

City of Kelowna

Public Hearing

AGENDA



Tuesday, September 29, 2015
6:00 pm
Council Chamber
City Hall, 1435 Water Street

Pages

1. Call to Order

THE CHAIR WILL CALL THE HEARING TO ORDER:

1. (a) The purpose of this Hearing is to consider certain bylaws which, if adopted, shall amend *Kelowna 2030* - Official Community Plan Bylaw No. 10500 and Zoning Bylaw No. 8000.

(b) All persons who believe that their interest in property is affected by the proposed bylaws shall be afforded a reason-able opportunity to be heard or to present written submissions respecting matters contained in the bylaws that are the subject of this hearing. This Hearing is open to the public and all representations to Council form part of the public record. A live audio feed may be broadcast and recorded by Castanet.

(c) All information, correspondence, petitions or reports that have been received concerning the subject bylaws have been made available to the public. The correspondence and petitions received after September 15, 2015 (date of notification) are available for inspection during the course of this hearing and are located on the information table in the foyer of the Council Chamber.

(d) Council debate on the proposed bylaws is scheduled to take place during the Regular Council meeting after the conclusion of this Hearing. It should be noted, however, that for some items a final decision may not be able to be reached tonight.

(e) It must be emphasized that Council will not receive any representation from the applicant or members of the public after conclusion of this Public Hearing.

2. Notification of Meeting

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

3. Individual Bylaw Submissions

3.1 1981 Cross Road, BL11134 (Z15-0030) - Lorne Pearson 4 - 20

To rezone the subject property to facilitate a 12 lot subdivision in a form consistent with the Official Community Plan.

3.2 4619 Gordon Drive, BL11135 (Z15-0036) - Reza Atri & Soraya Shidarian-Atri 21 - 31

To rezone the subject property to facilitate the development of a carriage house.

3.3 4077 Lakeshore Road, BL11136 (OCP15-0011) & BL11137 (Z15-0031) - Greencorp. Ventures Inc. 32 - 58

To amend the Official Community Plan designation and Zoning of the subject property to facilitate a four unit residential development.

3.4 APPLICATION WITHDRAWN BY APPLICANT - 605 Stirling Road, BL11142 (Z15-0024) - 1009440 BC Ltd.

The Applicant has withdrawn its application to rezone the subject property to facilitate the development of a semi-detached dwelling.

3.5 TO BE DEFERRED TO THE OCTOBER 6, 2015 PUBLIC HEARING - (South of) Academy Way, BL11143 (Z15-0006) - Watermark Development Ltd. & City of Kelowna

The application to rezone portions of the subject properties in order to accommodate the development of a single family subdivision will be deferred to the October 6, 2015 Public Hearing.

4. Termination

5. Procedure on each Bylaw Submission

- (a) Brief description of the application by City Staff (Land Use Management);
- (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: September 14, 2015

RIM No. 1250-30

To: City Manager

From: Community Planning Department (TY)

Application: Z15-0030

Owner: Lorne Pearson

Address: 1981 Cross Road

Applicant: Aplin Martin Consultants Ltd

Subject: Rezoning Bylaw

Existing OCP Designation: S2RES - Single/Two Unit Residential

Existing Zone: A1 - Agriculture 1

Proposed Zone: RU2 - Medium Lot Housing

1.0 Recommendation

THAT Rezoning Application No. Z15-0030 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 2 Section 4 Township 23 ODYD Plan 10134 Except Plan H8323, located at 1981 Cross Road, Kelowna, BC from the A1 - Agricultural 1 zone to the RU2 - Medium 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 conditions of approval as outlined in Schedule (A) attached to the Report from the Community Planning Department dated September 14, 2015;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the requirements of the Glenmore-Ellison Improvement District being completed to their satisfaction as outlined in Schedule (B) attached to the Report from the Community Planning Department dated September 14, 2015 ;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the issuance of a Preliminary Layout Review Letter by the Approving Officer;

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

2.0 Purpose

To rezone the subject property to facilitate a 12 lot subdivision in a form consistent with the Official Community Plan.

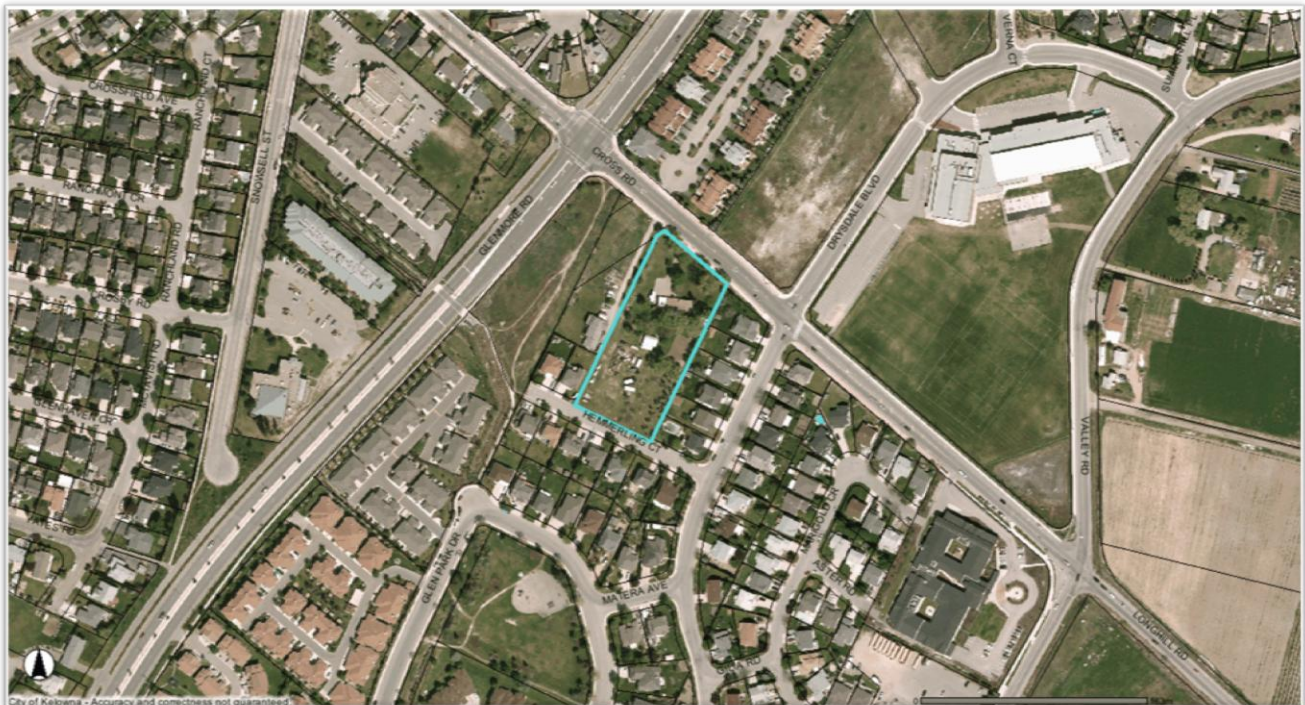
3.0 Community Planning

Community Planning Staff supports the proposed rezoning application on the subject property as the RU2 - Medium Lot Housing zone meets the Future Land Use Designation as set out in Kelowna's Official Community Plan of S2RES - Single/Two Unit Residential. The OCP also speaks to creating different housing opportunities with regards to affordability and style for Kelowna residents. The applicant has designed 12 residential lots that meet the RU2 subdivision regulations, with three lots requiring a variance for lot depth. These lots are accessed by a City standard road that connects to an adjacent parcel to the north. The proposed RU2 zone will increase the affordability of each single family dwelling as the size of lot and dwelling is less than the RU1 - Large Lot Housing zone that would also meet the future land use of the subject property.

Although currently zoned A1, the subject property is not in the Agricultural Land Reserve. Neighbouring properties are zoned RU1 - Large Lot Housing and RM2 - Low Density Row Housing, and have future land uses of S2RES and MRL. The RU2 zone allows for a transition between the two styles of residential housing. The proposed zone speaks to density that is appropriate to the surrounding neighbourhood as many single family dwellings in the area are zoned RU2.

The applicant proposes a City standard street through the subject property that connects to the adjacent property to the north-west. This will eliminate the need for vehicle access off of Cross Road for the adjacent parcel. Public pedestrian access is also incorporated in the design to allow pedestrian movement from Cross Road through the new road, connecting pedestrian and bicycle traffic with the proposed lots as well as existing homes along Hemmerling Court.

Subject Property Map: 1981 Cross Road



4.0 Proposal

4.1 Project Description

The subject property currently contains one single family dwelling. The applicant is proposing to demolish the existing house and create 12 RU2 residential lots, accessed by a 15.0 m wide City standard right-of-way road. This road begins at Hemmerling Court and ends on the northwest end of the subject property. It will serve as the future access to the adjacent property to the north to eliminate the need for the adjacent property to gain access from Cross Road. Three of the RU2 residential lots require a variance for lot depth as shown in the Zoning Analysis Table in this report.

Lots adjacent to Hemmerling Court are oriented with the front yards facing Hemmerling Court to continue the streetscape established with the existing single family homes. A 3.0 m wide asphalt pathway will be constructed and dedicated between lots 9 and 10. A 1.2 m high black vinyl chain link fence will be installed by the applicant 15cm inside each private property line.

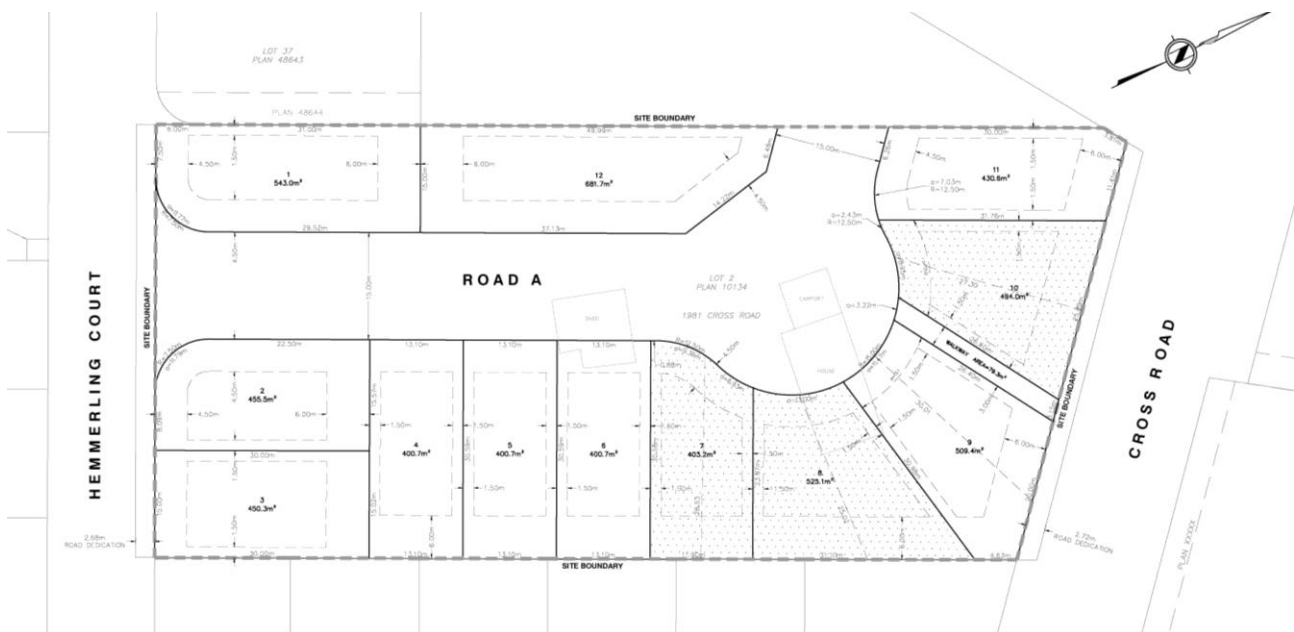
4.2 Site Context

The subject property is located between Cross Road and Hemmerling Court in the Glenmore - Dillowrth - Clifton Sector of Kelowna. The property is currently zoned A1 - Agriculture 1, identified in Kelowna's OCP as S2RES - Single/Two Unit Residential, and is within the Permanent Growth Boundary.

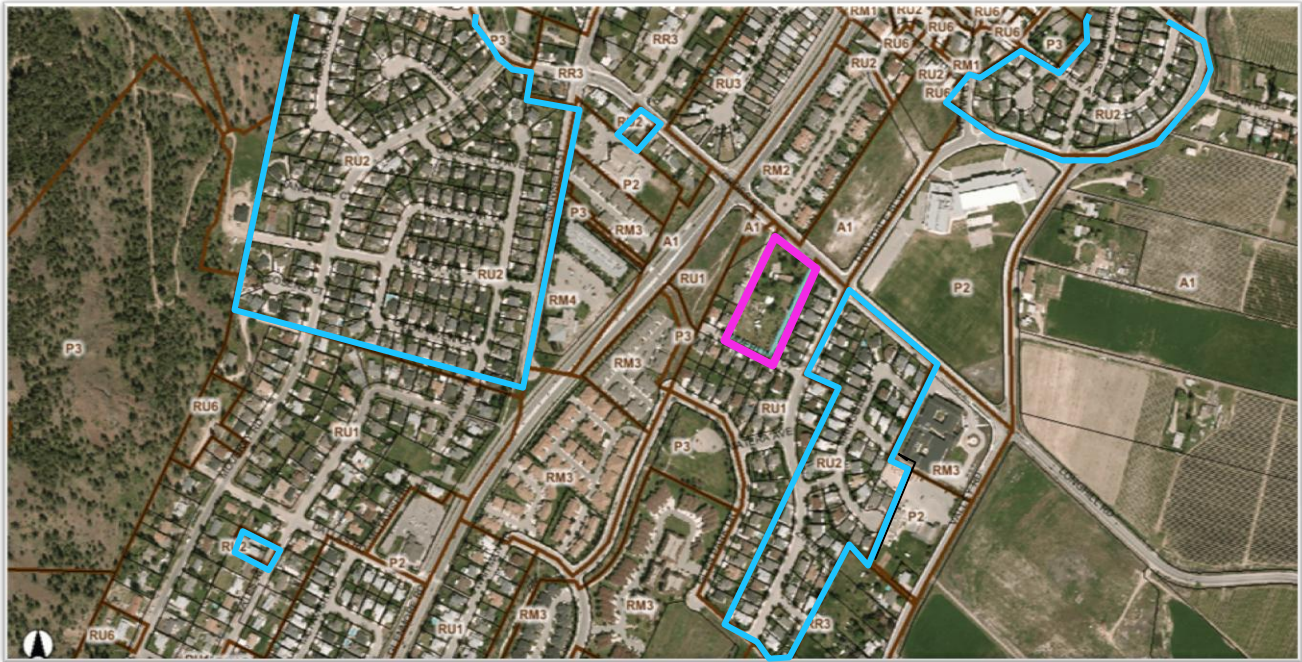
Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RM2 A1	Multiple Family Row Housing Vacant Lot
East	RU1	Single Family Dwellings
South	RU1	Single Family Dwellings
West	RU1 A1	Single Family Dwellings Single Family Dwelling

