

City of Kelowna

Public Hearing

AGENDA



Tuesday, July 30, 2019
6:00 pm
Council Chamber
City Hall, 1435 Water Street

Pages

1. Call to Order

THE CHAIR WILL CALL THE HEARING TO ORDER:

I would like to acknowledge that we are gathered today on the traditional, ancestral, unceded territory of the syilx/Okanagan people.

This evening, Council will hold both a Public Hearing and a Regular Meeting.

The purpose of the Hearing is to hear from the public on matters contained in the various bylaws which, if adopted, will amend *Kelowna 2030* - Official Community Plan Bylaw No. 10500 and Zoning Bylaw No. 8000.

After the close of the Public Hearing, Council will then debate and vote on the proposed bylaws at the Regular Meeting that follows.

Council has been provided with all information, correspondence, petitions or reports that have been received concerning the subject bylaws. This information is available to the public on the table in the foyer of Council Chamber. Reports are also available to the public online under Council at Kelowna.ca.

For those in attendance this evening, or who have already submitted letters to Council, a reminder that this Hearing is open to the public and all representations to Council form part of the public record. A live audio feed may also be broadcast and recorded by Castanet.

Following the close of the Public Hearing, no further information from the applicant or members of the public will be accepted by Council.

2. Individual Bylaw Submissions

2.1 Hwy 97 N 5269, Z19-0081 (BL11857) - City of Kelowna

4 - 17

To rezone the subject property from the A1 - Agriculture 1 zone to the CD12 - Airport zone in order to facilitate a gravel parking lot.

2.2 Gordon Drive 4633, Z19-0044 (BL11867) - Gail Negus and Daniel Crothers

18 - 26

To rezone the subject property from RU1 – Large Lot Housing zone to RU1c – Large Lot Housing with Carriage House zone to accommodate a carriage house in an existing accessory building.

2.3 Rains Rd, 195 - Z17-0034 (BL11868) - Andrea Harrison 27 - 33

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

2.4 Rutland Rd N 515, Z19-0040 (BL11869) - 1918951 Alberta Ltd. 34 - 44

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 multiple dwelling housing.

2.5 KLO Rd 710, 720 and Richter St 2959, 2963, OCP19-0003 (BL11870) and Z19-0055 (BL11871) - KGI Kingsway Homes Ltd. 45 - 57

To amend the Official Community Plan from MRL - Multiple Unit Residential (Low Density) to MRM - Multiple Unit Residential (Medium Density) and to rezone the subject properties from the RU6 - Two Dwelling Housing and RM1 - Four Dwelling Housing zone to the RM5 – Medium Density Multiple Housing zone to allow for the future development of multiple dwelling housing.

3. Termination

4. Procedure on each Bylaw Submission

- (a) Brief description of the application by City Staff (Community Planning);
- (b) The Chair will request that the City Clerk indicate all information, correspondence, petitions or reports received for the record.
- (c) The applicant is requested to make representation to Council regarding the project and is encouraged to limit their presentation to 15 minutes.
- (d) The Chair will call for representation from the public in attendance as follows:
 - (i) The microphone at the public podium has been provided for any person(s) wishing to make representation at the Hearing.
 - (ii) The Chair will recognize ONLY speakers at the podium.
 - (iii) Speakers are encouraged to limit their remarks to 5 minutes, however, if they have additional information they may address Council again after all other members of the public have been heard a first time.
- (e) Once the public has had an opportunity to comment, the applicant is given an

opportunity to respond to any questions raised. The applicant is requested to keep the response to a total of 10 minutes maximum.

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

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

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

REPORT TO COUNCIL



Date: July 15th 2019

RIM No. 0940-00

To: Council

From: City Manager

Application: Z19-0081

Owner: City of Kelowna

Address: 5269 Hwy 97 N

Applicant: City of Kelowna

Subject: Rezoning

Existing OCP Designation: Public Service / Utilities (PSU)

Existing Zone: A1 – Agriculture 1

Proposed Zone: CD12 - Airport

1.0 Recommendation

THAT Rezoning Application No. Z19-0081 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 3, District Lot 122 and of Section 11, Township 23, ODYD, Plan 1629 except Plan 41159 located at 5269 Hwy 97 N, Kelowna, BC from the A1 – Agriculture 1 zone to the CD12 - Airport 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 July 15th 2019.

2.0 Purpose

To rezone the subject property from the A1 - Agriculture 1 zone to the CD12 - Airport zone in order to facilitate a gravel parking lot.

3.0 Community Planning

The proposal is to add a 600 stall gravel / asphalt milling parking lot on the subject property to be used for valet vehicle storage. As part of YLW's continued growth, the airport has identified the need to expand parking as part of their expansions plans identified in the Airport Master Plan. Staff are recommending support for the rezoning change in order to facilitate the Airport's growth management strategies.

Subject Property Map: 5269 Hwy 97 N



4.0 Current Development Policies

4.1 Kelowna Official Community Plan (OCP)

Future Land Use Designations - Public Services / Utilities (PSU).¹ Facilities provided as services to the general public, such as the landfill operation, electrical, gas, or telephone installations, sewage treatment plant, Airport, and irrigation / water suppliers.

Airport Lands.² Permit only airport-related or agricultural uses on the vacant lands immediately west of the airport and north of Airport Way.

Airport.³ Recognize the role that the airport plays in supporting Kelowna's economy.

5.0 Technical Comments

5.1 Development Engineering Department
Development Engineering Memo dated June 13th 2019 – Attachment 'A'.

6.0 Application Chronology

Date of Application Received: June 12th 2019
Date Public Consultation Completed: June 14th 2019

Report prepared by: Adam Cseke, Planner Specialist
Reviewed by: Dean, Strachan, Suburban and Rural Planning Manager
Attachments:

Applicant's Drawings & Development Engineering Memo dated June 13th 2019 – Attachment 'A'.

¹ City of Kelowna Official Community Plan, Chapter 4 (Future Land Use Chapter).

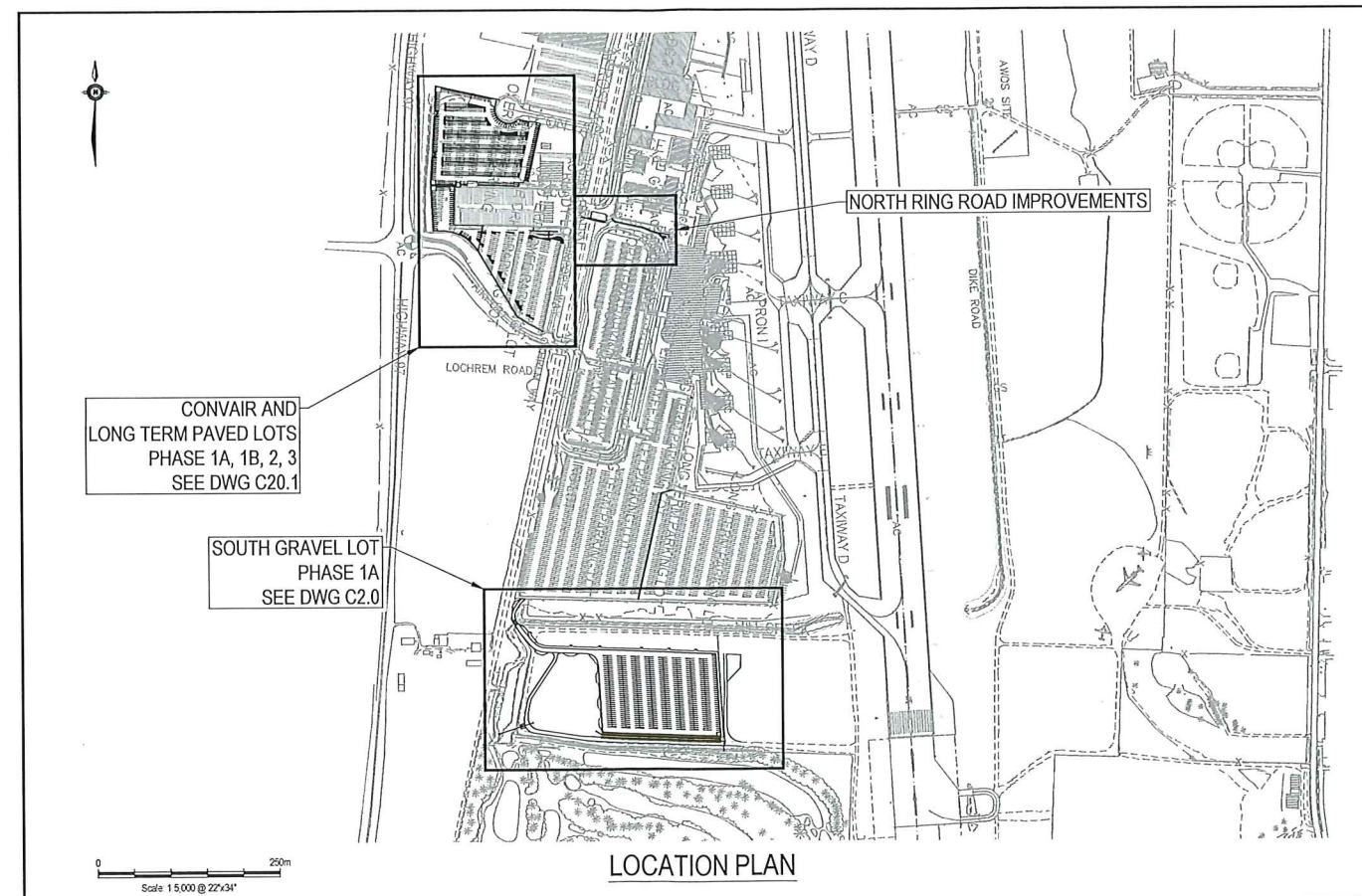
² City of Kelowna Official Community Plan, Policy 5.19.4 (Development Process Chapter).

³ City of Kelowna Official Community Plan, Policy 8.7.5 (Economic Development Chapter).



Kelowna International Airport

KELOWNA INTERNATIONAL AIRPORT CONSTRUCTION OF PARKING LOTS



DRAWING LIST

SOUTH GRAVEL PARKING LOT

- CIVIL:
- C1.0 SITE PLAN AND SURVEY CONTROL
 - C2.0 OPERATIONAL PLAN
 - C3.0 ACCESS ROAD - SOUTH PLAN AND PROFILE
 - C4.0 PARKING LOT GRADING PLAN
 - C5.0 SITE SECTIONS
 - C6.0 NEW SWALE PLAN AND PROFILE
 - C7.0 FENCING AND SIGNAGE LOCATION PLAN
 - C8.0 DETAILS SHEET 1 OF 4
 - C9.0 DETAILS SHEET 2 OF 4
 - C10.0 DETAILS SHEET 3 OF 4
 - C11.0 DETAILS SHEET 4 OF 4

CONVAIR AND LONG TERM B PARKING LOT EXPANSION

- CIVIL:
- C20.0 CONVAIR AND LONG TERM B PARKING LOT EXPANSION SITE PLAN
 - C20.1 CONVAIR AND LONG TERM B PARKING LOT CONSTRUCTION OPERATIONS PLAN AND SURVEY CONTROL
 - C21.0 CONVAIR AND LONG TERM B PARKING LOT EXPANSION DEMOLITION PLAN
 - C22.0 CONVAIR AND LONG TERM B PARKING LOT EXPANSION OVERALL GEOMETRY PLAN
 - C22.1 CONVAIR AND LONG TERM B PARKING LOT EXPANSION PLANS
 - C22.2 LONG TERM B PARKING LOT ENTRANCE PLAN
 - C22.3 LONG TERM B PARKING LOT EXPANSION DATA
 - C22.4 CONVAIR PARKING LOT DATA
 - C23.0 CONVAIR AND LONG TERM B PARKING LOT EXPANSION GRADING PLAN
 - C23.1 CONVAIR PARKING LOT SPOT ELEVATION PLAN
 - C23.2 LONG TERM B PARKING LOT EXPANSION SPOT ELEVATION PLAN
 - C24.0 CONVAIR PARKING LOT SECTIONS SHEET 1 OF 2
 - C24.1 CONVAIR PARKING LOT SECTIONS SHEET 2 OF 2
 - C24.2 LONG TERM B PARKING LOT EXPANSION SECTIONS
 - C25.0 CONVAIR AND LONG TERM B PARKING LOT EXPANSION DRAINAGE PLAN
 - C25.1 CONVAIR AND LONG TERM B PARKING LOT EXPANSION DRAINAGE PROFILE
 - C26.0 CONVAIR AND LONG TERM B PARKING LOT EXPANSION FENCING AND SIGNS
 - C27.0 CONVAIR AND LONG TERM B PARKING LOT EXPANSION OVERALL PAINT MARKING PLAN
 - C27.1 CONVAIR AND LONG TERM B PARKING LOT EXPANSION PAINT MARKING PLAN
 - C27.2 LONG TERM B PARKING LOT EXPANSION PAINT MARKING PLAN
 - C27.3 CONVAIR AND LONG TERM B PARKING LOT EXPANSION PAINT MARKING DATA
 - C27.4 CONVAIR AND LONG TERM B PARKING LOT EXPANSION PAINT MARKING DATA

NORTH RING ROAD

- CIVIL:
- C30.0 NORTH RING ROAD IMPROVEMENTS SITE PLAN
 - C31.0 NORTH RING ROAD IMPROVEMENTS DEMOLITION AND OPERATIONAL PLAN
 - C32.0 NORTH RING ROAD IMPROVEMENTS GRADING PLAN
 - C33.0 NORTH RING ROAD IMPROVEMENTS DETAILS

ELECTRICAL:

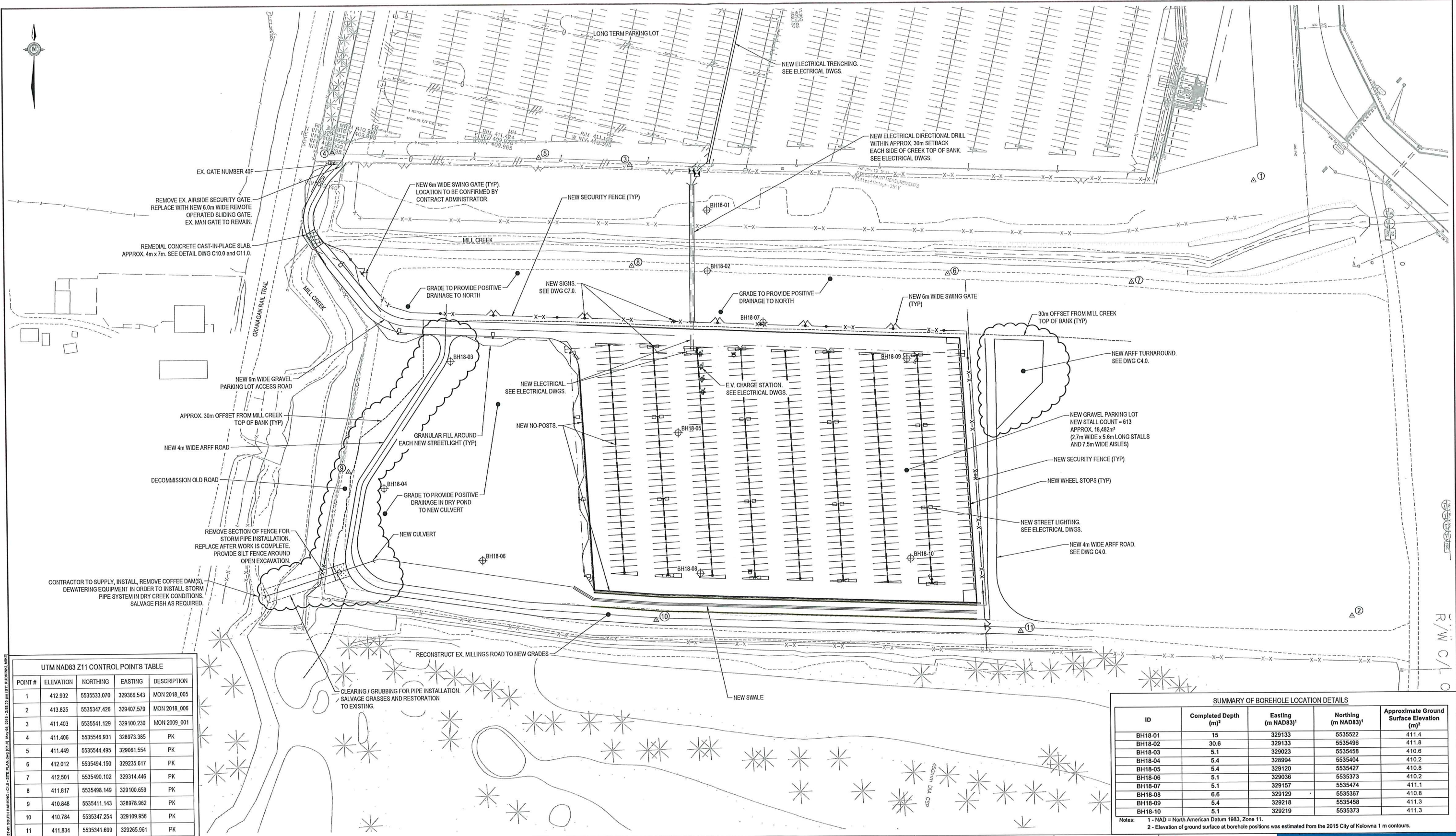
- E0.0 KEY PLAN, LEGEND OF SYMBOLS
- E0.1 DRAWING LIST & LUMINAIRE SCHEDULE
- E1.1 SOUTH LOT (NORTH) ELECTRICAL PLAN
- E1.2 SOUTH LOT (SOUTH) ELECTRICAL PLAN
- E1.3 CONVAIR / NORTH LONG TERM LOT ELECTRICAL PLAN
- E1.4 NORTH SERVICE ROAD ELECTRICAL PLAN
- E2.1 AIR TERMINAL SINGLE LINE DIAGRAM
- E3.0 ELECTRICAL DETAILS
- E3.1 ELECTRICAL DETAILS
- E4.1 ELECTRICAL SCHEDULES

TT PROJECT NUMBER: TRN.AIRP03337

ISSUED DATE: 19/05/02

ISSUED FOR TENDER - REV. 01





UTM NAD83 Z11 CONTROL POINTS TABLE				
POINT #	ELEVATION	NORTHING	EASTING	DESCRIPTION
1	412.932	5535533.070	329366.543	MON 2018_005
2	413.825	5535347.426	329407.579	MON 2018_006
3	411.403	5535541.129	329100.230	MON 2009_001
4	411.406	5535546.931	328973.385	PK
5	411.449	5535544.495	329061.554	PK
6	412.012	5535494.150	329235.617	PK
7	412.501	5535490.102	329314.446	PK
8	411.817	5535498.149	329100.659	PK
9	410.848	5535411.143	328978.962	PK
10	410.784	5535347.254	329109.956	PK
11	411.834	5535341.699	329265.961	PK

SUMMARY OF BOREHOLE LOCATION DETAILS				
ID	Completed Depth (m) ²	Easting (m NAD83) ¹	Northing (m NAD83) ¹	Approximate Ground Surface Elevation (m) ²
BH18-01	15	329133	5535522	411.4
BH18-02	30.6	329133	5535496	411.8
BH18-03	5.1	329023	5535458	410.6
BH18-04	5.4	328994	5535404	410.2
BH18-05	5.4	329120	5535427	410.8
BH18-06	5.1	329036	5535373	410.2
BH18-07	5.1	329157	5535474	411.1
BH18-08	6.6	329129	5535367	410.8
BH18-09	5.4	329218	5535458	411.3
BH18-10	5.1	329219	5535373	411.3

Notes: 1 - NAD = North American Datum 1983, Zone 11.
2 - Elevation of ground surface at borehole positions was estimated from the 2015 City of Kelowna 1 m contours.

