

City of Kelowna

Public Hearing

AGENDA



Tuesday, January 19, 2021
4:00 pm
Council Chamber
City Hall, 1435 Water Street

Pages

1. **Due to COVID-19 a Public Hearing Agenda will also include Regular Meeting Items**
2. **Call to Order the Public Hearing - START TIME 4:00 PM - Belaire Ave 1365 and Chandler St 1840-1850, OCP20-0011 (BL12126) Z20-0045 (BL12127) - Multiple Owners**

The purpose of the Hearing is to hear from the public on matters contained in the various bylaws which, if adopted, will amend *Kelowna 2030* - Official Community Plan Bylaw No. 10500 and Zoning Bylaw No. 8000.

After the close of the Public Hearing, Council will then debate and vote on the proposed bylaws at the Regular Meeting that follows.

Council has been provided with the information, correspondence, petitions or reports that have been received concerning the subject bylaws. This information is available to the public online at Kelowna.ca/council or by request to the Office of the City Clerk.

For those participating this evening, or who have already submitted letters to Council, a reminder that this Hearing is open to the public and all representations to Council form part of the public record. A live audio-video feed is being broadcast and recorded on kelowna.ca.

In accordance with Order of the Provincial Health Officer on Gatherings and Events, applicants and the public are not permitted to attend in person. Participation by applicants and the public will be by electronic means only. Thank you for your co-operation.

Following the close of the Public Hearing, no further information from the applicant or members of the public will be accepted by Council.

3. Individual Bylaw Submissions

- 3.1. **START TIME 4:00 PM - Belaire Ave 1365 and Chandler St 1840-1850, OCP20-0011 (BL12126) Z20-0045 (BL12127) - Multiple Owners**

4 - 30

To rezone the subject property and to amend the Official Community Plan to change the future land use designation of the subject property to facilitate a multiple dwelling housing development.

4. Termination

5. Call to Order the Regular Meeting

6. Bylaws Considered at Public Hearing

- 6.1. START TIME 4:00 PM - Belaire Ave 1365 and Chandler St 1840-1850, BL12126 (OCP20-0011) - Multiple Owners** 31 - 32

Requires a majority of all members of Council (5).

To give Bylaw No. 12126 second and third reading in order change the future land use designation from the MRM - Multiple Unit Residential (Medium Density) designation to the MRH - Multiple Unit Residential (High Density) designation.

- 6.2. START TIME 4:00 PM - Belaire Ave 1365 and Chandler St 1840-1850, BL12127 (Z20-0045) - Multiple Owners** 33 - 34

To give Bylaw No. 12127 second and third reading in order to rezone the subject property from the RU6 - Two Dwelling Housing zone to the RM6 - High Rise Apartment Housing zone.

7. Termination

8. Call to Order the Public Hearing - START TIME 4:00 PM - Trumpeter Rd 444 - Z20-0055 (BL12128) - Corinne Jacqueline Marks

The purpose of the Hearing is to hear from the public on matters contained in the various bylaws which, if adopted, will amend *Kelowna 2030* - Official Community Plan Bylaw No. 10500 and Zoning Bylaw No. 8000.

After the close of the Public Hearing, Council will then debate and vote on the proposed bylaws at the Regular Meeting that follows.

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Following the close of the Public Hearing, no further information from the applicant or members of the public will be accepted by Council.

9. Individual Bylaw Submissions

9.1. START TIME 4:00 PM - Trumpeter Rd 444 - Z20-0055 (BL12128) - Corinne Jacqueline Marks

35 - 49

To consider an application to rezone the subject property from the RR3 – Rural Residential 3 zone to the RR3c – Rural Residential 3 with Carriage House zone to facilitate the development of a carriage home.

10. Termination

11. Call to Order the Regular Meeting

12. Bylaws Considered at Public Hearing

12.1. START TIME 4:00 PM - Trumpeter Rd 444 - BL12128 (Z20-0055) - Corinne Jacqueline Marks

50 - 50

To give Bylaw No. 12128 second and third reading and be adopted in order to rezone the subject property from the RR3 – Rural Residential 3 zone to the RR3c – Rural Residential 3 with Carriage House zone.

13. Termination

14. Procedure on each Bylaw Submission

- (a) Brief description of the application by City Staff (Development Planning);
- (b) The applicant has up to 15 minutes to make representation to Council regarding the project.
- (c) The Chair will call for representation from the public participating online as follows:
 - (i) Any person wishing to make representation during the Hearing will have the opportunity to do so.
 - (ii) Speakers have up to 5 minutes to share their remarks.
- (d) 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 participants that the Public Hearing on the Bylaw is closed.
- (e) Once the public has had an opportunity to comment, the applicant is given up to 10 minutes to respond to any questions raised.
- (f) Questions of 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.

Note: Any applicant or member of the public may use electronic visual aids to assist in their presentation or questions. The participant must be able to share their screen to display the item.

REPORT TO COUNCIL



Date: December 7, 2020

To: Council

From: City Manager

Department: Development Planning

Application: Z20-0045 & OCP20-0011

Owners: Colt Joshua Forster Lafreniere
Manisha Daisy Raju
Mohamed Rifan Fouser
Dennis Newman

Address: 1840-1850 Chandler Street
1365 Belaire Avenue

Applicant: Pacific West Architecture Inc.

Subject: Rezoning and Official Community Plan Amendment Applications

Existing OCP Designation: MRM – Multiple Unit Residential (Medium Density)

Proposed OCP Designation: MRH – Multiple Unit Residential (High Density)

Existing Zone: RU6 – Two Dwelling Housing

Proposed Zone: RM6 – High Rise Apartment Housing

1.0 Recommendation

THAT Official Community Plan Map Amendment Application No. OCP20-0011 to amend Map 4.1 in the Kelowna 2030 – Official Community Plan Bylaw No. 10500 by changing the Future Land Use designation of Strata Lot 1 and Strata Lot 2 District Lot 137 Osoyoos Division Yale District Strata Plan K25 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as shown on Form 1, located at 1840-1850 Chandler Street, Kelowna, BC and Lot 21 District Lot 137 Osoyoos Division Yale District Plan 10011, located at 1365 Belaire Avenue, Kelowna, BC from the MRM – Multiple Unit Residential (Medium Density) designation to the MRH – Multiple Unit Residential (High Density) designation, as shown on Map "A" attached to the Report from the Development Planning Department dated December 7, 2020, be considered by Council;

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

AND THAT Rezoning Application No. Z20-0045 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Strata Lot 1 and Strata Lot 2 District Lot 137 Osoyoos Division Yale District Strata Plan K25 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as shown on Form 1, located at 1840-1850 Chandler Street, Kelowna, BC and Lot 21 District Lot 137 Osoyoos Division Yale District Plan 10011, located at 1365 Belaire Avenue, Kelowna, BC from the RU6 – Two Dwelling Housing zone to the RM6 – High Rise Apartment Housing zone, as shown on Map “B” attached to the Report from the Development Planning Department dated December 7, 2020, be considered by Council;

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

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Schedule “A” attached to the Report from the Development Planning Department dated December 7, 2020;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the approval of the Ministry of Transportation and Infrastructure;

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

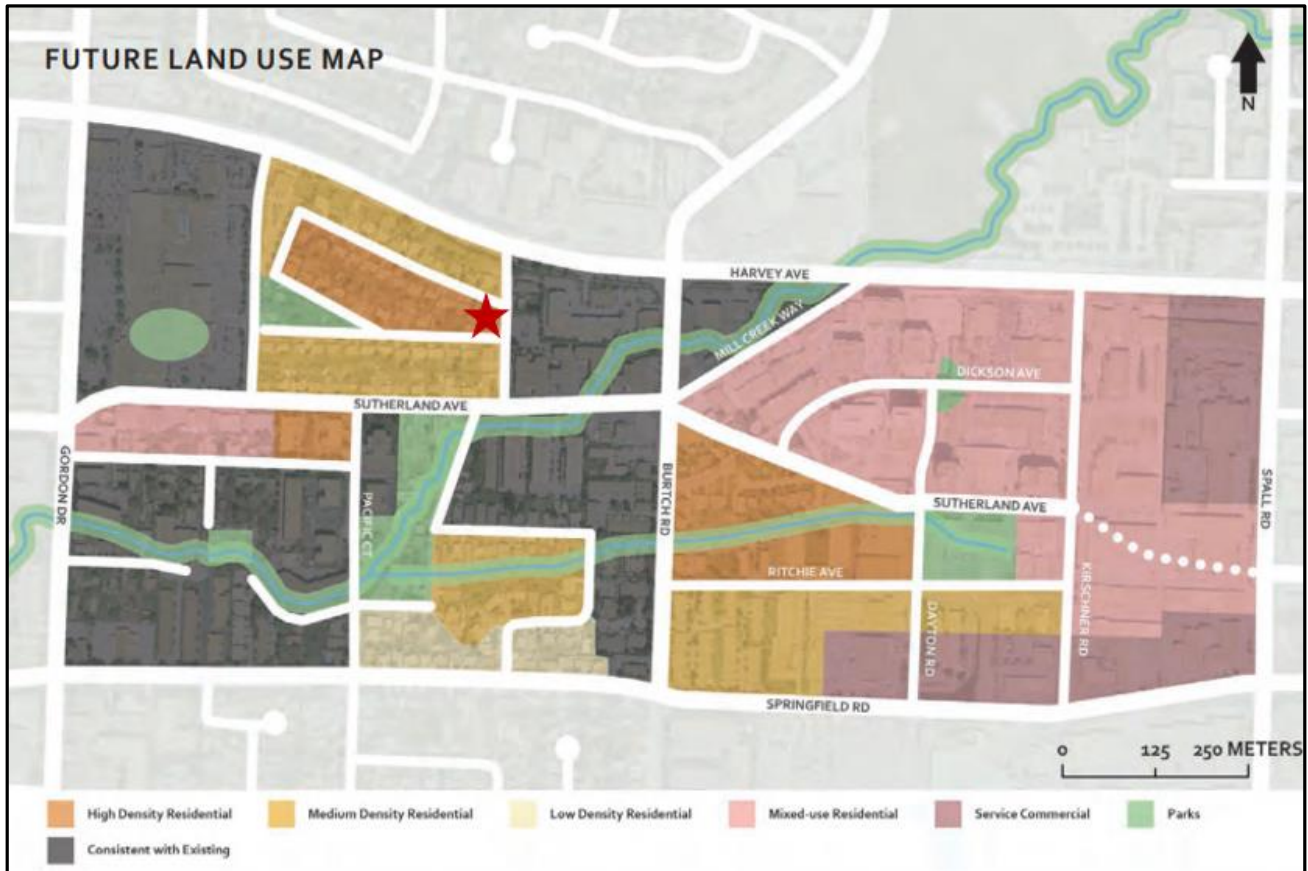
To rezone the subject property and to amend the Official Community Plan to change the future land use designation of the subject property to facilitate a multiple dwelling housing development.

