

City of Kelowna

Public Hearing

AGENDA



Tuesday, October 8, 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 the 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 Barnaby Rd 779, Z19-0094 (BL11925) - Jordan Alexander Menzies

4 - 9

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

2.2 Ethel St 2483, Z19-0066 (BL11927) - Uri Yarkoni

10 - 15

To consider an application to rezone the subject property from the RU1 – Large Lot Housing zone to the RU6 – Two Dwelling Housing zone to facilitate an additional single family dwelling on the subject property.

2.3 Gordon Dr 4309, Z19-0099 (BL11930) - Helga Schouten 16 - 19

To consider an application 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.

2.4 Fisher Road 1929, Z19-0101 (BL11931) - B.H.K.T. Holdings Ltd., Inc.No. BC0751350 and Sukhdev Gill 20 - 29

To consider an application to rezone the subject property from the A1 – Agriculture 1 zone to the RU1 – Large Lot Housing zone to facilitate the subdivision of the land.

2.5 Hwy 97N 2800 - OCP18-0012 (BL11933), Z18-0057 (BL11934) - 0802333 B.C. Ltd 30 - 43

To consider an amendment to the Official Community Plan designation from the REP – Resource Protection Area designation to the SC – Service Commercial designation and to rezone the subject property from the A1 – Agriculture 1 and the I2 – General Industrial zones to the C10 – Service Commercial zone to accommodate an automotive vehicles sales and service dealership.

3. Termination

4. Procedure on each Bylaw Submission

- (a) Brief description of the application by City Staff (Community Planning);
- (b) The applicant is requested to make representation to Council regarding the project and is encouraged to limit their presentation to 15 minutes.
- (c) 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.
- (d) 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.
- (e) 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.

(f) 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: September 9, 2019

To: Council

From: City Manager

Department: Development Planning - Urban

Application: Z19-0094

Owner: Jordan Alexander Menzies

Address: 779 Barnaby Road

Applicant: Westerkamp Design Inc.

Subject: Rezoning Application

Existing OCP Designation: S2RES – Single / Two Unit Residential

Existing Zone: RR2 – Rural Residential 2

Proposed Zone: RU6 – Two Dwelling Housing

1.0 Recommendation

THAT Rezoning Application No. Z19-0094 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot A District Lot 357 Similkameen Division District Plan 25419, located at 779 Barnaby Road, Kelowna, BC from the RR2 – Rural Residential 2 zone to the RU6 – Two Dwelling Housing zone be considered by Council;

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

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 September 9, 2019;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered subsequent to the registration on the subject property of a Section 219 No Disturb Covenant to ensure the protection of steep slopes in the rear of the subject property as identified in Schedule "B".

2.0 Purpose

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

3.0 Development Planning

Development Planning Staff are supportive of the proposed rezoning application to facilitate the development of an additional single-family house on the subject property. The RU6 – Two Dwelling Housing zone is consistent with the property's Official Community Plan (OCP) Future Land Use designation of S2RES

– Single / Two Unit Residential and the property is within the Permanent Growth Boundary. Council Policy No. 367 with respect to public consultation was undertaken by the applicant.

As a condition of this rezoning application, the applicant will be required to register a Section 219 No-Disturb Covenant on the title of the subject property. This covenant is required to prevent any development from taking place on the steep slopes located on the south portion of the property behind the existing dwelling.

4.0 Proposal

4.1 Project Description

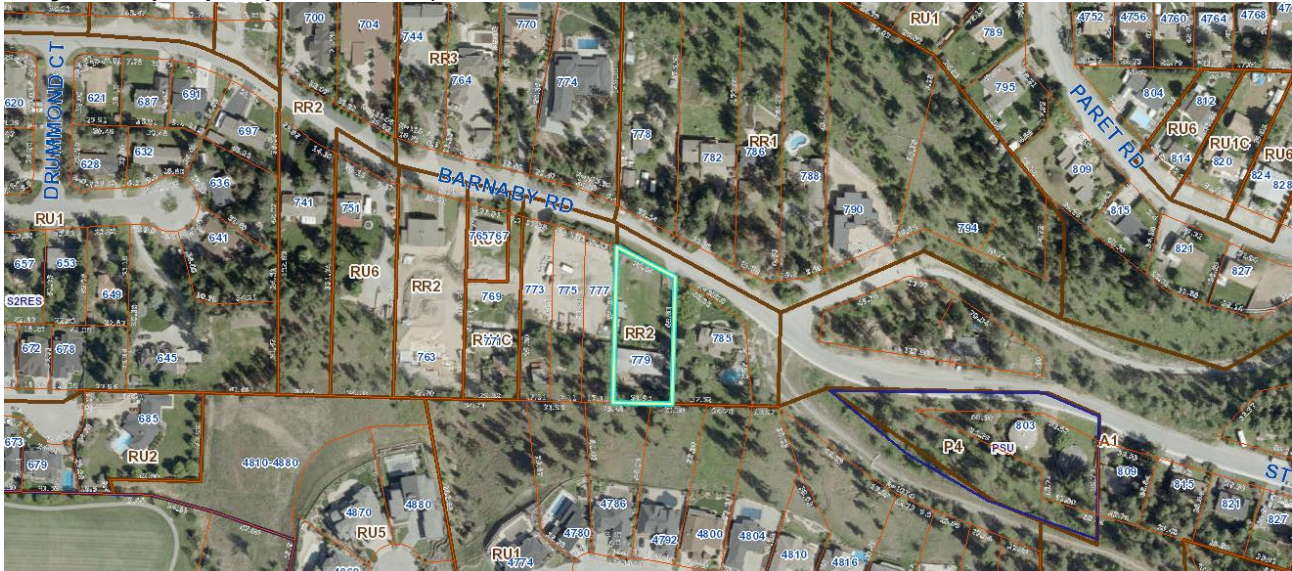
Currently there is an existing single-family dwelling on the south portion of the subject property. The site plan provided by the applicant indicates that, should the rezoning be approved, the existing single-family dwelling would be retained and an additional single-family dwelling would be built at the front of the property adjacent to Barnaby Road. Parking is to be met through attached garages, and adequate private open space is to be provided through patios, decks, and other outdoor areas. Overall, the proposed development meets Zoning Bylaw regulations and no variances are being requested.

4.2 Site Context

The subject property is on Barnaby Road near the intersection with Paret Road and is in the Southwest Mission City Sector. The neighbourhood mainly consists of single-family housing with some properties zoned for carriage houses and two dwelling housing in proximity. Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RR1 – Rural Residential 1	Single Dwelling Housing
East	RR2 – Rural Residential 2	Single Dwelling Housing
South	RU1 – Large Lot Housing	Single Dwelling Housing
West	RU1 – Large Lot Housing	Single Dwelling Housing

Subject Property Map: 779 Barnaby Road



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 5: Development Process

Objective 5.3 Focus development to designated growth areas

Policy .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 per ha 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 in particular and existing areas as per the provisions of the Generalized Future Land Use Map 4.1.

5.2 Zoning Bylaw No. 8000

RU6 – Two Dwelling Housing

The intent of this zone is to provide a land use for a maximum of two dwelling units per lot. Principal uses include single dwelling housing and two dwelling housing. The maximum site coverage of buildings is 40% and the maximum building height is the lesser of 9.5 m or 2.5 storeys.

6.0 Application Chronology

Date of Application Received: June 5, 2019

Date Public Consultation Completed: July 16, 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 Memo

Schedule "B": Proposed Site Plan with Covenant Location

CITY OF KELOWNA

MEMORANDUM

Date: July 23, 2019
File No.: Z19-0094
To: Land Use Management Department (AJ)
From: Development Engineering Manager (JK)
Subject: 779 Barnaby Road Lot A Plan 25419

SCHEDULE

A

This forms part of application
Z19-0094

Planner
Initials

AJ

City of
Kelowna
DEVELOPMENT PLANNING



The Development Engineering comments and requirements regarding this application to rezone current property from RR2 to RU6 Lots are as follows:

The Development Engineering Technologist for this project is John Filipenko. AScT

.1 Water

- (a) The subject property is currently serviced with a 19mm PVC water service. One metered water service will be required for the development. The disconnection of the existing small diameter water services and the tie-in of a larger new 50mm service is the developer's responsibility. You can engage an engineer and contractor to manage the work on your behalf or it can be provided by City forces at the developer's expense. If you chose to have it completed by City forces, you will be required to sign a Third-Party Work Order and pre-pay for the cost of the water service upgrades. For estimate inquiries please contact John Filipenko by email jfilipenko@kelowna.ca.

.2 Sanitary Sewer

- a) Our records indicate that this property is currently serviced with a 100mm-diameter sanitary sewer service complete with inspection chamber (IC) A brooks box shall be installed over the inspection chamber lid at time of boulevard landscaping.

.3 Drainage

- a) Provide a detailed Lot Grading Plan that shows the design and location of retaining walls and on-site ground disposal of drainage water

.4 Roads

- a) Barnaby Road is designated as urban class 1 collector road (City Standard SS-R5)
- b) Upgrade the road frontage to a full urban standard including fillet pavement, curb and gutter, sidewalk, piped drainage system including drywells and catch-basins and street lights. Adjust and/or re-locate

existing utility appurtenances if required to accommodate this construction.

- c) Boulevard landscaping behind the sidewalk shall include one street tree that can be completed together with the onsite landscaping and irrigation work.
- d) 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 **\$42,469.00** not including utility service cost.
- e) Verify that the physical driveway access locations for the proposed lots will satisfy City requirements. Re-locate existing poles and utilities, where necessary.

.6 Power and Telecommunication Services and Street Lights

- a) The existing house is served by overhead wiring. The service must be converted to an underground connection. The proposed new lot must also be serviced with an underground connections.
- b) Before making application for approval of your subdivision plan, please make arrangements with FortisBC for the pre-payment of applicable charges and tender a copy of their receipt with the subdivision application for final approval.
- 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

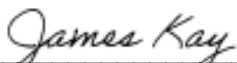
.7 Bonding and Levy summary

(i) Levies

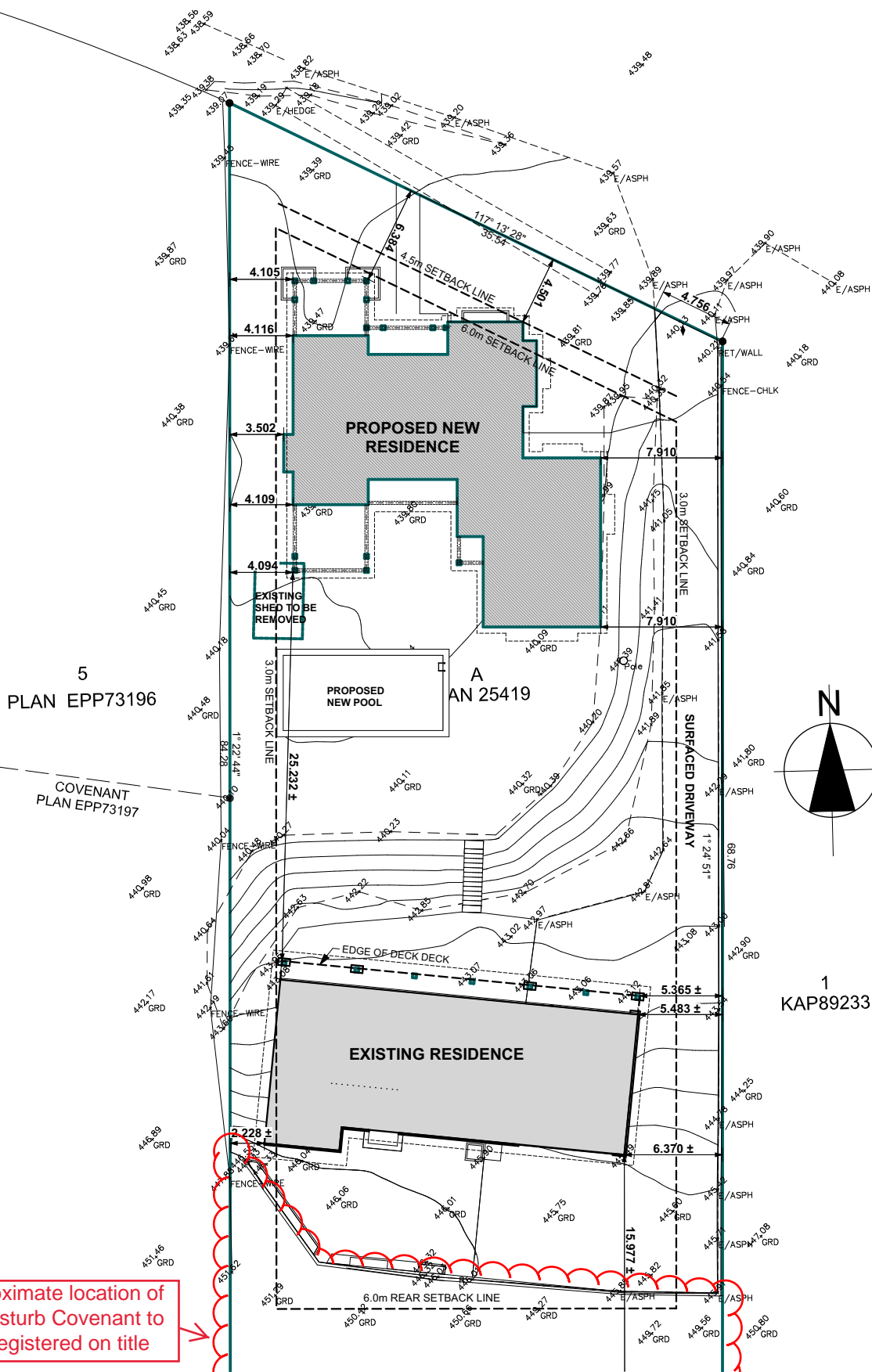
(1) Barnaby St. Frontage Improvements **\$42,469.00**