LEGEND
BH18-XX - GEOTECHNICAL BOREHOLE LOCATIONS

NOTE:
1. BORROW PIT REFERENCES CAN BE TWO BORROW PITS IDENTIFIED ON THE DRAWINGS AND / OR EXCAVATION MATERIALS FROM THE COINWAI AND LONG TERM B PARKING LOTS.

REVISIONS					DESCRIPTION
NUM	DATE	DWN	CKD	APR	
1	19/05/02	MER	KSA	DQ	ISSUED FOR ADDENDUM #1
0	19/04/12	MER	KSA	DQ	ISSUED FOR TENDER

Scale 1:750 @ 22"x34"

Scale 1:750 @ 22"x34"

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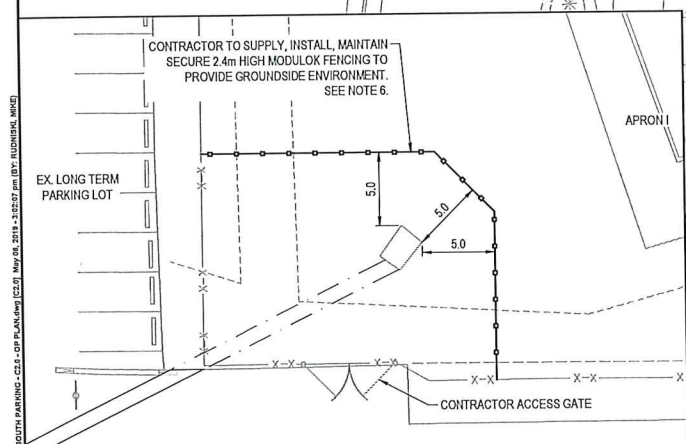
YELW
Kelowna International Airport

TETRA TECH

CONSTRUCTION OF PARKING LOTS

**SOUTH GRAVEL PARKING LOT
SITE PLAN AND
SURVEY CONTROL**

PROJECT No. TRN/AIRP03337-01	OFFICE Kelowna	DES KSA	CKD DQ	REV 1	DRAWING C1.07
DATE October 10, 2018	SHEET No. 1 of	DWN MER	APP DQ	STATUS IFT	



- CONTRACTOR'S GENERAL NOTES:**
1. ACCESS TO THE PROJECT SITE IS THROUGH THE LONG TERM PUBLIC PARKING LOT. CONTRACTOR TO TAKE NECESSARY MEASURES TO MINIMIZE TRAFFIC IMPACT TO THE PUBLIC AND PROVIDE TRAFFIC SIGNAGE AS REQUIRED.
 2. OWNER TO PROVIDE KEY CARD ACCESS TO THE CONTRACTOR FOR ACCESS THROUGH THE LONG TERM PARKING LOT TICKET GATES.
 3. ACCESS ROUTE TO BE KEPT IN A REASONABLE CLEAN CONDITION. ANY DEBRIS OR MATERIAL SPILLED ON PAVED SURFACES SHALL BE CLEANED BY THE CONTRACTOR ON THE SAME DAY.
 4. GRAVEL ACCESS ROAD / TURN-AROUND TO BE CONSTRUCTED BY CONTRACTOR AS REQUIRED BETWEEN EXISTING PAVED LONG TERM PARKING LOT AND PROJECT SITE. NEW ROAD SHALL REMAIN OUTSIDE 30m FROM MILL CREEK TOP OF BANK. CONTRACTOR TO SUPPLY / INSTALL TEMPORARY STOP SIGN AT GATE 40F FOR TRAFFIC EXITING THE PROJECT SITE.
 5. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING GRAVEL ACCESS ROAD TO THE PROJECT SITE.
 6. CONTRACTOR TO SCHEDULE YLW COMMISSIONAIRE TO INSTALL / REMOVE TEMPORARY SECURITY FENCING AND UNLOCK / LOCK ACCESS GATE.
- TOPSOIL STOCKPILE SITE RESTRICTIONS:**
1. ALL UNSUITABLE SOIL TO BE HAULED AND DISPOSED OFF-SITE. ONLY CLEAN TOPSOIL TO BE HAULED TO THE TOPSOIL STOCKPILE SITE.
 2. CONTRACTOR TO PREPARE TOPSOIL STOCKPILE SITE PRIOR TO ANY STOCKPILING ACTIVITIES.
 3. CONTRACTOR TO EMPLOY DUST AND EROSION CONTROL MEASURES AS PER THE SPECIFICATIONS AND OWNER'S SATISFACTION.
 4. ACCESS ROUTES TO BE MAINTAINED BY THE CONTRACTOR AND SWEEPER TO BE EMPLOYED TO KEEP ROUTES FREE OF DEBRIS.
 5. CONTRACTOR TO SPREAD AND LEVEL ALL EXCAVATED TOPSOIL BROUGHT TO THE TOPSOIL STOCKPILE SITE. MAXIMUM HEIGHT OF STOCKPILE ALLOWED AT DUMP SITE IS 4.0m.
- NOTE:**
REFER TO LONG TERM PAVED LOTS "OPERATIONAL PLAN" FOR BORROW PIT LOCATION AND ACCESS.

LEGEND

- SILT FENCE
- MODULOK FENCE

Scale 12,500 @ 22'x34'

NUM	DATE	DWN	CKD	APR	DESCRIPTION
1	19/05/02	MER	KSA	DQ	ISSUED FOR ADDENDUM #1
0	19/04/12	MER	KSA	DQ	ISSUED FOR TENDER

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CONSTRUCTION OF PARKING LOTS

**SOUTH GRAVEL PARKING LOT
OPERATIONAL PLAN**

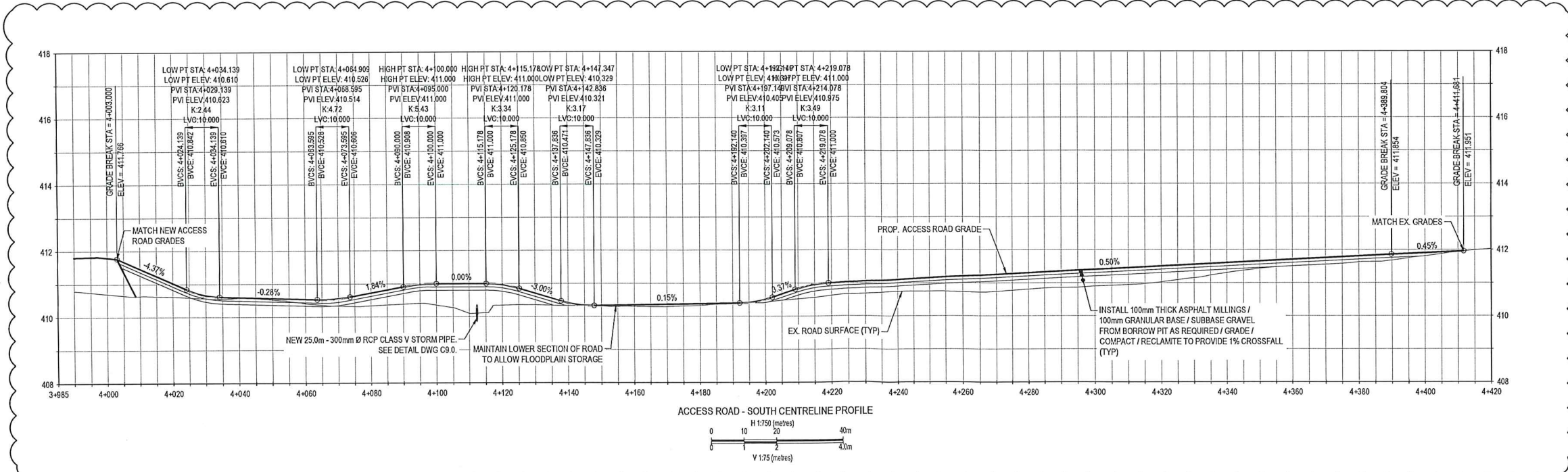
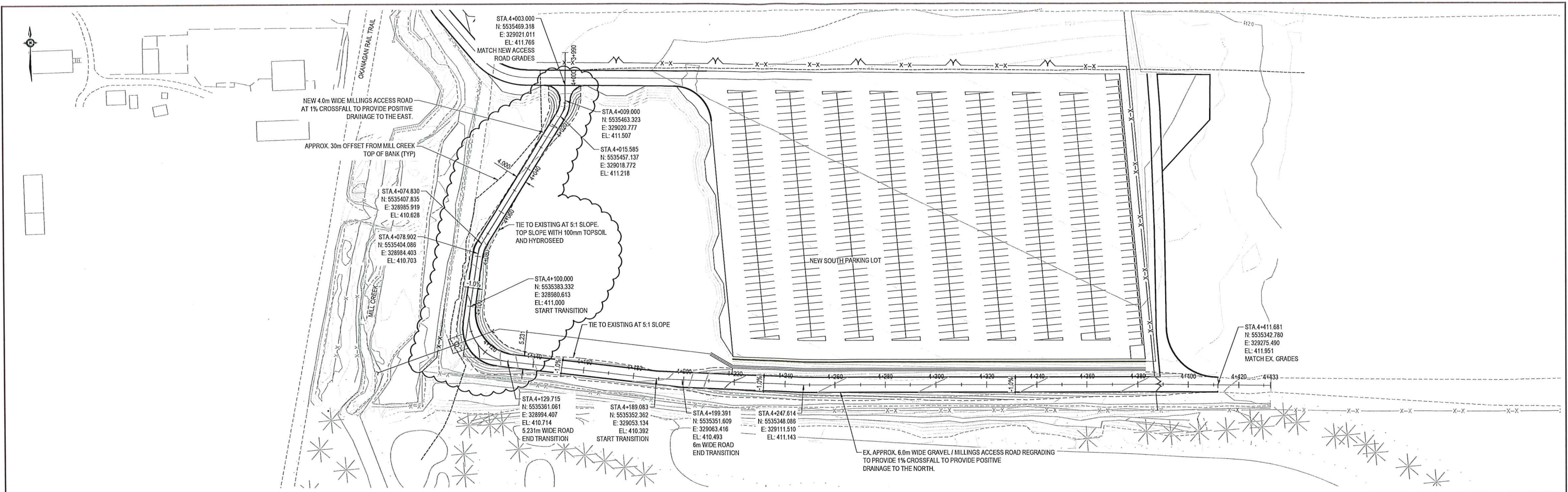
PROJECT No.	OFFICE	DES	CKD	REV	DRAWING
TRN/AIRP03337-01	Kelowna	KSA	DQ	1	
DATE	SHEET No.	DWN	APP	STATUS	
October 10, 2018	2 of	MER	DQ	IFT	

C2.08

TETRA TECH

SUBCONSULTANTS

PROFESSIONAL SEAL



LEGEND

NUM	DATE	DWN	CKD	APR	DESCRIPTION
1	19/05/02	MER	KSA	DQ	ISSUED FOR ADDENDUM #1
0	19/04/12	MER	KSA	DQ	ISSUED FOR TENDER

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TETRA TECH

CONSTRUCTION OF PARKING LOTS

**SOUTH GRAVEL PARKING LOT
ACCESS ROAD - SOUTH
PLAN AND PROFILE**

PROJECT No.	OFFICE	DES	CKD	REV	DRAWING
TRN AIRP03337-01	Kelowna	KSA	DQ	1	
DATE:	SHEET No.	DWN	APP	STATUS	
October 10, 2018	3 of	MER	DQ	IFT	

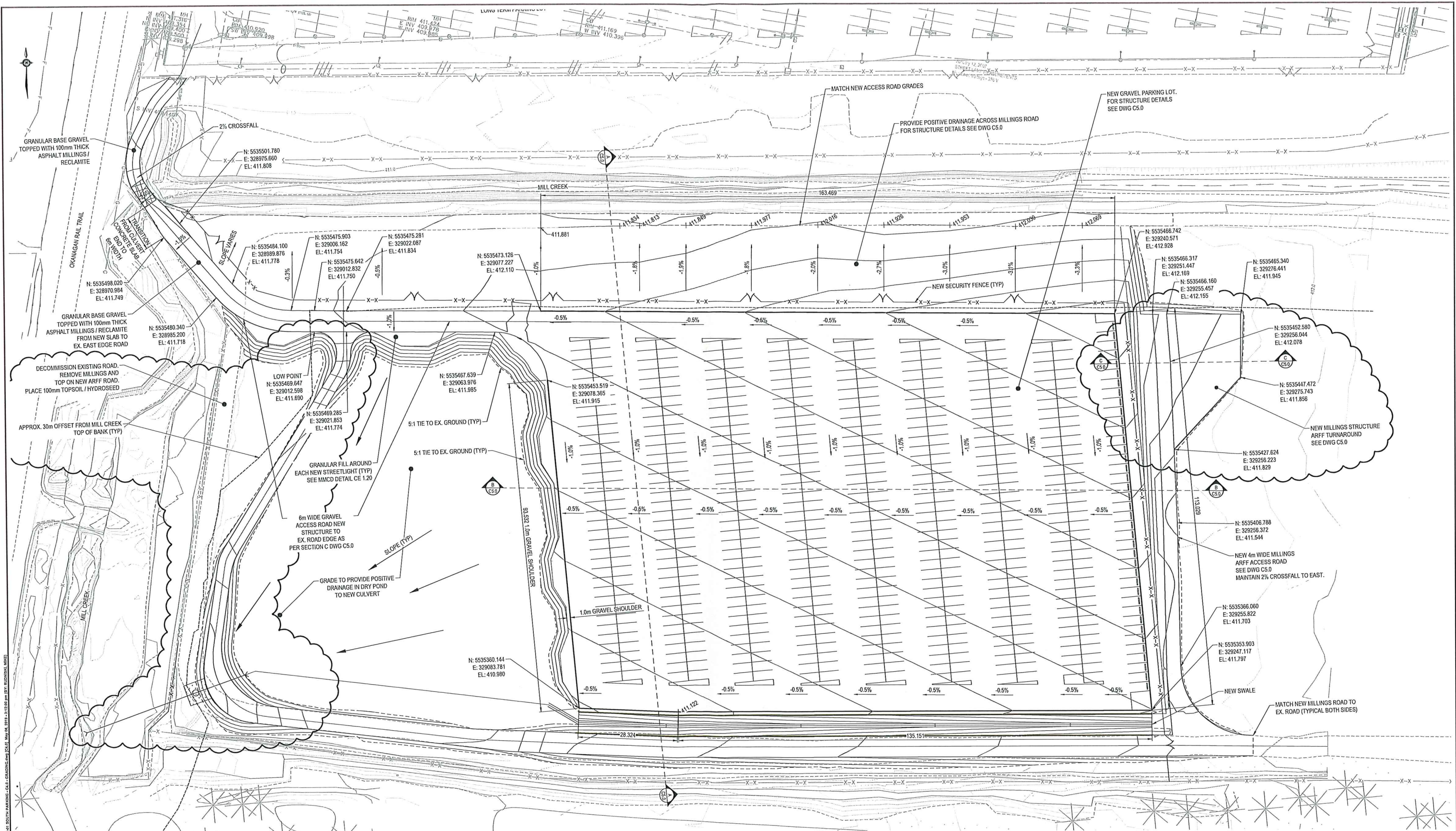
C3.0 9

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0 10 20 40m
V 1:75 (metres)

SUBCONSULTANTS

PROFESSIONAL SEAL



LEGEND

0 25m
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NUM	DATE	DWN	CKD	APR	DESCRIPTION
1	19/05/02	MER	KSA	DQ	ISSUED FOR ADDENDUM #1
0	19/04/12	MER	KSA	DQ	ISSUED FOR TENDER

