City of Kelowna
Public Hearing
AGENDA

Tuesday, February 12, 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 30, 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 Barnaby Rd 751, BL11728 (Z18-0073) - Kristine Sales and Dustin Sales 4 - 6

To rezone the subject property from RR2 – Rural Residential 2 to RU6 – Two Dwelling Housing to facilitate a two lot subdivision.

3.2 Cadder Ave 418-422, BL11736 (Z18-0083) - Geoffrey & Michelle Couper and Friedrich & Evelyn Wille 7 - 11

To rezone the subject property from RU1 – Large Lot Housing to RU6 – Two Dwelling Housing to legalize an existing non-conforming duplex.

3.3 Hein Rd 365-367, BL11737 (Z18-0066) - 1918951 Alberta Ltd 12 - 18

To rezone the subject property from RU6 – Two Dwelling Housing to RM5 – Medium Density Multiple Housing to facilitate the development of apartment housing.

3.4 Kneller Rd 210, BL11738 (Z18-0099) - Gurdev and Kamalpreet Gill 19 - 25

To Rezone the subject property from RU1 – Large Lot Housing zone to the RM3 – Low Density Multiple Housing zone to facilitate the development of townhomes.

3.5 Creekside Rd 1200, BL11742 (Z18-0095) - 0806568 BC Ltd 26 - 31

To consider a development application to rezone to the RU1c – Large Lot Housing with Carriage House to facilitate a proposed Carriage House on the subject property.

3.6 Dehart Rd 894, BL11748 (Z18-0119) - Stephen Edward Sai-Wung Cheung 32 - 40

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

3.7 Venus Rd 165, BL11749 (Z18-0120) - Andrew Bergestad 41 - 45

To consider a development application to rezone to the RU1c - Large Lot Housing with Carriage House Zone to facilitate a proposed carriage house on the subject property.

3.8 Sexsmith Rd 2960, BL11750 (Z18-0061) - Stuart McMillan and Jackie-Lynn Large 46 - 54

To rezone the subject property from the A1 – Agricultural Zone to the I6 – Low Impact Transitional Industrial Zone for an outdoor storage.

3.9 Penno Rd 360, BL11751 (Z18-0086) - New North West Trading 55 - 60

To rezone the subject property from the P3 – Parks & Open Space zone to the I2 – General Industrial zone.

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

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

REPORT TO COUNCIL

Date:	January 21, 2019		
RIM No.	0920-20		
To:	City Manager		
From:	Community Planning Department (TA)		
Application:	Z18-0073	**Owner:**	Kristine Sales Dustin Sales
Address:	751 Barnaby Rd	**Applicant:**	Urban Options Planning & Permits
Subject:	Rezoning Application		
Existing OCP Designation:	S2RES – Single / Two Unit Residential		
Existing Zone:	RR2 – Rural Residential 2		
Proposed Zone:	RU6 – Two Dwelling Housing		

1.0 Recommendation

THAT Rezoning Application No. Z18-0073 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot B DL 357 SDYD Plan 24757 located at 751 Barnaby Rd, Kelowna, BC from the RR2 – Rural Residential 2 zone to the RU6 – Two Dwelling Housing zone, be considered by Council;

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

2.0 Purpose

To rezone the subject property from RR2 – Rural Residential 2 to RU6 – Two Dwelling Housing to facilitate a two lot subdivision.

3.0 Community Planning

Community Planning supports the proposed rezoning from RR2 – Rural Residential 2 to RU6 – Two Dwelling Housing to facilitate a two lot subdivision.

The Official Community Plan (OCP) Future Land Use is designated as S2RES – Single/Two Unit Residential, which supports this increase in density. The proposed rezoning meets the OCP Urban Policy of Compact Urban Form – increasing density on fully serviced lots. The subject property is large enough to accommodate two RU6 lots which would meet the minimum requirements for a Single Family Dwelling, a Single Family Dwelling with a Secondary Suite, or a Single Family Dwelling and Carriage House.

Subject Property Map:

4.0 Technical Comments

4.1 Development Engineering Department

All Development Engineering Requirements have been deferred to Subdivision Approval S18-0059.

5.0 Application Chronology

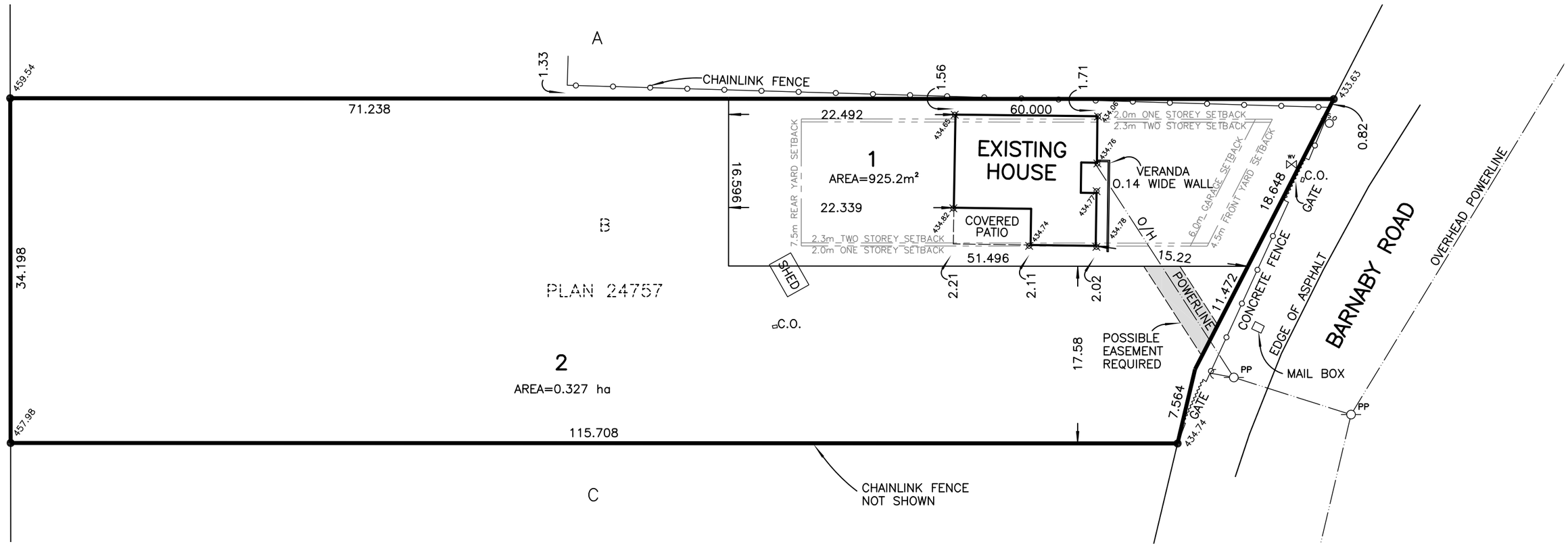
Date of Application Received: June 8, 2018
Date Public Consultation Completed: August 1, 2018

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

Attachments:

Proposed Subdivision Plan

LOT INFORMATION			
	CURRENT LOT B	PROPOSED LOT 1	PROPOSED LOT 2
ZONING	RR2	RU1c	RU1c
AREA	0.419 ha	925.2m²	0.263 ha
SITE COVERAGE	5%	21%	N/A



LEGAL DESCRIPTION: LOT B DISTRICT LOT 357 SDYD PLAN 24757

DRAWING TYPE: RE-ZONING/PROPOSED SUBDIVISION PLAN

CIVIC ADDRESS: 751 BARNABY ROAD, KELOWNA

FERGUSON
Land Surveying & Geomatics Ltd.

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

LEGEND

⊗	SPOT HEIGHT	WV	WATER VALVE
●	IRON PIN FOUND	S	WATER SHUT OFF
	OVERHEAD POWERLINE	PP	POWER POLE
	FENCELINE		ANCHOR
	BUILDING SETBACK	C.O.	SANITARY SEWER CLEANOUT

REVISION NO.	DESCRIPTION	BY	DATE REVISED
1	PROPOSED PROPERTY LINE CHANGE	AI	JUNE 5, 2018
2	PROPOSED PROPERTY LINE CHANGE	AI	JUBE 6, 2018
—	—	—	—

JOB NO. 21528-SITE PLAN

DATE: MAY 16, 2018

SCALE: 1:400 METRES

CLIENT: DUSTIN & KRISTEN SALES

NOTES: NO HARD SURFACE DRIVEWAY OR PARKING AREAS EXIST.

FIELD BOOK: SEE FILE

FIELD CREW: RC DRAWN BY: AI

S:\SHARED (AUG 10, 2006)\JOB_FILES\215XX\21528\21528-SITE PLAN.DWG

REPORT TO COUNCIL

Date:	January 21, 2018		
RIM No.	1250-30		
To:	City Manager		
From:	Community Planning Department (TA)		
Application:	Z18-0083	**Owner:**	Geoffrey Couper Michelle Couper Friedrich Wille Evelyn Wille
Address:	418-422 Cadder Ave	**Applicant:**	Geoffrey Couper
Subject:	Rezoning Application		
Existing OCP Designation:	S2RES – Single/Two Unit Residential		
Existing Zone:	RU1 – Large Lot Housing		
Proposed Zone:	RU6 – Two Dwelling Housing		

1.0 Recommendation

THAT Rezoning Application No. Z18-0083 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 7 Block 8 DL 14 ODYD Plan 348 located at 418-422 Cadder Ave, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU6 – Two Dwelling Housing zone be considered by Council;

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

AND 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 July 30, 2018;

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

2.0 Purpose

To rezone the subject property from RU1 – Large Lot Housing to RU6 – Two Dwelling Housing to legalize an existing non-conforming duplex.

3.0 Community Planning

Community Planning supports the proposed rezoning from RU1 – Large Lot Housing to RU6 – Two Dwelling Housing to legalize an existing non-conforming duplex. The Official Community Plan (OCP) Future Land Use is designated as S2RES – Single/Two Unit Residential, which supports this rezoning. Should Council support the rezoning, Staff will bring forward for consideration a Heritage Alteration Permit for an addition.

4.0 Proposal

4.1 Background

The original home was constructed in 1921 as a single family dwelling. In 1946 there was a building permit issued for a duplex addition on the west side of the subject property. The duplex has remained since that time and is currently considered legal non-conforming.

4.2 Project Description

The applicant has applied to rezone the subject property from RU1 – Large Lot Housing to RU6 – Two Dwelling Housing to bring an existing legal non-conforming duplex into conformance with the zoning bylaw for the purposes of constructing an addition. The proposed addition will require a Council considered Heritage Alteration Permit for form and character with one variance.

