# City of Kelowna Public Hearing AGENDA



Tuesday, May 3, 2016 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 April 19, 2016 (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

3.1 477 Christleton Avenue, BL11222 (Z16-0007) - Legault Enterprises Ltd.

4 - 27

To rezone the subject property to facilitate the development of two detached dwellings.

3.2 200 Clarissa Road, BL11225 (Z16-0002) - Margaret & David Ward

28 - 37

To rezone the subject property to facilitate the development of a carriage house.

# 4. Termination

# 5. Procedure on each Bylaw Submission

- (a) Brief description of the application by City Staff (Land Use Management);
- (b) The Chair will request that the City Clerk indicate all information, correspondence, petitions or reports received for the record.
- (c) The applicant is requested to make representation to Council regarding the project and is encouraged to limit their presentation to 15 minutes.
- (d) The Chair will call for representation from the public in attendance as follows:
- (i) The microphone at the public podium has been provided for any person(s) wishing to make representation at the Hearing.
  - (ii) The Chair will recognize ONLY speakers at the podium.
- (iii) Speakers are encouraged to limit their remarks to 5 minutes, however, if they have additional information they may address Council again after all other members of the public have been heard a first time.
- (e) Once the public has had an opportunity to comment, the applicant is given an opportunity to respond to any questions raised. The applicant is requested to keep the response to a total of 10 minutes maximum.
- (f) Questions by staff by members of Council must be asked before the Public Hearing is closed and not during debate of the bylaw at the Regular Meeting, unless for clarification.
- (g) Final calls for respresentation (ask three times). Unless Council directs that the Public Hearing on the bylaw in question be held open, the Chair shall state to the gallery that the Public Hearing on the Bylaw is closed.

Note: Any applicant or member of the public may use visual aids (e.g. photographs,

sketches, slideshows, etc.) to assist in their presentation or questions. The computer and ELMO document camera at the public podium are available. Please ask staff for assistance prior to your item if required.

# REPORT TO COUNCIL



**Date:** April 4, 2016

**RIM No.** 1250-30

To: City Manager

From: Community Planning Department (TB)

Address: 477 Christleton Avenue Applicant: Joël Legault Projects Inc.

**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. Z16-0007 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 1, District Lot 14, ODYD, Plan 8009, located at 477 Christleton Avenue, 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 March 7, 2016;

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

#### 2.0 Purpose

To rezone the subject property to facilitate the development of two detached dwellings.

### 3.0 Community Planning

Community Planning supports the rezoning of the subject property to facilitate the development of two detached dwellings. The property is designated in Kelowna's Official Community Plan (OCP) as S2RES - Single/Two Unit Residential and as such the application to rezone the property

to RU6 is in compliance with the designated future land use. The proposed use is consistent with the OCP urban infill policies for Compact Urban Form and Sensitive Infill. The proposed design put forth by the applicant shows a commitment to quality design and materials, and requires one variance to the Zoning Bylaw for setbacks of the second storey. Should Council approve this rezoning, staff will bring forth a Development Variance Permit and a form and character Development Permit for Council approval.

In fulfillment of Council Policy No. 367 respecting public consultation, the applicant undertook neighbour consultation on March 15<sup>th</sup>, 2016 by individually contacting the neighbours. To date staff have not received any comments. Should any comments be received prior to first reading on April 4th, staff will present them during the next Council meeting.

# 4.0 Proposal

# 4.1 Background

The subject property currently has a 70-year-old single story house which will be moved rather than demolished as part of this redevelopment. The proposed RU6 zoning will allow for the construction of two 2-storey dwellings. New construction in this area must adhere to the minimum floor elevations for Okanagan floodplain areas. As a result, many homes in this neighbourhood average two storeys as basements are not viable.

# 4.2 Project Description

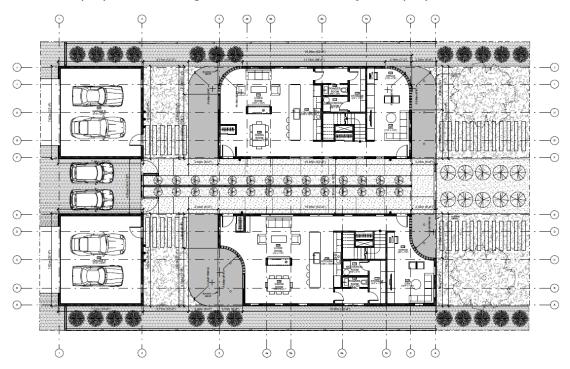
The two proposed dwellings have been designed in a modern style with flat roofs and structural curved glass facades. Differences in articulation on the front and rear facades provides for visual interest from the street while creating useable outdoor space in the rear. The two dwellings have individual characteristics rather than being "cookie cutter" duplicates of one another contributing to visual interest from the street. A selection of high quality materials compliments the design.



The front yard setbacks are consistent with other houses on the street creating a uniform streetscape. The modern design shares similar elements to other recent developments in the area, and contributes to the transitional nature of this neighbourhood.



The site plan includes private outdoor space in the form of rooftop terraces in addition to ground level patios and lawn areas in the rear. Access to each two car garage is off the rear lane with additional visitor parking on site. Fencing and landscaping on the site encourages privacy between the two proposed dwellings as well as between adjacent properties.



The proposed variance is to change the required setback on the second stories from 2.3m required to 2.0m proposed. This matches the setback of the main floor and creates more floor space on the second floor. Due to the narrow design of the houses the additional floor area makes the second storey more functional.

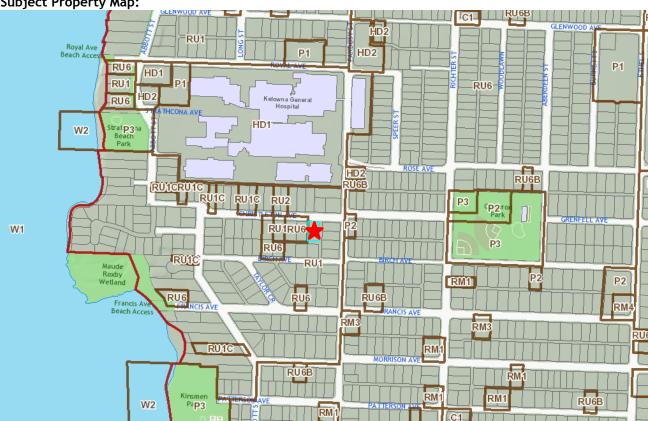
# 4.3 Site Context

The subject property is located on the south side of Christleton Avenue, east of Pandosy Street, and within the core area. It is in close proximity to Kelowna General Hospital, the Abbott Street Active Transportation Corridor, and Strathcona Beach Park. There are at least 10 other properties in close proximity that have been rezoned for two dwelling housing or for a single family dwelling with carriage house including the immediately adjacent property.

# Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 - Large Lot Housing	Residential
East	RU1 - Large Lot Housing	Residential
South	RU1 - Large Lot Housing	Residential
West	RU6 - Two Dwelling Housing	Residential

Subject Property Map:



#### Zoning Analysis Table 4.4

Zoning Analysis Table			
CRITERIA	RU6 ZONE REQUIREMENTS	PROPOSAL	
Ex	Existing Lot/Subdivision Regulations		
Minimum Lot Area	700 m <sup>2</sup>	957.5 m <sup>2</sup>	
Minimum Lot Width	18 m	23.8 m	
Minimum Lot Depth	30 m	40.2 m	
Development Regulations			
Maximum Site Coverage (buildings)	40%	36%	
Maximum Site Coverage (buildings, driveways and parking)	50%	42%	
Maximum Height	9.5m or 2 ½ storeys	6.86 m 2 storeys	
Minimum Front Yard	4.5 m	7.7 m	
Minimum Side Yard (west)	2.3 m	2.0 mo	

Minimum Side Yard (east)	2.3 m	2.0 m <b>o</b>
Minimum Rear Yard	7.5 m	14.7 m
Other Regulations		
Minimum Parking Requirements	4 stalls	6 stalls
Minimum Private Open Space 30 m <sup>2</sup> per dwelling Greater than 30 m <sup>2</sup> per dwelling		Greater than 30 m <sup>2</sup> per dwelling
• Indicates a requested variance to the side yard setbacks (both east & west) from 2.3 m required to 2.0 m proposed on the		

<sup>•</sup> Indicates a requested variance to the side yard setbacks (both east & west) from 2.3 m required to 2.0 m proposed on the second storey.

# 5.0 Current Development Policies

# 5.1 Kelowna Official Community Plan (OCP)

# **Development Process**

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

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

#### 6.0 Technical Comments

# 6.1 Building & Permitting Department

- Demolition permits are required for any existing structures
- Development Cost Charges (DCC's) are required to be paid prior to issuance of any Building Permit(s)
- A Building Code analysis is required for the structure at time of building permit applications, but the following items may affect the form and character of the building(s):
  - i) Spatial calculations required to support the amount of glazing between the two building is required or an alternative solution accepted by the Chief Building Inspector in lieu prior to the release of the DP
- A Geotechnical report is required to address the sub soil conditions and site drainage at time of building permit application. This property falls within the Mill Creek flood plain bylaw area and compliance is required. Minimum building elevations are required to be established prior to the release of the Development Permit. This minimum Geodetic elevation is required for all habitable spaces including parking garages. This building may be designed to low, which may affect the form and character of the building.
- Full Plan check for Building Code related issues will be done at time of Building Permit applications. Please indicate how the requirements of Radon mitigation and NAFS are being applied to this structure in the permit application drawings.

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

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

# 6.2 Development Engineering Department

Please see attached Schedule A dated March 7, 2016.

# 6.3 FortisBC Electric

- There are primary distribution facilities along Christleton Ave and the laneway adjacent the subject's east and south property lines. The applicant is responsible for costs associated with any change to the subject property's existing service, if any, as well as the provision of appropriate land rights where required.
- Otherwise, FortisBC Inc. (Electric) has no concerns with this circulation.
- In order to initiate the design process, the customer must call 1-866-4FORTIS (1-866-436-7847). It should be noted that additional land rights issues may arise from the design process but can be dealt with at that time, prior to construction.

# 7.0 Application Chronology

Date of Application Received: January 22, 2016
Date Public Consultation Completed: March 15, 2016

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

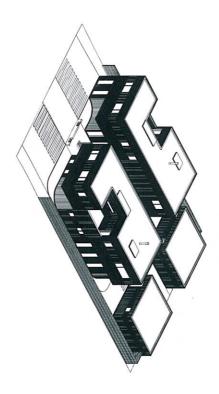
# Attachments:

Site Plan
Conceptual Elevations
Landscape Plan
Context/Site Photos
Schedule "A" dated March 7, 2016

# 477 CHRISTLETON AVENUE (ISSUED FOR DEVELOPMENT PROPOSAL APPLICATION)

JANUARY 22, 2016

PID 009-879-471
KID 198606
LOT 1 DISTRICT LOT 14
OSCYCOS DIVISION YALE DISTRICT
PLAN 8009



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# PROJECT INFORMATION

GFA: DETACHED GARAGE GROUND LEVEL 2ND LEVEL TOTAL 121.33 m² (1306 sq ft) 118.54 m² (1276 sq ft) 239.87 m² (2582 sq ft) 53.42 m² (575 sq ft)

GFA: DETACHED GARAGE GROUND LEVEL 2ND LEVEL TOTAL 53.42 m² (575 sq ft)

119.84 m² (1290 sq ft) 118.54 m² (1276 sq ft) 238.38 m² (2566 sq ft)

LOT AREA

957.5 m² (10,306 sq ft)

NOTES

DOUBLE PANE INSULATED ROOFTOP SKYLIGHT

WOOD DECKING - PRIVATE OPEN SPACE

⟨<del>Z</del> >

(N2) ROUND TOP CHIMNEY

BLACK MATTE - 150mm INDUSTRIAL CAGED NAUTICAL LIGHT

BLACK MATTE - RECESSED SOFFIT POT LIGHT

MATERIALS

ARCHITECTURAL CONCRETE

(N) BLACK CEDAR CLADDING

M3 WESTERN RED CEDAR VERTICAL SLAT CLADDING

(MA) WESTERN RED CEDAR WINDOW FRAME WITH DOUBLE PANE INSULATED GLAZING

(MS) CORTEN STEEL

(N) (N) (M6) TEMPERED TRANSLUCENT CHANNEL GLASS

BLACK MATTE PAINTED ALUMINUM FLASHING BLACK CEDAR WOOD SLAT FENCE

"SEQUOIA RED" STAINED SOLID CORE WOOD DOOR

(Ng)

WESTERN RED CEDAR WOOD DECKING

EPDM RUBBER MEMBRANE

WESTERN RED CEDAR PATIO DOOR FRAME WITH DOUBLE PANE INSULATED GLAZING

WESTERN RED CEDAR DOOR FRAME WITH INSERTED DOUBLE PANE INSULATED GLAZING

WESTERN RED CEDAR PANEL GARAGE DOOR

DRAWING LIST

A1.01 SITE PLAN A0.00 TITLE PAGE

DO NOT SCALE DRAWINGS

DATE January 22, 2016

Contractor must check and verify all dimensions and report any discrepancies to the consultant before proceeding with the work.

