

City of Kelowna Public Hearing AGENDA



Tuesday, November 1, 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 October 18, 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 1665 & 1697 Innovation Drive, BL11296 (OCP16-0006) & BL11297 (Z16-0036) - Midwest Ventures Ltd 4 - 15

To consider an application to amend the Official Community Plan and rezone portions of two properties to facilitate the construction of a 6 storey hotel.

3.2 BL11298 (TA16-0001) Text Amendments to the CD12 - Airport Zone 16 - 22

To consider a text amendment to the CD12 - Airport zone to allow development on subdivided properties around the airport.

3.3 3030 Holland Road BL11299 (Z16-0054) - Roland & Colleen Dubois 23 - 43

To rezone the subject property to facilitate the development of one additional single family dwelling.

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: October 17, 2016

RIM No. 1250-30

To: City Manager

From: Community Planning Department (RR)

Application: Z16-0036, OCP16-0006 **Owner:** Midwest Ventures Ltd

Address: 1665 Innovation Drive, 1697 Innovation Dr **Applicant:** Darren Schlamp

Subject: Rezoning and OCP Amendment

Existing OCP Designation: IND - Industrial

Proposed OCP Designation: COMM - Commercial

Existing Zone: CD15 - Comprehensive Development

Proposed Zone: C9 - Tourism Commercial

1.0 Recommendation

THAT Official Community Plan Map Amendment Application No. OCP16-0006 to amend Map 4.1 in the Kelowna 2030 - Official Community Plan Bylaw No. 10500 by changing the Future Land Use designation of portions of Lot 13 Section 14 Township 23 ODYD Plan KAP82802 and Lot 14 Section 13 Township 23 ODYD Plan KAP82802 except Plan EPP23036, located at 1665 and 1697 Innovation Dr, Kelowna, BC from the IND - Industrial designation to the COMM - Commercial designation, as shown on Map "A" attached to the Report from the Community Planning Department dated October 17, 2016 be considered by Council;

AND THAT Rezoning Application No. Z16-0036 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 13 Section 14 Township 23 ODYD Plan KAP82802 and Lot 14 Section 13 Township 23 ODYD Plan KAP82802 except Plan EPP23036, located at 1665 and 1697 Innovation Dr, Kelowna, BC from the CD15 - Comprehensive Development Zone to the C9 - Tourism Commercial Zone as shown on Map "B" attached to the Report from the Community Planning Department dated October 17, 2016 be considered by Council;

AND THAT Council considers the public hearing process to be appropriate consultation for the Purpose of Section 475 of the Local Government Act, as outlined in the Report from the Community Planning Department dated September 12, 2016;

AND THAT the OCP Amending Bylaw and 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 September 16, 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 consider an application to amend the Official Community Plan and rezone portions of two properties to facilitate the construction of a 6 storey hotel.

3.0 Community Planning

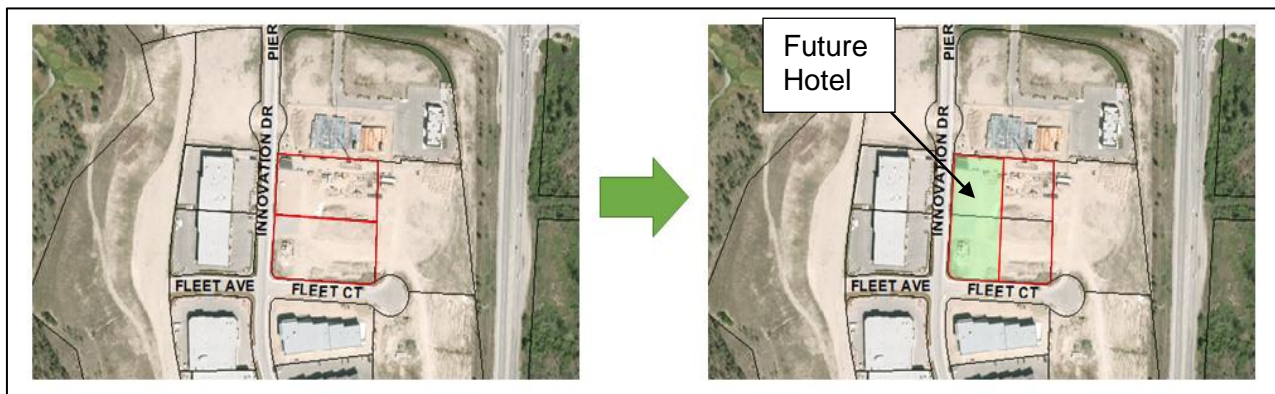
Community Planning supports the rezoning and Official Community Plan amendment applications. The proposed land use, a 6 storey hotel, is appropriate for the area, and does not conflict with neighbouring land uses. An additional hotel in the Airport Industrial Park will help support businesses in the area and provide additional accommodation near the burgeoning Kelowna International Airport.

The proposed C9 Tourism Commercial zoning and the associated land use is not expected to generate any land use conflicts with surrounding uses. There are no residential uses in the vicinity where residents would be disturbed by the hotel use, and there are surrounding services under construction that complement the proposed hotel.

4.0 Proposal

4.1 Project Description

The applicant has applied to amend the Official Community Plan and Rezone two properties to allow for the construction of a 6 storey hotel. The applicant intends to rezone portions of two properties and reconfigure property lines.



The subject properties are currently zoned CD15, a comprehensive development zone intended for light industrial use near the airport. Because of the success of the Four Points Sheraton hotel to the north of the site, the applicants believe that there is a strong demand for a second hotel near the airport. As the CD15 zone does not permit hotels, the applicant will be required to have the properties rezoned to C9 - Tourist Commercial prior to any development.



Figure 1 Conceptual Elevation

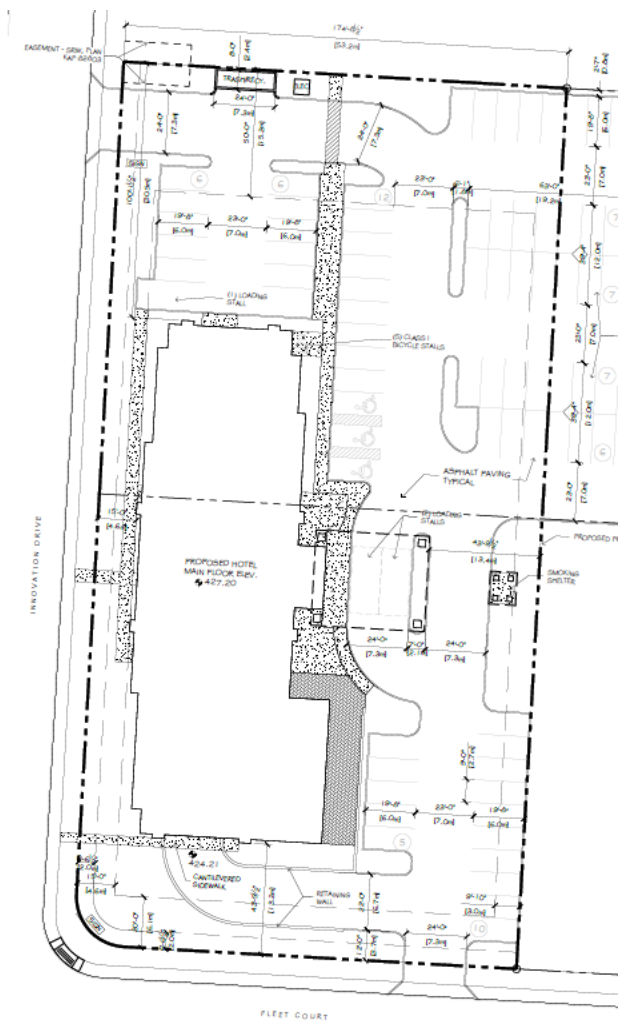


Figure 2 Conceptual Site Layout

The development would require the issuance of a Council approved Development Permit prior to full approval. The applicant has included some early drawings of the proposed design, but these drawings may be subject to change. The proposed design would also require a 1.5 m variance to building height.

Council consideration of the Zoning Bylaw and OCP Amendment does not imply support for the Development Permit or Development Variance Permit.

