**City of Kelowna Public Hearing** AGENDA





Pages

#### Call to Order 1.

6:00 pm

THE CHAIR WILL CALL THE HEARING TO ORDER:

(a) The purpose of this Hearing is to consider certain bylaws which, if adopted, shall 1. 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 24, 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.

#### Notification of Meeting 2.

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

#### 3. Individual Bylaw Submissions

3.1	Rutland Rd S 330, Z18-0115 (BL11794) - Keith Robertson	4 - 9
	To rezone the subject property from the RU1 – Large Lot Housing zone to the RU1c - Large Lot Housing with Carriage House zone.	
3.2	Laurier Ave 913, Z18-0105 (BL11798) - 1128826 B.C. Ltd, Inc.No. BC1128826	10 - 18
	To rezone the subject property from RU6 – Two Dwelling Housing to RM3 – Low Density Multiple Housing to facilitate the development of six dwelling housing.	
3.3	Laurier Ave 934, Z18-0103 (BL11799) - 1079687 B.C. Ltd, Inc.No. BC1079687	19 - 24
	To rezone the subject property from RU6 – Two Dwelling Housing to RM1 – Four Dwelling Housing to facilitate the development of four dwelling housing.	
3.4	Farris Rd 454, Z19-0048 (BL11812) - Scott Cramp and Lei Zhang	25 - 31
	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.	
3.5	Froelich Rd 540, Z18-0125 (BL11813) - Gurvinder Singh Dhanwant	32 - 40
	To rezone the subject property from the RU1 - Large Lot Housing zone to the RM3 - Low Density Multiple Housing zone to facilitate the development of four-unit row housing.	

#### 4. Termination

#### 5. Procedure on each Bylaw Submission

(a) Brief description of the application by City Staff (Community Planning);

(b) The Chair will request that the City Clerk indicate all information, correspondence, petitions or reports received for the record.

(c) The applicant is requested to make representation to Council regarding the project and is encouraged to limit their presentation to 15 minutes.

(d) The Chair will call for representation from the public in attendance as follows:

(i) The microphone at the public podium has been provided for any person(s) wishing to make representation at the Hearing.

(ii) The Chair will recognize ONLY speakers at the podium.

(iii) Speakers are encouraged to limit their remarks to 5 minutes, however, if they have additional information they may address Council again after all other members of the public

have been heard a first time.

(e) Once the public has had an opportunity to comment, the applicant is given an opportunity to respond to any questions raised. The applicant is requested to keep the response to a total of 10 minutes maximum.

(f) Questions by staff by members of Council must be asked before the Public Hearing is closed and not during debate of the bylaw at the Regular Meeting, unless for clarification.

(g) Final calls for 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.





Date:	April 15, 2019			Keic
RIM No.	1250-30			
То:	City Manager			
From:	Community Pla	anning Department (AJ)		
Application:	Z18-0115		Owner:	Keith Robertson
Address:	330 Rutland Ro	ad South	Applicant:	Keith Robertson
Subject:	Rezoning Appli	ication		
Existing OCP Designation:		MRL – Multiple Unit Residential – Low Density		
Existing Zone:		RU1 – Large Lot Housing		
Proposed Zone:		RU1C – Large Lot Hous	ing with Carria	ge House

#### 1.0 Recommendation

THAT Rezoning Application No. Z18-0115 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 5 Section 23 Township 26 ODYD Plan 12078 located at 330 Rutland Road South, 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 Public Hearing for further consideration;

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 the RU1 – Large Lot Housing zone to RU1c – Large Lot Housing with Carriage House to facilitate the development of a carriage house. The Official Community Plan (OCP) Future Land Use designation of the subject property and neighbouring properties is MRL - Multiple Unit Residential (Low Density). The proposed carriage house provides an incremental density increase that is suitable for the neighbourhood and is consistent with policies for Sensitive Infill.

The concept of the carriage house is also 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 of the City.

The applicant has confirmed the completion of public notification in accordance with Council Policy No. 367. To date, staff has received one neutral enquiry regarding the rezoning proposal.

#### 4.0 Proposal

#### 4.1 Project Description

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

#### 4.2 Site Context

The property is located in the Rutland area, north of Holbrook Road and east of Robson Road W. The surrounding neighbourhood consists primarily of single family dwellings.

Specifically, adjacent land oses are as follows.				
Orientation	Zoning	Land Use		
North	RU1 – Large Lot Housing	Single Family Dwelling		
East	RU2 – Medium Lot Housing	Single Family Dwelling		
South	RU1 – Large Lot Housing	Single Family Dwelling		
West	RU1 – Large Lot Housing	Single Family Dwelling		

#### Specifically, adjacent land uses are as follows:

#### Subject Property Map: 330 Rutland Road South



#### 5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

#### Development Process

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

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

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

#### 6.0 Application Chronology

Date of Application Received: Date Public Consultation Completed:	November 19, 2019 January 29, 2019
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:

Schedule A: Site Plan Schedule B: Conceptual Elevations

<sup>&</sup>lt;sup>1</sup> City of Kelowna Official Community Plan, Policy 5.2.3 (Chapter 5).

<sup>&</sup>lt;sup>2</sup> City of Kelowna Official Community Plan, Policy 5.22.6 (Chapter 5).

<sup>&</sup>lt;sup>3</sup> City of Kelowna Official Community Plan, Policy 5.22.12 (Chapter 5).











# **SPECIFICATIONS**

## <u>ROOF</u>

ASPHALT SHINGLES (35 YR) 7/16" ROOF SHEATHING ENGINEERED ROOF TRUSSES **R-50 INSULATION** 6 MIL UV POLY 5/8" DRYWALL

SOFFIT & FASCIA **5" FASCIA GUTTER** 2x4 SUB FASCIA 2x8 FASCIA BOARD 2x10 GABLE FASCIA BOARD VENTED SOFFIT

<u>EXT. WALL</u> ACRYLIC STUCCO 7/16" WALL SHEATHING 2x6 STUDS 24" o/c **R-22 BATT INSULATION** 6 MIL UV POLY 1/2" DRYWALL

INT. WALL 2x4 STUDS 16" o/c 1/2" DRYWALL BOTH SIDES FLOOR SYSTEM 3/4" T&G SHEETING **ENGINEERED I JOIST** 

**FOUNDATION 8" CONC. FOUNDATION** 10MM REBAR **R12 STYROFOAM INSULATION** 8"x16" CONC. FOOTING

CONC. SLAB 4" CONC. SLAB 6 MIL UV POLY **6" DRAINAGE ROCK** DRAINAGE TILE

4" DRAIN TILE MINIMUM 6" DRAIN ROCK DRY SHEETING PAPER

CODES AND STANDARDS

All workmanship is to be of a standard equal in all respects to good building practice.