A2.02 2ND LEVEL - FLOOR PLAN A2.01 GROUND LEVEL - FLOOR PLAN A1.02 LANDSCAPE/ROOF PLAN

A3.02 DETACHED GARAGE ELEVATIONS A3.01 HOUSE ELEVATIONS

A4.01 PERSPECTIVE VIEW 1 A3.03 HOUSE A - ELEVATIONS A3.04 HOUSE B - ELEVATIONS

A4.03 PERSPECTIVE VIEW 3 A4.05 PERSPECTIVE VIEW 5 A4.04 PERSPECTIVE VIEW 4

A4.02 PERSPECTIVE VIEW 2

KID 199506 / PID 009-879-471
LOT 1 DISTRICT LOT 14
OSOYOOS DIVISION YALE DISTRICT
PLAN 8009 477 Christleton Avenue Kelowna, British Columbia V1Y 5H9

Sheet Title
Title Page

A4.07 PERSPECTIVE VIEW 7

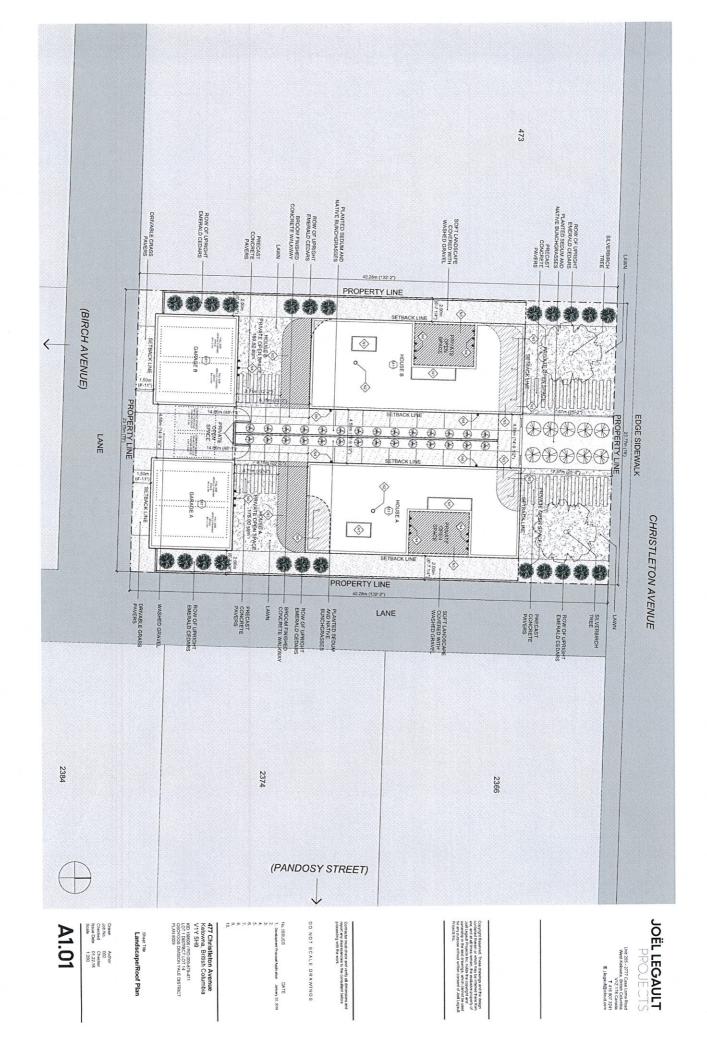
A4.06 PERSPECTIVE VIEW 6

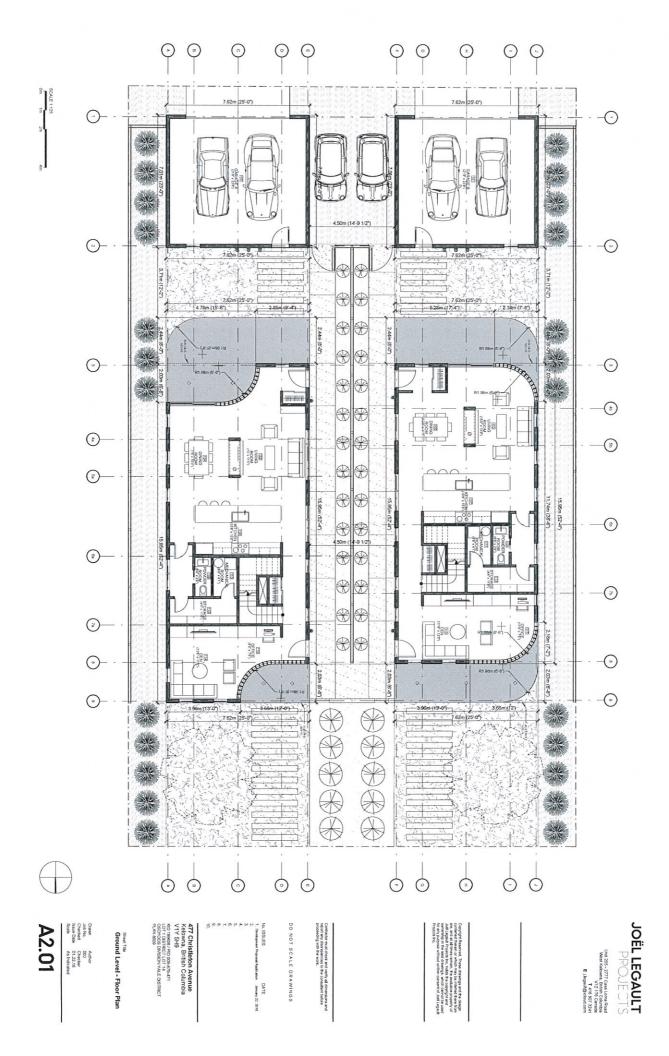
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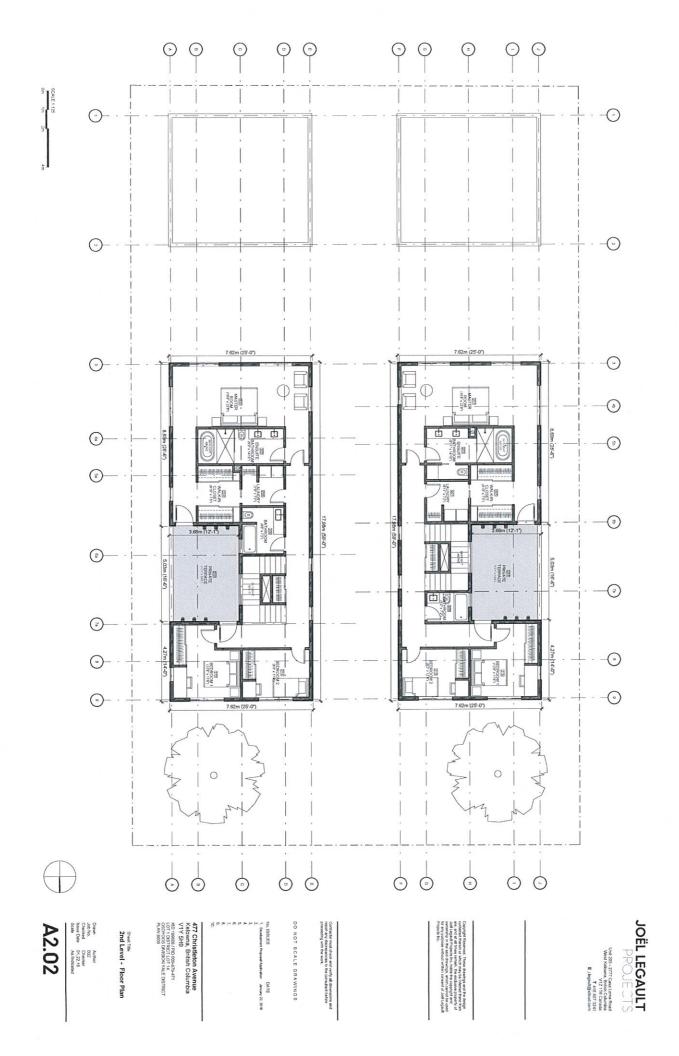
JOËL LEGAULT

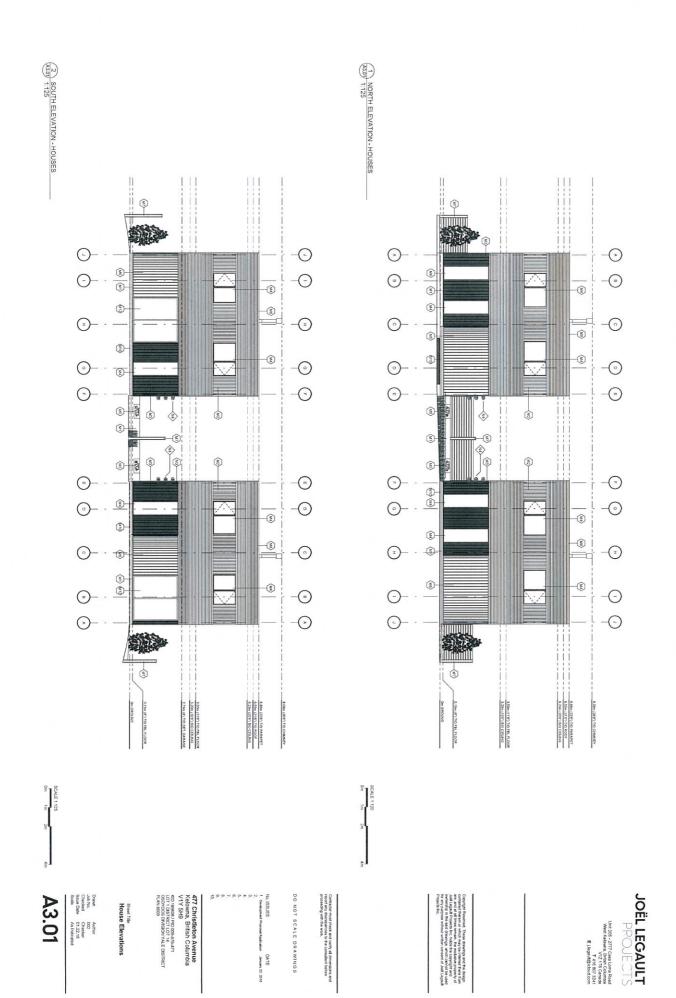
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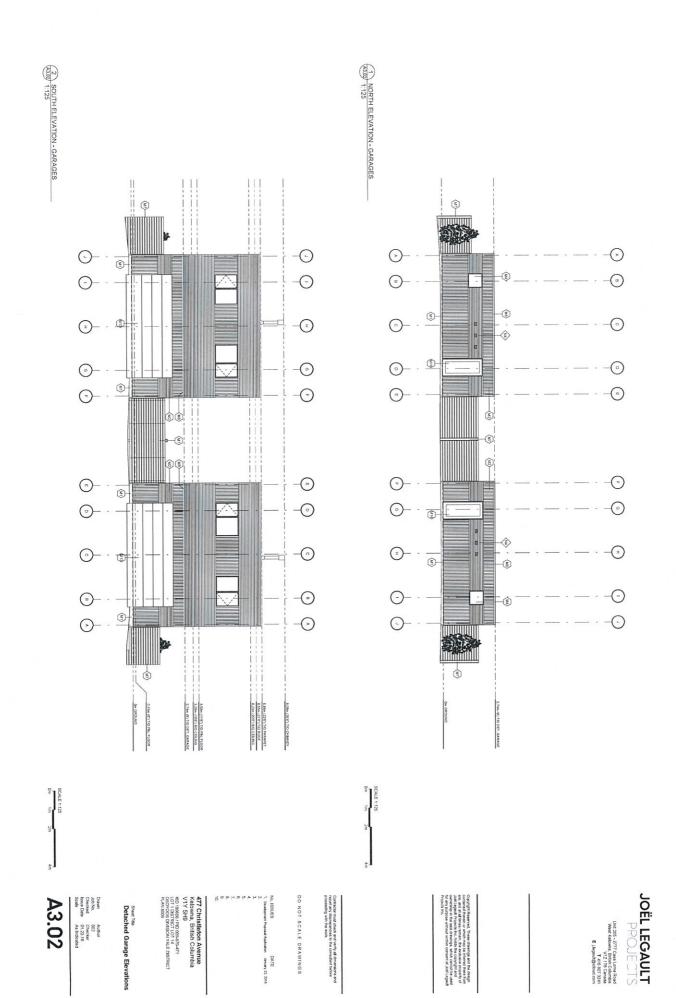


