

City of Kelowna

Public Hearing

AGENDA



Tuesday, November 7, 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 October 25, 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 | 934 Grenfell Rd, Z17-0058 (BL11494) - Allan and Annette Lipkovits | 4 - 10 |
| | To rezone the subject property from RU1 – Large Lot Housing to RU6 – Two Dwelling Housing to facilitate the construction of a second single detached house on the subject property. | |
| 3.2 | 486 Cadder Ave, HRA17-0002 (BL11495) - Dr. Alan Broome Inc | 11 - 41 |
| | To enter into a new Heritage Revitalization Agreement for the subject property. | |
| 3.3 | 440 Edith Gay Rd, Z17-0030 (BL11496) - Harbrinder Khangura | 42 - 50 |
| | To rezone the subject property to facilitate a two lot subdivision. | |
| 3.4 | 1869 Maple St, Z17-0045 (BL11499) - Gregory and Linda Bauer | 51 - 55 |
| | To rezone the subject property from RU1 – Large Lot Housing to RU1c – Large Lot Housing with Carriage House. | |
| 3.5 | 9590 McCarthy Rd, Z17-0074 (BL11501) - 0954717 BC Ltd Inc | 56 - 68 |
| | To rezone the subject property to facilitate an addition to an existing industrial building on the subject property. | |
| 3.6 | 1257 Rio Dr, Z17-0064 (BL11502) - Scott and Shelley LaHay | 69 - 76 |
| | To rezone the subject property from RR1 – Rural Residential 1 to RU6 – Two Dwelling Housing to facilitate the construction of a second single detached house on the subject property. | |
| 3.7 | 4623 Gordon Dr, Z17-0052 (BL11505) - 1104166 BC Ltd Inc | 77 - 81 |
| | To rezone the subject property from RU1 – Large Lot Housing to RU6 – Two Dwelling Housing to facilitate a two lot subdivision. | |

4. Termination

5. Procedure on each Bylaw Submission

- (a) Brief description of the application by City Staff (Land Use Management);
- (b) The Chair will request that the City Clerk indicate all information, correspondence, petitions or reports received for the record.
- (c) The applicant is requested to make representation to Council regarding the project and is

encouraged to limit their presentation to 15 minutes.

(d) The Chair will call for representation from the public in attendance as follows:

(i) The microphone at the public podium has been provided for any person(s) wishing to make representation at the Hearing.

(ii) The Chair will recognize ONLY speakers at the podium.

(iii) Speakers are encouraged to limit their remarks to 5 minutes, however, if they have additional information they may address Council again after all other members of the public have been heard a first time.

(e) Once the public has had an opportunity to comment, the applicant is given an opportunity to respond to any questions raised. The applicant is requested to keep the response to a total of 10 minutes maximum.

(f) Questions by staff by members of Council must be asked before the Public Hearing is closed and not during debate of the bylaw at the Regular Meeting, unless for clarification.

(g) Final calls for representation (ask three times). Unless Council directs that the Public Hearing on the bylaw in question be held open, the Chair shall state to the gallery that the Public Hearing on the Bylaw is closed.

Note: Any applicant or member of the public may use visual aids (e.g. photographs, sketches, slideshows, etc.) to assist in their presentation or questions. The computer and ELMO document camera at the public podium are available. Please ask staff for assistance prior to your item if required.

REPORT TO COUNCIL



Date: October 16, 2017

RIM No. 1250-30

To: City Manager

From: Community Planning Department (EW)

Application: Z17-0058

Owner: Allan Roderick Lipkovits &
Annette Lee Lipkovits

Address: 934 Grenfell Rd

Applicant: Allan Lipkovits

Subject: Rezoning Application

Existing OCP Designation: S2RES – Single/Two Unit Residential

Existing Zone: RU1 – Large Lot Housing

Proposed Zone: RU6 – Two Dwelling Housing

1.0 Recommendation

THAT Rezoning Application No. Z17-0058 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 2 District Lot 136 ODYD Plan 39171, located at 934 Grenfell Rd, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU6 – Two Dwelling Housing zone, be considered by Council;

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

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Community Planning Department dated October 16, 2017.

2.0 Purpose

To rezone the subject property from RU1 – Large Lot Housing to RU6 – Two Dwelling Housing to facilitate the construction of a second single detached house on the subject property.

3.0 Community Planning

Community Planning Staff support the proposed rezoning application to facilitate the construction of a second single detached house on the subject property. Rezoning the subject property to RU6 – Two Dwelling Housing meets several City policy objectives including concentrating growth within the Permanent Growth Boundary and achieving density through sensitive infill. The proposed rezoning is

consistent with the property's OCP future land use designation and the property is connected to City sanitary sewer and water.

To fulfill Council Policy No. 367, the applicant submitted a Neighbour Consultation Summary Form to staff on June 30, 2017, outlining that neighbours within 50m of the subject property were notified.

4.0 Proposal

4.1 Project Description

The applicant is proposing to rezone the subject property from RU1 – Large Lot Housing to RU6 – Two Dwelling Housing in order to construct a second single detached house at the rear of the property (Attachment A). The property meets the RU6 requirements for two single detached houses: the lot is greater than 18.0m wide and has a lot area greater than 700m². Access for the proposed second house is off the rear lane.

4.2 Site Context

The subject property is located in the South Pandosy – KLO City Sector, east of Ethel St on the north side of Grenfell Rd. The property is in close to several nearby amenities including schools, parks, transit, and the hospital. The property is connected to City sewer and water and is within the Permanent Growth Boundary.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing	Residential
East	RU1 – Large Lot Housing	Residential
South	RU1 – Large Lot Housing	Residential
West	RU1 – Large Lot Housing	Residential

Subject Property Map: 934 Grenfell Rd



4.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RU6 ZONE REQUIREMENTS	PROPOSAL
Subdivision Regulations (Two Single Detached Houses)		
Lot Area	700m ²	927m ²
Lot Width	18.0m	18.6m
Lot Depth	30.0m	>39.0m
Development Regulations		
Site Coverage	40%	36%
Front Yard	6.0m	6.5m
Side Yard (east)	2.0m	2.0m
Side Yard (west)	2.0m	2.0m
Rear Yard	7.5m	7.5m
Separation from dwellings	4.5m	4.57m
Other Regulations		
Minimum Parking Requirements	4 spaces	4 spaces
Private Open Space	60m ²	60m ²

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

Single / Two Unit Residential (S2RES)¹ Single detached homes for occupancy by one family, single detached homes with a secondary suite or carriage house, semi-detached buildings used for two dwelling units, modular homes, bareland strata, and those complementary uses (i.e. minor care centres, minor public services/utilities, convenience facility and neighbourhood parks), which are integral components of urban neighbourhoods. Suitability of non- residential developments within the neighbourhood environment will be determined on a site-specific basis. Non-residential developments causing increases in traffic, parking demands or noise in excess of what would typically be experienced in a low density neighbourhood would not be considered suitable.

Development Process

Compact Urban Form.² 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.³ 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.

¹ City of Kelowna Official Community Plan, Future Land Use Designation Definitions (Chapter 4).

² City of Kelowna Official Community Plan, Policy 5.3.2 (Development Process Chapter 5).

³ City of Kelowna Official Community Plan, Policy 5.22.6 (Development Process Chapter 5).

6.0 Technical Comments

6.1 Development Engineering Department

- See Schedule 'A' memorandum dated July 10, 2017.

7.0 Application Chronology

Date of Application Received: May 30, 2017

Date Public Consultation Completed: June 30, 2017

Report prepared by: Emily Williamson, Planner

Reviewed by: Terry Barton, Urban Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Schedule 'A' – Development Engineering Memorandum dated July 10, 2017

Attachment 'A' – Proposed Site Plan

CITY OF KELOWNA
MEMORANDUM

Date: July 10, 2017
File No.: Z17-0058
To: Community Planning (EW)
From: Development Engineering Manager(JK)
Subject: 934 Grenfell Road

SCHEDULE A	
This forms part of application # Z17-0058	
Planner Initials	<div style="border: 1px solid black; padding: 2px; display: inline-block;">EW</div>
<div style="text-align: right;"> City of Kelowna <small>COMMUNITY PLANNING</small></div>	

RU1 to RU6

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

1. Domestic Water and Fire Protection

This property is currently serviced with a 19mm-diameter copper water service. Two 19mm water services are required to meet current by-law requirements. An additional 19mm service can be provided by the City at the owner's cost. The applicant will be required to sign a Third Party Work Order for the cost of the water service upgrades. For estimate inquiry's please contact Jason Angus, by email jangus@kelowna.ca or phone, 250-469-8783.

2. Sanitary Sewer

Our records indicate that this property is currently serviced with a 100mm-diameter sanitary sewer service. No further utility upgrades are needed.

3. Road Improvements

- a. Grenfell Road must be upgraded to an urban standard along the full frontage of this proposed development, including sidewalk, pavement removal and replacement, boulevard landscaping, street lighting and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. A one-time cash payment in lieu of construction must be collected from the applicant for future construction by the City. The cash-in-lieu amount is determined to be **\$9,450.00** not including utility service cost.
- b. Only the service upgrades must be completed at this time. The City wishes to defer the upgrades to Grenfell Road fronting this development. Therefore, cash-in-lieu of immediate construction is required and the City will initiate the work later, on its own construction schedule.

Item	Cost
Sidewalk	\$4,800.00
Street Lighting	\$1,500.00
Road Fillet	\$1,650.00

Bldg Landscaping	\$1,500.00
Total	\$9,450.00

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

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

5. **Electric Power and Telecommunication Services**

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

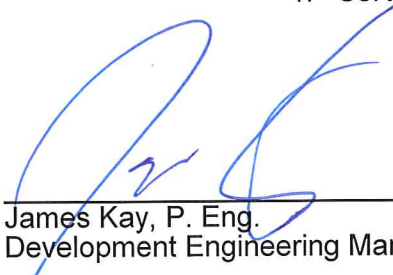
7. **Bonding and Levy Summary**

(a) **Levies**

1. Grenfell Street frontage improvements **\$9,450.00**

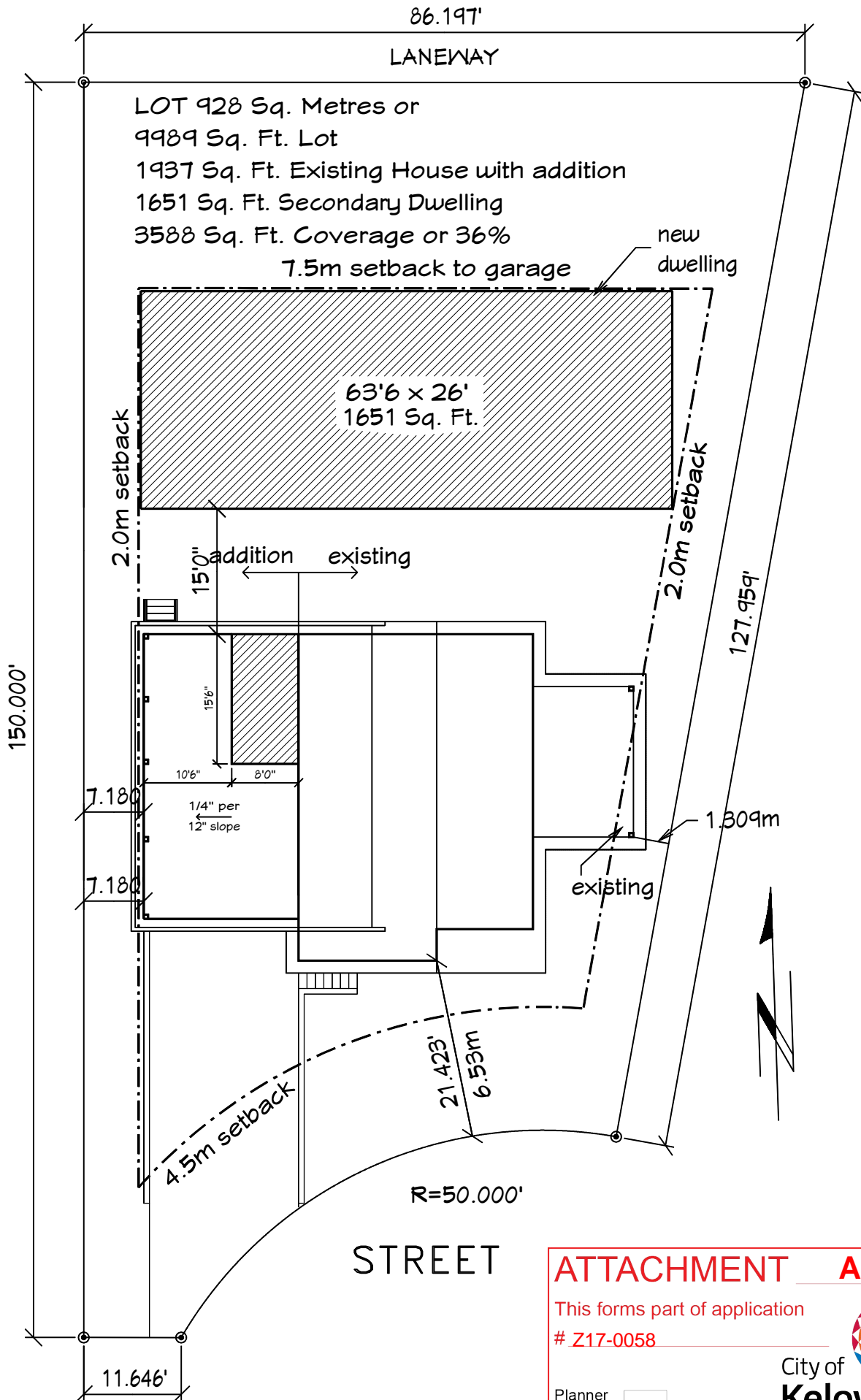
(b) **Bonding**

1. Service upgrades To be determined


James Kay, P. Eng.
Development Engineering Manager

JA

SCHEDULE		A
This forms part of application		
# Z17-0058		
Planner Initials	EW	 City of Kelowna <small>COMMUNITY PLANNING</small>



ATTACHMENT A

This forms part of application
Z17-0058

Planner
Initials EW



REPORT TO COUNCIL



Date: October 16, 2017

RIM No. 1240-30

To: City Manager

From: Community Planning Department (TB)

Application:	HRA17-0002	Owner:	Dr. Alan Broome Inc. Inc. No. 447508
Address:	486 Cadder Avenue	Applicant:	Christy & Associates Planning Consultants Ltd.

Subject: Heritage Revitalization Agreement

Existing OCP Designation: S2RES – Single / Two Unit Residential

Existing Zone: RU1 – Large Lot Housing

Heritage Conservation Area: Abbott Street Conservation Area

Heritage Register: Included

1.0 Recommendation

THAT Council consider a Bylaw which would authorize the City of Kelowna to enter into a Heritage Revitalization Agreement for the property legally known as Lot 1, District lot 14, ODYD, Plan KAP69061 located at 486 Cadder Avenue, Kelowna, BC, in the form attached as Attachment "A" to the Report from the Community Planning Department dated October 16, 2017;

AND THAT the Heritage Revitalization Agreement Authorization Bylaw be forwarded to a Public Hearing for further consideration;

AND FURTHER THAT upon adoption of the Heritage Revitalization Agreement Authorization Bylaw, Heritage Revitalization Agreement Authorization Bylaw No. 7789 and all amendments thereto, be repealed.

2.0 Purpose

To enter into a new Heritage Revitalization Agreement for the subject property.

3.0 Community Planning

Community Planning supports the proposed Heritage Revitalization Agreement (HRA) as it is consistent with the Adaptive Re-Use Guidelines and will replace an outdated HRA with new language and increased intensity of use.

The previous HRA bylaw allowed the heritage home (known as the Foster House) to be used for a Doctor's Office in exchange for long term restoration and protection of the heritage home. The previous HRA included language that has become out of date and is not consistent with definitions of the current Zoning Bylaw. The proposed changes to this language will allow increased intensity of use by no longer specifying specific employees and job roles that are permitted. This allows for increased number of employees including a second Doctor. In addition, the proposed HRA includes an expansion of the hours of operation to include evenings and Saturdays. The changes are minor in nature and the impact on the surrounding neighbourhood will be minimal.

4.0 Proposal

4.1 Background

The Foster House was built in 1921 for William Rowell Foster and is located on the heritage register and has a heritage designation. W.R. Foster was the superintendent of the real estate department of Okanagan Loan and Investment Trust, and was a fruit grower in the 1930's. The house is considered a Craftsman style bungalow and includes key features such as a hipped roof, gabled dormer, gabled entry, double-hung wooden sash windows, and original wood doors.

The subject property has an existing Heritage Revitalization Agreement (HRA Bylaw No. 7789) that was adopted in March 1996 to allow for a medical doctor's office and one residential apartment. This was the first Heritage Revitalization Agreement to be adopted in British Columbia after heritage legislation was proclaimed in 1995. Through the HRA process, extensive building upgrades and restoration work was completed on the Foster House on both the interior and exterior in 1996. All servicing requirements were met under the original HRA and the home remains in good condition today. As a function of the HRA, the subject property has a heritage designation bylaw protecting the home in perpetuity.

4.2 Proposed Heritage Revitalization Agreement

The applicant provided a thorough application package that includes the history of the property and owners; the current owners; and study of the surrounding neighbourhood. Based on the information provided, a Heritage Revitalization Agreement was agreed upon to replace the previous Heritage Revitalization Agreement. The current owners are seeking to retire, and the proposed changes will allow for a transition period between the new owners.

The HRA that was adopted in 1996 contained specific wording regarding the permitted uses that restricted the medical doctor's office to two employees and one doctor, including a nurse and a secretary. There were also provisions for allowing a medical student for a maximum of one month between April and September.

The parties agree that the heritage property may, notwithstanding the R-1 (Single Family Residential-Low Density) zoning for the heritage property, be used for the following permitted uses within the heritage building on the heritage property:

- (a) a medical doctor's office, provided that
 - (i) a maximum of two employees shall be employed at any one time in addition to the doctor, including one nurse and a secretary;
 - (ii) patient visiting hours shall be restricted to between 8:00 a.m. and 5:00 p.m. Monday to Friday, inclusive; and
 - (iii) the teaching of one medical student shall be permitted for a maximum of one month during the months of April through September inclusive of each year during the term of this agreement.
- (b) one single family residential unit.

The proposed HRA would replace the original and would update the language to intensify the uses, employees, and extend the hours of operation. The proposal is to remove wording regarding specific staff roles and expand it to allow for Health Services Major and Health Services Minor as defined in the City of Kelowna Zoning Bylaw No. 8000:

HEALTH SERVICES, MAJOR means a **development** used for the provision of physical or mental **health services** on an out-patient basis. Services may be of a preventative, diagnostic, treatment, therapeutic, rehabilitative or counseling nature. Typical **uses** include, but are not limited to, medical and dental **offices**, chiropractors, massage therapists and acupuncture clinics, health clinics, and counseling services. This **use** does not include the retail sale or dispensing of marihuana.

HEALTH SERVICES, MINOR means development used for the provision of counselling and therapeutic services.

This would allow for more flexibility of operation, eliminates outdated wording, and would not restrict the number or type of employees. The interior layout would remain unchanged and includes three exam rooms, waiting rooms, a small kitchen, and office space. The proposed HRA also allows for the property to be used as a Single Family Dwelling with a Secondary Suite as a secondary use. This ensures that future owners have the potential to live on the same site as the medical service, or to return the home solely to residential use. The site layout includes six parking stalls, which is consistent with the parking regulations in Section 8 of the Zoning Bylaw for Health Services Use.

The original hours of operation allowed were Monday to Friday between 8:00 am and 5:00 pm. The proposed extended hours are 8:00 am to 7:00 pm, Monday to Friday, and 9:00 am to 4:00 pm on Saturdays. The increased hours of operation will allow greater access to medical facilities for the patients and will not have a negative impact on the neighbourhood. There are no proposed changes to the exterior of the home as it has been kept in good condition with regular inspections throughout the duration of the previous HRA.

	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Original	n/a	8:00 am – 5:00 pm	8:00 am – 5:00 pm	8:00 am – 5:00 pm	8:00 am – 5:00 pm	8:00 am – 5:00 pm	n/a
Proposed	n/a	8:00 am – 7:00 pm	8:00 am – 7:00 pm	8:00 am – 7:00 pm	8:00 am – 7:00 pm	8:00 am – 7:00 pm	9:00 am – 4:00 pm

4.3 Site Context

The subject property is located on the west side of Pandosy Street on the corner of Cadder Avenue. It is located within the Heritage Conservation Area and is in close proximity to Kelowna General Hospital. There are several other registered heritage homes in close proximity, and one Heritage Revitalization Agreement (Cadder House).