4.2 Site Context

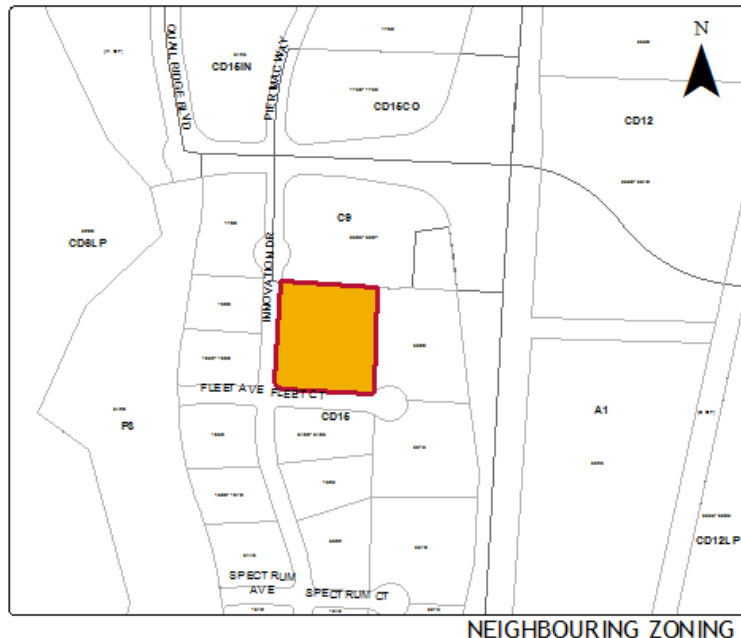
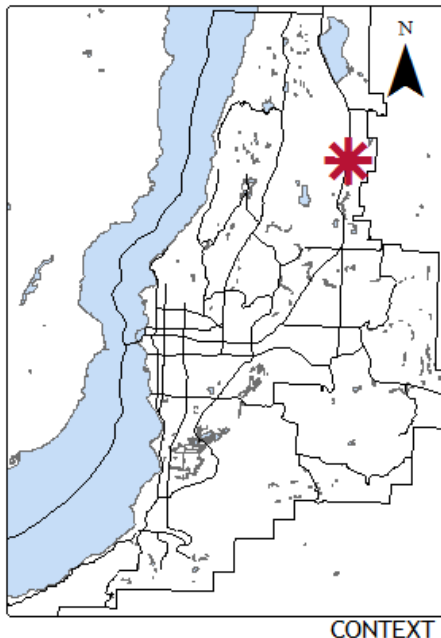
The property is directly south of the Four Points Sheraton Hotel in the airport industrial park. The site is currently vacant. The airport industrial park is directly across Highway 97 from the Kelowna International Airport.

The property is currently zoned CD15, which is a light industrial zone intended for the airport industrial park. The zone allows light manufacturing, processing and logistics services up to 4 stories in height. There are no land use conflicts expected between current and future uses and the proposed hotel.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	C9 - Tourist Commercial	Hotel
East	CD15 - Comprehensive Development	Vacant
South	CD15 - Comprehensive Development	Retail/Warehousing
West	CD15 - Comprehensive Development	Rental Space

Subject Property Map:





SUBJECT PROPERTY

4.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	C9 ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Lot Area	1800 m ²	6,000 m ²
Lot Width	30.0 m	60 m
Lot Depth	35.0 m	106 m

5.0 Technical Comments

5.1 Building & Permitting Department

- No comments, will be submitted at Development Permit

5.2 Development Engineering Department

- See attached Memorandum dated August 11, 2016

5.3 Ministry of Transportation

[The Ministry] have reviewed the information provided in the CTQ Consultants Ltd. letter report dated June 22, 2016 regarding trip generation for the allowable land use under the existing CD15 Industrial zoning versus trip generation for the proposed 100-unit hotel. The report indicates that there will be a reduction of anticipated overall trips with the proposed change in land use. On the basis of this information, we can support the rezoning to C9 for the 100-unit hotel subject to registration of a suitably worded covenant in favour of the Ministry that limits the use on the westerly portion of Lots 13 and 14, Plan KAP82802 to a 100-unit hotel only. The covenant must be submitted to the Ministry for

approval as to wording and form prior to registration. The covenant must be registered in priority over any financial charges.

Upon registration of the new covenant, the Ministry would be prepared to release the existing covenant over that portion of Lots 13 and 14, Plan KAP82802 accordingly.

Report prepared by:

Ryan Roycroft, Planner

Reviewed by:

☐

Terry Barton, Urban Planning Manager

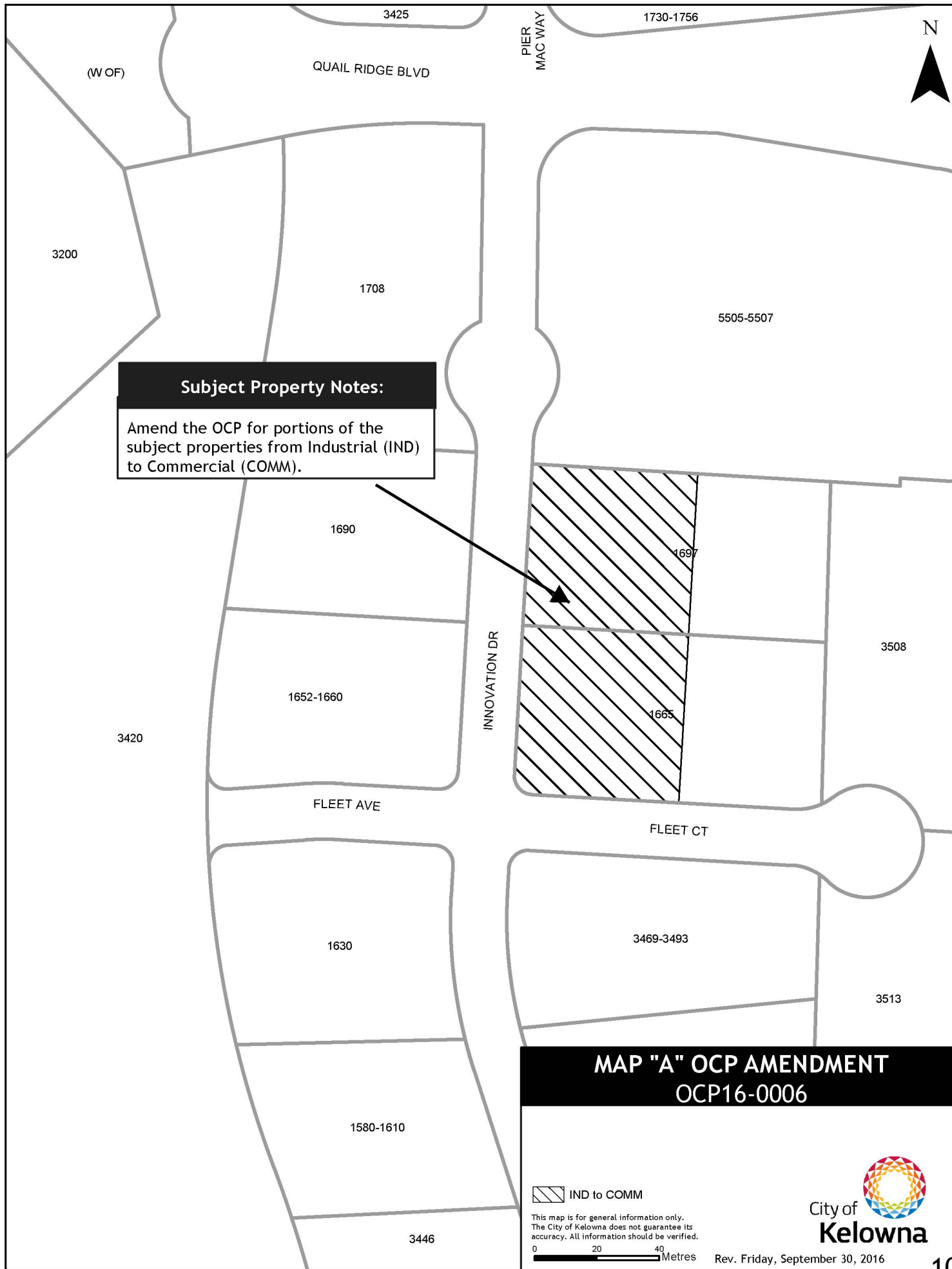
Approved for Inclusion:

☐

Ryan Smith, Community Planning Department Manager

Attachments:

Development Engineering Memorandum



N

CD15IN

CD15CO

CD6LP

C9

Subject Property Notes:

Rezone portions of the subject properties from CD15 Airport Business Park (Industrial) to C9 Tourist Commercial.

P3

FLEET AVE

FLEET CT

CD15

SPECTRUM AVE

MAP "B" PROPOSED ZONING
File Z16-0036

CD15 to C9

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

0 25 50 Metres

Rev. Friday, September 30, 2016

CITY OF KELOWNA
MEMORANDUM

Date: August 8, 2016
File No.: Z16-0036 Rev 01
To: Urban Planning Management (RR)
From: Development Engineering Manager (PI)
Subject: 1665 & 1697 Innovation Dr. Lot 13,14 Plan KAP82802 Zone: CD15 to C9

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

These are Development Engineering comments/requirements and are subject to the review and requirements from the Ministry of Transportation (MOTI) Infrastructure Branch.

The Development Engineering Technologist for this project is Ryan O'Sullivan

1. General

- a) These are Development Engineering comments/requirements and are subject to the review and requirements from the Ministry of Transportation (MOTI) Infrastructure Branch.
- b) This proposed subdivision may require the installation of centralized mail delivery equipment. Please contact Rick Ould, Delivery Planning Officer, Canada Post Corporation, 530 Gaston Avenue, Kelowna, BC, V1Y 2K0 (250-763-3558 ext. 2008) to obtain further information and to determine suitable location(s) within the development.
- c) Where there is a possibility of a high water table or surcharging of storm drains during major storm events, underground parking may be required. This must be determined by the engineer and detailed on the Lot Grading Plan required in the drainage section.

2. **Geotechnical Report**

Provide a comprehensive 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.**

- (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) Suitability of on-site disposal of storm water and sanitary waste, including effects upon adjoining lands.
- (vi) Recommendations for items that should be included in a Restrictive Covenant.
- (vii) Any items required in other sections of this document.
- (viii) Recommendations for erosion and sedimentation controls for water and wind.
- (ix) Recommendations for roof drains and perimeter drains.
- (x) Recommendations for construction of detention or infiltration ponds if applicable.