Proposed Lot Layout: 1981 Cross Road



RU2 Zoning Map



4.3 Zoning Analysis Table

Zoning Analysis Table RU2 ZONE REQUIREMENTS			
CRITERIA			
SUBDIVISION REGULATIONS			
Minimum Lot Area	400 m ²		
Minimum Lot Width	13.0 m 15.0 m (Corner Lot)		
Minimum Lot Depth	30.0 m		
Minimum Road Right of Way	15.0 m		
PROPOSED			
	Lot Area	Lot Width	Lot Depth
Exisitng Lot	8,094.0 m ²	60.1 m	120.6 m
Proposed Lot 1 (corner lot)	543.0 m ²	15.0 m	31.0 m
Proposed Lot 2 (corner lot)	455.5 m ²	15.6 m	30.0 m
Proposed Lot 3	450.3 m ²	15.0 m	30.0 m
Proposed Lot 4	400.7 m ²	13.1 m	30.6 m
Proposed Lot 5	400.7 m ²	13.1 m	30.6 m
Proposed Lot 6	400.7 m ²	13.1 m	30.6 m
Proposed Lot 7	403.2 m ²	16.2 m	28.5 m ❶
Proposed Lot 8	525.1 m ²	16.6 m	25.0 m ❷
Proposed Lot 9	509.4 m ²	13.1 m	30.0 m
Proposed Lot 10	494.0 m ²	13.9 m	27.3 m ❸
Proposed Lot 11	430.6 m ²	13.3 m	31.76 m
Proposed Lot 12 (corner lot)	681.7 m ²	15.0 m	37.1 m
Minimum Road Right of Way	15.0 m		
Variance Review			
❶ ❷ ❸ Indicates requested variance to Minimum Lot Depth for an RU2 Lot.			

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process

Housing.¹ From a housing perspective the City of Kelowna projects the need for approximately 20,100 units by the year 2030 to accommodate the projected growth within the City. Those housing units encompass a range of housing options from low density traditional single detached neighbourhoods to secondary suites/carriage houses, attached homes, town housing as infill and apartments from traditional 4 storey walk-ups to high rise condominiums, including mixed use commercial - residential development in urban centres.

Complete Suburbs.² Support a mix of uses within Kelowna's suburbs (see Map 5.1 - Urban Core Area), in accordance with "Smart Growth" principles to ensure complete communities. Uses that should be present in all areas of the City (consistent with Map 4.1 - Future Land Use Map), at appropriate locations, include: commercial, institutional, and all types of residential uses (including affordable and special needs housing) at densities appropriate to their context. Building heights in excess of four storeys will not be supported within the suburban areas, unless provided for by zoning existing prior to adoption of OCP Bylaw 10500.

Maximize Pedestrian / Cycling Connectivity.³ Require that pedestrian and cyclist movement and infrastructure be addressed in the review and approval of all City and private sector developments, including provision of sidewalks and trails and recognition of frequently used connections and informal pedestrian routes. With new developments, require dedication of on-site walking and cycling paths where necessary to provide links to adjacent parks, schools, transit stops, recreation facilities, employment nodes, cul-de-sacs and large activity areas.

6.0 Technical Comments

6.1 Development Engineering Department

See attached Schedule (A), Development Engineering Department Memorandum dated July 8, 2015.

6.2 Fortis BC Inc Electric

There are primary distribution facilities within Cross Road and Hemmerling Court. However, extension work will be required in order to service the proposed lots. To date, no arrangements have been made in this regard.

The applicant is responsible for costs associated with any change to the proposed lots' existing service, if any, as well as the provision of appropriate land rights where required.

6.3 Glenmore-Ellison Improvement District

See attached Schedule (B), GEID Conditions of water service Memorandum dated July 13, 2015.

7.0 Application Chronology

Date of Application Received:	June 1, 2016
Date Public Consultation Completed:	August 14, 2015

¹ City of Kelowna Official Community Plan (Regional Context Chapter).

² City of Kelowna Official Community Plan, Policy 5.2.3 (Development Process Chapter).

³ City of Kelowna Official Community Plan, Policy 5.10.1 (Development Process Chapter).

Report prepared by:

Tracey Yuzik, Planner

Reviewed by:

☐

Lindsey Ganczar, Planning Supervisor

Approved for Inclusion:

☐

Ryan Smith, Community Planning Department Manager

Attachments:

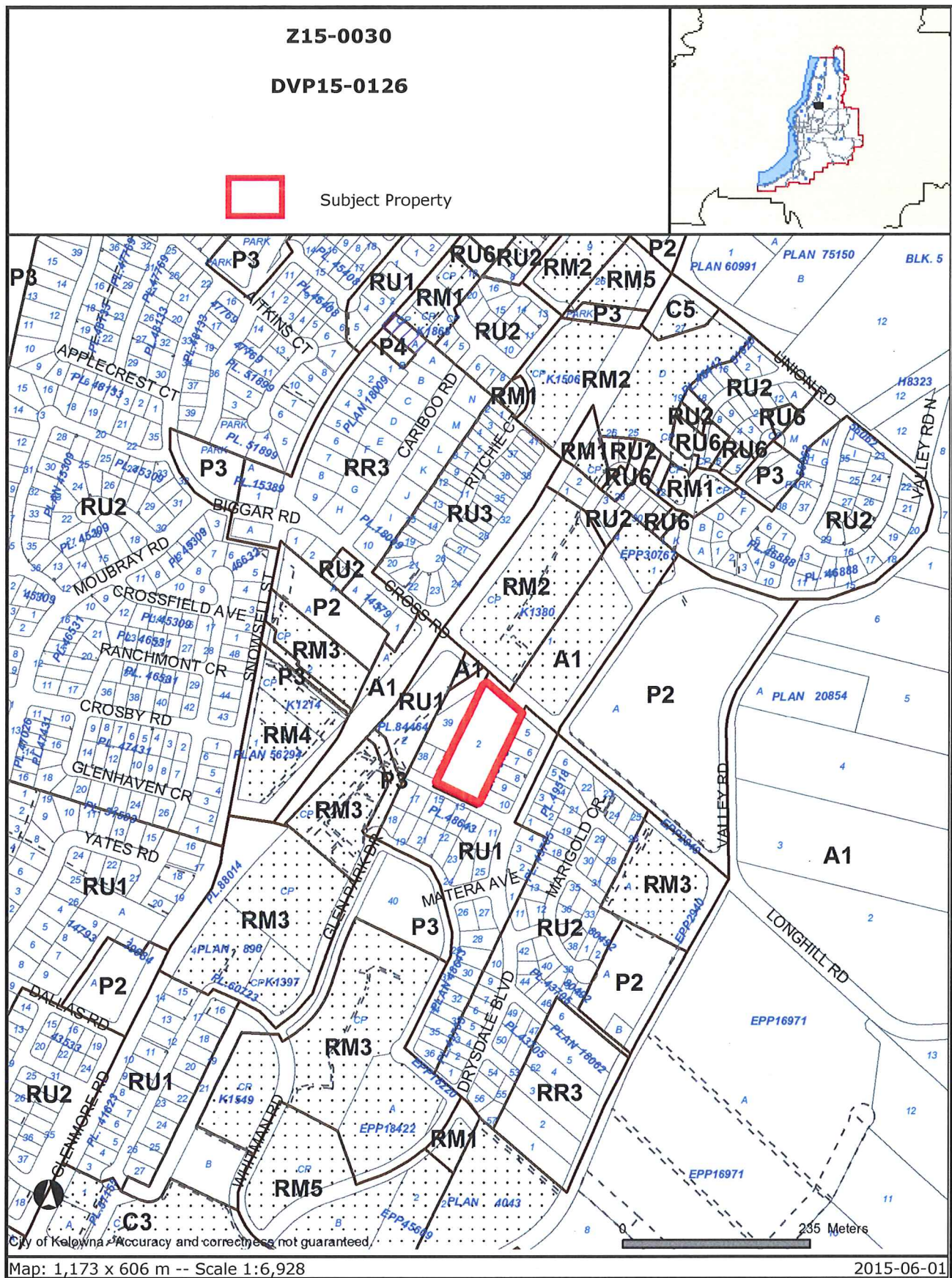
Subject Property Map

Generalized Zoning Map

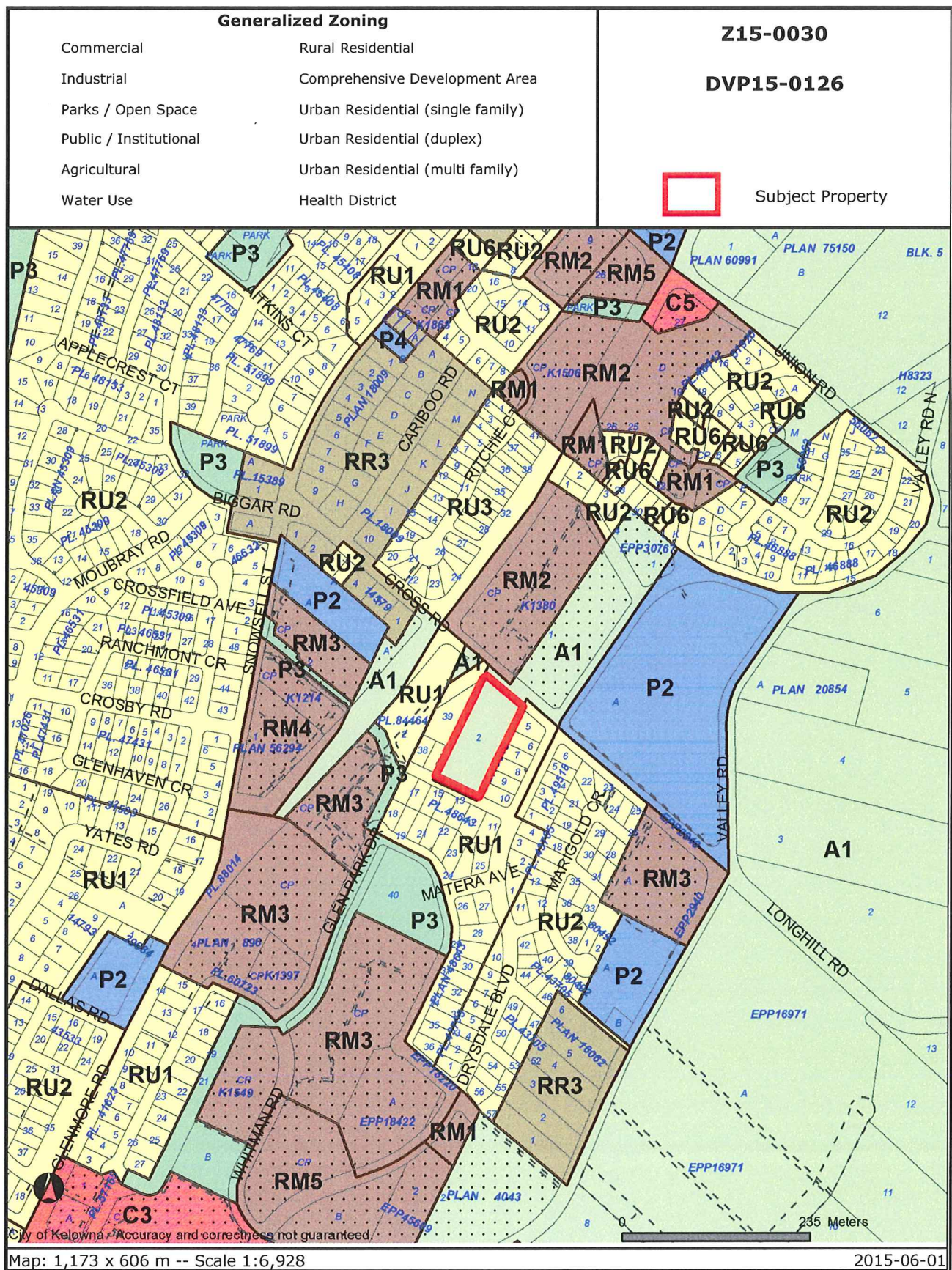
Conceptual Site Plan - Lot Layout

Schedule (A) Development Engineering Memorandum

Schedule (B) GEID Memorandum



Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.
The City of Kelowna does not guarantee its accuracy. All information should be verified.



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CITY OF KELOWNA
MEMORANDUM

Date: July 8, 2015
File No.: Z15-0030
To: Community Planning Department (TY)
From: Development Engineering Manager
Subject: 1981 Cross Rd Hemmerling Ct Plan 10134 Lot 2. Sec 4 TP 23 ODYD

Development Engineering has the following comments and requirements associated with this application to rezone from A-1 to RU2
The road and utility upgrading requirements outlined in this report will be a requirement of this application.

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

.1) General

- a) The postal authorities must be contacted to determine whether or not a "community mailbox" will be utilized, and if so, its location should be determined and the proposed location shown on the construction plans. Please contact the Canadian Post Corporation, Delivery Services, P.O. Box 2110, Vancouver, B.C. V6B 4Z3 (604) 662-1381 in this regard.

.2) Geotechnical Report

- b) Prior to initial consideration, provide a Geotechnical report prepared by a Professional Engineer competent in the field of hydro-geotechnical engineering to address the following:
 - (i) Confirm that each development node (neighbourhood) is suitable for the proposed land use.
 - (ii) Identify lands that should not be developed such as environmentally sensitive or hazardous conditions areas.
 - (iii) Area ground water characteristics, including any springs and overland surface drainage courses traversing the property. Identify any monitoring required.
 - (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) Suitability of on-site disposal of storm water, including effects upon adjoining lands.
- (vii) Identify slopes greater than 30%.
- (viii) Recommendations for items that should be included in a Restrictive Covenant.
- (ix) Any special requirements that the proposed subdivision should undertake so that it will not impact adjacent properties.