Subject Property Map:

5.0 Technical Comments

5.1 Development Engineering Department

Please see attached Schedule "A" dated July 30, 2018.

6.0 Application Chronology

Date of Application Received: July 4, 2018
Date Public Consultation Completed: August 2, 2018

Heritage Advisory Committee

The above noted application was reviewed by the Heritage Advisory Committee at the meeting held on October 18, 2018 and the following recommendations were passed:

Moved by Stoke Tonne/**Seconded by** Amanda Snyder

THAT the Heritage Advisory Committee recommends that Council support Heritage Alteration Permit Application No. HAP18-0012 for the property located at 418-422 Cadder Avenue, Kelowna, BC in order to construct an addition on the subject property within the Abbott Street Heritage Conservation Area.

Report prepared by: Trisa Atwood, Planner II

Reviewed by: Terry Barton, Urban Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Schedule "A": Development Engineering Memorandum dated July 30, 2018

CITY OF KELOWNA

MEMORANDUM

Date: July 30, 2018

File No.: Z18-0083

To: Community Planning (TA)

From: Development Engineering Manager(JK)

Subject: 418-422 Cadder Ave RU1 to RU6

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

1. Domestic Water and Fire Protection

(a) This property is currently serviced by two 19mm Services. No further upgrades are needed at this time.

2. Sanitary Sewer

(a) Our records indicate that this property is currently serviced with a 100mm-diameter sanitary sewer service. No further utility upgrades are needed

3. Road Improvements

(a) Cadder Ave must be upgraded to a collector standard along the full frontage of this proposed development, including pavement removal and replacement, curb & gutter, 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) Long Street must be upgraded to a collector standard along the full frontage of this proposed development, including separated sidewalk, curb & gutter, pavement removal and replacement, drive way let down, 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

4. Development Permit and Site Related Issues

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

5. Electric Power and Telecommunication Services

(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.

6. 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.

7. 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.

8. **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

James Kay, P. Eng.
Development Engineering Manager

JA

REPORT TO COUNCIL

Date:	January 21, 2018		
RIM No.	1250-30		
To:	City Manager		
From:	Community Planning Department (TA)		
Application:	Z18-0066	**Owner:**	1918951 Alberta Ltd Inc No 2019189519
Address:	365-367 Hein Rd	**Applicant:**	New Town Services – Jesse Alexander
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. Z18-0066 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Strata Lot 1 & 2 Section 27 TWP 26 ODYD Strata Plan KAS2718 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V, located at Hein Rd, 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 Schedule "A" attached to the Report from the Community Planning Department dated June 28, 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 RU6 – Two Dwelling Housing to RM5 – Medium Density Multiple Housing to facilitate the development of apartment housing.

3.0 Community Planning

Community Planning supports the proposed rezoning from RU6 – Two Dwelling Housing to RM5 – Multiple Unit Residential (Medium Density) to facilitate the development of apartment housing. The RM5 zone is consistent with the Official Community Plan (OCP) Future Land Use of MRM – Multiple Unit Residential (Medium Density); and the building form is consistent with the RM5 zone. The proposed rezoning meets the OCP Urban Policy of Compact Urban Form – increasing density on fully serviced lots.

Should Council support the proposed rezoning, Staff will bring forward a Development Permit and Development Variance Permit for Council consideration.

4.0 Proposal

4.1 Background

The subject property has a duplex on it that will be demolished as a function of this development. This is the first redevelopment application on Hein Rd.

4.2 Project Description

The proposed development is a 4 ½ storey 24-unit apartment building with a combination of parkade and surface parking. Currently, Staff are tracking a variance to parking stall ratio and site coverage.

Subject Property Map: 365-367 Hein Rd

5.0 Technical Comments

5.1 Development Engineering Department

Please see attached Schedule "A" dated June 28, 2018.

6.0 Application Chronology

Date of Application Received:	May 22, 2018
Date Public Consultation Completed:	October 16, 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:

Schedule "A": Development Engineering Memorandum dated June 28, 2018
Site Plan

CITY OF KELOWNA

MEMORANDUM

Date: June 28, 2018

File No.: Z18-0066

To: Community Planning (TA)

From: Development Engineering Manager (JK)

Subject: 365 367 Hein Rd RU6 to RM5

The Development Engineering Department has the following comments and requirements and are subject to review and requirements from the Ministry of Transportation (MOTI). The road and utility upgrading requirements outlined in this report will be a requirement of this development. The Development Engineering Technologist for this project is Andy Marshall

1. Domestic Water and Fire Protection

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

2. Sanitary Sewer

(a) 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 development and establish the service needs. Only one service will be permitted for this development. 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 cost. An inspection chamber and brooks box are required on the service.

(b) 365 375 Hein Rd is within Sanitary Sewer Spec Area 22C. The developer will be required to cash commute, pay in full, the specified area charge outstanding for this property = $1426.61.

(c) The specified area charges for this development are calculated as: (24 units x 0.7 SFE (Single family equivalent)) – 1SFE (credit for original property) X $1426.61 = $22,540.44

3. Storm Drainage

a) The developer must engage a consulting civil engineer to provide a storm water management plan for this site 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) The developer must engage a consulting civil engineer to provide a storm water design for Hein Rd for this development which meets the requirements of the City Subdivision Development and Servicing Bylaw 7900.

4. Road Improvements

(a) Hein Rd must be upgraded to an urban standard along the full frontage of this proposed development, including irrigated and landscape boulevard. For Reference use road cross section SS-R5

5. Road Dedication and Subdivision Requirements

(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

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. Design and Construction

(d) 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.

(e) 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.

(f) 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).

(g) A "Consulting Engineering Confirmation Letter" (City document 'C') must be completed prior to submission of any designs.

(h) 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.

8. Other Engineering comments

(a) Underground parking entrance grade and radius to be confirmed.

9. 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.

10. Servicing Agreement 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.

11. Administration Charge

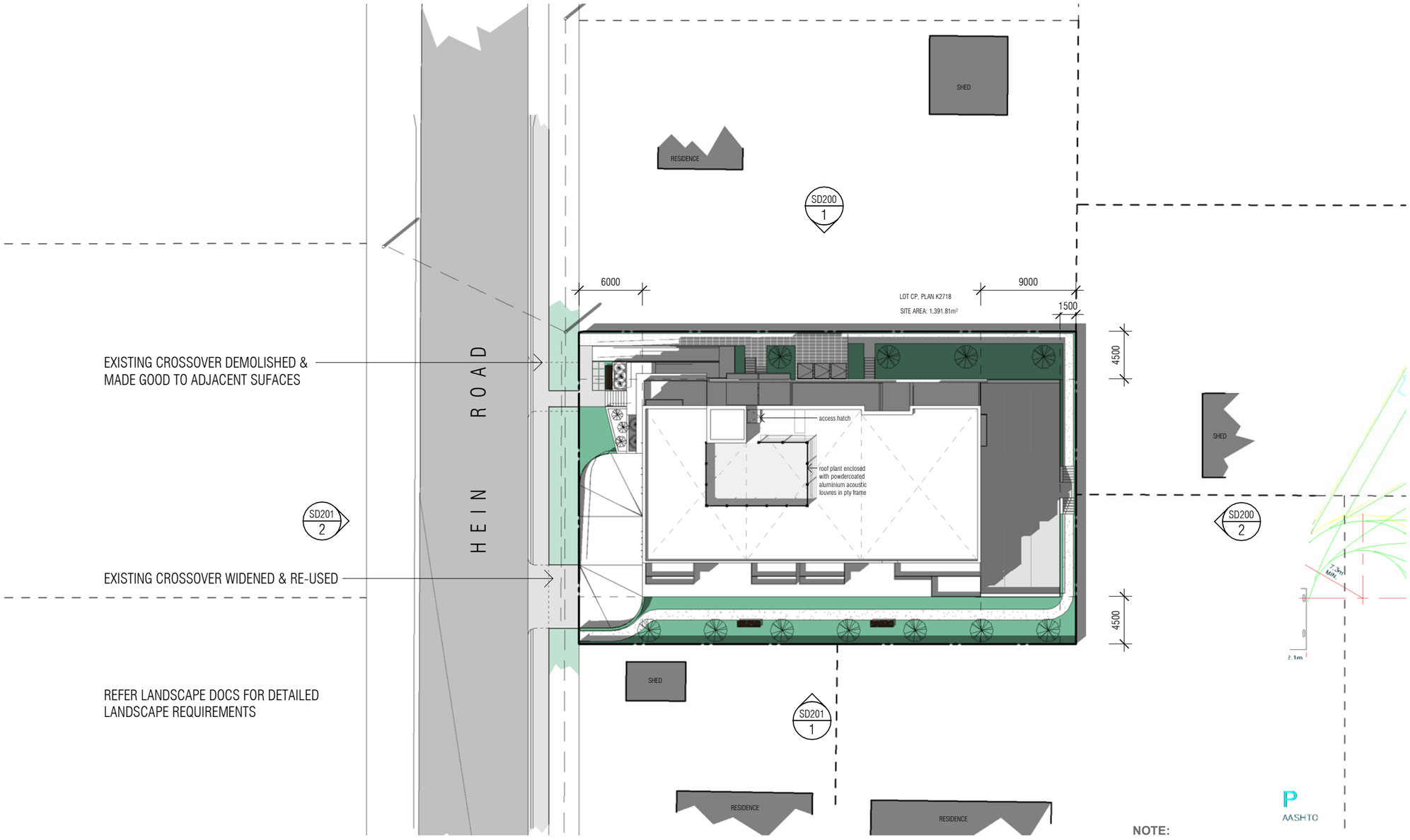
An administration charge will be assessed for processing of this application, review and approval of engineering designs and construction inspection. The administration charge is calculated as (3.5% of Total Off-Site Construction Cost plus GST).

12. Survey, Monument 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.

James Kay, P. Eng.
Development Engineering Manager

agm



1 SITE PLAN
SCALE 1 : 400

NOTE:

1. All figures have been based on preliminary information and are subject to verification
2. The material contained herein is indicative only and may be subject to approval by the responsible authorities(s), or other factors beyond the control of New Town; receiving parties should not use this material to form the basis of any financial feasibility, contractual negotiation or sale documents

PRELIMINARY

NEW TOWN
ARCHITECTURE
URBAN PLANNING
CIVIL ENGINEERING
www.newtownservices.ca

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Notes
This drawing must be read in conjunction with all other drawings specifications, schedules and consultant documents. Any discrepancies must be reported to New Town Servies. If in any doubt whatsoever contact New Town Services.

