

# City of Kelowna Public Hearing AGENDA



Tuesday, July 12, 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 28, 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 5080 Lakeshore Road, BL11255 (Z16-0009 & LUC16-0001) - James Sharko 4 - 14**

To consider an application to discharge the existing Land Use Contract and rezone the subject property from the A1 - Agriculture to the RR2c - Rural Residential 2 with Carriage House to facilitate a carriage house.

#### **3.2 815 Rose Avenue, BL11256 (Z16-0022) - Paul Neufeld & Douglas Kirk 15 - 37**

To rezone the subject property to facilitate the development of a duplex and the renovation of an existing dwelling.

#### **3.3 1251 Ladner Road, BL11257 (Z16-0021) - John Hodges 38 - 49**

To rezone the subject property to facilitate a subdivision of the parcel into three lots.

### **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 resrepresentation (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:** June 13<sup>th</sup> 2016

**RIM No.** 1250-30

**To:** City Manager

**From:** Community Planning Department (AC)

**Application:** Z16-0009/LUC16-0001      **Owner:** James Emil Sharko  
Maureen Anne Atrons-Sharko

**Address:** 5080 Lakeshore Road      **Applicant:** James Sharko

**Subject:** Rezoning Application

**Existing OCP Designation:** S2RES - Single / Two Unit Residential

**Existing Zone:** A1 - Agriculture 1

**Proposed Zone:** RR2c - Rural Residential 2 with Carriage House

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## 1.0 Recommendation

THAT Application No. LUC16-0001 to discharge LUC77-1012 from Lot C, Section 23, Township 28, SDYD, Plan 30063, located on 5080 Lakeshore Road, Kelowna, BC, be considered by Council;

AND THAT Rezoning Application No. Z16-0009 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot C, Section 23, Township 28, SDYD, Plan 30063, located on 5080 Lakeshore Road, Kelowna, BC, from the A1 - Agriculture zone to the RR2c - Rural Residential 2 with Carriage House be considered by Council;

AND THAT the Land Use Contract Discharge resolution and the Zone Amending Bylaw be forwarded to a Public Hearing for further consideration;

AND THAT Council consider a resolution to discharge LUC77-1012 from Lot C, Section 23, Township 28, SDYD, Plan 30063, located on 5080 Lakeshore Road, Kelowna, BC,

AND FURTHER THAT final adoption of the Zone Amending Bylaw be considered subsequent to the outstanding conditions of approval as set out in Attachment "A" attached to the Report from the Community Planning Department dated June 13<sup>th</sup> 2016.

## 2.0 Purpose

To consider an application to discharge the existing Land Use Contract and rezone the subject property from the A1 - Agriculture to the RR2c - Rural Residential 2 with Carriage House to facilitate a carriage house.

## 3.0 Community Planning



The applicant is seeking to convert the accessory building, under construction, on the south end of the property to a carriage house. However, the property is currently under regulation of a Land Use Contract which does not permit the development of a carriage house. The existing Land Use Contract (LUC) on the subject property was created in 1976 to allow for one single family residential dwelling per lot on Lakeshore Road with the possibility of an additional structure as an accessory building. Community Planning supports the request for the LUC discharge and rezoning as it complies with the 2014 amendment of the Local Government Act. The LUC will be discharged through the rezoning process, in accordance with Council Policy No. 282.

Land Use Contracts will be dissolved by 2024 and Local Governments must have the appropriate underlying zoning in place by 2022 (see Land Use Contract process & history in the Background section). Due to this requirement of the Local Government Act, Staff are recommending whenever a property owner applies to discharge a Land Use Contract, that staff initiate the process to eliminate the whole LUC. Eliminating LUC77-1012, in this case, triggers terminating the LUC and rezoning the two adjacent parcels (5064 and 5076 Lakeshore Road). This approach will help alleviate the future work load of eliminating and rezoning all LUC's at one time.

As a result of the recommended process, Staff are proposing to terminate LUC77-1012 on 5064 and 5076 Lakeshore Road as well as rezone those properties to RR2 - Rural Residential. Terminating a LUC is different from discharging a LUC (discharged is proposed for 5080 Lakeshore Road). Terminating a LUC eliminates the contract one year after Council adopts the bylaw whereas discharging the LUC eliminates the contract immediately after Council adopts the bylaw.

Overall, Staff are supportive of increasing rental housing options through the additions of carriage houses. Staff are supportive of carriage houses in the front yard when properties are large in size and are fronting onto Okanagan Lake. Additional variances will appear in the Development Permits for both the carriage house and the beach pavilion. Should Council support the proposed zoning change, the variances will come forth to Council for formal consideration with the Development Permit. The variances are outlined in the 4.4 Zoning Analysis Table.

In fulfillment of Council Policy No. 367 respecting public consultation, the applicant undertook neighbour notification by individually contacting the surrounding neighbours within a 50 metre radius.

## **4.0 Proposal**

### **4.1 Background**

The province first experimented with contract zoning in 1971. The Land Use Contract was a tool that entered into use in the 1970's before it was eliminated on November 15<sup>th</sup> 1978. The purpose of the tool was to allow local governments to arrive at agreements with specific developers to grant development rights over and above what was allowed under current zoning. This was typically done in exchange for commitments by developers to help finance the infrastructure costs of development.

However, issues have arisen, specifically with the continued application of land use contracts as they supersede any subsequent bylaw dealing with land use and development including: Zoning Bylaws, Development Cost Charge Bylaws, and Development Permits. From 1978 to 2014, municipalities or the owners of the land could not unilaterally discharge, cancel, or modify the land use contract without the other party's consent. The Local Government Act was amended in 2014 stating all land use contracts in the province will be terminated as of June 30<sup>th</sup> 2024. Land use contracts will remain in force until that date. This provides property owners with ten years to complete any development authorized by their land use contract unless the LUC is terminated

prior to that date. By June 20<sup>th</sup> 2022, local governments must have appropriate zoning regulations in place to replace land use contracts upon their termination.

In addition, local governments must provide notice to each owner that the termination of land use contract is occurring 1 year after adoption and must provide notice of what the new zoning regulations are that apply to the land.

#### 4.2 Project Description

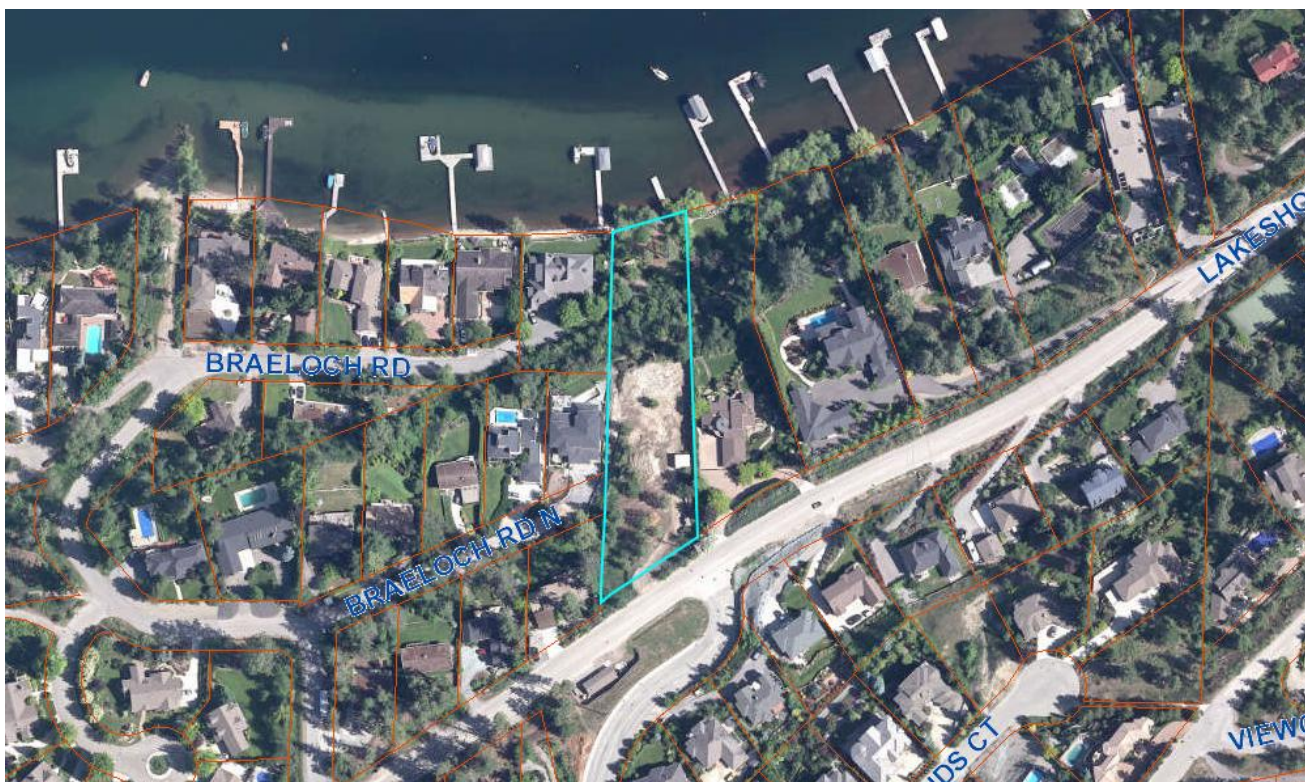
The applicant is seeking to build a dwelling with a supporting carriage house by rezoning to RR2c - Rural Residential 2 with Carriage House. To allow for this rezoning the current LUC will be discharged. The property has one dwelling and an accessory building that are under construction and is looking for an immediate discharge of the LUC for allowance to convert the accessory building to a carriage house. Further, the applicant is proposing a beach pavilion that Council will consider under the Development Permit and Development Variance Permit subject to adoption of the LUC discharge and rezoning application.

#### 4.3 Site Context

The subject property abuts Lakeshore Road on the northwest side. The property is designated S2RES - Single/Two Unit Residential in the Official Community Plan and the surrounding area is low density residential. The subject property is 4816 m<sup>2</sup>. Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	W1 - Recreational Water Use	N/A
East	LUC 77-1012 (A1 - Agriculture 1)	Single family residential
South	RU1 - Large Lot Housing	Single family residential
West	RR2 - Rural Residential 2	Single family residential

Subject Property Map: 5080 Lakeshore Road



#### 4.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	ZONE REQUIREMENTS	PROPOSAL
Development Regulations		
Carriage House		
Location	Principle building must be between front yard and carriage house	Carriage house is located in the between the front yard and the principle building ❶
Floor Area	90 m <sup>2</sup>	90 m <sup>2</sup>
Height	4.8 m	5.89 m ❷*
Front Yard	Min. 6 m	13.56 m
Side Yard (east)	Min. 3 m	>20 m
Side Yard (west)	Min. 3 m	6.62 m
Rear Yard	Min. 9 m	116.76 m
Max. Upper Story Floor Area Relative to Bottom Story	75%	107% ❷
Regulations		
Beach Pavilion		
Height	4.5 m	3.3 m
Front Yard	6 m	112.06 m
Side Yard (east)	Min. 3 m	5.59 m
Side Yard (west)	Min. 3 m	14.09 m
Rear Yard	Min. 3 m	50 m
Okanagan Lake Sightlines	0% in 60° Sightline	100% in 60° Sightline ❶

- ❶ Carriage House Location Variance
- ❷ Carriage House – Increase Upper Story Floor Area
- ❸\* Carriage House – Increase Maximum Height (depending on walkout exemption)
- ❹ Beach Pavilion – 60 Degree Sightline Variance

## 5.0 Current Development Policies

### 5.1 Kelowna Official Community Plan (OCP)

#### Chapter 5: Development Process

**Compact Urban Form.**<sup>1</sup> 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.

### 5.2 Council Policy No. 282 - Strategy for Elimination of Remaining Land Use Contracts

**Council Policy No. 282.**<sup>2</sup> Includes the following statements:

- That a Land Use Contract be discharged for any contract where there has been a change in use or density from what it was originally intended by the Land Use Contract;
- That the City of Kelowna initiate proceedings to discharge the contracts subject to consultation with affected owners of the land and subject to prior approval by council with regard to affected contracts;
- That priority be given to terminate Land Use Contracts having a significant financial impact or those Land Use Contract that enable development contrary to the fulfilment of community objectives.

## 6.0 Technical Comments

### 6.1 Building & Permitting Department

- 1) Development Cost Charges (DCC's) are required to be paid prior to issuance of any Building Permits.
- 2) Operable bedroom windows required as per the 2012 edition of the British Columbia Building Code (BCBC 12).
- 3) Provide the City of Kelowna Bulletin #88-02 (Secondary Suites Requirements in a single family dwelling) for minimum requirements. The drawings submitted for Building Permit application is to indicate the method of fire separation between the suite and the garage
- 4) Range hood above the stove and the washroom to vent separately to the exterior of the building. The size of the penetration for this duct thru a fire separation is restricted by BCBC 12, so provide size of ducts and fire separation details at time of Building Permit Applications.