3. **Domestic Water and Fire Protection**

- a) The property is located within Glenmore-Ellision Improvement District (GEID) service area. The water system must be capable of supplying domestic and fire flow demands of the project in accordance with the Subdivision, Development & Servicing Bylaw. The developer is responsible, if necessary, to arrange with GEID staff for any service improvements and the decommissioning of existing services.
- b) Boulevard landscape irrigation system, must be integrated with the on-site irrigation system.

4. **Sanitary Sewer**

The developer's consulting mechanical engineer will determine the development requirements of the proposed development and establish the service needs. The existing lot is serviced with a 150mm diameter sanitary service. Only one service per lot will be permitted for this development. If required, the applicant will arrange for the removal and disconnection of the existing service and the installation of one new larger service at the applicants cost.

5. **Storm Drainage**

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.

6. Road Improvements and Dedication

- (a) Property frontage on Innovation Dr. must be upgraded to a full urban standard (SS-R12).

Design will include landscaped boulevard complete with street trees, re-location of existing utility appurtenances, if required, to accommodate this construction.

- (b) Property frontage on Fleet Ct. must be upgraded to a full urban standard (SS-R5).

Design will include landscaped boulevard complete with street trees, re-location of existing utility appurtenances, if required, to accommodate this construction.

- (c) The estimated cost of required road improvement works, for bonding purpose, must be determined based upon a design provided by the developer to be reviewed by the City of Kelowna and MOTI.

- (d) Access to property to be addressed and further reviewed at DP.

- (e) Bus stops on Innovation Dr at Fleet with the northbound stop placed south of Fleet or 'near side' of the intersection. Bus stops are typically placed 'far side' of the intersection as priority as per BC Transit Infrastructure Design Guidelines. The stop should shift to far side of Fleet with the new stop included in frontage works. The stop would consist of a small pad and bench back of sidewalk.

7. 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.

8. Design and Construction

- (a) Design, construction supervision and inspection of all off-site civil works and site servicing must be performed by a Consulting Civil Engineer and all such work is subject to the approval of the City Engineer. Drawings must conform to City standards and requirements.
- (b) Engineering drawing submissions are to be in accordance with the City's "Engineering Drawing Submission Requirements" Policy. Please note the number of sets and drawings required for submissions.
- (c) 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.

9. Servicing Agreements for Works and Services

- (a) A Servicing Agreement is required for all offsite works and services on City lands in accordance with the Subdivision, Development & Servicing Bylaw No. 7900. The applicant's Engineer, prior to preparation of Servicing Agreements, must provide adequate drawings and estimates for the required works. The Servicing Agreement must be in the form as described in Schedule 2 of the bylaw.
- (b) Part 3, "Security for Works and Services", of the Bylaw, describes the Bonding and Insurance requirements of the Owner. The liability limit is not to be less than \$5,000,000 and the City is to be named on the insurance policy as an additional insured.

10. Other Engineering Comments

- (a) Provide all necessary Statutory Rights-of-Way for any utility corridors required, including those on proposed or existing City Lands.
- (b) If any road dedication affects lands encumbered by a Utility right-of-way (such as Terasen, etc.) please obtain the approval of the utility prior to application for final subdivision approval. Any works required by the utility as a consequence of the road dedication must be incorporated in the construction drawings submitted to the City's Development Manager.

11. Development Permit and Site Related Issues

- (a) Access and Manoeuvrability
 - (i) An MSU standard size vehicle must be able to manoeuvre onto and off the site without requiring a reverse movement onto public roadways. If the development plan intends to accommodate larger vehicles movements should also be illustrated on the site plan.
 - (ii) Perimeter access must comply with the BC Building Code. Fire Truck access designs and proposed hydrant locations will be reviewed by the Fire Protection Officer.

Purvez Irani, MS, P.Eng, PTOE
Development Engineering Manager
RO

Report to Council



Date: October 3, 2016

File: 1250-04

To: City Manager

From: Ryan Roycroft, Planner

Subject: Text Amendments to the CD12 - Airport Zone

Recommendation:

THAT Zoning Bylaw Text Amendment Application No. TA16-0001 to amend City of Kelowna Zoning Bylaw 8000 as outlined in Schedule "A" attached to the Report from the Community Planning Department dated October 3, 2016 be considered by Council;

AND THAT the Zoning Bylaw Text Amending Bylaw be forwarded to a Public Hearing for further consideration.

Purpose:

To consider a text amendment to the CD12 - Airport zone to allow development on subdivided properties around the airport.

Background:

The CD12 - Airport zone is a comprehensive development zone intended to be applied at the Kelowna International Airport (YLW). The primary use in the zone is "Airport", with secondary uses including gas bars, food primary establishments and offices.

The City is currently subdividing 14 properties along the Highway 97 (west) side of the airport, which will be marketed for private development. Under the current CD12 zone, each property would be required to have an airport on-site as a primary use, rendering development impossible. The proposed amendments to the CD12 zone are intended to remedy this, allowing light industrial and business development on the 14 lots.

Figure 1.1 - Area of Subdivision & Development



CD12 Zone Uses

The proposed CD12 amendments will allow the 14 properties, and any subsequently subdivided properties, to be used for light industrial and business support uses, with uses similar to the C10 - Service Commercial and the I1 - Business Park Industrial zones. The uses are limited to ones which would be compatible with the airport and the property sizes.

The proposed amendments also add setbacks, maximum heights and building standards for non-airport buildings in the CD12 zone. These restrictions are intended to only apply to non-airport uses.

The proposed amendments are intended to create a consistent and predictable regulatory environment for tenants on the 14 lots, while not hampering the development of YLW.

Internal Circulation:

The bylaw amendments have been developed in conjunction with the Real Estate Division and with the support of the Kelowna International Airport.

Legal/Statutory Authority:

Section 479 of the Local Government Act allows the City to adopt a Zoning Bylaw which regulates uses and standards of development for properties in the municipality.

Legal/Statutory Procedural Requirements:

If given initial consideration by Council, the Bylaw Amendments will be forwarded to a Public Hearing, and advertised as per the requirements of the Local Government Act.

Prior to adoption, the Bylaw will require the approval of the Ministry of Transportation.

Existing Policy:

The Airport is currently zoned CD12, a comprehensive development zone intended for the airport.

Financial/Budgetary Considerations:

There will be no financial considerations with implementing the bylaw amendment.

Personnel Implications:

There will be no personnel considerations with implementing the bylaw amendment.

Considerations not applicable to this report:

Communications Comments

External Agency/Public Comments

Submitted by:

Ryan Roycroft, Planner

Review by: Terry Barton, Urban Planning Manager, Community Planning

Approved for inclusion: Ryan Smith, Department Manager, Community Planning

Attached:

Draft Zoning Bylaw amendments

cc:

Real Estate Division
Kelowna International Airport

Schedule 'B' – Comprehensive Development Zones

CD12 – Airport/

CD12lp– Airport (Liquor Primary)

1.1 Purpose

The purpose is to provide a **zone** for the orderly operation of an airport and the development of properties surrounding the airport.

1.2 Principal Uses

The **principal uses** in this **zone** are:

- (a) **airports**
- (b) **aircraft sales/rentals**
- (c) **animal clinics, minor**
- (d) **automotive and equipment repair shops**
- (e) **bulk fuel depot**
- (f) **business support services**
- (g) **child care centre, major**
- (h) **commercial storage**
- (i) **community garden**
- (j) **convenience vehicle rentals**
- (k) **equipment rentals**
- (l) **fleet services**
- (m) **food primary establishment**
- (n) **general industrial uses**
- (o) **hotels**
- (p) **liquor primary establishment, major (CD12lp only)**
- (q) **liquor primary establishment, minor**
- (r) **motels**
- (s) **non-accessory parking**
- (t) **offices**
- (u) **outdoor storage**
- (v) **retail stores, convenience**
- (w) **retail stores, general**
- (x) **service stations, minor**

- (y) **truck and mobile home sales/rentals**
- (z) **utility services, minor impact**

1.3 Secondary Uses

The **secondary uses** in this **zone** are:

- (a) **gas bars**

1.4 Subdivision Regulations

- (a) The minimum **lot width** is 30 m.
- (b) The minimum **lot depth** is 30 m.
- (c) The minimum **lot area** is 1000 m².

1.5 Development Regulations

- (a) Maximum **height** for **airport** uses is subject to federal and provincial regulations for airports.
- (b) Maximum **height** for non-**airport** uses is the lesser of 9.0 m or 2 storeys, except that it may be increased to the less of 12.0 m or 3 storeys where the maximum **site coverage** including driveways and parking areas does not exceed 50%.
- (c) The maximum **floor area ratio** for non airport uses is 0.65.
- (d) The maximum **site coverage** for non-airport uses is 60%.
- (e) The minimum **front yard** is 6.0 m.
- (f) The minimum **side yard** is 4.5 m.
- (g) The minimum **rear yard** is 4.5 m.

1.6 Other Regulations

- (a) In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 6 (accessory development, yards, projections into yards, accessory development, lighting, stream protection, etc.), the landscaping and fencing provisions of Section 7, the parking and loading regulations of Section 8, and the specific use regulations of Section 9.
- (b) Retail Liquor Sales Establishments shall not have a gross floor area of greater than 186 m².
- (c) Drive-in food services are not a permitted form of development in this zone.