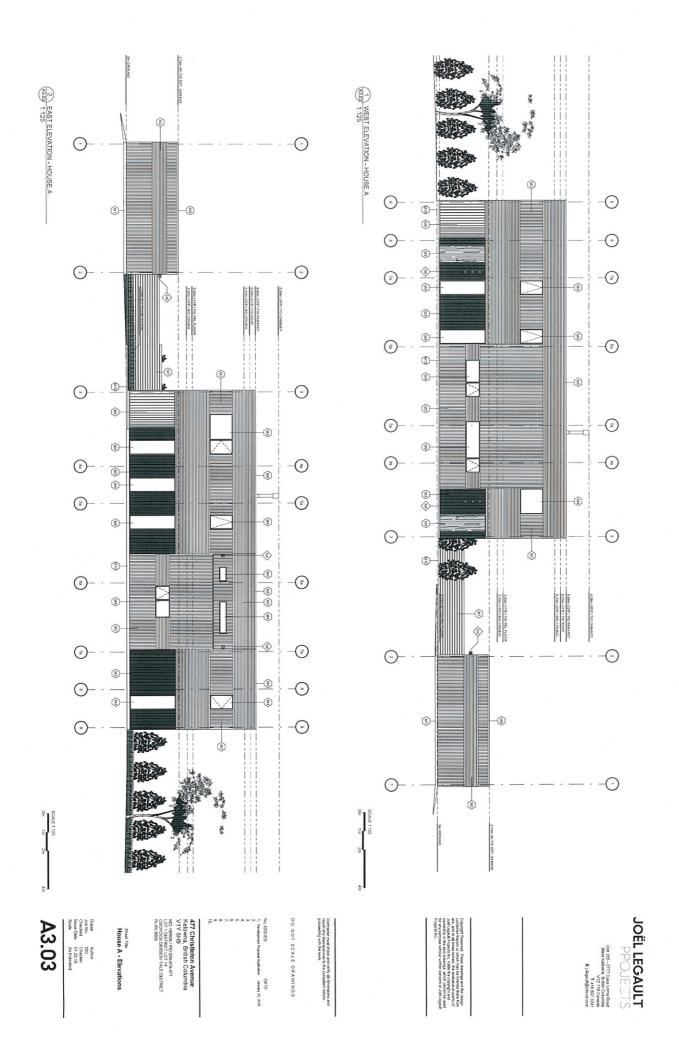


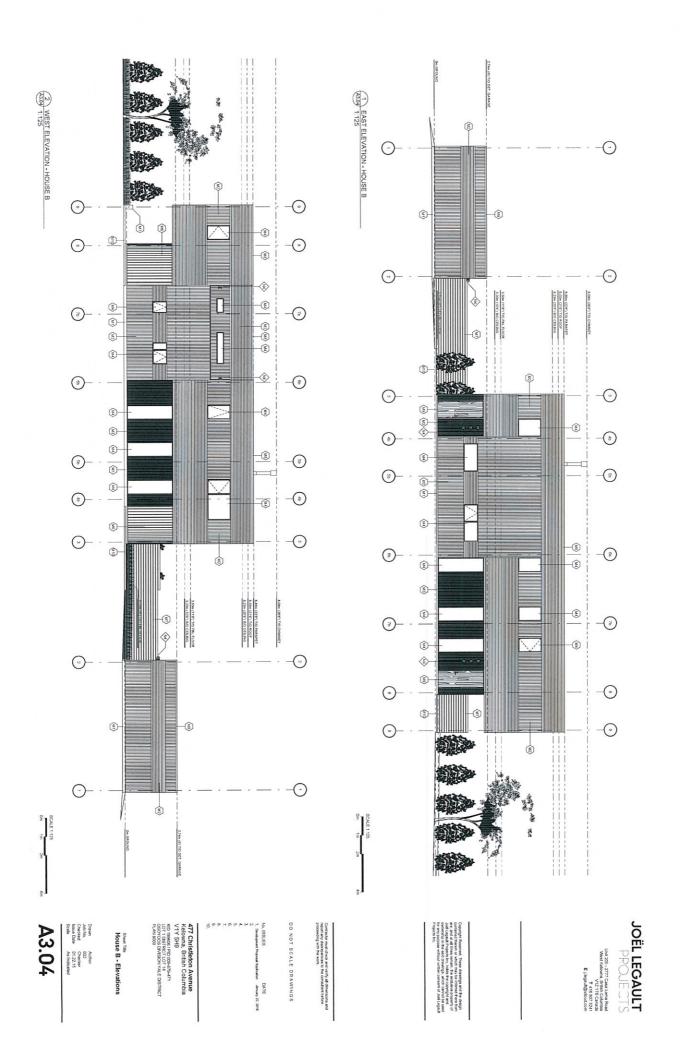














# JOËL LEGAULT PROJECTS

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Kelowna, British Columbia
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Y01 19868619
PLAN 8009

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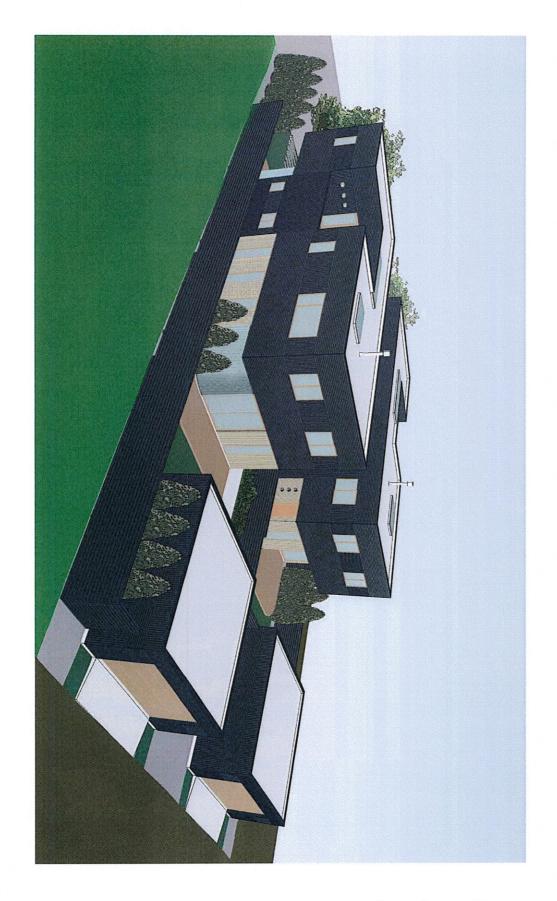
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Drawn Author John Mills Checker Checke

