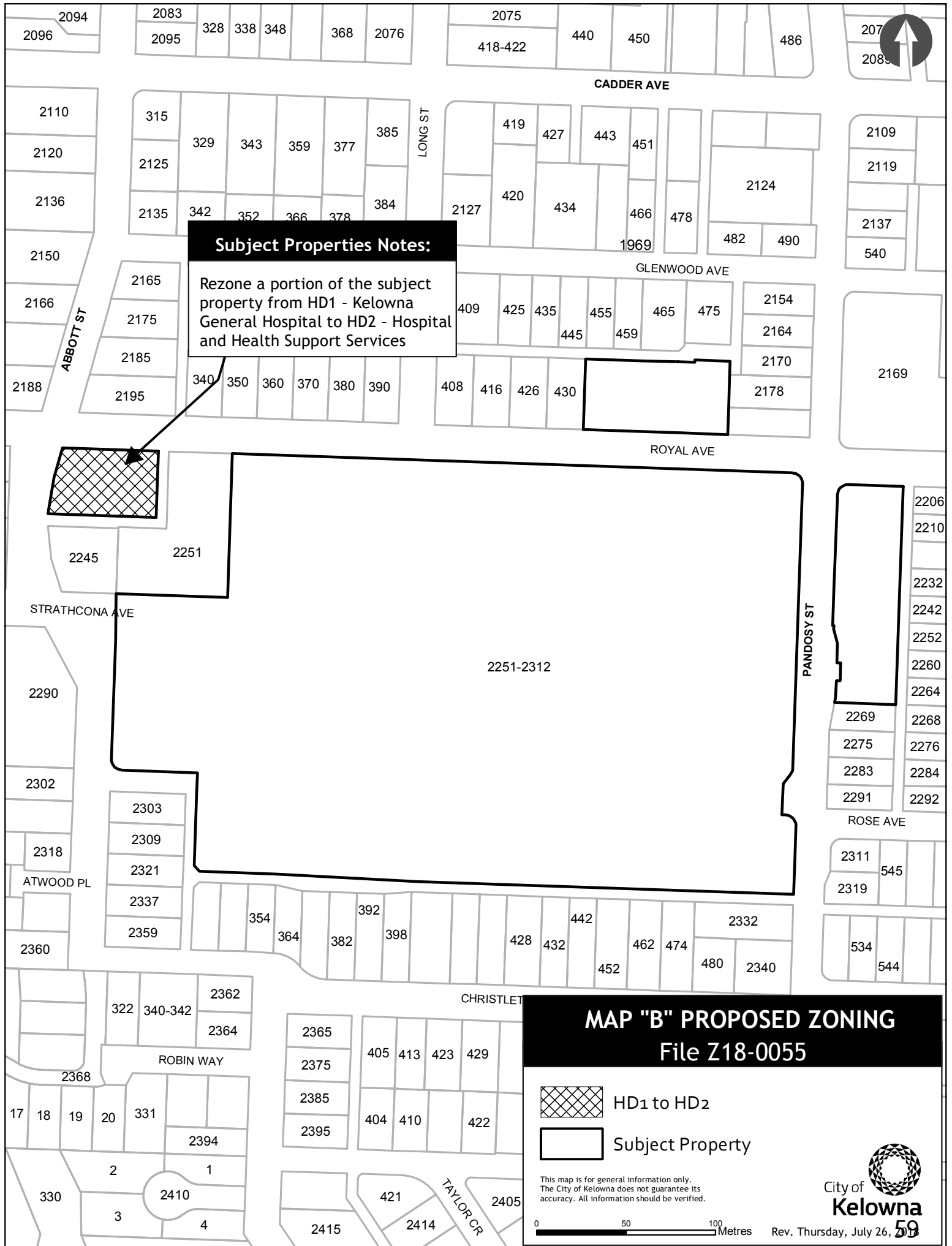
Map B: Rezoning Map

Attachment A: Development Engineering Memorandum

Site Plan and Floor Plans

Conceptual Elevations & Renderings





CITY OF KELOWNA
MEMORANDUM

ATTACHMENT A	
This forms part of application	
# OCP18-0011 Z18-0055	
Planner Initials	LK
 City of Kelowna COMMUNITY PLANNING	

Date: May 30, 2018
File No.: Z18-0055
To: Community Planning (LK)
From: Development Engineering Manager (JK)
Subject: 2251-2312 Pandosy Street

HD1 to HD2

Development Engineering Department have the following comments and requirements associated with this 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. General

- a. Where there is a possibility of a high water table or surcharging of storm drains during major storm events, non-basement buildings may be required. This must be determined by the engineer and detailed on the Lot Grading Plan required in the drainage section.
- b. Provide easements as may be required.
- c. This proposed subdivision may require the installation of centralized mail delivery equipment. Please contact Rick Ould, Delivery Planning Officer, Canada Post Corporation, 530 Gaston Avenue, Kelowna, BC V1Y 2K0 to obtain further information and to determine suitable location(s) within the development.

2. Water

- a. The developer's consulting engineer will determine the domestic and fire protection requirements of this proposed development and establish hydrant requirements and service needs. The bylaw requirement for zone is 150l/s and is available at the site. If it is determined that upgrades to any other existing water distribution system must be made to achieve the required fire flows, additional bonding will be required.
- b. An approved backflow protection device must also be installed on site as required by the City Plumbing Regulation and Water Regulation bylaws.
- c. A water meter is mandatory for this development and must be installed inside a 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

3. Sanitary Sewer

- a. The developer's consulting mechanical engineer will determine the development requirements of this proposed development and establish the service needs. Only one service will be permitted for this development. The applicant, at his cost, will arrange for the removal and disconnection of the existing services and the installation of one new larger service.

4. Drainage

- a. The developer must engage a consulting civil engineer to provide a storm water management plan for the site, which meets the requirements of the City Storm Water Management Policy and Design Manual. The storm water management plan must also include provision of lot grading plan, minimum basement elevation (MBE), if applicable, and provision of a storm drainage service for the development and / or recommendations for onsite drainage containment and disposal systems.
- b. Provide a detailed Stormwater Management Plan for this development as per the Subdivision, Development and Servicing Bylaw #7900.
- c. There is a possibility of a high water table or surcharging of storm drains during major storm events. This should be considered in the design of the onsite system

5. Roads

- a. Royal Ave has been upgraded to an collector standard along the full frontage of this proposed development. No further upgrades are needed at this time.
- b. Abbott street has been upgraded to an collector standard along the full frontage of this proposed development. No further upgrades are needed at this time.

6. Power and Telecommunication Services and Street Lights

- a. 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. Development Permit and Site Related Issues

- a. Access to the property will be lane access only

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. Servicing Agreements for Works and Services

- a. A Servicing Agreement is required for all works and services on City lands in accordance with the Subdivision, Development & Servicing Bylaw No. 7900. The applicant's Engineer, prior to preparation of Servicing Agreements, must provide adequate drawings and estimates for the required works. The Servicing Agreement must be in the form as described in Schedule 2 of the bylaw.
- b. Part 3, "Security for Works and Services", of the Bylaw, describes the Bonding and Insurance requirements of the Owner. The liability limit is not to be less than \$5,000,000 and the City is to be named on the insurance policy as an additional insured

10. Geotechnical Study.

- a. Provide a geotechnical report prepared by a Professional Engineer competent in the field of hydro-geotechnical engineering to address the items below: **NOTE: The City is relying on the Geotechnical Engineer's report to prevent any damage to property and/or injury to persons from occurring as a result of problems with soil slippage or soil instability related to this proposed subdivision.**
 - i. The Geotechnical report must be submitted prior to submission of Engineering drawings or application for subdivision approval.
 - ii. Area ground water characteristics, including any springs and overland surface drainage courses traversing the property. Identify any monitoring required.
 - iii. Site suitability for development.
 - iv. Site soil characteristics (i.e. fill areas, sulphate content, unsuitable soils such as organic material, etc.).
 - v. Any special requirements for construction of roads, utilities and building structures.
 - vi. Recommendations for items that should be included in a Restrictive Covenant.
 - vii. Recommendations for roof drains, perimeter drains and septic tank effluent on the site.
 - viii. Any items required in other sections of this document.
 - ix. Additional geotechnical survey may be necessary for building foundations, etc

11. Charges and Fees

- a. Development Cost Charges (DCC's) are payable
- b. Fees per the "Development Application Fees Bylaw" include:
 - i. Street/Traffic Sign Fees: at cost if required (to be determined after design).
 - ii. Survey Monument, Replacement Fee: \$1,200.00 (GST exempt) – only if disturbed.