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

- 5) A fire rated exit stairwell is required from the suite to the exterior c/w fire rated doors that open into the stairwell and a fire rating on the bottom of the stairs. Please provide these details on the building permit drawing sets. Exit doors are required to swing on a vertical hinge and not a barn door style
- 6) Full Plan check for Building Code related issues will be done at time of Building Permit applications.

6.2 Development Engineering Department

- See attached report dated March 17, 2016

6.3 Fire Department

- 1) Requirements of section 9.10.19 Smoke Alarms and Carbon Monoxide alarms of the BCBC 2012 are to be met.
- 2) Access to the main house appears difficult for a fire truck.
- 3) Should a gate be built, ensure that a truck can fit through/under. A fire department lockbox is recommended for emergency access
- 4) Fire flows of 60 L/sec is required for a single family dwelling - location of hydrants should meet the subdivision bylaw.

**7.0 Application Chronology**

Date of Application Received: February 11, 2016  
Date Public Consultation Completed: April 26, 2016

**Report prepared by:**

Adam Cseke, Planner  
&

Jenna Ratzlaff, Summer Student

**Reviewed by:**

☐

Terry Barton, Urban Planning Manager

**Approved for Inclusion:**

☐

Ryan Smith, Community Planning Department Manager

**Attachments:**

Development Engineering Services Memo

Site Plan  
Conceptual Elevations

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CITY OF KELOWNA  
**MEMORANDUM**

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**Date:** March 17, 2016  
**File No.:** Z16-0009  
**To:** Land Use Management Department (AC)  
**From:** Development Engineering Manager  
**Subject:** 5080 Lakeshore Rd Lot C Plan 30063 Carriage House RR2c

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Development Engineering has the following requirements associated with this application.

1. Domestic Water

This property is currently not serviced with a Municipal Service. The applicant has made payment for a 3<sup>rd</sup> Party Work Order for the installation for one 38mm diameter water service under file DP15-0178. The applicant's consulting Mechanical Engineer shall confirm that the proposed service size will be adequate for this application.

The property is within Water Extended Service Area 14. The developer has made payment for one equivalent dwelling unit under file DP15-0178. **An additional \$1,940.00** ( 0.5 of \$ 3,880 ESA 14 charge ) is required. Valid until 29-09-2016

2. Sanitary Sewer

This property is currently not serviced with a Municipal Service. The applicant has made payment for a 100mm diameter sanitary service under file DP15-0178. No service upgrades are anticipated for this application.

The property is within Sewer Connection Area No 28 . The developer has made payment for one equivalent dwelling unit under file DP15-0178. **An additional \$11,000.00** ( 0.5 of \$ 22,000 charge ) is required.

3. Electric Power and Telecommunication Services

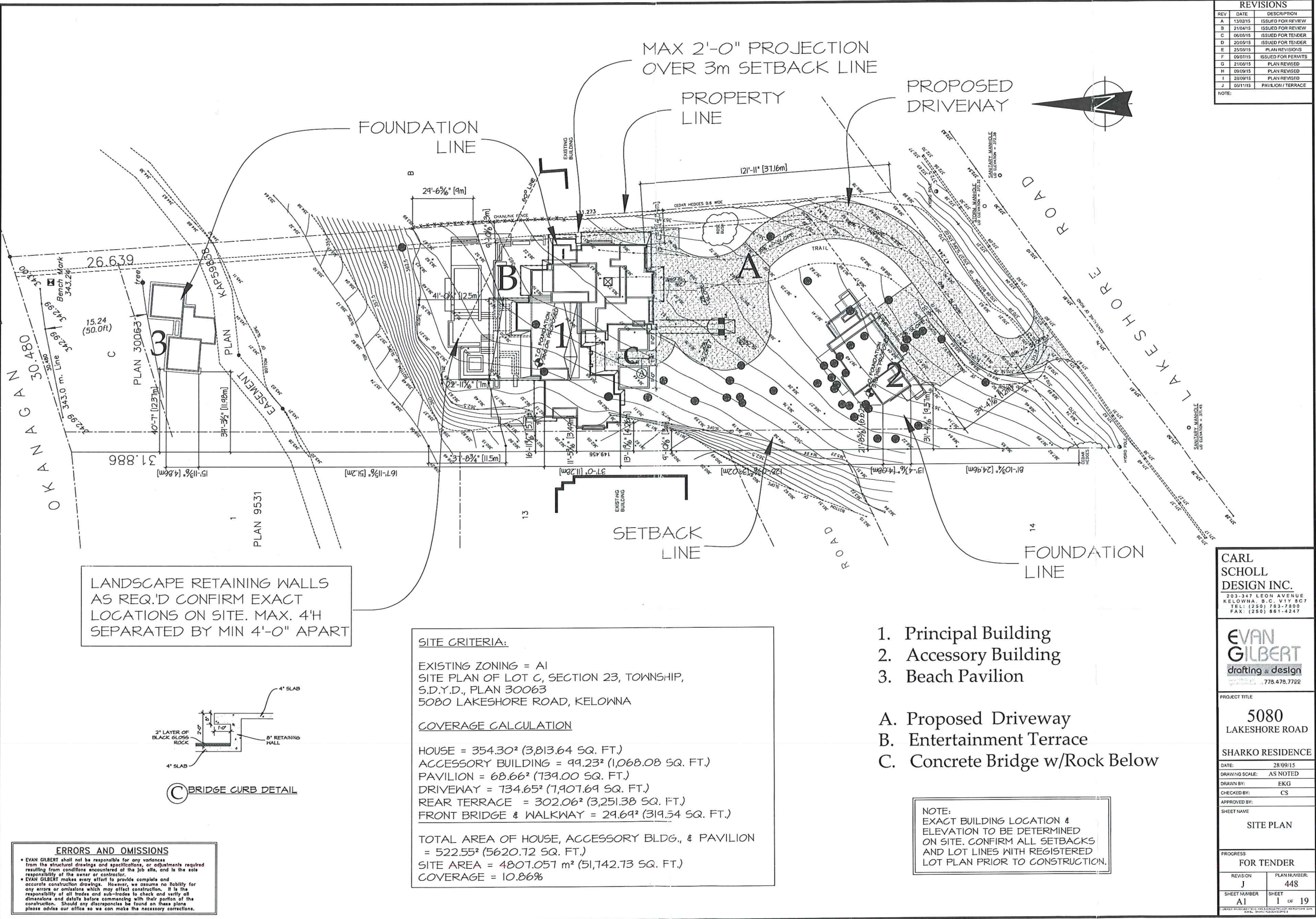
It is the applicant's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for service upgrades to these services which would be at the applicant's cost.

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Steve Muenz, P. Eng.  
Development Engineering Manager  
JF/jf

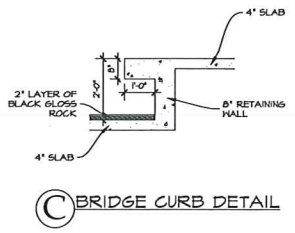


SITE PLAN  
LUC16-0001  
Z16-0009



REVISIONS		
REV	DATE	DESCRIPTION
A	13/02/15	ISSUED FOR REVIEW
B	21/04/15	ISSUED FOR REVIEW
C	06/05/15	ISSUED FOR TENDER
D	20/05/15	ISSUED FOR TENDER
E	25/05/15	PLAN REVISIONS
F	09/07/15	ISSUED FOR PERMITS
G	21/09/15	PLAN REVISED
H	09/09/15	PLAN REVISED
I	28/09/15	PLAN REVISED
J	09/11/15	PAVILION / TERRACE
NOTE:		

LANDSCAPE RETAINING WALLS AS REQ'D CONFIRM EXACT LOCATIONS ON SITE. MAX. 4'H SEPARATED BY MIN 4'-0" APART



**SITE CRITERIA:**  
EXISTING ZONING = A1  
SITE PLAN OF LOT C, SECTION 23, TOWNSHIP, S.D.Y.D., PLAN 30063  
5080 LAKESHORE ROAD, KELOWNA

**COVERAGE CALCULATION**  
HOUSE = 354.30<sup>2</sup> (3,813.64 SQ. FT.)  
ACCESSORY BUILDING = 99.23<sup>2</sup> (1,068.08 SQ. FT.)  
PAVILION = 68.66<sup>2</sup> (739.00 SQ. FT.)  
DRIVEWAY = 734.65<sup>2</sup> (7,907.69 SQ. FT.)  
REAR TERRACE = 302.06<sup>2</sup> (3,251.38 SQ. FT.)  
FRONT BRIDGE & WALKWAY = 29.69<sup>2</sup> (319.54 SQ. FT.)

TOTAL AREA OF HOUSE, ACCESSORY BLDG., & PAVILION = 522.55<sup>2</sup> (5,620.72 SQ. FT.)  
SITE AREA = 4807.051 m<sup>2</sup> (51,742.73 SQ. FT.)  
COVERAGE = 10.86%

1. Principal Building
  2. Accessory Building
  3. Beach Pavilion
- 
- A. Proposed Driveway
  - B. Entertainment Terrace
  - C. Concrete Bridge w/Rock Below

NOTE:  
EXACT BUILDING LOCATION & ELEVATION TO BE DETERMINED ON SITE. CONFIRM ALL SETBACKS AND LOT LINES WITH REGISTERED LOT PLAN PRIOR TO CONSTRUCTION.

**ERRORS AND OMISSIONS**  
• EVAN GILBERT shall not be responsible for any variances from the structural drawings and specifications, or adjustments required resulting from conditions encountered at the job site, and is the sole responsibility of the owner or contractor.  
• EVAN GILBERT makes every effort to provide complete and accurate construction drawings. However, we assume no liability for any errors or omissions which may affect construction. It is the responsibility of all trades and sub-trades to check and verify all dimensions and details before commencing with their portion of the construction. Should any discrepancies be found on these plans please advise our office so we can make the necessary corrections.