477 Christleton Avenue Kelowna, British Columbia V1Y SHB KIN 196606 FPD 000-479-471 LOT 1 038TRCT LOT 14 050Y005 DWISION YALE DISTRCT PLAN 8009

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477 Christleton Avenue Kelowna, British Columbia V17 519 KD 19666 FIP 004-674-71 LOT 1 05170CS 07151 05870CS 07151 PAN 1609

Sheet Title
Perspective View 3

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Perspective View 4

477 Christleton Avenue Kelowna, British Columbia V17 5H9 RD 198606 FPD 008-879-471 L011 DISTRICT L011 DISTRICT L011 AVENUE DISTRICT LOT 14 OSSYCOSS DIVISION VALE DISTRICT PLAN 6009

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Contractor must check and verify all dimensions and report any discrepancies to the consultant before proceeding with the work.



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Perspective View 5

477 Christleton Avenue Kelowna, British Columbia V17 5H9 KD 198605 FPD 008-879-81 LOT 1 08190C 100114 088700S 0M810N VALE DISTRICT PLAN 8009

DO NOT SCALE DRAWINGS

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Perspective View 6

477 Christleton Avenue Kelowna, British Columbia V1Y 5H9 KD 196205 IPD 005-679-471 LOT 1 0537005 KNISIONYALE DISTRICT PLAN 8009

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Contractor must check and verify all dimensions and report any discrepancies to the consultant before proceeding with the work.



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Perspective View 7

477 Christleton Avenue Kelowna, British Columbia V17 SH9 RD 19666 IPD 004879-471 U011 DSTRICT 00114 OSCYOOS ONSION VALE DISTRICT PLAN 8009

DO NOT SCALE DRAWINGS

Contractor must check and verify all dimensions and report any discrepancies to the consultant before proceeding with the work.

JOËL LEGAULT
PROJECTS

25

# CITY OF KELOWNA

# **MEMORANDUM**

Date:

March 7, 2016

File No.:

Z16-0007

To:

Community Planning (TB)

From:

Development Engineering Manager(SM)

Subject:

477 Christleton 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 Sergio Sartori

# 1. Domestic Water and Fire Protection

This property is currently serviced with a 13mm-diameter copper water service. Two 19mm water services are required to meet current by-law requirements. An additional 19mm service and upgrade to the existing service can be provided by the City at the owner's cost. The applicant will be required to sign a Third Party Work Order for the cost of the water service upgrades. For estimate inquiry's please contact Sergio Sartori, by email ssartori@kelowna.ca or phone, 250-469-8589.

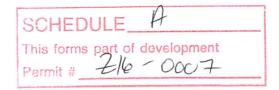
The developer must obtain the necessary permits and have all existing utility services disconnected prior to removing or demolishing the existing structures. The City of Kelowna water meter contractor must salvage existing water meters, prior to building demolition. If water meters are not salvaged, the developer will be invoiced for the meters.

# 2. Sanitary Sewer

Our records indicate that this property is currently serviced with a 100mm-diameter sanitary sewer service. An inspection chamber (IC) complete with brooks box should be installed on the service at the owner's cost. Service upgrades can be provided by the City at the applicant's cost. The applicant will be required to sign a Third Party Work Order for the cost of the service upgrade. For estimate inquiry's please contact Sergio Sartori, by email ssartori@kelowna.ca or phone, 250-469-8589.

# 3. Road Improvements

(a) Christleton Ave must be upgraded to an urban standard along the full frontage of this proposed development, including curb and gutter, sidewalk, drainage system including catch basins, manholes and pavement removal and replacement, street lighting and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. A one-time cash payment in lieu of construction must be collected from the applicant for future construction by the City. The cash-in-lieu amount is determined to be \$12,738.00 not including utility service cost.



(c) Only the service upgrades must be completed at this time. The City wishes to defer the upgrades to Christleton Ave fronting this development. Therefore, cashin-lieu of immediate construction is required and the City will initiate the work later, on its own construction schedule.

Item	Cost
Drainage	\$3,513.00
Curb &Gutter	\$2,377.00
Sidewalk	\$2,971.00
Street Lighting	\$ 802.00
Road Fillet	\$ 2,184.00
Blvd Landscaping	\$ 891.00
Total	\$12,738.00

# 4. Development Permit and Site Related Issues

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

Access permitted from the lane only.

# 5. Electric Power and Telecommunication Services

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

# 7. Bonding and Levy Summary

- (a) Levies
  - 1. Christleton Ave frontage improvements

\$12,738.00

(b) Bonding

1. Service upgrades

To be determined

Steve Muenz, P. Eng.

Development Engineering Manager

# REPORT TO COUNCIL



**Date:** April 11, 2016

**RIM No.** 1250-30

To: City Manager

From: Community Planning Department (TB)

Application: Z16-0002 Margaret Anne Ward
Owner:

David Bertrum Ward

Address: 200 Clarissa Rd Applicant: David Bertrum Ward

**Subject:** Rezoning Application

Existing OCP Designation: S2RES - Single/Two Unit Residential

Existing Zone: RU1 - Large Lot Housing

Proposed Zone: RU1c - Large Lot Housing with Residential

## 1.0 Recommendation

THAT Rezoning Application No. Z16-0002 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 12, Section 23, Township 26, ODYD, Plan 15416, 200 Clarissa 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;

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 10, 2015;

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

#### 2.0 Purpose

To rezone the subject property to facilitate the development of a carriage house.

# 3.0 Community Planning

Community Planning Staff support the proposed rezoning application to allow the development of a carriage house on the subject property. The proposed single storey carriage house use is

consistent with the Official Community Plan (OCP) policies for Sensitive Infill and Compact Urban Form. The Future Land Use designation S2RES - Single / Two Unit Residential is consistent with the proposed RU1c - Large Lot Housing with Carriage House zone. The property is also located within the Permanent Growth Boundary.

Council Policy No. 367 with respect to public consultation was undertaken by the applicant. All adjacent neighbours within a 50m radius were notified in December 2015. To date, staff has received no comments.

# 4.0 Proposal

# 4.1 Background

The original single storey bungalow was built in the Regional District of Central Okanagan in 1967. A detached double car garage and workshop was constructed in 1979, which will remain on site adjacent to the proposed carriage house.

# 4.2 <u>Project Description</u>

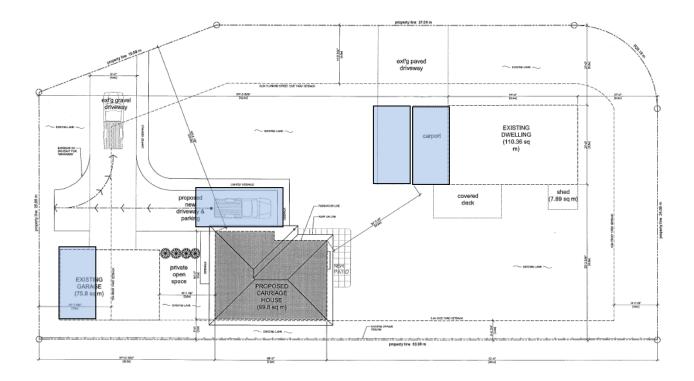
The subject property is located on the south side of Clarissa Road, in Rutland near Belgo Park. The proposed carriage house is single story and will be wheelchair accessible to meet the needs of the property owner.

Access to the carriage house will be from an existing secondary gravel driveway. Paving and utilizing this driveway as opposed to the main driveway on the subject property will allow the preservation of several healthy mature trees on site as per OCP guidelines (Chapter 14, Section C, Guideline 1.10). This is because the realignment of the main driveway to provide access and parking would require the removal of between 1 and 3 trees. The Development Engineering Department has not expressed any concerns with maintaining two driveways on the property due to the nature of the property both large in size and located on a corner of two local roads.

Existing Gravel Driveway to be paved:



Parking for the main dwelling is achieved in a 2 car driveway and single car carport. Parking for the proposed carriage house is achieved on the driveway in front of the carriage house. Additional parking is available in a single car garage on site. The large property provides ample private open space for both dwellings.



The property does not have access to municipal sewer however a Wastewater Practitioner has inspected the property and determined the soil conditions are favourable for a separate septic system.

# 4.3 Development Variances

The proposed carriage house requires one variance to maximize the lot coverage of all accessory buildings to  $183.5 \text{m}^2$  proposed from  $130 \text{m}^2$  required. This increased lot coverage allows for the preservation of the existing accessory building, and construction of single story accessible carriage house as opposed to a  $1 \frac{1}{2}$  story. Should Council support the rezoning, a Development Variance Permit application will be brought forward for Council consideration.

# 4.4 Site Context

The majority of the adjacent parcels contain single family residential homes and are zoned RU1. Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 - Large Lot Housing RM3 - Low Density Multiple Housing	Residential
East	RU1 - Large Lot Housing	Residential
South	RU1 - Large Lot Housing	Residential
West	RU1 - Large Lot Housing	Residential

Subject Property Map:



# 4.5 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RU1c ZONE REQUIREMENTS	PROPOSAL
	Existing Lot	
Lot Area	550 m <sup>2</sup>	2012 m <sup>2</sup>
Lot Width	16.5 m	32.6 m
Lot Depth	30 m	64.0 m
	Development Regulations	
Site Coverage (buildings)	40%	17.3%
Maximum Total Site Coverage (buildings, driveways, & parking)	50%	30.48%
Site Coverage: accessory buildings or structures and carriage house	14%	9.1%
Floor area of carriage house (footprint)	100 m²	99.8m²
Max. Lot coverage of all accessory buildings (including carriage house)	130 m²	183.5m <sup>2</sup> ●
Max. net floor area of carriage house to total net floor area of principal building	75%	60%
Setback from Principal Dwelling	3 m	10.6m
Carriage House Regulations		

Min. Side Yard (south)	2.0 m	2.1 m
Min. Side Yard (north)	2.0 m	20.0 m
Min. Rear Yard (without a lane)	2.0 m	18.3 m
Max. Height (carriage house shall not be higher than existing primary dwelling unit)	1 storey	1 storey
	Other Regulations	
Min. Parking Requirements	3 stalls	>3 stalls
Min. Private Open Space	30m² per dwelling	>30m <sup>2</sup> per dwelling
<ul><li>Indicates a requested variance to the max proposed.</li></ul>	imum lot coverage of all accessory buildin	ngs from 130m2 required to 183.5m2

<sup>5.0</sup> Current Development Policies

# 5.1 Kelowna Official Community Plan (OCP)

# **Chapter 5 - Development Process**

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

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

## 6.0 Technical Comments

# 6.1 Building & Permitting Department

- Development Cost Charges (DCC's) are required to be paid prior to issuance of any Building Permits.
- Full Plan check for Building Code related issues will be done at time of Building Permit applications.

# 6.2 Development Engineering Department

Please see attached Schedule "A" dated March 8, 2016.

# 6.3 Ministry of Transportation and Infrastructure

- File 2016-00101 Preliminary Approval is granted for the rezoning for one year pursuant to section 52(3)(a) of the Transportation Act.
- If you have any questions, please feel free to call Audrie Henry at (250) 712-3663.

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

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

#### 6.4 Fire Department

- No concern with zoning change
- Requirements of section 9.10.19 Smoke Alarms and Carbon Monoxide alarms of the BCBC 2012 are to be met.
- All units shall have a posted address on Clarissa Rd. for emergency response
- Do not release BP until all life safety concerns are completed.

#### 6.5 Irrigation District

See attached letter (Schedule "B") from Rutland Water Works District dated January 21, 2016.