Engineering and Inspection Fee: 3.5% of construction value (plus GST)



James Kay, P.Eng.
Development Engineering Manager

JA

CITY OF KELOWNA
MEMORANDUM

ATTACHMENT A

This forms part of application

OCP18-0055
Z18-0055

Planner
Initials

LK



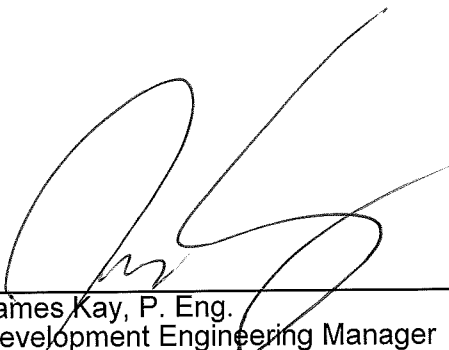
Date: May 30, 2018
File No.: OCP18-0011
To: Community Planning (LK)
From: Development Engineering Manager (JK)
Subject: 2251-2312 Pandosy Street

EDINST - HLTH

The Development Engineering Branch comments and requirements regarding this OCP amendment application are as follows:

1. General

All the offsite infrastructure and services upgrades are addressed in the Rezoning Engineering Report under file Z18-0055



James Kay, P. Eng.
Development Engineering Manager
JA

CITY OF KELOWNA
MEMORANDUM

ATTACHMENT A

This forms part of application

OCP18-0055

Z18-0055

Planner
Initials

LK

City of

Kelowna
COMMUNITY PLANNING

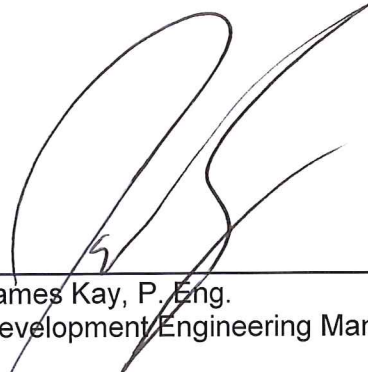


Date: May 30, 2018
File No.: S18-0045
To: Community Planning (LK)
From: Development Engineering Manager (JK)
Subject: 2251-2312 Pandosy Street

The Development Engineering comments and requirements regarding this technical subdivision application to unhook the indicated site from the larger Hospital site are as follows:

1. General.

All the offsite infrastructure and services upgrades are addressed in the Zoning Engineering Report under the zoning application file number Z18-0055.



James Kay, P. Eng.
Development Engineering Manager
JA

CITY OF KELOWNA
MEMORANDUM

Date: May 30, 2018
File No.: HAP18-0010
To: Community Planning (LK)
From: Development Engineering Manager (JK)
Subject: 2251-2312 Pandosy Street
Alteration

Heritage

ATTACHMENT A

This forms part of application

OCP18-0055

Z18-0055

Planner
Initials

LK

City of
Kelowna
COMMUNITY PLANNING



The Development Engineering comments and requirements regarding this HAP application are as follows:

1. General.

- a) The application for a heritage alteration permit for the form and character of congregate housing on the subject property does not trigger any offsite requirements.

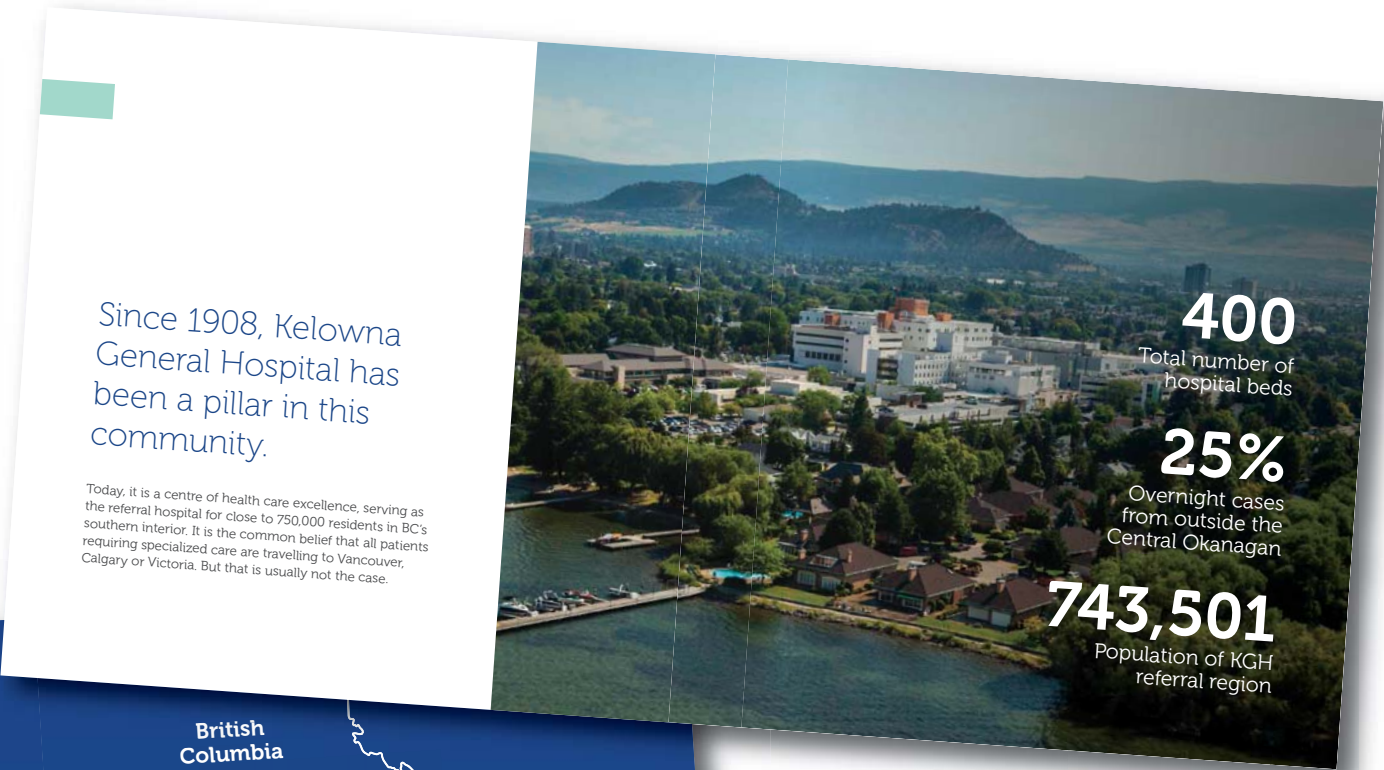
James Kay, P. Eng.
Development Engineering Manager

JA





Josef and Anna Huber



Introduction

Every year, thousands of families from across the interior of British Columbia must travel from their homes in order for a loved one to receive life-saving specialist care at Kelowna General Hospital. For many families wanting to maintain a presence at KGH for the period of their loved ones treatment, the lack of affordable short-term accommodation in Kelowna adds significantly to their hardship.

JoeAnna’s house will be managed by the Kelowna General Hospital Foundation (KGHF) and provides a home away from home for those individuals as research shows that patients heal faster and more effectively when surrounded by their loved ones. And family members bond with others through a shared experience.

Josef & Anna Huber settled their family in the Okanagan in the 1960s. With all family members contributing to their early endeavours in the hospitality industry, they felt very blessed to build a life that would allow them to serve others. With their giving spirit in mind, and to demonstrate kindness and caring for others, the family is proud to honour their legacy by partnering with the KGH Foundation to build JoeAnna’s House.