Revisions

Rev	Date	Reason for issue	App'd
C	28/08/18	DEVELOPMENT PERMIT REVISION	NTAE
B	18/05/18	DEVELOPMENT PERMIT	NTAE
A	11/05/18	Client Review	NTAE
-	22/03/18	Client Initial Review	NTAE

Project
HEIN ROAD APARTMENTS
365 & 367 HEIN ROAD
KELOWNA, BC, V1X 4A2

Client
DARSHAN PANNU
300 TERAI COURT
KELOWNA, BC, V1X 5V6

Drawing title
SITE PLAN

Date created	Checked	Approved
07/02/18	NTAE	NTAE

Scale
1 : 400 @ 11x17

A 1464 St Paul Street Kelowna BC V1Y 2E6
E office@newtownservices.net T 1 250 860 8185

Project number 4017
Drawing number **SD003**
Revision C
Status PRELIMINARY

REPORT TO COUNCIL

Date:	January 21, 2019		
RIM No.	1250-30		
To:	City Manager		
From:	Community Planning Department (LK)		
Application:	Z18-0099	**Owner:**	Gurdev & Kamalpreet Gill
Address:	210 Kneller Road	**Applicant:**	New Town Services
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. Z18-0099 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot B Section 27 Township 26 ODYD Plan 17467, located at 215 Kneller Road, 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 Attachment "A" attached to the Report from the Community Planning Department dated September 20, 2018;

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

2.0 Purpose

To Rezone the subject property from RU1 – Large Lot Housing zone to the RM3 – Low Density Multiple Housing zone to facilitate the development of townhomes.

3.0 Community Planning

Community Planning Staff supports the proposed 9-unit townhome development on the subject property. The application is consistent with the Official Community Plan (OCP) Future Land Use Designation of MRL

– Multiple Unit Residential (Low Density). It meets all the Zoning Bylaw Regulations for the RM3 – Low Density Multiple Housing Zone with no variances required.

The site is well suited for redevelopment and intensification. The parcel is located in the Rutland neighbourhood on Kneller Road, north of Hwy 33 W. The site has good access to services and amenities in the Rutland Town Centre and nearby Hollywood commercial area. The property currently has one single family dwelling which would be demolished to facilitate the proposed development. The neighbourhood has a diverse mix of dwelling types from single and two dwelling housing to the north and east of the site with a Future Land Use of Multiple Dwelling Housing (Low Density). The density modestly increases to the south and west of the project site with existing townhouse developments. To the southeast is the recently approved OHMAS 3-storey apartment building project.

4.0 Proposal

4.1 Project Description

The proposed development consists of 9 three-storey townhouse units with attached double car garages accessed from a central driveway. The driveway utilizes permeable pavers to aid in reducing the amount of hard surfacing and increase the overall site drainage of the property. Two visitor parking spaces are provided on the site along with a garbage/recycling area which utilizes the Molok waste container system.

Two ground-oriented units are located along the Kneller Road frontage to provide a strong pedestrian interface with the street. Each unit has a private at-grade rear patio and green space along with a rooftop patio to enjoy the Okanagan climate. Each 2-bedroom unit is approximately

4.2 Site Context

Subject Property Map: 210 Kneller Road

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process

Complete Communities. [1] 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. (approx. 114 people / hectare proposed).

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

Healthy Communities. [3] Through current zoning regulations and development processes, foster healthy, inclusive communities and a diverse mix of housing forms, consistent with the appearance of the surrounding neighbourhood.

6.0 Application Chronology

Date of Application Received:	September 6, 2018
Date Public Consultation Completed:	December 21, 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

[1] City of Kelowna Official Community Plan, Policy 5.2.4 (Development Process Chapter).
[2] City of Kelowna Official Community Plan, Policy 5.2.3 (Development Process Chapter).
[3] City of Kelowna Official Community Plan, Policy 5.22.7 (Development Process Chapter).

CITY OF KELOWNA

MEMORANDUM

Date: September 20, 2018

File No.: Z18-0099

To: Urban Planning Management (LK)

From: Development Engineering Manager (JK)

Subject: 210 Kneller Rd 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 and are subject to the review and requirements from the Ministry of Transportation (MOTI).

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) 210 Kneller Rd. is currently serviced with 100mm sanitary services. An inspection chamber (IC) and brooks box are required. 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) 210 Kneller Rd. is within Sanitary Sewer Specified Area # 1. There are no specified area charges for this development.

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) This development application will be limited to one, maximum 6m wide, access to Kneller Rd..

5. Road Dedication and Subdivision Requirements

a) 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

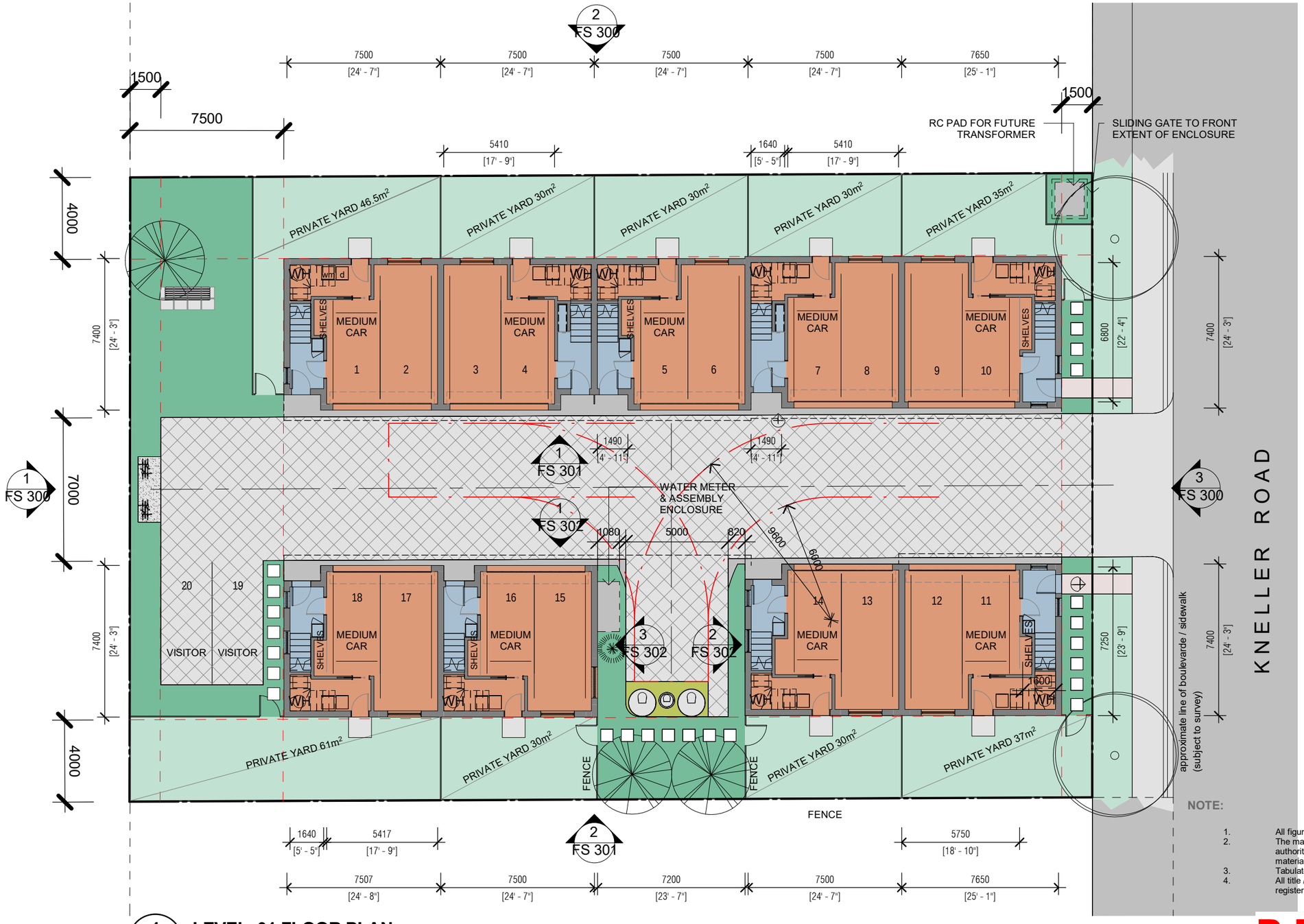
a) Development Cost Charges (DCC's) are payable.

b) Fees per the "Development Application Fees Bylaw" include:

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

James Kay

James Kay, P. Eng.
Development Engineering Manager



1 LEVEL 01 FLOOR PLAN

SCALE 1 : 200

Parking Schedule		
Mark	**Comments**	**Type**
1	MEDIUM	2300(w)x4800(d)
2	STANDARD	2500(w)x6000(d)
3	STANDARD	2500(w)x6000(d)
4	MEDIUM	2300(w)x4800(d)
5	MEDIUM	2300(w)x4800(d)
6	STANDARD	2500(w)x6000(d)
7	MEDIUM	2300(w)x4800(d)
8	STANDARD	2500(w)x6000(d)
9	STANDARD	2500(w)x6000(d)
10	MEDIUM	2300(w)x4800(d)
11	MEDIUM	2300(w)x4800(d)
12	STANDARD	2500(w)x6000(d)
13	STANDARD	2500(w)x6000(d)
14	MEDIUM	2300(w)x4800(d)
15	STANDARD	2500(w)x6000(d)
16	MEDIUM	2300(w)x4800(d)
17	STANDARD	2500(w)x6000(d)
18	MEDIUM	2300(w)x4800(d)
19	STANDARD	2500(w)x6000(d)
20	STANDARD	2500(w)x6000(d)

NOTE:

1. All figures have been based on preliminary information and are subject to verification
2. The material contained herein is indicative only and may be subject to approval by the responsible authorities(s), or other factors beyond the control of New Town; receiving parties should not use this material to form the basis of any financial feasibility, contractual negotiation or sale documents
3. Tabulated floor areas are calculated in accordance with BOMA standards for Net Sellable Area (NSA)
4. All title / cadastral information is taken from City of Kelowna open source data and is subject to survey by a registered Land Surveyor

PRELIMINARY

NEW TOWN
ARCHITECTURE
URBAN PLANNING
CIVIL ENGINEERING
www.newtownservices.ca

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Notes
This drawing must be read in conjunction with all other drawings specifications, schedules and consultant documents. Any discrepancies must be reported to New Town Servies. If in any doubt whatsoever contact New Town Services.