CARL SCHOLL DESIGN INC.  
203-347 LEON AVENUE  
KELOWNA, B.C. V1Y 8C7  
TEL: (250) 763-7800  
FAX: (250) 661-4247

EVAN GILBERT  
drafting & design  
778.478.7722

PROJECT TITLE  
**5080 LAKESHORE ROAD**  
SHARKO RESIDENCE

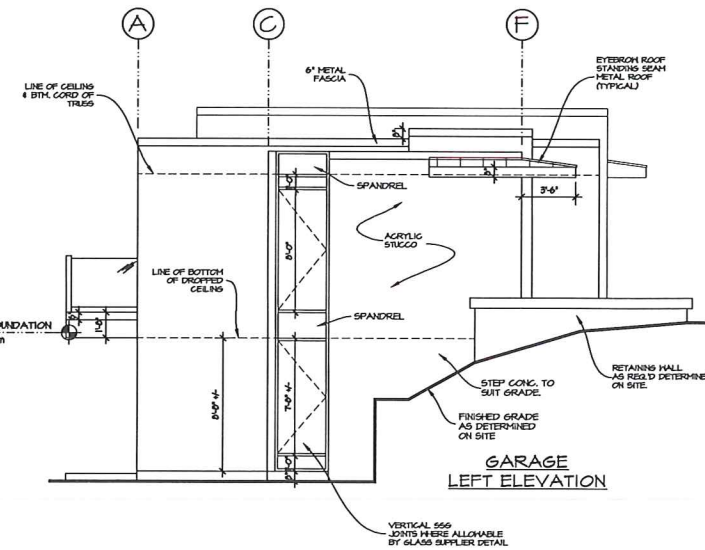
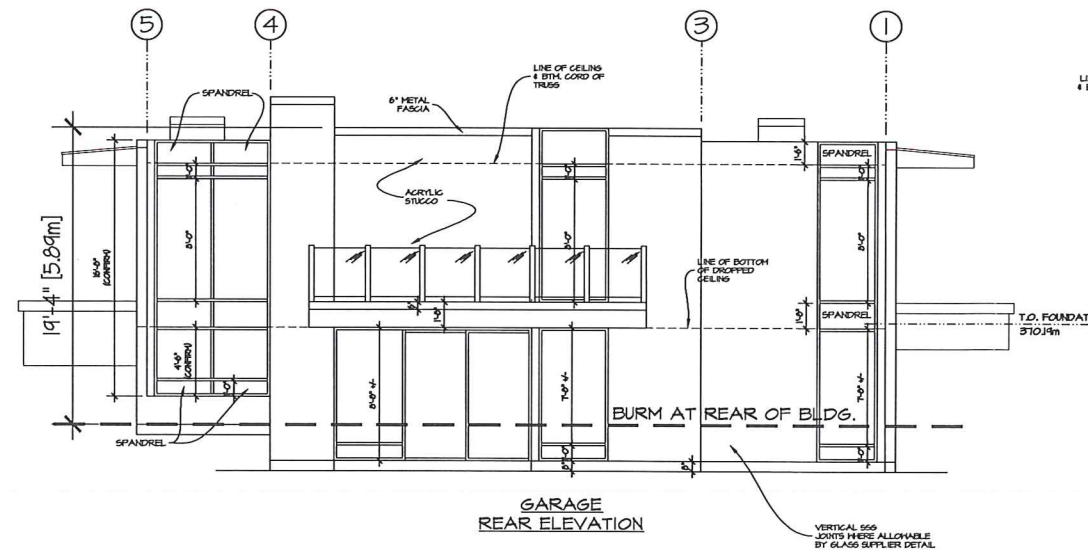
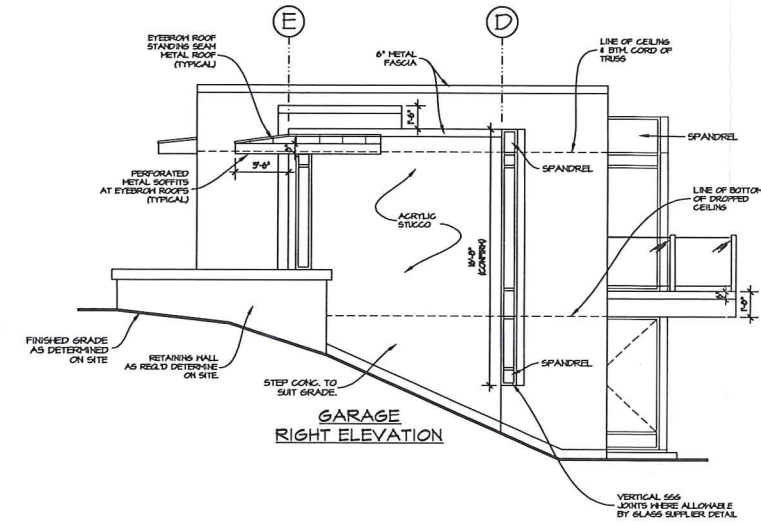
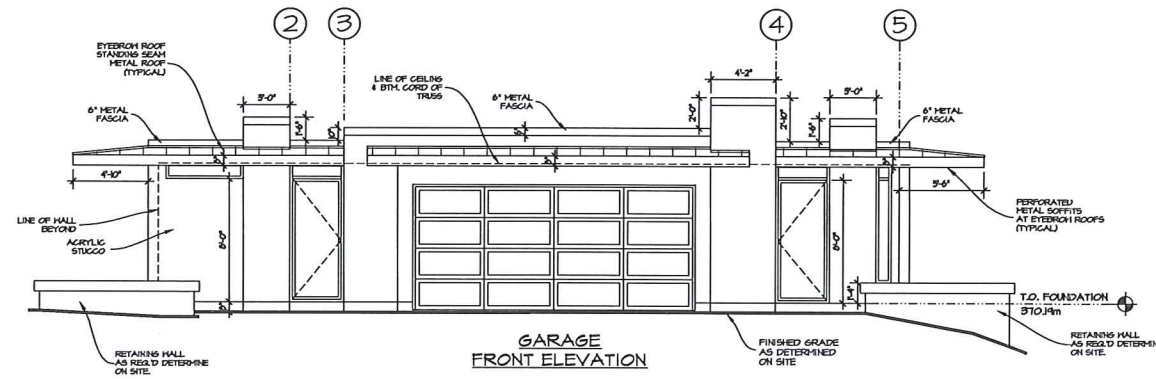
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DRAWN BY: EKG  
CHECKED BY: CS  
APPROVED BY:  
SHEET NAME: **SITE PLAN**

PROGRESS  
FOR TENDER

REVISION	PLAN NUMBER
J	448
A1	1 OF 19



REVISIONS		
REV	DATE	DESCRIPTION
A	10/01/15	ISSUED FOR REVIEW
B	21/04/15	ISSUED FOR REVIEW
C	05/05/15	ISSUED FOR TENDER
D	20/05/15	ISSUED FOR TENDER
E	25/05/15	PLAN REVISIONS
F	03/01/15	ISSUED FOR PERMITS
G	21/08/15	PLAN REVISED
H	09/09/15	PLAN REVISED
I	28/09/15	PLAN REVISED



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EVAN  
GILBERT  
drafting & design  
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PROJECT TITLE  
**5080**  
LAKESHORE ROAD  
SHARKO RESIDENCE

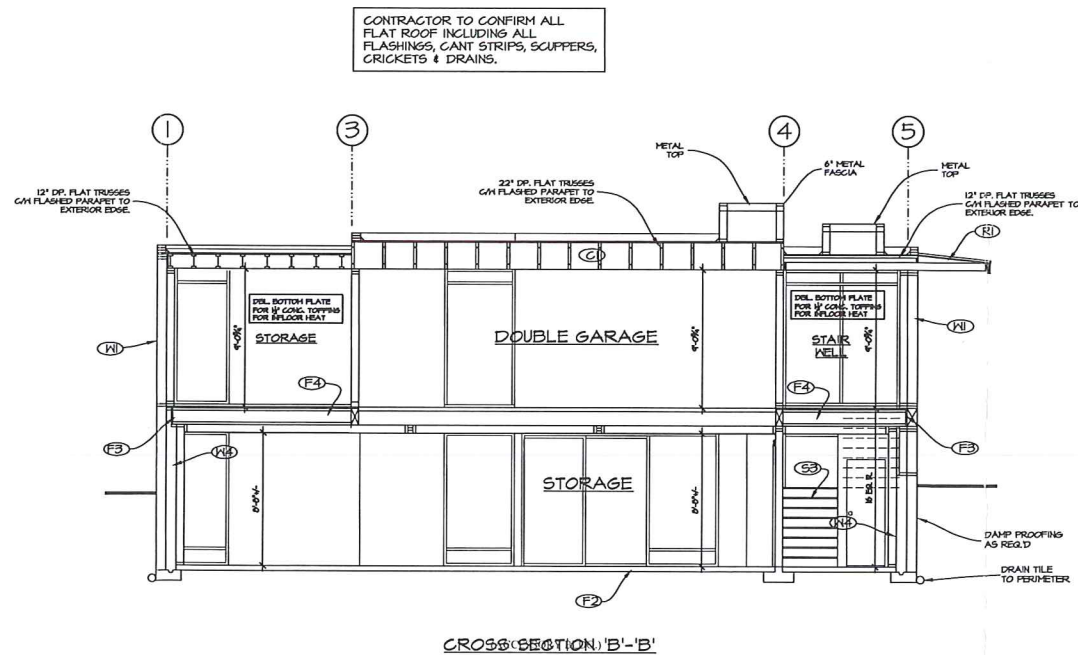
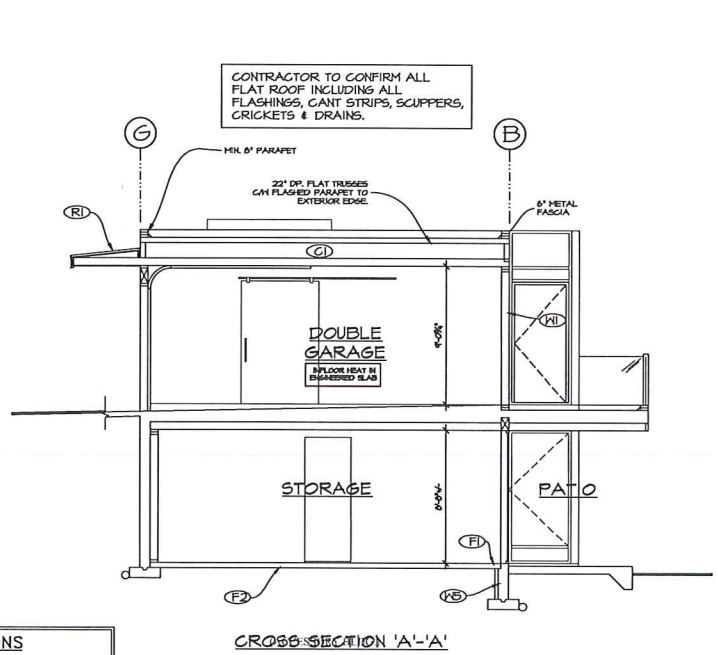
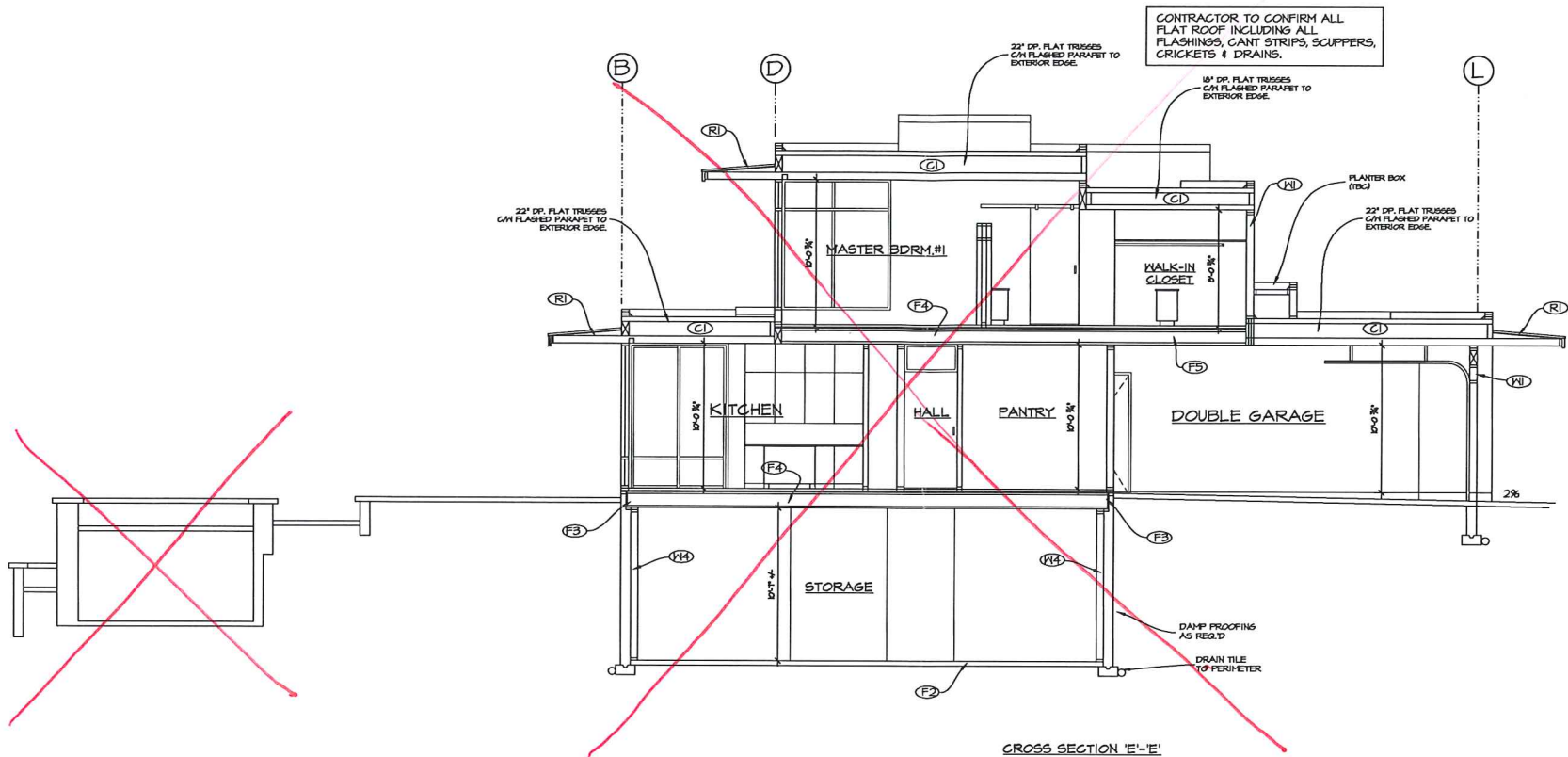
DATE: 25/09/15  
DRAWING SCALE: 1/4" = 1'-0"  
DRAWN BY: EKG  
CHECKED BY: CS  
APPROVED BY:

SHEET NAME  
GARAGE  
ELEVATIONS  
(ACCESSORY BLDG.)

FOR TENDER

REVISION	PLAN NUMBER
1	448
SHEET NUMBER	SHEET
A11	11 OF 19

REVISIONS		
REV	DATE	DESCRIPTION
A	13/03/15	ISSUED FOR REVIEW
B	21/04/15	ISSUED FOR REVIEW
C	06/05/15	ISSUED FOR TENDER
D	20/05/15	ISSUED FOR TENDER
E	25/05/15	PLAN REVISIONS
F	09/07/15	ISSUED FOR PERMITS
G	21/08/15	PLAN REVISED
H	05/09/15	PLAN REVISED
I	28/09/15	PLAN REVISED
NOTE:		



**ERRORS AND OMISSIONS**

• EVAN GILBERT shall not be responsible for any variances from the structural drawings and specifications, or adjustments required resulting from conditions encountered at the job site, and is the sole responsibility of the owner or contractor.

