

# City of Kelowna

## Public Hearing

### AGENDA



Tuesday, January 15, 2019  
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 January 2, 2019 date of notification) are available for inspection during the course of this hearing and are located on the information table in the foyer of the Council Chamber.

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

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

#### 2. Notification of Meeting

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

### 3. Individual Bylaw Submissions

- |            |   |         |
|------------|---|---------|
| <b>3.1</b> | <b>Darin Pl 4627, Z18-0090 (BL11702) - Calvin Meldrum &amp; Barbara Laupitz</b>   | 5 - 11  |
|            | 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 construction of a Carriage House.   |         |
| <b>3.2</b> | <b>Abbott St 2783A, 2783B &amp; 2787, Z18-0038 (BL11703) - AJ Wiens Development Group Ltd., Inc No BCo798391</b>  | 12 - 20 |
|            | To consider rezoning the three subject properties from the RU6 – Two Dwelling Housing zone to the RM3 – Low Density Multiple Housing zone to facilitate the development of three semi-detached dwellings.   |         |
| <b>3.3</b> | <b>Sarsons Rd 439, Z18-0076 (BL11705) - Rock Shore Developments Ltd., Inc. No. BC1114860</b>  | 21 - 29 |
|            | To rezone the subject property from the RU1 – Large Lot Housing zone to the RU2 – Medium Lot Housing zone to facilitate a two lot subdivision.  |         |
| <b>3.4</b> | <b>Molnar Rd 435, Z18-0096 (BL11707) - Craig J. and Natasha B. Guidi</b>  | 30 - 35 |
|            | 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.  |         |
| <b>3.5</b> | <b>Eagle Dr 925, Z18-0052 (BL11709) - Gary Johnson and Edi Cote</b>   | 36 - 42 |
|            | To rezone the subject property from RU1 – Large Lot Housing to RU1c Large Lot Housing with Carriage House to facilitate the development of a carriage house.  |         |
| <b>3.6</b> | <b>Fuller Ave 555, OCP18-0013 (BL11713) and Z18-0062 (BL11714) - City of Kelowna</b>  | 43 - 60 |
|            | To amend the Official Community Plan to change the Future Land Use from the MRM - Multiple Unit Residential (Medium Density) designation to the MXR - Mixed Use (Residential / Commercial) designation and to rezone the subject property from the RM5 - Medium Density Multiple Housing zone to the C7 - Central Business Commercial zone. |         |
| <b>3.7</b> | <b>Knox Cr. 1969, Z18-0098 (BL11716) - Charles and Lesley Roberts</b>   | 61 - 68 |
|            | To rezone the subject property from RU1 – Large Lot Housing zone to RU1c Large Lot Housing with Carriage House to facilitate the development of a carriage house.   |         |
| <b>3.8</b> | <b>Richter St 2125 and 2137, Z18-0081 (BL11717) - 1140648 B.C. LTD., Inc. No. 1140648</b>   | 69 - 79 |
|            | To consider rezoning the two subject properties from the RU6 – Two Dwelling Housing zone to the RM3 – Low Density Multiple Housing zone to facilitate the development of multiple dwelling housing.   |         |



<b>3.9</b>	<b>Gore Street 2627 and 2643, Z18-0106 (BL11721) - Teano Holdings Ltd BC1090038</b>	<b>80 - 87</b>
	To rezone the subject properties from RU6 – Two Dwelling Housing zone to the RM5 – Medium Density Multiple Housing zone to facilitate an Apartment Housing development.	
<b>3.10</b>	<b>Old Vernon Rd 252, Z18-0034 (BL11722) - 0959036 BC Ltd Inc. No. BC0959036</b>	<b>88 - 90</b>
	To rezone the subject property from the A1 – Agriculture 1 and A1c – Agriculture 1 with Carriage House zones to the I2 – General Industrial zone to facilitate the development of an industrial building.	
<b>3.11</b>	<b>Rutland Rd N 1354, Z18-0097 (BL11723) - Parminder Singh Kindhra and Sheetu Kindhra</b>	<b>91 - 98</b>
	To rezone the subject property from the RU1 – Large Lot Housing zone to the RM3 – Low Density Multiple Housing zone, to facilitate the development of multiple dwelling housing.	
<b>3.12</b>	<b>Coopland Cr 786, Z18-0068 (BL11724) - Miles and Lisa Lang</b>	<b>99 - 105</b>
	To consider rezoning the subject property from the RU6 – Two Dwelling Housing zone to the RM1 – Four Dwelling Housing zone to facilitate the development of four dwelling housing.	

#### **4. Termination**

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

- (a) Brief description of the application by City Staff (Community Planning);
- (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 resrepresentation (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:** November 26, 2018

**RIM No.** 1250-30

**To:** City Manager

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

**Application:** Z18-0090 **Owner:** Calvin Keith Meldrum & Barbara Leanne Laupitz

**Address:** 4627 Darin Place **Applicant:** Barbara Laupitz

**Subject:** Rezoning Application

Existing OCP Designation: S2RES – Single Family Residential

Existing Zone: RU1 Large Lot Residential

Proposed Zone: RU1C Large Lot Residential with Carriage House

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## 1.0 Recommendation

THAT Rezoning Application No. Z18-0090 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 12 District Lot 357 ODYD Plan KAP57058, located at 4627 Darin Place, 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 construction of a Carriage House.

## 3.0 Community Planning

Community Planning supports the proposed rezoning application to add the subzone "C" to facilitate a carriage house. The RU1C zone is considered a sensitive infill into the existing RU1 zoned neighbourhood. Kelowna's Official Community Plan also includes a single family dwelling with a carriage house in the S2RES designation definition.

#### 4.0 Proposal

##### 4.1 Background

The single family dwelling and detached accessory structure on the property were permitted and constructed in 1996. The accessory structure is 1.5 storeys in height. The upper storey has remained unfinished since 1996. The owners wish to convert the upper storey into a carriage house.



##### 4.2 Project Description

The accessory structure meets zoning bylaw requirements for height, net floor area and overall footprint of the structure. The accessory structure does not meet the zoning bylaw with regards to the side yard setback. Current bylaws require a 1.5 m side yard setback for both an accessory structure (detached garage) and a carriage house. However, in 1996 an accessory structure could be constructed 1.2 m from a side yard. As such, the existing accessory structure proposed to be converted into a carriage house is 1.2 m from the side yard. This requires a Development Variance Permit to be considered by Council to vary the south side yard from a 1.5 m to a 1.2 m setback. should this rezoning application receive third reading. The Development Variance Permit would be a requirement of final adoption of the RU1C zone.

##### 4.3 Site Context

Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1	Single Family Dwelling
East	RU1	Single Family Dwelling
South	RU1	Single Family Dwelling

West	RU1	Single Family Dwelling
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## Subject Property Map: 4627 Darin Place



## 4.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RU1C ZONE REQUIREMENTS	EXISTING CONDITIONS
Existing Lot/Subdivision Regulations		
Min Lot Area	550 m <sup>2</sup>	826 m <sup>2</sup>
Min Lot Width	17.0 m	20.3 m
Min Lot Depth	30.0 m	35.4 m
Specific Use Regulations		
Max Height of Carriage House	4.8 m	4.3 m
Min Front Yard of Carriage House	9.0 m	Greater Than 6.5 m
Min Side Yard (south)	1.5 m	1.2 m ❶
Min Side Yard (flanking street)	6.0 m	6.5 m
Min Rear Yard (east)	1.5 m	2.5 m
Min distance to Principal Dwelling	3.0 m	Greater Than 6.0 m
Max Site Coverage of Carriage House and Accessory Buildings	Lesser of 14 % or 90 m <sup>2</sup>	6% or 45 m <sup>2</sup>
Max Net Floor Area of Carriage House	90 m <sup>2</sup>	25.4 m <sup>2</sup>
Max Area of Carriage House to Carriage House Footprint Area	75 %	56 %
Other Regulations		
Minimum Parking Requirements	2 for Principal 1 for Carriage House	4 stalls total
Private Open Space for Carriage House	30 m <sup>2</sup>	30 m <sup>2</sup>
❶ Indicates a requested variance to the Minimum Side Yard requirement.		

## 5.0 Current Development Policies

### 5.1 Kelowna Official Community Plan (OCP)

#### Land Use

**Single/Two Unit Residential (S2RES).**<sup>1</sup> Single detached homes for occupancy by one family, single detached homes with a secondary suite or carriage house, semi-detached buildings used for two dwelling units, modular homes, bareland strata, and those complementary uses (i.e. minor care centres, minor public services/utilities, convenience facility and neighbourhood parks), which are integral components of urban neighbourhoods. Suitability of non-residential developments within the neighbourhood environment will be determined on a site-specific basis. Non residential developments causing increases in traffic, parking demands or noise in excess of what would typically be experienced in a low density neighbourhood would not be considered suitable.

#### Growth Projections

**Secondary Suites/Carriage Houses**<sup>2</sup> 1000 projected in new housing distribution.

## 6.0 Technical Comments

### 6.1 Building & Permitting Department

DCCs are required to be paid prior to issuance of Building Permits.

Full Plan Check for Building Code related issues will be completed at time of Building Permit applications.

### 6.2 Development Engineering Department

The property meets all requirements necessary for a carriage house.

### 6.3 Fire Department

All units to be addressed off of Darin Place

## 7.0 Application Chronology

Date of Application Received: August 14, 2018

Date Public Consultation Completed: October 6, 2018

**Report prepared by:** Tracey Hillis, Planner

**Reviewed by:** Dean Strachan, Suburban and Rural Planning Manager

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

#### Attachments:

Attachment "A" Existing Conditions Site Survey & Building Permit Drawing

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<sup>1</sup> City of Kelowna Official Community Plan, Definitions (Future Land Use Chapter).

<sup>2</sup> City of Kelowna Official Community Plan, Table 3.5 (Growth Projections Chapter).



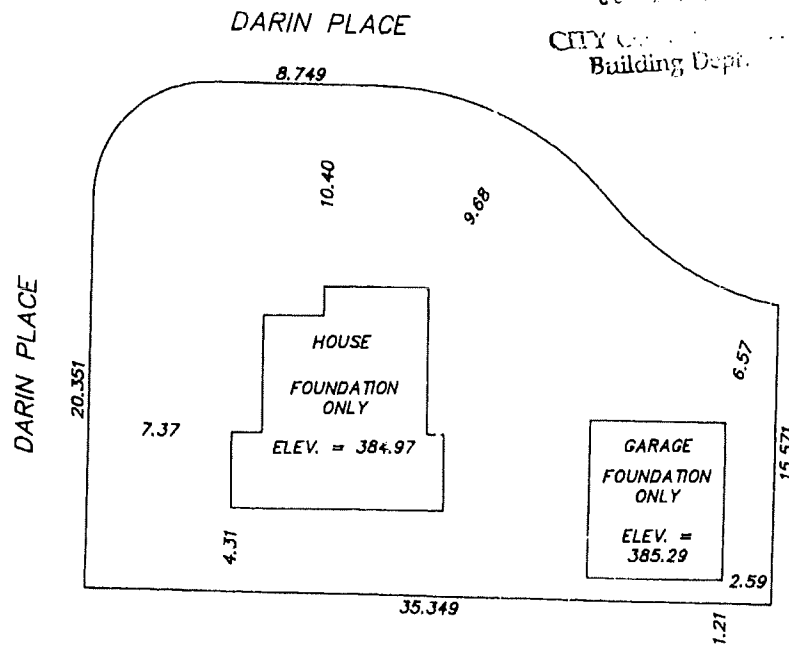
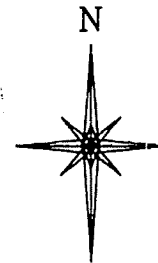
B.C. LAND SURVEYOR'S CERTIFICATE OF  
LOCATION OF BUILDING ON LOT 12  
PLAN KAP57058 D.L. 357 O.D.Y.D.

4627 Darin Pl. B.P.# 10153

SCALE 1:300

DISTANCES ARE IN METRES.

REC'D  
OCT 14 1996  
CITY OF K  
Building Dept.



©

THIS DOCUMENT IS NOT VALID UNLESS  
ORIGINALLY SIGNED AND SEALED.

CERTIFIED CORRECT  
this 23rd day of October, 1996.

*D.A. Goddard*

D.A. Goddard

BCLS

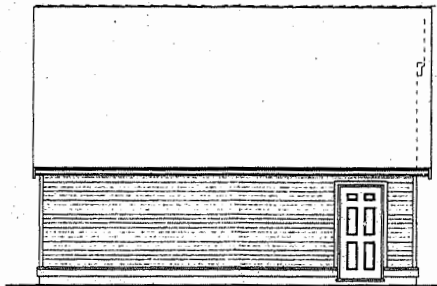
FILE 96-9394 FB 198

RE: VARITEC ENTERPRISES

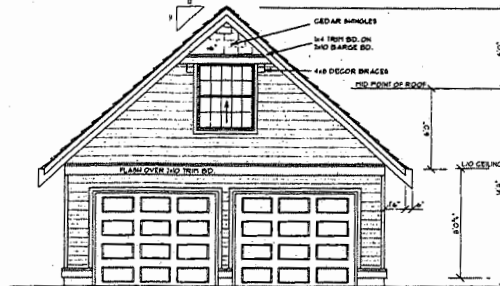
THIS PLAN IS FOR MORTGAGE OR  
MUNICIPAL PURPOSES ONLY AND IS  
NOT TO BE USED TO DEFINE THE  
BOUNDARIES OF THIS LOT.

D.A. Goddard Land Surveying Inc.  
200-1449 ST. PAUL STREET KELOWNA

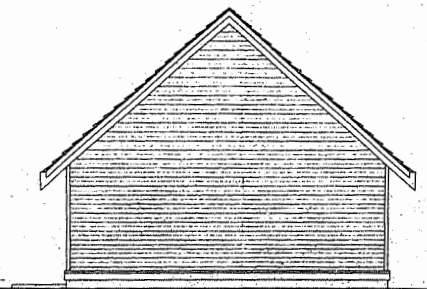




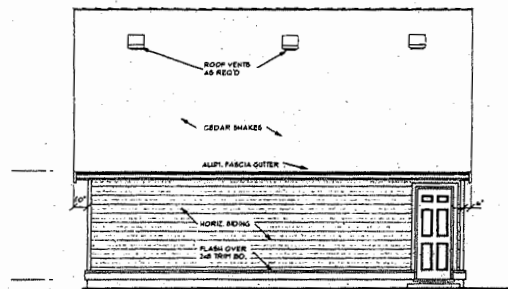
LEFT ELEVATION



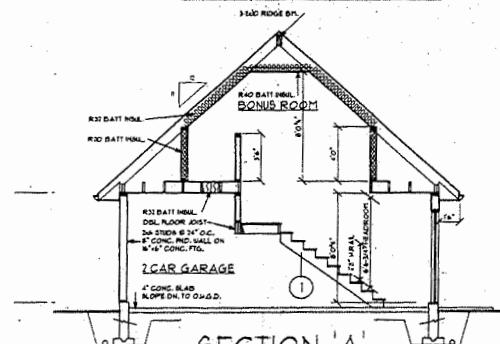
FRONT ELEVATION



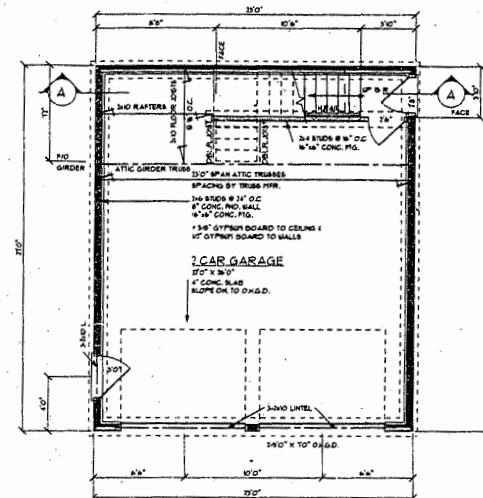
REAR ELEVATION



RIGHT ELEVATION

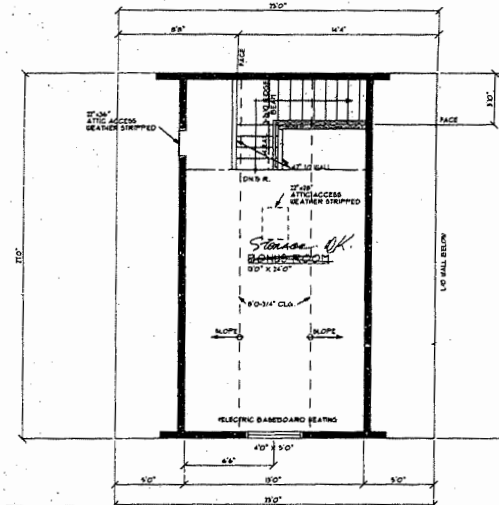


SECTION 'A'



MAIN FLOOR PLAN

671 SQ. FT.



SECOND FLOOR PLAN

378 SQ. FT.

GARAGE PLAN #2

CUSTOM HOME DESIGN FOR:

VARITEC ENTERPRISES LTD.  
KELOWNA B.C.



DATE ISSUED: MAY '96

DRAWN BY: LP

SCALE: 1/4"=1'-0"

JOB NO.: 96-41

SHEET

1A

OF 1



# REPORT TO COUNCIL



**Date:** November 26, 2018

**RIM No.** 1250-30

**To:** City Manager

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

**Application:** Z18-0038      **Owner:** AJ Wiens Development Group Ltd., Inc. No. BCo798391

**Address:** 2783 – 2787 Abbott Street      **Applicant:** Urban Options

**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

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## 1.0 Recommendation

THAT Rezoning Application No. Z18-0038 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lots A, B and C District Lot 14 ODYD Plan 15324, located at 2783 and 2787 Abbott 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 November 26, 2018;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the demolition of existing dwellings and the consolidation of the subject properties;

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 consider rezoning the three subject properties from the RU6 – Two Dwelling Housing zone to the RM3 – Low Density Multiple Housing zone to facilitate the development of three semi-detached dwellings.

### **3.0 Community Planning**

Community Planning Staff are supportive of the proposed rezoning application to facilitate the development of three semi-detached dwellings on the subject properties. The proposed development will consolidate three properties located within the South Pandosy Urban Centre on Abbott Street at the intersection with Osprey Avenue. The properties have a Walk Score of 81 (Very Walkable – Most errands can be accomplished on foot) and a Transit Score of 37 – A few nearby public transportation options in the area. The property is in proximity of many nearby amenities including the South Pandosy shops, restaurants, parks and recreational opportunities in the immediate area.

The applicant is requesting to rezone the parcels from RU6 – Two Dwelling Housing zone to the RM3 – Low Density Multiple Housing zone. The proposal includes six dwelling units with attached garages accessed from the east lane.

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

### **4.0 Proposal**

#### **4.1 Background**

The proposal site consists of three parcels, with two houses. One of the dwellings extends across the shared property line of the two properties addressed as 2783 Abbott Street. Historically, the City did not require lot consolidations as part of the development process.

With the current proposal, the existing dwellings will be demolished and the three lots consolidated to a single titled parcel with the units forming a strata development.

#### **4.2 Project Description**

The applicant is proposing three semi-detached dwellings for a total of six units on the site. The proposal includes attached garages which would be accessed from the rear laneway. A conceptual site plan has been submitted to show a possible layout of the dwellings. The proposal indicates the development can be accomplished to meet the Development Regulations of the RM3 zone without requiring any variances.

#### 4.3 Subject Property Map

The three parcels are located along Abbott Street at the intersection of Osprey Avenue in the South Pandosy Urban Centre.



### 5.0 Current Development Policies

#### 5.1 Kelowna Official Community Plan (OCP)

##### Development Process

**Complete Communities.**<sup>1</sup> Support the development of complete communities with a minimum intensity of approximately 35 – 40 people and/or jobs per hectare to support basic transit service - a bus every 30 minutes.

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

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

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

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

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

## **6.0 Technical Comments**

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

- No comments at time of Rezoning, comments will be provided at time of Development Permit application.

### **6.2 Development Engineering Department**

- Refer to attached memorandum dated April 24, 2018.

### **6.3 Fire Department**

- No comments at time of Rezoning, comments will be provided at time of Development Permit application.

## **7.0 Application Chronology**

Date of Application Received:	April 23, 2018
Date Public Consultation Completed:	May 28, 2018
Date of Amended Site Plan Received:	October 17, 2018

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

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

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

### **Attachments:**

Attachment A: Development Engineering Memorandum  
Schedule A: Site Plan

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## CITY OF KELOWNA

# MEMORANDUM

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**Date:** April 24, 2018  
**File No.:** Z18-0038  
**To:** Community Planning (LK)  
**From:** Development Engineering Manager (JK)  
**Subject:** 2783 – 2787 Abbott Street RU6 to RM3

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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) 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 report must be submitted 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.
- viii. Additional geotechnical survey may be necessary for building foundations, etc

### **3) 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

### **4) 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.

### **5) 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.

#### **6) Roads**

- a) Osprey 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 and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. Road cross section to be used is a SS-R5.
- b) Abbott Street fronting this development site is already fully urbanized and requires no further upgrades at this time.

#### **7) Road Dedication and Subdivision 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) Lot consolidation is required for this development.

#### **8) 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).

#### **9) 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.

#### **10) Other Engineering Comments**

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

#### **11) 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

#### **12) 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



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



PROJECT

RESIDENTIAL MULTIFAMILY

2783 ABBOTT STREET

KELOWNA, BC V1Y 1G5

LOTS A & B PLAN KAP15324

DRAWING TITLE

## SITE PLAN

DATE \_\_\_\_\_

NOVEMBER 3, 2017

DRAWING NUMBER

2  
— of —  
9



# REPORT TO COUNCIL



**Date:** November 26, 2018

**RIM No.** 0920-20

**To:** City Manager

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

**Application:** Z18-0076 **Owner:** Rock Shore Developments Ltd.,  
Inc. No. BC1114860

**Address:** 439 Sarsons Road **Applicant:** Ralph Stapleton

**Subject:** Rezoning Application

Existing OCP Designation: S2RES – Single/Two Unit Residential

Existing Zone: RU1 – Large Lot Housing

Proposed Zone: RU2 – Medium Lot Housing

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## 1.0 Recommendation

THAT Rezoning Application No. Z18-0076 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 9 District Lot 167 ODYD Plan 8049, located at 439 Sarsons 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 from the RU1 – Large Lot Housing zone to the RU2 – Medium Lot Housing zone to facilitate a two lot subdivision.

## 3.0 Community Planning

Community Planning supports the rezoning application as the RU2 – Medium Housing Zone is consistent with the neighbourhood Future Land Use of S2RES – Single/Two Unit Residential. The subject parcel and neighbouring parcels are currently RU1 – Large Lot Housing. The RU1 and RU2 zones require the same front yard setback of 4.5 m, and 6.0 m to a garage. This will allow the street to retain a consistent streetscape as properties remain RU1 or rezone to RU2 in the future. The building height maximums are also the same. Site coverage is similar, with the RU1 zone being 50%, RU2 zone being 40%.

The RU2 zone only permits one single detached dwelling, with a secondary suite which is the same allowable building form as the RU1 zone.

#### 4.0 Proposal

##### 4.1 Background

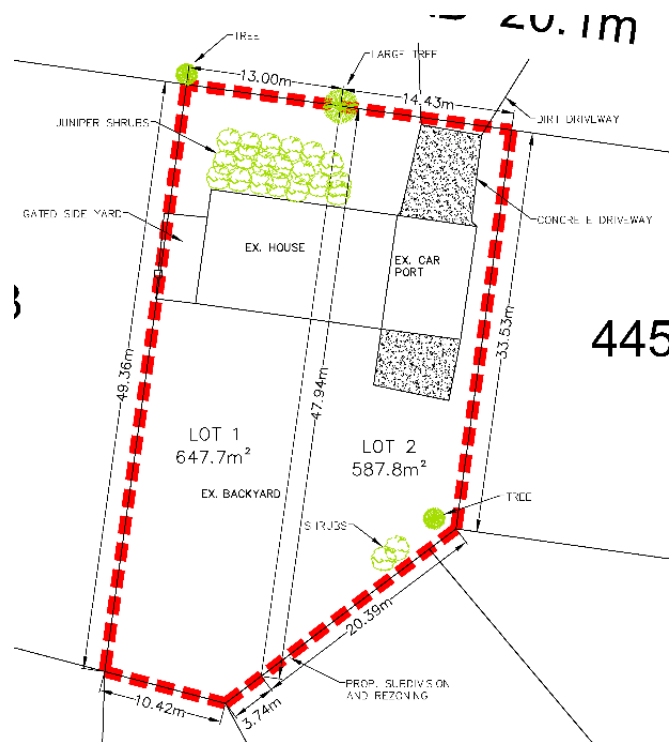
The subject parcel is 1,235.5 sq.m. in size. The parcel contains one single family dwelling, constructed in 1958. The immediate neighbourhood has begun redevelopment as this sector of Kelowna is made up of large single family residential parcels. RU2 zoned parcels exist to the north. Should the rezoning be supported, a number of requirements must be met prior to final subdivision of the parcel. One requirement is that the existing house be demolished.