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing	Residential
East	RU6 – Two Dwelling Housing	Residential
South	RU1 – Large Lot Housing	Residential
West	RU1 – Large Lot Housing	Residential

Subject Property Map: 486 Cadder Avenue



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

5.2 Adaptive Re-Use Guidelines for Residential Heritage Buildings

Objectives:

- To conserve Kelowna's residential heritage buildings listed in the Kelowna Heritage Register by enhancing their appearance and viability as functional buildings;
- To retain the desirable qualities of older residential neighbourhoods such as heritage houses, mature landscaping and pedestrian oriented street environments;
- To favourably consider a limited range of uses which would achieve the adaptive re-use of heritage buildings and at the same time, would preserve the prevailing character of neighbourhoods by limiting impacts such as high amount of traffic, noise, smell, etc.;
- To ensure that allowing adaptive re-uses within heritage buildings does not have a negative impact on the viability of existing commercial areas within Town Centre areas.

Proposed Uses & Location

There is an essential relationship between the proposed use in a heritage building and the property location relative to surrounding streets and the character of the neighbourhood. The type and intensity of a proposed adaptive re-use will be assessed according to which category of roadway can best accommodate that particular use. The roadway categories are based on the Official Community Plan 20 Year Major Road Network Plan:

- Major roads: identified on the 20 Year Major Road Network Plan.
 - Support a wider variety and intensity of uses without affecting the area's character.
 - Potential to consider uses not normally permitted within residential areas.
- Local roads: not identified on the 20 Year Major Road Network Plan.
 - Support uses typically permitted in residential areas (e.g. home-based businesses, bed and breakfast homes, care centres).
 - The scale and conditions of these uses could be expanded under an HRA.

Site Specific Criteria

1. Neighbourhood Resident Concerns
 - Consider the concerns of neighbouring property owners.
 - Identify and, where possible, resolve issues when developing specific terms and conditions.
2. Residential Component
 - Residential component is mandatory in conjunction with non-residential use.
 - Minimize impacts on residential character of a neighbourhood.
 - Important for security purposes on a block with a high concentration of adaptive re-uses.
 - May not be desirable if it negatively impacts heritage character.
3. Concentration of Adaptive Re-uses
 - Avoid a concentration of adaptive re-uses in a given area to maintain the existing character.
 - Consider impacts on the ability to redevelop to higher density uses supported in the OCP.
4. Design Standards

- Restorations, renovations or alterations must respect the heritage character of the building and its surrounding area.
- Refer to the character-defining elements in the Heritage Register record.

5. Scale

- Size and intensity should be compatible with the surrounding neighbourhood and accommodated within the existing building.
- Use requirements and available floor area in existing building will limit the extent and nature of the adaptive re-use.

Scale of Use	Along Major Roads	Along Local Roads
Maximum number of non-resident employees at any given time	Four	Two
Maximum floor area for non-residential uses	60% to a maximum of 232 m ² (2,500 ft ²)	40% to a maximum of 139 m ² (1,500 ft ²)

6. Signage

- Maximum of one non-illuminated nameplate with a maximum area of 0.23 m² (2.5 ft²).
- Must be placed within, flat against or hanging from the dwelling unit. May be hung from a free-standing for properties along major roads.

7. Parking / Access

- Consider on-site parking, access and traffic generation associated with adaptive re-use.
- Required number of on-site parking spaces should conform to Zoning Bylaw requirements to limit the impact on adjacent properties.

8. Hours of Operation

- Limit excess traffic generation during non-regular working hours.
- Limit hours of operation to daytime hours, Monday through Friday.

9. Screening

- Outdoor storage and parking areas should be well screened with fencing and landscaping.
- Design should be compatible with the heritage building and form a year-round dense screen.

6.o Application Chronology

Date of Application Received: July 5, 2017

Report prepared by: Trisa Brandt, Planner
Reviewed by: Terry Barton, Urban Planning Manager
Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Attachment "A": Previous Heritage Revitalization Agreement Authorization Bylaw No. 7789

Attachment "B": Exterior and Interior Photos of the Foster House

Draft Heritage Revitalization Agreement HRA17-0002

Planner
Initials TB

DOCUMENT APPROVAL			
Document No. BL7789			
Cir.	Department	Date	Init.
	Planning	March 7/07	MC
	Wrks. & Util.	9/6/03/07	JA
	Building	9/6/03/06	CP
	Clerks	March 5/07	gn

HERITAGE REVITALIZATION AGREEMENT

THIS AGREEMENT made the _____ day of _____, 199

BETWEEN:

CITY OF KELOWNA
1435 Water Street
Kelowna, B.C. V1Y 1J4
(hereinafter called the "City")

OF THE FIRST PART

AND:

DR. ALAN BROOME INC., (Inc. No. 447508)
486 Cadder Avenue
Kelowna, B.C. V1Y 5N3
(hereinafter called the "Owner")

OF THE SECOND PART

WHEREAS a local government may, by bylaw, enter into a heritage revitalization agreement with the owner of heritage property pursuant to Section 1021 of the *Municipal Act*;

AND WHEREAS the Owner owns certain real property on which is situate a building of heritage value known as the *Foster Residence* constructed in or about 1921 and designated as a heritage building pursuant to the *Kelowna Heritage Resource Inventory*, which property and heritage building are situate at 486 Cadder Avenue, Kelowna, British Columbia and legally described as:

Parcel Identifier: 011-353-457
Lot A, District Lot 14
Osoyoos Division Yale District
Plan 1693

(hereinafter called the "Heritage Property");

AND WHEREAS the Owner has presented to the City a proposal for the use, development and preservation of the heritage property and has voluntarily and without any requirement by the City, entered into this agreement pursuant to Section 1021 of the *Municipal Act*;

AND WHEREAS the heritage property is subject to Section 57(2) of the *Highway Act* and accordingly the approval of the Minister of Transportation & Highways is required pursuant to Section 1021(6)(b) of the *Municipal Act*;

AND WHEREAS a local government must hold a public hearing on the matter before entering into or amending a heritage revitalization agreement if the agreement or amendment would permit a change to the use or density of use that is not otherwise authorized by the applicable zoning of the heritage property and for these purposes Sections 956 to 959 of the *Municipal Act* apply;

AND WHEREAS within thirty days after entering into or amending a heritage revitalization agreement the local government must file a notice in the Land Title Office in accordance with Section 1031 of the *Municipal Act* and give notice to the Minister responsible for the *Heritage Conservation Act* in accordance with Section 1032 of the *Municipal Act*;

NOW THEREFORE in consideration of the mutual promises contained in this agreement and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1.0 Heritage Revitalization

1.1 The parties agree that the heritage property has heritage value, deserving of protection and conservation and the Owner specifically agrees to maintain, preserve and protect the heritage character of the building located on the heritage property.

1.2 The parties agree that the heritage property may, notwithstanding the R-1 (Single Family Residential-Low Density) zoning for the heritage property, be used for the following permitted uses within the heritage building on the heritage property:

(a) a medical doctor's office, provided that

(i) a maximum of two employees shall be employed at any one time in addition to the doctor, including one nurse and a secretary;

(ii) patient visiting hours shall be restricted to between 8:00 a.m. and 5:00 p.m. Monday to Friday, inclusive; and

(iii) the teaching of one medical student shall be permitted for a maximum of one month during the months of April through September inclusive of each year during the term of this agreement.

(b) one single family residential unit.

1.3 The parties agree that, except as varied or supplemented by the provisions of this agreement, all bylaws and regulations of the City and all laws of any authority having jurisdiction shall apply to the heritage property.

- 3 -

2.0 Proposed Development

2.1 The Owner agrees to restore the exterior heritage building on the heritage property in accordance with the design proposal attached hereto as Schedule 1, and forming part of this agreement, which restoration shall include, but not be restricted to, the following:

- (a) new cedar shingle siding (heritage blue in colour);
- (b) new cedar shingle roof (natural colour);
- (c) porch addition;
- (d) building trim (white colour);
- (e) paving of parking area (five parking stalls) incorporating interlocking brick or asphalt, and to provide landscape screening for same;
- (f) new walkway to porch addition.

(hereinafter called the "Restoration Works")

2.2 The restoration works shall be done in accordance with the Building Bylaw of the City and the British Columbia Building Code, and shall include the following:

- (a) Main floor shall be separated from the basement with a 3.4 hour fire separation (5/8 type X gypsum board on ceiling).
- (b) The door to the basement shall have a 20 minimum rating (i.e. solid core) and self-closure device.
- (c) The furnace room shall be separated with a 3/4 hour rating and all ducts tightly fire stopped as they leave the furnace room.
- (d) Handicapped access and washrooms are not required.

2.3 The Owner agrees as far as reasonably possible, to maintain the existing landscaping, trees and shrubbery on the heritage property.

3.0 Servicing

3.1 The Owner agrees to provide, at the Owner's expense, for all necessary utility servicing required by the proposed development of the heritage property.

3.2 The Owner agrees to provide and pay for all servicing required by the proposed development of the heritage property and to provide required bonding for same including, but not limited to, domestic water and fire protection, sanitary sewer, storm drainage, road improvements, road dedication and statutory rights-of-way for utility servicing, power and telecommunication services and street lighting all as described in Schedule 2 - Required Works and Services, attached hereto and forming part of this agreement (hereinafter called the "Servicing Works").

4.0 Commencement and Completion

The Owner agrees to commence the restoration works and servicing works forthwith upon adoption of Heritage Revitalization Agreement Authorization Bylaw No. 7789 and to complete the works no later than March 1st, 1998.

5.0 Damage or Destruction

In the event that the heritage building is damaged or destroyed the parties agree as follows:

- (a) the owner may repair or reconstruct the heritage building in which event the owner shall forthwith commence the repair or reconstruction and complete same within one year of the date of damage or destruction; or
- (b) the owner may choose not to repair or reconstruct the building in which event the City may in its discretion by bylaw after conducting a public hearing in the manner provided in Sections 956 through 959 of the Municipal Act cancel this agreement whereupon all use and occupation of the heritage property shall thenceforth be in accordance with the zoning bylaws of the City and in accordance with all other bylaws or regulations of the City or any other laws of authority having jurisdiction.

6.0 Breach

In the event that the owner is in breach of any term of this agreement, the City may give the owner notice of writing of the breach and the owner shall remedy the breach within 30 days of receipt of the notice. In the event that the owner fails to remedy the breach within the time limited by the notice, the City may by bylaw and after conducting a public hearing in the manner prescribed by Sections 956 through 959 of the Municipal Act cancel this agreement whereupon this agreement shall be terminated and all use and occupation of the heritage property shall thenceforth be in accordance with the zoning bylaws of the City and in accordance with all other bylaws and regulations of authority having jurisdiction.

7.0 Amendment

7.1 The parties acknowledge and agree that this agreement may only be amended as follows:

- (a) by bylaw by consent of the parties provided that a public hearing shall be held if an amendment would permit a change to use or density of use;
- (b) by heritage alteration permit issued pursuant to Section 1027 of the *Municipal Act*.

8.0 Representations

It is mutually understood and agreed between the parties that the City has made no representations, covenants, warranties, promises or agreements expressed or implied, other than those expressly contained in this agreement.

9.0 Statutory Functions

Except as expressly varied or supplemented herein, this agreement shall not prejudice or affect the rights and powers of the City in the exercise of its statutory functions and responsibilities including, but not limited to, the *Municipal Act* and its rights and powers under any enactments, bylaws, order or regulations, all of which, except as expressly varied or supplemented herein, are applicable to the heritage property.

10.0 Enurement

This agreement enures to the benefit of and is binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.

11.0 Other Documents

The Owner agrees at the request of the City, to execute and deliver or cause to be executed and delivered all such further agreements, documents and instruments and to do and perform or cause to be done and performed all such acts and things as may be required in the opinion of the City to give full effect to the intent of this agreement.

12.0 Notices

Any notice required to be given pursuant to this agreement shall be in writing and shall either be delivered or mailed by registered mail as follows:

(a) To the City:

City of Kelowna
1435 Water Street
Kelowna, B.C. V1Y 1J4

ATTENTION: City Clerk

(b) To the Owner:

Dr. Alan Broome Inc.
486 Cadder Avenue
Kelowna, B.C. V1Y 5N3

or to such other address to which a party hereto may from time to time advise in writing.

13.0 No Partnership or Agency

The parties agree that nothing contained herein creates a relationship between the parties of partnership, joint venture or agency.



IN WITNESS WHEREOF this agreement has been executed by the parties hereto on the date and year first above written.

SIGNED in the presence of:

Witness

Address

Occupation

CITY OF KELOWNA
 by its authorized signatory(ies)

James H. Stewart
D. Scull

SIGNED in the presence of:

Witness

Address

Occupation

DR. ALAN BROOME INC.
 by its authorized signatory(ies)

Alan Broome

TB

LOT A
PLAN 1693
D.L. 14
O.D.Y.D.

PANDOSY STREET
LANDSCAPING ~~STATION~~
PLAN

LOT AREA
1142.53 m2

LOT COVERAGE
19.2%
F.A.R.
19.2%

PRNT DATE	DRAWING TITLE: SITE PLAN
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四四四四

REMAINDER IS EXISTING

- ⑤ - EXISTING LANDSCAPING
- ⑥ - NEW LANDSCAPING

DESIGNWORKS

DRAWING

CADDER AVENUE

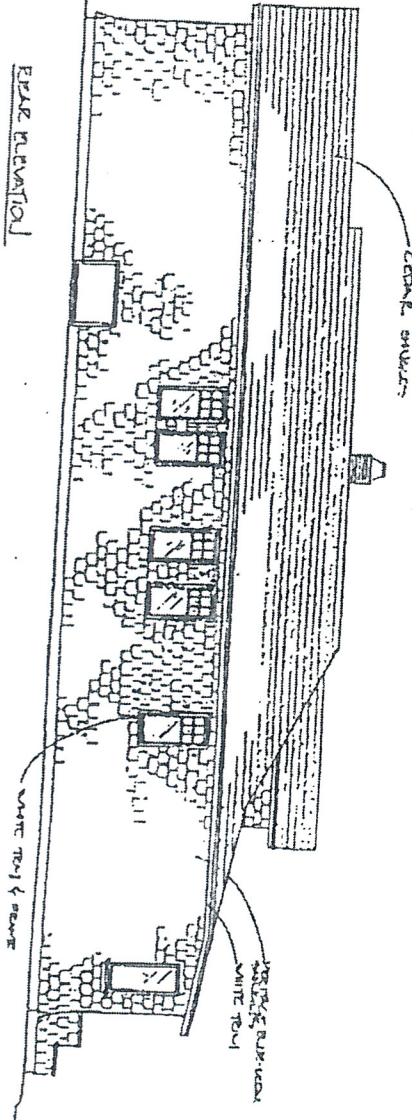
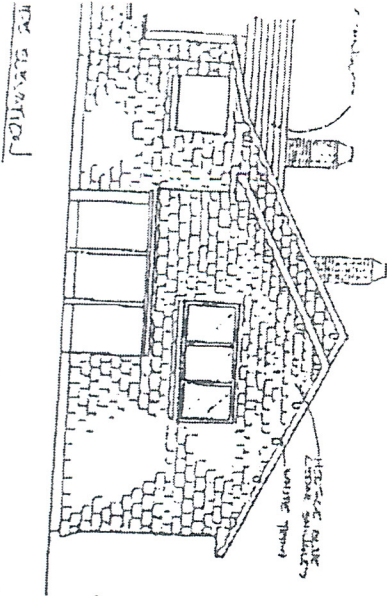
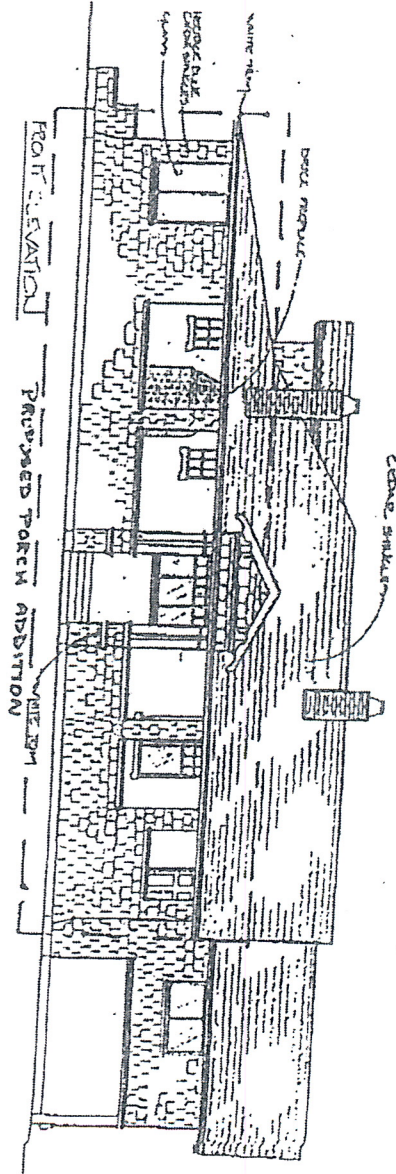
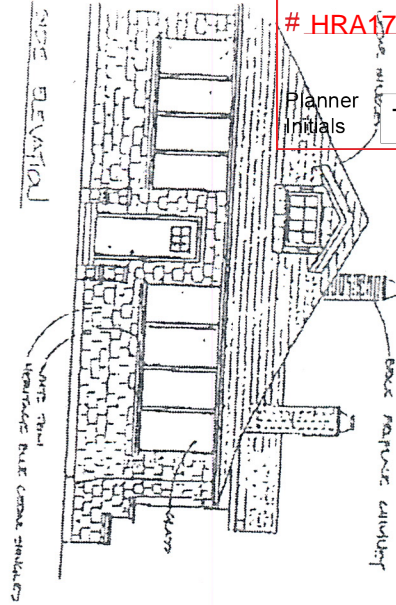
This forms part of application

HRA17-0002



City of
Kelowna
COMMUNITY PLANNING

Planner Initials TB



DATE	DRAWING TITLE	DESIGNWORKS	DRAWING
	ELEVATIONS		
THESE DRAWINGS SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN AUTHORIZATION OF DESIGNWORKS			

SCHEDULE 2

REQUIRED WORKS AND SERVICES

1. Domestic Water and Fire Protection
 - (a) Collect \$2,600.00 as this development's share of future water main renewal on Pandosy Street.
 - (b) The premises are presently serviced with a 19 mm diameter water service which may be retained for the new use, if it is large enough. A larger service will be installed by the City at the developer's cost, if required.
 - (c) A water meter is mandatory as is a sewer credit meter to measure all irrigation water. Water meters must be housed in an above-ground, heated, accessible but secure building, either as a part of the main site buildings or in a separate building. Remote reader units are also mandatory on all meters.

2. Sanitary Sewer
 - (a) Sewer main upgrading is not requested.
 - (b) The existing premises are presently serviced with a 100 mm diameter sanitary service which may be retained for the new use if it is large enough. If a larger sanitary service is needed, it will be installed by the City at the applicant's cost.

3. Storm Drainage
 - (a) A piped storm drainage system is required on Cadder Avenue. The cost of this is included in the Roads upgrading item.
 - (b) Collect \$1,500 per acre for future upgrading of downstream drainage facilities ($\$1,500 \times 0.28 \text{ acres}$) = \$423.00.
 - (c) The development will be required to contain and dispose of site generated storm water on the site by installing a ground recharge system consisting of drywells and perforated pipe bedded in drain rock.

A storm drainage overflow service may be available to the site from the proposed storm drainage pipe in Cadder Avenue, recognizing that the distance from the proposed site parking to Cadder Avenue may be too great to extend a gravity storm service.

4. Road Improvements
 - (a) Pandosy Street

Pandosy Street will be upgraded under local improvement in the future. This applicant will not be assessed a frontage improvement levy at this time, but must participate in the local improvement by-law when it is instituted.

Schedule 2 - Page 2.

(b) Cadder Avenue

Cadder Avenue must be upgraded to a full urban standard consisting of monolithic curb, gutter and sidewalk, piped storm drainage system including catch basin and manholes as required, fillet pavement, street lighting, and landscaped boulevard complete with underground irrigation system. The cost of this work for bonding purposes is: \$14,000.00.

