City of Kelowna
Public Hearing
AGENDA

Tuesday, October 9, 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 September 25, 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 Lougheed Rd 205, Z18-0016 (BL11681) - Mission Group Commercial Ltd., Inc. No. BC0933421 4 - 13

To rezone the subject from the CD25 – Light Industrial – Residential Mixed Use zone to the I2 – General Industrial zone to facilitate the use of the property for an industrial development.

3.2 Thompson Rd 1260, Z18-0080 (BL11682) - Karoly Gabor and Cristeta Pastorin Gabor 14 - 20

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

3.3 Moraine Ct 675, Z18-0085 (BL11683) - Aislinn and Michael O'Grady 21 - 28

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

3.4 McBride Rd 1180, Z18-0082 (BL11685) - Gerard Charles Feist 29 - 35

To consider an application 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.

3.5 Fitzpatrick Rd 425, Z18-0079 (BL11686) - Harpal Singh Kohri and Kirandeep Kohri 36 - 42

To rezone the subject property from the RU1 – Large Lot Housing zone to the RU6 – Two Dwelling Housing zone to facilitate the development of two dwelling housing.

3.6 Union Rd 2053 and Summerhill Pl 148, Z18-0060 (BL11687) - 1119422 BC Ltd. & City of Kelowna 43 - 53

To consider an application to rezone the subject properties from A1 – Agriculture 1 &RU2 – Medium Lot Housing to RU6 – Two Dwelling Housing to facilitate a proposed 5 lot subdivision.

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 respresentation (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:	Sept 17th 2018		
RIM No.	1250-30		
To:	City Manager		
From:	Community Planning Department (AC)		
Application:	Z18-0016	**Owner:** Mission Group Commercial Ltd. Inc. No. BC0933421	
Address:	205 Lougheed Rd	**Applicant:** Mission Group – Luke Turri	
Subject:	Rezoning Application		
Existing Zone:	CD25 – Light Industrial – Residential Mixed Use		
Proposed Zone:	I2 – General Industrial		

1.0 Recommendation

THAT Rezoning Application No. Z18-0016 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot A, Section 2, Township 23, ODYD, Plan KAP84518, located at 205 Lougheed Road, Kelowna, BC from the CD25 – Light Industrial – Residential Mixed Use zone to the I2 – General Industrial zone, be considered by Council;

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

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Attachment "A" attached to the Report from the Community Planning Department dated Sept 17th, 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 property.

2.0 Purpose

To rezone the subject from the CD25 – Light Industrial – Residential Mixed Use zone to the I2 – General Industrial zone to facilitate the use of the property for an industrial development.

3.0 Community Planning

Staff are supportive of the rezoning application. The Official Community Plan supports the preservation and conservation of industrial land. Due to steep slopes and significant no-build areas, there are adequate buffers to the neighbouring residential development to the south and west.

The previous property owner attempted to implement a custom Comprehensive Development zone that was applied for back on October 3rd 2014. Council approved the zone on June 30th 2015. The purpose of the CD25 – Light Industrial – Residential Mixed Use zone was to allow residential uses to occur within the same building as limited industrial uses in order to minimize the inherent land use conflict.

This was thought to be an experimental way to create housing that may be less costly but attractive to specific populations like young working people and students. This recommendation was adopted into the Official Community Plan as Policy 5.29.2, Secondary Housing in Light Industrial Areas, supports consideration of "limited expansion of housing as a secondary use within industrial buildings in light or transitional industrial areas." Further the OCP's future land use designation definition of Industrial (IND) states that it may also include Comprehensive Development (CD) zoning that provides for industrial uses.

However, the previous owner could not make this proposal work and sold the property to the current property owner which is requesting to use the property for solely industrial purposes. Staff are recommending support of the industrial land use as this is consistent with the OCP future land use and more consistent with the surrounding land use context than residential land uses would be.

Staff are recommending the CD25 zone be eliminated as the Local Government Act does not permit floating zones and no other property has the CD25 zoning designation.

4.0 Proposal

4.1 Project Description

The subject property is currently a vacant lot. The applicant would like to use the property for industrial purposes. A preliminary set of drawings are attached to the rezoning application and Staff are not tracking any variances associated with the proposal. Should Council support the Rezoning bylaw, staff will bring forward a report evaluating the design guidelines for the Development Permit.

4.2 Site Context

The subject property is located along the highway 97 Industrial corridor. The property is just under 4 acres in size but only about half the site (~1.9 acres) is useable (outside steep slopes and covenant areas). The property has urban services and is located within the Permanent Growth Boundary.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	I1 – Business Industrial RU5 – Bareland Strata Housing	Industrial Steep Slopes
East	I1 – Business Industrial I2 – General Industrial	Industrial
South	RU5 – Bareland Strata Housing	Residential
West	RU5 – Bareland Strata Housing	Residential

Subject Properties Map: 205 Lougheed Road

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Industrial Land Use Policies
Objective 5.28.[1] Focus industrial development to areas suitable for industrial use.

Rezoning to Industrial.[2] Consider allowing land not currently designated as industrial to be supported for an Official Community Plan amendment and subsequent rezoning to allow industrial uses provided that such a rezoning would be consistent with other Official Community Plan policies, provided that available municipal infrastructure can support the use, and provided that the industrial use would be compatible with existing

[1] City of Kelowna Official Community Plan, Objective 5.28, Chapter 10 (Development Process Chapter).

[2] City of Kelowna Official Community Plan, Policy 5.28.1, Chapter 5 (Development Process Chapter).

and proposed future surrounding uses. Compatibility issues to consider include, but are not limited to, visual impact, noise, odour, hours of operation, pollution and traffic.

Objective 5.30.[3] Ensure adequate industrial land supply.

Discourage I1 Zoning.[4] Discourage properties from being rezoned to I1 Business Industrial. Instead, applicants should be encouraged to pursue a new industrial zone which would be based on the I1 Zone, but would preclude "offices" as a permitted use.

Industrial Supply Protection.[5] Protect existing industrial lands from conversion to other land uses by not supporting the rezoning of industrial land to preclude industrial activities unless there are environmental reasons for encouraging a change of use.

Objective 5.29.[6] Ensure efficient use of industrial land supply.

Industrial Land Use Intensification.[7] Encourage more intensive industrial use of currently under-utilized industrial sites during site redevelopment or by permitting lot subdivision where new lots can meet the minimum lot size requirements of the Zoning Bylaw.

Industrial Projections
Over Twenty years that would mean a need for an additional 64-80 ha (160-200 acres) of new industrial land.[8]

Industrial Future Land Use
General industrial uses, limited by compatibility with on-site and nearby residential uses.[10]

7.0 Technical Comments

7.1 Building & Permitting Department

No comment on the rezoning application.

7.2 Development Engineering Department

See Attachment 'A', memorandum dated March 1, 2018

7.3 Ministry of Transportation & Infrastructure

Preliminary Approval is granted for the rezoning.

7.4 Fire Department

[3] City of Kelowna Official Community Plan, Objective 5.30, Chapter 5 (Development Process Chapter).
[4] City of Kelowna Official Community Plan, Policy 5.30.2, Chapter 5 (Development Process Chapter).
[5] City of Kelowna Official Community Plan, Policy 5.28.1, Chapter 5 (Development Process Chapter).
[6] City of Kelowna Official Community Plan, Objective 5.29, Chapter 5 (Development Process Chapter).
[7] City of Kelowna Official Community Plan, Policy 5.29.1, Chapter 5 (Development Process Chapter).
[8] City of Kelowna Official Community Plan, Chapter 3 Growth Projections
[9] Policy 5.2.4 (Development Process Chapter 5).
[10] Policy 5.3.2 (Development Process Chapter 5).

No Comment on the rezoning application.

8.0 Application Chronology

Date of Application Received: Jan 19th 2018
Date Public Consultation Completed: Aug 23rd 2018

Report Prepared by: Adam Cseke, Planner Specialist

Reviewed by: Terry Barton, Urban Planning Department Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Attachment 'A' Development Engineering Memo March 1, 2018
Attachment 'B' Initial Drawings of Proposal

CITY OF KELOWNA

MEMORANDUM

ATTACHMENT A
This forms part of application
Z18-0016
Planner Initials AC
City of Kelowna
COMMUNITY PLANNING

Date: March 1, 2018

File No.: Z18-0016

To: Urban Planning (AC)

From: Development Engineer Manager (JK)

Subject: 205 Lougheed Road, Lot A, plan KAP84518, Sec. 2, Twp. 23, ODYD.

The Development Engineering comments and requirements regarding this rezoning from CD25 to I1 application are as follows:

1. **Geotechnical Study**

We recommend that a comprehensive geotechnical study be undertaken over the subject property. The geotechnical study should be undertaken by a Professional Engineer or a Geoscientist competent in this field. This study should analyse the soil characteristics and suitability for development of the requested zoning. As well, the study should address drainage patterns including the identification of ground water and the presence of any surface springs and the suitability of the lands for disposal of site generated storm drainage. In addition, this study must describe soil sulphate contents, the presence or absence of swelling clays.

2. **Sanitary Sewer System**

a) The developer's consulting mechanical engineer will determine the development requirements of the proposed development and establish the service needs. Only one service per lot will be permitted for this development. There is an existing 150mm PVC sanitary service to lot.

3. **Water Servicing Requirements**

This development is within the service area of the Glenmore Ellison Irrigation District (GEID). The developer is required to make satisfactory arrangements with the GEID for these items. All charges for service connection and upgrading costs are to be paid directly to the GEID. The developer is required to provide a confirmation that the district is capable of supplying fire flow in accordance with the City of Kelowna current Bylaws and Policies.

4. **Road Improvements**

General.

a) 1) Site grading fronting Hollywood road must be graded down to allow Hollywood road ultimate cross section of Hollywood road with future sidewalk to be placed 0.2m from Property line.

2) Only access to development will be allowed from Lougheed Road. Emergency access to Hollywood Road only.

3) All Offsite construction work must be approved by Development Engineering group at City of Kelowna.

4) Hollywood Road frontage must be upgraded to an active transportation corridor. urban standard along the full frontage of this proposed development, including curb and gutter, Landscaped and irrigated boulevard, separate sidewalk at property line, piped drainage system with catch basins, manholes, pavement removal and replacement, LED street lights, boulevard landscaping and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. An estimate for public side works will be required, for bonding purposes, to be submitted by the applicants civil engineering consultant. A cross section will be provide for this works.

1. 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 (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.

ATTACHMENT A
This forms part of application
Z18-0016
City of Kelowna
COMMUNITY PLANNING
Planner Initials AC

2. Servicing Agreements for Works and Services

a) A Servicing Agreement is required for all offsite 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.

3. Other Engineering Comments

a) Provide all necessary Statutory Rights-of-Way for any utility corridors as required.

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.

