

CITY OF KELOWNA

MEMORANDUM

Date: July 3, 2015
File No.: Z15-0025

To: Community Planning (PM)

From: Development Engineering Manager(SM)

Subject: 565 Coronation Ave Carriage House

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

1. Domestic Water and Fire Protection

The existing lot is serviced with a small diameter (13-mm) copper water service, which is substandard. Adequate metered water service must be provided to meet current by-law requirements. **The disconnection of the existing small diameter water service and the tie-in of a larger new service can be provided by City forces at the developer's expense. The applicant will be required to sign a Third Party Work Order for the cost of the water service upgrades.** For estimate inquiry's please contact Sergio Sartori, by email ssartori@kelowna.ca or phone, 250-469-8589.

2. Sanitary Sewer

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

3. Development Permit and Site Related Issues

Direct the roof drains into on-site rock pits.

Access to this site is permitted from the lane only.

4. Electric Power and Telecommunication Services

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

Steve Muenz, P. Eng.
Development Engineering Manager

SS

CITY OF KELOWNA
MEMORANDUM

Date: July 3, 2015
File No.: DP15-0112
To: Community Planning (PM)
From: Development Engineering Manager (SM)
Subject: 565 Coronation Ave

Development Engineering comments and requirements regarding this development permit application are as follows:

All the offsite infrastructure and services upgrades are addressed in the Rezoning Engineering Report under file Z15-0025.

Steve Muenz, P. Eng.
Development Engineering Manager

SS

Public HearingMay 30, 2000

A Public Hearing of the Municipal Council of the City of Kelowna was held in the Council Chamber, 1435 Water Street, Kelowna, B.C., on Tuesday, May 30, 2000.

Council members in attendance were: Mayor Walter Gray, Councillors A.F. Blaneil, R.D. Cannan, B.A. Clark, C.B. Day, B.D. Given, R.D. Hobson, J.D. Nelson and S.A. Shepherd.

Staff members in attendance were: Acting-City Manager/Director of Planning & Development Services, R.L. Mattiussi, Deputy City Clerk, G.D. Matthews; Current Planning Manager, A.V. Bruce; and Council Recording Secretary, B.L. Harder.

1. Mayor Gray called the Hearing to order at 7:00 p.m.
2. Mayor Gray advised that the purpose of the Hearing is to consider certain bylaws which, if adopted, will amend "Kelowna Official Community Plan (1994-2013) Bylaw No. 7600" and "Zoning Bylaw No. 8000", and all submissions received, either in writing or verbally, will be taken into consideration when the proposed bylaws are presented for reading at the Regular Council Meeting which follows this Public Hearing.

The Deputy City Clerk advised the Notice of this Public Hearing was advertised by being posted on the Notice Board at City Hall on May 12, 2000, and by being placed in the Kelowna Daily Courier issues of May 23 & 24, 2000 and in the Kelowna Capital News issue of May 21, 2000, and by sending out or otherwise delivering 677 letters to the owners and occupiers of surrounding properties between May 3 & May 12, 2000.

3. INDIVIDUAL BYLAW SUBMISSIONS

- (a) Bylaw No. 8550 (Z00-1005) – Christian Bond – 565 Coronation Avenue - THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 36, D.L. 139, O.D.Y.D., Plan 1303, located on Coronation Avenue, Kelowna, B.C., from the RU2 – Medium Lot Housing zone to the RU2s – Medium Lot Housing with Secondary Suite zone in order to allow development of the site for uses permitted in the RU2s zone.

Staff:

- Reconvened from the May 16, 2000 Public Hearing to give the applicant another opportunity to attend the meeting and respond to questions of Council.
- The accessory building was originally constructed with a valid permit for use as a garage but over the years the garage was converted to a suite without the necessary permits.
- Complaints have been lodged with the City and the applicant is now requesting appropriate zoning to legalize the suite.
- In order to meet parking requirements, the applicant proposes to demolish the rear portion of the principle dwelling and construct an addition to the east side. That would provide room for 3 parking stalls at the rear of the principle dwelling.
- The subject property is approximately 10 m in width.
- There are two other properties in the city of a similar size that have 's' zoning and there are a number of lots on Fuller Avenue, Coronation Avenue and Wilson Avenue of similar and smaller lot sizes and that are zoned RU6 – Two Dwelling Housing.
- Showed pictures of a number of houses built on similar and narrower lot sizes to demonstrate how this size lot can accommodate an attractive dwelling, in some instances with a legal secondary suite.
- The subject property is in a state of disrepair and City Bylaw Enforcement staff are taking measures to correct that.
- City Planning staff view this as an opportunity to clean up the property through the zoning and building permit process and recommend support.

Public HearingMay 30, 2000

The Deputy City Clerk advised that no correspondence or petitions had been received.

Mayor Gray invited the applicant or anyone in the public gallery who deemed themselves affected to come forward or any comments from Council.

Council:

- At the May 16th Public Hearing neighbours complained that the subject property is unsightly and referred to the accessory building as a "drug-house".

Christian Bond, applicant:

- The last tenants in the suite in the accessory building were bad and difficult to remove; however, they left several months ago, leaving the place a mess, and the suite has been vacant ever since.
- Intend to move the tenant that is now in the main house into the suite while the house is renovated to achieve the 3 parking stalls at the rear.
- There is a fence between the house at the rear of the site and the accessory building in the front. The tenant in the back looks after her yard. There is no tenant in the garage but when there is, that tenant looks after the front portion of the yard.
- As an absentee landlord, it is difficult to get in to check on the place and keep it maintained while working and operating a business in Beaverdale.
- Intend only to do what has to be done to meet City requirements because this is an investment property and just biding time until the area goes commercial.
- If the zoning is not approved, then the tenant would remain in the principle dwelling and the suite in the garage would be there for personal use while in town.
- Usually the tenants do not have vehicles.

There were no further comments.

- (b) Bylaw No. 8565 (Z00-1011) – University Business Park Ltd. (Protech Consultants Ltd., Grant Maddock) – 149 Commercial Drive - THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of part of Lot 3, Sec. 35, Twp. 26, O.D.Y.D., Plan KAP63658, as shown on Map "A" attached to the report of April 18, 2000, located on Commercial Drive, Kelowna, B.C., from the I2 – General Industrial zone to the I1 – Business Industrial zone in order to allow development of the site for uses permitted in the I1 zone.