Zoning Bylaw No. 8000				
No.	Section	Existing Text	Proposed Text	Explanation of Change
	2 - Interpretation 2.3 General Definitions	AIRPORTS means any area, designed, prepared, equipped or set aside for the arrival, departure, movement or servicing of aircraft; and includes any associated buildings , installations, open space , and equipment in connection therewith. This also includes aircraft and airport related manufacturing and services.	AIRPORTS means any area, designed, prepared, equipped or set aside for the arrival, departure, movement or servicing of aircraft; and includes any associated buildings , installations, hangars, open space , accessory parking and equipment in connection therewith. This also includes aircraft and airport related manufacturing and services.	<i>Clarified what uses are categorized as airport uses</i>

REPORT TO COUNCIL



Date: October 17, 2016

RIM No. 1250-30

To: City Manager

From: Community Planning Department (KB)

Application: Z16-0054 **Owner:** Roland Leo Dubois & Colleen Marie Dubois

Address: 3030 Holland Road **Applicant:** Bryan Ducharme

Subject: Rezoning Application from RU1 to RU6

Existing OCP Designation: S2RES - Single / Two Unit Residential

Existing Zone: RU1 - Large Lot Housing

Proposed Zone: RU6 - Two Dwelling Housing

1.0 Recommendation

THAT Rezoning Application No. Z16-0054 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 13 District Lot 131 Osoyoos Division Yale District Plan 10710, located at 3030 Holland Road, Kelowna, BC from the RU1 - Large Lot Housing zone to the RU6 - Two Dwelling Housing zone be considered by Council;

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

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Community Planning Department dated October 17, 2016.

2.0 Purpose

To rezone the subject property to facilitate the development of one additional single family dwelling.

3.0 Community Planning

Community Planning supports the rezoning of the subject property to facilitate the development of one additional single family dwelling. The property is designated as S2RES - Single/Two Unit Residential in the Official Community Plan (OCP) and as such the application to rezone to RU6 to construct an additional single family dwelling is in compliance with the designated future land use. The proposed use is consistent with the OCP urban infill policies for Compact Urban Form

and Sensitive Infill and the OCP generally supports the densification of neighbourhoods through appropriate infill development.

In accordance with Council Policy No. 367, the applicant completed neighbourhood notification by contacting all neighbouring properties within a 50 m radius. Neighbours were provided with a circulation package that was delivered in person on between September 4, 2016 and September 8, 2016. To date, staff has received one inquiry.

4.0 Proposal

4.1 Background / Project Description

The applicant is requesting permission to rezone the subject property to facilitate the development of one additional single family dwelling. The property currently has a one storey single family dwelling, that was constructed in the mid 1960's, and is proposed to remain as part of this redevelopment. The proposed RU6 zoning will allow for the construction of one additional dwelling in the rear of the property, and it is the intent for stratification to occur at a later date.

The proposed additional single family dwelling meets all of the zoning requirements for the RU6 - Two Dwelling Housing zone. Parking requirements are met with two stalls adjacent to the proposed additional dwelling, and there is ample private open space to the west and south of the proposed dwelling.

The close proximity to parks, schools, downtown and nearby transit on Gordon Drive makes this an ideal location for increased density as per the OCP urban policies for Compact Urban Form and Sensitive Infill. The Walkability score of this subject property is 52/100 meaning that some errands can be accomplished on foot. The Transit score is 39/100 which means there are a few nearby transit options.

4.2 Site Context

The subject property is located in the South Pandosy - KLO Sector of Kelowna (see Map 1 - Subject Property, below). It is located on the west side of Holland Road, north of K.L.O. Road. Two properties in close proximity, located along Gordon Drive, have been rezoned to RM1 to facilitate four dwelling housing and the majority of nearby properties on Gordon Drive are already zoned RU6. All properties on Holland Road are currently zoned RU1 and the directly adjacent properties are characterized by single family dwellings.

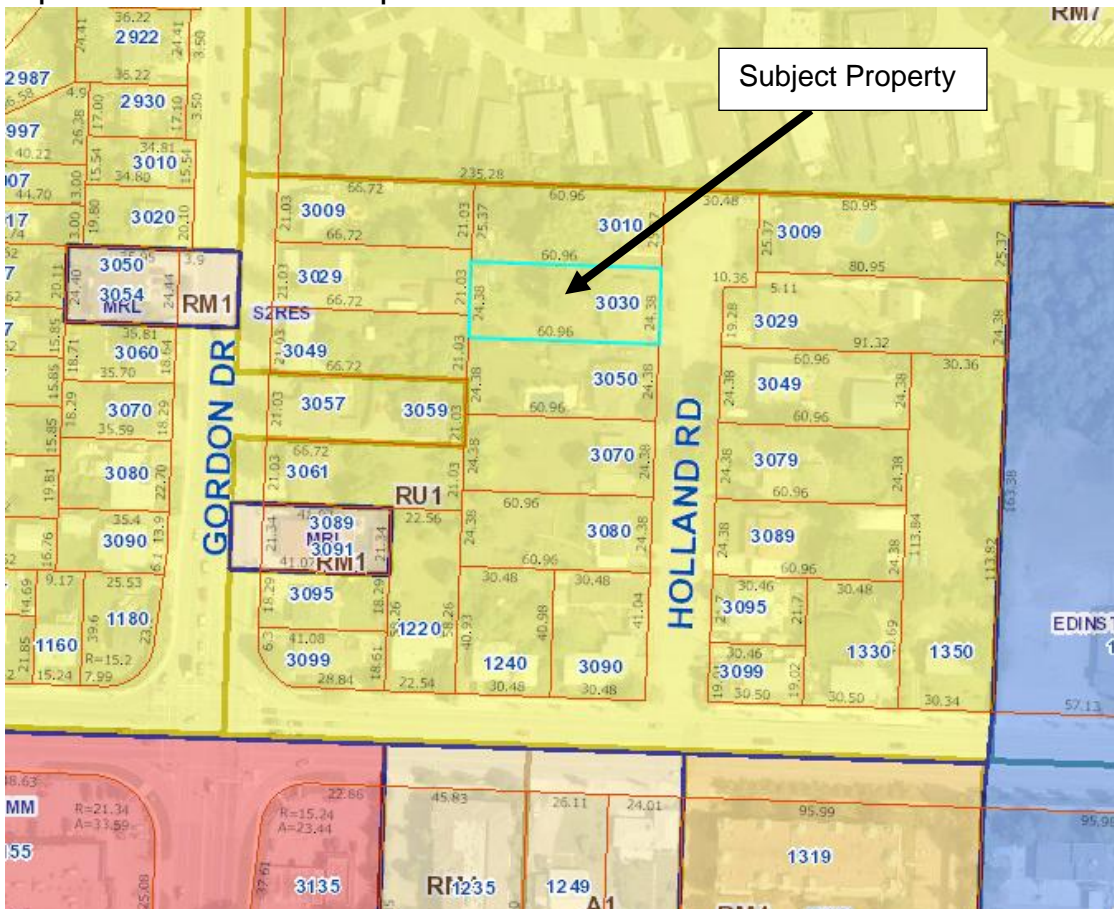
Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use	Future Land Use
North	RU1 - Large Lot Housing	Residential	S2RES - Single / Two Unit Residential
East	RU1 - Large Lot Housing	Residential	S2RES - Single / Two Unit Residential
South	RU1 - Large Lot Housing	Residential	S2RES - Single / Two Unit Residential
West	RU1 - Large Lot Housing	Residential	S2RES - Single / Two Unit Residential

Map One: Subject Property Map - 3030 Holland Road



Map Two: Future Land Use Map - 3030 Holland Road



4.3 Amenities

The proposed increase in density is supported by neighbourhood amenities such as parks, schools and transit. It is in close proximity to Okanagan College and transit options on Gordon Drive and K.L.O. Road. Holland Road is currently serviced by the Gordon/Downtown Bus Transit Route, and the nearest bus stop is approximately 250 m from the subject property. Additional transit options are available at the Okanagan College exchange, approximately 0.6 km to the west, as well as along K.L.O. Road.

4.4 Servicing

The area is currently serviced by City of Kelowna water and sanitary sewer and FortisBC Gas and Electric.

4.5 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RU6 ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Lot Area	700.0 m ²	1486 m ²
Lot Width	18.0 m	24.38 m
Lot Depth	30.0 m	60.96 m
Development Regulations		
Maximum Site Coverage (Buildings)	40%	20%
Maximum Site Coverage (Buildings, Driveways and Parking Areas)	50%	< 50%
Maximum Height	9.5 m or 2 ½ storeys	< 9.5 m
Minimum Front Yard	4.5 m	> 40.0 m
Minimum Side Yard (North)	3.0 m	8.53 m
Minimum Side Yard (South)	2.3 m	7.92 m
Minimum Rear Yard	7.5 m	7.92 m
Minimum Distance Between Detached Housing Units	4.5 m	26.5 m
Other Regulations		
Minimum Parking Requirements	4 stalls	4 stalls
Minimum Private Open Space	30 m ² per dwelling	> 30 m ² per dwelling

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 5: Development Process

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

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

5.3) in particular and existing areas as per the provisions of the Generalized Future Land Use Map 4.1.

Sensitive Infill.² 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 Communities³. 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.