.3) Water

- a) The property is located within the Glenmore Ellison Irrigation District (GEID) service area. The developer is required to make satisfactory arrangements with the GEID for these items. All charges for service connection and upgrading costs are to be paid directly to the GEID.
- b) Provide an adequately sized domestic water and fire protection system. 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 development to confirm this. Ensure every building site is located at an elevation that ensures water pressure is within the bylaw pressure limits. Note: Private pumps are not acceptable for addressing marginal pressure.

.4) Sanitary Sewer

- a) Provide an adequately sized sanitary sewer system.
- b) Provide sanitary routing design complete with calculations ensuring the downstream infrastructure is capable of supporting this rezoning

.5) Drainage

- a) Provide an adequately sized drainage system. The Subdivision, Development and Servicing Bylaw require that each lot be provided with an individual connection.
- b) Provide the following drawings:
 - i) A detailed Lot Grading Plan (indicate on the Lot Grading Plan any areas that have greater than 1.0 m of fill);
 - ii) A detailed Stormwater Management Plan for this rezoning; and,
 - iii) An Erosion and Sediment Control Plan.
- c) Show details of dedications, rights-of-way, setbacks and non-disturbance areas on the lot Grading Plan.

.6) Roads

- a) The Cross Road frontage is urbanized. Removal of the existing driveway and curb letdown is required. Construction will require curb, gutter, sidewalk removal and reconstruction. Boulevard treatment shall match the existing materials and stamped pattern. Also included is the relocation and / or removal of the existing utilities (poles) as may be required.
- b) Hemmerling Court fronting this development is to be constructed to a SS-R4 Standard including fillet pavement, a rollover concrete curb and gutter, monolithic sidewalk, storm drainage system including manholes and catchbasins.
- c) Road A is to be constructed to a Local – Class 2 standard (SS-R4) complete with concrete sidewalk. Provide a coseptual design for the extension of Road A beyond this development
- d) The proposed lot layout will be further reviewed at the PLR stage.
- e) Provide traffic control and street name signs where required. The City will install all signs and traffic control devices at the developer's expense.

.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) 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.

.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) 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 Branch. 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

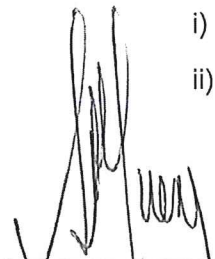
- a) A Servicing Agreement is required for all works and services on City lands in accordance with the Subdivision, Development & Servicing Bylaw No. 7900. The applicant's Engineer, prior to preparation of Servicing Agreements, must provide adequate drawings and estimates for the required works. The 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) 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) Dedicate 2.72m road widening along the full frontage of Cross Road.
- c) Dedicate 2.66m road widening along the full frontage of Hemmerling Court.
- d) In order to promote pedestrian connectivity in this neighbourhood between proposed Proposed Road A and the existing concrete sidewalk on Cross Road, construction of a 3 metre wide asphalt pathway between lots 9 and 10 is requested. To delineate both sides of the pedestrian pathway a 1.2m high black vinyl coated chain link fence to City of Kelowna standards should be installed by the developer 15 cm inside both private property lines.
- e) Provide a sidewalk connection on Hemmerling Court by extending the existing sidewalk on Drysdale Boulevard to the new sidewalk fronting this development.

.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) Engineering and Inspection Fee: 3% of construction value (plus GST).



Steve Muenz, P.Eng.
Development Engineering Manager
JF



Phone: 250-763-6506

Glenmore-Ellison Improvement District
445 Glenmore Road
Kelowna, BC V1V 1Z6

Email: glenmore.ellison@shaw.ca
Website: www.glenmoreellison.com

Fax: 250-763-5688

SCHEDULE B
This forms part of development
Z15-0030

OUR FILE No.: 0127
CITY OF KELOWNA FILE No.: DVP15-0126 / Z15-0030
FOLIO: 217-03285.000

July 13, 2015

City of Kelowna
Development Services
1435 Water Street
Kelowna, B.C. V1Y 1J4

Attention: Damien Burggraeve (via email to: dburggraeve@kelowna.ca)

Re: Conditions of water service for proposed subdivision (12 lots) located at 1981 Cross Rd., Lot 2, Section 4, Plan 10134, City of Kelowna

In response to the above referenced application, the following information is required for water service prior to Subdivision Approval.

1. All water supplies are subject to Glenmore-Ellison Improvement District (GEID) Water bylaws, rules and regulations, and the City of Kelowna Bylaw #7900. Copies of all GEID bylaws are available at the GEID office and on the GEID website at www.glenmoreellison.com.
2. There is an existing 6-inch water service available on the Hemmerling Road Frontage. The applicant may connect to the 6-inch watermain on Hemmerling Court and install a new adequately sized watermain on the proposed Road A through the development. If this service is not utilized for this development, the service must be physically removed and replaced with a C900 spool piece complete with C900 double bell couplers.

Two existing services on the Cross Road Frontage must be deactivated by turning off the corporation stops and cut off. The applicant's engineer is to complete inspections during construction in accordance with GEID's inspection policy.

3. The Kelowna Fire Department shall review the existing and proposed fire hydrant spacing. The applicant must acquire written confirmation from the Fire Department confirming the existing and proposed hydrant spacing has been approved. It is the applicant's responsibility to ensure the hydrant spacing is approved by the City of Kelowna.
4. Prior to water service approval, a servicing feasibility study is required to be completed by GEID's Engineer to determine if a waterworks upgrade is required and/or if the development can be serviced from the GEID waterworks system. The cost for this study will be the actual costs of the engineering services plus disbursements and administration.

The cost of the feasibility study is estimated at \$900.00, and a deposit of this amount is required. Following payment of this amount, please allow approximately 3-4 weeks for the study to be completed. The final amount invoiced to the applicant will be the actual cost of the work, plus disbursements at a charge rate of \$110.00 per hour.

5. All metallic joints and fittings shall be protected by Denso paste and tape and/or protected by sacrificial anodes, as determined by a corrosion specialist. The applicant must complete a soil resistivity study to confirm if a higher or alternative level of corrosion control is required.
6. The GEID Waterworks Crew shall witness and inspect all connections from the existing water main fronting the site. The operation of any utility valves or curb stops must be performed by the GEID Waterworks Crew unless authorized in writing by the GEID. Current bylaw rates apply. Please notify GEID Staff at least two weeks prior to the preferred connection date to schedule GEID crews to witness the inspection.
7. The applicant will be required to engage a professional engineer to design the required works and services. The applicant must submit engineering plans for all servicing within and to the proposed development prior to construction of any water works.
8. The applicant's engineer should consult with GEID Staff prior to commencement of detailed engineering design. Construction on any waterworks portion of the project shall not commence unless authorized by the GEID. The engineer shall provide a construction schedule and notification of start of construction 48 hours before construction begins on the waterworks portion of the project. All waterworks construction shall proceed in compliance with GEID standard inspection policy.
9. The applicants must submit detailed engineering drawings to the Public Health Engineer of the Interior Health Authority (IH). An IH Waterworks Construction Permit shall be submitted to the GEID prior to construction of any water system. No construction shall commence until the GEID and the IH have accepted the engineering drawings.

Project Fees

The applicants engineer shall submit an estimate of the construction costs of the waterworks to be used for calculation of fees owing. The estimate shall include an additional 10% for engineering and inspection services during construction. If the submitted project cost estimate is lower than expected, the GEID is not bound to accept the estimate. In this case, a revised cost estimate will be issued by the GEID and forwarded to the applicant's engineer. As part of the cost estimate submission, the applicant's engineer shall identify and propose for GEID review, the proportion of costs of providing water facilities that can be considered excess or extended service pursuant to section 747.2 of the *Local Government Act*.

The following application, review and inspection fees are required prior to construction approval.

Fee Description	Rate	Payable Prior to...	Total
Development Application Fee	\$150 per subdivision	Application Review	\$150.00 (paid)
Engineering and Inspection Fee	3% of the estimated construction cost of water portion of project.	Issuance of Water Letter <u>or</u> Commencement of Works	To Be Determined

The following **Performance Bond** payment is required prior to GEID approval to construct waterworks on public land or to subdivide. The Performance Bond shall be in the form of an automatically renewable, irrevocable, standby letter of credit written in favor of the GEID. Upon Substantial Completion of the works to the satisfaction of the GEID, registration of all water required SRW's and assumption of the works by GEID, the applicant may apply to have the Performance Bond replaced with a Maintenance Bond. The one-year Maintenance Bond period will not commence until all works have been approved and connected to the GEID community water system and GEID has assumed ownership.

The **Maintenance Bond** will be held for a minimum period of one year, and will only be released following satisfactory final inspection and submission of signed and stamped as-built drawings, digital as-built drawings in a format acceptable to GEID, and completion of all water works in accordance with GEID standards, including satisfactory inspection by GEID and amendment of all deficiencies and submission of all other documentation as required by the GEID.

In the event that works are not completed to the satisfaction of GEID, the works may not be accepted and an extended maintenance bonding period may be required following any re-construction or repairs.

The Capital Expenditure Charge for all proposed single family lots must be paid in full prior to Subdividing. All Capital Expenditure Charges will be assessed in accordance with the GEID Bylaw that governs at the time of payment.

Payment of the Capital Expenditure Charges will not be accepted until all other subdivision requirements have been fulfilled and the City of Kelowna Approving Officer is prepared to issue final subdivision approval.

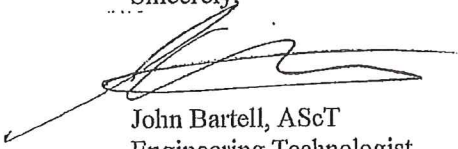
Fee Description	Rate	Payable Prior to...	Total
Performance Bond	125% of estimated construction cost of the water system works (for proposed waterworks located on public land) (capital costs shall include 10% engineering and 15% contingency).	Working on GEID property, working on public road, or Issuance of Water Letter	To Be Determined
Maintenance Bond	50% of estimated construction cost of the water system works (for proposed waterworks located on public land) (capital costs shall include 10% engineering).	Return of Performance Bond	To Be Determined
Capital Expenditure Charge	Rate per single family lot as per current GEID Capital Expenditure Charge Bylaw in effect at the time of subdivision. Current Rate \$5,300.00 per lot (12 lots proposed).	Subdivision Approval or issuance of GEID Water Letter	\$63,600.00
New account set-up	\$20.00 for each newly developed unit to be registered in the Land Titles Office (12 units proposed).	Subdivision Approval or issuance of GEID Water Letter	\$240.00
Connection-Disconnection Inspection Fee	\$500.00 per inspection of a water service connection sized greater than 50mm. \$100.00 per inspection for services sized 50mm or less (2 disconnections required). (\$500.00 + \$100.00 + \$100.00)	Inspection or issuance of Water Letter.	\$700.00

Further details regarding GEID Fees, conditions and development policies are available at the GEID office.

This review is valid for **ONE (1) YEAR** from the date of this letter provided that there are no changes in legislation, regulations, or bylaws in which case alterations to this review may be required to comply with the new legislation, regulations, or bylaws. It is now the applicant's responsibility to fulfill the conditions of this review.

If you have any questions regarding the above fees and conditions, please feel free to contact our office at 250-763-6506. Please reference our file number on all correspondence.

Sincerely,

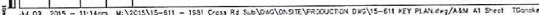


John Bartell, ASCT
Engineering Technologist

sv/jb

cc: Applicant: Aplin & Martin Consultants Ltd. Attn: Cory Barker (via email: cbarker@aplinmartin.com) on behalf of
Sean Khurana
Owner: Lorne Pearson, 1981 Cross Road, Kelowna, B.C. V1V 2B4

Attach: GEID Inspection Requirements and Construction Standards



REPORT TO COUNCIL



Date: September 14, 2015

RIM No. 1250-30

To: City Manager

From: Community Planning Department (LK)

Application: Z15-0036 **Owner:** Dwight Schreiner & Cheryl Hank

Address: 4619 Gordon Drive **Applicant:** Dwight Schreiner & Cheryl Hank

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. Z15-0036 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 2 District Lot 357 ODYD Plan KAP46269, located at 4619 Gordon Drive, Kelowna, BC from RU1 - Large Lot Housing zone to 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 to facilitate the development of a carriage house.

3.0 Community Planning

Community Planning staff supports the proposal to convert an existing accessory building to a carriage house. The subject parcel is within the Permanent Growth Boundary and has a Future Land Use designation of S2RES - Single / Two Unit Residential; therefore the application to rezone the parcel to RU1c meets the guidelines of the OCP. The OCP supports the densification of neighbourhoods through appropriate infill development and utilization of existing infrastructure.

4.0 Proposal

4.1 Background

The home owner applied for Building Permit #10543 to construct a double car garage in 1992. In 2007, the garage was converted to a Carriage House to provide accommodation for the homeowner's parent to reside. City approval was not obtained at that time. The home owner is now pursuing the proper approvals to ensure the Carriage House conforms to the City of Kelowna's zoning and building code requirements. Though Staff does not encourage development that follows this process, the parcel can easily accommodate a Carriage House without variances.

4.2 Project Description

The subject parcel is located within the Permanent Growth Boundary on the east side of Gordon Drive, south of McClure Road. The parcel has panhandle driveway access from Gordon Drive with the parcel being tucked behind 4623 Gordon Drive. Buildings are not visible from the roadway due to the curved driveway and the placement of trees and shrubs.

When the building was converted to a Carriage House, the existing garage door was removed and replaced with a man-door and window. The building is finished to match the existing primary dwelling and has been thoughtfully landscaped. The building is located at the rear of the parcel with private outdoor space provided beside the carriage house. Required parking for the primary dwelling is provided in a double attached garage. The parcel has a large paved area to accommodate the required Carriage House parking stall, and provide a turn-around area for vehicles which will eliminate the need to back out onto Gordon Drive.

4.3 Site Context

The subject property is located on the east side of Gordon Drive in the North Mission - Crawford area of Kelowna.

Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 - Large Lot Housing RU1c - Large Lot Housing with Carriage House	Single Detached Housing Single Detached Housing
East	RU1 - Large Lot Housing	Single Detached Housing
South	RU1 - Large Lot Housing	Single Detached Housing
West	RU1 - Large Lot Housing	Single Detached Housing

Subject Property Map: 4619 Gordon Drive



Subject Property Carriage House Elevation: 4619 Gordon Drive



4.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RU1c ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Min. Lot Area	550 m ²	2306 m ²
Min. Lot Width	16.5 m	39.7 m
Min. Lot Depth	30 m	43.27 m
Development Regulations		
Site Coverage	40%	16.9%
Site Coverage: accessory buildings or structures and carriage house (one storey)	20%	5.20%
Floor area of carriage house (footprint)	100 m ²	96.61 m ²
Max. area of carriage house (total building area)	130 m ²	96.61 m ²
Max. net floor area of carriage house to total net floor area of principal building	75%	49.91%
Height (mid point of roof)	4.8 m	4.13 m
Setback from Principal Dwelling	3.0 m	4.57 m
Carriage House Regulations		
Max. Height	4.8 m	3.66m
Min. Side Yard (north)	2.0 m	2.15m
Min. Rear Yard (west)	0.9 m	2.11m
Height (carriage house shall not be higher than existing primary dwelling unit)	2 storey ex. House	1 storey Carriage house
Other Regulations		
Min. Parking Requirements	3 stalls	+3 stalls provided
Min. Private Open Space	30 m ²	+30 m ²

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process

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

Sensitive Infill² Encourage new development or redevelopment in existing residential areas to be sensitive to or reflect the character of the neighborhood with respect to building design, height and siting.

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

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

6.0 Technical Comments

- Building & Permitting Department

- 1) Architect may be required to determine the upgrade requirements to meet current code for this change of use.
- 2) Plumbing and Heating Permits will be required along with the Building permit for change of use.
- 3) Requirements of the current code apply so retrofit of the existing structure may be required at time of Building permit.

- Development Engineering Department

See attached Memorandum dated July 10, 2015.

7.0 Application Chronology

Date of Application Received: June 25, 2015
Date Public Consultation Completed: August 10, 2015

Report prepared by:

Lydia Korolchuk, Planner

Reviewed by:



Lindsey Ganczar, Planning Supervisor

Approved for Inclusion:



Ryan Smith, Community Planning Department Manager

Attachments:

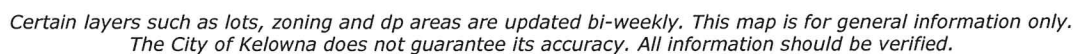
Site Context Map

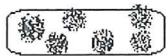
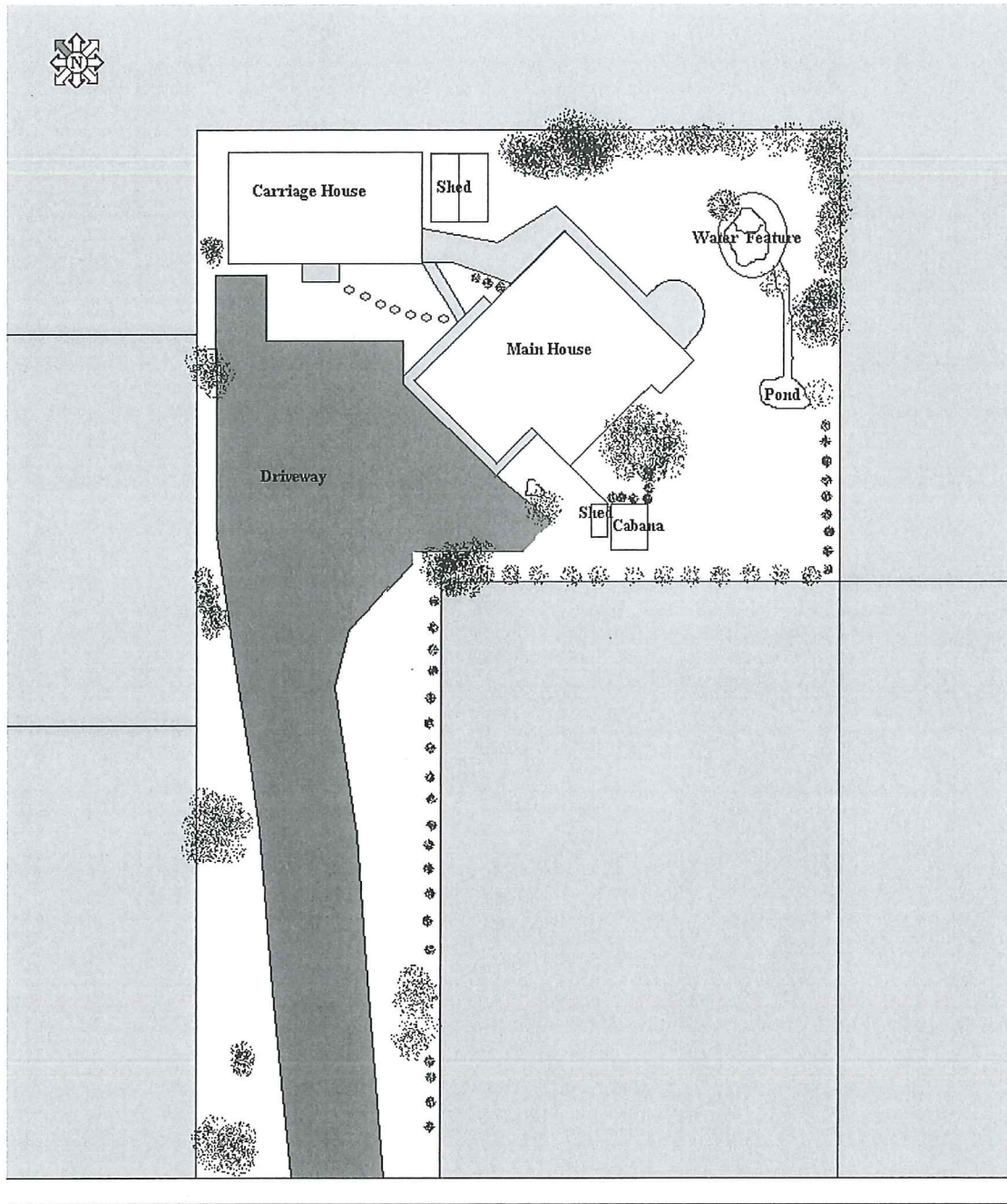
Site Plan

Conceptual Elevations

Landscape Plan

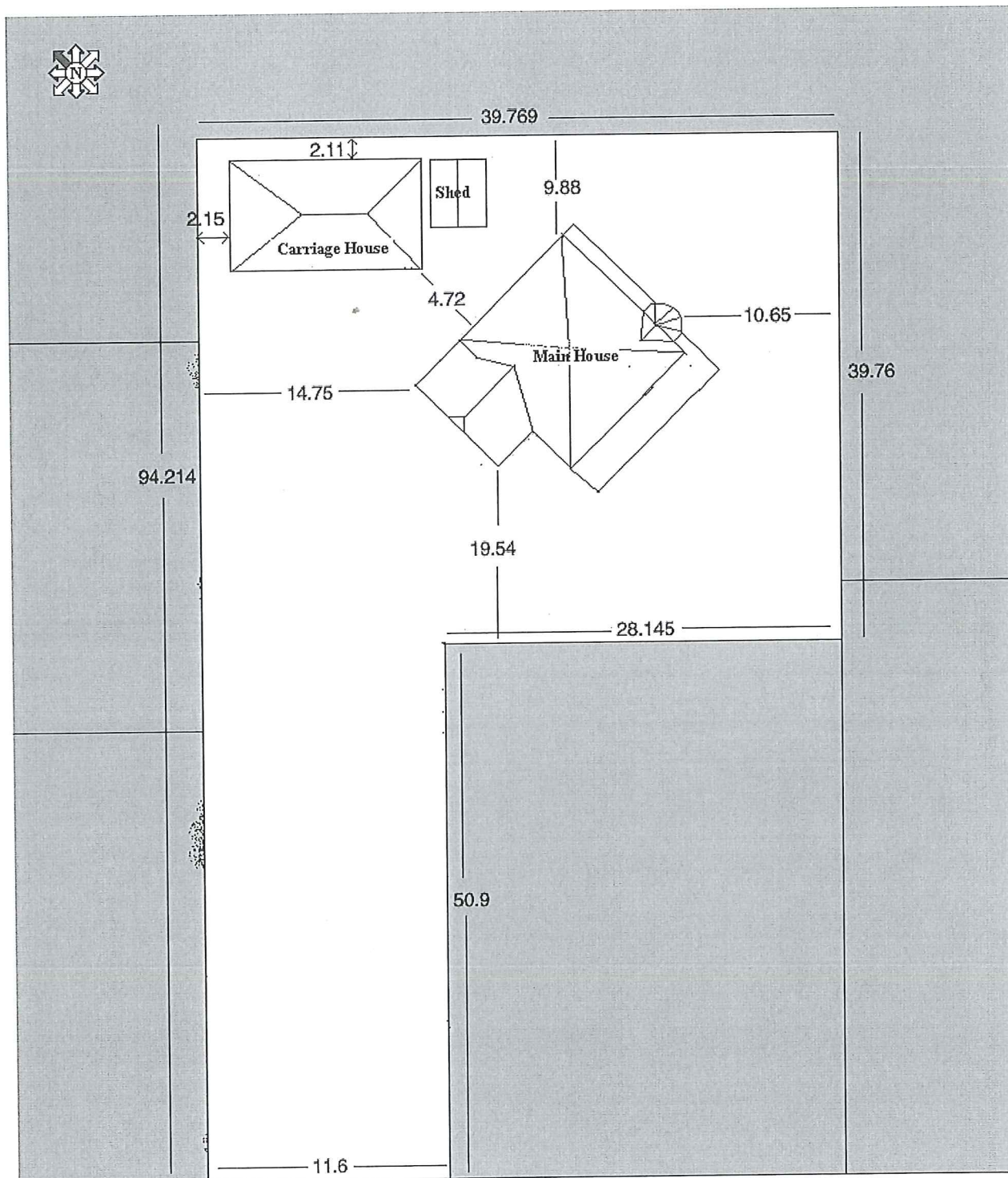
Development Engineering Memorandum





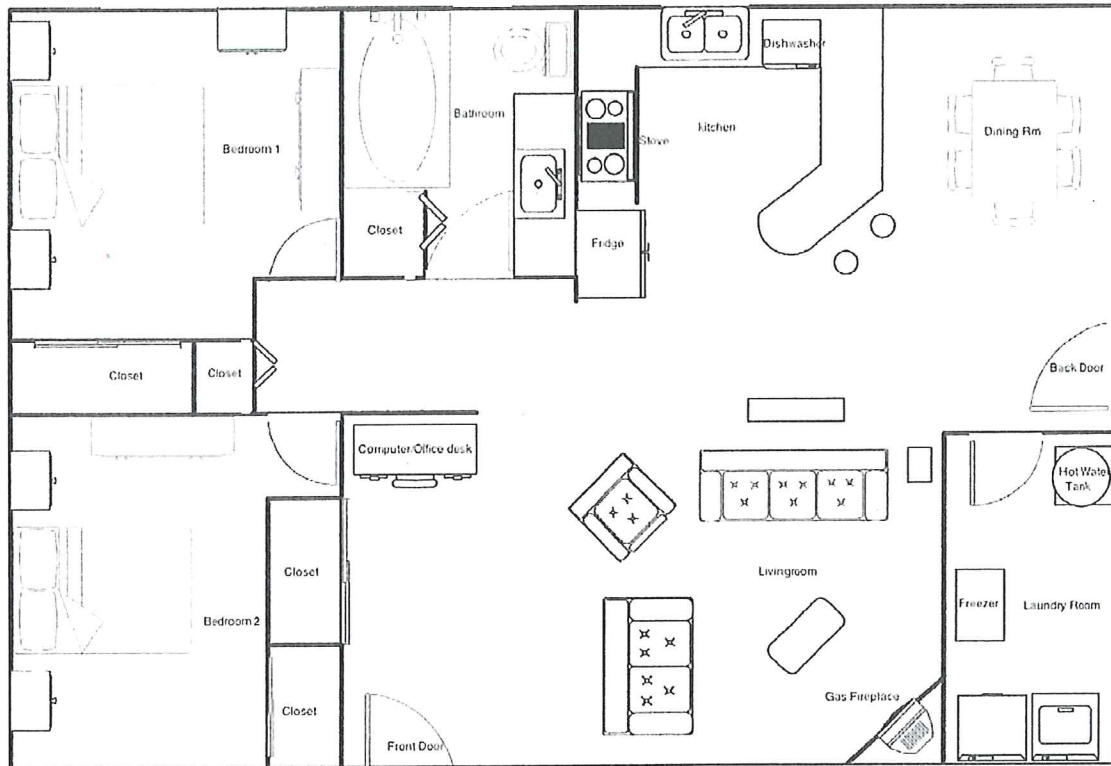
GORDON DRIVE

4619 GORDON DRIVE KELOWNA BC – LOT LAYOUT

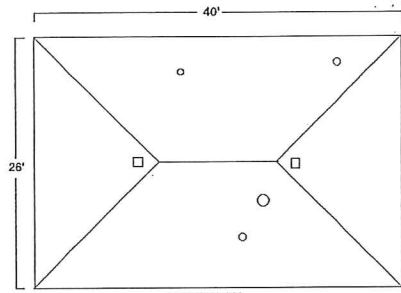


GORDON DRIVE

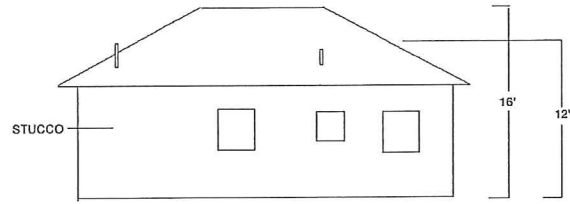
CARRIAGE HOUSE FLOOR PLAN



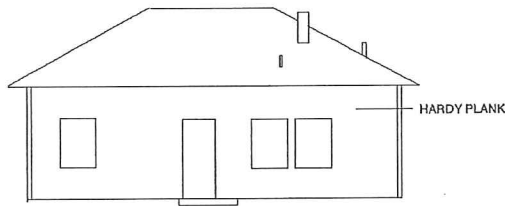
4619 Gordon Drive



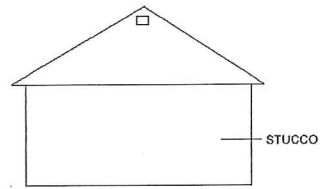
ROOF PLAN



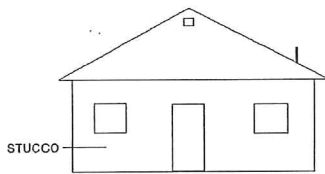
EAST ELEVATION
Carriage House



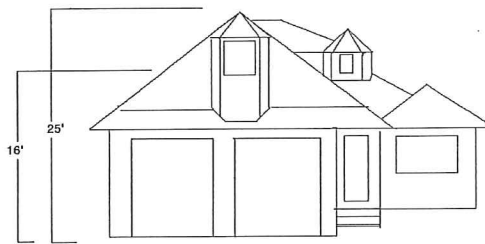
WEST ELEVATION
Carriage House



NORTH ELEVATION
Carriage House



SOUTH ELEVATION
Carriage House



Front Elevation
Main House

CITY OF KELOWNA
MEMORANDUM

Date: July 10, 2015
File No.: Z15-0036

To: Community Planning (LK)

From: Development Engineering Manager

Subject: 4619 Gordon Drive

RU1c

Development Engineering has the following comments and requirements associated with this application to rezone from RU1 to RU1c.