At the time of preparation, this plan was drawn in accordance with the current edition of the B.C. Building Code. It is the responsibility of the owner/builder to insure that changes made to the code are complied with and all amendments are incorporated in the construction of this plan. All work shall conform to local building codes and bylaws which may take precedence.

Prior to proceeding with construction, the owner/builder must verify all information, dimensions and specifications of this plan. Written dimensions always take precedence over scale measurements.

Any variance from structural drawings and specifications or from conditions encountered at the job site, shall be resolved by the owner/ builder and such solutions shall be their sole responsibility.

## **CONCRETE & FOOTINGS**

All concrete to have a minimum compressive strength of 2,900 PSI (20 mPa) at 28 davs.

Concrete footings must be placed on undisturbed or compacted soil to an elevation below frost penetration. Footings shown on these drawings have been designed for soil bearing capacity of 2,500 PSF. If a lesser bearing capacity is encountered, it is the responsibility of the owner/ builder to have the footings redesigned by qualified persons to suit existing conditions.

All foundation walls 24" (600 mm) and higher should have one horizontal 10 mm reinforcing bar 3" (75 mm) from the top. Corner reinforcing to be lapped minimum 24" (600 mm).

All footings are to have two  $\frac{1}{2}$ " reinforcing bars. The reinforcing bars are to be situated such that one bar is 3" (75 mm) clear of the side and bottom of the footing on both sides of the footing.

Grades shown on elevations are estimated. Adjust on site as required. Retaining walls other than the foundation walls of the residence are beyond the scope of these drawings unless otherwise noted.

If brick veneer is to be installed, counter flashing shall be installed up to 8" (200 mm) behind the building felt and below the bottom course with vertical joints raked clean. Weep holes 24" (600 mm) o.c..

Framing lumber shall be number two (2) or better Spruce unless otherwise specified on the plan. All beam and lintel sizes shown on the drawings to be reviewed & confirmed by truss manufacturer and contractor. Any beam or lintel sizes provided by truss/floor manufacturer take precedence.

Joists are to be doubled under parallel partitions. Joists shall be placed to accommodate plumbing, in the event of a discrepancy please contact floor supplier before any alterations or cuts are made.

Wood in contact with concrete shall be damp proofed with 45 lb. felt or a sill plate gasket and pressure treated with a waterborne preservative or other approved method on exterior walls.

Interior framing to be 4" (100 mm) clear of back and sides of firebox and 2" (50 mm) clear of brick chimneys. Frame exterior walls 1" (25 mm) clear from exterior fireplaces.

ft. o.c. or other approved method.

unless otherwise specified.

\*\*NOTE\*\*

WINDOW SPEC'S TO BE CONFIRMED BY OWNER/ CONTRACTOR PRIOR TO ORDERING TO ENSURE PROPER VENTING AND EGRESS.

\*\*NOTE\*\* PROVIDE PROPER SLOPE TO ALLOW DRAINAGE AWAY FROM RESIDENCE.

\*\*NOTE\*\* CONTRACTOR TO CONFIRM **DIM PRIOR TO CONST.** 

# 9.36.2.6 THERMAL CHARACTERISTICS OF ABOVE GROUND OPAQUE ASSEMBLIES

# **EFFECTIVE RSI-VALUES (WITH HRV)**

# ASSEMBLY

	(4)	(5)	(6)	(7)A	(7)B
CEILINGS	6.91 (39.23)	6.91 (39.23)	8.67 (49.2)	8.67 (49.2)	10.43 (59.2)
CATHEDRAL CEILINGS	4.67 (26.5)	4.67 (26.5)	4.67 (26.5)	5.02 (28.5)	5.02 (28.5)
WALLS (2x6 @ 16")	2.78 (15.75)	2.97 (16.86)	2.97 (16.86)	2.97 (16.86)	3.08 (17.48)
FLOORS OVER UNHEATED SPACE	4.67 (26.5)	4.67 (26.5)	4.67(26.5)	5.02 (28.5)	5.02 (28.5)
		<u> </u>	J		

\*NOTE\* MINIMUM REQUIREMENTS.

## **GENERAL NOTES**

- 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE B.C. BUILDING CODE AND ALL LOCAL LAWS AND BYLAWS.
- BEFORE CONSTRUCTION COMMENCES IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK ALL DETAILS AND DIMENSIONS TO CONFIRM ACCURACY AND TO ASSURE THERE ARE NO DISCREPANCIES.
- 3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR FOR THE CORRECT SITING OF THE BUILDING TO CONFORM WITH NECESSARY SETBACKS.
- ALTHOUGH EVERY EFFORT HAS BEEN MADE TO PROVIDE COMPLETE AND ACCURATE DRAWINGS WE CANNOT ELIMINATE THE POSSIBILITY OF HUMAN ERROR, THEREFORE MULLINS DRAFTING & DESIGN WILL NOT BE LIABLE FOR ANY ERRORS OR OMISSIONS.



# WALL ASSEMBLY

# **BELOW GRADE**

COMPONENTS

- 1. DAMP PROOFING
- 2. 8" REINFORCED CONCRETE WALL
- 3. 1/2" AIR GAP
- 4. 2x6 FRAMING FILLED WITH R22 BATT @ 24" O/C 5. POLYETHYLENE
- 6. 1/2" (12.7mm) GYPSUM BOARD 7. FINISH: 1 COAT LATEX PRIMER AND LATEX PAINT 0.00 0.00
- 8. INTERIOR AIR FILM



ENERGY EFFICIENCY REQUIREMENTS AS PER BCBC 9.36

TO MEET THE MINIMUM (EFFECTIVE) RSI VALUE FOR THE WALL ASSEMBLY OF 2.98 OR R-VALUE OF 16.9 AN HRV MUST BE INCORPORATED INTO THIS DESIGN.