James Kay, P.Eng.
Development Engineering Manager
RO

ATTACHMENT A
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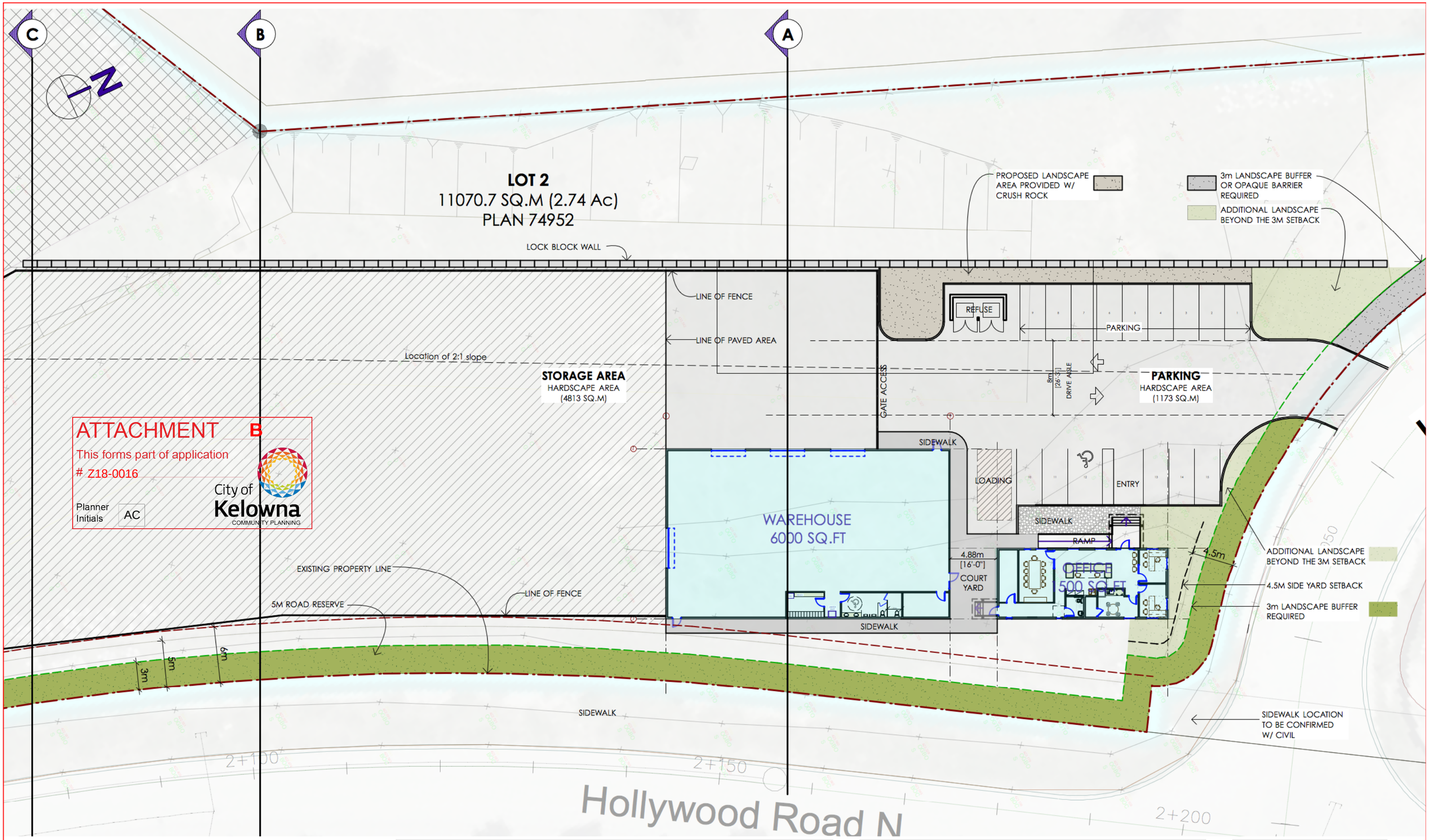
Z18-0016
City of Kelowna
COMMUNITY PLANNING
Planner Initials AC



ATTACHMENT B
This forms part of application
Z18-0016
City of Kelowna
COMMUNITY PLANNING
Planner Initials AC

BLUEGREEN ARCHITECTURE INC.
www.bluegreenarchitecture.com
202 - 110 Highway 33 West, Kelowna BC, V1Y 1V6
P | 778.753.2560 F | 778.753.1448
2 - 436 Lorne Street, Kamloops BC, V2C 1W3
P | 250.374.1112 F | 250.374.2279

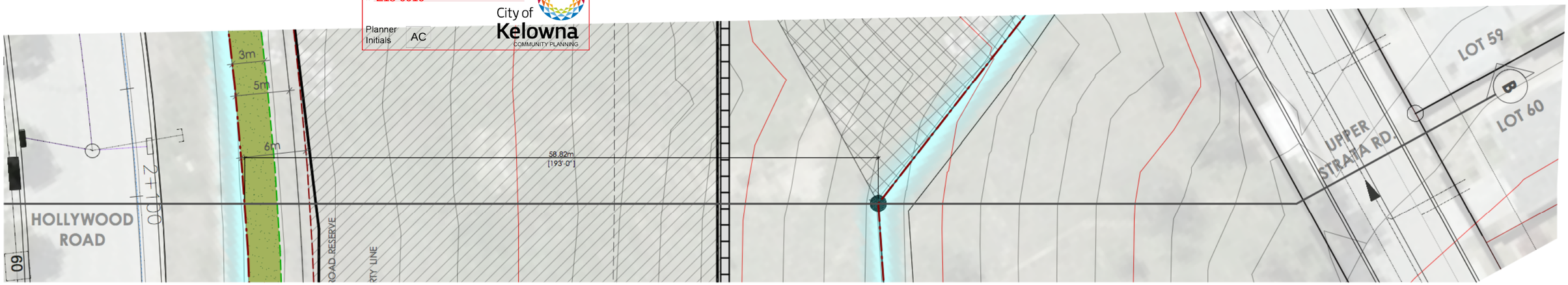
205 LOUGHEED RD
KELOWNA BC

SITE PLAN
SECTION LOCATIONS

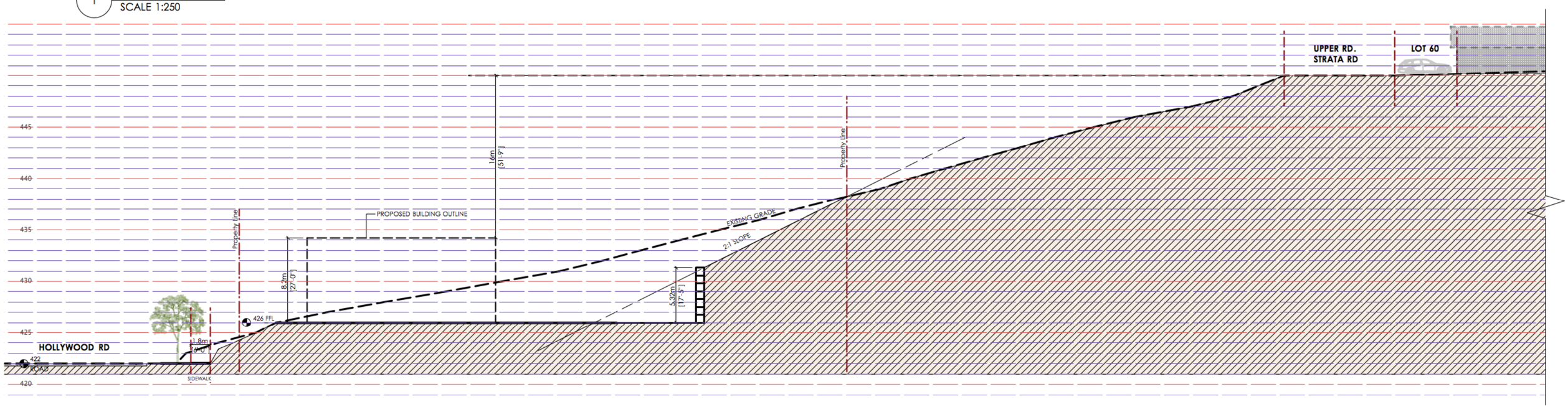
DATE 2018.07.13
SCALE 1" = 30'-0"
ISSUED FOR REVIEW
PROJECT 18.643

A1.1

ATTACHMENT B
This forms part of application
Z18-0016
Planner Initials AC
City of Kelowna
COMMUNITY PLANNING



1 SITE LOCATION PLAN
SCALE 1:250



B SITE SECTION
SCALE 1:250

BLUEGREEN ARCHITECTURE INC.
www.bluegreenarchitecture.com
202 - 110 Highway 33 West, Kelowna, BC, V1Y 1V6
P | 778.753.2560 F | 778.753.1448
2 - 436 Lorne Street, Kamloops BC, V2C 1W3
P | 250.374.1112 F | 250.374.2279

205 LOUGHEED RD
KELOWNA BC

PRELIMINARY SECTION
SECTION B

DATE 2018.07.31
SCALE 1" = 30'-0"
ISSUED FOR REVIEW
PROJECT 18.643

A1.3

REPORT TO COUNCIL

Date:	September 17, 2018		
RIM No.	1250-30		
To:	City Manager		
From:	Community Planning Department (KB)		
Application:	Z18-0080	**Owner:**	Karoly Gabor Cristeta Pastorin Gabor
Address:	1260 Thompson Road	**Applicant:**	Harmony Homes
Subject:	Rezoning Application		
Existing OCP Designation:	S2RES – Single / Two Unit Residential		
Existing Zone:	RU1 – Large Lot Housing		
Proposed Zone:	Ru6 – Two Dwelling Housing		

1.0 Recommendation

THAT Rezoning Application No. Z18-0080 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 71 Section 22 Township 26 Osoyoos Division Yale District Plan 19162, located at 1260 Thompson Road, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU6 – Two Dwelling Housing zone, be considered by Council;

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

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Community Planning Department dated September 17, 2018.

2.0 Purpose

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

3.0 Community Planning

Staff support the application to rezone from the RU1 – Large Lot Housing zone to the RU6 – Two Dwelling Housing zone to allow a second dwelling to be built on the subject property. The RU6 zone is consistent with the existing Future Land Use designation of S2RES – Single / Two Unit Residential. The property is within the Permanent Growth Boundary and meets the minimum lot dimensions and area for two dwelling

housing. The application meets the intent of several Official Community Plan (OCP) goals and policies related to containing growth within developed areas and providing for a variety of housing options.

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

4.0 Proposal

4.1 Project Description

The proposal is to rezone the subject property from RU1 to RU6 to construct a second dwelling. The applicant has indicated it is the intent to construct a second dwelling towards the east of the existing dwelling, which would remain throughout this development. There is an existing shed which would need to be demolished to allow for the development of a second dwelling to occur.

With the addition of a second dwelling, the owner may apply to stratify each dwelling. In order to stratify, the existing dwelling would need to be brought up to current BC Building Code standards. A conceptual plan shows a new single storey dwelling with a potential footprint of approximately 156 m^2.

4.2 Site Context

The subject property is located on the north side of Thompson Road in the City's Rutland Sector. It is approximately 0.1 hectares (0.25 acres) in area and currently has one single detached house. It is in a neighbourhood surrounded by single and two dwelling housing. The property is located within the City's Permanent Growth Boundary and is connected to sanitary sewer. It is in close proximity transit stops on Springfield Road.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	Ru1 – Large Lot Housing	Residential
East	Ru1 – Large Lot Housing	Residential
South	Ru1 – Large Lot Housing	Residential
West	RU6 – Two Dwelling Housing	Residential

Subject Property Map: 1260 Thompson Road

4.3 **Zoning Analysis Table**

Zoning Analysis Table		
CRITERIA	**RU6 ZONE REQUIREMENTS**	**PROPOSAL**
Two Dwelling Housing Regulations		
Lot Area	700 m²	1,028 m²
Lot Width	18.0 m	33.58 m
Lot Depth	30.0 m	>30.0 m

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

See attached Schedule "A" City of Kelowna Memorandum

7.0 Application Chronology

Date of Application Received:	June 22, 2018
Date Application Accepted as Complete	July 16, 2018
Date Public Consultation Completed:	July 26, 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
Attachment "A" Draft Site Plan

SCHEDULE A
This forms part of application
Z18-0080
Planner Initials KB
City of Kelowna
COMMUNITY PLANNING

CITY OF KELOWNA

MEMORANDUM

Date: July 26, 2018

File No.: Z18-0080

To: Urban Planning Management (KB)

From: Development Engineering Manager (JK)

Subject: 1260 Thompson Road RU1 to RU6

The Development Engineering Department has the following comments and requirements associated with this application to rezone the subject property from RU1 to RU6.

The road and utility upgrading requirements outlined in this report will be a requirement of this development. The Development Engineering Technologist for this project is Andy Marshall.

1. **Domestic Water and Fire Protection**

   a) This development is within the service area of the Rutland Water District (RWD). The developer is required to make satisfactory arrangements with BMID for these items. All charges for service connection and upgrading costs, as well as any costs to decommission existing services are to be paid directly to RWD.

2. **Sanitary Sewer**

   This property is currently serviced with a 100mm sanitary services which is sufficient for this development. The service inspection chamber (IC) will require a Brooks Box Only one service is permitted for this property The subject property is within the sanitary Sewer Specified Area # 23. The developer is responsible to cash commute the specified area charges for this development which equals 1 Single Family Equivalent (SFE) = $5,093.72

3. **Storm Drainage**

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

4. **Subdivision Requirements**

   a) Grant statutory rights-of-way if required for utility services.

5. **Electric Power and Telecommunication Services**

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

SCHEDULE A
This forms part of application
Z18-0080
Planner Initials KB
City of Kelowna
COMMUNITY PLANNING

6. Frontage Improvements

a. Thompson Rd. must be upgraded to a collector standard along the full frontage of this proposed development, Paving, curb and gutter, storm, lighting and boulevard already exist and the only upgrades required are sidewalk and modification of the existing 11.0m driveway letdown to a 6.0m driveway letdown. Road cross section to be used is a modified SS-R5.

b. 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 **$11,625.00** not including utility service cost.

7. Site related issues

Only one 6.0m maximum access to the property will be permitted.