5. Subdivision By registered plan to provide the following:

- (a) Dedicate a 3.2 m widening of Pandosy Street fronting this property.
- (b) Dedicate a 6.0 m radius corner rounding of the Cadder Avenue / Pandosy Street corner.
- (c) Grant statutory rights-of-way at no cost, if required for utility services.

6. Power and Telecommunication Services

The services to this development are to be installed underground. It is the developer's responsibility to make a servicing application to the respective utility companies. The utility companies are then required to obtain the City's approval before commencing their servicing works.

7. Street Lighting

Street lights must be installed on all fronting roads as determined by the Electrical Utilities Manager.

8. Engineering

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.

9. DCC Consideration

None of the requested construction is eligible for DCC credits.

10. Latecomer Provision

Under provisions of Section 990 of the Municipal Act, the applicant will be eligible for latecomer protection for the following items:

- 1. Storm drainage installation on Cadder Avenue.

11. Bonding and Levy Summary

- | | |
|-------------------------|--------------------|
| (a) Bonding | |
| Cadder Avenue Upgrading | <u>\$14,000.00</u> |

Schedule 2 - Page 3.

(b)	Levies	
	Share of water main renewal	\$2,600.00
	Downstream drainage	\$ 423.00
	Total Levies	<u>\$ 3,023.00</u>

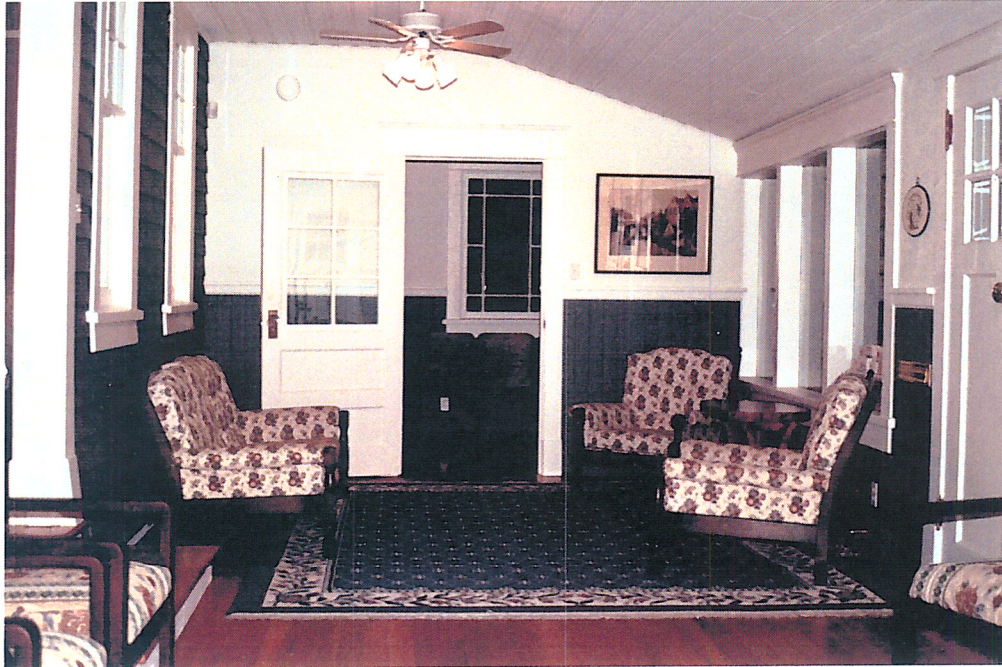
– Photos of the Foster House Heritage Property

Exterior Photos





Interior Photos



Porch Finished



Porch in progress





Reception Desk Finished



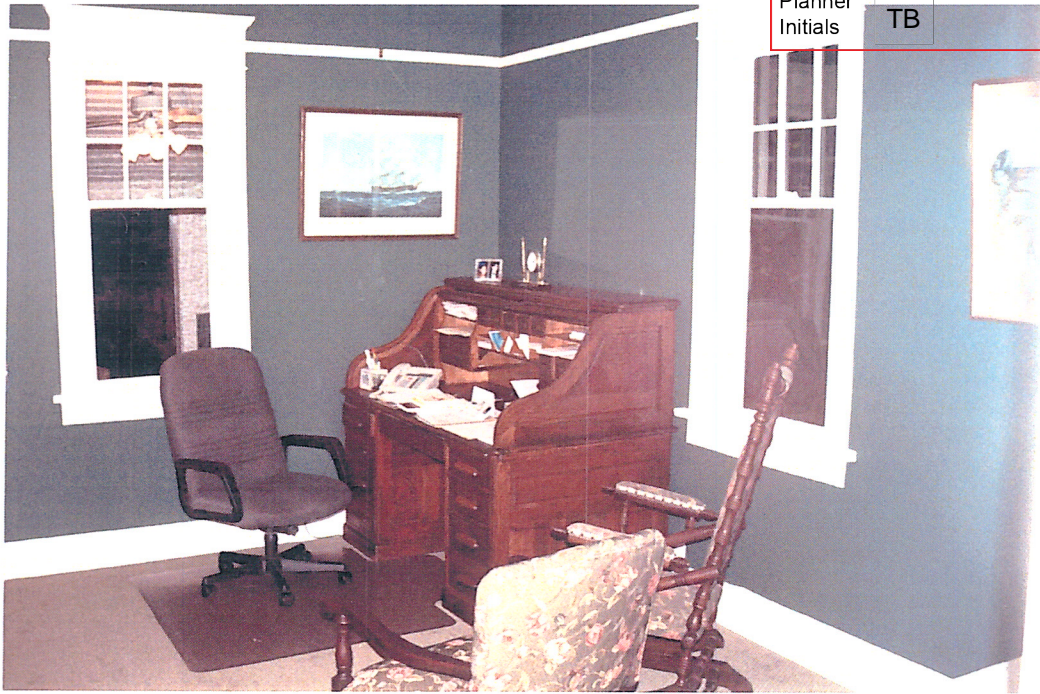
Reception Desk in progress



Waiting Room finished



Waiting Room in progress



Doctor's Office



Doctor's Office

SCHEDULE "A"
HERITAGE REVITALIZATION AGREEMENT

THIS AGREEMENT dated as of the ____ day of _____, 2017

BETWEEN:

THE CITY OF KELOWNA, a Municipal Corporation having offices at
1435 Water Street, Kelowna, British Columbia, V1Y 1J4

(Herein called the "CITY")

AND:

Dr. Alan Broome Inc. (Inc. No. 447508)
486 Cadder Avenue, Kelowna, British Columbia, V1Y 5N3

(Herein called the "OWNER")

WHEREAS a local government may, by bylaw, enter into a Heritage Revitalization Agreement with the Owner of property which Council deems to be of heritage value pursuant to Section 610 of the *Local Government Act*,

AND WHEREAS the Owner owns certain real property located at 486 Cadder Avenue, on which is situated a building of heritage value pursuant to the City's Heritage Register, legally described as:

Lot 1, District Lot 14, ODYD, Plan KAP69061
(PID: 025-046-101)

(Herein called the "Heritage Property")

AND WHEREAS the Owner has presented to the City a proposal for the use and preservation of the Heritage Property and has voluntarily and without any requirement by the City, entered into this agreement pursuant to Section 610 of the *Local Government Act*;

AND WHEREAS a local government must hold a Public Hearing on the matter before entering into, or amending, a Heritage Revitalization Agreement, if the agreement or amendment would permit a change to the use or density of use that is not otherwise authorized by the applicable zoning of the Heritage Property, and for these purposes Section 464 through 470 of the *Local Government Act* apply;

AND WHEREAS within thirty days after entering into, or amending a Heritage Revitalization Agreement, the local government must file a notice in the Land Title Office in accordance with Section 594 of the *Local Government Act* and give notice to the Minister responsible to the *Heritage Conservation Act* in accordance with Section 595 of the *Local Government Act*;

NOW THEREFORE in consideration of the mutual promises contained in this agreement and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1.0 Heritage Revitalization and Preservation

- 1.1 The parties agree that the Heritage Property has heritage value, deserving of protection and conservation, and the Owner specifically agrees to maintain, preserve and protect the heritage character of the building located on the Heritage Property in accordance with Attached Schedule "AA".

2.0 Governing Regulations

The parties agree that except as varied or supplemented by the provisions of this Agreement, all bylaws and regulations of the City and all laws of any authority having jurisdiction shall apply to the Heritage Property.

3.0 Uses Permitted

- 3.1 The principal uses permitted on the Heritage Property are:

- a) Health Services, Major
- b) Health Services, Minor
- c) Single Dwelling Housing

- 3.2 The secondary uses permitted on the Heritage Property are:

- a) Secondary Suite

4.0 Proposed Development

- 4.1 The Owner agrees not to alter the exterior of the Heritage Building except pursuant to a Heritage Alteration Permit issued by the City and in accordance with this Agreement.
- 4.2 Where a Heritage Alteration Permit is required, the discretion to approve, refuse or revise such permit is delegated by Council to the Community Planning Department Manager.
- 4.3 The hours of operation for offices located on the subject property shall be between 8.00 am and 7.00 pm Monday through Friday, and 9.00 am to 4.00 pm on Saturday. Patients will be seen by appointment only.
- 4.4 Six (6) on-site parking stalls shall be provided as shown on Schedule "AA"
- 4.5 Signage will be limited to one sign to a maximum size of 2.0m² and a maximum height of 1.0m may be attached to the residence or may be free standing located in the front yard or a flanking side yard. Any such free standing sign may be located on the property line but must not encroach or overhang beyond the property line.

Damage or Destruction

5.1 In the event that the Heritage Property is damaged, the parties agree as follows:

- (a) The Owner may repair the Heritage Property in which event the Owner shall commence and complete the repair work within one year of the date of damage.

OR, in the event that the Heritage Property is destroyed,

- (b) The City will, by bylaw and after conducting a Public Hearing in the manner prescribed by Sections 464 through 470 of the *Local Government Act*, cancel this Agreement whereupon all use and occupation of the Heritage Property shall be in accordance with the zoning bylaws of the City and in accordance with all other bylaws or regulations of the City or any other laws of authority having jurisdiction.

6.0 Breach

6.1 In the event that the Owner is in breach of any term of this Agreement, the City may give the Owner notice in writing of the breach and the Owner shall remedy the breach within 30 days of receipt of the notice. In the event that the Owner fails to remedy the breach within the time allotted by the notice, the City may by bylaw and after conducting a Public Hearing in the manner prescribed by Sections 464 through 470 of the *Local Government Act* cancel this Agreement whereupon all use and occupation of the Heritage Property shall thenceforth be in accordance with the zoning bylaws of the City and in accordance with all other bylaws or regulations of the City or any other laws of authority having jurisdiction.

7.0 Amendment

7.1 The parties acknowledge and agree that this Agreement may only be amended by one of the following means:

- (a) By bylaw with the consent of the parties provided that a Public Hearing shall be held if an amendment would permit a change to use or density of use on site or;
- (b) By Heritage Alteration Permit (HAP), issued pursuant to Section 617 of the *Local Government Act*.

8.0 Representations

8.1 It is mutually understood and agreed upon between the parties that the City has made no representations, covenants, warranties, promises or agreements expressed or implied, other than those expressly contained in this Agreement.

9.0 Statutory Functions

9.1 Except as expressly varied or supplemented herein, this Agreement shall not prejudice or affect the rights and powers of the City in the exercise of its statutory functions and responsibilities including, but not limited to, the *Local Government Act* and its rights and powers under any

enactments, bylaws, order or regulations, all of which, except as expressly varied or supplemented herein, are applicable to the Heritage Property.

10.0 Enurement

- 10.1 This Agreement enures to the benefit of and is binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.

11.0 Other Documents

- 11.1 The Owner agrees at the request of the City, to execute and deliver or cause to be executed and delivered all such further agreements, documents and instruments and to do and perform or cause to be done and performed all such acts and things as may be required in the opinion of the City to give full effect to the intent of this Agreement.

12.0 Notices

- 12.1 Any notice required to be given pursuant to this Agreement shall be in writing and shall either be delivered mailed by registered mail as follows:

(a) To the City:

City of Kelowna
1435 Water Street
Kelowna, B.C. V1Y 1J4
ATTENTION: City Clerk

(b) To the Owner:

Dr. Alan Broome Inc. (Inc. No. 447508)
486 Cadder Avenue
Kelowna, BC, V1Y 5N3

Or to such other address of which one party may notify the other in writing.

13.0 No Partnership or Agency

- 13.1 The parties agree that nothing contained herein creates a relationship between the parties of partnership, joint venture or agency.

IN WITNESS WHEREOF this Agreement has been executed by the parties hereto on the day and year first above written.

CITY OF KELOWNA

by its authorized signatories

(Mayor)

(City Clerk)

Dr. Alan Broome Inc.

By its authorized signatory (ies)

In the presence of:

Witness (print name)

Address

Occupation

Attachments:

*Schedule AA, page 1 Exterior Rendering
Schedule AA, page 2 Building Elevations
Schedule AA, page 3 Site Plan
Schedule AA, page 4 Floor Plan*

This forms part of application
HAP17-0002

Planner
Initials

TB

Merry Brande



City of
Kelowna
COMMUNITY PLANNING

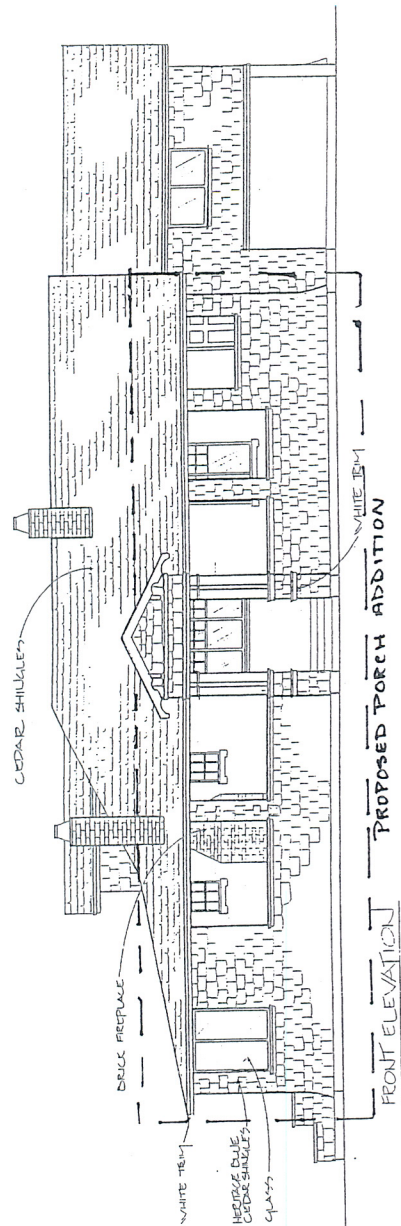




City of Kelowna
COMMUNITY PLANNING

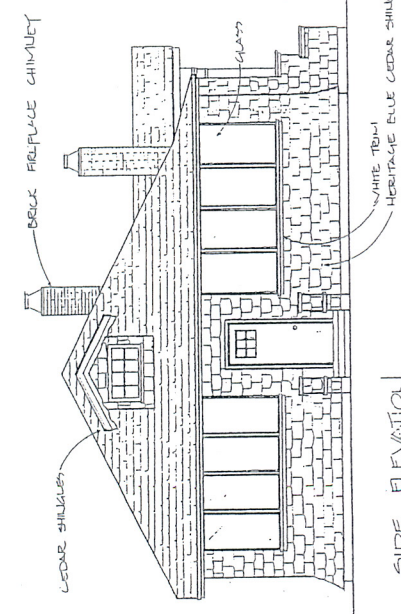
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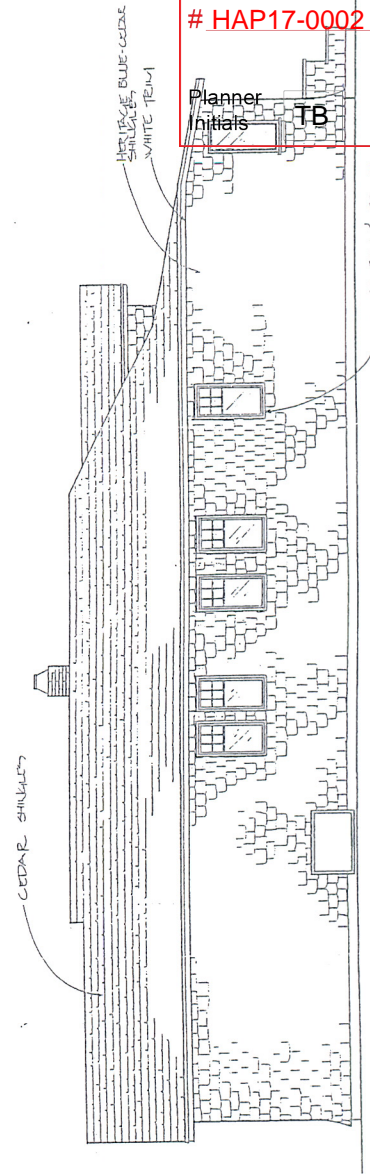


PROPOSED PORCH ADDITION

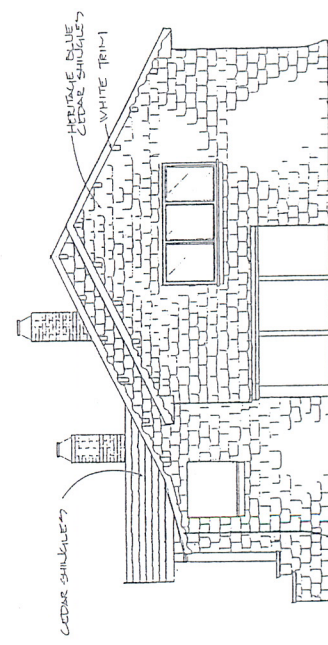
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

THESE DRAWINGS SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE PRIOR WRITTEN AUTHORIZATION OF

DESIGNWORKS

DRAWING TITLE: ELEVATIONS

BRONZE

PRINT DATE

NOVEMBER 29, 1995

NOT APPROVED



Planner
Initials

Drawings
BOOK 3

THESE DRAWINGS SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN AUTHORIZATION OF