**EFFECTIVE RSI / R VALUE OF** ENTIRE ASSEMBLY

3.14 17.82

## **ABOVE GRADE MASONRY**

All above grade masonry is to conform to the BC Building Code.

## CARPENTRY

Plates are to be anchored to concrete with 1/2" anchor bolts, maximum 6

Flush framed wood members shall be anchored with 200 lb. joist hangers

## **INSULATION / VENTILATION**

Minimum insulation requirements: Roof/Ceiling – R 50 Walls – 2 x 6 – R 22

Garage Ceiling – R 32

Ceiling insulation may be loose fill type or batt type. Wall and floor insulation must be batt type

Walls and ceilings between residence and attached garage shall be Insulation requirements may vary with heating systems and with local

conditions. All roof spaces shall be ventilated with soffit, roof or gable vents or a

combination of these, equally distributed between the top of the roof space and soffits.

## **MISCELLANEOUS**

Caulk over and around all exterior openings using non-hardening caulking compound.

Flash all changes of materials on exterior walls.

Flash over all exterior openings.

All siding or stucco to be a minimum of 8" (200 mm) above finished grade.

All balcony railings to be 3'6" (1070 mm) in height. Maximum spacing between vertical members is 4" (100 mm). Minimum distance between horizontal rails to be 32" (800 mm). Top rail to sustain outward load of 40 lbs. per lineal foot.

Coat and clothes closets shall have at least one rod and shelf with minimum depth of 24" unless otherwise stated. Linen closet shall have 5 adjustable shelves wherever possible. Broom closets shall have one shelf.

CLIMATE ZONE (HEATING DEGREE	
DAYS DEGREES CELSIUS)	



ASSEMBLY OF 2.97 OR R-VALUE OF 16.86 AN HRV MUST BE INCORPORATED INTO THIS DESIGN.









April 8, 2019			<b>VEIOMI</b>
0920-20			
City Manager			
Community Pla	anning Department (AJ)		
Z18-0105		Owner:	1128826 B.C. Ltd, Inc.No. BC1128826
913 Laurier Ave	enue	Applicant:	Jimmy Jin
Rezoning Appl	ication		
signation:	MRL – Multiple Unit Re	sidential (Low	Density)
	RU6 – Two Dwelling Ho	ousing	
	RM3 – Low Density Multiple Housing		
	April 8, 2019 0920-20 City Manager Community Pla Z18-0105 913 Laurier Ave Rezoning Appl signation:	April 8, 2019 0920-20 City Manager Community Planning Department (AJ) Z18-0105 913 Laurier Avenue Rezoning Application signation: MRL – Multiple Unit Re RU6 – Two Dwelling Ho RM3 – Low Density Mu	April 8, 2019 0920-20 City Manager Community Planning Department (AJ) Z18-0105 Owner: 913 Laurier Avenue Applicant: Rezoning Application signation: MRL – Multiple Unit Residential (Low RU6 – Two Dwelling Housing RM3 – Low Density Multiple Housing

#### 1.0 Recommendation

THAT Rezoning Application No. Z18-0105 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot A District Lot 138, ODYD, Plan 2255 located at 913 Laurier Avenue, Kelowna, BC from the RU6 – Two Dwelling Housing zone to the RM3 – Low Density Multiple Housing zone be considered by Council;

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

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Attachment "A" attached to the Report from the Community Planning Department dated April 8, 2019;

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

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the registration on the subject property of a Section 219 Tree Protection Covenant to ensure the preservation of two trees located on the subject property as identified in Schedule "A";

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 RU6 – Two Dwelling Housing to RM<sub>3</sub> – Low Density Multiple Housing to facilitate the development of six dwelling housing.

### 3.0 Community Planning

Community Planning staff are supportive of the proposed rezoning application to facilitate the development of six dwelling units on the existing parcel. The Official Community Plan (OCP) Future Land Use designation of the subject property is MRL – Multiple Unit Residential (Low Density), which is consistent with building forms including townhouses, garden apartments, apartments, buildings containing three or more residential units such as proposed in this application.

The applicant was required to engage the services of a professional arborist in order to preserve two large mature trees on the property, and a recommendation was included to protect the trees long-term through the registration of a Section 219 Restrictive Covenant.

Council Policy No. 367 with respect to public consultation was undertaken by the applicant.

### 4.0 Proposal

4.1 Background

Currently, the subject property has an existing single family dwelling, which would be demolished to allow for the construction of the six-unit row housing project.

#### 4.2 Project Description

The applicant has provided plans for a six-unit residential row housing building. To meet the parking requirement of two parking spaces per unit, each row house has a one car garage and one parking stall provided in tandem behind the garage. Overall, the proposed development meets Zoning Bylaw regulations, and there are no variances required based on the site plan provided.

#### 4.3 Site Context

Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU6 – Two Dwelling Housing	Single Family Dwelling
East	RU6 – Two Dwelling Housing	Single Family Dwelling
South	RU6 – Two Dwelling Housing	Single Family Dwelling
West	RU6 – Two Dwelling Housing	Single Family Dwelling



#### Subject Property Map: 913 Laurier Ave

#### 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.

#### 5.2 Zoning Bylaw No. 8000

**RM3-** Low Density Multiple Housing.<sup>2</sup> The intent of this zone is to provide a land use for low density multiple housing projects on urban services. Principal uses include multiple dwelling housing, supportive housing, and congregate housing. The maximum floor area ratio is 0.75, the maximum building height is the lesser of 10m or 3 storeys, and the maximum site coverage of buildings is 50%.

#### 6.o Technical Comments

- 6.1 Building & Permitting Department
  - Full Plan check for Building Code related issues will be done at time of Building Permit applications.
- 6.2 Development Engineering Department
  - Please see Attachment A.

#### 7.0 Application Chronology

Date of Application Received:August 29, 2018Date Public Consultation Completed:October 11, 2018

<sup>&</sup>lt;sup>1</sup> City of Kelowna Official Community Plan, Policy 5.2.3 (Chapter 5).

<sup>&</sup>lt;sup>2</sup> City of Kelowna Zoning Bylaw No. 8000, Section 13.9.