Staff:

- The property is currently split-zoned and the intent is to rezone the easterly portion of the property to the same zone as the remainder of the property in order to pursue development of the entire site for clean industrial and office uses.
- No Development Permit is required for property with I1 zoning and therefore with adoption of this bylaw the applicant could pursue a building permit to proceed with development of the property.

The Deputy City Clerk advised that no correspondence or petitions had been received.

Mayor Gray invited the applicant or anyone in the public gallery who deemed themselves affected to come forward or any comments from Council.

Grant Maddock, applicant:

- This is a simple rezoning and the processing time could be streamlined and the application fee reduced by eliminating the need for referral to the Advisory Planning Commission and to a Public Hearing.
- Suggested that Council take advantage of a section of the Municipal Act that would allow the City to waive the holding of a Public Hearing on applications for rezoning where the proposal is consistent with the Official Community Plan.

There were no further comments.

Regular MeetingMay 30, 2000

A Regular Meeting of the Municipal Council of the City of Kelowna was held in the Council Chamber, 1435 Water Street, Kelowna, B.C., on Tuesday, May 30, 2000.

Council members in attendance were: Mayor Walter Gray, Councillors A.F. Blanleil, R.D. Cannan, B.A. Clark, C.B. Day, B.D. Given, R.D. Hobson, J.D. Nelson and S.A. Shepherd*.

Staff members in attendance were: Acting-City Manager/Director of Planning & Development Services, R.L. Mattiussi, Deputy City Clerk, G.D. Matthews; Current Planning Manager, A.V. Bruce; and Council Recording Secretary, B.L. Harder.

(* denotes partial attendance)

1. CALL TO ORDER

Mayor Gray called the meeting to order at 8:15 p.m.

2. PRAYER

The meeting was opened with a prayer offered by Councillor Given.

3. CONFIRMATION OF MINUTES

Regular Meeting, May 15, 2000

Moved by Councillor Nelson/Seconded by Councillor Blanleil

R493/00/05/30 THAT the minutes of the Regular Meetings of May 15 and May 16, 2000 and the Public Hearing of May 16, 2000 be confirmed as circulated.

Carried

4. Councillor Clark was requested to check the minutes of this meeting.

5. PLANNING BYLAWS CONSIDERED AT PUBLIC HEARING

(BYLAWS PRESENTED FOR SECOND & THIRD READINGS)

5.1 Bylaw No. 8550 (Z00-1005) – Christian Bond – 565 Coronation Avenue

Council:

- Classic absentee landowner allowing property to deteriorate in hopes of future profit brought about by rezoning.

Moved by Councillor Nelson/Seconded by Councillor Cannan

R494/00/05/30 THAT Bylaw No. 8550 be read a second and third time.

DEFEATED UNANIMOUSLY



July 14, 2015

File No.:Z15-0025/DP15-0112/DVP15-0113

Mr. Lee Bond
PO Box 18
Beaverdell, BC
V0H 1A0

Dear Lee Bond:

Re: Circulation Comments – Rezoning Application for 565 Coronation Ave.

Your application has been circulated to various agencies within the City of Kelowna, and I have for you the following comments that we have received;

1. Building and Permitting Department

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

2. Bylaw Services

There have been numerous bylaw enforcement issues relating to this property; there is presently a court file summons for 3-counts, Unsightly Premises Bylaw, Zoning Bylaw and Fire and Life Safety Bylaw.

3. Development Engineering

The utility upgrading requirements/fees outlined in this report will be a requirement of this development.

1. Domestic Water and Fire Protection

The existing lot is serviced with a small diameter (13-mm) copper water service, which is substandard. Adequate metered water service must be provided to meet current by-law requirements. **The disconnection of the existing small diameter water service and the tie-in of a larger new service can be provided by City forces at the developer's expense. The applicant will be required to sign a Third Party Work Order for the cost of the water service upgrades.** For estimate inquiry's please contact Sergio Sartori, by email ssartori@kelowna.ca or phone, 250-469-8589.

2. Sanitary Sewer

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

Urban Planning
Community Planning Department
1435 Water Street
Kelowna, BC V1Y 1J4
TEL 250 469-8626
FAX 250 862-3314

3. Development Permit and Site Related Issues

Direct the roof drains into on-site rock pits.

Access to this site is permitted from the lane only.

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.

Development Permit application related comments;

All the offsite infrastructure and services upgrades are addressed in the Rezoning Engineering Report under file Z15-0025.

Development Variance Permit application related comments;

This development variance permit application to vary the side yard setback does not compromise any municipal services.

However, the parking stall variance does put pressure on the on-street parking which is already difficult in the inner city communities.

4. Fire Department

Requirements of section 9.10.19 Smoke Alarms of the BCBC 2012 are to be met. If a fence is ever constructed between the dwellings a gate with a clear width of 1100mm is required. Any gate is to open without special knowledge. Additional visible address is required from Coronation. Emergency access is NOT from the lane to the south but from Coronation Ave.

5. Fortis Energy (Gas) No concerns

6. FortisBC (Electric) No concerns.

7. RCMP No comment

8. Real Estate Services

Please advise applicant that this is a very high use area relating to parking & there is no guarantee that street parking will always be available. (Parking variances in this area are not recommended)

9. Shaw Interests are unaffected

10. Telus No comment.

The above noted input identifies the servicing issues and potential upgrades that are necessary to bring the water, sewer, and other services to the property up to current servicing bylaw standards. Arrangements will have to be made prior to final adoption of the zone amending bylaw for your application.

However, this brings up the next issue regarding the requested parking variance. Both the Development Engineering department as well as the Real Estate Services department (managers of the parking resources throughout the City) **do not support** the requested variance to the parking that is required for your site. Therefore Planning staff cannot support the parking variance. Should you wish to proceed with the parking variance, staff will prepare a report with a negative recommendation for consideration by Council, and you can plead your case to Council.

Then there is the form and character of your development on site. :Your property is located within a "Intensive Residential (Carriage House) Development Permit Area". Going through the review process, your proposal is compared to the Revitalization Development Permit Guidelines section of chapter 14 of the Official Community Plan (attached to this letter), and your proposal is found lacking.

I know from dealing with your application back in 2000, (15 years ago), that Council of the day did not look favourably upon your proposal back then, and there have not been substantive changes since that time that have improved your proposal. Notably, the existing dwelling located at the rear of the property was built to a low standard, and little has been done to improve the situation.