#### 7.0 **Application Chronology**

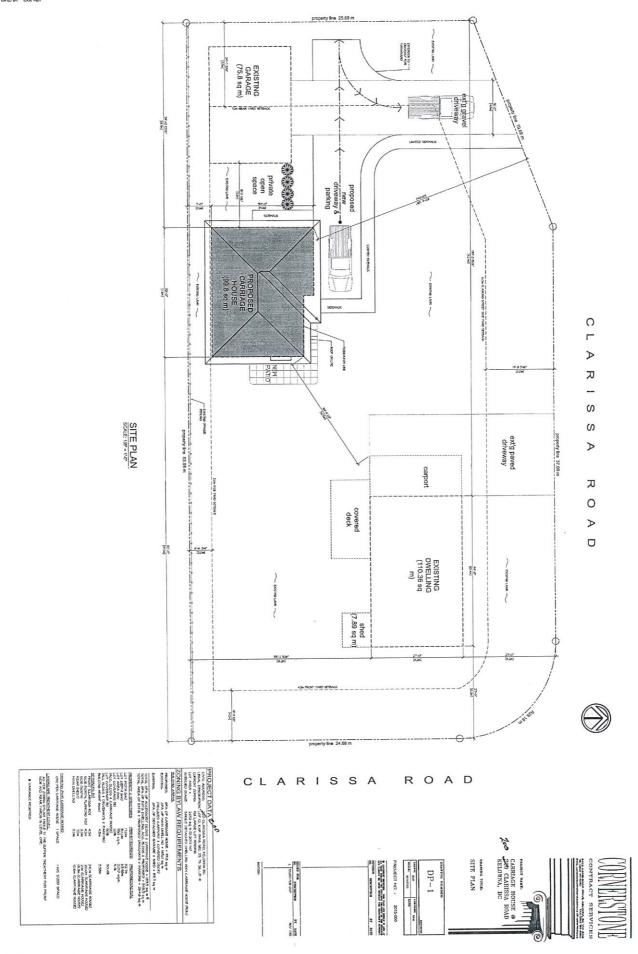
Date of Application Received: January 6, 2016 Date Public Consultation Completed: December 3, 2015

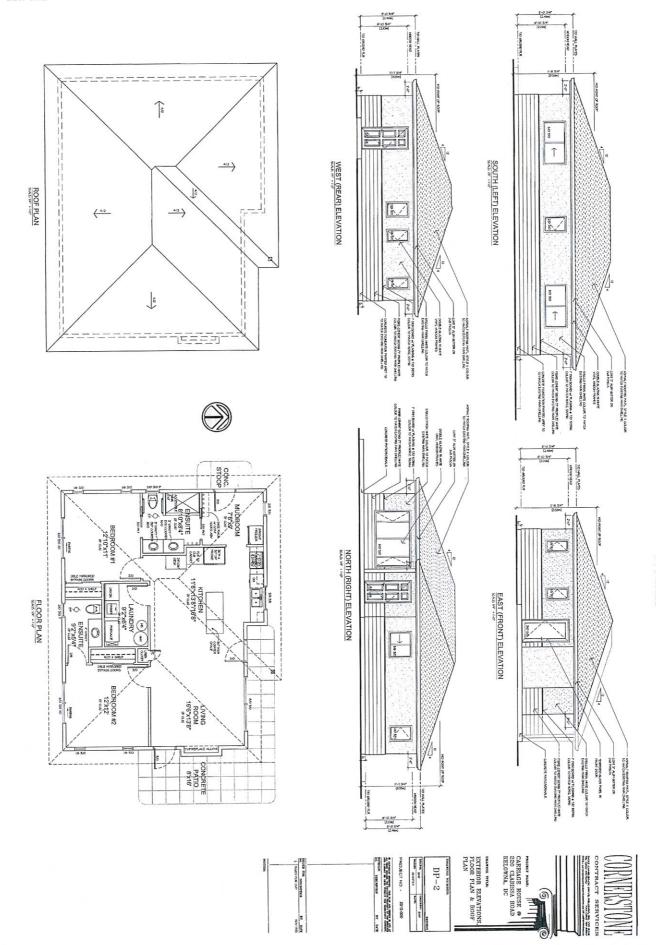
Report prepared by:	
Trisa Brandt, Planner I	
Reviewed by:	Terry Barton, Urban Planning Manager
Approved for Inclusion:	Ryan Smith, Community Planning Department Manager
Attachments: Site Plan	

Conceptual Elevations and Floor Plans

Schedule A: Development Engineering Memorandum dated March 8, 2016

Schedule B: Letter from Rutland Waterworks District





# CITY OF KELOWNA

# **MEMORANDUM**

Date:

March 8, 2016

File No .:

Z16-0002

To:

**Urban Planning Management (TB)** 

From:

Development Engineering Manager (SM)

Subject:

200 Clarissa Rd

Lot 12 Plan 15416

Carriage House

RU1C

Development Engineering has the following requirements associated with this application.

# 1. Domestic Water

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

# 2. Sanitary Sewer

Municipal sanitary sewer service is not currently available to this property which is included in Sewer Connection Area No. 22 for Central Rutland. The proposed carriage house will trigger additional cost share for an eventual Local Area Service neighbourhood sewer project.

For this application, sanitary sewage will be handled by an on-site sewage disposal system. On-site servicing will be reviewed by the Interior Health Authority and Building & Permitting.

# 3. Electric Power and Telecommunication Services

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

# 4. Access and Parking Requirements

The proposed parking configuration appears acceptable. If necessary, existing signage will be relocated at the applicant's expense.

Steve Muenz, PVEng.

Development Engineering Manager



106 – 200 Dougall Road North Kelowna, BC V1X 3K5 www.rutlandwaterworks.com

p: (250) 765-5218 f: (250) 765-7765 e: info@rutlandwaterworks.com

January 21, 2016

Dave & Marg Ward 200 Clarissa Rd Kelowna BC V1X 1G6

# RE: Lot 12, Plan 15416 – 200 Clarissa Rd (Zoning) File # DP160004, DVP16-0005 and Z16-0002, RWD File 16/02

In response to City of Kelowna request for comment the following is a summary of Rutland Waterworks District requirements:

Capital Expenditure Charges for one multi-family unit (Carriage House)

\$2,200.00

**Total Fees Payable** 

\$2,200.00

Water service for the carriage house is to be extended from the existing single family dwelling (through the existing water meter).

Any outstanding accounts must be brought to current status.

Upon receipt of these fees a water certificate will be issued.

Should you have any questions or require further information, please contact the undersigned.

Sincerely

Pete Preston
General Manager

c. City of Kelowna (Planning Department)

SCHEDULE\_

This forms part of development

Permit #\_