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

## Attachments:

Attachment A: Development Engineering Memo Schedule A: Site Plan



CITY OF KELOWNA

# MEMORANDUM

Date: September 25, 2018

**File No.:** Z18-0105

**To:** Community Planning (TA)

From: Development Engineering Manager (JK)

Subject: 913 Laurier Ave

RU1 to RM3

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

#### 1. <u>General</u>

- a. Where there is a possibility of a high water table or surcharging of storm drains during major storm events, non-basement buildings may be required. This must be determined by the engineer and detailed on the Lot Grading Plan required in the drainage section.
- b. Provide easements as may be required.
- c. This proposed subdivision may require the installation of centralized mail delivery equipment. Please contact Rick Ould, Delivery Planning Officer, Canada Post Corporation, 530 Gaston Avenue, Kelowna, BC V1Y 2K0 to obtain further information and to determine suitable location(s) within the development.

#### 2. Geotechnical Study

(a) Provide a geotechnical report prepared by a Professional Engineer competent in the field of hydro-geotechnical engineering to address the items below: NOTE: The City is relying on the Geotechnical Engineer's report to prevent any damage to property and/or injury to persons from occurring as a result of problems with soil slippage or soil instability related to this proposed subdivision.

The Geotechnical report must be submitted prior to submission of Engineering drawings or application for subdivision approval.

- i. Area ground water characteristics, including any springs and overland surface drainage courses traversing the property. Identify any monitoring required.
- ii. Site suitability for development.

- iii. Site soil characteristics (i.e. fill areas, sulphate content, unsuitable soils such as organic material, etc.).
- iv. Any special requirements for construction of roads, utilities and building structures.
- v. Recommendations for items that should be included in a Restrictive Covenant.
- vi. Recommendations for roof drains, perimeter drains and septic tank effluent on the site.
- vii. Any items required in other sections of this document.
- a. Additional geotechnical survey may be necessary for building foundations, etc

#### 3. Water

- a. The developer's consulting engineer will determine the domestic and fire protection requirements of this proposed development and establish hydrant requirements and service needs. The bylaw requirement for residential low density multiple housing zone is 150l/s and is available at the site. If it is determined that upgrades to any other existing water distribution system must be made to achieve the required fire flows, additional bonding will be required.
- b. An approved backflow protection devise must also be installed on site as required by the City Plumbing Regulation and Water Regulation bylaws.
- c. A water meter is mandatory for this development and must be installed inside a building on the water service inlet as required by the City Plumbing Regulation and Water Regulation bylaws. The developer or building contractor must purchase the meter from the City at the time of application for a building permit from the Inspection Services Department, and prepare the meter setter at his cost

#### 4. Sanitary Sewer

a. The developer's consulting mechanical engineer will determine the development requirements of this proposed development and establish the service needs. Only one service will be permitted for this development. The applicant, at his cost, will arrange for the removal and disconnection of the existing services and the installation of one new larger service.

#### 5. Drainage

- a. The developer must engage a consulting civil engineer to provide a storm water management plan for the site, which meets the requirements of the City Storm Water Management Policy and Design Manual. The storm water management plan must also include provision of lot grading plan, minimum basement elevation (MBE), if applicable, and provision of a storm drainage service for the development and / or recommendations for onsite drainage containment and disposal systems.
- b. Provide a detailed Stormwater Management Plan for this development as per the Subdivision, Development and Servicing Bylaw #7900.
- c. There is a possibility of a high water table or surcharging of storm drains during major storm events. This should be considered in the design of the onsite system

## 6. <u>Roads</u>

- a. Laurier Ave must be upgraded to an collector standard along the full frontage of this proposed development, including sidewalk, pavement removal and replacement, boulevard landscaping, street lighting and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. Road cross section to be used is a modified SS-R5
- b. Ethel Street has already been upgraded. No further upgrades are needed at this time.
- c. The laneway must be upgraded to a paved standard complete with a storm drainage. Standard SS-R2 to be used in detail design.

#### 7. Power and Telecommunication Services and Street Lights

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

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

- a. Access to the property will be lane access only
- b. Provide 3.05m of road dedication along the frontage of this development for the laneway width of a max 6.0m

#### 9. Design and Construction

- a. Design, construction supervision and inspection of all off-site civil works and site servicing must be performed by a Consulting Civil Engineer and all such work is subject to the approval of the City Engineer. Drawings must conform to City standards and requirements.
- b. Engineering drawing submissions are to be in accordance with the City's "Engineering Drawing Submission Requirements" Policy. Please note the number of sets and drawings required for submissions.
- c. Quality Control and Assurance Plans must be provided in accordance with the Subdivision, Development & Servicing Bylaw No. 7900 (refer to Part 5 and Schedule 3).
- d. A "Consulting Engineering Confirmation Letter" (City document 'C') must be completed prior to submission of any designs.
- e. Before any construction related to the requirements of this subdivision application commences, design drawings prepared by a professional engineer must be submitted to the City's Development Engineering Department. The design drawings must first be "Issued for Construction" by the City Engineer. On examination of design drawings, it may be determined that rights-of-way are required for current or future needs.

#### 10. Other Engineering Comments

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

#### 11. Servicing Agreements for Works and Services

- a. A Servicing Agreement is required for all works and services on City lands in accordance with the Subdivision, Development & Servicing Bylaw No. 7900. The applicant's Engineer, prior to preparation of Servicing Agreements, must provide adequate drawings and estimates for the required works. The Servicing Agreement must be in the form as described in Schedule 2 of the bylaw.
- b. Part 3, "Security for Works and Services", of the Bylaw, describes the Bonding and Insurance requirements of the Owner. The liability limit is not to be less than \$5,000,000 and the City is to be named on the insurance policy as an additional insured

#### 12. Charges and Fees

- a. Development Cost Charges (DCC's) are payable
- b. Fees per the "Development Application Fees Bylaw" include:
  - i. Street/Traffic Sign Fees: at cost if required (to be determined after design).
  - ii. Survey Monument, Replacement Fee: \$1,200.00 (GST exempt) only if disturbed.
- c. Engineering and Inspection Fee: 3.5% of construction value (plus GST

imes Kau

James Kay, P.Eng. Development Engineering Manager

JA



# **PROJECT INFO:**

## CIVIC ADDRESS:

CURRENT: 913 LAURIER AVENUE., KELOWI

LEGAL ADDRESS: CURRENT: LOT A, PLAN 2255, KID 118378

ZONING: CURRENT: RU6 - TWO DWELLING HOUSIN

PROPOSED: RM3 - LOW DENSITY MULTIPLE

SITE AREA: 1142.58 m<sup>2</sup> (12298.62 SF)