The building near the front of the property that you want to consider as the principal dwelling on the site, was originally constructed as a garage. This building was converted to a residential occupancy without any plans review or issued building permits. This includes the addition of a living area within the upper level roof area. Without issued permits, we have no idea if the building structural system is adequate to support the loads, or if it meets the requirements of the BC Building Code. There is also no record of a plumbing permit, so there is no record tht the plumbing was done to meet BC plumbing code requirements. As well, there has been no review of the construction to ensure that the thermal insulation to the building (and associated ventilation), is adequate to meet current British Columbia Building Code standards.

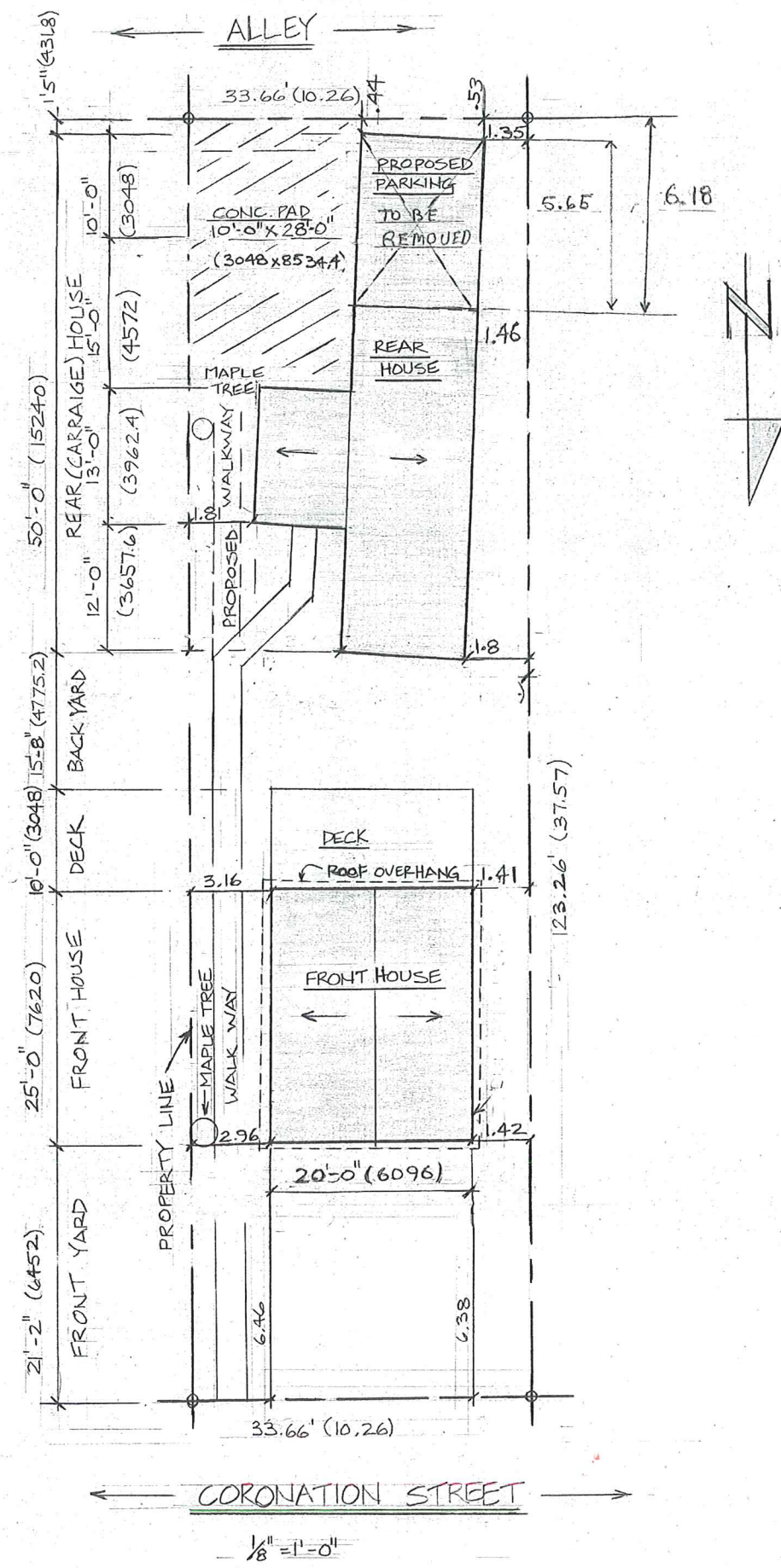
Given this information, I cannot proceed to Council with a positive report recommending support of your application. The only way to turn this around would be to have a major redesign of the site development, with a view to meet a substantial measure of the design guidelines in the Official Community Plan. This revised site development will also have to comply with the zoning bylaw in order to NOT require any variances.

There is a lot of information to consider here. Please get back to me if you have any questions.

