

City of Kelowna Public Hearing AGENDA



Tuesday, January 29, 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 16, 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

- 3.1 Drummond Court & Barnaby Road - LUCT18-0002 (BL11718) & Z18-0089 (BL11719) - Various Owners** 4 - 11

To consider an application to rezone the subject properties as identified in Schedule "B", and proceed with the early termination of Land Use Contract LUC76-1041 to rezone the properties within the Drummond Court and Burnaby Road neighbourhood of Kelowna to the RU1 – Large Lot Housing zone.

- 3.2 Coronation Aveune 1028, 1036,1044 - Z17-0117 (BL11731) - 1136605 BC Ltd., Inc No. BC1136605** 12 - 23

To rezone the subject properties from the RU6 – Two Dwelling Housing zone to the RM5 – Medium Density Multiple Housing zone to facilitate the development of multiple dwelling housing.

- 3.3 Taylor Crescent 2414 - Z18-0100 (BL11735) - Mark E. A. Danielson and Erin A. Cram** 24 - 28

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.

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 representation (ask three times). Unless Council directs that the Public Hearing on the bylaw in question be held open, the Chair shall state to the gallery that the Public Hearing on the Bylaw is closed.

Note: Any applicant or member of the public may use visual aids (e.g. photographs, sketches, slideshows, etc.) to assist in their presentation or questions. The computer and ELMO document camera at the public podium are available. Please ask staff for assistance prior to your item if required.

REPORT TO COUNCIL



Date: January 14, 2019

RIM No. 1250-40

To: City Manager

From: Community Planning Department (TH & JR)

Application: LUCT18-0002 / Z18-0089 **Owner:** Multiple Properties

Address: Multiple Addresses **Applicant:** The City of Kelowna

Affected Streets: Drummond Court and Barnaby Road

Subject: Land Use Contract Termination (LUC76-1041) and Rezoning Application

Existing OCP Designation: S2RES – Single / Two Unit Residential

Existing Zone: RR3 – Rural Residential 3

Proposed Zone: RU1 – Large Lot Housing

1.0 Recommendation

WHEREAS the BC Provincial Government has mandated that all Land Use Contracts under the jurisdiction of a local government and in the Province of British Columbia be terminated by 2024;

AND WHEREAS the BC Provincial Government has provided a legislated process for the early termination of land use contract when the local government has adopted a zoning bylaw that will apply to the land at the time the termination bylaw comes into force;

THEREFORE, BE IT RESOLVED THAT as the underlying RR3 – Rural Residential 3 zone for the subject properties under the Land Use Contract LUC76-1041 outlined in 'Schedule A' does not meet the land use requirements under City of Kelowna Zoning Bylaw No. 8000;

THAT Application No. LUCT18-0002 to terminate LUC76-1041 from the properties identified in 'Schedule A' located on Drummond Court and Barnaby Road, Kelowna, BC, be considered by Council;

AND THAT Rezoning Application No. Z18-0089 to amend the City of Kelowna Bylaw No. 8000 by changing the zoning classification for properties identified in 'Schedule B', located on Drummond Court and Barnaby Road Kelowna, BC from the RR3 – Rural Residential 3 zone to RU1 – Large Lot Housing zone be considered by Council;

AND THAT the Land Use Contract Termination Bylaw and Rezone Bylaw be forwarded to a Public Hearing for further consideration.

2.0 Purpose

To consider an application to rezone the subject properties as identified in Schedule "B", and proceed with the early termination of Land Use Contract LUC76-1041 to rezone the properties within the Drummond Court and Burnaby Road neighbourhood of Kelowna to the RU1 – Large Lot Housing zone.

3.0 Community Planning

Community Planning Staff is proposing terminating a Land Use Contract that applies to 21 subject parcels within the South Okanagan Mission Sector. A separate application, LUC18-0003, was made to the City to have the LUC discharged from 649 Drummond Court. As outlined in the City's Strategy for Elimination of Remaining Land Use Contracts (Council Policy #282), if an application is made to request a Land Use Contract Discharge from a specific property, Staff will use the opportunity to bring forth the accompanying Land Use Contract Termination Report when the land use contract applies to additional properties.

The 21 subject parcels are located on Drummond Court and Barnaby Road. The LUC currently restricts the use to one single family dwelling. The underlying zoning (RR3 – Rural Residential 3) does not fit with the established neighbourhood and is not an appropriate zone for the existing land use. Staff are recommending that properties be rezoned to RU1 – Large Lot Housing. The Land Use Contract uses and regulations fit within the RU1 zone however, the new zones do permit more uses (e.g. secondary suite).

4.0 Proposal

4.1 Background

Land Use Contracts were a tool regularly used in the 1970's before it was eliminated on November 15th 1978. The purpose of the tool was to allow local governments to arrive at agreements with specific developers to grant development rights over and above what was allowed under current zoning. This was typically done in exchange for commitments by developers to help finance the infrastructure costs of development.

Issues have arisen, specifically with the continued application of land use contracts as they supersede any subsequent bylaw dealing with land use and development including: Zoning Bylaws, Development Cost Charge Bylaws, and Development Permits. The Local Government Act was amended in 2014 stating all land use contracts in the province will be terminated as of June 30th 2024. Land use contracts will remain in force until that date unless terminated early by the municipality. By June 20th 2022, local governments must have appropriate zoning regulations in place to replace land use contracts upon their termination. However, LUC terminations (unlike LUC discharges) do not apply when Council adopts the bylaw. Terminations require a one-year grace period as outlined by the Local Government Act.