CITY OF KELOWNA ZONING BYLAW (No. 8000) AN

SECTION 8 - PARKING AND LOADING 8.1 OFF-STREET VEHICLE PARKING 8.1.2 MIN NUMBER SPACES

TABLE 8.1 (STACKED ROW HOUSING):1.5 / 2 BED DWELLING2.0 / 3 BED DWELLING2 SPACES x 6 UNITS = 12 SPACES

8.1.7 PARKING SPACES FOR THE DISABLED

a) PER B.C. BUILDING CODE: NOT REQUIRED

8.1.8 VISITOR PARKING TABLE 8.1 (STACKED ROW HOUSING): 1/7 DWELLING UNITS 6 UNITS = 1 VISITOR SPACE

8.1.9 RESIDENTIAL USE LOCATION b) PARKING NOT PERMITTED IN REQD. FRONT YARD c) PARKING SETBACK

WEST PROPERTY LINE: MIN 1.5m EAST PROPERTY LINE: MIN 1.5m REAR PROPERTY LINE: MIN 1.5m

d) EASY ACCESS FROM VISITOR PARKING TO BUILDING/DEVELOPMENT ACCESS

. . . . . . . . . . . . .

8.1.11 SIZE a) MIN WIDTH: 2.5m MIN LENGTH: 6.0m

MIN HEIGHT: 2.0m

8.4 OFF-STREET BICYCLE PARKING 8.4.1 NUMBER OF SPACES

TABLE 8.3 (APARTMENT HOUSING): CLASS I: 0.5/DWELLING UNIT 4 UNITS x 0.5 SPACES/UNIT = 2 SPACES CLASS II: 0.1/DWELLING UNIT 4 UNITS x 0.1 SPACES/UNIT = 0.4 SPACES

SECTION 13 - URBAN RESIDENTIAL ZONES 13.7 RM3 - STACKED ROW HOUSING

13.7.2 PRINCIPLE USES d) MULTIPLE DWELLING HOUSING

13.7.4 BUILDINGS AND STRUCTURES PERMITTED b) STACKED ROW HOUSING

13.7.5 SUBDIVISION REGULATIONS

a) MIN LOT WIDTH: 30.0m b) MIN LOT DEPTH: 30.0m

c) MIN LOT AREA: 900m<sup>2</sup>13.7.6 DEVELOPMENT REGULATIONS

a) MAX SITE COVERAGE: 40% (345.48) 345.48m<sup>2</sup> / 1142.6m<sup>2</sup> = 0.3024 EXCEPT THE MAX. SITE COVERAGE OF BUILDINGS, DRIVEWAYS AND PARKING AREAS IS 60% (345.48+332.04) 677.52m<sup>2</sup> / 1142.6m<sup>2</sup> = 0.5930

b) MAX FLOOR AREA RATIO: 0.75 (132.01m<sup>2</sup> / UNIT) x 6 UNITS = 792.07m<sup>2</sup> 792.07m<sup>2</sup> / 1142.6m<sup>2</sup> = 0.6932

c) MAX HEIGHT: LESSER OF 10.0m or 3 STOREYS

d) MIN FRONT YARD: 1.5m IF FRONT DOOR FACING STREET

e) MIN SIDE YARD:1.5m IF FRONT DOOR FACING STREET 4.5m

f) MIN REAR YARD: 3.0m

13.9.7 OTHER REGULATIONS a) MIN AREA PRIVATE OPEN SPACE: 25m²/DWELLING 6 UNITS x 25m²/UNIT = 150m²

b) ADDITIONAL REGULATIONS

	SCHEDULE This forms part of ap # 218-0105 Planner Initials AJ	Deplication City of Kelowna COMMUNITY PLANNING	<ul> <li>THIS DRAWING MUST NOT BE SCALED.</li> <li>VERIFY ALL DIMENSIONS AND DATUMS PRIOR TO COMMENCEMENT OF WORK. REPORT ALL ERRORS AND OMMISIONS TO THE ARCHITECT.</li> <li>VARIATIONS AND MODIFICATIONS ARE NOT ALLOWED WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT.</li> <li>THIS DRAWING IS THE EXCLUSIVE PROPERTY OF THE ARCHITECT.</li> <li>ANY REPRODUCTION MUST BEAR THEIR NAME AS ARCHITECT.</li> </ul>
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NALYSIS:			5     2019/14/01     GTA     DP City Feedback       4     2018/25/09     GTA     REVISION TO CITY
G UNIT G UNIT PROP: 12 SPACES			3         2018/28/08         GTA         ISSUED FOR DP           2         2018/17/08         GTA         CLIENT REVIEW           1         2018/13/07         GTA         CLIENT REVIEW
PROP: NONE			NO. DATE BY REVISION DESIGN CONSULTANT
PROP: 1 SPACE			
PROP: NONE			
PROP: 1.5m PROP: 1.5m PROP: 1.5m			SEAL
PROP: COMPLIES			
PROP: 2.7m PROP: 6.0m PROP: +2.0m			
PROP: IN SUITE PROP: IN SUITE			ata
PROP: MULTIPLE DWE	ELLING HOUSING		Sla
PROP: STACKED ROV	W HOUSING		GTA ARCHITECTURE LTD.
PROP: 27.43m PROP: 41.61m PROP: 1139.8m²			243-1889 Springfield Road Kelowna, British Columbia V1Y 5V5 Telephone: 250.979.1668
PROP: 30.24%			www.gtarch.ca DEVELOPED BY:
PROP: 59.30%			
PROP: 0.693			
PROP: 3 STOREYS (9.) + ROOF TOP PATIO	64m)		
PROP: 1.513m			PROJECT
гкор: 1.96m WEST PROP: 12.39m EAST			
PROP: 3.0m			KELOWNA BC
PROP: 6x44.44 = 266	.6m² (2870.0 SF)		SHEET TITLE
γκυγ: as applicabl	LE		SITE PLAN & BYLAW ANALYSIS
			DRAWN SHEET NO.
			DESIGN KF A1.1
			SCALE 1/8" = 1'-0"
			DATE SEPT 25, 2018 FILE VA1726