(ii) Bonding

(1) Service upgrades **To be determined**


James Kay, P.Eng.
Development Engineering Manager

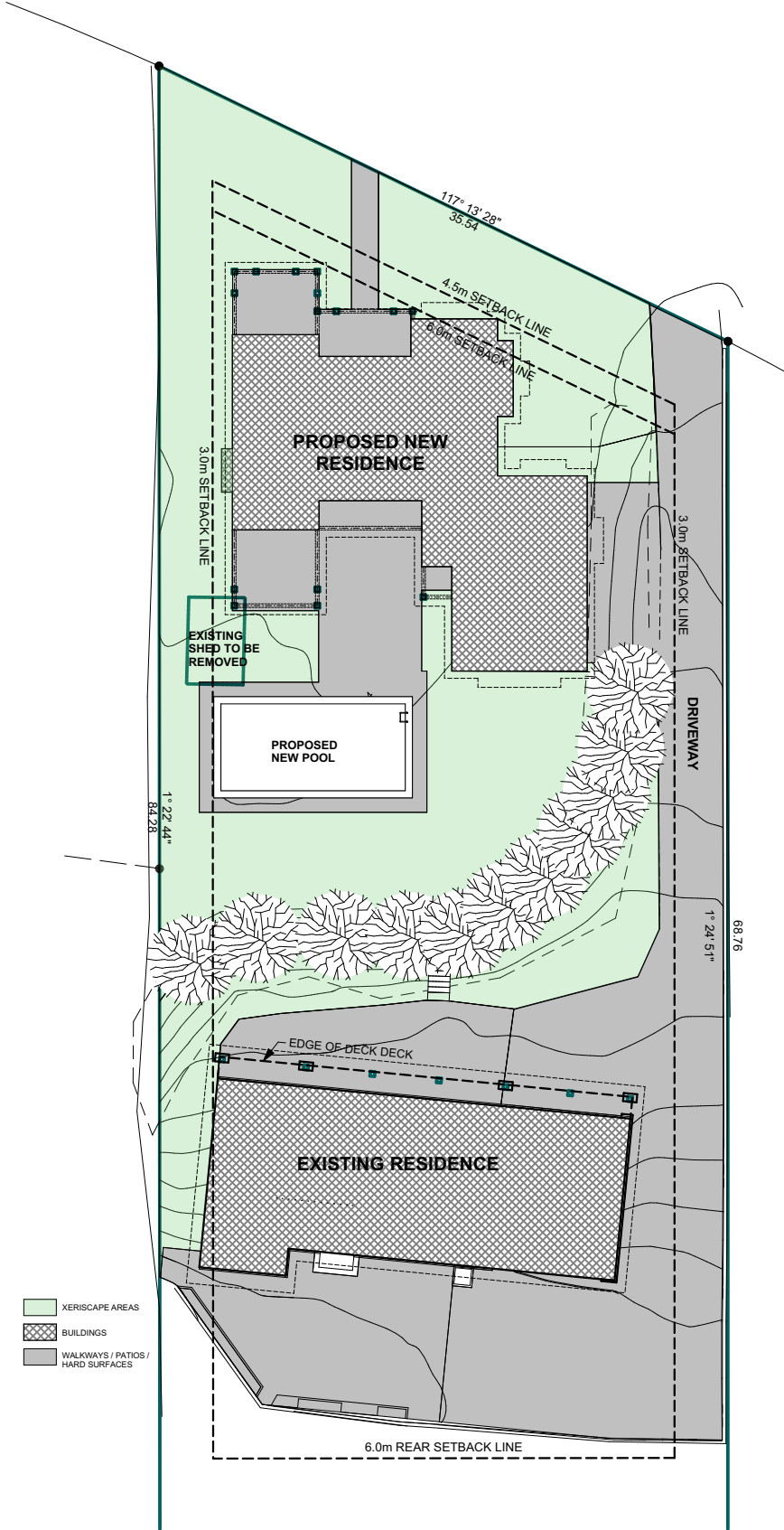
JF



Approximate location of
No-Disturb Covenant to
be registered on title

DP Site Plan

SCALE: 1/32" = 1'-0"



DP Landscape Plan

SCALE: 1/32" = 1'-0"

SCHEDULE B

This forms part of application
Z19-0094

Planner
Initials **AJ**



FELIX WESTERKAMP, dipl-ing(FH)
1587 SUTHERLAND AVENUE
KELOWNA, B.C. V1Y 5Y7
(250) 878-7846
e-mail: bauhaus1@shaw.ca
web: www.bauhausdesigns.com

779 BARNABY ROAD, KELOWNA, BC

LEGAL DESCRIPTION: LOT A, DISTRICT LOT 357,
S.D.Y.D., PLAN 25419

ZONING: RU6 - TWO DWELLING HOUSING

SITE DETAILS:

LOT AREA:	2446.00 m ²	700m ² MIN.
LOT WIDTH:	35.54 m	18m MIN.
LOT DEPTH:	76.52 m	30m MIN.

FOOTPRINT AREA OF EXISTING DWELLING:	220.65 m ²
FOOTPRINT AREA OF NEW DWELLING:	275.86 m ²
AREA OF DRIVEWAY(S) & PARKING:	449.93 m ²

SITE COVERAGE (%):

LOT COVERAGE OF BUILDINGS ONLY:	20.30 %	40% MAX.
BUILDINGS, DECKS & DRIVEWAYS:	38.69 %	50% MAX.

EXISTING DWELLING DETAILS:

TOTAL FLOOR AREA:	317.95 m ²	
HEIGHT OF BUILDING:	7.000 m	9.5m MAX.
SETBACKS (IN METRES):		
FRONT (NORTH) DIST. FROM NEW DWELLING:	25.242 m	4.5m MIN.
SIDE (WEST):	2.228 m	2.3m MIN.
SIDE (EAST):	5.365 m	2.3m MIN.
REAR (SOUTH):	15.977 m	6.0m MIN.

NEW DWELLING DETAILS:

TOTAL FLOOR AREA:	387.03 m ²	
HEIGHT OF BUILDING:	7.498 m	9.5m MAX.
SETBACKS (IN METRES):		
FRONT (NORTH):	4.501 m	4.5m MIN.
SIDE (WEST):	4.107 m	2.3m MIN.
SIDE (EAST):	7.910 m	2.3m MIN.
REAR (SOUTH) DISTANCE FROM EXIST. DWELLING:	25.242 m	7.5m MIN.

MISC. DATA:

DISTANCE BETWEEN BUILDINGS:	25.242 m	4.5m MIN.
NUMBER OF PARKING STALLS:	4	4 MIN.
SIZE OF PARKING STALL:	2.5 x 6.0 m	
PRIVATE OPEN SPACE PER UNIT (m ²)	30+ m ²	30m ² MIN.

PROJECT :
J. & G. MENZIES NEW RESIDENCE
779 BARNABY ROAD KELOWNA, BC

TITLE :
Site Plan & Landscape Plan

CUSTOMER :
JORDAN A. MENZIES

CIVIC :
779 BARNABY ROAD KELOWNA, BC

LEGAL :
**LOT A, DISTRICT LOT 357, S.D.Y.D.,
PLAN 25419**

REVISED :

REVISED :

REVISED :

REVISED :

SCALE :

AS NOTED

DATE :

5/14/2019

SHEET :

DP-003

REPORT TO COUNCIL



Date: September 9, 2019

To: Council

From: City Manager

Department: Development Planning – Urban

Application: Z19-0066

Owner: Uri Yarkoni

Address: 2483 Ethel Street

Applicant: Uri Yarkoni

Subject: Rezoning Application

1.0 Recommendation

THAT Rezoning Application No. Z19-0066 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 1 District Lot 136 ODYD Plan 41733, located at 2483 Ethel Street, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU6 – Two Dwelling Housing zone be considered by Council;

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

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Development Planning Department dated June 4, 2019.

2.0 Purpose

To consider an application to rezone the subject property from the RU1 – Large Lot Housing zone to the RU6 – Two Dwelling Housing zone to facilitate an additional single family dwelling on the subject property.

3.0 Development Planning

Staff support the proposed rezoning from RU1 – Large Lot Housing zone to RU6 – Two Dwelling Housing zone as it is in line with the Official Community Plan (OCP) Future Land Use Designation of S2RES – Single / Two Unit Residential for the subject property and is located within the Permanent Growth Boundary. The property is fully serviced and is in close proximity to transit, parks and schools. It is therefore consistent with the OCP Urban Infill Policy of Compact Urban Growth. These policies state that growth should occur in areas that are already serviced and have access to transit, and that growth should be designed to be sensitive to the existing character of the neighbourhood.

The addition of a second single family dwelling on the property represents a modest increase in density and the proposal should sensitively integrate with the neighboring properties.

4.0 Proposal

4.1 Project Description

The proposed rezoning from RU1 to RU6 would facilitate the development of a second single family dwelling on the subject property. The property has an OCP Future Land Use of S2RES – Single/Two Unit Residential, is fully serviced and is located within the Permanent Growth Boundary. The subject property is suitable for an increase in density as it is located near transit routes with access to parks and schools.

4.2 Background

The subject property currently has an existing single family dwelling with an attached carport. The existing carport is proposed to be removed from the building to facilitate access to the rear of the property where the second home is proposed.

4.3 Site Context

The subject property is located in the South Pandosy – KLO City Sector near the intersection of Morrison Ave and Ethel St, just south east of Cameron Park. It is in close proximity to transit routes located along Gordon Dr and Pandosy St. The surrounding neighbourhood is largely comprised of Ru1 – Large Lot Housing and RU7 – Infill Housing zoned properties with some RU6 – Two Dwelling Housing zoned properties. The surrounding Future Land Use designations include S2RES – Single / Two Unit Residential and SIH – Sensitive Infill Housing.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU6B – Two Dwelling Housing with Boarding or Lodging House	Residential
East	RU1 – Large Lot Housing	Residential
South	RU6 – Two Dwelling Housing	Residential
West	RU7 – Infill Housing	Residential

Subject Property Map: 2483 Ethel Street



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 5: Development Process

Objective 5.3 Focus development to designated growth areas

Policy .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.

Objective 5.22 Ensure context sensitive housing development

Policy .6 Sensitive Infill. Encourage new development or redevelopment in existing residential areas to be sensitive to or reflect the character of the neighbourhood with respect to building design, height and siting.

6.0 Technical Comments

6.1 Development Engineering Department

- See attached memorandum dated June 4, 2019

7.0 Application Chronology

Date of Application Received: April 16, 2019

Date Public Consultation Completed: July 24, 2019

Report prepared by: Andrew Ferguson, Planner I

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: Conceptual Site Plan

CITY OF KELOWNA

MEMORANDUM

Date: June 4, 2019
File No.: Z19-0066
To: Community Planning (AF)
From: Development Engineering Manager (JK)
Subject: 2483 Ethel Street

SCHEDULE	A
This forms part of application # Z19-0066	
Planner Initials	AF
 City of Kelowna DEVELOPMENT PLANNING	

RU1 to RU6

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

1. Domestic Water and Fire Protection

- (a) The subject property is currently serviced with a 19mm water service. One metered water service will be required for the development. The disconnection of the existing small diameter water services and the tie-in of a larger new 50mm service is the developer's responsibility. You can engage an engineer and contractor to manage the work on your behalf or it can be provided by City forces at the developer's expense. If you chose to have it completed by City forces, you will be required to sign a Third-Party Work Order and pre-pay for the cost of the water service upgrades. For estimate inquiries please contact Mike Thomas, by email mthomas@kelowna.ca or phone, 250-469-8797.