Revisions

Rev	Date	Reason for issue	App'd
C	28/08/18	Revised Development Permit	NTAE
B	17/07/18	Development Permit	NTAE
A	05/07/18	Pre_DP Set	NTAE
-	12/06/18	Client review - SKETCH	NTAE

Project
210 KNELLER
210 KNELLER ROAD RUTLAND
-
Client
GURDEV GILL
-
-

Drawing title
SITE PLAN & LEVEL 1 FLOOR PLAN

Date created 04/06/18 | Checked NTAE | Approved NTAE
Scale 1 : 200 @ 11x17

A 1464 St Paul Street Kelowna BC V1Y 2E6
E office@newtownservices.net T 1 250 860 8185

Project number 4063
Drawing number FS 101
Revision C
Status CONCEPT DESIGN

REPORT TO COUNCIL

Date:	January 14, 2019		
RIM No.	0920-20		
To:	City Manager		
From:	Community Planning Department (LKC)		
Application:	Z18-0095	**Owner:** 0806568 B.C. Ltd.	
Address:	1200 Creekside Rd	**Applicant:** Urban Options Planning	
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. Z18-0120 to amend the City of Kelowna Zoning Bylaw No.8000 by changing the zoning classification of Lot 18, Section 22, Township 26, ODYD, Plan 20015, located at 1200 Creekside Rd, 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 consider a development application to rezone to the RU1c – Large Lot Housing with Carriage House to facilitate a proposed Carriage House on the subject property.

3.0 Community Planning

Staff are recommending support for the proposed rezoning of the subject property to RU1c – Large Lot Housing with Carriage House as it is consistent with the Official Community Plan (OCP) Future Land Use Designation and infill growth policies. The property is located within the Permanent Growth Boundary, is fully serviced, and is located near a park. The subject property has limited access to few transit routes and has a Walk Score of 12 indicating that almost all errands require a car.

4.0 Proposal

4.1 Background

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

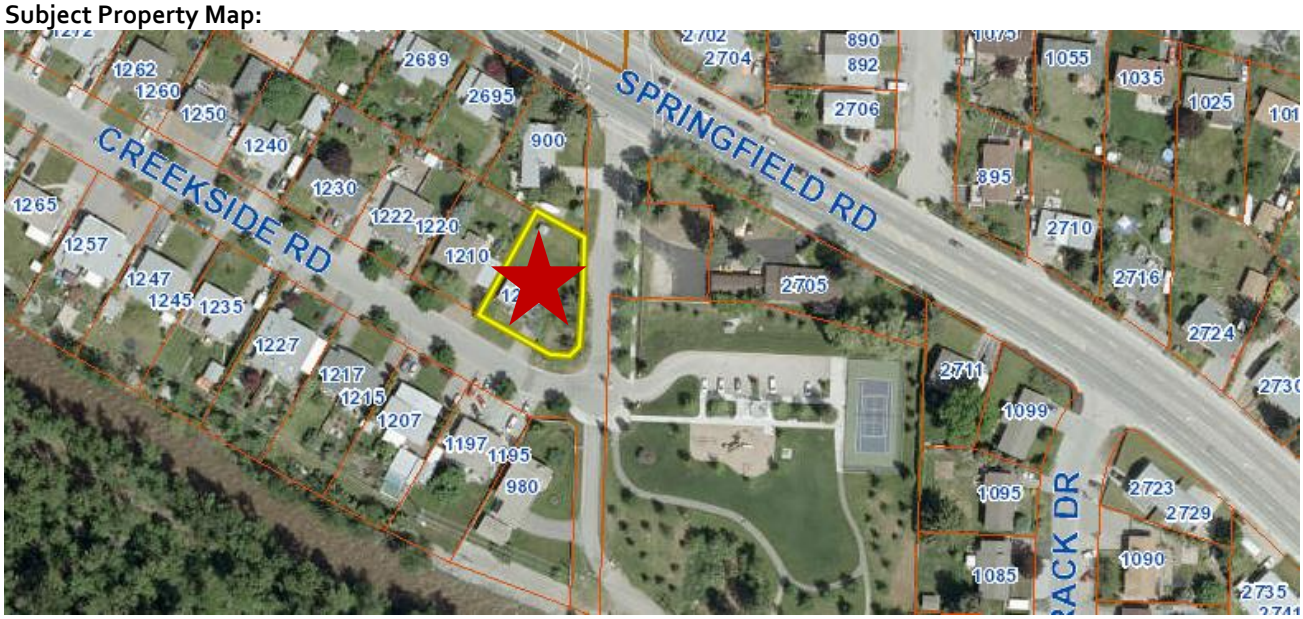
4.2 Project Description

The proposed rezoning is necessary to permit the development of a Carriage House on the subject property. The proposed Carriage House may allow for an increase in density location on the lot.

4.3 Site Context

The subject property is located in the Rutland neighbourhood. The subject property is surrounded by RU1 – Large Lot Housing, and RU6 – Two Dwelling Housing properties. There are properties in the neighbourhood that are zoned RU1c – Large Lot Housing with Carriage Home zone.

Subject Property Map:



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

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.

Carriage Houses & Accessory Apartments.[2]

Support Carriage Houses and accessory apartments through appropriate zoning regulations.

[1] City of Kelowna Official Community Plan, Policy 5.2.3 (Development Process Chapter).
[2] City of Kelowna Official Community Plan, Policy 5.22.12 (Development Process Chapter).

6.0 Technical Comments

No comments relevant for rezoning.

7.0 Application Chronology

Date of Application Received: August 24, 2018
Date Public Consultation Completed: October 10, 2018

Report prepared by: Levan King Cranston, Planner 1

Reviewed by: Dean Strachan, Manager of Suburban and Rural Planning.
Ryan Smith, Community Planning Department Manager

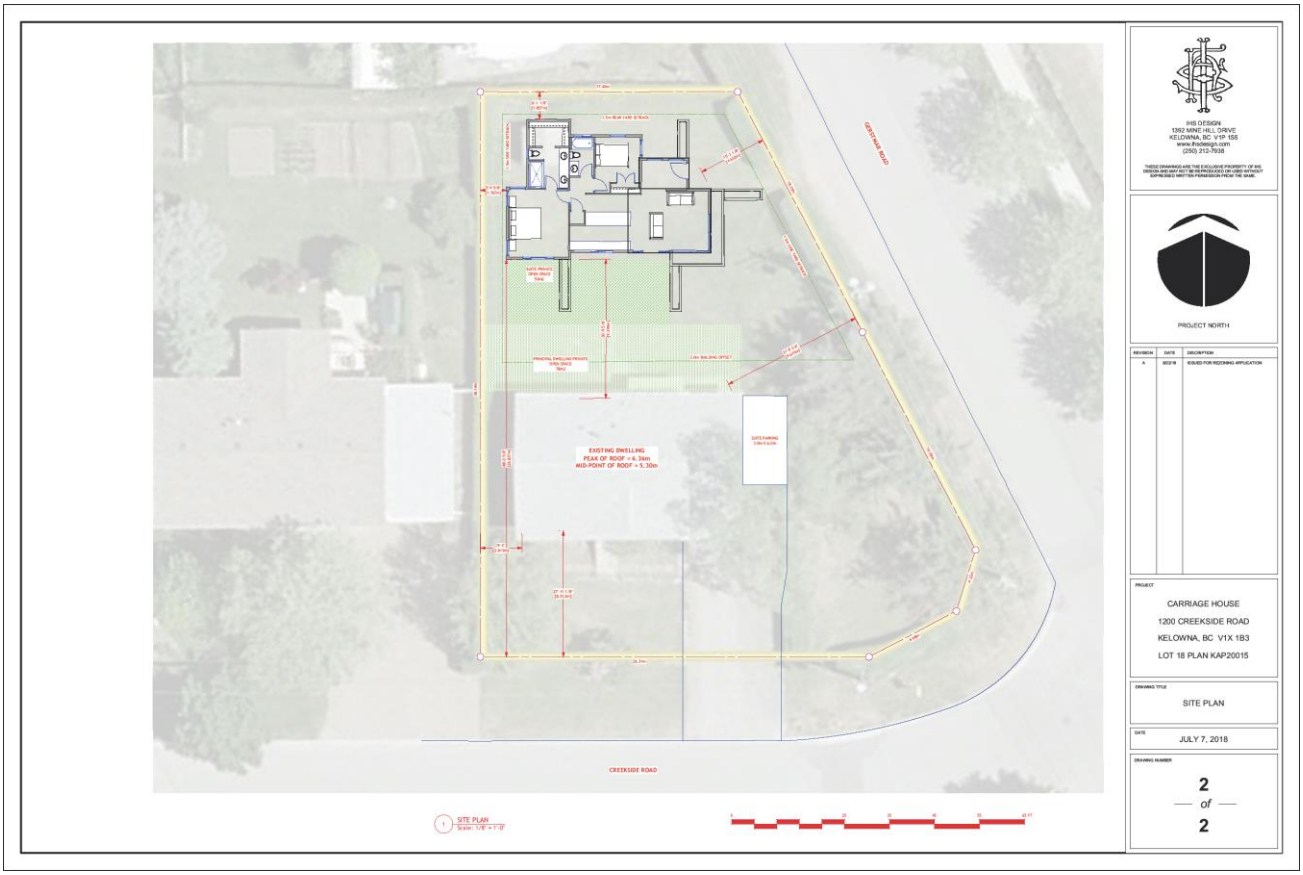
Approved for Inclusion:

Attachments:

Attachment A: Site Plan
Attachment B: Application Letter
Attachment C: Development Engineering Memo

SCHEDULE A – Site Plan

Subject: 1200 Creekside (Application Z18-0095)



SCHEDULE B – Application Letter

Subject: 1200 Creekside (Application Z18-0095)

City of Kelowna

URBAN OPTIONS

August 24, 2018

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

RE: Rezoning for a Carriage House at 1200 Creekside Road

Dear Urban Planner:

We are planning to construct a carriage house at 1200 Creekside Road. The property is ideal for this type of infill development as it is located in an established residential neighbourhood, is ample in size, and is close to urban amenities. Careful consideration has been given to the location of the carriage house and its design.

A 1-storey carriage house is proposed for the north section of the lot, with pedestrian access off Gerstmar Road, as the carriage house will face this road. Parking for the carriage house will be located at the end of the existing carport of the principal dwelling, accessed from the existing driveway. The carriage house has been designed for livability featuring a modern design with big windows, deep cantilevered overhangs, and concrete water and planter features to define the space.

The 2-bedroom unit is being planned for the landowners who live in Kelowna part time. A family member lives in the principal dwelling. If the carriage house rezoning is successful upgrades to the existing dwelling are planned. The Zoning Analysis table is provided for reference.

This area has a good mix of single family and duplexes utilizing the RU1 and RU6 zones. Some of the homes in the immediate neighbourhood have secondary suites. The property has easy access to schools, parks, transit and other amenities. This proposal is anticipated to be good infill development that is easily integrated into the existing form of the neighbourhood, adding quality housing stock to the area.