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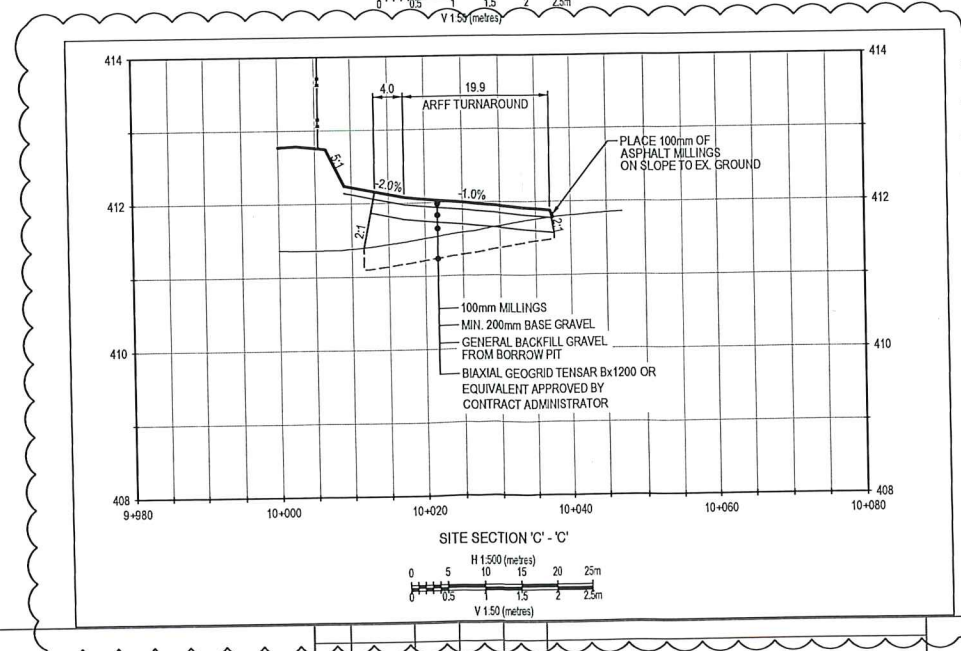
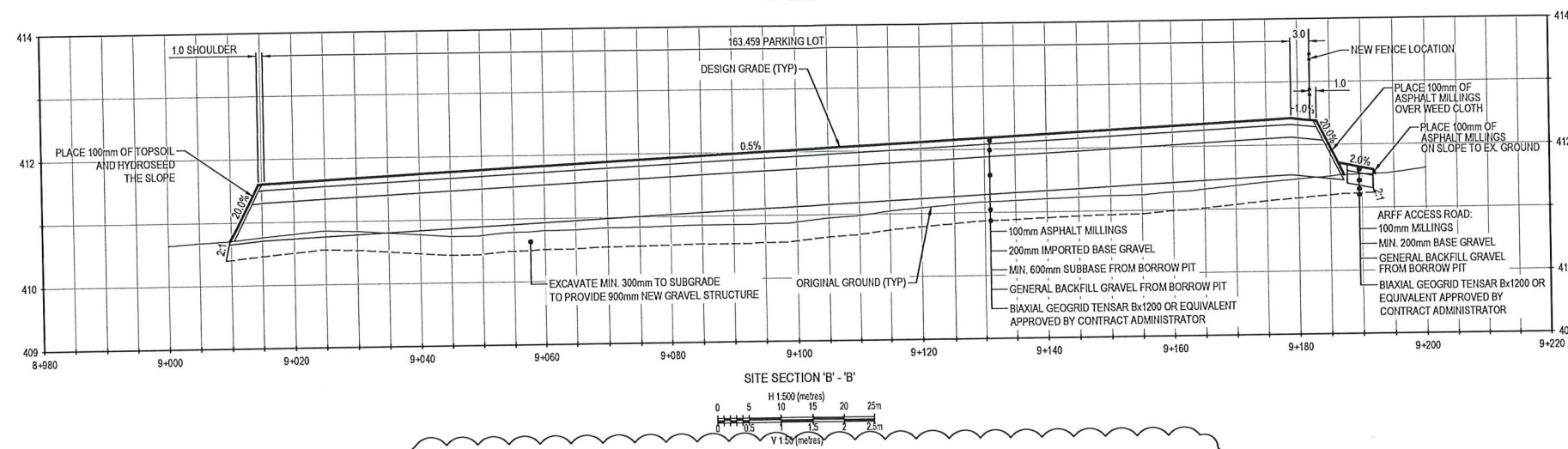
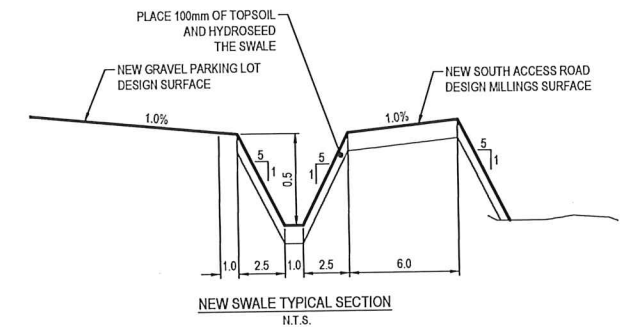
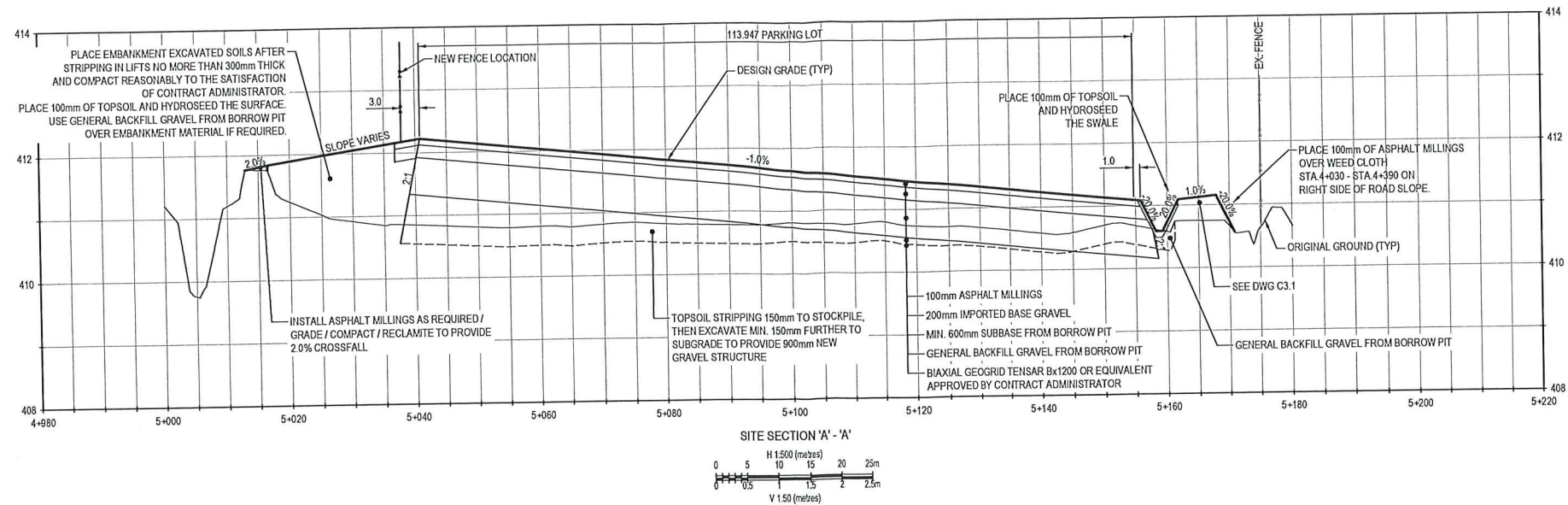
TETRA TECH

CONSTRUCTION OF PARKING LOTS

**SOUTH GRAVEL PARKING LOT
PARKING LOT
GRADING PLAN**

PROJECT No.	OFFICE	DES	CKD	REV	DRAWING
TRV AIRP03337-01	KSA	KSA	DQ	1	
DATE:	SHEET No.	DWN	APP	STATUS	
October 10, 2018	4 of 4	MER	DQ	IFT	

C4.10



LEGEND

1	19/05/02	MER	KSA	DQ	ISSUED FOR ADDENDUM #1
0	19/04/12	MER	KSA	DQ	ISSUED FOR TENDER
NUM	DATE	DWN	CKD	APR	DESCRIPTION
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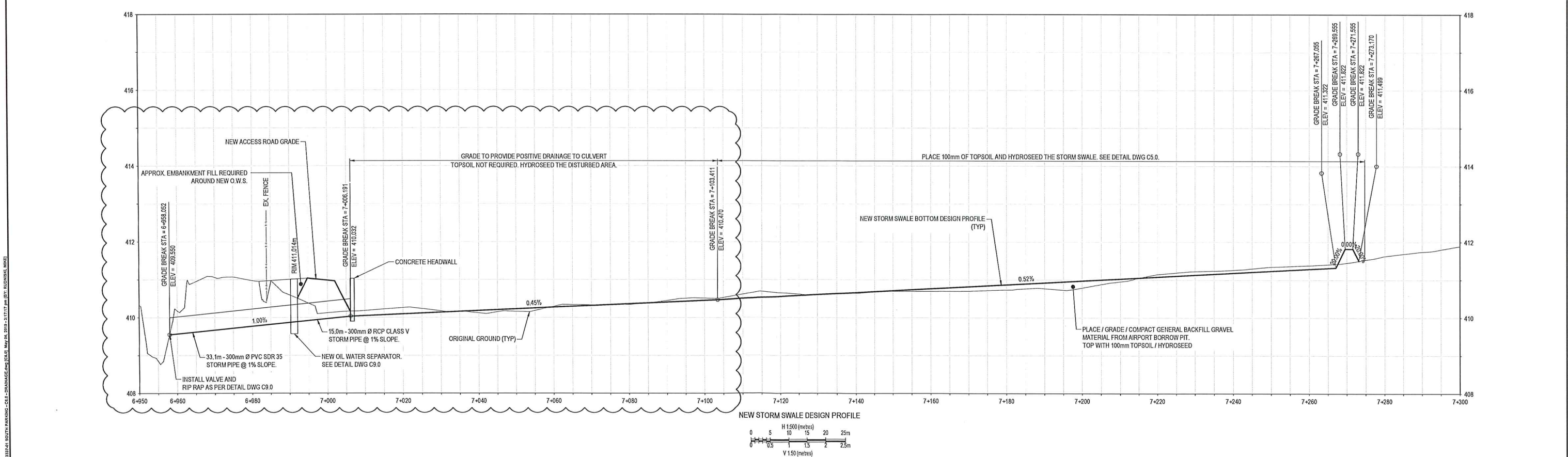
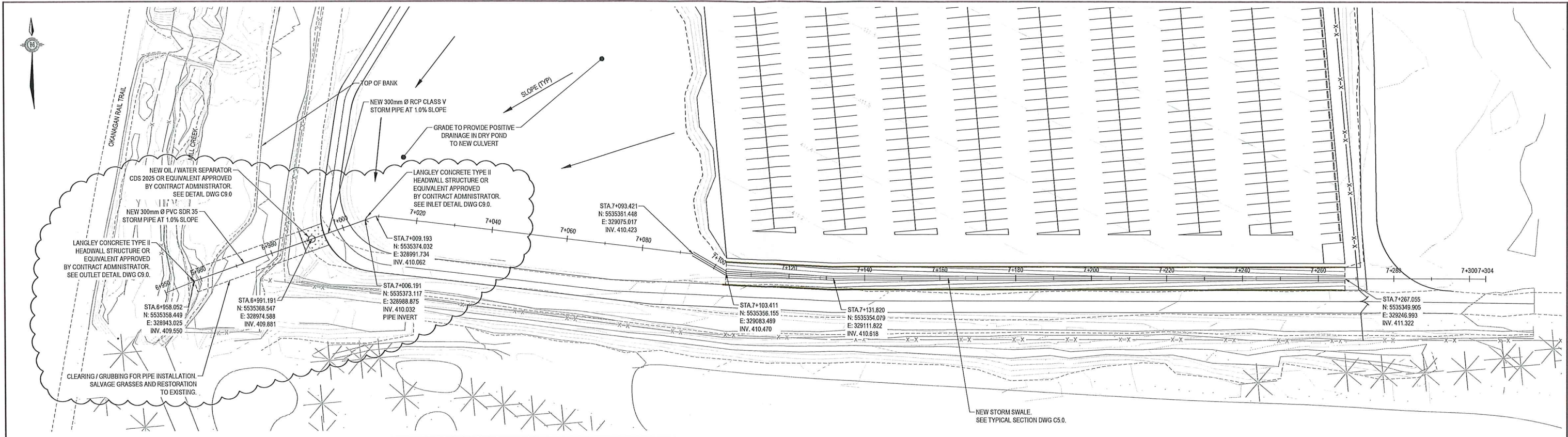


CONSTRUCTION OF PARKING LOTS

SOUTH GRAVEL PARKING LOT SITE SECTIONS

PROJECT No. TRN AIRP03337-01	OFFICE Kelowna	DES KSA	CKD DQ	REV 1	DRAWING C1.1
DATE: October 10, 2018	SHEET No. 5 of	DWN MER	APP DQ	STATUS IFT	

C9.9



LEGEND

Scale 1:2,500 @ 22"x34"

NUM	DATE	DWN	CKD	APR	REVISIONS	DESCRIPTION
1	19/05/02	MER	KSA	DQ	ISSUED FOR ADDENDUM #1	
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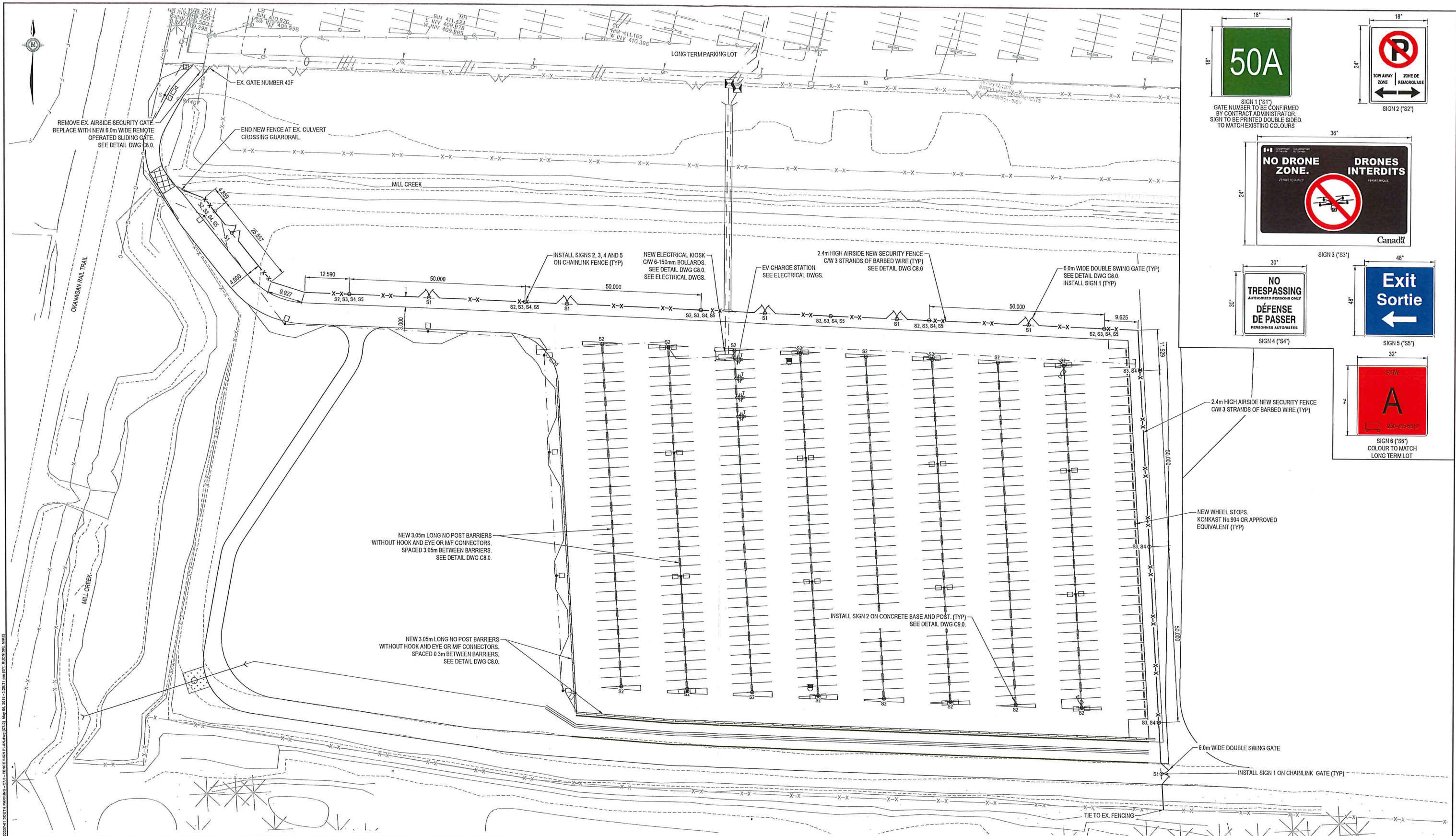
TETRA TECH

CONSTRUCTION OF PARKING LOTS

**SOUTH GRAVEL PARKING LOT
NEW SWALE PLAN AND PROFILE**

PROJECT No.	OFFICE	DES	CKD	REV	DRAWING
TRM JRP03337-01	Kelowna	KSA	DQ	1	
DATE:	SHEET No.	DWN	APP	STATUS	
October 10, 2018	6 of	MER	DQ	IFT	

C6.1.2



SIGN 1 ("S1")
GATE NUMBER TO BE CONFIRMED
BY CONTRACT ADMINISTRATOR.
SIGN TO BE PRINTED DOUBLE SIDED.
TO MATCH EXISTING COLOURS

SIGN 2 ("S2")

SIGN 3 ("S3")

SIGN 4 ("S4")

SIGN 5 ("S5")

SIGN 6 ("S6")
COLOUR TO MATCH
LONG TERM LOT

LEGEND

NUM	DATE	DWN	CKD	APR	REVISIONS	DESCRIPTION
1	19/05/02	MER	KSA	DQ	ISSUED FOR ADDENDUM #1	
0	19/04/12	MER	KSA	DQ	ISSUED FOR TENDER	

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CONSTRUCTION OF PARKING LOTS

TETRA TECH

PROJECT No. TRN AIRP03337-01	OFFICE Kelowna	DES KSA	CKD DQ	REV 1	DRAWING
DATE October 10, 2018	SHEET No. 7 of	DWN MER	APP DQ	STATUS IPT	

c7.0

13

CITY OF KELOWNA

MEMORANDUM

Date: June 13, 2019
File No.: Z19-0081
To: Urban Planning (AC)
From: Development Engineering Manager (JK)
Subject: 5269 HWY 97 N A1 to CD12

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 Aaron Sangster.

1. General

- 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. These Development Engineering comments and requirements are subject to review and or revision for approval by the Ministry of Transportation (MOTI) Infrastructure.

2. Drainage

- a. Provide an adequately sized drainage system. The Subdivision, Development and Servicing Bylaw requires that a lot be provided with an individual connection; however, the City Engineer may permit use of individual ground water disposal systems, where soils are suitable. For on-site disposal of drainage water, a hydrogeotechnical report will be required complete with a design for the disposal method (i.e. trench drain / rock pit). The Lot Grading Plan must show the design and location of these systems for each lot.
- b. Provide the following drawings:
 - i) A detailed Lot Grading Plan (indicate on the Lot Grading Plan any slopes that are steeper than 30% and areas that have greater than 1.0 m of fill);
 - ii) A detailed Stormwater Management Plan for this subdivision; and,
 - iii) An Erosion and Sediment Control Plan.

ATTACHMENT		A
This forms part of application		
# Z19-0081		
Planner Initials	AC	 City of Kelowna <small>COMMUNITY PLANNING</small>

14

3. Roads

- a. Access bridge crossing Mill Creek must be raised to or above the 200 yr. flood level.

4. Road Dedication and Subdivision Requirements

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

5. Power and Telecommunication Services and Street Lights

- a. All proposed distribution and service connections are to be installed underground. Existing distribution and service connections, on that portion of a road immediately adjacent to the site, are to be relocated and installed underground.
- b. Make servicing applications to the respective Power and Telecommunication utility companies. The utility companies are required to obtain the City's approval before commencing construction.
- c. Remove existing poles and utilities, where necessary. Remove aerial trespass (es).

6. Design and Construction

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

7. 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

8. 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.**
 - i. The Geotechnical report must be submitted prior to submission of Engineering drawings or application for subdivision approval.
 - ii. Area ground water characteristics, including any springs and overland surface drainage courses traversing the property. Identify any monitoring required.
 - iii. Site suitability for development.
 - iv. Site soil characteristics (i.e. fill areas, sulphate content, unsuitable soils such as organic material, etc.).
 - v. Any special requirements for construction of roads, utilities and building structures.
 - vi. Recommendations for items that should be included in a Restrictive Covenant.
 - vii. Recommendations for roof drains, perimeter drains and septic tank effluent on the site.
 - viii. Any items required in other sections of this document.
 - ix. Additional geotechnical survey may be necessary for building foundations, etc

9. 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)

James Kay, P.Eng.
Development Engineering Manager

AS

REPORT TO COUNCIL



Date: July 15, 2019

RIM No. 1250-30

To: Council

From: City Manager

Application: Z19-0044

Owner: Gail Negus & Daniel Crothers

Address: 4633 Gordon Drive

Applicant: Gail Negus & Daniel Crothers

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. Z19-0044 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 2, District Lot 357, ODYD, Plan KAP54652 located at 4633 Gordon Drive, 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.

