City of Kelowna
Public Hearing
AGENDA

Tuesday, February 26, 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 February 13, 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 Ethel Street 907, TA18-0010 (BL11752) - Emil Anderson Construction Co. Ltd., Inc. No. 172775 4 - 14

To amend the I4 – Central Industrial zone to permit "Multiple Dwelling Housing" on one explicit legal parcel.

3.2 Cariboo Rd 160, Z18-0111 (BL11753) - Akram Shami, Jamileh Shami, Shouwkat Shami 15 - 19

To rezone the subject property from RR3 – Rural Residential 3 to RR3c – Rural Residential 3 with Carriage House to facilitate the development of a carriage house.

3.3 Hobson Rd 4389 - Z18-0110 (BL11754) - Cody Franson 20 - 23

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

3.4 Taylor Rd 545, Z18-0114 (BL11757) - Jessica Michelle Rypstra 24 - 28

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

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:	February 4, 2019		
RIM No.	1250-30		
To:	City Manager		
From:	Community Planning Department (LK)		
Application:	TA18-0010	**Owner:**	Emil Anderson Construction Co. Ltd., Inc. No. 172775
Address:	907 Ethel Street	**Applicant:**	Architecturally Distinct Solutions Inc.
Subject:	Text Amendment		
Existing OCP Designation:	IND - Industrial		
Existing Zone:	I4 – Central Industrial		

1.0 Recommendation

THAT Zoning Bylaw Text Amendment Application No. TA18-0010 to amend City of Kelowna Zoning Bylaw No. 8000 as outlined in the Report from the Community Planning Department dated February 4, 2019 for Lot A Section 30 Township 26 ODYD Plan 18927 located at 907 Ethel Street be considered by Council;

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

AND FURTHER THAT final adoption of the Zoning Bylaw Text Amending Bylaw be considered subsequent to the outstanding conditions of approval as set out in Schedule "B" attached to the Report from the Community Planning Department dated February 4, 2019.

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

2.0 Purpose

To amend the I4 – Central Industrial zone to permit "Multiple Dwelling Housing" on one explicit legal parcel.

3.0 Community Planning

The Official Community Plan (OCP) designates the area as Industrial, which does not permit any residential uses. The 2012 Housing Strategy proposed that the idea of mixing industrial and residential land uses should be explored as a potential affordable housing strategy. In 2014 Comprehensive Zone CD-25 was specifically created for one parcel as a test pilot project in the University South neighbourhood.

Unfortunately, the owner was not able to see this project through and has since sold the site for a more traditional industrial development. The CD zone is not appropriate to use for this project due to the location and scope of the industrial uses that currently exist on the site.

Community Planning staff supports the proposed text amendment to the Zoning Bylaw to allow 'Multiple Dwelling Housing' for this parcel only as a pilot project and not as a permitted use in the entire I4 zone. This north end industrial parcel is in a unique position to provide a transition from the residential neighbourhoods to the northeast and northwest down to the general industrial uses located to the south of the subject site. The property is bounded by roadway on two sides and park land on one side.

Should the proposed text amendment be supported and approved by Council, a Form and Character development permit would be required.

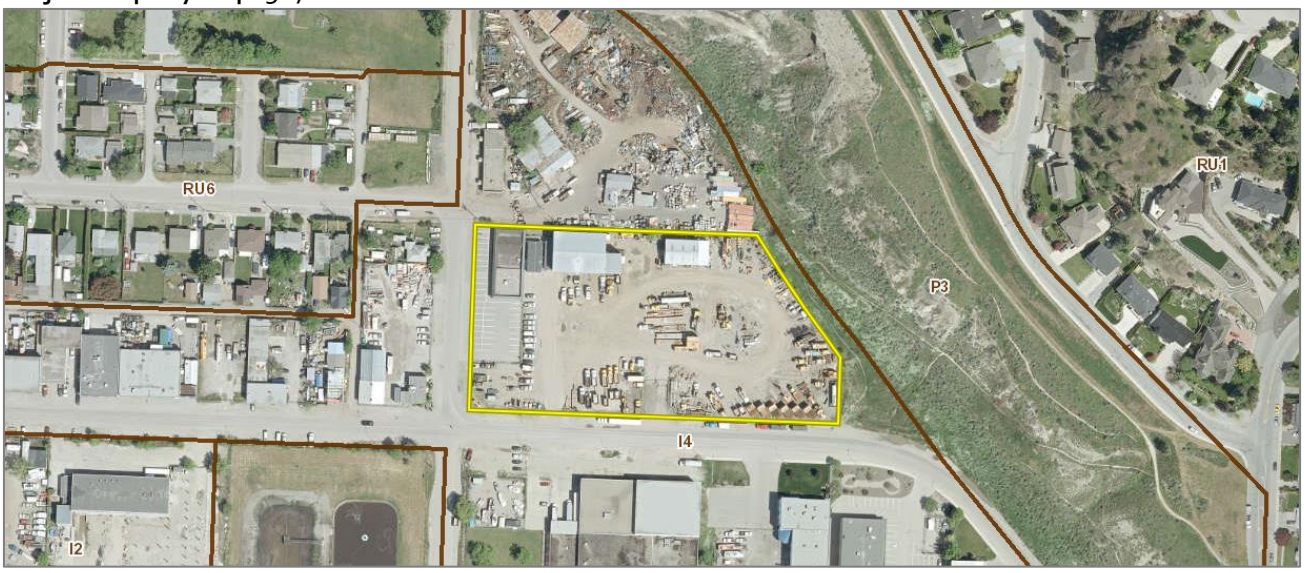
4.0 Proposal

4.1 Project Description

The applicant has proposed a multi-phased development which, upon completion, would see 3 mixed used (industrial/ residential) buildings. The first phase (Building A) is proposed on the east side of the site to limit the disruption to the existing industrial tenants. Upon completion of the first building, the owner will relocate their offices to the third floor. The owner has indicated that the dwelling units would be used as employee housing and not for the rental market pool. This will allow staff to evaluate if the project is successful at limiting land use conflicts as it is important to preserve the viability of existing and future industrial operations.

4.2 Site Context

Subject Property Map: 907 Ethel Street



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process

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

6.0 Technical Comments

6.1 Building & Permitting Department

- No comments applicable to Rezoning.

6.2 Development Engineering Department

- Refer to Schedule 'B'.