Site | Location

The project is sited on the southeast corner lot of the Royal Avenue and Abbott Street intersection on what is currently a parking lot serving Interior Health Authority (IHA).

The site is blessed by its proximity to Okanagan Lake and it is envisioned that families will be able to make use of Strathcona park almost as an extension of the house. That proximity to the Lake and Park greatly enhances the therapeutic aspect of the project both by offering calming and relaxing views of the water as well as an amenity to enjoy when the weather permits.

The site also provides pedestrian connections and easy access to the Abbott Street multi-use corridor, Kelowna General Hospital, and Pandosy Street.



Photo 1



Photo 2



Photo 3



Photo 4



Photo 3 & 4 show existing curb, fence, and asphalt of east side of existing parking lot intended to be retained, resurfaced and repainted - refer to drawing A2.01

Site | Parking

From its outset the intent of JoeAnna's House was **not** to reduce the number of stalls currently provided for IHA and the neighbourhood so KGHF has been working with IHA to ensure that there is not a net loss of stalls. The text quoted below is from IHA and summarizes the parking replacement strategy underway.

"IH is proceeding with the development of new parking near the KGH campus to replace the impending loss of parking stalls currently located at the site of JoeAnna's Place. Completion of this new parking is anticipated to coincide with the decommissioning of the existing stalls."

JOEANNA'S HOUSE



2251-2312 PANDOSY STREET, KELOWNA BC
LOT A, DISTRICT LOT 14, O.D.Y.S., PLAN EPP18664

2018-05-07 ISSUED FOR DEVELOPMENT PERMIT
2018-05-07

ARCHITECTURAL

- A0.00 COVER SHEET & DRAWING LIST
- A1.01 ZONING, CODE REVIEW, LOCATION PLAN
- A1.02 ASSEMBLIES
- A1.03 DOOR SCHEDULE
- A1.04 CODE PLANS
- A2.01 SITE PLAN
- A2.02 SURVEY PLAN
- A2.03 PARKING PHOTOS
- A3.00 1ST FLOOR SLAB PLAN
- A3.01 1ST FLOOR PLAN
- A3.02 2ND FLOOR PLAN
- A3.03 ROOF PLAN
- A3.11 1ST FLOOR REFLECTED CEILING PLAN
- A4.01 EXTERIOR ELEVATIONS
- A4.02 EXTERIOR ELEVATIONS
- A4.03 3D VIEWS
- A4.11 GLAZING ELEVATIONS
- A4.12 GLAZING ELEVATIONS
- A5.01 BUILDING SECTIONS
- A6.01 FEATURE STAIR & EXIT STAIR 1
- A6.02 EXIT STAIR 2 & DETAILS
- A7.01 PLAN DETAILS
- A7.10 SECTION DETAILS
- A8.01 UNIT PLANS
- A9.01 INTERIORS

LANDSCAPE

- L1 CONCEPTUAL LANDSCAPE PLAN

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Project Title

JOEANNA'S
HOUSE

2251-2312 PANDOSY STREET, KELOWNA BC
LOT A, DISTRICT LOT 14, O.D.Y.S., PLAN EPP18664

Drawing Number

A0.00

DRAWINGS ARE NOT TO BE SCALED.
ALL DIMENSIONS SHALL BE VERIFIED ON JOB

Drawing Title

COVER SHEET &
DRAWING LIST

Job No.	1788
Scale	1/4" = 1'-0"
Drawn	CM
Checked	JM

PROJECT DATA

ADDRESS	2251-2312 PANDOSY STREET
LEGAL DESCRIPTION	LOT A, DISTRICT LOT 14, O.D.Y.S., PLAN EPP18664
DEVELOPMENT PERMIT AREA	YES
ZONING	HD-2 (PENDING REZONING FROM HD-1)
PRINCIPAL USE	CONGREGATE HOUSING
GRADES	LEVEL
NUMBER OF BUILDINGS	ONE 2 STOREY CONGREGATE HOUSING BUILDING

ZONING SUMMARY

	HD-2 ZONE	PROPOSAL
SITE AREA (sm)	900sm MIN.	±2,132.5sm
SITE WIDTH (m)	30m MIN.	±57.6m
SITE DEPTH (m)	30m MIN.	±37.0m
HEIGHT OF BUILDING (S)/# OF STOREYS	16.0m	±10.8m / 2 storey
SITE COVERAGE OF BUILDING(S) (%)	55% MAX.	±539.4 sm = ±28%
SITE COVERAGE INCLUDING BUILDINGS, DRIVEWAYS AND PARKING (%)	N/A	±1,358.2 sm = ±64%
TOTAL NUMBER & TYPES OF UNITS	N/A	20 FAMILY BEDROOMS
GROSS FLOOR AREA	N/A	±1,280sm
FLOOR AREA RATIO (F.A.R.)	1.2 MAX. (2,559sm)	0.60
BUILDING (S) SETBACKS (m):		
NORTH (FRONT)	4.5m	±4.8m
SOUTH (REAR)	3.0m	±3.2m
WEST (SIDE)	4.5m	±5.4m
EAST (SIDE)	4.5m	±15.4m
PUBLIC OPEN SPACE AREA	150sm (7.5sm PER BEDROOM)	±380sm
DAYLIGHT ANGLE (IF A TOWER)	N/A	N/A
PODIUM HEIGHT (IF PROPOSED)	N/A	N/A
FLOOR PLATE SIZE (IF REQUIRED)	N/A	N/A
SETBACKS TO PARKING (m):		
NORTH (FRONT)	N/A	N/A
SOUTH (REAR)	N/A	N/A
WEST (SIDE)	N/A	N/A
EAST (SIDE)	N/A	N/A

PARKING SUMMARY

CAR PARKING SUMMARY: (CONGREGATE HOUSING)	REQUIRED				PROPOSED	
3.0 SPACES OR 1.0 SPACE PER RESIDENT STAFF MEMBER (WHICHEVER IS GREATER)	3 STALLS				3 STALLS	
1.0 SPACE PER 3 BEDS	20 STALLS (ASSUMES 3 GUESTS PER ROOM PER NIGHT)				25 STALLS	
<u>TOTAL PARKING CAR STALLS</u>	<u>23 STALLS</u>				<u>28 STALLS</u>	
BICYCLE PARKING SUMMARY: (CONGREGATE HOUSING)	REQUIRED				PROPOSED	
CLASS I: 1 PER 25 EMPLOYEES	0 STALLS				0 STALLS	
CLASS II: 5 PER BUILDING ENTRANCE	10 STALLS				10 STALLS	
NUMBER OF LOADING SPACES	N/A				N/A	
CAR PARKING STALL SIZE SUMMARY:	WIDTH		LENGTH		HEIGHT	
FULL SIZE STALL	8'-3"	2.5m	19'-8"	6.0m	6'-6"	2.0m
MEDIUM SIZE STALL (40% max)	7'-6"	2.3m	15'-9"	4.8m		
DISABLED STALL	12'-2"	3.7m	19'-8"	6.0m		
DRIVE AISLES (2-WAY 90° PKG)	23'-0"	7.0m				

BUILDING FLOOR AREAS

	GFA (sm)	GFA (sf)
LEVEL 1	±593.4sm	±6,387sf
LEVEL 2	±687.1sm	±7,396sf
BUILDING FOOTPRINT FOR SITE COVERAGE	±687.1sm	±7,396sf
TOTAL FLOOR AREA FOR FAR	±1,280sm	±13,783sf

BUILDING CODE SUMMARY

OCCUPANCY	GROUP C	
ARTICLE	3.2.2.53	
NO. OF STOREYS	2 STOREY	
NO. OF STREETS FACING	2	
MAX. BUILDING AREA	CODE MAXIMUM	PROPOSED
	2,700 sm (3.2.2.53.(1Cii))	±687.1sm
CONSTRUCTION TYPE PERMITTED	COMBUSTIBLE / NON-COMBUSTIBLE	
CONSTRUCTION TYPE PROPOSED	COMBUSTIBLE	
SPRINKLERED	YES	
ASSEMBLY RATINGS:	REQUIRED	PROPOSED
FLOOR	45 MINUTES	1 HR
LOAD BEARING WALLS, COLUMNS, ARCHES	45 MINUTES	1 HR
ROOFS	N/A	