8. Charges and Fees

a) Sanitary Sewer Specified Area # 21A fees: **$5,225.85**

b) Cash payment in lieu of construction (item 6): **$11,625.00**

James Kay , P.Eng.
Development Engineering Manager

agm

ATTACHMENT A

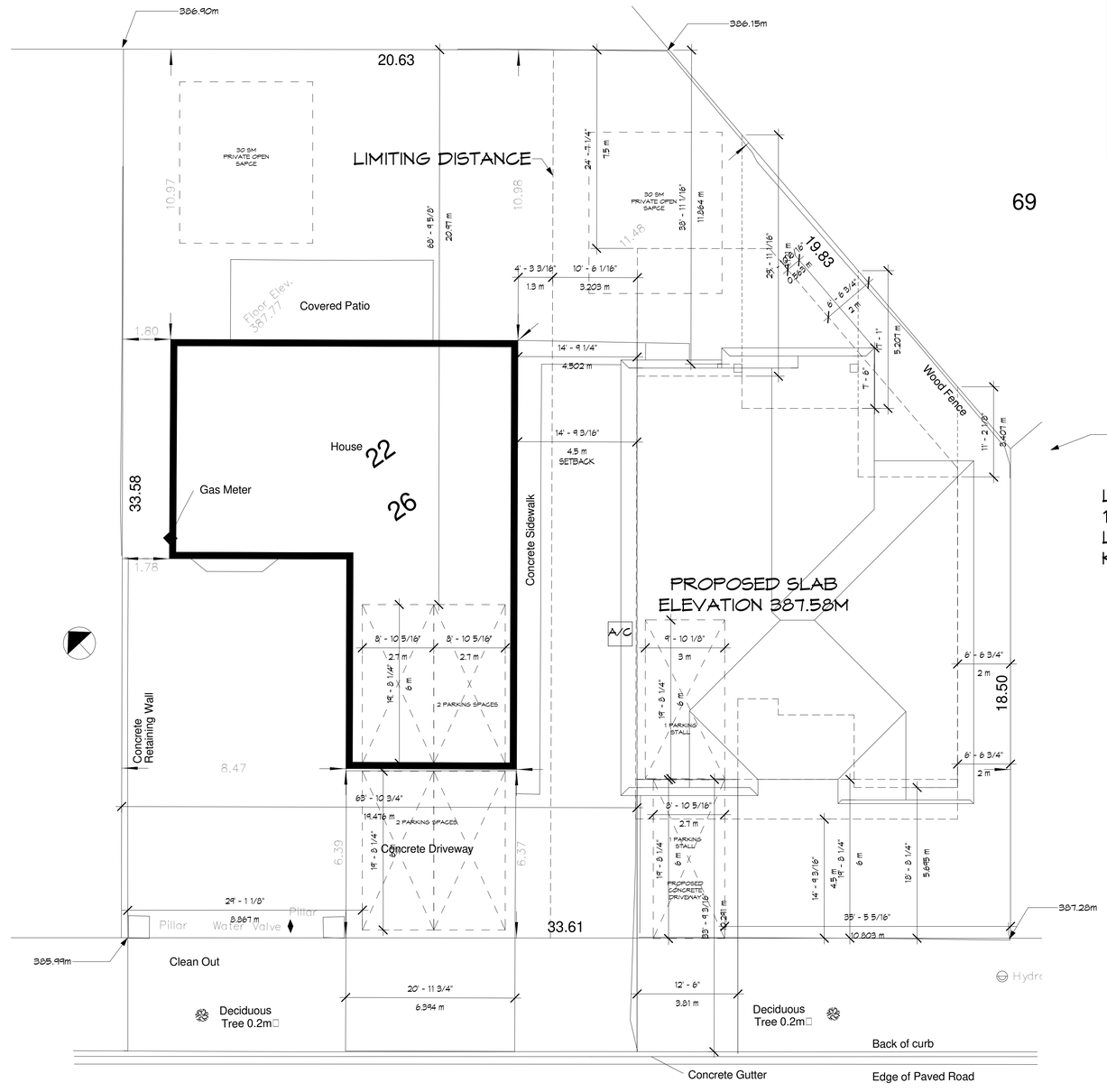
This forms part of application

Z18-0080

Planner Initials KB

City of Kelowna
COMMUNITY PLANNING

LOT COVERAGE		
LOT AREA	11082.64 SF	1029.611 SM
EXISTING HOUSE	1722.87 SF	160.06 SM
NEW HOME	1683 SF	156.356 SM
	0 SF	0 SM
	0 SF	0 SM
TOTAL LOT COVERAGE	3405.87 SF	316.42 SM
ALLOWABLE LOT COVERAGE	4433.06 SF	411.844 SM
PROPOSED LOT COVERAGE	30.73%	
ALLOWABLE LOT COVERAGE	40 %	



1 Site
1/8" = 1'-0"

LEGAL DESCRIPTION
1260 THOMPSON ROAD
LOT 71, PLAN 19162, SECTION 22, TOWNSHIP 26
KID 204368

PRELIMINARY ONLY
NOT FOR CONSTRUCTION PURPOSES

HARMONY HOMES
PHONE: (250)765-5191
#201 - 833 FINNS ROAD, KELOWNA, B.C.

PROPOSED RESIDENCE OF:
MR. WILSON & MS GABOR
KELOWNA, B.C.

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

DATE: JUNE 14, 2018

REV. DATE:JULY 11, 2018

DRN. BY:J.A.S.

3

AWARD WINNING BUILDER

REPORT TO COUNCIL

Date:	September 17, 2018		
RIM No.	1250-30		
To:	City Manager		
From:	Community Planning Department (AK)		
Application:	Z18-0085	**Owner:**	Aislinn and Michael O'Grady
Address:	675 Moraine Ct	**Applicant:**	Urban Options Planning & Permits
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. Z18-0085 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot A, Section 22, Township 26, ODYD, Plan 32670 located at 675 Moraine Ct from RU1 – Large Lot zone to 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.

2.0 Purpose

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

3.0 Community Planning

The application to rezone the property at 675 Moraine Court to RU1c is consistent with the Official Community Plan (OCP). Specifically, the property has a future land use designation of S2RES – Single/Two Unit Residential which considers the development of a single detached home with a carriage house as an allowable land use. The property is located within the Permanent Growth Boundary which means the property may be considered for urban uses. The property is consistent with the OCP Urban Infill Policy of Compact Urban Growth as the property is fully serviced and is in close proximity to transit, parks, and schools.

4.0 Proposal

4.1 Background

The subject property currently has an existing one storey single family dwelling and one accessory structure located at the rear of the property. The proposal is to convert the existing accessory structure be converted to become a carriage house. The proposed carriage house would comply with Zoning Bylaw regulations and would not require any variances.

4.2 Site Context

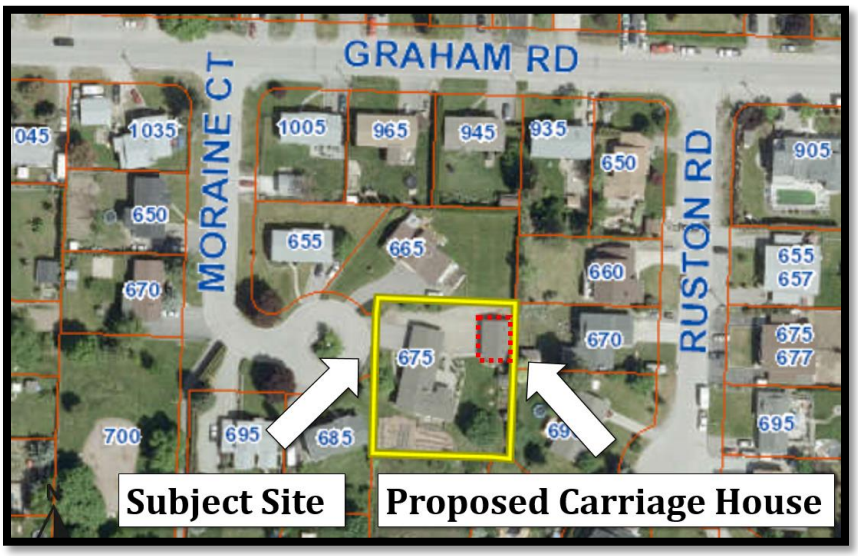
The subject property is located in the Rutland City Sector near the intersection of Graham road and Moraine Court and just east of Moraine Park. The property is in close proximity to transit routes located along Graham Road and is within walking distance to Quigley Elementary School. The surrounding area is predominately zoned RU1.

The property has an OCP Future Land Use of S2RES – Single/Two Unit Residential, is fully serviced, and is located within the Permanent Growth Boundary. The subject property is suitable for an increase in density as it is located near transit routes with access to parks and schools. The proposed rezoning meets the OCP Urban Infill Policies for Compact Urban Growth and Sensitive Infill. Specifically, 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.

Specifically, adjacent land uses are as follows:

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

Subject Property Map:



5.0 Current Development Policies

Compact Urban Form (City of Kelowna OCP, Policy 5.3.2) Develop a compact urban form that maximizes the use of existing infrastructure and contributes to energy efficient settlement patterns. This will be done by increasing densities (approximately 75 - 100 people and/or jobs located within a 400 metre walking distance of transit stops is required to support the level of transit service) through development, conversion, and re-development within Urban Centres (see Map 5.3) in particular and existing areas as per the provisions of the Generalized Future Land Use Map 4.1.

Sensitive Infill (City of Kelowna OCP, Policy 5.22.6) Encourage new development or redevelopment in existing residential areas to be sensitive to or reflect the character of the neighbourhood with respect to building design, height and siting.

Carriage Houses & Accessory Apartments (City of Kelowna OCP, Policy 5.22.12) Support carriage houses and accessory apartments through appropriate zoning regulations.

6.0 Technical Comments

6.1 Development Engineering Department

See attached Development Engineering Memoranda, dated July 30th 2018

7.0 Application Chronology

Date of Application Received:	July 16th 2018
Date of Public Consultation Completion:	August 13th 2018

Report prepared by:

Alex Kondor – Planner Specialist – Subdivison & Rural

Reviewed by: Dean Strachan, Suburban and Rural Planning Manager

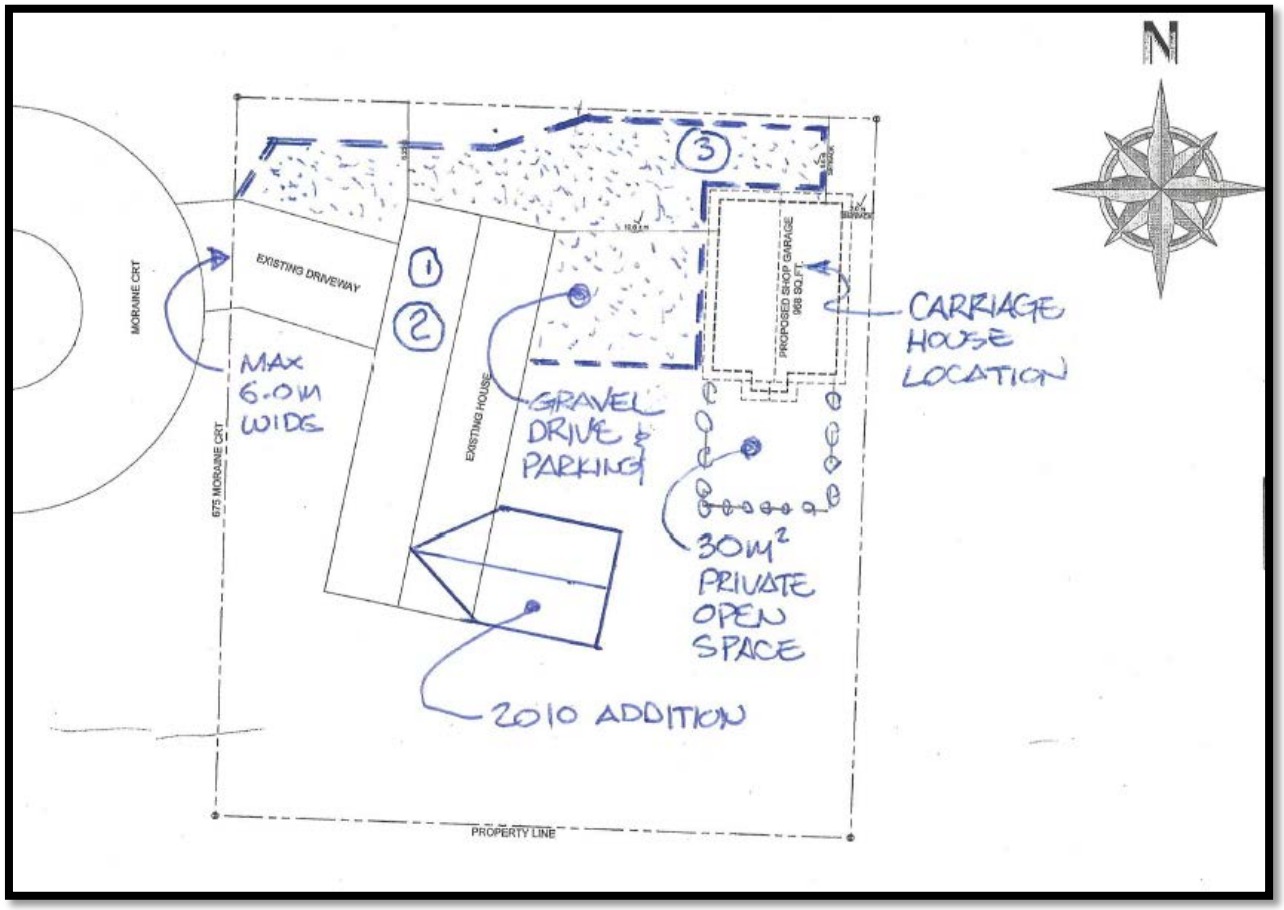
Reviewed by
Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Schedule A: Site Plan
Schedule B: Application Letter and Site Photos
Schedule C: Development Engineering Memo

SCHEDULE A – Site Plan

Subject: 675 Moraine Court (Application Z18-0085)



SCHEDULE B – Application Letter and Site Photos

Subject: 675 Moraine Court (Application Z18-0085)

URBAN OPTIONS
Planning & Permits

July 16, 2018

City of Kelowna
Urban Planning Department
1435 Water Street
Kelowna, BC

RE: Rezoning proposal at 675 Moraine Ct. Zone: RU1 – Large Lot Housing Zone

Dear Planning Staff:

We would like to rezone the property at 675 Moraine Ct. to the RU1c – Large Lot Housing with carriage house zone with the intention of converting the existing free-standing garage into a carriage house. The garage is currently being uses as an indoor hockey area for the owner's children and a workshop. The parcel's configuration and access are ideal to allow building space for a carriage house. The property is large enough to provide for adequate, usable private open space for each dwelling unit, as well as ease of vehicle access.