2.0 Purpose

To rezone the subject property from RU1 – Large Lot Housing to RU1c – Large Lot Housing with Carriage House to accommodate a carriage house in an existing accessory building.

3.0 Development Planning

Community Planning Staff support the proposed rezoning application from the RU1 – Large Lot Housing zone to the 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 S2RES – Single / Two Unit Residential. The proposed carriage house provides an incremental density increase that is suitable for the neighbourhood and is consistent with policies for sensitive infill.

The application is to bring the property and existing accessory building into compliance as it has been occupied as a carriage house without appropriate zoning or building permit approvals. The applicant has confirmed the completion of public notification in accordance with Council Policy No. 367.

4.0 Proposal

4.1 Background

The property currently has an existing principal dwelling and an accessory building located. In 2016, the accessory building was determined to be occupied as an illegal suite. Bylaw enforcement action was taken, the suite was decommissioned, and the building was approved for occupancy as an accessory building only. In 2019 it was again determined that the accessory building was occupied as an illegal suite under the same ownership. The applicants are attempting to bring the property's land use into compliance through the rezoning application. The structure will need to meet all BC Building Code and Fire Department requirements prior to issuance of a Building Permit and occupancy.

4.2 Project Description

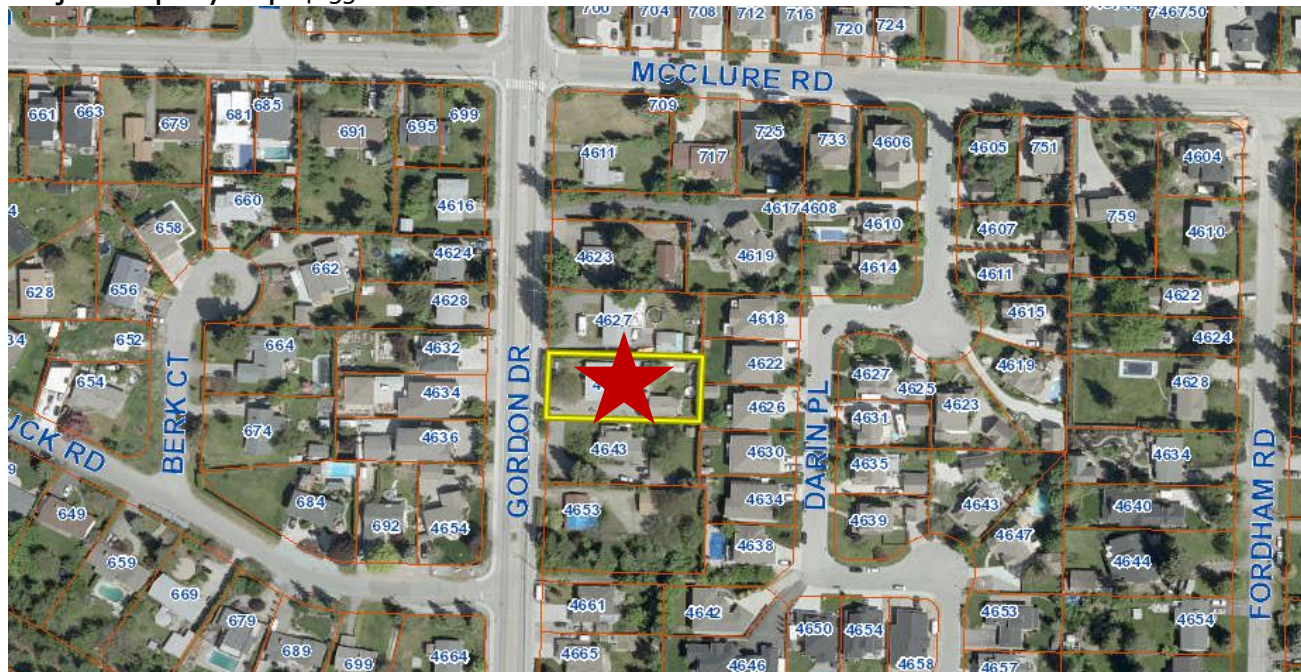
The applicant is requested to use an existing accessory building as a carriage house. It is located in the southeast corner of the property accessed from the existing driveway. The structure is one storey in height (approximately 3.2 m) with a shallow pitched roof. The proposal indicates that it would meet all Zoning Bylaw Regulations to be used as a carriage house without any variances.

4.3 Site Context

The property is in the City's Lower Mission area, south of McClure Road and north of Buck Road on Gordon Drive, and is within the Permanent Growth Boundary. The surrounding neighbourhood consists primarily of single family dwellings with some carriage house and two dwelling housing zoned properties. 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: 4633 Gordon Drive



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

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

Policy 5.22.6 Sensitive Infill. Encourage new development or redevelopment in existing residential areas to be sensitive or reflect the character of the neighbourhood with respect to building design, height and siting.

Policy 5.22.12 Carriage Houses & Accessory Apartments. Support carriage houses and accessory apartments through appropriate zoning regulations.

6.0 Application Chronology

Date of Application Received: January 22, 2019

Date Public Consultation Completed: May 20, 2019

Report prepared by: Wesley Miles, Planner Specialist

Reviewed by: Laura Bentley, Urban Planning & Development Policy Manager

Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments:

Schedule A: Site Plan

Schedule B: Elevations

BRITISH COLUMBIA LAND SURVEYOR'S CERTIFICATE OF LOCATION OF EXISTING BUILDINGS ON LOT 2, DL 357, ODYD, PLAN KAP54652.

PID: 023-049-405

CIVIC ADDRESS: 4633 GORDON DRIVE

CLIENT: NEGUS/CROTHERS

SCHEDULE

A

This document shows the relative location of improvement(s) named above with respect to the boundary of the described parcel.

This document was prepared for the exclusive use of the client named herein, for planning purposes.

Lot dimensions shown are derived from Land Title Office records.

This document shall not be used to define property lines or corners.

This forms part of application
Z19-0044

Planner
Initials

WM

City of
Kelowna
DEVELOPMENT PLANNING



AllTerra Land Surveying Ltd. and the signatory accept no responsibility for, and hereby disclaim all obligations and liabilities for:

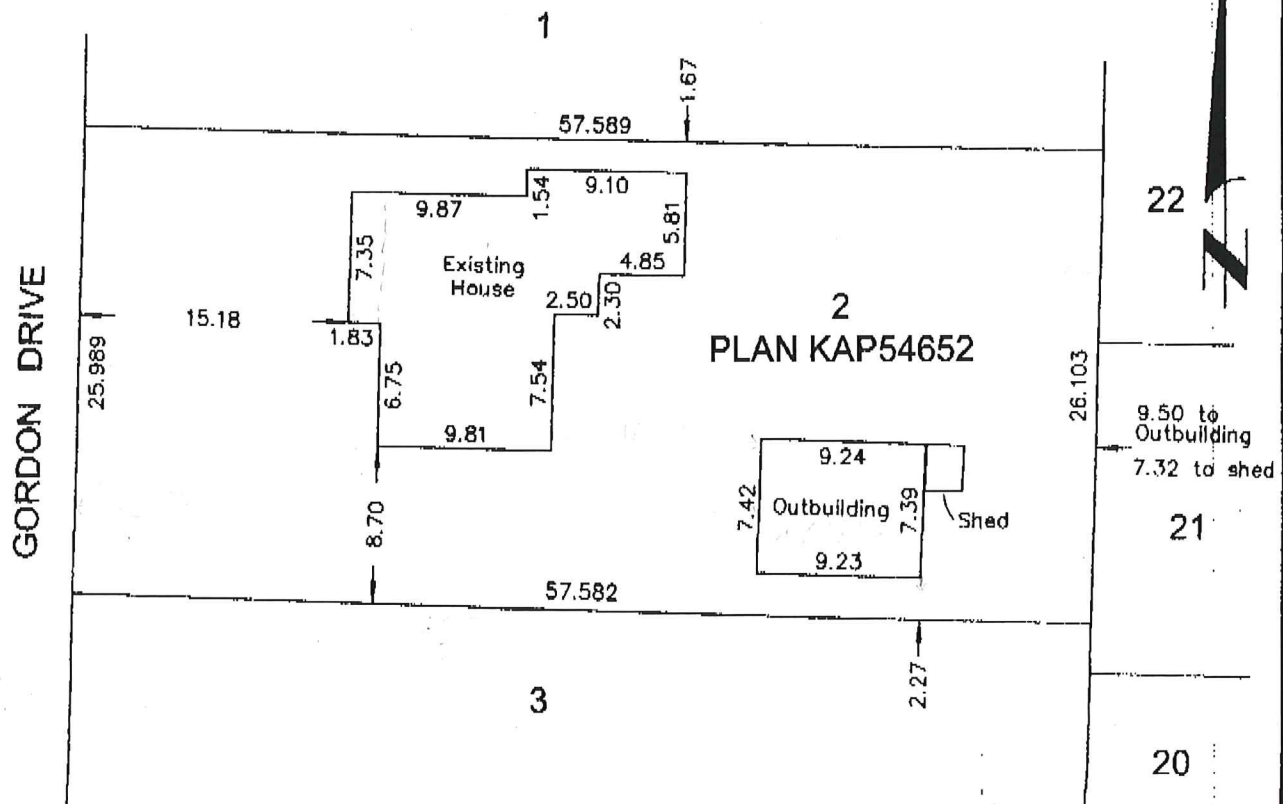
- any damages arising out of any direct or indirect use or reliance upon this document beyond its intended use,
- any damages suffered by a third party as a result of actions taken or decisions made based upon this document.

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Scale 1:400 Metric. Distances shown are in metres and decimals thereof.

Notes:

- Unregistered interests have not been included or considered.



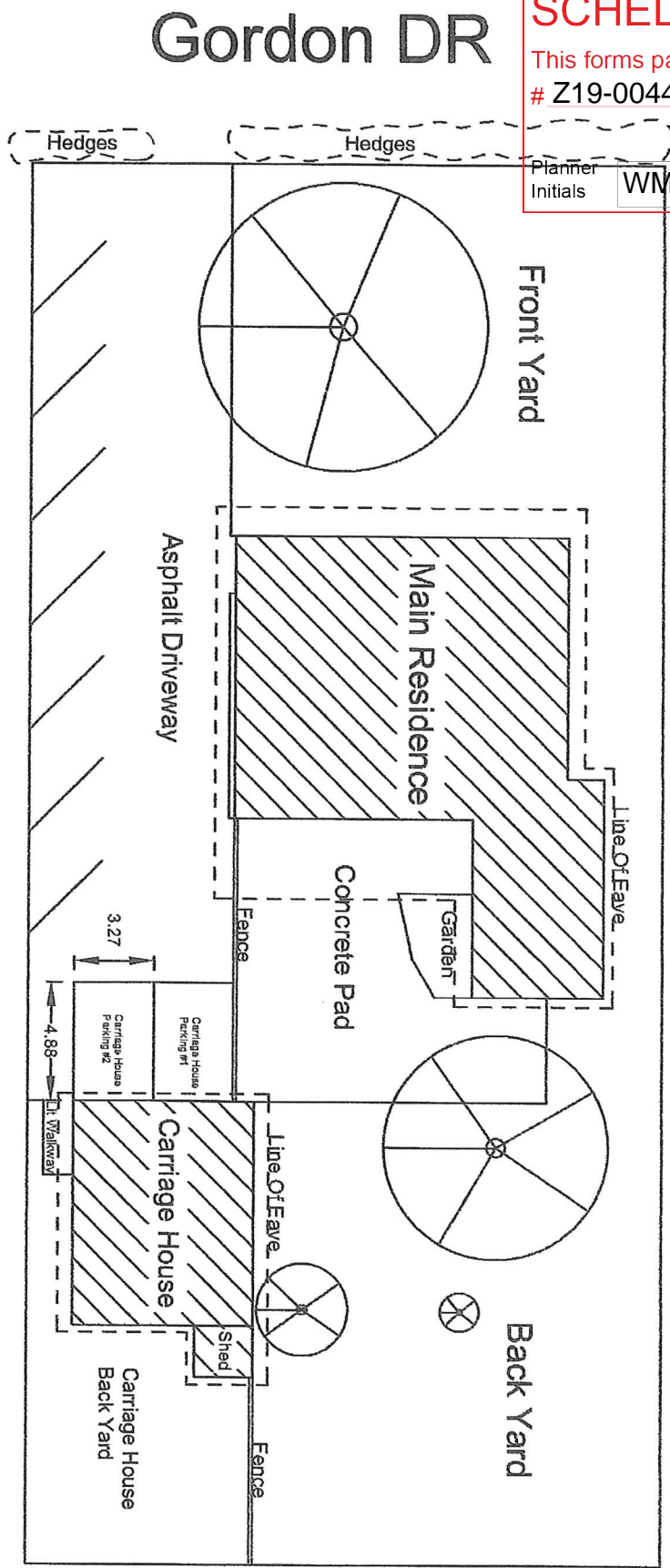
Certified correct this 14th day of January, 2019.

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This document is not valid unless originally signed and sealed.

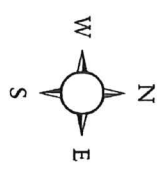
British Columbia Land Surveyor



Plan kap546652
Lot 2 district lot 357

4633 Gordon Dr.
V1W1T5

Site Summary
-Total Site Coverage: 1497.08m ²
-Main Residence Area: 200.7m ²
-Carriage House Area: 68.08m ²
-Shed Area: 5.11m ²
-Driveway Area: 316.11m ²
-Concrete Pad Area: 115.61m ²
-Carriage House Yard Area: 101.86m ²