Date:	April 8, 2019			Kelown
RIM No.	0920-20			
То:	City Manager			
From:	Community Pla	anning Department (AJ)		
Application:	Z18-0103		Owner:	1079687 B.C. Ltd, Inc.No. BC1079687
Address:	934 Laurier Ave	enue	Applicant:	Jimy Jin
Subject:	Rezoning Appli	ication		
Existing OCP De	signation:	MRL – Multiple Unit Re	sidential (Low	Density)
Existing Zone:		RU6 – Two Dwelling Ho	ousing	
Proposed Zone:		RM1 – Four Dwelling Ho	ousing	

#### 1.0 Recommendation

THAT Rezoning Application No. Z18-0103 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 4 District Lot 138, ODYD, Plan 2819 located at 934 Laurier Avenue, Kelowna, BC from the RU6 – Two Dwelling Housing zone to the RM1 – Four Dwelling Housing Zone, be considered by Council;

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

AND THAT the 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 April 8, 2019;

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

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.

#### Purpose 2.0

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

#### 3.0 Community Planning

Community Planning staff are supportive of the proposed rezoning application to facilitate the development of four dwelling units on the existing parcel. The Official Community Plan (OCP) Future Land Use designation of the subject property is MRL – Multiple Unit Residential (Low Density), which is consistent with forms including townhouses, garden apartments, apartments, buildings containing three or more residential units such as proposed in this application. Section 5.2 of this report provides an overview on the RM1 zone.

Council Policy No. 367 with respect to public consultation was undertaken by the applicant.

#### 4.0 Proposal

#### 4.1 Background

Currently, the subject property has an existing single family dwelling, which would be demolished to allow for the construction of the four-unit housing project.

#### 4.2 Project Description

The applicant has provided plans for a four-unit residential housing project. Each unit is proposed to have three bedrooms, requiring eight parking spaces overall. The applicant has proposed six parking spaces, accessed off the rear lane, and staff are tracking a variance for two parking spaces. The proposed development meets other Zoning Bylaw regulations for floor area ratio, height, and setbacks.

#### 4.3 Site Context

#### Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RM5 – Medium Density Multiple Housing	Multi-family Housing
East	RU6 – Two Dwelling Housing	Two Single Family Dwellings
South	RU6 – Two Dwelling Housing	Single Family Dwelling
West	RU6 – Two Dwelling Housing	Single Family Dwelling

#### Subject Property Map: 934 Laurier Avenue



#### 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.

5.2 Zoning Bylaw No. 8000

**RM1** – Low Density Multiple Housing.<sup>2</sup> The intent of the zone is to provide a land use for the development of up to four dwelling units in the form of single detached, semi-detached, duplex, three-plex or four-plex housing on urban services. The maximum floor area ratio is 0.6, the maximum building height is the lesser of 9.5m or 2.5 storeys, and the maximum site coverage of buildings is 40%.

#### 6.o Technical Comments

- 6.1 Building & Permitting Department
  - Full plan check for Building Code related issues will be done at time of Building Permit applications.
- 6.2 Development Engineering Department
  - See Attachment A.

#### 7.0 Application Chronology

Date of Application Received:	August 29, 2018
Date Public Consultation Completed:	October 11, 2018

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

#### Attachments:

Attachment A: Development Engineering Memo Schedule A: Conceptual Site Plan

<sup>&</sup>lt;sup>1</sup> City of Kelowna Official Community Plan, Policy 5.2.3 (Chapter 5).

<sup>&</sup>lt;sup>2</sup> City of Kelowna Zoning Bylaw No. 8000, Section 13.7.

	CITY OF KELOWNA MEMORANDUM	ATTACHMENT A This forms part of application #_Z18-0103
Date:	September 24, 2018	Planner AJ Kelowna
File No.:	Z18-0103	COMMUNITY PLANNING
То:	Community Planning (TA)	
From:	Development Engineering Manager (JK)	
Subject:	934 Laurier Ave	RU6 to RM1

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

#### 1. <u>Domestic Water and Fire Protection</u>

The subject property is currently serviced with a 25mm water service. Only one service will be permitted for this development. The applicant will arrange for the disconnection of existing service and the installation of a new service. The disconnection of the existing small diameter water services and the tie-in of a larger new service can be provided by City forces at the developer's expense. One metered water service will supply the development. The applicant will be required to sign a Third Party Work Order for the cost of the water service upgrades. For estimate inquiry's please contact Jason Angus, by email jangus@kelowna.ca or phone, 250-469-8783.

#### 2. <u>Sanitary Sewer</u>

Our records indicate that this property is currently serviced with a 100mm-diameter sanitary sewer service complete with an inspection chamber (IC) and brooks box. No further upgrades are needed at this time to facilitate the development of a four-plex.

#### 3. Road Improvements

Laurier Ave must be upgraded to an urban standard along the full frontage of this proposed development, including curb and gutter, sidewalk, landscaped boulevard, 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 **\$33,406.86** not including utility service cost.

#### 4. Subdivision

- (a) Grant Statutory Rights of Way if required for utility services.
- (b) If any road dedication or closure affects lands encumbered by a Utility right-ofway (such as Hydro, Telus, Gas, etc.) please obtain the approval of the utility.

Any works required by the utility as a consequence of the road dedication or closure must be incorporated in the construction drawings submitted to the City's Development Manager

#### 5. <u>Development Permit and Site Related Issues</u>

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

Access is permitted from the lane only.