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.
- Full Plan check for Building Code related issues will be done at time of Building Permit applications. Please indicate how the requirements of Radon mitigation and NAFS are being applied to this structure.

6.2 Development Engineering Department

- See attached Schedule "A" - Development Engineering Memorandum, dated September 21, 2016

6.3 Fire Department

- Requirements of section 9.10.19 Smoke Alarms and Carbon Monoxide alarms of the BCBC 2012 are to be met.
- Both units shall have a posted address on Holland Rd. for emergency response
- Ensure that access is maintained to the new house for emergency response

6.4 FortisBC Inc (Electric)

- There are FortisBC Inc (Electric) ("FBC(E)") primary distribution facilities along Holland Road. 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.

6.5 Shaw Cable

- Shaw requests homeowner/developer to install 1x2' (50mm) DB2 (white) duct to nearest point of connection.

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

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

7.0 Application Chronology

Date of Application Received:	July 26, 2016
Date Public Consultation Completed:	September 8, 2016
Referral Comments Completed:	September 22, 2016

Report prepared by:

Kim Brunet, Planner I

Reviewed by: ☐ Terry Barton, Urban Planning Manager

Approved for Inclusion: ☐ Ryan Smith, Community Planning Department Manager

Attachments:

Schedule "A" - Development Engineering Memorandum dated September 21, 2016
Site Plan and Floor Plans
Conceptual Elevations
Colour Board
Context/Site Photos

CITY OF KELOWNA
MEMORANDUM

Date: September 21, 2016
File No.: Z16-0054
To: Community Planning (KB)
From: Development Engineering Technologist (SS)
Subject: 3030 Holland Rd

SCHEDULE A
This forms part of development
Permit # Z16 - 0054

RU1 to RU6

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

1. Domestic Water and Fire Protection

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

The developer must obtain the necessary permits and have all existing utility services disconnected prior to removing or demolishing the existing structures. The City of Kelowna water meter contractor must salvage existing water meters, prior to building demolition. If water meters are not salvaged, the developer will be invoiced for the meters.

2. Sanitary Sewer

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

3. Road Improvements

- (a) Holland Rd must be upgraded to an urban standard along the full frontage of this proposed development, including curb and gutter, sidewalk, drainage system including catch basins, manholes and pavement removal and replacement, street lighting and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. A one-time cash payment in lieu of construction must be collected from the applicant for future construction by the City. The cash-in-lieu amount is determined to be **\$11,931.00** not including utility service cost.
- (b) Only the service upgrades must be completed at this time. The City wishes to defer the upgrades to Holland Rd fronting this development. Therefore, cash-in-lieu of immediate construction is required and the City will initiate the work later, on its own construction schedule.

Item	Cost
Drainage	\$3,993.00
Curb &Gutter	\$2,438.00
Sidewalk	\$1,524.00
Street Lighting	\$ 823.00
Road Fillet	\$ 2,240.00
Blvd Landscaping	\$ 914.00
Total	\$11,931.00

4. **Development Permit and Site Related Issues**

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

5. **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. Holland Rd frontage improvements **\$11,931.00**

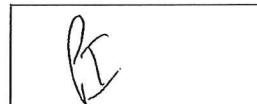
(b) Bonding

1. Service upgrades To be determined

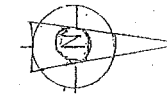
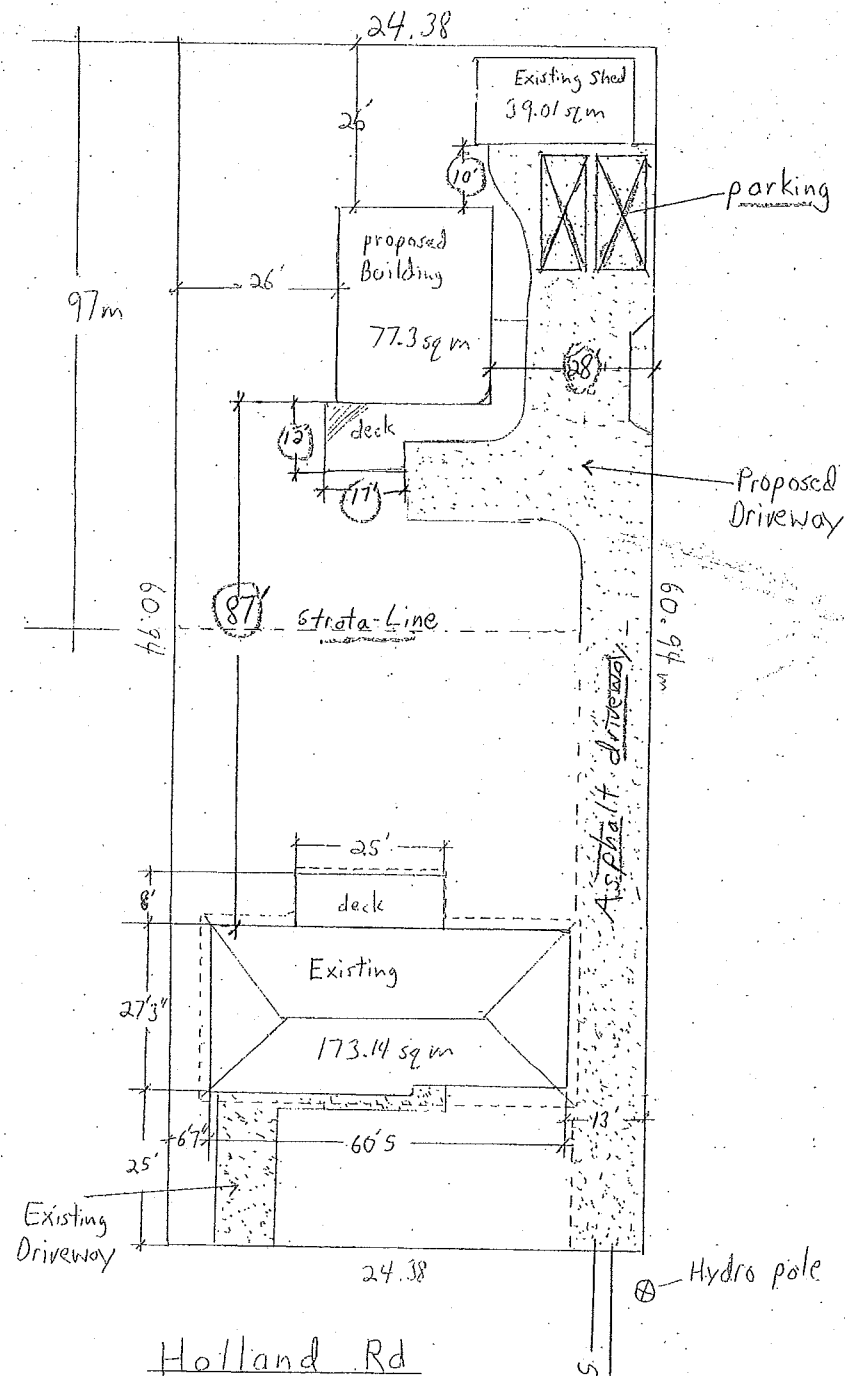