3.0 Development Planning

Development Planning recommends support for the Rezoning and Official Community Plan (OCP) Amendment Applications. The OCP amendment application is consistent with the Future Land Use Map in the Capri Landmark Urban Centre Plan, which identifies a desired High Density Residential Future Land Use for the properties. The proposed RM6 – High Rise Apartment Housing zone is consistent with this Future Land Use and the application is supported by policies in the OCP including sensitive infill and housing mix.

Within the Capri Landmark Urban Centre Plan, the subject properties are located with Sub-Area 4: Five Bridges. This area is defined by proximity to the Capri Centre Mall and connection to linear paths along Mill Creek and Ritchie Brook. The multiple dwelling housing development will benefit from the central and convenient location of the subject properties, as it is near commercial shops, services and amenities. For Sub-Area 4, it is envisioned that over time, single-detached housing will be developed to apartment buildings and row-housing developments, and this application is consistent with that policy direction.

Future Land Use Map in the Capri-Landmark Urban Centre Plan. The subject properties are identified with a star.



4.0 Proposal

4.1 Background

The subject properties are currently being used for single and two dwelling housing. These dwellings would be demolished, and the lots would need to be consolidated for this development to occur.

4.2 Project Description

The applicant is proposing a six-storey multiple dwelling housing development, which would contain 94 units. The units are a mix of micro suites, one, two and three bedrooms, and a combination of ground floor and underground parking is proposed.

4.3 Site Context

The subject properties are located within the Central City OCP Sector and are within the Capri Landmark Revitalization Area. The properties are located near existing residential and commercial uses, as well as public transit options on Sutherland Avenue and Harvey Avenue. The Walk Score is 66 indicating that some errands can be accomplished on foot.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RM5 – Medium Density Multiple Housing RU6 – Two Dwelling Housing	Single Dwelling Housing
East	P1 – Major Institutional RU6 – Two Dwelling Housing	Extended Medical Treatment Services Single Dwelling Housing
South	RU6 – Two Dwelling Housing RU6B - Two Dwelling Housing with Boarding or Lodging House	Single Dwelling Housing Boarding or Lodging Houses
West	RU6 – Two Dwelling Housing	Single Dwelling Housing

Subject Property Map: 1840-1850 Chandler Street and 1365 Belaire Avenue



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 1: Introduction

Goals for a Sustainable Future:

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

Chapter 5: Development Process

Objective 5.22 Ensure context sensitive housing development:

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

Policy .11 Housing Mix. Support a greater mix of housing unit size, form and tenure in new multi-unit residential and mixed-use developments.

Policy .13 Family Housing. Support housing alternatives for families when single detached housing is too costly, including features that are important to families, such as: outdoor space, direct access to grade, workshop space, larger units, safe design, and neighbourhood characteristics (e.g.: location and amenities)

5.2 Capri-Landmark Urban Centre Plan

Land Use & Housing Objectives

Land Use Objective 3. Prevent under-development of sites: Ensure that residential density targets are achieved to allow for the viability of transit, services, and amenities.

Land Use Objective 6. Intensify existing residential neighbourhoods: Encourage the consolidation and redevelopment of existing low-density development to increase residential density.

Housing Objective 10. Build a variety of multi-unit housing types and tenures: Encourage new residential development and redevelopment to include a range of unit types and tenures, such as:

- Apartments varying in number of bedrooms.
- Ground-oriented townhouses integrated into larger buildings.

Sub-Area 4 Policies

Land Use Policy 4. Promote the consolidation of single-detached lots to support efficient building layouts for apartments along Sutherland Avenue, Pridham Avenue, Devonshire Avenue, Belaire Avenue, Pacific Avenue, and McInnes Avenue.

6.0 **Technical Comments**

6.1 Development Engineering Department

See Schedule A: City of Kelowna Memorandums

7.0 Application Chronology

Date of Application Received: May 12, 2020

Date Public Consultation Completed: July 7, 2020

Report prepared by: Kimberly Brunet, Planner II

Reviewed by: Jocelyn Black, Urban Planning Manager

Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments:

Schedule A: City of Kelowna Memorandums

Attachment A: Draft Site Plan and Rendering

CITY OF KELOWNA

MEMORANDUM

Date: June 3, 2020

File No.: Z20-0045

To: Community Planning (JB)

From: Development Engineering Manager (JK)

Subject: 1840-50 Chandler St & 1365 Belaire Ave. RU6 to RM6

The Development Engineering Department has the following comments and requirements associated with this application to rezone the subject property from RU6 to RM6. The road and utility upgrading requirements outlined in this report will be a requirement of this development. The Development Engineering Technician for this project is Aaron Sangster.

1. General

- a) These are Development Engineering comments/requirements and area subject to the review and requirements from the Ministry of Transportation (MOTI) Infrastructure Branch.
- b) The following requirements are valid for one (1) years from the reference date of this memo, or until the PLR and/or application has been closed, whichever occurs first. The City of Kelowna reserves the rights to update/change some or all items in this memo once these time limits have been reached.

2. Domestic Water and Fire Protection

- a) The subject property(s) is currently serviced with three 19mm water service. One metered water service will be required for the development. The disconnection of the existing smaller diameter water services and the tie-in of a larger service is the developer's responsibility. Only one service will be permitted for this development.

3. Sanitary Sewer

- a) These properties are currently serviced with two 100-mm sanitary service. The developer's consulting mechanical engineer will determine the development requirements of this proposed development and establish the service needs. Only one service will be permitted for this development. The applicant, at their cost, will arrange for the removal and disconnection of the existing services and the installation of one new larger service, if necessary.

4. Storm Drainage

- a) The developer must engage a consulting civil engineer to provide a storm water management plan for the site, which meets the requirements of the Subdivision, Development and Servicing Bylaw No. 7900. The storm water management plan must also include provision of lot grading plan, minimum basement elevation (MBE), if applicable, and provision of a storm drainage service for the development and / or recommendations for onsite drainage containment and disposal systems. Only one

service will be permitted for this development. The applicant, at his cost, will arrange the installation of one overflow service if required.

5. 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 as the subject properties are within the "City Center Urban Center".
- b) Streetlights 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.
- d) Re-locate existing poles and utilities, where necessary. Remove aerial trespass (es).

6. Road Improvements

- a) Belaire Ave. must be upgraded to a local standard along the full frontage of this proposed development, separated sidewalk 1.8m, curb (barrier) and gutter, drainage system, including catch basin, manholes, landscaped irrigated boulevard, pavement removal and replacement, and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. The road cross section to be used is a modified SS-R3.
- b) Chandler St. must be upgraded to a collector standard along the full frontage of this proposed development, separated sidewalk 1.8m, curb (barrier) and gutter, drainage system, including catch basin, manholes, landscaped irrigated boulevard, pavement removal and replacement, and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. The road cross section to be used is a modified SS-R5.

7. Road Dedication and Subdivision Requirements

- a) Grant Statutory Rights of Way if required for utility services.
- b) 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.
- c) Each corner will require concrete bulb-outs and appropriate cross-walk connections.

8. Erosion Servicing Control Plan

- a) Provide a detailed ESC Plan for this development as per the Subdivision, Development and Servicing Bylaw #7900.
- b) The developer must engage a consulting civil engineer to provide an ESC plan for this site which meets the requirements of the City Subdivision Development and Servicing Bylaw 7900.
- c) Civil consultant is responsible for all inspection and maintenance.

- d) A Security Deposit for ESC Works equal to 3.0% of the Consulting Engineer's opinion of probable costs of civil earthworks and infrastructure will be added to the Servicing Agreement.

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 Development Engineering Department. The design drawings must first be "Issued for Construction" by the City Engineer. On examination of design drawings, it may be determined that rights-of-way are required for current or future needs.

