

City of Kelowna

Public Hearing

AGENDA



Tuesday, November 5, 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 Eldorado Rd 509 - Z19-0069 (BL11938) - Judith Parsons

3 - 7

To consider an application to rezone the subject property from RU1 – Large Lot Housing zone to the RU2 – Medium Lot Housing zone to accommodate a three lot subdivision.

2.2 Gramiak Rd 535, Z19-0062 (BL11949) - Barry and Doris Marciski

8 - 11

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.

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: October 7, 2019

To: Council

From: City Manager

Department: Development Planning

Application: Z19-0069

Owner: Judith Parsons

Address: 509 Eldorado Road

Applicant: Sid Molenaar, Integrity Services Inc.

Subject: Rezoning Application

1.0 Recommendation

THAT Rezoning Application No. Z19-0069 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 5 District Lot 167 ODYD District Plan 16646 located at 509 Eldorado Road, Kelowna, BC from the Ru1 – Large Lot Housing zone to the Ru2 – Medium Lot Housing zone be considered by Council;

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

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Development Planning Department dated June 3, 2019.

2.0 Purpose

To rezone the subject property from RU1 – Large Lot Housing to Ru2 – Medium Lot Housing to accommodate a three lot subdivision.

3.0 Development Planning

Development Planning Staff support the proposed Rezoning amendment from Ru1 – Large Lot Housing zone to RU2 – Medium Lot Housing zone to facilitate a three lot subdivision. The subject property is designated S2RES – Single/Two Unit Residential in the Official Community Plan (OCP) and is within the Permanent Growth Boundary. The proposal is generally consistent with the OCP Urban Infill Policies and is fully serviced.

4.0 Proposal

4.1 Project Description

The subject property is approximately 1,538 m² (0.38 acres) in size and has an existing single family dwelling and pool. Both the dwelling and the pool will be required to be removed prior to final subdivision approval. The proposal will take advantage of existing infrastructure as the subject property is fully serviced.

Should Council support the proposed rezoning staff will work with the applicant to complete the subdivision. The proposed lots are slightly over 500 m² in size and meet the minimum size requirements of the RU2 zone.