#### 6. <u>Electric Power and Telecommunication Services</u>

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) <u>Levies</u>
  - 1. Laurier Ave & Laneway improvements \$34,406.86

(b) <u>Bonding</u>

1. Service upgrades

To be determined

James Kay, P. Eng. Development Engineering Manager

JA



## **PROJECT INFO:**

1 1 1		0.
CIV	IC ADDRESS: CURRENT: 93	4 LAURIER AVENUE., KELO
LEG ZON	AL ADDRESS: CURRENT: KIE JING: CURRENT: RU OCP: MRL	): 152316 PLAN: 2819 LOT: 6 - TWO DWELLING HOUS
	PROPOSED: F	RM1 - LOW DENSITY MULTI
SITE	AREA:	888.2 m² (9560.45 SF)
Flo	OR AREA:	121.2 m <sup>2</sup> (1305 SF) PER UN
FOC	DTPRINT:	250.17 m <sup>2</sup> (2692.8 SF)
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8.1.9 b) PA	RESIDENTIAL USE I RKING NOT PERM	LOCATION ITTED IN REQD. FRONT YARD
C) PA	RKING SETBACK WEST PROPERTY L EAST PROPERTY L REAR PROPERTY L	.INE: MIN 1.5m INE: MIN 1.5m .INE: MIN 1.5m
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SECT 13.7 F 13.7.2 d) FC	ION 13 - URBAN RE RM1 - FOUR-PLEX H 2 PRINCIPLE USES DUR DWELLING HO	SIDENTIAL ZONES IOUSING USING
13.7.4 b) FC	4 BUILDINGS AND S DUR-PLEX HOUSING	STRUCTURES PERMITTED
13.7.5 a) MI b) MI c) MI	5 SUBDIVISION REG N LOT WIDTH: 20.0 N LOT DEPTH: 30.0 N LOT AREA: 700m	GULATIONS m m 1 <sup>2</sup>
13.7.6 a) M	DEVELOPMENT R AX SITE CO 250.17 / 888.20 = EXCEPT THE MAX. DRIVEWAYS AND (141.98 + 250.17)	EGULATIONS <b>/ERAGE: 40%</b> 0.2817 SITE COVERAGE OF BUILDINGS, PARKING AREAS IS <b>50%</b> 392.15 / 888.20 = .4415
b) 🖊	AX FLOOR A 528.69 / 888.20 =	AREA RATIO: 0.60 .5952

c) MAX HEIGHT: LESSER OF 9.5m or 2.5 STOREYS

d) MIN FRONT YARD: 4.5m

e) MIN SIDE YARD: 2.5m FOR 2.5 STOREY MIN SIDE YARD: 2.0m FOR 1.5 STOREY

f) MIN REAR YARD: 7.5m FOR 2.5 STOREY MIN REAR YARD: 6.0m FOR 1.5 STOREY

13.9.7 OTHER REGULATIONS

a) MIN AREA PRIVATE OPEN SPACE: 25m<sup>2</sup>/DWELLING 11.86m<sup>2</sup> PER UNIT PATIO/DECK SPACE 353.5m<sup>2</sup> LANDSCAPED SURFACE -> 88.4m<sup>2</sup> PER UNIT TOTAL AMENITY SPACE PER UNIT = 88.4 + 11.86 = 100

b) WHERE LANE ACCESS IS PROVIDED, VEHICULAR ACCES WILL NOT BE PERMITTED FROM FRONTING STREET

c) ADDITIONAL REGULATIONS

		SCHEDUL This forms part of a # <u>Z18-0103</u>	E pplication City (	A of	<ul> <li>THIS DRAWING MUST</li> <li>VERIFY ALL DIMENSI PRIOR TO COMMENC REPORT ALL ERRORS TO THE ARCHITECT.</li> <li>VARIATIONS AND MO ALLOWED WITHOUT W FROM THE ARCHITECT</li> </ul>	NOT BE SCALED. ONS AND DATUMS EMENT OF WORK. S AND OMMISIONS DIFICATIONS ARE NOT (RITTEN PERMISSION T.
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17 00.2m <sup>2</sup>					KELOW	'NA BC
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24





Date:	April 15, 2019			Reiowii		
RIM No.	1250-30					
То:	City Manager	City Manager				
From:	Community Pl	anning Department (LK)				
Application:	Z19-0048		Owner:	Scott Cramp & Lei Zhang		
Address:	454 Farris Rd		Applicant:	Protech Consulting		
Subject:	Rezoning Appl	ication				
Existing OCP De	signation:	S2RES — Single/ Two ur	nit Residential			
Existing Zone:		RU1 - Large Lot Housin	g			
Proposed Zone:		RU1c - Large Lot Housi	ng with Carriag	ge House		

#### 1.0 Recommendation

THAT Rezoning Application No. Z19- 0048 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot B Section 25 Township 28 SDYD Plan EPP82795, located at 454 Farris Road, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU1c – Large Lot Housing with Carriage House zone, be considered by Council;

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

#### 2.0 Purpose

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

#### 3.0 Community Planning

Community Planning Staff support the proposed rezoning application from the RU1 – Large Lot Housing zone to RU1c – Large Lot Housing with Carriage House zone to facilitate the development of a carriage house. The Official Community Plan (OCP) Future Land Use designation of the subject property is S2RES – Single/ Two Unit Residential, which supports this zoning change. The concept of the carriage house is aligned with the OCP Policies of Compact Urban Form – increasing density where infrastructure already exists, and of Carriage Houses & Accessory Apartments. The property is connected to City sanitary sewer and within the Permanent Growth Boundary of the City.

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

supported by Council, a Development Permit would not be required and the applicant could apply directly for a Building Permit.

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

## 4.0 Proposal

#### 4.1 Background

This parcel was part of a two-lot subdivision which created the newly title lot 4620 Bellevue Rd and the subject parcel 454 Farris Rd.

#### 4.2 Project Description

Once the Rezoning is completed, the owner intends to subdivide the subject property, 454 Farris Rd into two title lots. To facilitate this step, the existing dwelling would be demolished and a new house constructed within the newly created property lines. For the proposed layout, refer to Schedule A and the Future Subdivision Plan attached to this report.

### 4.3 Site Context

The 1100 m<sup>2</sup> site is located in the Upper Mission area within the Permanent Growth Boundary.

### Subject Property Map: 454 Farris Road



#### 5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

#### **Development Process**

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

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

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

### 6.0 Application Chronology

Date of Application Received: Date Public Consultation Com	February 13, 2019 bleted: March 29, 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 dated February 27, 2019 Schedule A: Site Plan Future Subdivision Plan

<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).

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

#### **CITY OF KELOWNA** ATTACHMENT Α This forms part of application MEMORANDUM # Z19-0048 <del>Citv o</del>f Planner Kelow Date: February 27, 2019 LK Initials File No.: Z19-0048 To: Land Use Management Department (LK) From: **Development Engineering Manager** Subject: 474 FARRIS RD Lot B Plan EPP89749

RU1c

**Carriage House** 

Development Engineering has the following requirements associated with this application.