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**

Provide a geotechnical report prepared by a Professional Engineer competent in the field of hydro-geotechnical engineering to address the items below: NOTE: The City is relying on the Geotechnical Engineer's report to prevent any damage to property and/or injury to persons from occurring as a result of problems with soil slippage or soil instability related to this proposed subdivision. The Geotechnical reports must be submitted to the Development Services Department (Subdivision Approving officer) for distribution to the Development Engineering Branch and Inspection Services Division prior to submission of Engineering drawings or application for subdivision approval.

- (i) Area ground water characteristics, including any springs and overland surface drainage courses traversing the property. Identify any monitoring required.
- (ii) Site suitability for development.

- (iii) Site soil characteristics (i.e. fill areas, sulphate content, unsuitable soils such as organic material, etc.).
- (iv) Any special requirements for construction of roads, utilities and building structures.
- (v) Recommendations for items that should be included in a Restrictive Covenant.
- (vi) Recommendations for roof drains, perimeter drains and septic tank effluent on the site.
- (vii) Any items required in other sections of this document.

10. Charges and Fees

- a) Development Cost Charges (DCC's) are payable.
- b) Fees per the "Development Application Fees Bylaw" include:
 - i) Survey Monument, Replacement Fee: \$1,200.00 (GST exempt) – only if disturbed.
 - ii) Engineering and Inspection Fee: 3.5% of construction value (plus GST).
 - iii) Street/Traffic Sign Fees: at cost if required (to be determined after design).

James Kay, P.Eng.
Development Engineering Manager

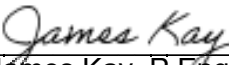
AS

CITY OF KELOWNA
MEMORANDUM

Date: June 3, 2020
File No.: OCP20-0011
To: Urban Planner (JB)
From: Development Engineering Manager (JK)
Subject: 1840-50 Chandler St. & 1365 Belaire Ave. MRM to MRH

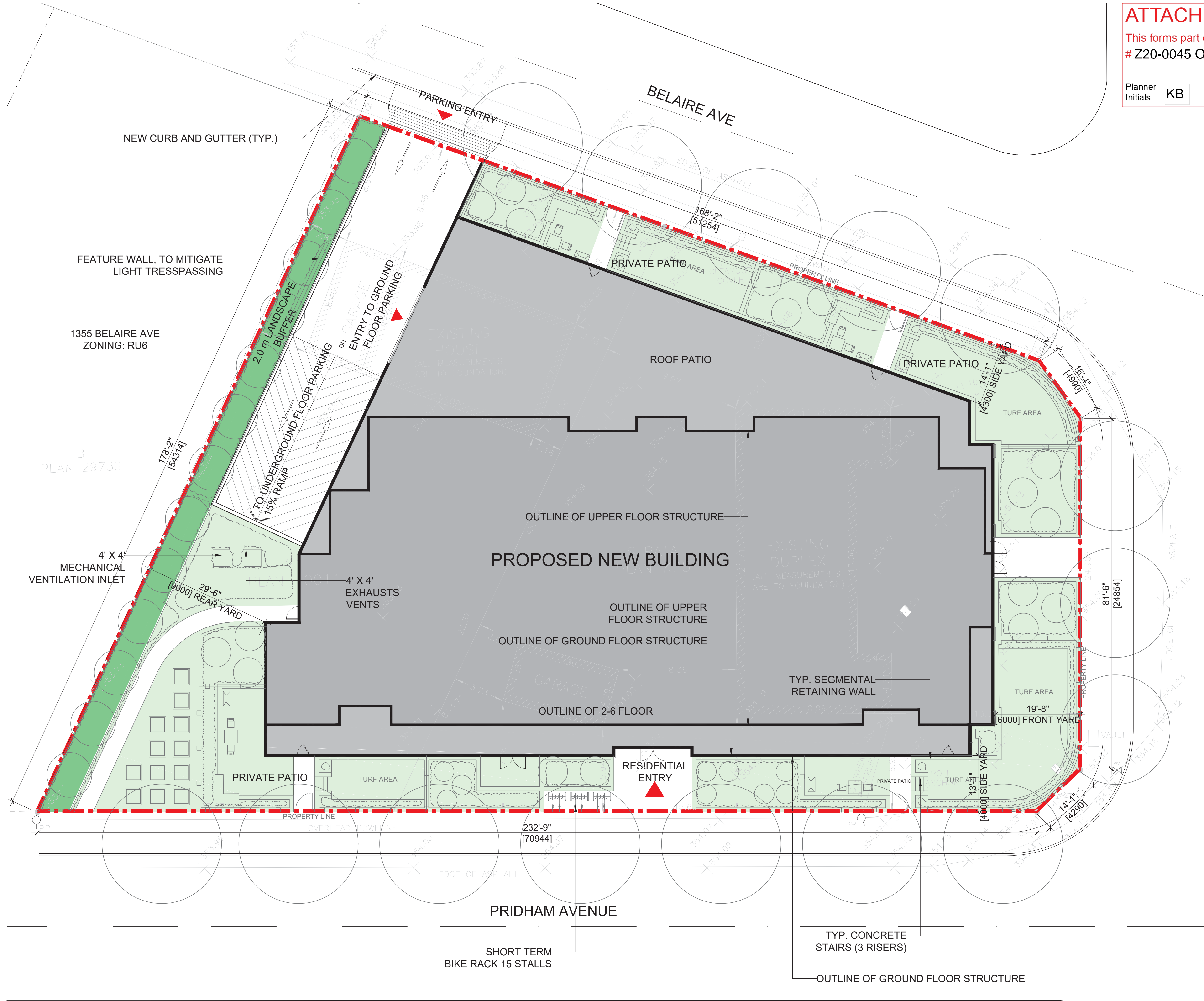
The Development Engineering Branch has the following comments and requirements associated with this OCP Amendment Application to change the existing Future Land Use designation for the site from MRM – multiple unit residential (medium density) to MRH – Multiple Unit Residential (High Density):

All works and services requirements for the proposed development are addressed in the Development Engineering Memo Z20-0045.



James Kay, P.Eng.
Development Engineering Manager

AS



ATTACHMENT A

This forms part of application
Z20-0045 OCP20-0011

Planner
Initials KB

City of Kelowna
DEVELOPMENT PLANNING

PWA

pacific west architecture

1200 West 73rd Ave (Airport Square)
Suite 940
Vancouver B.C. V6P 6G5

Office: 604 558 3064
Email: info@pwaarchitecture.com
www.pwaarchitecture.com

REGISTERED ARCHITECT
XU YANG
BRITISH COLUMBIA

2020-10-28

REVISIONS	
1	

ISSUES	DATE
8	
7	
6	
5	
4	
3	REISSUED FOR OCP AMENDMENT AND REZONING APPLICATION
2	ISSUED FOR OCP AMENDMENT AND REZONING APPLICATION
1	ISSUED FOR REVIEW
OCT 28, 2020	
MAY 7, 2020	
APRIL 2020	

PROJECT NUMBER

DRAWN BY	WW
CHECKED BY	PY
DATE CHECKED	
CONSULTANT	

PROJECT

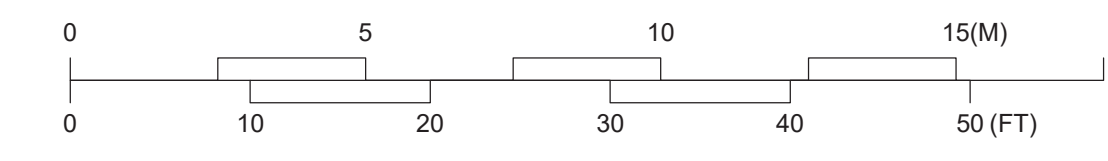
1365 BELAIRE AVE. & 1840, 1850 CHANDLER ST
KELOWNA, BC

DRAWING TITLE

SITE PLAN

DRAWING No.

A 1.03



DRAWING INDEX

A 1.01	COVER PAGE
A 1.02	CONTEXT PLAN & STATISTICS
A 1.03	SITE PLAN
A 2.01	UNDERGROUND PARKING PLAN
A 2.02	GROUND LEVEL FLOOR PLAN
A 2.03	2ND LEVEL FLOOR PLAN
A 2.04	3RD-4TH LEVEL FLOOR PLAN
A 2.05	5TH LEVEL FLOOR PLAN
A 2.06	6TH LEVEL FLOOR PLAN
A 2.07	ROOF PLAN
A 3.01	UNIT PLAN
A 3.02	UNIT PLAN
A 3.03	UNIT PLAN
A 3.04	UNIT PLAN
A 4.01	ELEVATIONS
A 4.02	ELEVATIONS
A 5.01	SECTIONS
A 5.02	SECTIONS
A 6.01	RENDERING
A 6.02	RENDERING
A 6.03	RENDERING

CONSULTANTS

ARCHITECT

PACIFIC WEST ARCHITECTURE Inc.
1200 West 73rd Ave(Airport Square)
Suite 940, Vancouver B.C. V6P 6G5
Tel: (604)-558-3064
Email: info@pwaarchitecture.com

SURVEYOR

LAND SURVEYING & GEOMATICS LTD.
404-1630 PANDOSY ST
KELOWNA, BC. V1Y 1P7
Tel: (250)-763-3115

LANDSCAPE ARCHITECT

OUTLAND DESIGN
LANDSCAPE ARCHITECTURE
303-590 KLO ROAD
KELOWNA, BC V1Y 7S2
TEL: (250)-868-9270

ATTACHMENT

A

This forms part of application

Z20-0045 OCP20-0011

Planner Initials

KB

City of Kelowna

DEVELOPMENT PLANNING



CIVIC ADDRESS: 1365 BELAIRE AVE. & 1840,1850 CHANDLER ST. KELOWNA, BC

LEGAL DESCRIPTION:
PLAN KAS25 LOT 1 DISTRICT LOT 137 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION T O THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN O
PLAN KAP10011 LOT 21 DISTRICT LOT 137 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION T O THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN O
PLAN KAS25 LOT 2 DISTRICT LOT 137 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION T O THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN O



PWA


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REGISTERED ARCHITECT

KU YANG



BRITISH COLUMBIA

2020-10-28

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PROJECT NUMBER	
DRAWN BY	WW
CHECKED BY	PY
DATE CHECKED	
CONSULTANT	

PROJECT

1365 BELAIRE AVE. &
1840, 1850 CHANDLER ST
KELOWNA, BC

DRAWING TITLE

COVER PAGE

DRAWING No.