SCHEDULE

B

This forms part of application

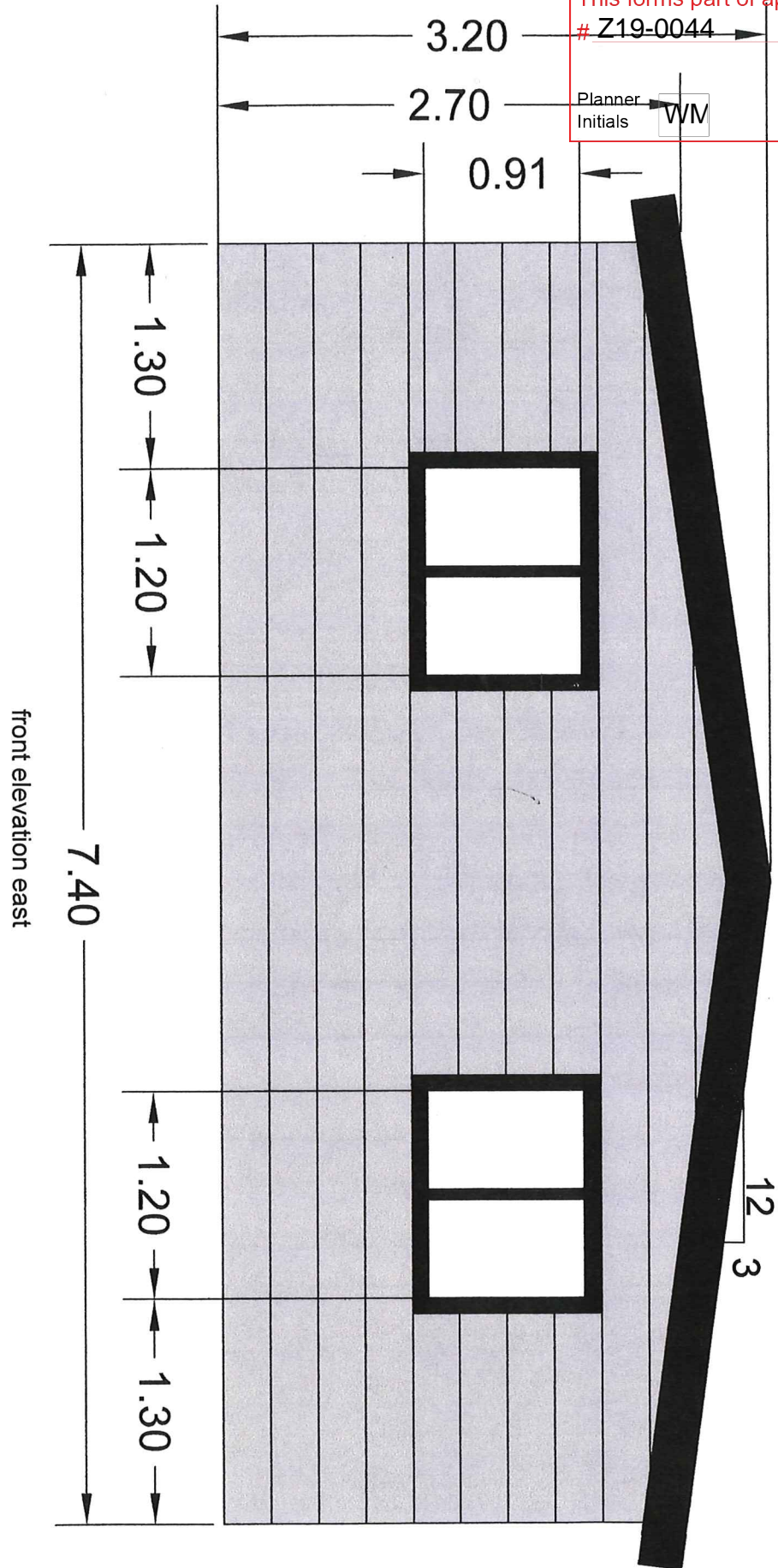
Z19-0044



City of
Kelowna
DEVELOPMENT PLANNING

Planner
Initials

WM



plan kap546652
lot 2 district lot 357

4633 gordon dr.
v1w1t5

SCHEDULE

B

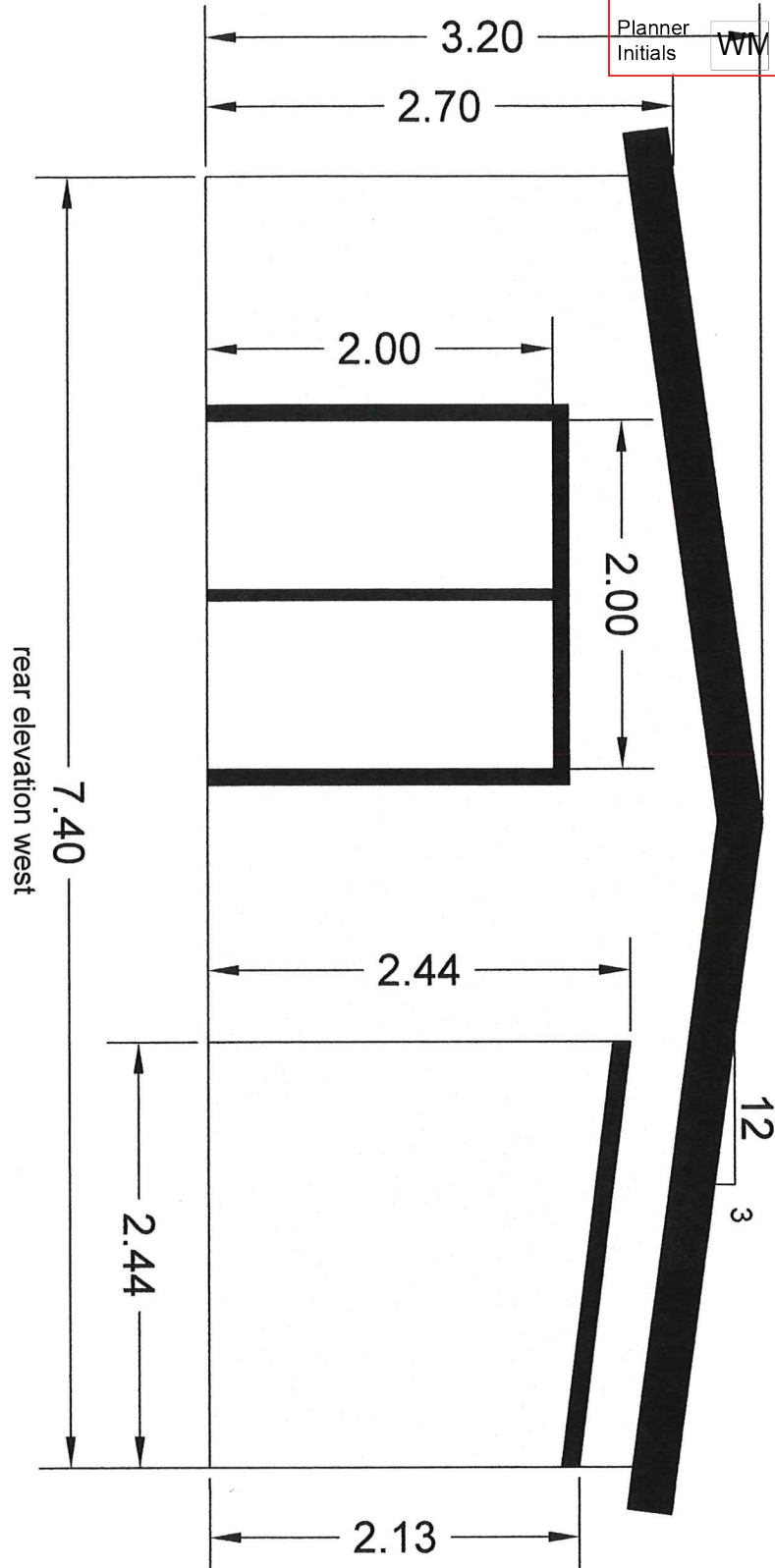
This forms part of application

Z19-0044



City of
Kelowna
DEVELOPMENT PLANNING

Planner
Initials **WV**



plan kap546652
lot 2 district lot 357

4633 gordon dr.
v1w 1t5

This forms part of application

Z19-0044

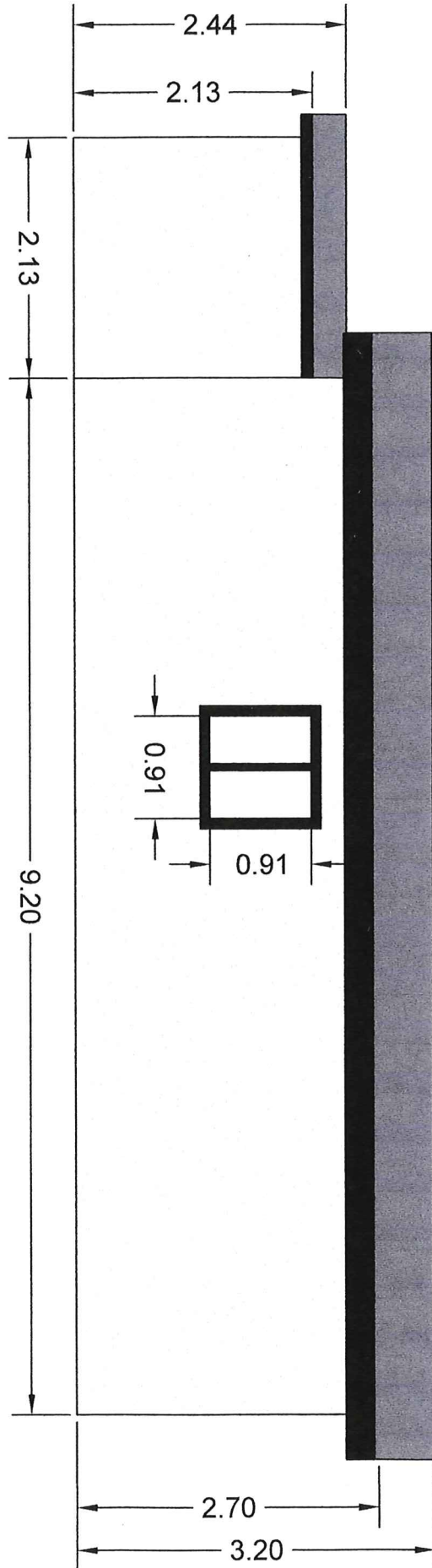


City of
Kelowna
DEVELOPMENT PLANNING

Planner
Initials

WM

side elevation south



plan kap546652
lot 2 district lot 357

4633 gordon dr.
v1w 1t5

SCHEDULE

B

This forms part of application

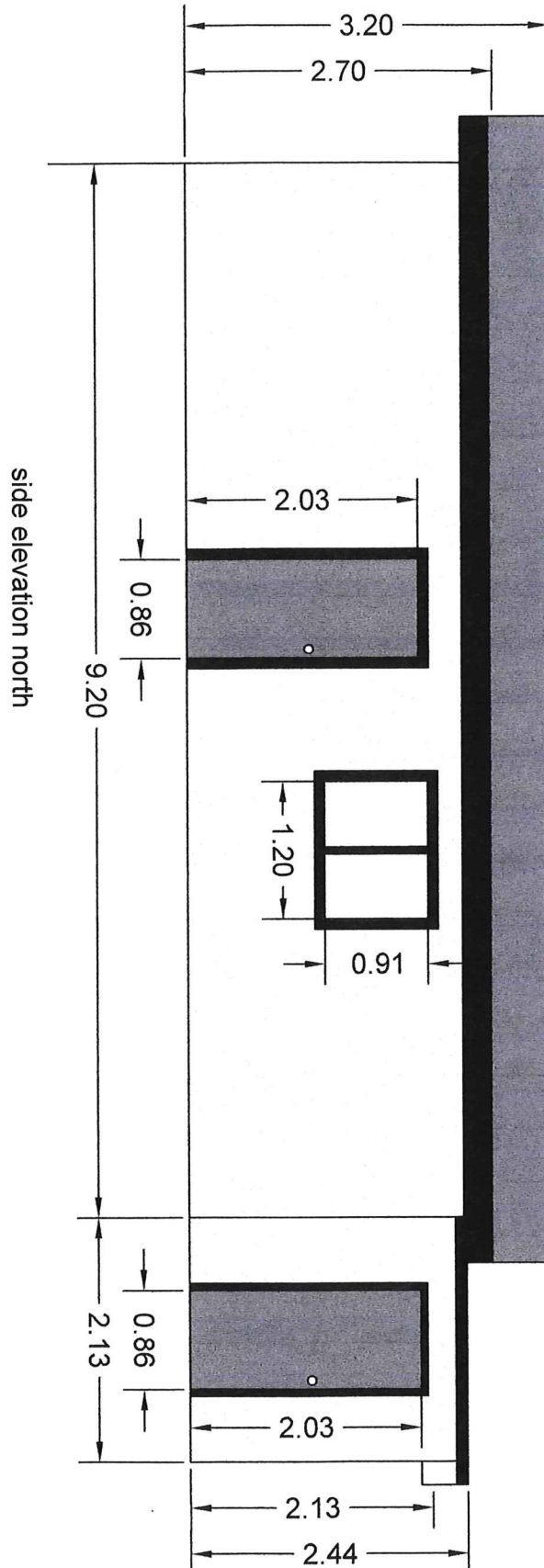
Z19-0044



City of
Kelowna
DEVELOPMENT PLANNING

Planner
Initials

WM



plan kap546652
lot 2 district lot 357

4633 Gordon dr.
v1w 1t5

REPORT TO COUNCIL



Date: July 15, 2019

RIM No. 1250-30

To: Council

From: City Manager

Application: Z17-0034

Owner: Andrea Harrison

Address: 195 Rains Rd

Applicant: Robert Holden

Subject: Rezoning Application

Existing OCP Designation: S2RES – Single/Two Unit Housing

Existing Zone: RU1 – Large Lot Housing

Proposed Zone: RU1c – Large Lot Housing with Carriage House

1.0 Recommendation

THAT Rezoning Application No. Z17-0034 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 9 Section 35 Township 26 ODYD District Plan 19149 located at 195 Rains Rd, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU1c – Large Lot Housing with Carriage House zone be considered by Council;

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

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the issuance of an Environmental Development Permit and a Farm Protection Development Permit;

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 consider a rezoning application from the Ru1 – Large Lot Housing to the RU1c – Large Lot Housing with Carriage House Zone to facilitate the development of a carriage house on the subject property.

3.0 Community Planning

Staff are recommending support for the proposed rezoning application to the RU1c - Large Lot Housing with Carriage House Zone as it is consistent with the Official Community Plan (OCP) Future Land Use Designation and infill growth policies of the subject property and neighbouring properties. The subject

property is located within the Permanent Growth Boundary, is fully serviced, and is in close proximity to Rutland Road and Edith Gay Park.

Proposal

3.1 Project Description

The subject property is approximately 0.47 acres in size and has an existing single family dwelling accessed from Rains Road. The proposed rezoning application is to accommodate the development of a carriage house. The proposed carriage house is one and a half storeys in height with a single car garage located approximately centred on the south property line. The site is located adjacent to agriculturally zoned property that is within the Agricultural Land Reserve and environmentally sensitive areas to the north east. Staff are tracking a Farm Protection Development Permit and an Environmental Development Permit.

3.2 Site Context

The subject property is located in the Rutland area east of Rutland Road and north of Moyer Road. The area is a mix between RU1 and A1 zoned properties. Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	A1 - Agriculture	Agricultural
East	A1 - Agriculture	Agricultural
South	RU1 – Large Lot Housing	Single Family Dwelling
West	RU1 – Large Lot Housing	Single Family Dwelling

Subject Property Map: 195 Rains Rd



5.0 Current Development Policies

Kelowna Official Community Plan (OCP)

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

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

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

6.0 Technical Comments

6.1 Development Engineering Department

See Attachment A: Development Engineering Memorandum

7.0 Application Chronology

Date of Application Received: August 26, 2016

Date Public Consultation Completed: April 24, 2019

Report prepared by: Wesley Miles, Planner Specialist

Reviewed by: Dean Strachan, Rural and Suburban Planning Manager

Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments:

Schedule A: Site Plan

Schedule B: Elevations & Renderings

Attachment A: Development Engineering Memorandum

REVISED PLANS

MAY 8 5 2018

CITY OF KELOWNA
Land Use Management

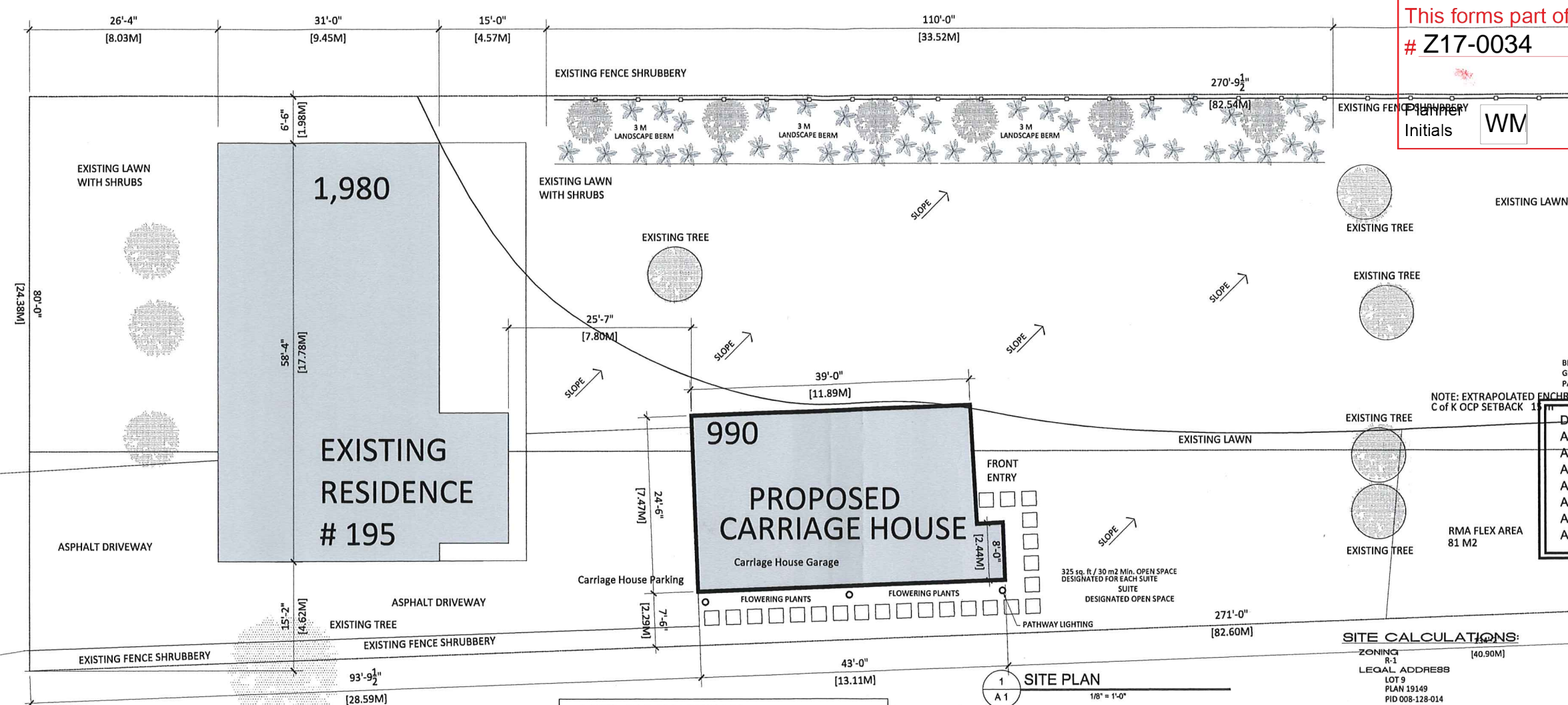
SCHEDULE

This forms part of application

Z17-0034

Initials WM

City of Kelowna
DEVELOPMENT PLANNING



DRAWING SCHEDULE:

A1	SITE PLAN
A2	FOUNDATION PLAN & DETAILS
A3	MAIN FLOOR PLAN & DETAILS
A4	UPPER FLOOR PLAN & DETAILS
A5	ELEVATIONS
A6	CROSS SECTIONS & DETAILS
A7	WALL CONSTRUCTION SCHEDULES

AREA CALCULATIONS:
195 RAINS ROAD / CARRIAGE HOUSE

Garage Area	720 sq. ft.	66.9 m2
Mechanical Area	175 sq. ft.	16.2 m2
Lower Floor Plate	895 sq. ft.	83.1 m2
<hr/>		
Suite Area	680 sq. ft.	63.1 m2

GENERAL NOTES:

ALL WORK TO BE DONE IN COMPLIANCE WITH THE CURRENT RESIDENTIAL STANDARDS OF THE LOCAL BUILDING CODE, CURRENT ELECTRICAL AND PLUMBING CODES, AS WELL AS ALL APPLICABLE LOCAL CODES AND BYLAWS.

ALL WORK SHALL BE PERFORMED IN ALL RESPECTS TO GOOD BUILDING PRACTICES.

THE CONTRACTOR SHALL MAKE HIMSELF FAMILIAR WITH THE SITE CONDITIONS; ALL MEASUREMENTS, GRADES AND LEVELS TO BE VERIFIED BEFORE COMMENCING WITH CONSTRUCTION.

ANY DISCREPANCIES, OMISSIONS AND ERRORS SHALL BE REPORTED TO THE OWNER AND THE DESIGNER FOR CORRECTION.

WRITTEN DIMENSIONS TO BE FOLLOWED. "DO NOT SCALE THESE DRAWINGS."

ENGINEERED FLOOR AND ROOF SYSTEMS (JOISTS AND TRUSSES) ARE TO BE SEALED BY AN ENGINEER REGISTERED IN THE LOCAL AREA.

SUBMIT ALL SHOP DRAWINGS TO THE AUTHORITY HAVING JURISDICTION FOR STRUCTURAL COMPONENTS BEFORE COMMENCING CONSTRUCTION.

THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY VARIANCES FROM THE STRUCTURAL DRAWINGS AND SPECIFICATIONS, OR ADJUSTMENTS REQUIRED RESULTING FROM CONDITIONS ENCOUNTERED AT THE SITE, AND IS THE SOLE RESPONSIBILITY OF THE OWNER, AND CONTRACTOR.

THE DESIGNER MAKES EVERY EFFORT TO PROVIDE COMPLETE AND ACCURATE CONSTRUCTION DRAWINGS. HOWEVER WE ASSUME NO LIABILITY FOR 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.

PROTECT ALL TREES ON SITE, NOTED BY OWNER WITH FENCING PLACED AT 8'-0" RADIUS FROM TREE TO PREVENT DAMAGE AND / OR SOIL COMPACTION DURING CONSTRUCTION.

PROTECT NEIGHBOURS TREES AND PROPERTY FROM CONSTRUCTION DAMAGE.

SITE CALCULATIONS:

ZONING	R-1	40.90M
LEGAL ADDRESS	LOT 9 PLAN 19149 PID 008-128-014	
MUNICIPAL ADDRESS	195 RAINS ROAD KELOWNA, B.C.	
SITE AREA	20,310 sq. ft. / 2.186 M2 0.47 Ha.	
BUILDING AREA:		
EXISTING RESIDENCE	1,880 sq. ft. / 174.75 M2	
PROPOSED FOOTPRINT	990 sq. ft. / 91.9 M2	
TOTAL SITE FOOTPRINT	2,870 sq. ft. / 266.6 M2	
SITE COVERAGE:	2,870 / 21,310 = 13.5 %	40.0% MEETS REQUIREMENTS
HARD SURFACE COVERAGE:	7,000 / 21,310 = 32.8 %	50.0% MEETS REQUIREMENTS
SETBACKS:		
PROPOSED CARRIAGE RESIDENCE		
REQUIRED FRONT SETBACK	4.5 M	14'-6"
PROPOSED FRONT SETBACK	15.24 M	50'-0" MEETS REQUIREMENTS
REQUIRED SIDE SETBACK	2.3 M	7'-6"
PROPOSED SIDE SETBACK	3.96 M	13'-0" MEETS REQUIREMENTS
REQUIRED SIDE SETBACK	2.3 M	7'-6"
PROPOSED SIDE SETBACK	5.34 M	17'-6" MEET REQUIREMENTS
REQUIRED REAR SETBACK	15.24 M	50'-0"
PROPOSED REAR SETBACK	35.26 M	115'-8" MEET REQUIREMENTS
MAXIMUM BUILDING HEIGHT		
FRONT ELEVATION ROOF HEIGHT	4.26 M	14'-8"
DROP IN GRADE FROM FRONT OF PROPERTY TO LOCATION OF PROPOSED CARRIAGE HOUSE ESTIMATED TO BE 8'-0"		
PROPOSED ROOF HEIGHT	6.40 M	21'-1"
	14'-8" + 8'-0" = 22'-8"	MEET REQUIREMENTS

DATE

NO.