The property is located within the Permanent Growth Boundary and exceeds the minimum lot dimensions for the RU1 zone. The area is characterized by older housing stock within an established neighbourhood, consisting of single dwellings located on large lots. There is also an established park and playground near the subject property.

The request for the RU1c zone is consistent with the policies objectives in the Official Community Plan and is anticipated to be good infill development that is easily integrated on this large property. Given that the structure is already in place and meets the Zoning Bylaw siting requirements it is expected to blend into the existing form of the neighbourhood and add much needed quality housing stock to the area.

Regards,

Birte Decloux

675 Moraine Court

Street front showing the principal dwelling and access points

View of garage to be converted to a carriage house

Proposed garage to convert pictures

Front of garage. Fence will be moved to allow easy access to carriage house door. Private open space to be located in front of the carriage house.

Views to the south showing the principal dwelling and their private open space

SCHEDULE C – Development Engineering Memo

Subject: 675 Moraine Court (Application Z18-0085)

CITY OF KELOWNA

MEMORANDUM

Date: July 30, 2018

File No.: Z18-0085

To: Suburban and Rural Planning (AK)

From: Development Engineering Manager (JK)

Subject: 675 Moraine Ct. RU1 to RU1c

Development Engineering has the following comments and requirements associated with this application to rezone from RU1 to RU1c to facilitate the development of a carriage house. The servicing requirements outlined in this report will be a requirement of this development.

1. Domestic Water and Fire Protection

   The property is located within the Rutland Water District (RWD) service area. The water system must be capable of supplying domestic and fire flow demands of the project in accordance with the Subdivision, Development & Servicing Bylaw. The developer is responsible, if necessary, to arrange with RWD staff for any service improvements.

2. Sanitary Sewer

   a) Our records indicate that this property is currently serviced with a 100mm-diameter sanitary sewer service with an inspection chamber which is adequate for this application. A brooks box will be required to be placed on the inspection chamber.

   b) This property is located within Sewer Specified Area #23. The proposed carriage house triggers a spec area fee of 0.5 Single Family Equivalent (SFE). The total sewer Specified Area fee is 0.5 SFE X $5,093.72 = **$2,546.86**

3. Development Permit and Site Related Issues

   a) Direct the roof drains onto splash pads.

   b) Maximum driveway width permitted is 6m.

4. Electric Power and Telecommunication Services

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

James Kay, P. Eng.
Development Engineering Manager

REPORT TO COUNCIL

Date:	September 17, 2018		
RIM No.	1250-30		
To:	City Manager		
From:	Community Planning Department (AK)		
Application:	Z18-0082	**Owner:**	Gerard Charles Feist
Address:	1180 McBride Rd	**Applicant:**	Urban Options Planning & Permits
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. Z18-0082 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 3, Section 19, Township 26, ODYD, Plan 13804 located at 1180 McBride Road from RU1 – Large Lot Housing zone to 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.

2.0 Purpose

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

4.0 Proposal

4.1 Background

The subject property currently has an existing one and a half storey single family dwelling with additional accessory structure (shed) located at the rear of the property. The existing accessory structure is proposed to be removed and a carriage house be built where the accessory structure is currently located.

4.2 Project Description

The proposed rezoning from RU1 to RU1c would facilitate the development of a carriage house on the subject property. The proposed carriage house meets all of the zoning regulations and does not require any variances.

The property has an OCP Future Land Use of S2RES – Single/Two Unit Residential, is fully serviced, and is located within the Permanent Growth Boundary. The subject property is suitable for an increase in density as it is located near transit routes with access to parks and schools. The proposed rezoning meets the OCP Urban Infill Policies for Compact Urban Growth and Sensitive Infill. Specifically, these policies state that growth should occur in areas that are already serviced and have access to transit, and that growth should be designed to be sensitive to the existing character of the neighbourhood.

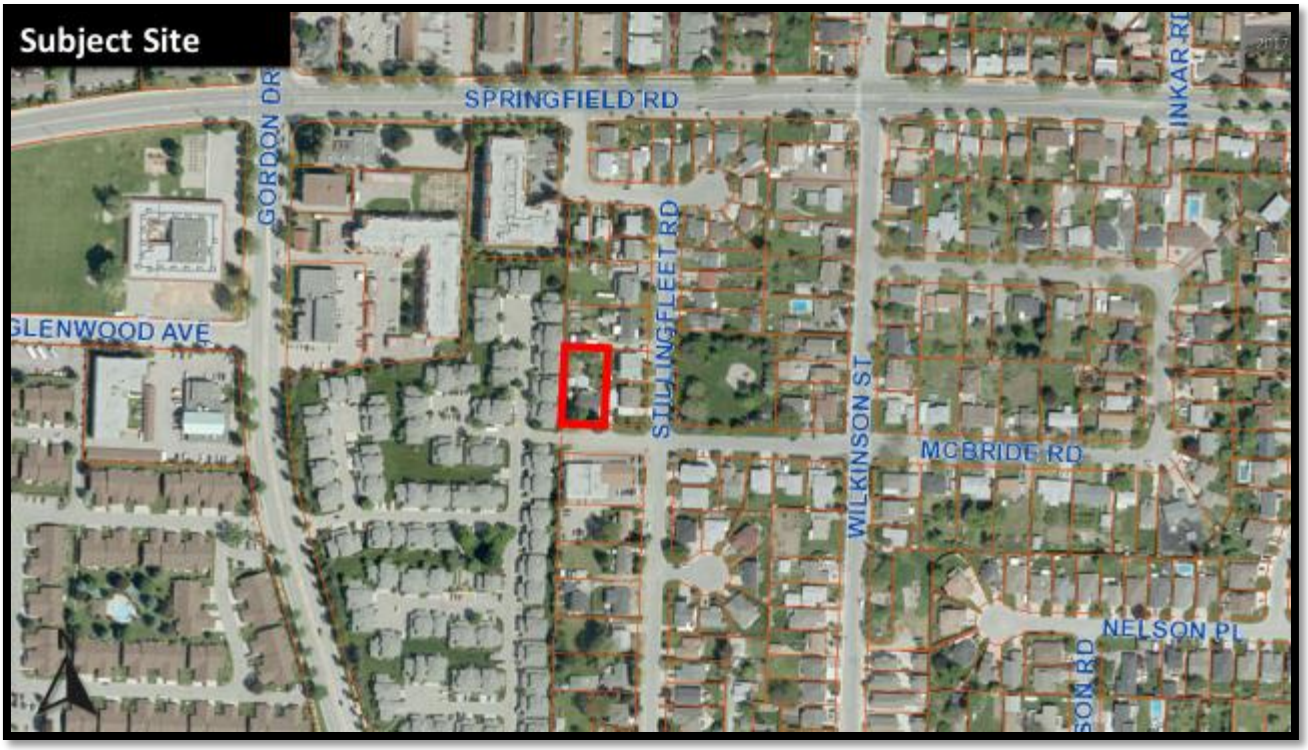
4.3 Site Context

The subject property is located in the Central City Sector near the intersection of Springfield Road and Gordon Drive and just west of Stillingfleet Park. It is in close proximity to transit routes located along Gordon Drive and Springfield Road and is within walking distance to A.S. Matheson Elementary School and neighbourhood commercial shops. Surrounding zones within the neighbourhood include RM3 - Low Density Multiple Housing (Aberdeen Estates) and P2 - Education and Minor Institutional – (Guisachan Fellowship Baptist Church)

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing	Single Dwelling Housing
East	RU6 – Two Dwelling Housing	Two Dwelling Housing
South	P2 – Education and Minor Institutional	Religious Assembly
West	RM3 – Low Density Multiple Housing	Multiple Housing

Subject Property Map:



5.0 Current Development Policies

Compact Urban Form (City of Kelowna OCP, Policy 5.3.2) Develop a compact urban form that maximizes the use of existing infrastructure and contributes to energy efficient settlement patterns. This will be done by increasing densities (approximately 75 - 100 people and/or jobs located within a 400 metre walking distance of transit stops is required to support the level of transit service) through development, conversion, and re-development within Urban Centres (see Map 5.3) in particular and existing areas as per the provisions of the Generalized Future Land Use Map 4.1.

Sensitive Infill (City of Kelowna OCP, Policy 5.22.6) Encourage new development or redevelopment in existing residential areas to be sensitive to or reflect the character of the neighbourhood with respect to building design, height and siting.

Carriage Houses & Accessory Apartments (City of Kelowna OCP, Policy 5.22.12) Support carriage houses and accessory apartments through appropriate zoning regulations.

6.0 Technical Comments

6.1 Development Engineering Department

See attached Development Engineering Memoranda, dated July 26th 2018

7.0 Application Chronology

Date of Application Received: July 16th 2018

Public Notification & Consultation: August 13th 2018

Report prepared by:

Alex Kondor – Planner Specialist – Suburban & Rural Planning

Reviewed by: Dean Strachan, Suburban and Rural Planning Manager

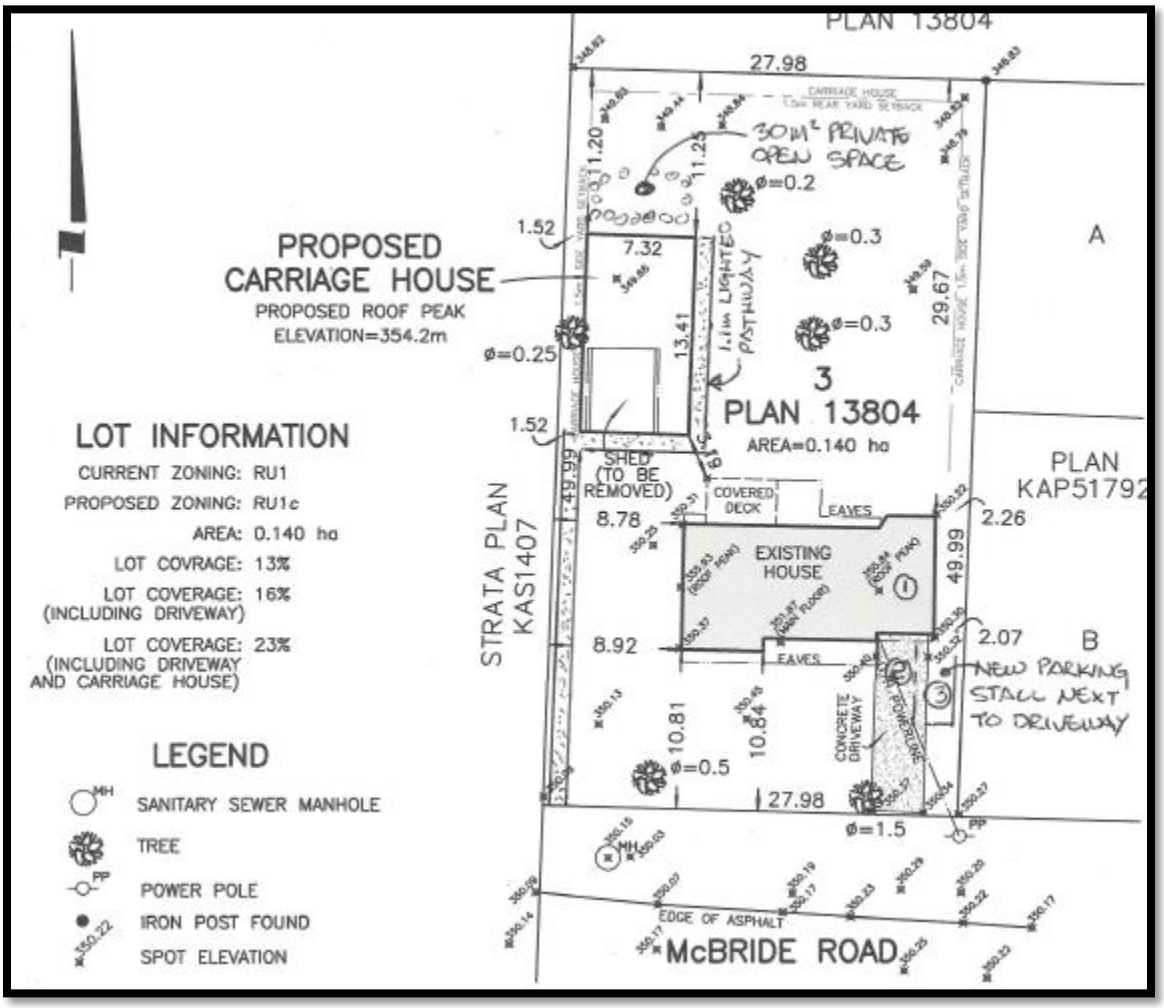
Reviewed by
Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Attachment A: Site Plan
Attachment B: Letter from Applicant
Attachment C: Development Engineering Memo