FIRE PROTECTION

	REQUIRED	PROPOSED	
HYDRANT TO BUILDING ENTRY	90m MAX.	90m MAX.	3.2.5.5.
STANDPIPE/HOSE	N/A	N/A	3.2.5.8.
SPRINKLERED	YES	YES	
FIRE ALARM SYSTEM	YES	YES	3.2.4.1.(4)(i)
EXIT LIGHTS	YES	YES	
EMERGENCY LIGHTING	YES	YES	

EXITING OCCUPANT LOAD

LEVEL 1: DINING & LIVING ROOM	1 PERSON/ 0.75sm X ±1.501 sm	186 PERSONS
LEVEL 1: STAFF OFFICE	1 PERSON/ 9,3sm X ±466 sm	5 PERSONS
LEVEL 1: BEDROOMS	4 PERSON PER BEDROOM X 3	12 PERSONS
	LEVEL 1 TOTAL	201 PERSONS
LEVEL 2: BEDROOMS	4 PERSON PER BEDROOM X 17	61 PERSONS
	LEVEL 2 TOTAL	61 PERSONS
	BUILDING TOTAL	262 PERSONS

EXIT FACILITIES

REQUIRED EXITS	2 MIN.	
	REQUIRED WIDTHS	PROVIDED WIDTHS
LEVEL 1 DOORS	6.1mm/ PERSON X 201 PERSONS = 1,226mm	5 doors @ 915mm = 4,575mm
LEVEL 2 DOORS	6.1mm/ PERSON X 61 PERSONS = 372mm	2 doors @ 915mm = 1,830mm
BEDROOM UNIT DOORS	MIN. 1 DOOR (800mm WIDE) EA. UNIT	1 DOOR (915mm WIDE) EA. UNIT
LEVEL 2 STAIRS	8mm/ PERSON X 61 PERSONS = 1,608mm	2 @ 1220mm = 2,440mm
EXIT THROUGH LOBBY	NO	3.4.4.2.
PANIC HARDWARE	NOT REQUIRED BUT PROVIDED AT EXT. DOORS	3.4.6.16.(2).
EXIT EXPOSURE	N/A	3.2.3.13.
MAX. TRAVEL DISTANCE	45m	3.4.2.5.(1)
STAIR SHAFTS RATING	1 HR.	3.4.4.1.
CORRIDORS TO SUITE RATING	1 HR.	3.2.6.6.(4)

REQUIRED FIRE SEPARATIONS

TENANTS / MAJOR OCCUPANCIES		
GROUP C TO C (SUITE TO SUITE)	1 HR	3.3.1.1
SERVICES ROOMS WITH FUEL FIRED EQUIPMENT	1 HR	3.6.2.
JANITOR ROOM	N/A IF SPRINKLERED	

BUILDING FIRE SAFETY

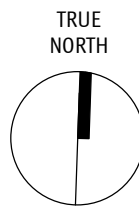
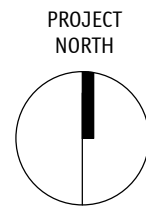
SOFFIT PROTECTION	N/A	3.2.3.16.
FLAME SPREAD RATINGS	COMPLY WITH	3.1.13.2
METAL DECK ASSEMBLIES	N/A	3.1.14.2.
ROOF COVERING CLASSIFICATION	CLASS "A"	3.1.15.2.
ATTIC FIRESTOPS	N/A	3.1.11.
MAX. ATTIC AREA	N/A	3.1.11.5.
MAX. CRAWLSPACE AREA	N/A	3.1.11.6.
CONCEALED FLOOR AREA	N/A	3.1.11.5.

ACCESSIBILITY REQUIREMENTS

	REQUIRED	PROVIDED
ACCESS TO MAIN ENTRANCES	YES	YES
ACCESS TO ALL FLOORS	YES	YES
ACCESSIBLE WASHROOM	YES	YES

WASHROOM FIXTURES REQUIREMENTS

	REQUIRED	PROVIDED
BEDROOM UNITS	MIN. 1 PER UNIT	1 PER UNIT
LEVEL 1 DINING & LIVING ROOM	1 MALE AND 1 FEMALE (FOR VISITORS)	2 UNIVERSAL WASHROOMS
LEVEL 1 STAFF OFFICE	1 (STAFF LESS THAN 10)	1

[illegible]

JOEANNA'S HOUSE

A1.01

ZONING, CODE REVIEW, LOCATION PLAN



5 VIEW FROM SOUTH LANEWAY TO PROJECT SITE
A2.03



3 VIEW FROM SOUTH LANEWAY TO SOUTHEAST CORNER OF PROJECT SITE
A2.03



1 VIEW OF INTERSECTION OF WEST AND SOUTH LANEWAYS TO PROJECT SITE
A2.03



6 VIEW FROM INTERSECTION OF WEST LANEWAY AND ROYAL AVE TO PROJECT SITE
A2.03



4 VIEW FROM ROYAL AVE TO PROJECT SITE
A2.03



2 VIEW FROM ROYAL AVE TO EAST SIDE OF PROJECT SITE
A2.03

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Project Title

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LOT A, DISTRICT LOT 14, O.D.Y.S., PLAN EPP18664

Drawing Number

A2.03

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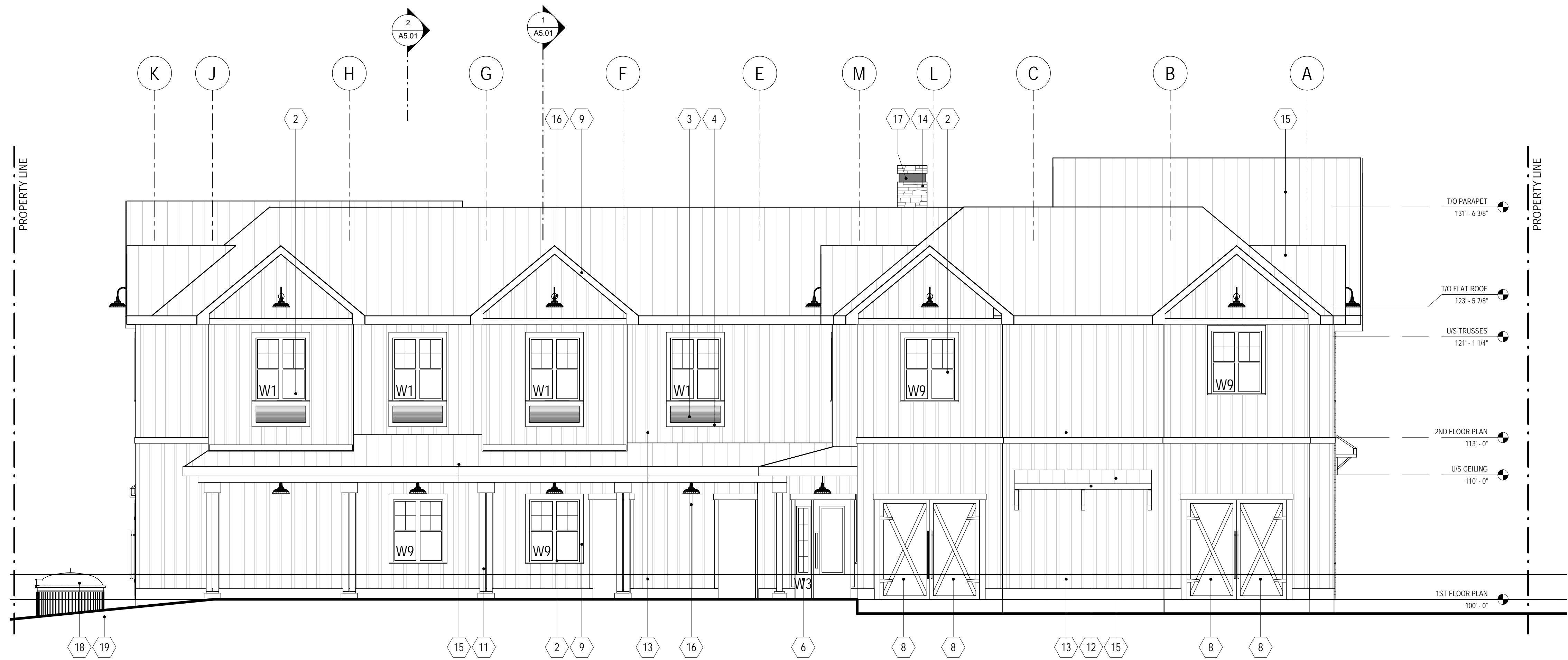
Drawing Title