Sergio Sartori

Development Engineering Technologist

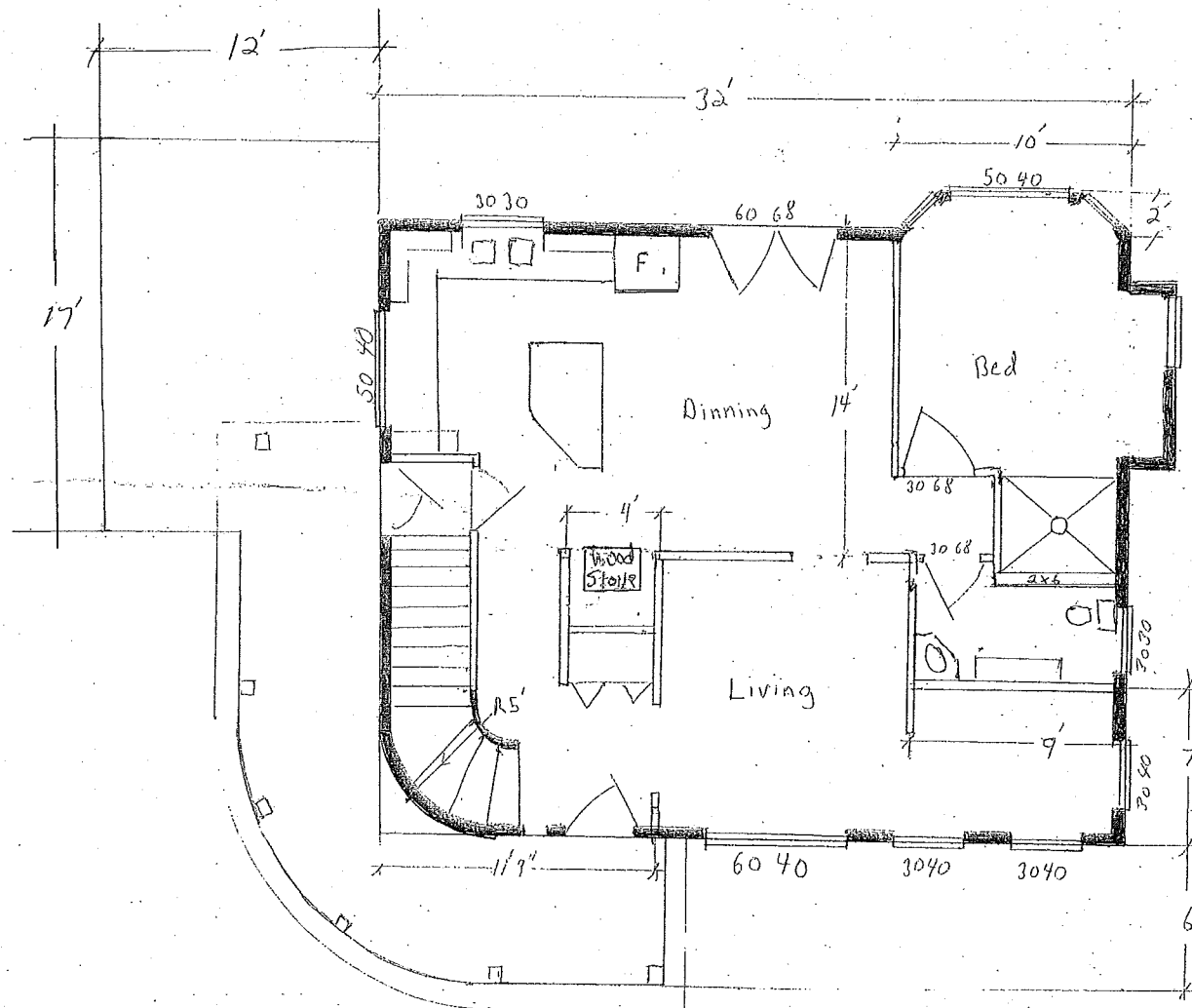


Development Engineering Manager
(initials)



PH 250 826-224
Bryan & Joanne Ducharme
3030 Holland Rd Kelowna BC
Date Aug 5 2016
Drawing Scale 1" = 1/8'
Drawn by-
Designed by 31

Legal description: 1st 12 PL 1/2



Main
Floor Area 803.25 sq ft

Foundation

6" Conc. foundation
2 10mm Rebar
8" x 16" Footing
4" drain tile
minimum 6" drain rock
dry sheathing paper

Ext. Walls

Hardy Plank
7/16 sheathing
2x6 studs 24" @
R22 batt insulation
6 mil UV Poly
1/2" drywall

Int. Walls

2x4 stud 16" @
1/2 drywall both sides

Floors

2"x10" Spr. joint 16" @
5/8" T&G Spr. plywood
screwed and glued
bridging

Roof

1/8 root sheathing
engineered roof tr
R40 insulation
6 mil UV Poly
1/2" drywall

Soffit

5" fascia gutter
2x4 fascia board
vented soffit

Conc. Slab

4" conc. slab
6 mil UV Poly
6" drain rock

Bryan & Joanne
Ducharme

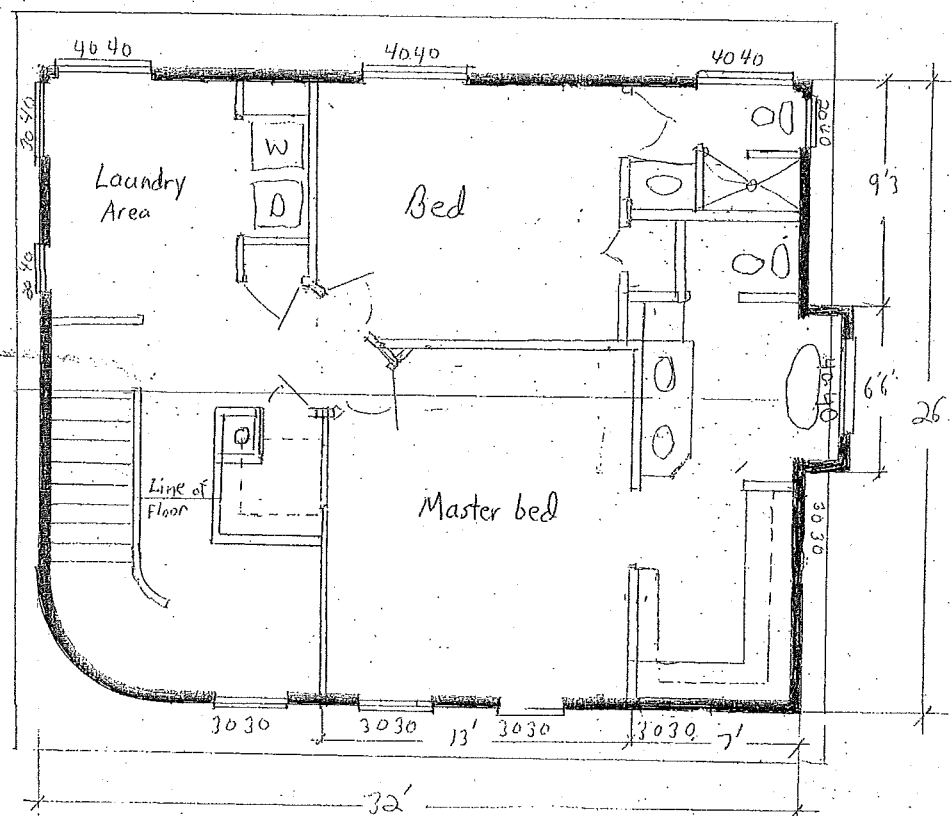
3030 Holland Rd
Kelowna BC

Date Aug 5 2011

Drawing Scale 1"=1'-0"