SCHEDULE A – Site Plan

Subject: McBride Rd, 1180, Z18-0082



SCHEDULE B – Letter From Applicant

Subject: McBride Rd, 1180, Z18-0082

URBAN OPTIONS
Planning & Permits

July 16, 2018

City Of Kelowna
Urban Planning Department
1435 Water Street
Kelowna, BC

RE: Rezoning proposal at 1180 McBride Road Zone; RU1 – Large Lot Housing

Dear Urban Planner:

We would like to rezone the property at 1180 McBride Road to the RU1c – Large Lot Housing with carriage house zone with the intention to construct a carriage house. The property is ideal for this type of infill development as it is ample in size and is close to urban amenities. Careful consideration has been given to the location of the carriage house ensuring it complies with the requirements of all bylaws.

The property is located within the Permanent Growth Boundary and exceeds the minimum lot dimensions for the RU1 zone. The area is characterized by older housing stock within an established neighbourhood, consisting of single dwellings located on large lots. There is also an established church located on the south side of McBride Road across from the subject property.

The request for the RU1c zone is consistent with the policies objectives in the Official Community Plan and is anticipated to be good infill development that is easily integrated on this large property. Given that the structure is already in place and meets the Zoning Bylaw siting requirements it is expected to blend into the existing form of the neighbourhood and add much needed quality housing stock to the area.

Regards,

Birte Decloux

SCHEDULE C – Development Engineering Memoranda

Subject: McBride Rd, 1180, Z18-0082

CITY OF KELOWNA

MEMORANDUM

Date: July 26, 2018

File No.: Z18-0082

To: Community Planning (AK)

From: Development Engineering Manager (JK)

Subject: 1180 McBride Road RU1 to RU1c Carriage House

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

1. Domestic Water and Fire Protection

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

2. Sanitary Sewer

   Our records indicate that this property is currently serviced with a 100mm-diameter sanitary sewer service. An inspection chamber (IC) complete with brooks box should be installed on the service at the owner's cost. Service upgrades can be provided by the City at the applicant's cost. **The applicant will be required to sign a Third Party Work Order for the cost of the service upgrade.** For estimate inquiry's please contact Jason Angus, by email jangus@kelowna.ca or phone, 250-469-8783.

3. Development Permit and Site Related Issues

   Direct the roof drains onto splash pads.

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

4. Electric Power and Telecommunication Services

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

James Kay, P. Eng.
Development Engineering Manager

JA

REPORT TO COUNCIL

Date:	September 17, 2018		
RIM No.	0920-20		
To:	City Manager		
From:	Community Planning Department (KB)		
Application:	Z18-0079	**Owner:**	Harpal Singh Kohri Kirandeep Kohri
Address:	425 Fitzpatrick Road	**Applicant:**	Harpal Singh Kohri
Subject:	Rezoning Application		
Existing OCP Designation:	S2RES – Single / Two Unit Residential		
Existing Zone:	RU1 – Large Lot Housing		
Proposed Zone:	Ru6 – Two Dwelling Housing		

1.0 Recommendation

THAT Rezoning Application No. Z18-0079 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 4 Section 35 Township 26 Osoyoos Division Yale District Plan 23428, located at 425 Fitzpatrick Road, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU6 – Two Dwelling Housing zone, be considered by Council;

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 September 17, 2018;

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

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

2.0 Purpose

To rezone the subject property from the RU1 – Large Lot Housing zone to the RU6 – Two Dwelling Housing zone to facilitate the development of two dwelling housing.

3.0 Community Planning

Community Planning Staff support the application to rezone from the RU1 – Large Lot Housing zone to the RU6 – Two Dwelling Housing zone to allow a second dwelling to be developed on the subject property. The RU6 zone is consistent with the property's existing Future Land Use designation of S2RES – Single / Two Unit Residential. It is within the City's Permanent Growth Boundary and meets the minimum lot dimensions and area for two dwelling housing in the RU6 zone.

The application meets the intent of several Official Community Plan (OCP) goals and policies related to containing growth within developed areas and providing for a variety of housing options. A conceptual site plan has been submitted, shown in Attachment "A", demonstrating that a second dwelling can be constructed, without any variances being requested.

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

4.0 Proposal

4.1 Project Description

There is currently an existing single family dwelling on the subject property. Should Council support the rezoning application, the existing dwelling is proposed to remain, and a second dwelling would be constructed to the south of the existing dwelling. The applicant has submitted a conceptual site plan showing a proposed second dwelling, with approximately a 1,000 ft^2 (90 m^2) footprint.

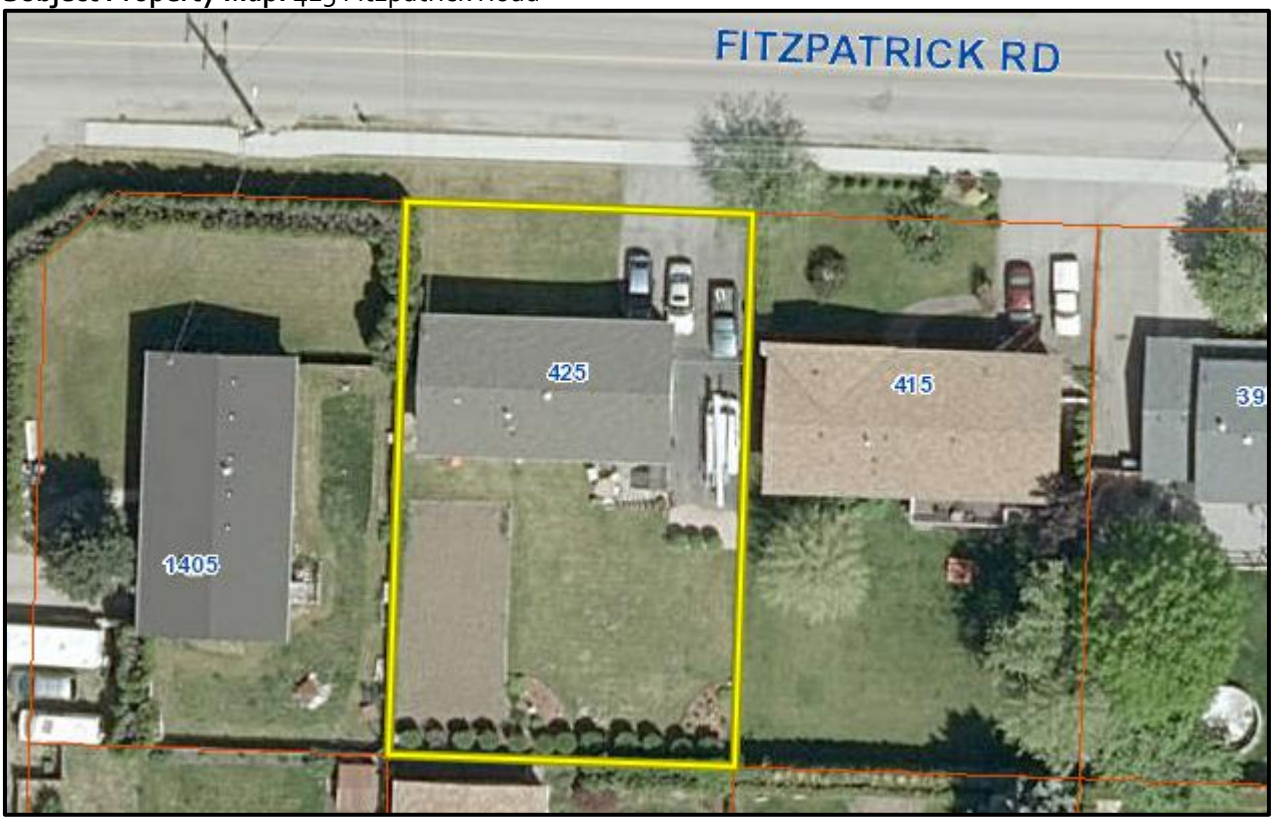
4.2 Site Context

The subject property is located on the south side of Fitzpatrick Road in the City's Rutland Sector. It is approximately 850 m^2 in area and currently has one single detached house. It is in close proximity to Chichester Wetland Park and there is a BC Transit bus stop directly in front of the subject property on Fitzpatrick Road.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RR3 – Rural Residential 3	Residential
East	RU1 – Large Lot Housing	Residential
South	RU1 – Large Lot Housing	Residential
West	RU1 – Large Lot Housing	Residential

Subject Property Map: 425 Fitzpatrick Road



4.3 **Zoning Analysis Table**

Zoning Analysis Table		
CRITERIA	**RU6 ZONE REQUIREMENTS**	**PROPOSAL**
Two Dwelling Housing Regulations		
Lot Area	700 m²	850 m²
Lot Width	18.0 m	22.86 m
Lot Depth	30.0 m	26.58 m

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

See attached Schedule "A" – City of Kelowna Memorandum

7.0 Application Chronology

Date of Application Received:	May 28, 2018
Date Application Accepted as Complete:	August 1, 2018
Date Public Consultation Received:	September 4, 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" – City of Kelowna Memorandum
Attachment "A" – Draft Site Plan

SCHEDULE A

This forms part of application

Z18-0079

Planner Initials KB

City of Kelowna
COMMUNITY PLANNING

CITY OF KELOWNA

MEMORANDUM

Date: August 9, 2018

File No.: Z18-0079

To: Community Planning (KB)

From: Development Engineering Manager(JK)

Subject: 425 Fitzpatrick Road RU1 to RU6

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

1. Domestic Water and Fire Protection

The property is located within the Black Mountain Irrigation District (BMID) service area. The water system must be capable of supplying domestic and fire flow demands of the project in accordance with the Subdivision, Development & Servicing Bylaw. The developer is responsible, if necessary, to arrange with BMID staff for any service improvements and, if necessary, the decommissioning of existing services. Only one water service permitted.

2. Sanitary Sewer

a) The subject property is currently within the sanitary Sewer Specified Area # 20 and is serviced by the municipal sanitary sewer collection system. The developer will be responsible to cash commute the specified area charges for *the new dwelling*. The charge is currently set at *2045.50* per Equivalent Dwelling Unit (EDU) *so the cash commute will be 0.7 EDU x $2045.5 =* ***$1,431.85.*** *For this development the Spec*

.

3. Road Improvements

Fitzpatrick Road has already been upgraded with sidewalk the full frontage of this proposed development. No further upgrades are needed at this time. Fitzpatrick Rd must be upgraded to a collector standard along the full frontage of this proposed development, including pavement removal and replacement, boulevard landscaping, street lighting and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. A one-time cash payment in lieu of construction must be collected from the applicant for future construction by the City. The cash-in-lieu amount is determined to be **$14,075.00** not including utility service cost.

SCHEDULE A
This forms part of application
Z18-0079
Planner Initials KB
City of Kelowna
COMMUNITY PLANNING

4. Development Permit and Site Related Issues

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

One 6m-wide access to the property will be permitted.

5. Electric Power and Telecommunication Services

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

James Kay

James Kay, P. Eng.
Development Engineering Manager

RO for agm

GENERAL CONSTRUCTION NOTES:

1. REFER TO "RESIDENTIAL CONSTRUCTION NOTES" ON THE FOUNDATION PLAN FOR ALL CONCRETE GENERAL FRAMING NOTES.
2. ALL FRAMING AND METHODS SHALL CONFORM TO THE REQUIREMENTS OF THE LOCAL BUILDING CODE.
3. SOLIDBACKING TO BE INSTALLED FOR ADEQUATE SUPPORT FOR TOWEL BARS, CURTAIN AND CLOSET RODS, SHELVING, AS WELL AS ANY SIMILAR FIXTURES.
4. GENERAL CONTRACTOR TO CONFIRM SNOW AND LIVE LOADS ARE DESIGNED FOR. SNOW LOADS SHOULD BE ADJUSTED TO REFLECT THE SLIDEOFF FACTOR, AS A FUNCTION OF ROOF PITCH. VERIFY WITH LOCAL CODES.

FRAMING NOTES:

1. FRAMER TO CONFIRM ALL PLUMBING, FIXTURES AND FIREPLACE ROUGH OPENINGS.
2. FRAMER TO PROVIDE PROPER BACKING FOR ALL FIXTURES AND SHELVING
3. FLOOR JOIST LAYOUT AS PER ENGINEER'S JOIST DRAWINGS, DETAILS & SPECIFICATIONS.
4. ROOF TRUSS LAYOUT AS PER ENGINEER'S JOIST DRAWINGS, DETAILS & SPECIFICATIONS.
5. ALL BEDROOM WINDOWS TO HAVE A MINIMUM VENT SIZE OF 24" x 36" FOR EGREES.
6. ROUGH OPENINGS FOR ALL SWING DOORS ADD 2 1/2" TO HEIGHT & 2" TO WIDTH
7. ROUGH OPENINGS FOR ALL BI-FOLDS ADD 1 3/4" TO HEIGHT & 1 1/4" IN WIDTH
8. ALLOW 4" ON EACH SIDE FOR OF DOORS FOR CASING
9. ALL HEADERS TO BE 2"x10" sS. DRY UNLESS NOTED OTHERWISE
10. CUT & TACK 2"x4" BACKING FOR ALL TUBS
11. JOIST HANGERS MUST BE SECURED PROPERLY - ALL HOLES MUST BE NAILED & BOTTOM HOLE SCREWED AS PER TRUSS JOIST SPECIFICATIONS
12. CHIMNEY INSULATION BOX 14" HIGH c/w 2" CLEARANCE FOR CHIMNEY
13. ALL EXPOSED TRUSS HEELS MIN 7.5"
14. ALL LINTELS TO BE SPF BUILT UP 2 - 2"x10" UNLESS NOTED OTHERWISE
15. FRAME WALLS TO 16" o.c. INCLUDING FROST WALLS

INSULATION:

A. PROVIDE R-24 BATT INSULATION IN 2"x6" STUD WALLS, R-14 IN 2"x4" STUD WALLS MIN., R-40 INSULATION IN FLAT CEILINGS, AND R-30 BLANKET INSULATION IN VAULTED CEILINGS, ALLOW 1/2" MINIMUM AIRSPACE BETWEEN SHEATHING AND INSULATION, FACE FOIL DOWN TO WARM SIDE.

B. INSTALL SIDE WALL AND CEILING INSULATION IN CONT. BLANKETS WITHOUT HOLES FOR ELECTRICAL BOXES, LIGHT FIXTURES OR HEATING DUCTWORK, CAULK ALL OPENINGS IN EXTERIOR WALL CONSTRUCTION.

C. INSTALL 6 MIL POLY VAPOUR BARRIER AGAINST INSIDE OF ALL INSULATION. LAP JOINTS 18" MIN.

D. FLOORS OVER UNHEATED SPACE SHALL HAVE R-26 FOIL BACK INSULATION BETWEEN JOISTS.

E. HVAC DUCTS LOCATED IN UNHEATED SPACES SHALL BE INSULATED WITH R-8 INSULATION.

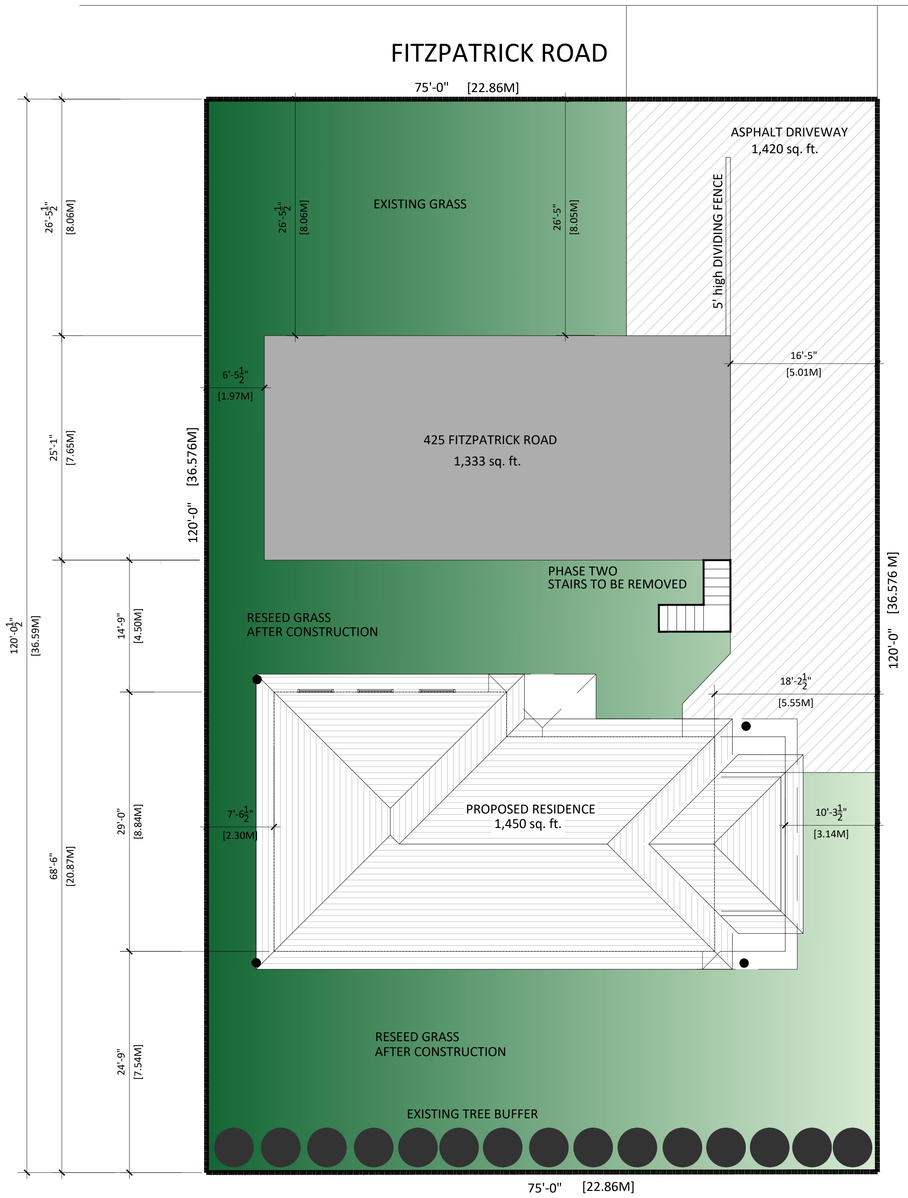
F. PROVIDE INSULATION BAFFLES AT EAVE VENTS BETWEEN AND TRUSSES.

FLASHING & VAPOUR BARRIER:

A. INSTALL FLASHING AT ALL CHANGES IN HORIZONTAL EXTERIOR FINISHES AND OVER ALL UNPROTECTED EXTERIOR OPENINGS. CAULKING TO BE INSTALLED AROUND ALL UNFLASHED EXTERIOR OPENINGS.

B. FLASHINGS TO BE INSTALLED AT ALL PENETRATIONS IN THE ROOF SYSTEM, AND AT ALL CHANGES IN THE ROOF PLANE.

C. ALL JOINTS IN THE VAPOUR BARRIER TO BE LAPPED 4" AND OCCUR OVER FRAMING MEMBERS OR SEALED WITH CAULKING.



1 / A 1 SITE PLAN
3/16" = 1'-0"

SITE CALCULATIONS:

ZONING
R-1

LEGAL ADDRESS
LOT 4
PLAN 23428
PID 006-435-955

MUNICIPAL ADDRESS
425 FITZPATRICK ROAD
KELOWNA, B.C.

SITE AREA:
9,000 sq. ft./ 836.1 M2
0.0836 Ha.
(ESTIMATE)

BUILDING AREA:

EXISTING RESIDENCE
1,333 sq. ft. / 123.8 M2

PROPOSED RESIDENCE
965 sq. ft. / 89.6 M2

PROPOSED GARAGE:
552 sq. ft. / 51.3 M2

TOTAL AREA at grade:
2,850 sq. ft. / 264.7 M2

SITE COVERAGE:
2,850 / 9,000 = 31.6 %

HARD SURFACE COVERAGE:
4,000 / 8,880 = 45.0 %

SETBACKS:

RESIDENCE

ALLOWED FRONT SETBACK	14'-9"	4.5 M	
PROPOSED SIDE SETBACK	14'-9"	4.5 M	within allowed

ONE STOREY

ALLOWED SIDE SETBACK	7'-6.5"	2.3 M	
PROPOSED SIDE SETBACK	7'-6.5"	2.3 M	within allowed

TWO STOREY

ALLOWED SIDE SETBACK	9'-10"	3.0 M	
PROPOSED SIDE SETBACK	10'-11.5"	3.34 M	within allowed
ALLOWED REAR SETBACK	22'-11.5"	7.00 M	
PROPOSED SIDE SETBACK	22'-11.5"	7.00 M	within allowed

MAXIMUM BUILDING HEIGHT

FRONT ELEVATION ROOF HEIGHT		
ALLOWABLE BUILDING HEIGHT	27'-1"	8.25 M
FROM STREET FRONT to mid point	21'-3"	6.48 M
FROM STREET FRONT to peak of roof	23'-9"	7.24 M

NOTE:
ALL SITE DIMENSION'S WHERE OBTAINED FROM THE CITY OF KELOWNA MAPPING WEBSITE AND IS NOT DEEMED ACCURATE.

GENERAL NOTES:

ALL WORK TO BE DONE IN COMPLIANCE WITH THE CURRENT RESIDENTIAL STANDARDS OF THE LOCAL BUILDING CODE, CURRENT ELECTRICAL AND PLUMBING CODES, AS WELL AS ALL APPLICABLE LOCAL CODES AND BYLAWS.

ALL WORK SHALL BE PERFORMED IN ALL RESPECTS TO GOOD BUILDING PRACTICES.

THE CONTRACTOR SHALL MAKE HIMSELF FAMILIAR WITH THE SITE CONDITIONS; ALL MEASUREMENTS, GRADES AND LEVELS TO BE VERIFIED BEFORE COMMENCING WITH CONSTRUCTION.

ANY DISCREPANCIES, OMISSIONS AND ERRORS SHALL BE REPORTED TO THE OWNER AND THE DESIGNER FOR CORRECTION.

WRITTEN DIMENSIONS TO BE FOLLOWED. "DO NOT SCALE THESE DRAWINGS."

ENGINEERED FLOOR AND ROOF SYSTEMS (JOISTS AND TRUSSES) ARE TO BE SEALED BY AN ENGINEER REGISTERED IN THE LOCAL AREA.

SUBMIT ALL SHOP DRAWINGS TO THE AUTHORITY HAVING JURISDICTION FOR STRUCTURAL COMPONENTS BEFORE COMMENCING CONSTRUCTION.

THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY VARIANCES FROM THE STRUCTURAL DRAWINGS AND SPECIFICATIONS, OR ADJUSTMENTS REQUIRED RESULTING FROM CONDITIONS ENCOUNTERED AT THE SITE, AND IS THE SOLE RESPONSIBILITY OF THE OWNER, AND CONTRACTOR.

THE DESIGNER MAKES EVERY EFFORT TO PROVIDE COMPLETE AND ACCURATE CONSTRUCTION DRAWINGS. HOWEVER WE ASSUME NO LIABILITY FOR ERRORS OR OMISSIONS WHICH MAY AFFECT CONSTRUCTION. IT IS THE RESPONSIBILITY OF ALL TRADES AND SUB-TRADES TO CHECK AND VERIFY ALL DIMENSIONS AND DETAILS BEFORE COMMENCING WITH THEIR PORTION OF THE CONSTRUCTION. SHOULD ANY DISCREPANCIES BE FOUND ON THESE PLANS, PLEASE ADVISE OUR OFFICE SO WE CAN MAKE THE NECESSARY CORRECTIONS.