2. Sanitary Sewer

- (a) Our records indicate that this property is currently serviced with a 100mm-diameter sanitary sewer service. An inspection chamber (IC) complete with brooks box should be installed on the service at the owner's cost. Service upgrades can be provided by the City at the applicant's cost. The applicant can engage an engineer and contractor to manage the work on your behalf or it can be provided by City forces at the developer's expense. If you chose to have it completed by City forces, you will be required to sign a Third-Party Work Order and pre-pay for the cost of the water service upgrades. For estimate inquiries please contact Mike Thomas, by email mthomas@kelowna.ca or phone, 250-469-8797.

3. Road Improvements

- (a) Ethel Street is designated an urban linear corridor road. Frontage improvements required include curb and gutter, separate sidewalk, piped storm drainage system, road works, landscaped boulevard complete with underground irrigation system, and street lights. 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 **\$42,386.81** not including utility service cost

SCHEDULE		A
This forms part of application		
# Z19-0066		
Planner Initials	AF	 City of Kelowna DEVELOPMENT PLANNING

4. Development Permit and Site Related Issues

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

5. Electric Power and Telecommunication Services

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

6. 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.

7. General

- (a) The postal authorities must be contacted to determine whether or not a "community mailbox" will be utilized. Please contact the Canadian Post Corporation, Delivery Services, P.O. Box 2110, Vancouver, B.C. V6B 4Z3 (604) 662-1381 in this regard.


8. Bonding and Levy Summary

(i) Levies

(1) Ethel St. Frontage Improvements	\$42,386.81
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(ii) Bonding

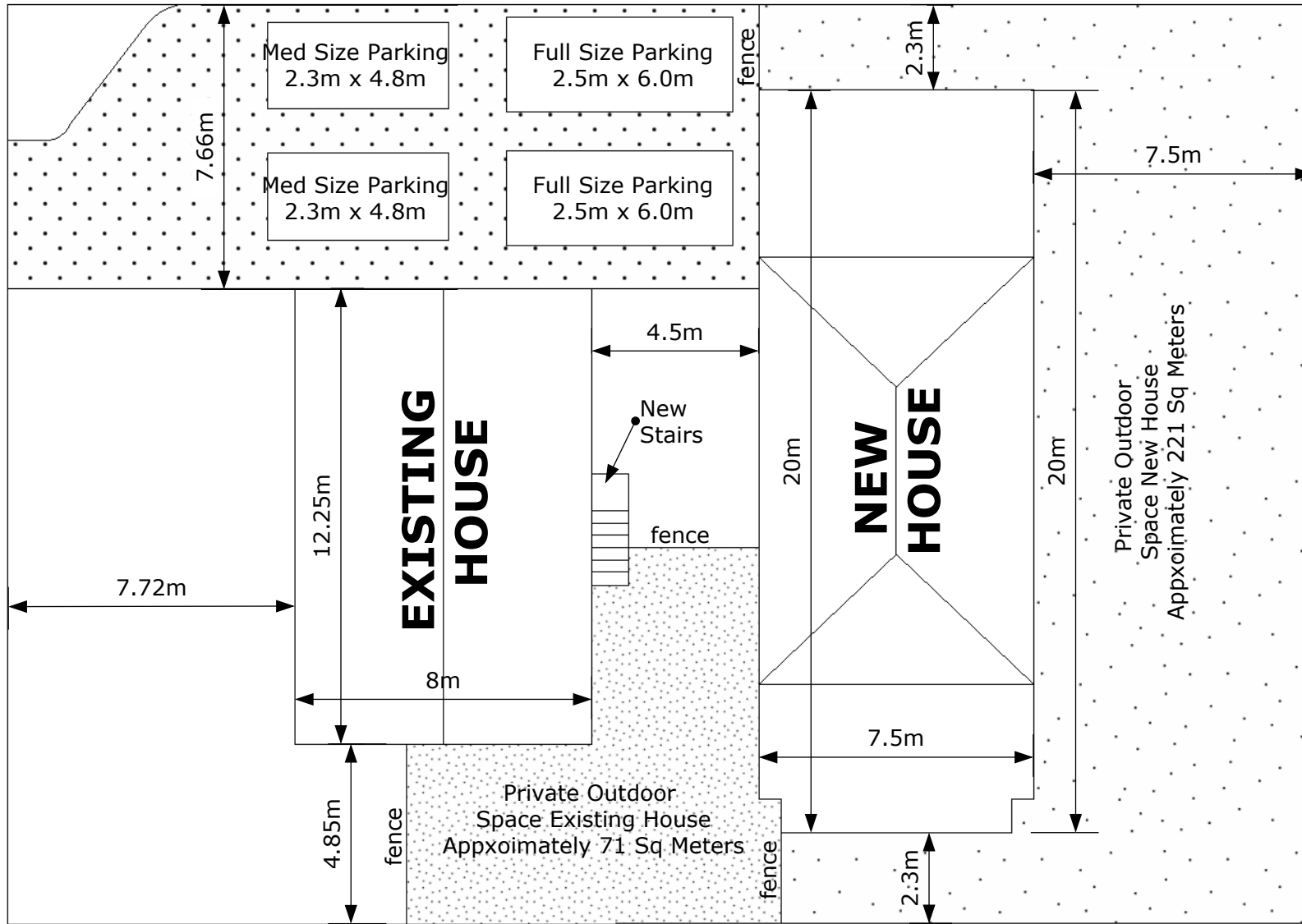
(1) Service upgrades	To be determined
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 James Kay, P. Eng.
 Development Engineering Manager

JA

ETHEL STREET



ATTACHMENT A

This forms part of application
Z19-0066

Planner Initials **AF**

City of **Kelowna**
DEVELOPMENT PLANNING

Project - 2483 Ethel Street
Legal Description - Lot 1 District
Lot 136 ODYD Plan 41733

Description - Site Plan
Page 3 of 6

Prepared by - Uri Yarkoni
UriYarkoni1900@gmail.com
250-212-3206

REPORT TO COUNCIL



Date: September 9, 2019

To: Council

From: City Manager

Department: Development Planning - Urban

Application: Z19-0099

Owner: Helga Schouten

Address: 4309 Gordon Drive

Applicant: Helga Schouten

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. Z19-0099 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 23 District Lot 358 ODYD Plan 19018, located at 4309 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 a Public Hearing for further consideration.

2.0 Purpose

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.

3.0 Development Planning

Development Planning Staff are supportive of the proposed rezoning application to facilitate the development of a carriage house on the subject property. This rezoning application is consistent with the Official Community Plan (OCP) Future Land Use designation of the subject property, which is S2RES – Single / Two Unit Residential. S2RES supports up to two units on a property including single detached homes, single detached homes with a secondary suite or carriage house, semi-detached buildings used for two dwelling units, and other complementary uses. The subject property is connected to City sewer and is within the Permanent Growth Boundary.

The applicant has submitted conceptual drawings for a one storey carriage house indicating that it can be constructed to meet all Zoning Bylaw requirements without any variances. Parking requirements are

proposed to be met through the existing garage and driveway. The applicant confirmed the completion of public notification in accordance with Council Policy No. 367.

4.0 Proposal

4.1 Project Description

The applicant has provided conceptual drawings that propose a one storey carriage house to be constructed in the eastern portion of the property behind the existing single-family dwelling.

4.2 Site Context

The subject property is in the North Mission – Crawford City Sector and fronts onto Gordon Drive between Young Road to the north and Hazel Road to the south. The neighbourhood consists predominantly of single-dwelling housing with some two-dwelling housing in proximity. The Walk Score of the subject property is 34; most errands require a car. Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing	Single Dwelling Housing
East	RU1 – Large Lot Housing	Single Dwelling Housing
South	RU6 – Two Dwelling Housing	Two Dwelling Housing
West	RU1 – Large Lot Housing	Single Dwelling Housing

Subject Property Map: 4390 Glenmore Drive



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 1: Introduction

Goals for a Sustainable Future:

Contain Urban Growth – Reduce greenfield urban sprawl and focus growth in compact, connected and mixed-use (residential and commercial) urban and village centres.

Chapter 5: Development Process

Objective 5.3 Focus development to designated growth areas

Policy .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 per ha located within a 400 meter walking distance of transit stops is required to support the level of transit service) through development, conversion, and re-development within the Urban Centres (see Map 5.3) in particular and in existing areas as per the provisions of the Generalized Future Land Use Map 4.1.

Objective 5.22 Ensure Context Sensitive Housing Development

Policy .12 Carriage Houses & Accessory Apartments. Support carriage houses and accessory apartments through appropriate zoning regulations.

Policy .6 Sensitive Infill. Encourage new development or redevelopment in existing residential areas to be sensitive to or reflect the character of the neighbourhood with respect to building design, height, and siting.

5.2 Zoning Bylaw No. 8000

Section 13.1 – RU1c – Large Lot Housing with Carriage House

The purpose is to provide a zone for single detached housing, and compatible secondary uses, on larger serviced urban lots.

6.o Application Chronology

Date of Application Received: June 12, 2019

Date Public Consultation Completed: July 24, 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: Site Plan

CIVIC ADDRESS

4309 GORDON DRIVE,
KELOWNA, B.C.
V1W 1S6

LEGAL DESCRIPTION

LOT 23
DISTRICT: LOT 35B
PLAN: 19018

DRAWING INDEX

- A1. SITE PLAN, GENERAL NOTES, FLOOR AREA SUMMARY & LEGEND
- A2. CRAWLSPACE / FOUNDATION PLAN
- A3. MAIN FLOOR PLAN
- A4. ELEVATIONS

SET BACKS

EXT'G RESIDENCE 3.0m
FLL 9.0m
RLL 2.0m
BSL 2.0m

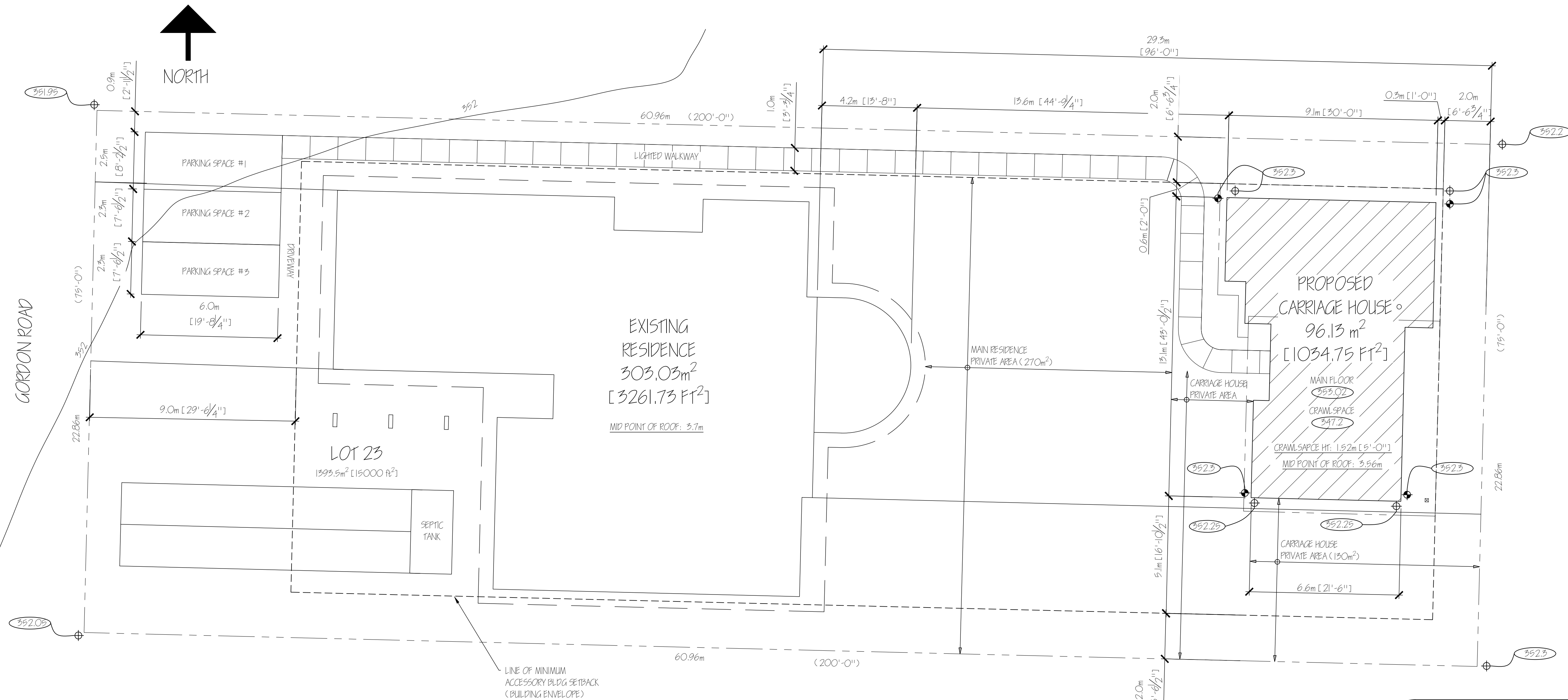
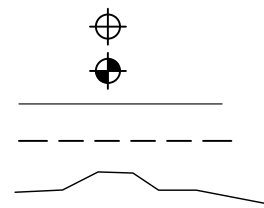
FLOOR AREA SUMMARY