Regards,

Birte Decloux on behalf of Dan and Wendy Hilbrecht

URBAN OPTIONS Planning & Permits ■ Kelowna, BC ■ ☎250.575.6707 ■ ✉birte@urbanoptions.ca

SCHEDULE C – Development Engineering Memo

Subject: 1200 Creekside (Application Z18-0095)

CITY OF KELOWNA

MEMORANDUM

Date:	Aug 28, 2018	
File No.:	Z18-0095	
To:	Suburban and Rural Planning (AK)	
From:	Development Engineering Manager (JK)	
Subject:	1200 Creekside 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.

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

3. Development Permit and Site Related Issues

   a) Direct the roof drains onto splash pads.

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

James Kay, P. Eng.
Development Engineering Manager

agm

REPORT TO COUNCIL

Date:	January 28, 2019		
RIM No.	1250-30		
To:	City Manager		
From:	Community Planning Department (KB)		
Application:	Z18-0119	**Owner:**	Stephen Edward Sai-Wung Cheung
Address:	894 Dehart Road	**Applicant:**	Urban Options Planning & Permits
Subject:	Rezoning Application		
Existing OCP Designation:	S2RES – Single / Two Unit Residential		
Existing Zone:	RU1 – Large Lot Housing		
Proposed Zone:	RU6 – Two Dwelling Housing		

1.0 Recommendation

THAT Rezoning Application No. Z18-0119 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 5 District Lot 358 Osoyoos Division Yale District Plan KAP54236, located at 894 Dehart Road, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU6 – Two Dwelling Housing zone, be considered by Council;

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

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Community Planning Department dated January 28, 2019.

2.0 Purpose

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

3.0 Community Planning

Community Planning Staff support the rezoning application to facilitate the development of two dwelling housing. The proposed RU6 – Two Dwelling Housing zone meets the form and density objectives of the Official Community Plan (OCP) S2RES – Single / Two Unit Residential designation, and as such the application is in compliance with the designated future land use. In addition, the OCP urban infill policies

support the densification of urban residential neighbourhoods where infrastructure already exists, and through containing urban growth.

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

4.0 Proposal

4.1 Background

There is an open subdivision file on this property, to subdivide the existing parcel into two lots. Should Council support the rezoning application, and the applicant satisfies the requirements of the Preliminary Layout Review, the end result would be two dwellings on each lot (four dwellings total). The existing single detached housing would need to be demolished for this to occur.

4.2 Project Description

The applicant is requesting permission to rezone to the RU6 – Two Dwelling Housing zone, to facilitate the development of two dwelling housing.

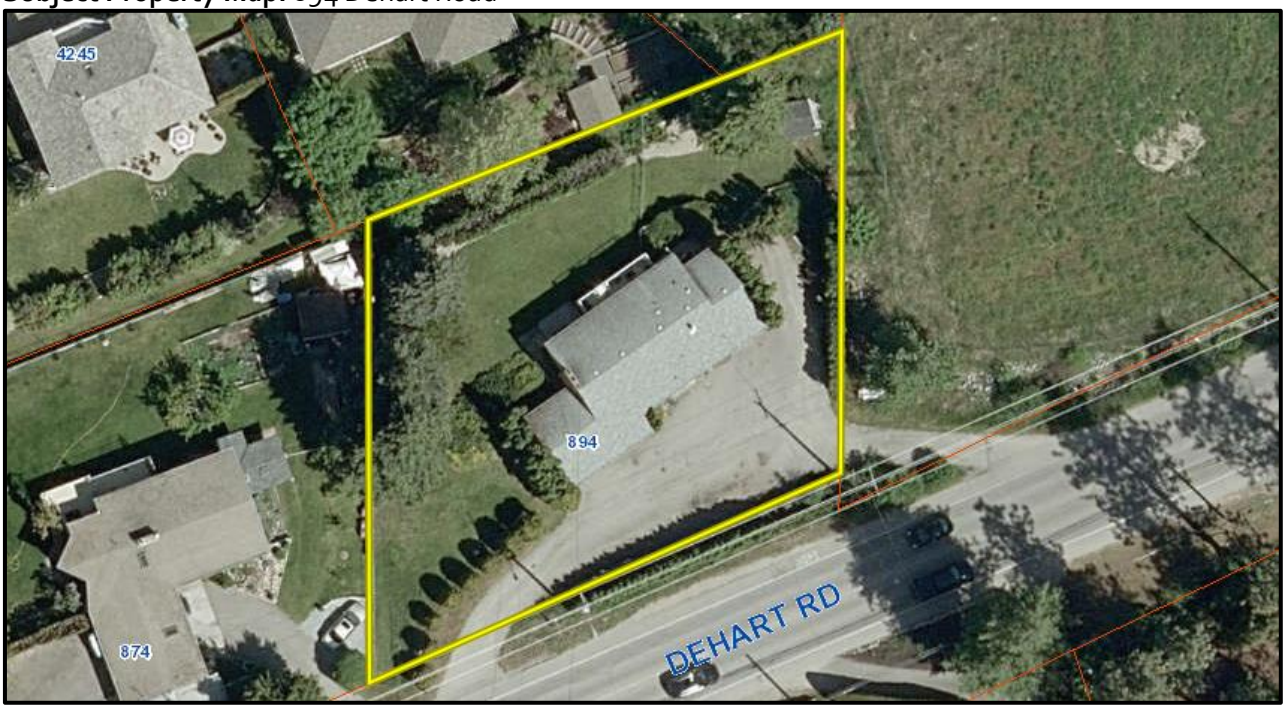
4.3 Site Context

The subject property is located on the north side of Dehart Road, near the intersection of Bartholomew Court. It is approximately 1,667 m^2 in area and currently has one single detached house. The surrounding area is characterized by single family dwellings and currently vacant land. It is within the City's Permanent Growth Boundary. The walk score is 20, indicating that almost all errands require a car.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing	Residential
East	RU1 – Large Lot Housing	Currently vacant with an open subdivision application
South	RU1 – Large Lot Housing A1 – Agriculture 1	Residential
West	RU1 – Large Lot Housing	Residential

Subject Property Map: 894 Dehart Road



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

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

6.0 Technical Comments

6.1 Development Engineering Department

See attached City of Kelowna Memorandums

Application Chronology

Date of Application Received:	November 30, 2018
Date Public Consultation Completed:	January 8, 2019

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 Memorandums

SCHEDULE A
This forms part of application
Z18-0119
Planner Initials KB
City of Kelowna
COMMUNITY PLANNING

CITY OF KELOWNA

MEMORANDUM

Date: December 13, 2018

File No.: Z18-0119

To: Community Planning (KB)

From: Development Engineering Manager (JK)

Subject: 894 DeHart Road RU1 to RU6

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

1. General

a) All the offsite infrastructure and services upgrades that are addressed in the Subdivision Engineering Report under file S17-0093 are outstanding. The requirements of the Subdivision Engineering report must be completed prior to Zoning approval.

b) The City has collected funds for the frontage improvements of this development. However, the funds will not cover all construction cost of the frontage improvements. The funds that have been collected will be used to offset the frontage improvement costs for this development.

James Kay

James Kay, P. Eng.
Development Engineering Manager

JA

SCHEDULE A
This forms part of application
Z18-0119
Planner Initials KB
City of Kelowna
COMMUNITY PLANNING

CITY OF KELOWNA

MEMORANDUM

Date: September 21, 2017
File No.: S17-0093

To: Urban Planning (TB)

From: Development Engineering Manager (JK)

Subject: Subdivision Application – 2 Lot Subdivision

LOCATION:	894 DeHart Rd
APPLICANT:	Stephen Cheung 250-888-8733
LEGAL:	Lot 5 Plan KAP54236

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.
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 and is serviced with a 25mm water service. This service can be utilized for one of the proposed lots.

b) Provide an adequately sized water service sized for domestic water and fire protection. The water system must be capable of supplying domestic and fire flow demands of the project in accordance with the Subdivision, Development & Servicing Bylaw.

.4) Sanitary Sewer

a) The existing 100mm diameter service will be utilised to service one of the proposed lots.

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

.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 development 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.

c) Provide the following drawings:

i) A detailed Lot Grading Plan (indicate on the Lot Grading Plan any slopes that are steeper than 30% and areas that have greater than 1.0 m of fill);

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

iii) An Erosion and Sediment Control Plan.

d) Identify clearly on a contour map, or lot grading plan, the top of bank(s). Provide cross sections along the top of the bank at each property corner and at locations where there are significant changes in slope. Cross sections are to be perpendicular to the contour of the slope. Show the proposed property lines on the cross sections. Not all areas have a clear top of bank; and therefore, field reconnaissance by City staff and the applicant may be needed to verify a suitable location for property lines

.6) Road Improvements and Dedication

a) DeHart 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. A modified cross section will be provided for design purposes.

b) LED street lights to be installed on all roads.

c) Drive way let downs will need to be installed once the location of the new driveways are determined. Standard detail SS-C7 will be used.

.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) 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) 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

.11) Charge and Fees

a) Development Cost Charges (DCC's) are payable

b) Fees per the "Development Application Fees Bylaw" include:

SCHEDULE A
This forms part of application
Z18-0119
Planner Initials KB
City of Kelowna
COMMUNITY PLANNING

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.

iii) Street/Traffic Sign Fees: at cost if required **(to be determined after design).**

iv) Street/Traffic Pavement Markings: at cost if required **(to be determined after design)**

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

c) A hydrant levy charge of **$250.00** (250.00 per new lot).

James Kay, P.Eng.
Development Engineering Manager

JA

REPORT TO COUNCIL

Date:	January 28, 2019		
RIM No.	1250-30		
To:	City Manager		
From:	Community Planning Department (LKC)		
Application:	Z18-0120	**Owner:** Andrew Bergestad	
Address:	165 Venus Rd	**Applicant:** Adam Rumpel	
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. Z18-0120 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 62, Section 23, Township 26, ODYD, Plan 22418, located at 165 Venus Rd, 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 consider a development application to rezone to the RU1c - Large Lot Housing with Carriage House Zone to facilitate a proposed carriage house on the subject property.

3.0 Community Planning

Staff are recommending support for the proposed rezoning of the subject property to RU1c-Large Lot Housing with Carriage House Zone as it is consistent with the Official Community Plan (OCP) Future Land Use Designation and infill growth policies for the subject property. The property is located within the Permanent Growth Boundary, fully serviced and is in close proximity to transit, parks, and schools. The walkscore is 54 indicating that it is somewhat walkable allowing for some errands to be accomplished on foot.

4.0 Proposal

4.1 Background

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

4.2 Project Description

The proposed rezoning is necessary to permit development of a carriage house on the subject property. Staff are currently tracking one variance for the proposed Carriage House. Should the rezoning be supported by council, Staff will produce a variance report to council.