PROTECT ALL TREES ON SITE, NOTED BY OWNER WITH FENCING PLACED AT 8'-0" RADIUS FROM TREE TO PREVENT DAMAGE AND / OR SOIL COMPACTION DURING CONSTRUCTION.

PROTECT NEIGHBOURS TREES AND PROPERTY FROM CONSTRUCTION DAMAGE.

AREA CALCULATIONS:

Main Floor Residential:	965 sq. ft.
Upper Floor Residential:	1,312 sq. ft.
Total Residential Area:	2,277 sq. ft.
Existing Residence	1,333 sq. ft.
Proposed Residence	2,277 sq. ft.
Proposed Garage	552 sq. ft.
Master Suite Deck	100 sq. ft.
Rear Deck:	22 sq. ft.
Total Deck Area	122 sq. ft.

BRITISH COLUMBIA BUILDING CODE CLASSIFICATION
GROUP C SINGLE FAMILY OCCUPANCY
PART 9

DRAWING SCHEDULE:

A1	SITE PLAN
A2	FOUNDATION PLAN
A3	MAIN FLOOR PLAN
A4	UPPER FLOOR PLAN
A5	FRONT & LEFT ELEVATION
A6	REAR & RIGHT ELEVATION
A7	ROOF PLAN & CONSTRUCTION DETAILS
A8	WALL CONSTRUCTION SCHEDULES

DATE	NO.	BY	REVISION
2/7/2018	1	RAH	ISSUED FOR BUILDING PERMIT

Copyright Reserved.
This drawing is an instrument of service for the specified project.The drawing and design are the exclusive property of the designer and may not be used in whole or in part without written consent. Thier name must appear on any reproduction of the whole or in part of this drawing. Please check and verify all critical details and dimensions prior to the start of construction, and contact the owner and designer if any clarification is required. Written dimensions take precedence over scaled dimensions DO NOT SCALE THESE DRAWINGS.

HOLDEN'S DRAUGHTING & DESIGN
832 SAUCIER AVENUE
KELOWNA, B.C.
V1Y-6A3
Phone: 250.868.0962
Fax: 250.868.0962
Email: r-holden@shaw.ca
H.D.D.

PROJECT
KOHRI SECONDARY BUILDING
425 FITZPATRICK ROAD
KELOWNA, B.C.

SHEET TITLE
SITE PLAN & NOTATION

DRAWN: RAH	SHEET NO. A 1
CHECKED: J.K.	
SCALE: 1/8"=1'-0"	
DATE: 2/7/2018	Rev. 0

ATTACHMENT A
This forms part of application
Z18-0079
Planner Initials KB
City of Kelowna
COMMUNITY PLANNING

REPORT TO COUNCIL

Date:	September 17, 2018		
RIM No.	1250-30		
To:	City Manager		
From:	Community Planning Department (AF)		
Application:	Z18-0060	**Owner:**	1119422 B.C. Ltd., Inc. No. BC1119422 & City of Kelowna
Address:	2053 Union Rd & 148 Summerhill Pl	**Applicant:**	Mehdi Tehrani
Subject:	Rezoning Application		
Existing OCP Designation:	S2RES – Single/Two Unit Residential		
Existing Zone:	A1 – Agriculture 1 & RU2 – Medium Lot Housing		
Proposed Zone:	RU6 – Two Dwelling Housing		

1.0 Recommendation

THAT Rezoning Application No. Z18-0060 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot M, Section 4, Township 23 ODYD, District Plan KAP56062 located at 2053 Union Road, Kelowna, BC from the A1 – Agricultural 1 zone to the RU6 – Two Dwelling Housing zone be considered by Council;

AND THAT Rezoning Application No. Z18-0060 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot N, Section 4, Township 23, ODYD, Plan KAP56062 located at 148 Summerhill Place, Kelowna, BC from the RU2 – Medium Lot Housing zone to the RU6 – Two Dwelling Housing zone be considered by Council;

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

2.0 Purpose

To consider an application to rezone the subject properties from A1 – Agriculture 1 & RU2 – Medium Lot Housing to RU6 – Two Dwelling Housing to facilitate a proposed 5 lot subdivision.

3.0 Community Planning

Community Planning supports the proposed rezoning from A1 – Agricultural 1 & RU2 – Medium Lot Housing to RU6 – Two Dwelling Housing as it is in line with the Official Community Plan (OCP) Future Land Use Designation of S2RES – Single/Two Unit Residential for the subject properties and is located within the Permanent Growth Boundary. Both properties are fully serviced and are in close proximity to transit, parks

and schools. They are therefore consistent with the OCP Urban Infill Policy of Compact Urban Growth. The proposed 5 lot subdivision is intended to integrate with the neighboring properties.

4.0 Proposal

4.1 Background

The subject property located at 2053 Union Rd currently comprises an existing one-storey single family dwelling which will need to be fully demolished and subsequently removed from the site to facilitate the proposed 5 lot subdivision. The subject property located at 148 Summerhill Place is currently being used as a vacant lot.

4.2 Project Description

The proposed rezoning from A1 & RU2 to RU6 would facilitate the development of a proposed 5 lot infill subdivision on the subject properties. Currently staff are tracking a total of 3 variances including 2 variances for lot depth and 1 variance for lot width. 3 out of 5 proposed lots meet the subdivision regulations for RU6 lots and do not require variances. However, 2 of the 5 proposed lots will require variances to facilitate the proposed subdivision.

The 2 existing lots located at 2053 Union Rd and 148 Summerhill Place are surrounded by existing single/two unit residential homes to the northwest and southeast and are bordered by Naito Park to the south and Union Road to the north. Both existing properties have an OCP Future Land Use of S2RES – Single/Two Unit Residential, are fully serviced and are located within the Permanent Growth Boundary. The subject properties are suitable for an increase in density as they are located near transit routes with access to parks and schools.

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

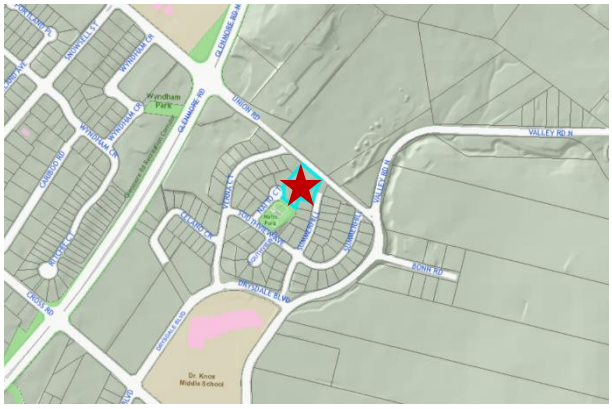
4.3 Site Context

The subject properties are located in the Glenmore – Clifton – Dilworth City Sector near the intersection of Glenmore Road and Union Road and adjacent to Naito Park. They are in close proximity to transit routes located along Union Road and are within walking distance to Naito Park. The surrounding neighbourhood is largely comprised of RU2 – Medium Lot Housing zoned properties. There are a number of existing RU6 – Two Dwelling Housing zoned properties within the neighbourhood. Other surrounding zones include RM1 – Four Dwelling Housing and RM2 – Low Density Row Housing.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	A1 – Agriculture 1	Agricultural
East	RU2 – Medium Lot Housing	Residential
South	P3 – Parks and Open Space	Park
West	RU6 – Two Dwelling Housing	Residential

Site Context Map



Future Land Use Map

Subject Property Map: 2053 Union Road & 148 Summerhill Place

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process

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

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

6.0 Technical Comments

6.1 Building & Permitting Department

- No comments applicable to rezoning

6.2 Development Engineering Department

- See attached memorandum dated July 13, 2018

6.3 Glenmore-Ellison Improvement District (GEID)

- See attached letter dated June 4, 2018

7.0 Application Chronology

Date of Application Received: April 25, 2018
Date Public Consultation Completed: July 30, 2018

Report prepared by: Andrew Ferguson, Planner
Reviewed by: Terry Barton, Urban Planning Manager
Approved for Inclusion: Ryan Smith, Community Planning Department Manager

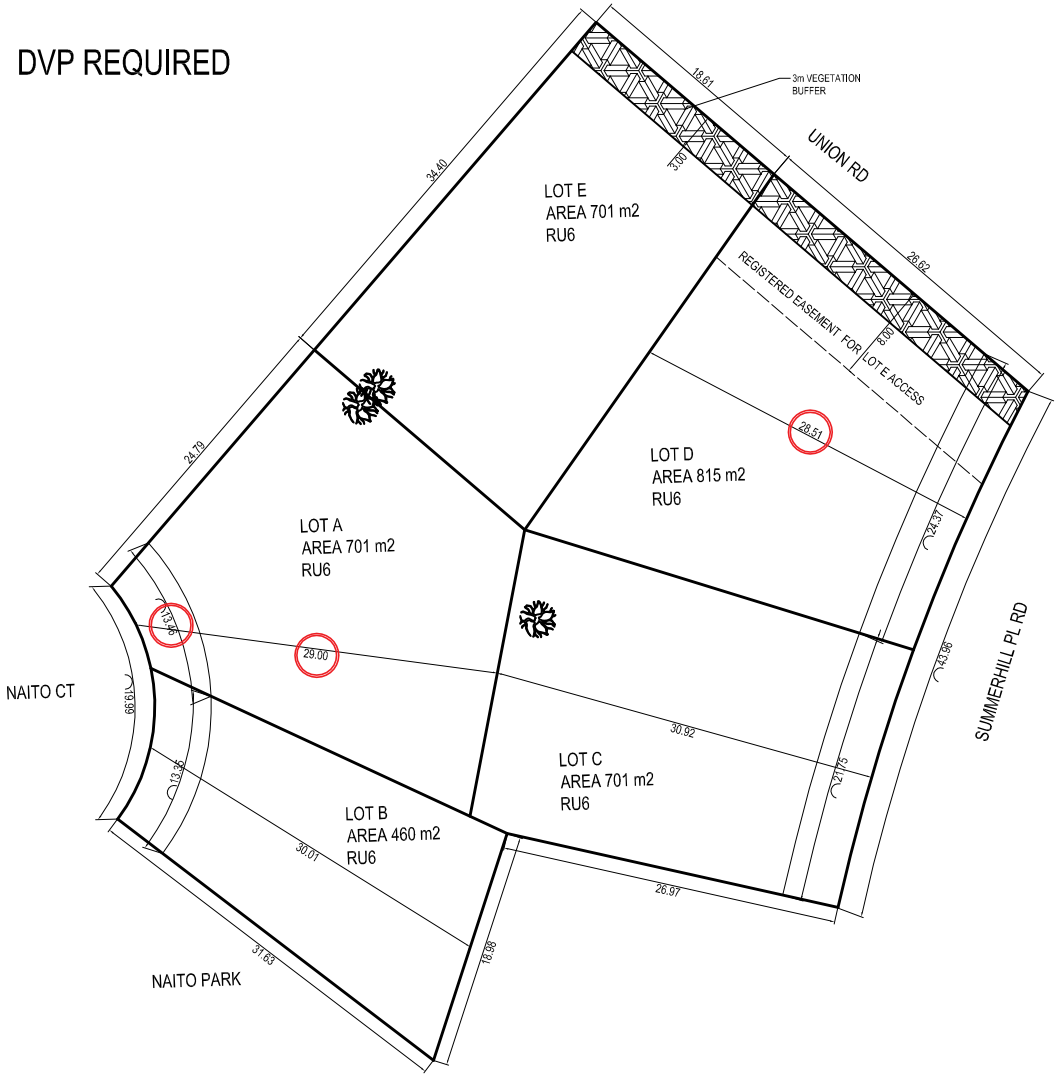
Attachments:

Attachment A: Subdivision Plan
Attachment B: Development Engineering Technical Comments
Attachment C: Glenmore-Ellison Improvement District (GEID) Water Letter

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

2053 UNION RD & 148 SUMMERHILL PL RD
PROPOSED SUBDIVISION PLAN

DVP REQUIRED



ATTACHMENT A
This forms part of application
Z18-0060
Planner Initials AF
City of Kelowna
COMMUNITY PLANNING

CIVIC ADDRESS:
2053 UNION RD
148 SUMMERHILL PL

LEGAL DESCRIPTION:
023-284-501 LOT M PLAN KAP56062
023-284-510 LOT N PLAN KAP56062

PROJECT NAME:
2053 UNION RD 5 - LOT SUBDIVISION

APPLICANT:
1119422 BC LTD (MEHDI TEHRANI)
(250) 777 1677

PROPOSED LOTS:
LOT A: 701 SQ.M, RU6 ZONING
LOT B: 460 SQ.M, RU6 ZONING
LOT C: 701 SQ.M, RU6 ZONING
LOT D: 815 SQ.M, RU6 ZONING
LOT E: 701 SQ.M, RU6 ZONING

CURRENT ZONING:
2053 UNION RD ==> A1
148 SUMMERHILL PL ==> RU2

ZONING TABLE:

PROPOSED ZONING		RU6				
PROPOSED LOTS		A	B	C	D	E
	PERMITTED	PROPOSED				
SITE AREA (m2)	400	701	460	701	815	701
LOT FRONTAGE (m)	13.00	13.46*^	13.35	21.75	24.37	19.05
LOT DEPTH (m)	30.00	29.00*	30.01	30.92	28.51*	34.40
SITE COVERAGE (%)	40	38	38	38	38	40
SITE COVERAGE W/ DRIVEWAY (%)	50	45	45	45	45	45
FRONT YARD SETBACK (GARAGE TO P.L.(m))	6.0	6.0	6.0	6.0	6.0	6.0
REAR YARD SETBACK (m) - 2 ½ STOREY	7.5	7.5	7.5	7.5	7.5	7.5
SIDE YARD SETBACK (m) - 2 ½ STOREY	2.3	2.3	2.3	2.3	2.3	2.3
SIDE YARD SETBACK (m) - 2 ½ STOREY	2.3	2.3	2.3	2.3	2.3	2.3

NOTE:
* DEVELOPMENT VARIANCE PERMIT (DVP) IS REQUIRED.
^ MINIMUM 18m FRONTAGE IS REQUIRED FOR THE PROPOSED TWO DWELLING HOUSING ON LOT E.