DESIGNWORKS

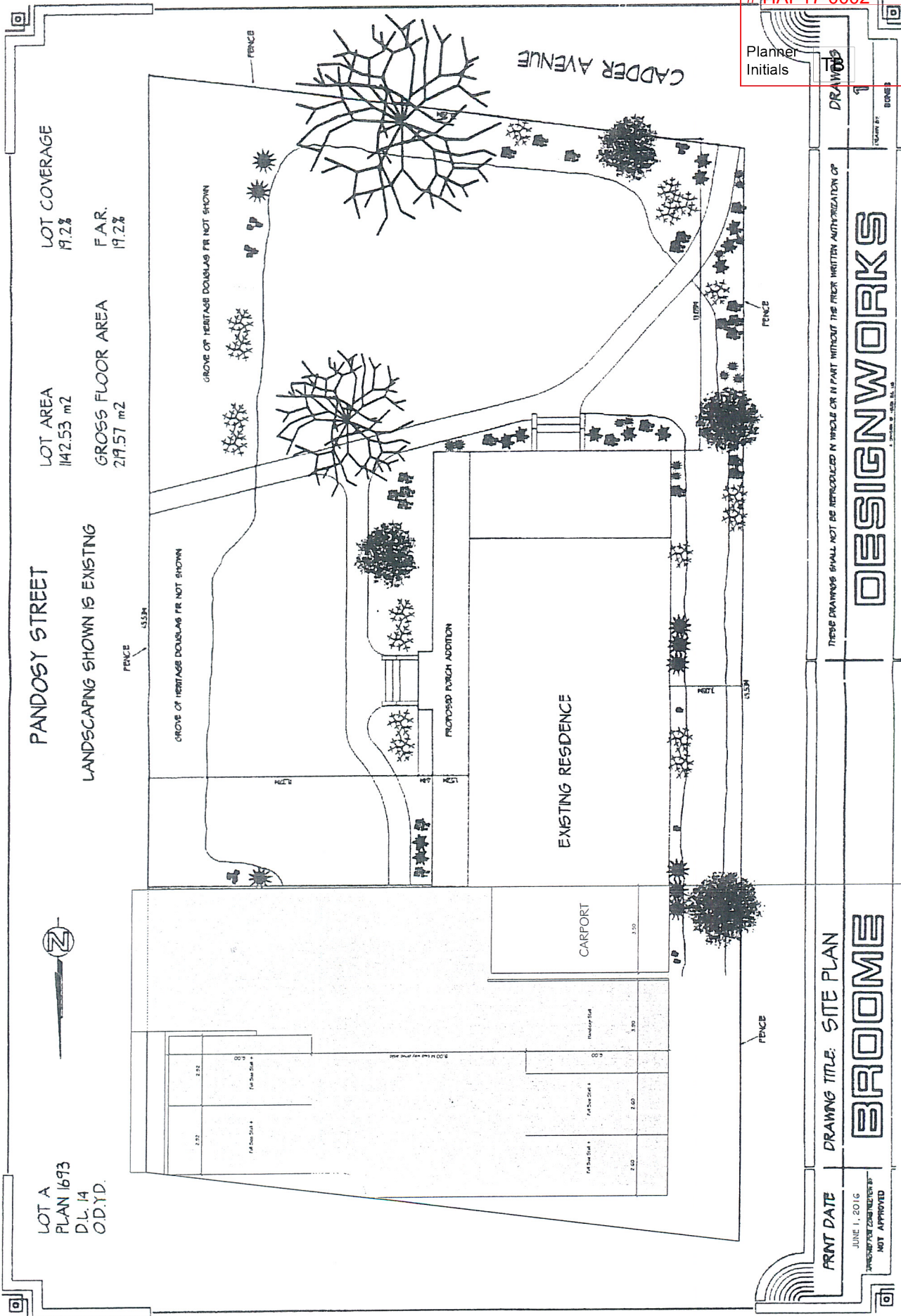
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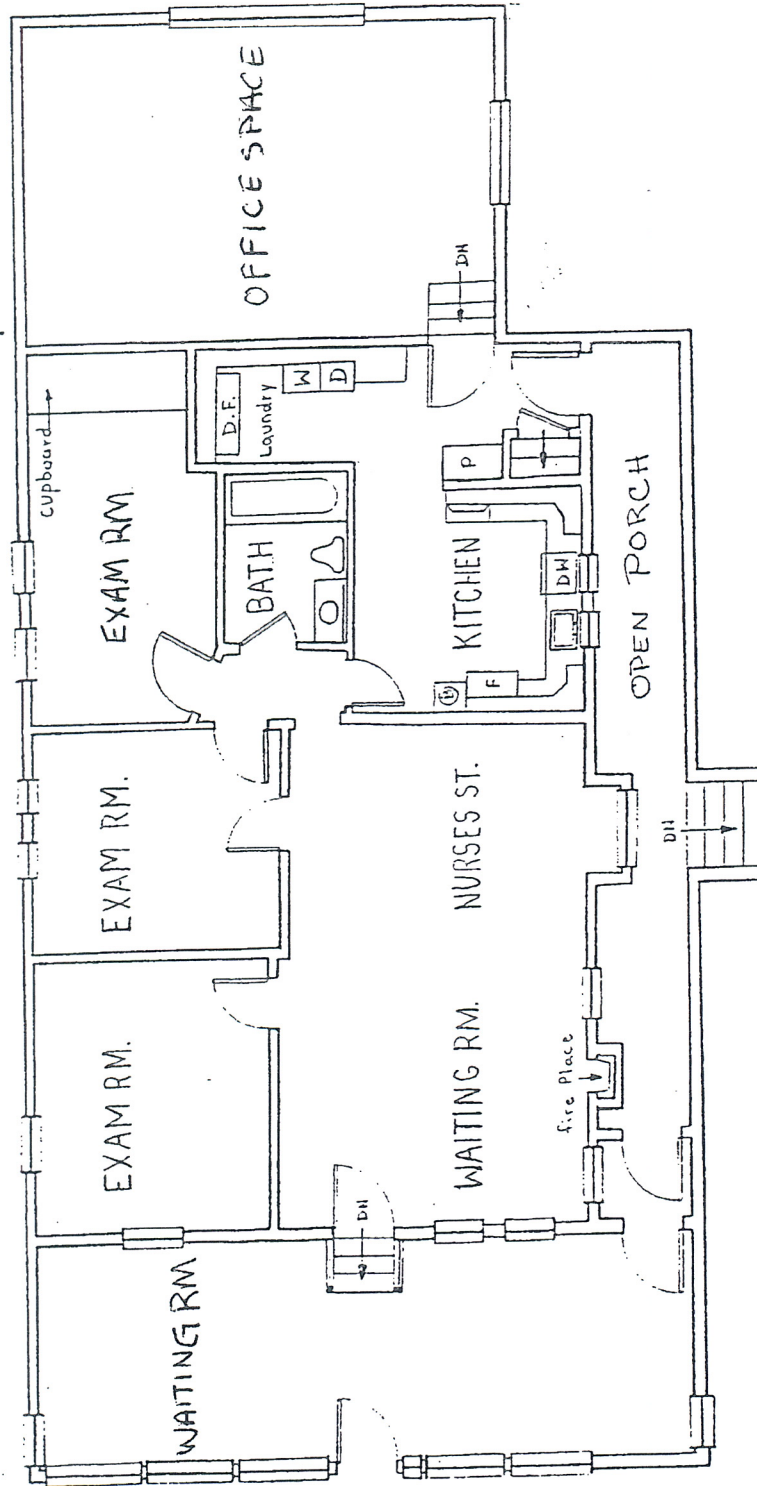
BROOME

PRINT DATE

JUNE 1, 2016

UNDESIGNED CHANGES BY
NOT APPROVED





MAIN FLOOR PLAN

WIDTH: 73'
DEPTH: 33'

REPORT TO COUNCIL



Date: October 16, 2017

RIM No. 1250-30

To: City Manager

From: Community Planning Department (TB)

Application: Z17-0030 **Owner:** Harbrinder Singh Khangura

Address: 440 Edith Gay Road **Applicant:** Jaspal Dhaliwal

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. Z17-0030 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 10, Section 35, Township 26, ODYD, Plan 18660, located at 440 Edith Gay 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 October 16, 2017;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the issuance of a Preliminary Layout Review Letter by the Approving Officer;

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

2.0 Purpose

To rezone the subject property to facilitate a two lot subdivision.

3.0 Community Planning

Community Planning supports the proposed rezoning from RR3 – Rural Residential 3 to RU6 – Two Dwelling Housing to facilitate a two lot subdivision.

The property is fully serviced and located within the Permanent Growth Boundary. The Official Community Plan (OCP) Future Land Use is designated as S2RES – Single/Two Unit Residential, which supports this modest increase in density. The subject property is large in nature at 0.41 of an acre and is suitable for a two lot subdivision.

Should Council support the rezoning, Staff will bring forward a Development Variance Permit to vary the rear yard setback on the existing house.

4.0 Proposal

4.1 Background

The subject property has a single family dwelling that was constructed in 1970 and will be retained through this development process. In 2004 sewer was installed in the area, and the applicant has an open plumbing permit to connect to the sewer line (2016). This connection allows rezoning to RU6, which would not have been permissible prior to connection.

4.2 Project Description

The proposed rezoning to RU6 – Two Dwelling Housing is supported by the OCP Future Land Use Designation of S2RES – Single/Two Unit Residential. Due to the large size of the subject property, a 2 lot subdivision is possible. The corner lot would not meet the minimum size requirements for two dwellings, therefore the maximum density would be a Single Family Dwelling with a Secondary Suite, or a Single Family Dwelling with a Carriage House. The interior lot meets the minimum width and size for two dwellings, a duplex, or semi-detached housing.

The site is fully serviced and within the Permanent Growth Boundary, which is where density should be directed to alleviate pressure on agricultural and environmentally sensitive hillside lands that are located outside of the Permanent Growth Boundary.

Should Council support the proposed rezoning, Staff will bring forward a Development Variance Permit to vary the rear yard setback on the existing house.

4.3 Site Context

The property is located in the north-east area of Rutland, approximately 2.0 kilometers from the Rutland Urban Centre as identified in the OCP. Edith Gay Park is in the nearby vicinity, and BC Transit Bus Route No. 8 and No. 10 are within 600m walking distance.

Specifically, adjacent land uses are as follows:

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

Subject Property Map: 440 Edith Gay Road



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process

Objective 5.3.1 Focus development to designated growth areas.

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

6.0 Technical Comments

6.1 Development Engineering Department

Please see attached Schedule "A" attached to the Report from Community Planning dated October 16, 2017.

6.2 Bylaw Services

Currently there are no outstanding/open Bylaw enforcement files pertaining to property address: 440 Edith Gay Rd.

7.0 **Application Chronology**

Date of Application Received: February 20, 2017

Date Public Consultation Completed: July 7, 2017

Report prepared by: Trisa Brandt, Planner

Reviewed by: Terry Barton, Urban Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Attachment "A": Sketch Plan and Proposed Subdivision Plan

Schedule "A": Development Engineering Memorandum

**B.C. LAND SURVEYOR'S CERTIFICATE OF
LOCATION OF BUILDING ON LOT 10
SEC. 35 TP. 26 O.D.Y.D. PLAN 18660**

Civic Address:
440 Edith Gay Road
Kelowna, BC

ATTACHMENT A

This forms part of application

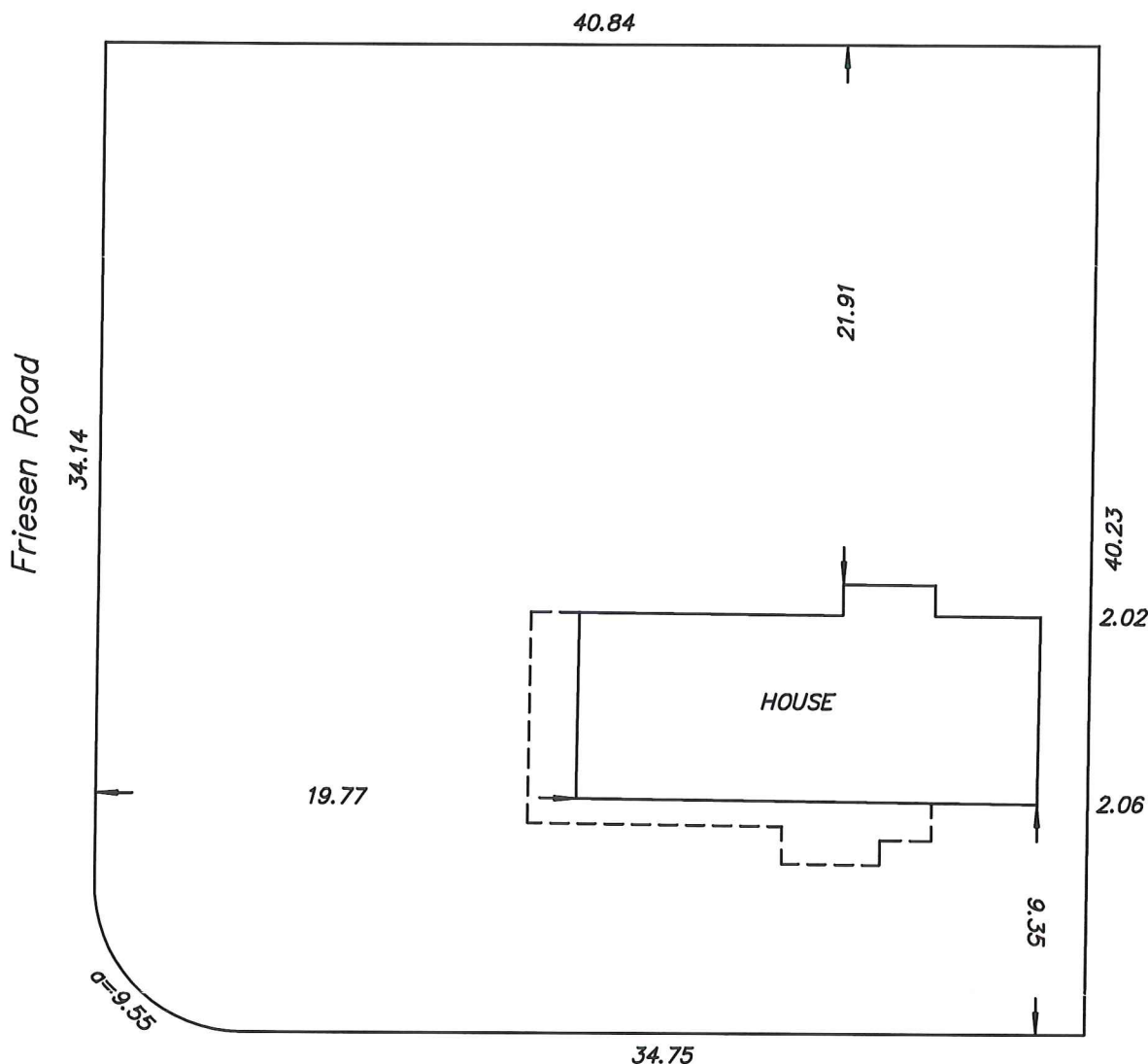
Z17-0030

Planner
Initials TB



SCALE 1:300

DISTANCES ARE IN METRES.



Edith Gay Road

All rights reserved. No person may copy, reproduce, transmit or alter this document in whole or in part without the consent of the signatory.

© This document is not valid unless originally signed and sealed.

CERTIFIED CORRECT
this 8th day of July, 2016.

D.A. Goddard BCLS

This plan was prepared for
municipal purposes and is for
the exclusive use of our client.

FILE 17062 FB 388
JASPAL DHALIWAL

This document shows the relative location of the surveyed structures and features with respect to the boundaries of the parcel described above. This document shall not be used to define property lines or property corners.

The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decisions made, or actions taken based on this document.

D.A. Goddard Land Surveying Inc.
103-1358 St. Paul Street, Kelowna
Phone (250) 763-3733

**PROPOSED SUBDIVISION OF LOT 10
SEC. 35 TP. 26 O.D.Y.D. PLAN 18660**

Lot sizes meet RU1c and RU6 requirements.

ATTACHMENT

A

This forms part of application

Z17-0030

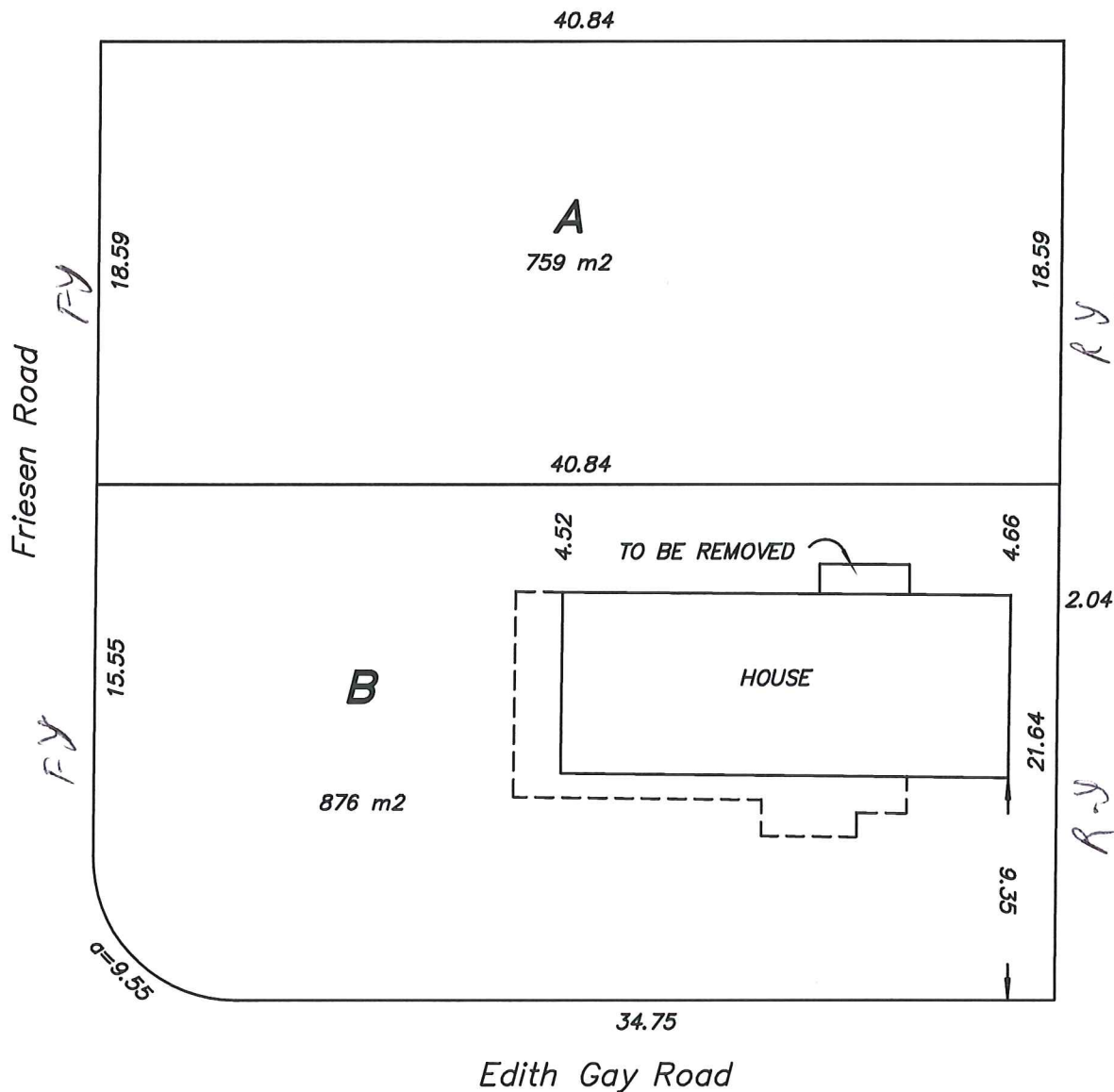
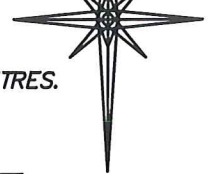
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Initials

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City of
Kelowna
COMMUNITY PLANNING

SCALE 1:300

DISTANCES ARE IN METRES.



FILE 17062 FB 388

JASPAL DHALIWAL
JULY 12, 2016.

D.A. Goddard Land Surveying Inc.
103-1358 St. Paul Street, Kelowna
Phone (250) 763-3733

CITY OF KELOWNA
MEMORANDUM

Date: May 10, 2017
File No.: Z17-0030
To: Urban Planning Management (TB)
From: Development Engineering Manager (SM)
Subject: 440 Edith Gay Road RU1 to RU6

The Development Engineering Department has the following comments and requirements associated with this rezoning application to facilitate a two lot subdivision. 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 Jason Ough.

1. Domestic Water and Fire Protection

The property is located within the Black Mountain Irrigation District (BMID) service area. The water system must be capable of supplying domestic and fire flow demands of the project in accordance with the Subdivision, Development & Servicing Bylaw. The developer is responsible, if necessary, to arrange with BMID staff for any service improvements and, if necessary, the decommissioning of existing services.

2. Sanitary Sewer

- a) Our records indicate that this property is currently serviced with a 100mm-diameter sanitary sewer service. Only one service will be permitted for each property. The applicant, at his cost, will arrange for the installation of one new service for the proposed second lot.
- b) This property is located within Sewer Specified Area #20. 1 Single Family Equivalent (SFE) is paid for annually with property taxes and is required to be paid in full as part of this rezoning application. The total sewer Specified Area fee in 2017 will be calculated upon determination of a final unit count, based on: \$2045.50 per SFE.

3. Road Improvements

- a) Friesen Road is identified in the 2030 Transportation Servicing plan as a 2-lane collector road. It must be upgraded to an urban standard (SS-R5) along the full frontage of this proposed development, including curb and gutter, sidewalk, piped drainage system with catch basins, manholes, pavement removal and replacement, LED street lights, boulevard landscaping and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. An estimate for public side works will be required, for bonding purposes, to be submitted by the applicants civil engineering consultant.

- b) Edith Gay Road must be upgraded to an urban standard along the full frontage of this proposed development, including curb and gutter, sidewalk, piped drainage system with catch basins, manholes, pavement removal and replacement, LED street lights, boulevard landscaping and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. An estimate for public side works will be required, for bonding purposes, to be submitted by the applicants civil engineering consultant.
- c) Provide 6m corner rounding.