Regards,

Paul McVey
Urban Planner
Community Planning Department

Phone 250-469-8582
Email pmcvey@kelowna.ca



LEGAL DESCRIPTION

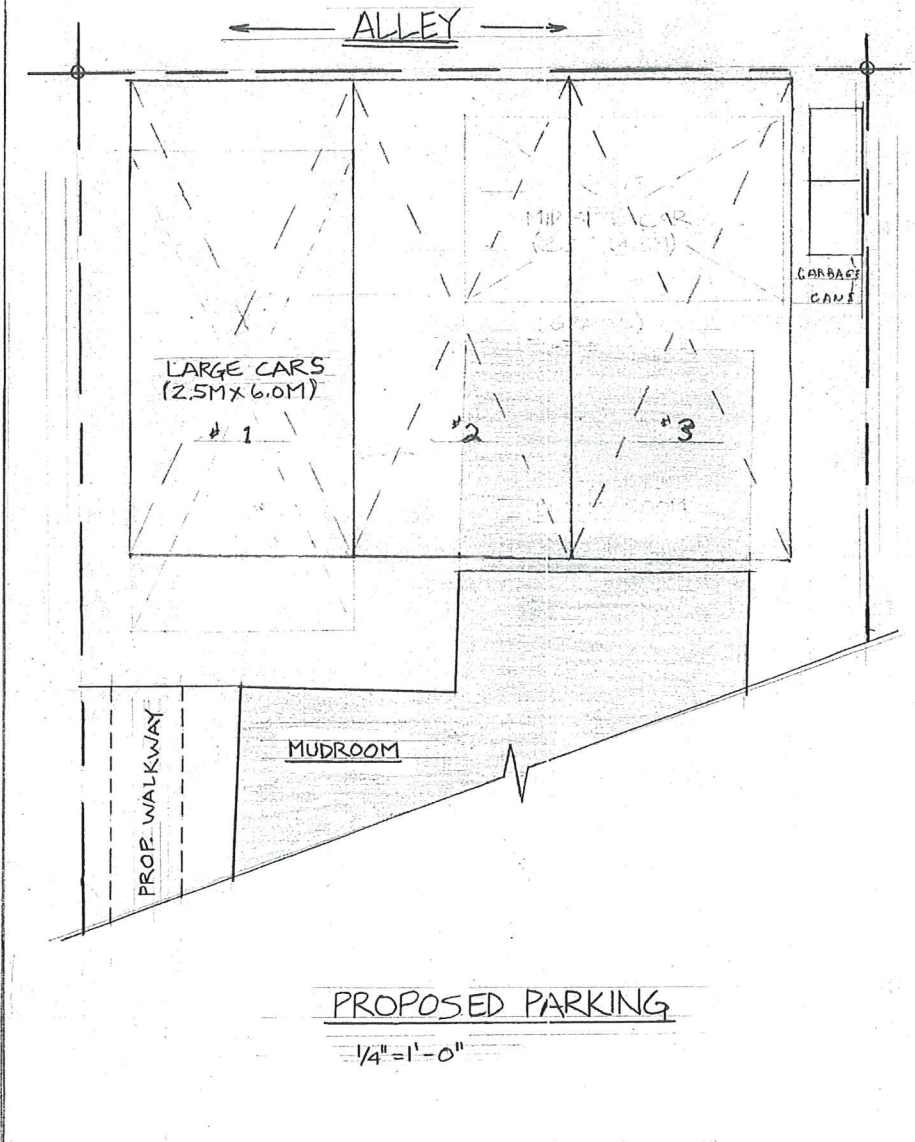
PLAN: KAP1303 LOT: 36 BLK.
 D.L.: 139
 REFERENCE No.
 ZONING:
 P.I.D. 011653591

CIVIC ADDRESS

565 CORONATION ST
 KELLOWNA BC

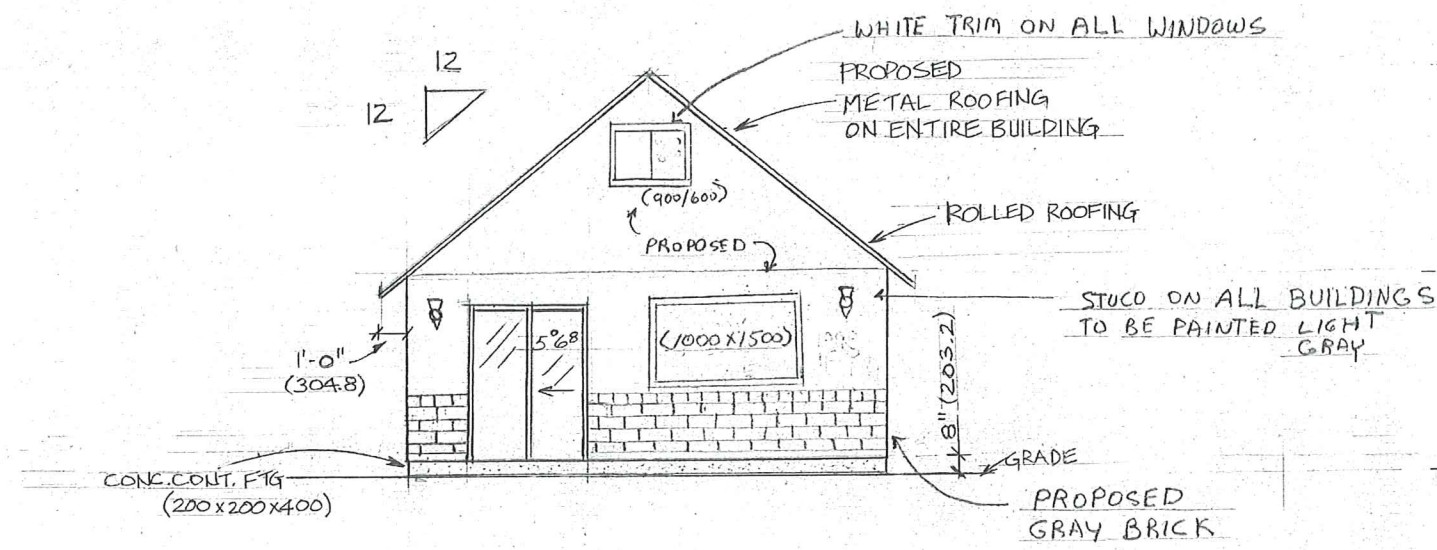
CALCULATIONS

LOT AREA	4224 SQ. FT. (392.4096M ²)
SITE COVERAGE	ALLOWED 25% 1056
	PROPOSED 1047
F.S.R.	ALLOWED
	PROPOSED
PARKING REQ'D	REQ'D 3
	PROPOSED 3
DECK RATIO	ALLOWED
	PROPOSED