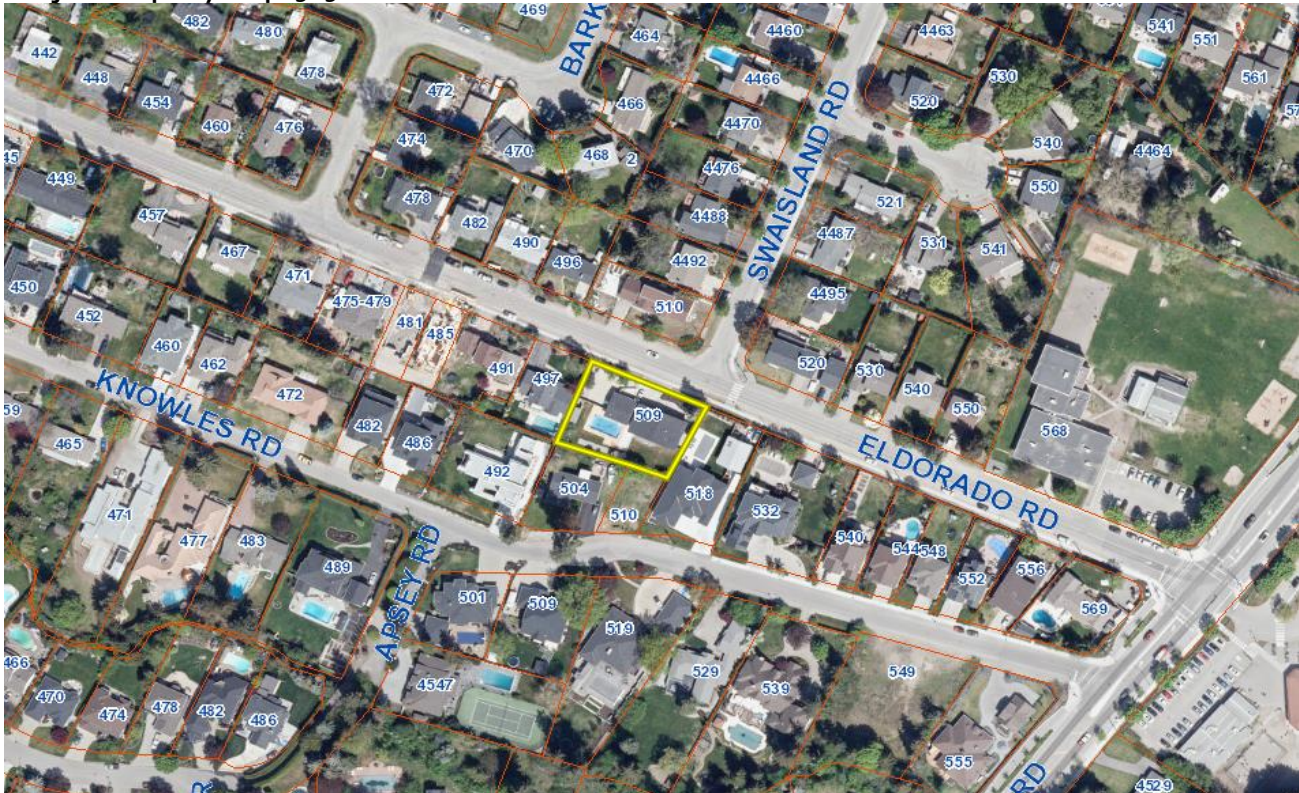
4.2 Site Context

The subject property is located in the North Mission – Crawford City Sector west of the intersection of Lakeshore Road and Eldorado Road. The surrounding neighbourhood is largely comprised of RU1 with several infill developments consisting of RU2 and RU6 in the general area. The property is located in close proximity to public transit and bus stops on Lakeshore Road.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	Ru1 – Large Lot Housing	Residential
East	Ru1 – Large Lot Housing	Residential
South	Ru2 – Medium Lot Housing	Residential
West	Ru1 – Large Lot Housing	Residential

Subject Property Map: 509 Eldorado



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 3, 2019

7.0 Application Chronology

Date of Application Received: April 9, 2019
Date Public Consultation Completed: August 14, 2019

Report prepared by: Wesley Miles, Planner Specialist
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 Layout



CITY OF KELOWNA
MEMORANDUM

Date: June 3, 2019

File No.: Z19-0069

To: Community Planning (WM)

From: Development Engineering Manager (JK)

Subject: 509 Eldorado Road

RU1 to RU2

Development Engineering has the following comments and requirements associated with this application.

1. General

Road frontage improvements are triggered by this rezoning application. The requirements include curb and gutter, storm drainage system and pavement widening. Also required is a landscaped boulevard, street lighting and the re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. The cost of this construction is at the applicant's expense.

The proposed redevelopment includes the subject parcel being subdivided into two lots. A subdivision application will require service upgrades that include the installation of additional services. The work will require road cuts and boulevard and pavement restoration. Development Engineering is prepared to defer the requirements of the rezoning to the subdivision stage (S19-0036).

A handwritten signature in cursive script that reads "James Kay".

James Kay, P.Eng.
Development Engineering Manager

JA



WM



SCALE:	1:300 (8.5"x14")	
DATE:	April 5th, 2019	
DWG:	15443 Proposed Sub	
FILE NO:	15443	REV. 0

REPORT TO COUNCIL



Date: October 21, 2019

To: Council

From: City Manager

Department: Development Planning

Application: Z19-0062

Owner: Barry and Doris Marciski

Address: 535 Gramiak Rd

Applicant: Barry and Doris Marciski

Subject: Rezoning Application

1.0 Recommendation

THAT Rezoning Application No. Z19-0062 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 4 Section 22 Township 26 Osoyoos Division Yale District Plan 29137, located at 535 Gramiak Road, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU1c – Large Lot Housing with Carriage House zone be considered by Council;

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

2.0 Purpose

To consider 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.

3.0 Development Planning

Staff support 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, and achieves several OCP policies regarding compact urban growth. The subject property is connected to City sewer and is within the Permanent Growth Boundary.

The applicant has submitted conceptual drawings indicating a carriage house can be constructed to meet all Zoning Bylaw requirements without variances. Parking requirements are proposed to be met through the existing driveway which can will be re-configured to facilitate access to the proposed rear accessory dwelling.

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

4.0 Proposal

4.1 Project Description

The proposed rezoning from RU1 to RU1c would facilitate the development of a carriage home on the subject property. 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.

The subject property currently has an existing single-family dwelling with an attached carport on the northern side of the dwelling. The existing carport will be able to be maintained in its current location while allowing for rear access to the proposed carriage home.

4.2 Site Context

The subject property is located in the Rutland City Sector near the intersection of Gerstmar Road and Elwyn Road and west of Hollydell Park. The neighbourhood consists predominantly of single-dwelling housing with some two-dwelling housing in the area. The surrounding Future Land Use designations are mainly S2RES – Single / Two Unit Residential with some MRL – Multiple Unit Residential (Low Density) and EDINST – Educational / Major Institutional.

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	RU1 – Large Lot Housing	Single Dwelling Housing
West	RU1 – Large Lot Housing	Single Dwelling Housing

Subject Property Map: 535 Gramiak 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 maximises 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 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.