7.0 Application Chronology

Date of Application Received: October 29, 2018
Date Public Consultation Completed: January 10, 2019

Report Prepared by: Lydia Korolchuk, Planner

Reviewed by: Terry Barton, Urban Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Schedule A: Proposed Text Amendment
Schedule B: Development Engineering Memorandum dated October 30, 2018
Schedule C: Ministry of Environment & Climate Change Strategy Letter
Attachment A: Site Plan

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

SCHEDULE A
This forms part of application
TA18-0010
Planner Initials LK
City of Kelowna
COMMUNITY PLANNING

SCHEDULE 'A' Proposed I4 Text Amendment
TA18-0010

Section	Existing Text	Proposed Text	Rationale
Section 15.4.2 **Principal Uses**	Principal Uses The principal uses in this zone are: (a) analytical testing (b) animal clinics, major (c) auctioneering establishments (d) automotive and equipment repair shops (e) automotive and minor recreation vehicle sales/rentals (f) breweries and distilleries, major (g) breweries and distilleries, minor (h) broadcasting studios (i) bulk fuel depots (j) cannabis production facilities (k) child care centre, major (l) commercial storage (m) concrete and asphalt plants (n) contractor services, limited (o) contractor services, general (p) custom indoor manufacturing (q) equipment rentals (r) fleet services (s) food primary establishment (t) gas bars (u) general industrial uses (v) industrial high technology research and product design (w) liquor primary establishment, minor (x) mobile catering food services (y) non- accessory parking	Principal Uses The principal uses in this zone are: (a) analytical testing (b) animal clinics, major (c) auctioneering establishments (d) automotive and equipment repair shops (e) automotive and minor recreation vehicle sales/rentals (f) breweries and distilleries, major (g) breweries and distilleries, minor (h) broadcasting studios (i) bulk fuel depots (j) cannabis production facilities (k) child care centre, major (l) commercial storage (m) concrete and asphalt plants (n) contractor services, limited (o) contractor services, general (p) custom indoor manufacturing (q) equipment rentals (r) fleet services (s) food primary establishment (t) gas bars (u) general industrial uses (v) industrial high technology research and product design (w) liquor primary establishment, minor (x) mobile catering food services **(y) multiple dwelling housing ***	The subject property is zoned I4 which is the appropriate zone for this parcel. Community Planning has received a development variance permit application for the first phase on a multi-phased industrial development site. *Multiple Dwelling Housing* is not a listed use in the I4 zone but staff feels that this site could be a pilot project test site for introducing residential with industrial uses. Building Code concerns have been addressed as an Alternative Solution has be received and accepted by the Development Services Director. Staff does not want to see *Multiple Dwelling Housing* added to the entire I4 zone as multiple dwelling housing may not be appropriate on other parcels zoned I4 in the city.

	(z) participant recreation services, indoor (aa) pawnshop (bb) private clubs (cc) rapid drive-through vehicle services (dd) recycled materials drop-off centres (ee) service stations, major (ff) service stations, minor (gg) temporary parking lot (hh) temporary shelter services (ii) utility services, minor impact (jj) warehouse sales	(z) non- accessory parking (aa) participant recreation services, indoor (bb) pawnshop (cc) private clubs (dd) rapid drive-through vehicle services (ee) recycled materials drop-off centres (ff) service stations, major (gg) service stations, minor (hh) temporary parking lot (ii) temporary shelter services (jj) utility services, minor impact (kk) warehouse sales * Applicable only to Lot A Section 30 Township 26 ODYD Plan 18927 (907 Ethel Street).	

CITY OF KELOWNA

MEMORANDUM

Date:	October 30, 2018
File No.:	DVP18-0213
To:	Community Planning (LK)
From:	Development Engineer Manager (JK)
Subject:	907 Ethel Street

SCHEDULE **B**
This forms part of application
TA18-0010
Planner Initials LK
City of Kelowna COMMUNITY PLANNING

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

The request for a variance to vary the maximum building height from 18.0m allowed to 20.1m proposed and a text amendment to add Multiple Dwelling Housing to the I4 zone - applicable only to Lot A, Section 30, Township 26, ODYD Plan 18927 (907 Ethel Street) does not compromise any municipal services.

However, at building permit, the city will be asking for the following:

- Full frontage improvements on both Crowley Ave and Ethel Street.
  - Curb/Gutter
  - Sidewalk
  - Landscaped BLVD c/w irrigation and trees
  - Road construction
  - Storm drainage
  - Street lights
  - Proposed driveway access
  - Paint markings
- Decommission of existing services
- Installation of proposed utilities
- Decommissioning of existing driveways
- Service agreement
- Detailed design drawings
- Bonding

James Kay

James Kay, P. Eng.
Development Engineering Manager

JA

CITY OF KELOWNA

MEMORANDUM

Date:	October 30, 2018
File No.:	TA18-0010
To:	Community Planning (LK)
From:	Development Engineer Manager (JK)
Subject:	907 Ethel Street

SCHEDULE **B**

This forms part of application

TA18-0010

Planner Initials LK

City of Kelowna COMMUNITY PLANNING

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

1. <u>General.</u>

a) All the offsite infrastructure and services upgrades are listed in the Development Variance Report under file DVP18-0213 and will become a requirement at Building Permit.

James Kay

James Kay, P. Eng.
Development Engineering Manager

JA

SCHEDULE C
This forms part of application
TA18-0010
Planner Initials LK
City of Kelowna
COMMUNITY PLANNING

Victoria File: 26250-20/22002
December 27, 2018 SITE: 22002

VIA EMAIL ONLY: mfjacobs@eac.bc.ca and cdavis@kelowna.ca

Emil Anderson Construction
907 Ethel Street
Kelowna, BC V1Y 2W1
Attention: Michael Jacobs

City of Kelowna
1435 Water Street
Kelowna, BC V1Y 1J4
Attention: Corey Davis

Dear Michael Jacobs and Corey Davis:

Re: Release Request – Development and Variance Applications
907 Ethel Street, Kelowna
PID: 008-183-911

This letter is to acknowledge receipt of the above-referenced release request. According to our records, there is an outstanding requirement for a preliminary site investigation for the subject site as outlined in our site profile decision letter dated October 29, 2018.

Based on the information provided by the applicant, please accept this letter as notice pursuant to the *Local Government Act* (section 557(2)(b)) that the City of Kelowna may approve the development and variance permit applications under this section because the Director does not require site investigation prior to approval of these applications. This decision is for the limited purpose of the current development and variance applications.