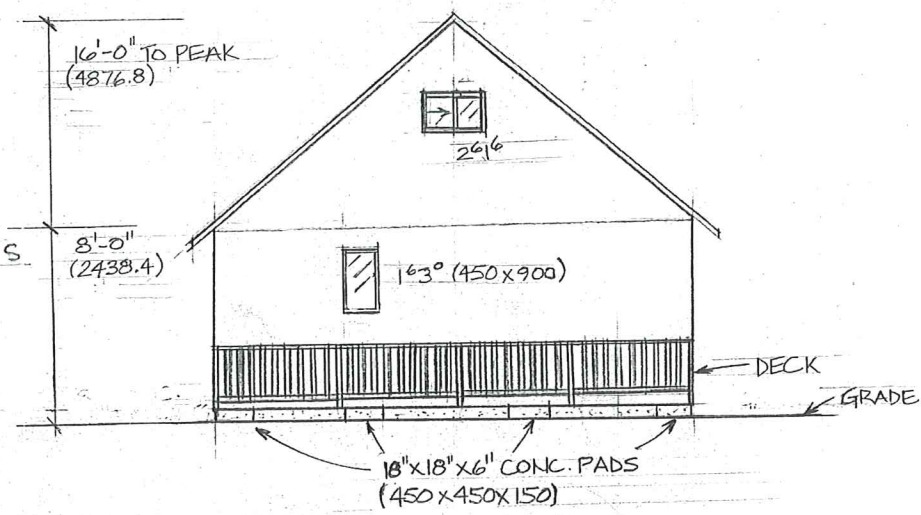


*NOTE: 1/4" = 1'-0" WITH ALSO METRIC

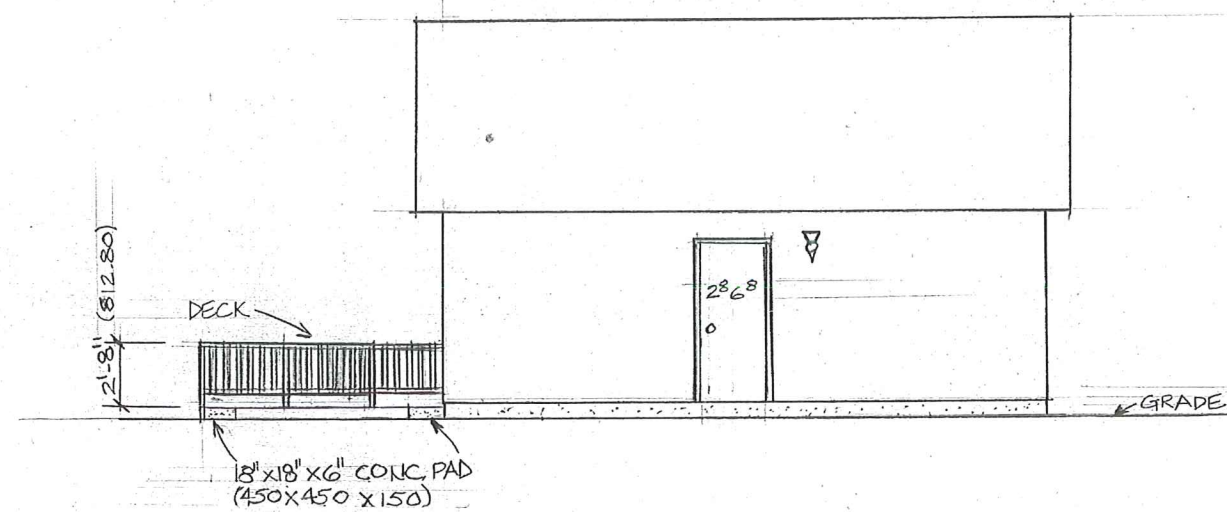
EXISTING HOMES	
SCALE: 1/8" = 1'-0"	APPROVED BY: PH# 250-484-5321
DATE: NOV 6/15	REVISD
SITE PLAN / PROP. PARKING	
PROPOSAL FOR PERMIT	DRAWING NUMBER 1 OF 6