EXISTING RESIDENCE AREA: 3261.73 Ft² (303.02m²)
TOTAL FINISHED FLOOR AREA: 1034.75 Ft² (96.13m²)
TOTAL AREA: 1034.75 Ft² (96.13m²)

TOTAL DECK AREA: 138 Ft²
TOTAL AREA: 138 Ft²

SITE LEGEND

EXISTING GRADE
PROPOSED GRADE
PROPERTY LINE
BUILDING ENVELOPE
CONTOUR LINES



SITE PLAN

1:100

EXISTING RESIDENCE COVERAGE:	303.02m ²
PROPOSED CARRIAGE HOUSE COVERAGE:	96.13m ²
TOTAL SITE COVERAGE:	399.15m ²
SITE AREA:	1593.5m ²
SITE AREA COVERAGE PERCENTAGE:	26.6%

LEGEND

- 2 X 4 FRAMED WALL
- 2 X 6 FRAMED WALL
- STRUCTURAL POST
- STRUCTURAL MEMBER
- CONCRETE FOUNDATION WALL
- CONCRETE FOOTINGS
- DIRECTION OF STRUCTURAL MEMBERS
- CROSS SECTION MARKER
SECTION IDENTIFICATION
INDICATES DIRECTION OF VIEW
SHEET # OF SECTION DRAWING
- DETAIL MARKER

GENERAL NOTES

- ALL CONSTRUCTION MATERIALS & WORKMANSHIP TO BE IN ACCORDANCE WITH CURRENT EDITIONS OF THE B.C. BUILDING CODE, PLUMBING CODE, ELECTRICAL CODE & ALL OTHER CODES & BYLAWS.
- THE CONTRACTOR IS RESPONSIBLE TO THE REVIEW OF THE SITE & ALL DRAWINGS PRIOR TO CONSTRUCTION, AND REPORT ANY ERRORS OR OMISSIONS TO THE DESIGNER PRIOR TO PURCHASING MATERIALS OR STARTING WORK.
- LARGE SCALE DRAWINGS AND DETAILS TAKE PRECEDENCE OVER SMALLER DRAWINGS, DO NOT SCALE DRAWING FOR DIMENSIONS.
- THE GENERAL CONTRACTOR SHALL COORDINATE ALL SUB-TRADES PRIOR TO CONSTRUCTION AND REPORT ANY CHANGES OR REVISIONS TO THE DESIGNER PRIOR TO STARTING WORK.
- ALL LOAD BEARING STUDS, FLOOR JOISTS AND BEAMS TO BE #2 SPF KD.
- CONCRETE FOOTING AND WALL STRENGTH- MIN 20MPa @ 28 DAYS FLOOR SLABS & SIDEWALKS - MIN. 28 MPa @ 28 DAYS
- ALL CONCRETE TO BE PLACED ON ORIGINAL UNDISTURBED GROUND FREE OF ALL ORGANIC, FROZEN OR PROSTY MATERIAL. ANY FILL MATERIAL TO BE COMPACTED AND APPROVED BY A SOIL ENGINEER
- SITE SERVICING PLUMBING, MECHANICAL & ELECTRICAL DESIGN AND DRAWINGS TO BE PREPARED BY OTHERS IN ACCORDANCE WITH THE REQUIREMENTS OF MUNICIPAL STANDARDS.
- ALL TRUSSES TO BE ENGINEERED, ERECTION AND BRACING TO BE APPROVED BY TRUSS SUPPLIER.
- CONTRACTOR TO VERIFY ALL PROPERTY LINES & FOUNDATION LINES WITH A LEGAL LAND SURVEYOR PRIOR TO PLACING ANY CONCRETE.
- 4" PERFORATED DRAIN PIPE WITH 6" COVER DRAIN ROCK COVERED WITH FILTER PAPER AROUND PERIMETER
- CONCRETE DAMPROOFING TO BE 2 LAYERS SPRAYED TO GRADE
- HEATED CRAWL SPACES TO BE INSULATED WITH R12 RIGID INSULATION
- ATTIC VENTING 1/ 300
- ROOF DESIGNED TO WITHSTAND 1.5 kPa DESIGN SNOWLOAD
- FOUNDATION DRAINAGE TO BE PLACED AT THE FOOTINGS AND TIED TO A ROCK PIT NO LESS THAN 5 M FROM THE BUILDING OR CIVIC DRAINAGE SYSTEM.
- ALL ENGINEERED PRODUCTS TO BE USED ACCORDING TO MANUFACTURES SPECIFICATIONS

THE CONTRACTOR SHALL MAKE ALL NECESSARY PERMIT APPLICATIONS, ARRANGE FOR INSPECTIONS AND NECESSARY HOOKUPS AS REQUIRED.

THE CONTRACTOR SHALL SLOPE FINISH GRADE, PATIO SLABS AND CONCRETE WALKS AWAY FROM THE BUILDING AT A MINIMUM OF 1/ 4" = 1'-0" OR ALL TO ELEVATIONS SET ON THE SITE PLAN TO SUIT DRAINAGE

ENSURE ALL PLUMBING WASTE STACKS IN EXTERIOR AND INTERIOR WALLS AS WELL AS VENT STACKS IN EXTERIOR WALLS ARE SURROUNDED WITH A MINIMUM OF R-17 BATT INSULATION

BACKING SHALL BE PROVIDED FOR ALL CABINETS, MIRRORS, WALL FIXTURES, ETC.

HEAT SYSTEMS SHALL BE COORDINATED WITH HEATING CONTRACTORS AND APPROVED BY OWNERS PRIOR TO INSULATION

ALL WINDOW AND DOOR SIZES SHALL BE CONFIRMED BY ON SITE MEASUREMENTS

ALL PLYWOOD FLOORING IS TO BE GULLED AND SCREWED IN PLACE

ALL JOIST TO HAVE CROSS BRIDGING

SCHEDULE A

This forms part of application
Z19-0099

Planner Initials AJ



SITE PLAN & GENERAL NOTES

Drawn KRISTINA ENNIS
Date AUG 20, 2019
Scale AS NOTED

Sheet AI

REPORT TO COUNCIL



Date: September 9, 2019

To: Council

From: City Manager

Department: Development Planning – Suburban, Rural

Application: Z19-0101

Owner: B.H.K.T. Holdings Ltd., Inc.No.
BC0751350; Sukhdev Gill

Address: 1929 Fisher Road

Applicant: Jagdeep Toor

Subject: Rezoning Application

1.0 Recommendation

THAT Rezoning Application No. Z19-0101 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 29 District Lot 130 ODYD Plan 17924, located at 1929 Fisher Road, Kelowna, BC from the A1 – Agriculture 1 zone to the RU1 – Large Lot Housing zone be considered by Council;

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

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Community Planning Department dated September 9, 2019.

2.0 Purpose

To consider an application to rezone the subject property from the A1 – Agriculture 1 zone to the RU1 – Large Lot Housing zone to facilitate the subdivision of the land.

3.0 Development Planning

Development Planning supports the proposal to rezone the subject property to the RU1 – Large Lot Housing zone.

The subject property is outside of the Permanent Growth Boundary (PGB); however, several factors favor the proposed urban zone and subsequent subdivision in this instance. First, the lot is part of a neighbourhood that has been built out with single family and semi-detached homes. Second the lot already has 2 service connections for both water and sanitary sewer. Third, the lot is not adjacent to the Agricultural Land Reserve (ALR). Finally, the property has a Future Land Use designation of Single / Two Unit Residential (S2RES) which supports the RU1 zone.

4.0 Proposal

4.1 Background

The subject property and surrounding neighbourhood were originally subdivided in March, 1968, as part of a small subdivision of farmland adjacent to Benvoulin Rd. A second subdivision to the south of the property consisting of semi-detached homes was developed beginning in 2010. The neighbourhood is excluded from the Agricultural Land Reserve (ALR), though it is surrounded by ALR land.

4.2 Project Description

The applicant proposes to rezone the property to RU1 – Large Lot Housing to allow for the future subdivision of the land, and the construction of a single family home on the newly created western lot. The existing home is positioned entirely on the eastern part of the lot, such that it can be preserved without violating setback requirements. The existing lot already has two service connections for both water and sanitary sewer—one connection services the existing home, and one that would connect to the newly built home on the western lot.

4.3 Site Context

The lot contains a single family home on the eastern half, and a detached garage on the western half.

The lot is part of a small subdivision consisting of single family and semi-detached homes in the eastern part of the South Pandosy Sector. Most of the single family homes are on lots zoned A1 – Agriculture 1, though 4 of these lots have been rezoned to RU1. The semi-detached homes are part of a strata development zoned RU5 – Bareland Strata Housing. Though the neighbourhood is surrounded by ALR land, the subject property is not adjacent to such lands.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	A1 – Agriculture 1	Single Family Home
East	A1 – Agriculture 1	Single Family Home
South	RU5 – Bareland Strata Housing	Semi-Detached Housing
West	A1 – Agriculture 1	Single Family Home

Subject Property Map: 1929 Fisher Rd.



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 4: Future Land Use

Future Land Use Designation Definitions

Single / Two Unit Residential (S2RES): Single detached homes for occupancy by one family, single detached homes with a secondary suite or carriage house, semi-detached buildings used for two dwelling units, modular homes, bareland strata, and those complementary uses (i.e. minor care centres, minor public services/utilities, convenience facility and neighbourhood parks), which are integral components of urban neighbourhoods. Suitability of non-residential developments within the neighbourhood environment will be determined on a site-specific basis. Nonresidential developments causing increases in traffic, parking demands or noise in excess of what would typically be experienced in a low density neighbourhood would not be considered suitable.

Chapter 5: Development Process

Objective 5.3 Focus development to designated growth areas

Policy .1 Permanent Growth Boundary. Establish a Permanent Growth Boundary as identified on Map 4.1 and Map 5.2. The City of Kelowna will support development of properties outsid the PGB for more intensive use only to th extent permitted as per the OCP Future Land Use designations in place as of initial adoption of OCP Bylaw 10500, except for Agri-Business designated sites. Land outside the PGB will not be supported for any further parcelization. The PGB may be reviewed as part of the next major OCP update.

Policy .2 Compact Urban Form. Develop a compact urban form that maximizes the use of existing infrastructure and contributes to energy efficiently settlement patterns. This will be done by increasing densities... in exsting areas as per the provisions of the Generalized Future Land Use Map 4.1.

6.0 Technical Comments

6.1 Development Engineering Department

- See Schedule A

7.0 Application Chronology

Date of Application Received: July 2, 2019

Date Public Consultation Completed: August 22, 2019

8.0 Alternate Recommendation

THAT Rezoning Application No. Z19-0101 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 29 District Lot 130 ODYD Plan 17924, located at 1929 Fisher Road, Kelowna, BC from the A1 – Agriculture 1 zone to the RU1 – Large Lot Housing zone NOT be considered by Council.

Report prepared by: Aaron Thibeault, Planner II

Reviewed by: Dean Strachan, Community Planning & Development Manager

Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments

Schedule A: Development Engineering Memo

Attachment A: Proposed Subdivision of Subject Property

Attachment B: Applicant Rationale

CITY OF KELOWNA

MEMORANDUM

Date: July 08, 2019
File No.: Z19-0101
To: Community Planning (AT)
From: Development Engineering Manager (JK)
Subject: 1929 Fisher Road

SCHEDULE A	
This forms part of application # Z19-0101	
Planner Initials	<div style="border: 1px solid black; padding: 2px 10px;">AT</div>
 City of Kelowna <small>COMMUNITY PLANNING</small>	

A1 to RU1

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.

1) General

- i) 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.

2) Geotechnical Study.

- i) Provide a geotechnical report prepared by a Professional Engineer competent in the field of hydro-geotechnical engineering to address the items below: NOTE: The City is relying on the Geotechnical Engineer's report to prevent any damage to property and/or injury to persons from occurring as a result of problems with soil slippage or soil instability related to this proposed subdivision. The Geotechnical reports must be submitted to the Development Services Department for distribution to the Development Engineering Branch and Inspection Services Division prior to submission of Engineering drawings or application for subdivision approval:
 - (a) Area ground water characteristics, including any springs and overland surface drainage courses traversing the property. Identify any monitoring required.
 - (b) Site suitability for development.
 - (c) Site soil characteristics (i.e. fill areas, sulphate content, unsuitable soils such as organic material, etc.).
 - (d) Any special requirements for construction of roads, utilities and building structures.