PARKING PHOTOS

Job No.	1788
Scale	
Drawn	Author
Checked	Checker



1 WEST ELEVATION
A4.01/ 3/16" = 1'-0"



2 EAST ELEVATION
A4.01/ 3/16" = 1'-0"

BUILDING ELEVATION KEY NOTE:

NOTES:

1. REFER TO PLANS & SECTIONS & SPECS DETAILED INFORMATION
2. REFER TO SPECIFICATION SECTION 08800 FOR GLASS TYPES

- | | |
|----|---|
| 1 | PREFABRICATED WOOD & METAL CLAD VINYL WINDOWS C/W LOW E VISION GLASS |
| 2 | PREFABRICATED BLACK METAL CLAD VINYL WINDOWS C/W LOW E VISION GLASS |
| 3 | PRE-FINISHED HARDIE WINDOW OR STAINED WOOD TRIM AND PTAC SURROUND |
| 4 | PACKAGE TERMINAL AIR CONDITIONER (PTAC) C/W BLACK METALLIC EXTERIOR GRILL |
| 5 | WOOD CLAD FOLDING SLIDING GLASS DOOR |
| 6 | STAINED VENEERED WOOD DOOR C/W GLAZED LITE AND SIDELITE |
| 7 | PAINTED METAL DOOR |
| 8 | PAINTED OR STAINED WOOD FAUX SWINGING BARN DOOR |
| 9 | PRE-FINISHED HARDIE TRIM & FASCIA |
| 10 | STAINED WOOD TRIM |
| 11 | STAINED WOOD DOUBLE DECK POST (TWO 5x5 POSTS) C/W PAINTED BASE |
| 12 | STAINED WOOD CANOPY FRAMING, BRACKETS & FASCIA |
| 13 | PRE-FINISHED HARDIE BOARD & BATTEN SIDING |
| 14 | THIN STONE VENEER CLADDING |
| 15 | STANDING SEAM ROOFING |
| 16 | FARMHOUSE LIGHT FIXTURE |
| 17 | PRE-FINISHED METAL FLASHING |
| 18 | MOLOK GARBAGE / RECYLING |
| 19 | HARD + SOFT SCAPING (REFER TO LANDSCAPE) |

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Refer to landscape and site plan for grading and proposed landscape treatment - 3d views / Elevations shown summarize architectural form and character only.

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Project Title

JOEANNA'S
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2251-2312 PANDOSY STREET, KELOWNA BC
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Drawing Number

A4.01

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Drawing Title

EXTERIOR ELEVATIONS

Job No.	1788
Scale	As Indicated
Drawn	CM
Checked	JM



1 NORTH ELEVATION
A4.02 3/16" = 1'-0"



2 SOUTH ELEVATION
A4.02 3/16" = 1'-0"

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a
m+m
MEIKLEJOHN ARCHITECTS INC.

JoeAnna's House
Better together.

Refer to landscape and site plan for grading and proposed landscape treatment - 3d views / Elevations shown summarize architectural form and character only.

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JOEANNA'S HOUSE

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LOT A, DISTRICT LOT 14, O.D.Y.S., PLAN EPP18664

Drawing Number

A4.02

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Drawing Title

EXTERIOR ELEVATIONS

Job No.	1788
Scale	3/16" = 1'-0"
Drawn	CM
Checked	JM

REPORT TO COUNCIL



Date: August 13, 2018

RIM No. 1250-30

To: City Manager

From: Community Planning Department (LK)

Application: OCP18-0017 & Z18-0077 **Owner:** Interior Health Authority and City of Kelowna

Address: 2268, 2276, 2284 & 2292 Speer Street, 2269 Pandosy Street **Applicant:** Doug Levell

Subject: Official Community Plan Amendment & Rezoning Application

Existing OCP Designation: HLTH – Health District

Proposed OCP Designation: EDINST – Educational/ Major Institutional

Existing Zone: RU6 – Two Dwelling Housing

Proposed Zone: P1 – Major Institutional

1.0 Recommendation

THAT Official Community Plan Map Amendment Application No. OCP18-0017 to amend Map 4.1 in the Kelowna 2030 – Official Community Plan Bylaw No. 10500 by changing the Future Land Use designation of:

- 1) Lot 17 District Lot 14 ODYD Plan 413, located at 2268 Speer Street, Kelowna, BC
- 2) Lot 16 District Lot 14 ODYD Plan 413, located at 2276 Speer Street, Kelowna, BC
- 3) Lot A District Lot 14 ODYD Plan EPP28861, located at 2284 Speer Street, Kelowna, BC
- 4) Lot B District Lot 14 ODYD Plan EPP28861, located at 2292 Speer Street, Kelowna, BC
- 5) Lot 10 District Lot 14 ODYD Plan 413 Except the Westerly 10 Feet Thereof Except Plan EPP53192, located at 2269 Pandosy Street, Kelowna, BC

from the HLTH – Health District designation to the EDINST – Educational/ Major Institutional designation, be considered by Council;

THAT Rezoning Application No. Z18-0077 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of:

- 1) Lot 17 District Lot 14 ODYD Plan 413, located at 2268 Speer Street, Kelowna, BC
- 2) Lot 16 District Lot 14 ODYD Plan 413, located at 2276 Speer Street, Kelowna, BC
- 3) Lot A District Lot 14 ODYD Plan EPP28861, located at 2284 Speer Street, Kelowna, BC
- 4) Lot B District Lot 14 ODYD Plan EPP28861, located at 2292 Speer Street, Kelowna, BC
- 5) Lot 10 District Lot 14 ODYD Plan 413 Except the Westerly 10 Feet Thereof Except Plan EPP53192, located at 2269 Pandosy Street, Kelowna, BC

from the RU6 – Two Dwelling Housing zone to the P1 – Major Institutional zone, be considered by Council;

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

AND THAT final adoption of the Official Community Plan Map Amending Bylaw and 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 25, 2018.

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

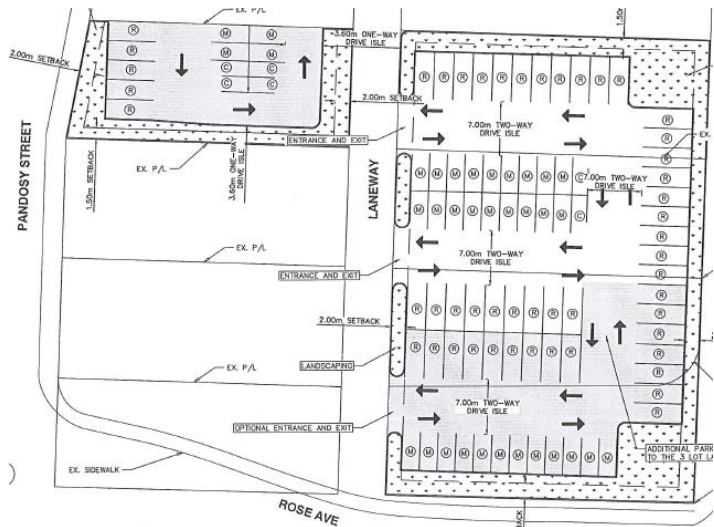
2.0 Purpose

To amend the Official Community Plan to change the Future Land Use designation and to rezone the subject properties to accommodate the proposed surface parking lot in support of the Kelowna General Hospital.