BY

REVISION

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HOLDEN'S DRAUGHTING & DESIGN

832 SAUCIER AVENUE
KELOWNA, B.C.
V1Y-8A3

Phone: 250.668.0062
Fax: 250.668.0062
Email: h.holder@shaw.ca

PROJECT

CARRIAGE RESIDENCE
195 RAINS ROAD
KELOWNA, B.C.

SHEET TITLE

SITE PLAN & NOTATION

DRAWN

RAH

CHECKED

A.H.

SCALE

1/8"=1'-0"

DATE

2016.04.25

SHEET NO.

A 1

Rev.

0



195 RAINS ROAD
STREET VIEW



195 RAINS ROAD
STREET VIEW



195 RAINS ROAD
PROPOSED BUILDING SITE

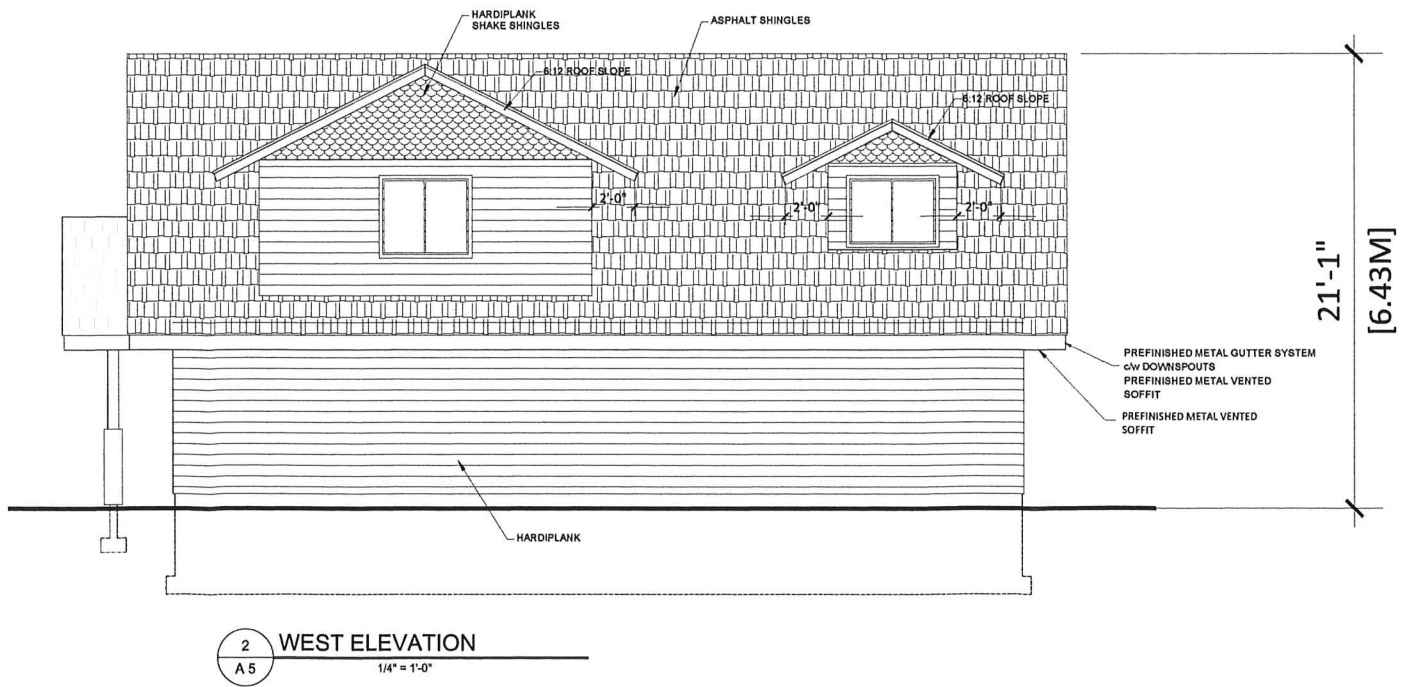
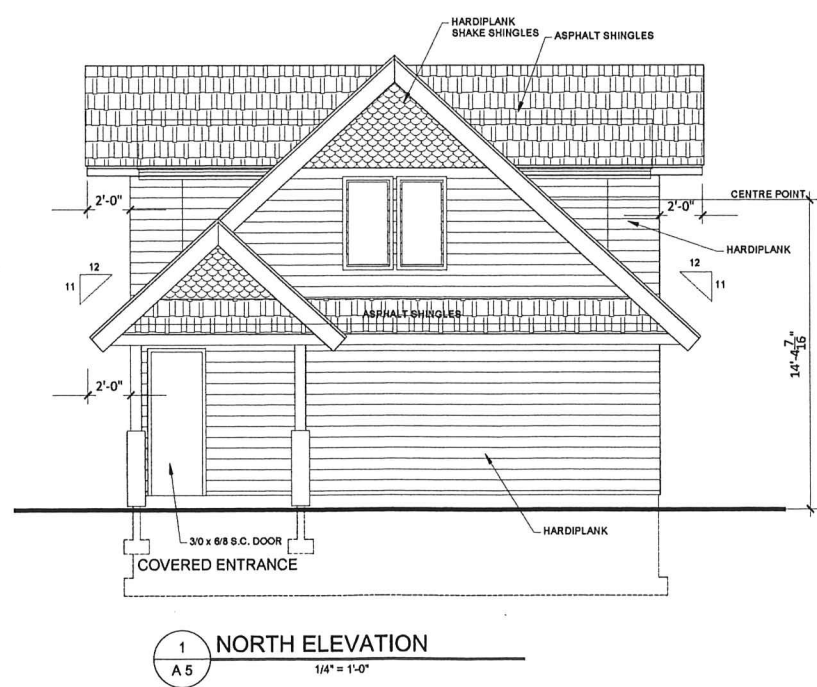
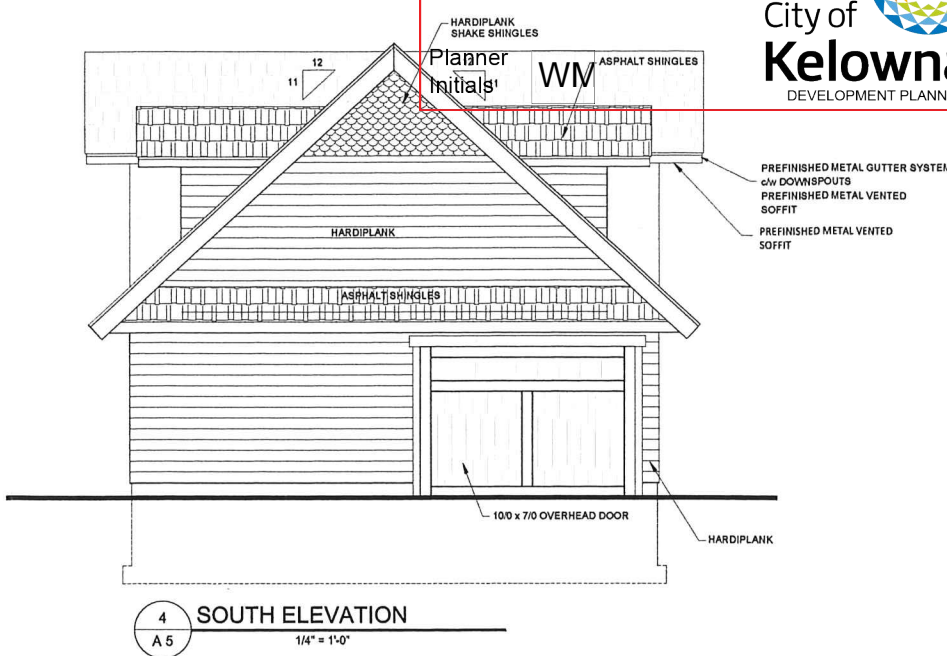
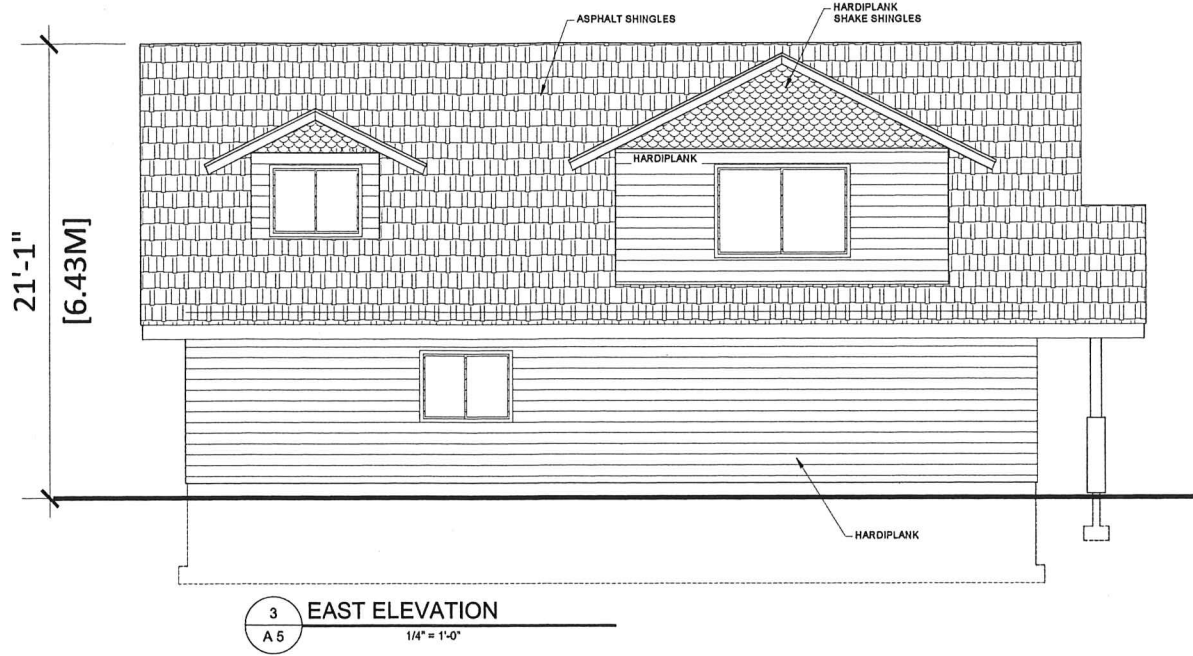
SCHEDULE B

This forms part of application
Z17-0034

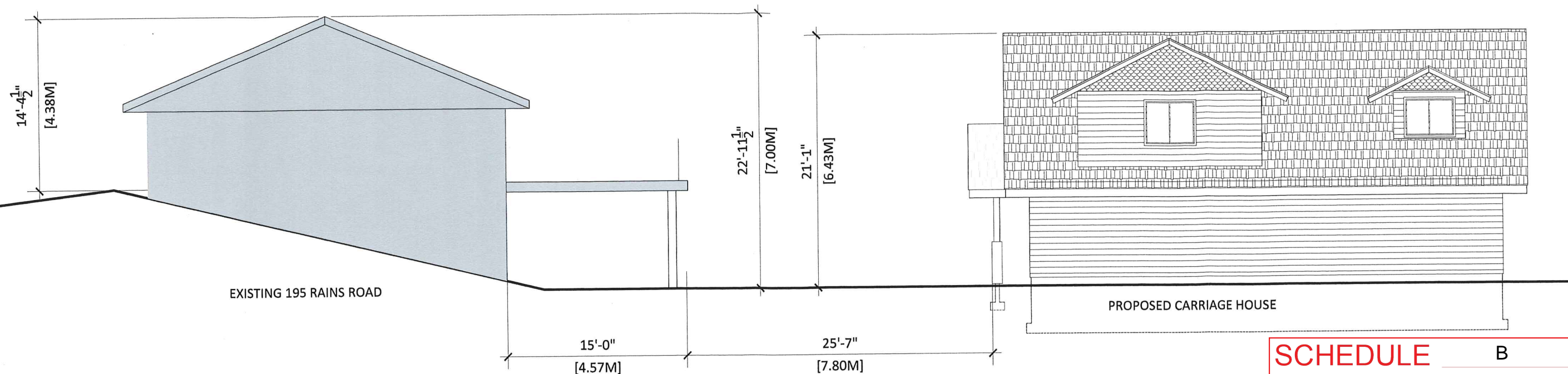


- NOTE:
1. ALL GUTTERS AND DOWNSPOUTS HAVE BEEN NOT SHOWN FOR CLARITY. DOWNSPOUTS SHALL BE LOCATED TOWARDS THE FRONT AND REAR OF THE HOUSE. LOCATE DOWNSPOUTS IN NON-VISUALLY OFFENSIVE LOCATIONS. GENERAL CONTRACTOR TO VERIFY EXISTING GRADE AND COORDINATE ANY NECESSARY ADJUSTMENTS TO HOUSE WITH OWNER.
 2. PLUMBING AND HVAC VENTING SHALL BE GROUPED IN A MANNER TO LIMIT ROOF PENETRATIONS AND TO BE LOCATED AS TO MINIMIZE PUBLIC VIEW. THE PENETRATIONS SHALL BE PRIMED AND PAINTED TO MATCH ROOF COLOUR.
 3. PROVIDE ATTIC VENTILATION PER LOCAL CODE REQUIREMENTS.
 4. EXTERIOR FLASHING SHALL BE CORRECTLY INSTALLED AT ALL CONNECTIONS BETWEEN ROOF AND WALLS, PROJECTIONS, PENETRATIONS AND CHIMNEYS AS REQUIRED BY APPROVED CONSTRUCTION PRACTICES.
 5. CONTRACTOR SHALL PROVIDE ADEQUATE ATTIC VENTILATION / ROOF VENTS PER LOCAL CODE. INSTALL CONTINUOUS RIDGE VENTILATION AND PAINT TO MATCH ROOF (WHERE APPLICABLE). PROVIDE APPROPRIATE SOFFIT VENTILATION AT ALL OVERHANGS.
 6. FINISH GRADE TO SLOPE AWAY FROM BUILDING FOUNDATION AT A 2% SLOPE IN THE FIRST 10'-0" AND AT 1% SLOPE AFTER THAT TO AN APPROVED DRAINAGE AREA.

NOTE:
ALL DOORS AND WINDOWS SHOWN
ON THE ELEVATIONS ARE FOR
SUGGESTION ONLY.
EXACT DOORS ARE TO BE SELECTED
BY THE OWNER.



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1 CROSS SECTION
A-B
not to scale



2 PHOTOGRAPHS OF
EXISTING CONDITION
A-B
not to scale

SCHEDULE B

This forms part of application

Z17-0034

Planner
Initials

WM



DATE	NO.	BY	REVISION

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**HOLDEN'S
DRAUGHTING & DESIGN**
832 SAUCIER AVENUE
KELOWNA, B.C.
V1Y 6A3
Phone: 250.868.0982
Fax: 250.868.0982
Email: hholden@shaw.ca
H.D.D.

PROJECT
CARRIAGE RESIDENCE
195 RAINS ROAD
KELOWNA, B.C.

SHEET TITLE
CROSS SECTION

DESIGNER RAH	SHEET NO. A 8
CHECKED A.H.	Rev. 0
SCALE 1/8"=1'-0"	
DATE 2016.04.25	



CITY OF KELOWNA
MEMORANDUM

Date: May 10, 2017
File No.: Z17-0034

To: Suburban and Rural Planning (TH)
From: Development Engineering Manager (SM)

Subject: 195 Rains Road 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 Black Mountain Irrigation District (BMID) service area. The water system must be capable of supplying domestic and fire flow demands of the project in accordance with the Subdivision, Development & Servicing Bylaw. The developer is responsible, if necessary, to arrange with BMID staff for any service improvements.

2. Sanitary Sewer

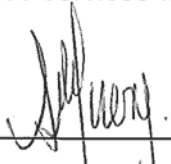
- a) Our records indicate that this property is currently serviced with a 100mm-diameter sanitary sewer service which is adequate for this application.
- b) This property is located within Sewer Specified Area #20. 1 Single Family Equivalent (SFE) is paid for annually with property taxes and is required to be paid in full as part of this rezoning application in addition to 0.5 SFE for the proposed carriage house. The total sewer Specified Area fee in 2017 will be calculated based on 1.5 SFE at \$2045.50 per SFE = **\$3068.25**

3. Development Permit and Site Related Issues

- a) Direct the roof drains onto splash pads.
- b) Maximum driveway width permitted is 6m.

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.



Steve Muenz, P. Eng.
Development Engineering Manager
jo

REPORT TO COUNCIL



Date: July 15, 2019

RIM No. 1250-30

To: Council

From: City Manager

Application: Z19-0040

Owner: 1918951 Alberta Ltd.

Address: 515 Rutland Road North

Applicant: New Towne

Subject: Rezoning Application

Existing OCP Designation: MRL – Multiple Unit Residential (Low Density)

Existing Zone: RU1 – Large Lot Housing

Proposed Zone: RM3 – Low Density Multiple Residential

1.0 Recommendation

THAT Rezoning Application No. Z19-0040 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot A Section 26 Township 26 ODYD Plan 7893, located at 515 Rutland Road North, Kelowna, BC from the RU1 – Large Lot Housing zone to the RM3 – Low Density Multiple Housing zone, be considered by Council;

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

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Development Planning Department dated July 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 for the subject property.

2.0 Purpose

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 multiple dwelling housing.

3.0 Development Planning

Development Planning Staff are supportive of the rezoning application to facilitate the proposed development. The applicant is requesting to rezone the parcel from the RU1 – Large Lot Housing zone to the RM3 – Low Density Multiple Housing zone to construct a 3-storey, 17-unit rental apartment building. The OCP Future Land Use designation of the subject property is MRL – Multiple Unit Residential (Low Density), which is consistent with building forms including townhouses, apartments, and buildings containing three or more residential units, such as proposed in this application.

The project site is located on Rutland Road North, two blocks south of Leathead Road. The Rutland Urban Centre boundary is immediately south and west of the subject property. The property has a Walk Score of 60 (Somewhat Walkable – some errands can be accomplished on foot) and the proposal includes ground-oriented pedestrian access and bike racks on the Rutland Road N frontage. The property is in proximity to many services and amenities including restaurants, parks, and schools. Neighbourhood notification was undertaken by the applicant in accordance with Council Policy No. 367.