A 1.01



ATTACHMENT A

This forms part of application
OCP20-0011 Z20-0045

Planner Initials **KB**

City of Kelowna
DEVELOPMENT PLANNING



MAP "A" OCP Amendment
File: OCP20-0011



Subject Properties



MRM - Multiple Unit Residential (Medium Density) to MRH - Multiple Unit Residential (High Density)

This map is for general information only.
The City of Kelowna does not guarantee its
accuracy. All information should be verified.

0 12.5 25 Metres

Rev. 11/30/2020





ATTACHMENT B

This forms part of application
OCP20-0011 Z20-0045

Planner Initials **KB**

City of Kelowna
DEVELOPMENT PLANNING



MAP "B" Zoning Amendment
File: Z20-0045



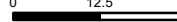
Subject Properties



RU6 - Two Dwelling Housing to RM6 - High Rise Apartment Housing

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The City of Kelowna does not guarantee its
accuracy. All information should be verified.

0 12.5 25 Metres




Rev. 11/30/2020

AC



Z20-0045 OCP20-0011 1840-1850 Chandler Street 1365 Beldaire Avenue

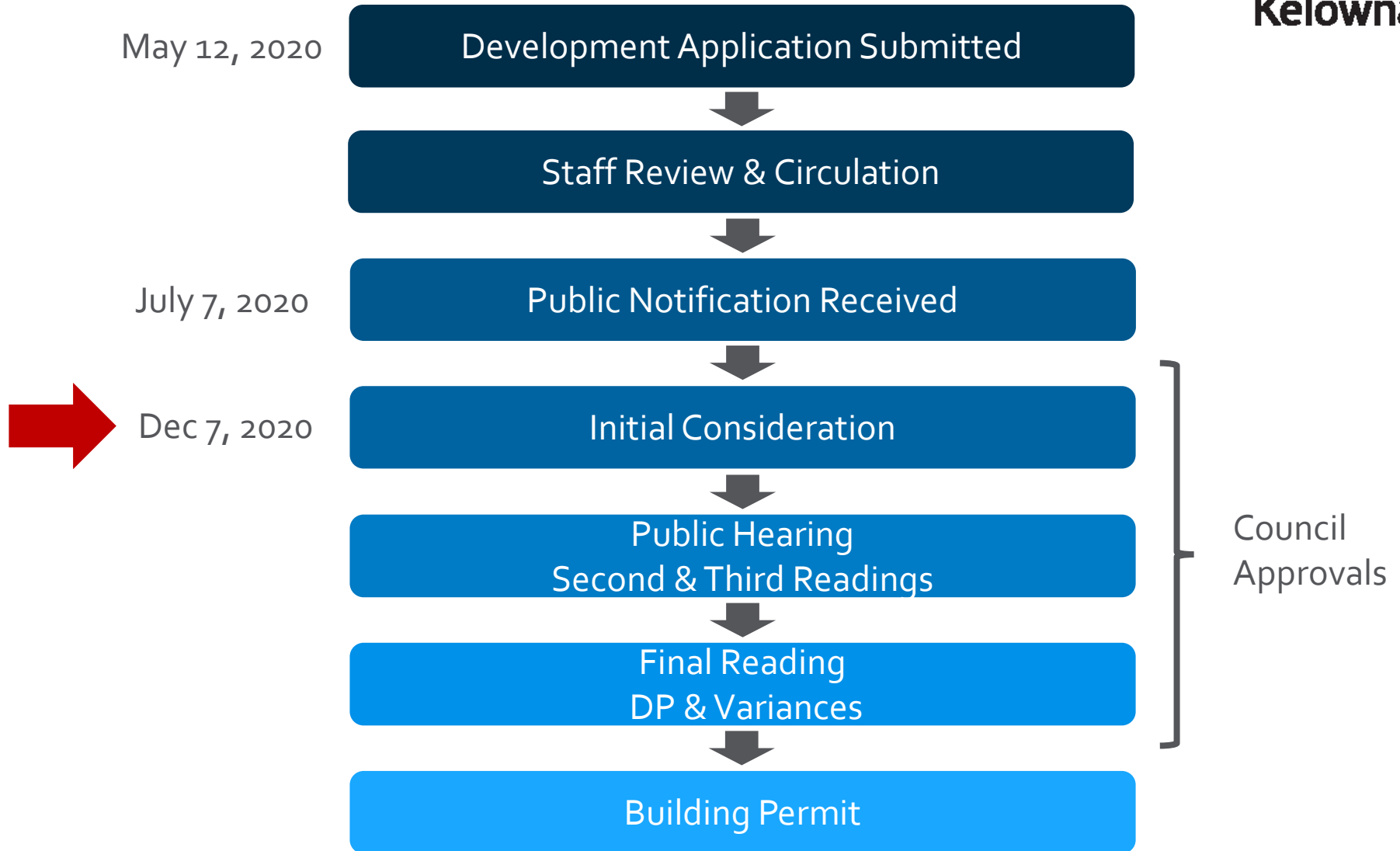
Rezoning and Official Community Plan Amendment
Applications



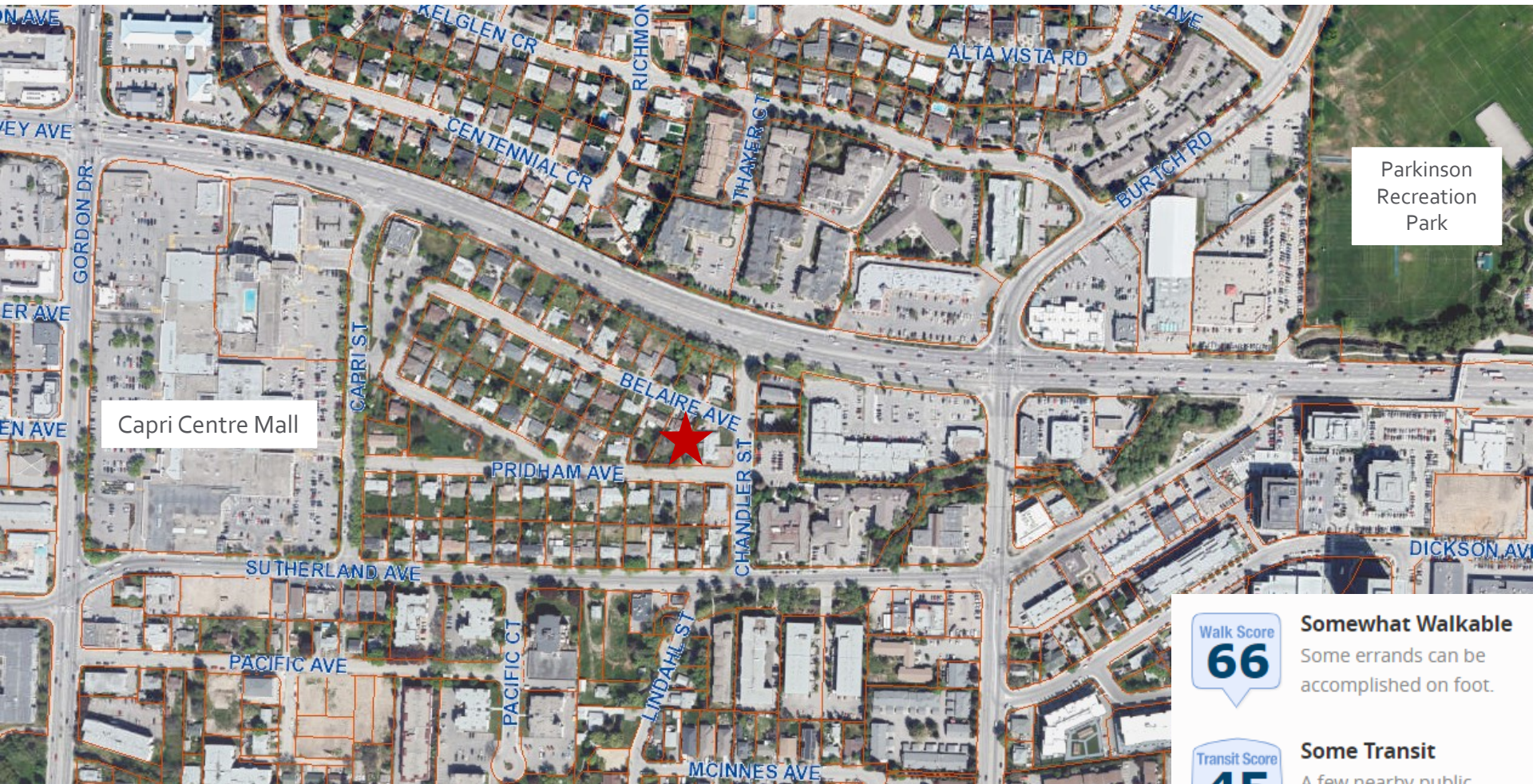
Proposal

- ▶ To rezone the subject property and to amend the Official Community Plan to change the future land use designation of the subject property to facilitate a multiple dwelling housing development.