4. **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 (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.

5. **Servicing Agreements for Works and Services**

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

6. **Other Engineering Comments**

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

**7. Geotechnical Report**

- a) Provide a comprehensive geotechnical report prepared by a Professional Engineer competent in the field of hydro-geotechnical engineering to address the items below: **NOTE: The City is relying on the Geotechnical Engineer's report to prevent any damage to property and/or injury to persons from occurring as a result of problems with soil slippage or soil instability related to this proposed development.**

- Overall site suitability for development.
- Presence of ground water and/or springs.
- Presence of fill areas.
- Presence of swelling clays.
- Presence of sulphates.
- Potential site erosion.
- Provide specific requirements for footings and foundation construction.
- Provide specific construction design sections for roads and utilities over and above the City's current construction standards

8. Development Permit and Site Related Issues

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

9. 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.

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

Steve Muenz, P. Eng.
Development Engineering Manager

jo

REPORT TO COUNCIL



Date: October 16, 2017

RIM No. 1250-30

To: City Manager

From: Community Planning Department (TB)

Application: Z17-0045
Owner: Gregory James Bauer
Linda Gay Bauer

Address: 1869 Maple Street
Applicant: Gregory James Bauer

Subject: Rezoning Application

Existing OCP Designation: S2RES – 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. Z15-0000 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 1, District Lot 14, ODYD, Plan 2683 located at 1869 Maple Street, 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 Rezoning Bylaw be forwarded to a Public Hearing for further consideration;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered subsequent to issuance of a Heritage Alteration Permit by the Director of Community Planning.

2.0 Purpose

To rezone the subject property from RU1 – Large Lot Housing to RU1c – Large Lot Housing with Carriage House.

3.0 Community Planning

Community Planning supports the proposed rezoning from RU1 – Large Lot Housing to RU1c – Large Lot Housing with Carriage House as it is in line with the Official Community Plan (OCP) Future Land Use Designation of S2RES – Single/Two Unit Residential for the subject property. It is also consistent with OCP Urban Land Use Policies of Compact Urban Growth and Sensitive Infill.

The property is located in the Heritage Conservation Area in a neighbourhood that is well serviced and in close proximity to parks, commercial nodes, transit, and employment opportunities. This modest increase in density is appropriate for the neighbourhood and the design is sensitive to the guidelines for the Heritage Conservation Area. Should Council approve the rezoning, staff will work with the applicant to issue a Heritage Alteration Permit for the form and character.

4.0 Proposal

4.1 Background

The subject property is located on the Heritage Register, which is a municipal register that recognizes homes for having heritage value, but is not protected by a Heritage Designation Bylaw. The home is known as the MacLean House and was constructed in 1942 for Roy MacLean who was the publishing and managing editor of the Kelowna Courier from 1938 to 1974.

4.2 Project Description

The proposed rezoning from RU1 to RU1c would facilitate the development of a carriage house on the subject property. The proposed carriage house meets all of the zoning regulations, is accessed from the lane, and does not require any variances. The property is located in the Heritage Conservation Area and has an OCP Future Land use of S2RES – Single/Two Unit Residential. The subject property is suitable for an increase in density as it is located near an urban centre with access to parks, commercial nodes, transit, and employment opportunities.

The proposed rezoning meets the OCP Urban Land Use Policies for Compact Urban Growth and Sensitive Infill. These policies state that growth should occur in areas that are already serviced and have access to employment and transit, and that growth should be designed to be sensitive to the existing character of the neighbourhood. The RU1c density is appropriate in this neighbourhood as it respects the existing heritage character while modestly increasing density near an urban centre. Should Council support this rezoning, Staff will work with the applicant to issue a Heritage Alteration Permit for the form and character of the carriage house.

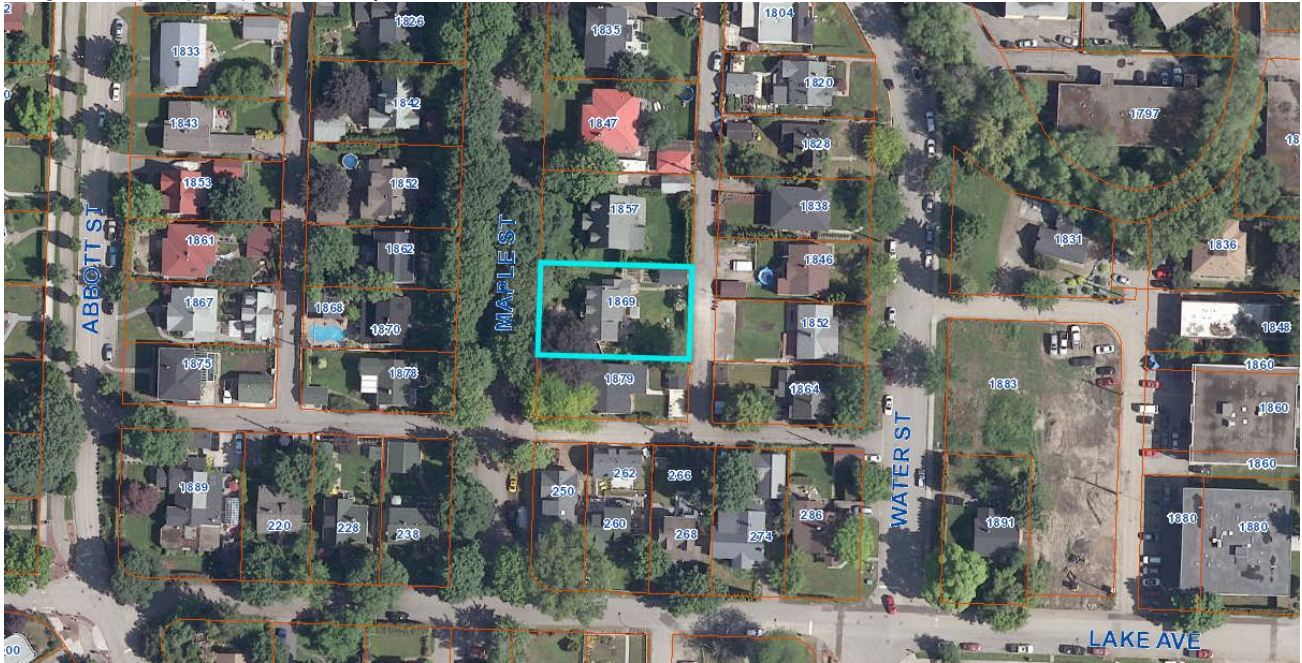
4.3 Site Context

The subject property is located on the east side of Maple Street in the Heritage Conservation Area. This area is seeing a modest increase in density as there are 7 other RU1c properties in the immediate area. The neighbourhood is within walking distance to Lake Avenue Beach Access, City Park, and the Downtown Core. Alternate transportation methods are easily accessible with a BC Transit stop on Pandosy, and the Abbott Street Recreation Corridor to the west.

Additional density was recently approved by Council at nearby 1883 Water Street which has been rezoned RM5 – Medium Density Multiple Housing.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing	Residential
East	RU1 – Large Lot Housing	Residential
South	RU1c – Large Lot Housing with Carriage House	Residential
West	RU1 – Large Lot Housing	Residential

Subject Property Map: 1869 Maple Street**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.

6.0 Technical Comments**6.1 Building & Permitting Department**

No concerns related to land use change.

6.2 Development Engineering Department

All requirements have been met.

6.3 Bylaw Services

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).

Currently there are no open/active Bylaw enforcement files pertaining to 1869 Maple St.

6.4 Fire Department

No concerns related to land use change.

7.0 **Application Chronology**

Date of Application Received: May 17, 2017

Date Public Consultation Completed: May 16, 2017

Heritage Advisory Committee: Not Applicable

The above noted application was not reviewed by the Heritage Advisory Committee as development of a carriage house is defined as a minor application in the Heritage Advisory Committee Terms of Reference.

Report prepared by: Trisa Brandt, Planner

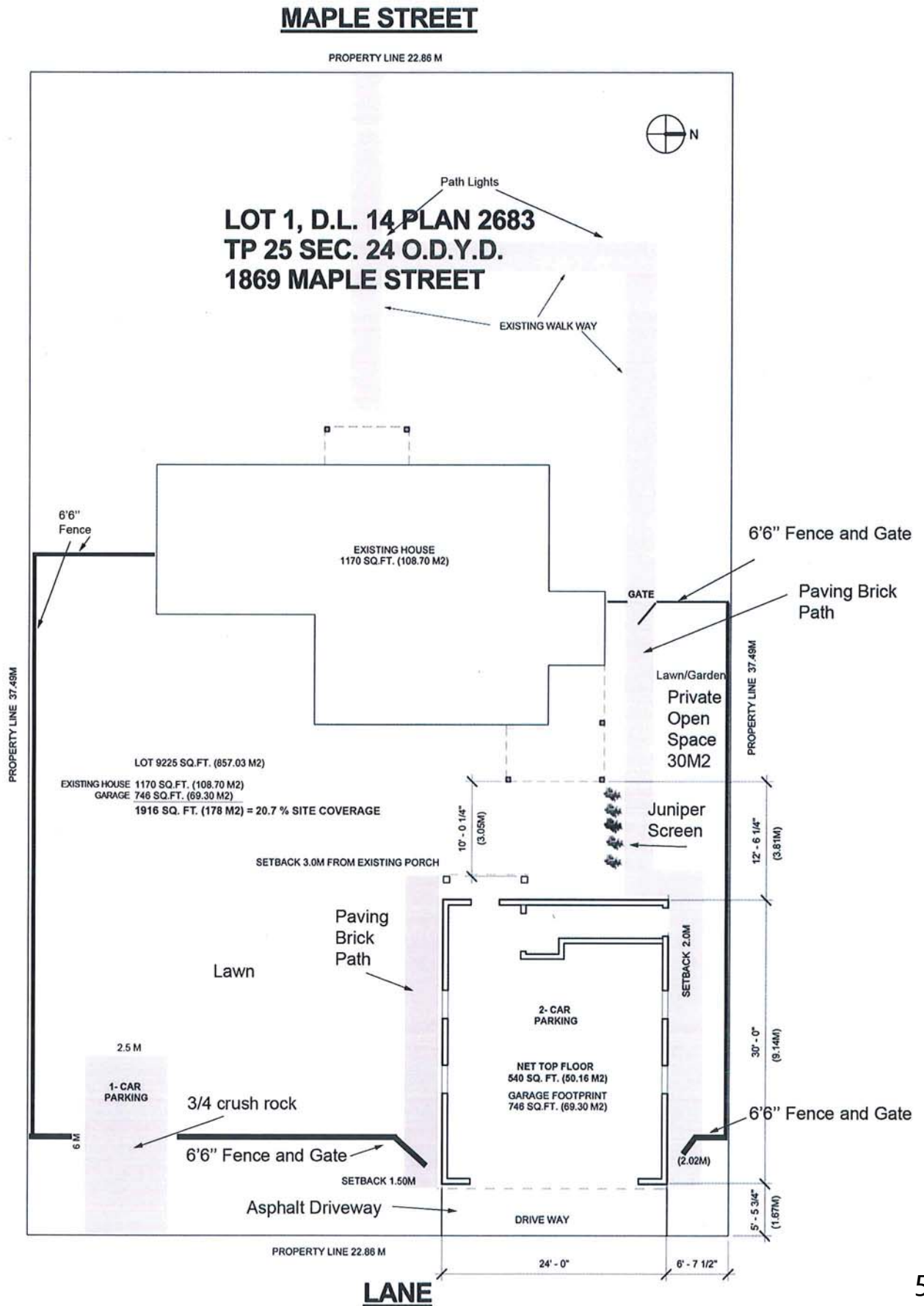
Reviewed by: Terry Barton, Urban Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Site Plan

Landscape, Path and Driveways/parking



REPORT TO COUNCIL



Date: October 16, 2017

RIM No. 1250-30

To: City Manager

From: Community Planning Department (LK)

Application: Z17-0074 **Owner:** 0954717 BC LTD., INC. No. BC0954717

Address: 9590 McCarthy Road **Applicant:** Jasmur Holdings Ltd.

Subject: Rezoning Application

Existing OCP Designation: Industrial

Existing Zone: I3 – Heavy Industrial

Proposed Zone: I2 – General Industrial

1.0 Recommendation

THAT Rezoning Application No. Z17-0074 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot A Sections 10 and 11 Township 20 ODYD Plan KAP69077, located at 9590 McCarthy Road, Kelowna, BC from the I3 – Heavy Industrial zone to the I2 – General Industrial 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 Attachment "A" attached to the Report from the Community Planning Department dated August 14, 2017.

2.0 Purpose

To rezone the subject property to facilitate an addition to an existing industrial building on the subject property.

3.0 Community Planning

Community Planning is supportive of the request to rezone the subject property from the I3 – Heavy Industrial zone to the I2 – General Industrial zone. The Official Community Plan (OCP) has a Future Land use of Industrial for the subject property and the adjacent parcels within the City of Kelowna boundary. Across McCarthy Road, the north parcels are within the Lake Country area and contain farming uses.

4.0 Proposal

4.1 Background

Prior to 2000, the property was zoned I2 – General Industrial and was utilized as an outdoor storage yard for vehicles. The business operating on the site was allowed to store vehicles but not to dismantle them. In 2001, Council approved an application to rezone the parcel from the I2 – General Industrial zone to the I3 – Heavy Industrial zone to facilitate the use of Wrecking Yard in order to allow the dismantling of vehicles on the property. The business was in operation until 2008. With the closing of the previous business a building permit was issued in 2009 to allow the construction of a new building on the subject property. This building was utilized for manufacturing.

4.2 Project Description

Rezoning the property back to the I2 – General Industrial zone from the I3 – Heavy Industrial zone will broaden the number of principal uses allowed on the parcel. These uses are much less intensive than those allowed within the Heavy Industrial zone. The rezoning will allow for additions to both the front and the rear of the existing building without requiring any variances to the Zoning Bylaw Development Regulations. The I2 zone has reduced setback requirements from those within the I3 zone as Heavy Industrial is intended for more intensive uses which could pose a nuisance to adjacent properties. As the use of manufacturing is much less intensive than the previous wrecking yard, the proposed addition will have minimal impact to the adjacent properties. Should Council support this rezoning, the applicant could proceed directly to a Building Permit as a Development Permit Application would not be required for the additions.

The parcel is unique in that water service for the site is provided from the District of Lake Country, while sanitary sewer is provided by the City of Kelowna. In the future, when the water service is extended, the property would connect to the City for this service.

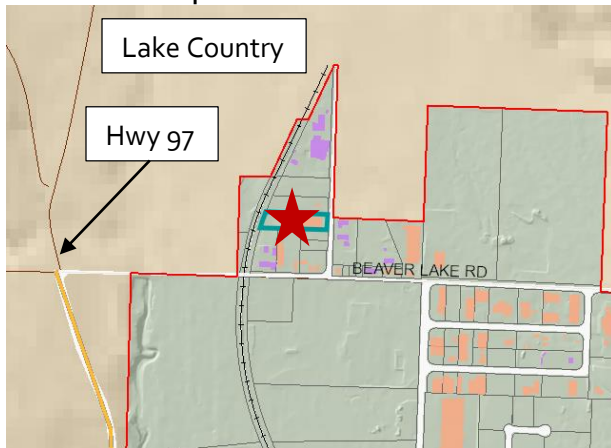
In fulfillment of Council Policy No. 367, the applicant completed public notification and consultation with adjacent property owners.

4.3 Site Context

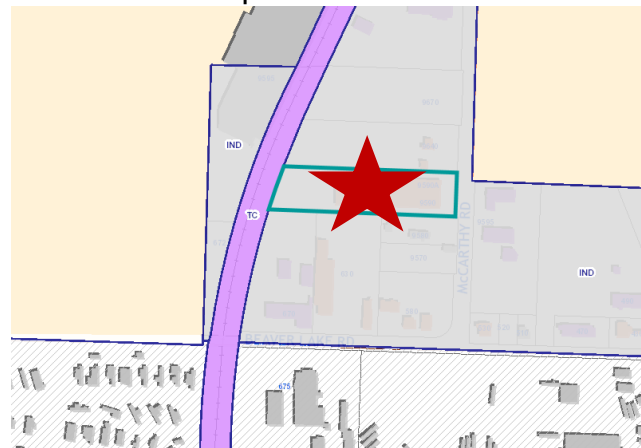
Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	I2 – General Industrial I3 – Heavy Industrial	General Industrial Uses Outdoor Storage
East	Lake Country I3 – Heavy Industrial	Farming Outdoor Storage
South	A1 – Agriculture 1 I2 – General Industrial I3 – Heavy Industrial	Outdoor Storage General Industrial Uses Outdoor Storage
West	I2 – General Industrial	General Industrial Uses

Site Context Map:



Future Land Use Map:



Subject Property Map:



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process

Industrial Land Use Intensification.¹ Encourage more intensive industrial use of currently under-utilized industrial sites during site redevelopment or by permitting lot subdivision where new lots can meet the minimum lot size requirements of the Zoning Bylaw.

6.0 Technical Comments

6.1 Development Engineering Department

Refer to Attachment A.

¹ City of Kelowna Official Community Plan, Policy 5.29.1 (Development Process Chapter).

7.0 Application Chronology

Date of Application Received: July 31, 2017

Date Public Consultation Completed: July 25, 2017

Report prepared by: Lydia Korolchuk, Planner

Reviewed by: Terry Barton, Urban Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