4.2 Notification

Local governments must provide notice to each owner that the termination of land use contract is occurring and must provide notice of what the new zoning regulations apply to the land. The municipality must send additional letters after the one-year grace period is complete informing the property owners of which land use regulations apply to their properties. On August 13, 2018, Staff sent the information letter to all property owners named in Schedule 'A' and 'B', attached to this report.

Staff are recommending Council Notification Policy #367 including early notification and development signage be waived for all Land Use Contract terminations. Public consultation in this case is not recommended as the notification policy is a City initiative. Staff are suggesting the standard development notification, as outlined above, be sent to properties affected by the LUC under consideration for termination.

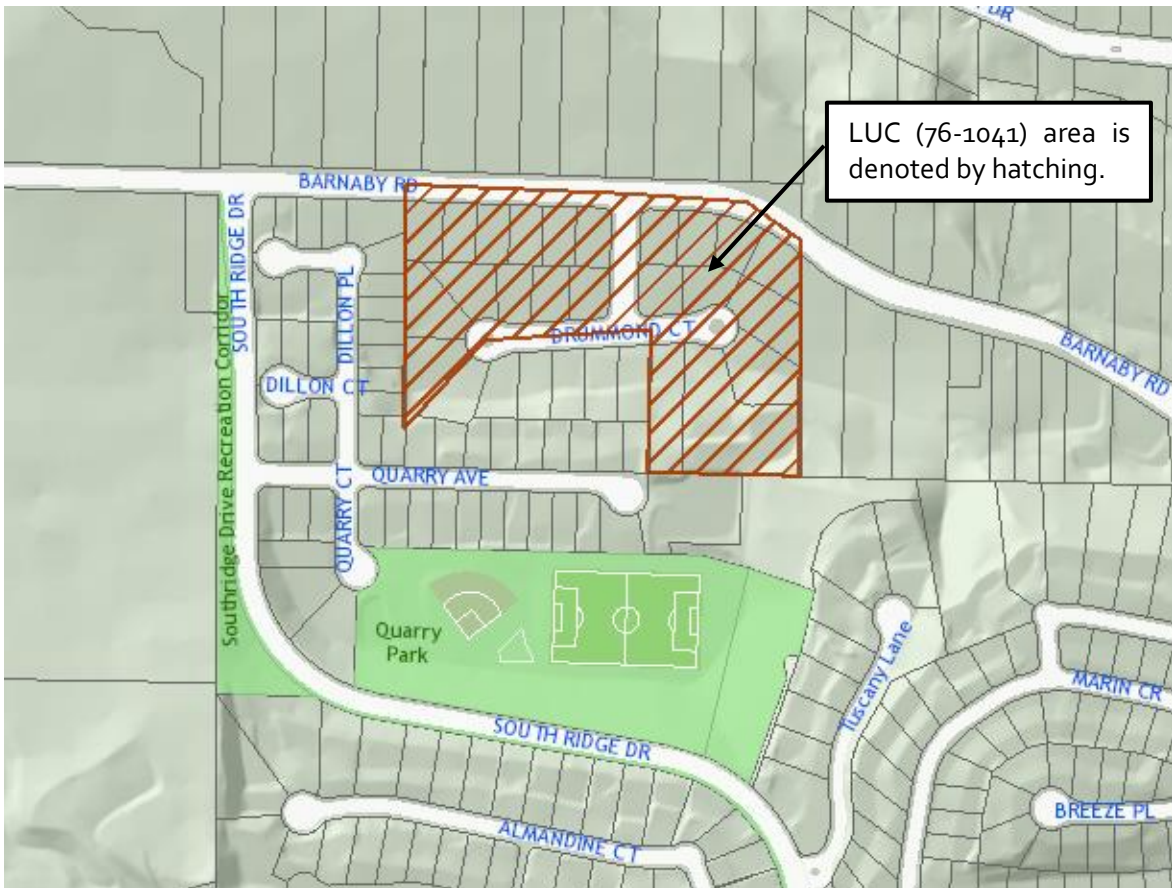
4.3 Site Context

The subject properties have a total area of 33,766 m² and are located in the Upper Mission. The properties are designated S₂RES – Single / Two Unit Residential and the surrounding area is single family residential and park space.

Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RR ₁ – Rural Residential 1	Residential Subdivision
East	RR ₂ – Rural Residential 2	Residential Subdivision
South	RU ₁ – Large Lot Housing P ₃ – Parks and Open Space	Residential Subdivision Park Land
West	RU ₁ – Large Lot Housing RU ₂ – Medium Lot Housing	Residential Subdivision

Subject Property Map: Drummond Court and Barnaby Road



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

5.2 Council Policy No. 282 – Strategy for Elimination of Remaining Land Use Contracts

Council Policy No. 282.² Includes the following statement:

That the City of Kelowna initiate proceedings to discharge the contacts subject to consultation with affected owners of the land and subject to prior approval by council with regard to affected contracts

6.0 Technical Comments

6.1 Building & Permitting Department

- No comment

6.2 Development Engineering Department

- See Attachment A

6.3 Fire Department

- No objections to zoning

7.0 Application Chronology

N/A

Prepared by: Jenna Ratzlaff, Planner / Tracey Hillis, Planner

Reviewed by: Terry Barton, Urban Planning Manager

Reviewed by: Ryan Smith, Community Planning Department Manager

Attachments:

Attachment 'A' Development Engineering Memo

Schedule 'A' LUC Termination Properties

Schedule 'B' Properties to be Rezoned

Schedule 'C' Letter to Property Owners Proposed Termination of Land Use Contract (LUCT18-0002) and Rezoning (Z18-0089)

CITY OF KELOWNA
MEMORANDUM

Date: June 14, 2018
File No.: LUCT18-0002

To: Land Use Management Department (TH)

From: Development Engineering Manager

Subject: Drummond Court Barnaby Road LUC Termination

Development Engineering Services have the following requirements associated with application to terminate Land Use Contract to RU1 – Large Lot Housing

The discharge of Land Use Contract 76-1041 for the remaining 21 properties does not compromise the Development Services Branch.



James Kay, P. Eng.
Development Engineering Manager
JF

ATTACHMENT A

This forms part of application

LUCT18-0002
Z18-0089

Planner
Initials

TH

City of
Kelowna
COMMUNITY PLANNING



Schedule A: LUC76-1041

No.	Legal Description	Address	Parcel Identifier Number	Land Use Contract	Underlying Zone
1	Lot 1 Distirct Lot 357 & 358 ODYD Plan KAP31179	631 Barnaby Rd	003-777-073	LUC76-1041	RR3 - Rural Residential 3 zone
2	Lot 2 Distirct Lot 357 & 358 ODYD Plan KAP31179	637 Barnaby Rd	003-777-081	LUC76-1041	RR3 - Rural Residential 3 zone
3	Lot 3 Distirct Lot 357 & 358 ODYD Plan KAP31179	645 Barnaby Rd	003-777-090	LUC76-1041	RR3 - Rural Residential 3 zone
4	Lot 4 Distirct Lot 357 & 358 ODYD Plan KAP31179	655 Barnaby Rd	003-777-103	LUC76-1041	RR3 - Rural Residential 3 zone
5	Lot 5 Distirct Lot 357 & 358 ODYD Plan KAP31179	665 Barnaby Rd	001-590-804	LUC76-1041	RR3 - Rural Residential 3 zone
6	Lot 6 Distirct Lot 357 & 358 ODYD Plan KAP31179	620 Barnaby Rd	003-777-111	LUC76-1041	RR3 - Rural Residential 3 zone
7	Lot 7 Distirct Lot 357 & 358 ODYD Plan KAP31179	621 Barnaby Rd	003-777-138	LUC76-1041	RR3 - Rural Residential 3 zone
8	Lot 8 Distirct Lot 357 & 358 ODYD Plan KAP31179	687 Barnaby Rd	003-777-146	LUC76-1041	RR3 - Rural Residential 3 zone
9	Lot 9 Distirct Lot 357 & 358 ODYD Plan KAP31179	691 Barnaby Rd	003-677-869	LUC76-1041	RR3 - Rural Residential 3 zone
10	Lot 10 Distirct Lot 357 & 358 ODYD Plan KAP31179	697 Barnaby Rd	003-777-154	LUC76-1041	RR3 - Rural Residential 3 zone
11	Lot 11 Distirct Lot 357 & 358 ODYD Plan KAP31179	636 Drummond Crt	002-614-952	LUC76-1041	RR3 - Rural Residential 3 zone
12	Lot 12 Distirct Lot 357 & 358 ODYD Plan KAP31179	632 Drummond Crt	003-777-171	LUC76-1041	RR3 - Rural Residential 3 zone
13	Lot 13 Distirct Lot 357 & 358 ODYD Plan KAP31179	628 Drummond Crt	003-777-197	LUC76-1041	RR3 - Rural Residential 3 zone
14	Lot 14 Distirct Lot 357 & 358 ODYD Plan KAP31179	646 Drummond Crt	003-777-201	LUC76-1041	RR3 - Rural Residential 3 zone
15	Lot 15 Distirct Lot 357 & 358 ODYD Plan KAP31179	692 Drummond Crt	003-777-219	LUC76-1041	RR3 - Rural Residential 3 zone
16	Lot 16 Distirct Lot 357 & 358 ODYD Plan KAP31179	688 Drummond Crt	003-777-227	LUC76-1041	RR3 - Rural Residential 3 zone
17	Lot 17 Distirct Lot 357 & 358 ODYD Plan KAP31179	684 Drummond Crt	002-761-939	LUC76-1041	RR3 - Rural Residential 3 zone
18	Lot 18 Distirct Lot 357 & 358 ODYD Plan KAP31179	680 Drummond Crt	001-541-757	LUC76-1041	RR3 - Rural Residential 3 zone
19	Lot 19 Distirct Lot 357 & 358 ODYD Plan KAP31179	677 Drummond Crt	003-777-260	LUC76-1041	RR3 - Rural Residential 3 zone
20	Lot 1 Distirct Lot 357 ODYD Plan KAP57673	641 Drummond Crt	023-544-104	LUC76-1041	RR3 - Rural Residential 3 zone
21	Lot 2 Distirct Lot 357 ODYD Plan KAP57673	636 Drummond Crt	023-544-112	LUC76-1041	RR3 - Rural Residential 3 zone