4.3 Site Context

The subject property is located in the Rutland neighbourhood. There are several RU1c – Large Lot Housing with Carriage Homes zoned properties located within the neighbourhood.

Subject Property Map:

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

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

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

Carriage Houses & Accessory Apartments.[2] Support carriage houses and accessory apartments through appropriate zoning regulations.

6.0 Technical Comments

No comments relevant for rezoning.

7.0 Application Chronology

Date of Application Received:	October 18, 2018
Date Public Consultation Completed:	January 12, 2019

Report prepared by:	Levan King Cranston, Planner 1
Reviewed by:	Terry Barton, Urban Planning Manager
Approved for Inclusion:	Ryan Smith, Community Planning Manager

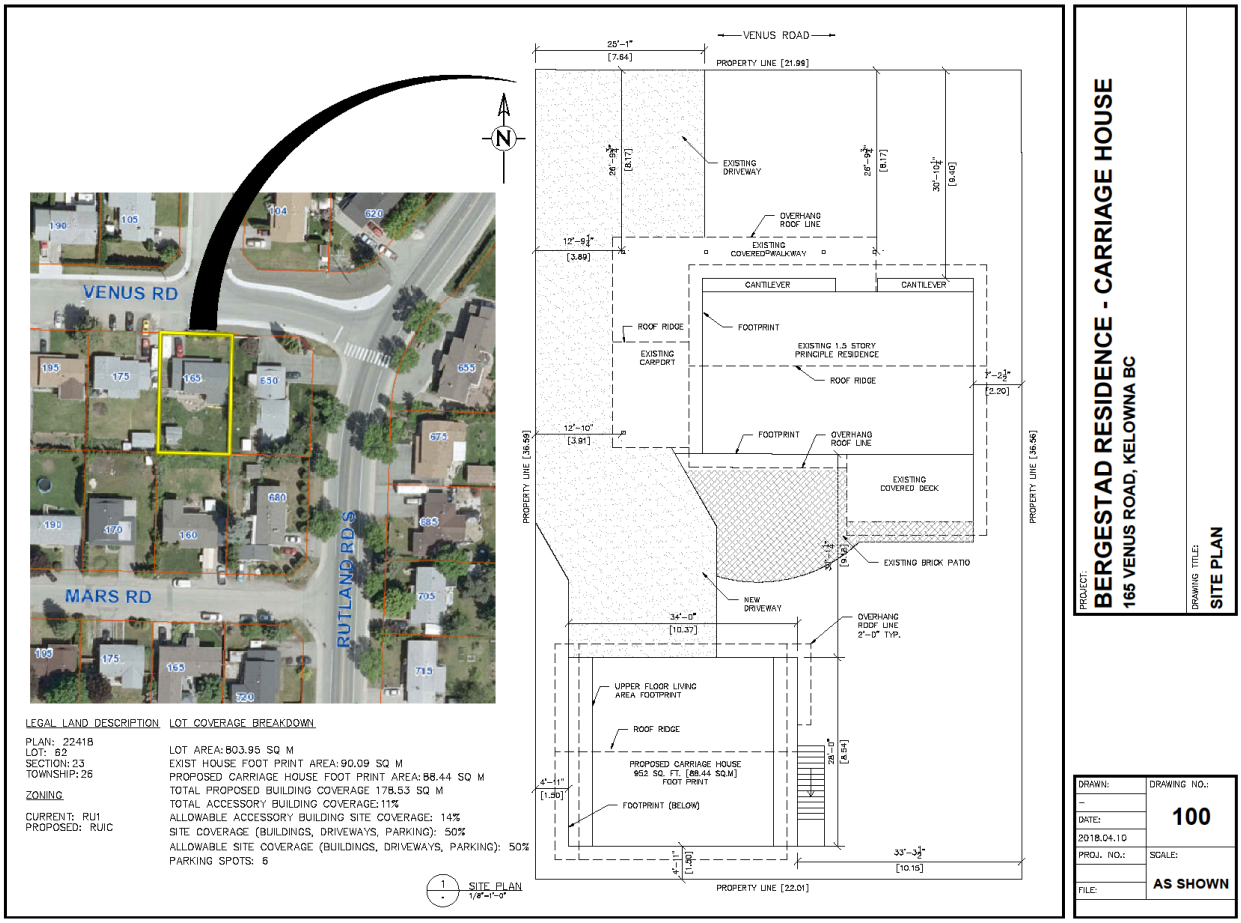
Attachments:

Attachment A: Site Plan
Attachment B: Development Engineering Technical Comments

[2] City of Kelowna Official Community Plan, Policy 5.22.12 (Development Process Chapter).

SCHEDULE A – Site Plan

Subject: 165 Venus Rd (Application Z19-0120)



LEGAL LAND DESCRIPTION

PLAN: 22418
LOT: 62
SECTION: 23
TOWNSHIP: 26

ZONING

CURRENT: RU1
PROPOSED: RU1C

LOT COVERAGE BREAKDOWN

LOT AREA: 803.95 SQ M
EXIST HOUSE FOOT PRINT AREA: 90.09 SQ M
PROPOSED CARRIAGE HOUSE FOOT PRINT AREA: 88.44 SQ M
TOTAL PROPOSED BUILDING COVERAGE 178.53 SQ M
TOTAL ACCESSORY BUILDING COVERAGE: 11%
ALLOWABLE ACCESSORY BUILDING SITE COVERAGE: 14%
SITE COVERAGE (BUILDINGS, DRIVEWAYS, PARKING): 50%
ALLOWABLE SITE COVERAGE (BUILDINGS, DRIVEWAYS, PARKING): 50%
PARKING SPOTS: 6

SCHEDULE B – Development Engineering Memo

Subject: 165 Venus Rd (Application Z19-0120)

CITY OF KELOWNA

MEMORANDUM

Date:	December 14, 2018
File No.:	DVP18-0244
To:	Urban Planning Management (LC)
From:	Development Engineering Manager (JK)
Subject:	165 Venus Rd.

Development Engineering comments and requirements regarding this development permit application are as follows:

This development variance permit application to vary the maximum carriage house footprint size from 90m2 to 114.5m2, does not compromise any municipal services.

James Kay

James Kay, P.Eng.
Development Engineering Manager

agm

REPORT TO COUNCIL

Date:	January 28, 2019		
RIM No.	1250-30		
To:	City Manager		
From:	Community Planning Department (LK)		
Application:	Z18-0061	**Owner:**	Stuart McMillan & Jackie Large
Address:	2960 Sexsmith Road	**Applicant:**	CTQ Consultants Ltd.
Subject:	Rezoning Application		
Existing OCP Designation:	IND-L – Industrial - Limited		
Existing Zone:	A1 – Agriculture		
Proposed Zone:	I6- Low Impact Transitional Industrial		

1.0 Recommendation

THAT Rezoning Application No. Z18-0061 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 33 Section 3 Township 23 ODYD Plan 18861, located at 2960 Sexsmith Road, Kelowna, BC from the A1 – Agriculture Zone to the I6 – Low Impact Transitional Industrial Zone, be considered by Council;

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

AND FURTHER THAT final adoption of the Zone Amending 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 28, 2019.

2.0 Purpose

To rezone the subject property from the A1 – Agricultural Zone to the I6 – Low Impact Transitional Industrial Zone for an outdoor storage.

3.0 Community Planning

Staff support the rezoning application from the A1 zone to the I6 zone as the Official Community Plan (OCP) designates the property as IND-L Industrial – Limited which was created for the I6 zone. The zone was created to allow for a range of low-impact industrial uses that are intended to act as a transition between the general industrial areas to the south and east and the rural residential areas to the north and west. The permitted uses, development regulations, screening requirements, outdoor storage restriction

and other regulations within the I6 zone are designed to limit negative impacts to the nearby residential, rural and agricultural uses in the area.

4.0 Proposal

4.1 Project Description

The applicant is proposing to rezone the property to allow for outdoor storage of boats and RV's. Should Council support the Rezoning, a Development Permit and any associated variances will come before Council to review the site layout and landscape plan. The existing dwelling has now been demolished and the driveway access to Sexsmith Rd will be removed. The primary site access is proposed on Arab Rd with a secondary access proposed from (future) Palamino Rd. The gravel surfaced site will provide multiple rows of storage/parking for RV's and boats.

4.2 Site Context

Subject Property Map: 2960 Sexsmith Road

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process

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

Industrial Supply Protection.[2] Protect existing industrial lands from conversion to other land uses by not supporting the rezoning of industrial land to preclude industrial activities unless there are environmental reasons for encouraging a change of use.

6.0 Technical Comments

6.1 Development Engineering Department

- Refer to Attachment A dated May 28, 2018.

[1] City of Kelowna Official Community Plan, Policy 5.28 (Development Process Chapter).
[2] City of Kelowna Official Community Plan, Policy 5.30.1 (Development Process Chapter).

7.0 Application Chronology

Date of Application Received: May 25, 2018
Date Public Consultation Completed: January 7, 2019

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
Attachment B: Site Plan

ATTACHMENT A
This forms part of application
Z18-0061
Planner Initials LK
City of Kelowna
COMMUNITY PLANNING

CITY OF KELOWNA

MEMORANDUM

Date: May 28, 2018

File No.: Z18-0061

To: Planning & Development Services Department (LK)

From: Development Engineer Manager (JK)

Subject: 2960 Sexsmith Rd., Lots 33, Plan KAP18861 A1 – I6

Development Engineering has the following comments and requirements associated with this application rezone the subject property from A-1 to I6 are as follows:

1. General

a) Access to the subject lots must ultimately be achieved off of Palomino Road or north half of Arab Rd.as Sexsmith Road is designated as a 4 lane arterial and access will be restricted. Until such time that Palomino Road is built, the subject property is granted access onto Sexsmith Road under the condition

2. Sanitary Sewer System

a) The developer's consulting mechanical engineer will determine the development requirements of the proposed development and establish the service needs. Only one service per lot will be permitted for this development. There is an existing 100mm PVC sanitary service to lot.

a) The Connection Area #35 charge is currently set by Bylaw at $13,300 per Single Family Equivalent (SFE). This Bylaw was reviewed for and accepted by Council in 2018.

determined by the following formula: the first 0.36 acres of developed land or portion thereof equals 1 SFE. Thereafter 2.8 SFE's per acre of developed land.

The assessed value is 5.144 Acres is **$68,415.20**

3. Water Servicing Requirements

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

4. Storm Drainage

A comprehensive site drainage management plan and design to comply with the City's drainage design and policy manual By-Law 7900 is required.