- (e) Recommendations for items that should be included in a Restrictive Covenant.
- (f) Recommendations for roof drains, perimeter drains and septic tank effluent on the site.
- (g) Any items required in other sections of this document.
- (h) Additional geotechnical survey may be necessary for building foundations, etc

3) Water

- i) The This property is currently serviced with 2-25mm-diameter copper water service. No Further upgrades are needed at this time.
- ii) An approved backflow protection device must also be installed on site as required by the City Plumbing Regulation and Water Regulation bylaws.
- iii) 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

- i) Our records indicate that this property is currently serviced with 2-100mm-diameter sanitary sewer service complete with inspection chamber (IC) which is adequate for this application.

5) Roads

- i) Fisher Road is designated an rural collector road. Frontage improvements may include street lights, bike lane, gravel shoulder

6) Power and Telecommunication Services and Street Lights

- i) 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.
- ii) Streetlights must be installed on all roads.
- iii) 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.
- iv) Remove existing poles and utilities, where necessary. Remove aerial trespass (es).

7) Other Engineering Comments

- i) Provide all necessary Statutory Rights-of-Way for any utility corridors required, including those on proposed or existing City Lands.
- ii) 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.
- iii) Direct the roof drains into on-site rock pits.
- iv) A maximum driveway width of 6m is to be designed to.

8) Design and Construction

- i) 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.
- ii) 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.
- iii) 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).
- iv) A "Consulting Engineering Confirmation Letter" (City document 'C') must be completed prior to submission of any designs.
- v) 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

- i) 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.
- ii) 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) Bonding and Cash-in-lieu Summaryi) Bonding

(a) General Requirements

1. Fisher Road Improvements **\$TBD**

(b) General Requirements

1. Utility Improvements **\$ TBD**

James Kay, P.Eng.
Development Engineering Manager

JA

ATTACHMENT A

This forms part of application

Z19-0101

Planner
Initials

AT

City of
Kelowna
COMMUNITY PLANNING

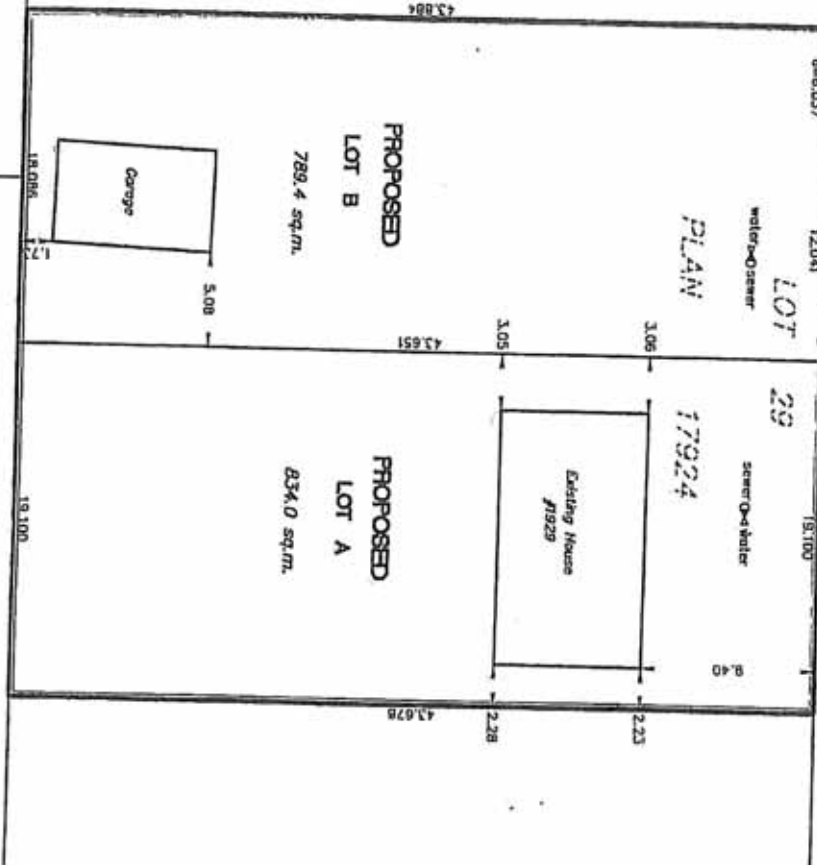


NOTES:

- All distances are in metres and decimals thereof
- sq.m. - denotes square metres
- O - denotes sewer connection
- B - denotes water connection

PROPOSED SUBDIVISION OF
LOT 29, PLAN 17924, DL130, OD.Y.D.

FISHER ROAD



Lot 1
Plan 12786
This plan lies within the Central Okanagan Regional District

Lot 64
Plan 415
Meinz Streets - August 30th, 2007.

VAN GURP & COMPANY
land surveyors
201-1470 St. Paul Street
Kelowna, B. C. csw-763-5711
FB 000 (000) File : 15637_p.m.

ATTACHMENT		B
This forms part of application		
# Z19-0101		
Planner Initials	AT	 City of Kelowna COMMUNITY PLANNING

Date: April 29th, 2019

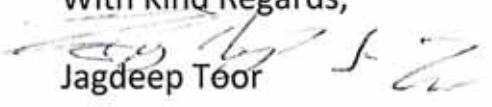
RE: DEVELOPMENT PROPOSAL FOR 1929 Fisher Road, LOT 29 O.D.Y.D. PLAN 17924

Dear Sir/Madam:

We are applying to rezone 1929 Fisher Road, LOT 29 O.D.Y.D. PLAN 17924 from A1 to the RU1 - Large Lot Housing zone in order to facilitate a two-lot subdivision in future. Our plan is to remodel and landscape the existing house which is sitting on one side of the lot. Second proposed lot B would be sold to one of the family of BHKT Holding Ltd (current owner). Our development plan would only beautify the Fisher road neighborhood without changing its character. The Fisher road neighborhood already have couple lots that are zoned RU-1.

We sincerely believe that our development proposal is very simple and reasonable and in line with present character of the neighborhood. If you have any questions, please contact me at [REDACTED]

With Kind Regards,


Jagdeep Teor

REPORT TO COUNCIL



Date: September 16, 2019

To: Council

From: City Manager

Department: Development Planning – Urban

Application: OCP18-0012/Z18-0057

Owner: 0802333 BC Ltd.

Address: 2800 Hwy 97N

Applicant: Paul Passuto, Innocept
Developments

Subject: Official Community Plan Amendment and Rezoning Application

1.0 Recommendation

THAT Official Community Plan Map Amendment Application No. OCP18-0012 to amend Map 4.1 in the Kelowna 2030 – Official Community Plan Bylaw No. 10500 by changing the Future Land Use designation for Lot 1 District Lots 124 and 143 ODYD Plan KAP83915 Except Plan KAP84828 and EPP57498 located at 2800 Hwy 97N, Kelowna, BC from the REP – Resource Protection Area designation to the SC – Service Commercial designation be considered by Council;

THAT Rezoning Application No. Z18-0057 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classifications for portions of Lot 1 District Lots 124 and 143 ODYD Plan KAP83915 Except Plan KAP84828 and EPP57498 located at 2800 Hwy 97N, Kelowna, BC from the A1 – Agriculture 1 zone and the I2 – General Industrial zones to C10 – Service Commercial, as shown on Map “B” attached to the Report from the Development Planning Department dated September 16, 2019 be considered by Council;

AND THAT the Official Community Plan Amendment and 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 September 16, 2019;

AND 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;

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 amend the Official Community Plan designation from the REP – Resource Protection Area designation to the SC – Service Commercial designation and to rezone the subject property from the A1 – Agriculture 1 and the I2 – General Industrial zones to the C10 – Service Commercial zone to accommodate an automotive vehicles sales and service dealership.

3.0 Development Planning

Development Planning Staff recommend support for the proposed OCP and Rezoning amendments to facilitate an automotive dealership. The proposed amendments allow for an appropriate use of a narrow parcel which is located between Highway 97 N and the Okanagan Rail Trail. The property is in the Permanent Growth Boundary and the proposed zoning and development is considered compatible with the existing land uses in the area. Staff have reviewed this application, and it may move forward without affecting either the City's Financial Plan or Waste Management Plan.

4.0 Proposal

4.1 Background

The subject property is a narrow remnant parcel that is flanked by the Okanagan Rail Trail and Highway 97 N. The Future Land Designation for the entire property is REP – Resource Protection Area, and it is not located within the Agricultural Land Reserve. It has a split zone between I2 – General Industrial and A1 – Agriculture 1. It is currently used for outdoor storage with a small construction office located on the portion of the land zoned for industrial use.

4.2 Project Description

The proposal is to amend the OCP to SC – Service Commercial and rezone to C10 – Service Commercial to accommodate a luxury automotive vehicles sales and service dealership. The applicant has submitted a Form and Character Development Permit and a Development Variance Permit for the project that is currently being reviewed by staff and will come to Council for consideration should the zoning be approved.

The “August Luxury Motocars” proposal is a commercial development including a 2,670 m² sales/service building, 2 storeys in height, which will be located on the north end of the subject property. An existing smaller building on the south end will be used as a service building and the remaining space will be used for inventory display. Access will be from Hwy 97 N, with the entry way on the north end and the exit on the south. This will be connected by a one way drive aisle flanked by inventory and on-site parking stalls.

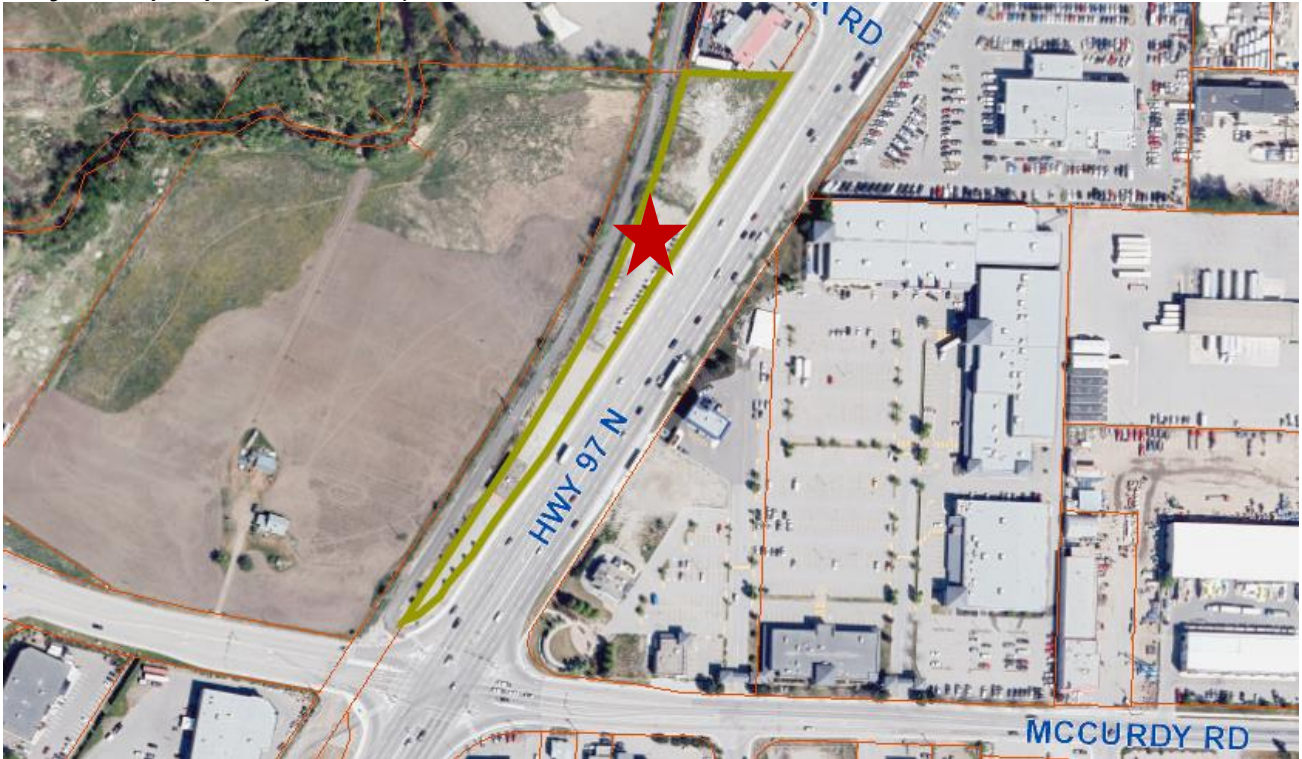
4.3 Site Context

The subject property is located in the Highway 97 City Sector, north of McCurdy Road. It is flanked by the Okanagan Rail Trail and Highway 97N.

Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	A1 - Agriculture	Automotive Centre
East	C3 – Community Commercial	Shopping Centre
South	A1 – Agriculture/ I2 – General Industrial	Vacant/ Automobile Dealership
West	A1 - Agriculture	Rail Trail

Subject Property Map: 2800 Hwy 97 N



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Service Commercial (SC)

Developments for the provision of support services and other commercial uses requiring extensive on-site storage. Building Densities would be consistent with the provision of the C10 zone of the Zoning Bylaw.