SCHEDULE A

This forms part of application

LUCT18-0002
Z18-0089

Planner
Initials

TH



**City of
Kelowna**
COMMUNITY PLANNING

Schedule B: LUC76-1041

No.	Legal Description	Address	Parcel Identifier Number	Land Use Contract	Underlying Zone	Proposed Zone
1	Lot 1 Distirct Lot 357 & 358 ODYD Plan KAP31179	631 Barnaby Rd	003-777-073	LUC76-1041	RR3 - Rural Residential 3 zone	RU1 – Large Lot Housing zone
2	Lot 2 Distirct Lot 357 & 358 ODYD Plan KAP31179	637 Barnaby Rd	003-777-081	LUC76-1041	RR3 - Rural Residential 3 zone	RU1 – Large Lot Housing zone
3	Lot 3 Distirct Lot 357 & 358 ODYD Plan KAP31179	645 Barnaby Rd	003-777-090	LUC76-1041	RR3 - Rural Residential 3 zone	RU1 – Large Lot Housing zone
4	Lot 4 Distirct Lot 357 & 358 ODYD Plan KAP31179	655 Barnaby Rd	003-777-103	LUC76-1041	RR3 - Rural Residential 3 zone	RU1 – Large Lot Housing zone
5	Lot 5 Distirct Lot 357 & 358 ODYD Plan KAP31179	665 Barnaby Rd	001-590-804	LUC76-1041	RR3 - Rural Residential 3 zone	RU1 – Large Lot Housing zone
6	Lot 6 Distirct Lot 357 & 358 ODYD Plan KAP31179	620 Barnaby Rd	003-777-111	LUC76-1041	RR3 - Rural Residential 3 zone	RU1 – Large Lot Housing zone
7	Lot 7 Distirct Lot 357 & 358 ODYD Plan KAP31179	621 Barnaby Rd	003-777-138	LUC76-1041	RR3 - Rural Residential 3 zone	RU1 – Large Lot Housing zone
8	Lot 8 Distirct Lot 357 & 358 ODYD Plan KAP31179	687 Barnaby Rd	003-777-146	LUC76-1041	RR3 - Rural Residential 3 zone	RU1 – Large Lot Housing zone
9	Lot 9 Distirct Lot 357 & 358 ODYD Plan KAP31179	691 Barnaby Rd	003-677-869	LUC76-1041	RR3 - Rural Residential 3 zone	RU1 – Large Lot Housing zone
10	Lot 10 Distirct Lot 357 & 358 ODYD Plan KAP31179	697 Barnaby Rd	003-777-154	LUC76-1041	RR3 - Rural Residential 3 zone	RU1 – Large Lot Housing zone
11	Lot 11 Distirct Lot 357 & 358 ODYD Plan KAP31179	636 Drummond Crt	002-614-952	LUC76-1041	RR3 - Rural Residential 3 zone	RU1 – Large Lot Housing zone
12	Lot 12 Distirct Lot 357 & 358 ODYD Plan KAP31179	632 Drummond Crt	003-777-171	LUC76-1041	RR3 - Rural Residential 3 zone	RU1 – Large Lot Housing zone
13	Lot 13 Distirct Lot 357 & 358 ODYD Plan KAP31179	628 Drummond Crt	003-777-197	LUC76-1041	RR3 - Rural Residential 3 zone	RU1 – Large Lot Housing zone
14	Lot 14 Distirct Lot 357 & 358 ODYD Plan KAP31179	646 Drummond Crt	003-777-201	LUC76-1041	RR3 - Rural Residential 3 zone	RU1 – Large Lot Housing zone
15	Lot 15 Distirct Lot 357 & 358 ODYD Plan KAP31179	692 Drummond Crt	003-777-219	LUC76-1041	RR3 - Rural Residential 3 zone	RU1 – Large Lot Housing zone
16	Lot 16 Distirct Lot 357 & 358 ODYD Plan KAP31179	688 Drummond Crt	003-777-227	LUC76-1041	RR3 - Rural Residential 3 zone	RU1 – Large Lot Housing zone
17	Lot 17 Distirct Lot 357 & 358 ODYD Plan KAP31179	684 Drummond Crt	002-761-939	LUC76-1041	RR3 - Rural Residential 3 zone	RU1 – Large Lot Housing zone
18	Lot 18 Distirct Lot 357 & 358 ODYD Plan KAP31179	680 Drummond Crt	001-541-757	LUC76-1041	RR3 - Rural Residential 3 zone	RU1 – Large Lot Housing zone
19	Lot 19 Distirct Lot 357 & 358 ODYD Plan KAP31179	677 Drummond Crt	003-777-260	LUC76-1041	RR3 - Rural Residential 3 zone	RU1 – Large Lot Housing zone
20	Lot 1 Distirct Lot 357 ODYD Plan KAP57673	641 Drummond Crt	023-544-104	LUC76-1041	RR3 - Rural Residential 3 zone	RU1 – Large Lot Housing zone
21	Lot 2 Distirct Lot 357 ODYD Plan KAP57673	636 Drummond Crt	023-544-112	LUC76-1041	RR3 - Rural Residential 3 zone	RU1 – Large Lot Housing zone

SCHEDULE		B	
This forms part of application			
# LUCT18-0002			
Z18-0089			
Planner Initials	TH	 City of Kelowna <small>COMMUNITY PLANNING</small>	