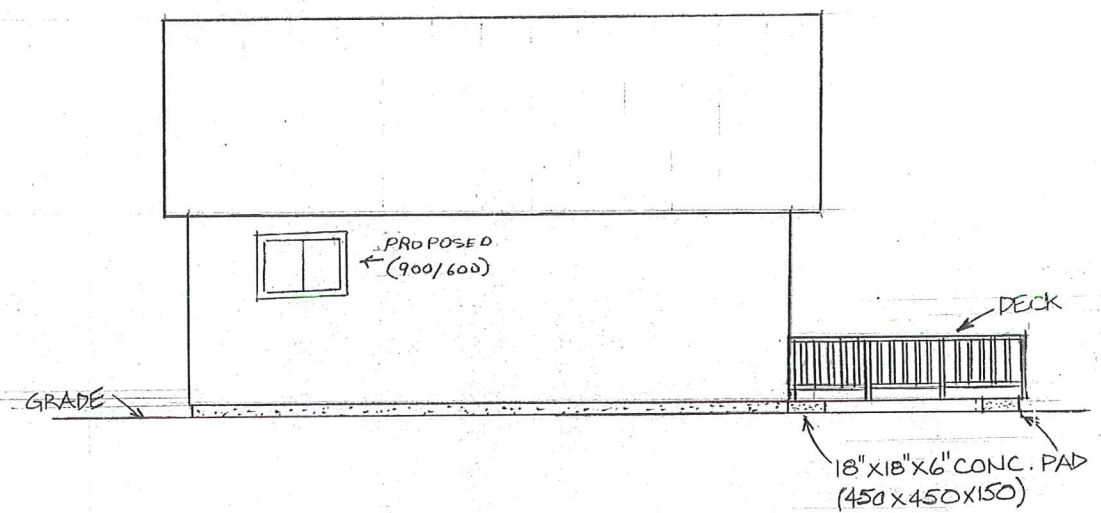
FRONT ELEVATION



REAR ELEVATION



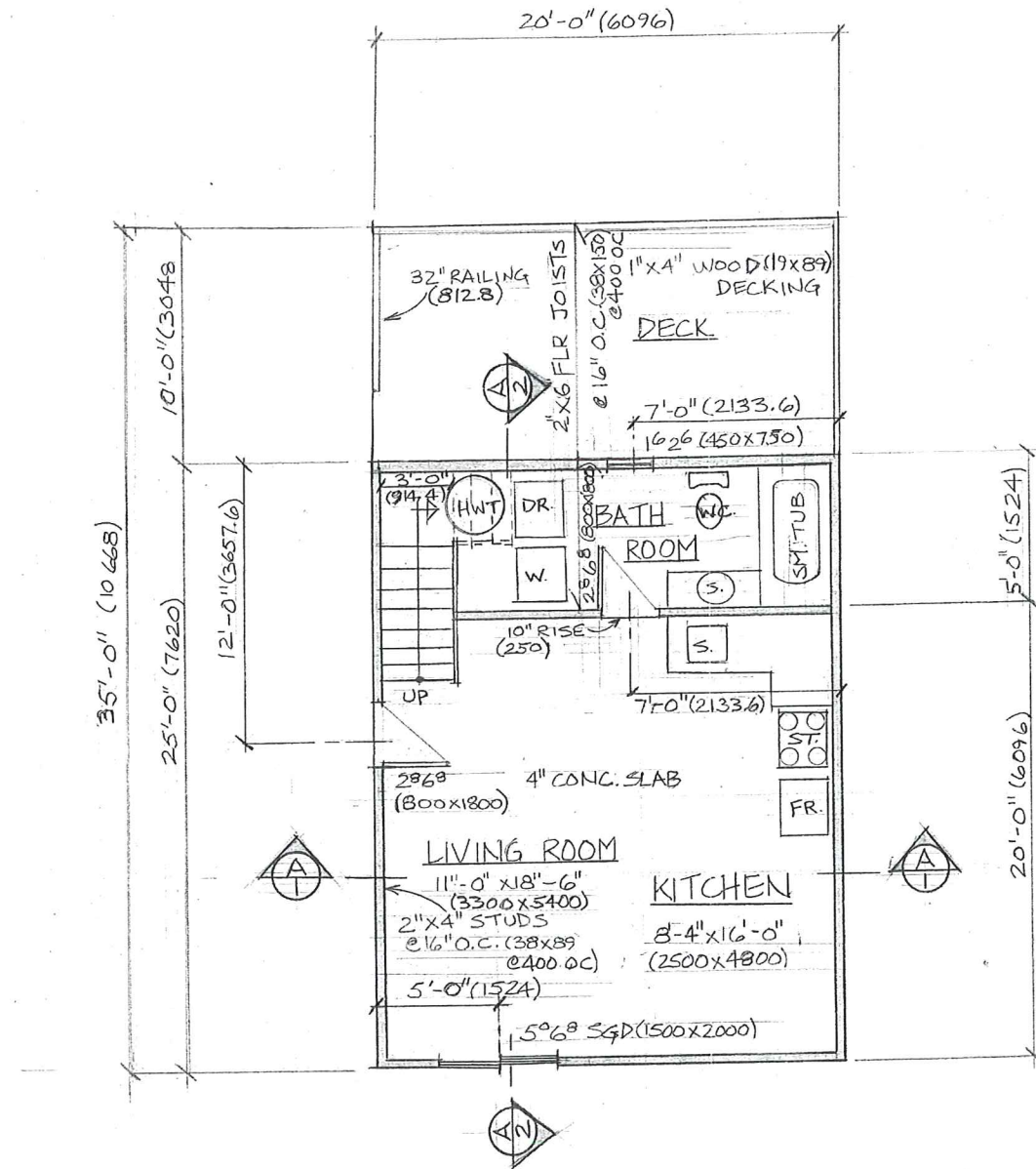
LEFT ELEVATION



RIGHT ELEVATION

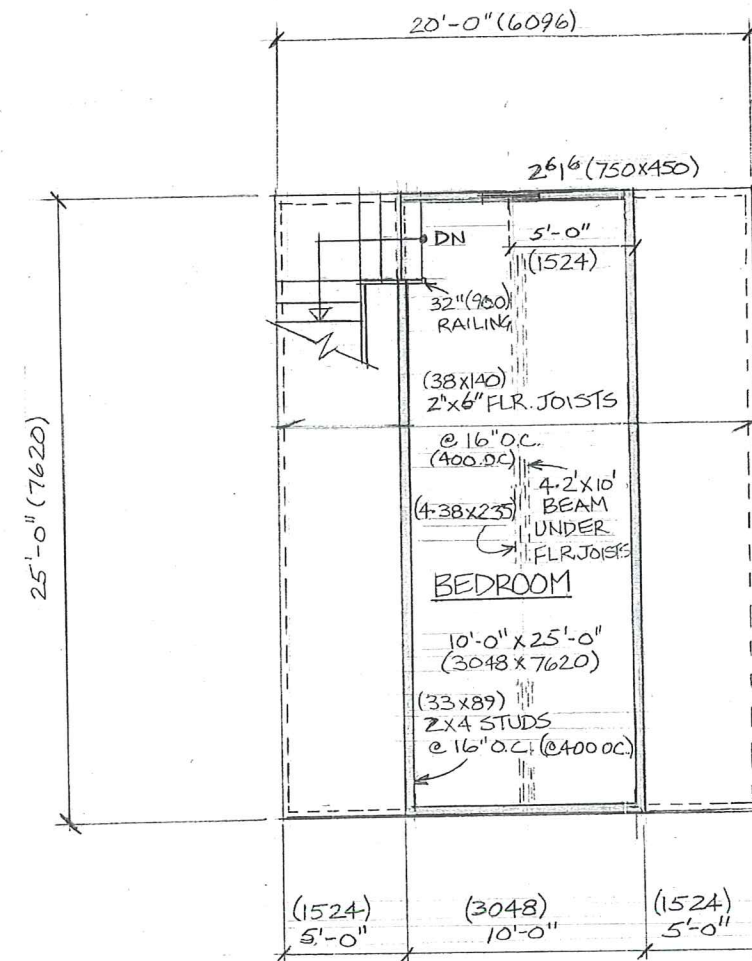
* NOTE: 1/4" = 1'-0" WITH ALSO METRIC

EXISTING FRONT HOUSE			
SCALE: 1/4" = 1'-0"		APPROVED BY:	
DATE: NOV 6, 15		DRAWN BY: NEIL	
		REVISED	
ELEVATIONS			
			DRAWING NUMBER
			20F6