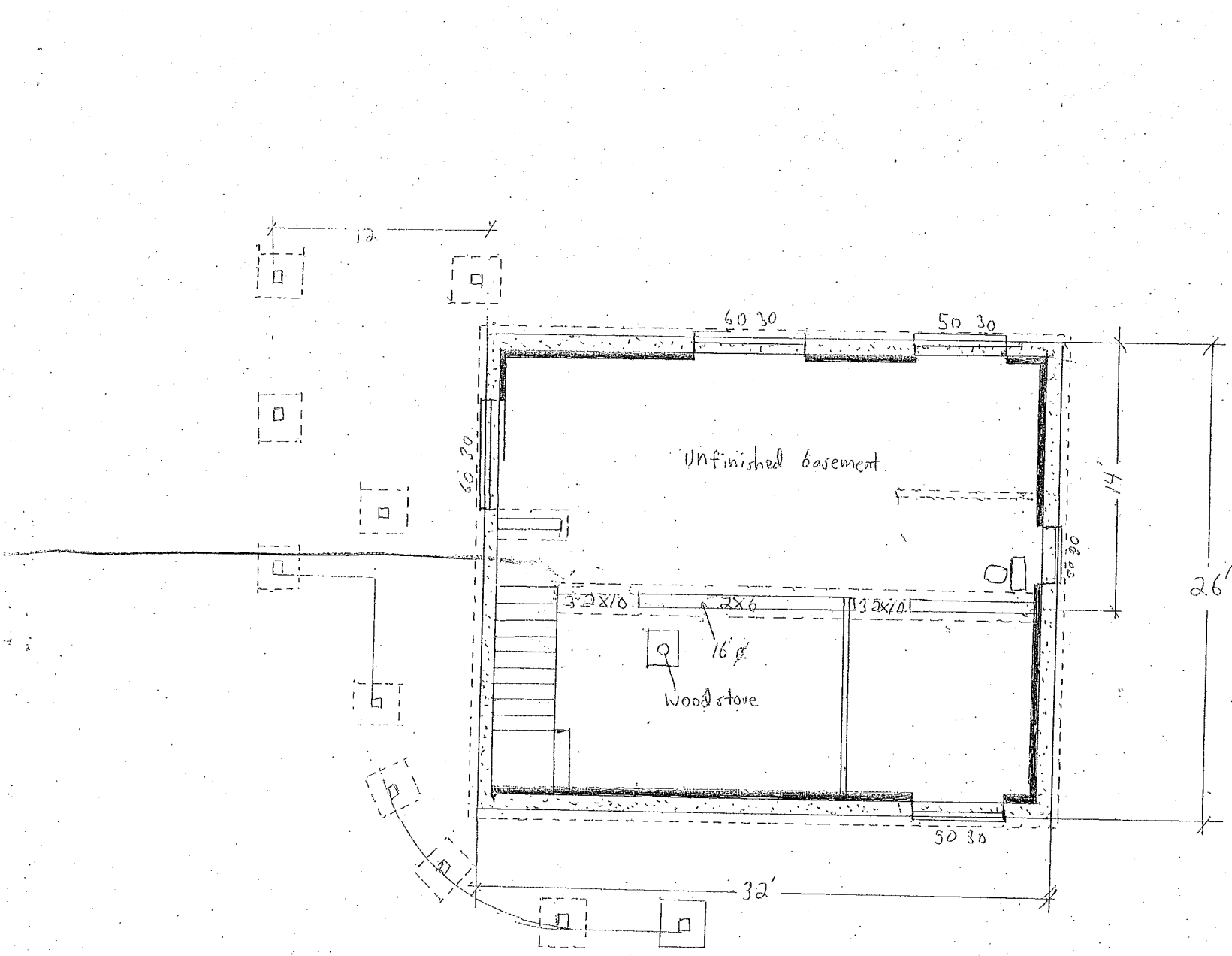
Drawn by-

Designed by-

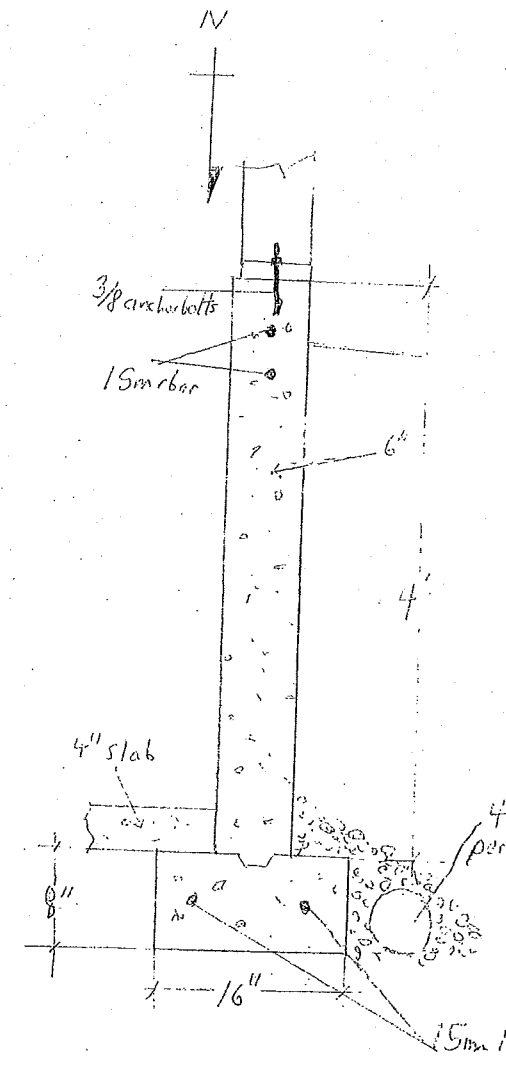


UPPER FLOOR
Floor Area 679.25sq ft

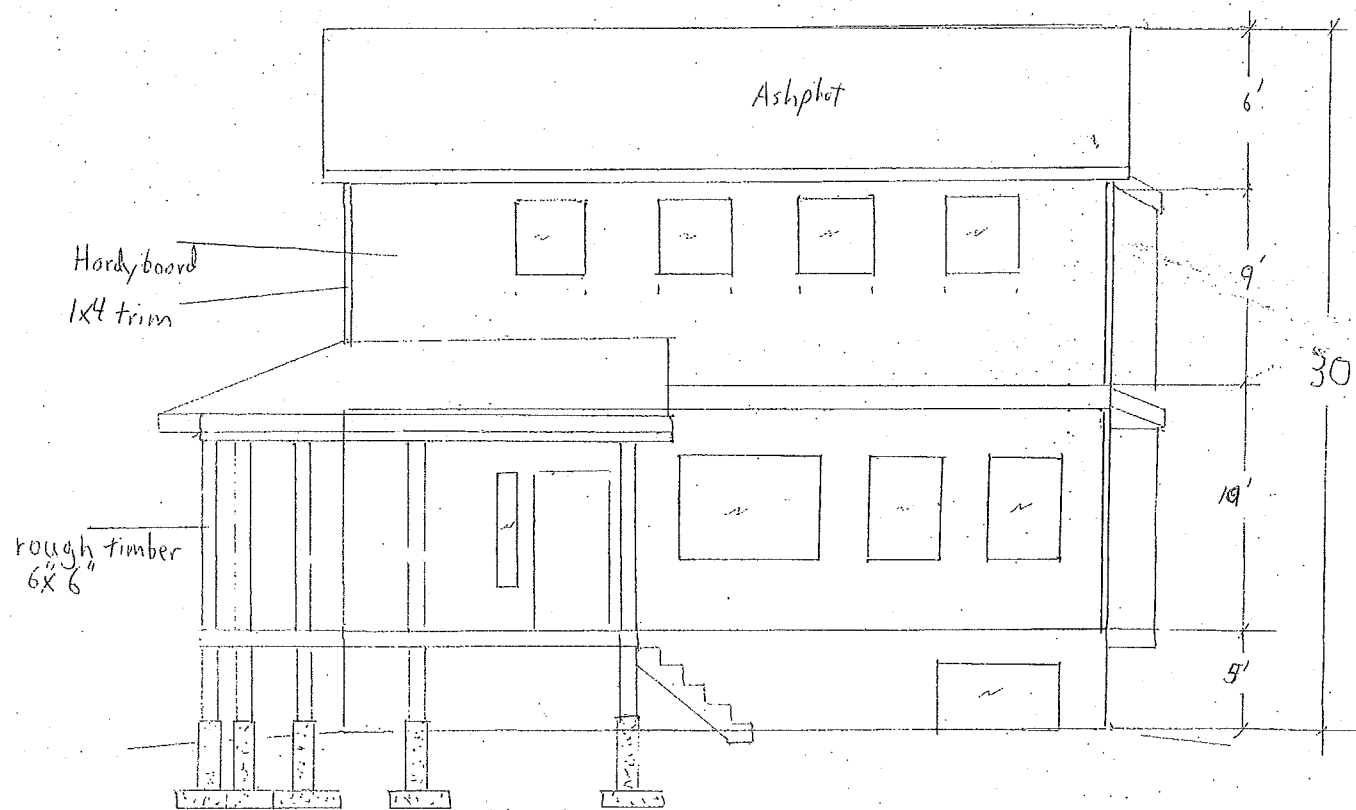
Bryan & Joanne Ducharme
3030 Holland Rd Kelowna BC
Date Aug 5 2011
Drawing Scale 1/4"
Drawn by-
Design by-



Basement

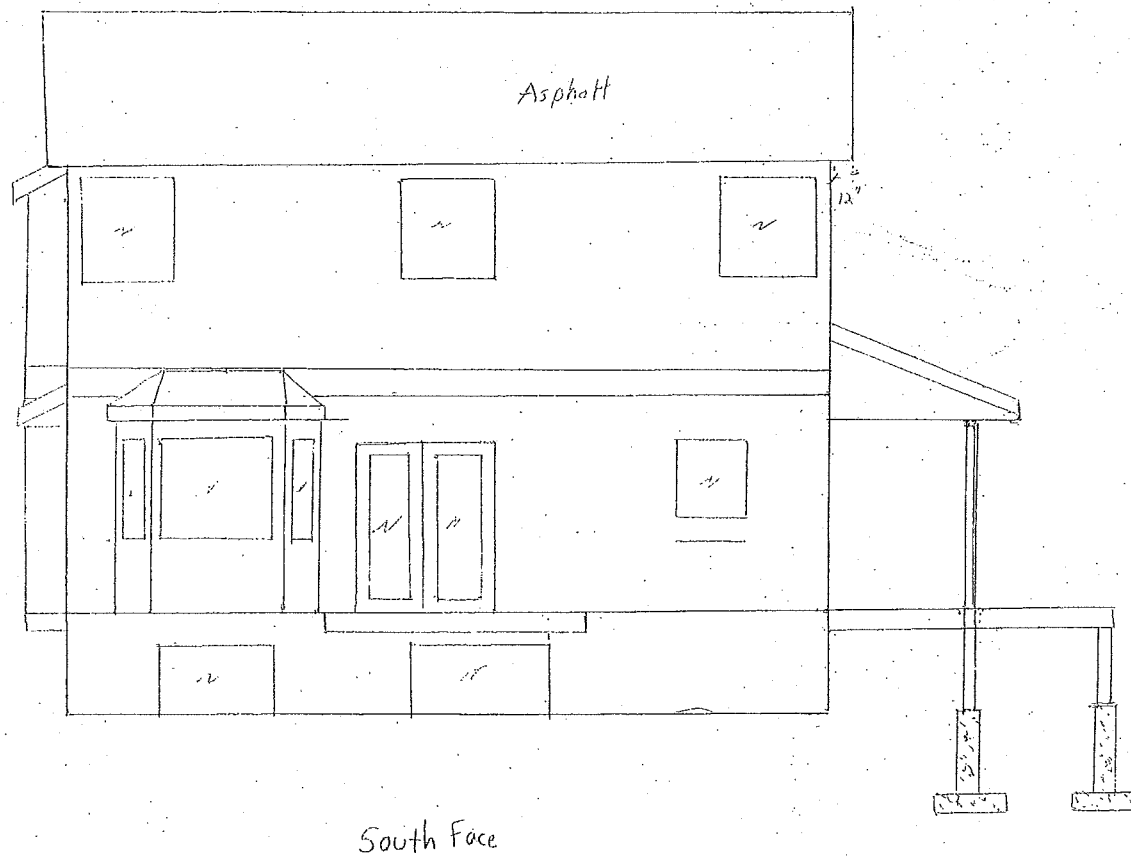


Bryan & Joanne Ducharme
3030 Holland Rd Kelowna BC
Date- Aug 5 2016
Drawing Scale- 1' 1/4"
Drawn by-
Design by- 34



Front
North Face

Bryan & Joanne Ducharme
3030 Holland Rd Kelowna BC
Date - 20
Drawing Scale - 1"
Drawn by -
Designed by -
35