1. Domestic Water and Fire Protection

Our records indicate this property is currently serviced with a 19mm-diameter water service. The service is adequate for the proposed application.

2. Sanitary Sewer

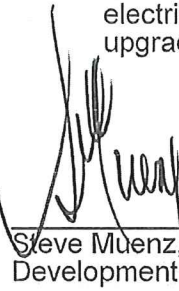
Our records indicate that this property is serviced with a 100mm-diameter sanitary sewer service complete with inspection chamber. The service is adequate for the proposed application.

3. Development Permit and Site Related Issues

Direct the roof drains into on-site rock pits.

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

SS

REPORT TO COUNCIL



Date: September 10, 2015

RIM No. 1250-30

To: City Manager

From: Community Planning Department (TY)

Application: OCP15-0011
Z15-0031

Owner: Greencorp Ventures Inc.,
Inc. No. BC0987730

Address: 4077 Lakeshore Avenue

Applicant: Worman Homes /
Commercial

Subject: Official Community Plan Amendment & Rezoning Bylaw

Existing OCP Designation: S2RES - Single/Two Unit Residential

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

Existing Zone: RU1 - Large Lot Housing

Proposed Zone: RM3 - Low Density Multiple Housing

1.0 Recommendation

THAT Official Community Plan Map Amendment Application No. OCP15-0011 to amend Map 4.1 in the Kelowna 2030 - Official Community Plan Bylaw No. 10500 by changing the Future Land Use designation of Lot B Section 6 Township 26 ODYD Plan 10613, located at 4077 Lakeshore Avenue, Kelowna, BC from the S2RES - Single/Two Unit Residential designation to the MRL - Multiple Unit Residential (Low Density) designation, be considered by Council;

AND THAT Rezoning Application No. Z15-0031 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot B Section 6 Township 26 ODYD Plan 10613, located at 4077 Lakeshore Avenue, Kelowna, BC from the RU1 - Large Lot Housing zone to the RM3 - Low Density Multiple Housing zone, be considered by Council;

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

AND THAT final adoption of the Official Community Plan Map Amending Bylaw and Rezoning Bylaw be considered subsequent to the conditions of approval as outlined in Schedule "A" attached to the Report from the Community Planning Department dated September 14, 2015;

AND FURTHER THAT final adoption of the Official Community Plan Map Amending Bylaw and Rezoning Bylaw be considered in conjunction with Council's consideration of a Development Permit and Development Variance Permit for the subject property.

2.0 Purpose

To amend the Official Community Plan designation and Zoning of the subject property to facilitate a four unit residential development.

3.0 Community Planning

Community Planning Staff supports the proposed OCP amendment and rezoning application to facilitate four dwelling units on the subject property. The applicant is proposing to rezone the property from RU1 to RM3 in order to achieve the four units. Although currently zoned RU1, the subject property size of 1,357 m² exceeds the size requirements of an RU1 lot (550 m²). The subject property size meets the minimum lot area for RM1, RM2, RM3 and RM4 multiple unit zones.

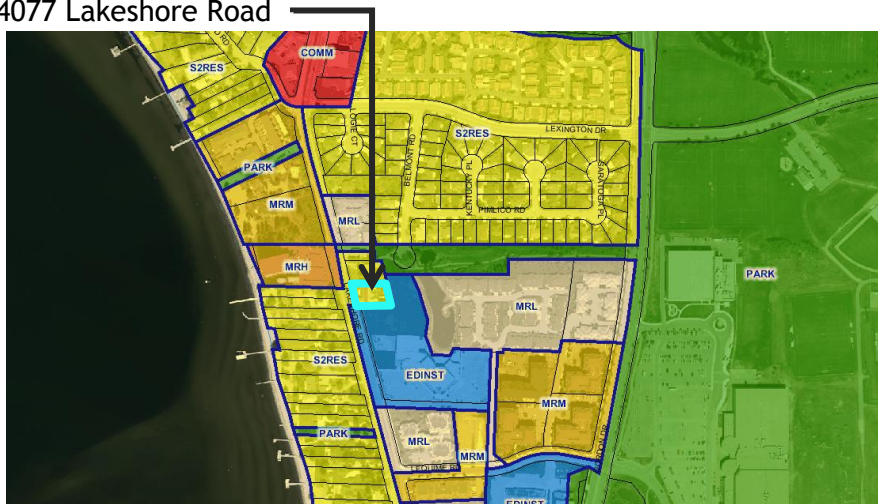
The OCP amendment from the S2RES to the MRL land use designation is similar to properties within the area. Within a 60 m radius of the subject property, land use includes the S2RES - Single/Two Unit Residential, EDINST - Educational/Major Institutional, PARK - Major Park, Open Space public and MRL - Multiple Unit Residential (Low Density) designations.

Infrastructure to support the proposed increase in density includes BC Transit stops on Lakeshore Road within 118m of the subject property. Bike lanes also currently exist on both sides of Lakeshore Road in the area. A dedication of 5.17 m of frontage of the subject property is required as part of this application to continue the City of Kelowna active transportation (cycling / walking) corridor construction along Lakeshore Road. Within walking distance of the proposed four dwellings are community commercial amenities, the H2O Centre and the City of Kelowna Mission playing fields.

The applicant proposes two buildings with two units in each building. The design requires two variances. A side yard setback variance is required to accommodate architectural projections for each of the buildings along the south elevation, and the siting of one building requires a variance to the rear yard setback.

The single driveway and modern broad horizontal lines of a flat roof building design is in keeping with newly constructed residential dwellings in the neighbourhood. Designing a front door facing Lakeshore Road speaks to Kelowna's OCP goals of achieving ground oriented housing for multiple family developments. The applicant has included architectural features on the south side of each building facing the adjacent First Lutheran Church park as it is visible from Lakeshore Road. Privacy concerns for the residential property to the north are addressed by proposing the driveway along the north side of the subject property which orientates the residential buildings on the south side of the property, with windows facing into the adjacent park.

Land Use Map: 4077 Lakeshore Road



4.0 Proposal

4.1 Project Description

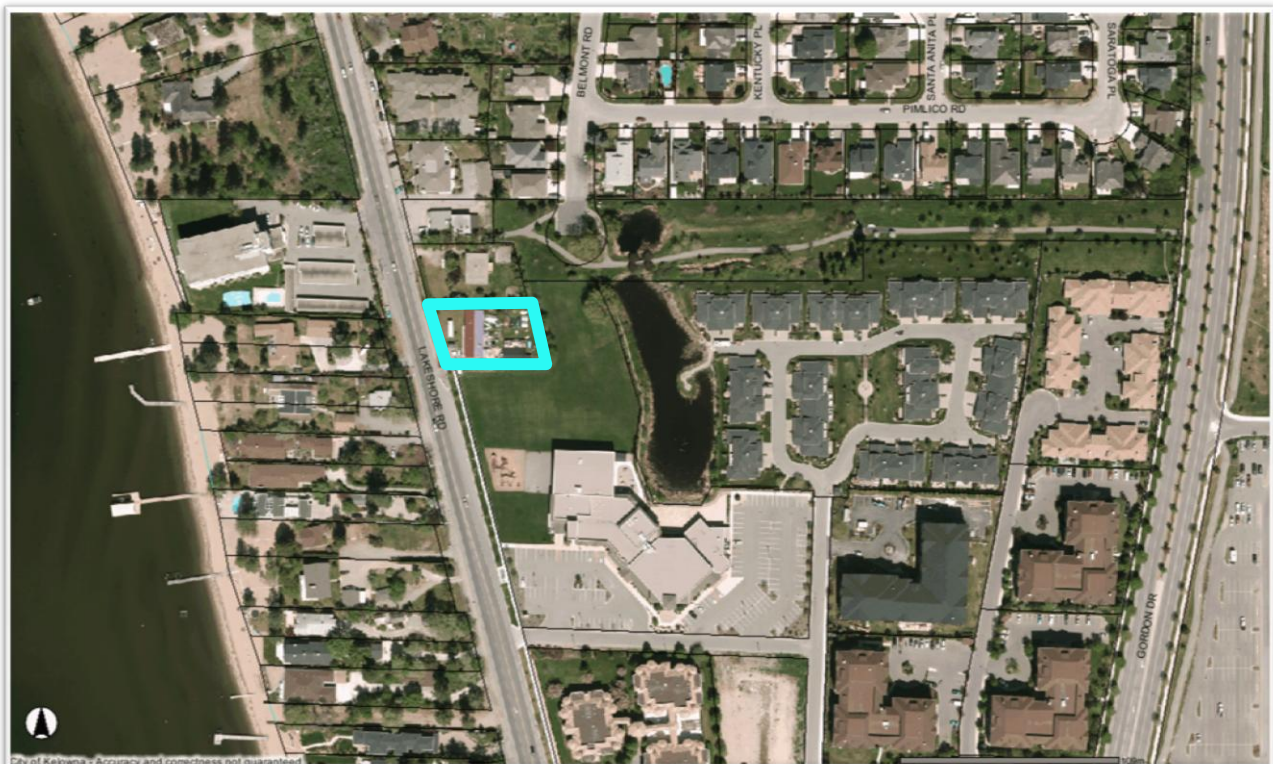
The subject property is currently vacant as demolition of the existing building was carried out in 2014. The applicant has designed four dwelling units in the form of two buildings, three storeys in height, each with rooftop patios. A single driveway runs along the north of the property, designed in a manner that allows for permeability of rainfall. A front yard setback incentive exists in Zoning Bylaw No. 8000, RM3 zone regulations which permits a 1.5 m setback for a multiple family development with front doors facing a street. The applicant has designed a front door facing the street and has set the building 3.6 m from the front property line.

The proposed building facing Lakeshore Road ("Building Two" as shown on the conceptual plans) is three storeys with rooftop stairwell access creating a two storey streetscape along Lakeshore Road. "Building One" on the interior of the property is a three storey building with the third storey set back on all elevations from the storey below to reduce the appearance of a 10.0 m high dwelling. Each storey is articulated with varying setbacks from the storey below on all sides of each building.

A rear yard setback variance from 7.5 m required to 4.0 m is being proposed in order to allow for a larger setback in the front of the property to achieve privacy and noise control from Lakeshore Road. Architectural projections are permitted as per Zoning Bylaw No. 8000 to project into a required yard up to a maximum of 0.6 m. The applicant is proposing a projection of 1.2 m to accommodate visual interest along the south facade of the buildings.

A two vehicle attached garage is designed for each dwelling along with outdoor patio space accommodated at grade and on the rooftop. Landscaping will include low retaining walls, fencing and privacy planting. The City boulevard will be landscaped and irrigated with street trees approved by City Staff.

Subject Property Map: 4077 Lakeshore Road



4.2 Site Context

The subject property is located on the east side of Lakeshore Road, between Lexington Drive and Lequime Road in the North Mission - Crawford sector of Kelowna. The property is currently zoned RU1, identified in Kelowna's OCP as S2RES, in a Comprehensive Development Permit area and is within the Permanent Growth Boundary.

Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1	Single Family Dwelling
East	P2	Single Family Dwellings
South	P2	Church grounds (open field)
West	RU2	Church grounds (open field)

4.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RM3 ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Minimum Lot Area	900 m ²	(1,520.0 m ² - 162.5 m ²) = 1,357.5 m ²
Minimum Lot Width	30.0 m	31.5 m
Minimum Lot Depth	30.0 m	49.8 m
Development Regulations		
Maximum Floor Area Ratio	0.8	
Maximum Site Coverage (buildings)	50%	528.8 m ² = 39%
Maximum Site Coverage (buildings, driveways and parking)	65% (with permeable driveway)	778.7 m ² = 57%
Maximum Height	3 storeys or 10.0 m	3 storeys, 10.0 m
Minimum Front Yard	1.5 m	3.6 m
Minimum Side Yard (south)	4.0 m	4.0 m
Architectural Projection from a building into a required yard (south)	0.6 m	1.22 m (2.8 m from prop line) ❶
Minimum Side Yard (north)	4.0 m	8.0 m
Minimum Rear Yard	7.5 m	4.0 m ❷
Minimum distance between buildings	3.0 m	4.2 m
Other Regulations		
Minimum Parking Requirements	2 per dwelling unit	2 per dwelling unit
Minimum Visitor Parking Space	n/a	1
Minimum Private Open Space	25.0 m ²	
Unit a Unit b Unit c Unit d		40.0 m ² rooftop patio 30.2 m ² rooftop patio + 30.5 m ² at grade 9.3 m ² rooftop patio + 20.8 m ² at grade 9.3 m ² rooftop patio + 29.1 m ² at grade
❶ Indicates a requested variance to the rear yard setback.		
❷ Indicates a requested variance to the side yard (south) projection.		

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process

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

Ground-Oriented Housing.² 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 rental 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.

Building Height.³ In determining appropriate building height, theCity will take into account such factors as: Contextual fit into the surrounding urban fabric; Shadowing of the public realm; View impacts; Overlook and privacy impacts on neighbouring buildings; Impacts on the overall skyline;

6.0 Technical Comments

6.1 Building and Permitting Department

- Development Cost Charges (DCC's) are required to be paid prior to issuance of any Building Permit(s)
- A Geotechnical report is required to address the sub soil conditions and site drainage at time of building permit application.
- Full Plan check for Building Code related issues will be done at time of Building Permit applications. Please indicate how the requirements of Radon mitigation and NAFS are being applied to this structure.

6.2 Development Engineering Department

- See attached City of Kelowna Memorandum dated June 23, 2015.

Application Chronology

Date of Application Received:	June 5, 2015
Date Public Consultation Completed:	June 25, 2015

¹ City of Kelowna Official Community Plan, Policy 5.3.2 (Development Process Chapter).