MAIN FLOOR PLAN

450 SQ. FT.
(41.805 M²)



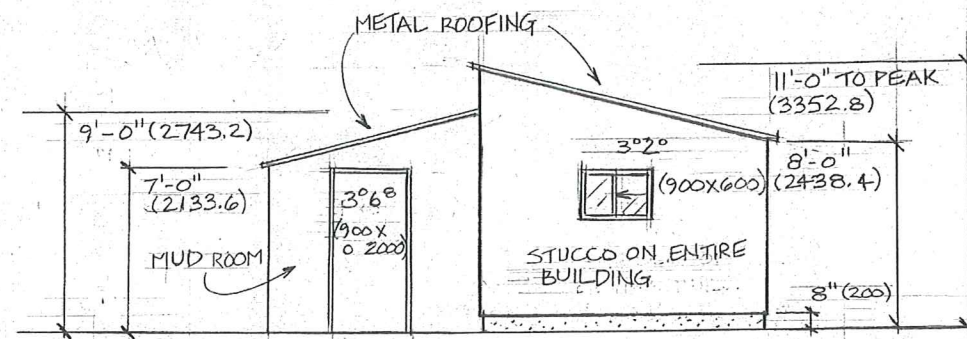
UPPER FLOOR PLAN

250 SQ. FT.
(23.225 M²)

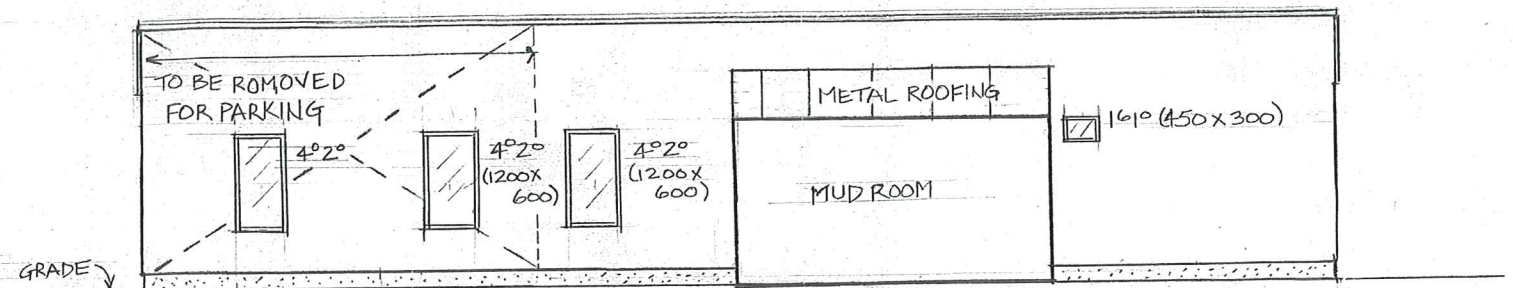
700 SQ. FT. TOTAL
(65.03 M² TOTAL)

* NOTE: 1/4" = 1'-0" WITH ALSO METRIC

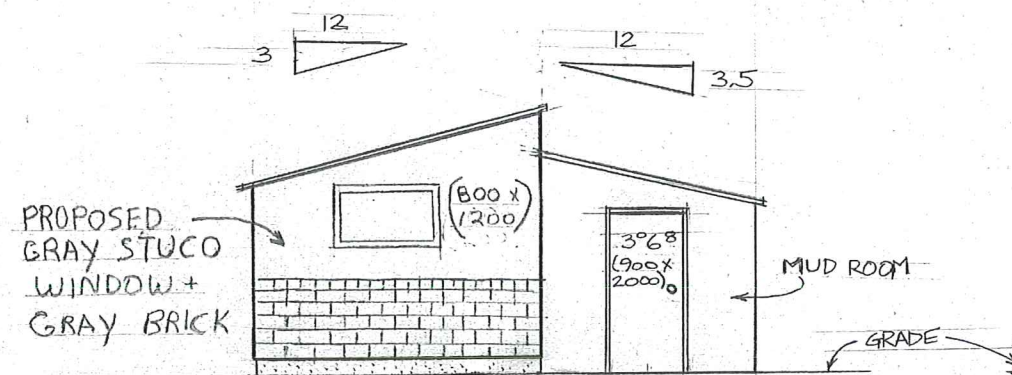
EXISTING FRONT HOUSE			
SCALE: 1/4" = 1'-0"		APPROVED BY:	
DATE:		PH# 1-250-484-532	
		DRAWN BY: NEIL	
		REVISED:	
FLOOR PLANS			
			DRAWING NUMBER
			3 OF 6



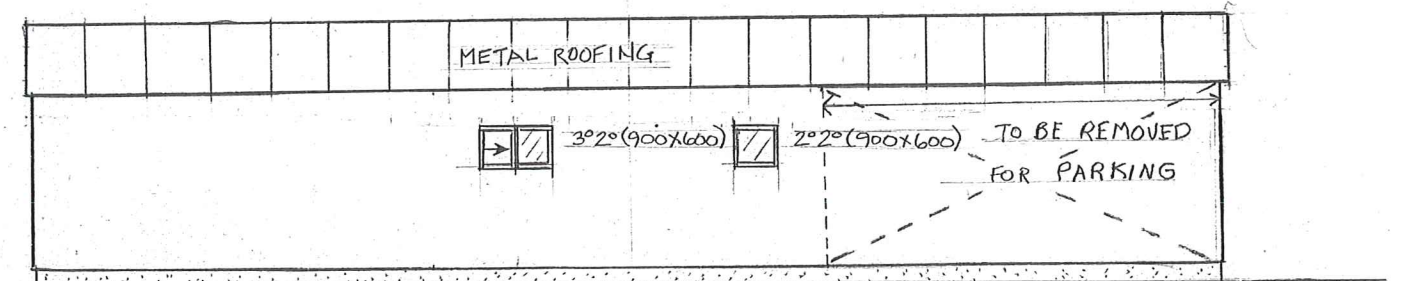
FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