4.0 Proposal

4.1 Background

There is an existing single-family dwelling on the subject property that would be demolished to facilitate this development.

4.2 Project Description

The applicant is proposing a 3-storey, 17-unit apartment building that provides a mix of one- and two-bedroom units. A conceptual site plan has been provided to show the building and parking layout. The site is to be accessed from the south portion of the parcel, and the proposal includes two ground-oriented units fronting Rutland Road N. Surface parking is proposed with the intention of providing a more affordable end product than would be possible if constructing underground parking. Landscaping is proposed around the perimeter of the site and adjacent to the building.

4.3 Site Context

The subject property is located on Rutland Road North, south of Hardie Road and north of Briarwood Road. The property is in the Rutland City Sector, directly north of the Rutland Urban Centre. The neighbourhood is characterized by single and two family dwellings and low density multiple dwelling housing.

Subject Property Map: 515 Rutland Road N



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 5: Development Process

Policy 5.2.3 Complete Communities. Support the development of complete communities with a minimum intensity of approximately 35 – 40 people and/or jobs per hectare to support basic transit service - a bus every 30 minutes.

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

Policy 5.23.1 Ground-Oriented Housing. Encourage all multiple-unit residential buildings in neighbourhoods with schools and parks to contain ground-oriented units with 2 or more bedrooms so as to provide a family housing choice within the multi-unit residential or ownership markets. High density residential projects in the Downtown area are encouraged to include a ground-oriented housing component, especially where such can be provided on non-arterial and non-collector streets.

5.2 Zoning Bylaw No. 8000

RM3 – Low Density Multiple Housing. 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 10.0 m or 3 storeys, and the maximum site coverage of buildings is 50%.

6.0 Technical Comments

6.1 Development Engineering Department

- Refer to Schedule A.

7.0 Application Chronology

Date of Application Received: January 9, 2019

Date Public Consultation Completed: April 12, 2019

Report prepared by: Arlene Janousek, Planner

Reviewed by: Laura Bentley, Urban Planning & Development Policy Manager

Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments:

Schedule A: Development Engineering Memorandum

Attachment A: Conceptual Plans

CITY OF KELOWNA

MEMORANDUM

Date: Jan 28, 2019
File No.: Z19-0040
To: Urban Planning Management (LK)
From: Development Engineering Manager (JK)
Subject: 515 Rutland Rd. RU1 to RM3

SCHEDULE		A
This forms part of application # Z19-0040		
Planner Initials	AJ	 City of Kelowna DEVELOPMENT PLANNING

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

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. Sanitary Sewer

Our records indicate that 515 Rutland Rd is currently serviced with a 100mm-diameter sanitary sewer service. The applicant's consulting mechanical engineer will determine the requirements of the proposed development and establish the service needs. Only one service will be permitted for this development. The applicant, at his cost, will arrange for the removal and disconnection of the existing services not required and the installation of one new larger service if required. 515 Rutland Rd N is in Spec Area 20. Spec area fees for the 17 units will be ((17units x 0.7 SFE/unit) – 1SFE credit) x \$1786.22 = **\$19,469.80**

3. Storm Drainage

- a) The developer must engage a consulting civil engineer to provide a storm water management plan for the site which meets the requirements of the City Subdivision Development and Servicing Bylaw 7900. The storm water management plan must also include provision of lot grading plans, minimum basement elevations (MBE), if applicable, and recommendations for onsite drainage containment and disposal systems.

- b) On site drainage systems for the site will be reviewed and approved by Engineer when site servicing design is submitted.

4. Road Improvements

- a) Rutland Rd. will require frontage upgrading to an urban standard (SS-R9) along the full frontage of the subject property which includes sidewalk (removal of existing sidewalk), street lighting, landscape boulevard, storm drainage system, pavement removal and replacement and relocation or adjustment of utility appurtenances if required to accommodate upgrading construction. Cash-in-lieu in the amount of **\$22,300.00** will be taken for curb and gutter and fillet paving.

5. Subdivision and Dedication

- a) Approximately 5.0m of road dedication is required along the entire frontage of Rutland Road.
- b) If any road dedication or closure affects lands encumbered by a Utility right-of-way (such as Hydro, Telus, Gas, etc.) please obtain the approval of the utility. Any works required by the utility as a consequence of the road dedication or closure must be incorporated in the construction drawings submitted to the City's Development Manager.

6. Electric Power and Telecommunication Services

- a) 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.
- b) Re-locate existing utilities, where necessary. Ensure building setbacks comply with Fortis guidelines.

7. Geotechnical Report

As a requirement of this application the owner must provide a geotechnical report prepared by a Professional Engineer qualified in the field of hydro-geotechnical survey to address the following:

- (a) Area ground water characteristics.
- (b) Site suitability for development, unstable soils, etc.
- (c) Drill and / or excavate test holes on the site and install piezometers if necessary. Log test hole data to identify soil characteristics, identify areas of fill if any. Identify unacceptable fill material, analyse soil sulphate content, identify unsuitable underlying soils such as peat, etc. and make recommendations for remediation if necessary.
- (d) List extraordinary requirements that may be required to accommodate construction of roads and underground utilities as well as building foundation designs.

- (e) Additional geotechnical survey may be necessary for building foundations, etc.

8. Design and Construction

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

9. Servicing Agreements for Works and Services

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

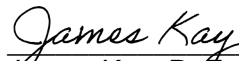
10. Other Engineering Comments

- (a) Provide all necessary Statutory Rights-of-Way for any utility corridors as required.
- (b) Bike racks to be on-site.
- (c) Conditions subject to MOTI approval

11. Charges and Fees

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

- b) Fees per the "Development Application Fees Bylaw" include:
- i) Survey Monument, Replacement Fee: \$1,200.00 (GST exempt) – only if disturbed.
 - ii) Engineering and Inspection Fee: 3.5% of construction value (plus GST).
 - iii) Cash-in-lieu for road improvements **\$22,300.00**
 - iv) Spec Area Fees **\$19,469.80**


James Kay, P.Eng.
Development Engineering Manager

agm

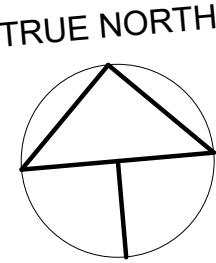
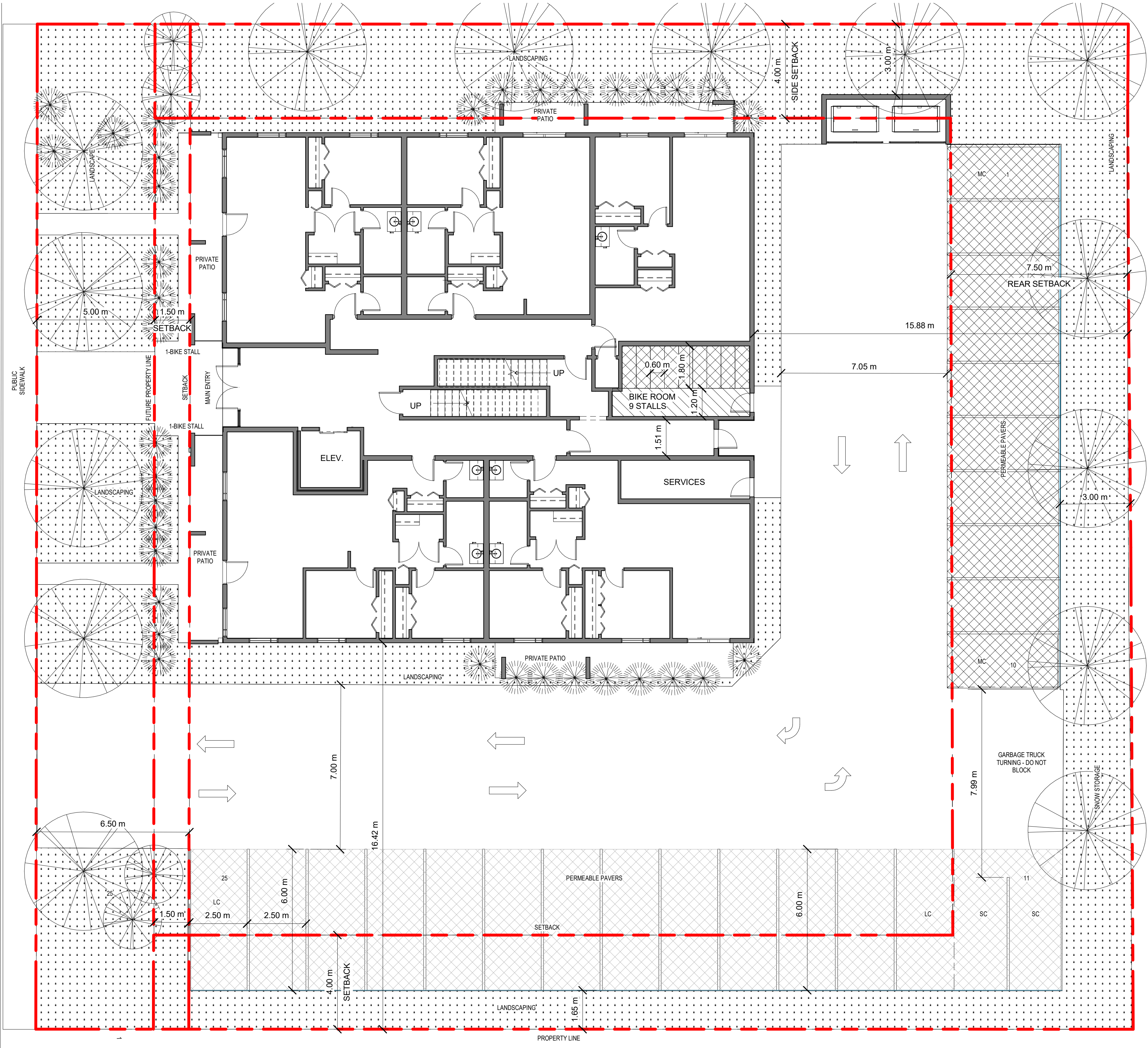
ZONING ANALYSIS

EXISTING ZONING: RU1	PROPOSED ZONING: RM3 - Low Density Multiple Housing
SITE AREA: 900 m2 MIN.	1983 m2 (21344 SF)
BUILDING AREA:	519 m2 (5596 SF)
UNIT COUNT:	5 x 1BR 12 x 2BR TOTAL: 17

ALLOWED PROPOSED

MAXIMUM FAR: 0.75	0.61
MAXIMUM SITE COVERAGE: 40% For Buildings 60% For Buildings & Hard Surfaces (65% for permeable surface)	26% (519 m2 (5596 SF)) 64%, PERMEABLE PAVERS USED
MAXIMUM HEIGHT: 3 Storeys/ 10 m	3 Storeys / 9.6 m
SETBACKS: Front: 1.5 m For Ground-Oriented Units Side 4.5 m Rear: 7.0 m	1.5 m 5.2 m, 15.8 m 15.8 m
PRIVATE OPEN SPACE: 15 m2 x 5 * 1BR = 75 m2 25 m2 x 12 * 2BR = 300 m2 TOTAL REQUIRED: 375 m2	464 m2
CAR PARKING: 25 REQUIRED Full-Size: Medium-Size: Compact-Size:	25 PROVIDED 52% 40% 8%
BIKE PARKING: 9 CLASS I 2 CLASS II	9 CLASS I 2 CLASS II

RUTLAND ROAD N



ALL CONTRACTORS ARE REQUIRED TO PERFORM THEIR WORK AND SUPPLY THEIR PRODUCTS IN COMPLIANCE WITH ALL BUILDING CODES AND LAWS OF THE PROVINCE OF BRITISH COLUMBIA

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This drawing must not be scaled

Verify all dimensions and datums prior to commencement of work.

Report all errors and omissions to the Architect.



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

SEAL

Revisions

No	Date	Description
1	NOV 05, 2018	ISSUED FOR DP
2	APR 02, 2019	RE-ISSUED FOR DP

project title
RUTLAND MULTI-FAMILY DEVELOPMENT

project address
515 RUTLAND ROAD N,
KELOWNA, BC
project no. 4037

file no.
drawing title
SITE PLAN & ZONING ANALYSIS

designed R.Y. scale As indicated
drawn R.Y./L.A.
checked R.Y.
drawing no. **A1.01**
plotted APR 03, 2019

ATTACHMENT A

This forms part of application
Z19-0040

Planner Initials AJ

City of Kelowna
DEVELOPMENT PLANNING





EXTERIOR MATERIAL LEGEND	
1.	FIBER CEMENT PANELS - WHITE
2.	FIBER CEMENT PANELS - LIGHT BROWN
3.	FIBER CEMENT PANELS - DARK BROWN
4.	CORRUGATED METAL PANELS - GREY
5.	BRICK VENEER
6.	METAL REGLETS
7.	GLASS GUARDS W / TOP CAP
8.	ALUMINUM / VINYL FRAMED WINDOW / DOORS - BLACK
9.	WOOD SLAT SCREEN
10.	ROOF-TOP HVAC UNIT & SCREEN
11.	ELEVATOR SHAFT CAP

ALL CONTRACTORS ARE REQUIRED TO PERFORM THEIR WORK AND SUPPLY THEIR PRODUCTS IN COMPLIANCE WITH ALL BUILDING CODES AND LAWS OF THE PROVINCE OF BRITISH COLUMBIA

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Revisions		
No	Date	Description
1	NOV 05, 2018	ISSUED FOR DP
2	APR 02, 2019	RE-ISSUED FOR DP

project title
RUTLAND MULTI-FAMILY DEVELOPMENT

project address
515 RUTLAND ROAD N,
KELOWNA, BC

project no. 4037

drawing title
EXTERIOR ELEVATIONS

ATTACHMENT

This forms part of application
Z19-0040

Planner Initials AJ

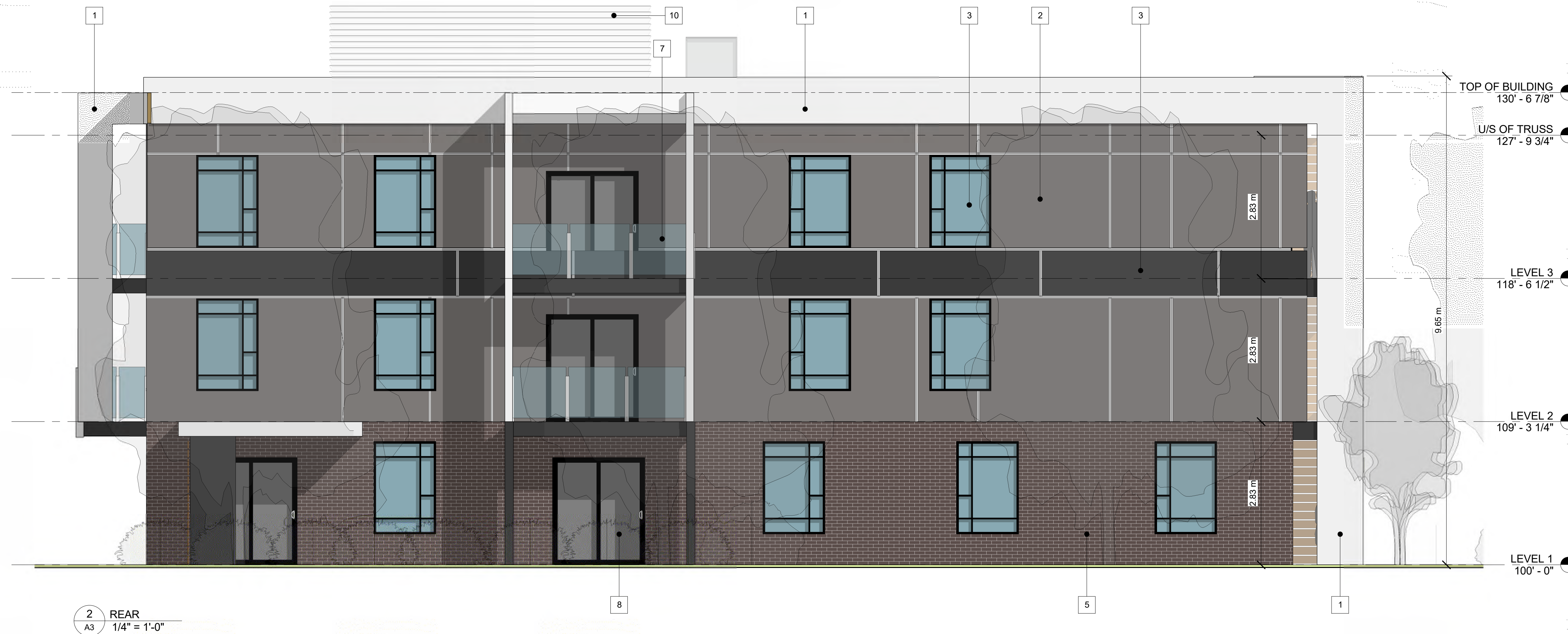
A

City of Kelowna
DEVELOPMENT PLANNING

designed	R.Y.	scale	1/4" = 1'-0"
drawn	R.Y./A.		
checked	R.Y.		
drawing no.	A3.00		
plotted	APR 03, 2019		



EXTERIOR MATERIAL LEGEND	
1.	FIBER CEMENT PANELS - WHITE
2.	FIBER CEMENT PANELS - LIGHT BROWN
3.	FIBER CEMENT PANELS - DARK BROWN
4.	CORRUGATED METAL PANELS - GREY
5.	BRICK VENEER
6.	METAL REGLETS
7.	GLASS GUARDS W / TOP CAP
8.	ALUMINUM / VINYL FRAMED WINDOW / DOORS - BLACK
9.	WOOD SLAT SCREEN
10.	ROOF-TOP HVAC UNIT & SCREEN
11.	ELEVATOR SHAFT CAP



ATTACHMENT

A

This forms part of application

Z19-0040

Planner Initials

AJ

City of Kelowna

DEVELOPMENT PLANNING

ALL CONTRACTORS ARE REQUIRED TO PERFORM THEIR WORK AND SUPPLY THEIR PRODUCTS IN COMPLIANCE WITH ALL BUILDING CODES AND LAWS OF THE PROVINCE OF BRITISH COLUMBIA

This drawing is an instrument of service and the property of New Town Services. The use of this drawing shall be restricted to the original site for which it was prepared and publication thereof is expressly limited to such use.

This drawing must not be scaled

Verify all dimensions and datums prior to commencement of work.

Report all errors and omissions to the Architect.



Revisions		
No	Date	Description
1	NOV 05, 2018	ISSUED FOR DP
2	APR 02, 2019	RE-ISSUED FOR DP

project title

RUTLAND MULTI-FAMILY DEVELOPMENT

project address

515 RUTLAND ROAD N,
KELOWNA, BC

project no.

4037

file no.

drawing title

EXTERIOR ELEVATIONS

designed

R.Y.

scale

1/4" = 1'-0"

drawn

R.Y./A.

checked

R.Y.

drawing no.