Date: August 13, 2018
LUC no.: LUC76-1041

To: Property Owner

Re: **Proposed Termination of Land Use Contract (LUCT 18-0002) and Rezoning (Z18-0089)**

SCHEDULE	C
This forms part of application	
# LUCT18-0002 Z18-0089	
Planner Initials	TH
 City of Kelowna COMMUNITY PLANNING	



You are receiving this letter because your property, in the Drummond Ct and Barnaby Road area, is impacted by a Land Use Contract that regulates your land development rights. A neighbouring property owner under the same Land Use Contract has recently applied to the City to discharge it on their specific property (LUC18-0003). The City of Kelowna is mandated by the Province of BC to eliminate all Land Use Contracts and so the City is proposing to terminate the entire Land Use Contract which will directly impact your property and many of your neighbours. The intention of eliminating the Land Use Contract is that your property would then be regulated by the City of Kelowna Zoning Bylaw No. 8000. This will result in clearer and more modern building and development regulations, such as the possibility for a legal secondary suite.

While your Land Use Contract is currently in effect, your property's current underlying zone (not in effect) within Zoning Bylaw No. 8000 is RR3 – Rural Residential 3. This zone is not appropriate for your existing use and so staff are proposing to rezone your property to the RU1 – Large Lot Housing. A copy of the RU1 zone is attached for your consideration.

Terminating your Land Use Contract and rezoning your property will require Council approval and staff are prepared to bring forward this recommendation to Council for consideration in the coming weeks. This is a City initiative and does not require action or any fees from the property owners. Should Council approve the Land Use Contract Termination, there is a 1-year grace period before the RU1 zone comes into effect as regulated by the British Columbia Local Government Act.

For further information regarding Land Use Contracts, please refer to the City of Kelowna website (www.kelowna.ca/homes-building/zoning-land-use-contracts). For inquiries regarding the termination of your Land Use Contract and the proposed rezoning, please contact the Community Planning Department at 250-469-8626, or email: planninginfo@kelowna.ca.

Regards,

Terry Barton
Urban Planning Manager

Attachments:
Zoning Bylaw No. 8000 – RU1 – Large Lot Housing zone

TB/th

Community Planning
Department
1435 Water Street
Kelowna, BC V1Y 1J4
TEL 250 469-8626
FAX 250 862-3314
kelowna.ca

REPORT TO COUNCIL



Date: January 7, 2019
RIM No. 1250-30
To: City Manager
From: Community Planning Department (LK)

Application: Z17-0117
Owner: William Davies, 1136605 B.C. Ltd., Inc. No. BC1136605; 1136499 B.C. Ltd., Inc. No. BC1136499 Sage Mona Holdings Ltd., Inc. No. BC1136607

Address: 1028, 1036 & 1044 Coronation Avenue
Applicant: GTA Architecture Ltd.

Subject: Rezoning Application

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

Existing Zone: RU6 – Two Dwelling Housing

Proposed Zone: RM5 – Medium Density Multiple Housing

1.0 Recommendation

THAT Rezoning Application No. Z17-0117 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 9 & 10 District Lot 138 and of Section 30 Township 26 ODYD Plan 3763 and Lot 1 District Lot 138 ODYD Plan 4282, located at 1026, 1036 & 1044 Coronation Avenue, 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 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 rezone the subject properties from the RU6 – Two Dwelling Housing zone to the RM5 – Medium Density Multiple Housing zone to facilitate the development of multiple dwelling housing.

3.0 Community Planning

The applicant is requesting to rezone the three subject properties from the RU6 – Two Dwelling Housing zone to the RM5 - Medium Density Multiple Housing zone. The proposal for 3-1/2 storey townhouses achieves the maximum allowable FAR of 1.2 when parking is provided under habitable space or screened from view. The 3-bedroom townhouse units meet the OCP goal of providing a greater mix of housing units and ground-oriented housing to provide more family housing choices for people.

Community Planning Staff are supportive of the application to facilitate the development of sixteen 3-storey townhouses. The subject properties are close to the 'City Centre' Urban Centre at 1026, 1036 & 1044 Coronation Avenue between Graham Street and Gordon Drive. The three properties, which will be consolidated, are in close proximity to the Cawston Avenue multi-use corridor. This provides good cycling connectivity to downtown, the Ethel St multi-use corridor, and Rails with Trails. The properties have a Walk Score of 64 (Somewhat Walkable- some errands can be accomplished on foot) and a Transit Score of 42 (Some Transit- a few nearby public transportation options). The surrounding neighbourhood is an area in transition with a number of projects in the development stage. The proximity to downtown provides nearby amenities including parks, restaurants, shops and recreational opportunities in the immediate area.

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 Project Description

The applicant is proposing the construction of a 3-1/2 storey 16-unit townhouse development. Ground-oriented units with entry doors face onto the Coronation avenue facade. The building massing steps back above 2-1/2 storeys, which aids in providing a more pedestrian scaled development and a transition in height to the single family dwellings located across Coronation Avenue to the south.

Parking is provided in a partially underground parkade structure, which is 1.0 m below grade due to the high water table in this location. This allows the development to provide two rows of townhouses with an interior courtyard between them. This successfully screens the above ground portion of the parking podium while providing an outdoor amenity area for the occupants.

4.2 Site Context

The three parcels are located on the north side of Coronation Avenue, which has a Future Land Use of MRM – Multiple Unit Residential (Medium Density). Sensitive Infill Housing (RU7) is situated on the south side of Coronation Avenue. The development is within the Permanent Growth Boundary.