² City of Kelowna Official Community Plan, Policy 5.2.1 (Development Process Chapter).

³ City of Kelowna Official Community Plan, Policy 5.5.1 (Development Process Chapter).

Report prepared by:

Tracey Yuzik, Planner

Reviewed by:

☐

Lindsey Ganczar, Planning Supervisor

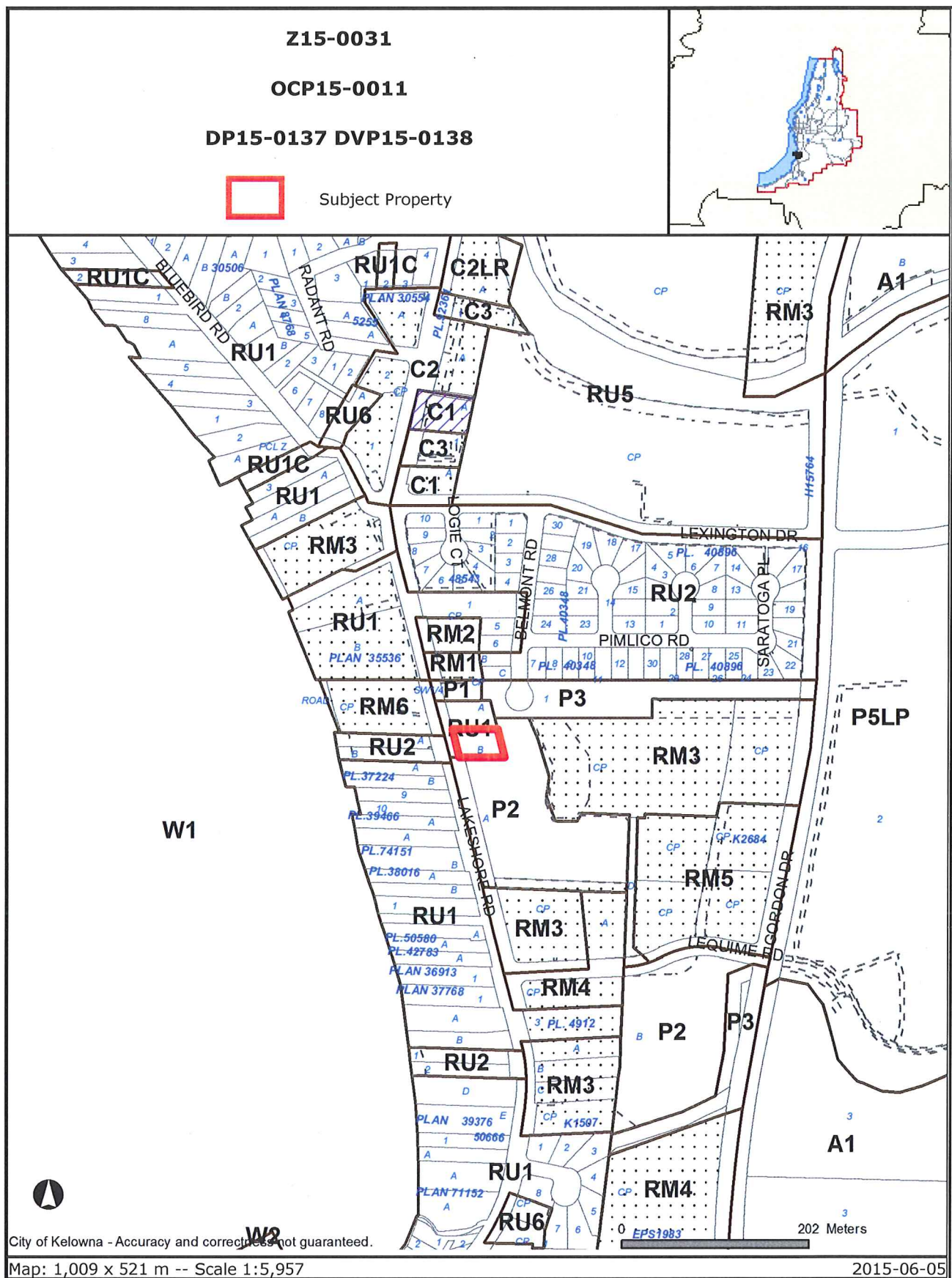
Approved for Inclusion:

☐

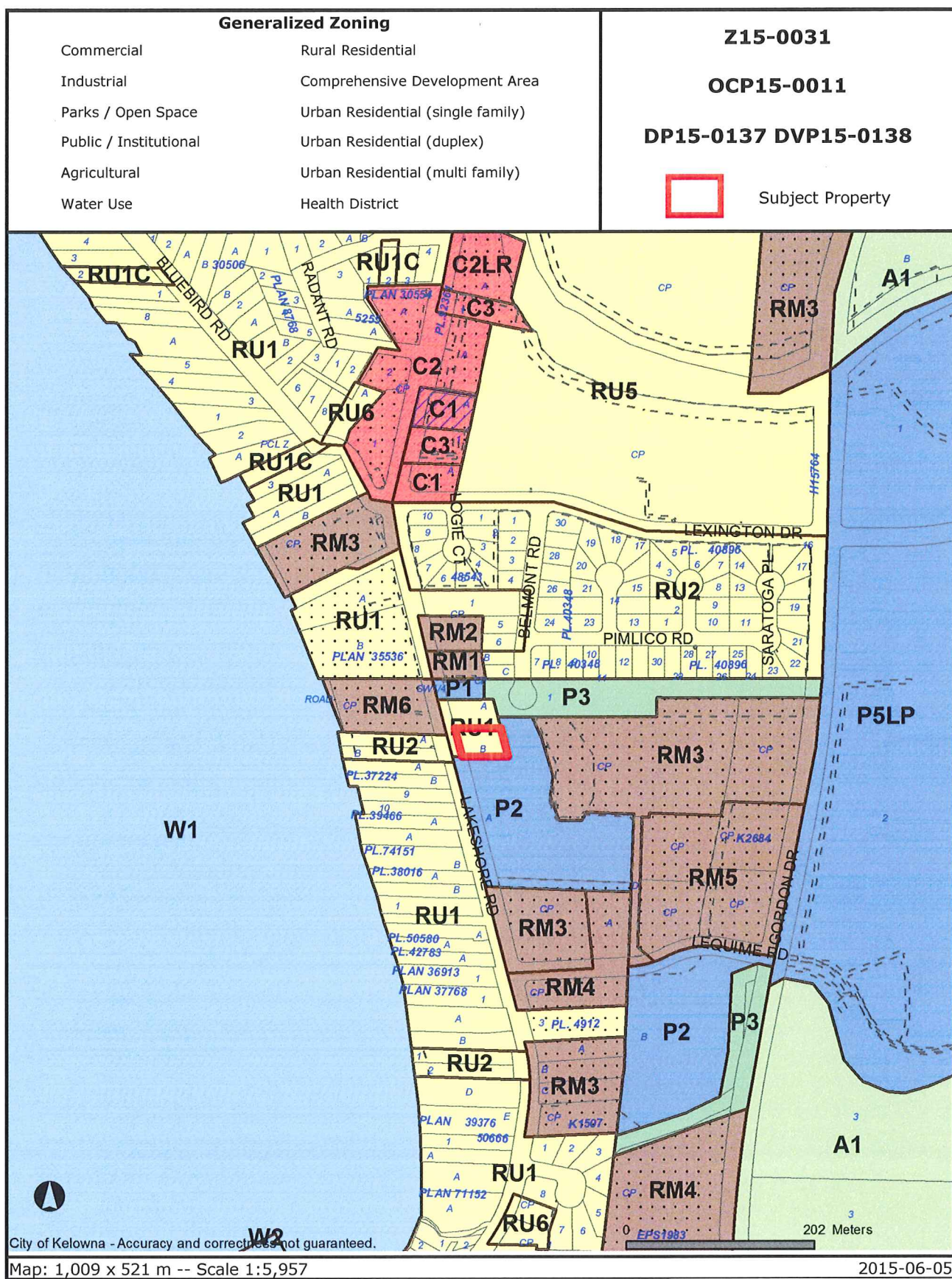
Ryan Smith, Community Planning Department Manager

Attachments:

Subject Property Map
Generalized Zoning Map
Schedule "A" City of Kelowna Memorandum
Conceptual Site Plan
Conceptual Elevations
Conceptual Landscape Plan



Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.
 The City of Kelowna does not guarantee its accuracy. All information should be verified.



Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.
 The City of Kelowna does not guarantee its accuracy. All information should be verified.

CITY OF KELOWNA
MEMORANDUM

Date: June 23, 2015
File No.: Z15-0031

To: Urban Planning (TY)

From: Development Engineering Manager

Subject: 4077 Lakeshore Rd

RU1 to RM3

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

The Development Engineering Technologist for this project is Sergio Sartori

1. Domestic Water and Fire Protection

- (a) The existing lot is serviced with 19mm diameter water service. The developer's consulting mechanical engineer will determine the domestic and fire protection requirements of this proposed development and establish hydrant requirements and service needs. The estimated cost of this construction for bonding purposes is **\$10,000.00**
- (b) The developer must obtain the necessary permits and have all existing utility services disconnected prior to removing or demolishing the existing structures. The City of Kelowna water meter contractor must salvage existing water meters, prior to building demolition. If water meters are not salvaged, the developer will be invoiced for the meters.

2. Sanitary Sewer

- (a) The existing lot is serviced with a 100mm diameter sanitary service. The developer's consulting mechanical engineer will determine the requirements of this proposed development and establish the required size and preferred location of the new service. Only one service will be permitted for this development. The applicant, at his cost, will arrange for the removal of the existing small diameter service and the installation of a new larger service. The estimated cost of this construction for bonding purposes is **\$10,000.00**

3. Storm Drainage

- (a) The developer must engage a consulting civil engineer to provide a storm water management plan for these sites 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 plans, minimum basement elevations (MBE), if applicable, and provision of a storm drainage service and recommendations for onsite drainage containment and disposal systems.

- (b) Only one service will be permitted for this development. The applicant, at his cost, will arrange for the installation of one new overflow service. The estimated cost of this construction for bonding purposes is **\$5,000.00**

4. Road Improvements

- (a) Lakeshore Rd must be upgraded to an urban standard along the full frontage of this proposed development, including curb and gutter, sidewalk, landscaped boulevard complete with street trees drainage system including catch basins, manholes and pavement removal and replacement, street lighting and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. The estimated cost of this construction for bonding purposes is **\$20,000.00**

6. Subdivision

- (a) Grant Statutory Rights Of Way if required for utility services.
- (b) Dedicate ~5.16m width along the full frontage of Lakeshore Rd.
- (c) 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.

7. Electric Power and Telecommunication Services

- 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) Streetlights must be installed on Lakeshore Rd if needed.
- 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.
- d) Re-locate existing poles and utilities, where necessary. Remove aerial trespass (es).

8. Engineering

Road and utility construction design, construction supervision, and quality control supervision of all off-site and site services including on-site ground recharge drainage collection and disposal systems, must be performed by an approved consulting civil engineer. Designs must be submitted to the city engineering department for review and marked "issued for construction" by the city engineer before construction may begin.

12. Bonding and Levy Summary(a) Bonding

Water service upgrades	\$ 10,000
Sanitary sewer service upgrades	\$ 10,000
Storm overflow services	\$ 5,000
Lakeshore Rd frontage improvements	\$ 20,000
Total Bonding	\$45,000.00


NOTE: The bonding amount shown above are comprised of estimated construction costs escalated by 140% to include engineering design and contingency protection and are provided for information purposes only. The owner should engage a consulting civil engineer to provide detailed designs and obtain actual tendered construction costs if he wishes to do so. Bonding for required off-site construction must be provided and may be in the form of cash or an irrevocable letter of credit, in an approved format.

The owner must also enter into a servicing agreement in a form provided by the City.

13. Development Permit and Site Related Issues

Access and Manoeuvrability

- (i) *Furthermore, it is advised that in the future, access and egress to and from the site may be restricted to right-in and right-out due to a future median.*
- (ii) Indicate on the site, the locations of loading bays as well as the garbage and recycle bins.



Steve Muenz, P. Eng.
Development Engineering Manager
SS

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 Works & Utilities 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. 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.

CITY OF KELOWNA

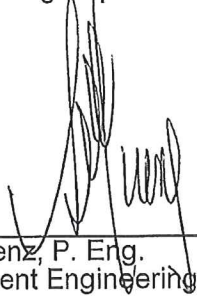
MEMORANDUM

Date: June 23, 2015
File No.: OCP15-0011
To: Urban Planning (TY)
From: Development Engineer Manager (SM)
Subject: 4077 Lakeshore Rd

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

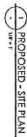
1. General.

- a) All the offsite infrastructure and services upgrades are addressed in the Rezoning Engineering Report under file Z15-0031.