6.0 Application Chronology

Date of Application Received: March 14, 2019
Date Public Consultation Completed: September 16, 2019

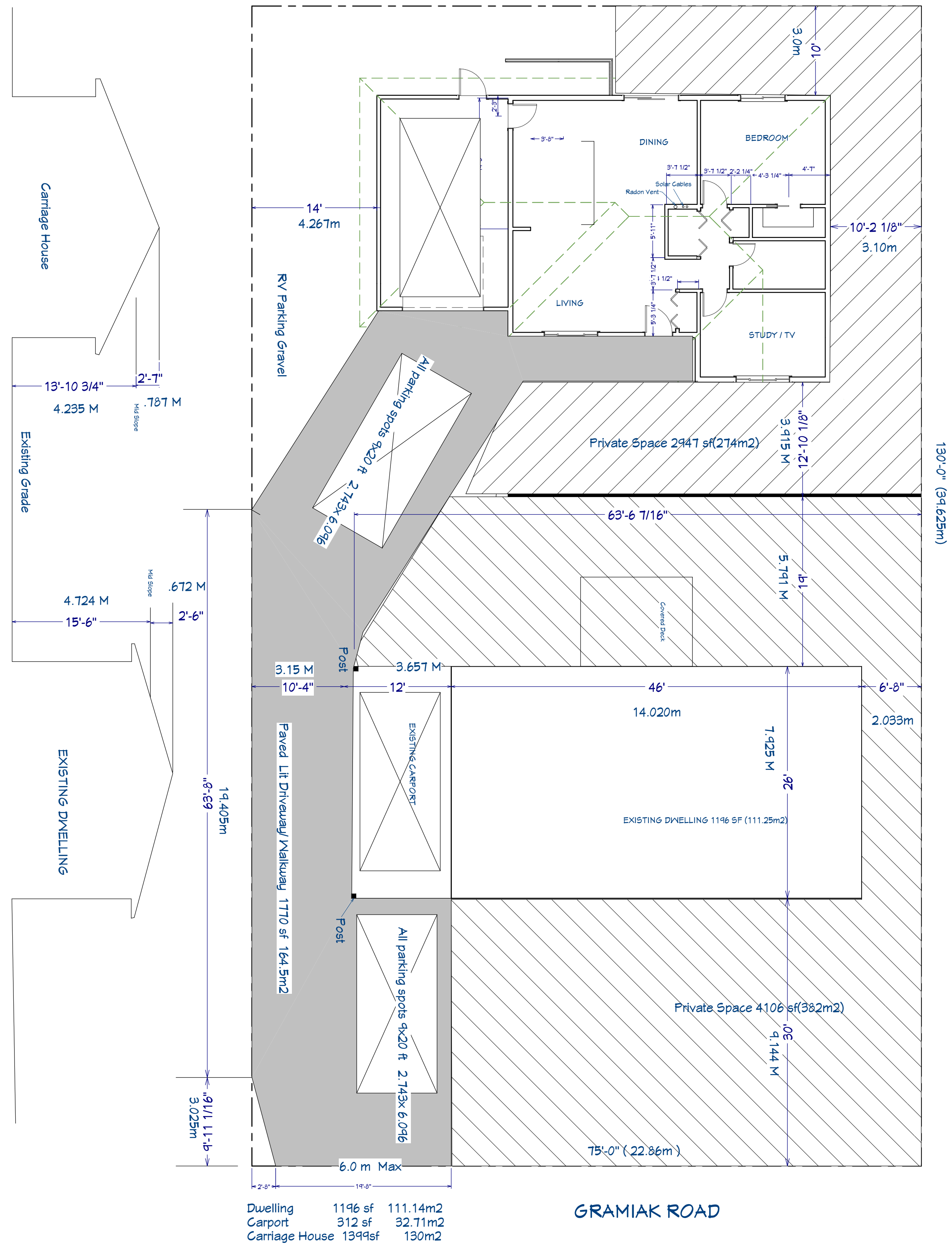
Report prepared by: Andrew Ferguson, Planner II

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

Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments:

Attachment A: Conceptual Site Plan



GRAMIAK ROAD

Scale 1/8" = 1'-0"