Subject Property Map: 1028, 1036 & 1044 Coronation Avenue



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process

Housing Mix.¹ Support a greater mix of housing unit size, form and tenure in new multi-unit residential and mixed use developments.

Family Housing.² Support housing alternatives for families when single detached housing is too costly, including features that are important to families such as: outdoor space, direct access to grade, workshop space, larger units, safe design, and neighbourhood characteristics (e.g.: location and amenities).

Ground-Oriented Housing.³ Encourage all multiple-unit residential buildings in neighborhoods' with schools and parks to contain ground-oriented units with 2 or more bedrooms so as to provide a family housing choice within the multi-unit rental or ownership markets. High density residential projects in the Downtown area are encouraged to include a ground-oriented housing component, especially where such can be provided on non-arterial and non-collector streets.

6.0 Technical Comments

6.1 Development Engineering Department

- Refer to Attachment 'A' dated October 1, 2018.

¹ City of Kelowna Official Community Plan, Policy 5.22.11 (Development Process Chapter).
² City of Kelowna Official Community Plan, Policy 5.22.13 (Development Process Chapter).
³ City of Kelowna Official Community Plan, Policy 5.23.1 (Development Process Chapter).

7.0 Application Chronology

Date of Application Received:	December 20, 2017
Date of Amended Application Received:	September 27, 2018
Date Public Consultation Completed:	December 6, 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
Schedule A: Site Plan
Schedule B: Project Rendering

CITY OF KELOWNA
MEMORANDUM

ATTACHMENT A

This forms part of application

~~Z17-0117~~

Planner
Initials

LK



Date: October 01, 2018
File No.: Z17-0117 (REVISED)
To: Community Planning (LK)
From: Development Engineering Manager(JK)
Subject: 1028 - 1044 Coronation Ave (REVISED)

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 two (2) small diameter (13-mm) water services *and one (1) 19mm service*. The applicant'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 water main within Coronation Ave is substandard. The applicant, at their cost, will arrange for upgrading of watermain along the full frontage to Gordon Drive with a 200mm PVC water main, the decommissioning of the *Three (3)* small water services, and the installation of one new larger water service.

.2) Sanitary Sewer

- (a) The development site is presently serviced with a *Three (3)* 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 services and the installation of a new larger service if required.

.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) Coronation Ave fronting this development must be upgraded to an urban standard to include barrier curb & gutter, storm drainage, concrete sidewalk, landscaped boulevard c/w irrigation 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 upgrades that are required is the pavement widening and a storm drainage system.

.5) Road Dedication and Subdivision Requirements

By registered plan to provide the following:

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

.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) 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.
- c) 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 on the insurance policy as an additional insured.

.10) 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.

.11) Bonding and Levy Summary

(a) Bonding

(i)	Water main and service upgrade	\$TBD
(ii)	Sanitary main and service upgrade	\$TBD
(iii)	Lane Upgrades	\$TBD
(iv)	Coronation Ave Frontage Improvements	\$TBD

.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 pisometers if necessary. Log test hole data to identify soil characteristics, identify areas of

fill if any. Identify unacceptable fill material, analyse soil sulphate content, identify unsuitable underlying soils such as peat, etc. and make recommendations for remediation if necessary.

- (d) List extraordinary requirements that may be required to accommodate construction of roads and underground utilities as well as building foundation designs.
- (e) Additional geotechnical survey may be necessary for building foundations, etc.

James Kay

James Kay, P.Eng.
Development Engineering Manager
JA

CITY OF KELOWNA
MEMORANDUM

ATTACHMENT A

This forms part of application
Z17-0117



City of
Kelowna
COMMUNITY PLANNING

Planner
Initials

LK

Date: *October 1, 2018*
File No.: DP17-0289
To: Community Planning (LK)
From: Development Engineer Manager (JK)
Subject: *1028 - 1044 Coronation Ave (REVISED)*

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 Z17-0117.

James Kay

James Kay, P.Eng.
Development Engineering Manager

JA

CITY OF KELOWNA
MEMORANDUM

ATTACHMENT A

This forms part of application
Z17-0117

City of
Kelowna
COMMUNITY PLANNING


Planner
Initials LK



Date: October 1, 2018
File No.: DVP17-0290
To: Community Planning (LK)
From: Development Engineering Manager (JK)
Subject: 1028 – 1044 Coronation Ave

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

This development variance permit application for form and character of townhouses with variances to the rear yard setback from 7.0m required to 1.8m proposed and site coverage of buildings from 50% maximum to 69% proposed and site coverage including driveways & parking from 65% maximum to 79% proposed, does not compromise any municipal services.



James Kay, P.Eng.
Development Engineering Manager

JA



LANE NORTHEAST



LANE NORTHWEST



COURT YARD



CORONATION AVENUE SOUTHWEST



CORONATION AVENUE SOUTHEAST

SCHEDULE B
 This forms part of application # Z17-0117
 Planner Initials LK
 City of Kelowna
 COMMUNITY PLANNING

Notes:
 - THIS DRAWING MUST NOT BE SCALED.
 - VERIFY ALL DIMENSIONS AND DATUMS PRIOR TO COMMENCEMENT OF WORK. REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT.
 - VARIATIONS AND MODIFICATIONS ARE NOT ALLOWED WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT.
 - THIS DRAWING IS THE EXCLUSIVE PROPERTY OF THE ARCHITECT.
 - ANY REPRODUCTION MUST BEAR THEIR NAME AS ARCHITECT.