Please note that the requirement for a site investigation is not extinguished by this release and this outstanding requirement will suspend the approval of future applications for the site identified in section 40 of the *Environmental Management Act* (the Act) until:

- the proponent has applied for, and obtained one of the following contaminated sites legal instruments, as applicable: a Determination that the site is not a contaminated site, a Voluntary Remediation Agreement, an Approval in Principle of a remediation plan or a Certificate of Compliance confirming the satisfactory remediation of the site. A copy of the legal instrument must be provided to the approving authority; or

- the approving authority has received notice from the ministry that it may approve a specific application because a) in the opinion of the Director, the site would not present a significant threat or risk if the specified application were approved; b) the Director has received and accepted a Notification of Independent Remediation with respect to the site; or c) the Director has indicated that a site investigation is not required prior to the approval of the specified application.

Investigation of all environmental media must be conducted until the full extent of any contamination is determined at the site and which has migrated from the site. Section 58 and 59 of the Contaminated Sites Regulation describe the requirements for the conduct of preliminary and detailed site investigation and the content of reports based on those investigations.

For more information regarding the freeze and release provisions of the site profile process, refer to Fact Sheet 37, "Site Profile Freeze and Release Provisions" and Administrative Guidance 6, "Site Profile Decisions and Requesting Release Where Local Government Approvals are Required" available on the Site Remediation Section Website at https://www2.gov.bc.ca/gov/content/environment/air-land-water/site-remediation.

Please be advised of the following:

- The absence of a requirement to undertake a site investigation does not necessarily mean that the site is not a contaminated site. It is recommended that the proponent retain a qualified environmental consultant to identify and characterize any soil and/or groundwater of suspect environmental quality encountered during any subsurface work at the subject site;
- Those persons undertaking site investigations and remediation at contaminated sites in British Columbia are required to do so in accordance with the requirements of the Act and its regulations. The ministry considers these persons responsible for identifying and addressing any human health or environmental impacts associated with the contamination; and
- Penalties for noncompliance with the contaminated sites requirements of the Act and Regulation are provided in section 115 and 120(17) of the Act.

Decisions of a Director may be appealed under part 8 of the Act.

Please contact the undersigned at 604-582-5246 if you have any questions about this letter.

Yours truly,

Kelli Larsen

Kelli Larsen
for Director, *Environmental Management Act*

PROPOSED PHASING:

1: BUILD BUILDING A
RELOCATE OFFICE IN EXISTING BUILDING D TO NEW BUILDING A
REDUCE EQUIPMENT YARD

2: BUILD BUILDING B
REDUCE EQUIPMENT YARD FURTHER

3: BUILD BUILDING C
RELOCATE REMAINING EQUIPMENT

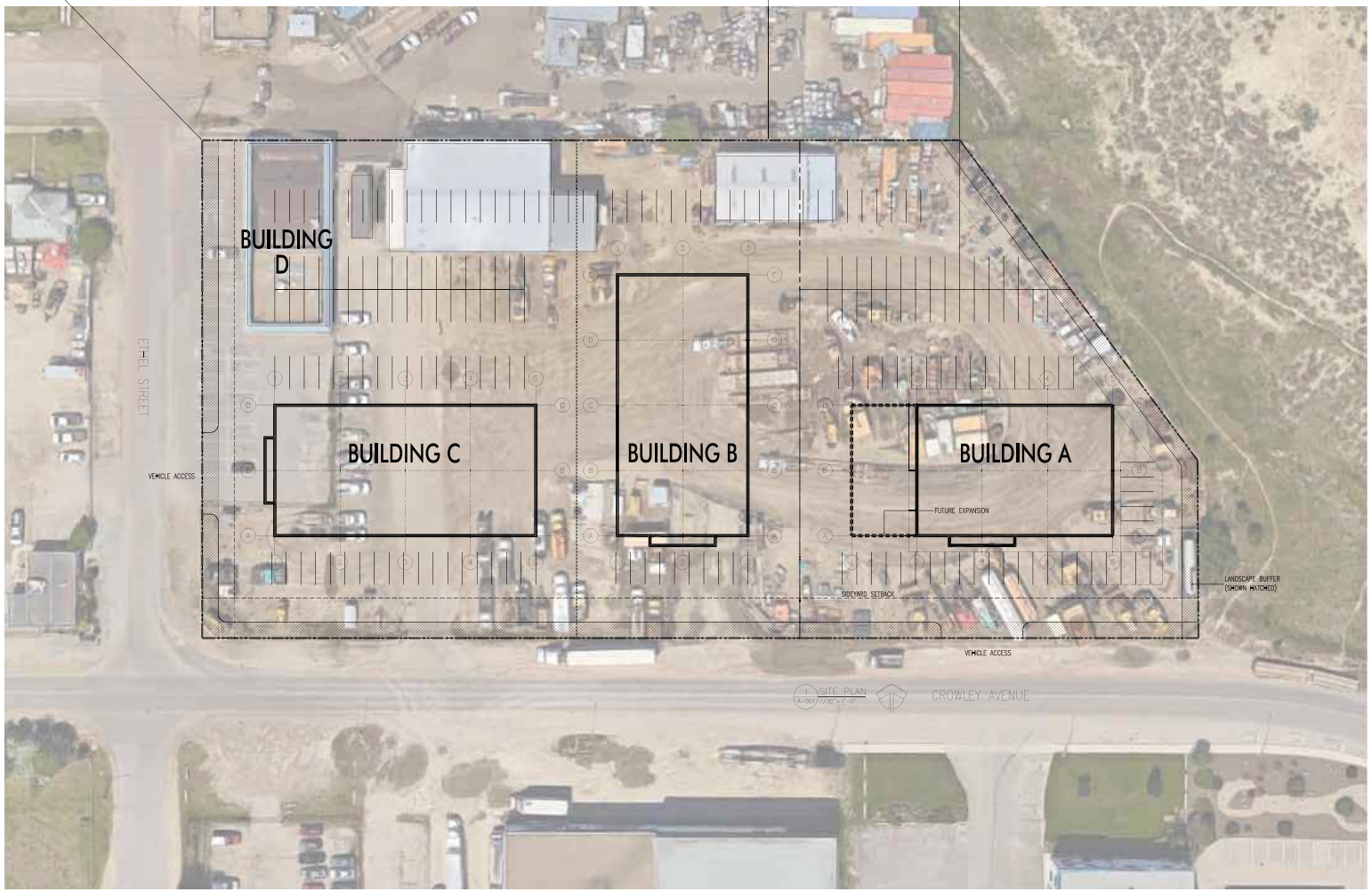
ATTACHMENT A

This forms part of application

TA18-0010

Planner Initials LK

City of Kelowna
COMMUNITY PLANNING



FOR DISCUSSION ONLY

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501-1630 Pandosy St.,
Kelowna, BC V1Y 1P7
www.distinctsolutions.ca

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Revision No., Date and Description
04.10.18-FOR CITY DISCUSSION

Plot Date	Drawing No.
10-Apr-18	A-002

PROJECT
EA - 907 ETHEL ST.