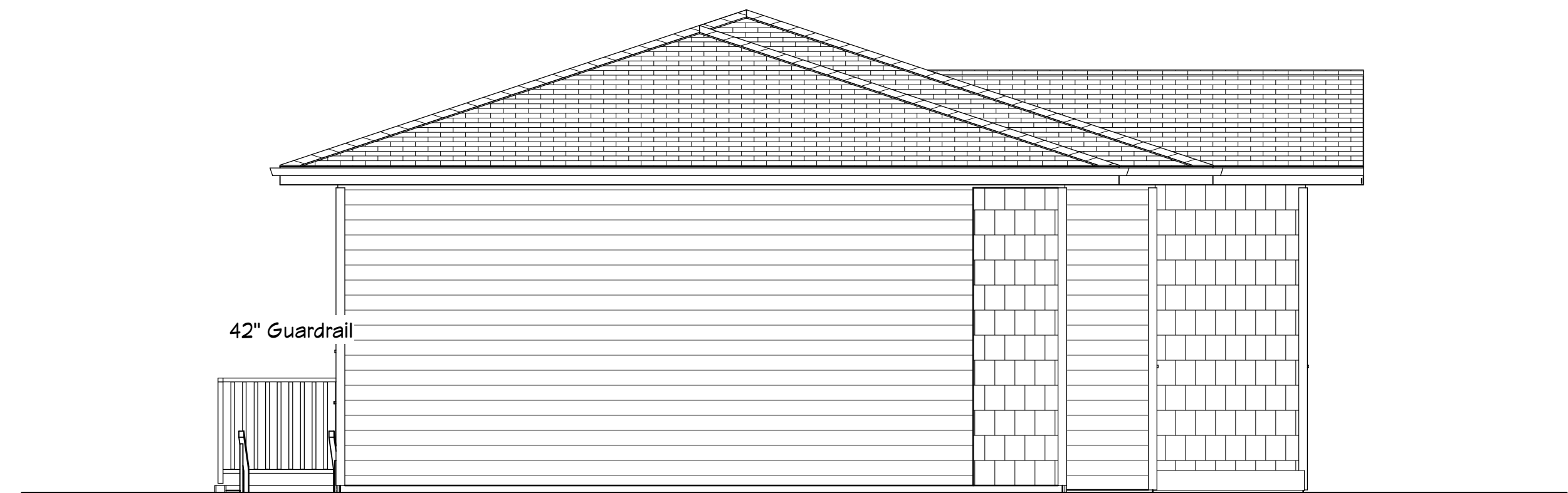
Total 2907 sf 270.13 M2 (29.8%)
Lot coverage 2907+1170 sf 434.62m2 (47.96%)



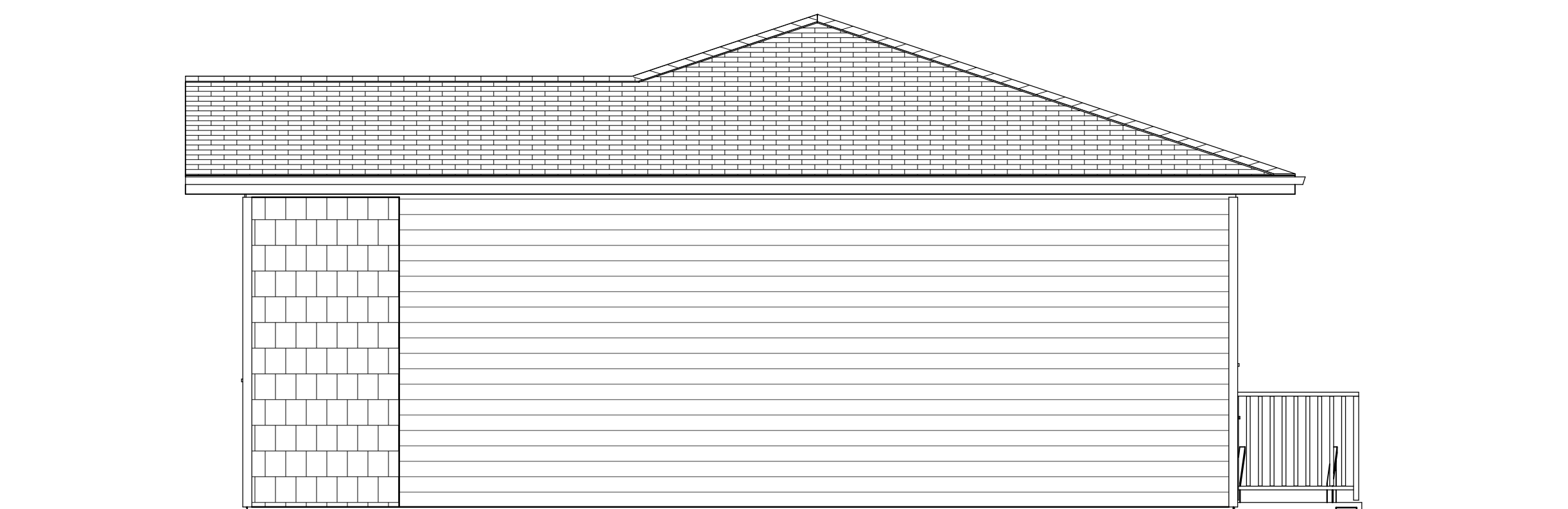
FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

Scale 1/4" = 1'-0"

Marciski Carriage House

DRAWINGS PROVIDED BY:

DATE:

2019-04-12

SCALE:

SHEET:

ATTACHMENT A

This forms part of application
Z19-0062

Planner Initials **AF**

City of **Kelowna**
DEVELOPMENT PLANNING