REV	DATE	BY	CHK	APP	DESCRIPTION

NOTES:

DRFT:
DSND:
CHCK:
APP:

2053 UNION RD – 5 LOT SUBDIVISION

PAGE: 1 OF 2

DATE: 2018 (YEAR:) 06 (MONTH:) 14 (DAY:)

SCALE:

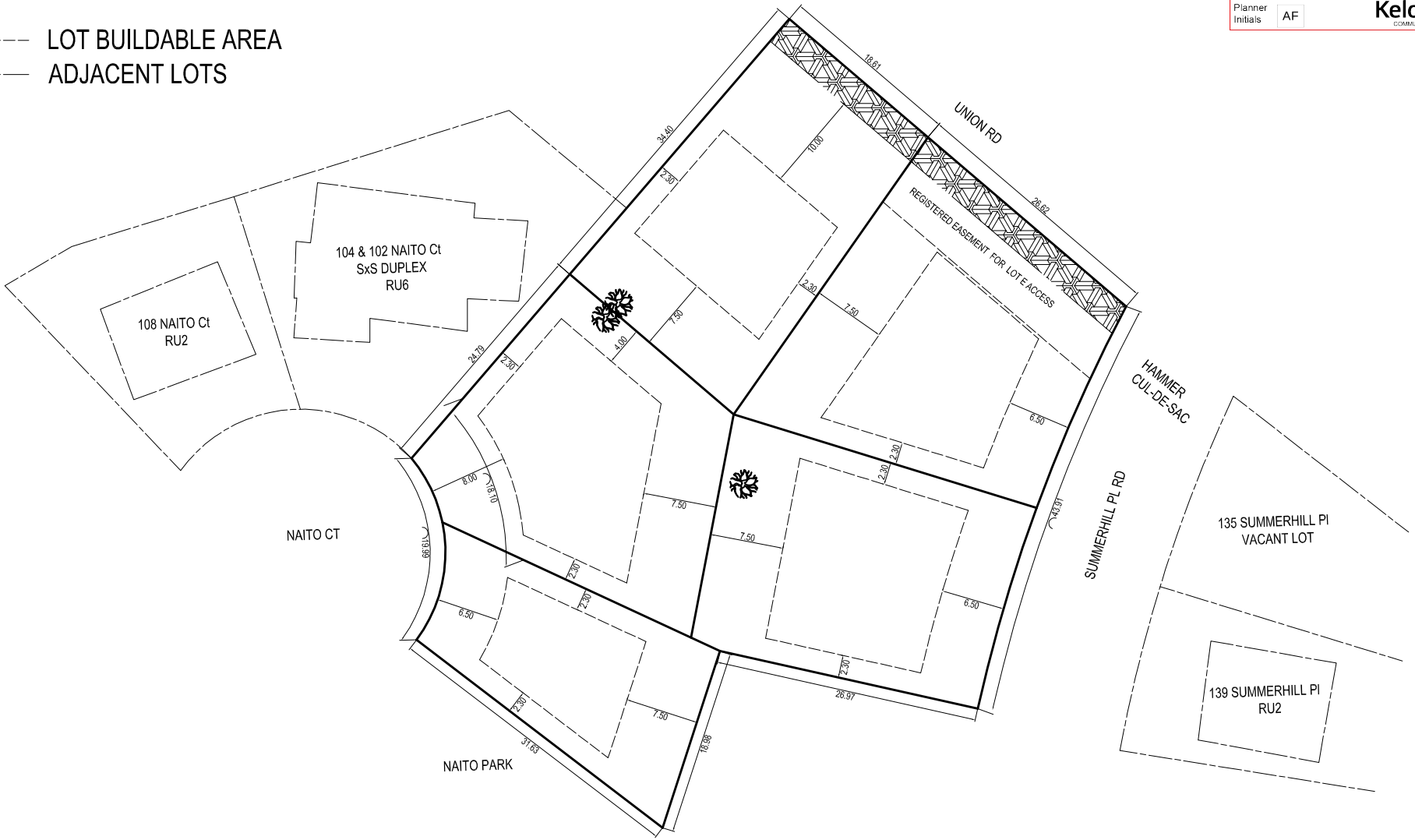
PREPARED FOR: 1119422 BC LTD, 1084 ARBOR VIEW DR., KELOWNA, BC V1W4X1

DWG NO: 2018–04–24–UNION–001

2053 UNION RD & 148 SUMMERHILL PL RD
PROPOSED SUBDIVISION PLAN

ATTACHMENT A
This forms part of application
Z18-0060
Planner Initials AF
City of Kelowna
COMMUNITY PLANNING

LOT BUILDABLE AREA
ADJACENT LOTS



REV	DATE	BY	CHK	APP	DESCRIPTION

REVISION

NOTES:

DRFT:
DSND:
CHCK:
APP:

2053 UNION RD – 5 LOT SUBDIVISION

PAGE: 2 OF 2

DATE: 2018 (YEAR:) 06 (MONTH:) 14 (DAY:)

SCALE:

PREPARED FOR: 1119422 BC LTD, 1084 ARBOR VIEW DR., KELOWNA, BC V1W4X1

DWG NO: 2018–04–24–UNION–001

CITY OF KELOWNA

MEMORANDUM

Date: July 13, 2018

File No.: Z18-0060

To: Community Planning Department (AF)

From: Development Engineering Manager (JK)

Subject: 2053 Union Rd, 148 Summerhill PL Plan KAP56062 Lot M,N 5 lot

ATTACHMENT B
This forms part of application
Z18-0060
Planner Initials AF
City of Kelowna
COMMUNITY PLANNING

Development Engineering has the following comments and requirements associated with this application to rezone from A1 to RU6

The road and utility upgrading requirements outlined in this report will be a requirement of Subdivision application **S18-0046**.

The Development Engineering Technologist for this project is Ryan O'Sullivan

.1) General

a. 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) Geotechnical Report

a) Prior to initial consideration, provide a Geotechnical report prepared by a Professional Engineer competent in the field of hydro-geotechnical engineering to address the following:

(i) Confirm that each development node (neighbourhood) is suitable for the proposed land use.

(ii) Identify lands that should not be developed such as environmentally sensitive or hazardous conditions areas.

(iii) Area ground water characteristics, including any springs and overland surface drainage courses traversing the property. Identify any monitoring required.

(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.

ATTACHMENT B
This forms part of application
Z18-0060
Planner Initials AF
City of Kelowna
COMMUNITY PLANNING

(vi) Suitability of on-site disposal of storm water, including effects upon adjoining lands.

(vii) Identify slopes greater than 30%.

(viii) Recommendations for items that should be included in a Restrictive Covenant.

(ix) Any special requirements that the proposed subdivision should undertake so that it will not impact adjacent properties.

.3) Water

a) The property is located within the Glenmore Ellison Irrigation District (GEID) service area. The developer is required to make satisfactory arrangements with the GEID for these items. All charges for service connection and upgrading costs are to be paid directly to the GEID. Only one service per lot will be permitted for this development.

b) Provide an adequately sized domestic water and fire protection system. The water system must be capable of supplying domestic and fire flow demands of the project in accordance with the Subdivision, Development & Servicing Bylaw. Provide water calculations for this development to confirm this. Ensure every building site is located at an elevation that ensures water pressure is within the bylaw pressure limits. Note: Private pumps are not acceptable for addressing marginal pressure.

.4) Sanitary Sewer

a) Provide an adequately sized sanitary sewer system complete with individual lot connections.

b) Downstream system capacity improvements may be required. Provide projected sanitary sewer flows for review by the Infrastructure Planning Utility Manager.

c) Arrange for individual lot connections before submission of the subdivision plan; including payment of connection fees (provide copy of receipt).

.5) Drainage

a) Provide an adequately sized drainage system. The Subdivision, Development and Servicing Bylaw require that each lot be provided with an individual connection.

b) Provide the following drawings:

i) A detailed Lot Grading Plan (indicate on the Lot Grading Plan any areas that have greater than 1.0 m of fill);

ii) A detailed Stormwater Management Plan for this rezoning; and,

iii) An Erosion and Sediment Control Plan.

ATTACHMENT B
This forms part of application
Z18-0060
Planner Initials AF
City of Kelowna
COMMUNITY PLANNING

c) Show details of dedications, rights-of-way, setbacks and non-disturbance areas on the lot Grading Plan.

.6) Roads

(a) All road requirements will be addressed in **S18-0046**.

.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) Street lights 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.

.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 offsite 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

ATTACHMENT B
This forms part of application
Z18-0060
Planner Initials AF
City of Kelowna
COMMUNITY PLANNING

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

.10) **Other Engineering Comments**

a) Provide all necessary Statutory Rights-of-Way for any utility corridors required, including those on proposed or existing City Lands.

b) If any road dedication affects lands encumbered by a Utility right-of-way (such as Fortis, etc.) please obtain the approval of the utility prior to application for final subdivision approval. Any works required by the utility as a consequence of the road dedication must be incorporated in the construction drawings submitted to the City's Development Manager.

.11) **Development Permit and Site Related Issues**

a) Access and Manoeuvrability

b) An MSU standard size vehicle must be able to manoeuvre around proposed Summerhill Hammer head or Cul-de-sac in public roadways..

c) Perimeter access must comply with the BC Building Code. Fire Truck access designs and proposed hydrant locations will be reviewed by the Fire Protection Officer.

James Kay, P.Eng.
Development Engineering Manager
RO

GLENMORE-ELLISON IMPROVEMENT DISTRICT

445 Glenmore Road
Kelowna BC V1V 1Z6
P. 250-763-6506 | F. 250-763-5688
www.glenmoreellison.com

ATTACHMENT C
This forms part of application
Z18-0060
Planner Initials AF
City of Kelowna
COMMUNITY PLANNING

June 4, 2018

City of Kelowna
Community Planning and Real Estate
1435 Water Street
Kelowna, BC V1Y1J4

Attention: Andrew Ferguson (via email: aferguson@kelowna.ca; planninginfo@kelowna.ca)

Re: A rezoning application to rezone the subject property from A1 to RU2 & RU6 to facilitate a proposed 5 lot Subdivision. (Z18-0060 DVP18-0114 S18-0046)
148 Summerhill Place & 2053 Union Road, Plan KAP56062 Lot N & M

Glenmore-Ellison Improvement District (GEID) has received a rezoning/DVP/Subdivision referral from the City of Kelowna for the above noted property. GEID does not require fees and conditions prior to Rezoning/DVP/Subdivision approval; however, GEID will have fees and conditions required prior to issuance of a Water Service Certificate to facilitate building permit issuance.

Please note that applications for new development proposing to utilize the GEID water system must proceed in compliance with GEID bylaws, regulations, and policy.

For a detailed assessment of the water servicing fees and conditions required prior to issuance of a Water Service Certificate, please submit an application fee in the amount of $150.00 payable to GEID.

If you have any questions on this matter, please do not hesitate to contact me.

Sincerely,
GLENMORE-ELLISON
IMPROVEMENT DISTRICT

Mike Rojem,
Projects Coordinator.

MR/mh

c.c. Owner: Hisako Naito & City of Kelowna (via mail: 2053 Union Rd, Kelowna, BC V1V 2E8)
Applicant: Urban Options Planning & Permits (via email: birte@urbanoptions.ca)

N:\Development & Projects\Projects\18-021 2053 Union Rd &148 Summerhill Pl &- Creating 5 Lots from 2 Lots\18-021 Initial 180604.doc