6.0 Technical Comments

6.1 Development Engineering Department

- Refer to Development Engineering Memo Dated June 4, 2018

7.0 Application Chronology

Date of Application Received: May 23, 2018
Date Public Consultation Completed: August 2, 2018

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:

Map "A": Official Community Plan Amendment
Map "B": Zoning Amendment
Schedule A: Development Engineering Memo
Attachment A: Conceptual Drawing Package



CITY OF KELOWNA

MEMORANDUM

Date: June 04, 2018
File No.: Z18-0057
To: Community Planning (TA)
From: Development Engineering Manager (JK)
Subject: 2800 HWY 97 N A1 to C10

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. Water

- a. The property is located within the Black Mountain Irrigation District (BMID) service area. Design drawings must be reviewed by BMID prior to the City issuing the drawings for construction. Confirmation of their review must be provided to the City for review.
- b. 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 Commercial 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.
- 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.

3. 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.

4. 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.

5. Roads

- a. HWY 97 N fronting this development has already been upgraded, and no further upgrades are required at this time.

6. 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

7. 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).

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 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. 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

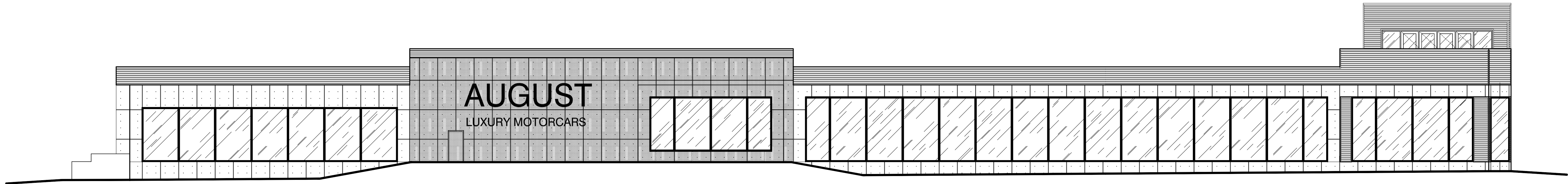
11. Charges and Fees

- 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



AUGUST LUXURY MOTORCARS

2800 HIGHWAY 97 NORTH, KELOWNA, B.C.

GENERAL CODE DESCRIPTION:

BRITISH COLUMBIA BUILDING CODE 2018

Building Classification:
(3.2.2.75.) Group F, Division 2, up to 4 Storeys, Increased Area, Sprinklered.

Repair Garage & Sales Rooms - Group F, Division 2.
Maximum Building Area = 4800 sq. m. if 2 Storeys in Building Height.
Permitted to be Combustible & Non-Combustible Construction Used Singly or in Combination.
Floor Assemblies = Fire Separation not less than 45 Min. Fire-Resistance Rating.
Mezzanines = If of Combustible Construction not less than 45 Minute Fire-Resistance Rating.
Loadbearing Walls, Columns & Arches = If of Combustible Construction and Supporting a Assembly Required to have a Fire-Resistance Rating shall have a Fire-Resistance Rating of not less than 45 Minute, OR Be of Non-Combustible Construction , AND
Loadbearing Walls, Columns & Arches Supporting Supporting a Fire Separation shall have a Fire-Resistance Rating Not Less Than That Required for the Fire Separation.

Facing 2 Streets

Total Building Area = 26,307.86 sq. ft. (2444 sq. m.)

SITE DETAILS:	ZONE REQUIREMENT	PROPOSAL
SITE AREA (sq.m.)	1000 sq.m.	6420.41 sq.m.
SITE WIDTH (m)	40m	280.38m
SITE DEPTH (m)	30m	47.20m (irregular)
SITE COVERAGE OF BUILDING(S) (%)	60%	BLDG A = 2274 sq.m. BLDG B = 169.81 sq.m. TOTAL = 2443.81 sq.m. 36%
SITE COVERAGE OF BUILDINGS, DRIVEWAYS, AND PARKING (%)	60%	58%

DEVELOPMENT REGULATIONS:	ZONE REQUIREMENT	PROPOSAL
TOTAL NUMBER & TYPES OF UNITS	0	(OFFICE/ SHOWROOM/ SERVICE)
FLOOR AREA (GROSS/NET)	3852.23 sq.m.	2670.59 sq.m.
FLOOR AREA RATIO (FAR)	.60	.42
BUILDING HEIGHT (STORIES/METERS)	(3 STOREYS/ 12m)	(2 STOREYS/ 11.68m)
BUILDING(S) SETBACKS (m):		
FRONT	2m. (MDT 4.5m)	4m (.5m variance req'd)
SIDE (INCLUDE DIRECTION)	0.0m (N)	4.5m (N)
SIDE (INCLUDE DIRECTION)	0.0m (S)	> 0.0m (S)
REAR	0.0m	0.0m
NUMBER OF PARKING STALLS/LOADING SPACES	49	50
SETBACKS TO PARKING (m):		
FRONT	2m	2m
SIDE (INCLUDE DIRECTION)	N/A	N/A
SIDE (INCLUDE DIRECTION)	N/A	N/A
REAR	N/A	N/A
DRIVE AISLE WIDTH (m)	N/A	5.5m
NUMBER OF BICYCLE PARKING SPACES	N/A	5
PRIVATE OPEN SPACE AREA	N/A	N/A

ATTACHMENT

A

This forms part of application
OCP18-0012/Z18-0057

Planner
Initials

WM

City of
Kelowna
DEVELOPMENT PLANNING



J.P. SAUTER
ARCHITECT

J. PETER SAUTER - PRINCIPAL ARCHITECT
HOLDER OF CERTIFICATE OF PRACTICE - AAA - ABC - SAA

DEVELOPER:

INNOCEPT
DEVELOPMENT & REAL ESTATE OUTSOURCING

REVISIONS	NO.	DATE	DESCRIPTION
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PROJECT

NEW INDUSTRIAL/RETAIL LUXURY VEHICLE SALES
AUGUST LUXURY MOTOR CARS
2800 HIGHWAY 97 N
KELOWNA, BC.

FOR

AUGUST LUXURY MOTOR CARS
2800 HIGHWAY 97 N
KELOWNA, BC.

DRAWING TITLE

COVER SHEET
ZONING & CODE INFORMATION

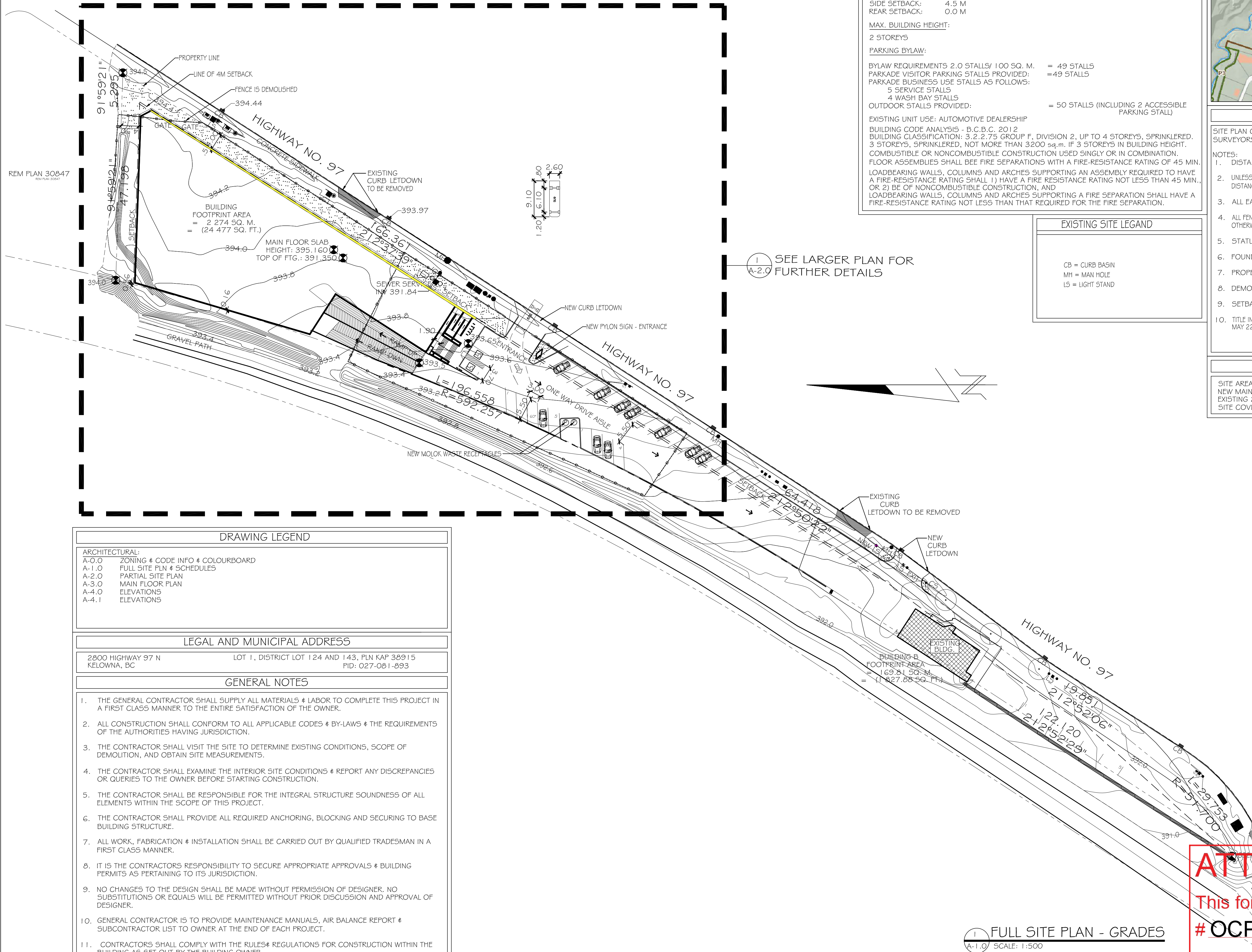
SCALE AS NOTED
DATE APRIL 04/2019
DRAWN CNS/JPS
CHECKED RM/JPS
PROJ. NO 2018-15
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DRAWING NO.

A0.0 / 6

BOX 61075, KENSINGTON P.O.,
CALGARY, ALBERTA T2N 4S6
(403) 270-0159 - JPSAUTER.COM
EMAIL : jpsauter@shaw.ca



BYLAW # CODE ANALYSIS

LANDUSE DESIGNATION:
EXISTING ZONING: A1 (AGRICULTURAL 1), I2 (GENERAL INDUSTRIAL)
[CHANGE OF USE TO C10 (SERVICE COMMERCIAL) ZONING]
MAJOR BUILDING CLASSIFICATION: AUTOMOTIVE VEHICLE SALES

SETBACKS:
FRONT SETBACK: 4.0 M
SIDE SETBACK: 4.5 M
REAR SETBACK: 0.0 M

MAX. BUILDING HEIGHT:
2 STOREYS

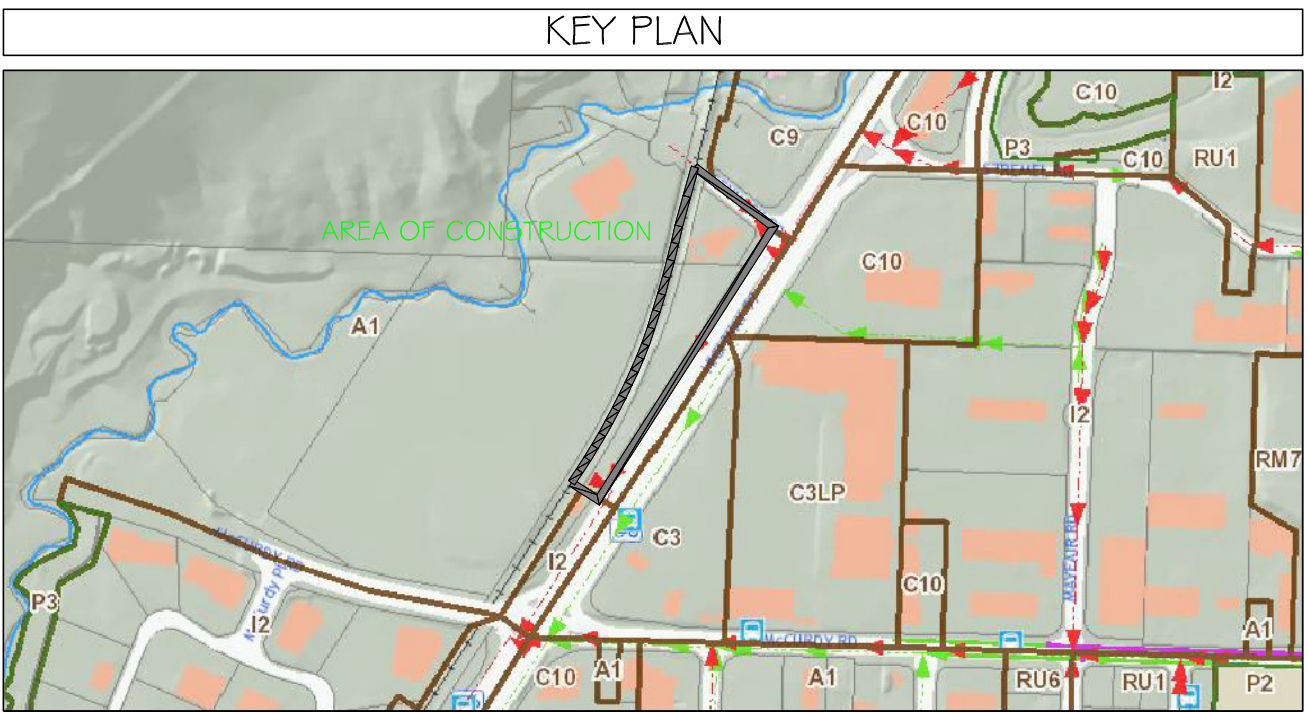
PARKING BYLAW:
BYLAW REQUIREMENTS 2.0 STALLS/ 100 SQ. M. = 49 STALLS
PARKADE VISITOR PARKING STALLS PROVIDED: =49 STALLS
PARKADE BUSINESS USE STALLS AS FOLLOWS:
5 SERVICE STALLS
4 WASH BAY STALLS
OUTDOOR STALLS PROVIDED: = 50 STALLS (INCLUDING 2 ACCESSIBLE PARKING STALL)