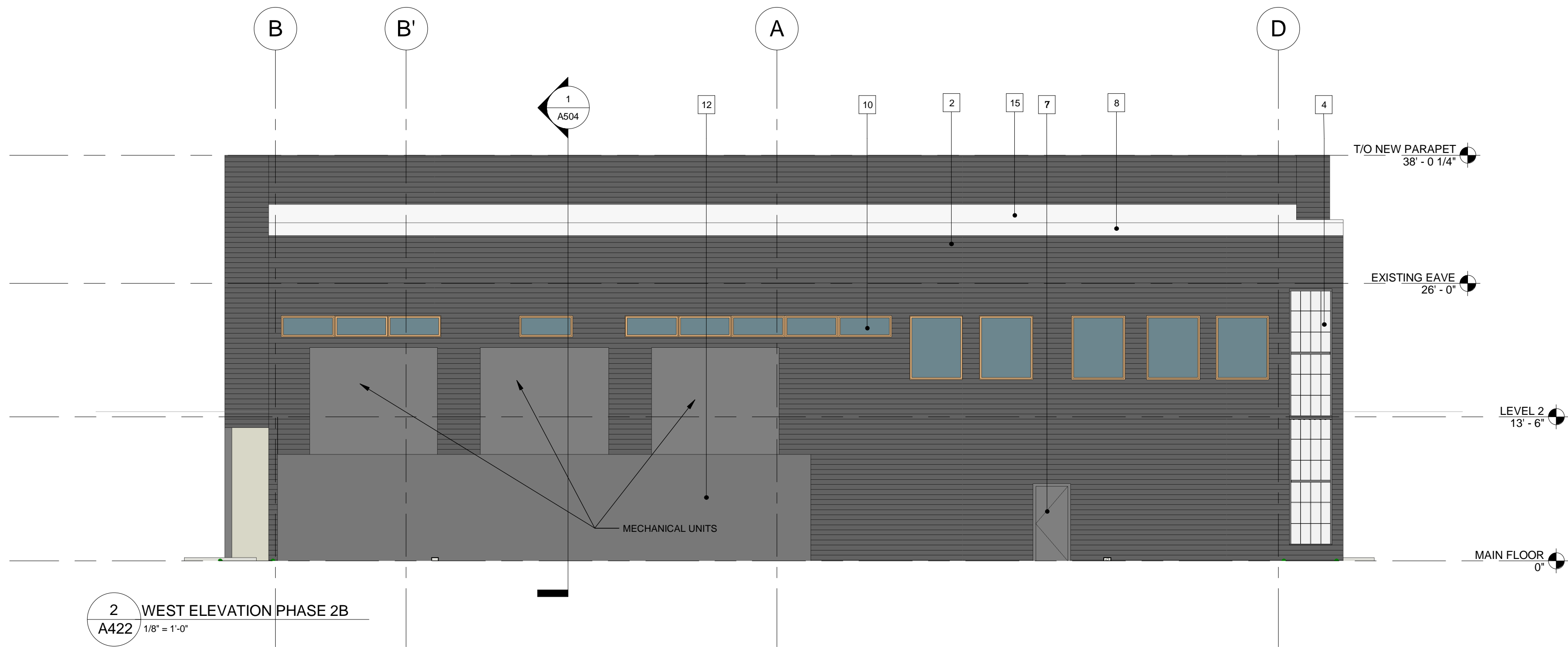
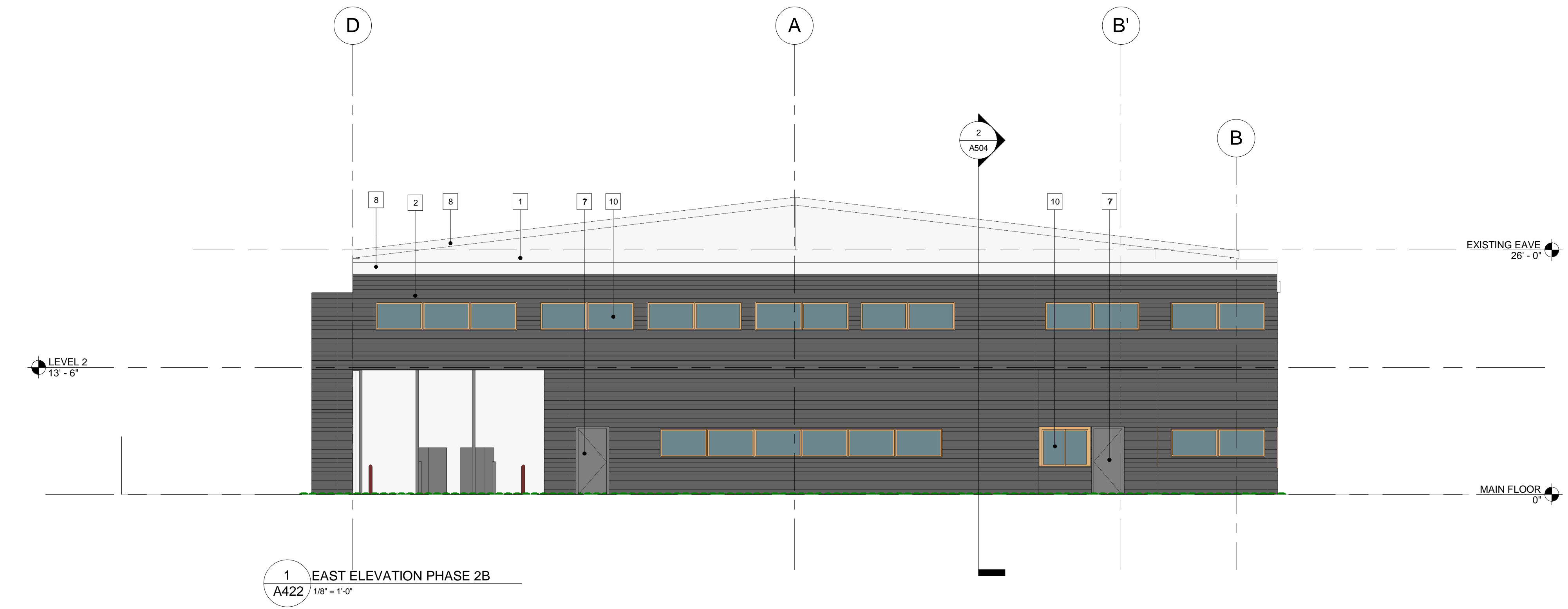
Attachments:

Attachment A: Development Engineering Memorandum dated August 14, 2017.

Attachment B: Site Plan

Attachment C: Conceptual Elevations

MATERIAL KEYNOTE LEGEND	
1.	EXISTING METAL CLADDING
2.	NEW METAL CLADDING: VIOWEST
3.	CONCRETE COLUMN
4.	KALWAL TRANSLUCENT INSULATED PANEL
5.	BICYCLE RACK
6.	OVERHEAD LOADING DOOR
7.	PAINTED METAL MANDOOR
8.	PAINTED METAL FLASHING
9.	PAINTED METAL GUARDRAIL
10.	FIXED GLAZING C/W SECURITY SCREEN
11.	METAL FASCIA MOLDING
12.	CHAIN LINK FENCE
13.	OPERABLE SECURITY WINDOW
14.	EXISTING METAL ROOF
15.	NEW METAL ROOF TO MATCH EXISTING



201 - 75 FRONT STREET
PENTICTON, B.C. V2A 9B2
TEL: 250.482.3143
EMAIL: PEN-MAI@SHAW.CA

233 BERNARD AVENUE
KELOWNA, B.C. V1Y 6N2
TEL: 250.762.3004
EMAIL: KEL-MAI@SHAW.CA

m+m a
MEIKLEJOHN ARCHITECTS INC.

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No.	DATE	REVISION
1	2017-08-17	Issued for Rezoning

PROJECT TITLE

9590 + 9590A
McCarthy Road

DRAWING NUMBER

A422

DRAWINGS ARE NOT TO BE SCALED.
ALL DIMENSIONS SHALL BE VERIFIED ON JOB

DRAWING TITLE

EAST AND WEST
ELEVATIONS
PHASE 2B

DATE	MAR. 8, 2017
JOB NO.	16-1753
SCALE	As indicated
DRAWN	Author
CHECKED	Checker



CITY OF KELOWNA
MEMORANDUM

Date: August 14, 2017
File No.: Z17-0074
To: Urban Planning (LK)
From: Development Engineering Manager (JK)
Subject: 9590 McCarthy Road Zone: I3 to I2

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

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

1. **General**

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

2. **Domestic Water and Fire Protection**

- a) The property is located within the City of Kelowna North Industrial service area. Any existing connections to the DoLC water distribution system must be removed.
- b) Provide an adequately sized domestic water and fire protection system complete with individual lot connections. The water system must be capable of supplying domestic and fire flow demands of the project in accordance with the Subdivision, Development & Servicing Bylaw. Provide water calculations for this subdivision to confirm this. Ensure every building site is located at an elevation that ensures water pressure is within the bylaw pressure limits.
- c) Arrange for individual lot connections before submission of the subdivision plan.
- d) Remove or relocate any existing service connections encroaching on the proposed lots. One water service is permitted to each lot.

3. Sanitary Sewer

- a) An inspection chamber (IC) complete with brooks box must be installed on the service at the owner's cost. Service upgrades can be provided by the City at the applicant's cost. The applicant will be required to sign a Third Party Work Order for the cost of the service upgrade. For estimate inquiry's please contact Ryan O'Sullivan, by email rosullivan@kelowna.ca or phone, 250-469-8519.
- b) The subject property is located within Connection Area # 32 and the City of Kelowna wastewater collection system has been extended on Jim Bailey Road up to McCarthy Road. A 150mm PVC service stub from Sanitary main is provided. A third party work order will extend stub to Property line with IC and cost will be subtracted from Sewer connection area fee's. 1.945 Acers = 7.367 EDU = \$19,162.00.
- c) Abandon and backfill existing septic tanks in accordance with Building Department requirements. Identify, on the Lot Grading Plan, the location of the existing tanks and fields.

4. Storm Drainage

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

5. Road Improvements and Dedication

- (a) All frontage improvements are complete for this property.

6. Electric Power and Telecommunication Services

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

7. Design and Construction

- (b) 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.
- (c) 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.
- (d) 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).
- (e) A "Consulting Engineering Confirmation Letter" (City document 'C') must be completed prior to submission of any designs.

- (f) 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.

8. Servicing Agreements for Works and Services

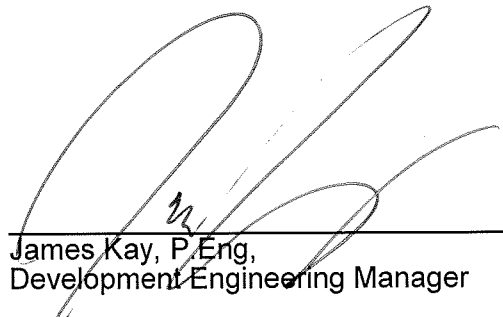
- (a) A Servicing Agreement is required for all offsite works and services on City lands in accordance with the Subdivision, Development & Servicing Bylaw No. 7900. The applicant's Engineer, prior to preparation of Servicing Agreements, must provide adequate drawings and estimates for the required works.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

9. Other Engineering Comments

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

10. Development Permit and Site Related Issues

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



James Kay, P.Eng,
Development Engineering Manager

RO

SITE PLAN OF LOT A, SECTIONS 10 AND 11,
TOWNSHIP 20, ODYD, PLAN KAP69077.

SCALE 1:500 METRIC

LEGEND

Lot dimensions shown are derived from field survey
measurements and may vary with land title office
records.

Elevations shown are based upon geodetic datum.

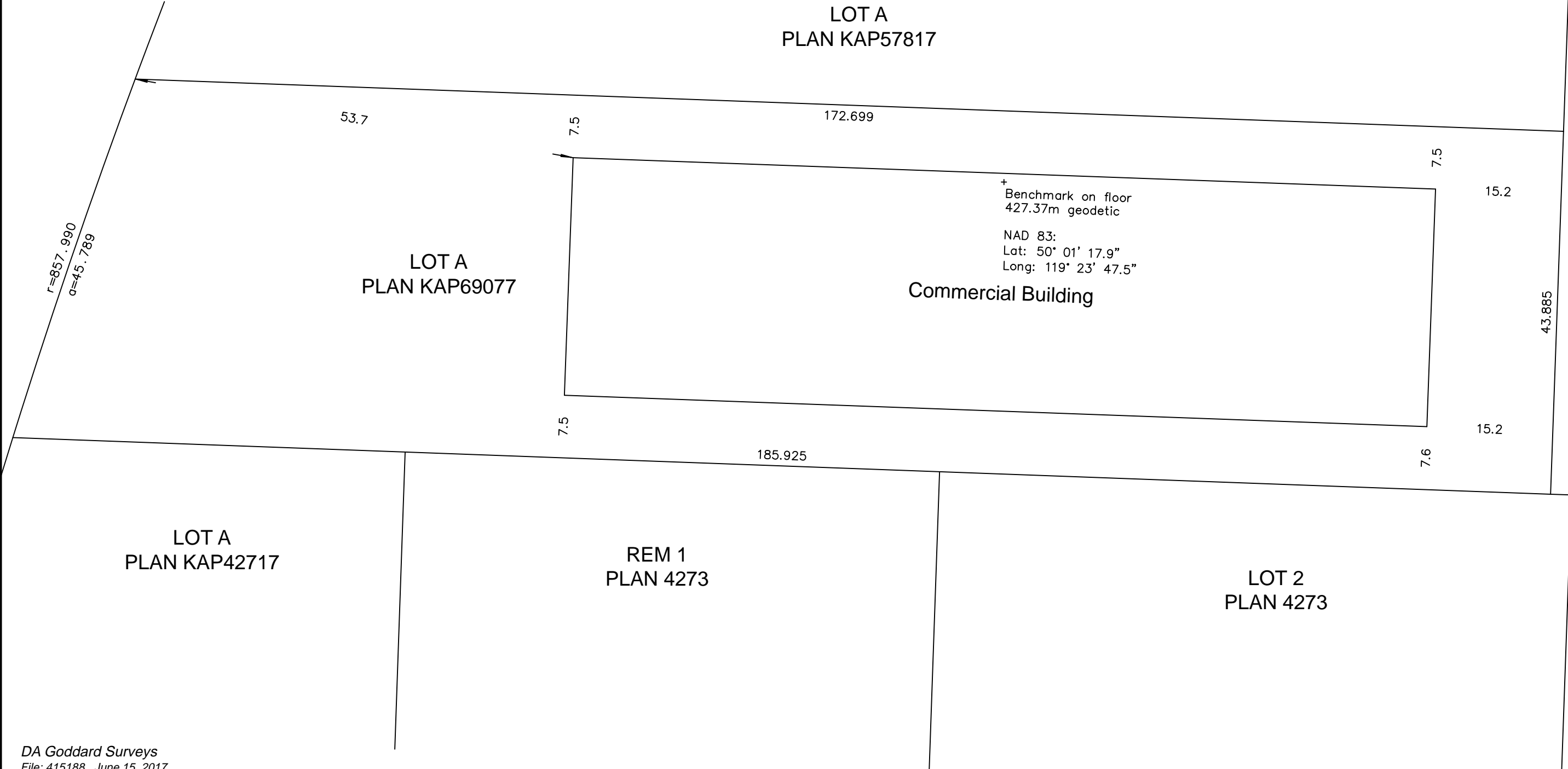
The plan is based upon surveys completed in
January 2010 and June 2017.

ATTACHMENT **B**

This forms part of application

Z17-0074

Planner
Initials **LK**



McCarthy Road

ZONING SUMMARY	
ZONING:	I2 - GENERAL INDUSTRIAL, FAR 1.5, SITE COVERAGE 60%, MAXIMUM HEIGHT 14m, SETBACKS: front 7.5m, south side 4.5m, north side 0m, rear 0m.
CIVIC ADDRESS:	UNIT A 9590 MCCARTHY ROAD, LAKE COUNTRY, BC
LEGAL DESCRIPTION:	LOT A, PLAN KAP69077, SEC/S 10 & 11, TP. 20 O.D.Y.D.
LOT AREA:	7870 m² (84,712 ft²)
EXISTING GROSS FLOOR AREA:	2986m² [32,141 ft²]
PROPOSED ADDITIONAL FLOOR AREA:	4930m² [53,066 ft²]
TOTAL:	7916m² [85,207 ft²]
PROPOSED TOTAL BUILDING AREA:	3980m² [42,840 ft²]
PROPOSED FAR:	1.00
PROPOSED SITE COVERAGE:	50%
EXISTING BUILDING HEIGHT (unchanged):	9.7m [32 ft]

PARKING BYLAW SUMMARY		
	REQUIRED:	PROPOSED:
GENERAL INDUSTRIAL:	2.0 PER 100m² GFA - 126 STALLS	LIMITED STAFF: 1 PER EMPLOYEE ON DUTY = 60 STALLS
BICYCLE PARKING:	CLASS 2 - .3 per 100m² = 15 STALLS	8 STALLS
LOADING:	1 PER 1900m² GFA	4 REQUIRED, 4 PROVIDED
TOTAL PARKING STALLS:	CAR = 126 STALLS BIKE = 15 STALLS	69 STALLS (INCLUDING LOADING) 8 BIKE STALLS

ATTACHMENT **B**

This forms part of application
Z17-0074

Planner
Initials **LK**

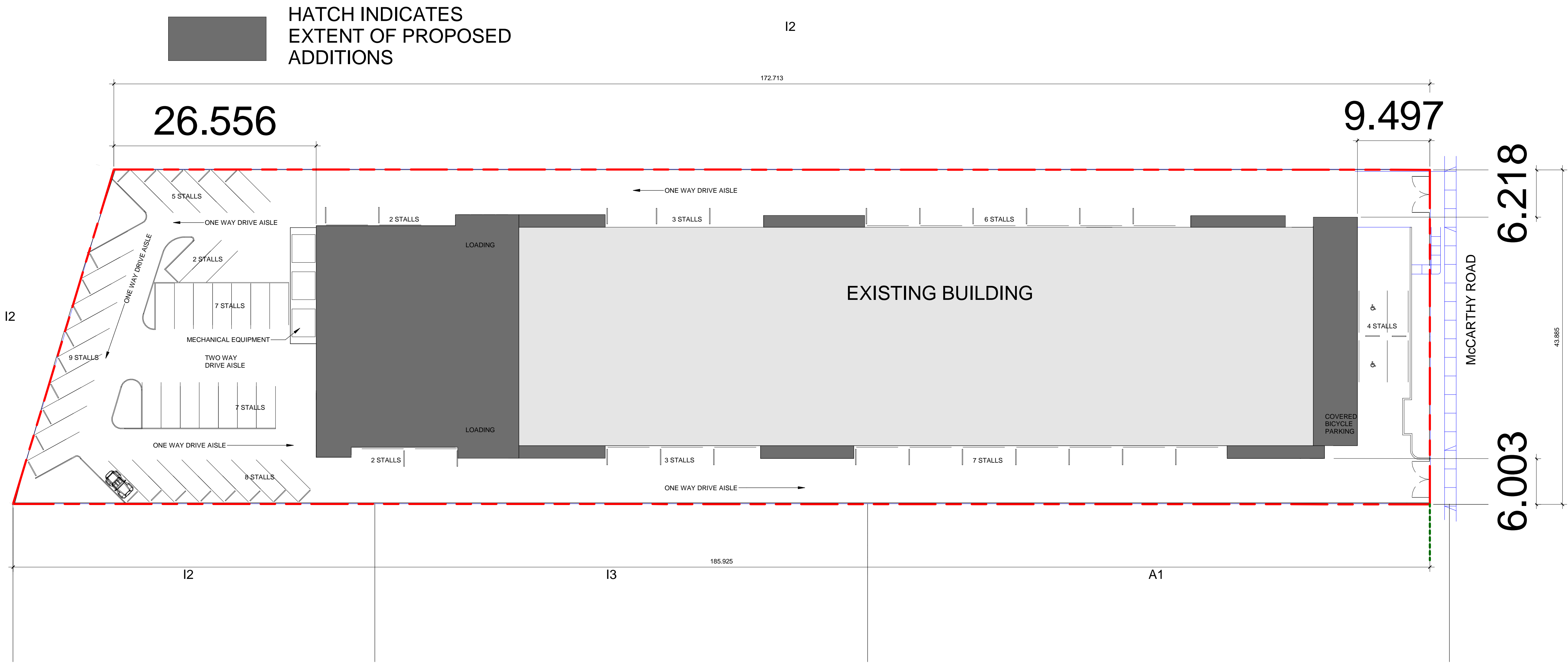
City of Kelowna
COMMUNITY PLANNING

201 - 75 FRONT STREET
PENTICTON, B.C. V2A 9S2
TEL: 250.482.3143
EMAIL: PEN-MAI@SHAW.CA

233 BERNARD AVENUE
KELOWNA, B.C. V1Y 6N2
TEL: 250.762.3004
EMAIL: KEL-MAI@SHAW.CA

m+m

MEIKLEJOHN ARCHITECTS INC.



1 SITE PLAN FOR REZONING APPLICATION
A202 1 : 300

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No.	DATE	REVISION
1	2017-02-09	50% COORDINATION
2	2017-06-26	ISSUED FOR REZONING
3	2017-07-03	ISSUED FOR REZONING
4	2017-07-21	RE-ISSUED FOR REZONING

PROJECT TITLE

9590 + 9590A
McCarthy Road

DRAWING NUMBER

A202

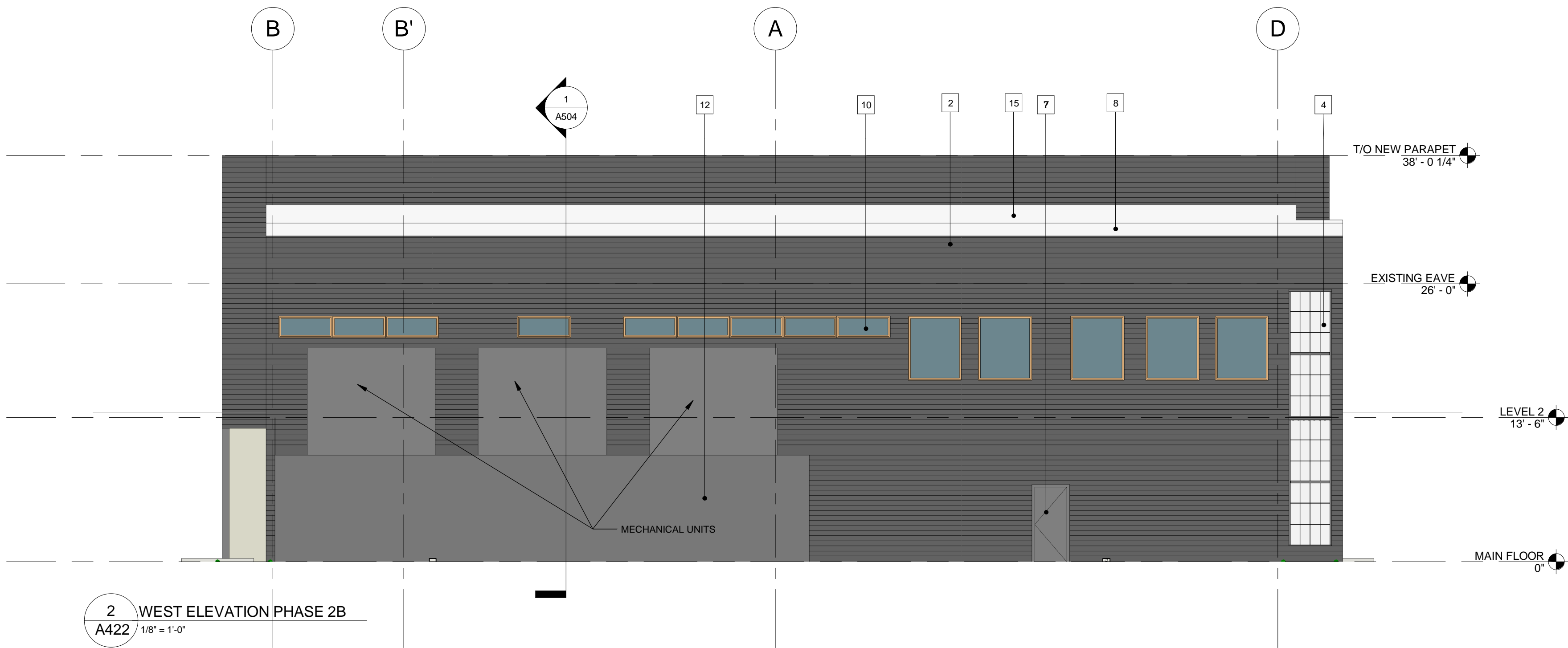
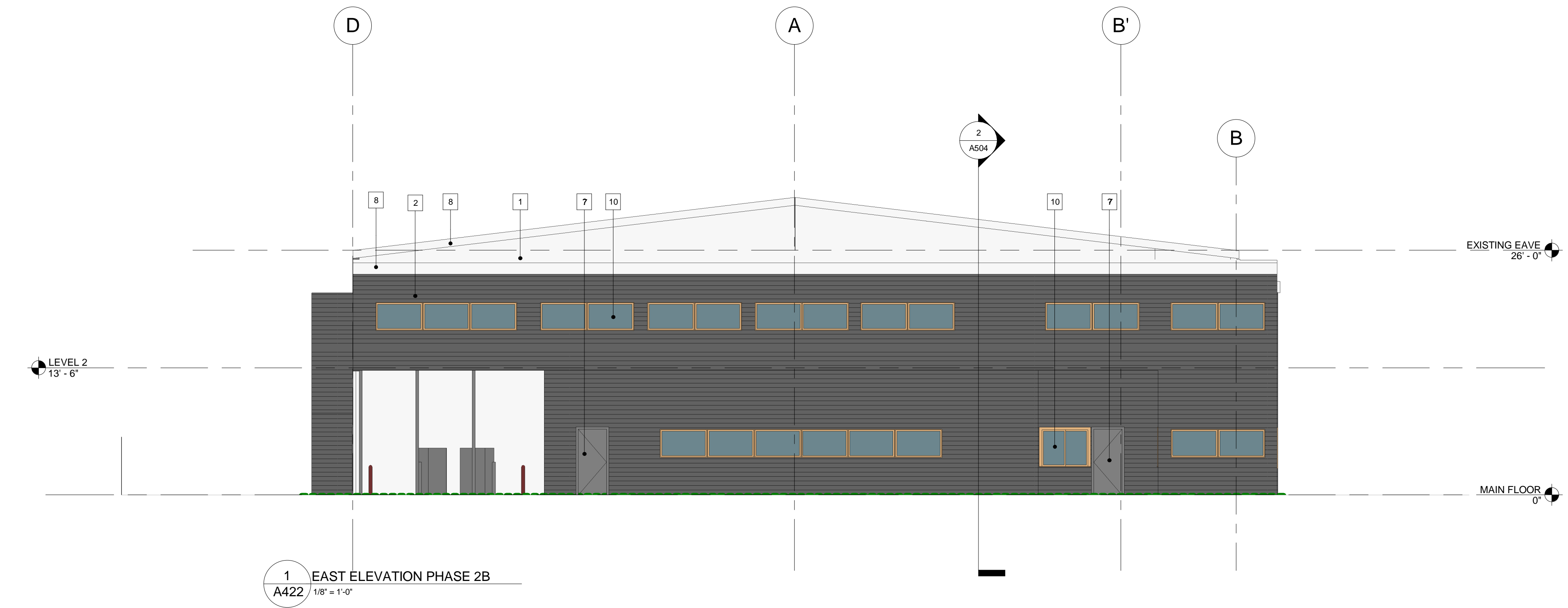
DRAWINGS ARE NOT TO BE SCALED.
ALL DIMENSIONS SHALL BE VERIFIED ON JOB

DRAWING TITLE

REZONING FROM I3
TO I2

DATE	MAR. 8, 2017
JOB NO.	16-1753
SCALE	As indicated
DRAWN	Author
CHECKED	Checker

MATERIAL KEYNOTE LEGEND	
1.	EXISTING METAL CLADDING
2.	NEW METAL CLADDING: VIOWEST
3.	CONCRETE COLUMN
4.	KALWAL TRANSLUCENT INSULATED PANEL
5.	BICYCLE RACK
6.	OVERHEAD LOADING DOOR
7.	PAINTED METAL MANDOOR
8.	PAINTED METAL FLASHING
9.	PAINTED METAL GUARDRAIL
10.	FIXED GLAZING C/W SECURITY SCREEN
11.	METAL FASCIA MOLDING
12.	CHAIN LINK FENCE
13.	OPERABLE SECURITY WINDOW
14.	EXISTING METAL ROOF
15.	NEW METAL ROOF TO MATCH EXISTING



ATTACHMENT C

This forms part of application

Z17-0074

Planner Initials LK

City of Kelowna COMMUNITY PLANNING

201 - 75 FRONT STREET
PENTICTON, B.C. V2A 9B2
TEL: 250.482.3143
EMAIL: PEN-MAI@SHAW.CA

233 BERNARD AVENUE
KELOWNA, B.C. V1Y 6N2
TEL: 250.762.3004
EMAIL: KEL-MAI@SHAW.CA

m+m a

MEIKLEJOHN ARCHITECTS INC.

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No.	DATE	REVISION
1	2017-08-17	Issued for Rezoning

PROJECT TITLE

9590 + 9590A
McCarthy Road

DRAWING NUMBER

A422

DRAWINGS ARE NOT TO BE SCALED.
ALL DIMENSIONS SHALL BE VERIFIED ON JOB

DRAWING TITLE

EAST AND WEST
ELEVATIONS
PHASE 2B

DATE	MAR. 8, 2017
JOB NO.	16-1753
SCALE	As indicated
DRAWN	Author
CHECKED	Checker

No.	DATE	REVISION
1	2017-08-17	Issued for Rezoning

PROJECT TITLE

9590 + 9590A
McCarthy Road

DRAWING NUMBER

A420

DRAWINGS ARE NOT TO BE SCALED.
ALL DIMENSIONS SHALL BE VERIFIED ON JOB

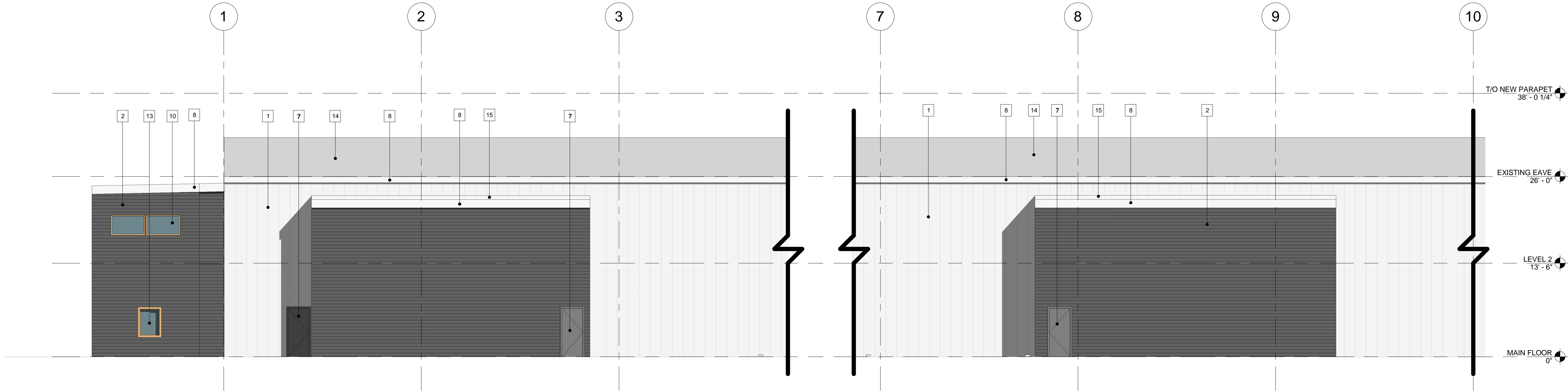
DRAWING TITLE

NORTH ELEVATION
PHASE 2B

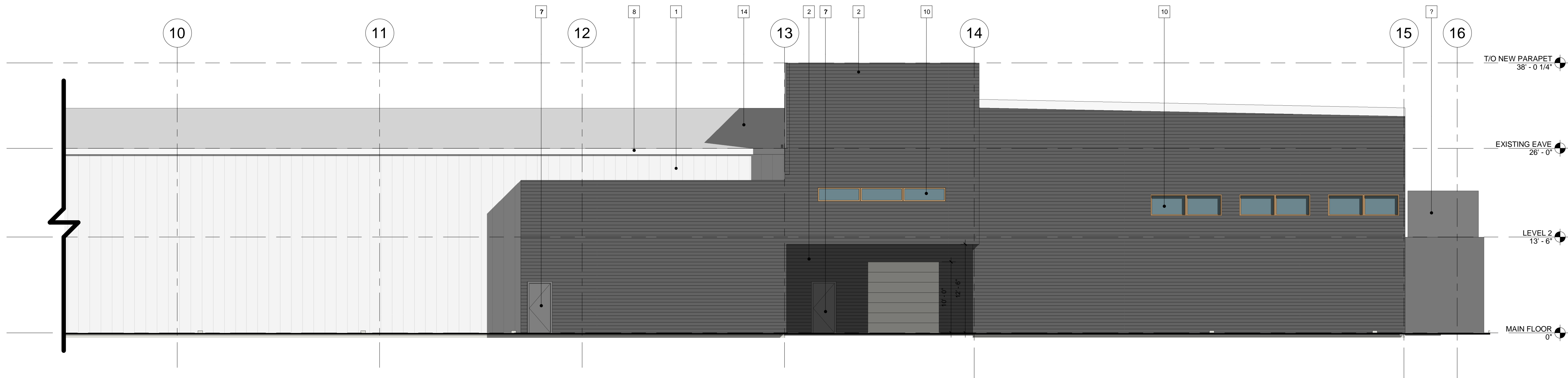
DATE	MAR. 8, 2017
JOB NO.	16-1753
SCALE	As indicated
DRAWN	Author
CHECKED	Checker

MATERIAL KEYNOTE LEGEND

- EXISTING METAL CLADDING
- NEW METAL CLADDING: VICWEST
- CONCRETE COLUMN
- KALWAL TRANSLUCENT INSULATED PANEL
- BICYCLE RACK
- OVERHEAD LOADING DOOR
- PAINTED METAL MANDOOK
- PAINTED METAL FLASHING
- PAINTED METAL GUARDRAIL
- FIXED GLAZING CW SECURITY SCREEN
- METAL FASCIA MOLDING
- CHAIN LINK FENCE
- OPERABLE SECURITY WINDOW
- EXISTING METAL ROOF
- NEW METAL ROOF TO MATCH EXISTING



1 NORTH ELEVATION PHASE 2B
A420 1/8" = 1'-0"



2 NORTH ELEVATION PHASE 2B - Dependent 1
A420 1/8" = 1'-0"

MATERIAL KEYNOTE LEGEND	
1.	EXISTING METAL CLADDING
2.	NEW METAL CLADDING: VICWEST
3.	CONCRETE COLUMN
4.	KALWAL TRANSLUCENT INSULATED PANEL
5.	BICYCLE RACK
6.	OVERHEAD LOADING DOOR
7.	PAINTED METAL MANDOOK
8.	PAINTED METAL FLASHING
9.	PAINTED METAL GUARDRAIL
10.	FIXED GLAZING C/W SECURITY SCREEN
11.	METAL FASCIA MOLDING
12.	CHAIN LINK FENCE
13.	OPERABLE SECURITY WINDOW
14.	EXISTING METAL ROOF
15.	NEW METAL ROOF TO MATCH EXISTING

ATTACHMENT C

This forms part of application
Z17-0074

Planner
Initials LK

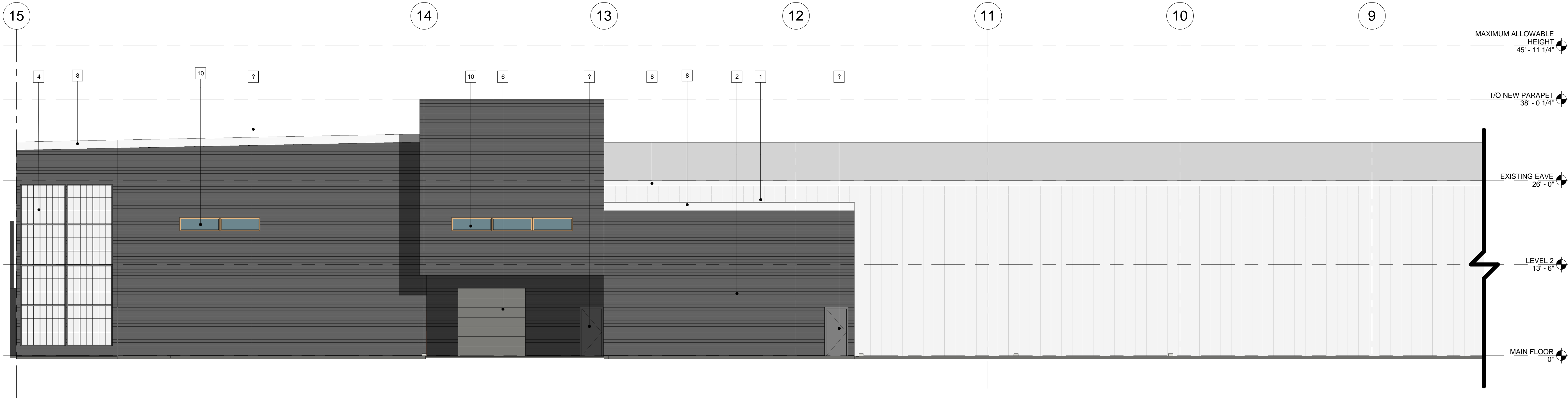
City of Kelowna
COMMUNITY PLANNING

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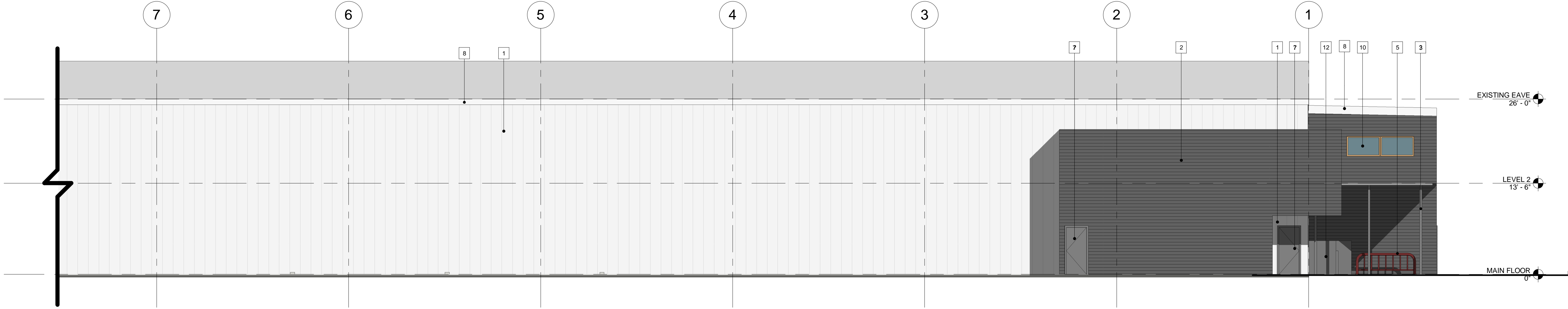
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m+m

MEIKLEJOHN ARCHITECTS INC.



1 SOUTH ELEVATION PHASE 2B - Dependent 1
A421 1/8" = 1'-0"



2 SOUTH ELEVATION PHASE 2B
A421 1/8" = 1'-0"

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No.	DATE	REVISION
1	2017-08-17	Issued for Rezoning

PROJECT TITLE

9590 + 9590A
McCarthy Road

DRAWING NUMBER

A421

DRAWINGS ARE NOT TO BE SCALED.
ALL DIMENSIONS SHALL BE VERIFIED ON JOB

DRAWING TITLE

SOUTH
ELEVATIONS
PHASE 2B

DATE	MAR. 8, 2017
JOB NO.	16-1753
SCALE	As indicated
DRAWN	Author
CHECKED	Checker

REPORT TO COUNCIL



Date: October 16, 2017

RIM No. 1250-30

To: City Manager

From: Community Planning Department (EW)

Application: Z17-0064

Owners: Scott Edward LaHay & Shelley
Ruth LaHay

Address: 1257 Rio Drive

Applicant: Scott LaHay

Subject: Rezoning Application

Existing OCP Designation: S2RES – Single/Two Unit Residential

Existing Zone: RR1 – Rural Residential 1

Proposed Zone: RU6 – Two Dwelling Housing

1.0 Recommendation

THAT Rezoning Application No. Z17-0064 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 2 Section 6 Township 23 ODYD Plan 19808, located at 1257 Rio Drive, Kelowna, BC from the RR1 – Rural Residential 1 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 October 16, 2017.

2.0 Purpose

To rezone the subject property from RR1 – Rural Residential 1 to RU6 – Two Dwelling Housing to facilitate the construction of a second single detached house on the subject property.

3.0 Community Planning

Community Planning Staff support the proposed rezoning application to facilitate the construction of a second single detached house on the subject property. Rezoning the subject property to RU6 – Two Dwelling Housing meets several City policy objectives including concentrating growth within the Permanent Growth Boundary and achieving density through sensitive infill. The proposed rezoning is

consistent with the property's OCP future land use designation and the property is connected to City sanitary sewer and water.

To fulfill Council Policy No. 367, the applicant submitted a Neighbour Consultation Summary Form to staff on July 4, 2017, outlining that neighbours within 50m of the subject property were notified.

4.0 Proposal

4.1 Project Description

The applicant is proposing to rezone the subject property from RR1 – Rural Residential 1 to RU6 – Two Dwelling Housing in order to construct a second single detached house at the rear of the property (Attachment A). The property meets the RU6 requirements for two single detached houses: the lot is greater than 18.0m wide and has a lot area greater than 700m². Access for the proposed second house is through the existing driveway.

4.2 Site Context

The subject property is located in the Glenmore – Clifton – Dilworth City Sector, east of Clifton Rd. The property is connected to City sewer and water and is within the Permanent Growth Boundary.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RR1 – Rural Residential 1	Residential
East	RR1 – Rural Residential 1	Residential
South	RR1 – Rural Residential 1	Residential
West	RR1 – Rural Residential 1	Residential

Subject Property Map: 1257 Rio Drive



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Future Land Use

Single / Two Unit Residential (S2RES)¹ Single detached homes for occupancy by one family, single detached homes with a secondary suite or carriage house, semi-detached buildings used for two dwelling units, modular homes, bareland strata, and those complementary uses (i.e. minor care centres, minor public services/utilities, convenience facility and neighbourhood parks), which are integral components of urban neighbourhoods. Suitability of non- residential developments within the neighbourhood environment will be determined on a site-specific basis. Non-residential developments causing increases in traffic, parking demands or noise in excess of what would typically be experienced in a low density neighbourhood would not be considered suitable.

Development Process

Compact Urban Form.² 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.³ 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.

¹ City of Kelowna Official Community Plan, Future Land Use Designation Definitions (Chapter 4).

² City of Kelowna Official Community Plan, Policy 5.3.2 (Development Process Chapter 5).

³ City of Kelowna Official Community Plan, Policy 5.22.6 (Development Process Chapter 5).

Technical Comments

5.2 Development Engineering Department

- See Schedule 'A' memorandum dated July 11, 2017.

6.o **Application Chronology**

Date of Application Received: July 4, 2017

Date Public Consultation Completed: July 4, 2017

Report prepared by: Emily Williamson, Planner

Reviewed by: Terry Barton, Urban Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Schedule 'A' – Development Engineering Memorandum dated July 10, 2017

Attachment 'A' – Proposed Site Plan and Rationale

Letter of Rationale

1257 Rio Drive - Rezoning to RU6

To the City of Kelowna Staff and Councilors:

We, Scott and Shelley LaHay, the owners of 1257 Rio Drive, Kelowna, BC wish to apply to rezone this property to RU6. We want to build a two story house that is approximately 1500 sq feet in the backyard at the end of our current driveway that is beside our existing house. The back yard is shaped so that a small house just fits within the city's constraints:

- 2.3 meters from the side
- 7.5 meters from the back fence
- 4.5 meters from the back of the existing house.

In order to make these measurements fit we will need to take down our back porch/storage area. We will want to build a small mudroom on the back of the existing house to connect to the carport if we decide to convert it into a garage. This should still allow for 4.5 meters between the houses. This mudroom has been drawn on the photocopy of the survey.

Between the houses we will plant shrubs, a narrow evergreen, and if there is room a weeping birch. The property already has three mature fruit trees, two mature maple trees, and a perennial garden along the frontage. Much of the property is garden and will remain that way. A new cedar/wood deer fence will be installed on the rear border (this is what our rear neighbour wants) and a deer fence will divide the existing backyard in half so that each dwelling has a private yard..

Our goal is to stratify the property and sell one of the dwellings afterwards.

We have a developer in mind who provides the new home warranty.

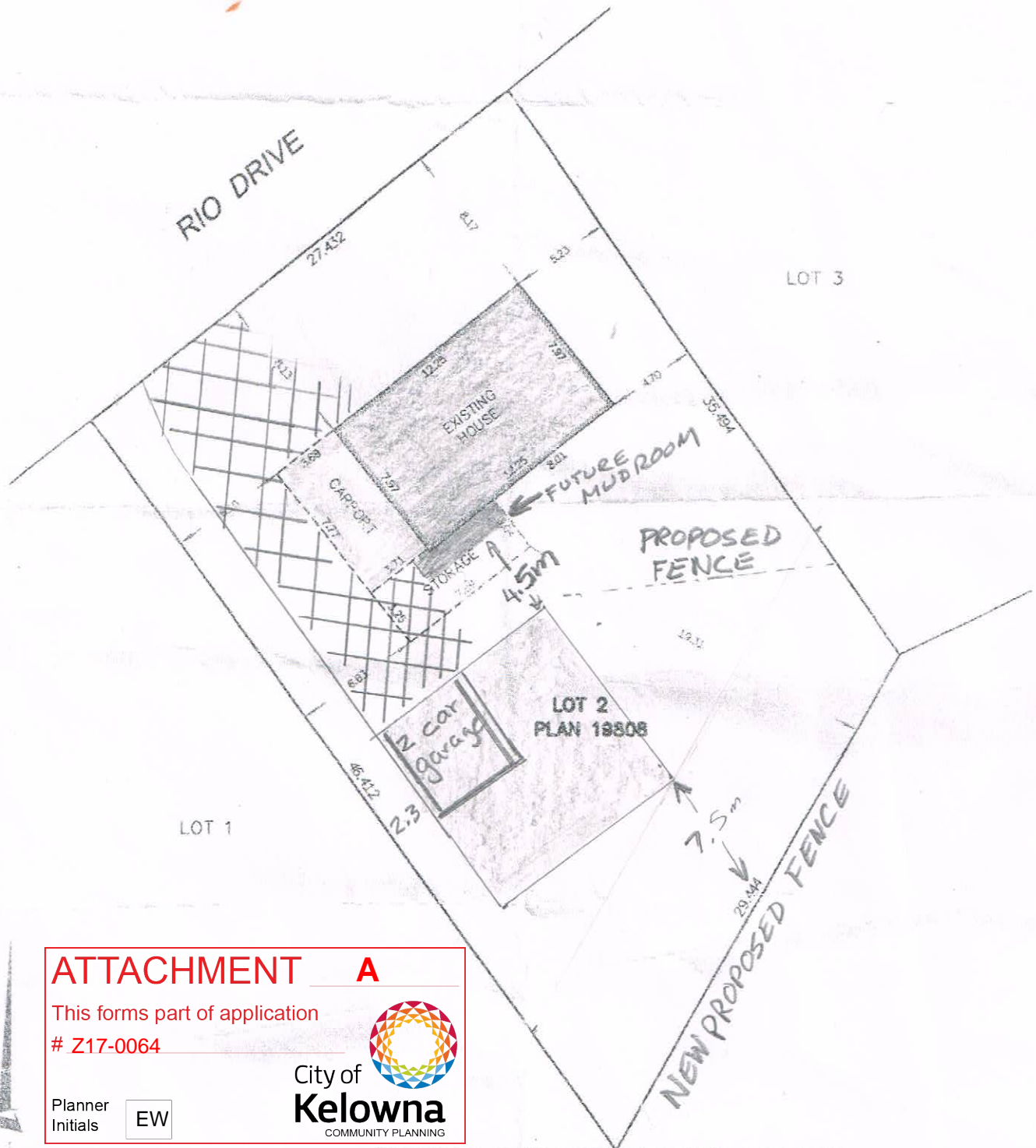
ATTACHMENT		A
This forms part of application		
# Z17-0064		
Planner Initials	EW	 City of Kelowna <small>COMMUNITY PLANNING</small>

B.C. LAND SURVEYOR'S CERTIFICATE

ON LOT 2, PLAN 19808,
SECTION 6, TOWNSHIP 23, O.D.Y.D.

SCALE 1:300 All distances are in metres.

CIVIC ADDRESS: 1257 RIO DRIVE



ATTACHMENT A

This forms part of application
Z17-0064

Planner
Initials

EW

City of
Kelowna
COMMUNITY PLANNING



LOT 1

CITY OF KELOWNA

MEMORANDUM

Date: July 11, 2017
File No.: Z17-0064
To: Community Planning (EW)
From: Development Engineering Manager(JK)
Subject: 1257 Rio Road Lot 2 Plan 19808 RR1 to RU6 Two Dwelling House

SCHEDULE

A

This forms part of application
Z17-0064

Planner
Initials

EW



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.

The property is within the Grainger Reservoir Exp. ESA 12 and is subject to associated fees. The current rate is \$895.00 per unit and carriage home are 0.5 of a unit at **\$447.50**

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.

The Connection Area #16 (Rio/Terrace) charge is currently set by Bylaw at \$15,600.00 per Single Family Equivalent (SFE). This Bylaw is currently under review for an update that will be presented to Council in 2016.

determined by the following formula: one SFE is \$15,600.00 thereof equals 1 SFE. Thereafter 2.0 SFE's per lot of developed land.

2SFE = \$31,500.00

3. Development Permit and Site Related Issues

Direct the roof drains onto splash pads.

Driveway access permissible is one (1) per property as per bylaw.

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.



James Kay, P. Eng.
Development Engineering Manager
RO

SCHEDULE		A
This forms part of application		
# Z17-0064		
Planner Initials	EW	 City of Kelowna COMMUNITY PLANNING

REPORT TO COUNCIL



Date: October 16, 2017

RIM No. 1250-30

To: City Manager

From: Community Planning Department (TB)

Application: Z17-0052 **Owner:** 1104166 BC Ltd Inc. No. 1104166

Address: 4623 Gordon Drive **Applicant:** Urban Options Planning & Permits

Subject: Rezoning Application

Existing OCP Designation: S2RES – Single / Two Unit Residential

Existing Zone: RU1 – Large Lot Housing

Proposed Zone: RU6 – Two Dwelling Housing

1.0 Recommendation

THAT Rezoning Application No. Z17-0052 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 1, District Lot 357, ODYD, Plan KAP46269 located at 4623 Gordon Drive, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU6 – Two Dwelling Housing zone, be considered by Council;

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

2.0 Purpose

To rezone the subject property from RU1 – Large Lot Housing to RU6 – Two Dwelling Housing to facilitate a two lot subdivision.

3.0 Community Planning

Community Planning supports the proposed rezoning from RU1 – Large Lot Housing to RU6 – Two Dwelling Housing to facilitate a two lot subdivision.

The Official Community Plan (OCP) Future Land Use is designated as S2RES – Single/Two Unit Residential, which supports this increase in density. The proposed rezoning meets the OCP Urban Policy of Compact Urban Form – increasing density where infrastructure already exists and near transit stops. The subject property is large enough to accommodate two RU6 lots which would meet the minimum requirements for a Single Family Dwelling, a Single Family Dwelling with a Secondary Suite, or a Single Family Dwelling and Carriage House.

4.0 Proposal

4.1 Background

The subject property has an existing dwelling that will be demolished as a function of this rezoning. It is fully serviced with sewer and water and is 1429 m².

4.2 Project Description

The proposed rezoning to RU6 – Two Dwelling Housing is supported by the OCP Future Land Use Designation of S2RES – Single/Two Unit Residential. The application is consistent with the OCP Urban Policy of Compact Urban Form as it takes advantage of existing infrastructure, is fully serviced, and is located within 400m of a transit stop.

Should Council support the proposed rezoning staff will work with the applicant to complete a 2 lot subdivision. Due to the large size of this property it is suitable for this increase in density and is compatible with the neighbourhood street pattern. The two RU6 lots would meet the minimum size requirements for a Single Family Dwelling, a Single Family Dwelling with a Secondary Suite, or a Single Family Dwelling with a Carriage House.

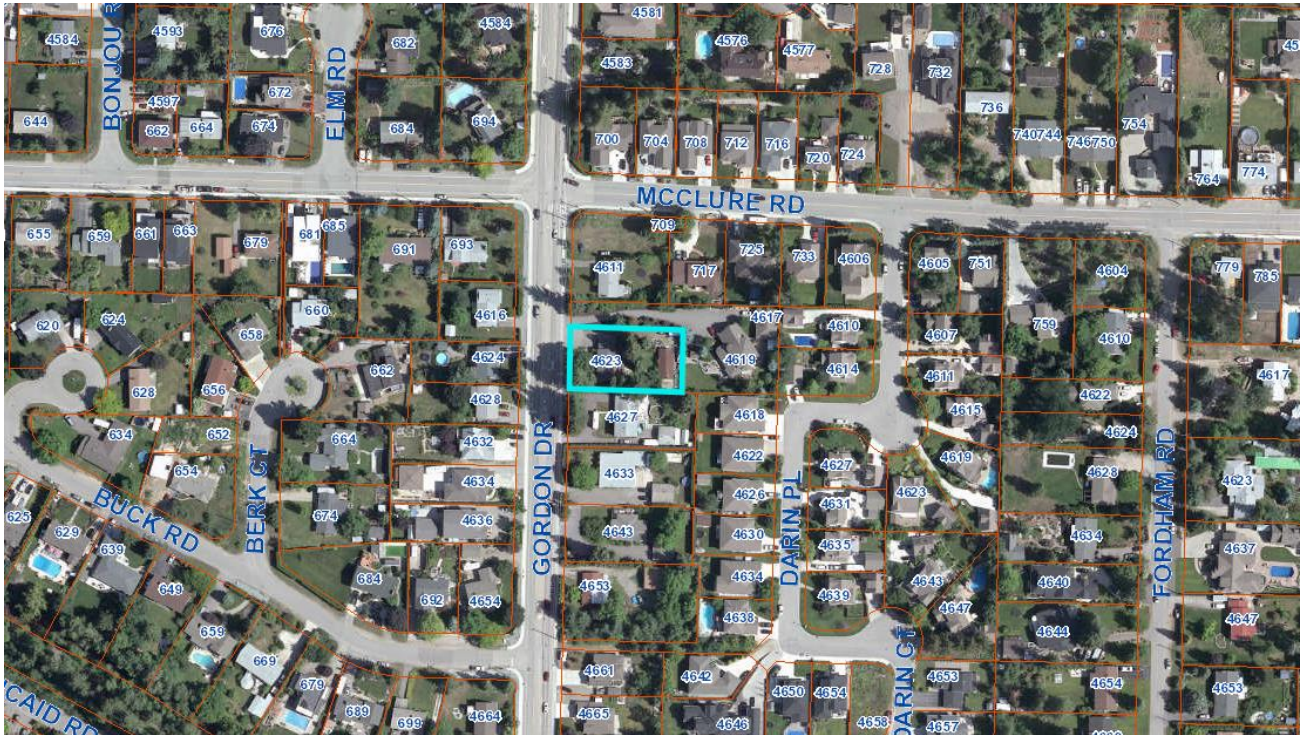
4.3 Site Context

The subject property is located on the east side of Gordon Drive, south of McClure Road. It is located in an area that was subdivided and developed in the 1970s and 1980s with lots large enough to accommodate single family homes and septic systems. There is a bus stop across the street for Bus Route 17.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1c – Large Lot Housing with Carriage House	Residential
East	RU1c – Large Lot Housing with Carriage House	Residential
South	RU1 – Large Lot Housing	Residential
West	RU1 – Large Lot Housing	Residential

Subject Property Map: 4623 Gordon Drive



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.

6.0 Technical Comments

6.1 Building & Permitting Department

Demolition Permit required prior to subdivision being approved.

6.2 Development Engineering Department

Please see attached Schedule "A" attached to the Report from Community Planning dated October 16, 2017.

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

7.0 Application Chronology

Date of Application Received: June 15, 2017

Date Public Consultation Completed: July 26, 2017

Report prepared by: Trisa Brandt, Planner

Reviewed by: Terry Barton, Urban Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Site Plan

Schedule "A": Development Engineering Memorandum



Issue Schedule		
Issue Number	Description	Date
5	Re-Zoning	30.05.17

Urban Elegance
Homes Inc. 3009-
3151 Lakeshore Rd.
Kelowna, BC V1E 3S9
778.821.0088 jmac@
urbanelegancehomes.com

2 Houses for:

4623 Gordon Dr.
Kelowna, BC

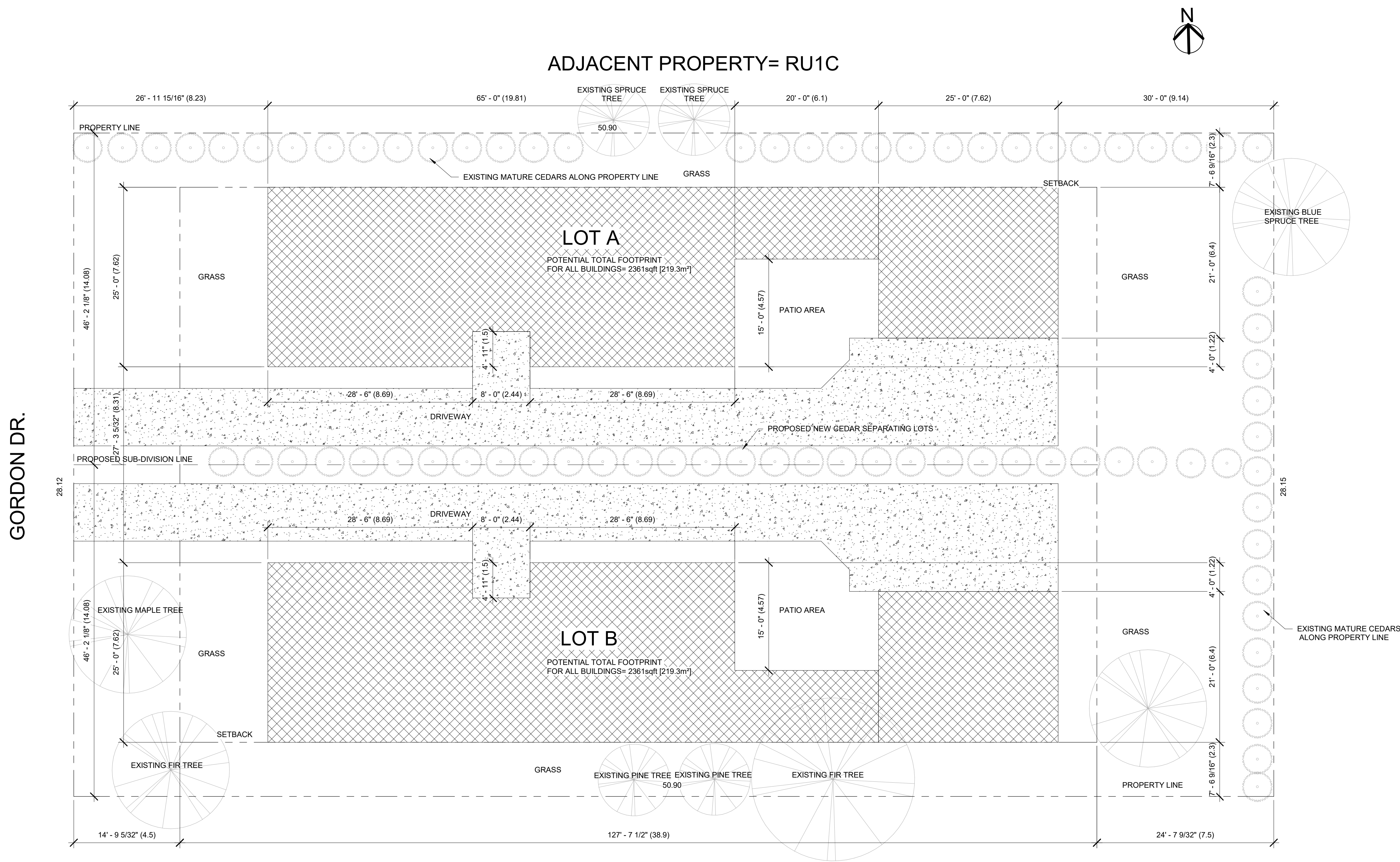
SITE PLAN

SCALE:

AS NOTED

DRAWN BY: BV	CHECKED BY: BV
DATE: 30.05.17	PROJECT: 2017-012

A1.0



BUILDING NOTES
GENERAL ZONING AND SITE INFORMATION
 - CIVIC ADDRESS: 4623 GORDON DR.
 - LEGAL: PLAN 46269, LOT 1
 - CURRENT ZONE: RU1
 - NEW ZONE: RU6
 - AUTHORITY: CITY OF KELOWNA
 - TOTAL LOT AREA: 15 423sqft [1432.8m²]

LOT A
 - TOTAL LOT AREA: 7 711.5sqft [716.4m²]
 - PROPOSED HOUSE FOOTPRINT: 2361sqft [219.3m²]= 30.6%
 - DRIVEWAY: 1363sqft [126.6m²]
 - PROPOSED SITE COVERAGE: 3724sqft [346m²] = 48.3%
 - MAXIMUM LOT COVERED (40%): 3085sqft [286.8m²]
 - MAXIMUM TOTAL FOOTPRINT (50%): 3856sqft [358.2m²]
 - MAXIMUM HEIGHT OF HOUSE: 9.5m - 2 1/2 STOREYS
 - TOTAL LIVEABLE AREA= 4335sqft [402.7m²]
 - TOTAL SUITE LIVEABLE AREA= 825sqft [76.6m²]

LOT B
- TOTAL LOT AREA: 7 711.5sqft [716.4m²]
- PROPOSED HOUSE FOOTPRINT: 2361sqft [219.3m²]= 30.6%
- DRIVEWAY: 1363sqft [126.6m²]
- PROPOSED SITE COVERAGE: 3724sqft [346m²] = 48.3%
- MAXIMUM LOT COVERED (40%): 3085sqft [286.6m²]
- MAXIMUM TOTAL FOOTPRINT (50%): 3856sqft [358.2m²]
- MAXIMUM HEIGHT OF HOUSE: 9.5m - 2 1/2 STOREYS
- TOTAL LIVEABLE AREA= 4335sqft [402.7m²]
- TOTAL SUITE LIVEABLE AREA= 825sqft [76.6m²]

MIN YARD SETBACK FOR ADDITION

- FRONT YARD SETBACK: 4.5m
- REAR YARD SETBACK: 7.5m (1.5m FOR ACCESSORY BUILDINGS)
- SIDE YARD SETBACK: 2.0m FOR 1 1/2 STOREYS
2.3m FOR 2 1/2 STOREYS

1 SITE PLAN
1/8" = 1'-0"