Development Process



Context Map



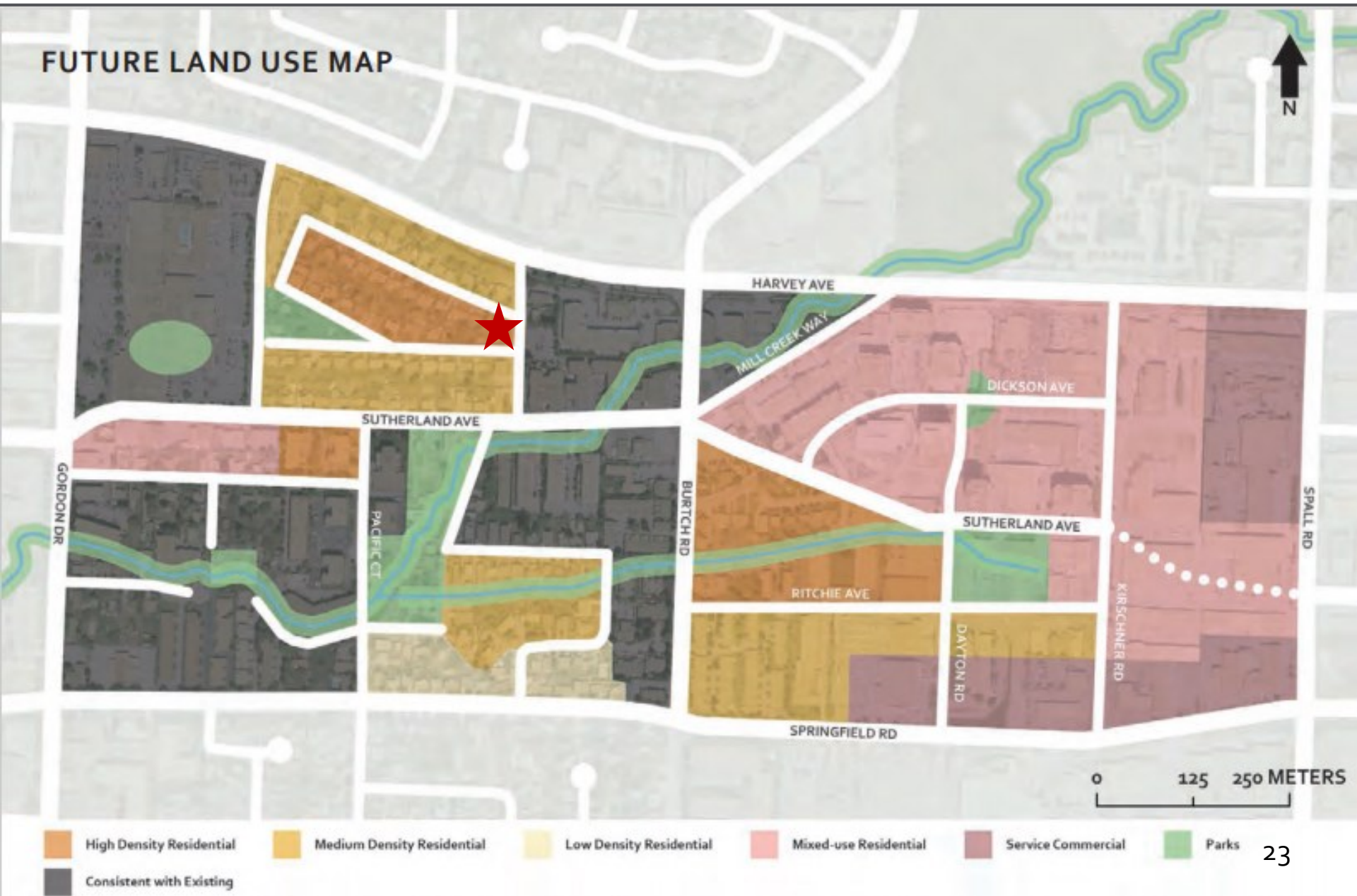
City of Kelowna

Walk Score
66
Somewhat Walkable
Some errands can be accomplished on foot.

Transit Score
45
Some Transit
A few nearby public transportation options.

Bike Score
99
Biker's Paradise
Daily errands can be accomplished on a bike.

Capri-Landmark Future Land Use



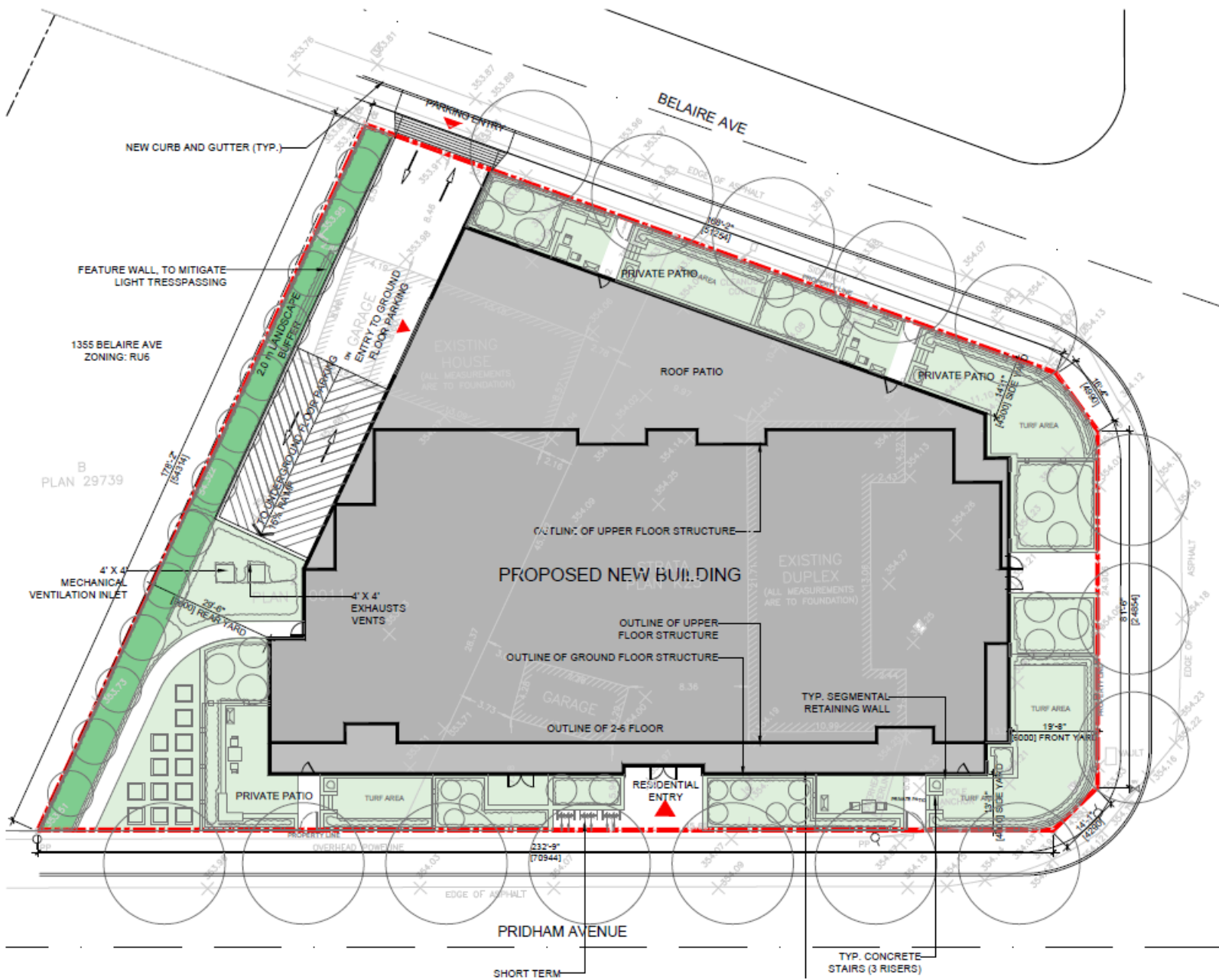
Subject Property Map



Project Details

- ▶ Multiple dwelling housing development
 - ▶ Six-storey buildings
 - ▶ 94 units
 - ▶ Mix of micro suites, one, two and three bedrooms
 - ▶ Ground and underground parking

Draft Site Plan



CHANDLER STREET

Draft Rendering



Development Policy

- ▶ Meets the Intent of the Official Community Plan
 - ▶ Housing Mix
 - ▶ Family Housing
 - ▶ Address Housing Needs of All Residents
- ▶ Meets the Intent of the Capri-Landmark Urban Centre Plan
 - ▶ Prevent under-development of sites
 - ▶ Intensify existing residential neighbourhoods
 - ▶ Build a variety of multi-unit housing types and tenures
 - ▶ Promote the consolidation of single-detached lots

Staff Recommendation

- ▶ Staff recommend support for the Rezoning and OCP Amendment Applications
 - ▶ Supported by policies in the OCP and Capri-Landmark Urban Centre Plan
- ▶ Recommend the Bylaws be forwarded to a Public Hearing



Conclusion of Staff Remarks

CITY OF KELOWNA

BYLAW NO. 12126

Official Community Plan Amendment No. OCP20-0011 – 1840 – 1850 Chandler Street and 1365 Belaire Avenue

A bylaw to amend the "Kelowna 2030 – Official Community Plan Bylaw No. 10500".