5. Road Improvements

a.) The frontage of Sexsmith Road will be upgraded to a full 4 lane arterial urban standard (SS-R9) in accordance with Bylaw 7900, complete with curb and gutter, storm works, sidewalk, fillet paving, landscaped and irrigated boulevard, lane markings, street lighting, removal and/or relocation existing utilities as may be required, etc. This construction will be deferred until Sexsmith Road is upgraded to a 4 lane standard and a cash in lieu of construction payment of **$73,209.38** is required for the combined frontage of the subject property.

b.) Palomino Road must be upgraded to an urban standard (SS-R5) along the full frontage of this proposed development, including curb and gutter, street lights, 1.5m sidewalk, drainage system including catch basins, manholes and pavement removal and replacement and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction.

c.) Arab Road must be upgraded to an urban standard (SS-R5) along the full frontage of this proposed development, including curb and gutter, 1.5m sidewalk, drainage system including catch basins, manholes and pavement removal and replacement and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction.

6. Road Dedication and Subdivision Requirements

(a) The developer is required dedicate 5m of roadway fronting Sexsmith Road to achieve the 4 lane arterial urban standard width in accordance with Bylaw 7900

(b) Provide 6m corner rounding at intersection of Sexsmith Road and Arab Road.

(c) Grant Statutory Rights Of Way if required for utility services.

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

7. Power and Telecommunication Services

The services to this development are to be installed underground. It is the developer's responsibility to make a servicing application to the respective utility companies. The utility companies are then required to obtain the city's approval before commencing their works.

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. DCC Credits

None of the required improvements qualify for DCC credit consideration,

11. Bonding and Levies Summary

Levies

Sexsmith Road upgrades	$73,209.38
Connection Area #35 charge	$68,415.20
Total levies	$141,624.58

12. Administration Charge

a. 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).

13. Survey, Monument 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.

14. Geotechnical Report

a. 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:

b. Area ground water characteristics.

c. Site suitability for development, unstable soils, etc.

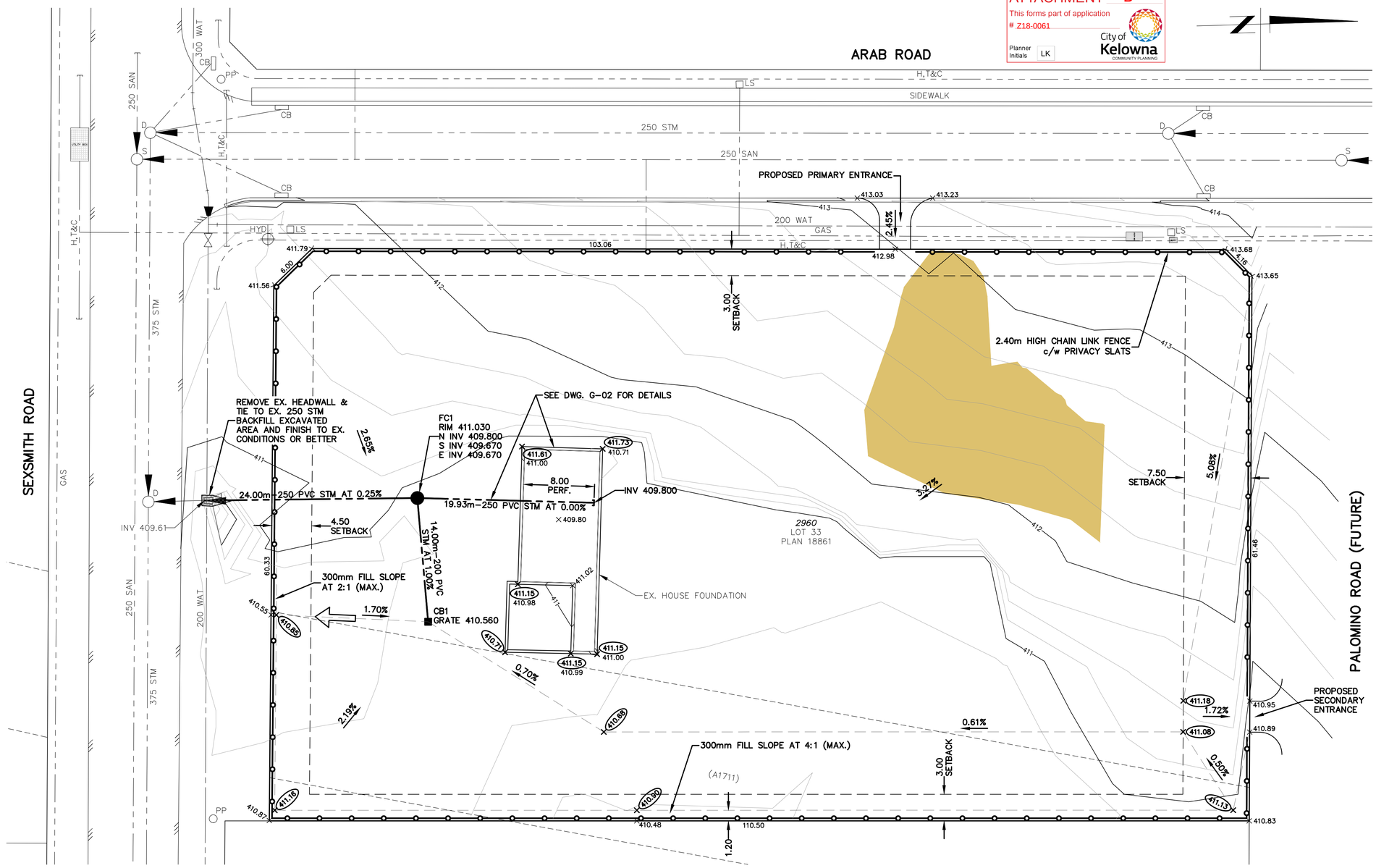
d. Drill and / or excavate test holes on the site and install pisometers if necessary. Log test hole data to identify soil characteristics, identify areas of fill if any. Identify unacceptable fill material, analyse soil sulphate content, identify unsuitable underlying soils such as peat, etc. and make recommendations for remediation if necessary.

e. List extraordinary requirements that may be required to accommodate construction of roads and underground utilities as well as building foundation designs.

f. Additional geotechnical survey may be necessary for building foundations, etc.

James Kay, P. Eng.
Development Engineering Manager
RO

ATTACHMENT B
This forms part of application
Z18-0061
Planner Initials LK
City of Kelowna
COMMUNITY PLANNING



GENERAL NOTES:

1. SEE DWG. G-02 FOR GENERAL, GRADING, AND SEDIMENT-EROSION CONTROL NOTES.
2. ALL PIPE ELEVATIONS SHOWN ARE AT INVERT.

STORM WATER MANAGEMENT NOTES:

1. STORM SEWER FLOWS AND STORAGE VOLUME DETERMINED USING RATIONAL METHOD.
2. RAINFALL INTENSITIES DERIVED FROM THE KELOWNA AIRPORT IDF CURVES (2004)
3. PEAK FLOWS ARE BASED ON 1hr DURATION, 5yr AND 100yr RETURN PERIOD STORM EVENTS.
4. A SAFETY FACTOR OF 10% WAS APPLIED TO THE STORAGE REQUIREMENT.

PIPE TYPE:

CB LEAD – 200mm DR28 PVC
STORM – ULTRA RIB

BUILDING PERMIT

TABLE 1.0 – DESIGN STORM PARAMETERS

DESIGN EVENT	"a" Value	"b" value	PRE-DEVELOPMENT Time of Concentration (min)	PRE-DEVELOPMENT Storm Intensity (mm/hr)	POST DEVELOPMENT Time of Concentration (min)	POST DEVELOPMENT Storm Intensity (mm/hr)
1 IN 5 YEAR (MINOR)	12.2	-0.723	10	44.6	10	44.6
1 IN 100 YEAR (MAJOR)	21.3	-0.767	8	99.9	8	99.9

* Storm intensity values estimated using the IDF curves provied in the City of Kelowna Bylaw
* Time of concentrated was estimated

TABLE 2.0 – Associated Runoff Rates

Develpoment Condition	CATCHMENT AREA (ha)	WEIGHTED RUNOFF COEFFICIENT	1 in 5 year RUNOFF RATE (L/s)	1 in 100 year RUNOFF RATE (L/s)
PRE DEVELOPMENT	0.71	0.05	4	10
POST DEVELOPMENT	0.71	0.60	53	97

*Weighted runoff coefficent is based on pervious and impervious areas

TABLE 3.0 – STORAGE REQUIREMENTS

DESIGN EVENT	RELEASE RATE (L/s)	STORAGE REQUIRED (m3)	STORAGE AVAILABLE (m3)
1 IN 5 YEAR (MINOR)	4	40	190
1 IN 100 YEAR (MAJOR)	4	74	190

L:\General Data\Projects-2018\18004 – 2960 Sexsmith Rd – Rezoning Application\4-CAD\DESIGN-SET\18004-G-01_G-02.dwg December 11, 2018 Roland Ruesgen

18004

Legend

existing		proposed
	Water	
	Sanitary Sewer	
	Storm Sewer	
	Gas	
	Hydro,Tel,Cable	

existing		proposed
S	San Manhole	S
D	Storm Manhole	D
CB	Catch Basin	CB
HYD	Hydrant	HYD
	Water Valve	
PP	Power Pole	PP
LS	Lamp Standard	LS
	Edge of Asphalt	

× 411.00 Existing Elev.
× 411.00 Proposed Elev.
Overland Flow
Grade Break
Area >1.0m Fill