##### 4.2 Project Description

The subject parcel is proposed to be subdivided into two RU2 zoned lots. The RU2 zone is a permitted zone within the S2RES Single Two Unit. The parcel meets all zoning bylaw requirements for an RU2 zoned parcel.

**Lot 1** is proposed at a 13.0 m width, 47.9 m depth

**Lot 2** is proposed at 14.4 m width, 40.7 m depth



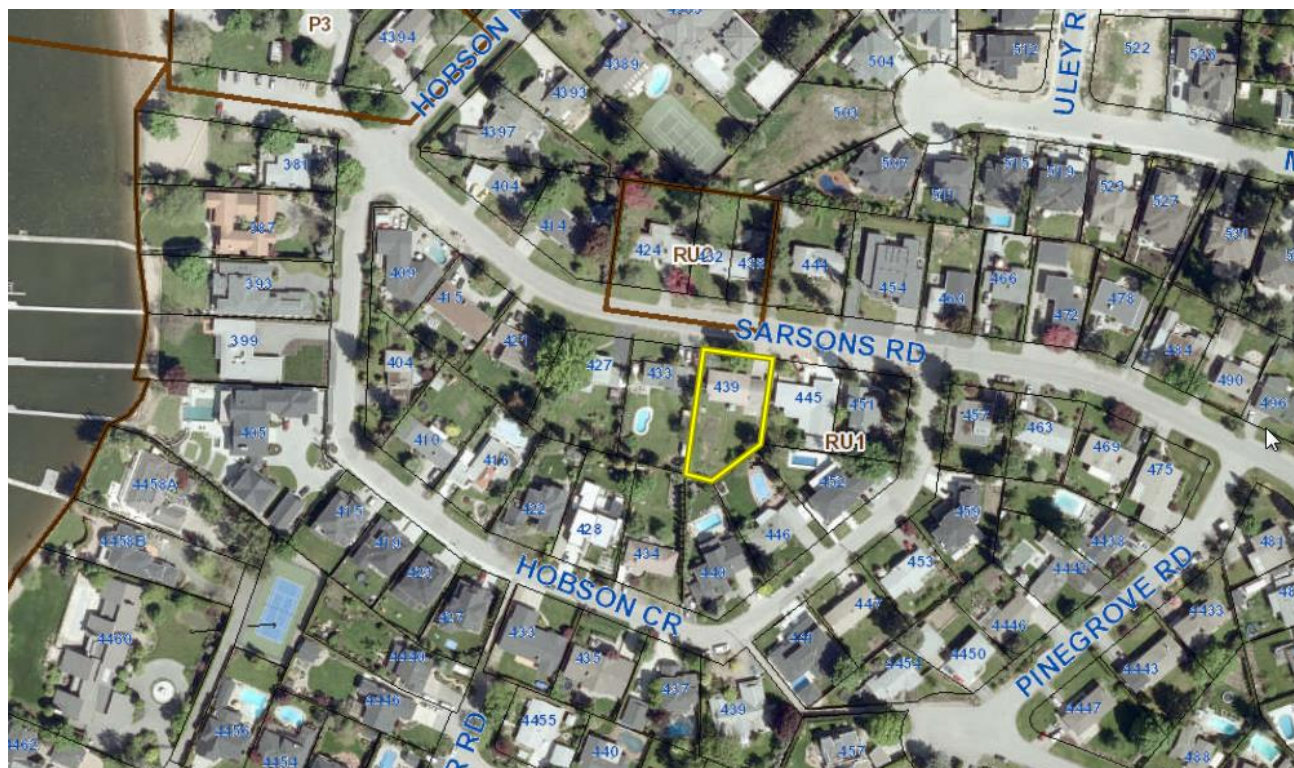
The applicant submitted the Neighbourhood Consultation Summary Form, indicating they completed their required neighbourhood consultation on October 15, 2018.

##### 4.3 Site Context

Adjacent land uses are as follows:

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

## Subject Property Map: 439 Sarsons Road



## 4.4 Zoning Analysis Table

Zoning Analysis Table			
CRITERIA	RU <sub>2</sub> ZONE REQUIREMENTS	PROPOSED LOT 1	PROPOSED LOT 2
Subdivision Regulations			
Lot Area	400 m <sup>2</sup>	647.7 m <sup>2</sup>	587.8 m <sup>2</sup>
Lot Width	13.0 m	13.0 m	14.4 m
Lot Depth	30.0 m	47.9 m	40.7 m
No required variances			

## 5.0 Current Development Policies

## 5.1 Kelowna Official Community Plan (OCP)

## Future Land Use

**SzRES Single/Two Unit Residential Single**<sup>1</sup> detached homes for occupancy by one family, single detached homes with a secondary suite or carriage house, semi-detached buildings used for two dwelling units, modular homes, bareland strata, and those complementary uses (i.e. minor care centres, minor public services/utilities, convenience facility and neighbourhood parks), which are integral components of urban neighbourhoods. Suitability of non-residential developments within the neighbourhood environment

<sup>1</sup> City of Kelowna Official Community Plan, Designation Definitions (Future Land Use Chapter).

will be determined on a site-specific basis. Non-residential developments causing increases in traffic, parking demands or noise in excess of what would typically be experienced in a low density neighbourhood would not be considered suitable.

The RU2 zone only permits one single detached dwelling with a secondary suite.

## **6.0 Technical Comments**

### **6.1 Development Engineering Department**

All requirements are a condition of Subdivision file S18-0062. As such the attached development engineering report is for information only, as it is not a condition of rezoning.

## **7.0 Application Chronology**

Date of Application Received: July 17, 2018

Date Public Consultation Completed: October 15, 2018

**Report prepared by:** Tracey Hillis, Planner

**Reviewed by:** Dean Strachan, Suburban and Rural Planning Manager

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

### **Attachments:**

Attachment "A" Development Engineering Memorandum for Subdivision (for information only)



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

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**Date:** July 18, 2018  
**File No.:** Z18-0076  
**To:** Community Planning (TH)  
**From:** Development Engineering Manager (JK)  
**Subject:** 439 Sarsons Road RU1 to RU2

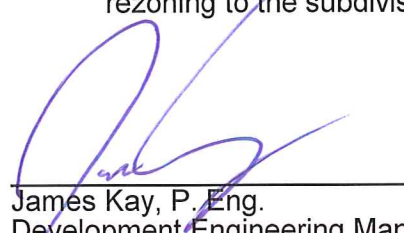
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Development Engineering has the following comments and requirements associated with this application.

1. General

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

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



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James Kay, P. Eng.  
Development Engineering Manager

JA

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## CITY OF KELOWNA

# MEMORANDUM

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**Date:** July 18, 2018  
**File No.:** S18-0062  
**To:** Community Planning (TH)  
**From:** Development Engineering Manager (JK)  
**Subject:** Subdivision Application – PLR Requirements

**LOCATION:** 439 Sarsons Road  
**APPLICANT:** Rock Shore Developments Ltd  
**LEGAL:** Lot 17 Plan 8049

### WORKS AND SERVICES REQUIREMENTS

The City's Development Engineering Department will handle the Works & Services requirements identified below between time of Preliminary Layout Review (PLR) and application for Subdivision Approval. Arrangements for construction must be made before making application for Final Approval of a subdivision plan. The Development Engineering Technologist for this project is Jason Angus. The following Works & Services are required for this subdivision:

**.1) General**

The postal authorities must be contacted to determine whether or not a "community mailbox" will be utilized. Please contact the Canadian Post Corporation, Delivery Services, P.O. Box 2110, Vancouver, B.C. V6B 4Z3 (604) 662-1381 in this regard.

**.2) Geotechnical Report**

- (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.

- (b) The Geotechnical reports must be submitted to the Development Services Department (Subdivision Approving officer) 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.

**.3) Water**

- a) The property is located within the City of Kelowna service area. The existing PVC water service can be utilized for one of the subdivided lots
- b) The developer's consulting mechanical engineer will determine the domestic, fire protection requirements of this proposed subdivision and establish hydrant requirements and service needs. The applicant will arrange for the removal and disconnection of the existing service and the installation of one new larger service at the applicants cost.
- c) Provide an adequately sized water system capable of supplying daily residential demands & residential fire protection for the project in accordance with the Subdivision, Development & Servicing Bylaw

**.4) Sanitary Sewer**

- a) Our records indicate that this property is currently serviced with a 100mm-diameter sanitary sewer service. The applicant's consulting mechanical engineer will determine the requirements of the proposed subdivision and establish the service needs. Only one service will be permitted to each proposed lot. If required, the applicant will arrange for the removal and disconnection of the existing service and the installation of one new larger service at the applicants cos
- b) Arrange for individual lot connections before submission of the subdivision plan, including payment of connection fees (provide copy of receipt).

**.5) Drainage**

- a) The property is located within the City of Kelowna drainage service area. The Subdivision, Development and Servicing Bylaw requires that each lot be provided with an individual connection; however, the City Engineer may permit use of individual ground water disposal systems, where soils are suitable. For on-site disposal of drainage water, a hydrogeotechnical report will be required complete with a design for the disposal method (i.e.

trench drain / rock pit). The Lot Grading Plan must show the design and location of these systems for each lot.

- b) The subdivision is required to contain and dispose of site generated storm drainage on the site by installing a ground recharge system designed by the consulting civil engineer. The existing lots do not presently have storm drainage services.

**.6) Roads**

- a) Sarsons Road frontage must be upgraded to a full urban standard including curb, gutter, sidewalk, fillet pavement, street lights, storm drainage, and adjustment and/or re-location of existing utility appurtenances if required to accommodate this construction.

**.7) Power and Telecommunication Services and Street Lights**

- a) If the existing area is served by overhead wiring, the service connections may be provided overhead provided that there are no new poles required and service trespasses will not be created. If either of these conditions is not satisfied, then underground service will be required for that lot.
- 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) Before making application for approval of your subdivision plan, please make arrangements with Fortis for the pre-payment of applicable charges and tender a copy of their receipt with the subdivision application for final approval.
- e) Re-locate existing poles and utilities, where necessary. Remove aerial trespass (es).

**.8) 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 B.C. 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.

**.9) Charges and Fees**

- a) Development Cost Charges (DCC's) are payable
- b) Fees per the "Development Application Fees Bylaw" include:
  - i) Survey Monument Fee: **\$50.00**(\$50.00 per newly created lot GST exempt).
  - ii) Survey Monument, Replacement Fee: \$1,200.00 (GST exempt) – only if disturbed.

- c) A hydrant levy charge of **\$250.00** (250.00 per new lot).
- d) New water services for the lots; **to be determined by Civil Consultant.**
- e) New sanitary service for the new lot; **to be determined by Civil Consultant.**



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James Kay, P.Eng.  
Development Engineering Manager

JA

# REPORT TO COUNCIL



**Date:** November 26, 2018

**RIM No.** 0920-20

**To:** City Manager

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

**Application:** Z18-0096 **Owner:** Craig Julio Guidi and Natasha Brandy Guidi

**Address:** 435 Molnar Road **Applicant:** Craig Julio Guidi and Natasha Brandy Guidi

**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. Z18-0096 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 13, Section 23, Township 26, Osoyoos Division, Yale District, Plan 24651, located at 435 Molnar 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.

## 2.0 Purpose

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

## 3.0 Community Planning

Community Planning recommends support for the proposed rezoning of the subject property from RU1 – Large Lot Housing to RU1c – Large Lot Housing with Carriage House.

The Official Community Plan (OCP) Future Land Use is designated as S2RES – Single/Two Unit Residential, which supports this modest increase in density and the property is located within the Permanent Growth Boundary with urban services. The concept of the carriage house is aligned with the OCP urban infill policy of Compact Urban Form – increasing density where infrastructure already exists. The proposed one-storey



carriage house also meets the OCP Policy of Sensitive Infill, which promotes building heights that are in context with the surrounding neighbourhood.

Should Council approve the rezoning, the applicant may apply for a building permit provided there are no variances requested.

To fulfill Council Policy No. 367, the applicant submitted a Neighbour Consultation Summary Form to staff on September 1, 2018, outlining that the neighbours within 50 m of the subject property were notified.

#### 4.0 Proposal

##### 4.1 Background

The subject property has a single family dwelling which will be retained through this development.

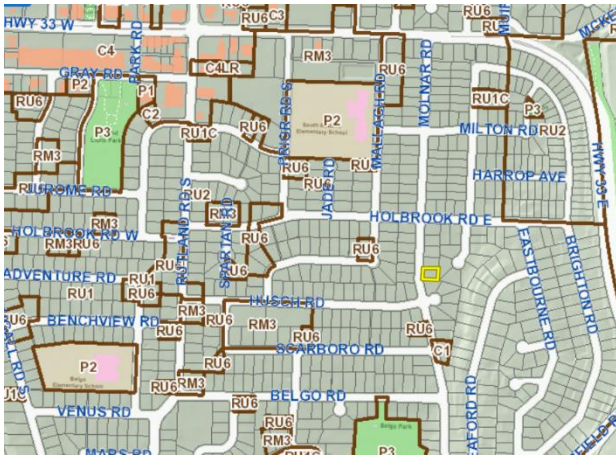
##### 4.2 Project Description

The applicant has provided proposed designs for the single storey carriage house, located at northeastern corner of the lot. Access to the proposed carriage house will be from Molnar Road, and parking requirements for the proposed carriage house and the main dwelling are met with an attached double car garage as well with the use of an existing on-site driveway. The proposed carriage house does not trigger any variances at this time.

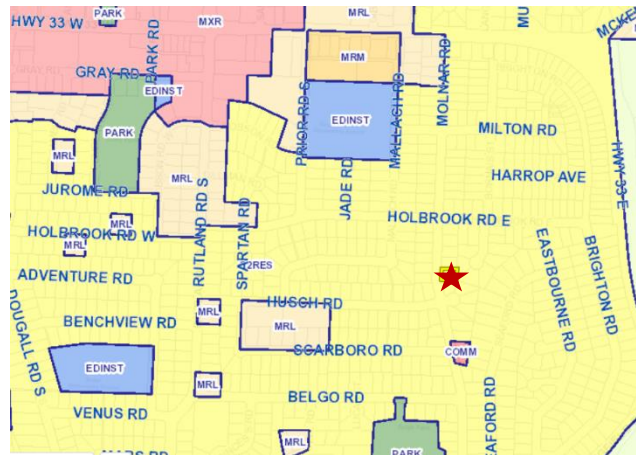
##### 4.3 Site Context

The subject property is located on Molnar Road, approximately 100 meters south of the corner of Holbrook Road East, and 350 meters west of Hwy 33, within the Rutland City Sector. The area is characterized primarily by single family dwellings, with close proximity to parks, schools, and nearby the Rutland Urban Center which is approximately 150 meters northwest of the subject property.

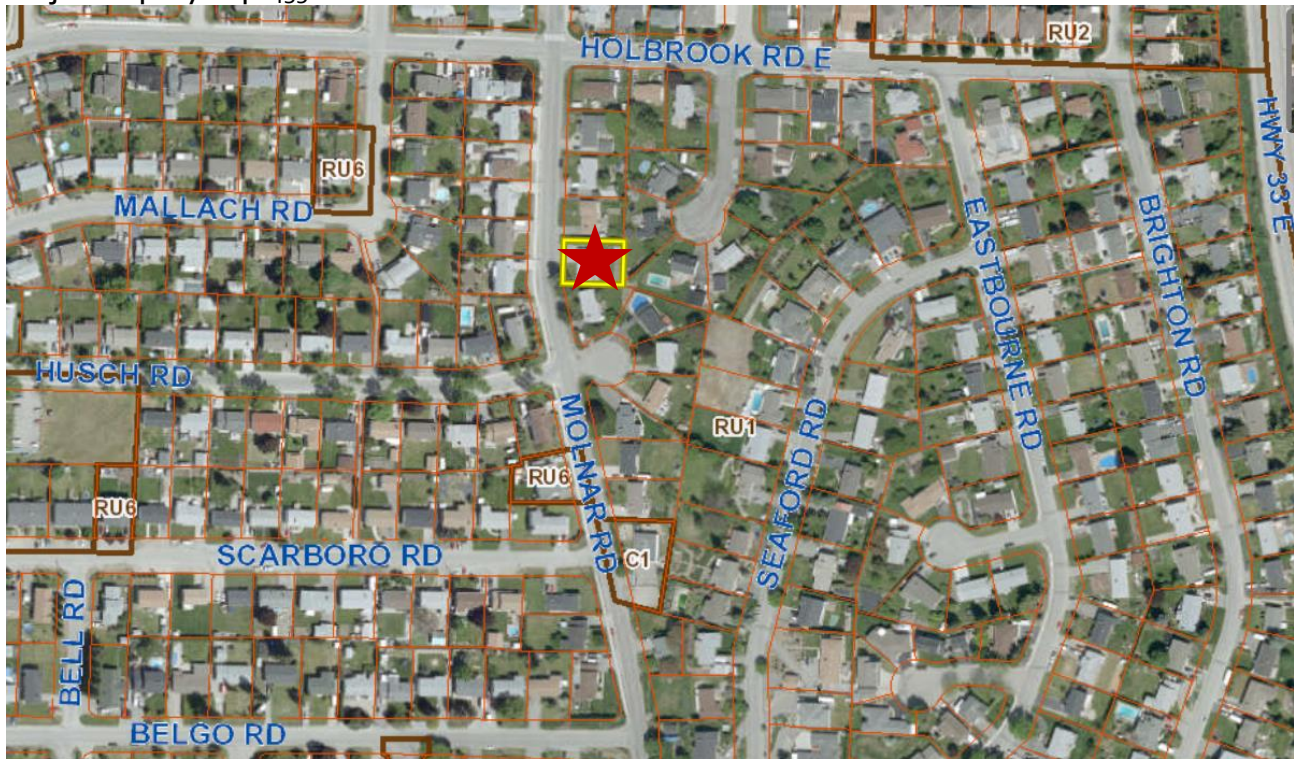
**Site Context Map**



**Future Land Use Map**



**Subject Property Map: 435 Molnar Road**



## 5.0 Current Development Policies

### 5.1 Kelowna Official Community Plan (OCP)

#### Development Process

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

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

**Carriage Houses & Accessory Apartments.**<sup>3</sup> Support carriage houses and accessory apartments through appropriate zoning regulations.

**Urban Uses.**<sup>4</sup> Direct urban uses to lands within the urban portion of the Permanent Growth Boundary, in the interest of reducing development and speculative pressure on agricultural lands.

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

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

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

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

## **6.0 Technical Comments**

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

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

### **6.2 Development Engineering Department**

- Please see attached Development Engineering Memorandum (Attachment A) dated August 28, 2018.

## **7.0 Application Chronology**

Date of Application Received: June 25, 2018  
Supplemental Drawings Received: October 16, 2018  
Date Public Consultation Completed: September 1, 2018

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

### **Attachments:**

Attachment A – Development Engineering Memorandum  
Schedule A – Proposed Carriage House Site Plan, Elevation and Floor Plans

## CITY OF KELOWNA

# MEMORANDUM

**Date:** August 28, 2018  
**File No.:** Z18-0096  
**To:** Suburban and Rural Planning (BC)  
**From:** Development Engineering Manager (JK)  
**Subject:** 435 Molnar Rd. 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.

3. Development Permit and Site Related Issues

- a) Direct the roof drains onto splash pads.  
b) Original driveway width is acceptable for this application.

4. Electric Power and Telecommunication Services

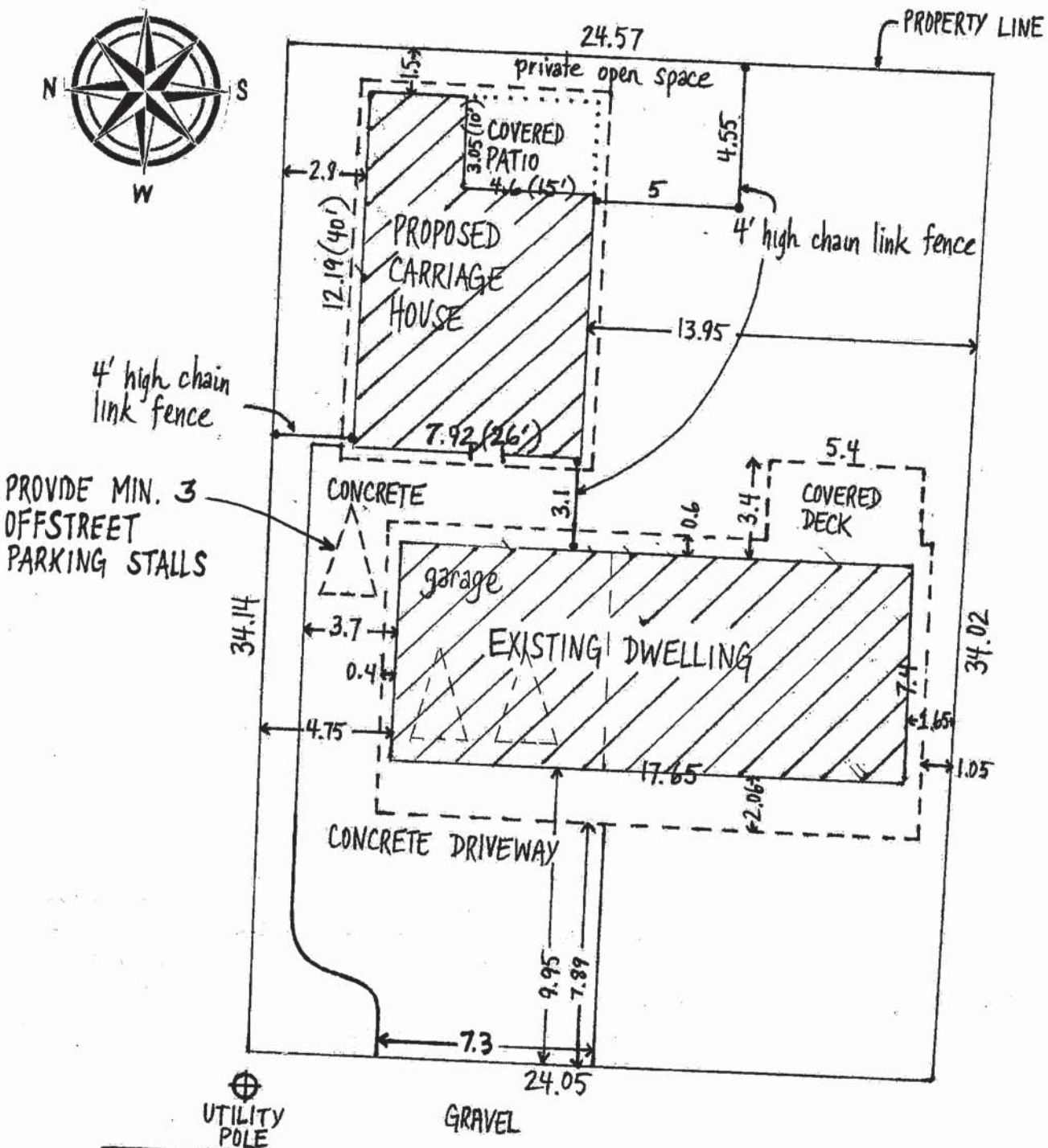
It is the applicant's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for service upgrades to these services which would be at the applicant's cost.

  
James Kay, P. Eng.  
Development Engineering Manager

agm



SCALE: 1 cm = 2 m



MOLNAR ROAD

This forms part of application  
# Z18-0096

BC

City of Kelowna  
COMMUNITY PLANNING

GRAVEL

SIDEWALK

# REPORT TO COUNCIL



**Date:** December 3, 2018

**RIM No.** 1250-30

**To:** City Manager

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

**Application:** Z18-0052 **Owner:** Gary Johnson & Edi Cote

**Address:** 925 Eagle Drive **Applicant:** Gary Johnson & Edi Cote

**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

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## 1.0 Recommendation

THAT Rezoning Application No. Z18-0052 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 16 Section 29 Township 26 ODYD Plan 18073, located at 925 Eagle Drive, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU1c – Large Lot Housing with Carriage House zone, be considered by Council;

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

## 2.0 Purpose

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

## 3.0 Community Planning

Community Planning Staff support the proposed rezoning application from the RU1 – Large Lot Housing zone 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 indicating that it can be constructed to meet the Zoning Bylaw requirements without any variances. Should the rezoning application be

supported by Council, a Development Permit would not be required and the applicant could apply directly for a Building Permit. Parking requirements can be accommodated with the existing double car garage and driveway.

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

#### **4.0 Proposal**

##### **4.1 Project Description**

The applicant has submitted conceptual drawings siting the carriage house on the property. The proposal indicates the single storey carriage house can be developed to meet all of the Zoning Bylaw Regulations without any variances.

The conceptual carriage house design is for a modern style building with an angled shed roof to match the existing accessory building.

##### **4.2 Site Context**

The 1255 m<sup>2</sup> property is located in the Glenmore area, south of Summit Drive and east of Valley Road.

Specifically, adjacent land uses are as follows:

<b>Orientation</b>	<b>Zoning</b>	<b>Land Use</b>
North	RU <sub>1</sub> – Large Lot Housing	Single Family Dwelling
East	RU <sub>1c</sub> – Large Lot Housing with Carriage House	Single Family Dwelling
South	RU <sub>1</sub> – Large Lot Housing	Single Family Dwelling
West	RU <sub>1</sub> – Large Lot Housing	Single Family Dwelling

**Subject Property Map: 925 Eagle Drive**



## 5.0 Current Development Policies

### 5.1 Kelowna Official Community Plan (OCP)

#### Development Process

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

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

**Carriage Houses & Accessory Apartments.**<sup>3</sup> Support carriage houses and accessory apartments through appropriate zoning regulations.

## 6.0 Technical Comments

### 6.1 Building & Permitting Department

- No comments relevant to Rezoning. Building Code analysis will occur at time of Building Permit.

### 6.2 Development Engineering Department

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

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

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

- Refer to attached memo. No outstanding issues.

#### **7.0 Application Chronology**

Date of Application Received: May 10, 2018  
Date Public Consultation Completed: August 26, 2018

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

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

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

#### **Attachments:**

Attachment A: Development Engineering Memorandum  
Schedule A: Site Plan  
Schedule B: Conceptual Elevations



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

**ATTACHMENT A**

**Date:** May 10, 2018  
**File No.:** Z18-0052  
**To:** Community Planning (LK)  
**From:** Development Engineering Manager(JK)  
**Subject:** 925 Eagle Dr.

RU1 – RU1c Carriage House

This forms part of application  
# Z18-0052

Planner  
Initials

LK

City of  
**Kelowna**  
COMMUNITY PLANNING



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) is required at applicant cost.

3. Development Permit and Site Related Issues

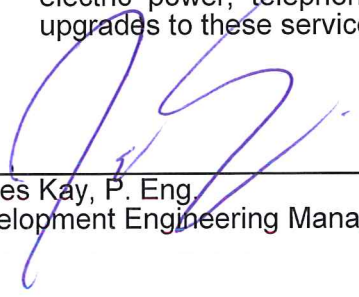
Direct the roof drains onto splash pads.

Walk way lighting must be installed from parking spot to carriage house.

New Carriage house parking spot must be provided for on existing lot.

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

RO

1. The following notes are to be included as part of the drawings.
2. The Contractor or the Owner shall verify all dimensions, details, structural materials and conditions shown on the drawings or notes and the specifications.
3. The Contractor or Owner shall resolve any problems arising out of any variances from the drawings and specifications, or from conditions encountered at the job site. Such resolution shall be the sole responsibility of the Contractor or Owner.
4. The Designer shall not be responsible for any departure from the drawings and Specifications authorized in writing by the Authority during the course of construction.
5. The Contractor or the Owner shall ensure that all work conform to the current Building Code adopted by the authorities having jurisdiction or local Building Codes and By-laws that may take precedence.
6. The Contractor or the Owner shall be responsible for correct placement of this building on the site.
7. The Designer shall not be responsible for site conditions such as soil bearing capacity, depths of water tables or buried structures.
8. All work shall be equal in all respects to good building practice.
9. Written dimensions take precedence over scaled drawings.
10. Construction loads on the building shall not include the storage of materials or use of equipment will not be allowed to exceed the design loads.
11. These drawings are not to be scaled.

1. The Designer makes every effort to provide complete and accurate home plans. This office assumes no liability for any errors or omissions that may affect construction.
2. Should any discrepancies be found on this set of drawings, please advise our office at your earliest convenience.



ATTACHMENT <u>  B  </u>	
This forms part of application # <u>Z18-0052</u>	
Planner Initials	<div style="border: 1px solid black; padding: 2px; display: inline-block;">LK</div>
<div style="text-align: right;">   City of  <b>Kelowna</b>  COMMUNITY PLANNING </div>	

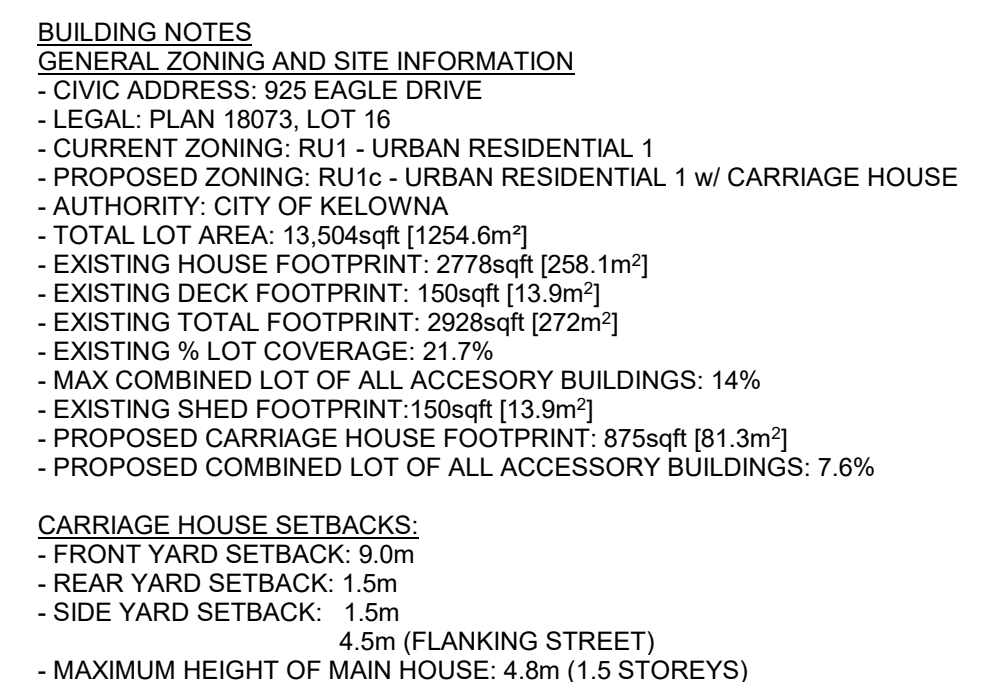
Edi Cote & Gary Johnson  
925 Eagle Dr.  
Kelowna, BC V1Y 4S9  
250.212.6688  
Gary17@shaw.ca

925 Eagle Dr.  
Kelowna, BC

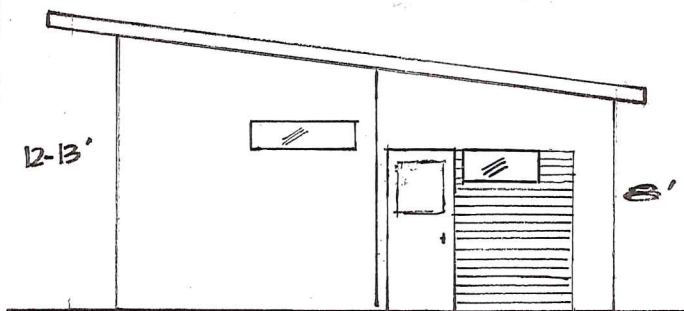
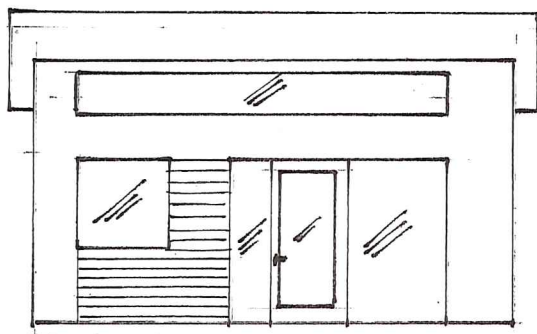
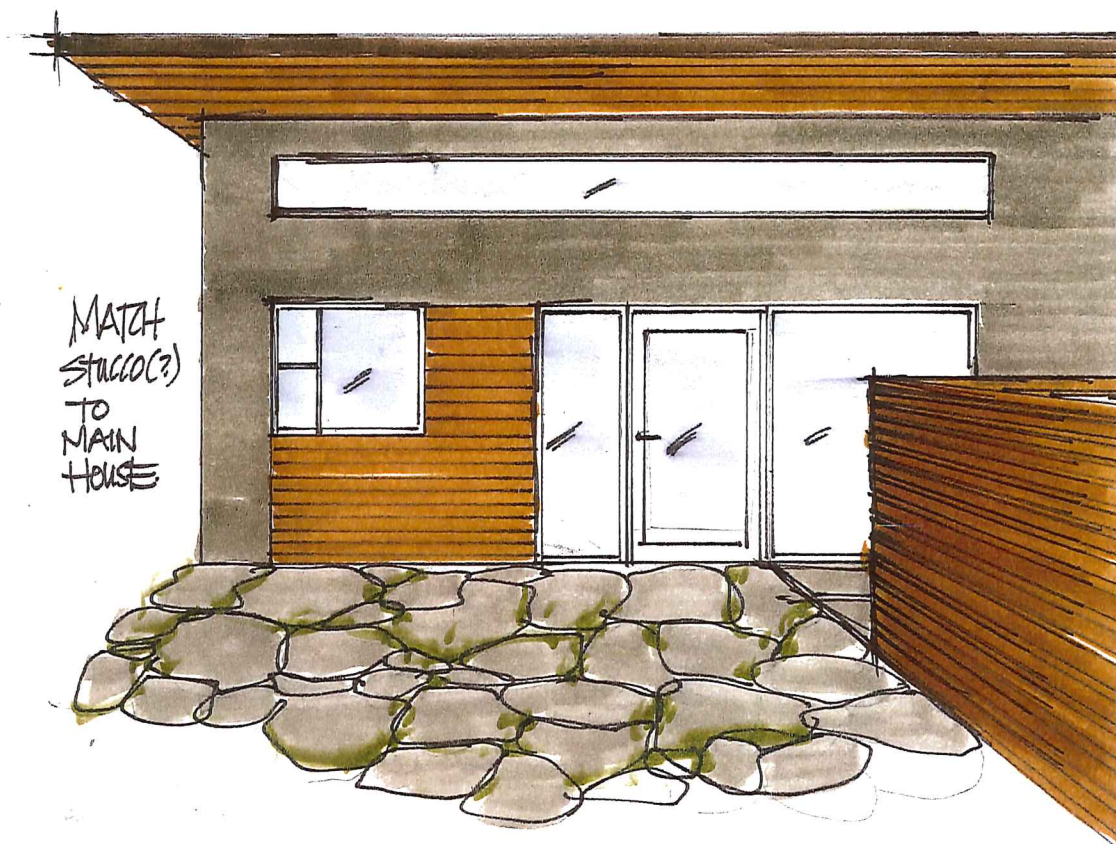
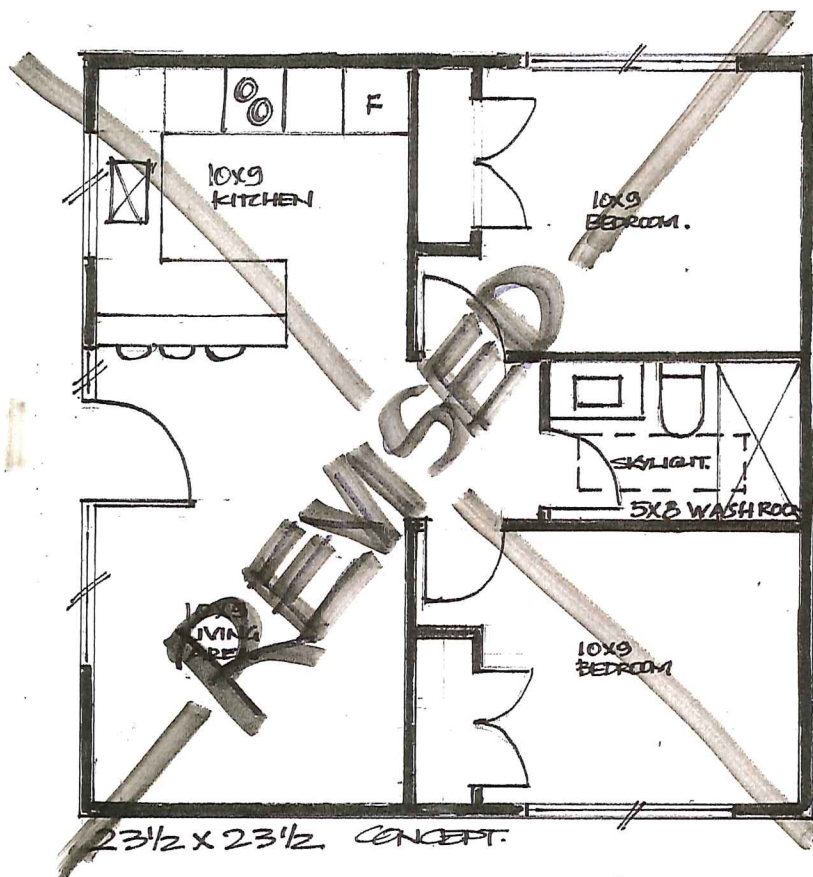
SCALE:  
AS NOTED

DRAWN BY: DS	CHECKED BY: BV
DATE: 23.10.18	PROJECT: 2018-047

41







CVK  
CONCEPT  
BACK SUITE

## ATTACHMENT C

This forms part of application

# Z18-0052

Planner  
Initials

LK

City of  
**Kelowna**  
COMMUNITY PLANNING





# REPORT TO COUNCIL



**Date:** December 3, 2018

**RIM No.** 1250-30

**To:** City Manager

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

**Application:** OCP18-0013 & Z18-0062      **Owner:** City of Kelowna

**Address:** 555 Fuller Avenue      **Applicant:** DiStefano Jaud Architecture

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

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

Proposed OCP Designation:      MXR – Mixed Use (Residential/ Commercial)

Existing Zone:      RM5 – Medium Density Multiple Housing

Proposed Zone:      C7 – Central Business Commercial

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## 1.0 Recommendation

THAT Official Community Plan Map Amendment Application No. OCP18-0013 to amend Map 4.1 in the Kelowna 2030 – Official Community Plan Bylaw No. 10500 by changing the Future Land Use designation of Lot 1 District Lot 139 ODYD Plan EPP78052, located at 555 Fuller Avenue, Kelowna, BC from the MRM – Multiple Unit Residential (Medium Density) designation to the MXR – Mixed Use (Residential / Commercial) designation, be considered by Council;

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

THAT Rezoning Application No. Z18-0062 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 1 District Lot 139 ODYD Plan EPP78052, located at 555 Fuller Avenue, Kelowna, BC from the RM5 – Medium Density Multiple Housing zone to the C7 – Central Business Commercial zone, be considered by Council;

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

AND THAT Council considers the Public Information Session public process to be appropriate consultation for the *Purpose* of Section 879 of the *Local Government Act*, as outlined in the Report from the Community Planning Department dated December 3, 2018;

AND THAT Housing Agreement Bylaw No. 9999 be forwarded for rescindment consideration;

AND THAT final adoption of the Official Community Plan Map Amending Bylaw and the Rezoning Bylaw be considered subsequent to the rescindment of Housing Agreement Bylaw No. 9999;

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 Attachment "A" attached to the Report from the Community Planning Department dated December 3, 2018;

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

## **2.0 Purpose**

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

## **3.0 Community Planning**

The applicant is requesting an Official Community Plan amendment from MRM – Multiple Unit Residential (Medium Density) to MXR – Mixed Use (Residential/Commercial) and rezoning from RM5 – Medium Density Multiple Housing zone to the C7 - Central Business Commercial zone. The site is owned by the City of Kelowna and leased to the Pathways Abilities Society to manage, with construction funding provided by BC Housing.

Community Planning Staff are supportive of the applications to facilitate the development of apartment housing. The subject development site is located within the City Centre Urban Centre on Bertram St at the intersection with Fuller Avenue. The parcel has a Walk Score of 93 (Walker's Paradise – Daily errands do not require a car) and a Transit Score of 48 with a few nearby transportation options in the area. The development is in proximity of many nearby amenities including parks, restaurants, shops and recreational opportunities in the immediate area. The C7 – Central Business Commercial zone allows the applicant to design a building with greater density and no setback requirements (appropriate in the urban context) as compared with the existing RM5 – Medium Density Housing zone.

To fulfill Council Policy No. 367 for 'OCP Amendment Minor' and 'Zoning Major' applications, the applicant held a public information session on July 26, 2018 at the Pathways building on the subject property at 555 Fuller Avenue. The open house was held from 7-9pm. The session was advertised in the Kelowna Daily Courier on Thursday July 12, 2018. Approximately 600 postcards/invites were delivered through Canada Post to parcels within 100 m radius of the project site.

In 2008, Council approved a Housing Agreement Bylaw no. 9999, which was registered as a Section 219 Housing Agreement Covenant on the land title for the property. The housing agreement allowed the development of a maximum of eleven units to be developed on the site. To facilitate the current proposal, the existing Housing Agreement Bylaw will be rescinded and the covenant discharged from the land title.

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 City of Kelowna owns the project site and has extended a long- term lease to the Pathways Abilities Society. The Society has occupied the building for various non-profit purposes since the early 1950's. Due to the proposed development, the Society has secured a new location at 1216 St. Paul Street and have

already relocated the 'lost and stolen bike program' to the new space. Should Council support the development proposal, the remaining uses would also be relocated to the new location.

Fuller Avenue was downgraded from a road to a lane for the half block portion of the roadway that extends west of Bertram Street (the length of the development site). Once the roadway was deemed unnecessary, as a connection to Ellis Street is not in the transportation plan, the roadway width was reduced from the existing 10 m width to a 6.0 m lane standard. This surplus area has since been consolidated with the subject property.

#### 4.2 Project Description

The applicant is proposing to construct a 6-storey 68-unit purpose built affordable housing project on the subject property. The units will vary in size to include 9 bachelor units, 40 one-bedroom units and 19 two-bedroom units. The development fronts onto Bertram Street with the primary entry being flanked by a ground-oriented unit on either side to provide a stronger urban interface to the street.

One level of parking is provided (partially above- grade) with access from the rear laneway. There are five floors of dwelling units above the parkade podium. Each unit provides balconies to meet the amenity space requirements. Shared laundry facilities are provided on each floor for the use of the tenants. Each dwelling unit is equipped with a mounting rack to allow bike storage within the suite.

While Staff is supportive of the OCP Amendment and Rezoning, there are concerns regarding the applicants desire for a parking variance without the appropriate payment to the Downtown Cash In Lieu of Parking Bylaw No. 8125. This will be discussed in-depth with the Development Permit and proposed variances should Council support the OCP and Rezoning proposal.

The proposed development is supported by OCP Policies for Ground-Oriented Housing, Healthy Communities and Housing Mix which encourages a diversity of housing types, tenure, and size.

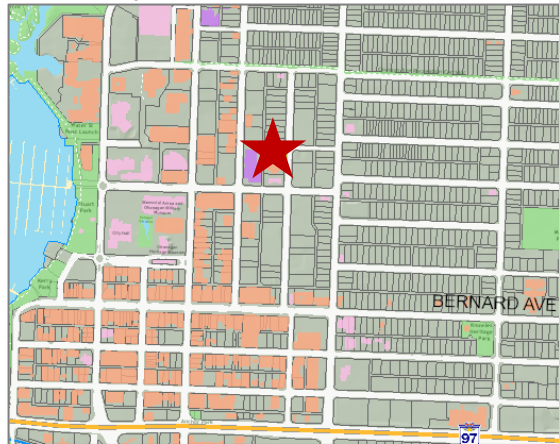
#### 4.3 Site Context

The subject property is located within the City Centre Urban Centre at the corner of Fuller Avenue and Bertram Street.

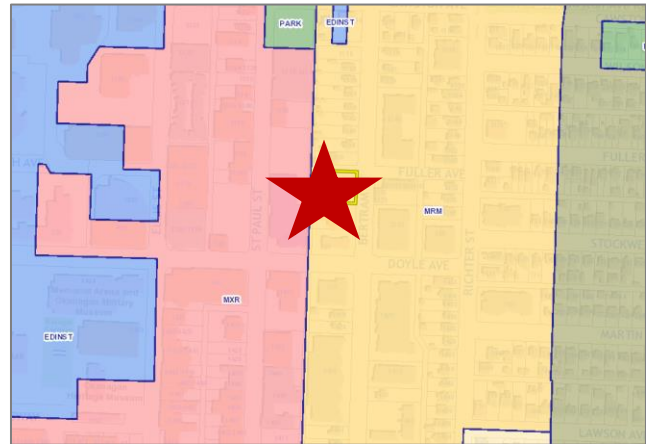
Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU6 - Two Dwelling Housing	Single Family Dwelling
East	RM5 – Medium Density Multiple Housing	Townhouses, Condo Units
South	P2 – Education & Minor Institutional	Royal Canadian Legion
West	C7 – Central Business Commercial	Daily Courier

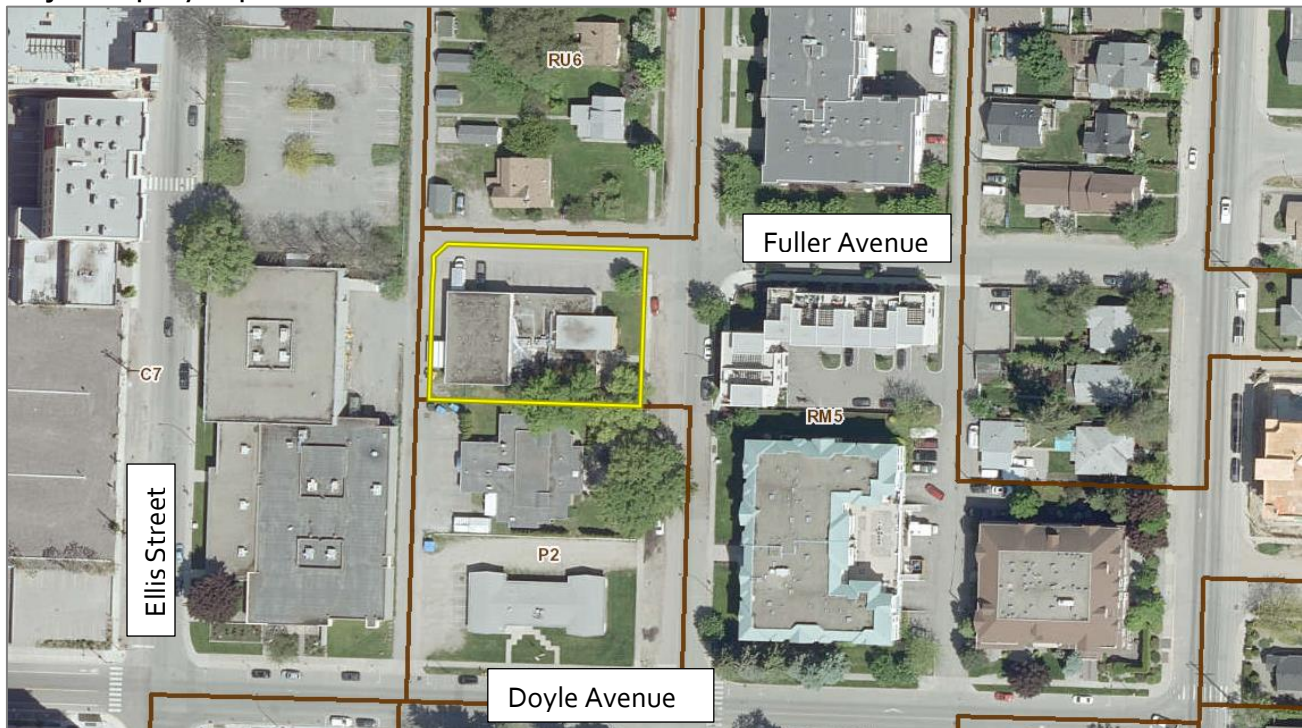
Context Map:



Future Land Use:



Subject Property Map:



## 5.0 Current Development Policies

### 5.1 Kelowna Official Community Plan (OCP)

#### Development Process

**Objective 5.9** <sup>1</sup> Support the creation of affordable and safe rental, non-market and/or special needs housing.