• EVAN GILBERT makes every effort to provide complete and accurate construction drawings. However, we assume no liability for any errors or omissions which may affect construction. It is the responsibility of all trades and sub-trades to check and verify all dimensions and details before commencing with their portion of the construction. Should any discrepancies be found on these plans please advise our office so we can make the necessary corrections.

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FAX: (250) 861-4247

EVAN GILBERT  
drafting & design  
778.478.7722

PROJECT TITLE  
**5080 LAKESHORE ROAD**

SHARKO RESIDENCE

DATE: 28/09/15  
DRAWING SCALE: 1/4" = 1'-0"  
DRAWN BY: EKG  
CHECKED BY: CS  
APPROVED BY:

SHEET NAME  
**SECTION 'E'-E' & DETACHED GARAGE SECTION 'A'-A' & 'B'-B' (ACCESSORY BLDG.)**

FOR TENDER	
REVISION	PLAN NUMBER
1	448
SHEET NUMBER	SHEET
A15	15 OF 19

# REPORT TO COUNCIL



**Date:** June 27, 2016

**RIM No.** 1250-30

**To:** City Manager

**From:** Community Planning Department (TB)

**Application:** Z16-0022

**Owner:** Paul Benjamin Neufeld  
Douglas Richard Kirk

**Address:** 815 Rose Avenue

**Applicant:** Douglas Richard Kirk

**Subject:** Rezoning Application

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

**Existing Zone:** RU6 - Two Dwelling Housing

**Proposed Zone:** RM1 - Four Dwelling Housing

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## 1.0 Recommendation

THAT Rezoning Application No. Z16-0022 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 2, District Lot 136, ODYD, Plan 8116, located at 815 Rose Avenue, Kelowna, BC from the RU6 - Two Dwelling Housing zone to the RM1 - Four Dwelling Housing zone be considered by Council;

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

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Community Planning Department dated June 6, 2016;

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

## 2.0 Purpose

To rezone the subject property to facilitate the development of a duplex and the renovation of an existing dwelling.

## 3.0 Community Planning

Community Planning Staff supports the proposed rezoning application to allow the development of a duplex and renovation of an existing dwelling. The MRL - Multiple Unit Residential (Low

Density) land use designation supports the proposed RM1 - Four Dwelling Housing zone. The proposed duplex is consistent with the Official Community Plan (OCP) policies for Compact Urban Form, Sensitive Infill, Healthy Communities, and Embracing Diversity. Should Council approve this rezoning, staff will work with the applicant to issue a Development Permit.

Council Policy No. 367 with respect to public consultation was undertaken by the applicant. All adjacent neighbours within a 50m radius were provided with a circulation package that was delivered in person on April 9<sup>th</sup>, 2016.

## **4.0 Proposal**

### **4.1 Background**

The subject property features a 1 ½ storey single family dwelling that was constructed in 1960 and a small storage shed that will be demolished as part of this development. The existing single family dwelling features 3 bedrooms and will be renovated to modernize the form and character and increase the square footage. The existing driveway on Rose Avenue will be decommissioned as a function of this rezoning. The applicants have had numerous pre-application meetings to ensure their application is complete and aligns with current OCP policies.

### **4.2 Project Description**

The proposed rezoning would facilitate the development of a duplex on the rear of the subject property while retaining and renovating the existing single family dwelling for a total of three dwellings. This is consistent with the OCP Future Land Use designation of Multiple Unit Residential Low Density. The lot meets the requirements of the zoning bylaw and does not require any variances.

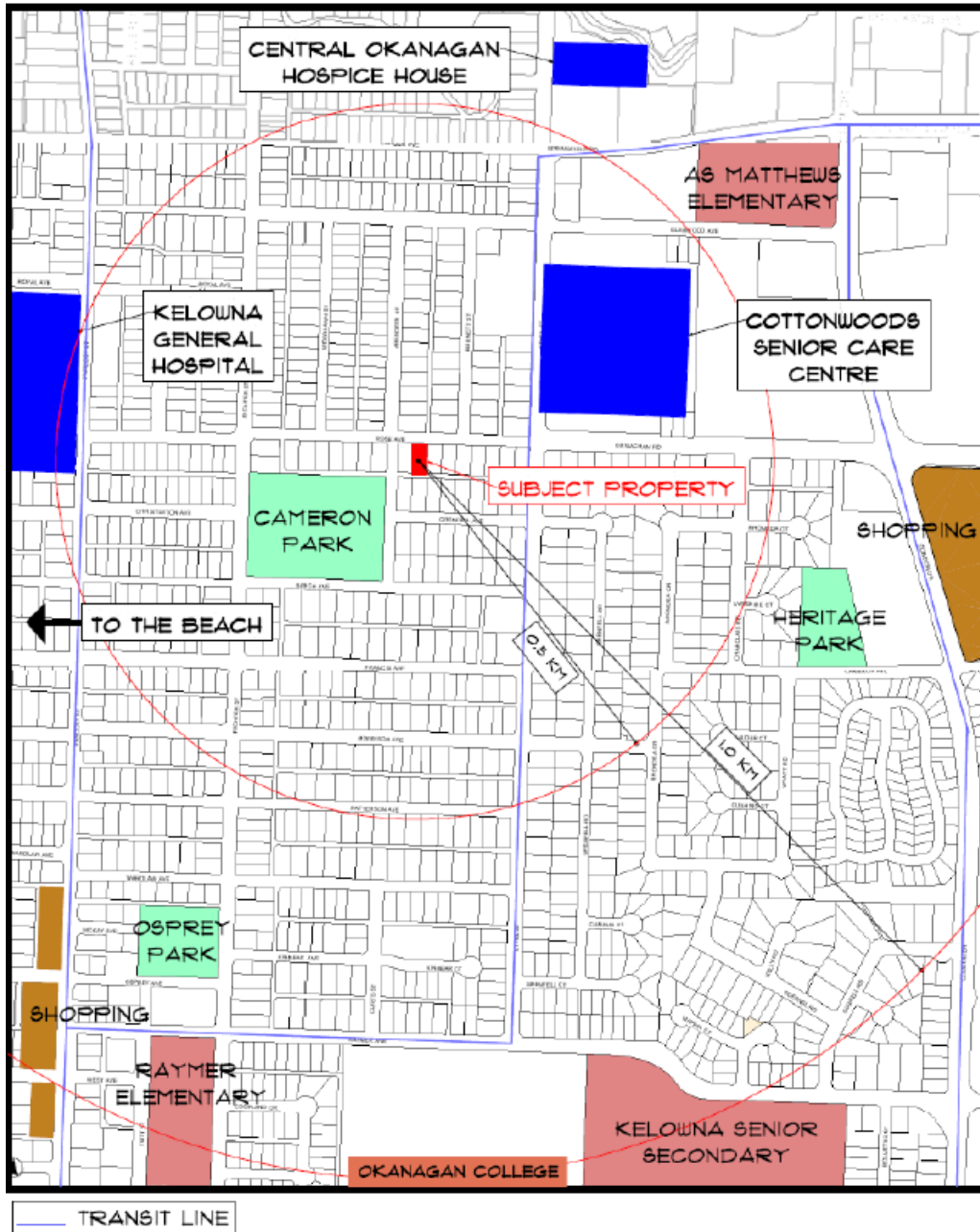
The proposed 2 ½ storey duplex is designed with 2 bedrooms plus a flex room. The front of the duplex faces onto the lane with visible entrances that activate the laneway. Each side of the duplex features a single car garage with an additional parking space in front of the garage. Two parking stalls for the single family dwelling will be relocated from the front driveway to a rear driveway with access from the lane.

Private outdoor space for the single family dwelling is improved through the addition of a covered porch in the front yard. Private outdoor space for the duplex units is achieved through the use of decks, porches, and covered patios. The proposed landscape plan includes the addition of several trees to the site along with fencing for privacy, and shrubs for screening.

As a function of this rezoning, a 5.0m road reserve in favour of the City of Kelowna will be registered on title for future widening of Rose Avenue.

### **4.3 Site Context**

The subject property is located in South Pandosy east of Richter Street and south of Ethel Street on the south side of Rose Avenue. The subject property is within walking distance to a variety of amenities including Guisachan Village, Cameron Park, Kelowna General Hospital, and is located on a bicycle corridor with access to the proposed Ethel Street Active Transportation Corridor.



Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU6 - Two Dwelling Housing	Residential
East	RU6 - Two Dwelling Housing	Residential
South	RU6 - Two Dwelling Housing	Residential
West	RU6 - Two Dwelling Housing	Residential



Subject Property Map:



#### 4.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RM1 ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Lot Area	700 m <sup>2</sup>	774.17 m <sup>2</sup>
Lot Width	20.0 m	19.54 m
Lot Depth	30.0 m	39.62 m
Development Regulations		
Floor Area Ratio	.60	.527
Height	2.5 stories or 9.5 m	2.5 stories or 8.46 m
Front Yard	4.5 m	5.25 m
Side Yard (west)	2.5 m	3.55 m
Side Yard (east)	2.0 m	m
Rear Yard	6.0 m	6.86 m
Other Regulations		
Minimum Parking Requirements	6	6
Private Open Space	25 m <sup>2</sup> per unit	48 m <sup>2</sup> per unit

## 5.0 Current Development Policies

### 5.1 Kelowna Official Community Plan (OCP)

#### Development Process

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

**Sensitive Infill.**<sup>2</sup> Encourage new development or redevelopment in existing residential areas to be sensitive to or reflect the character of the neighbourhood with respect to building design height and siting.

**Healthy Communities.**<sup>3</sup> Through current zoning regulations and development processes, foster healthy, inclusive communities, and a diverse mix of housing forms, consistent with the appearance of the surrounding neighbourhood.

**Embracing Diversity.**<sup>4</sup> Increase understanding of various forms of housing needs and styles toward increasing acceptance of housing meeting the needs of diverse populations by encouraging applicants to undertake early and on-going consultation relating to their project, including provision of support material where appropriate.

## 6.0 Technical Comments

### 6.1 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. This property falls within the Mill Creek flood plain bylaw area and compliance is required. Minimum building elevations are required to be established prior to the release of the Development Permit. This minimum Geodetic elevation is required for all habitable spaces including parking garages. This building may be designed to low, which may affect the form and character of the building.
- 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 at time of permit application.

### 6.2 Development Engineering Department

Please see attached Schedule "A" dated June 6, 2016

### 6.3 Fire Department

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

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

<sup>3</sup> City of Kelowna Official Community Plan, Policy 5.22.7 (Development Process Chapter).

<sup>4</sup> City of Kelowna Official Community Plan, Policy 5.22.8 (Development Process Chapter).

- Emergency access to the duplex (south) must be maintained - a laneway is not adequate for emergency access
- Requirements of section 9.10.19 Smoke Alarms and Carbon Monoxide alarms of the BCBC 2012 are to be met.
- If a fence is ever constructed between the dwellings a gate with a clear width of 1100mm is required.
- All units shall have a posted address on Rose Ave. for emergency response
- The fire department has no issues with the zoning

#### 6.4 FortisBC Electric

- There are FortisBC Inc (Electric) ("FBC(E)") primary distribution facilities along Rose Avenue and within the lane adjacent the subject's south property line. The applicant is responsible for costs associated with any change to the subject property's existing service, if any, as well as the provision of appropriate land rights where required.
- Otherwise, FBC(E) has no concerns with this circulation.
- In order to initiate the design process, the customer must call 1-866-4FORTIS (1-866-436-7847). It should be noted that additional land rights issues may arise from the design process but can be dealt with at that time, prior to construction.

#### 7.0 Application Chronology

Date of Application Received: April 6, 2016  
Date Public Consultation Completed: April 9, 2016

**Report prepared by:**

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Trisa Brandt, Planner I

**Reviewed by:**

☐

Terry Barton, Urban Planning Manager

**Approved for Inclusion:**

☐

Ryan Smith, Community Planning Department Manager

#### **Attachments:**

Schedule "A": City of Kelowna Memorandum dated June 6, 2016  
Site Plan  
Conceptual Elevations  
Landscape Plan  
Context/Site Photos



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## CITY OF KELOWNA

# MEMORANDUM

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**Date:** June 6, 2016  
**File No.:** Z16-0022  
**To:** Community Planning (TB)  
**From:** Development Engineering Manager(SM)  
**Subject:** 815 Rose Ave *REVISED*

RU6 to RM1

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**

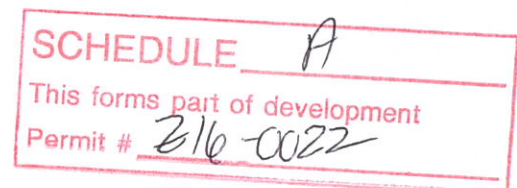
The subject property is currently serviced with a 19mm water service. The developer will need to determine the domestic and fire protection requirements of this proposed development. Only one service will be permitted for this development. The applicant will arrange for the disconnection of existing service and the installation of a new service. The disconnection of the existing small diameter water services and the tie-in of a larger new service can be provided by City forces at the developer's expense. One metered water service will supply the development. 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](mailto:ssartori@kelowna.ca) or phone, 250-469-8589.