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. THAT Map 4.1 - **GENERALIZED FUTURE LAND USE** of "Kelowna 2030 – Official Community Plan Bylaw No. 10500" be amended by changing the Generalized Future Land Use designation of:
 - a) Strata Lot 1 and Strata Lot 2 District Lot 137 Osoyoos Division Yale District Strata Plan K25 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as shown on Form 1, located on Chandler Street, Kelowna, B.C.; and
 - b) Lot 21 District Lot 137 Osoyoos Division Yale District Plan 10011, located on Belaire Avenue, Kelowna, B.C.from the MRM – Multiple Unit Residential (Medium Density) designation to the MRH – Multiple Unit Residential (High Density) designation as per Map "A" attached to and forming part of this bylaw.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 7th day of December, 2020.

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this



Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk



MAP "A" OCP Amendment
File: OCP20-0011

-  Subject Properties
-  MRM - Multiple Unit Residential (Medium Density) to MRH - Multiple Unit Residential (High Density)

This map is for general information only.
The City of Kelowna does not guarantee its
accuracy. All information should be verified.

0 12.5 25 Metres

Rev. 11/30/2020



AC

CITY OF KELOWNA
BYLAW NO. 12127
Z20-0045 -
1840-1850 Chandler Street and 1365 Beldaire Avenue

A bylaw to amend the "City of Kelowna Zoning Bylaw No. 8000".

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of:
 - a) Strata Lot 1 and Strata Lot 2 District Lot 137 Osoyoos Division Yale District Strata Plan K25 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as shown on Form 1, located on Chandler Street, Kelowna, B.C.; and
 - b) Lot 21 District Lot 137 Osoyoos Division Yale District Plan 10011, located on Beldaire Avenue, Kelowna, B.C.from the RU6 – Two Dwelling Housing zone to the RM6 – High Rise Apartment Housing zone as per Map "B" attached to and forming part of this bylaw.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 7th day of December, 2020.

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Approved under the Transportation Act this

(Approving Officer – Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk



REPORT TO COUNCIL



Date: December 7, 2020

To: Council

From: City Manager

Department: Development Planning

Application: Z20-0055

Owner: Corinne Jacqueline Marks

Address: 444 Trumpeter Road

Applicant: Corinne Jacqueline Marks

Subject: Rezoning Application

Existing OCP Designation: S2RES – Single / Two Unit Residential

Existing Zone: RR3 – Rural Residential 3

Proposed Zone: RR3c – Rural Residential 3 with Carriage House

1.0 Recommendation

THAT Rezoning Application No. Z20-0055 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 3 Section 24 Township 28 SDYD, Plan KAP61920 located at 444 Trumpeter Road, Kelowna, BC from the RR3 – Rural Residential 3 zone to the RR3c – Rural Residential 3 with Carriage House zone be considered by Council;

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

Purpose

To consider an application to rezone the subject property from the RR3 – Rural Residential 3 zone to the RR3c – Rural Residential 3 with Carriage House zone to facilitate the development of a carriage home.

2.0 Development Planning

Development Planning Staff are recommending support for the proposed rezoning from RR3 – Rural Residential 3 to RR3c – Rural Residential 3 with Carriage House as the subject property is within the Permanent Growth Boundary, is serviced (i.e. sewer) and the plans align with the Official Community Plan (OCP) Future Land Use Designation of S2RES – Single/Two Unit Residential. Rezoning the subject property to add the 'c' designation would meet policy objectives including fostering a mix of housing forms and concentrating growth within the Permanent Growth Boundary.

3.0 Proposal

3.1 Project Description

The proposed rezoning from RR3 to RR3c would allow an accessory dwelling to be constructed in the rear yard for what is a relatively large property with more than adequate space to accommodate an additional residence. The proposed carriage house meets all zoning regulations and does not require any variances. The subject property is suitable for an increase in density as it is located near transit routes with access to parks and schools.

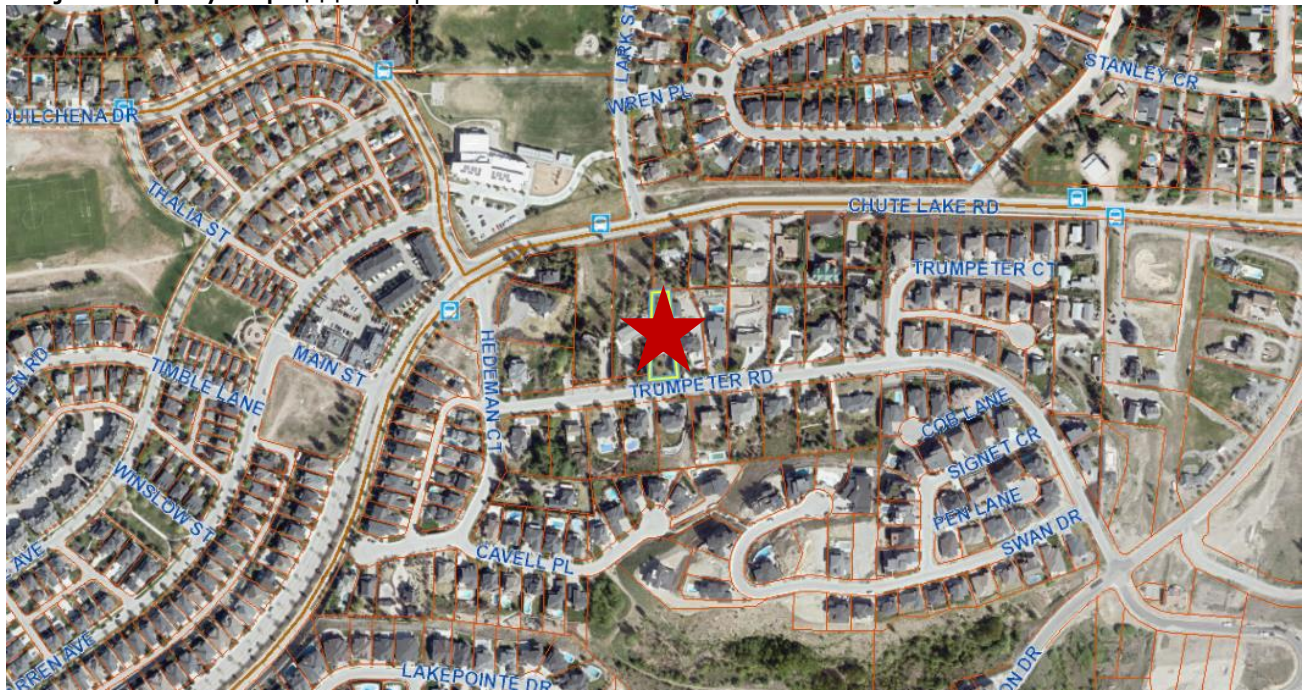
3.2 Site Context

The subject property is located in the South Okanagan Mission OCP City Sector near the intersection of Quilchena Dr and Chute Lake Rd and just south of Chute Lake Elementary School. It is in close proximity to the transit route along Chute Lake Rd and is within walking distance to several City parks such as Curlew Park, Main Street Park and Leon Creek Linear Park among others. Surrounding zones include primarily RR3 – Rural Residential 3 with a combination of RU1 – Large Lot Housing, RU1h – Large Lot Housing (Hillside Area) & CD2 – Kettle Valley Comprehensive Residential Development zone.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RR3 – Rural Residential 3	Residential
East	RR3 – Rural Residential 3	Residential
South	RR3 – Rural Residential 3	Residential
West	RR2 – Rural Residential 2	Residential

Subject Property Map: 444 Trumpeter Road



4.0 Current Development Policies

4.1 Kelowna Official Community Plan (OCP)

Chapter 5: Development Process

Objective 5.3 Focus development to designated growth areas

Policy .2 Compact Urban Growth. 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 (see Map 5.3) in particular and existing areas as per the provisions of the Generalized Future Land Use Map 4.1