**Compact Urban Form.** <sup>2</sup> Develop a compact urban form that maximizes the use of existing infrastructure and contributes to energy efficient settlement patterns. This will be done by increasing densities

<sup>1</sup> City of Kelowna Official Community Plan, Objective 5.9 (Development Process Chapter).

(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.

**Healthy Communities.**<sup>3</sup> 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.

**City Owned Land.**<sup>4</sup> Continue to consider the potential to lease City-owned land to non-profit housing societies to assist in the delivery of affordable housing.

## 6.0 Technical Comments

### 6.1 Building & Permitting Department

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

### 6.2 Development Engineering Department

- Refer to Attachment 'A' dated June 7, 2018.

### 6.3 Fire Department

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

### 6.4 Ministry of Transportation and Infrastructure (MOTI)

- Refer to attachment 'B' dated June 18, 2018.

## 7.0 Application Chronology

Date of Application Received: May 28, 2018

Date Public Consultation Completed: July 26, 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

Attachment B: MOTI Letter

Site Plan and Floor Plans

Conceptual Elevations

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

<sup>3</sup> City of Kelowna Official Community Plan, Policy 5.11.1 (Development Process Chapter).

<sup>4</sup> City of Kelowna Official Community Plan, Policy 10.3.1 (Social Sustainability Process Chapter).

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## CITY OF KELOWNA

# MEMORANDUM

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**Date:** June 07, 2018  
**File No.:** Z18-0062  
**To:** Community Planning (LK)  
**From:** Development Engineering Manager (JK)  
**Subject:** 555 Fuller Ave

**ATTACHMENT**

**A**

This forms part of application  
# OCP18-0013 & Z18-0062

Planner  
Initials LK

  
**City of  
Kelowna**  
COMMUNITY PLANNING

RM5 to C7

---

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) These are Development Engineering comments/requirements and are subject to the review and requirements from the Ministry of Transportation (MOTI) Infrastructure Branch.
- d) The address of this proposed development should be addressed off of Bertram St and not Fuller Ave.

**.2) Road Dedication and Subdivision Requirements**

- a) Access to the development should be via laneways.
- b) Laneway access from Bertram St should be designed to the SS-C7 standard with a continuous sidewalk at property line.

**.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 property is located within the City of Kelowna service area. The existing lot is serviced with a small -diameter water service. Only one service will be permitted to the site or per property. The applicant, at his cost, will arrange for the removal of the existing service and the installation of one new larger metered water service.
- b) 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 commercial zoning 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.
- c) An approved backflow protection device must also be installed on site as required by the City Plumbing Regulation and Water Regulation bylaws.
- d) 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

#### **.5) 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 service and the installation of one new larger service.

**.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 construct storm drainage facilities on Bertram Street and 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.
- d) 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.

**.7) Roads**

- a) Bertram Street is designated an urban collector road. Frontage improvements required include curb and gutter, separate sidewalk, piped storm drainage system, road works, landscaped boulevard complete with underground irrigation system, street lights. A modified SS-R5 cross section will be used and provided at the time of design. The design should include up to centreline of the Bertram Street ROW.
- b) The lane way is designated to be constructed to a commercial cross section of SS-R2. Storm drainage system will be required for this laneway.

**.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.

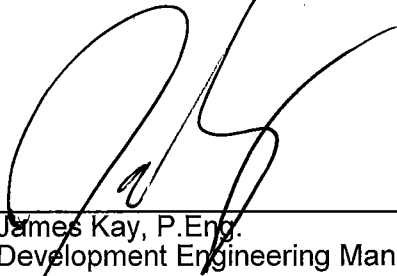
**.12) Servicing Agreements for Works and Services**

- 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).



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James Kay, P.Eng.  
Development Engineering Manager  
JA

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

---

**Date:** June 06, 2018  
**File No.:** OCP18-0013  
**To:** Community Planning (LK)  
**From:** Development Engineering Manager (JK)  
**Subject:** 555 Fuller Ave

<b>ATTACHMENT</b> <b>A</b>	
This forms part of application # <u>OCP18-0013 &amp; Z18-0062</u>	
Planner Initials	<div style="border: 1px solid black; padding: 2px; display: inline-block;">LK</div>
 City of <b>Kelowna</b> <small>COMMUNITY PLANNING</small>	
MRM - MXR	

---

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 Z18-0062

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



Your File #: Z18-0062  
eDAS File #: 2018-02840  
Date: Jun/18/2018

<b>ATTACHMENT <span style="color: red;">B</span></b>	
This forms part of application # <u>OCP18-0013 &amp; Z18-0062</u>	
Planner Initials	<div style="border: 1px solid black; padding: 2px; display: inline-block;">LK</div>
 <b>City of Kelowna</b> <small>COMMUNITY PLANNING</small>	

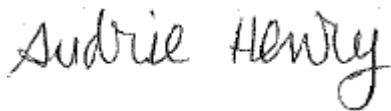
City of Kelowna  
1435 Water Street  
Kelowna, British Columbia V1Y 1J4  
Canada

**Re: Proposed Bylaw – RM5-C7:**  
555 Fuller Avenue, Kelowna

Preliminary Approval is granted for the rezoning for one year pursuant to Section 52(3)(a) of the *Transportation Act*.

If you have any questions please feel free to call Kelowna Development Approvals at (250) 712-3660.

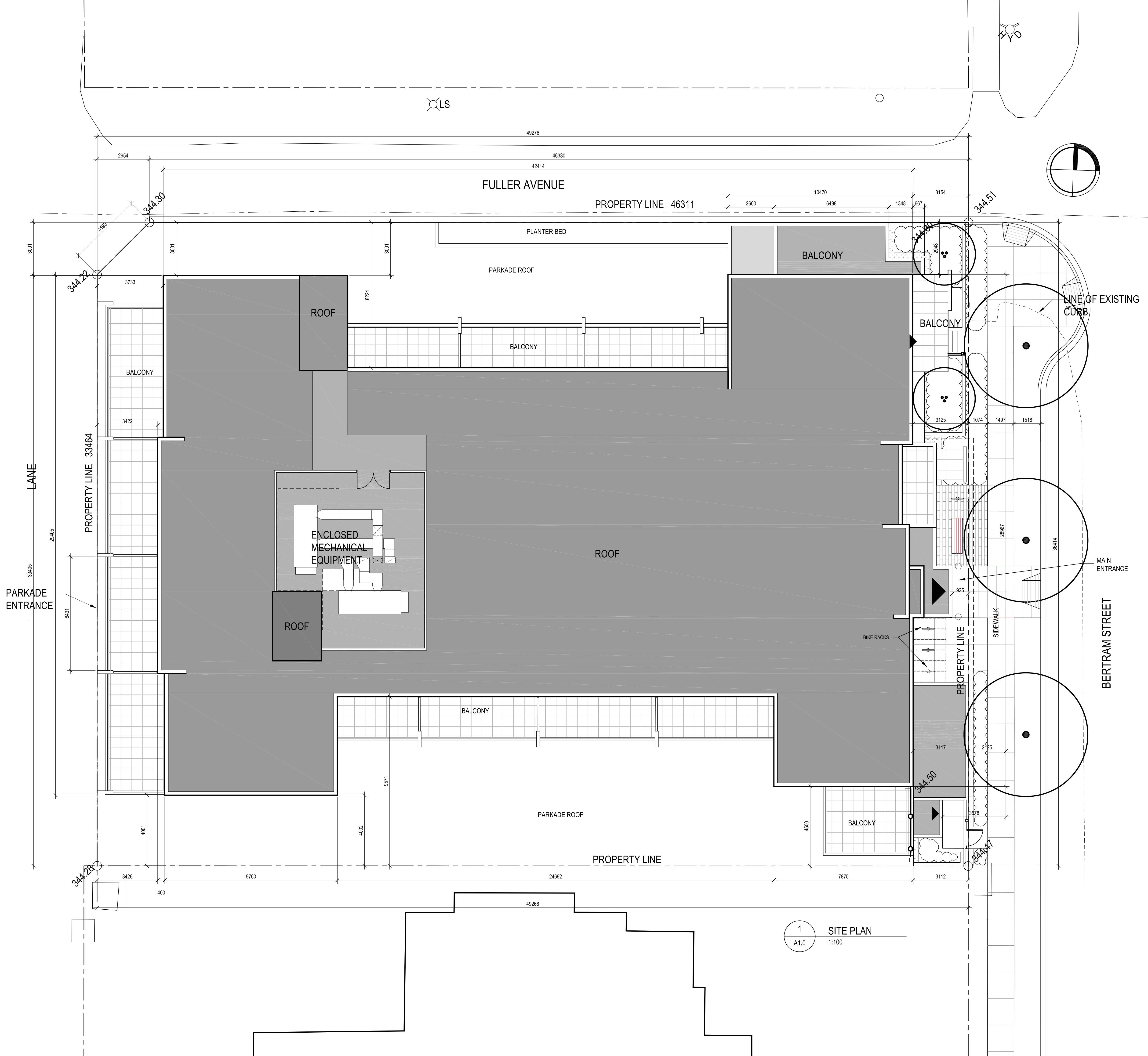
Yours truly,



Audrie Henry  
District Development Technician

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





1 SITE PLAN  
A1.0 1:100

LEGAL ADDRESS:

LOT A  
PLAN 86241  
DL 139

MUNICIPAL ADDRESSES:

555 FULLER AVENUE

ZONING:

CURRENT: RM5  
REQUESTED: C7

PROJECT AREAS :

LOT AREA: 1790 m2  
BUILDING AREA:  
PARKING LEVEL 1676m2  
FIRST FLOOR 1000m2  
SECOND FLOOR 999m2  
3RD FLOOR 999m2  
4th FLOOR 999m2  
5TH FLOOR 991m2  
GROSS FLOOR AREA: 6686m2

FLOOR AREA RATIO CALCULATIONS:

ALLOWABLE F.A.R. = 9.0  
MAX BLDG. AREA - 1790 X 9 = 16110  
PROJECT FAR  
NET FLOOR AREA = 4102m2  
LOT AREA = 1790  
PROJECT FAR = 2.29

SITE COVERAGE :

SITE AREA 1790m2  
BLDG. AREA 1668m2  
COVERAGE 94%

REQUIRED SETBACKS :

SIDE YARD SETBACK: 0.0m (3M ABOVE 16M TO STREET)  
FRONT YARD SETBACK: 0.0m (3M ABOVE 16M)  
SIDE YARD TO ADJACENT PROPERTY: 0m(4M ABOVE 14M)  
REAR YARD SETBACK: 0.0m

ALLOWABLE HEIGHT:

MAX. HEIGHT: 22m  
ACTUAL HEIGHT - 18.206m

GEODETIC ELEVATIONS

MAIN FLOOR EL. 346.41  
PARAPET EL. 362.61

PRIVATE OPEN SPACE REQUIREMENTS:

BACHELOR - 6.0 m2 REQUIRED  
ONE BED - 10.0 m2 REQUIRED  
TWO BED - 15.0 m2 REQUIRED  
739 m2 - REQUIRED  
1,324 m2 - PROVIDED

ALL AREA PROVIDED WITH BALCONIES, LANDSCAPED AREAS AT THE FRONT OF THE BUILDING AND PRIVATE COMMON ROOM ON SECOND FLOOR

PARKING REQUIREMENTS:

REQUIRED PARKING:  
BACHELOR - 9 UNITS X 1.0 = 9  
ONE BED - 40 UNITS X 1.25 = 50  
TWO BED - 19 UNITS X 1.5 = 29  
TOTAL REQUIRED = 88 STALLS  
PARKING PROVIDED = 45 STALLS

RESIDENTIAL DWELLINGS

68 UNITS

BICYCLE PARKING

CLASS I: 0.5 PER DWELLING UNIT  
0.5 X 68 = 34  
PROVIDED - 1 PER DWELLING UNIT IN EACH UNIT  
CLASS II: 0.1 PER DWELLING UNIT  
0.1 X 68 = 6.8  
PROVIDED = 7

PARKING VARIANCE REQUEST

44 PARKING STALLS

ISSUE	NO.	DATE
BC Housing review	1	April 6, 2018
DP Submission	2	May 5, 2018
DP Revisions	3	August 16, 2018
DP Revisions	4	September 17, 2018
DP Revisions	5	October 2, 2018
DP Revisions	6	October 15, 2018

PROFESSIONAL SEAL(s)  
CONSULTANTS  
DiStefano Jaud, Architecture

Copyright: Plans, sketches, graphic representations and specifications as instruments of service are, whether executed or not the project shall remain the property of DiStefano Jaud Architecture Inc.. You may retain copies, including reproducible copies, of these sketches, drawings, graphic representations and specifications for information and reference in connection with your use and occupancy of the project. Except for reference purposes, the plans, sketches, drawings, graphic representations and specifications shall not be used for additions or alterations to the project or any other project. All parts of these drawings shall not be reproduced or used without the permission of the designer.

The contractor shall verify all dimensions and specifications before and during the construction project. Any errors, omissions and misunderstanding must be reported to the Architect.

DiStefano Jaud Architecture

DISTEFANO JAUD ARCHITECTURE  
3 - 1331 Ellis Street  
Kelowna, British Columbia, V1Y 1Z9  
T 250 868-9278 F 250 868-9217  
WWW.DISTEFANOJAUD.COM

PROJECT  
Pathways Abilities

PROJECT NUMBER  
DJA 2017-24

PROJECT LOCATION  
Kelowna

SHEET TITLE  
Site Plan

DATE  
October 15, 2018

SHEET NUMBER

A1.0

SCALE  
1:100

PROFESSIONAL SEAL(s)  
CONSULTANTS  
**DiStefano Jaud, Architecture**

**DiStefano Jaud  
Architecture**

**DISTEFANO JAUD ARCHITECTURE**  
3 - 1331 Ellis Street  
Kelowna, British Columbia, V1Y 1Z9  
T 250 868-9278 F 250 868-9217  
[WWW.DISTEFANOJAUD.COM](http://WWW.DISTEFANOJAUD.COM)

PROJECT NUMBER  
DJA 2017-24

PROJECT LOCATION  
Kelowna

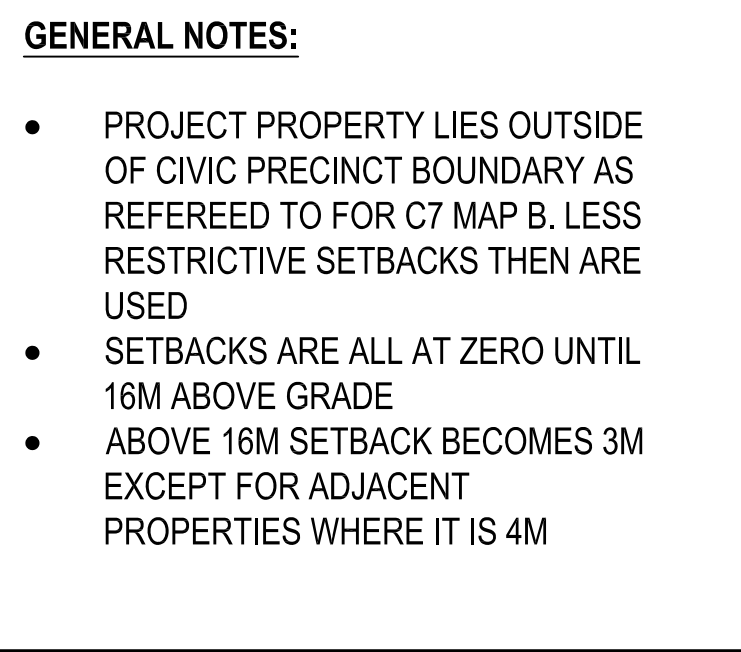
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Bylaw Review  
Diagrams

SHEET NUMBER

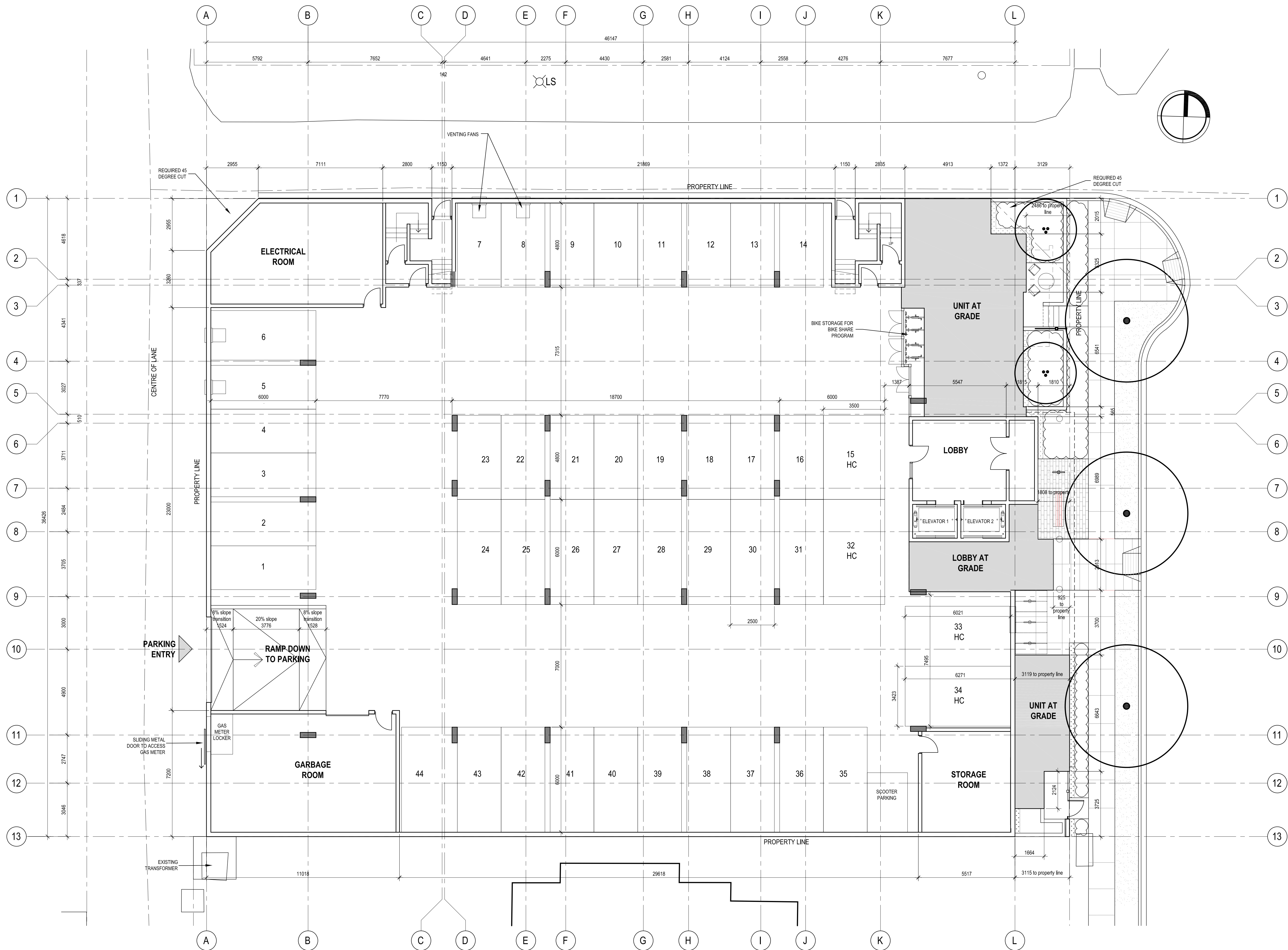
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1:200

50

- PROJECT PROPERTY LIES OUTSIDE OF CIVIC PRECINCT BOUNDARY AS REFERRED TO FOR C7 MAP B. LESS RESTRICTIVE SETBACKS THEN ARE USED







1  
A2.0  
PARKING LEVEL  
1:100

ISSUE	NO.	DATE
BC Housing review	1	April 8, 2018
DP Submission	2	May 5, 2018
DP Revisions	3	August 16, 2018
DP Revisions	4	September 17, 2018
DP Revisions	5	October 15, 2018

PROFESSIONAL SEAL(s)  
CONSULTANTS  
DiStefano Jaud, Architecture

Robert Turik (retired)  
CONSULTING ARCHITECT

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PROJECT  
**Pathways Abilities Society**

PROJECT NUMBER  
**DJA 2017-24**

PROJECT LOCATION  
**Fuller Ave. Kelowna**

SHEET TITLE  
**Parking Plan**

DATE  
**October 15, 2018**

SHEET NUMBER

**A2.0**

SCALE  
**1:100**

ISSUE	NO.	DATE
BC Housing review	1	April 6, 2018
DP Submissions	2	May 5, 2018
DP Revisions	3	August 16, 2018
DP Revisions	4	September 17, 2018
DP Revisions	5	October 15, 2018

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PROJECT  
**Pathways Abilities Society**

PROJECT NUMBER  
**DJA 2017-24**

PROJECT LOCATION  
**Fuller ave. Kelowna**

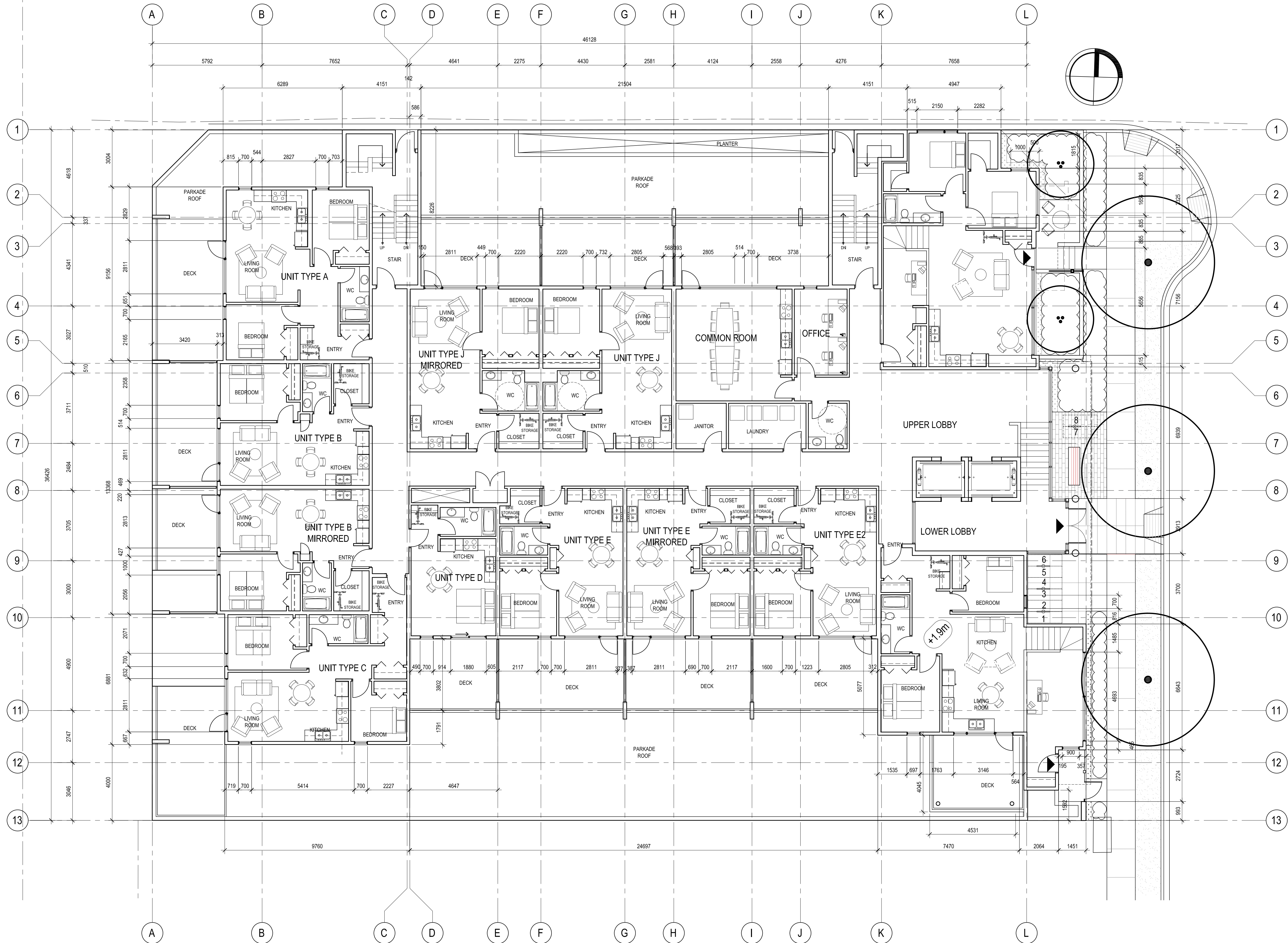
SHEET TITLE  
**First Floor Plan**

DATE  
**October 15, 2018**

SHEET NUMBER

**A2.1**

SCALE  
**1:100**



1  
A2.1  
LEVEL 1  
1:100



ISSUE	NO.	DATE
BC Housing review	1	April 6, 2018
DP Submittal	2	May 6, 2018
DP Revisions	3	August 16, 2018
DP Revisions	4	September 17, 2018
DP Revisions	5	October 2, 2018
DP Revisions	6	October 15, 2018