Steve Muenz, P. Eng.
Development Engineering Manager

SS



SITE PLANTCARD	
PROJECT NAME	DATE
UNICEF	
POTENTIAL SITES	
POTENTIAL SITES	
POTENTIAL SITES	
POTENTIAL SITES	

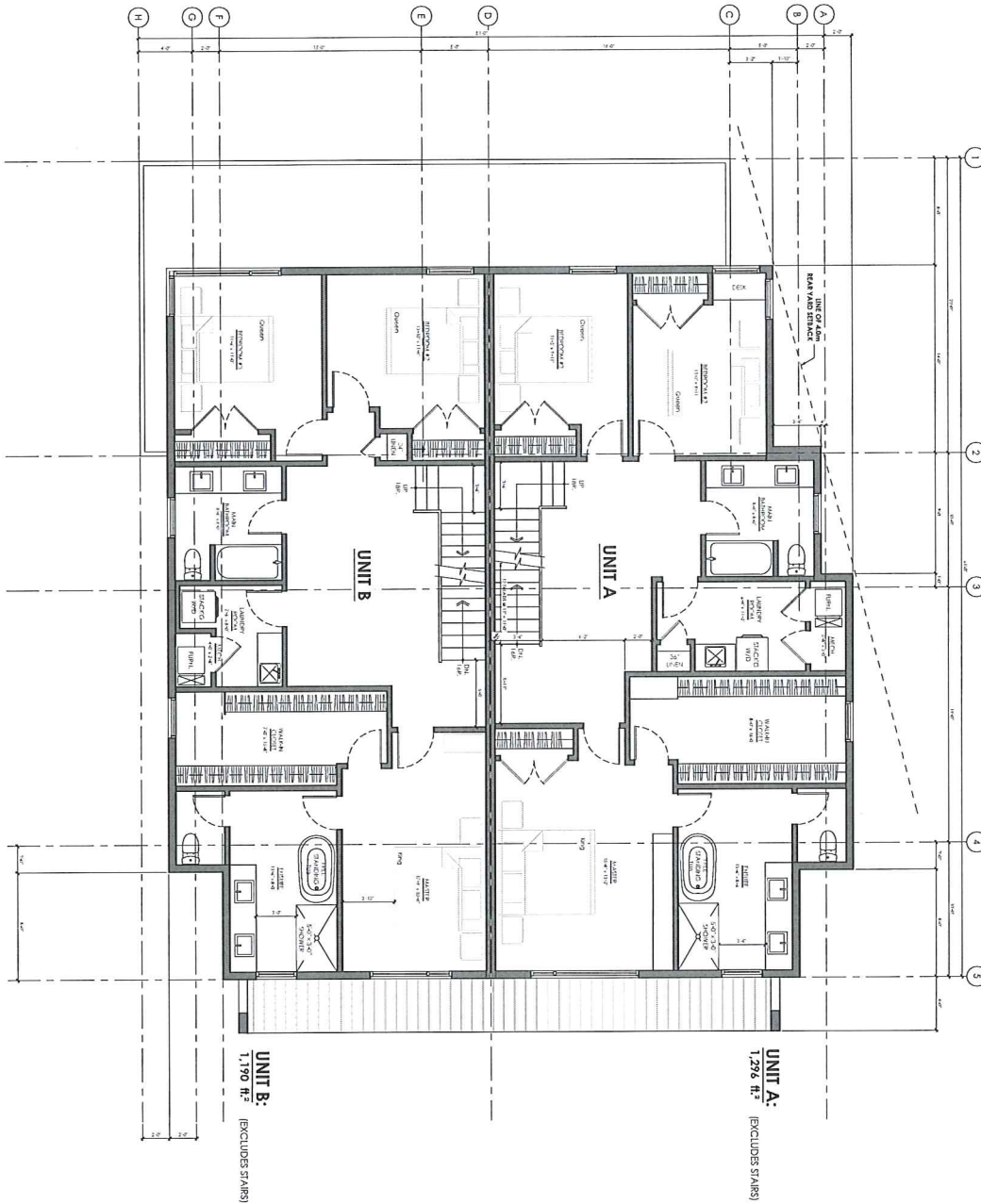
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PROJECT: **LAKESHORE SEMI-DETACHED RESIDENCES**
ADDRESS: **4077 LAKESHORE DRIVE, KELOWNA, BC** LOT: B, PLAN: 10613
ISSUED FOR: **RE-ISSUED FOR DP - R15 (JULY-23-2015)**






 SECOND FLOOR PLAN

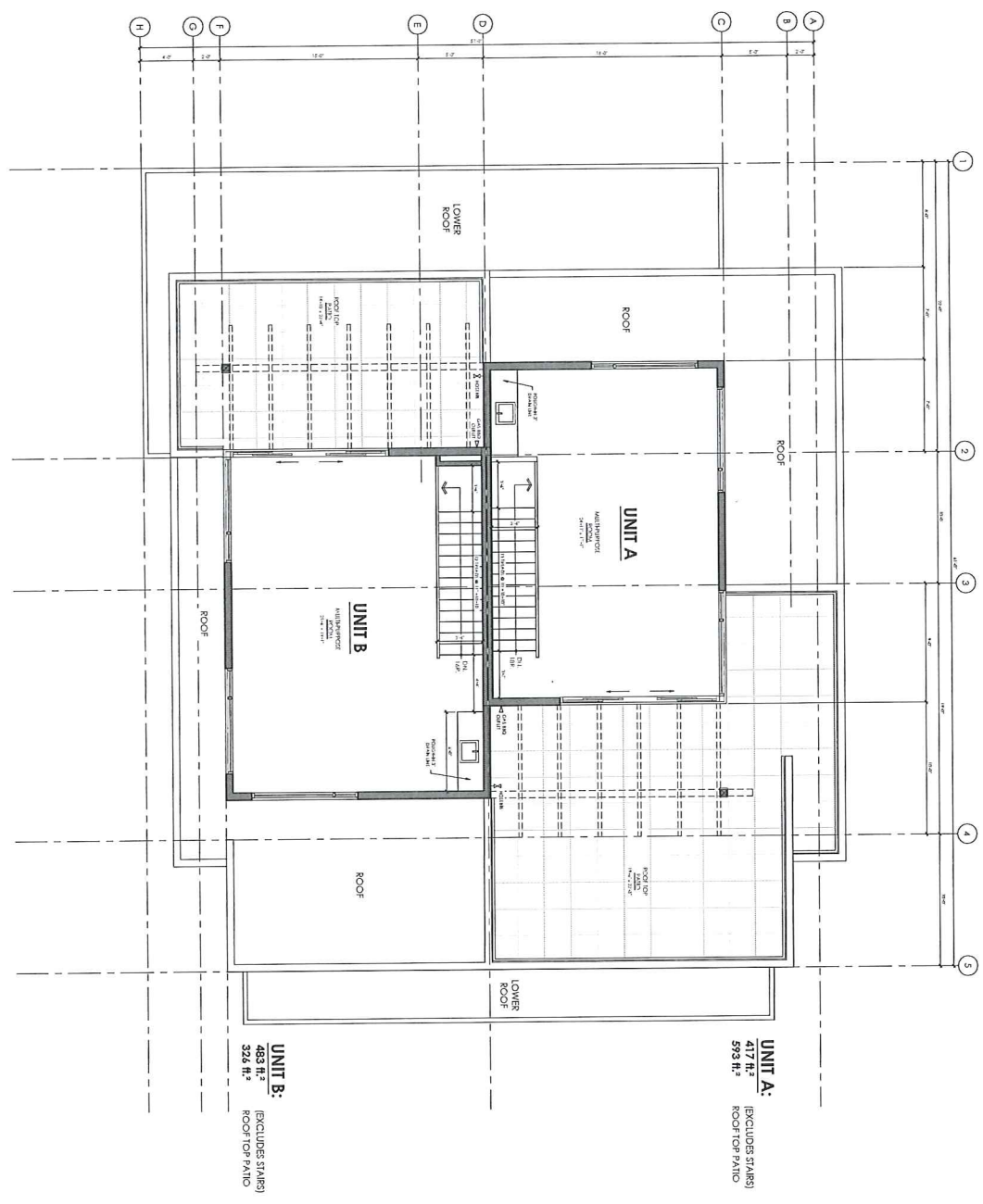


RE-ISSUED for DP

PROJECT: LAKESHORE SEMI-DETACHED RESIDENCES
 ADDRESS: 4077 LAKESHORE DRIVE, KELOWNA, BC LOT: B, PLAN: 10613
 ISSUED FOR: RE-ISSUED FOR DP - R14 (MAY-28-2015)



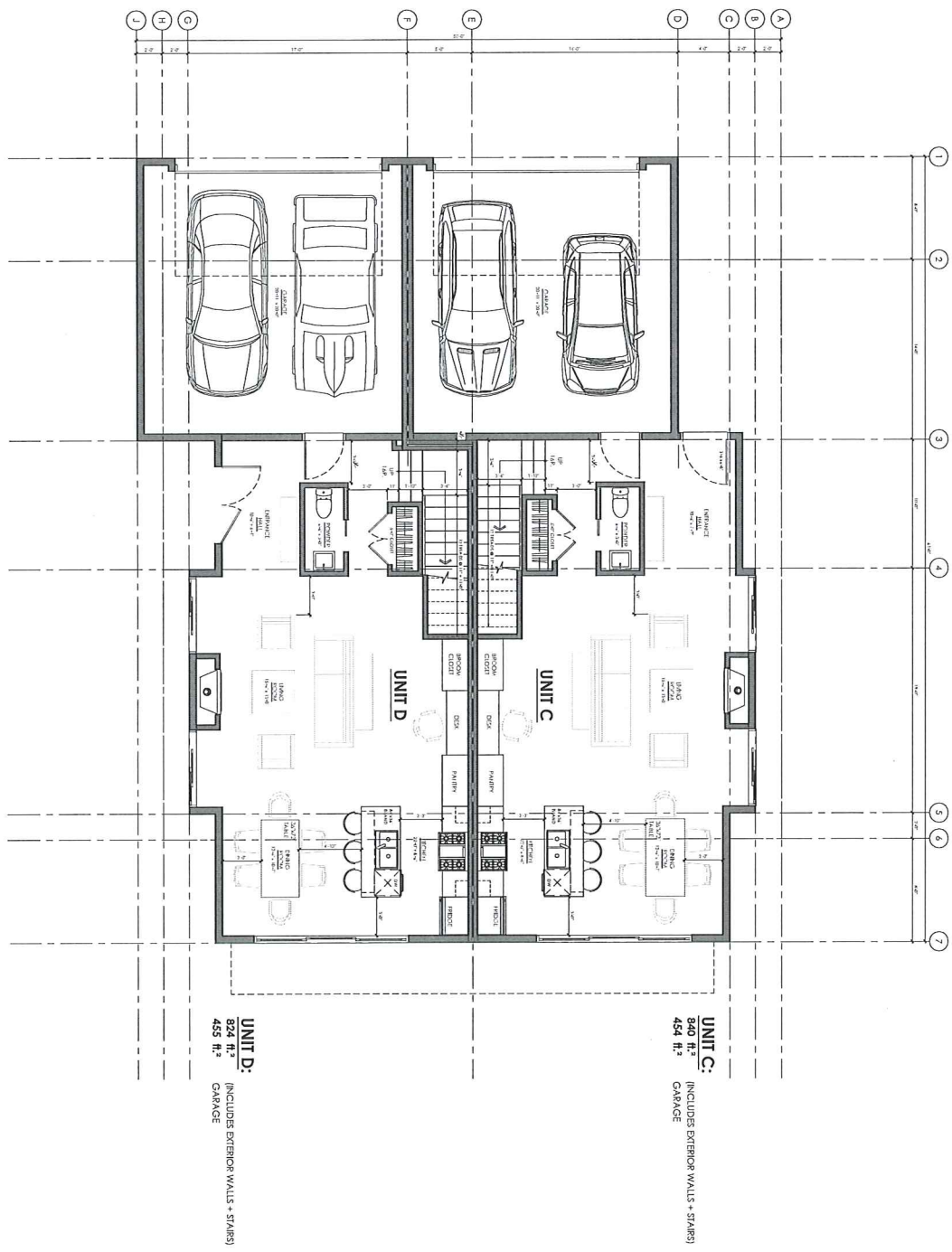
BUILDING 1
THIRD FLOOR PLAN



RE-ISSUED for DP

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BUILDING 2
SECOND FLOOR PLAN

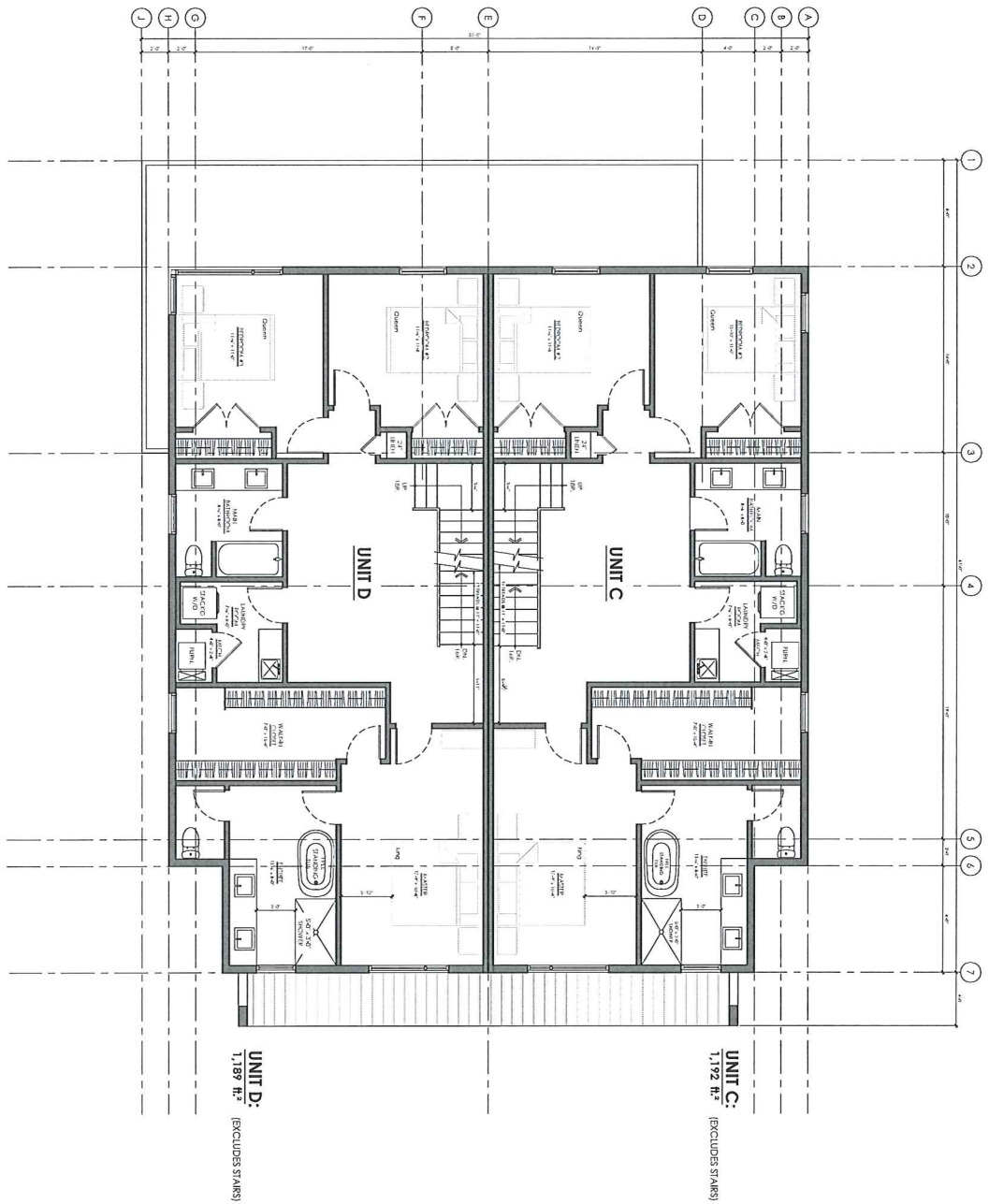


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PROJECT: LAKESHORE SEMI-DETACHED RESIDENCES
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ILLUSTRATION / THE ARTS ALIVE

PEP

4077 LAKESHORE ROAD | Kelowna, BC

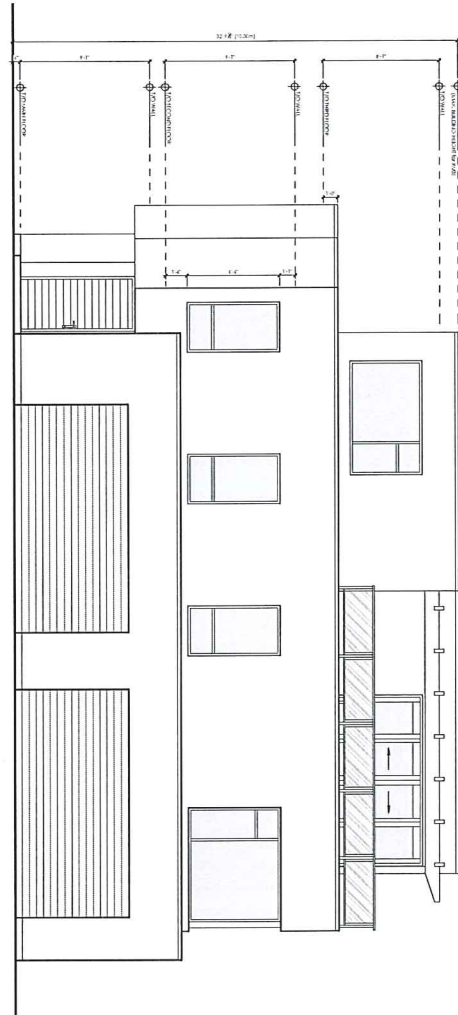
Worman Homes | Worman Commercial



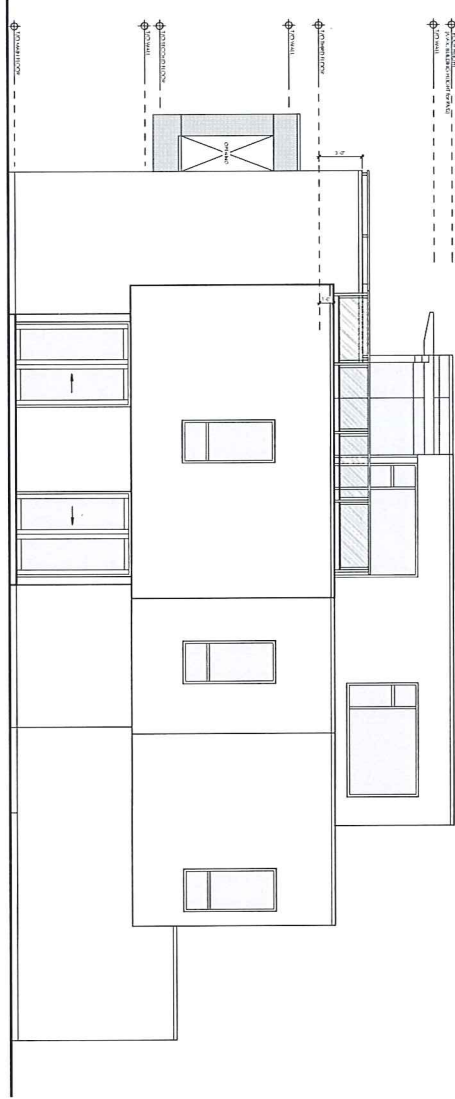
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WORMAN HOMES | WORMAN COMMERCIAL
ILLUSTRATION / THE ARTS AL

4077 LAKESHORE ROAD | Kelowna, BC

Worman Homes | Worman Commercial



1. BUILDING 1 - SIDE ELEVATION NORTH



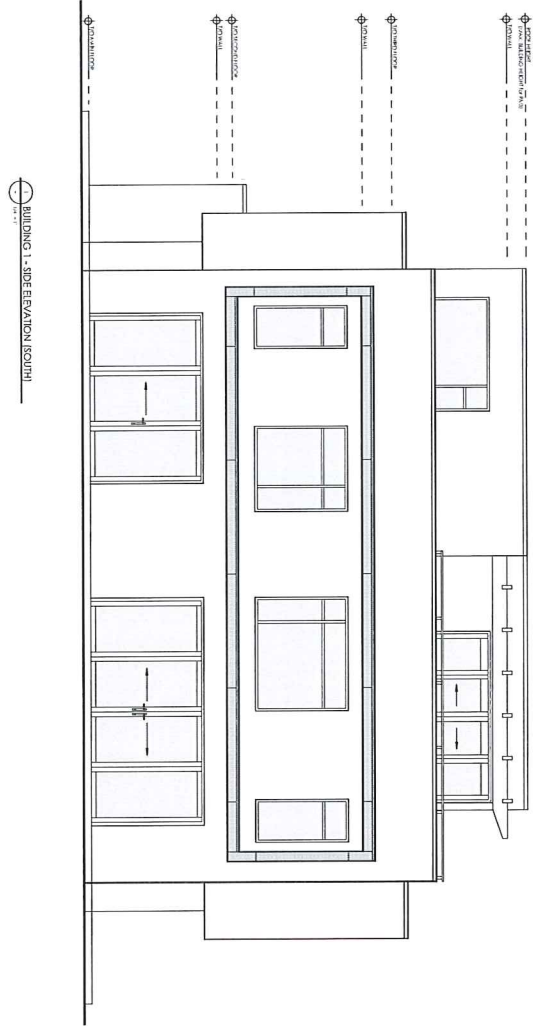
2. BUILDING 1 - REAR ELEVATION EAST

RE-ISSUED for DP

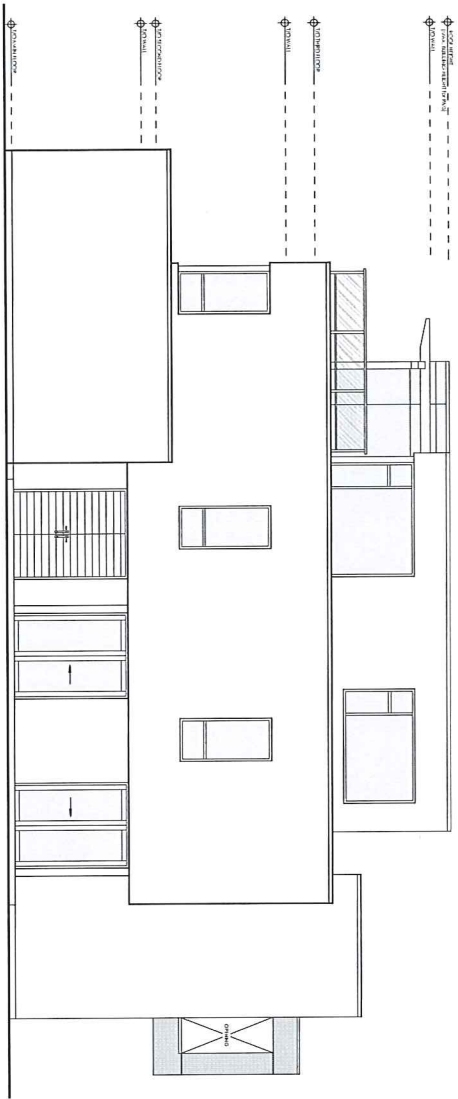
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PROJECT: LAKESHORE SEMI-DETACHED RESIDENCES
 ADDRESS: 4077 LAKESHORE DRIVE, KELOWNA, BC LOT: B, PLAN: 10613
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BUILDING 1 - SIDE ELEVATION (SOUTH)



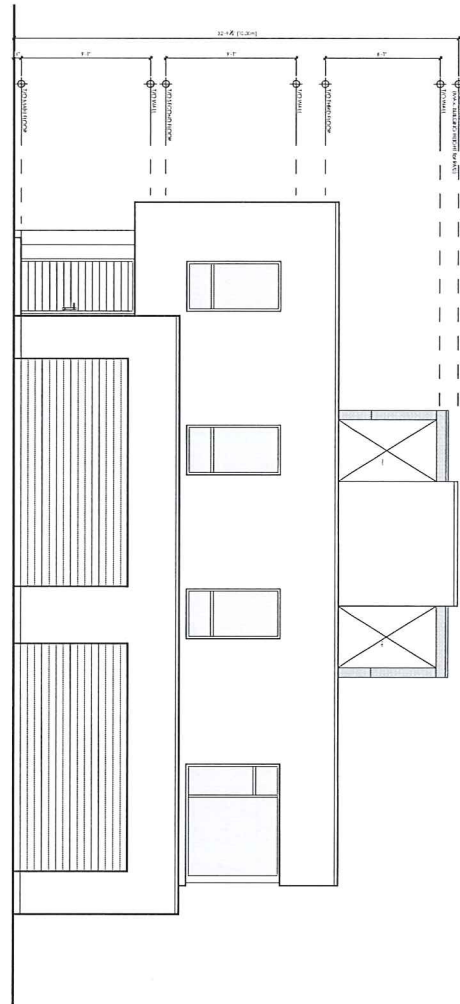
BUILDING 1 - FRONT ELEVATION (WEST)

RE-ISSUED for DP

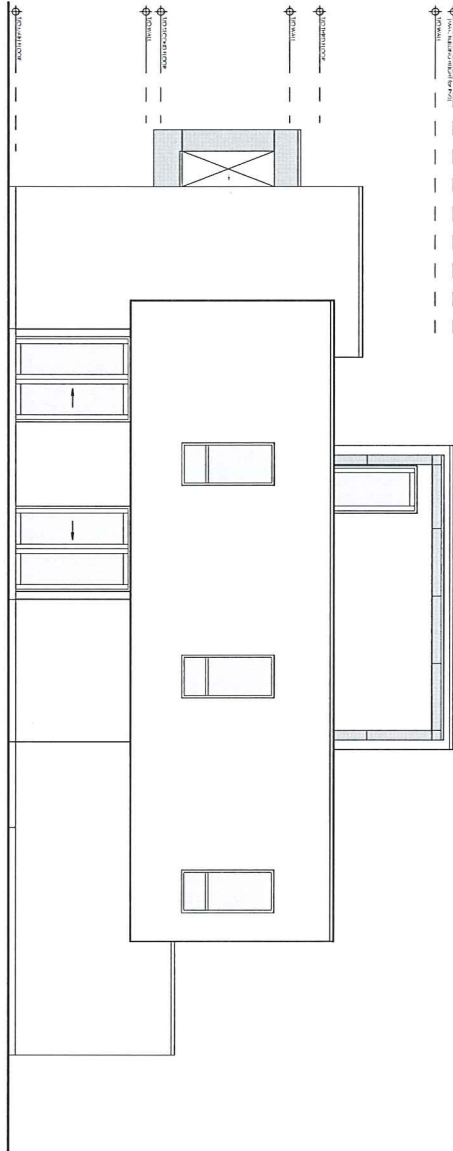
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BUILDING 2 - SIDE ELEVATION (NORTH)



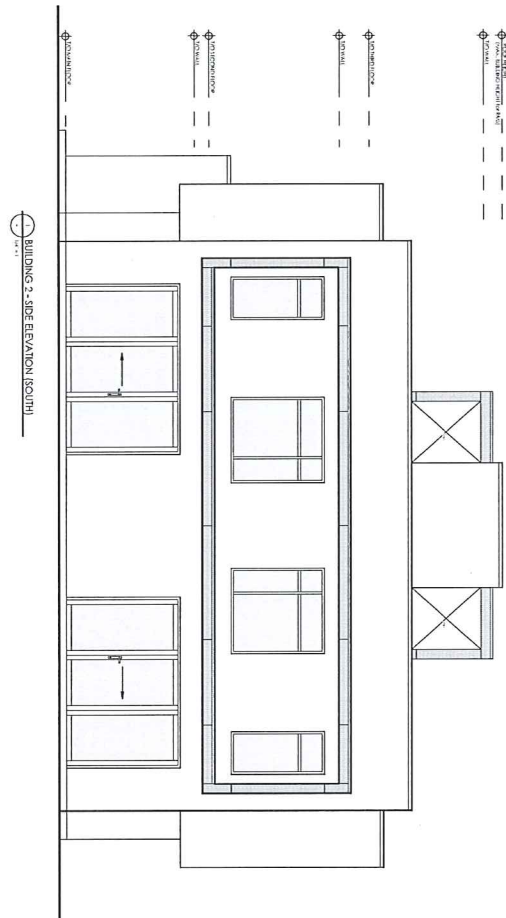
BUILDING 2 - REAR ELEVATION (EAST)

RE-ISSUED for DP

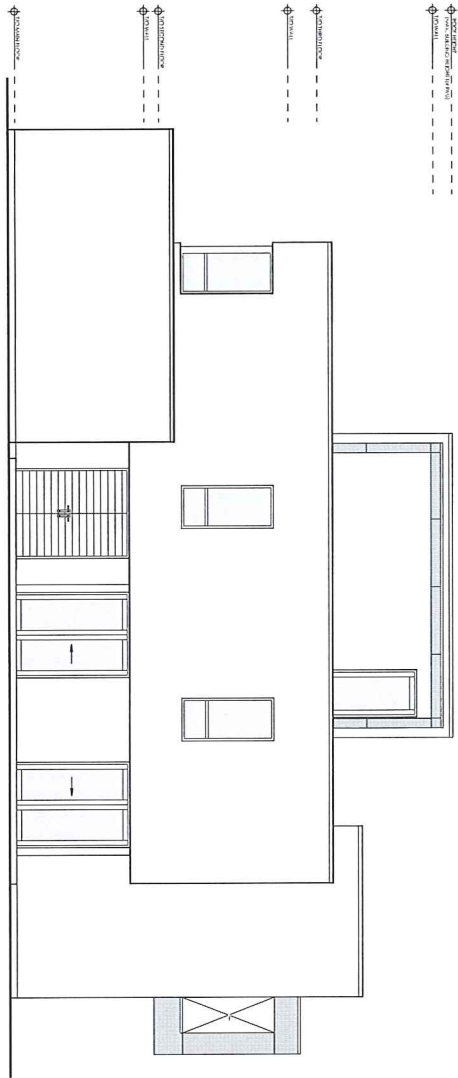
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BUILDING 2, SIDE ELEVATION (RIGHT)



BUILDING 2, FRONT ELEVATION (WEST)

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