DRAWING TITLE
SITE/PHASING PLAN

Notes

- The illustrated landscape plan is conceptual only..not for construction.
- All plants, material and planting practices to conform to the Canadian Landscape Standard' - Current Edition
- Contractor to provide a warranty and maintenance period of 1 year on all plants and materials. Plants and materials that fail before end of the warranty period shall be replaced by the contractor.
- All planting areas to receive 450mm of topsoil
- Prior to delivery to site, a representative sample and test results of topsoil should be made available to the consultant for approval.
- Plant material selections are conceptual only. Final planting selections may vary depending on availability. No plant species substitution will be accepted without the written consent of the consultant.
- All planting beds to receive 50 mm depth of Ogo - Grow mulch or approved equivalent..
- All planting beds and lawn areas to be irrigated.

Sodded Lawn area

Massed planting shrubs, perennials, ornamental grasses

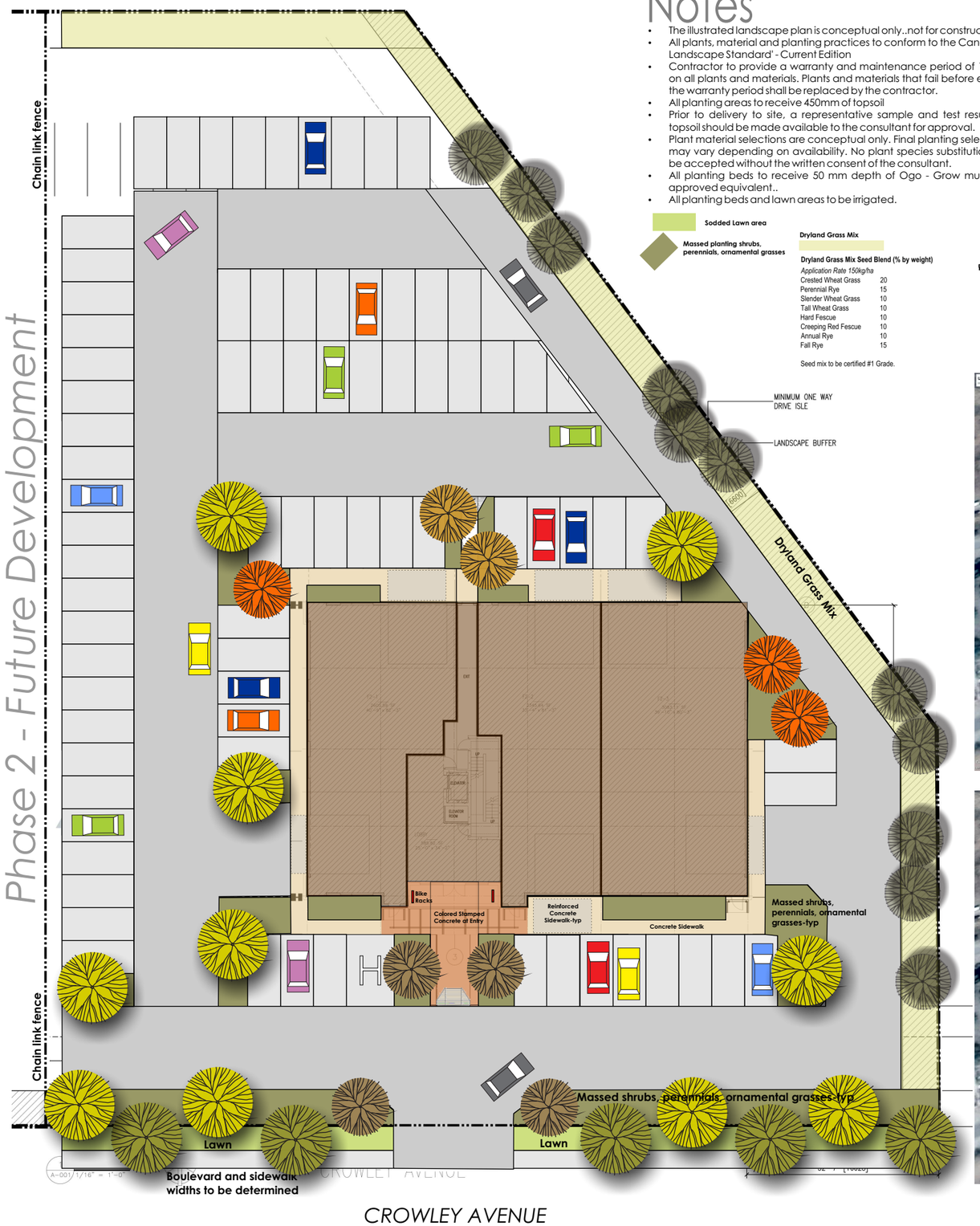
Dryland Grass Mix

Dryland Grass Mix Seed Blend (% by weight)

Application Rate 150kg/ha

Crested Wheat Grass	20
Perennial Rye	15
Slender Wheat Grass	10
Tall Wheat Grass	10
Hard Fescue	10
Creeping Red Fescue	10
Annual Rye	10
Fall Rye	15

Seed mix to be certified #1 Grade.



ATTACHMENT A

This forms part of application

TA18-0010

Planner Initials LK

City of Kelowna
COMMUNITY PLANNING

East Side Elevation

0 5 10 15 METERS

CTQ ENGINEERING PLANNING URBAN DESIGN

CROWLEY AVENUE MULTI-USE DEVELOPMENT

Conceptual Landscape Plan

L-1

REPORT TO COUNCIL

Date:	February 4, 2019		
RIM No.	1250-30		
To:	City Manager		
From:	Community Planning Department (LK)		
Application:	Z18-0111	**Owner:**	Akram Shami, Jamileh Shami & Shouwkat Shami
Address:	160 Cariboo Road	**Applicant:**	Urban Options
Subject:	Rezoning Application		
Existing OCP Designation:	S2RES – Single/ Two Unit Residential		
Existing Zone:	RR3 – Rural Residential 3		
Proposed Zone:	RR3c – Rural Residential 3 with Carriage House		

1.0 Recommendation

THAT Rezoning Application No. Z18-0111 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot B Section 4 Township 23 ODYD Plan 20088, located at 160 Cariboo Road, Kelowna, BC from the RR3 – Rural Residential 3 zone to the RR3c – Rural Residential 3 with Carriage House zone, be considered by Council;

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

2.0 Purpose

To rezone the subject property from RR3 – Rural Residential 3 to RR3c – Rural Residential 3 with Carriage House to facilitate the development of a carriage house.