Objective 5.22 Ensure context sensitive housing development

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

Objective 5.22 Ensure context sensitive housing development

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

5.0 Application Chronology

Date of Application Received: July 14, 2020

Date Public Consultation Completed: July 15, 2020

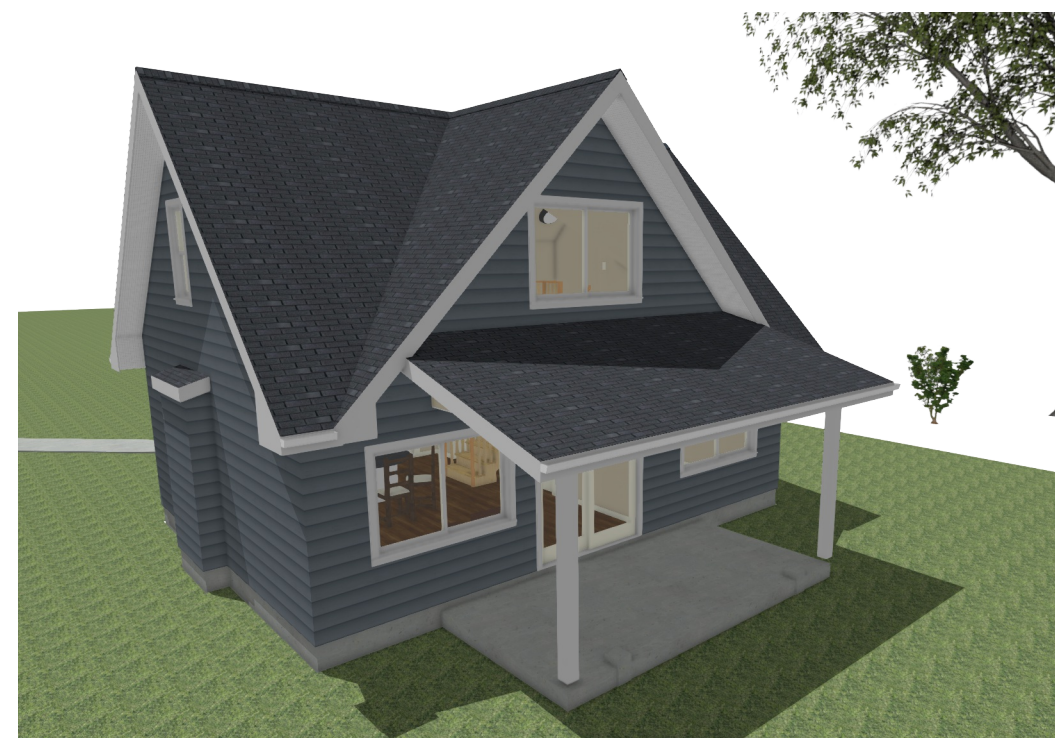
Report prepared by: Andrew Ferguson, Planner II

Reviewed by: Jocelyn Black, Urban Planning Manager

Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments:

Attachment A: Conceptual Drawing Package



FRONT VIEW

REAR VIEW

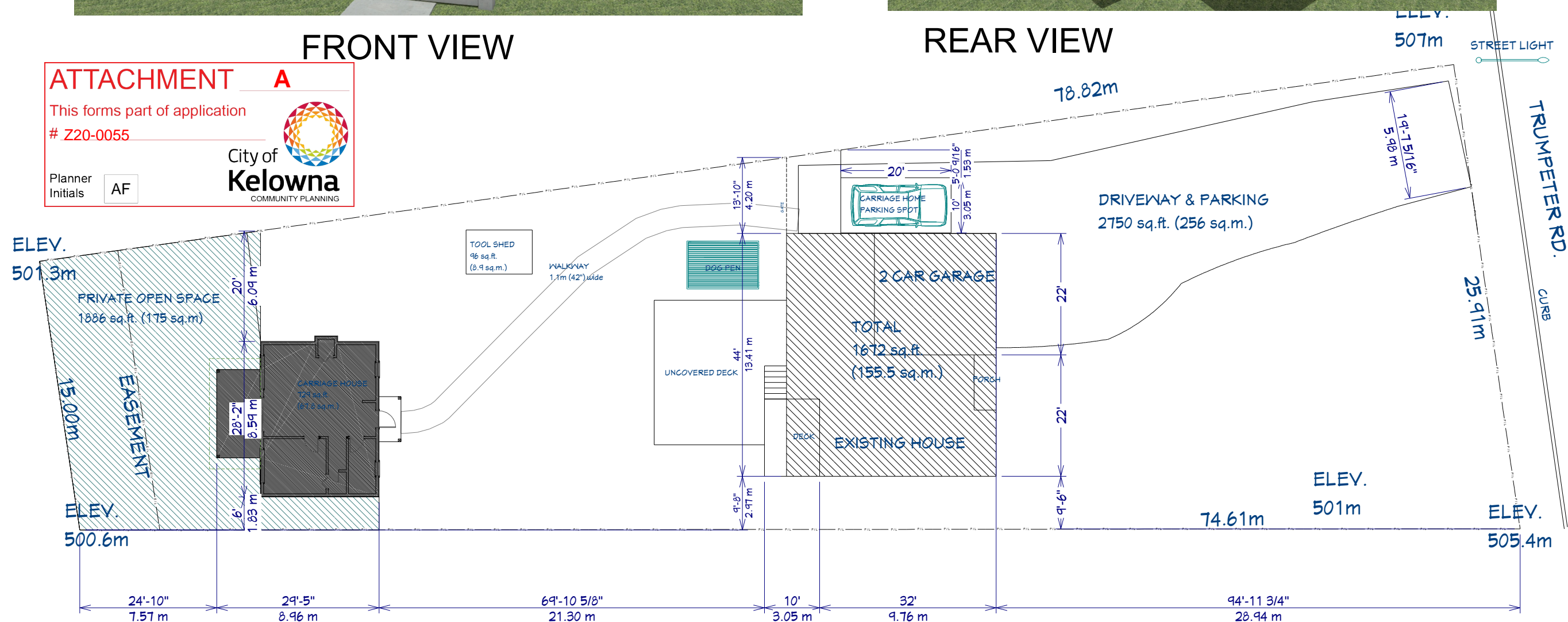
ATTACHMENT A

This forms part of application

Z20-0055

Planner Initials AF

City of Kelowna
COMMUNITY PLANNING



SITE PLAN

PROJECT TITLE

PROJECT TITLE

CARRIAGE HOUSE

SHEET TITLE F

SHEET TITLE

DRAWN BY

DRAWN BY
MARLIN WENINGER

DATE _____

MAY 2020

#10 - 220 Neave Rd, Kelowna, BC V1V 2L9

2L9
Tel: (250) 765-6898

Tel: (250) 765-6898
Fax: (250) 765-6078

Fax: (250) 765-6078
Email: info@wengerconstruction.com

SCALE

1"=20'-0"

SHEET NO.

1
EET NO.

38



Z20-0055

444 Trumpeter Road

Rezoning Application



Proposal

- ▶ To consider an application to rezone the subject property from the RR3 – Rural Residential 3 zone to the RR3c – Rural Residential 3 with Carriage House zone to facilitate the development of a carriage home.