NOT FOR CONSTRUCTION

NO.	DATE	BY	DESCRIPTION
			DESIGN CONSULTANT

SEAL

gta

GTA ARCHITECTURE LTD.
 243 1889 SPRINGFIELD ROAD
 Kelowna, British Columbia
 V1Y 5V5
 TELEPHONE: (250) 879-1068
 www.gtarch.ca

DEVELOPED BY:

PROJECT
MULTI-FAMILY HOUSING
 1028, 1036 & 1044
 CORONATION AVE.
 KELOWNA, BC

SHEET TITLE
BUILDING PERSPECTIVES

DRAWN BY:	W.I.Q.	DRAWING NO.	A0.02
DESIGNED BY:	C.P.		
DATE:	09/13/18	FILE:	

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.

To fulfill Council Policy No. 367, the applicant submitted a Neighbour Consultation Summary Form to staff on November 19, 2018, outlining that the neighbours within 50 m of the subject property were notified.

4.0 Proposal

4.1 Background and Project Description

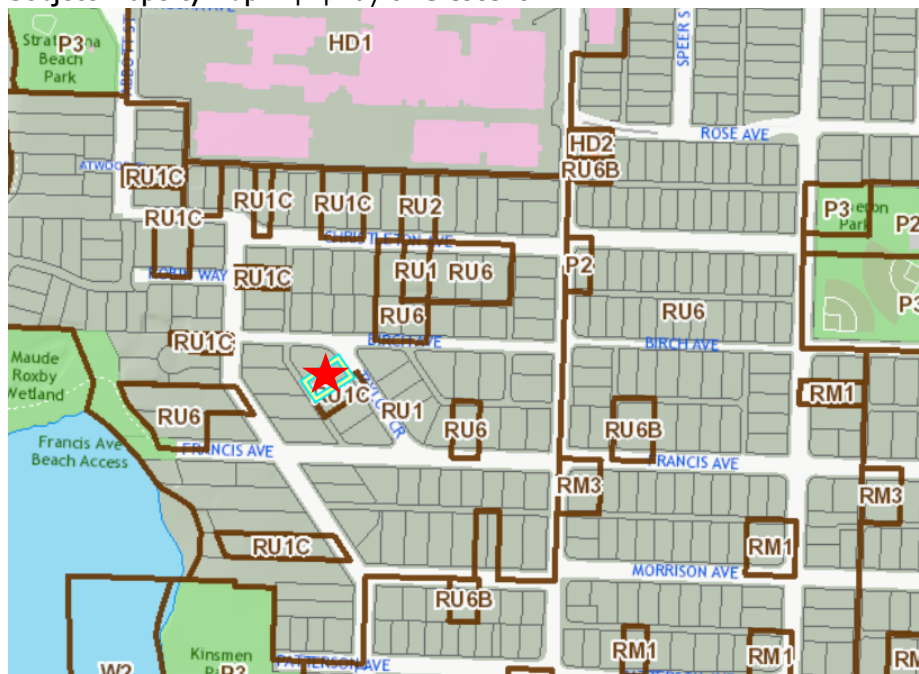
The subject property currently contains one single detached dwelling and a small shed. The applicant is proposing a rezoning of the property to RU1c – Large Lot Housing with Carriage House in order to allow a carriage house on the parcel. The existing dwelling and shed will be demolished prior to the construction of a new single-family dwelling and a carriage house on the subject property.

The applicant has provided a site plan (Schedule A) for the proposed new single dwelling house and the carriage house. Access to the dwellings and the subject property will be from the laneway, located to the southwest of the property.

4.2 Site Context

The subject property is located on Taylor Crescent with lane access, and is located in the South Pandosy – KLO Sector of Kelowna. The surrounding residential area is characterized principally by a mix of single family and secondary dwelling units developed in various housing forms including duplexes, second dwellings, and carriage houses. The OCP designates the subject property S2RES – Single / Two Unit Residential and the lot is within the Permanent Growth Boundary. The Kelowna General Hospital campus is located to the north, and many park amenities, including Francis Avenue Beach Access and Kinsmen Park are located to the west and southwest, respectively. The property is within walking distance to Pandosy Street and its many amenities.

Subject Property Map: 2414 Taylor Crescent



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process

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

6.0 Technical Comments

6.1 Development Engineering Department

- Please see attached Development Engineering Memorandum, dated September 18, 2018 (Attachment A).

7.0 Application Chronology

Date of Application Received: June 25, 2018
Date of Revised Drawings Received: November 15, 2018
Date Public Consultation Completed: November 19, 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, dated September 18, 2018.
Schedule A – Proposed Site Plan

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

CITY OF KELOWNA

MEMORANDUM

Date: September 18, 2018
File No.: Z18-0100
To: Community Planning (BC)
From: Development Engineering Manager(JK)
Subject: 2414 Taylor Cr 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 19mm-diameter water service. The service will be adequate for this application. One metered water service will supply both the main residence and the carriage house.

2. Sanitary Sewer

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

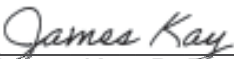
3. Development Permit and Site Related Issues

Direct the roof drains onto splash pads.