3.0 Community Planning

Community Planning Staff support the proposed rezoning application to facilitate the development of a carriage house. The Official Community Plan (OCP) Future Land Use designation of the subject property is S2RES – Single/ Two Unit Residential, which supports this zoning change. The concept of the carriage house is aligned with the OCP Policies of Compact Urban Form – increasing density where infrastructure already exists, and of Carriage Houses & Accessory Apartments. The property is connected to City sanitary sewer and within the Permanent Growth Boundary of the City and within the Glenmore Area.

The applicant has submitted preliminary drawings for a carriage house indicating that it can be constructed to meet the Zoning Bylaw requirements without any variances. Should the rezoning application be

supported by Council, a Heritage Alteration Permit would be required and reviewed and approved by Community Planning Managers.

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

4.0 Proposal

4.1 Project Description

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

The conceptual 1-1/2 storey carriage house design has a gable roof form with a single car garage. The building finishes will be complementary to match the existing dwelling on site. As this is a laneless parcel, access to the rear of the parcel is provided from the existing driveway.

4.2 Site Context

Subject Property Map:

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process

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

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

within Urban Centres (see Map 5.3) in particular and existing areas as per the provisions of the Generalized Future Land Use Map 4.1.

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

Carriage Houses & Accessory Apartments. [3] Support carriage houses and accessory apartments through appropriate zoning regulations.

6.0 Technical Comments

6.1 Building & Permitting Department

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

6.2 Development Engineering Department

- Refer to attached memo. No outstanding issues.

7.0 Application Chronology

Date of Application Received: November 15, 2018
Date Public Consultation Completed: December 12, 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

[2] City of Kelowna Official Community Plan, Policy 5.22.6 (Development Process Chapter).
[3] City of Kelowna Official Community Plan, Policy 5.22.12 (Development Process Chapter).

CITY OF KELOWNA

MEMORANDUM

ATTACHMENT **A**
This forms part of application
Z18-0111
Planner Initials LK
City of Kelowna
COMMUNITY PLANNING

Date: November 19, 2018

File No.: Z18-0111

To: Urban Planning Management (LC)

From: Development Engineering Manager (JK)

Subject: 160 Cariboo Rd RR3 to RR3c Carriage house

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

1. Domestic Water and Fire Protection

This 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.

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. Development Permit and Site Related Issues

Direct the roof drains onto splash pads.

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

4. Electric Power and Telecommunication Services

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

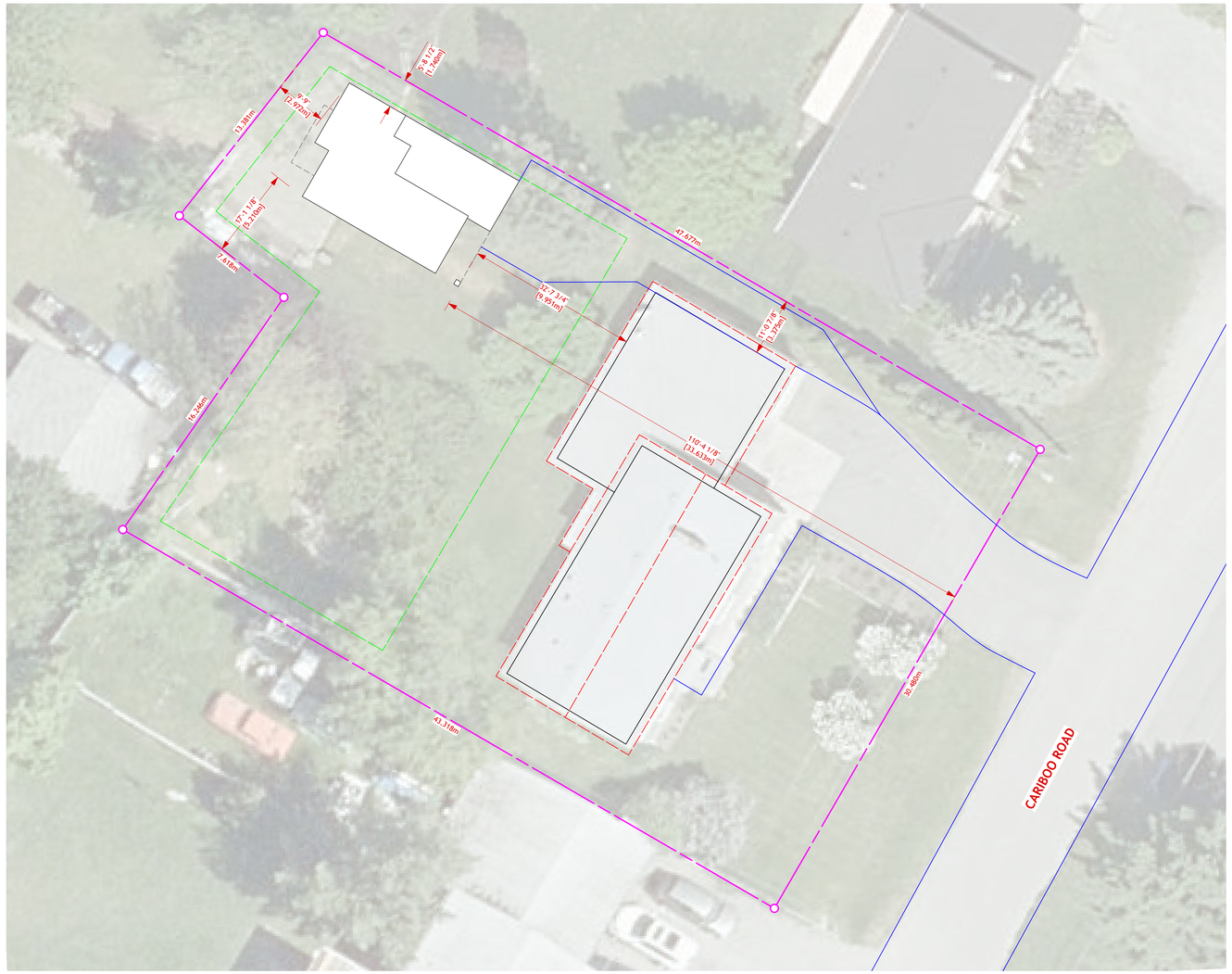
James Kay

James Kay, P. Eng.
Development Engineering Manager
RO

SCHEDULE A
This forms part of application
Z18-0111
Planner Initials LK
City of Kelowna COMMUNITY PLANNING