A3.01

plotted

APR 03, 2019

REPORT TO COUNCIL



Date: July 15, 2019

RIM No. 1250-30

To: Council

From: City Manager

Application: OCP19-0003 / Z19-0055

Owner: KGI Kingsway Homes Ltd., Inc.
No. BC1154888

Address: 710-720 KLO Rd and 2959-2963
Richter St

Applicant: New Town Architecture &
Engineering Ltd.

Subject: Official Community Plan Amendment and Rezoning Application

Existing OCP Designation: MRL- Multiple Unit Residential (Low Density)

Proposed OCP Designation: MRM- Multiple Unit Residential (Medium Density)

Existing Zone: RU6- Two Dwelling Housing and RM1- Four Dwelling Housing

Proposed Zone: RM5- Medium Density Multiple Housing

1.0 Recommendation

THAT Official Community Plan Map Amendment Application No. OCP19-0003 to amend Map 4.1 in the Kelowna 2030 - Official Community Plan Bylaw No. 10500 by changing the Future Land Use designation of Lot 6 District Lot 135 Osoyoos Division Yale District Plan 3632, located at 2959-2963 Richter St, Kelowna, BC, and Lot 7 District Lot 135 Osoyoos Division Yale District Plan 3632, located at 710-720 KLO Rd, Kelowna, BC, from the MRL - Multiple Unit Residential (Low Density) designation to the MRM - Multiple Unit Residential (Medium Density) designation be considered by Council;

AND THAT the Official Community Plan Map Amending Bylaw be forwarded to a Public Hearing for further consideration;

AND THAT Council considers the Public Information Session process to be appropriate consultation for the purpose of Section 475 of the *Local Government Act*, as outlined in the Report from the Development Planning Department dated July 15, 2019;

THAT Rezoning Application No. Z19-0055 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 6 District Lot 135 Osoyoos Division Yale District Plan 3632, located at 2959-2963 Richter St from the RU6 - Two Dwelling Housing zone to the RM5 - Medium Density Multiple Housing zone and Lot 7 District Lot 135 Osoyoos Division Yale District Plan 3632, located at 710-720 KLO Rd Kelowna,

BC from the RM1 - Four Dwelling Housing zone to the RM5 - Medium Density Multiple Housing zone, be considered by Council;

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

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Development Engineering Department dated March 7, 2019;

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

2.0 Purpose

To amend the Official Community Plan from MRL - Multiple Unit Residential (Low Density) to MRM - Multiple Unit Residential (Medium Density) and to rezone the subject properties to RM5 – Medium Density Multiple Housing to allow for the future development of multiple dwelling housing.

3.0 Development Planning

Staff are supportive of the proposed Official Community Plan Amendment and Rezoning applications to facilitate the future development of a 5-storey, 99-unit multiple dwelling housing development. The proposed change to the OCP designation allows for a larger building in terms of height and density. Planning is supportive of this change as the subject property is located on a high-profile intersection at the corner of two major arterial roads within an Urban Centre.

The subject properties are centrally located in the South Pandosy Urban Centre on the corner of KLO Rd and Richter St and require lot consolidation to accommodate future development. Both properties have rear lane access, which will be maintained. The proposed development is intended to attract the student population from Okanagan College due to its proximity to the college, everyday amenities and employment opportunities. The site is well serviced by public transit, cycling and pedestrian infrastructure.

Staff are supportive of achieving residential density within Urban Centres, and the proposal is well aligned with key directions of the Healthy Housing Strategy and OCP housing policies. The proposed OCP amendment and zone will allow for the landowner to provide studio style apartment units within the South Pandosy Urban Centre. The tenure structure of the proposal is to be determined based on further market analysis.

On June 19, 2019, the applicant hosted a community information session as per Council Policy 367. Three event attendees filled out public surveys, which are attached in Schedule 'C' of this report.

4.0 Proposal

4.1 Project Description

The subject site is currently two separate lots, and each contain semi-detached residential housing. "KLO Gardens" proposes the future development of a 5 storey, 99-unit multiple dwelling housing development with a proposed floor area ratio (FAR) of 1.345. Four studio style unit types will be offered to residents. A Development Permit and Development Variance Permit have been submitted. The following variances are being tracked by staff:

- Proposed height from 4.5 storeys permitted to 5 storeys (14.51 m) proposed;
- Site coverage from 50% permitted to 74.3% proposed; and

- Proposed parking from 99 stalls required to 62 stalls proposed, including visitor stalls. Cash in lieu will be collected on the balance of the stalls

4.2 Site Context

The subject properties are in the South Pandosy Urban Centre on the corner of KLO Rd and Richter St. The site is bordered by a single family dwelling to the north, laneway access to the east, KLO Rd to the south, and Richter St to the west. The site is in the Revitalization Development Permit Area (DPA) and is subject to review under the revitalization urban design guidelines. The Sensitive Infill DPA associated with the RU7 zone is located directly east of the subject site.

Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RM1- Four Dwelling Housing	Single Dwelling Housing
East	RU7- Infill Housing and RU6- Two Dwelling Housing	Single Dwelling Housing and Two Dwelling Housing
South	C5- Transitional Commercial	Health Services
West	RM3- Low Density Multiple Housing	Multiple Dwelling Housing

Subject Property Map: 710-720 KLO Rd and 2959-2963 Richter St



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 3: Growth Projections

20 Year Development Projection: The development of new housing is projected to occur as a function of both development/redevelopment in some areas, and development initiatives in new growth areas. New housing distribution indicates 1,150 multi-family units for the South Pandosy area between 2010 and 2030.

Chapter 4: Future Land Use

MRM – Multiple Unit Residential (Medium Density). Townhouses, garden apartments, and apartment buildings. Complementary uses (i.e. care centres, minor public services/utilities, and neighbourhood parks) which are integral components of urban neighbourhoods would also be permitted. Building densities would be consistent with the provisions of the RM₄ – Transitional Low Density Housing and RM₅ – Medium Density Multiple Housing zones of the Zoning Bylaw and may include CD Comprehensive Development zoning for similar densities or land uses.

Chapter 5: Development Process

Policy 5.2.4 Complete Communities. Support the development of complete communities with a minimum intensity of approximately 35-40 people and/or jobs per hectare to support basic transit service- a bus every 30 minutes.

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

Policy 5.22.11 Housing Mix. Support a greater mix of housing unit size, form and tenure in new multi-unit residential and mixed-use developments.

6.o Application Chronology

Date of Application Received: February 26, 2019

Date Public Consultation Completed: June 19, 2019

Report prepared by: Jocelyn Black, Planner Specialist

Reviewed by: Laura Bentley, Urban Planning & Development Policy Manager

Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments:

Schedule A: Development Engineering Memo

Attachment A: Site Plan

Attachment B: Conceptual Rendering

Attachment C: Public Information Session Summary

ALL CONTRACTORS ARE REQUIRED TO PERFORM THEIR WORK AND SUPPLY THEIR PRODUCTS IN COMPLIANCE WITH ALL RELEVANT GOALS AND LAWS OF THE PROVINCE OF BRITISH COLUMBIA.

The drawing is an addendum of service and the property of New South Wales. The two cities, Sydney and New South Wales, are not to be used in any printed and published material in any way related to such laws.

The drawing must not be scaled.

Only all dimensions and details prior to construction of work.

Large all drawings and components to the ARCHITECTS.



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

153

Revision		No	Date	Description
	1		19-02-22	ISSUED FOR DP
	2		19-05-30	RE-ISSUED FOR DP

Project title
KLO GARDENS

project address	710/720 KLO Road & 2959/2963 Richter Street	project no.	4067
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drawing title
SITE PLAN

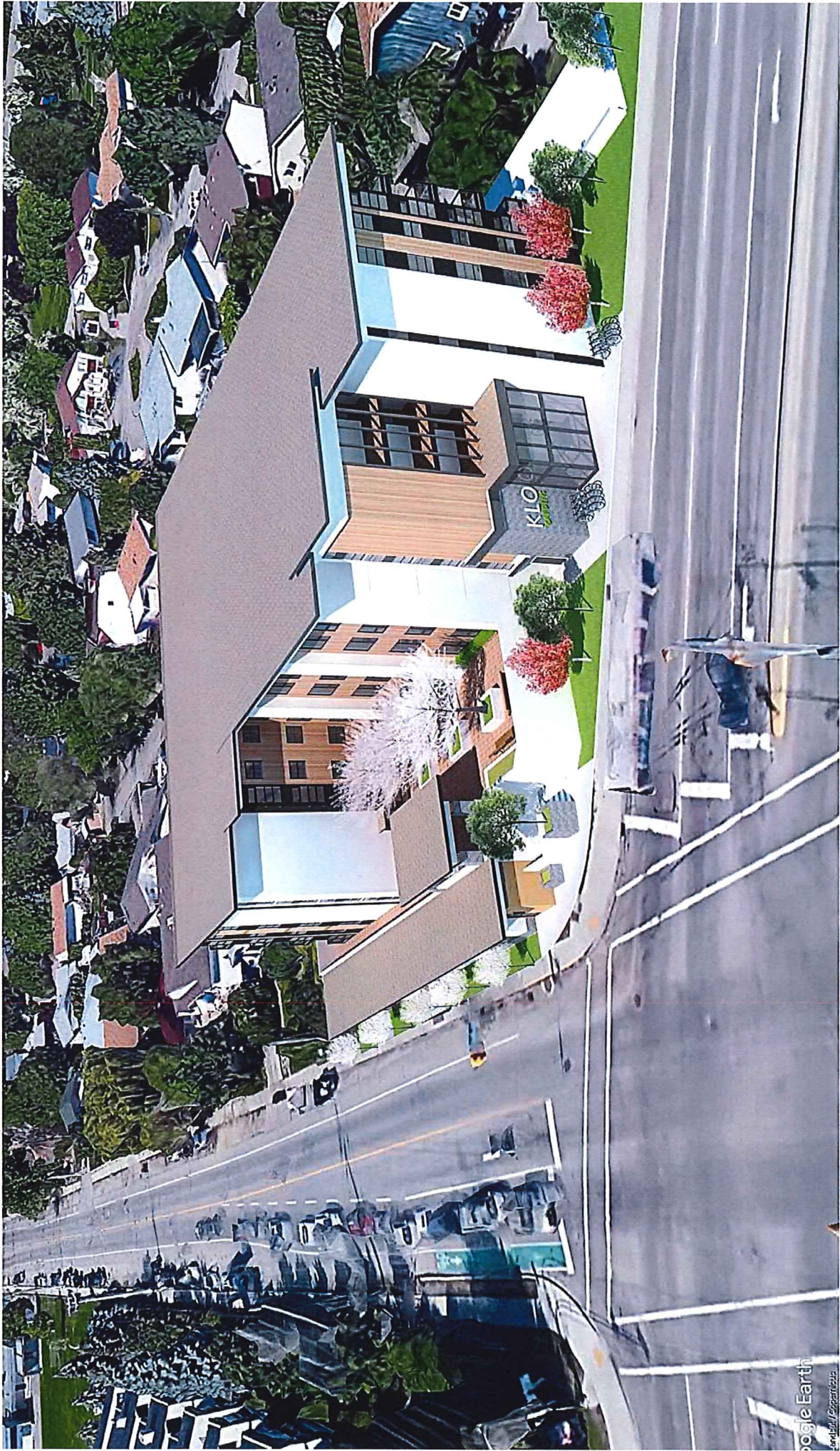
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A2.00

Page 31 of 31



NOT FOR CONSTRUCTION







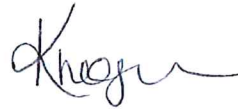
Public Info Session Summary Report

RE: 710/720 KLO Road and 2959/2963 Richter Street, Kelowna, BC

Hello Jocelyn,

This report is to summarize the Public Information Session that was held on June 19th, 2019 at the Okanagan College, 1000 KLO Rd. This session was advertised in advance on the June 5th and June 12th edition of the Kelowna Capital News. The session was also advertised in the public consultation mail out letters that was sent two weeks before the session to neighbours within a 50m radius of the proposed development. The Public Information Session was held from 6-7:20 pm and 3 people attended. All the people who attended filled out the public survey. This information was collected to be reviewed by the applicant and the City. Please find attached a copy of all display panels, survey results, and newspaper tear sheets. If you have any questions related to this material, please contact Jesse with any questions.

Thank you and have a great day,



Krysten Hogan, Planning Intern on behalf of Jesse Alexander
New Town Architecture & Engineering Inc.
250-860-8185
jesse@newtownservices.net

**MEMORANDUM**

Date: March 07, 2019
File No.: Z19-0055
To: Community Planning (JB)
From: Development Engineering Manager (JK)
Subject: 2959-2963 Richter Street & 710-720 KLO Rd RU6 & RM1 to RM5

Development Engineering has the following comments and requirements associated with this application to rezone the subject property from RU6 – Two Dwelling Housing and RM1 – Four Dwelling Housing to RM5 – Medium Density Multiple Housing to facilitate the development of micro-suite housing.

The road and utility upgrading requirements outlined in this report will be a requirement of this application. All servicing and Road requirements will be address in this Rezoning memo.

Technologist for this project is Jason Angus.

The following Works & Services are required for this Rezoning:

.1) General

- a) This proposed development may require the installation of centralized mail delivery equipment. Please contact the 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.
- b) Where there is a possibility of a high water table or surcharging of storm drains during major storm events, non-basement homes may be required. This must be determined by the engineer and detailed on the Lot Grading Plan required in the drainage section.
- c) The Fire Department requirements and comments are addressed separately by them.

.2) Geotechnical Report

- a) Provide a comprehensive geotechnical report (3 copies), prepared by a Professional Engineer competent in the field of hydro-geotechnical engineering to address the items below: **NOTE: The City is relying on the Geotechnical Engineer's report to prevent any damage to property and/or injury to persons from occurring as a result of problems with soil slippage or soil instability related to this proposed subdivision.**

The Geotechnical reports must be submitted to the Planning and Development Services Department (Planning & Development Officer) for distribution to the

Works & Utilities Department and Inspection Services Division prior to submission of Engineering drawings or application for subdivision approval.

- i) Area ground water characteristics, including any springs and overland surface drainage courses traversing the property. Identify any monitoring required.
- ii) Site suitability for development.
- iii) Site soil characteristics (i.e. fill areas, sulphate content, unsuitable soils such as organic material, etc.).
- iv) Any special requirements for construction of roads, utilities and building structures.
- v) Suitability of on-site disposal of storm water and sanitary waste, including effects upon adjoining lands.
- vi) Slope stability, rock fall hazard and slippage including the effects of drainage and septic tank effluent on the site.
- vii) Identify slopes greater than 30%.
- viii) Top of bank assessment and location including recommendations for property line locations, septic field locations, building setbacks, and ground water disposal locations.
- ix) Recommendations for items that should be included in a Restrictive Covenant.
- x) Any special requirements that the proposed subdivision should undertake so that it will not impact the bank(s). The report must consider erosion and structural requirements.
- xi) Any items required in other sections of this document.
- xii) Recommendations for erosion and sedimentation controls for water and wind.
- xiii) Recommendations for roof drains and perimeter drains.

.3) Domestic Water and Fire Protection

- a) Provide an adequately sized domestic water and fire protection system complete with individual lot connections. The water system must be capable of supplying domestic and fire flow demands of the project in accordance with the Subdivision, Development & Servicing Bylaw. Provide water calculations for this property to confirm this. Ensure every building site is located at an elevation that ensures water pressure is within the bylaw pressure limits.
- b) The property is located within the City of Kelowna service area. Only one service will be permitted to the site or per property. The applicant, at his cost, will arrange for the removal of the existing service and the installation of one new larger metered water service
- c) An approved backflow protection device must also be installed on site as required by the City Plumbing Regulation and Water Regulation bylaws.
- d) 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 their cost.

.4) Sanitary Sewer

- a) Our records indicate that these properties are currently serviced with a 100mm-diameter sanitary sewer service. The applicant's consulting mechanical engineer will determine the requirements of the proposed development and establish the service needs. Only one service will be permitted for this development. If required, the applicant will arrange for the removal and disconnection of the existing service and the installation of one new service at the applicant's cost.

.5) Drainage

- a) Provide a detailed Storm Water Management Plan for this development as per the Subdivision, Development and Servicing Bylaw #7900.
- b) 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 recommendations for onsite drainage containment and disposal systems
- 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) Roads

- a) Richter St must be upgraded to an arterial standard along the full frontage of this proposed development, including curb & gutter, separate sidewalk, pavement removal and replacement, storm drainage, boulevard landscaping c/w irrigation, street lighting and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. The road cross section to be used is a modified SS-R12. No road side parking will be permitted for this development on Richter Street.
- b) KLO Road must be upgraded to an arterial standard along the full frontage of the proposed development, including re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction.
- c) The laneways fronting this development needs to be upgraded to a laneway standard. Standard drawings to be used is SS-R2 for the full construction of the laneway and SS-C7 for the laneway driveway let down. The limits of construction of the lane will be the west-east portion and the entire north-south section. A storm drainage system will be needed within the laneways. The north-south portion will connect to the KLO storm system.
- d) Re-locate existing poles and utilities, where necessary.

.7) Development Permit and Site Related Issues

- a) By Registered plan to provide the following
 - i) Grant statutory rights-of-way or dedicate lands if required for utility services and/or pedestrian access
 - ii) Dedication of Corner Rounding in the south west corner of the property

- iii) Road reserve of 2.5m along the KLO Road frontage is needed for the future cross section of KLO Road.
- b) All vehicle access to this development will be via laneway. No access will be granted from KLO Road or Richter Street.
- c) Lot consolidation is needed.

.8) Power and Telecommunication Services and Street Lights

- a) All proposed distribution and service connections are to be installed underground. Existing distribution and service connections, on that portion of a road immediately adjacent to the site, are to be relocated and installed underground
- b) Street lights must be installed on all roads.
- c) Make servicing applications to the respective Power and Telecommunication utility companies. The utility companies are required to obtain the City's approval before commencing construction.

.9) Design and Construction

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

.10) Servicing Agreements for Works and Services

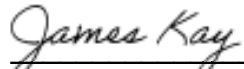
- a) A Servicing Agreement is required for all works and services on City lands in accordance with the Subdivision, Development & Servicing Bylaw No. 7900. **The applicant's Engineer, prior to preparation of Servicing Agreements, must provide adequate drawings and estimates for the required works.**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

.11) Other Engineering Comments

- a) Provide all necessary Statutory Rights-of-Way for any utility corridors required, including those on proposed or existing City Lands.
- b) If any road dedication affects lands encumbered by a Utility right-of-way (such as FortisGas, 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.

.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 Fee: \$50.00 per newly created lot (HST exempt).
 - iii) Survey Monument, Replacement Fee: \$1,200.00 (GST exempt) – only if disturbed.
 - iv) Engineering and Inspection Fee: 3.5% of construction value (plus GST).



James Kay, P.Eng.
Development Engineering Manager
JA