Development Process

July 14, 2020

Development Application Submitted

Staff Review & Circulation

July 15, 2020

Public Notification Received

Dec 7, 2020

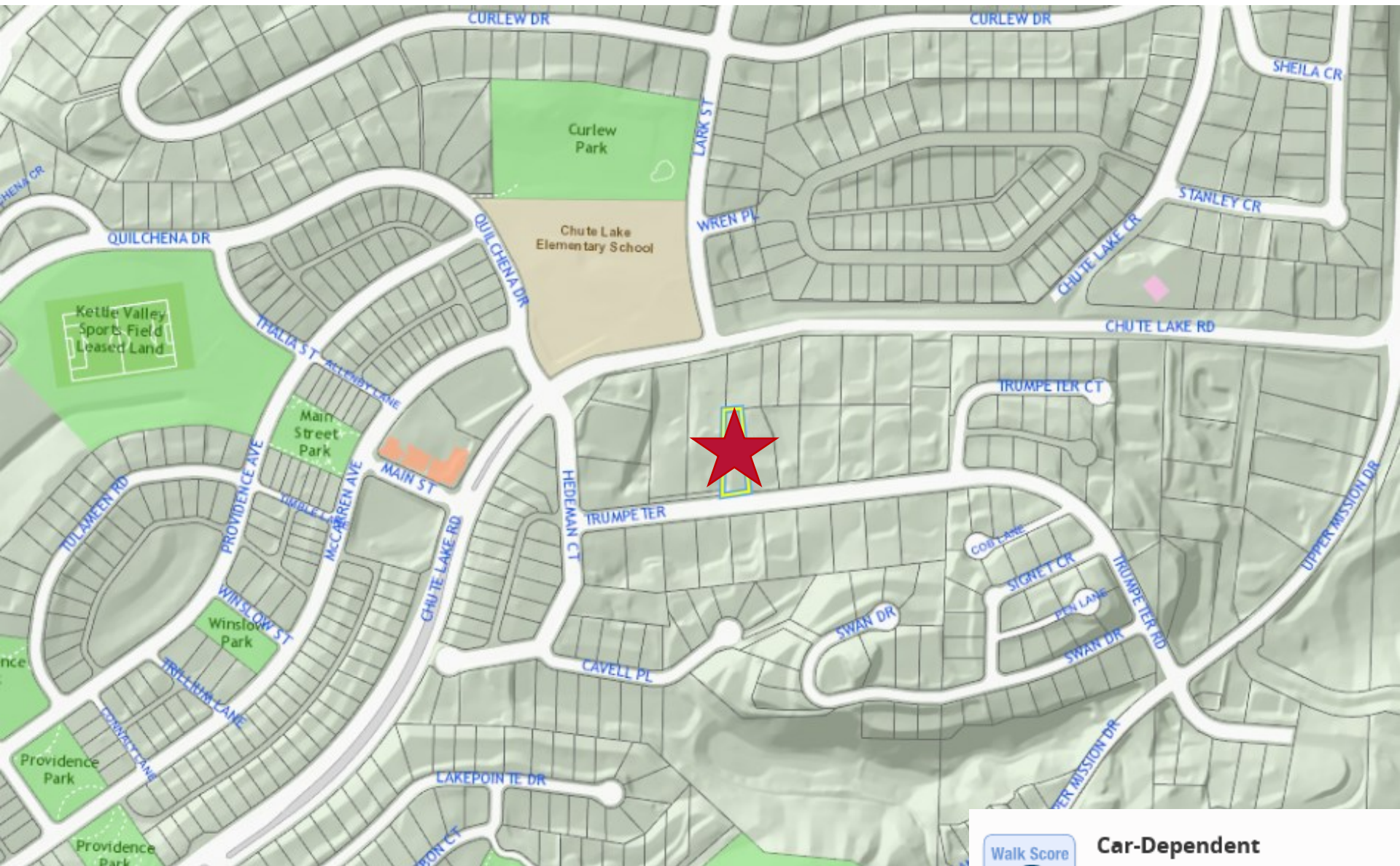
Initial Consideration

Public Hearing
Second, Third and Final Reading

Building Permit

Council
Approvals

Context Map



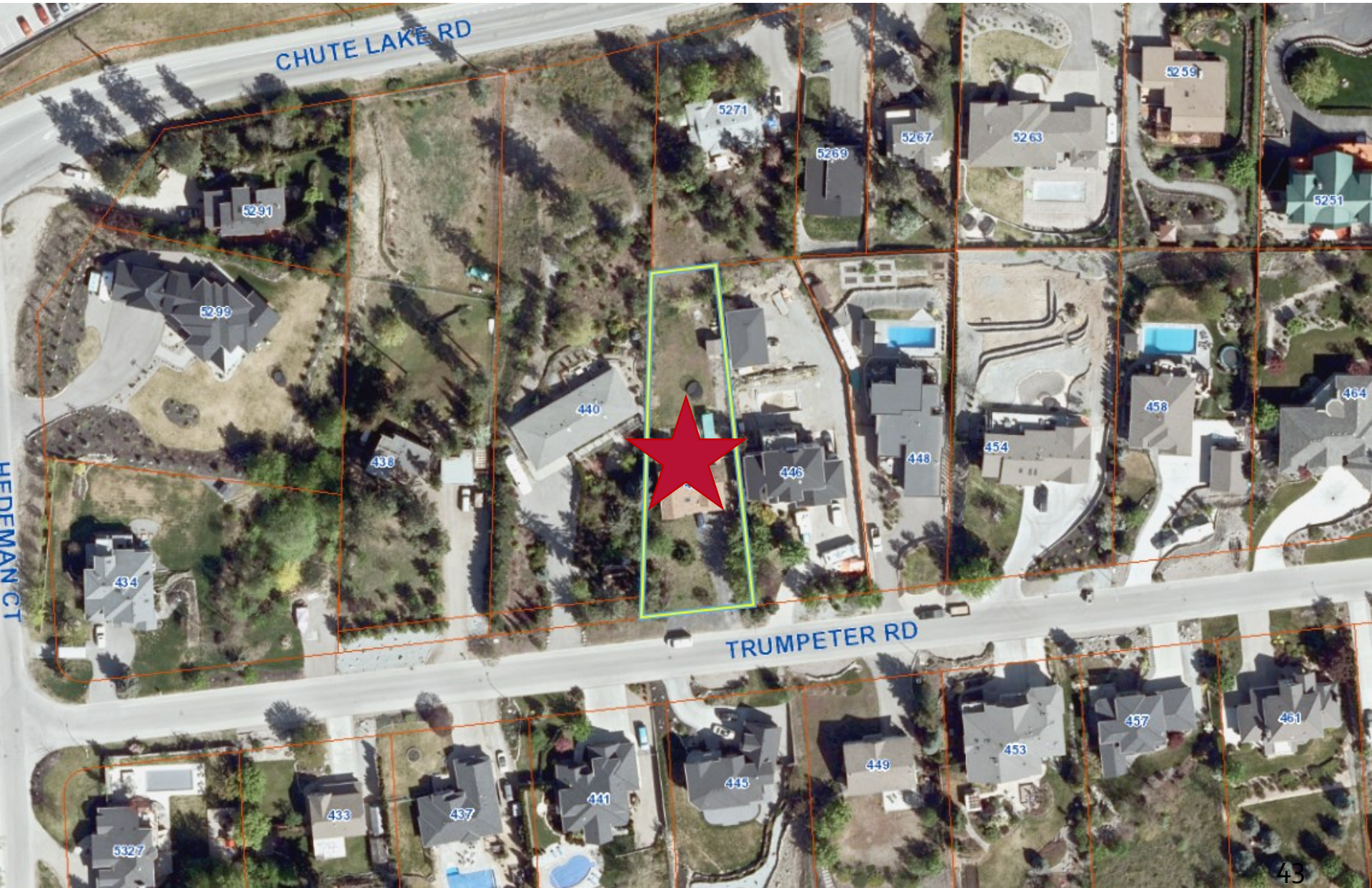
City of Kelowna



Car-Dependent

Almost all errands require a car.

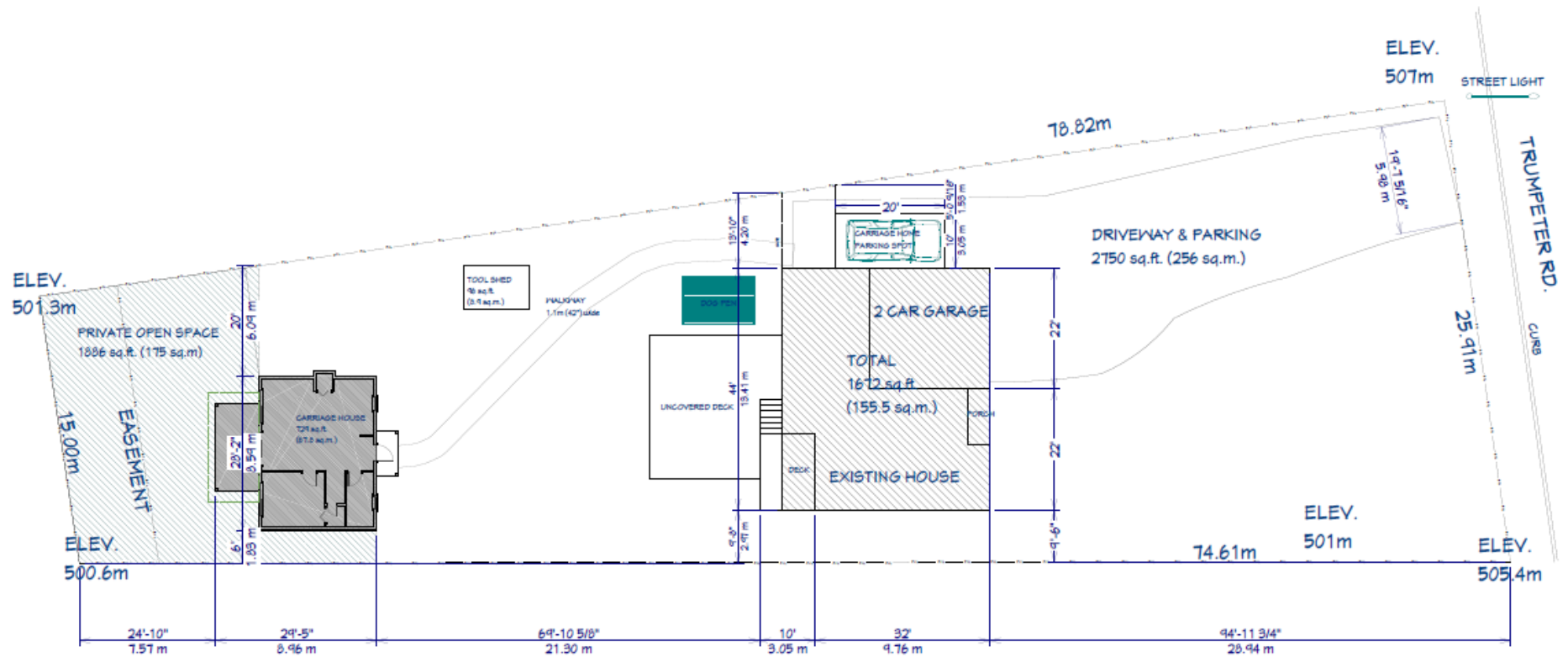
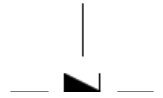
Subject Property Map



Street View Image



Conceptual Site Plan





Development Policy

- ▶ Meets the intent of Official Community Plan Urban Infill Policies:
 - ▶ Within Permanent Growth Boundary
 - ▶ Sensitive Infill
 - ▶ Carriage Houses and Accessory Apartments

Staff Recommendation

- ▶ Staff recommend **support** of the proposed rezoning to facilitate development of a carriage house
 - ▶ Meets the intent of the Official Community Plan
 - ▶ Urban Infill Policies
 - ▶ Appropriate location for adding residential density
- ▶ Recommend the Bylaw be forwarded to Public Hearing



Conclusion of Staff Remarks

CITY OF KELOWNA

BYLAW NO. 12128

Z20-0055

444 Trumpeter Road

A bylaw to amend the "City of Kelowna Zoning Bylaw No. 8000".

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 3 Section 24 Township 28 SDYD Plan KAP61920 located at Trumpeter Road, Kelowna, BC from the RR3 – Rural Residential 3 zone to the RR3c – Rural Residential 3 with Carriage House zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 7th day of December, 2020.

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk