

City of Kelowna

Public Hearing

AGENDA



Tuesday, May 16, 2017
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 May 3, 2017(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 1065 Guisachan Rd, Z17-0022 (BL11390)- Bridget McKittrick-Gillberg & Michael Gillberg

4 - 11

To consider rezoning the subject property from Ru1 – Large Lot Housing to RU1c – Large Lot Housing with Carriage House to facilitate the future construction of a carriage house.

- | | | |
|------------|---|---------|
| 3.2 | 140 Mills Road, Z17-0003 (BL11391) - Derer's Tile Haus Inc. No. BCog17501 | 12 - 26 |
| | To rezone the subject property from RU1 – Large Lot Housing to RM3 – Low Density Multiple Housing to facilitate the development of multiple dwelling housing. | |
| 3.3 | 849 Raymer Road, Z17-0017 (BL11392) - Sascha and Margaret Heinrich | 27 - 35 |
| | To consider rezoning the subject property from Ru1 – Large Lot Housing with Carriage House to facilitate the future construction of a carriage house. | |
| 3.4 | 1920-1936 Summit Drive, TA17-0006 (BL11393) - Various Owners | 36 - 41 |
| | To consider a proposed text amendment to allow a limited amount of retail liquor sales in the CD3 zone. | |
| 3.5 | 242 Clifton Road, Z17-0016 (BL11399) - James and Nelly Oostenbrink | 42 - 50 |
| | To rezone the subject property to the RU6 – Two Dwelling Housing zone to facilitate construction of a second dwelling. | |
| 3.6 | 4491 Nottingham Road, Z17-0004 (BL11400) - Christine Reimann | 51 - 56 |
| | To rezone the subject property to the RU2 – Medium Lot Housing zone to facilitate a two lot subdivision. | |
| 3.7 | 547 Osprey Avenue, Z16-0033 (L11401)- Lok Tien Enterprises Ltd | 57 - 67 |
| | To rezone the subject property from the RU6 – Two Dwelling Housing zone to the C4 – Urban Centre Commercial zone. | |

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: April 24, 2017

RIM No. 1250-30

To: City Manager

From: Community Planning Department (EW)

Application: Z17-0022
Owner: Bridget Anne McKittrick-Gillberg & Michael Andre Gillberg

Address: 1065 Guisachan Rd
Applicant: Barnett Construction Ltd.

Subject: Rezoning Application

Existing OCP Designation: SRES – Single/Two Unit Residential

Existing Zone: RU1 – Large Lot Housing

Proposed Zone: RU1c – Large Lot Housing with Carriage House

1.0 Recommendation

THAT Rezoning Application No. 17-0022 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 16 District Lot 136 ODYD Plan 38928, located at 1065 Guisachan Rd, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU1c – Large Lot Housing with Carriage House zone, be considered by Council;

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

AND FURTHER THAT final adoption of the Zone Amending 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 April 24, 2017.

2.0 Purpose

To consider rezoning the subject property from RU1 – Large Lot Housing to RU1c – Large Lot Housing with Carriage House to facilitate the future construction of a carriage house.

3.0 Community Planning

Community Planning Staff support the proposed rezoning application to facilitate the future construction of a carriage house on the subject property. The parcel has a Future Land Use designation of S2Res – Single/ Two Unit Residential in the Official Community Plan (OCP) and is currently zoned RU1 – Large Lot Housing. The parcel is within the City of Kelowna's Permanent Growth Boundary.

Rezoning the subject property to add the 'c' designation meets several City policy objectives including fostering a mix of housing forms and concentrating growth with the Permanent Growth Boundary. The proposed rezoning is also consistent with the property's future land use designation.

In fulfillment of Council Policy No. 367, the applicant submitted a Neighbour Consultation Summary Form outlining that the neighbours within 50 m of the subject property were notified.

4.0 Proposal

4.1 Project Description

Plans submitted with the rezoning application propose the construction of a single storey carriage house at the rear of the property accessed from the lane.

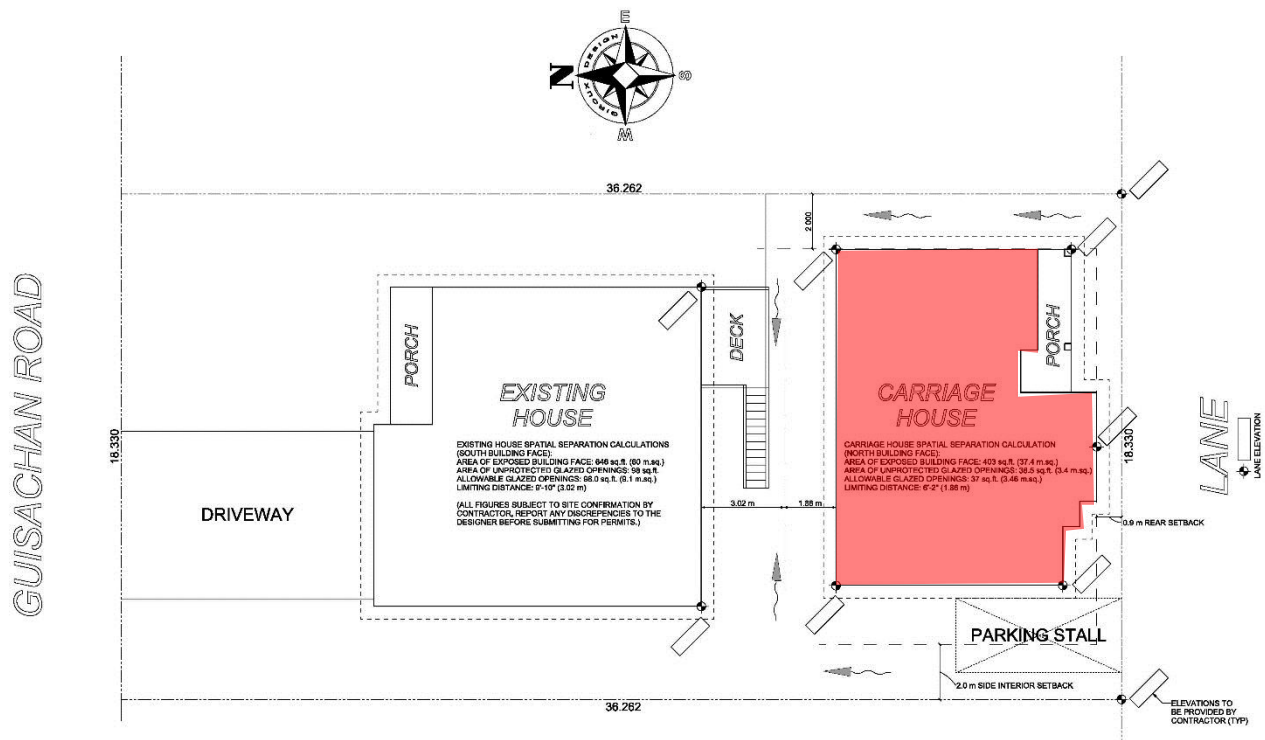


Figure 1. Site plan with the proposed location of the carriage house indicated by the red box.

The existing accessory building located at the rear of the property will be removed. The proposal complies with the zoning regulations and the single-storey design is mindful of neighbouring properties. The design includes two bedrooms and a surface parking stall proposed on the west side of the carriage house. The two other required parking stalls are provided by the single family dwelling's existing two-car garage.



Figure 2. Conceptual rendering of proposed carriage house.

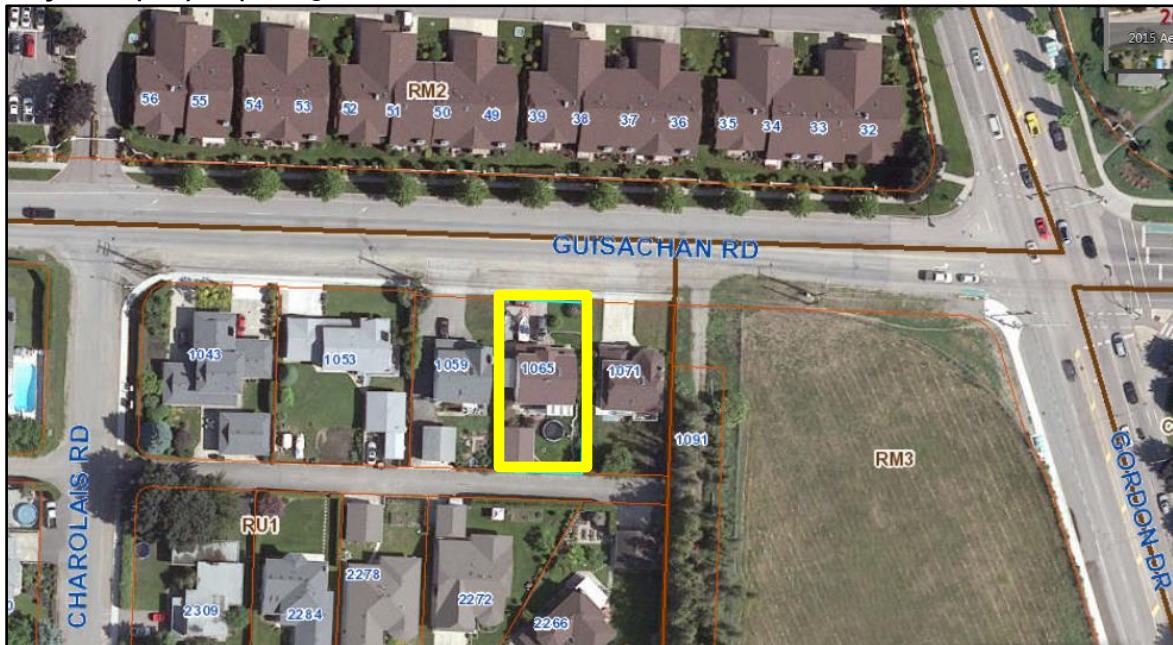
4.2 Site Context

The parcel is located in the South Pandosy - KLO city sector, within the Permanent Growth Boundary. The subject property is 664 m².

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RM2 – Low Density Row Housing	MRL – Multiple Unit Residential (Low Density)
East	RU1 – Large Lot Housing	S2RES – Single/Two Unit Residential
South	RU1 – Large Lot Housing	S2RES – Single/Two Unit Residential
West	RU1 – Large Lot Housing	S2RES – Single/Two Unit Residential

Subject Property Map: 1065 Guisachan Rd



4.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RU ₁ ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Minimum Lot Area	550 m ²	664 m ²
Minimum Lot Width	16.5 m	18.3 m
Minimum Lot Depth	30.0 m	36.2 m
Development Regulations		
Max. Site Coverage (buildings)	40%	33%
Max. Site Coverage (buildings, driveways, and parking)	50%	46%
Single Storey Carriage House Regulations		
Max. Accessory Site Coverage	20%	15%
Max. Accessory Building Footprint	130 m ²	100 m ²
Max. Net Floor Area	100 m ²	100 m ²
Max. Net Floor Area to Principal Building	75%	32%
Maximum Height (to mid-point)	4.8 m	4.72 m
Maximum Height (to peak)	9.5 m	6.2 m
Minimum Side Yard (east)	2.0 m	2.0 m
Minimum Side Yard (west)	2.0 m	4.1 m
Minimum Rear Yard	0.9 m (lane)	0.9 m
Min. Distance to Principal Building	3.0 m	4.9 m
Other Regulations		
Minimum Parking Requirements	3 stalls	3 stalls
Minimum Private Open Space	30 m ²	> 30m ²

5.0 **Current Development Policies**5.1 Kelowna Official Community Plan (OCP)**Development Process**

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

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

Sensitive Infill.² 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.³ 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.

Carriage Houses & Accessory Apartments⁴. Support carriage houses and accessory apartments through appropriate zoning regulations.

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 Permits.
- Full Plan check for Building Code related issues will be done at time of Building Permit applications.

6.2 Development Engineering Department

- See Schedule "A" memorandum dated March 9, 2017.

6.3 Fire Department

- No concerns.

7.0 Application Chronology

Date of Application Received: February 22, 2017

Date Public Consultation Completed: February 10, 2017

Report prepared by: Emily Williamson, 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 March 9, 2017

Attachment "A" – Conceptual Elevations

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).

⁴ City of Kelowna Official Community Plan, Policy 5.22.12 (Development Process Chapter).

CITY OF KELOWNA

MEMORANDUM

Date: March 9, 2017
File No.: Z17-0022
To: Community Planning (EW)
From: Development Engineering Manager (SM)
Subject: 1065 Guisachan Road

RU1 to RU1c

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

1. Domestic Water and Fire Protection

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

2. Sanitary Sewer

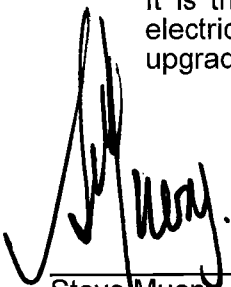
Our records indicate that this property is currently serviced with a 100mm-diameter sanitary sewer service which is adequate for this application.

3. Development Permit and Site Related Issues

Direct the roof drains onto splash pads.

4. Electric Power and Telecommunication Services

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

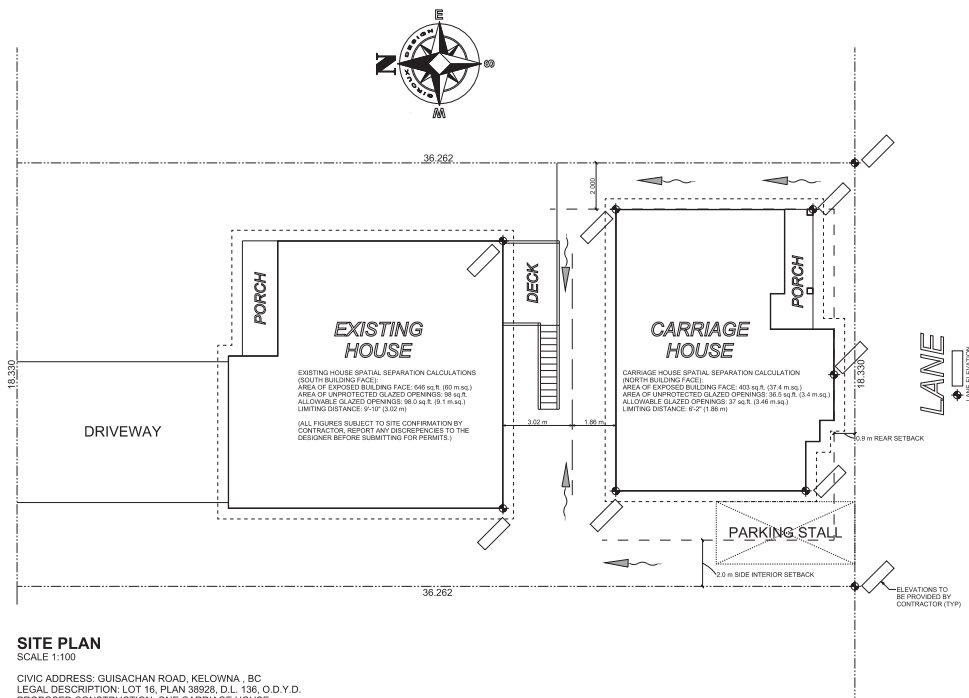


Steve Muenz, P. Eng.
Development Engineering Manager

SS

SCHEDULE		A
This forms part of application		
# Z17-0022		
Planner Initials	<div style="border: 1px solid black; padding: 2px; display: inline-block;">EW</div>	 City of Kelowna <small>COMMUNITY PLANNING</small>

GUISACHAN ROAD



SITE DRAINAGE
ALL GRADES TO SLOPE AWAY FROM FOUNDATION SO THAT WATER WILL NOT ACCUMULATE AT OR NEAR THE BUILDING. SURFACE DRAINAGE SHALL BE DIRECTED AWAY FROM THE LOCATION OF A WATER SUPPLY OR SCHEP/TANK. SURFICIAL BED: DRY WELLS SHALL NOT BE LESS THAN 12" (3.05 m) FROM THE BUILDING FOUNDATION AND LOCATED SO THAT DRAINAGE IS AWAY FROM THE BUILDING.

SITE DRAINAGE SHOULD CONFORM TO ONE OF THE TWO FOLLOWING DRAINAGE METHODS:
1) BACK TO FRONT: WITH THIS TYPE OF GRADING, THE REAR LOT LINE IS THE HIGH POINT. FIRST OF ALL AN ELEVATED APRON MUST BE CREATED AROUND THE HOUSE. THIS ALLOWS THE SURFACE DRAINAGE TO FLOW TOWARDS THE BACK AND THEN FORWARD TO THE STREET AT THE EDGES OF THE PROPERTY. BACK TO FRONT GRADING IS TYPICAL OF PROPERTIES ON A RILLSIDE OR MOUNTAINSIDE.
2) SPLIT: WITH THIS TYPE, THE HOUSE IS THE HIGH POINT AND THE LOT IS GRADED SO THAT SURFACE DRAINAGE FLOWS FORWARD TO THE STREET AND BACKWARD TOWARD THE REAR LOT LINE, WHICH IS THEN GENERALLY DRAINAGE BY A SWALE AND CATCH BASIN SYSTEM. THIS IS THE MORE COMMON TYPE AND IS TYPICAL OF HOUSING DEVELOPMENTS ON RELATIVELY FLAT LAND.

PLAN AND DESIGN SITE GRADING AND FOUNDATION DRAINAGE TO ANTICIPATE ALL SOURCES OF MOISTURE. DIVERT WATER AWAY FROM THE BASEMENT WALL AND PROVIDE AN EFFECTIVE DRAINAGE LAYER AROUND THE PERIMETER OF THE BASEMENT. THIS WILL PREVENT THE ACCUMULATION OF GROUND WATER THAT CAN CAUSE HYDROSTATIC PRESSURE ON THE BASEMENT WALLS AND AT THE FOOTINGS. DESIGN AND CONSTRUCT WINDOW WELLS PROPERLY TO ENSURE ACCEPTABLE PERFORMANCE UNDER ADVERSE WEATHER CONDITIONS.

SIZE AND LOCATE SUMP AND SUMP PUMPS TO EFFECTIVELY CONTROL THE GROUNDWATER LEVEL OVER THE ENTIRE BASEMENT AREA.

MOIST SURFACE DRAINAGE PROBLEMS OCCUR ALONG THE SIDE LOT LINES BETWEEN TWO HOUSES, ESPECIALLY WHERE THE HOUSES ARE CLOSE TOGETHER. IN THESE AREAS, A WELL DEFINED SWALE BETWEEN THE HOUSES SHOULD BE FORMED, WHICH ALLOWS SURFACE WATER TO BE DIVERTED FROM THE HOUSE AND DIRECTED TO THE SWALE AND THEN FORWARD OR BACKWARD, DEPENDING ON THE TYPE OF LOT-GRADING APPROACH USED.

WHERE DOWNSPOUTS ARE PROVIDED AND ARE NOT CONNECTED TO A SEWER, EXTENSIONS SHALL BE PROVIDED TO CARRY RAINWATER AWAY FROM THE BUILDING IN A MANNER WHICH WILL PREVENT SOIL EROSION. DOWNSPOUTS FROM THE ROOF SHOULD DISCHARGE AT GRADE INTO A SPLASH PAD AT LEAST 3' (0.9 m) AWAY FROM THE BUILDING. THEY SHOULD NOT BE DIRECTED TOWARD ADJACENT PROPERTY BUT RATHER TOWARD SWALES ESTABLISHED BETWEEN THE PROPERTIES AND WITHIN THE PROPERTY BOUNDARY.

IN ADDITION, THE FOLLOWING GUIDELINES SHOULD BE FOLLOWED:
MINIMUM HEIGHT OF TOP OF FOUNDATION WALL ABOVE GRADE: 8" (200 mm)
MINIMUM SLOPE AWAY FROM HOUSE FOR AT LEAST 5' (1.5 m): 1%
APPROXIMATELY 3/4" per 12" (19 mm per 305 mm)
MINIMUM SLOPE ON REST OF LOT: 1%, APPROXIMATELY 1/2" per 12" (13 mm per 305 mm)
MINIMUM ELEVATION OF LOT, AT HOUSE, ABOVE STREET LEVEL: 1'-6" (480 mm)
MINIMUM DEPTH OF SWALES: 6" (150 mm)

WINDOW WELLS SHALL BE DRAINED TO THE FOOTING LEVEL OR OTHER SUITABLE LOCATION. FOUNDATION DRAIN (DRAINAGE PIPE OR WEEPING TILE) SHALL DRAIN TO A SEWER, DRAINAGE DITCH OR DRY WELL. SURFACE DRAINAGE SHOULD BE DIRECTED AWAY FROM WINDOW WELLS. EXTERIOR LIGHTWELLS AND BACKS PLANNED ELEVATION FROM WINDOW PERIMETER OF THE LOT SHOULD NOT BE ALTERED AS A CONSEQUENCE OF GRADING, LANDSCAPING OR FENCING PROJECTS.

ATTACHMENT

This forms part of application

Z17-0022

Planner Initials EW

City of Kelowna
COMMUNITY PLANNING

SITE & DRAINAGE PLAN

BARNETT CONSTRUCTION

DESIGN BY: A.J.G. DATE: JANUARY 26, 2017

DRAWN BY: A.J.G. REVISED:

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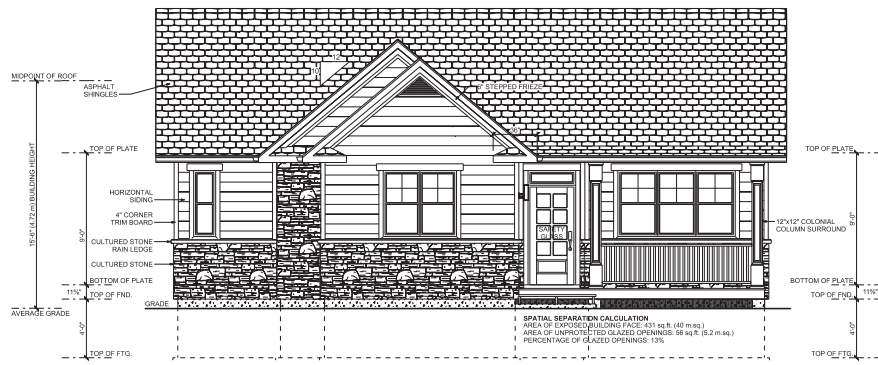
Due to the nature of the regulations and the complexity of the building process, the use of these drawings is subject to the approval of the appropriate authorities. The use of these drawings for any other purpose is strictly prohibited. The purchaser of these drawings acknowledges that they are for the use of the purchaser only and that the purchaser is responsible for obtaining all necessary permits and approvals from the appropriate authorities. The purchaser is also responsible for obtaining all necessary approvals from the appropriate authorities for the use of these drawings for any other purpose. The purchaser is also responsible for obtaining all necessary approvals from the appropriate authorities for the use of these drawings for any other purpose.

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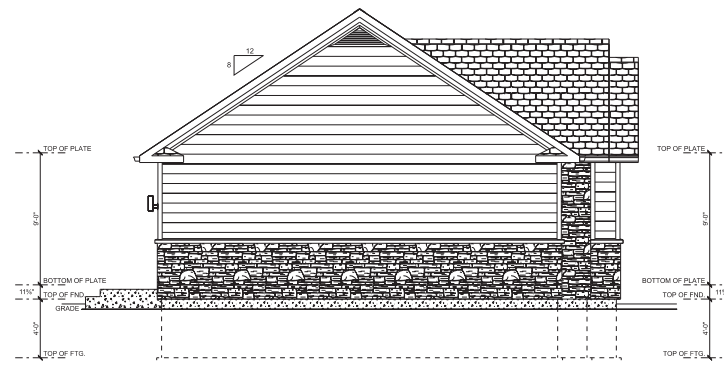
PLAN NO.
WP-5498

SHEET NO.
A1

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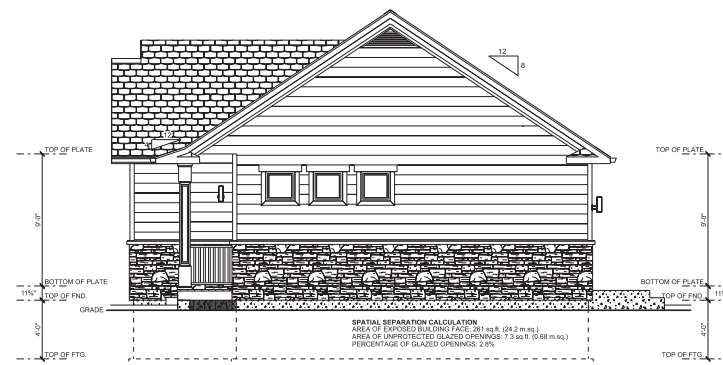
FRONT ELEVATION (FACING LANE)
SCALE: 1/4" = 1'-0"



LEFT ELEVATION



REAR ELEVATION (FACING HOUSE)



RIGHT ELEVATION

ATTACHMENT A

This forms part of application

Z17-0022

Planner
Initials

EW



EXTERIOR ELEVATIONS

PLAN NO.
WP-5498

SHEET NO.
A5

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BARNETT CONSTRUCTION

DESIGN BY: A.J.G. DATE: JANUARY 28, 2017

DRAWN BY: A.J.G. REVISED:

www.girouxdesigngroup.com - www.westhomeplanners.com - www.houseplanners.com

REPORT TO COUNCIL



Date: April 24, 2017

RIM No. 1250-30

To: City Manager

From: Community Planning Department (TB)

Application: Z17-0003

Owner: Derer's Tile Haus Inc. Inc.No.
BC0917501

Address: 140 Mills Road

Applicant: Kenneth Derer

Subject: Rezoning Application

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

Existing Zone: RU1 – Large Lot Housing

Proposed Zone: RM3 – Low Density Multiple Housing

1.0 Recommendation

THAT Rezoning Application No. Z17-0003 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 3, District Lot 125, ODYD, Plan 9286, located at 140 Mills Road, Kelowna, BC from the RU1 – Large Lot Housing zone to the RM3 – Low Density Multiple 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 February 20, 2017;

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 from RU1 – Large Lot Housing to RM3 – Low Density Multiple Housing to facilitate the development of multiple dwelling housing.

3.0 Community Planning

Community Planning supports the proposed rezoning from RU1 – Large Lot Housing to RM3 – Low Density Multiple Housing which is consistent with the Official Community Plan (OCP) Future Land Use of Multiple Unit Residential (Low Density). The proposal is consistent with the OCP urban infill policies of Compact Urban Form and Sensitive Infill by increasing density where infrastructure already exists and designing to be sensitive to the neighbourhood context.

The proposed units are ground-oriented and have direct access to individual patio and lawn areas, along with a common garden and play area. The proposed four-bedroom design allows for flexible family living with additional space for a den or home office, and a full sized double garage. These features are consistent with OCP Policies of Ground-Oriented Housing and Family Housing.

4.0 Proposal

4.1 Background

The subject property had a house and accessory building on it, and was the subject of several bylaw complaints over the past few years for noise, illegal suites, and unsightly premises. The applicants have demolished the house and cleared the land in preparation for this development.

4.2 Project Description

The proposed rezoning would change the zone of the subject property to allow for multiple dwelling housing in a row house complex. Each of the proposed units has a ground oriented design with direct access to a private outdoor patio and lawn space. In addition, there is a large common garden and play area. Each proposed unit has 2 full sized parking stalls in a double garage as well as driveway parking and features four bedrooms with a flex room for a home office or den. The proposal does not require any variances and is considered consistent with OCP Policies of Compact Urban Growth, Sensitive Infill, Ground-Oriented Housing, and Family Housing.

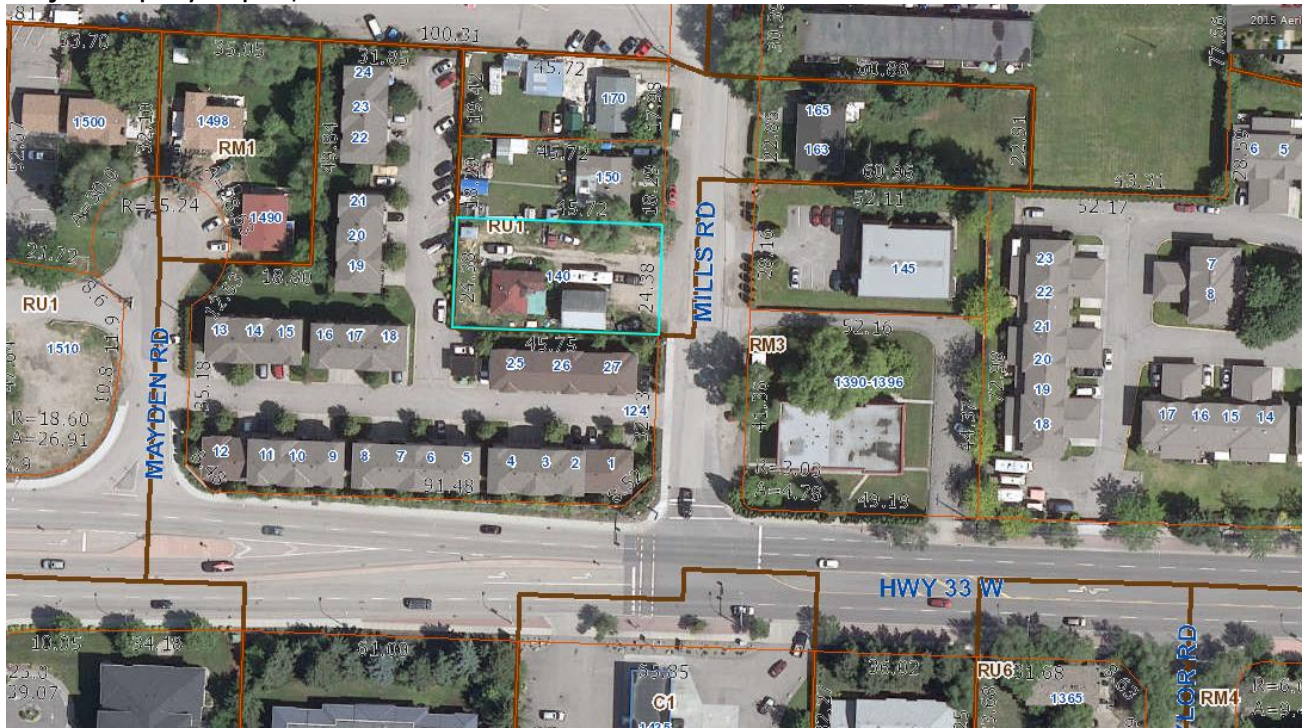
4.3 Site Context

The subject property is located on the west side of Mills Rd near the intersection of Highway 33 and Highway 97 in Rutland. It is near a major transit route, and there are several other multiple dwelling housing complexes in the near vicinity.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing	Single Family Dwelling
East	RM3 – Low Density Multiple Housing	Multiple Dwelling Housing
South	RM3 – Low Density Multiple Housing	Multiple Dwelling Housing
West	RM3 – Low Density Multiple Housing	Multiple Dwelling Housing

Subject Property Map: 140 Mills Road



4.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RM3 ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Lot Area	900m ²	1133m ²
Lot Width	30.0m	24.38m
Lot Depth	30.0m	45.75m
Development Regulations		
Floor Area Ratio (FAR)	0.80	0.72
Building Height (metres/storeys)	10.0m / 3 storeys	9.4m / 2 ½ storeys
Front	4.5m	4.5m
Side (include direction)	4.0m	4.0m
Side (include direction)	4.0m	4.0m
Rear	7.5m	7.5m
Other Regulations		
Site Coverage of Building(s) (%)	40%	30.1%
Site Coverage of buildings, driveways, and parking (%)	60%	54.7%
Number of Parking Stalls/Loading Spaces	8 stalls	8 stalls
Private Open Space Area	25m ² per dwelling	404 m ²

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process

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

Sensitive 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.

Family Housing.³ 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).

Ground-Oriented Housing.⁴ Encourage all multiple-unit residential buildings in neighbourhoods with schools and parks to contain ground-oriented units with 2 or more bedrooms so as to provide a family housing choice within the multi-unit rental or ownership markets.

6.0 Technical Comments

6.1 Building & Permitting Department

- Placement permits are required for any sales or construction trailers that will be on site. The location(s) of these are to be shown at time of development permit application.
- HPO (Home Protection Office) approval or exemption is required at time of Building Permit application.
- A Hoarding permit is required and protection of the public from the staging area and the new building area during construction. Location of the staging area and location of any cranes should be established at time of DP.
- Fire Department access, turn a rounds and private hydrant locations if required are too be verified with Kelowna Fire Department.
- A Building Code analysis is required for the structure at time of building permit applications, but the following items may affect the form and character of the building(s):
 - Any alternative solution must be accepted by the Chief Building Inspector prior to the release of the Building Permit.
 - Any security system that limits access to exiting needs to be addressed in the code analysis by the architect.

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

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

³ City of Kelowna Official Community Plan, Policy 5.22.13 (Development Process Chapter)

⁴ City of Kelowna Official Community Plan, Policy 5.23.1 (Development Process Chapter)

- Hard surfaced paths leading from the egress to a safe area are to be clearly defined as part of the DP
- Glazing to meet minimum provincial standards as outline in the Building Code.
- A Geotechnical report is required to address the sub soil conditions and site drainage at time of building permit application.
- Size and location of all signage to be clearly defined as part of the development permit. This should include the signage required for the building addressing to be defined on the drawings per the bylaws on the permit application drawings.
- 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 complex at time of permit application.

6.2 Development Engineering Department

- Please see Schedule "A" dated February 20, 2017

6.3 Fire Department

- Construction fire safety plan is required to be submitted and reviewed prior to construction and updated as required. Template available online at Kelowna.ca
- Engineered Fire Flow calculations are required to determine Fire Hydrant requirements as per the City of Kelowna Subdivision Bylaw #7900 - 150 L/sec required. Should another hydrant be required on this property it shall be deemed private and shall be operational at the start of construction.
- Fire Department access is to be met as per BCBC 3.2.5. -
- All requirements of the City of Kelowna Fire and Life Safety Bylaw 10760 shall be met.
- One address off of Mills Rd with unit numbers for this complex
- Drive aisle should have no parking signs.
- Requirements of section 9.10.19 Smoke Alarms and Carbon Monoxide alarms of the BCBC 2012 are to be met.
- Do not issue BP unless all life safety issues are confirmed

6.4 Ministry of Transportation

- Preliminary Approval is granted for the rezoning for one year pursuant to Section 52(3)(a) of the Transportation Act.

7.0 Application Chronology

Date of Application Received: December 1, 2016

Date Public Consultation Completed: February 21, 2017

Report prepared by: Trisa Brandt, Planner I

Reviewed by: Terry Barton, Urban Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Site Plan and Floor Plans

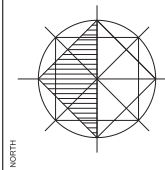
Conceptual Elevations

Landscape Plan

Schedule "A" dated February 20, 2017

MILLS ROAD

REV: 01/2017
 Based for Review
 Based for Permit
 Based for Construction

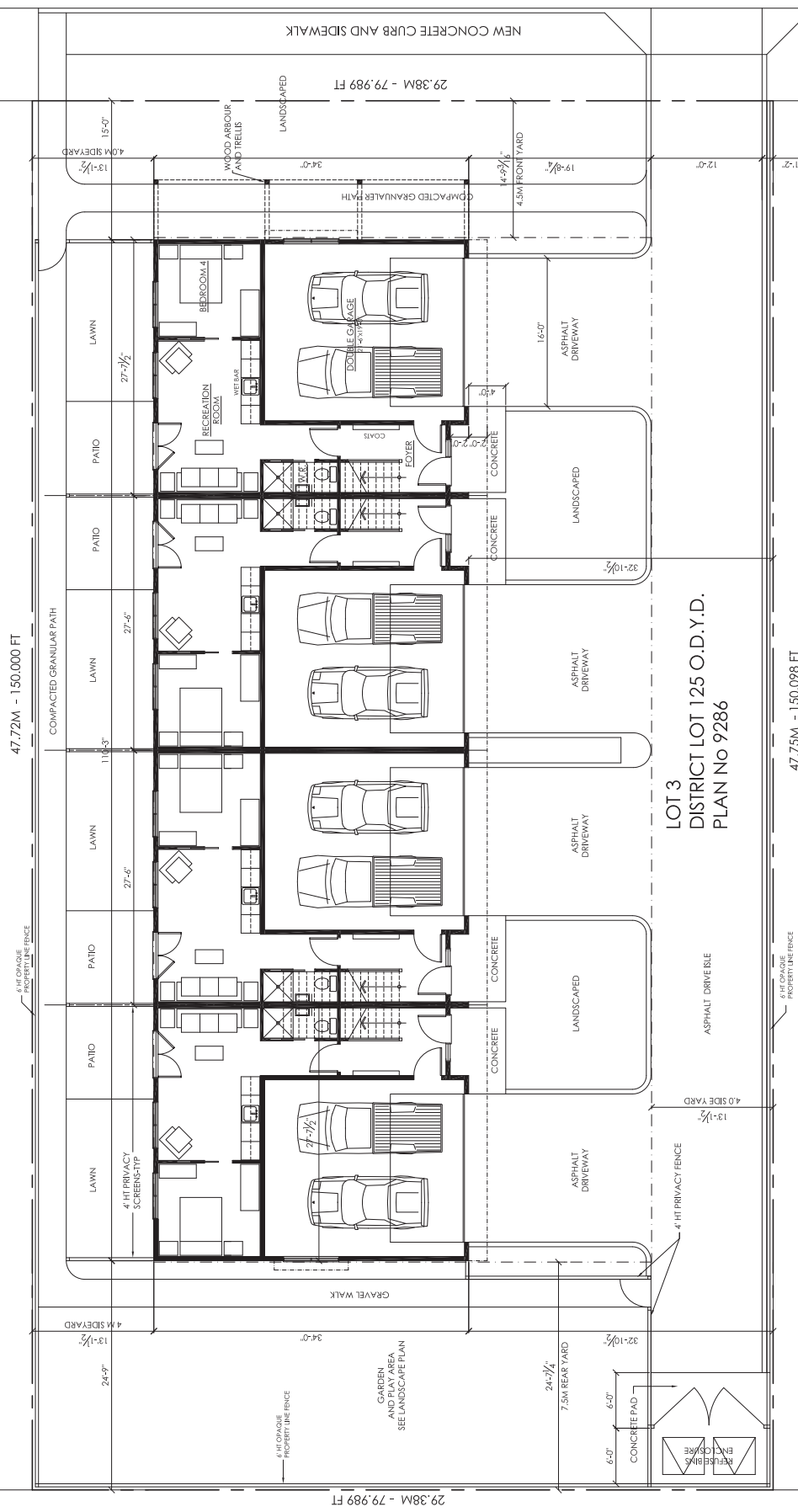


PROJECT
 TOWNHOME DEVELOPMENT
 140 MILLS ROAD
 KELOWNA BC

DRAWING TITLE

SITE PLAN

PROJECT NO	2015-544
DATE	OCT 13, 2016
DRAWN	Ray Lefebvre
SCALE	3/16" = 1'-0"
DRAWING NO	



PARKING
 2 SPACES FOR 3 BEDROOM UNITS
 11 FT 7 IN. INT-AREAS
 16 SPACES PROVIDED

FOR HARD AND SOFT LANDSCAPING DETAILS
 REFER TO LANDSCAPE PLAN

EXISTING ZONING RUI-URBAN RESIDENTIAL ZONE
PROPOSED ZONING RM2-LOW DENSITY - ROW HOUSING

SITE PLAN

SCALE 3/16" = 1'-0"
 BUILDING AREA 3487.5 SQ. FT.

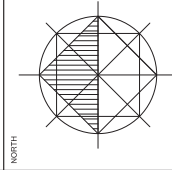
BUILDING GROSS FLOOR AREAS

3RD FLOOR	1,492.464 SQ. FT. (15,095.895 SQ. FT.)
BUILDING AREA AT GRADE	341,322.50 SQ. FT. (3,867,500 SQ. FT.)
LOT AREA	47,725.00 SQ. FT. (MAX 50%)
LOT COVERAGE OF BUILDING AND DRIVEWAYS	3688.2988 = 6674.50 FT. = 44.21% - MAX 55%
GROUND FLOOR	440,771.2 = 881,542.5 SQ. FT.
GARAGE CENTER LINE	437,989.2 = 875,978.5 SQ. FT.
DRIVEWAY CENTER LINE	437,989.2 = 875,978.5 SQ. FT.
WING SPACE CENTER LINE	481,763.2 = 963,526.5 SQ. FT.
MANUELODE	91,725.2 = 183,450.5 SQ. FT.
CENTER UNITS	72,878.4 = 145,756.8 SQ. FT.
COVERED DECKS	93,162.5 = 186,325.0 SQ. FT.
WATER LOOSE	831,330.0 = 1,662,660.0 SQ. FT.
CONCRETE PAD	827,750.2 = 1,655,500.5 SQ. FT.
FLOOR AREA RATIO	3317.503 S.F.
NET FLOOR AREA	8850.864 S.F. / 15,095.895 S.F. = 0.586
	MAX 0.65



1343 Barnes Road
Kelowna, BC
V1P 6S3
T: 250-865-0314
F: 250-865-0315
E: keystone@keystone.ca

REV/DESCRIPTION: -
Based for Review: JOHN 12, 2017
Based for Permit: -
Based for Construction: -

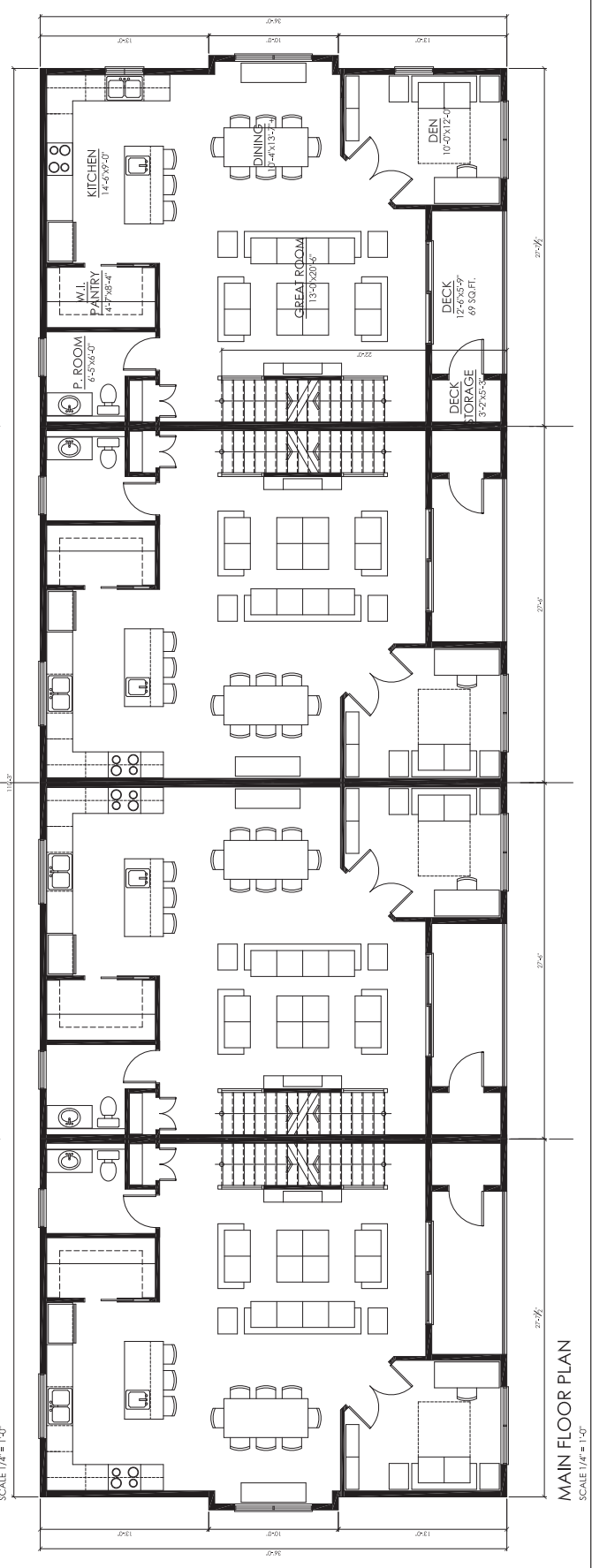
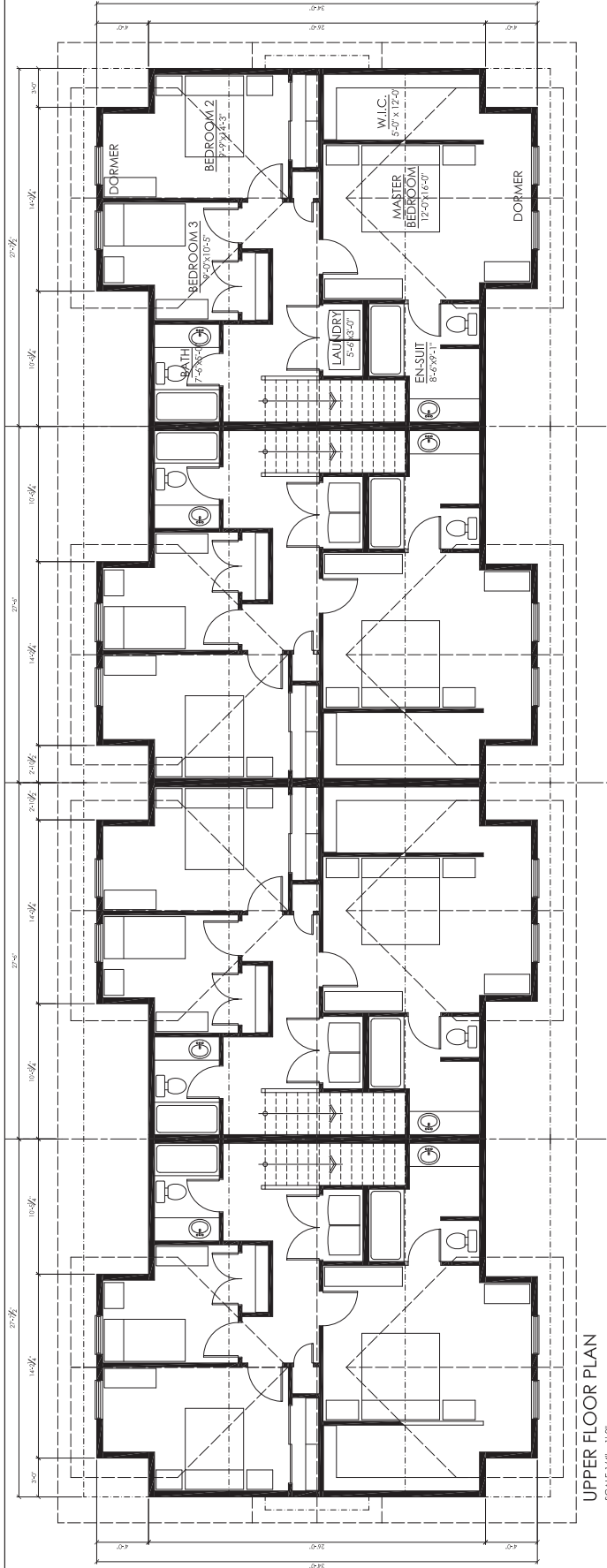


PROJECT
TOWNHOME
DEVELOPMENT
140 MILLS ROAD
KELOWNA BC

DRAWING TITLE
SITE PLAN

PROJECT NO	2015-544
DATE	OCT 13, 2016
DRAWN	Ray Lefebvre
SCALE	1/4" = 1'-0"
DRAWING NO	

2 of 4

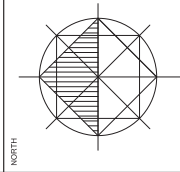




1743 Bantle Road
Kelowna, BC
V1P 8G3
T: 250-765-0314
F: 250-765-0315
E: keystone@keystone.ca

REV: 01/2017
Based for Review
Based for Permit
Based for Construction

DATE: JAN 12, 2017



PROJECT
TOWNHOME
DEVELOPMENT
140 MILLS ROAD
KELOWNA BC

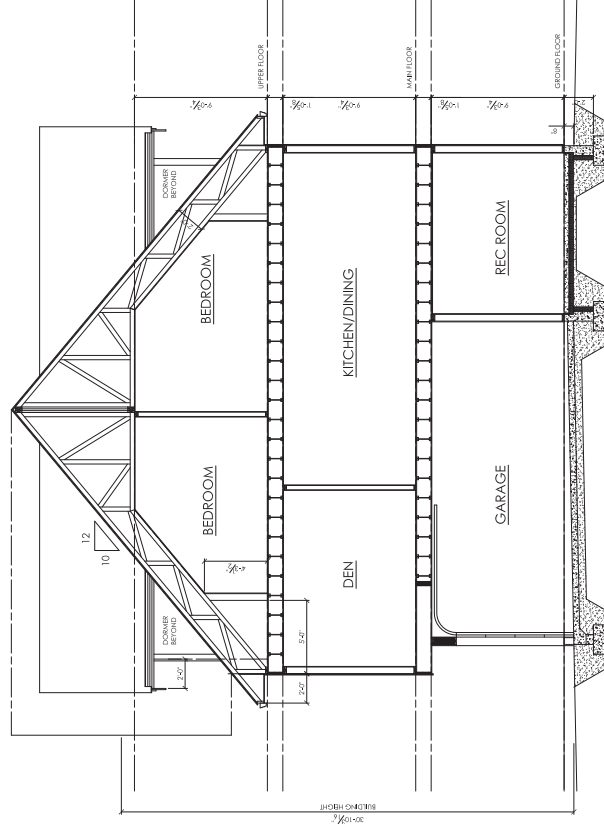
DRAWING TITLE
SOUTH ELEVATION
EAST ELEVATION
SECTION

PROJECT NO	2015-548
DATE	OCT 13, 2016
DRAWN	Raj Ladanna
SCALE	1/4" = 1'-0"
DRAWING NO	

3 of 4



SOUTH ELEVATION
SCALE 1/4" = 1'-0"



CROSS SECTION
SCALE 1/4" = 1'-0"

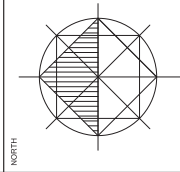


EAST ELEVATION - VIEW FROM MILLS ROAD
SCALE 1/4" = 1'-0"



1743 Buntline Road
Kelowna, BC
V1P 8G3
T: 250-765-0314
F: 250-765-0315
E: keystone@keystone.ca

REV/DESCRIPTION: -
Issued for Review: JAN 12, 2014
Issued for Permit: -
Issued for Construction: -

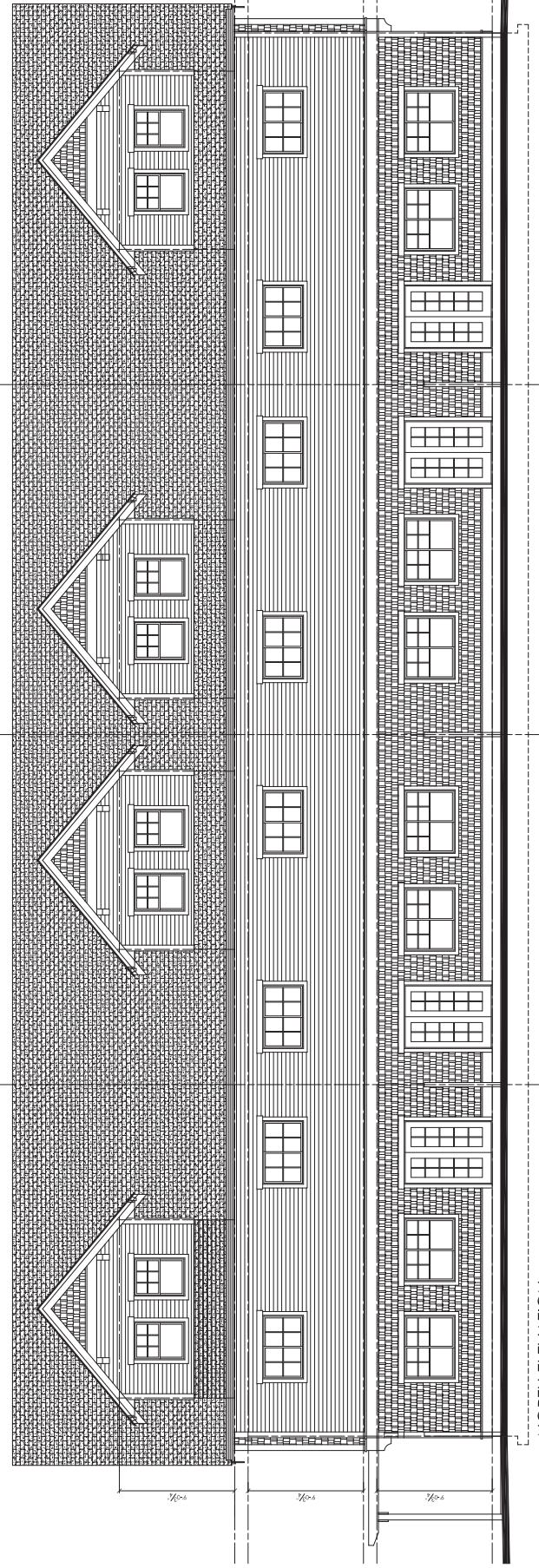


PROJECT
TOWNHOME
DEVELOPMENT
140 MILLS ROAD
KELOWNA BC

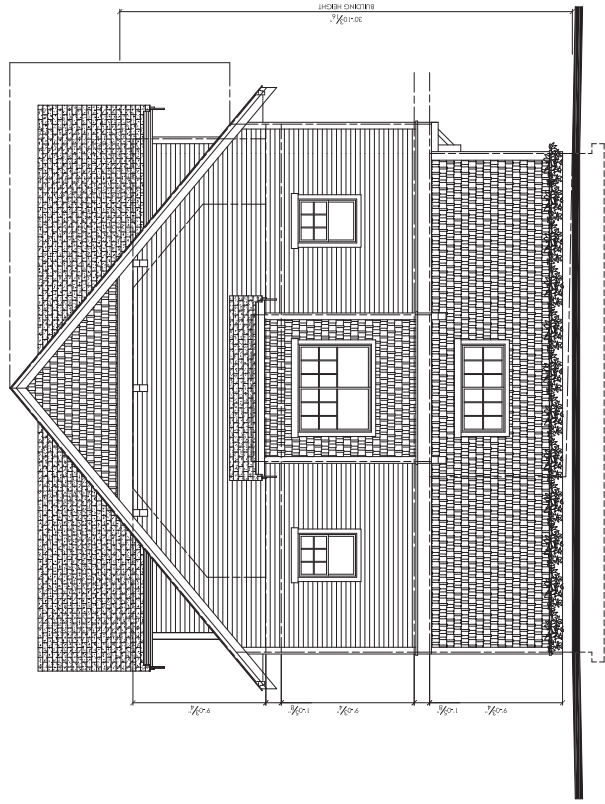
DRAWING TITLE
NORTH ELEVATION
WEST ELEVATION

PROJECT NO	2013-544
DATE	OCT 13, 2013
DRAWN	Ray Ladouceur
SCALE	1/4" = 1'-0"
DRAWING NO	

4 of 4



NORTH ELEVATION
SCALE 1/4" = 1'-0"



WEST ELEVATION SCALE 1/4" = 1'-0"



CITY OF KELOWNA

MEMORANDUM

Date: February 20, 2017
File No.: Z17-0003
To: Urban Planning Management (TB)
From: Development Engineering Manager (SM)
Subject: 140 Mills Road Lot: 3 Plan: 9286 RU1 to RM2

The Development Engineering Department has the following comments and requirements associated with this rezoning application to rezone from RU1 to RM2 to facilitate the development of four townhomes. The road and utility upgrading requirements outlined in this report will be requirements of this development.

The Development Engineering Technologist for this project is Jason Ough

1. **General**

These Development Engineering comments and requirements are subject to review and or revision for approval by the Ministry of Transportation (MOTI) Infrastructure.

2. **Domestic Water and Fire Protection**

- a) This development is within the service area of the Rutland Waterworks District (RWD). The developer is required to make satisfactory arrangements with the RWD for these items. All charges for service connection and upgrading costs, as well as any costs to decommission existing services are to be paid directly to RWD.
- b) The developer must obtain the necessary permits and have all existing utility services disconnected prior to removing or demolishing the existing structures.

3. **Sanitary Sewer**

- a) The subject property is currently encumbered with a 3m wide SROW for sanitary sewer along the southern boundary: Drawing No. A-2413-66. The City will allow the discharge this SROW and decommissioning of the existing sewer main. Any legal, survey or other fees associated with discharging the SROW and decommissioning of the existing 200mm sewer main will be paid for by the developer.
- b) The applicant's consulting mechanical engineer will determine the requirements of the proposed development and establish the service needs. Only one service per lot will be permitted for this development. If adequately sized for the ultimate service needs, the applicant may use a portion of the existing sewer main at the south east corner of the property for the sanitary service needs of the project.

4. Storm Drainage

- a) The developer must engage a consulting civil engineer to provide a storm water management plan for these sites which meets the requirements of the City Subdivision Development and Servicing Bylaw 7900. The storm water management plan must also include provision of lot grading plans, minimum basement elevations (MBE), if applicable, and provision of a storm drainage service and recommendations for onsite drainage containment and disposal systems.
- b) This development must include the design and construction of a piped drainage system for Mills Road fronting the subject lot. The existing main is shown on drawing: A-4227-1.

5. Road Improvements

- a) Mills Road is identified in the 2030 Transportation Servicing Plan as a 2 Lane Major Collector.
- b) The applicant must have a civil engineering consultant submit a design for Mills Road to be upgraded to an urban standard (SS-R5) along the full frontage of the subject property; including curb and gutter, sidewalk, drainage system including catch basins, manholes and pavement removal and replacement and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. Estimate will also be required, for bonding purposes, to be submitted by the applicants civil engineering consultant.

6. Development Permit and Site Related Issues

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

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. Geotechnical Report

As a requirement of this application the owner must provide a geotechnical report prepared by a Professional Engineer qualified in the field of hydro-geotechnical survey to address the following:

- (a) Area ground water characteristics.
- (b) Site suitability for development, unstable soils, etc.
- (c) Drill and / or excavate test holes on the site and install piezometers if necessary. Log test hole data to identify soil characteristics, identify areas of fill if any. Identify unacceptable fill material, analyse soil sulphate content, identify unsuitable underlying soils such as peat, etc. and make recommendations for remediation if necessary.
- (d) List extraordinary requirements that may be required to accommodate construction of roads and underground utilities as well as building foundation designs.
- (e) Additional geotechnical survey may be necessary for building foundations, etc.


Steve Muenz, P. Eng.
Development Engineering Manager

jo

REPORT TO COUNCIL



Date: April 24, 2017

RIM No. 1250-30

To: City Manager

From: Community Planning Department (EW)

Application: Z17-0017

Owner: Sascha Richard Heinrich &
Margaret Heinrich

Address: 849 Raymer Rd

Applicant: Urban Options Planning &
Permits

Subject: Rezoning Application

Existing OCP Designation: SRES – Single/Two Unit Residential

Existing Zone: RU1 – Large Lot Housing

Proposed Zone: RU1c – Large Lot Housing with Carriage House

1.0 Recommendation

THAT Rezoning Application No. 17-0017 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot A District Lot 580A SDYD Plan KAP73736, located at 849 Raymer Rd, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU1c – Large Lot Housing with Carriage House zone, be considered by Council;

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

AND FURTHER THAT final adoption of the Zone Amending 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 April 24, 2017.

2.0 Purpose

To consider rezoning the subject property from RU1 – Large Lot Housing to RU1c – Large Lot Housing with Carriage House to facilitate the future construction of a carriage house.

3.0 Community Planning

Community Planning Staff support the proposed rezoning application to facilitate the future construction of a carriage house on the subject property. The parcel has a Future Land Use designation of S2Res – Single/ Two Unit Residential in the Official Community Plan (OCP) and is currently zoned RU1 – Large Lot Housing. The property is located within the Permanent Growth Boundary. The density in the

neighbourhood has been modestly increasing in recent years as there are several examples of RU6 – Two Dwelling Housing, RU2 – Medium Lot Housing, and RU1c – Large Lot Housing with Carriage House properties within the surrounding area. Rezoning the subject parcel to the RU1c zone will continue the density increase trend, a key objective for the City’s urban infill strategy.

In fulfillment of Council Policy No. 367, the applicant submitted a Neighbourhood Consultation Summary Form outlining that the neighbours within 50 m of the subject property were notified.

4.0 Proposal

4.1 Project Description

Plans submitted with the rezoning application propose the construction of a single storey carriage house in the southeast corner of the property. The carriage house will replace an existing garage/workshop. The proposal complies with the zoning regulations and the single-storey design is mindful of neighbouring properties. Following feedback from the applicant’s neighbourhood consultation on the roof height, the applicant revised the plans and lowered the roof height by approximately 1 foot (0.3 m). The carriage house design includes a one-bedroom unit and a garage for two vehicles.



Figure 1. Conceptual rendering of proposed carriage house.

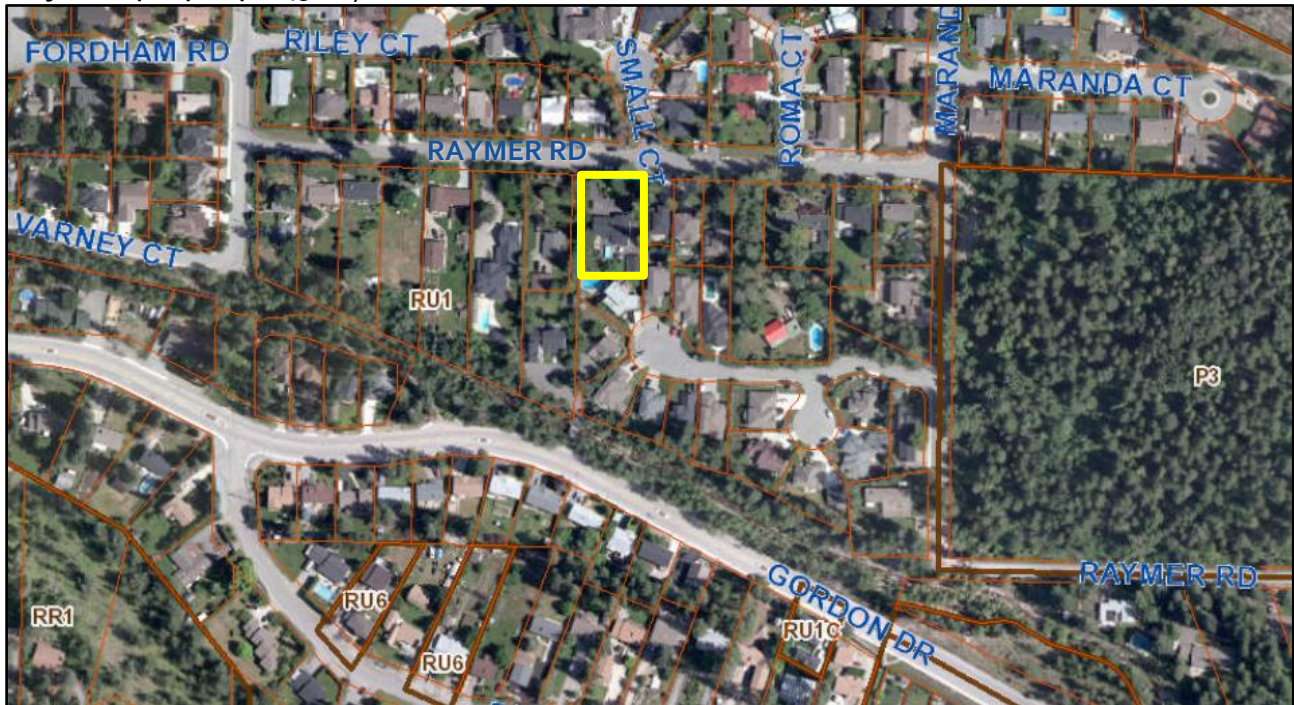
4.2 Site Context

The parcel is located in the North Okanagan Mission city sector, within the Permanent Growth Boundary. The subject property is a large RU1 parcel at 1,991 m².

Adjacent land uses are as follows:

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

Subject Property Map: 849 Raymer Rd



4.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RU ₁ ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Minimum Lot Area	550 m ²	1991 m ²
Minimum Lot Width	16.5 m	31.1 m
Minimum Lot Depth	30.0 m	55.4 m
Development Regulations		
Max. Site Coverage (buildings)	40%	20%
Max. Site Coverage (buildings, driveways, and parking)	50%	46%
Single Storey Carriage House Regulations		
Max. Accessory Site Coverage	20%	6%
Max. Accessory Building Footprint	130 m ²	123 m ²
Max. Net Floor Area	100 m ²	51 m ²
Max. Net Floor Area to Principal Building	75%	32%
Maximum Height (to mid-point)	4.8 m	4.34 m
Maximum Height (to peak)	7.1 m	5.2 m
Minimum Side Yard (east)	2.0 m	2.0 m
Minimum Side Yard (west)	2.0 m	15.0 m
Minimum Rear Yard	2.0 m	2.0 m

Min. Distance to Principal Building	3.0 m	5.6 m
Other Regulations		
Minimum Parking Requirements	4 stalls (carriage house + home based business)	5 stalls
Minimum Private Open Space	30 m ²	> 30m ²

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process

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

Sensitive Infill.² 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.³ 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.

Carriage Houses & Accessory Apartments⁴. Support carriage houses and accessory apartments through appropriate zoning regulations.

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 Permits.
- Operable bedroom windows required as per the 2012 edition of the British Columbia Building Code (BCBC 12).
- A fire rated wall is required from the dwelling to the garage from the foundation to the underside of the roof sheathing. Please provide these details at time of building permit application.
- Full Plan check for Building Code related issues will be done at time of Building Permit applications.

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

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).

⁴ City of Kelowna Official Community Plan, Policy 5.22.12 (Development Process Chapter).

6.2 Development Engineering Department

- See Attachment "A" memorandum dated March 8, 2017.

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 dwellings shall have a posted address on Raymer Rd.
- If a fence is ever constructed between the dwellings a gate with a clear width of 1100mm is required.
- Maintain access to all units from Raymer Rd.

7.0 **Application Chronology**

Date of Application Received: January 31, 2017
Date Public Consultation Completed: February 20, 2017
Date Revised Plan Received: April 6, 2017

Report prepared by: Emily Williamson, 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 March 8, 2017
Attachment "A" – Conceptual Elevations

CITY OF KELOWNA

MEMORANDUM

Date: March 8, 2017
File No.: Z17-0017

To: Community Planning (EW)

From: Development Engineering Manager (SM)

Subject: 849 Raymer Road

RU1 to RU1c

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

1. Domestic Water and Fire Protection

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

2. Sanitary Sewer

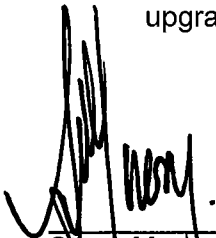
Our records indicate that this property is currently serviced with a 100mm-diameter sanitary sewer service which is adequate for this application.

3. Development Permit and Site Related Issues

Direct the roof drains onto splash pads.

4. Electric Power and Telecommunication Services

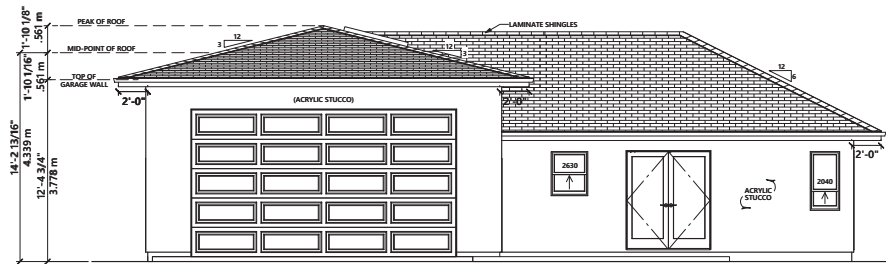
It is the applicant's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for service upgrades to these services which would be at the applicant's cost.



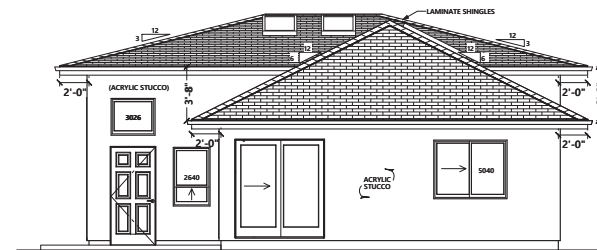
Steve Muenz, P. Eng.
Development Engineering Manager

SS

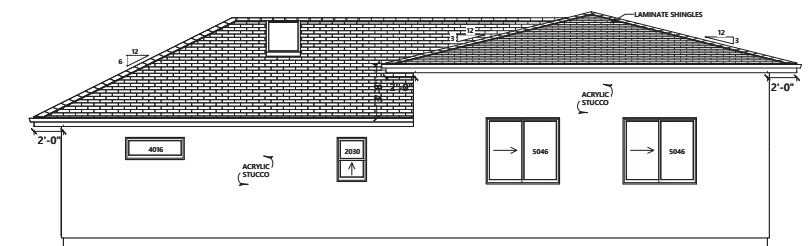
SCHEDULE		A
This forms part of application		
# Z17-0017		
Planner Initials	<div>EW</div>	 City of Kelowna <small>COMMUNITY PLANNING</small>



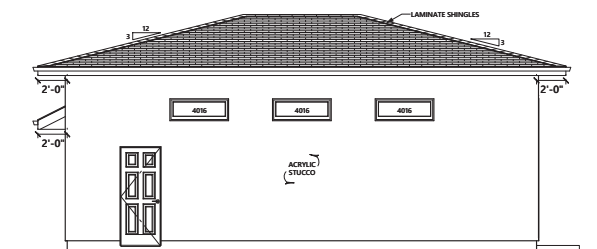
FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

ATTACHMENT

A

This forms part of application

Z17-0017

Planner
Initials EW



1. ALL WORK SHALL CONFORM TO THE CURRENT BUILDING CODES ADOPTED BY AUTHORITIES HAVING JURISDICTION OR LOCAL BUILDING CODES AND BYLAWS WHICH MAY TAKE PRECEDENCE.
2. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DRAWINGS.
3. "R-TISTRY DRAFTING INC." SHALL NOT BE RESPONSIBLE FOR ANY VARIANCES FROM THE STRUCTURAL DRAWINGS AND SPECIFICATIONS, OR ADJUSTMENT REQUIRED RESULTING FROM CONDITIONS ENCOUNTERED AT THE JOB SITE AND IS THE SOLE RESPONSIBILITY OF THE OWNER/ BUILDER.
4. CONSTRUCTION LOADS ON THE STRUCTURE CAUSED BY INTERIM STORAGE OF MATERIALS OR USE OF EQUIPMENT, SHALL NOT BE ALLOWED TO EXCEED THE DESIGN LOADINGS.
5. ALL WINDOW AND DOOR SIZES AND OPERATION ARE TO BE CONFIRMED BY OWNER/BUILDER WITH THE MANUFACTURE.



R-tistry Home Design
design@rtistryhomedesign.com
Ph: 250-469-1641

ISSUED PLANS:	NO.1 PERMIT DRAWINGS	JAN. 25, 2017
	NO.2 ROOF PITCH REV.	APRIL 5, 2017

PROJECT TITLE:
849 RAYMER ROAD
ACCESSORY BUILDING

DATE:
2017-04-06

SCALE:
1/8" = 1'

SHEET:

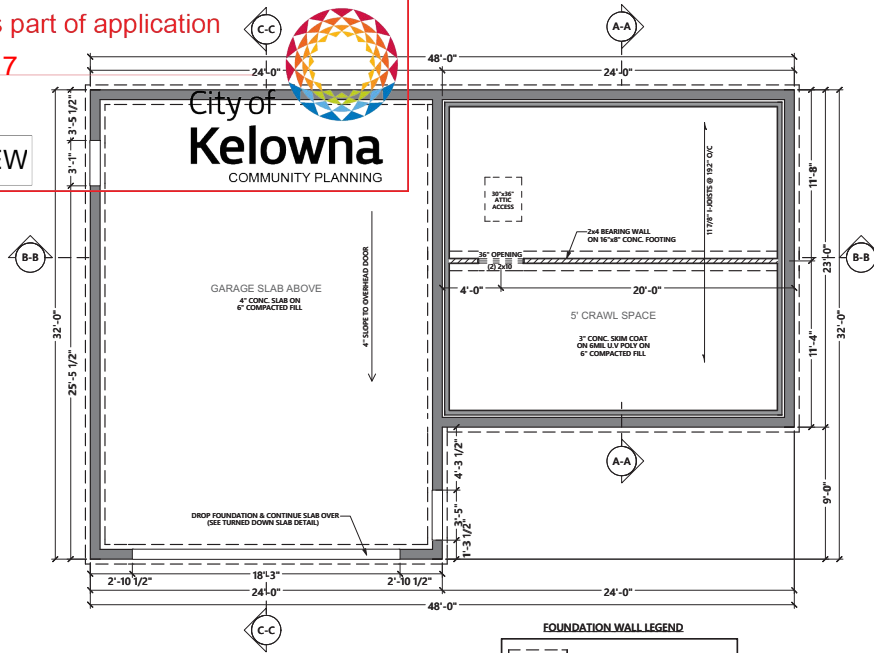
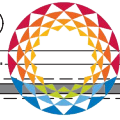
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ATTACHMENT A

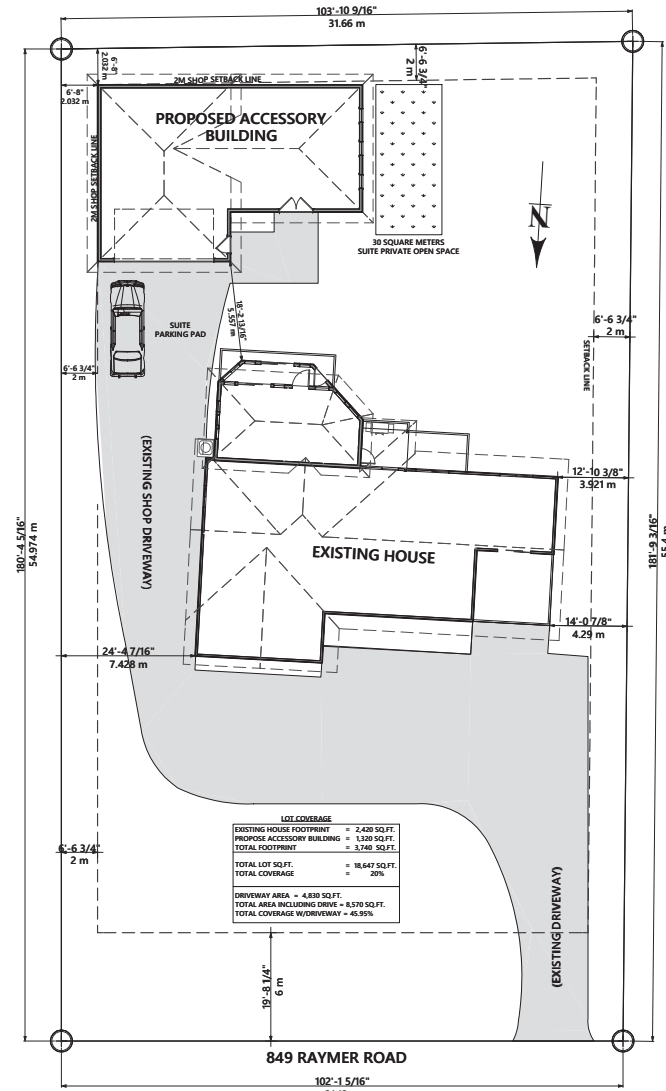
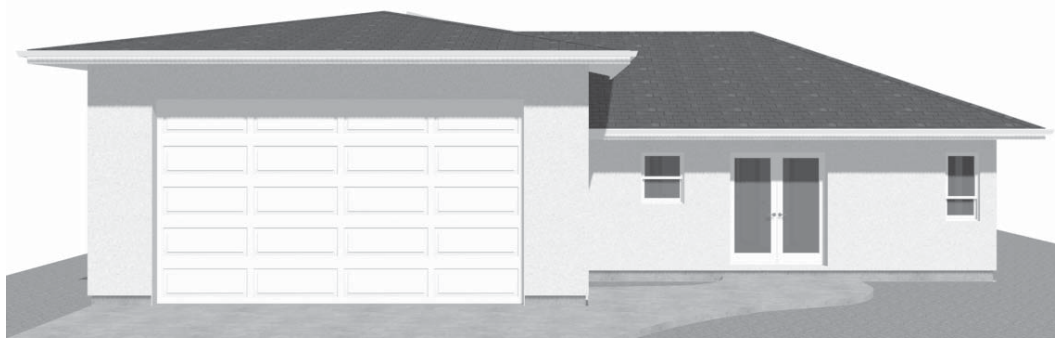
This forms part of application
Z17-0017

Planner
Initials EW

City of
Kelowna
COMMUNITY PLANNING



FOUNDATION PLAN



PLOT PLAN
SCALE: 3/32" = 1'



R-tistry Home Design
design@rtistryhomedesign.com
PH: 250-469-1641

ISSUED PLANS:	NO.1. PERMIT DRAWINGS	JAN. 25, 2017
	NO.2. ROOF PITCH REV.	APRIL 6, 2017

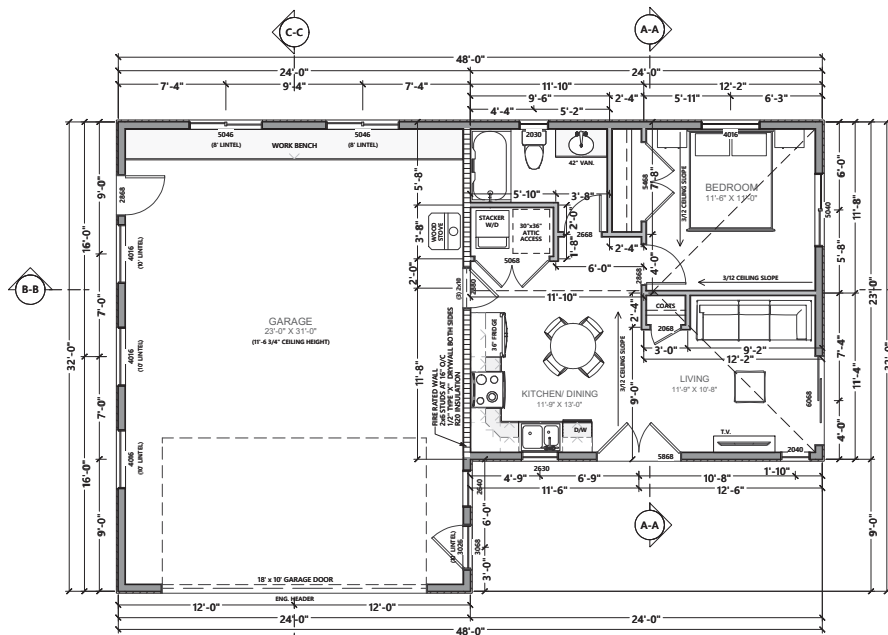
PROJECT TITLE:
**849 RAYMER ROAD
ACCESSORY BUILDING**

DATE:
2017-04-06

SCALE:
1/8" = 1'

SHEET:

2/4



INTERIOR WALL LEGEND

2x4 STUDS @ 16" O/C	
2x6 BEARING WALL	
FIRE RATED WALL	
1/2" TYPE 'X' DRYWALL	

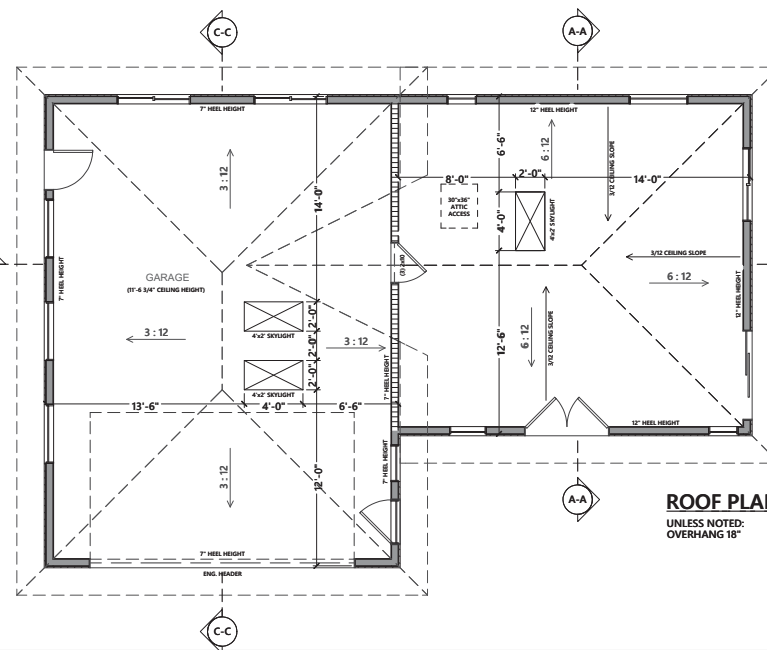
BEAM LEGEND

2x LUMBER	
ENG. BEAM (DISCOPED)	

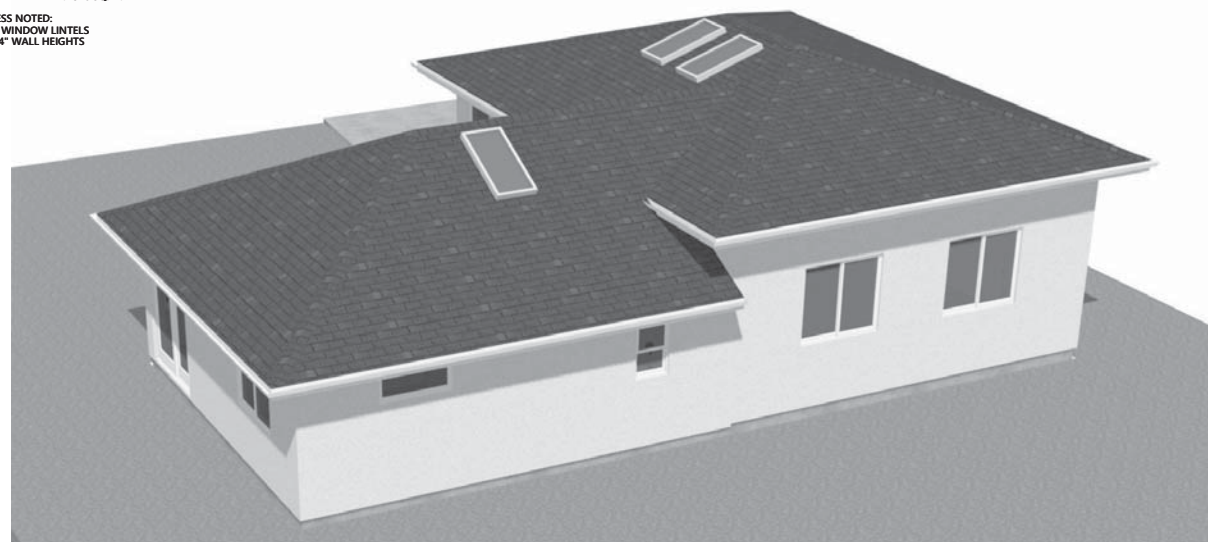
ACCESSORY BUILDING

GARAGE AREA: 768 SQ.FT.
SUITE AREA: 552 SQ.FT.
FOOT PRINT AREA: 1320 SQ.FT.

UNLESS NOTED:
6'-8" WINDOW LINTELS
8'-3/4" WALL HEIGHTS



ROOF PLAN
UNLESS NOTED:
OVERHANG 18"



ATTACHMENT A

This forms part of application
Z17-0017

Planner
Initials

EW

City of
Kelowna
COMMUNITY PLANNING



R-tistry Home Design
design@rtistryhomedesign.com
PH: 250-469-1641

ISSUED PLANS:

NO.1. PERMIT DRAWINGS
NO.2. ROOF PITCH REV.
JAN. 25, 2017
APRIL 6, 2017

PROJECT TITLE:

849 RAYMER ROAD
ACCESSORY BUILDING

DATE:

2017-04-06

SCALE:

1/8" = 1'

SHEET:

3/4

REPORT TO COUNCIL



Date: April 24, 2017

RIM No. 1250-04

To: City Manager

From: Community Planning Department (RR)

Application: TA17-0006

Owner: Various

Address: 1920-1936 Summit

Applicant: Kent Macpherson

Subject: Zoning Bylaw Text Amendment

Existing OCP Designation: COMM - Commercial

Existing Zone: CD3 – Comprehensive Development

1.0 Recommendation

THAT Zoning Bylaw Text Amendment Application No. TA17-0006 to amend City of Kelowna Zoning Bylaw No. 8000 as outlined in the Report from the Community Planning Department dated April 24, 2017 for Lot C, Sec. 29, Twp. 26, ODYD Plan EPP54061 located at 1920-1936 Summit Drive be considered by Council;

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

2.0 Purpose To consider a proposed text amendment to allow a limited amount of retail liquor sales in the CD3 zone.

3.0 Community Planning

Community Planning staff support the proposed bylaw amendment. The CD3 zone only applies to a single property at the corner of Glenmore and Summit, which has been partially developed with a commercial plaza. The amendments would be limited in scope, allowing liquor to be sold from a single building.

The site and its location is appropriate for a small scale local liquor store. There are no nearby liquor stores, with the closest, Brandt's Creek Liquor Store, located 1.75 km away. The site is within walking distance of more than 200 single dwelling residential units, as well as the 600 current and proposed units on the former Conservatory site. The presence of the small retail liquor store will reduce the need for nearby residents to drive to other neighbourhoods.

The proposal complies with the relevant requirements of Kelowna Liquor Licensing Liquor License Policy and Procedures.

Because of the limited size of the liquor store, only 185 m² (2,000 sq. ft), staff do not expect any negative impacts.

4.0 Proposal

4.1 Background

In October of 2015, Council approved DP15-0161, allowing the development of a commercial plaza at the south end of the property commonly known as The Conservatory. Since that approval, the developer has constructed 4 of the 5 buildings proposed for the site, and is preparing to construct the 5th.

Council has also approved DP16-0081, which would allow the construction of an 87 unit rental apartment building directly north of the commercial plaza. Council has further approved the issuance of DP17-0017, which would allow the construction of a 166 unit rental building. Both of these buildings will be started in spring of 2017.

During the initial development of the commercial plaza, staff did not support including retail liquor sales in the zone for the property, as it would have allowed liquor sales to occupy a prominent or dominant portion of the site. Now that the project is largely complete, and there is an assurance that liquor sales will only be located in a small building at the centre of the site, staff are no longer concerned about liquor sales dominating the project.

4.2 Project Description

The applicant has requested a text amendment allowing retail liquor sales on a limited area of the property. Specifically, the applicant has requested that the central building on the site be allowed to operate as a retail liquor store.

The proposed text amendment would allow Retail Liquor Sales as a use in the CD3 zone, with a restriction that no more than 185 m² (2,000 sq. ft) of floorspace be used for liquor sales. This would limit liquor sales to the central building, and require that any other liquor based uses first receive council approval.



4.3 Site Context

The subject property is centrally located in the Glenmore neighbourhood, within walking distance of large numbers of single family homes and a number of multi-family developments. The nearest liquor store is the Brandt's Creek Liquor Store, approximately 1.75 km to the north.

The liquor sales outlet would be located in a building at the centre of the commercial site, with extensive parking surrounding it.



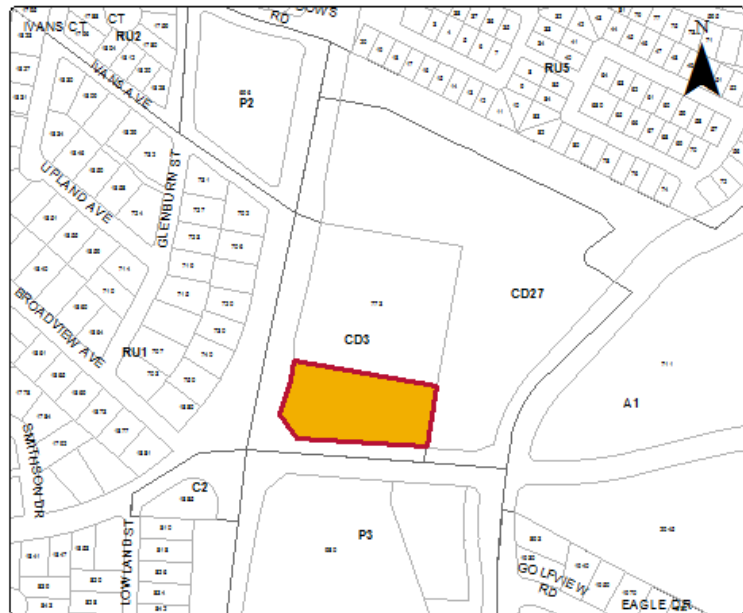
Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	CD3 – Comprehensive Development	Multi-Family Rental Building
East	CD27 – Comprehensive Development	Vacant (Future Multi-Family)
South	P3 – Major Park	Golf Course
West	RU1 – Large Lot Residential	Single Dwelling Residential

Subject Property Map:



CONTEXT



NEIGHBOURING ZONING



SUBJECT PROPERTY

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process

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

5.2 Liquor License Policy and Procedures 359

C. RETAIL LIQUOR SALES (RLS)

The following considerations should be made for the location of liquor stores/retail liquor sales (RLS):

- a) Continue to require new or relocated RLS establishments to apply for a rezoning application to allow for "Retail Liquor Sales" in applicable zones.
- b) No Retail Liquor Sales shall be approved for (in conjunction with) Liquor Primary Establishments with person capacity that exceed 150 persons.
- c) Any new or relocated Retail Liquor Sales establishment shall not be located within 300 m of an existing Liquor Primary establishment with a person capacity greater than 350 persons.

6.o Application Chronology

Date of Application Received: February 27, 2017

Report prepared by: Ryan Roycroft, Planner

Reviewed by: Terry Barton, Urban Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Bylaw amendments table

Zoning Bylaw No. 8000				
No.	Section	Existing Text	Proposed Text	Explanation of Change
1	CD3 – Comprehensive Development 3 Permitted Uses, Area “2”		(k) retail liquor sales And renumbering subsequent permitted uses	<i>Adding Retail Liquor Sales as a permitted use in Area 2 of the CD3 zone</i>
2	CD3 – Comprehensive Development 3 1.5 Other Regulations		(f) Only one Retail Liquor Sale business is permitted in Area 2. (g) Retail Liquor Sales within Area 2 shall be limited to a maximum Gross Floor Area of 185 m ² .	

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REPORT TO COUNCIL



Date: April 24, 2017

RIM No. 1250-30

To: City Manager

From: Community Planning Department (LB)

Application: Z17-0016 **Owner:** James & Nelly Oostenbrink

Address: 242 Clifton Road **Applicant:** James & Nelly Oostenbrink

Subject: Rezoning Application

Existing OCP Designation: S2RES – Single / Two Unit Residential

Existing Zone: RR3 – Rural Residential 3

Proposed Zone: RU6 – Two Dwelling Housing

1.0 Recommendation

THAT Rezoning Application No. Z17-0016 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 10 Section 6 Township 23 ODYD Plan 30121, located at 242 Clifton Road, Kelowna, BC, from the RR3 – Rural Residential 3 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 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 April 24, 2017;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered subsequent to an access easement agreement being registered on Title of Lot 59 Section 6 Township 23 ODYD Plan KAP42134, located at 244 Clifton Road, Kelowna, BC, to grant access to Lot 10 Section 6 Township 23 ODYD Plan 30121, located at 242 Clifton Road, Kelowna, BC.

2.0 Purpose

To rezone the subject property to the RU6 – Two Dwelling Housing zone to facilitate construction of a second dwelling.

3.0 Community Planning

Staff supports the application to rezone from the RR3 – Rural Residential 3 zone to the RU6 – Two Dwelling Housing zone to allow a second dwelling to be built on the subject property. The RU6 zone complies with the existing Future Land Use designation of S2RES – Single / Two Unit Residential. The property is within an existing built-up area in the Permanent Growth Boundary and is well in excess of the minimum lot dimensions for two dwelling housing.

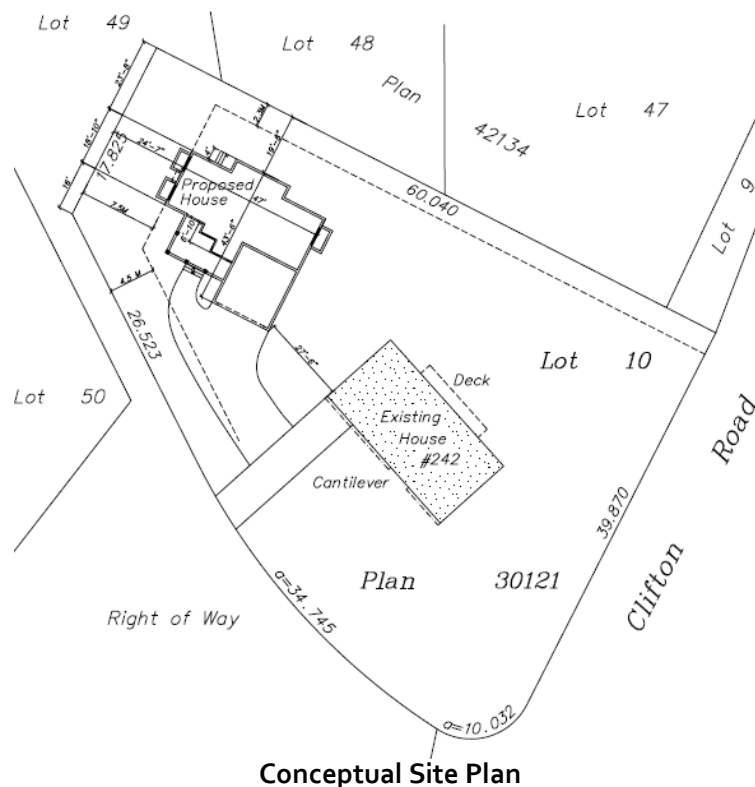
The application meets the intent of several Official Community Plan (OCP) goals and policies related to containing growth within developed areas with existing infrastructure and services, notably OCP Goal 1, Objective 5.3, and Policy 5.3.2. The proposal is also consistent with OCP policies that support additional residential density and housing forms that generally fit with the surrounding neighbourhood. In terms of allowed building height and siting, the RU6 zone is similar to the property's existing zoning of RR3, particularly as it relates to setbacks to adjacent properties. The table below compares the development regulations of the RU6 and RR3 zones.

Zoning Comparison Table		
Development Regulation	RR3 Zone Requirements (Existing)	RU6 Zone Requirements (Proposed)
Site Coverage	30%	40%
Site Coverage (with driveways & surface parking)	n/a	50%
Height	9.5 m or 2 ½ storeys	9.5 m or 2 ½ storeys
Front Yard	6.0 m	4.5 m
Side Yard (south)	2.3 m	2.3 m
Side Yard (north)	2.3 m	2.3 m
Rear Yard	7.5 m	7.5 m

The minimum lot area for two dwelling housing is 700 m², and the property's lot area of 2,185 m² is well in excess of this requirement. No variances are being requested and there is ample room to locate a new dwelling towards the rear of the property within the required setbacks. The proposal accounts for parking for two dwellings on the site.

The property has mature vegetation. While construction of a second dwelling requires the removal of some trees, the site perimeter has several mature trees and shrubs, minimizing the visual impact of an additional dwelling on adjacent properties.

Development Permits for two dwelling housing are no longer needed; therefore, if the rezoning is supported the applicant can proceed to apply for Building Permits.



The property is accessed from Clifton Road via a driveway from the City-owned lot south of the subject property. The City lot serves as a pedestrian connection between Merlin Court and Clifton Road, and provides access to both the subject property and 250 Clifton Road to the south. As part of this application, access to the subject property will be formalized through an access easement agreement. This avoids additional accesses directly onto Clifton Road.



Clifton Road is built to a major collector road standard in this location and is urbanized with a bicycle lane, sidewalk, and boulevard trees on this side of the road. The property currently has an adequate water service, and should the applicant choose to stratify a second water service would be required at that time. The applicant must decommission the existing septic system and connect to the City sanitary sewer system prior to adoption of the rezoning.

The applicant completed neighbourhood consultation in accordance with Council Policy No. 367. Staff has been contacted by several area residents with questions and concerns about the application.

4.0 Proposal

4.1 Project Description

The proposal is to rezone the subject property to construct a second dwelling. The applicant proposes to retain the existing house and construct a second detached house towards the rear of the property. The site has substantial mature vegetation, and no variances are being requested.

4.2 Site Context

The subject property is located on the west side of Clifton Road between Rio Drive and Magic Drive, in the City's Glenmore – Clifton – Dilworth Sector. The surrounding area is characterized by single family dwellings, specifically the Magic Estates neighbourhood on the west side of Clifton Road.

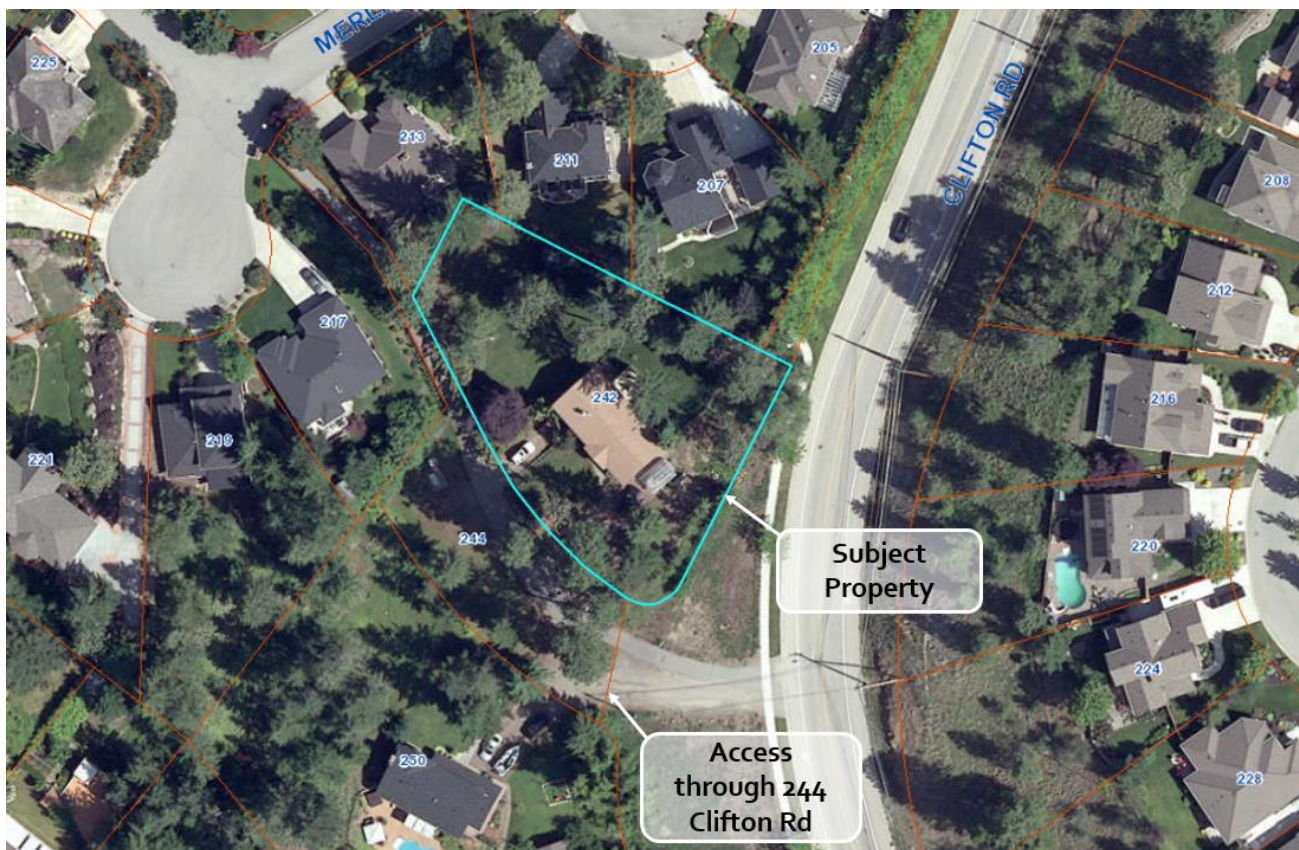
Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing	Single dwelling housing
East	RU1 – Large Lot Housing	Single dwelling housing
South	RR3 – Rural Residential 3	Greenspace & pedestrian walkway Single dwelling housing
West	RU1 – Large Lot Housing	Single dwelling housing

Map 1: Surrounding Area & Existing Zoning



Map 2: Subject Property



4.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RU6 ZONE REQUIREMENTS	PROPOSAL
Existing Lot Regulations		
Lot Area	700 m ²	2,185 m ²
Lot Width	18.0 m	39.9 m
Lot Depth	30.0 m	60.0 m
Development Regulations		
Site Coverage	40%	14.8%
Site Coverage (with driveways & surface parking)	50%	25.7%
Height	9.5 m or 2 ½ storeys	7.4 m (2 storeys)
Front Yard	4.5 m	11.9 m
Side Yard (south)	2.3 m	m
Side Yard (north)	2.3 m	6.0 m
Rear Yard	7.5 m	7.5 m
Distance Between Dwellings	4.5 m	8.4 m
Other Regulations		
Minimum Parking Requirements	4 stalls	6 stalls

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 1: Introduction

Goal 1. Contain Urban Growth. Reduce greenfield urban sprawl and focus growth in compact, connected and mixed-use (residential and commercial) urban and village centres.

Goal 2. Address Housing Needs of All Residents. Address housing needs of all residents by working towards an adequate supply of a variety of housing.

Chapter 5: Development Process

Objective 5.3 Focus development to designated growth areas.

Policy 5.3.2 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 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.

Policy 5.22.6 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 5.22.7 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.

6.0 Technical Comments

6.1 Development Engineering Department

- See attached memorandum.

6.2 Strategic Investments (Real Estate Services)

- Formalization of access to subject property via the City-owned lot at 244 Clifton Road is required.

7.0 Application Chronology

Date of Application Received: February 17, 2017

Date Public Consultation Completed: February 26, 2017

Report prepared by:

Laura Bentley, Planner II

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

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Schedule "A" City of Kelowna Memorandum

Conceptual Site Plan & Elevations

CITY OF KELOWNA
MEMORANDUM

SCHEDULE

A

This forms part of application
Z17-0016



City of
Kelowna
COMMUNITY PLANNING

Date: February 23, 2017
File No.: Z17-0016-01

Planner
Initials **LB**

To: Land Use Management Department (LB)

From: Development Engineering Manager (SM)

Subject: 242 Clifton Road

RR3 to RU6

Development Engineering Services have the following requirements associated with this rezoning Application.

1. Domestic Water and Fire Protection

This property is currently serviced with a 19mm-diameter water service. The service will be adequate for this application. Metered water from the main residence must be extended to supply the proposed Suite/Dwelling.

If this property is going to stratify in the future, a second service and Meter will be required for this application to the secondary residence.

2. Sanitary Sewer

Our records indicate that this property is not currently serviced we would be required a 100mm-diameter sanitary sewer service connection which is adequate for this application.

3. Site Related Issues

- a) Provide on-site parking for the proposed dwelling.
- b) Access from Clifton Rd. through lot 244 Clifton Rd. only with an cross access agreement.

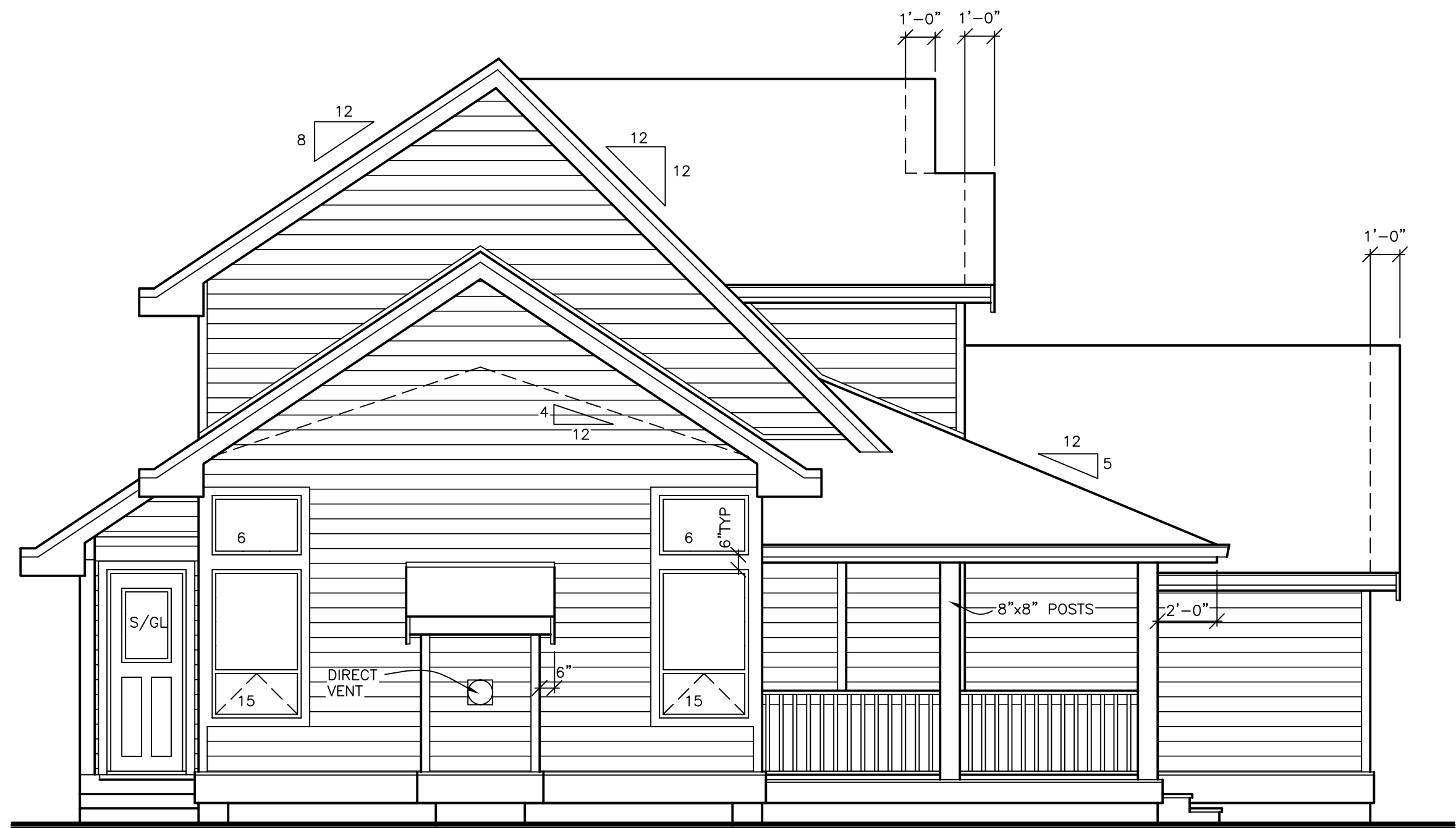
4. Electric Power and Telecommunication Services

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

A handwritten signature in black ink, appearing to read 'Steve Muenz', written over a horizontal line.

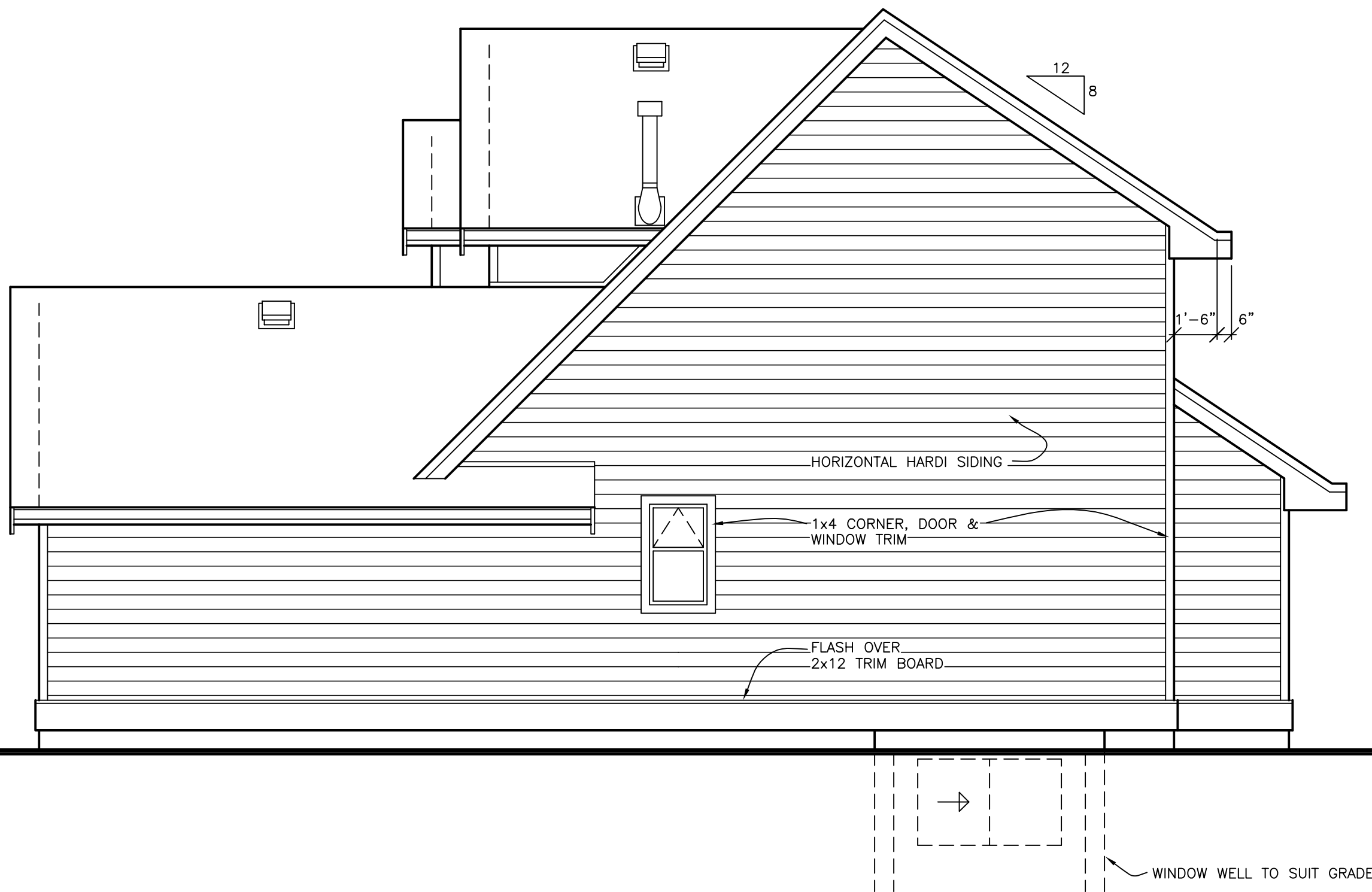
Steve Muenz, P. Eng.
Development Engineering Manager

RO

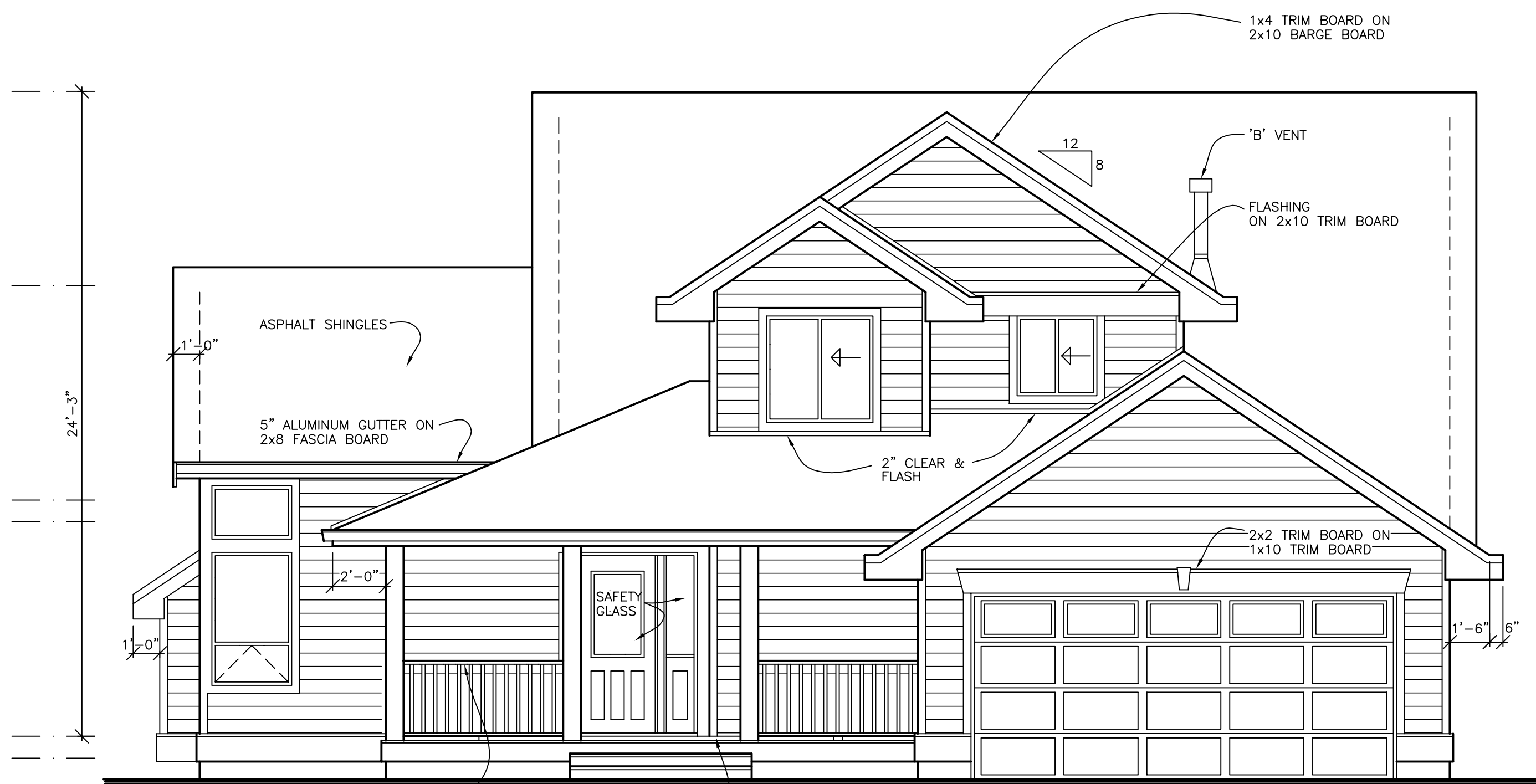


LEFT ELEVATION

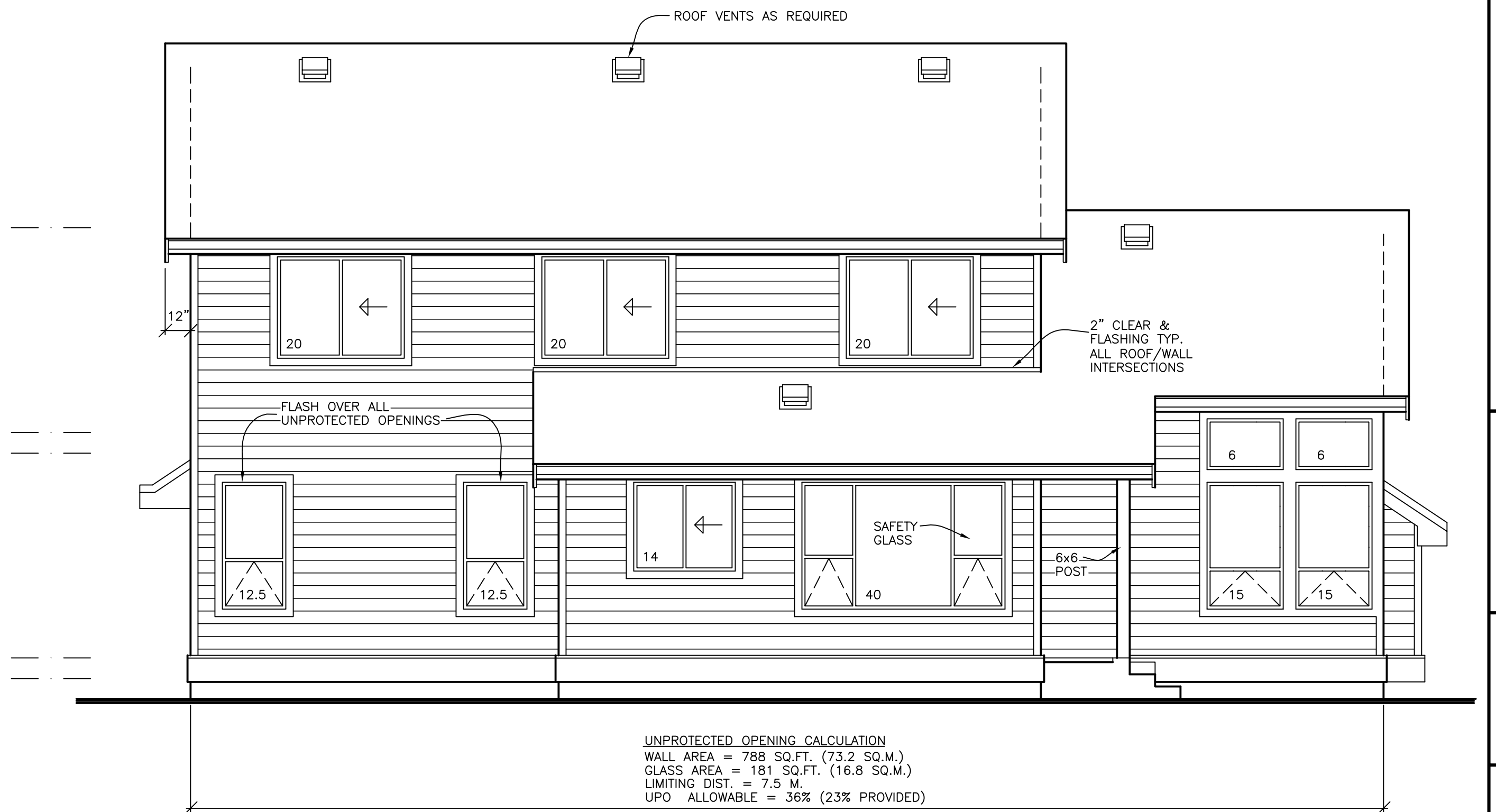
UNPROTECTED OPENING CALCULATION
WALL AREA = 262 SQ.FT. (24.3 SQ.M.)
GLASS AREA = 42 SQ.FT. (3.9 SQ.M.)
LIMITING DIST. = 7.5 M.
UPO ALLOWABLE = 100% (16% PROVIDED)



RIGHT ELEVATION



FRONT ELEVATION



REAR ELEVATION

REPORT TO COUNCIL



Date: April 24, 2017

RIM No. 1250-30

To: City Manager

From: Community Planning Department (LB)

Application: Z17-0004 **Owner:** Christine Reimann

Address: 4491 Nottingham Road **Applicant:** Christine Reimann

Subject: Rezoning Application

Existing OCP Designation: S2RES – Single / Two Unit Residential

Existing Zone: RU1 – Large Lot Housing

Proposed Zone: RU2 – Medium Lot Housing

1.0 Recommendation

THAT Rezoning Application No. Z17-0004 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 6 District Lot 358 ODYD Plan 19200, located at 4491 Nottingham 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 FURTHER THAT final adoption of the Rezoning Bylaw be considered subsequent to the issuance of a Preliminary Layout Review Letter by the Approving Officer.

2.0 Purpose

To rezone the subject property to the RU2 – Medium Lot Housing zone to facilitate a two lot subdivision.

3.0 Community Planning

Staff supports the application to rezone from the RU1 – Large Lot Housing zone to the RU2 – Medium Lot Housing zone, facilitating a subdivision to create a new residential lot. The development meets policies supporting increased density in areas with urban services. The property is within walking distance of both an elementary school and a high school, and transit service is available within a 400 m walking distance.

Should Council support the rezoning, staff will issue a Preliminary Layout Review Letter outlining the conditions and requirements for subdivision. The subdivision will create one new residential lot, and the proposed subdivision layout is shown below.

No variances are being requested as part of this application; both lots meet or exceed minimum lot dimensions for the RU2 zone and the existing house meets the required setbacks.

The applicant completed neighbourhood consultation in accordance with Council Policy No. 367. At the time of writing, staff has not been contacted with any questions or concerns from area residents.

4.0 Proposal

4.1 Project Description

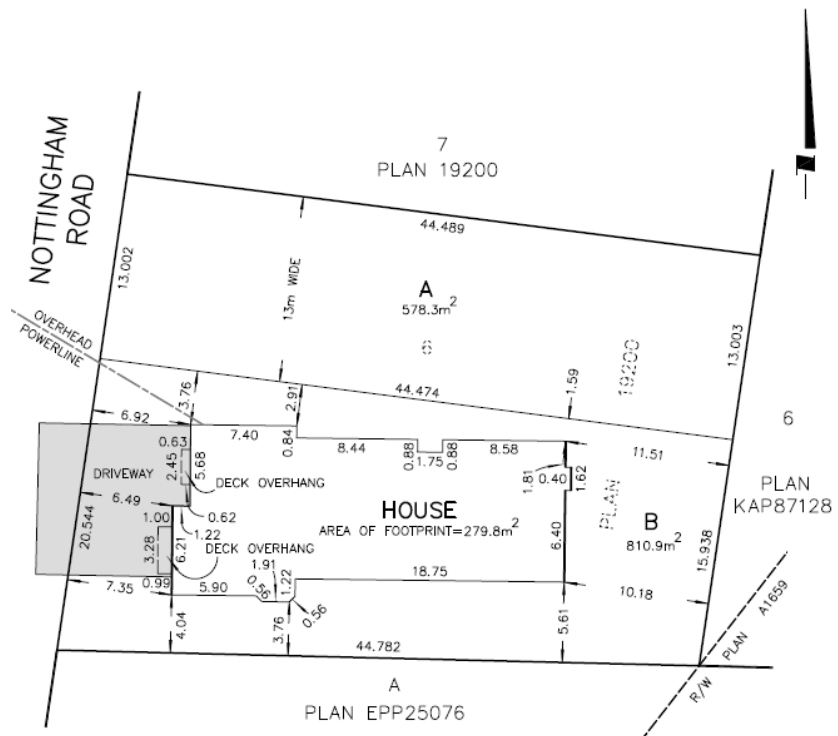
The proposed development is to rezone and subdivide the property to create two residential lots. The existing single family dwelling will be retained with a new lot created to the north.

4.2 Site Context

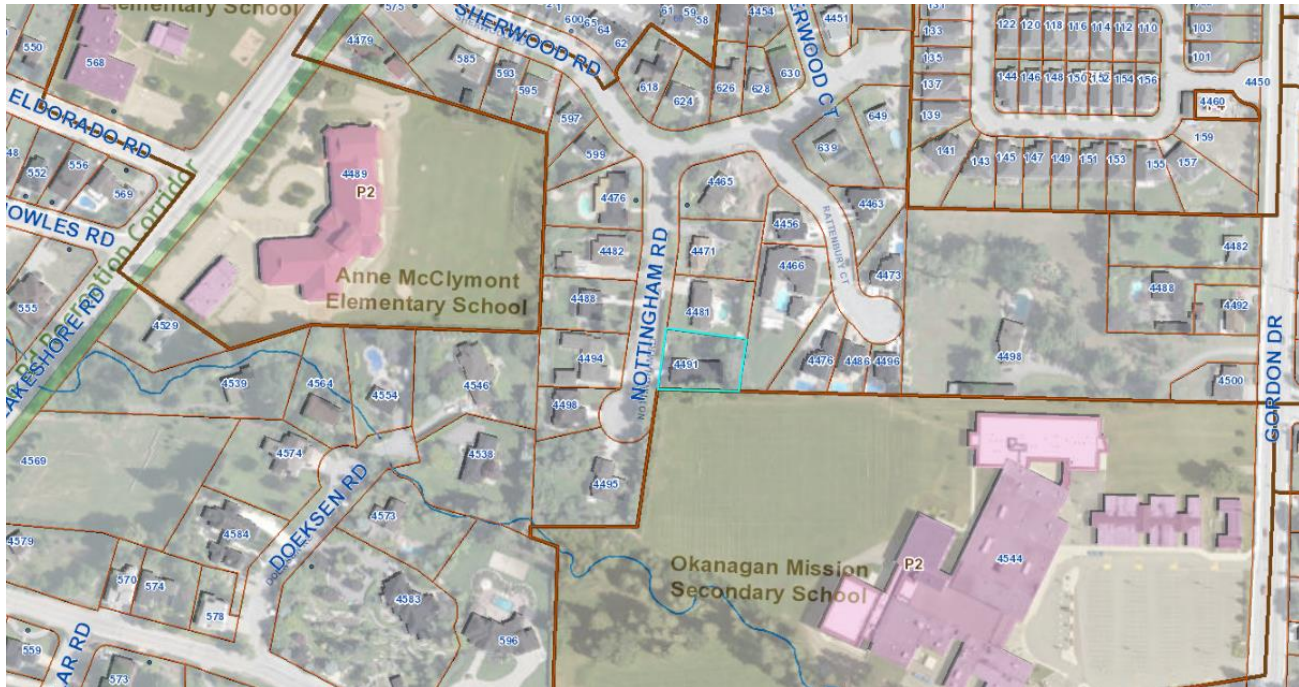
The subject property is located in the City's North Okanagan Mission Sector. The area is characterized primarily by single family dwellings, with Anne McClymont Elementary School to the west and Okanagan Mission Secondary School immediately south of the property. Nearby transportation options include the Lakeshore Road Recreation Corridor as well as transit service on Lakeshore Road and Gordon Drive. The north fork of Bellevue Creek runs through the Okanagan Mission Secondary School site approximately 100 m south of the subject property.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing	Single dwelling housing
East	RU1 – Large Lot Housing	Single dwelling housing
South	P2 – Education and Minor Institutional	Okanagan Mission Secondary School
West	RU1 – Large Lot Housing	Single dwelling housing



Map 1: Surrounding Area & Existing Zoning



Map 2: Subject Property



4.3 Zoning Analysis Table

Zoning Analysis Table			
CRITERIA	RU ₂ ZONE REQUIREMENTS	PROPOSED LOT A	PROPOSED LOT B (EXISTING HOUSE)
Subdivision Regulations			
Lot Area	400 m ²	578.3 m ²	810.9 m ²
Lot Width	13.0 m	13.0 m	20.5 m
Lot Depth	30.0 m	44.5 m	44.7 m
Development Regulations			
Site Coverage	40%	n/a	34.5%
Site Coverage (with driveways)	50%	n/a	~42.5%
Front Yard	6.0 m	n/a	6.5 m
Side Yard (south)	1.5 m (1 storey portion) 1.8 m (2 storey portion)	n/a	5.6 m (1 storey portion) 3.8 m (2 storey portion)
Side Yard (north)	1.5 m (1 storey portion) 1.8 m (2 storey portion)	n/a	1.6 m (1 storey portion) 2.9 m (2 storey portion)
Rear Yard	6.0 m	n/a	10.2 m

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 5: Development Process

Policy 5.2.4 Complete Communities. Support the development of complete communities with a minimum intensity of approximately 35-40 people and / or jobs per hectare to support basic transit service – a bus every 30 minutes.

Policy 5.3.2 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 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.

6.0 Technical Comments

6.1 Development Engineering Department

- Road frontage improvements are triggered by this rezoning application. The requirements include curb and gutter, sidewalk, storm drainage system and pavement widening. Also required is a landscaped boulevard, street lighting and relocation 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 two 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.

7.0 Application Chronology

Date of Application Received: January 18, 2017

Date Public Consultation Completed: March 30, 2017

Report prepared by:

Laura Bentley, Planner II

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

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Proposed Subdivision Layout

REPORT TO COUNCIL



Date: May 1, 2017

RIM No. 1250-30

To: City Manager

From: Community Planning Department (TY)

Application: Z16-0033 **Owner:** Lok Tien Enterprises Ltd

Address: 547 Osprey Avenue **Applicant:** Lok Tien Enterprises Ltd

Subject: Rezoning Application

Existing OCP Designation: MXR – Mixed Use (Residential/Commercial)

Existing Zone: RU6 – Two Dwelling Housing zone

Proposed Zone: C4 – Urban Centre Commercial zone

1.0 Recommendation

THAT Rezoning Application No. Z16-0033 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 23 District Lot 14 ODYD Plan 3769, located at 547 Osprey Avenue, Kelowna, BC from the RU6 – Two Dwelling Housing zone to the C4 – Urban Centre Commercial 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 May 1, 2017.

2.0 Purpose

To rezone the subject property from the RU6 – Two Dwelling Housing zone to the C4 – Urban Centre Commercial zone.

3.0 Community Planning

Community Planning supports the proposed rezoning application to Urban Centre Commercial as the subject property is located within the South Pandosy Urban Centre with a Future Land Use designation of Mixed Use (Residential/Commercial), as identified in Kelowna's Official Community Plan. The proposed C4 – Urban Centre Commercial zone meets the intent of this designation, and is the consistent zone of redeveloped parcels in the neighborhood.

4.0 Proposal

4.1 Background

The 570 m² property contained one single family dwelling which was demolished in November, 2015. A City lane exists to the south of the subject property. The owner of the subject parcel also owns the RU6 zoned lot to the immediate west and two additional RU6 zoned lots across the rear lane to the south.

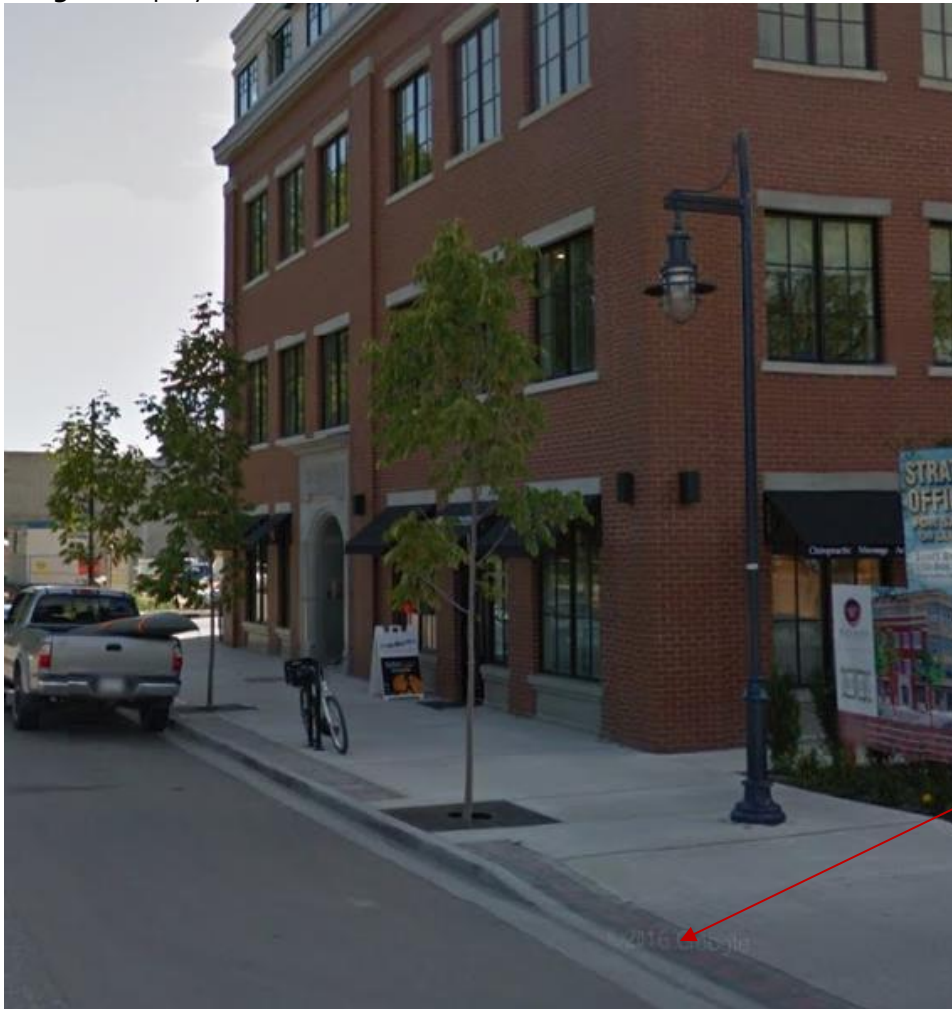
Image 1: Neighbourhood Context



4.2 Project Description

The current application for Council consideration is to rezone the parcel from the RU6 – Two Dwelling Housing zone to the C₄ – Urban Centre Commercial zone. The rezoning application triggers frontage upgrades of Osprey Boulevard to full urban standards (e.g. curb, gutter, boulevard, sidewalk, etc.). The improvements will be consistent with the recently developed parcel to the east, as identified in Image 2: Osprey Boulevard Standard.

Image 2: Osprey Boulevard Standard



LIGHT STANDARDS

BOULEVARD TREES

BICYCLE PARKING

DECORATIVE PAVING

4.3 Project Details

The applicant intends to construct a non-accessory surface parking lot which is a permitted use in the proposed C₄ zone. The parking lot is proposed as a 14 stall, paved lot with vehicular access from Osprey Avenue and the rear lane.

A non-accessory parking lot is a permitted use in the C₄ zone. However, the design proposed by the applicant does trigger two variances to two City bylaws. The variances would be considered by Council once the zoning is approved.

Variances for future consideration by Council:

1. Zoning Bylaw No. 8000:
 - To vary the rear yard landscape buffer from the minimum 3.0 m width required to 0.0 m width proposed.
2. Subdivision, Development & Servicing Bylaw No. 7900:
 - To vary the location of the driveway of a lot from the lane as required to the frontage road as proposed.

4.3 Site Context

The subject property is currently an RU6 –Two Dwelling Housing zone. It is located within the South Pandosy Urban Centre and within a Revitalization Development Permit Area. The Future Land Use Designation of Mixed Use (Residential / Commercial) exists on the subject parcel and neighbouring parcels. The property to the east has a Future Land Use designation of COMM – commercial.

Adjacent land use:

Orientation	Zoning	Land Use
North	C ₄ – Urban Centre Commercial zone	Approved Development: Retail / Office / Residential
East	C ₄ – Urban Centre Commercial zone	Retail / Office
South	RU6 –Two Dwelling Housing zone	Residential
West	RU6 –Two Dwelling Housing zone	Residential

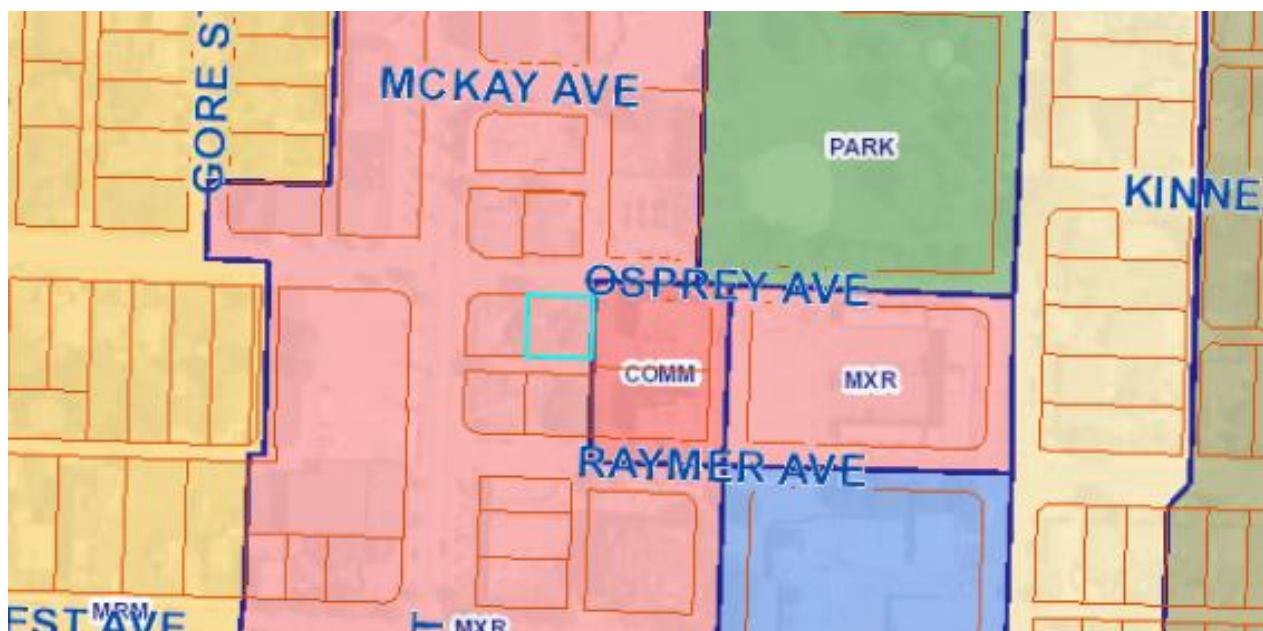


Image 2: Future Land Use

4.4 Bylaw Analysis Table

Bylaw Analysis Table		
CRITERIA	REQUIREMENTS	PROPOSAL
Subdivision Regulations C4 Zone		
Lot Area	460 m ²	570 m ²
Lot Width	13.0 m	24.7 m
Lot Depth	30.0 m	23.0 m
Development Regulations C4 Zone Non-Accessory Parking Lot		
Floor Area Ratio	1.0	n/a
Site Coverage	75%	n/a
Height	15.0 m or 4 Storeys	n/a
Front Yard Landscape Buffer non-accessory parking	3.0 m	3.5 m
Side Yard Landscape Buffer (west) non-accessory parking	3.0 m	4.8 m
Side Yard Landscape Buffer (east) non-accessory parking	0.0 m	0.0 m
Rear Yard non-accessory parking	3.0 m	0.0 m ^❶
Official Community Plan Urban Design Development Permit Areas		
Shade Tree Requirement	1 shade tree per 4 parking stalls = 3	4
Subdivision, Development & Servicing Bylaw		
Driveway shall be located to access the lane or road of lower classification	Rear Lane	Osprey Road ^❷ and Rear Lane
^❶ Indicates a requested variance to required landscape buffer ^❷ Indicates a requested variance to required driveway access location		

5.0 **Current Development Policies**5.1 Kelowna Official Community Plan (OCP)**Future Land Use**

Mixed Use (Residential / Commercial) (MXR) ¹ Developments that provide for commercial floor space on the ground floor or above, with additional potential for residential units above the ground floor. For Urban Centres other than the City Centre, building densities should decrease as the distance from the core of the Urban Centre increases. Maximum density at the centre of the core would be consistent with zoning as follows: Pandosy – C4 zone;

Achieve high quality urban design. ²

Streetscaping. Urban Centre roads should be considered as part of the public space and streetscaped with full amenities (i.e. Sidewalks, trees and other planting, furniture, bike facilities, boulevards, etc.).

¹ City of Kelowna Official Community Plan, Land Use Designation Definitions (Future Land Use Chapter).

² City of Kelowna Official Community Plan, Objective 5.8.2 (Development Process Chapter).

6.0 Technical Comments

Development Engineering department requirements of the C4 zone amendment include:

- Water upgrade along full frontage of Osprey Road,
- Connection to municipal storm drainage infrastructure, and
- Boulevard upgrades are required along full frontage of Osprey Road.
- For additional items and full details see Schedule "C" attached to this report.

7.0 Application Chronology

Application Received: June 2, 2016

Revised Drawings Received: February 21, 2017

Consultation Completed: March 30, 2017

Report prepared by: Tracey Hillis, Planner

Reviewed by: Terry Barton, Urban Planning Manager

Reviewed by: Ryan Smith, Community Planning Department Manager

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

Attachments:

Schedule "A" Development Engineering Memorandum

Attachment "A" Proposed Non-Accessory Parking Lot Plan

**MEMORANDUM**

Date: July 5, 2016
File No.: Z16-0033

To: Community Planning (TY)

From: Development Engineering Manager(SM)

Subject: 547 Osprey Ave

RU6 to C4

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

The Development Engineering Technologist for this project is Sergio Sartori

.1) Domestic Water and Fire Protection

- a) The development site is presently serviced with a small diameter (13-mm) water service. The developer's consulting mechanical engineer will determine the domestic, fire protection requirements of this proposed development and establish hydrant requirements and service needs. Only one service will be permitted for this development.
- b) It is apparent that the existing 100mm diameter watermain within Osprey Avenue is substandard. The applicant, at their cost, will arrange for upgrading of watermain along the full frontage and the installation of one new larger water service. The estimated cost of this construction for bonding purposes is **\$12,000.00**.
- c) The developer must obtain the necessary permits and have all existing utility services disconnected prior to removing or demolishing the existing structures. The City of Kelowna water meter contractor must salvage existing water meters, prior to building demolition. If water meters are not salvaged, the developer will be invoiced for the meters.

.2) Sanitary Sewer

- (a) The development site is presently serviced with a 100mm-diameter sanitary sewer service. Only one service will be permitted for this development.

.3) Storm Drainage

- (a) The developer must engage a consulting civil engineer to provide a storm water management plan for these sites which meets the requirements of the City Subdivision Development and Servicing Bylaw 7900. The storm water management plan must also include provision of lot grading plans, minimum basement elevations (MBE), if applicable, and provision of a storm drainage service and recommendations for onsite drainage containment and disposal systems.

- (b) Only one service will be permitted for this development. The applicant, at their cost, will arrange the installation of one overflow service. The estimated cost of this construction for bonding purposes is **\$7,000.00**

.4) Road Improvements

- (a) Osprey Avenue fronting this development must be upgraded to an urban standard to including barrier curb & gutter, concrete sidewalk, and relocation or adjustment of existing utility appurtenances if required to accommodate the upgrading construction. The estimated cost of the road improvements for bonding purposes is **\$6,500.00**
- (b) The lane fronting this development is constructed to a paved standard, therefore the only upgrade that is required is the pavement widening. The estimated cost of the road improvements for bonding purposes is **\$1,000.00**

.5) Road Dedication and Subdivision Requirements

By registered plan to provide the following:

- a) Dedicate 0.8m width along the full lane frontage.
- b) Grant statutory rights-of-way if required for utility services.

.6) Electric Power and Telecommunication Services

The electrical and telecommunication services to this building as well as the local distribution wiring must be installed in an underground duct system, and the building must be connected by underground ducting. 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) Engineering

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

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

.9) Servicing Agreements for Works and Services

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

.10) Latecomer Protection

Under provisions of Section 990 of the BC Municipal Act, and in conformance with the City of Kelowna Subdivision Development & Servicing Bylaw No. 7900, the owner is eligible to apply for latecomer protection for the following:

- i) Watermain replacement within Osprey Avenue

.11) Survey Monuments and Iron Pins

If any legal survey monuments or property iron pins are removed or disturbed during construction, the developer will be invoiced a flat sum of \$1,200.00 per incident to cover the cost of replacement and legal registration. Security bonding will not be released until restitution is made.

.12) Bonding and Levy Summary

(a) Bonding

Storm service upgrades	\$ 7,000.00
Watermain and service upgrade	\$12,000.00
Road Frontage Improvements	\$ 7,500.00

Total Bonding **\$26,500.00**

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

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

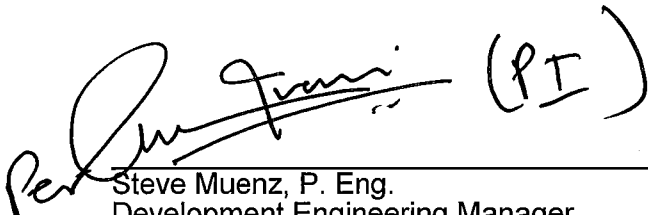
.13) Administration Charge

An administration charge will be assessed for processing of this application, review and approval of engineering designs and construction inspection. The administration charge is calculated as (3.5% of Total Off-Site Construction Cost plus GST). in the amount of **\$584.33** (\$556.50 + 27.83GST)

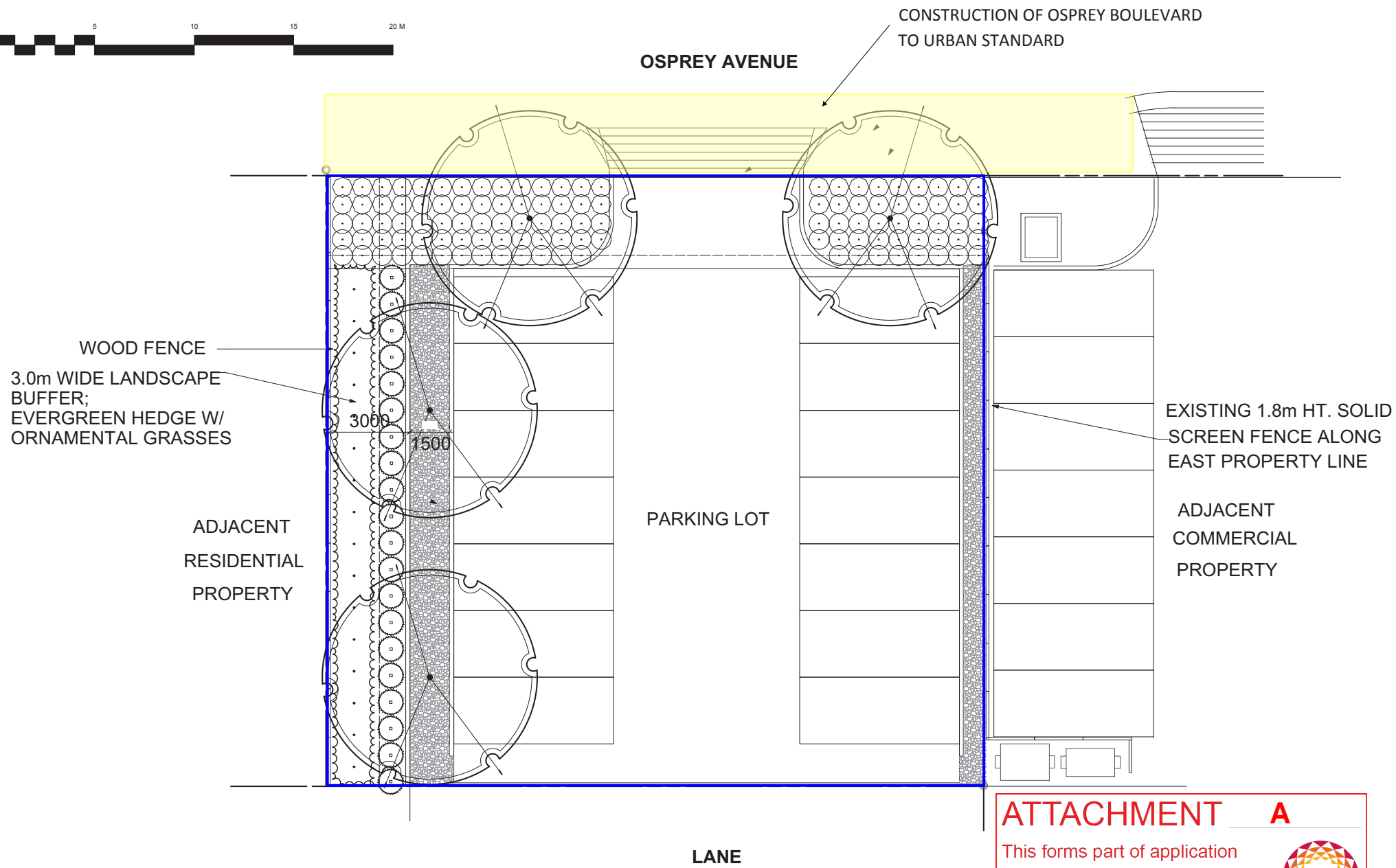
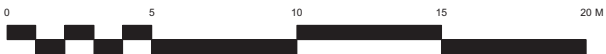
14) Development Permit and Site Related Issues

Access and Manoeuvrability

- (i) The access to this site must be from the lane. Access to Osprey Ave is not permitted as per bylaw.
- (ii) The future, access and egress from the lane way to the north of the site may be restricted to right-in and right-out onto Pandosy Street with a future median.



Steve Muenz, P. Eng.
Development Engineering Manager
SS



ATTACHMENT A

This forms part of application
Z16-0033

Planner Initials **TH**

City of **Kelowna**
COMMUNITY PLANNING 67