PROJECT DATA: CIVIC ADDRESS 160 CARIBOO ROAD
KELOWNA, BC V1V 2E4
LEGAL ADDRESS LOT B PLAN KAP20088
CURRENT ZONING RR3 RURAL RESIDENTIAL 3

	PERMITTED	PROPOSED
SITE AREA	1000.00m2	1382.33m2
EXISTING BUILDING FOOTPRINT AT GRADE		201.65m2
PROPOSED CARRIAGE HOUSE FOOTPRINT		76.27m2
PROPOSED DRIVEWAY & WALKWAY AREA		94.26m2
SITE COVERAGE	40.0%	26.9%
SITE COVERAGE W/ DRIVEWAY	50.0%	33.7%
BUILDING HEIGHT	4.8m/1 1/2 STOREYS	4.716m/1 1/2 STOREYS
FRONT (EAST) YARD SETBACK	9.500m	33.633m
REAR (WEST) YARD SETBACK	1.500m	2.972m
SIDE (NORTH) YARD SETBACK	1.500m	1.740m
SIDE (SOUTH) YARD SETBACK	1.500m	5.210m



1 SITE PLAN
Scale: 1:150

0 25 35 45 55 65 FT

IHS DESIGN
1392 MINE HILL DRIVE
KELOWNA, BC V1P 1S5
www.ihsdesign.com
(250) 212-7938

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

PROJECT NORTH

REVISION	DATE	DISCRIPTION

PROJECT
CARRIAGE HOUSE
160 CARIBOO ROAD
KELOWNA, BC V1V 2E4
LOT B PLAN KAP20088

DRAWING TITLE
SITE PLAN

DATE
OCTOBER 24, 2018

DRAWING NUMBER
4 of 4

REPORT TO COUNCIL

Date:	February 4, 2019		
RIM No.	0920-20		
To:	City Manager		
From:	Community Planning Department (AF)		
Application:	Z18-0110	**Owner:**	Cody Franson
Address:	4389 Hobson Rd	**Applicant:**	Hammer Homes
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 Home		

1.0 Recommendation

THAT Rezoning Application No. Z18-0110 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot B District Lot 167 ODYD Plan 17542, located at 4389 Hobson Road, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU1c – Large Lot Housing with Carriage House zone be considered by Council;

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

2.0 Purpose

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

3.0 Community Planning

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

4.0 Proposal

4.1 Project Description

The property recently had a two storey single family dwelling demolished and removed from the site to allow for a new single family dwelling to be constructed. The proposed rezoning from RU1 to RU1c would facilitate the development of a 99.3m^2 one storey carriage house on the subject property.

4.2 Site Context

Subject Property Map: 4389 Hobson Rd

5.0 Technical Comments

5.1 Development Engineering Department

- Refer to Attachment 'A' dated October 26, 2018.

6.0 Application Chronology

Date of Application Received: September 20, 2018
Date Public Consultation Completed: January 16, 2019

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

Attachments:

Attachment A: Development Engineering Memorandum
Attachment B: Site Plan

CITY OF KELOWNA

MEMORANDUM

Date: October 26, 2018

File No.: Z18-0110

To: Community Planning (AF)

From: Development Engineering Manager(JK)

Subject: 4389 Hobson Road RU1 – RU1c Carriage House

ATTACHMENT A
This forms part of application
Z18-0110
Planner Initials AF
City of Kelowna
COMMUNITY PLANNING

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

1. Domestic Water and Fire Protection

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

2. Sanitary Sewer

   Our records indicate that this property is currently serviced with a 100mm-diameter sanitary sewer service. The service will be adequate for this application.

3. Development Permit and Site Related Issues

   Direct the roof drains onto splash pads.

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

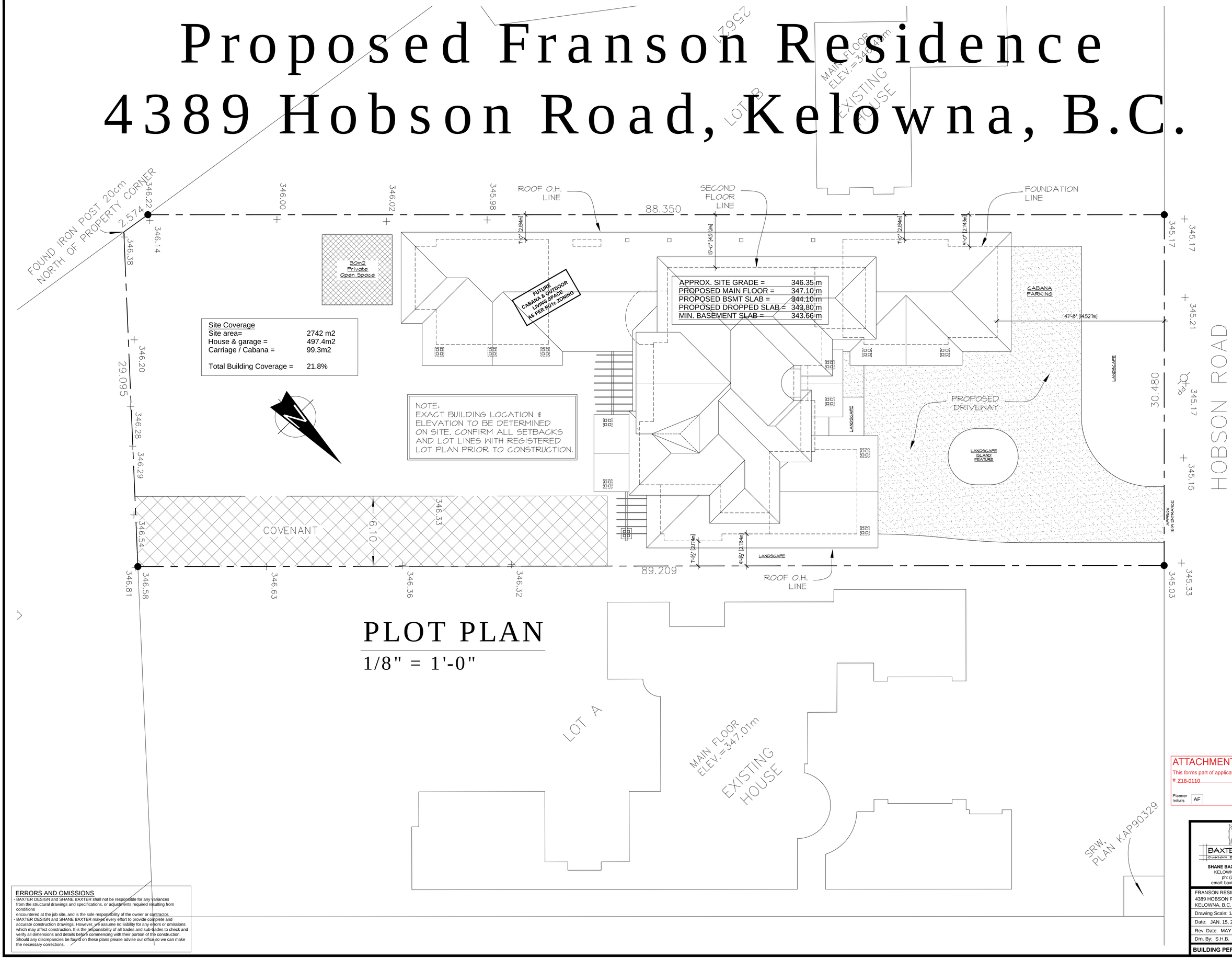
4. Electric Power and Telecommunication Services