3.0 Community Planning

Community Planning Staff are supportive of the proposed Official Community Plan (OCP) Amendment and Rezoning application to develop a surface parking lot of the subject properties. The project is situated on the east side of Pandosy Street and along Speer Street. The OCP has designated this area as the Health District in order to accommodate hospital related uses.

The applicant is requesting an Official Community Plan amendment from HLTH – Health District to EDINST – Educational/ Major Institutional and rezoning from RU6 – Two Dwelling Housing to P1 - Major Institutional zone. It is important to note that KGH meets the current Zoning Bylaw minimum parking stall requirements, but fully understand there is a much greater demand for parking within easy proximity of the hospital. With the loss of an existing parking lot (62 stalls) for the proposed JoeAnna's House project, IHA is proposing to replace and add an additional 90 parking stalls on the subject properties.



Staff have reviewed this application and it may proceed without affecting the City's Financial Plan or the Waste Management Plan.

4.0 Proposal

4.1 Background

Interior Health Authority has been working on a long-term plan to provide a parking structure on hospital property to address the growing parking needs. The location of the parking structure is yet to be established.

4.2 Project Description

The project includes five properties, with four parcels under IHA ownership and one by the City of Kelowna. The City of Kelowna is granting a 5-year lease of the parcel addressed as 2292 Speer Street. Surface parking will be developed on the four parcels along Speer Street and the existing at-grade parking at 2251 Pandosy will be extended to include 2269 Pandosy Street. The proposal includes a total of 90 surface parking stalls with landscape buffers of varying widths around the perimeter of the parking areas.

Should Council support the OCP Amendment and Rezoning applications, the parcels will be consolidated and become hooked to the main KGH parcel across Pandosy Street. A Development Permit application to address the landscape buffering will be a requirement for adoption of the current applications.

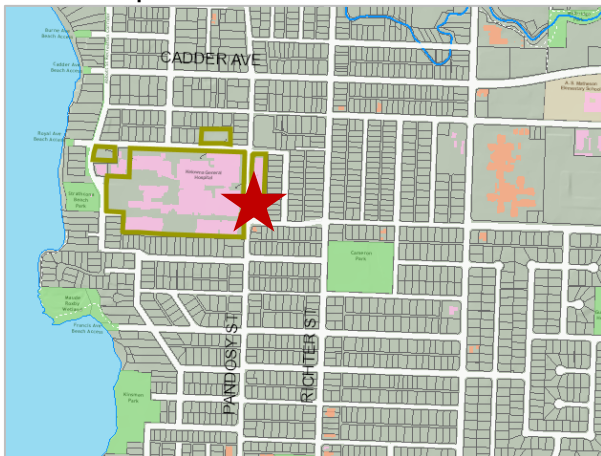
4.3 Site Context

The subject properties are located along both Pandosy and Speer Streets between Royal and Rose Avenue.

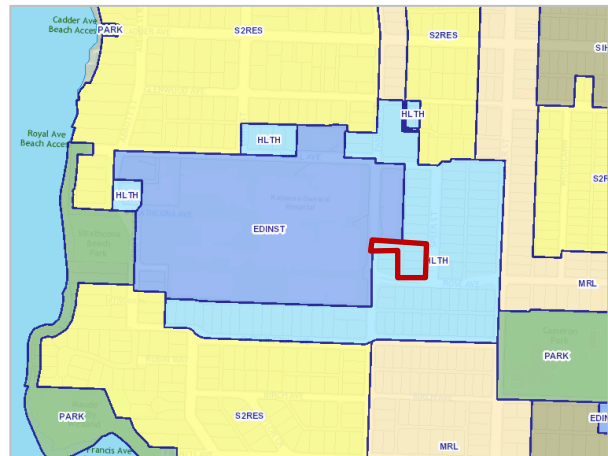
Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	HD1 – Kelowna General Hospital RU6 – Two Dwelling Housing	Hospital Single Detached Dwelling
East	RU6 – Two Dwelling Housing	Single Detached Dwelling
South	RU6 – Two Dwelling Housing	Single Detached Dwelling
West	HD1 – Kelowna General Hospital RU6 – Two Dwelling Housing	Hospital Single Detached Dwelling

Context Map:



Future Land Use:



Subject Property Map:**5.0 Current Development Policies****5.1 Kelowna Official Community Plan (OCP)****Development Process**

Health Care Facilities.¹ Support the extension of services and appropriate building expansions of the Kelowna General Hospital and other health care facilities, as provided for on the Generalized Future Land Use Map 4.1. The form and character of future expansions should be compatible with the surrounding neighbourhood context.

Evaluation Checklist.² Evaluate development applications that require an OCP amendment on the basis of the extent to which they comply with underlying OCP objectives, including the following:

- Does the proposed development respect the OCP Permanent Growth Boundary (OCP Map 4.1 and 5.2)? **Yes**
- Is the proposed development located in an Urban Centre? **No**
- Does the proposed development feature a mix of residential, employment, institutional, and/or recreational uses? **No**
- Does the proposed development increase the supply of affordable housing (as defined in the OCP)? **No**
- Is the property serviced with water and City sanitary sewer at the time of application? **Yes**
- Is there transit service within 400 metres of major multiple unit residential projects (30 + units) or other non-residential projects or major employment generators (50 + employees)? **Yes**
- Does the proposed project involve redevelopment of currently under-utilized, urbanized land? **No**
- Does the proposed development contribute to preserving lands with slopes greater than 30%? **N/A**

¹ City of Kelowna Official Community Plan, Policy 5.32.10 (Development Process Chapter).

² City of Kelowna Official Community Plan, Policy 5.39.1 (Development Process Chapter).

- Will the project likely facilitate future development on adjacent parcels that meets the policies of the OCP? **Yes**
- Does the project avoid negative impacts (shadowing, traffic etc.) on adjoining properties? **No**
- Is the project consistent with the height principles established in the OCP? **N/A**
- Would the additional density or new land use designation enhance the surrounding neighbourhood (i.e. Complete Communities) or introduce incompatible uses?
- Could the project be supported without over-burdening existing park and other neighbourhood resources? **Yes**

6.0 Technical Comments

6.1 Building & Permitting Department

- Demolition Permit(s) required for any existing structure(s)
- Full Plan check for Building Code related issues will be done at time of Building Permit applications. Permits are required for parking lots (civil work).

6.2 Development Engineering Department

- Refer to Schedule 'A' dated July 25, 2018

6.3 Fortis BC - Electric

- Please have customer call in prior to existing home demolition at both 2276 Speer St and 2268 Speer St to have service line and meter abandoned.

6.4 Fire Department

- No concerns.

7.0 Application Chronology

Date of Application Received: July 3, 2018

Date Public Consultation Completed: July 31, 2018

Report prepared by: Lydia Korolchuk, Planner

Reviewed by: Terry Barton, Urban Planning Manager

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

Attachments:

Attachment A: Development Engineering Memorandum
Site Plan

CITY OF KELOWNA
MEMORANDUM

ATTACHMENT A

This forms part of application

OCP18-0017

Z18-0077

Planner
Initials

LK



Date: July 25, 2018

File No.: Z18-0077

To: Community Planning (LK)

From: Development Engineering Manager (JK)

Subject: 2251-2312 & 2269 Pandosy 2268-2284 Speer St. RU6 to P1

Development Engineering Department have the following comments and requirements associated with this 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) General

- a) Where there is a possibility of a high water table or surcharging of storm drains during major storm events, non-basement buildings may be required. This must be determined by the engineer and detailed on the Lot Grading Plan required in the drainage section.
- b) Provide easements as may be required.

.2) Road Dedication and Subdivision Requirements

- a) Lot consolidation of Properties 2251-2312 & 2269 Pandosy & 2268-2284 Speer St. must be completed.
- b) Access to the development should be via laneway.
- c) Dedicate 1.45m width along the east side of the laneway to achieve a 7.6m commercial lane width.

.3) Geotechnical Study.