2. **Sanitary Sewer**

Our records indicate that this property is currently serviced with a 100mm-diameter sanitary sewer service. An inspection chamber (IC) complete with brooks box must be installed on the service at the owner's cost. Service upgrades can be provided by the City at the applicant's cost. The applicant will be required to sign a Third Party Work Order for the cost of the service upgrade. For estimate inquiry's please contact Sergio Sartori, by email [ssartori@kelowna.ca](mailto:ssartori@kelowna.ca) or phone, 250-469-8589.

3. **Road Improvements**

Rose Ave must be upgraded to an urban standard along the full frontage of this proposed development, including curb and gutter, 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 **\$7,227.00** not including utility service cost.



- (a) Only the service upgrades must be completed at this time. The City wishes to defer the upgrades to Rose Ave 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	\$ 2,855.00
Curb & Gutter	\$ 1,954.00
Road Fillet	\$ 2,052.00
Blvd Landscaping	\$ 366.00
<b>Total</b>	<b>\$ 7,227.00</b>

4. **Subdivision**

- (a) Grant Statutory Rights of Way if required for utility services.
- (b) Provide a 5.0m road reserve along the full frontage of Rose Avenue.
- (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.  
Access is permitted from the lane only.

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

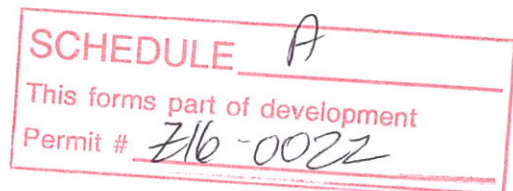
1. Rose Ave frontage improvements **\$7,227.00**

(b) Bonding

1. Service upgrades To be determined

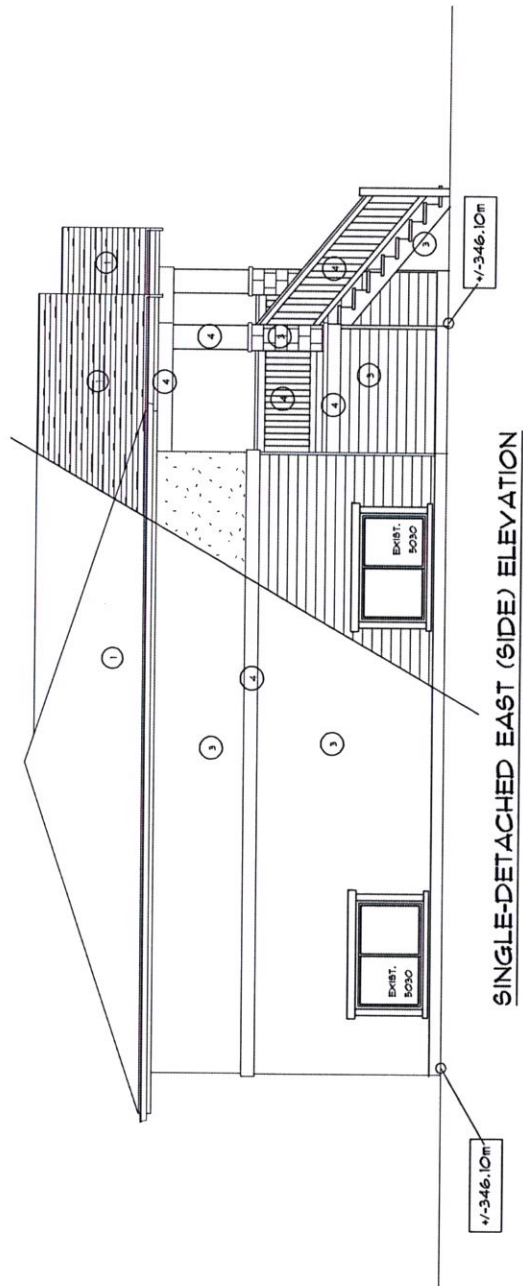
Steve Muenz, P. Eng.  
Development Engineering Manager

SS

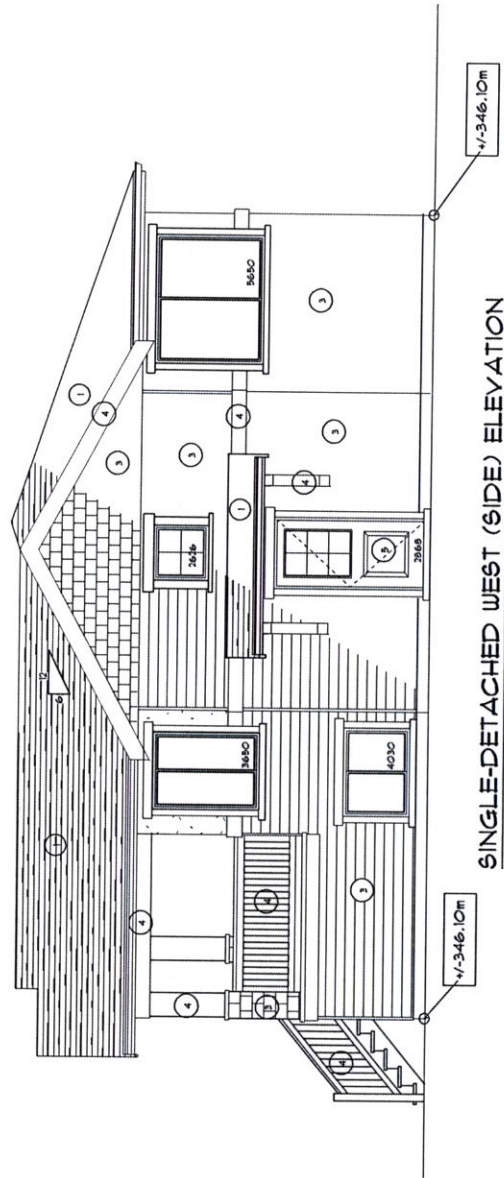




LANE



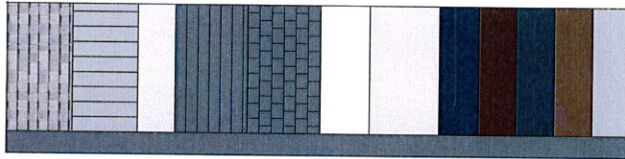
SINGLE-DETACHED EAST (SIDE) ELEVATION



$3/16" \times 10"$  on 11x17



MAIN ROOF:  
 ASPHALT  
 CERTAINTED "SILVER BIRCH"  
 ACCENT ROOF:  
 METAL  
 WESTMAN STEEL "BONE WHITE"  
 GUTTERS  
 ALUMINUM: PAINTED BEN. MOORE "CHANTILLY LACE" 2121-10  
 MAIN SIDING:  
 FIBRE CEMENT  
 6" HORIZONTAL HARDIE "NIGHT GRAY"  
 ACCENT SIDING:  
 FIBRE CEMENT  
 HARDIE SHINGLE "NIGHT GRAY"  
 WINDOWS:  
 WHITE VINYL  
 ALL TRIM:  
 WOOD OR FIBRE CEMENT  
 PAINTED BEN. MOORE "CHANTILLY LACE" 2121-10  
 FRONT DOOR OPTION #1:  
 METAL: BEN. MOORE "POLO BLUE" 2062-10  
 FRONT DOOR OPTION #2:  
 METAL: BEN. MOORE "RAPHAEL" CC-2  
 FRONT DOOR OPTION #3:  
 METAL: BEN. MOORE "NOCTURNAL GRAY" 2135-30  
 FRONT PORCH TREADS: TREATED WOOD  
 SIKKENS (OR SIM.) WOOD COLOURED STAIN  
 FRONT PORCH DECK: GRAY VINYL



HIGH FENCE:  
 TREATED WOOD  
 SIKKENS (OR SIM.)  
 WOOD COLOURED STAIN  
 LOW FENCE:  
 TREATED WOOD  
 PAINTED BEN. MOORE  
 "CHANTILLY LACE" 2121-10



## 815 AVENUE ROSE AVENUE SINGLE-DETACHED DWELLING

## COLOUR BOARD

JAN. 25, 2016

## Existing Single Detached Dwelling



North (Front)



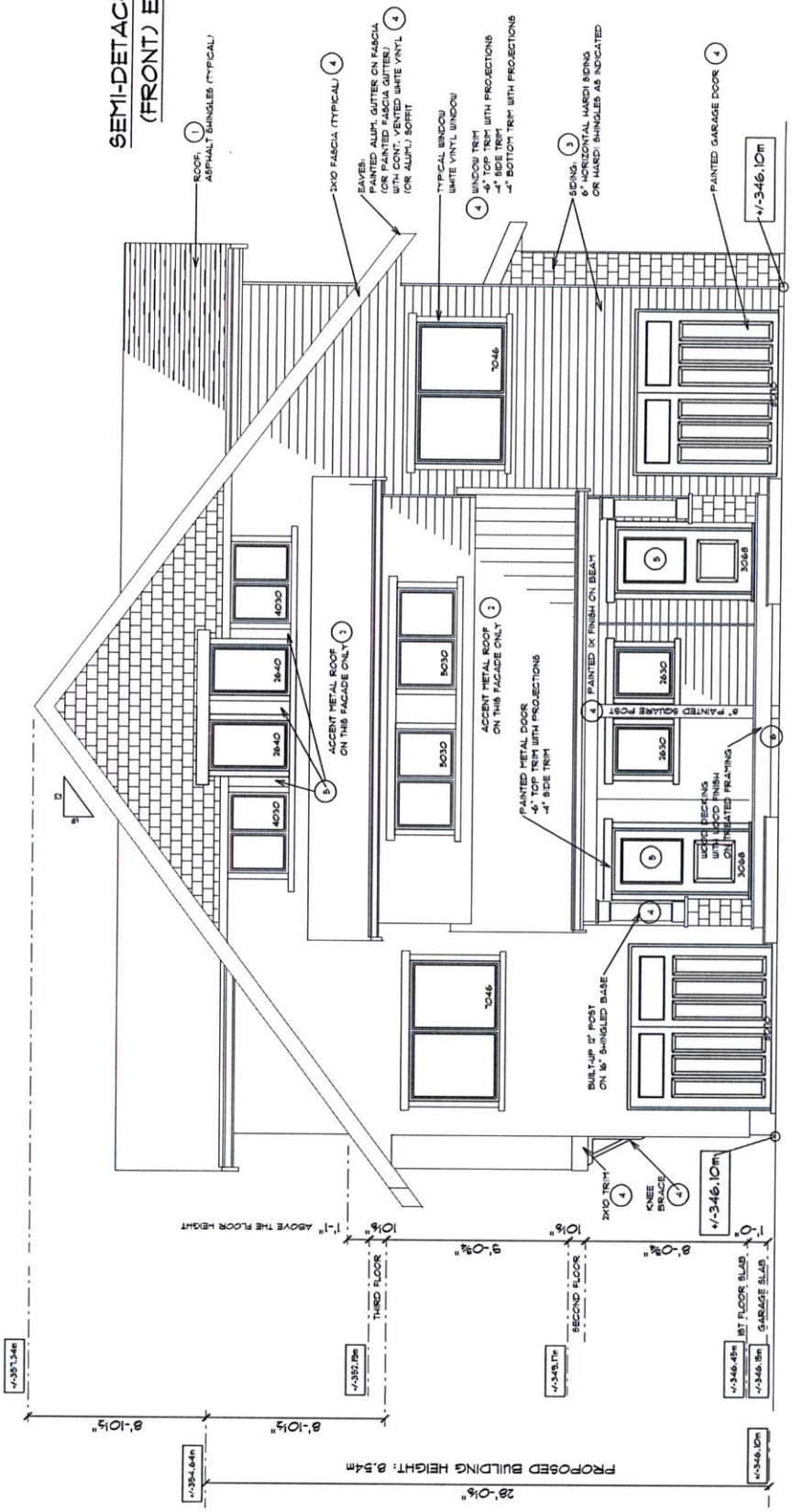
Northwest



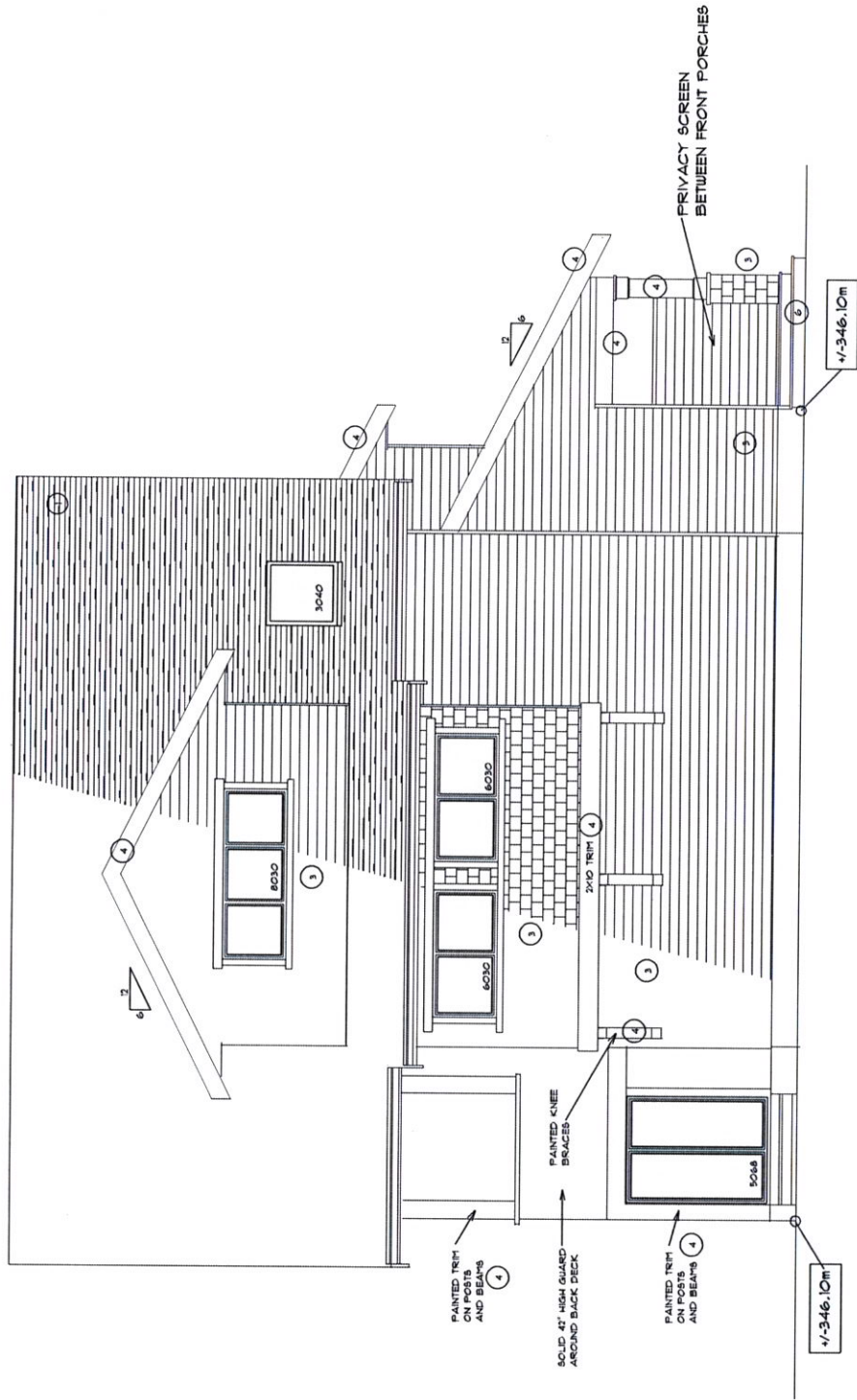
- 1 CERTAINTED "SILVER BIRCH"
- 2 WESTMAN STEEL "BONE WHITE"
- 3 HARDIE "NIGHT GRAY"
- 4 PAINTED BEN. MOORE "CHANTILLY LACE" 2121-10  
BEN. MOORE "POLO BLUE" 2062-10 or  
BEN. MOORE "RAPHAEL" CC-2 or  
BEN. MOORE "NOCTURNAL GRAY" 2135-30
- 5 SIKKENS (OR 611.) WOOD COLOURED STAIN

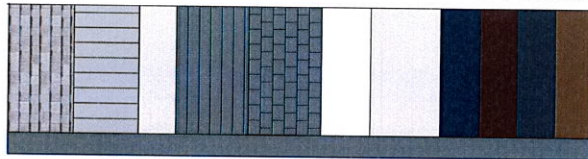
# SEMI-DETACHED SOUTH (FRONT) ELEVATION

(1/4" = 10')

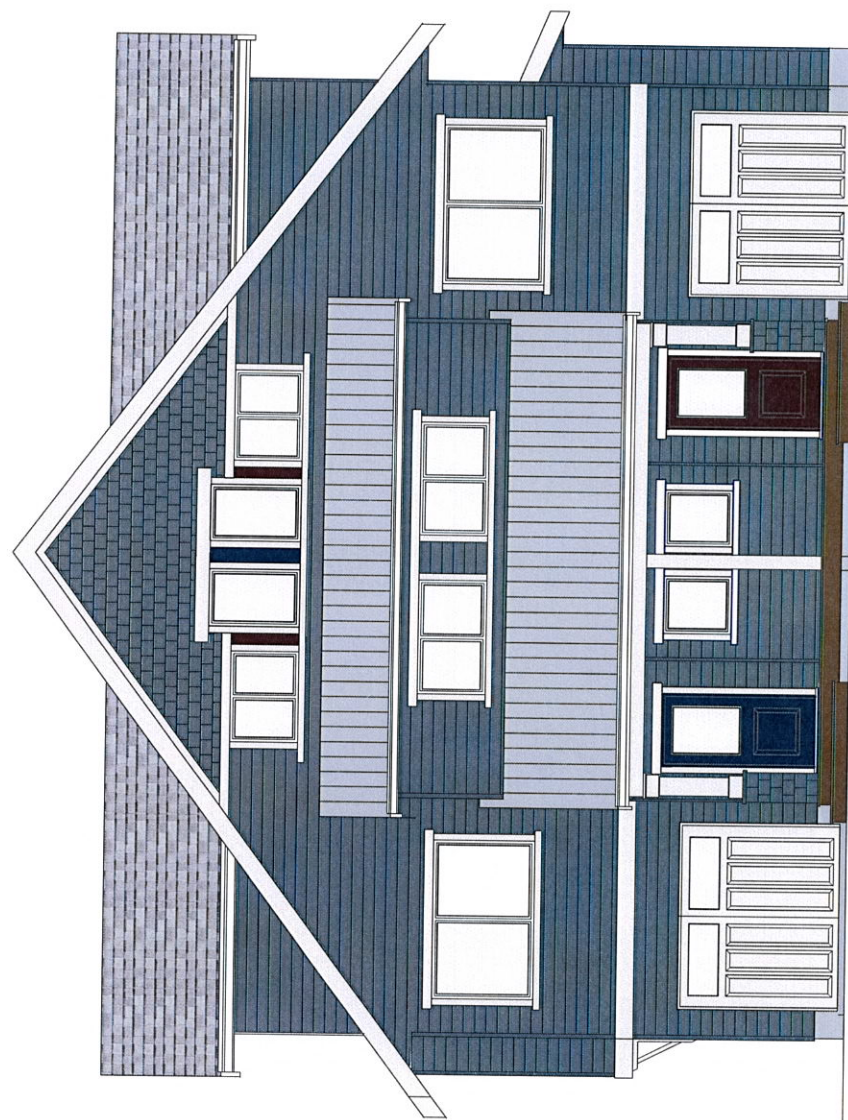


# SEMI-DETACHED WEST (SIDE) ELEVATION





- MAIN ROOF:  
ASPHALT  
CERTAINTED "SILVER BIRCH"
- ACCENT ROOF:  
METAL  
WESTMAN STEEL "BONE WHITE"
- GUTTERS  
ALUMINUM: PAINTED BEN. MOORE "CHANTILLY LACE" 2121-TO
- MAIN SIDING:  
FIBRE CEMENT  
6" HORIZONTAL HARDIE "NIGHT GRAY"
- ACCENT SIDING:  
FIBRE CEMENT  
HARDIE SHINGLE "NIGHT GRAY"
- WINDOWS:  
WHITE VINYL
- ALL TRIM:  
WOOD OR FIBRE CEMENT  
PAINTED BEN. MOORE "CHANTILLY LACE" 2121-TO
- FRONT DOOR OPTION #1:  
METAL: BEN. MOORE "POLO BLUE" 2062-10
- FRONT DOOR OPTION #2:  
METAL: BEN. MOORE "RAPHAEL" CC-2
- FRONT DOOR OPTION #3:  
METAL: BEN. MOORE "NOCTURNAL GRAY" 2135-30
- FRONT PORCH: TREATED WOOD  
SIKKENS (OR SIM.) WOOD COLOURED STAIN



- HIGH FENCE:  
TREATED WOOD  
SIKKENS (OR SIM.)  
WOOD COLOURED STAIN
- LOW FENCE:  
TREATED WOOD  
PAINTED BEN. MOORE  
"CHANTILLY LACE" 2121-TO



# 815 AVENUE ROSE AVENUE SEMI-DETACHED DWELLING

## COLOUR BOARD JAN. 25, 2016



## Proposed Semi-Detached Dwelling



Southwest



South





## 815 ROSE AVENUE

**Landscape Cost Estimate** (based on drawing 2016/03/16)  
 March 16, 2016

Item	Description	Qty	Unit	Price	Extension
<b>A1 Site Preparation (off-site disposal)</b>					
.01	525mm Depth Shrub Bed Excavation	23	m <sup>2</sup>	\$ 8.00	\$ 184.00
.02	150mm Depth Rock Mulch Area Excavation and Grading	145	m <sup>2</sup>	\$ 4.00	\$ 580.00
.03	150mm Sod Area Excavation and Grading	247	m <sup>2</sup>	\$ 4.00	\$ 988.00
.04	200mm Concrete Sidewalk Excavation and Compaction	22	m <sup>2</sup>	\$ 5.00	\$ 110.00
<b>A2 Landscape Materials</b>					
.01	150mm Topsoil (from on-site stockpile) and Fine Grading	60	m <sup>2</sup>	\$ 2.50	\$ 148.75
.02	450mm Topsoil (from on-site stockpile) and Fine Grading	23	m <sup>2</sup>	\$ 5.00	\$ 113.50
.03	75mm Depth Ogogrow Mulch	16	m <sup>2</sup>	\$ 4.00	\$ 64.00
.04	150mm Depth 25mm Crushed Granite	150	m <sup>2</sup>	\$ 8.00	\$ 1,200.00
.05	600mm2 Precast Concrete Paver on 100mm Granular Base	23	ea	\$ 25.00	\$ 575.00
.06	100mm Depth Concrete Sidewalk on 100mm Granular Base	22	ea	\$ 65.00	\$ 1,410.50
.07	Sod (Ecoturf)	247	m2	\$ 7.00	\$ 1,725.50
.08	Wood Fencing (see building budget)				
.09	Asphalt Driveway (see building budget)				
<b>A3 Plant Material</b>					
.01	50mm Caliper Deciduous Tree	5	ea	\$ 450.00	\$ 2,250.00
.02	#3 Container Evergreen	9	ea	\$ 35.00	\$ 315.00
.03	#2 Container Perennials	20	ea	\$ 25.00	\$ 500.00
.04	#1 Container Perennials/Vines	17	ea	\$ 15.00	\$ 255.00
Subtotal				\$	10,419.25
G.S.T.				\$	520.96
<b>Total</b>				<b>\$</b>	<b>10,940.21</b>