Bryan & Joanne
Ducharme

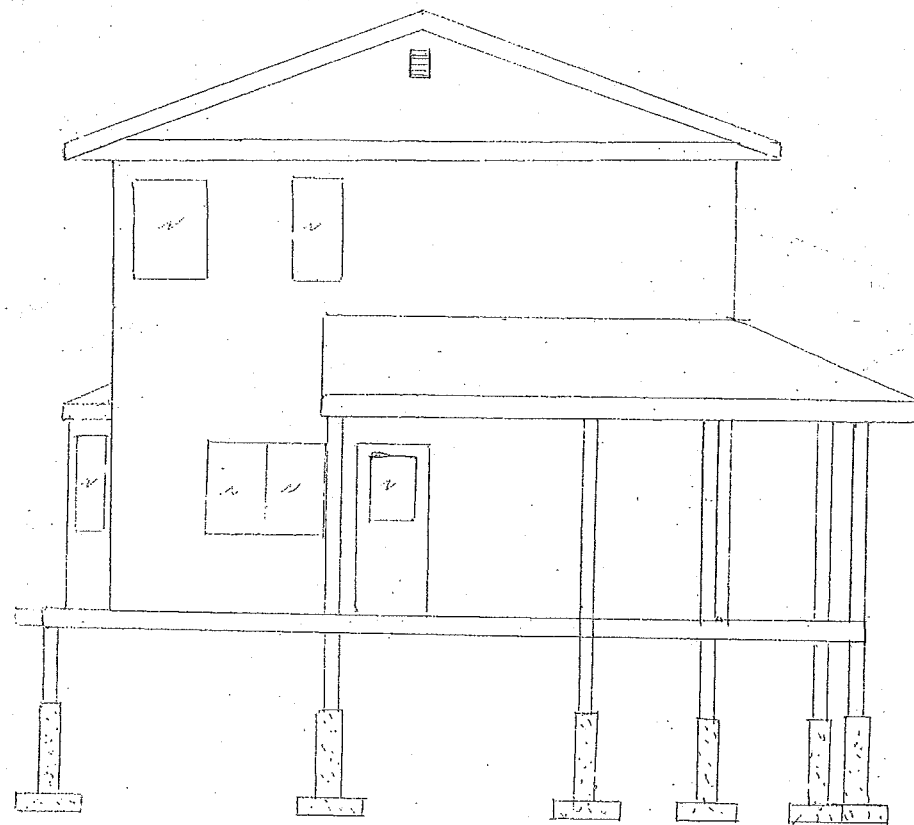
3030 Holland R
Kelowna BC

Date- 20

Drawing Scale- 1

Drawn by-

Design by-



East Face

Bryan & Joanne
Ducharme

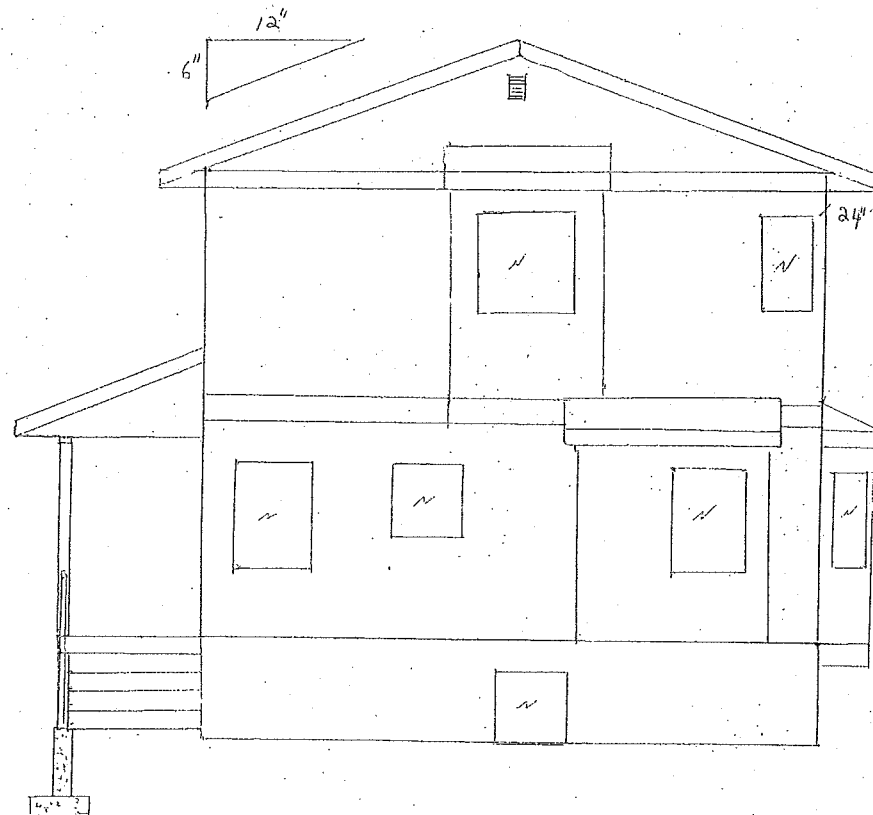
3030 Holland Rd
Kelowna BC

Date- July 8 20

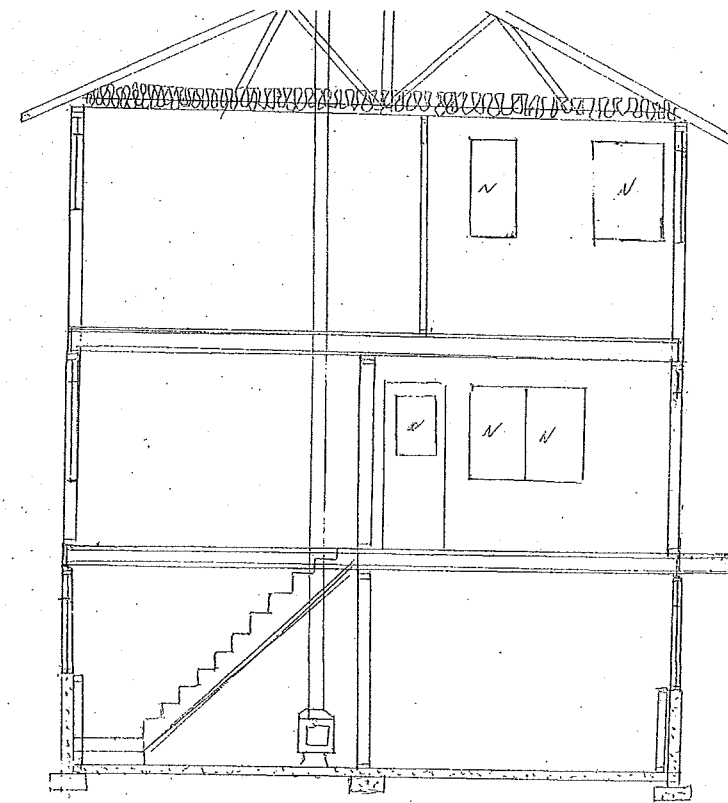
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Drawn by-

Design by-



West Face



Bryan & Joanne
Ducharme

3030 Holland Rd
Kelowna BC

Date- Aug. 5, 2011

Drawing Scale- 1/4"

Drawn by-

Design by-

38

SCHEDULE " "

This forms part of development

Permit # DP0 -0

The following finishes are proposed for the Principal and Secondary Dwellings:

Roofing Material:

Colour:



Main Body:

Material:

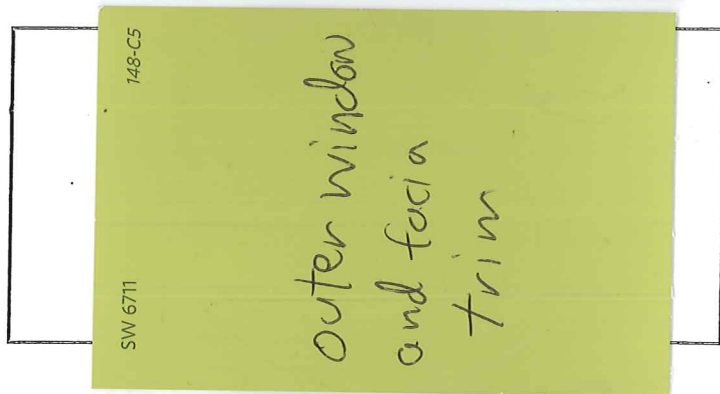
Colour:



Second Colour/Accent Colour:
(If applicable):

Material:

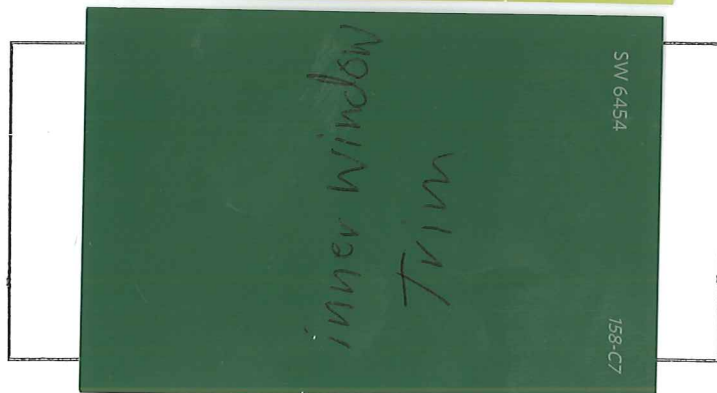
Colour:



Window/Door/Trim Colour:

Material:

Colour:





Looking West



Looking East



Looking
North West



Looking West