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

James Kay

James Kay, P. Eng.
Development Engineering Manager
JA

Proposed Franson Residence
4389 Hobson Road, Kelowna, B.C.



PLOT PLAN

1/8" = 1'-0"

ATTACHMENT B
This forms part of application
Z18-0110
Planner Initials AF
City of Kelowna
COMMUNITY PLANNING

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

FRANSON RESIDENCE
4389 HOBSON ROAD
KELOWNA, B.C.

Drawing Scale: 1/4" = 1'-0"
Date: JAN. 15, 2018
Rev. Date: MAY 18, 2018
Drn. By: S.H.B.

BUILDING PERMIT DWGS 1/10

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

REPORT TO COUNCIL

Date:	February 25, 2019		
RIM No.	1250-30		
To:	City Manager		
From:	Community Planning Department (AJ)		
Application:	Z18-0114	**Owner:**	Jessica Rypstra
Address:	545 Taylor Road	**Applicant:**	Stephen Rypstra
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. Z18-0114 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 1 Section 22 TWP 26 ODYD Plan 28651 located at 545 Taylor Road, Kelowna BC from the RU1 – Large Lot Housing zone to the RU1c – Large Lot Housing with Carriage House zone be considered by Council;

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

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 February 25, 2019;

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

2.0 Purpose

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

3.0 Community Planning

Community Planning Staff support the proposed rezoning application from RU1 – Large Lot Housing to RU1c – Large Lot Housing with Carriage House to facilitate the development of a carriage house. The Official Community Plan (OCP) Future Land Use designation of the subject property is S2RES – Single /

Two Unit Residential, which supports this zoning change. The concept of a carriage house is aligned with the OCP Policies of Compact Urban Form – increasing density where infrastructure already exists, and of Carriage Houses & Accessory Apartments – supporting carriage houses and accessory apartments through appropriate zoning regulations. The property is connected to City sanitary sewer and within the Permanent Growth Boundary.

The applicant has submitted conceptual drawings for a carriage house indicating that it can be constructed to meet the Zoning Bylaw requirements without any variances. Parking requirements can be met within the existing carport and on the driveway. Should the rezoning application be supported by Council, a Development Permit would not be required and the applicant could apply directly for a Building Permit.

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

4.0 Proposal

4.1 Project Description

The applicant has submitted conceptual drawings siting the carriage house on the property above an existing garage space.

4.2 Site Context

The property is located in the Rutland area, north of Collison Road and east of Ziprick Road. The surrounding neighbourhood consists primarily of single family dwellings, with RU1c, RU2c and RU6 properties in the vicinity. Specifically, adjacent land uses are as follows:

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

Subject Property Map: 545 Taylor Road

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process

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

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

Carriage Houses & Accessory Apartments.[3] Support carriage houses and accessory apartments through appropriate zoning regulations.

6.0 Technical Comments

6.1 Development Engineering Department

Refer to Attachment A: Development Engineering Memorandum.

Application Chronology

Date of Application Received: November 29, 2018
Date Public Consultation Completed: January 21, 2018

Report prepared by: Arlene Janousek, Planner

Reviewed by: Dean Strachan, Suburban and Rural Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Attachment A: Development Engineering Memorandum
Schedule A: Site Plan

[1] City of Kelowna Official Community Plan, Policy 5.2.3 (Development Process Chapter).
[2] City of Kelowna Official Community Plan, Policy 5.22.6 (Development Process Chapter).
[3] City of Kelowna Official Community Plan, Policy 5.22.12 (Development Process Chapter).

CITY OF KELOWNA

MEMORANDUM

Date: December 10, 2018

File No.: Z18-0114

To: Urban Planning Management (AJ)

From: Development Engineering Manager (JK)

Subject: 545 Taylor 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 will trigger an additional cost share for 0.5 Single Family Equivalent (SFE) of the current pay-out rate for Sewer Specified Area #23. which is $5093.72 per SFE. The cost for one SFE has previously been paid out for this property and the additional cost for the proposed carriage house is **$2546.86** ($5093.72 x 0.5 SFE)**.**

3. Development Permit and Site Related Issues

   a) Direct the roof drains onto splash pads.

   b) Original driveway width is acceptable for this application.