- (a) Provide a geotechnical report prepared by a Professional Engineer competent in the field of hydro-geotechnical engineering to address the items below: NOTE: The City is relying on the Geotechnical Engineer's report to prevent any damage to property and/or injury to persons from occurring as a result of problems with soil slippage or soil instability related to this proposed subdivision. The Geotechnical reports must be submitted to the Development Services Department for distribution to the Development Engineering Branch and Inspection Services Division prior to submission of Engineering drawings or application for subdivision approval:

- i. Area ground water characteristics, including any springs and overland surface drainage courses traversing the property. Identify any monitoring required.
- ii. Site suitability for development.
- iii. Site soil characteristics (i.e. fill areas, sulphate content, unsuitable soils such as organic material, etc.).
- iv. Any special requirements for construction of roads, utilities and building structures.
- v. Recommendations for items that should be included in a Restrictive Covenant.
- vi. Recommendations for roof drains, perimeter drains and septic tank effluent on the site.
- vii. Any items required in other sections of this document.

Additional geotechnical survey may be necessary for building foundations, etc

.4) Water

- a) The properties are located within the City of Kelowna water service area. The properties with existing water services will need to be decommissioned. These properties are:
 - i) 2268 Speer St – Water service to be decommissioned at the main
 - ii) 2276 Speer St – Water service to be decommissioned at the main
 - iii) 2269 Pandosy Ave – Water service to be decommissioned at the main

.5) Sanitary Sewer

- a) The properties are located within the City of Kelowna sanitary service area. The properties with existing sanitary services will need to be decommissioned. These properties are:
 - i) 2268 Speer St – Sanitary service to be decommissioned at the main
 - ii) 2276 Speer St – Sanitary service to be decommissioned at the main
 - iii) 2284 Speer St – Sanitary service to be decommissioned at the main
 - iv) 2269 Pandosy Ave – Sanitary service to be decommissioned at the main

.6) Drainage

- a) The developer must engage a consulting civil engineer to provide a storm water management plan for the site, which meets the requirements of the City Storm Water Management Policy and Design Manual. The storm water management plan must also include provision of lot grading plan, minimum basement elevation (MBE), if applicable, and provision of a storm drainage service for the development and / or recommendations for onsite drainage containment and disposal systems.

- b) It will be necessary for the developer to extend storm drainage facilities along the laneway to accommodate road drainage fronting the proposed development.
- c) Provide a detailed Stormwater Management Plan for this development as per the Subdivision, Development and Servicing Bylaw #7900.

.7) Roads

- a) Rose Ave fronting this development site is already fully urbanized and requires no further upgrades at this time.
- b) Speer St is designated an urban local road. Frontage improvements required include, separate sidewalk, landscaped boulevard complete with underground irrigation system, and street lights. Parallel parking only is permitted on Speer St.
- c) Laneway Fronting this development will be restricted to a right in and right out at the intersection of the lane and Rose Ave unless otherwise agreed upon with the City of Kelowna. The laneway will be constructed to a SS-R2 standard.
- d) Provide a Street Sign, Markings and Traffic Control Devices design drawing for review and costing.
- e) Landscaped boulevards, complete with underground irrigation design drawing as per bylaw, is required on Speer St.

.9) Power and Telecommunication Services and Street Lights

- a) All proposed distribution and service connections are to be installed underground. Existing distribution and service connections, on that portion of a road immediately adjacent to the site, are to be relocated and installed underground as the subject properties are within the "City Center Urban Center".
- b) Streetlights must be installed on all roads.
- c) Make servicing applications to the respective Power and Telecommunication utility companies. The utility companies are required to obtain the City's approval before commencing construction.
- d) Re-locate existing poles and utilities, where necessary. Remove aerial trespass (es).

.10) 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.

.11) Other Engineering Comments

- a) Provide all necessary Statutory Rights-of-Way for any utility corridors required, including those on proposed or existing City Lands, and for public access to Vaughan Ave via the proposed lane.
- 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.

.12) Servicing Agreements for Works and Services

- b) 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.
- c) 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.

.13) Charges and Fees

- a) Development Cost Charges (DCC's) are payable
- b) Fees per the "Development Application Fees Bylaw" include:
 - i) Street/Traffic Sign Fees: at cost if required (to be determined after design).
 - ii) Survey Monument, Replacement Fee: \$1,200.00 (GST exempt) – only if disturbed.
 - iii) Engineering and Inspection Fee: 3.5% of construction value (plus GST).



James Kay, P.Eng.

Development Engineering Manager

JA

CITY OF KELOWNA
MEMORANDUM

Date: July 25, 2018
File No.: OCP18-0017
To: Community Planning (LK)
From: Development Engineering Manager (JK)
Subject: 2251-2312 & 2269 Pandosy, 2268-2276 Speer St. HLTH - EDINST

The Development Engineering Branch comments and requirements regarding this OCP amendment application are as follows:

1. General

All the offsite infrastructure and services upgrades are addressed in the Rezoning Engineering Report under file Z18-0077.



James Kay, P. Eng.
Development Engineering Manager

JA

CITY OF KELOWNA

MEMORANDUM

Date: July 25, 2018
File No.: S18-0063
To: Community Planning Management (LK)
From: Development Engineering Manager (JK)
Subject: 2251-2312 & 2269 Pandosy, 2268-2276 Speer St.

The Development Engineering comments and requirements regarding this technical subdivision application to consolidate 5 parcels with the larger Kelowna General Hospital site are as follows:

1. General.

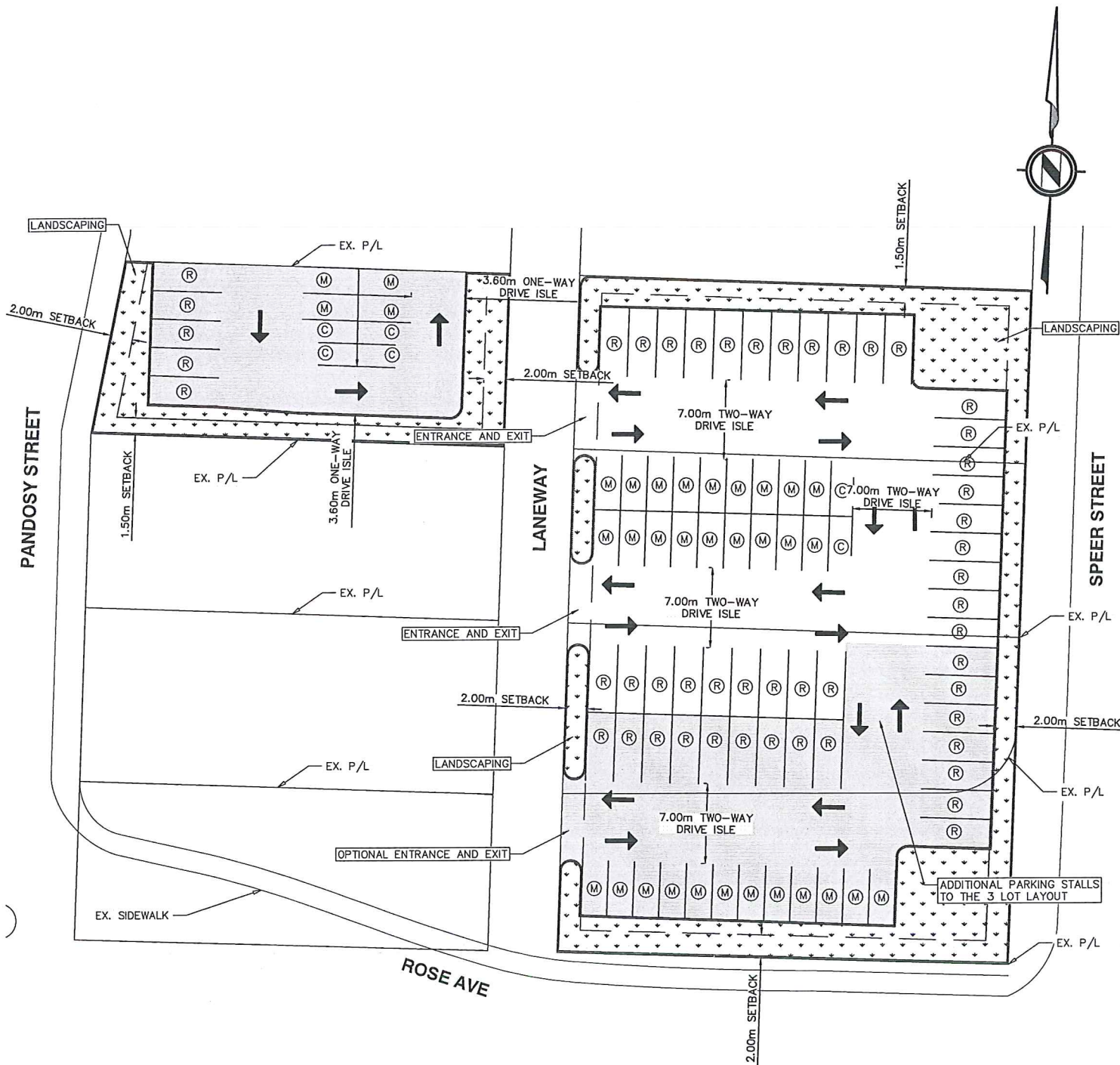
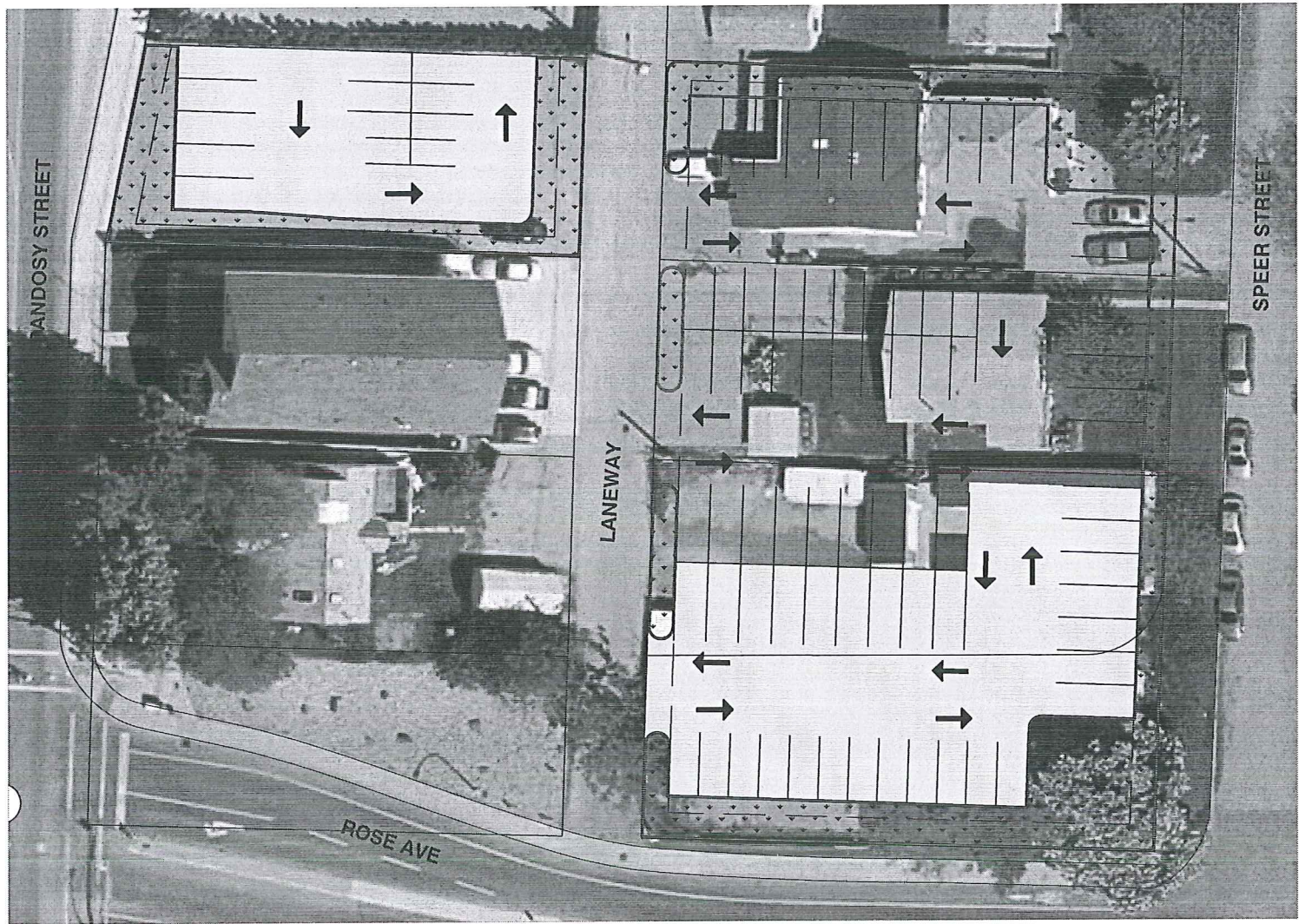
All the offsite infrastructure and services upgrades are addressed in the Development Engineering Report under the zoning permit application file number Z18-0077.



James Kay, P. Eng.
Development Engineering Manager

JA

NOTICE TO CONTRACTOR: IT IS THE RESPONSIBILITY OF THE CONTRACTOR'S SURVEYOR TO VERIFY THAT ALL LEGAL SURVEY DIMENSIONS SHOWN ON THE ENGINEERS DRAWINGS AGREE WITH THOSE ON THE REGISTERED LEGAL SURVEY PLAN. SHOULD THERE BE ANY DISCREPANCIES, THEN IMMEDIATELY NOTIFY THE ENGINEER OF RECORD.



STALLS

TOTAL NEW STALLS:	90
NEW FULL SIZE STALLS (R):	50
FULL STALL SIZE:	6.0m x 2.5m
NEW MEDIUM STALLS (M):	34
MEDIUM STALL SIZE:	4.8m x 2.3m
NEW COMPACT STALLS (C):	6
MEDIUM STALL SIZE:	3.4m x 2.0m

STALL COMPARISON

TOTAL 90 DEGREE NEW STALLS:	90
TOTAL 60 DEGREE NEW STALLS:	75
TOTAL 45 DEGREE NEW STALLS:	79

The location of existing underground utilities are shown in an approximate way only & have not been independently verified by the owner or its representative. The contractor shall determine the exact location of all existing utilities before commencing work and agree to be fully responsible for any and all damages which might be occasioned by the contractor's failure to erectty locate and preserve any and all underground utilities.

LEGAL DESCRIPTION:

B.M. MONUMENT NO. ELEVATION:

NAD 83

INSERTION BASE POINT= 300,000 , 5,500,000

Locations and offsets of existing utilities shown on this plan are not guaranteed to be accurate and must be verified in the field PRIOR TO CONSTRUCTION. The City of Kelowna does not guarantee their accuracy. Concerned persons should not rely on these documents and should verify all information shown by way of site survey and other appropriate methods. The City of Kelowna accepts no liability for use of these files or information.

LEGEND

WATER
SAN. SEWER
STORM SEWER
GAS
U/G TELEPHONE
U/G ELECTRICAL

LEGEND

NEW PAVEMENT
ASPHALT REPLACEMENT
MILL AND OVERLAY



454 Leon Avenue, Kelowna, B.C. Canada V1Y 6J3
Tel: (250) 448-0157, Fax: (778) 436-2312, Email: general@aplinmartin.com

NO.	YY/MM/DD	BY	REVISION	CH'KD
0	18/06/27	HH	ISSUED FOR INFORMATION	BR

BASE	DESIGN
XXX	XXX
APPROVED	XXX
DATE	
SCALE	HORIZ. 1:250 VERT. N/A
SCALE NOT ACCURATE OVER LONG DISTANCES	

THE CITY OF KELOWNA

DESIGN AND CONSTRUCTION
KGH SURFACE PARKING

90 PARKING LAYOUT PLAN 4 LOTS

DIVISION

DRAWING NO.

CITY DRAWING NO.
18-3015-034

REV NO.

90