SUBJECT PROPERTY 815 ROSE AVE



IMMEDIATE NEIGHBOUR TO WEST - FACES ABERDEEN





IMMEDIATE NEIGHBOUR TO EAST

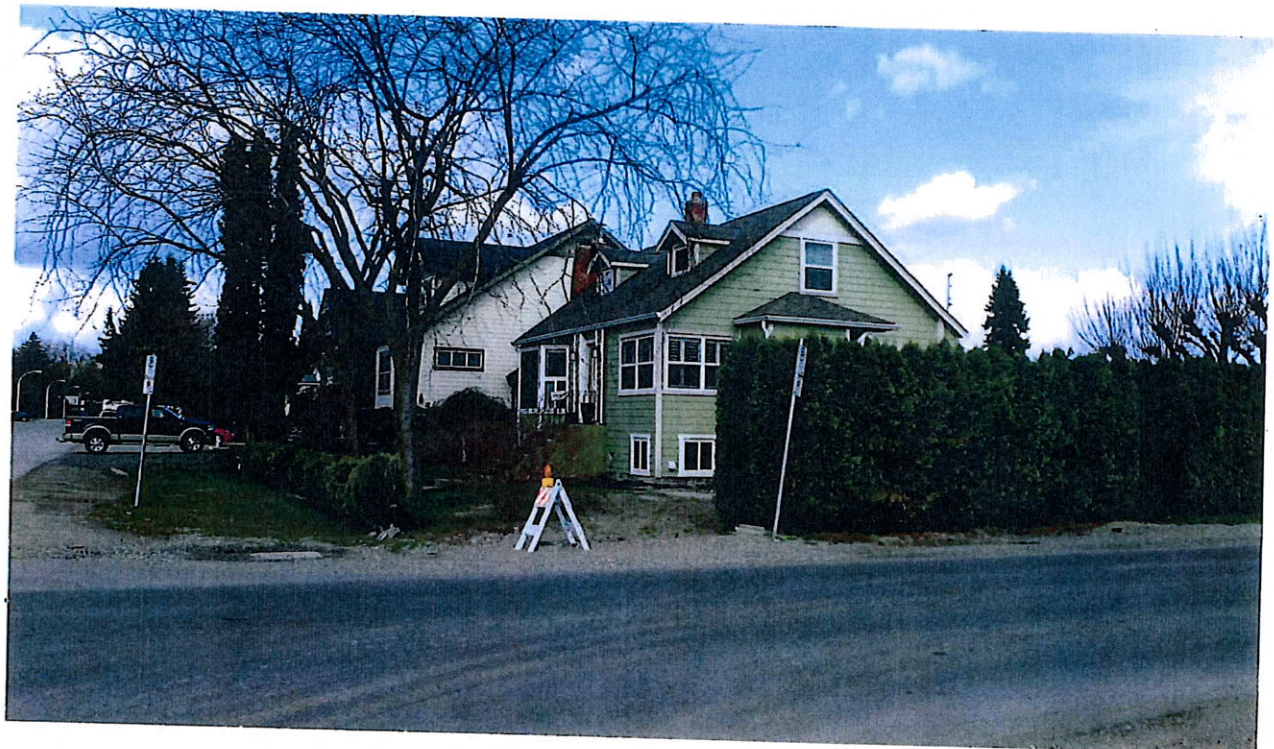


THREE DOORS TO EAST





IMMEDIATE NEIGHBOR TO WEST FACING ABERDEEN



ACROSS ROSE AVE FROM SUBJECT

# REPORT TO COUNCIL



**Date:** June 27, 2016

**RIM No.** 1250-30

**To:** City Manager

**From:** Community Planning Department (MS)

**Application:** Z16-0021 **Owner:** John Hodges

**Address:** 1251 Ladner Road **Applicant:** John Hodges

**Subject:** Rezoning Application from RU1 to RU2 to facilitate a 3 lot subdivision

**Existing OCP Designation:** S2RES - Single & Two Unit Residential

**Existing Zone:** RU1 - Large Lot Housing

**Proposed Zone:** RU2 - Medium Lot Housing

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## 1.0 Recommendation

THAT Rezoning Application No. Z16-0021 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of *Lot 13, District Lot 131, ODYD, Plan 14057*, located on *1251 Ladner Road*, Kelowna, BC from the RU1 - Large Lot Housing zone to the RU2 - Medium Lot Housing zone be considered by Council;

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

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the issuance of a Preliminary Layout Review Letter, including a Farm Protection Development Permit, by the Approving Officer;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Development Engineering Manager dated May 13th, 2016.

## 2.0 Purpose

To rezone the subject property to facilitate a subdivision of the parcel into three lots.

## 3.0 Community Planning

The subject property is within the South Pandosy KLO Sector of Kelowna. It is designated as S2RES - Single/Two Unit Residential in the OCP and as such the application to rezone to RU2 to facilitate a 3 lot subdivision is in compliance with the designated future land use. In addition,

the OCP generally supports the densification of neighbourhoods through appropriate infill development, including the use of smaller lots.

The proposed lots meet or exceed the zoning criteria standards for the RU2 - Medium Lot Housing zone and the property is serviced by City of Kelowna water and sanitary sewer.

Based on current City policy, available services, and the measures to buffer the ALR interface, City staff supports this application.

#### **4.0 Proposal**

##### **4.1 Background**

The applicant is requesting permission to subdivide the existing 1404.70 m<sup>2</sup> (0.35 ac) parcel into three equal parcels.

##### **4.2 Project Description**

The property currently has a single family dwelling on site. In order to create the subdivision, the house will need to be demolished.

The surrounding area is characterized by single family dwellings. There are lots with RU2 zoning on the street and neighbouring street.

The property is adjacent an agricultural parcel in the ALR with A1 - Agriculture 1 zoning. In accordance with the Zoning Bylaw 8000, Section 7, an additional 3.0 metres will be secured along the rear yard setback as a buffer to the ALR. This area will be required to be landscaped and fenced, per the bylaw. A landscape plan and bonding will also be required as part of a Farm Protection Development Permit, which will be a requirement of subdivision.

##### **4.3 Site Context**

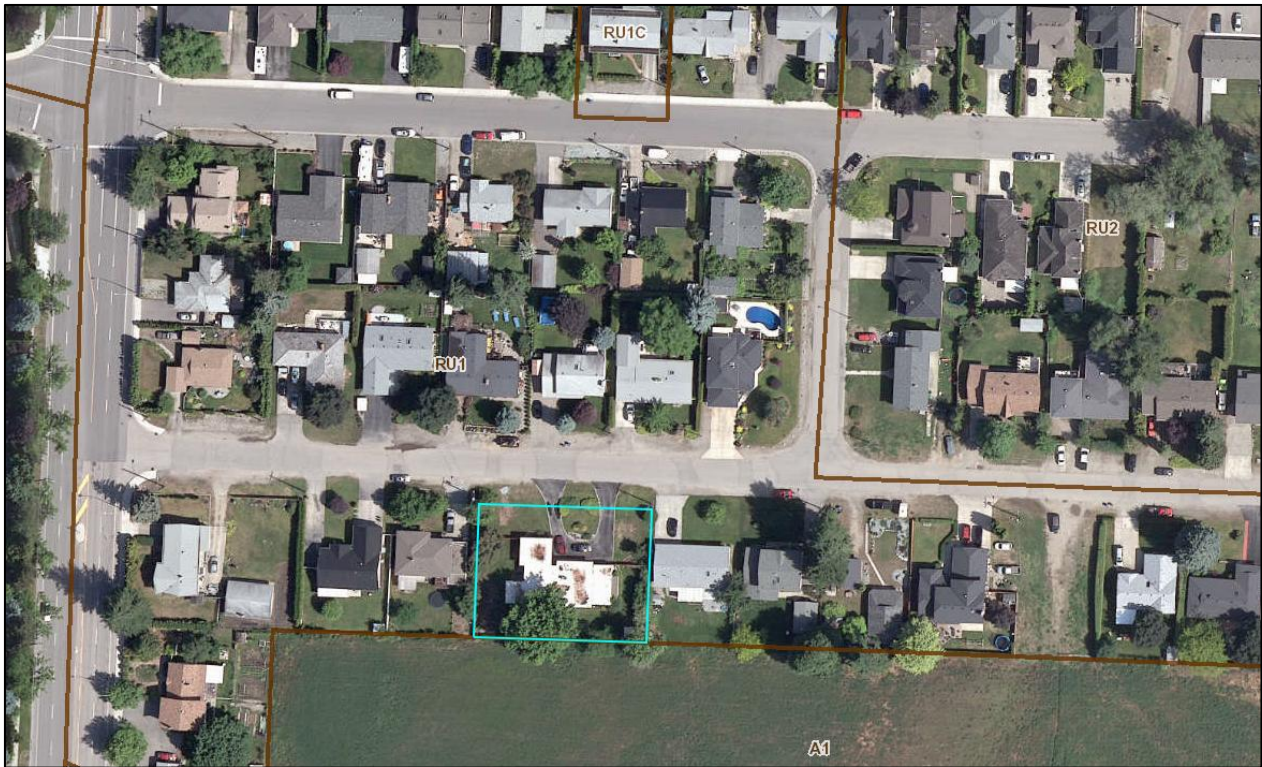
The subject property is located in the Pandosy KLO Sector of Kelowna (see Map 1 - Subject Property, below).

Specifically, adjacent land uses are as follows:

<b>Orientation</b>	<b>Zoning</b>	<b>Land Use</b>
North	RU-1 Large Lot Housing	Single Family Dwelling
East	RU-1 Large Lot Housing	Single Family Dwelling
South	A1 - Agriculture 1	Agriculture
West	RU-1 Large Lot Housing	Single Family Dwelling

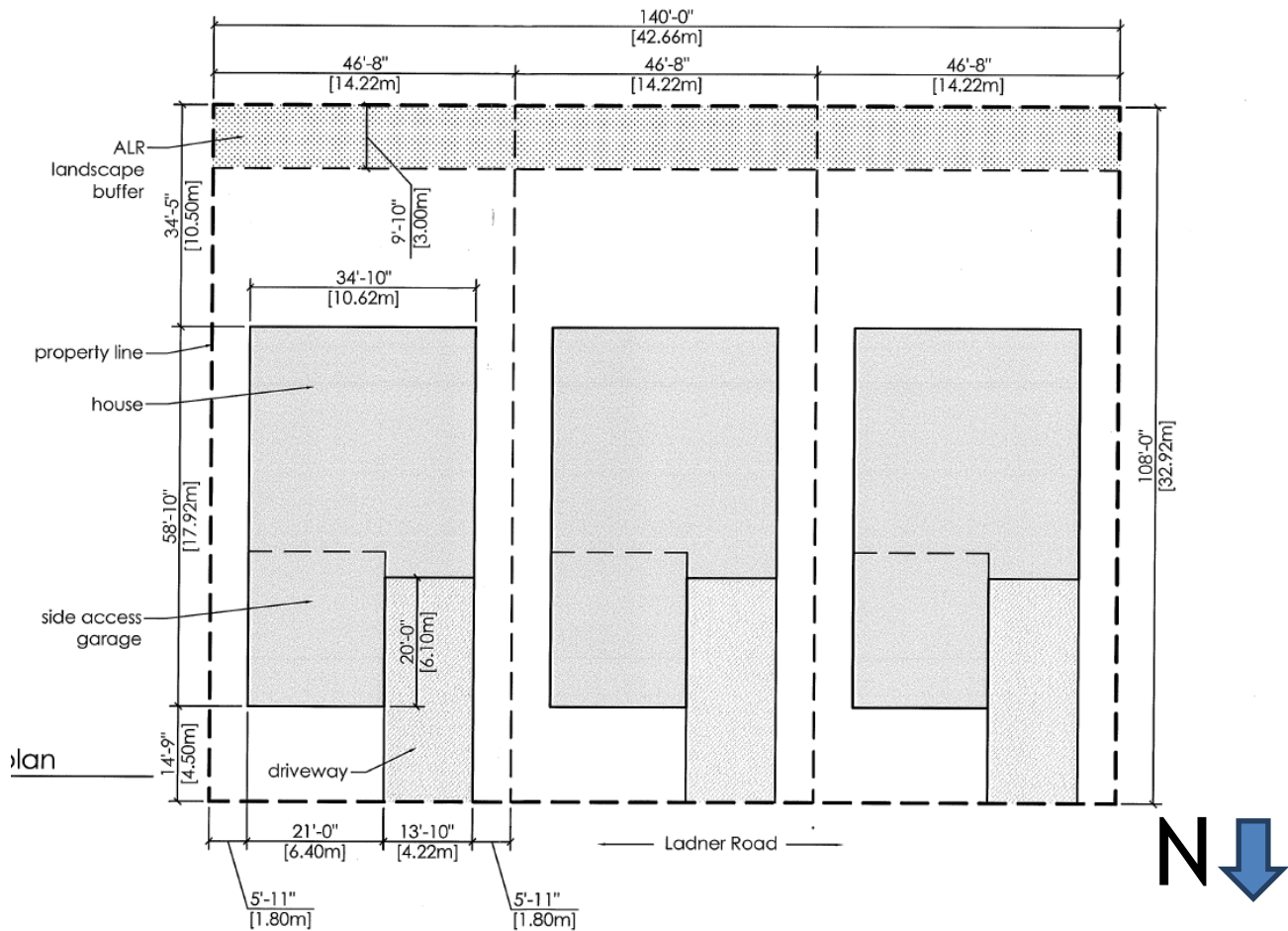


Map 1: Subject Property - 1251 Ladner Road



Map 2: Neighbourhood Future Land Use



**Map 3: Proposed Subdivision Layout**

#### 4.4 Zoning Analysis Table

The subdivision requirements for RU2 according to the Zoning Bylaw are below.

Zoning Analysis Table - Subdivision Regulations		
CRITERIA	RU2 ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Lot Area	400 m <sup>2</sup>	468.12 m <sup>2</sup>
Lot Width	13.0 m	14.22 m
Lot Depth	30.0 m	32.92 m

#### 4.5 Public Notification Summary

Consultation for the rezoning was undertaken by the applicant in accordance with Council Policy #367. The applicant contacted thirteen neighbours directly. A summary is attached to this report.