Driveway access 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

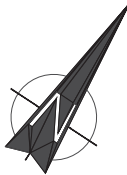
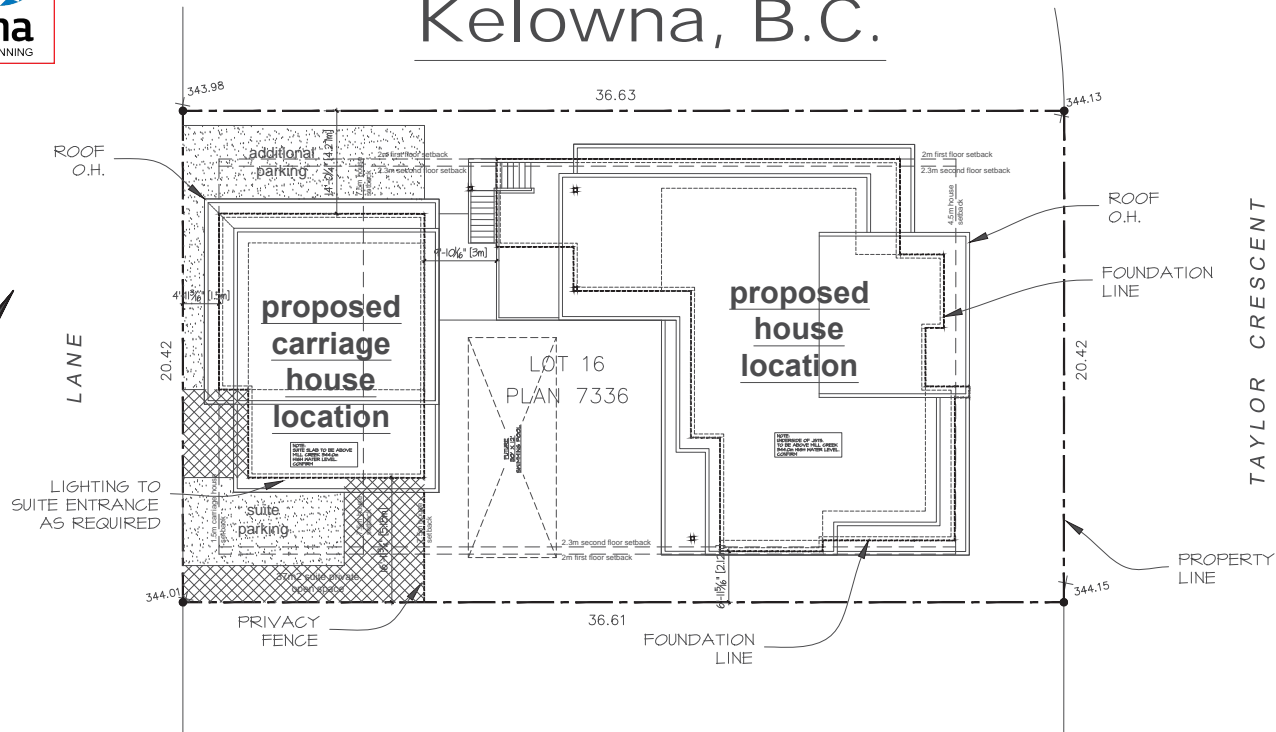
SCHEDULE A

This forms part of application
Z18-0100

Planner
Initials BC



2414 Taylor Crescent Kelowna, B.C.



Site Coverage Calculation

Lot area =	8052 sq.ft. (748.3 m2)
House coverage =	2107 sq.ft. (195.8 m2)
Patio coverage =	232 sq.ft. (21.6 m2) (23 m2 allowable)
Garage/carriage house coverage =	960 sq.ft. (89.22 m2)
Driveway & side parking =	777 sq.ft. (72.21 m2)
Total building coverage =	3067 sq.ft. (285.02 m2) = 38.1 %
Total coverage including driveways and parking =	3844 sq.ft. (357.24 m2) = 47.7 %

SITE PLAN

1/8" = 1'-0"

NOTE:
EXACT BUILDING LOCATION &
ELEVATION TO BE DETERMINED
ON SITE. CONFIRM ALL SETBACKS
AND LOT LINES WITH REGISTERED
LOT PLAN PRIOR TO CONSTRUCTION.

ERRORS AND OMISSIONS

- BAXTER DESIGN and SHANE BAXTER shall not be responsible for any variances from the structural drawings and specifications, or adjustments required resulting from conditions encountered at the job site, and is the sole responsibility of the owner or contractor.
- BAXTER DESIGN and SHANE BAXTER makes every effort to provide complete and accurate construction drawings. However, we assume no liability for any errors or omissions which may affect construction. It is the responsibility of all trades and sub-trades to check and verify all dimensions and details before commencing with their portion of the construction. Should any discrepancies be found on these plans please advise our office so we can make the necessary corrections.



SHANE BAXTER DESIGNS INC.
KELOWNA, B.C. CANADA
ph: (250) 862-9662
email: baxterdesign@shaw.ca

CRAM - DANIELSON RESIDENCE
2414 TAYLOR CRESCENT
KELOWNA, B.C.

Drawing Scale: 1/4" = 1'-0"
Date: MARCH 14, 2018
Rev. Date: NOV. 6, 2018
Dm. By: S.H.B.

WORKING DRAWINGS 1
9