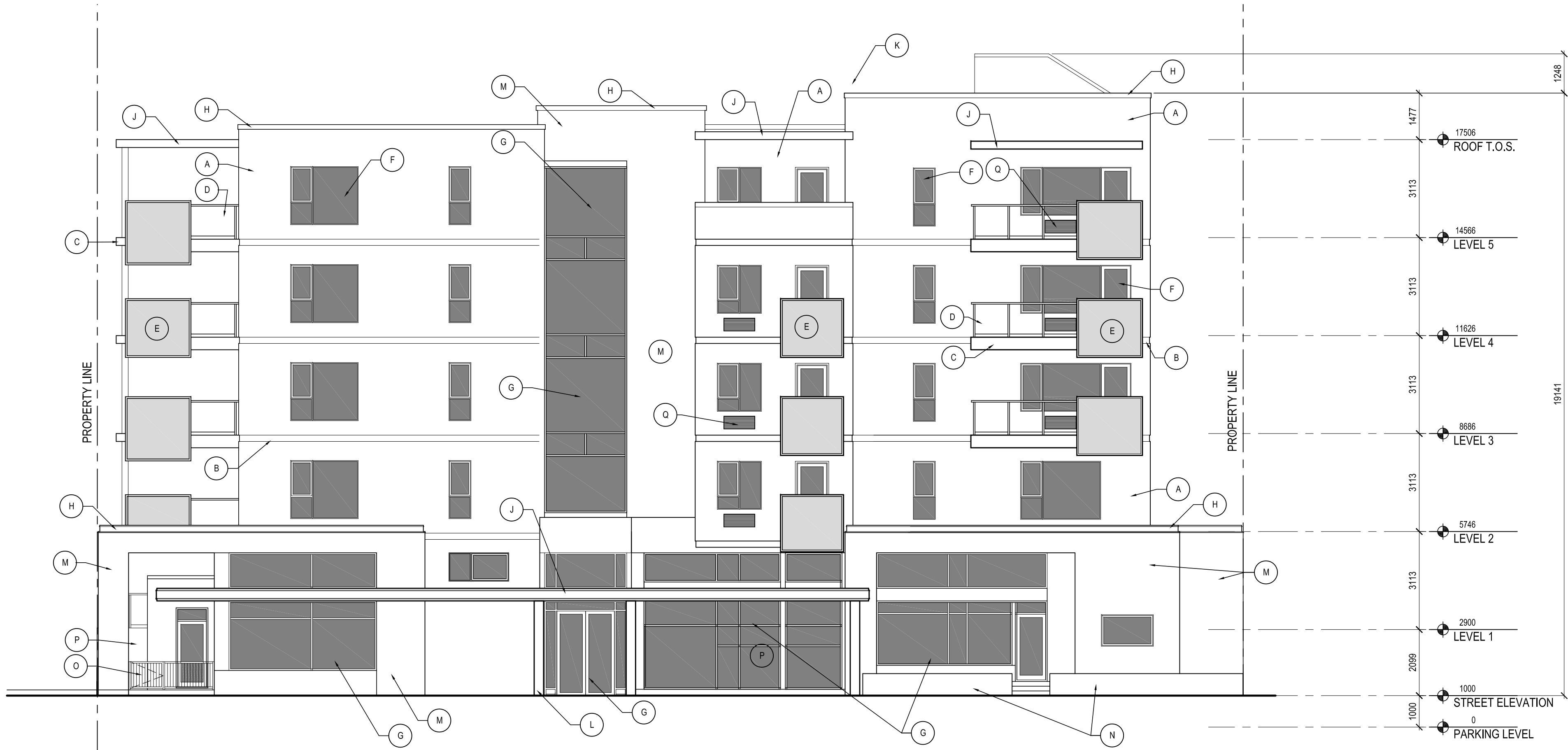
PROFESSIONAL SEAL(s)  
CONSULTANTS  
**DiStefano Jaud, Architecture**

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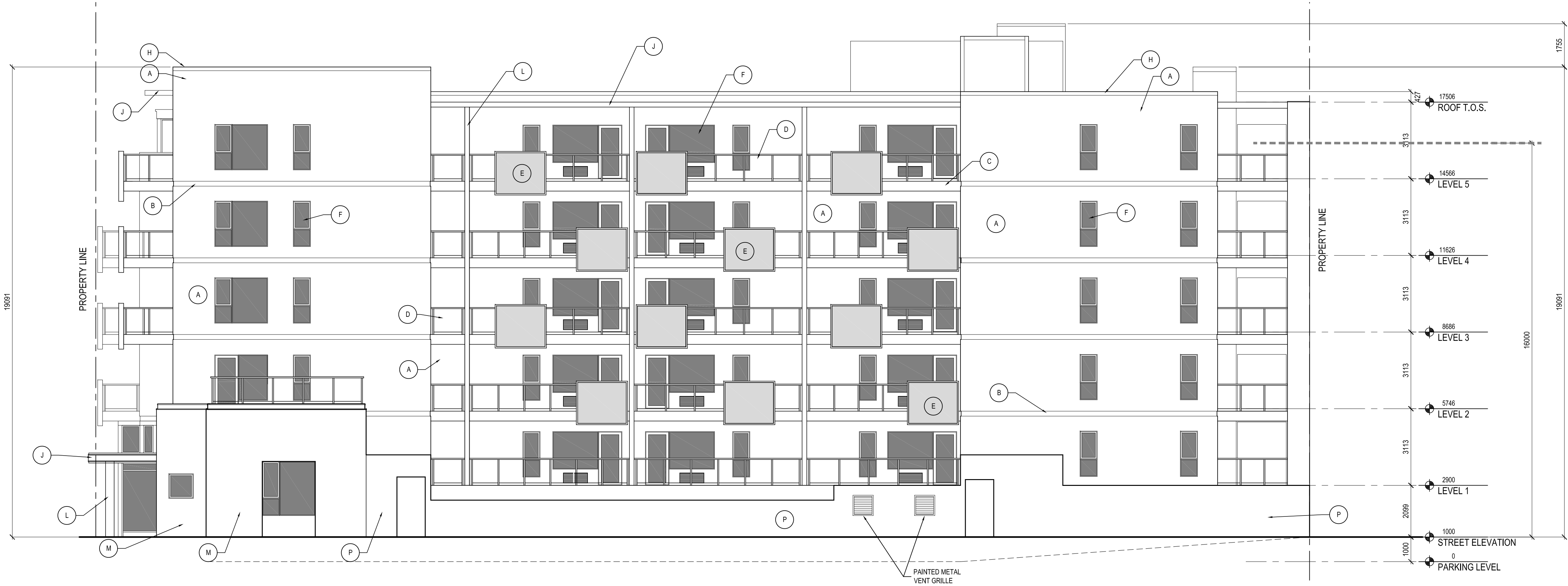
The contractor shall verify all dimensions and specifications before and during the construction project. Any errors, omissions and misunderstanding must be reported to the Architect.

EXTERIOR CLADDING LEGEND

TYPE	DESCRIPTION
A	METAL SIDING
B	METAL FLASHING EXPANSION JOINT
C	METAL CLAD BALCONY EDGE
D	PAINTED METAL RAILING WITH GLASS PANEL
E	ALUMINUM FRAMED SPANDREL PANEL WITH COLOURED GLASS
F	VINYL WINDOWS / DOORS
G	ALUMINUM WINDOWS
H	METAL FLASHING
J	METAL CLAD CANOPY WITH STAINED WOOD SOFFIT
L	STEEL COLUMN
M	STUCCO
N	RAISED CONCRETE PLANTER
O	DECORATIVE METAL FENCE AND GATE
P	COLOURED CONCRETE WALL - TEXTURED
Q	THROUGH WALL AC UNITS
	WINDOWS



1  
A3.1  
EAST ELEVATION - BERTRAM STREET  
1:100



2  
A3.1  
NORTH ELEVATION - FULLER STREET  
1:100

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PROJECT  
**Pathways Abilities Society  
Apartment Complex**

PROJECT NUMBER  
**DJA 2017-24**

PROJECT LOCATION  
**555 Fuller Avenue, Kelowna, BC**

SHEET TITLE  
**Building Elevations**

DATE  
**October 15, 2018**

SHEET NUMBER

**A3.1**

SCALE  
**1:100**

ISSUE	NO.	DATE
BC Housing review	1	April 6, 2018
DP Submission	2	May 5, 2018
DP Revisions	3	August 16, 2018
DP Revisions	4	September 17, 2018
DP Revisions	5	October 2, 2018
DP Revisions	6	October 15, 2018

PROFESSIONAL SEAL(s)  
CONSULTANTS  
**DiStefano Jaud, Architecture**

EXTERIOR CLADDING LEGEND

TYPE	DESCRIPTION
A	METAL SIDING
B	METAL FLASHING EXPANSION JOINT
C	METAL CLAD BALCONY EDGE
D	PAINTED METAL RAILING WITH GLASS PANEL
E	ALUMINUM FRAMED SPANDREL PANEL WITH COLOURED GLASS
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G	ALUMINUM WINDOWS
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J	METAL CLAD CANOPY WITH STAINED WOOD SOFFIT
I	STEEL COLUMN
M	STUCCO
N	RAISED CONCRETE PLANTER
O	DECORATIVE METAL FENCE AND GATE
P	COLOURED CONCRETE WALL - TEXTURED
Q	THROUGH WALL AC UNITS
	WINDOWS

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**DiStefano Jaud Architecture**

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Kelowna, British Columbia, V1Y 1Z9  
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WWW.DISTEFANOJAUD.COM

PROJECT  
**Pathways Abilities Society  
Apartment Complex**

PROJECT NUMBER  
**DJA 2017-24**

PROJECT LOCATION  
**555 Fuller Avenue, Kelowna, BC**

SHEET TITLE  
**Building Elevations**

DATE  
**October 15, 2018**

SHEET NUMBER

**A3.2**

SCALE  
**1:100**





# REPORT TO COUNCIL



**Date:** December 3, 2018

**RIM No.** 1250-30

**To:** City Manager

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

**Application:** Z18-0098 **Owner:** Charles & Lesley Roberts

**Address:** 1969 Knox Crescent **Applicant:** Urban Options

**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. Z18-0098 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 6 District Lot 14 ODYD Plan 2767, located at 1969 Knox Crescent, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU1c – Large Lot Housing with Carriage House zone, be considered by Council;

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

## 2.0 Purpose

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

## 3.0 Community Planning

Community Planning Staff support the proposed rezoning application 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 and within the Abbott Street Heritage Conservation Area.

The applicant has submitted preliminary drawings for a carriage house indicating that it can be constructed to meet the Zoning Bylaw requirements without any variances. Should the rezoning application be supported by Council, a Heritage Alteration Permit would be required and reviewed and approved by Community Planning Managers.

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

#### 4.0 Proposal

##### 4.1 Project Description

The applicant has submitted conceptual drawings siting the carriage house on the property. The proposal indicates the 1-1/2 storey carriage house can be developed to meet all of the Zoning Bylaw Regulations without any variances.

The conceptual 1-1/2 storey carriage house design has a gable roof form with dormers. The building finishes will be complementary to match the existing dwelling on site. All parking is accessed from the rear lane.

##### 4.2 Site Context

The property is located in the Abbott Street Heritage Conservation Area.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RM5 – Medium Density Multiple Housing	Apartment Building
East	RM5 – Medium Density Multiple Housing	Apartment Building
South	RU1 – Large Lot Housing	Single Family Dwelling
West	RU1 – Large Lot Housing	Single Family Dwelling

**Subject Property Map: 1969 Knox Crescent**



## 5.0 Current Development Policies

### 5.1 Kelowna Official Community Plan (OCP)

#### Development Process

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

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

**Carriage Houses & Accessory Apartments.**<sup>3</sup> Support carriage houses and accessory apartments through appropriate zoning regulations.

## 6.0 Technical Comments

### 6.1 Building & Permitting Department

- No comments relevant to Rezoning. Building Code analysis will occur at time of Building Permit.

### 6.2 Development Engineering Department

- Refer to attached memo. No outstanding issues.

## 7.0 Application Chronology

Date of Application Received: September 6, 2018

Date Public Consultation Completed: October 30, 2018

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

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

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

#### Attachments:

Attachment A: Development Engineering Memorandum

Schedule A: Site Plan/ Floor Plan

Schedule B: Conceptual Elevations

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

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

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

---

## CITY OF KELOWNA

# MEMORANDUM

---

**Date:** September 14, 2018  
**File No.:** Z18-0098  
**To:** Community Planning (LK)  
**From:** Development Engineering Manager(JK)  
**Subject:** 1969 Knox Cr.

<b>ATTACHMENT A</b>	
This forms part of application	
# Z18-0098 HAP18-0013	
Planner Initials	LK
 <b>City of Kelowna</b> <small>COMMUNITY PLANNING</small>	
RU1 – 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 13mm-diameter water service. It is suggested that the property owner upgrade the water service to a minimum 19mm. One metered water service will supply both the main residence and the carriage house.

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](mailto: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 c/w an inspection chamber (IC) and brooks box. No further improvements are needed at this time.


3. Development Permit and Site Related Issues

Direct the roof drains onto splash pads.

All access to this property is permitted from the lane 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

---

**CITY OF KELOWNA**

**MEMORANDUM**

**Date:** September 14, 2018  
**File No.:** HAP18-0013  
**To:** Community Planning (LK)  
**From:** Development Engineering Manager (JK)  
**Subject:** 1969 Knox Cr.

<b>ATTACHMENT A</b>	
This forms part of application	
# Z18-0098 HAP18-0013	
Planner Initials	LK
 City of <b>Kelowna</b> COMMUNITY PLANNING	

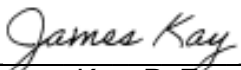
Heritage Alteration

---

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

1. **General.**

- a) All the offsite infrastructure and services upgrades are addressed in the Zoning Engineering Report under file Z18-0098

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

JA

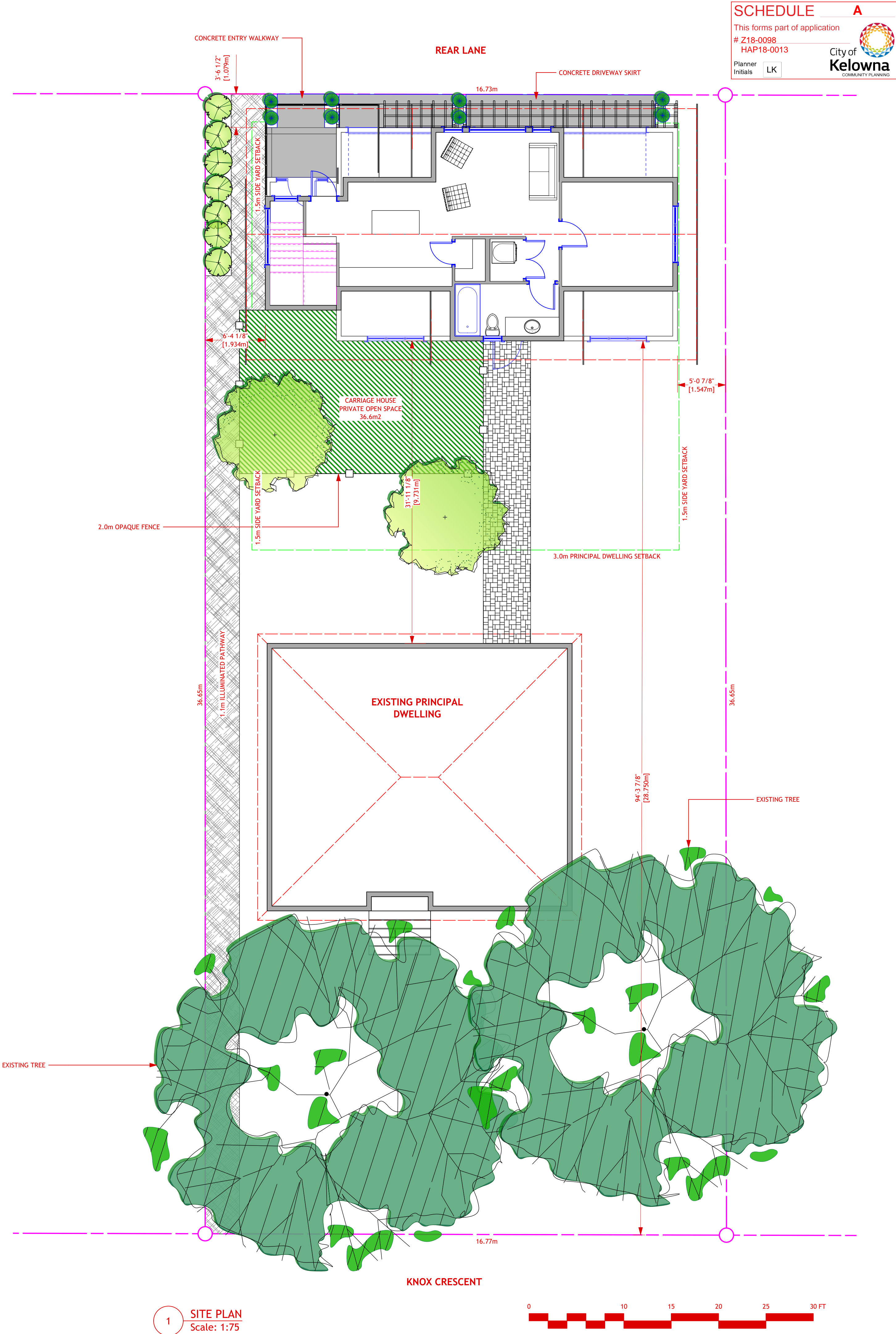
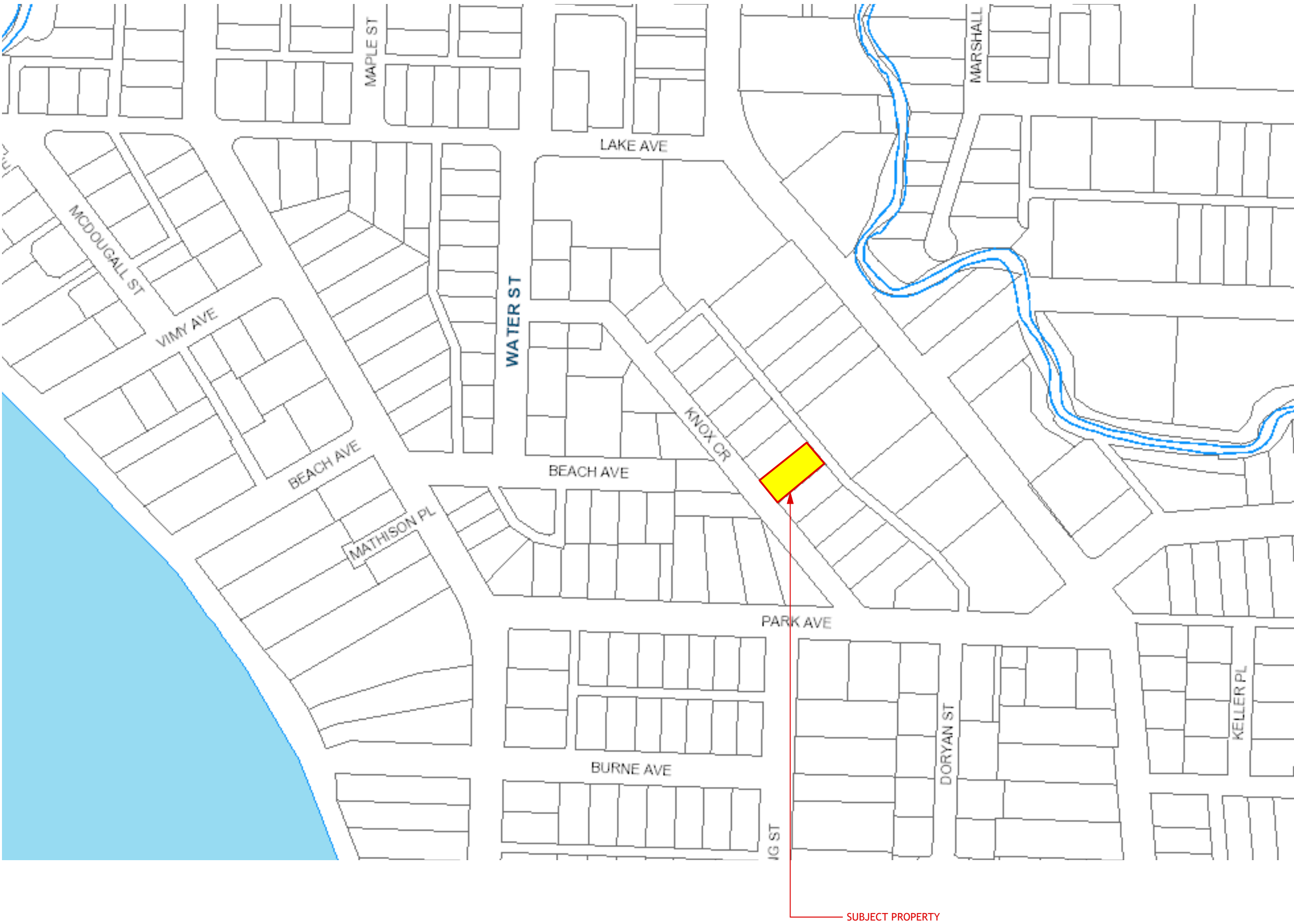


PROJECT DATA: CIVIC ADDRESS 1969 KNOX CRESCENT  
LEGAL ADDRESS KELOWNA, BC V1Y 1K9  
CURRENT ZONING LOT 6 PLAN KAP2767 ODYD  
PROPOSED ZONING RU1c LARGE LOT HOUSING WITH CARRIAGE HOUSE

ZONING INFORMATION

RU1c - LARGE LOT HOUSING WITH CARRIAGE HOUSE	PERMITTED	PROPOSED
SITE AREA	550.00m2	613.93m2
EXISTING BUILDING FOOTPRINT AT GRADE		83.52m2
CARRIAGE HOUSE FOOTPRINT AT GRADE		85.01m2
DRIVEWAY AREA		10.35m2
ACCESSORY BUILDING SITE COVERAGE	14.0%	13.8%
SITE COVERAGE	40.0%	27.5%
SITE COVERAGE W/ HARDSURFACE	50.0%	29.1%
PRINCIPAL DWELLING BUILDING HEIGHT (PEAK OF ROOF)	9.5m/2 1/2 STOREYS	6.18m/1.5 STOREYS
CARRIAGE HOUSE BUILDING HEIGHT (MID-POINT OF ROOF)	4.8m/1 1/2 STOREYS	4.794m/1.5 STOREYS
CARRIAGE HOUSE BUILDING HEIGHT (PEAK OF ROOF)	6.18m	6.09m
FLOOR AREAS		
PRINCIPAL DWELLING BASEMENT GROSS FLOOR AREA		83.92m2
PRINCIPAL DWELLING MAIN FLOOR GROSS FLOOR AREA		80.29m2
CARRIAGE HOUSE GROSS FLOOR AREA	90.00m2	63.83m2
PERCENTAGE OF CARRIAGE HOUSE GFA TO PRINCIPAL GFA	75.0%	38.9%
SETBACKS		
FRONT (SOUTH) YARD SETBACK	9.500m	28.750m
REAR (NORTH) YARD SETBACK	0.900m	1.079m
SIDE (EAST) YARD SETBACK	1.500m	1.547m
SIDE (WEST) YARD SETBACK	1.500m	1.934m
PARKING & PRIVATE OPEN SPACE		
PARKING STALLS (LARGE)	3	3
SUITE PRIVATE OPEN SPACE (AT SECOND FLOOR DECK)		10.28m2
SUITE PRIVATE OPEN SPACE (AT GRADE)	30.00m2	36.60m2

SITE CONTEXT



SCHEDULE A

This forms part of application  
# Z18-0098  
HAP18-0013

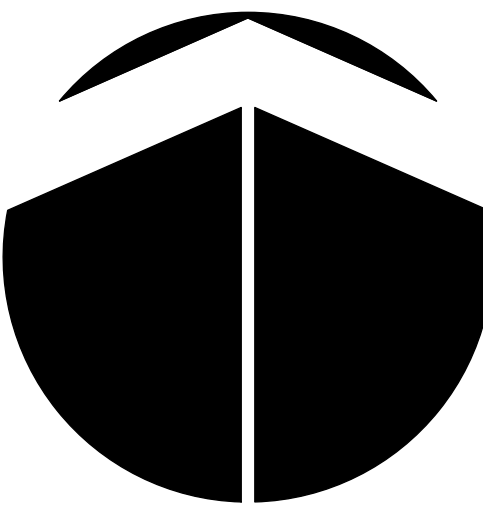
Planner Initials LK

City of Kelowna  
COMMUNITY PLANNING



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PROJECT NORTH

REVISION	DATE	DISCRIPTION

PROJECT

CARRIAGE HOUSE  
1969 KNOX CRESCENT  
KELOWNA, BC V1Y 1K9  
LOT 6 PLAN KAP2767

DRAWING TITLE

SITE PLAN

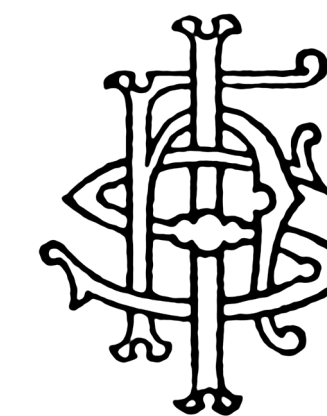
DATE

JULY 30, 2018

DRAWING NUMBER

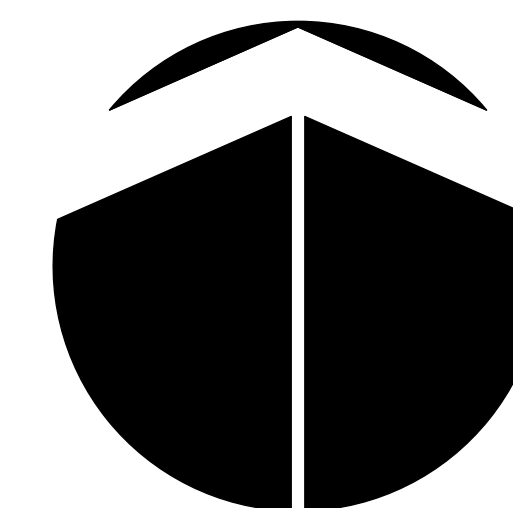
1 of 4





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PROJECT NORTH

REVISION	DATE	DISCRPTION

PROJECT

CARRIAGE HOUSE  
1969 KNOX CRESCENT  
KELOWNA, BC V1Y 1K9  
LOT 6 PLAN KAP2767

DRAWING TITLE

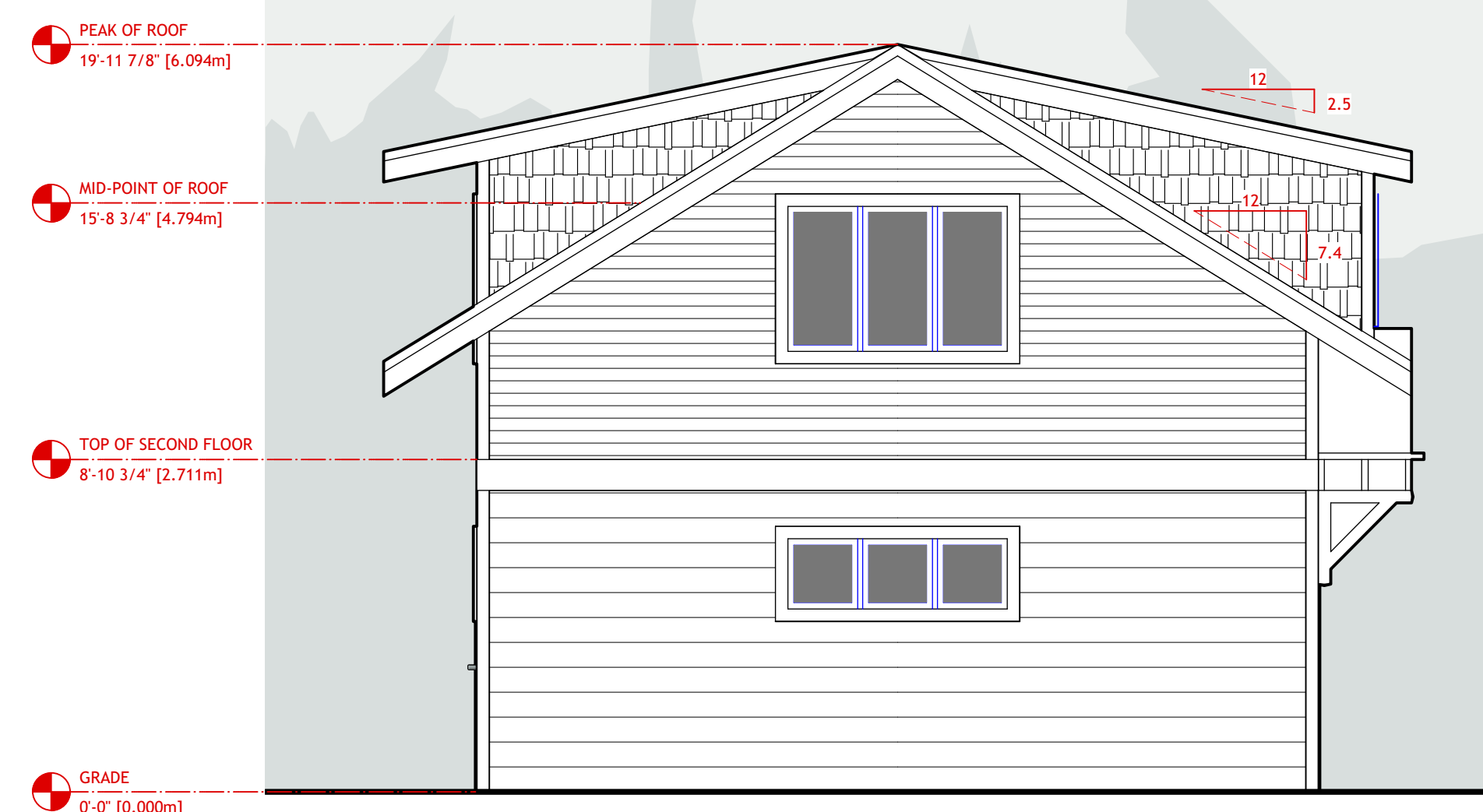
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DATE

JULY 30, 2018

DRAWING NUMBER

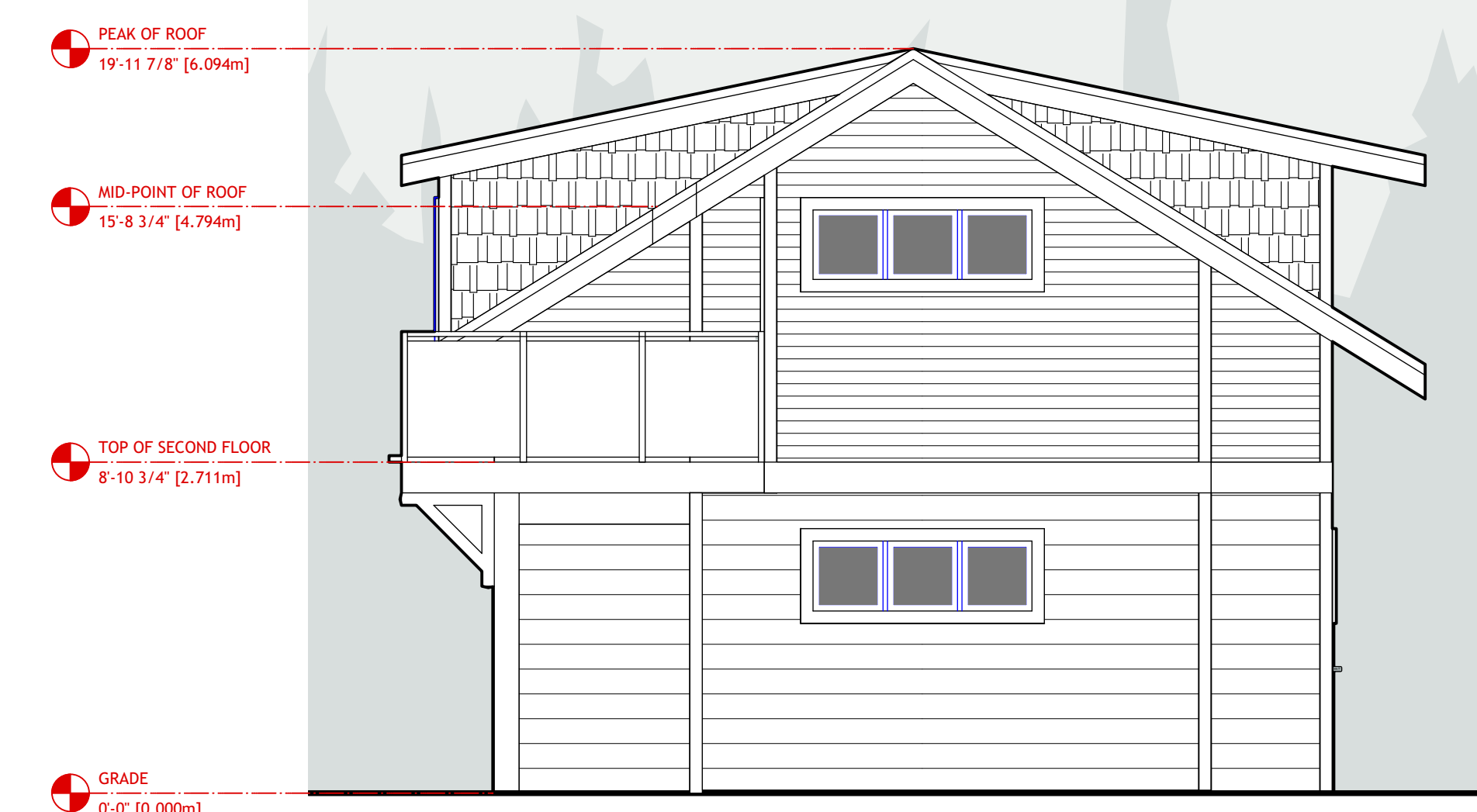
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— of —  
4



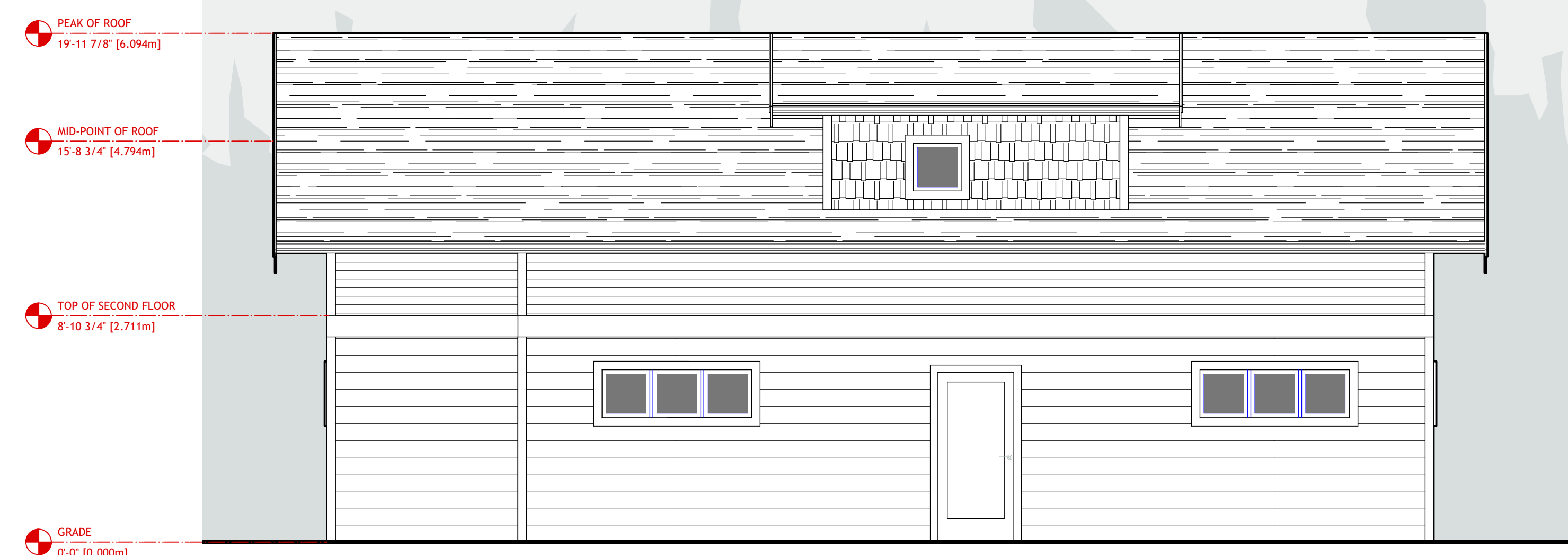
1 EAST ELEVATION  
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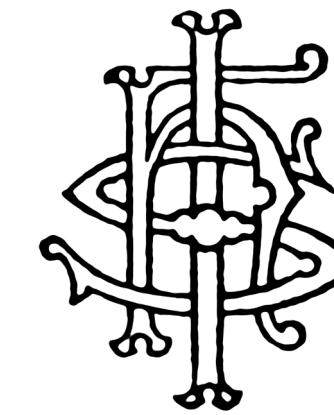
2 NORTH ELEVATION  
Scale: 1/4" = 1'-0"



3 WEST ELEVATION  
Scale: 1/4" = 1'-0"

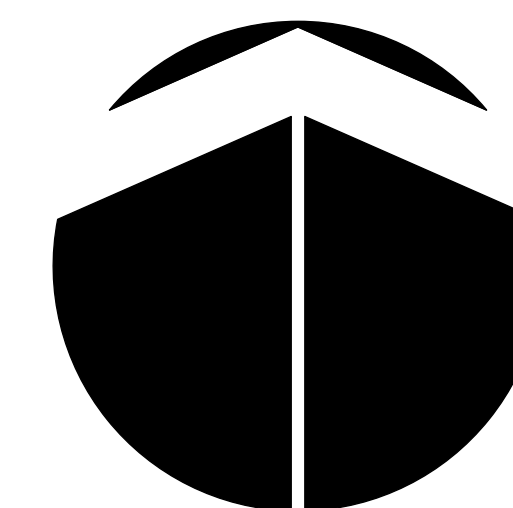


4 SOUTH ELEVATION  
Scale: 1/4" = 1'-0"



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PROJECT NORTH

REVISION	DATE	DISCRPTION

PROJECT

CARRIAGE HOUSE  
1969 KNOX CRESCENT  
KELOWNA, BC V1Y 1K9  
LOT 6 PLAN KAP2767

DRAWING TITLE

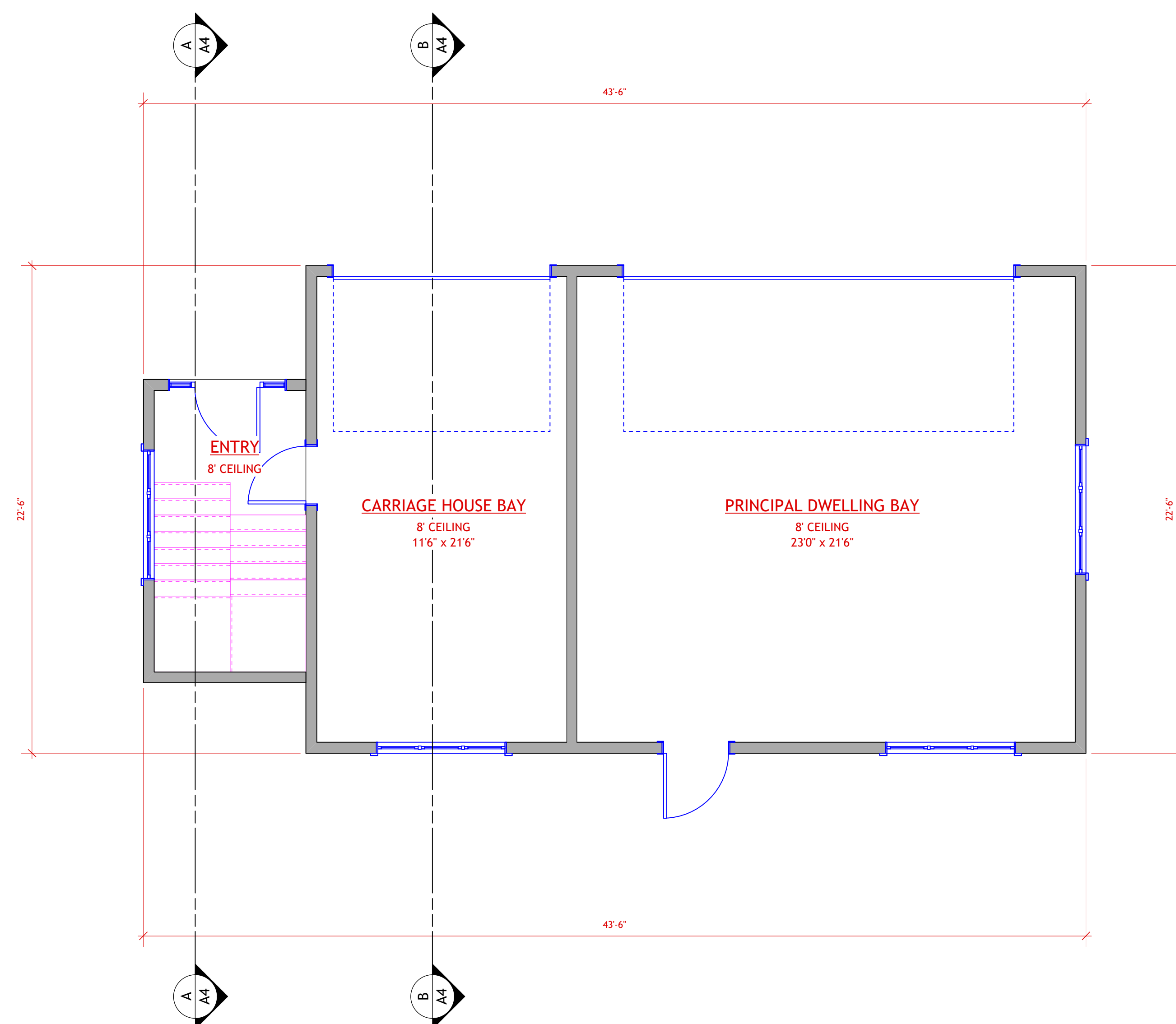
## FLOOR PLANS

DATE \_\_\_\_\_

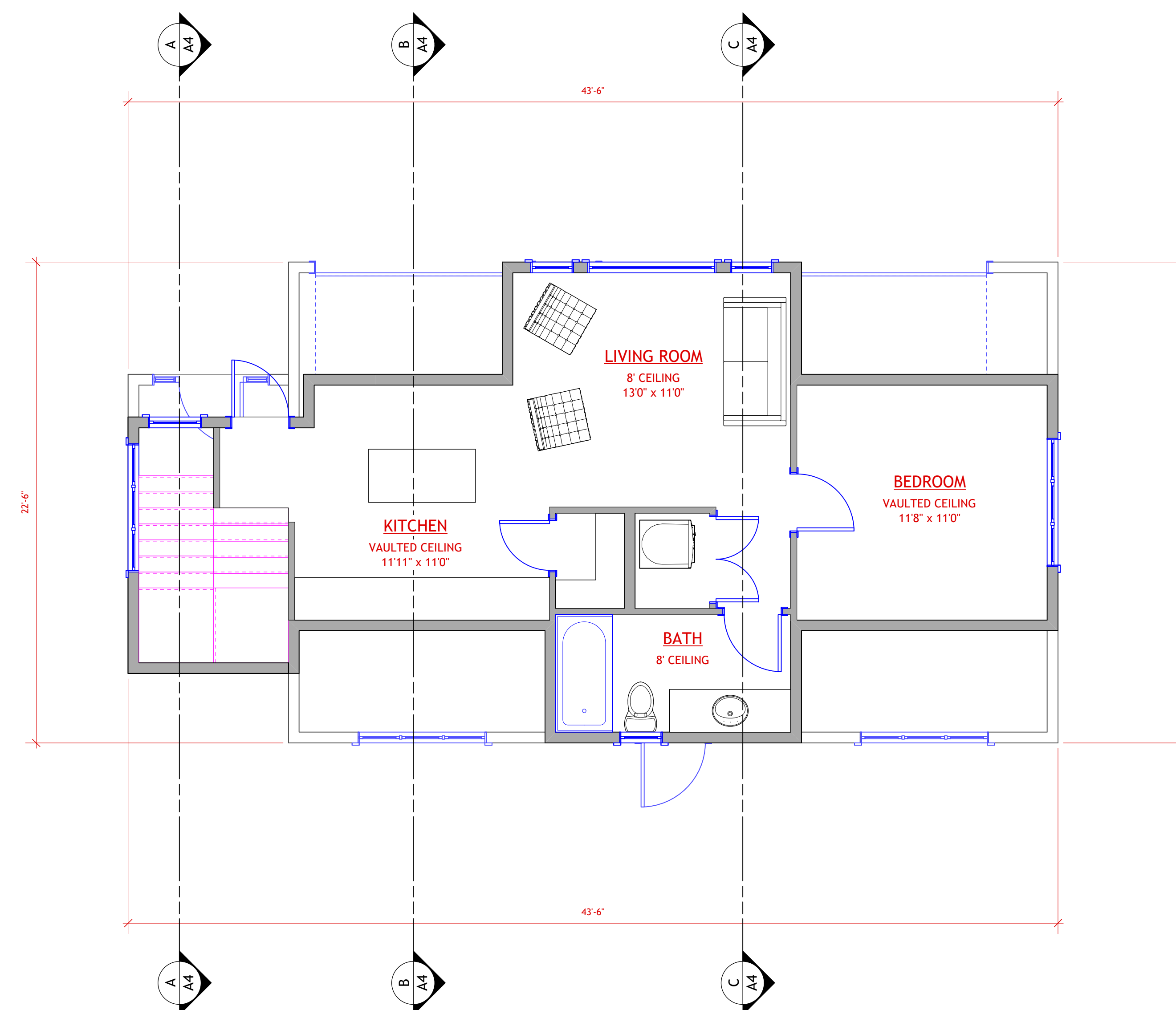
JULY 30, 2018

DRAWING NUMBER

**3**  
— of —  
**4**



1 **MAIN FLOOR**  
Scale: 1/4" = 1'-0"



2 SECOND FLOOR  
Scale: 1/4" = 1'-0"

# REPORT TO COUNCIL



**Date:** December 3, 2018

**RIM No.** 1250-30

**To:** City Manager

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

**Application:** Z18-0081      **Owner:** 1140648 B.C. LTD., Inc. No. 1140648

**Address:** 2125 & 2137 Richter Street      **Applicant:** Innascore Developments Inc.

**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. Z18-0081 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lots 2 & 3 Section 19 Township 26 ODYD Plan 700 located at 2125 & 2137 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 Attachment "A" attached to the Report from the Community Planning Department dated December 3, 2018;

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

## 2.0 Purpose

To consider rezoning the two subject properties from the RU6 – Two Dwelling Housing zone to the RM3 – Low Density Multiple Housing zone to facilitate the development of multiple dwelling housing.

## 3.0 Community Planning

Community Planning Staff are supportive of the proposed rezoning application to facilitate the proposed development on the two parcels. The proposed development will consolidate the two properties located

along Richter Street between Cadder Ave and Glenwood Ave. The properties have a Walk Score of 63 (Somewhat Walkable – Some errands can be accomplished on foot) and a Transit Score of 46 – A few nearby public transportation options in the area. The property is in proximity of many nearby amenities including restaurants, parks, recreational opportunities and the Kelowna General Hospital all in the surrounding area.

The applicant is requesting to rezone the parcels from the RU6- Two Dwelling Housing zone to the RM3 – Low Density Multiple Housing zone.

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

#### **4.0 Proposal**

##### **4.1 Background**

The proposal consists of two parcels which each have an existing house that would be demolished and the lots consolidated to a single titled parcel with the units forming a strata development.

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

The applicant is proposing ten dwelling units on the site, which have a shared upper courtyard to disguise the covered at-grade parking. The parking is accessed from the rear laneway and ground oriented units are provided along the Richter Street frontage. A conceptual site plan has been submitted to show the layout of the building and parking arrangement. The proposal indicates the development can be accomplished to meet the Development Regulations of the RM3 zone without requiring any variances.

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

The two properties are located along Richter Street between Cadder Avenue and Glenwood Avenue and is centrally located between the City Centre, Capri-Landmark and South Pandosy Urban Centres.

**Subject Property Map: 2125 & 2137 Richter Street**





## 5.0 Current Development Policies

### 5.1 Kelowna Official Community Plan (OCP)

#### Development Process

**Complete Communities.**<sup>1</sup> Support the development of complete communities with a minimum intensity of approximately 35 – 40 people and/or jobs per hectare to support basic transit service - a bus every 30 minutes.

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

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

## 6.0 Technical Comments

### 6.1 Building & Permitting Department

- No comments applicable to Rezoning.

### 6.2 Development Engineering Department

- Refer to Attachment A dated July 30, 2018.

## 7.0 Application Chronology

Date of Application Received: July 25, 2018  
Date Public Consultation Completed: September 19, 2018

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

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

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

#### Attachments:

Attachment A: Development Engineering Memorandum

Schedule A: Site Plan/ Landscape Plan

Schedule B: Conceptual Elevations

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

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

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



---

## CITY OF KELOWNA MEMORANDUM

**ATTACHMENT A**

This forms part of application

# Z18-0081

Planner  
Initials

LK



**Date:** July 30, 2018

**File No.:** Z18-0081

**To:** Community Planning (LK)

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

**Subject:** 2125-2137 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. 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 report must be submitted 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.
- a. Additional geotechnical survey may be necessary for building foundations, etc

### **3. 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

### **4. 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.

### **5. 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



## **6. Roads**

- a. Richter St must be upgraded to an collector standard along the full frontage of this proposed development, including sidewalk, pavement removal and replacement, boulevard landscaping, street lighting 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
- 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 **\$49,653.13** not including utility service cost.

## **7. 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.

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

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

## **9. 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.

## **10. Other Engineering Comments**

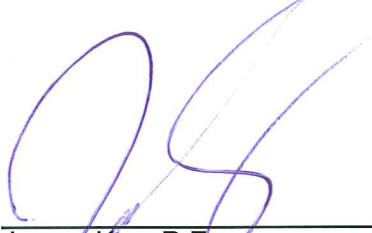
- a. If any road dedication affects lands encumbered by a Utility right-of-way (such as Terasen, etc.) please obtain the approval of the utility prior to application for final subdivision approval. Any works required by the utility as a consequence of the road dedication must be incorporated in the construction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

## **11. 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

## **12. 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

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

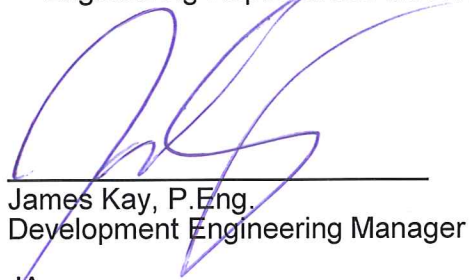
<b>SCHEDULE</b>	<b>A</b>
This forms part of application # Z18-0081	
Planner Initials	LK
 City of <b>Kelowna</b> COMMUNITY PLANNING	

**Date:** July 30, 2018  
**File No.:** DP18-0159  
**To:** Community Planning (LK)  
**From:** Development Engineering Manager (JK)  
**Subject:** 2125-2137 Richter Street

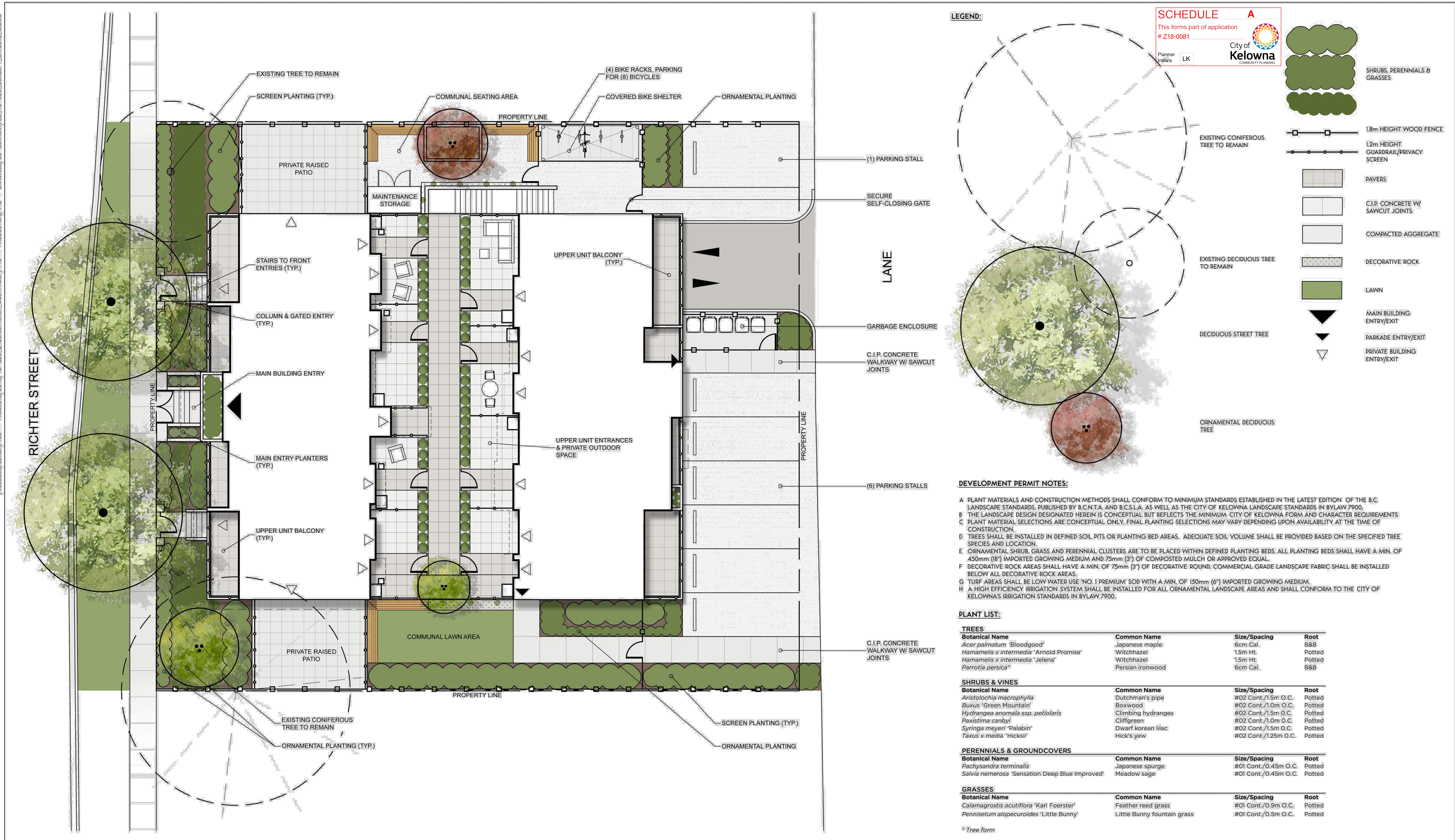
The Development Engineering comments and requirements regarding this Development Permit application are as follows:

1. **General.**

- a) All the offsite infrastructure and services upgrades are addressed in the Rezoning Engineering Report under file Z18-0081

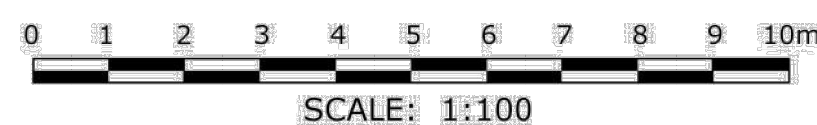
  
\_\_\_\_\_  
James Kay, P.Eng.  
Development Engineering Manager  
JA





REVISIONS / ISSUED		
2	JUN 2018	ISSUED FOR DP
1	JUN 0516	ISSUED FOR REVIEW
NO.	DATE	DESCRIPTION

PROJECT  
**THE CENTRAL**  
2125 RICHTER STREET MULTI-FAMILY  
INNASCORE DEVELOPMENTS INC.



NOT FOR CONSTRUCTION



SHEET TITLE	
LANDSCAPE PLAN	
SHEET NO.	PROJECT #
L-1	18-020
SCALE	
1:100	



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01	ISSUED FOR DP	07-05-18
NO.	REVISION DESCRIPTION	DATE
REVISIONS		

NEXUS

DESIGN

SUITE 200-1626 WEST 2ND AVENUE  
VANCOUVER, BRITISH COLUMBIA V6J 1H4  
T. 604.228.4000  
F. 604.228.4001

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CLIENT/ PROJECT:

INNASCORE  
THE CENTRAL

ADDRESS:

2125-2137 RICHTER ST.  
KELOWNA, BC

COLOURED RENDER

SCALE:	DRAWING NUMBER:
-	A10.0 <sub>78</sub>



2 NORTH ELEV,  
A10 SCALE: -



1 WEST ELEV,  
A10 SCALE: -





2 SOUTH ELEV,  
SCALE: 3/16" = 1'-0"



1 EAST ELEV,  
SCALE: -

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01	ISSUED FOR DP	07-05-18
NO.	REVISION DESCRIPTION	DATE
REVISIONS		

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ADDRESS:

2125-2137 RICHTER ST.  
KELOWNA, BC

COLOURED RENDER

SCALE: DRAWING NUMBER:

A11.0<sub>9</sub>



# REPORT TO COUNCIL



**Date:** Dec 10<sup>th</sup> 2018

**RIM No.** 1250-30

**To:** City Manager

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

**Application:** Z18-0106

**Owner:** Teano Holdings Ltd.  
BC1090038

**Address:** 2627 & 2643 Gore Street

**Applicant:** Shane Worman

**Subject:** Rezoning Application

Existing Zone: RU6 – Two Dwelling Housing

Proposed Zone: RM5 – Medium Density Multiple Housing

---

## 1.0 Recommendation

THAT Rezoning Application No. Z18-0106 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 7, District Lot 14, ODYD, Plan KAP7927, located at 2627 Gore Street, Kelowna, BC and Lot 8, District Lot 14, ODYD, Plan 7927, located at 2643 Gore Street, Kelowna, BC from the RU6 – Two Dwelling Housing zone to the RM5 – Medium 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 Attachment "A" attached to the Report from the Community Planning Department dated September 26<sup>th</sup>, 2018;

## 2.0 Purpose

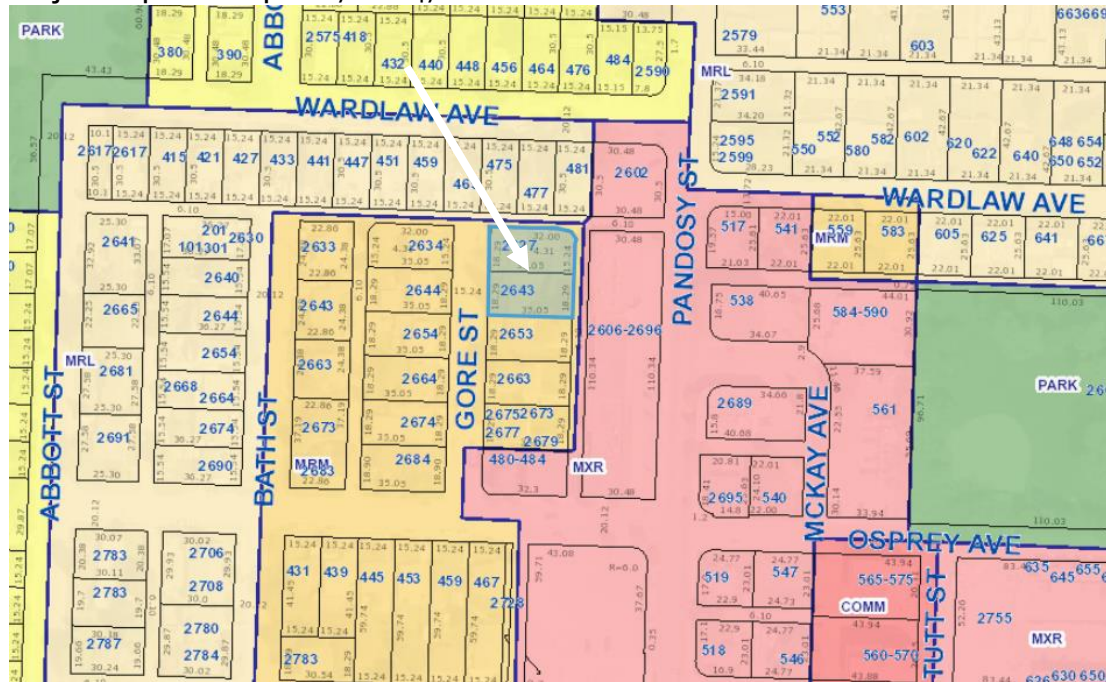
To rezone the subject properties from RU6 – Two Dwelling Housing zone to the RM5 – Medium Density Multiple Housing zone to facilitate an Apartment Housing development.

## 3.0 Community Planning

Staff are supportive of the rezoning application. All properties along Gore Street are designated for MRM – Medium Density Multiple Housing within the Official Community Plan (OCP) which supports apartment housing. The proposed RM5 zone and proposed apartment housing project meets the objectives and land use policies outlined in the OCP. One of the conditions of the proposal is completion of the engineering requirements (details attached to this report) but the summary of action items include: provide 0.8m lane dedication, lot consolidation, and frontage improvements.

Currently, a Development Permit and Development Variance Permit application has been submitted with the rezoning application for a four storey, 19 dwelling unit apartment building. There is one variance Staff are currently tracking to reduce the southern side yard setback (from 4.5m to 1.5m). Should the rezoning be adopted, Staff will provide a detailed Council report on the merits of the variance as well as on compliance to the form and character design guidelines for apartment housing.

**Subject Properties Map: 2627 & 2647 Gore Street**



#### 4.0 Technical Comments

##### 4.1 Development Engineering Department

See Attachment 'A', memorandum dated September 26<sup>th</sup>, 2018

#### 5.0 Application Chronology

Date of Application Received: September 25<sup>th</sup> 2018  
 Date Public Consultation Completed: November 8<sup>th</sup> 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 September 26<sup>th</sup>, 2018  
 Initial Drawing Package and applicant rationale



---

## CITY OF KELOWNA

# MEMORANDUM

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**Date:** September 26, 2018  
**File No.:** Z18-0106  
**To:** Community Planning (AC)  
**From:** Development Engineering Manager(JK)  
**Subject:** 2627-2643 Gore Street RU6 to RM5

---

Development Engineering has the following 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) Domestic Water and Fire Protection

- a) The development site is presently serviced with a small diameter (19-mm) water services. The developer's consulting mechanical engineer will determine the domestic, fire protection requirements of this proposed development and establish hydrant requirements and service needs. Only one service will be permitted for this development.
- b) It is apparent that the existing 150mm diameter watermain within Gore Street is substandard. The applicant, at their cost, will arrange for upgrading of watermain along the full frontage to Osprey Ave and the installation of one new larger water service.

.2) Sanitary Sewer

- (a) The development site is presently serviced with a 100mm-diameter sanitary sewer service. Only one service will be permitted for this development. The developer's consulting civil engineer will determine sanitary sizing for this development. The applicant, at his cost, will arrange for the removal of the existing service and the installation of a new larger service if required.
- (b) The existing 150mm sanitary main is substandard and must be upgraded to a 200mm main from Osprey Ave including the full frontage of this development.

.3) Storm Drainage

- (a) The developer must engage a consulting civil engineer to provide a storm water management plan for these sites which meets the requirements of the City Subdivision Development and Servicing Bylaw 7900. The storm water management plan must also include provision of lot grading plans, minimum basement elevations (MBE), if applicable, and provision of a storm drainage service and recommendations for onsite drainage containment and disposal systems.

- (b) Only one service will be permitted for this development. The applicant, at their cost, will arrange the installation of one overflow service.

.4) Road Improvements

- (a) Gore Street fronting this development must be upgraded to an urban standard to including barrier curb & gutter, concrete sidewalk, landscaped boulevard and relocation or adjustment of existing utility appurtenances if required to accommodate the upgrading construction.
- (b) The lane fronting this development is constructed to a paved standard, therefore the only upgrade that is required is the pavement widening.

.5) Road Dedication and Subdivision Requirements

By registered plan to provide the following:

- a) Dedicate 0.8m width along the full lane frontage.
- b) Grant statutory rights-of-way if required for utility services
- c) Lot consolidation is required

.6) Electric Power and Telecommunication Services

- 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 this site is located within the South Pandosy urban town centre.
- b) Streetlights must be installed on Gore Street.
- 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).

.7) Engineering

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

.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 Works & Utilities Department. The design drawings must first be "Issued for Construction" by the City Engineer. On examination of design drawings, it may be determined that rights-of-way are required for current or future needs.

.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) Latecomer Protection

Under provisions of Section 990 of the BC Municipal Act, and in conformance with the City of Kelowna Subdivision Development & Servicing Bylaw No. 7900, the owner is eligible to apply for latecomer protection for the following:

- i) Watermain and Sanitary replacement within Gore Street

.11) Survey Monuments and Iron Pins

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

.12) Administration Charge

An administration charge will be assessed for processing of this application, review and approval of engineering designs and construction inspection. The administration charge is calculated as (3.5% of Total Off-Site Construction Cost plus GST).

14) Development Permit and Site Related Issues

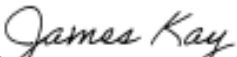
Access and Manoeuvrability

- (i) The access to this site must be from the lane. Access to Gore Street is not permitted as per bylaw.

15. Geotechnical Report

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

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

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



WORMAN  
WORMAN HOMES | WORMAN COMMERCIAL

Sept. 14, 2018

Re: 2627 & 2643 Gore Street  
Development and Variance Rationale Letter

Dear City Staff and Council,

The attached application for the two lots at 2627 & 2643 Gore Street is for a 19 unit, 4 storey apartment building. The development features 2 main floor, 2 bedroom units facing Gore with both external access from the street and internal access. The balance of the units are all accessible from common lobbies and elevator. There is a good mix of 1 & 2 bedroom units all with oversized balconies. Parking for the development is a mix of underbuilding parking (18 stalls) and exterior at grade stalls accessed from the rear lane.

The building using high quality building materials with the bulk of the building being brick. High quality landscape design with stepped planters have been used to soften the building's front on Gore, similar to the way Abbott House has softened their front to Abbott just around the corner.

The future land use designation for this property is MRL so our application features the RM5 zone which is consistent with this designation.

Our proposal meets all the requirements under the RM5 zone except for one sideyard setback. This reduced setback, to the south side of the lot, allows for an extra 2 underground covered parking stalls. The variance is only required to a height of 2 m above grade, which is the same height as a sideyard fence. We felt this minor variance would have no impact on the neighbour to the south (as it is the same height as the fence) and yet provide 2 more covered and hidden parking stalls which would be an overall benefit to the neighbourhood.

Our application maintains our design philosophy of creative solutions to density on small lots. We hope you will see this as an asset to the South Pandosy urban fabric and look forward to the application's approval.

Sincerely,

Shane Worman  
Worman Homes/ Worman Commercial







# REPORT TO COUNCIL



**Date:** December 10, 2018

**RIM No.** 0920-20

**To:** City Manager

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

**Application:** Z18-0034      **Owner:** 0959036 BC Ltd Inc. No. BC0959036

**Address:** 252 Old Vernon Rd      **Applicant:** Kim McKechnie

**Subject:** Rezoning Application

Existing OCP Designation: IND - Industrial

Existing Zone: A1 – Agriculture 1  
A1c – Agriculture 1 with Carriage House

Proposed Zone: I2 – General Industrial

---

## 1.0 Recommendation

THAT Rezoning Application No. Z18-0034 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of a Lot A, District Lot 2, ODYD, Plan EPP75507, located at 252 Old Vernon Road, Kelowna, BC from the A1 – Agriculture 1 and A1c – Agriculture 1 with Carriage House 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.

## 2.0 Purpose

To rezone the subject property from the A1 – Agriculture 1 and A1c – Agriculture 1 with Carriage House zone to the I2 – General Industrial zone to facilitate the development of an industrial building.

## 3.0 Community Planning

Community Planning supports the proposed rezoning as it is consistent with the Official Community Plan Future Land Use of IND – Industrial. The subject properties are currently split zoned and the proposed rezoning to I2 – General Industrial will eliminate the split zone circumstance and provide a consistent zone for the parcel. The I2 zone will allow a number of industrial uses on the property similar to the majority of properties in the immediate area that also utilize the same zone.

## 4.0 Proposal

### 4.1 Background

The subject property had several structures on the property that have been demolished in anticipation of the redevelopment of the property. The proposed rezoning will facilitate the development of a large industrial building. Should Council support the rezoning, the project will require a Staff issued Development Permit for the form and character prior to proceeding to Building Permit. There are no variances being tracked at this time.

### 4.2 Site Context

The subject property is located at the intersection of Acland Road, Rutland Road N, and Old Vernon Road. It is the last remaining undeveloped property in this industrial area. Surrounding land uses include predominantly I2 – General Industrial with some I1 – Business Industrial.



## 5.0 Current Development Policies

### 5.1 Kelowna Official Community Plan (OCP)

**Future Land Use: Industrial (IND).** Light and heavy industrial uses as well as Industrial/Business activities and airport related industrial uses. Industrial/business service refers to uses that provide services and support to industrial and business customers. This designation may also include CD Comprehensive Development zoning that provides for industrial uses.

## 6.0 Application Chronology

Date of Application Received:	March 29, 2018
Date Public Consultation Completed:	September 11, 2018
Date Development Permit Application Received:	August 31, 2018

Report prepared by:	Trisa Atwood, Planner II
Reviewed by:	Terry Barton, Urban Planning Manager
Approved for Inclusion:	Ryan Smith, Community Planning Department Manager

### Attachments:

Attachment "A": Proposed Site Plan

This forms part of application

# Z18-0034

Planner  
Initials

TA

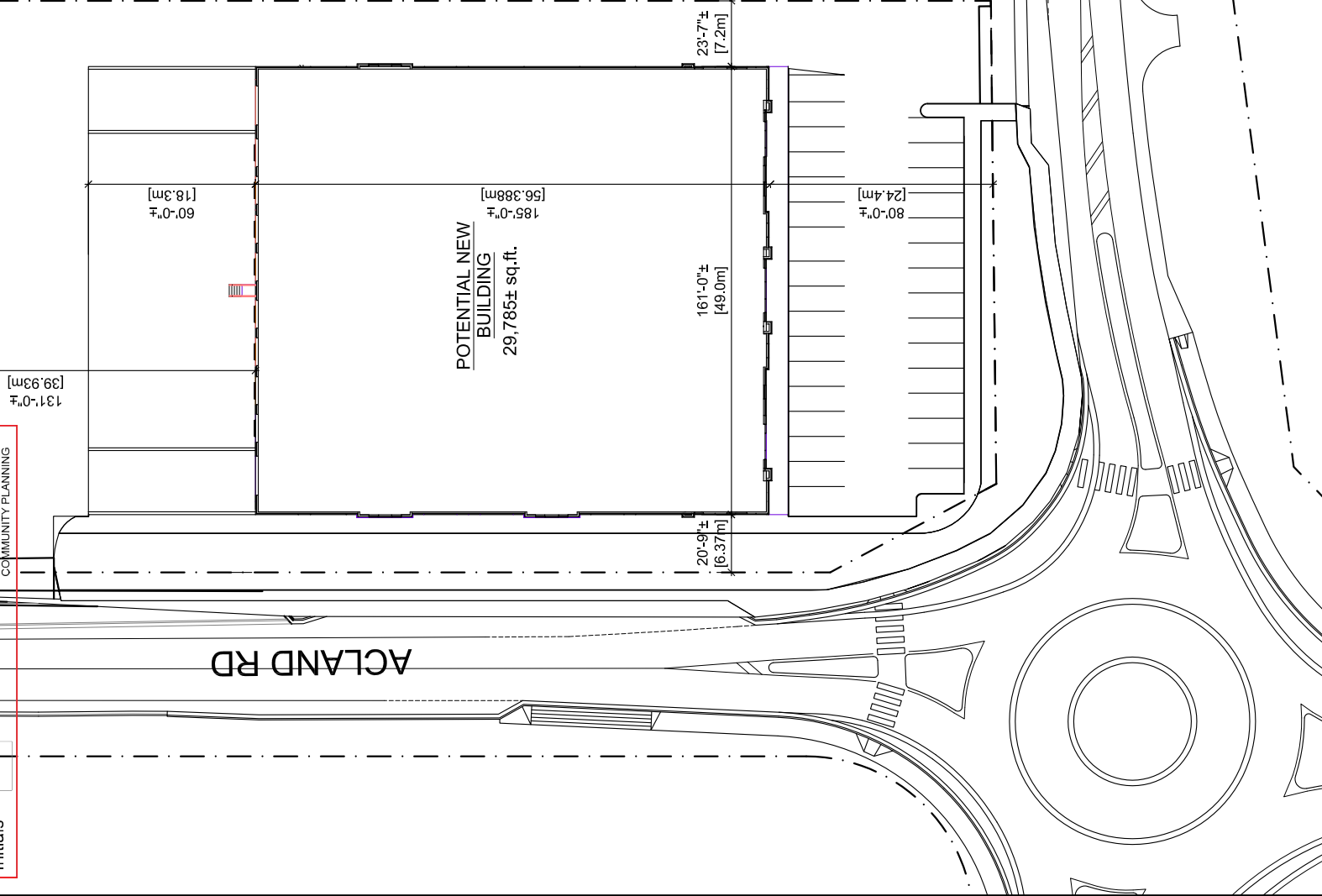


PROJECT DATA

CIVIC ADDRESS: 252 - 278 OLD VERNON ROAD  
LEGAL DESCRIPTION: LOT A, PLAN EPP75507,  
DISTRICT LOT 2, TWP 23, O.D.Y.D.  
PROPOSED ZONING: I2 - GENERAL INDUSTRIAL  
SITE AREA: 80,490 SQ.FT. (7,478 SQ.M.)

ZONING BYLAW REQUIREMENTS

	PERMITTED	PROPOSED
LOT WIDTH	40.0m	62.6m
LOT DEPTH	35.0m	123m
LOT AREA	4,000 sq.m.	7,478 sq.m.
FLOOR AREA RATIO (FAR)	1.5	.37
SITE COVERAGE	60% (13,835 sq.m.)	40%
HEIGHT (m)	14.0m	11.0m / 1 STOREY
SETBACKS (m)		
FRONT (OLD VERNON ROAD)	7.5m	26.2m
SIDE (FLANKING-EAST)	6.0m	7.3m
SIDE (WEST)	0.0m	6.1m
REAR (NORTH)	0.0m	39.9m
PARKING		
GENERAL INDUSTRIAL (1,217 sq.m. x 2.0/100 sq.m. GFA)	24 STALLS	
WAREHOUSING (1,550 sq.m. x 0.5/100 sq.m. GFA)	8 STALLS	
	32 STALLS	32 STALLS



**CALLAHAN**  
**PROPERTY GROUP**

218 - 1626 Richter Street, Kelowna, B.C. V1Y 2M3  
Ph: (250) 717-3000 Fax: (250) 717-3400  
Website: www.callahanpg.ca

PROJECT FOR:  
**ACLAND & OLD VERNON RD  
KELOWNA, B.C.**

DRAWING:  
**SITE PLAN  
80,490± SQ.FT.**

DRAWN BY: JL  
CHECKED BY:  
DATE: 16-03-2018  
SCALE: NTS  
PROJECT NO.:  
DRAWING NO.:  
ACAD DWG NAME:  
**1 OF 1**

# REPORT TO COUNCIL



**Date:** December 10, 2018

**RIM No.** 1250-30

**To:** City Manager

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

**Application:** Z18-0097 **Owner:** Parminder Singh Kindhra and Sheetu Kindhra

**Address:** 1354 Rutland Road North **Applicant:** Urban Options Planning and Permits

**Subject:** Rezoning Application

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

Existing Zone: RU1 – Large Lot Housing

Proposed Zone: RM3 – Low Density Multiple Housing

---

## 1.0 Recommendation

THAT Rezoning Application No. Z18-0097 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 1 Section 35 Township 26 Osoyoos Division Yale District Plan 14,663, located at 1354 Rutland Road North, Kelowna, BC from the RU1 – Large Lot 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 December 10, 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 from the RU1 – Large Lot Housing zone to the RM3 – Low Density Multiple Housing zone, to facilitate the development of multiple dwelling housing.



### 3.0 Community Planning

Community Planning Staff support the rezoning application from the RU1 – Large Lot Housing zone to the RM3 – Low Density Multiple Housing zone. The proposed RM3 zone is consistent with the OCP Future Land Use Designation for the property of MRL - Multiple Unit Residential (Low Density). The proposed development is also consistent with a number of OCP urban infill policies including the inclusion of a variety of housing unit types and sizes.

Staff are currently tracking two variances on the development, for the rear yard setback and the south side yard setback. Should Council support this rezoning, Staff will bring forward a Development Permit and Development Variance Permit for Council consideration.

### 4.0 Proposal

#### 4.1 Project Description

The application is to rezone the subject property from the RU1 – Large Lot Housing zone to the RM3 – Low Density Multiple Housing zone to allow for the multiple dwelling development in the form of row housing.

The proposed development features 19 row housing units, in four separate buildings, accessed through one central internal drive aisle. Should the rezoning be supported by Council, Staff will bring forward a Development Permit and a Development Variance Permit for Council consideration, prior to any building permits being issued.

#### 4.2 Site Context

The subject property is located on the west side of Rutland Road North, between McCurdy Road and Fitzpatrick Road. It is within the Permanent Growth Boundary and the City's Rutland OCP Sector.

**Subject Property Map: 1354 Rutland Road North**



**5.0 Technical Comments**

**5.1 Development Engineering Department**

See Schedule "A" – City of Kelowna Memorandum

**6.0 Application Chronology**

Date of Application Received: August 29, 2018

Date Public Consultation Completed: November 19, 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

## CITY OF KELOWNA

# MEMORANDUM

**Date:** September 06, 2018  
**File No.:** Z18-0097  
**To:** Urban Planning Management (KB)  
**From:** Development Engineering Manager (JK)  
**Subject:** 1354 Rutland Rd N RU1 to RM3

The Development Engineering Department has the following comments and requirements associated with this rezoning application to rezone the subject properties from RU1 – Large Lot Housing to RM3 – Low Density Multiple Housing. 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 Black Mountain Irrigation District (BMID). The developer is required to make satisfactory arrangements with the 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 BMID.
- b) The developer must obtain the necessary permits and have all existing utility services disconnected prior to removing or demolishing the existing structures.

### 2. Sanitary Sewer

- a) 1354 Rutland Rd N is currently serviced with 100mm sanitary services. 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 if necessary. Any service improvement and decommissioning works may be included in an offsite servicing design package submission including an estimate for bonding purposes.
- b) 1354 Rutland Rd N is currently within Sanitary Sewer Specified Area # 20. The developer will be responsible to cash commute, pay in full, the specified area charges for this development. The charge is currently set at \$1,786.52 per Single Family Equivalent (SFE). The calculation of this fee is as follows: (19 units x 0.7 SFE/unit) – 1 SFE (credit for original property) X \$1,786.52 = \$21,974.20

### 3. Storm Drainage



The developer must engage a consulting civil engineer to provide a storm water management plan for the site, which meets the requirements of the Subdivision, Development and Servicing Bylaw No. 7900. 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. Only one service will be permitted for this development. The applicant, at his cost, will arrange the installation of one overflow service if required.

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

- a) Rutland Road North is identified in the OCP Transportation Servicing Plan as a 4-lane arterial with an active transportation component. Road Cross section SS-R11 is to be used.
- b) The applicant must have a civil engineering consultant submit a design for roadway improvements along the entire frontage of the subject properties. This will include curb and gutter, sidewalk, street lighting, landscaped boulevard, storm drainage system, pavement removal and replacement 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.
- c) This development application will be limited to one, maximum 6m wide, access to Rutland Rd N..

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

- a) Provide 5m of road dedication along Rutland Road N.
- b) Grant statutory rights-of-way if required for utility services.

#### **6. 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.

#### **7. Design and Construction**

- a) Design, construction supervision and inspection of all off-site civil works and site servicing must be performed by a Consulting Civil Engineer and all such work is subject to the approval of the City Engineer. Drawings must conform to City standards and requirements.
- b) Engineering drawing submissions are to be in accordance with the City's "Engineering Drawing Submission Requirements" Policy. Please note the number of sets and drawings required for submissions.
- 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.

## 8. **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.

## 9. **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 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.

## 10. **Geotechnical Report**

- a) Provide a comprehensive 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 development.**
- Overall site suitability for development.
  - Presence of ground water and/or springs.
  - Presence of fill areas.
  - Presence of swelling clays.
  - Presence of sulphates.
  - Potential site erosion.
  - Provide specific requirements for footings and foundation construction.
  - Provide specific construction design sections for roads and utilities over and above the City's current construction standards

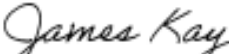
## 11. **Development Permit and Site Related Issues**

### Access and Manoeuvrability

- (i) Ensure acceptable turning movements onsite for MSU design vehicle.
- (ii) Any bicycle racks included with this development shall be onsite.

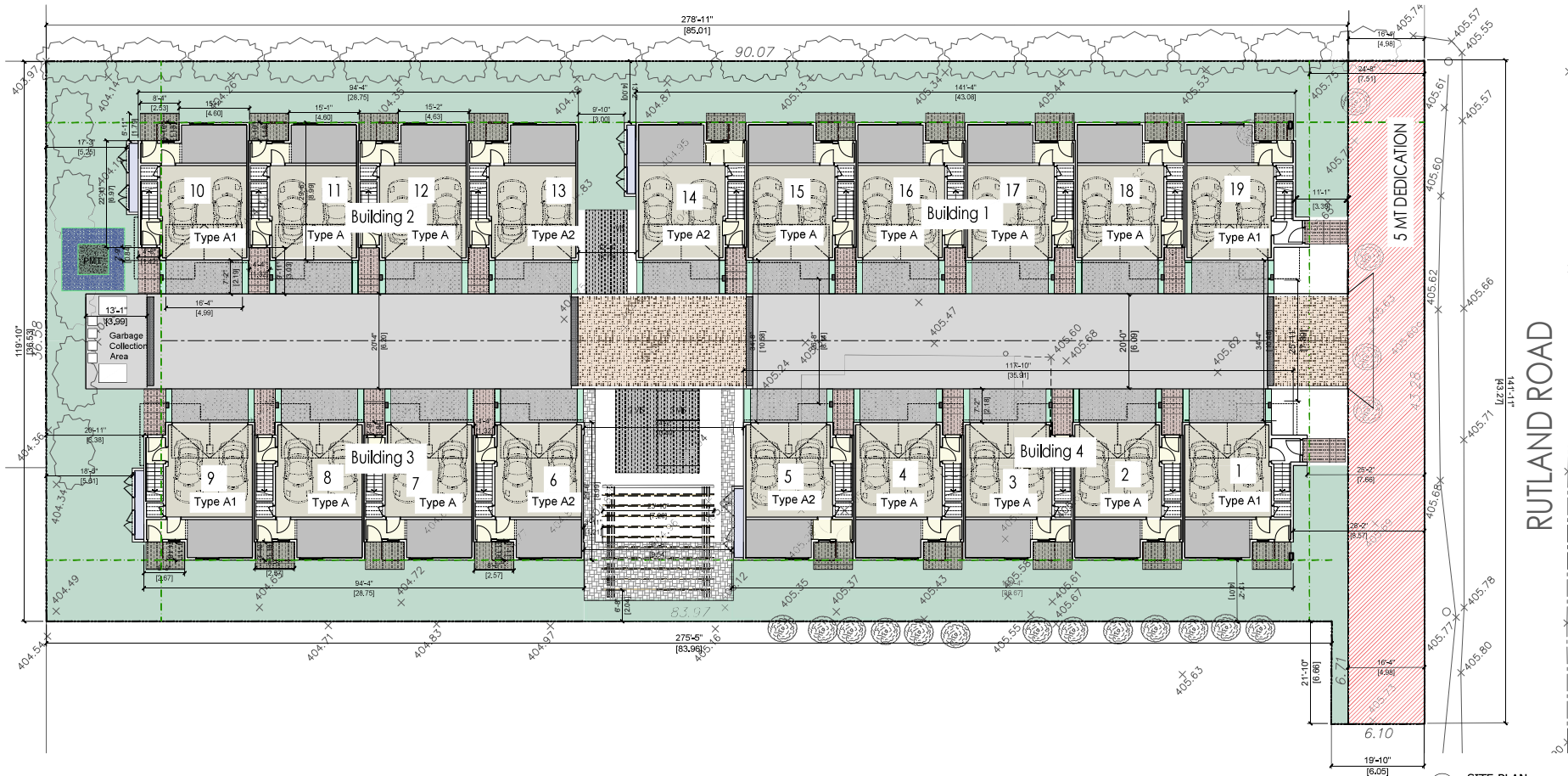
**12. Charges and Fees**

- a) Development Cost Charges (DCC's) are payable.
- b) Fees per the "Development Application Fees Bylaw" include:
  - i) Engineering and Inspection Fee: 3.5% of construction value (plus GST).
  - ii) Bike lane painting by Third Party Work order through City Yards.
- c) Spec Area fees: **\$21,974.20**

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

agm





UNIT TYPE	AREA				NOS.	BEDROOMS	TOTAL FAR
	LVL 1	LVL 2	LVL 3	TOTAL			
TYPE 'A'	246.00 Sq. Ft.	628.00 Sq. Ft.	624.00 Sq. Ft.	1,498.00 Sq. Ft.	11	3	16,478.00 Sq. Ft.
TYPE 'A1, A2'	246.00 Sq. Ft.	628.00 Sq. Ft.	624.00 Sq. Ft.	1,498.00 Sq. Ft.	8	3	11,984.00 Sq. Ft.
					19		28,462.00 Sq. Ft.
SITE AREA	35,710.00 Sq. Ft. NET SITE AREA		33,377.00 Sq. Ft.				

1 SITE PLAN

Scale: 3/32" = 1'

FLAT

ARCHITECTURE

Unit 405-6321 King George Blvd  
Surrey BC, V3R 1G1  
www.flatarchitecture.ca  
contact@flatarchitecture.ca  
Ph: 604-503-4484

PROJECT INFO:

19 Townhouse Development  
at 1354 Rutland Road N, Kelowna

OWNER:

Parminder Kindhra

DATE

22-May-18

DESIGNED BY

R.W

SCALE

3/32"=1'

PROJECT NO.

18-219

REV	DESCRIPTION	BY	DATE

Site Plan

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# REPORT TO COUNCIL



**Date:** December 10, 2018

**RIM No.** 1250-30

**To:** City Manager

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

**Application:** Z18-0068

**Owner:** Miles & Lisa Laing

**Address:** 786 Coopland Crescent

**Applicant:** Miles & Lisa Laing

**Subject:** Rezoning Application

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

**Existing Zone:** RU6 – Two Dwelling Housing

**Proposed Zone:** RM1 – Four Dwelling Housing

---

## 1.0 Recommendation

THAT Rezoning Application No. Z18-0068 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 29 District Lot 135 ODYD Plan 22856, located at 786 Coopland Crescent, Kelowna, BC from the RU6 – Two Dwelling Housing zone to the RM1 – Four Dwelling Housing, be considered by Council;

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

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Attachment "A" attached to the Report from the Community Planning Department dated January 7, 2019;

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

## 2.0 Purpose

To consider rezoning the subject property from the RU6 – Two Dwelling Housing zone to the RM1 – Four Dwelling Housing zone to facilitate the development of four dwelling housing.

## 3.0 Community Planning

Community Planning Staff are supportive of the proposed rezoning application to facilitate the development of four dwelling units on the existing parcel. The proposed development is located within the Permanent Growth Boundary and is within the South Pandosy Urban Centre. The property is in proximity of many nearby amenities including the South Pandosy shops, restaurants, parks and recreational opportunities in the immediate area.

#### 4.0 Proposal

##### 4.1 Project Description

The proposal includes two dwelling units within the street facing existing house, and would see a second building constructed at the rear of the parcel. The new building would contain one parking stall along with two dwelling units and three additional parking stalls provided at-grade with access from the rear lane.

Should Council support the rezoning, the Development Permit and associated variances would come before Council for consideration. The variances would include: site access, the consideration of Cash In Lieu Parking or reduction of parking spaces provided. Staff continue to work with the applicant and will address these concerns in greater detail with Council's consideration of the Development Permit and variances.

##### 4.2 Site Context

**Subject Property Map:** 786 Coopland Crescent



#### 5.0 Technical Comments

##### 5.1 Development Engineering Department

- Refer to Attachment 'A' dated June 19, 2018.

#### 6.0 Application Chronology

Date of Application Received:	June 11, 2018
Date of Amended Application Received:	November 20, 2018
Date Public Consultation Completed:	November 23, 2018

<b>Report prepared by:</b>	Lydia Korolchuk, Planner
<b>Reviewed by:</b>	Dean Strachan, Suburban and Rural Planning Manager
<b>Approved for Inclusion:</b>	Ryan Smith, Community Planning Department Manager

##### Attachments:

Attachment A: Development Engineering Memorandum  
Attachment B: Site Plan



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

**ATTACHMENT**

**A**

This forms part of application  
# **Z18-0068**

Planner  
Initials

LK



**Date:** June 19, 2018  
**File No.:** Z18-0068  
**To:** Community Planning (LK)  
**From:** Development Engineering Manager (JK)  
**Subject:** 786 Coopland Cr

RU6 to RM1

---

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**

The subject property is currently serviced with a 19mm water service. Only one service will be permitted for this development. The applicant will arrange for the disconnection of existing service and the installation of a new service. The disconnection of the existing small diameter water services and the tie-in of a larger new service can be provided by City forces at the developer's expense. One metered water service will supply the development. The applicant will be required to sign a Third Party Work Order for the cost of the water service upgrades. For estimate inquiry's please contact Jason Angus, by email [jangus@kelowna.ca](mailto: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](mailto:jangus@kelowna.ca) or phone, 250-469-8783.

**3. Road Improvements**

Coopland Cr. must be upgraded to an urban standard along the full frontage of this proposed development, including curb and gutter, sidewalk, drainage system including catch basins, manholes and pavement removal and replacement, street lighting and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction.

A one-time cash payment in lieu of construction must be collected from the applicant for future construction by the City. The cash-in-lieu amount is determined to be **\$22,030.30** not including utility service cost.

**4. Subdivision**

- (a) Grant Statutory Rights of Way if required for utility services.

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

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

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

Access is permitted from the lane only.

**6. Electric Power and Telecommunication Services**

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

**7. Bonding and Levy Summary**

(a) Levies

1. Coopland Cr. & Laneway improvements	<b>\$22,030.30</b>
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(b) Bonding

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

JA

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**CITY OF KELOWNA**

**MEMORANDUM**

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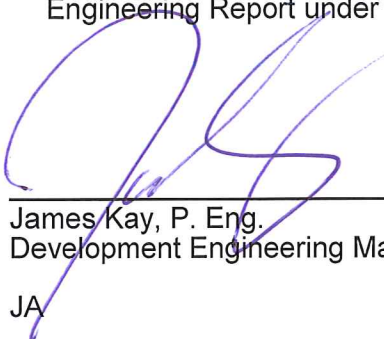
**Date:** June 19, 2018  
**File No.:** DP18-0126  
**To:** Community Planning (LK)  
**From:** Development Engineering Manager (JK)  
**Subject:** 786 Coopland Cr.

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

1. **General.**

- a) All the offsite infrastructure and services upgrades are addressed in the Rezoning Engineering Report under file Z18-0068.



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James Kay, P. Eng.  
Development Engineering Manager  
JA



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

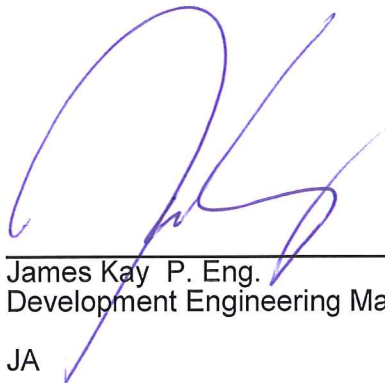
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**Date:** June 19, 2018  
**File No.:** DVP18-0127  
**To:** Community Planning (LK)  
**From:** Development Engineering Manager (JK)  
**Subject:** 786 Coopland Cr.

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The Development Engineering Department comments and requirements regarding this application for the form and character of a four dwelling housing with variances to the east & west side setbacks of the existing dwelling and to reduce the parking requirement from 6 stalls required to 5 stalls proposed are as follows:

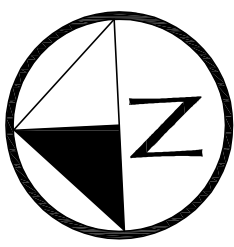
1. This application does not compromise any City of Kelowna municipal infrastructure.



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James Kay P. Eng.  
Development Engineering Manager

JA



LEDGEND

Lot Boundary Lines

Site Easements

ASSEMBLIES

Zoning: RM1

Site Details

Lot Area: 566.7m<sup>2</sup> / 6100sq/ft

Lot Width: 15.24m / 50ft

Lot Depth: 37.2m / 122 ft

Floor Area Ratio: 0.6

Total Floor Area: 340m<sup>2</sup> / 3660sq/ft

Existing Principle Dwelling Details

Total Floor Area: 193.2m<sup>2</sup>/ 2080sq/ft

Storage Allocation: 17.3m<sup>2</sup> / 186sq/ft

Height (to midpoint of roof) 7.25m / 23'-9½"

Total Floor Area Allowance (Minus

Existing Principle Dwelling: 164m<sup>2</sup> / 1766sq/ft

Secondary Dwelling

Main Floor Area: 70.3m<sup>2</sup> / 736.4sq/ft

Second Floor Area: 93m<sup>2</sup> / 1000.6sq/ft

Proposed Total Floor Area: 163.3m<sup>2</sup> / 1737sq/ft

Total Height: 8.1m / 26'-7½"

Setbacks

Front(north): 21.4m / 70'-3¾"

Side (east): 2.5m / 8'-2¾"

Rear (south): 6.0m / 19'-8¼"

Side (west): 2.5m / 8'-2¾"

Distance between Principle Dwelling: 3.8m / 12'-6¼"

Private Open Spaces

4No. 25m<sup>2</sup> / 269sq/ft Areas adjacent to dwelling entrances

Site Coverage (%)

Total Site Coverage Allowance (50%): 283.3m<sup>2</sup> / 3050sq/ft

Total Building Coverage Allowance (40%) 226.7m<sup>2</sup> / 2440sq/ft

Principle Dwelling Footprint: 96.6m<sup>2</sup> / 1040sq/ft

Existing Covered Deck: 9.6m<sup>2</sup> / 103.3sq/ft

Secondary Dwelling Footprint: 94m<sup>2</sup> / 1012sq/ft

Total Proposed Building Coverage: (35.3%) 200.2m<sup>2</sup> /2155sq/ft

1# Full size parking spaces: 15m<sup>2</sup> / 161.5sq/ft

2# Med. size parking spaces: 22m<sup>2</sup> / 236.8sq/ft

Rear driveway / setback: 10.65m<sup>2</sup>/ 114.6sq/ft

1 # Full size parking space on existing driveway: 30.7m<sup>2</sup>/ 330.5sq/ft

Total Proposed Site Coverage: (49.1%) 278.5m<sup>2</sup> / 2997.7sq/ft

Parking Stalls Allocation	Min.	Provided
Principle Dwelling :	2	1
Basement Suite:	1	1
Secondary Dwelling:	2	2
Secondary Dwelling Studio:	1	1
Total No. Parking Stalls:	6	5

REV	COMMENTS	DATE	BY
1			

PROJECT

786 Coopland Crescent

Plan 22856 Lot 29

Kelowna

British Columbia

TITLE

PROPOSED SECONDARY SITE PLAN

SCALE

DATE

3/16" = 1'-0"

MAR 2018

DRAWING NO.

REV

2.01 /

782

Lot 28

786

Lot 29

790

Lot 30

1 Site Plan

2.01 3/16" = 1'-0"

LANDSCAPING KEY

- Existing Property

- Concrete or asphalt pavement / driveway / smooth paving stones

- Crush aggregate

- Turf

AREAS KEY

- Building Area

- Parking Area

LANEWAY

COOPLAND CRESENT