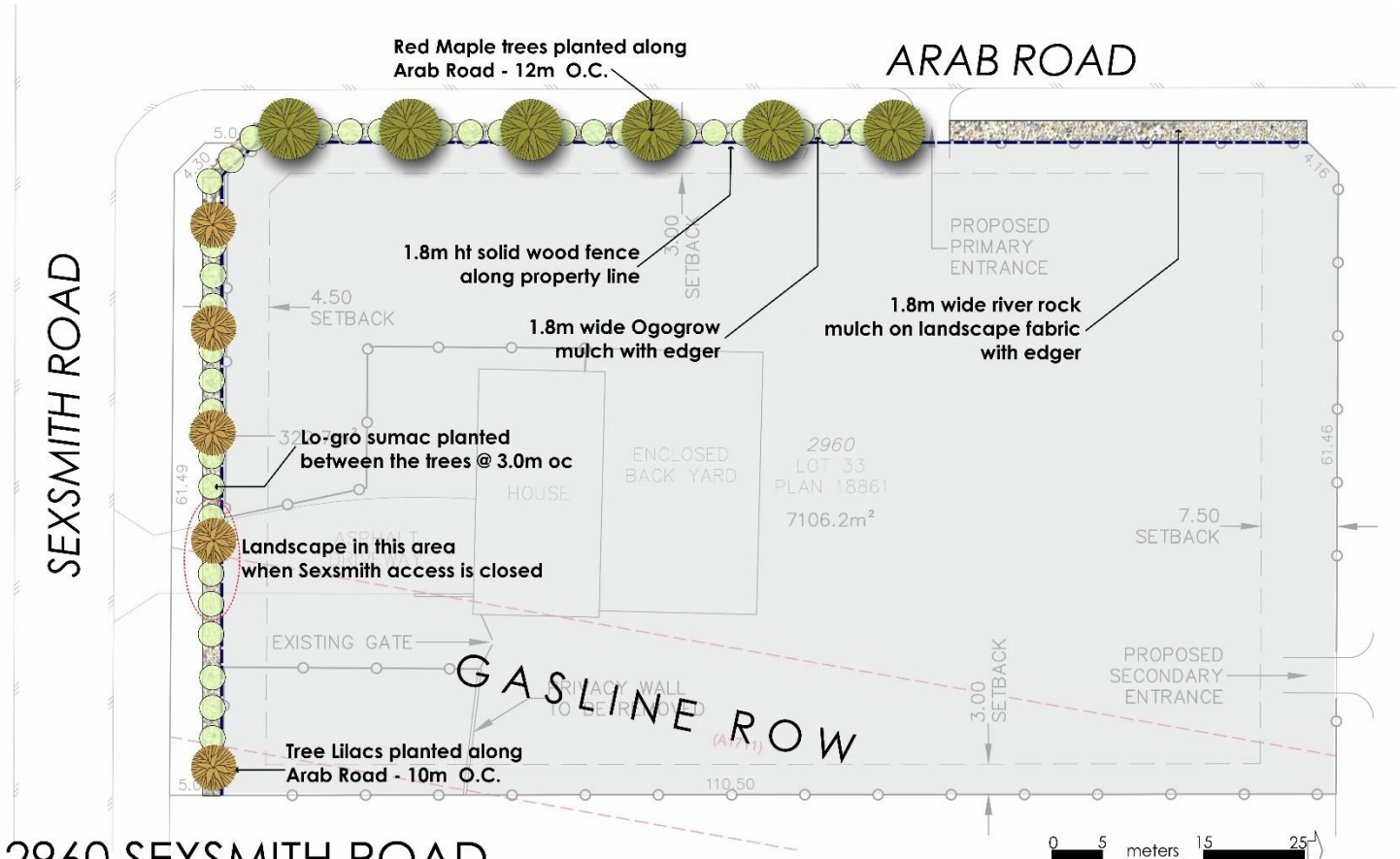
No.	YY.MM.DD	By	Issued	Chkd	No.	YY.MM.DD	By	Revision	Chkd
1	18.11.21	ST	FOR BUILDING PERMIT	IT	1	18.12.11	RR	> 1.0m FILL AREA ADDED	ST

Drawn RR
Design ST
Approved
Date DECEMBER 2018
Scale 1:250

CTQ
1334 ST. PAUL STREET
KELOWNA BC V1Y 2E1
TEL 250 979-1221
FAX 250 979-1232

2960 SEXSMITH ROAD
SITE GRADING AND COMPOSITE UTILITY PLAN
STORM WATER MANAGEMENT PLAN

Division MUNICIPAL
Drawing No. G-01
Rev No. 0



2960 SEXSMITH ROAD
Conceptual Landscape Plan

0 5 meters 15 25

CTQ ENGINEERING PLANNING URBAN DESIGN

Red Maple

Gro-low fragrant sumac

1.8m ht Solid wood fence

Tree Lilac

Proposed Plant List - 2960 Sexsmith

Qty	Botanical Name	Common Name	Size	Spacing
6	Acer rubrum 'Red Sunset'	Red Sunset Maple	60mm cal	
5	Syringa reticulata 'Ivory Silk'	Ivory Silk Tree Lilac	50 mm cal	
33	Rhus aromatica Gro-Low	Gro-Low Fragrant Sumac	#2	3.0m OC

ATTACHMENT B

This forms part of application

Z18-0061

City of Kelowna COMMUNITY PLANNING

Planner Initials LK

CTQ 15

REPORT TO COUNCIL

Date:	January 28, 2018		
RIM No.	1250-30		
To:	City Manager		
From:	Community Planning Department (TA)		
Application:	Z18-0086	**Owner:**	New North West Trading Inc. BC 0845659
Address:	360 Penno Road	**Applicant:**	Grant Maddock Protech Consulting 2012
Subject:	Rezoning		
Existing OCP Designation:	IND - Industrial		
Existing Zone:	P3 – Parks & Open Space		
Proposed Zone:	I2 – General Industrial		

1.0 Recommendation

THAT Rezoning Application No. Z18-0086 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot A DL 123 ODYD Plan EPP41714 located at 360 Penno Road, Kelowna, BC from the P3 – Parks & Open Space zone to the I2 – General Industrial zone be considered by Council;

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

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Community Planning Department dated July 31, 2018.

2.0 Purpose

To rezone the subject property from P3 – Parks & Open Space to I2 – General Industrial.

3.0 Community Planning

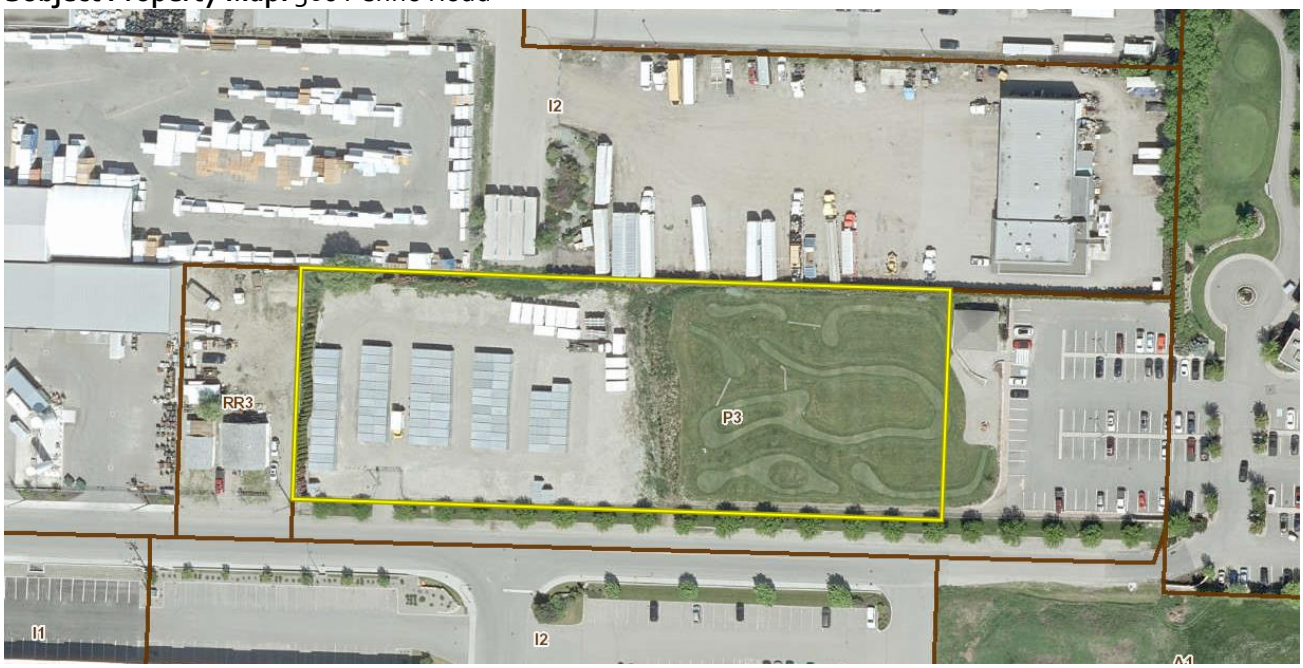
Community Planning supports the proposed rezoning to I2 – General Industrial as it is consistent with OCP Future Land use of IND – Industrial.

4.0 Proposal

4.1 Background

The subject property had an outdoor storage business located on it through a Temporary Use Permit that was issued in 2015. A requirement of the Temporary Use Permit was that the property be rezoned to permit continued industrial use on the subject property.

Subject Property Map: 360 Penno Road



5.0 Technical Comments

5.1 Development Engineering Department

Please see attached Schedule "A" dated July 31, 2018.

6.0 Application Chronology

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

Schedule "A": Development Engineering Memorandum

SCHEDULE A

This forms part of application

Z18-0086

Planner Initials TA

City of Kelowna
COMMUNITY PLANNING

CITY OF KELOWNA

MEMORANDUM

Date: July 31, 2018

File No.: Z18-0086

To: Urban Planning Management (TA)

From: Development Engineering Manager (JK)

Subject: 360 Penno Rd. P3 to I2

The Development Engineering Department has the following comments and requirements associated with this application to rezone the subject property from P3 to I2. 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 Aaron Sangster.

1. General

a) These are Development Engineering comments/requirements and are subject to the review and requirements from the Ministry of Transportation (MOTI).

b) Provide easements as may be required.

c) The Fire Department and Environment Division requirements and comments are addressed separately.

2. Domestic Water and Fire Protection

This development is within the service area of the Black Mountain Irrigation District (BMID). The developer is required to make satisfactory arrangements with BMID for these items. All charges for service connection and upgrading costs, as well as any costs to decommission existing services are to be paid directly to BMID. Only one service is permitted for this development.

3. Sanitary Sewer

a) This property is currently not serviced. 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.

4. Storm 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 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.

b) Provide the following drawings:

i. A detailed Stormwater Management Plan for this development; and,

ii. An Erosion and Sediment Control Plan.

5. Electric Power and Telecommunication Services

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

6. Road Improvements

a) Penno Rd must be upgraded to an urban collector along the full frontage of this proposed development including curb and gutter, street lights, landscaped & irrigated boulevard, monolithic sidewalk, drainage system including catch basins, 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) Norris Rd connection through 360 Penno Rd must be designed and built to a modified urban collector through the middle of this development including curb and gutter, sidewalk, street lights, landscaped & irrigated boulevard, drainage system including catch basins, 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 modified SS-R5.

7. Road Dedication and Subdivision Requirements

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 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) The corridor between Penno Rd to Norris Rd must be dedicated for the construction of the Norris Rd connection.

8. 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 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) Suitability of on-site disposal of storm water and sanitary waste, including effects upon adjoining lands.

(vi) Any items required in other sections of this document.

(vii) Recommendations for erosion and sedimentation controls for water and wind.

(viii) Recommendations for roof drains and perimeter drains.

(ix) Recommendations for construction of detention or infiltration ponds if applicable.

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 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.

10. 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.

11. 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).

James Kay, P.Eng.
Development Engineering Manager

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