EXISTING UNIT USE: AUTOMOTIVE DEALERSHIP

BUILDING CODE ANALYSIS - B.C.B.C. 2012
BUILDING CLASSIFICATION: 3.2.2.75 GROUP F, DIVISION 2, UP TO 4 STOREYS, SPRINKLERED.
3 STOREYS, SPRINKLERED, NOT MORE THAN 3200 sq.m. IF 3 STOREYS IN BUILDING HEIGHT.
COMBUSTIBLE OR NONCOMBUSTIBLE CONSTRUCTION USED SINGLY OR IN COMBINATION.
FLOOR ASSEMBLIES SHALL BEE FIRE SEPARATIONS WITH A FIRE-RESISTANCE RATING OF 45 MIN.
LOADBEARING WALLS, COLUMNS AND ARCHES SUPPORTING AN ASSEMBLY REQUIRED TO HAVE A FIRE-RESISTANCE RATING SHALL: 1) HAVE A FIRE RESISTANCE RATING NOT LESS THAN 45 MIN., OR 2) BE OF NONCOMBUSTIBLE CONSTRUCTION, AND
LOADBEARING WALLS, COLUMNS AND ARCHES SUPPORTING A FIRE SEPARATION SHALL HAVE A FIRE-RESISTANCE RATING NOT LESS THAN THAT REQUIRED FOR THE FIRE SEPARATION.

EXISTING SITE LEGEND

CB = CURB BASIN
MH = MAN HOLE
LS = LIGHT STAND



SURVEY GENERAL NOTES

SITE PLAN CREATED BASED ON RPR CREATED BY MATHIEU M. BOURGEOIS ALBERTA LAND SURVEYORS , DATED 3RD DAY OF JUNE, 2013.

NOTES:

- DISTANCES ARE IN METRES
- UNLESS OTHERWISE SPECIFIED, THE DIMENSIONS SHOWN RELATE TO PERPENDICULAR DISTANCES FROM PROPERTY BOUNDARY TO FOUNDATION WALLS
- ALL EAVES SHOWN ARE DIMENSIONED FROM FOUNDATION TO FASCIA
- ALL FENCES SHOWN ARE WITHIN 0.20 METRES OF THE PROPERTY LINES UNLESS OTHERWISE NOTED
- STATUTORY IRON POST FOUND THUS: ————
- FOUND NO MARK IS SHOWN THUS: Fd. No Mk.
- PROPERTY LINE IS SHOWN THUS: ————
- DEMO FENCE SHOWN THUS: ————
- SETBACK IS SHOWN THUS: ————
- TITLE INFORMATION IS BASED ON CERTIFICATE OF TITLE NO. 131 095 704 DATED MAY 22, 2013

AREAS

SITE AREA: 6 420.41 SQ. M (0.64 HECTARES)
NEW MAIN BUILDING FOOTPRINT: 2 274 SQ. M (24 477 SQ. FT)
EXISTING 2nd BUILDING FOOTPRINT: 169.81 SQ. M (1 827.88 SQ. FT)
SITE COVERAGE: 38%

DRAWING LEGEND

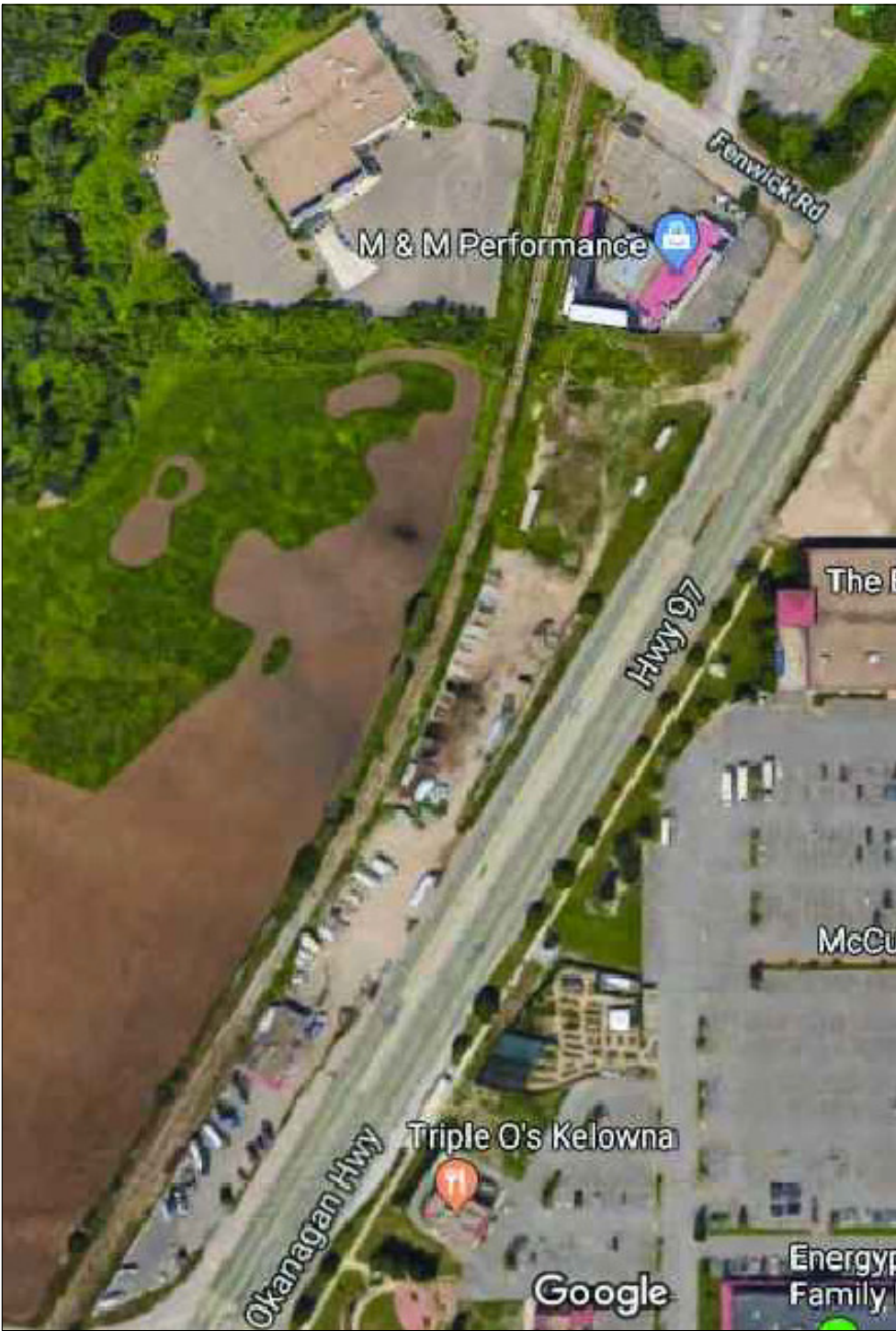
ARCHITECTURAL:
A-0.0 ZONING # CODE INFO # COLOURBOARD
A-1.0 FULL SITE PLAN # SCHEDULES
A-2.0 PARTIAL SITE PLAN
A-3.0 MAIN FLOOR PLAN
A-4.0 ELEVATIONS
A-4.1 ELEVATIONS

LEGAL AND MUNICIPAL ADDRESS

2800 HIGHWAY 97 N LOT 1, DISTRICT LOT 124 AND 143, PLN KAP 38915
KELOWNA, BC PID: 027-081-893

GENERAL NOTES

- THE GENERAL CONTRACTOR SHALL SUPPLY ALL MATERIALS # LABOR TO COMPLETE THIS PROJECT IN A FIRST CLASS MANNER TO THE ENTIRE SATISFACTION OF THE OWNER.
- ALL CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE CODES # BY-LAWS # THE REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION.
- THE CONTRACTOR SHALL VISIT THE SITE TO DETERMINE EXISTING CONDITIONS, SCOPE OF DEMOLITION, AND OBTAIN SITE MEASUREMENTS.
- THE CONTRACTOR SHALL EXAMINE THE INTERIOR SITE CONDITIONS # REPORT ANY DISCREPANCIES OR QUERIES TO THE OWNER BEFORE STARTING CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INTEGRAL STRUCTURE SOUNDNESS OF ALL ELEMENTS WITHIN THE SCOPE OF THIS PROJECT.
- THE CONTRACTOR SHALL PROVIDE ALL REQUIRED ANCHORING, BLOCKING AND SECURING TO BASE BUILDING STRUCTURE.
- ALL WORK, FABRICATION # INSTALLATION SHALL BE CARRIED OUT BY QUALIFIED TRADESMAN IN A FIRST CLASS MANNER.
- IT IS THE CONTRACTORS RESPONSIBILITY TO SECURE APPROPRIATE APPROVALS # BUILDING PERMITS AS PERTAINING TO ITS JURISDICTION.
- NO CHANGES TO THE DESIGN SHALL BE MADE WITHOUT PERMISSION OF DESIGNER. NO SUBSTITUTIONS OR EQUALS WILL BE PERMITTED WITHOUT PRIOR DISCUSSION AND APPROVAL OF DESIGNER.
- GENERAL CONTRACTOR IS TO PROVIDE MAINTENANCE MANUALS, AIR BALANCE REPORT # SUBCONTRACTOR LIST TO OWNER AT THE END OF EACH PROJECT.
- CONTRACTORS SHALL COMPLY WITH THE RULES# REGULATIONS FOR CONSTRUCTION WITHIN THE BUILDING AS SET OUT BY THE BUILDING OWNER.
- THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE MECHANICAL AND ELECTRICAL DRAWINGS # SPECIFICATIONS - IF APPLICABLE. WORK BETWEEN ALL TRADES SHALL BE COORDINATED.
- ENSURE THAT ALL WALLS RECEIVING MILLWORK HAVE ADEQUATE SUPPORT IN THE PARTITION.



(2) SATELLITE VIEW
A-1.0 SCALE: NTS

(1) FULL SITE PLAN - GRADES
A-1.0 SCALE: 1:500

ATTACHMENT A

This forms part of application
OCP18-0012/Z18-0057

Planner Initials **WM**

City of **Kelowna**
DEVELOPMENT PLANNING

J.P. SAUTER ARCHITECT

J. PETER SAUTER - PRINCIPAL ARCHITECT
HOLDER OF CERTIFICATE OF PRACTICE - AAA - ABC - SAA

DEVELOPER:
INNOCEPT
DEVELOPMENT & REAL ESTATE OUTSOURCING

NO.	DATE	REVISIONS DESCRIPTION
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C		
D		

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PROJECT
NEW INDUSTRIAL/RETAIL LUXURY VEHICLE SALES
AUGUST LUXURY MOTOR CARS
2800 HIGHWAY 97 N
KELOWNA, BC.

FOR
AUGUST LUXURY MOTOR CARS
2800 HIGHWAY 97 N
KELOWNA, BC.