1. Domestic Water and Sanitary Sewer

> All municipal servicing requirements with regards to this development were dealt with as part of the Parent file S16-0078.

#### 2. 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.

#### 3. Access and Parking Requirements

The proposed parking module location for the Carriage House meets the bylaw requirements.

James Kay, P. Eng. Development Engineering Manager JF/∦f



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# 454 FARRIS ROAD Composite utility plan

ENGINEERING DEPARTMENT

DRAWING NO. REV NO 16058–C0 5

DIVISION

THE CITY OF KELOWNA

'AS CONSTRUCTED' "I HEREBY CERTIFY THE NEW WORK AND SERVICES SHOWN ON THIS DRAWING WERE INSPECTED DURING CONSTRUCTION AND INSTALLED IN ACCORDANCE WITH THIS DRAWING, AND THE SUBDIVISION, DEVELOPMENT & SERVICES BY-LAW NO. 7900, INCLUDING AMENDMENTS"

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464 PLAN KAP17446

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#### 1.0 Recommendation

THAT Rezoning Application No. Z18-0125 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 1, Section 26, Township 26, ODYD, Plan 17602, located at 540 Froelich 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 the 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 April 15, 2019;

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

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 four-unit row housing.

#### 3.0 Community Planning

Community Planning staff are supportive of the proposed rezoning application to facilitate the development of four dwelling units on the existing parcel in the form of row housing. The Official

Community Plan (OCP) Future Land Use designation of the subject property is MRL – Multiple Unit Residential (Low Density), which is consistent with building forms including townhouses, garden apartments, and buildings containing three or more units such as proposed in this application.

Council Policy No. 367 with respect to public consultation was undertaken by the applicant.

### 4.0 Proposal

#### 4.1 Background

Currently, the subject property has an existing single family dwelling, which would be demolished to allow for the construction of the four-unit row housing project.

#### 4.2 Project Description

The applicant has provided a conceptual site plan for a four-unit residential row housing development. To meet the parking requirement of two parking stalls per unit, each row house is proposed to have a one car garage and one parking stall provided in tandem. Staff are currently working with the applicant on a number of items to be addressed prior to proceeding with the Development Permit and Development Variance Permit application, including road dedications that are required on both Froelich Road and Leathead Road. This application is currently tracking a variance to the number and widths of driveways, as well as a potential variance to the west side yard setback to allow for longer driveways.

#### 4.3 Site Context

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: 540 Froelich Road

![](_page_32_Picture_12.jpeg)

#### 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.

5.2 Zoning Bylaw No. 8000

**RM3** – Low Density Multiple Housing.<sup>2</sup> The intent of this zone is to provide a land use for low density multiple housing projects on urban services. Principal uses include multiple dwelling housing, supportive housing, and congregate housing. The maximum floor area ratio is 0.75, the maximum building height is the lesser of 10m or 3 storeys, and the maximum site coverage of buildings is 50%.

#### 6.o Technical Comments

- 6.1 Building & Permitting Department
  - Comment will be provided at time of Development Permit.
- 6.2 Development Engineering Department
  - See Attachment A.

#### 7.0 Application Chronology

Date of Application Received:	December 19, 2018
Date Public Consultation Completed:	March 5, 2019

Report prepared by:	Arlene Janousek, 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: Conceptual Site Plan Conceptual Rendering

<sup>1</sup> City of Kelowna Official Community Plan, Policy 5.2.3 (Chapter 5).

<sup>2</sup> City of Kelowna Zoning Bylaw No. 8000, Section 13.9.

	CITY OF KELOW	/NA	
	MEMORAND	UM ATTACHMENT A This forms part of application	
Date:	January 11, 2019	# Z18-0125	
File No.:	Z18-0125	Planner AJ Kelowna	
То:	Urban Planning Management (AJ)	t (AJ)	
From:	Development Engineering Manager (JK)		
Subject:	540 Froelich	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 Rutland Water District (RWD). The developer is required to make satisfactory arrangements with the RWD 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 RWD.
- b) The developer must obtain the necessary permits and have all existing utility services disconnected prior to removing or demolishing the existing structures.

#### 2. <u>Sanitary Sewer</u>

- a) 540 Froelich Rd. is currently serviced with 100mm sanitary services. The developer's consulting mechanical engineer will determine the development requirements of this proposed development and establish the service needs. Only one service will be permitted for this development. The applicant, at his cost, will arrange for the removal and disconnection of the existing service 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) 540 Froelich Rd. is currently within Sanitary Sewer Specified Area # 21A. The developer will be responsible to cash commute, pay in full, the specified area charges for this development. The charge is currently set at \$1,045.17 per Single Family Equivalent (SFE). The original property is currently paying its Spec area fees on their taxes and will require a payout of <u>\$1,045.17</u>. The fee calculation for this development is as follows: (4 unit's x 0.7 SFE/unit) 1 SFE (credit for original property) X \$1,045.17 = <u>\$1881.31</u>

#### 3. <u>Storm Drainage</u>

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) Leathead Road sidewalk to tie-in to new Froelich sidewalk. Boulevard to be completed to bylaw standard.
- b) The applicant must have a civil engineering consultant submit a design for roadway improvements along the entire frontages of the subject property. Froelich is to be designed to a modified SS-R5 This will include curb and gutter, sidewalk, street lighting, landscaped boulevard including trees, storm drainage system, pavement removal and replacement and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. An estimate for public side works will be required, for bonding purposes, to be submitted by the applicants civil engineering consultant.

#### 5. Road Dedication and Subdivision Requirements

- a) Provide 3.0m of road dedication along Froelich Road.
- b) Provide 1.9m of road dedication along Leathead Road.
- c) Provide a 6.0m radius rounding at the NE corner.
- d) Grant statutory rights-of-way if required for utility services.

#### 6. <u>Electric Power and Telecommunication Services</u>

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. <u>Servicing Agreements for Works and Services</u>

- 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. <u>Geotechnical Report</u>

- 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. 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).
- c) Spec Area fees: **\$2,926.48**

ames Kay

James Kay, P. Eng. Development Engineering Manager

agm

![](_page_38_Picture_0.jpeg)

![](_page_38_Figure_2.jpeg)

![](_page_39_Picture_0.jpeg)