## 5.0 Current Development Policies

Current development policies that relate to the application are included in the section below.

### 5.1 Kelowna 2020 - Official Community Plan - General Policies<sup>1</sup>

#### Focus development to designated growth areas

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

**Permanent Growth Boundary.**<sup>2</sup> Establish a Permanent Growth Boundary as identified on Map 4.1 and Map 5.2. The City of Kelowna will support development of property outside the Permanent Growth Boundary for more intensive use only to the extent permitted as per the OCP Future Land Use designations in place as of initial adoption of OCP Bylaw 10500, except for Agri-Business designated sites or as per Council's specific amendment of this policy. The Permanent Growth Boundary may be reviewed as part of the next major OCP update.

#### Ensure context sensitive housing development<sup>3</sup>

**Sensitive Infill.** 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.

**Healthy Communities.** Through current zoning regulations and development processes, foster healthy, inclusive communities and a diverse mix of housing forms, consistent with the appearance of the surrounding neighbourhood.

### 5.2 Farm Protection Development Permit<sup>4</sup>

#### Chapter 15 Guidelines

On agricultural and non-agricultural lands, establish and maintain a landscape buffer along the agricultural and/or property boundary, except where development is for a permitted farm use that will not encourage public attendance and does not concern additional residences (including secondary suites), in accordance with the following criteria:

- Consistent with guidelines provided by Ministry of Agriculture "Guide to Edge Planning" and the ALC report "Landscape Buffer Specifications" or its replacement;
- Incorporate landscaping that reinforces the character of agricultural lands. A majority of plant material selected should include low maintenance, indigenous vegetation;
- Preserve all healthy existing mature trees located within the buffer area; and
- Integrate double rows of trees, including coniferous trees, and dense vegetation into the buffer.

<sup>1</sup> City of Kelowna Official Community Plan - Development Process; p. 5.3

<sup>2</sup> City of Kelowna Official Community Plan, Policy 5.3.1 (Development Process Chapter).



## 6.0 Technical Comments

### 6.1 Development Engineering Department

Road frontage improvements are required of this rezoning. Also required is a landscaped boulevard, street lighting and the re-location or adjustment of utility appurtenances. For additional detail, see attached 'Schedule A'.

### 6.2 Interior Health Authority

Interior Health Authority's interests are unaffected by the proposal.

### 6.3 School District No. 23

School District No. 23 has no objections to the application as proposed.

## 7.0 Application Chronology

Date of Complete Application Received:	March 24, 2016
Date Public Consultation Completed:	April 26, 2016

### Report prepared by:

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Melanie Steppuhn, Planner Specialist

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

Reviewed by  
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 Memo  
Neighbourhood Consultation Forms (3 pages)  
Plan and Conceptual Elevation

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3 City of Kelowna Official Community Plan - Development Process; p. 5.27  
4 City of Kelowna Official Community Plan - Chapter 15; p.15.3

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**SCHEDULE 'A'**  
**CITY OF KELOWNA**  
**MEMORANDUM**

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**Date:** May 13, 2016  
**File No.:** Z16-0021

**To:** Community Planning (MS)

**From:** Development Engineering Manager (SM)

**Subject:** 1251 Ladner Road RU1 to RU2

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

1. General

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

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

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Steve Muenz, P. Eng.  
Development Engineering Manager

SS

Neighbour Consultation Form  
(Council Policy No.367)



*A summary of neighborhood consultation efforts, feedback and response must be provided to City staff, identifying how the efforts meet the objectives of this Policy. This form must be filled out and submitted to the File Manager a minimum of 20 days prior to initial consideration by Council.*

I, John Hodges, the applicant for Application No. \_\_\_\_\_

for a rezone to R2 and 3 lot subdivision.  
(brief description of proposal)

at 1251 Lakeshore rd. have conducted the required neighbour  
(address)

consultation in accordance with Council Policy No. 367.

My parcel is located **outside** of the Permanent Growth Boundary and I have consulted all owners & occupants within a 300m radius

My parcel is located **inside** of the Permanent Growth Boundary and I have consulted all owners & occupants within a 50m radius

I have consulted property owners and occupants by doing the following: by walking  
door to door on a number of occasions

Please initial the following to confirm it has been included as part of the neighbour consultation:

- ☒ Location of the proposal;
- ☒ Detailed description of the proposal, including the specific changes proposed;
- ☒ Visual rendering and/or site plan of the proposal;
- ☒ Contact information for the applicant or authorized agent;
- ☒ Contact information for the appropriate City department;
- ☒ Identification of available methods for feedback.

*Please return this form, along with any feedback, comments, or signatures to the File Manager 20 days prior to the anticipated initial consideration by Council date. On the back of this form please list those addresses that were consulted.*

**Riverview Construction Ltd.**

**3569 Scott rd**

**Kelowna B.C.**

**V1W3H5**

John Hodges

469-1957 (cell)

April 26, 2016

We consulted with occupants and property owners in the 50 meter radius of 1251 Ladner Road. There was support from homeowners. One member was even interested in purchasing one of the homes and the initiative to create opportunities for homes in the community impressed others.

Thanks for your consideration on this matter,  
John Hodges.  
Riverview const.  
2504691957

Address	Spoke with Owner & Occupant	Left Package with Owner & Occupant	Date
3379 Gordan Road	Arlene Strachan		April 8, 2016
3360 Gordan Road		X	April 20, 2016
1221 Ladner Road	Paula		April 11, 2016
1231 Ladner Road		X	April 20, 2016
1271 Ladner Road	Mike		April 17, 2016
1281 Ladner Road	Marty		April 11, 2016
1311 Ladner Road	Phill		April 17, 2016
1230 Ladner Road	Gaurneau		April 8, 2016
1240 Ladner Road		X	April 25, 2016
1250 Ladner Road	Jason		April 11, 2016
1260 Ladner Road	Suzanne		April 8, 2016
1280 Ladner Road	John		April 11, 2016
1290 Ladner Road	Bob		April 8, 2016



Lot 13 District Lot 131  
Osoyoos Division Yale District  
Plan 14057

calculations (ea. property):

lot area =  
468.12m<sup>2</sup> (5038.83 ft<sup>2</sup>)

driveway area =  
44.73m<sup>2</sup> (481.49 ft<sup>2</sup>)

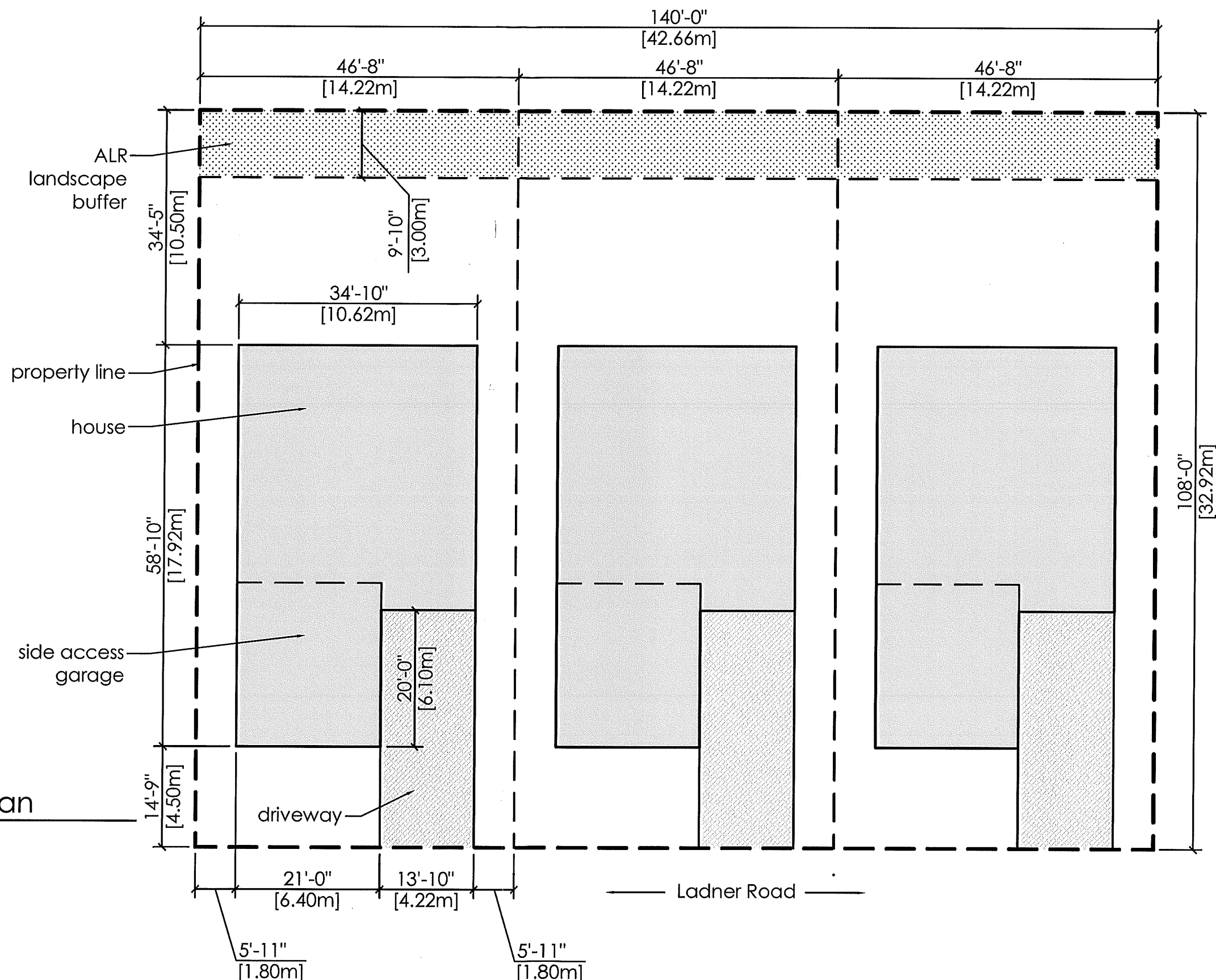
house area =  
164.57m<sup>2</sup> (1771.40 ft<sup>2</sup>)

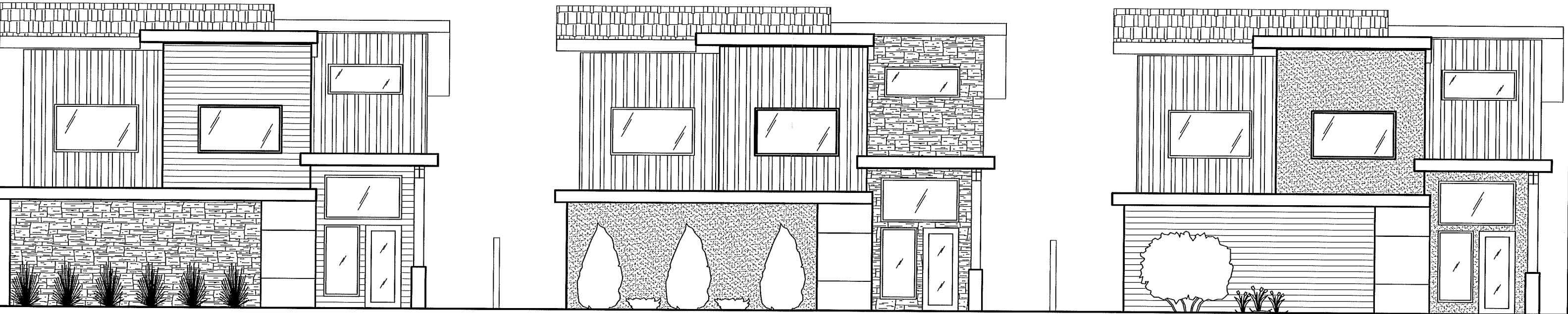
house footprint =  
35%

total combined footprint =  
209.30m<sup>2</sup> (2252.89 ft<sup>2</sup>)  
45%



1 proposed site plan  
1 of 2 1/16" = 1'-0" (1:200)





1 conceptual front elevation  
2 of 2 1/8" = 1'-0" (1:100)

Leigh Blackburn  
RID, IDC, NCIDQ, LEED AP ID+C  
250.575.8833  
leighblackburn@hotmail.com

1251 Ladner Road  
Kelowna, BC  
Developer: Riverview Construction Ltd.

dwg. title conceptual elevation  
date mar. 3, 2016  
scale 1/8"=1'-0" (1:100)  
drawn by lb  
5.  
4.  
3.  
2. reissued for DP  
1 issued for DP

mar. 25, 2016  
mar. 3, 2016

- do not scale from drawings
- site verify all dimensions and information
- report any errors or discrepancies
- all work to conform to applicable codes & regulations
- drawings are published by hatch interior design - all