DRAWING TITLE
FULL SITE PLAN

SCALE AS NOTED
DATE APRIL 04/2019
DRAWN CNS/JPS
CHECKED RM/JPS
PROJ. NO. 2018-15
FILE NO. 2018-15

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DRAWING NO.
A1.0 / 6

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CALGARY, ALBERTA T2N 4S6
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EMAIL : jpsauter@shaw.ca

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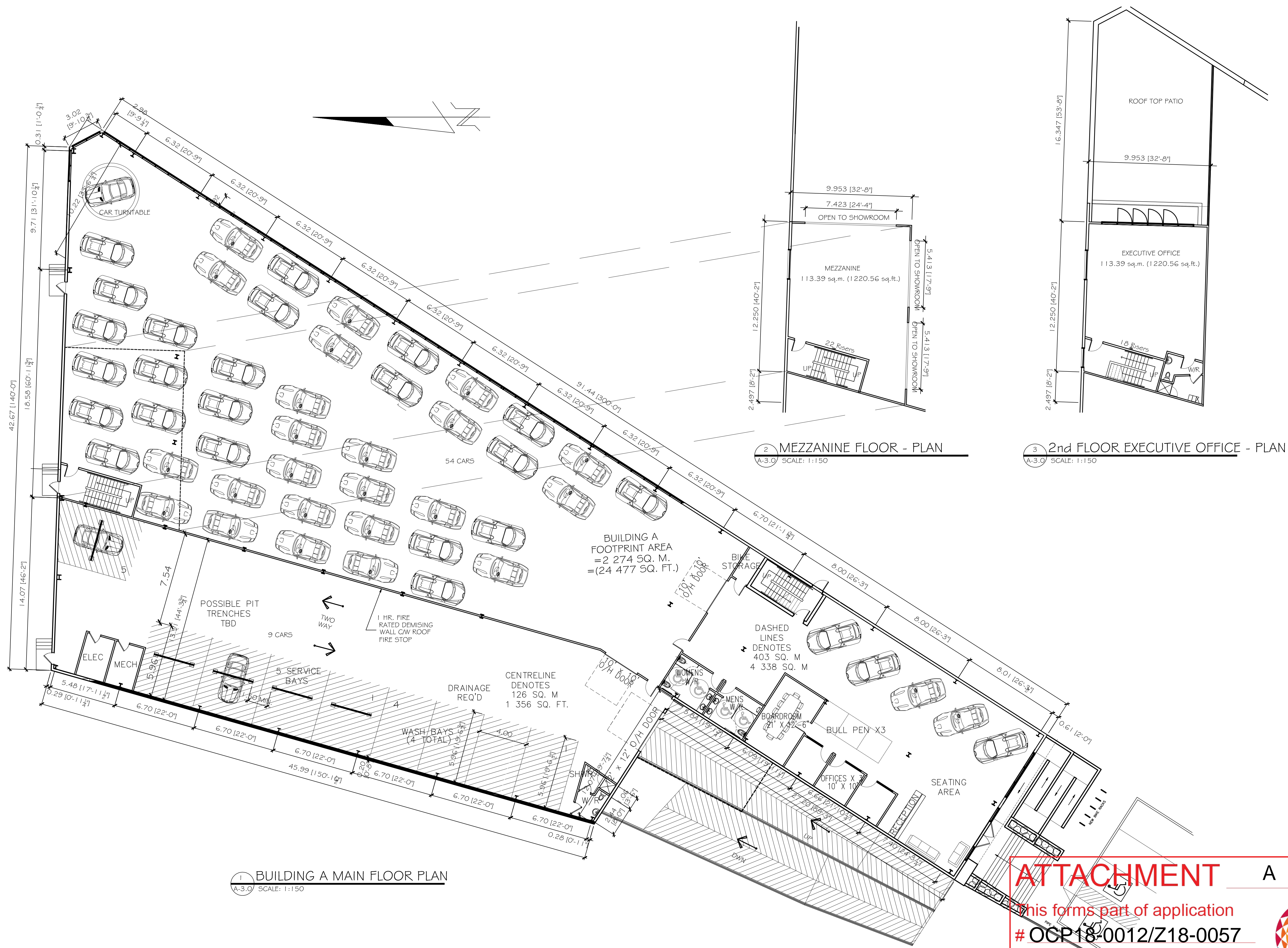
DRAWING TITLE
FLOOR PLAN

SCALE AS NOTED
DATE APRIL 04/2019
DRAWN CNS/JPS
CHECKED RM/JPS
PROJ. NO. 2018-15
FILE NO. 2018-15

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DRAWING NO.
A3.0 / 6

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1 BUILDING A MAIN FLOOR PLAN
A-3.0 SCALE: 1:150

2 MEZZANINE FLOOR - PLAN
A-3.0 SCALE: 1:150

3 2nd FLOOR EXECUTIVE OFFICE - PLAN
A-3.0 SCALE: 1:150

ATTACHMENT A

This forms part of application
OCP18-0012/Z18-0057

Planner Initials **WM**

City of Kelowna
DEVELOPMENT PLANNING



INNOCEPT
DEVELOPMENT & REAL ESTATE OUTSOURCING

REVISIONS		
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2800 HIGHWAY 97 N
KELOWNA, BC.

FOF

AUGUST LUXURY MOTOR CARS
2800 HIGHWAY 97 N
KELOWNA, BC.

DRAWING TITLE

BASEMENT PARKING FLOOR PLAN

SCALE AS NOTED SEAL
DATE APRIL 04/2019
DRAWN JPS
CHECKED RM/JPS
PROJ. NO 2018-15
FILE NO. 2018-15

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DRAWING NO.

A3.1 / 6

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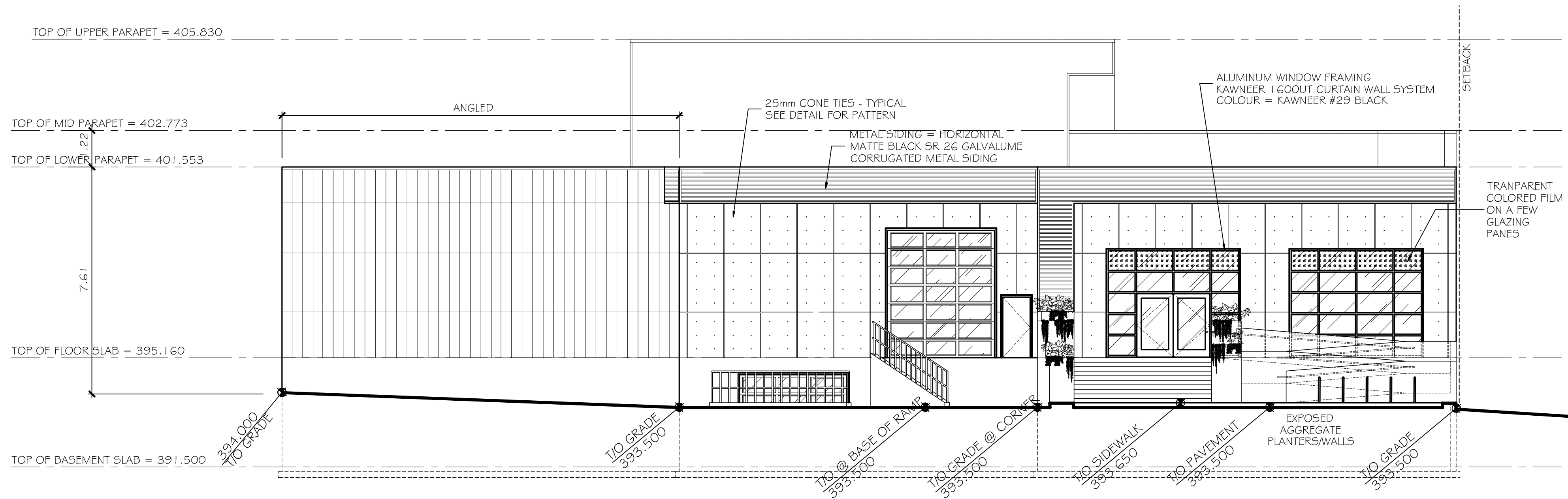
TOTAL = 49 PARKING STALLS
8 STALLS 12 FEET WIDE
41 STALLS 10 FEET WIDE

ATTACHMENT A

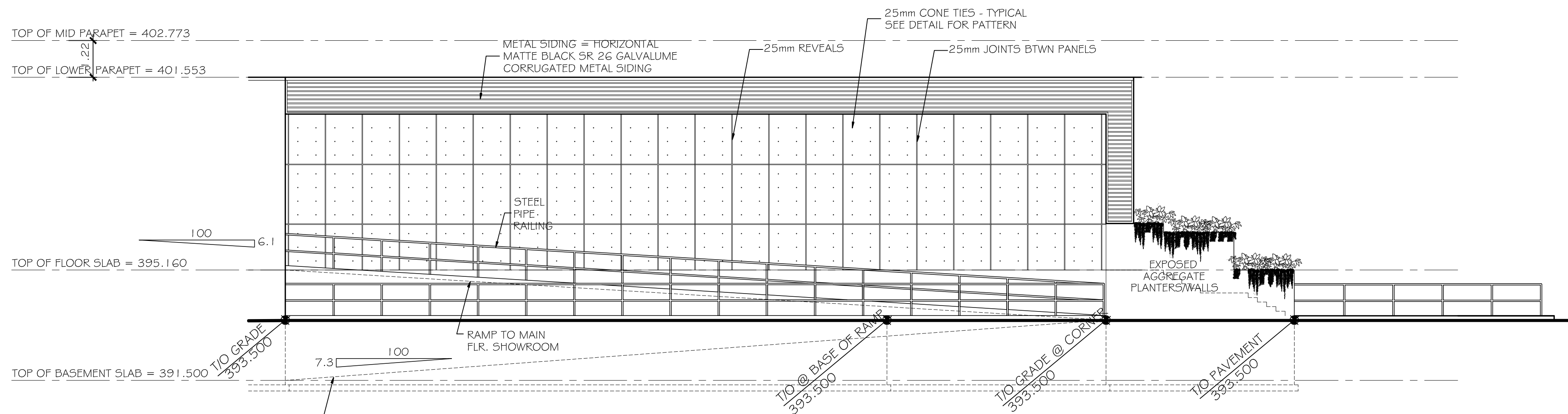
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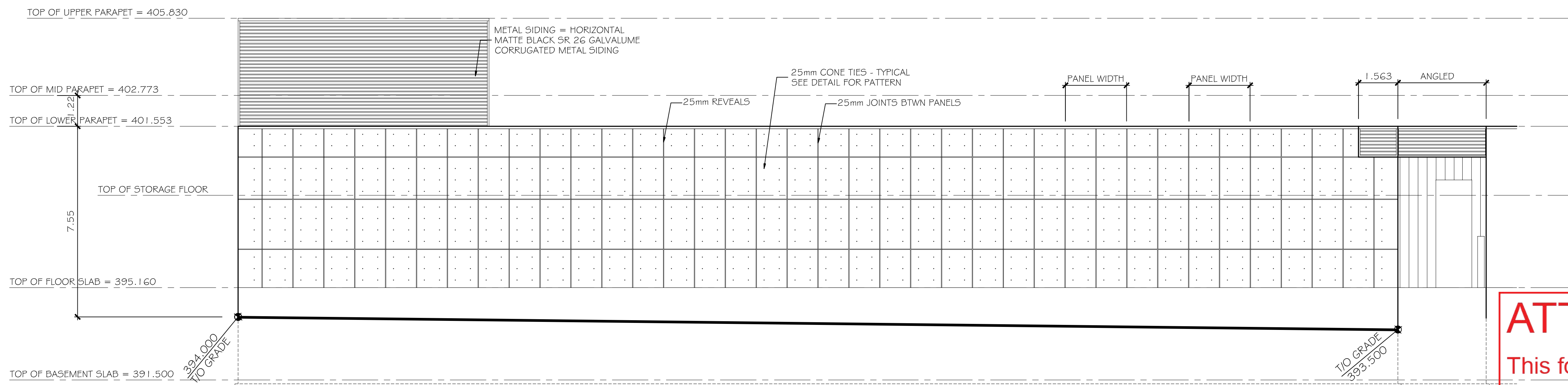
City of Kelowna
DEVELOPMENT PLANNING



3 FRONT ENTRANCE - SOUTH ELEVATION
A-4.1 SCALE: 1:100



2 BACK GARAGE RAMP - WEST ELEVATION
A-4.1 SCALE: 1:100

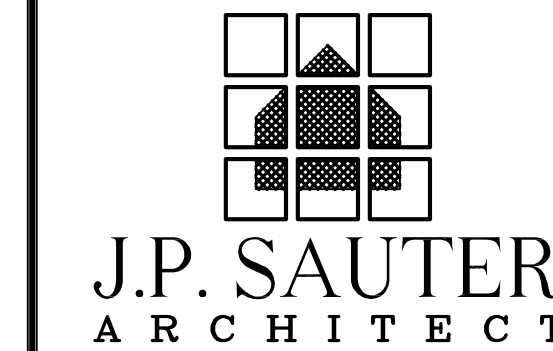


3 BACK - WEST ELEVATION
A-4.1 SCALE: 1:100

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Planner
Initials WM



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DRAWING TITLE

ELEVATIONS

SCALE AS NOTED SEAL
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