

City of Kelowna Public Hearing AGENDA



Tuesday, June 28, 2016
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 June 14, 2016 (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

3.1 564 Coryell Road, Z16-0012 - Andrew Pilarski

3 - 20

To rezone the subject parcel to facilitate a two dwelling housing zone on the property.

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: July 11, 2016

RIM No. 1250-30

To: City Manager

From: Community Planning Department (TY)

Application: Z16-0012 **Owner:** 414225 Alberta Ltd., Inc. No. 204142251

Address: 564 Coryell Road **Applicant:** Andrew Pilarski

Subject: Rezoning Application

Existing OCP Designation: S2RES - Single/Two Unit Residential

Existing Zone: RU1 - Large Lot Housing

Proposed Zone: RU6 - Two Dwelling Housing

1.0 Recommendation

THAT Rezoning Application No. Z16-0012 to amend the City of Kelowna Bylaw No. 8000 by changing the zoning classification of Lot C District Lot 167 ODYD Plan 13205, located at 564 Coryell Road, 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 FURTHER THAT final adoption of the Rezoning Bylaw be considered subsequent to outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Community Planning Department dated July 11, 2016.

2.0 Purpose

To rezone the subject parcel to facilitate a two dwelling housing zone on the property.

3.0 Community Planning

Community Planning supports the rezoning application to facilitate two dwelling housing on the subject parcel. The RU6 - Two Dwelling Housing zone is consistent with the designated Future Land use of S2RES - Single/Two Unit Residential. The parcel is also over the minimum size for two dwelling housing.

The applicant is proposing to construct two detached dwellings as per Zoning Bylaw No. 8000, RU6 - Two Dwelling Housing regulations. The proposed design put forth by the applicant does not trigger any variances.

This rezoning application meets Kelowna's Official Community Plan Future Land Use as well as an OCP goal of increasing density within 400 m walking distance to BC Transit stops. The subject parcel is a 200 m walking distance from Lakeshore Road transit stops for routes #1 and # 8. This goal is further detailed in section 5.1 of this report.

As per Council Policy No. 367 Public Notification & Consultation, the applicant notified neighbouring parcels within a 50 m radius. To date Staff have not received any correspondence or questions with regards to this rezoning application.

4.0 Proposal

4.1 Project Description

The 0.53 acre parcel contains a single family dwelling constructed in the 1960s. The applicant is proposing to rezone the subject parcel to permit two dwellings. The future plans are to remove the existing dwelling, and construct two detached single family dwellings. The attached conceptual site plan shows one single driveway off of Coryell Road will access both dwellings. A front yard setback that exceeds the minimum requirements is proposed.

As part of this rezoning application, a small portion of the rear (north) of the property will be secured as future road reserve for the purposes of allowing pedestrian linkages to Hobson Road as well as future lane access.

The RU6 - Two Dwelling Housing zoning allows for a total of two dwellings, as such, suites are not permitted within either detached dwelling.

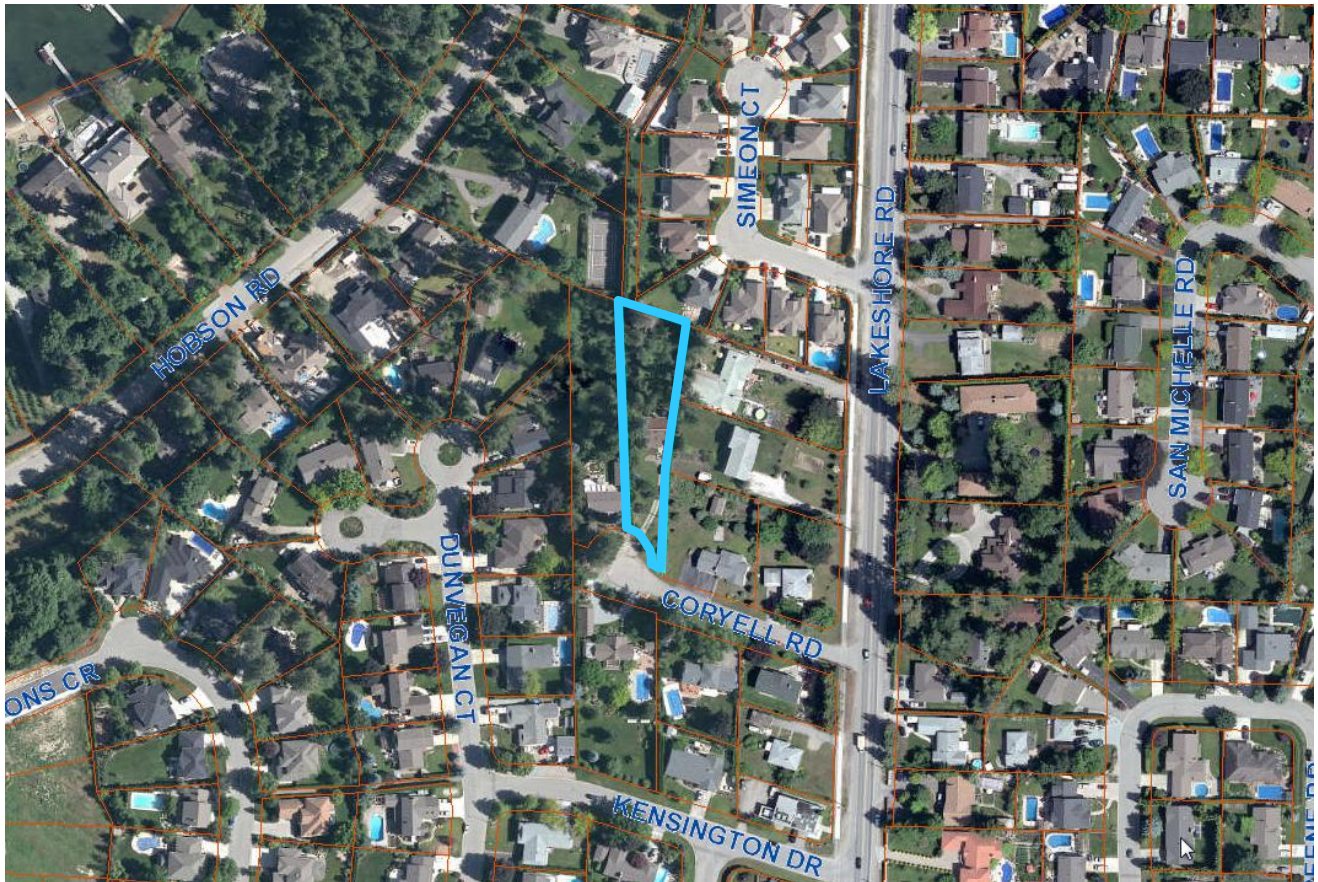
4.2 Site Context

The subject parcel is located on the west end of Coryell Road, a cul-de-sac road off of Lakeshore Road in the North Mission sector of Kelowna. The current and neighbouring Future Land Use is designated as Single/Two Unit Residential. The surrounding zoning is RU1 - Large Lot Housing. One adjacent parcel is RU6 - Two Dwelling Housing zoning. This neighbourhood is within the Permanent Growth Boundary.

Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1	Large Lot Single Family Residential
East	RU1 RU6	Large Lot Single Family Residential Bed and Breakfast
South	RU1	Large Lot Single Family Residential
West	RU1	Large Lot Single Family Residential

Subject Property Map: 564 Coryell Road



4.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RU6 ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Lot Area	700 m ²	2,145 m ²
Lot Width	18.0 m	16.0 m
Lot Depth	30.0 m	98.0 m
Development Regulations		
Site Coverage	40%	- 40%
Site Coverage with driveways and parking	50%	- 50%
Height	9.5 m or 2 ½ storeys	- 9.5 m or 2 ½ storeys
Front Yard	4.5 m	+ 20.0 m
Side Yard (west) single / 2 storey	2.0 m / 2.3 m	4.0 m
Side Yard (east) single / 2 storey	2.0 m / 2.3 m	2.0 m / 2.3 m
Rear Yard	7.5 m	m
Other Regulations		
Minimum Parking Requirements	2 per Dwelling	2 per Dwelling

Current Development Policies

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.

- This application seeks to increase density within 200 m of a BC Transit stop and meets the intensification of the future land use.

New Housing Distribution.² The development of new housing between 2010 and 2030 is projected to occur as a function of both development/redevelopment in some areas, and development initiatives in new growth areas. North Okanagan Mission Single Unit Dwelling projection of 260.

5.0 Technical Comments

5.1 Building & 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 and Fire Department related issues will be done at time of Building Permit applications. Please indicate how the requirements of Radon mitigation are being applied to this structure.

5.2 Development Engineering Department

- This rezoning will require an additional water service as well as an upgrade to the existing water service. A one-time cash in lieu payment is also required for the future construction of the boulevard upgrade along the property frontage.
- A 6.0 m road reserve is required along the rear of the property for future pedestrian connectivity to Hobson Road and future laneway.
- See attached Schedule "A" for full requirements.

6.0 Application Chronology

Date of Application Received:	February 18, 2016
Date of Revised Plans:	March 30, 2016
Date Public Consultation Completed:	April 6, 2016

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

² City of Kelowna Official Community Plan, (Growth Projections Chapter).

Report prepared by: Tracey Yuzik, Planner

Reviewed by: Todd Cashin, Subdivision, Suburban and Rural Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Approved for Inclusion: Doug Gilchrist, Divisional Director, Community Planning & Real Estate

Attachments:

Schedule "A": Development Engineering Memorandum dated March 11, 2016
Conceptual Site Plan
Conceptual Elevations

CITY OF KELOWNA

MEMORANDUM

Date: March 11, 2016
File No.: Z16-0012

To: Community Planning (TY)

From: Development Engineering Manager(SM)

Subject: 564 Coryell Rd

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 Sergio Sartori

1. Domestic Water and Fire Protection

This property is currently serviced with a 19mm diameter PVC water service. Two 19mm copper or 25mm poly water services are required to meet current by-law requirements. The water service requirements can be provided by the City at the owner's cost. The applicant will be required to sign a Third Party Work Order for the cost of the water service upgrades. For estimate inquiry's please contact Sergio Sartori, by email ssartori@kelowna.ca or phone, 250-469-8589.

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

Our records indicate that this property is currently serviced with a 100mm-diameter sanitary sewer service which is suitable for this application.

3. Road Improvements

- (a) Coryell Ave must be upgraded to an urban standard along the full frontage of this proposed development, including curb and gutter, sidewalk, drainage system including catch basins, manholes and pavement removal and replacement, street lighting and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. A one-time cash payment in lieu of construction must be collected from the applicant for future construction by the City. The cash-in-lieu amount is determined to be **\$14,068.00** not including utility service cost.
- (b) Only the service upgrades must be completed at this time. The City wishes to defer the upgrades to Coryell Rd fronting this development. Therefore, cash-in-lieu of immediate construction is required and the City will initiate the work later, on its own construction schedule.

Item	Cost
Drainage	\$4,243.00
Curb & Gutter	\$2,660.00
Sidewalk	\$3,325.00
Street Lighting	\$ 898.00
Road Fillet	\$ 2,444.00
Blvd Landscaping	\$ 498.00
Total	\$14,068.00

4. Subdivision

- (a) Grant Statutory Rights of Way if required for utility services.
- (b) Provide a 6.0m road reserve width along the full length of the rear property for future walkway/laneway.
- (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.

5. Development Permit and Site Related Issues

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

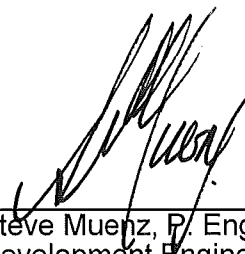
Driveway access width is maximum of 6.0m.

6. Electric Power and Telecommunication Services

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

7. Bonding and Levy Summary**(a) Levies**

- | | |
|-------------------------------------|--------------------|
| 1. Coryell Rd frontage improvements | \$14,068.00 |
| 2. Service upgrades | To be determined |



 Steve Muenz, P. Eng.
 Development Engineering Manager
 SS

SECTION 13 - URBAN RESIDENTIAL ZONES
RU1 - LARGE LOT HOUSING

ZONING SUMMARY

13.1.1 Purpose

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

13.1.2 Principal Uses

(b) single dwelling housing

13.1.3 Secondary Uses

(g) secondary suites

13.1.4 Buildings and Structures Permitted

- (a) one single detached house (which may contain a secondary suite);
- (b) permitted accessory buildings or structures
- (c) carriage house (permitted only on properties that have a 'c' designated sub-zone)
- (d) only one secondary dwelling unit is permitted (e.g. secondary suite or carriage house)

13.1.6 Development Regulations

- (a) The maximum site coverage is 40% and together with driveways and parking areas, shall not exceed 50%.
- (b) the maximum height for principal buildings shall be:
 - i. 9.5 m or 2 ½ storeys whichever is the lesser;
- (c) In RU1 and RU1c zones, the minimum front yard is 4.5m except it is 6.0m from a garage or carport having vehicular entry from the front.
- (d) The minimum side yard is 2.0 metres for a 1 or 1 ½ storey portion of a building and 2.3 metres for a 2 or 2 ½ storey portion of a building
- (e) The minimum rear yard is 7.5 m, except it is 1.5 m for accessory buildings.

BCBC 2012 - 9.13.4.3 (Radon Mitigation) will be drawn and detailed on the proposed Building Permit

DEVELOPMENT PERMIT DESIGN RATIONALE :
RU1 ZONING - S2RES ZONING

This Design Rationale letter has been prepared in support of a Development Permit application by Andrew Pilarski to amend the City of Kelowna's RU1 Zoning By-Law, to permit the development of semi-detached buildings used for two dwelling units within the context and policy directions for Future Land Use Zoning S2RES. The subject site is located at 564 Coryell Road, Kelowna, BC (Lot C, PL 19127).

From a future land use planning perspective, the proposal is consistent with the relevant guidelines of RU1 in regards to its design philosophy and regulations and is consistent with the policy directions of S2RES. The subject site is within a desirable neighborhood and its near-by amenities. An ideal setting to accommodate Kelowna's rental market while maintaining the present low density of the neighborhood.

From an urban design perspective, the proposed one storey bungalows will fit into the current urban context featuring an appropriate and desirable contemporary (minimal) architecture. Specifically, this low profile form and character will complement the overall feel and experience of existing neighboring properties. Considering the large densely treed urban lot size and large neighbouring properties this development will not interrupt neighbouring site lines or introduce higher volumes of traffic or noise. Upon approval this development will set a precedent for the neighbourhood featuring the potential of the future land use planning offered with a S2RES zoning.

In our opinion the proposal is an appropriate form of development within its context and will assist in setting a precedent for the neighborhood and provide rental housing opportunities to the community. Based on the foregoing, this Design Rationale letter concludes that the application is consistent and conforms to the planning and urban design framework established by the Growth Plan for the City of Kelowna's Official Community Plan.



EXISTING SITE PHOTO 01



EXISTING SITE PHOTO 02



EXISTING SITE PHOTO 03



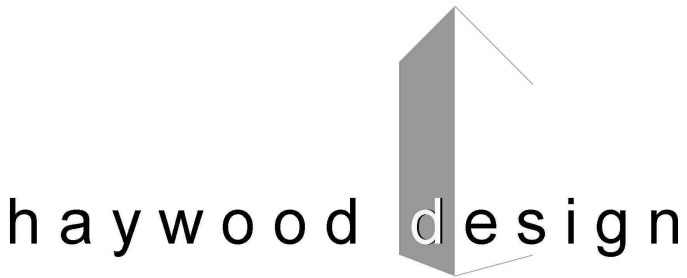
AERIAL PHOTO - SURROUNDING AREA CONTEXT

CONCEPTU/
SITEPLAN

Jack Synoradzki

183 Magic Drive
Kelowna, BC
250.717.6066

jacek.s@live.com



402 Orchard Ave
Penticton, BC
250.328.4740

www.davidhaywooddesign.com

No.	Description	Date
1	ISSUE FOR DP	MAR 23, 2016

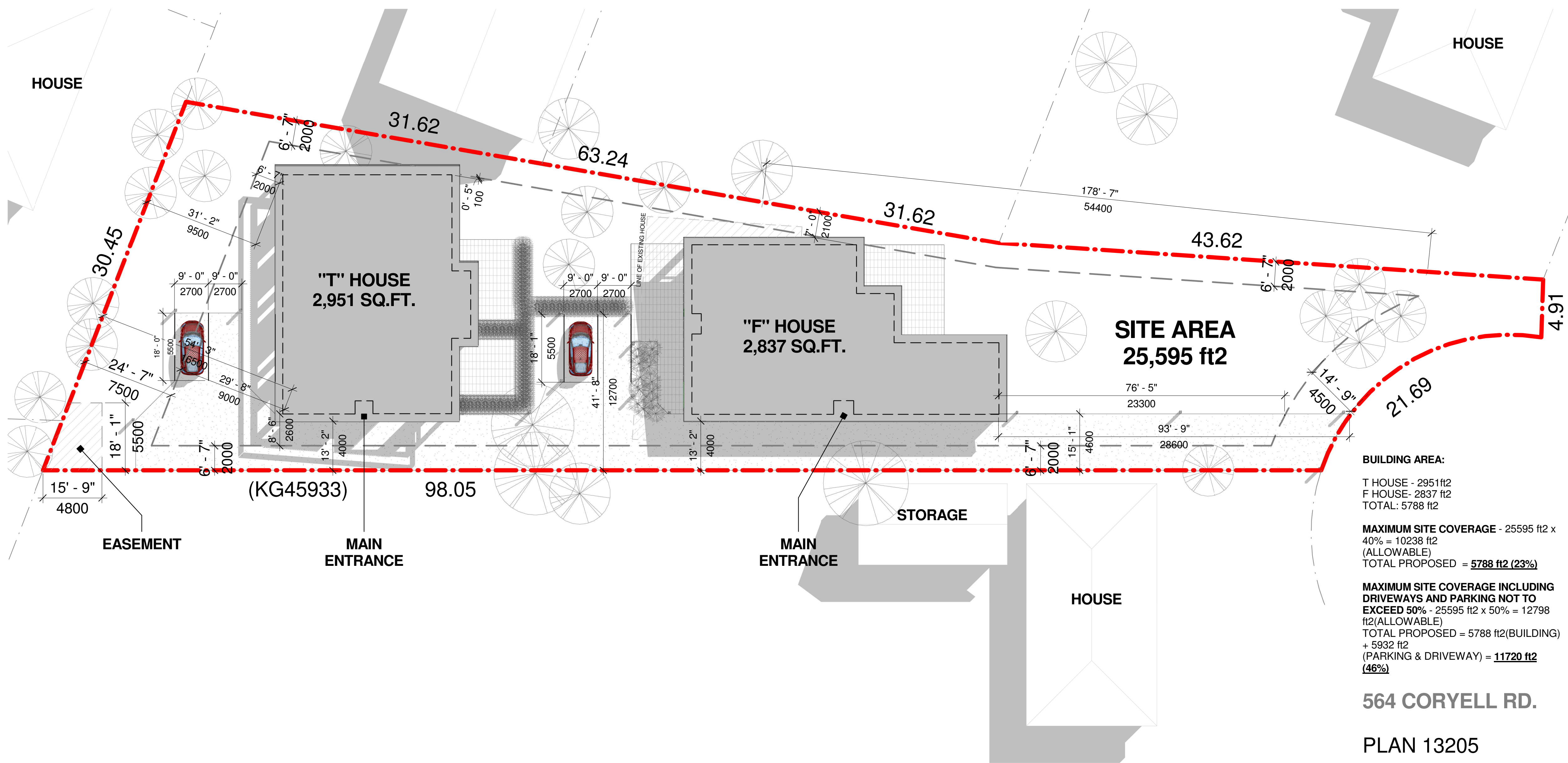
[ANDREW
PILARSKI DP]

ZONING, SITE PHOTOS &
DESIGN RATIONALE

Project number	16-1601
Date	MAR. 24, 2016
Drawn by	DH
Checked by	JS

A00.1

Scale	As indicated
-------	--------------



BUILDING AREA:
T HOUSE - 2951ft2
F HOUSE - 2837 ft2
TOTAL: 5788 ft2

MAXIMUM SITE COVERAGE - 25595 ft2 x 40% = 10238 ft2 (ALLOWABLE)
TOTAL PROPOSED = **5788 ft2 (23%)**

MAXIMUM SITE COVERAGE INCLUDING DRIVEWAYS AND PARKING NOT TO EXCEED 50% - 25595 ft2 x 50% = 12798 ft2(ALLOWABLE)
TOTAL PROPOSED = 5788 ft2(BUILDING) + 5932 ft2 (PARKING & DRIVEWAY) = **11720 ft2 (46%)**

564 CORYELL RD.

PLAN 13205

1 SITE PLAN
1 : 175

**CONCEPTUAL
SITEPLAN**

Jack Synoradzki

183 Magic Drive
Kelowna, BC
250.717.6066

jacek.s@live.com

haywood design

402 Orchard Ave
Penticton, BC
250.328.4740

www.davidhaywooddesign.com

No.	Description	Date
1	ISSUE FOR DP	MAR 23, 2016

**[ANDREW
PILARSKI DP]**

SITE PLAN

Project number	16-1601
Date	MAR. 24, 2016
Drawn by	Author
Checked by	Checker

A100

Scale	1 : 175
-------	---------

3/25/2016 9:57:46 PM

CONCEPTU/
SITEPLAN

Jack Synoradzki

183 Magic Drive
Kelowna, BC
250.717.6066

jacek.s@live.com



402 Orchard Ave
Penticton, BC
250.328.4740

www.davidhaywooddesign.com

No.	Description	Date
1	ISSUE FOR DP	MAR 23, 2016

[ANDREW
PILARSKI DP]

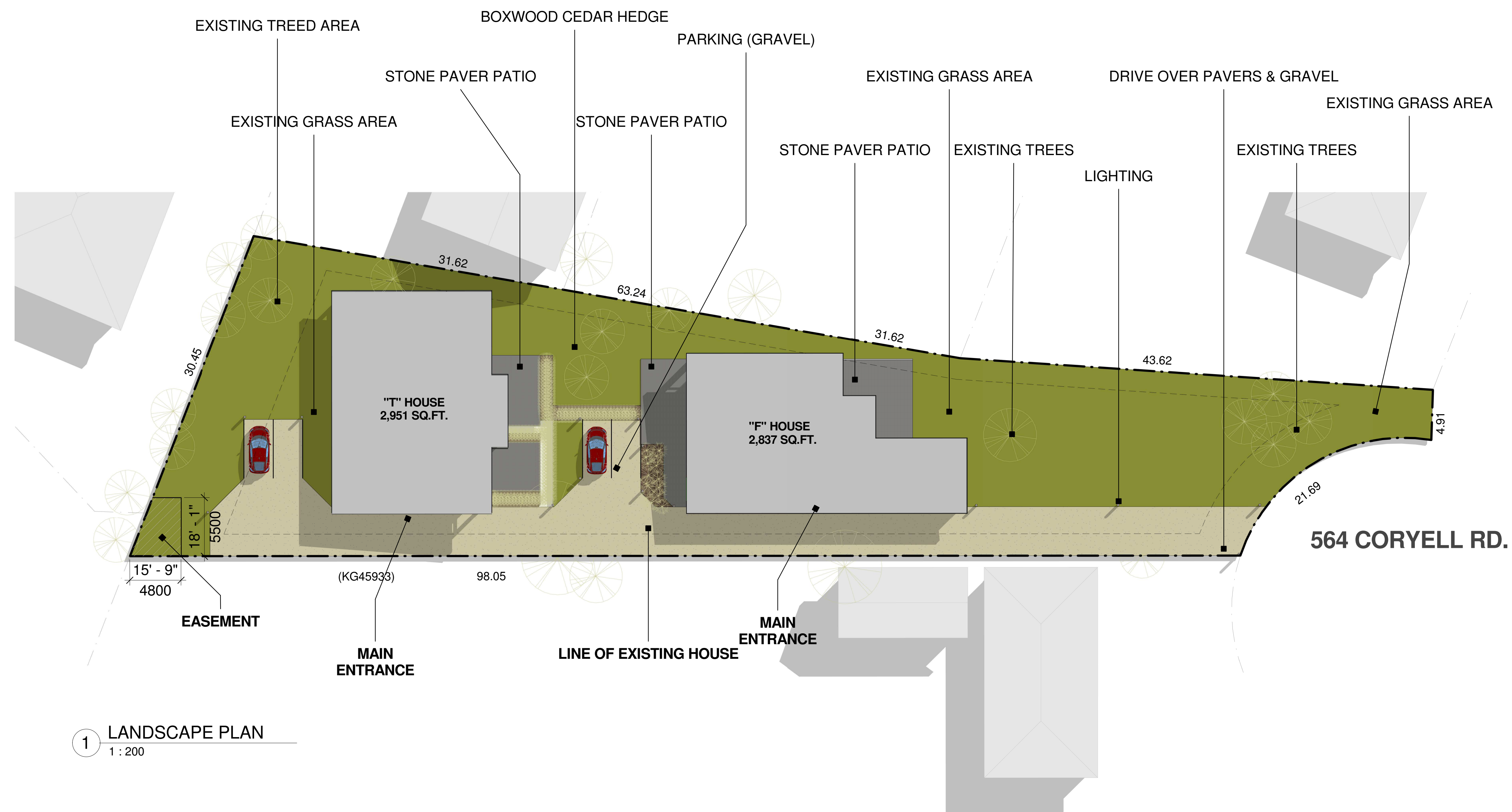
LANDSCAPE PLAN

Project number	16-1601
Date	MAR. 24, 2016
Drawn by	Author
Checked by	Checker

A101

Scale	1 : 200
-------	---------

3/25/2016 9:57:49 PM



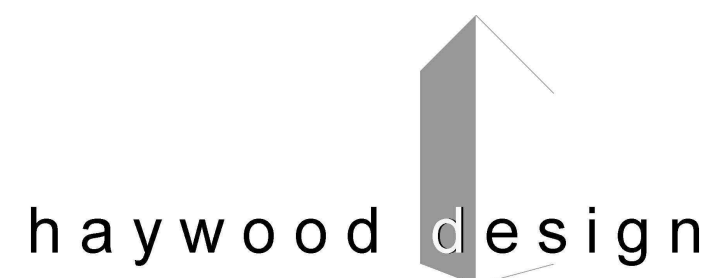
1 LANDSCAPE PLAN
1 : 200

CONCEPTU/
ELEVATION

Jack Synoradzki

183 Magic Drive
Kelowna, BC
250.717.6066

jacek.s@live.com



402 Orchard Ave
Penticton, BC
250.328.4740

www.davidhaywooddesign.com

No.	Description	Date
1	ISSUE FOR DP	MAR 23, 2016

[ANDREW
PILARSKI DP]

ELEVATIONS (SITE)

Project number	16-1601
Date	MAR. 24, 2016
Drawn by	Author
Checked by	Checker

A104

Scale	1/8" = 1'-0"
-------	--------------

3/25/2016 10:00:24 PM



'T' HOUSE

'F' HOUSE

1 West (Left) SITE
1/8" = 1'-0"



'F' HOUSE

'T' HOUSE

2 East (Right) SITE
1/8" = 1'-0"



1 South (Front) 'F' HOUSE
1/4" = 1'-0"

10

11

12

13



2 East (Right) 'F' HOUSE
1/4" = 1'-0"

O

N

M

L

K

CONCEPTU/
ELEVATION

Jack Synoradzki

183 Magic Drive
Kelowna, BC
250.717.6066

jacek.s@live.com

haywood design

402 Orchard Ave
Penticton, BC
250.328.4740

www.davidhaywooddesign.com

No.	Description	Date
1	ISSUE FOR DP	MAR 23, 2016

[ANDREW
PILARSKI DP]

ELEVATIONS ('F')

Project number	16-1601
Date	MAR. 24, 2016
Drawn by	Author
Checked by	Checker

A105

Scale	1/4" = 1'-0"
-------	--------------



1 North (Back) 'F' HOUSE
1/4" = 1'-0"



2 West (Left) 'F' HOUSE
1/4" = 1'-0"

CONCEPTU/
ELEVATION
Jack Synoradzki

183 Magic Drive
Kelowna, BC
250.717.6066

jacek.s@live.com

haywood design

402 Orchard Ave
Penticton, BC
250.328.4740

www.davidhaywooddesign.com

No.	Description	Date
1	ISSUE FOR DP	MAR 23, 2016

[ANDREW
PILARSKI DP]

ELEVATIONS ('F')

Project number	16-1601
Date	MAR. 24, 2016
Drawn by	Author
Checked by	Checker

A106

Scale 1/4" = 1'-0"

3/25/2016 10:01:25 PM



1 South (Front) 'T' HOUSE
1/4" = 1'-0"



2 East (Right) 'T' HOUSE
1/4" = 1'-0"

CONCEPTU/
ELEVATION
Jack Synoradzki

183 Magic Drive
Kelowna, BC
250.717.6066

jacek.s@live.com

haywood design

402 Orchard Ave
Penticton, BC
250.328.4740

www.davidhaywooddesign.com

No.	Description	Date
1	ISSUE FOR DP	MAR 23, 2016

[ANDREW
PILARSKI DP]

ELEVATIONS ('T')

Project number	16-1601
Date	MAR. 24, 2016
Drawn by	Author
Checked by	Checker

A107

Scale 1/4" = 1'-0"



1 North (Back) 'T' HOUSE
1/4" = 1'-0"



2 West (Left) 'T' HOUSE
1/4" = 1'-0"

CONCEPTU/
ELEVATION

Jack Synoradzki

183 Magic Drive
Kelowna, BC
250.717.6066

jacek.s@live.com

haywood design

402 Orchard Ave
Penticton, BC
250.328.4740

www.davidhaywooddesign.com

No.	Description	Date
1	ISSUE FOR DP	MAR 23, 2016

[ANDREW
PILARSKI DP]

ELEVATIONS ('T')

Project number	16-1601
Date	MAR. 24, 2016
Drawn by	Author
Checked by	Checker

A108

Scale 1/4" = 1'-0"



1 'F' HOUSE RENDERING



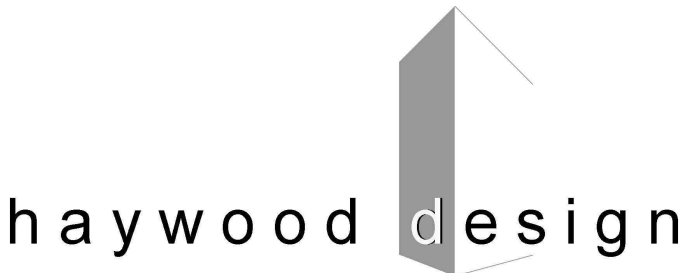
2 'T' HOUSE RENDERING

CONCEPTU/
ELEVATION

Jack Synoradzki

183 Magic Drive
Kelowna, BC
250.717.6066

jacek.s@live.com



402 Orchard Ave
Penticton, BC
250.328.4740

www.davidhaywooddesign.com

No.	Description	Date
1	ISSUE FOR DP	MAR 23, 2016

[ANDREW
PILARSKI DP]

RENDERINGS

Project number	16-1601
Date	MAR. 24, 2016
Drawn by	Author
Checked by	Checker

A109

Scale



1 'F' HOUSE AERIAL FRONT



2 'F' N-E CORNER



3 'F' HOUSE FROM WEST



4 'F' FROM NORTH 01

CONCEPTU/
ELEVATION

Jack Synoradzki

183 Magic Drive
Kelowna, BC
250.717.6066

jacek.s@live.com

haywood design

402 Orchard Ave
Penticton, BC
250.328.4740

www.davidhaywooddesign.com

No.	Description	Date
1	ISSUE FOR DP	MAR 23, 2016

[ANDREW
PILARSKI DP]

'F' RENDERINGS

Project number 16-1601

Date MAR. 24, 2016

Drawn by Author

Checked by Checker

A110

Scale

3/25/2016 10:06:39 PM



1 'T' FROM SOUTH



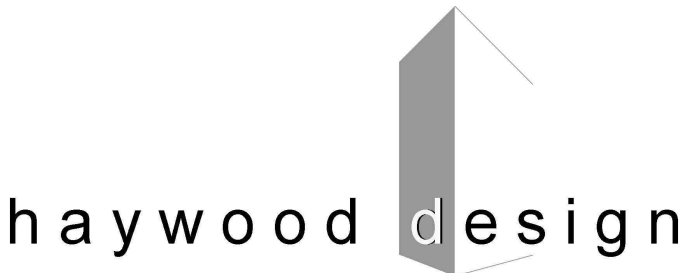
2 'T' FROM SOUTH EAST

CONCEPTU/
ELEVATION

Jack Synoradzki

183 Magic Drive
Kelowna, BC
250.717.6066

jacek.s@live.com



402 Orchard Ave
Penticton, BC
250.328.4740
www.davidhaywooddesign.com

No.	Description	Date
1	ISSUE FOR DP	MAR 23, 2016

[ANDREW
PILARSKI DP]

'T' RENDERINGS

Project number	16-1601
Date	MAR. 24, 2016
Drawn by	Author
Checked by	Checker

A111

Scale