4. Electric Power and Telecommunication Services

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

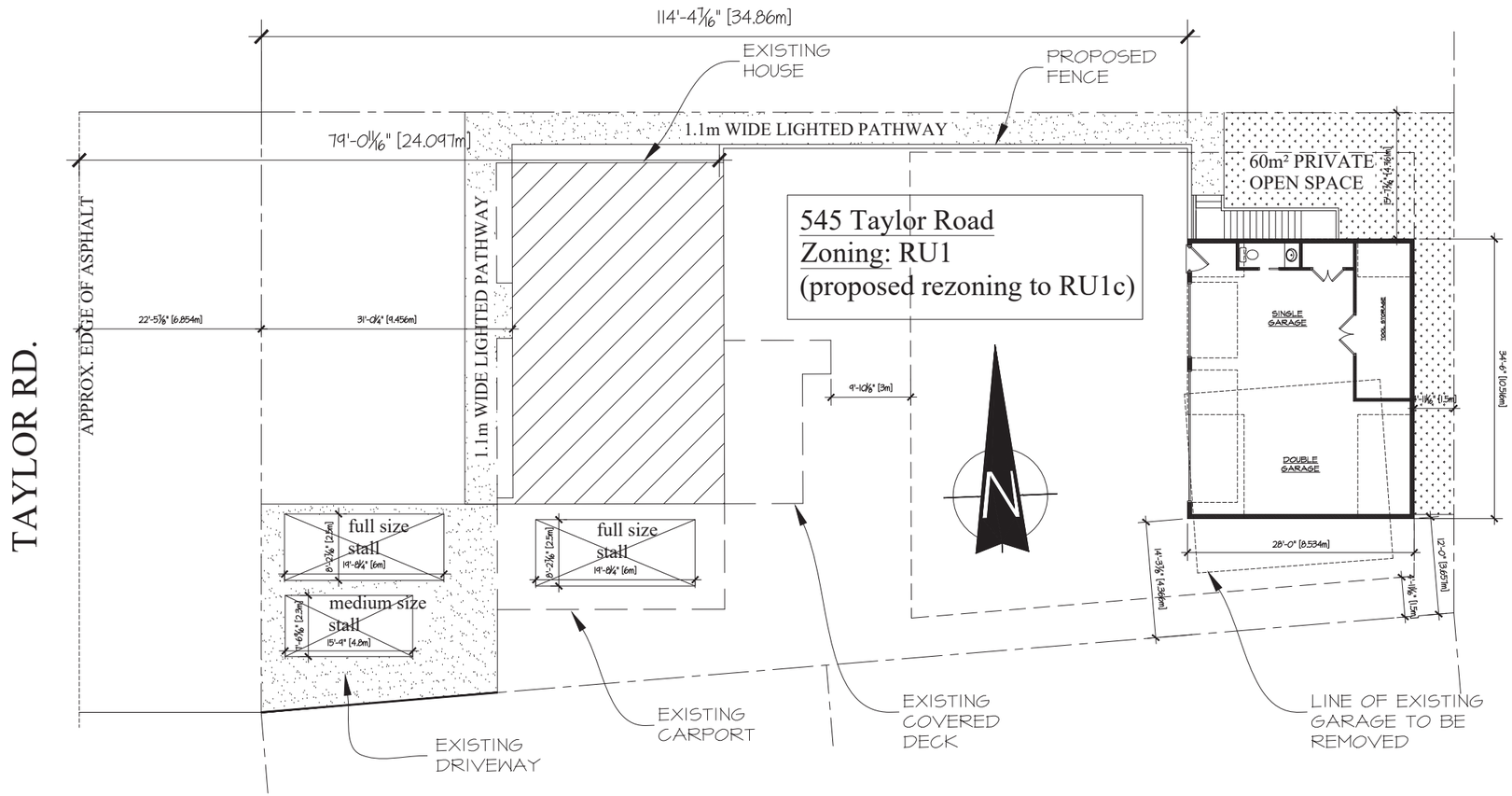
James Kay

James Kay, P. Eng.
Development Engineering Manager
agm

ATTACHMENT A
This forms part of application
Z18-0114
Planner Initials AJ
City of Kelowna
COMMUNITY PLANNING

REVISIONS		
REV	DATE	DESCRIPTION
A	03/04/18	ISSUED FOR TENDER
B	24/04/18	PLAN CHANGES
C	12/12/18	PLAN CHANGES

NOTE:
-



545 Taylor Road
Zoning: RU1 (rezoning to RU1c)

Site Area
= 929.47 m² (10,004.77 sq.ft.)

1. Proposed Building Footprint
   = 89.74m² (966.00 sq. ft.)
2. Existing Principal Building Footprint (Includes existing carport & covered deck)
   = 156.18m² (1,681.08 sq. ft.)
3. Existing Driveway
   = 66.36m² (714.32 sq. ft.)

Site Calculations

Existing Principal Building Net Floor Area:
= 202.41m² (2178.70 sq. ft.)
Carriage House Area (Upper Floor) total = 67.08m² (722 sq. ft.)
Carriage House = 33.14 % of Principal Building
Total Allowed of = 75 % of Principal Building

Proposed Building Garage Floor Area:
= 89.74m² (966 sq. ft.)
Carriage House (Upper Floor) total area = 67.08m² (722 sq. ft.)
Carriage House = 74.74 % of Principal Building
Total Allowed of = 75 %

Existing building coverage = 16.80 %
(not including driveway)
Proposed Building Coverage = 9.66 %

Total Site Coverage without driveway = 26.46%
Total Allowed (maximum) = 40 %

Total Site Coverage with driveway = 33.6%
Total Allowed (maximum) = 50 %

SCHEDULE A
This forms part of application
Z18-0114
City of Kelowna
COMMUNITY PLANNING
Planner Initials AJ

ERRORS AND OMISSIONS
shall not be responsible for any variances actural drawings and specifications, or adjustments required n conditions encountered at the job site, and is the sole of the owner or contractor. makes every effort to provide complete and struction drawings. However, we assume no liability for omissions which may affect construction. It is the of all trades and sub-trades to check and verify all nd details before commencing with their portion of the Should any discrepancies be found on these plans our office so we can make the necessary corrections.

EVAN GILBERT drafting & design
www.egdrafting.ca egdrafting@outlook.com 778.478.7722

PROJECT TITLE
545 TAYLOR RD.
KELOWNA, BC

DATE:	12/12/18
DRAWING SCALE:	1/8" = 1'0"
DRAWN BY:	EKG
CHECKED BY:	SR
APPROVED BY:	
SHEET NAME	SITE PLAN
PROGRESS	PRELIMINARY
REVISION	D
PLAN NUMBER:	686
SHEET NUMBER	A1
SHEET	1 OF 2

ONEDRIVE - EVAN@EDDRAFTING.CA\BUSINESS\PROJECT INDEX\2018\686 - DREAM CHASER HOMES - 545 TAYLOR RD. CARRIAGE HOUSE\DWG S