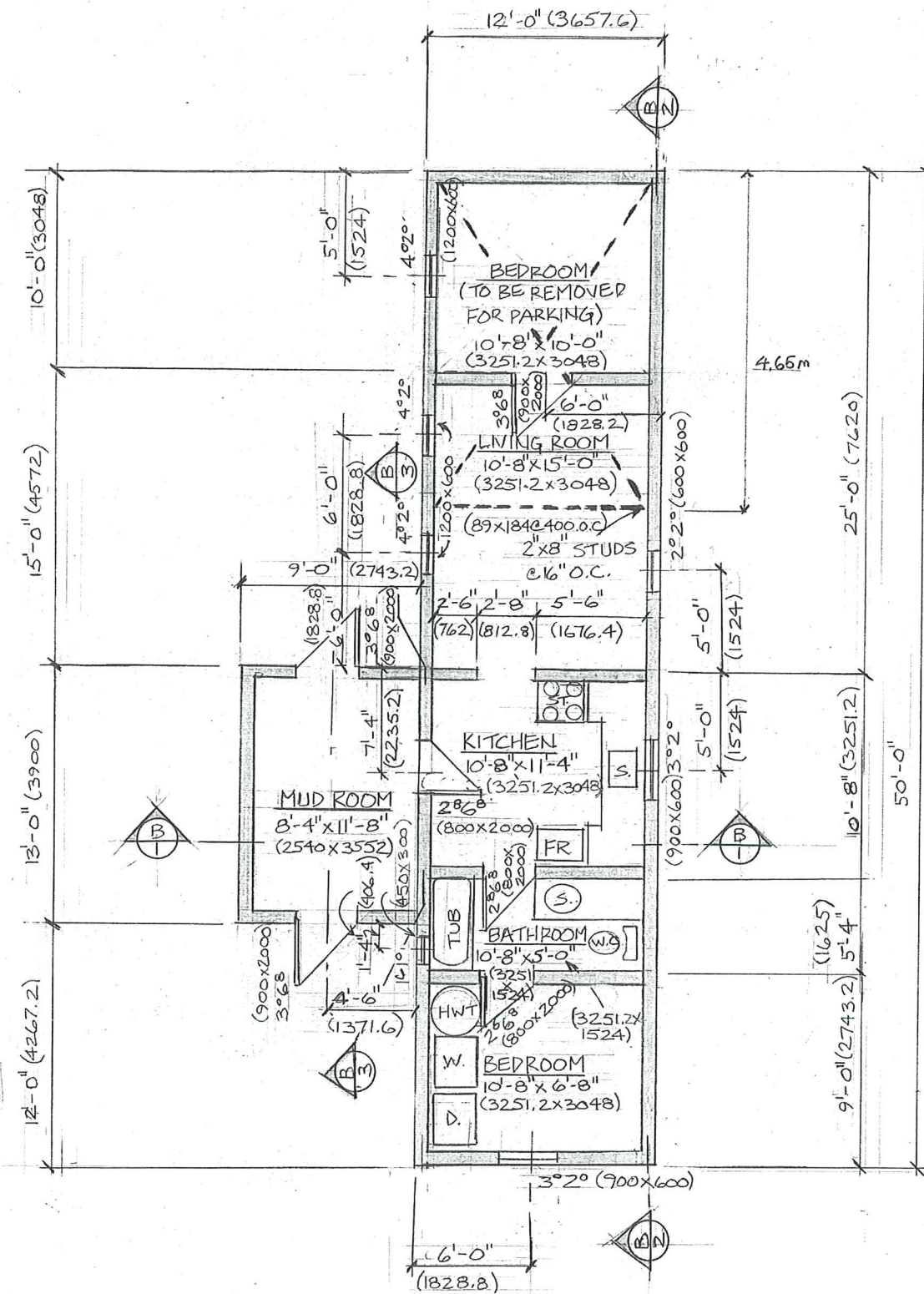
NOTE: 1/4" = 1'-0" WITH ALSO METRIC

EXISTING REAR (CARRIAGE) HOUSE

SCALE: 1/4" = 1'-0" APPROVED BY: PL# 1-250-484-5321 DRAWN BY: NEL
DATE: FEB 11/15 REVISED

ELEVATIONS

DRAWING NUMBER
4 OF 6



FLOOR PLAN

717 SQ. FT.
(66.6093 M²)

* WITH BEDROOM REMOVED

597 SQ. FT.
(55.4613 M²)

* NOTE: 1/4" = 1'-0" WITH ALSO METRIC

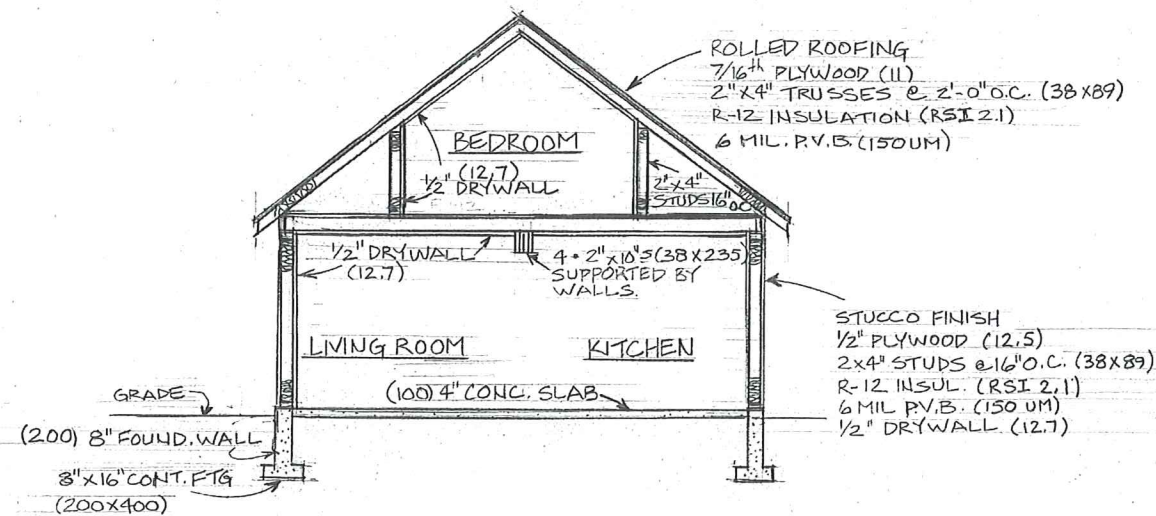
EXISTING REAR (CARRIAGE) HOUSE

SCALE: 1/4" = 1'-0" APPROVED BY: DATE: FEB 11/15 PROJECT: 1-250-484-532 DRAWN BY: NEIL

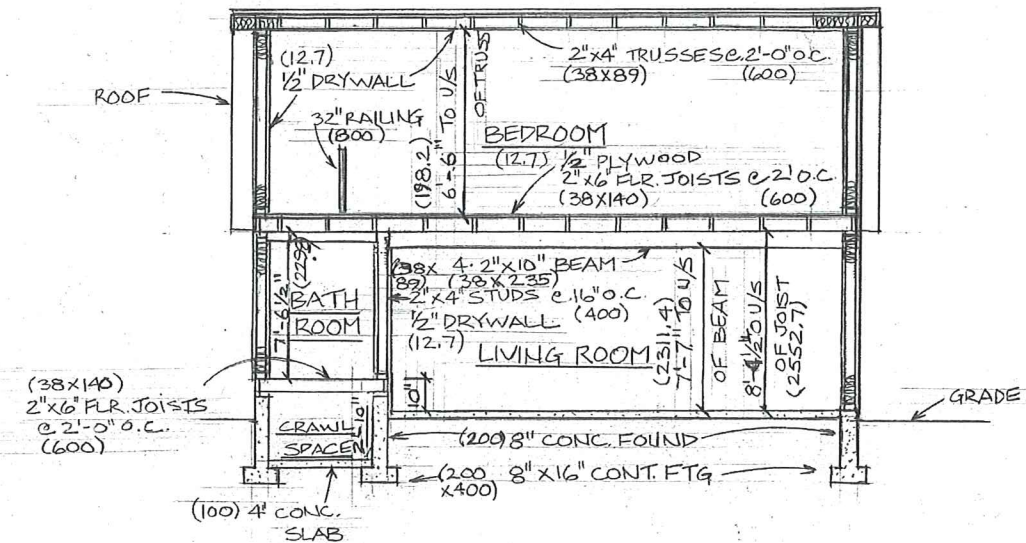
FLOOR PLAN

DRAWING NUMBER: 5018

FRONT HOUSE

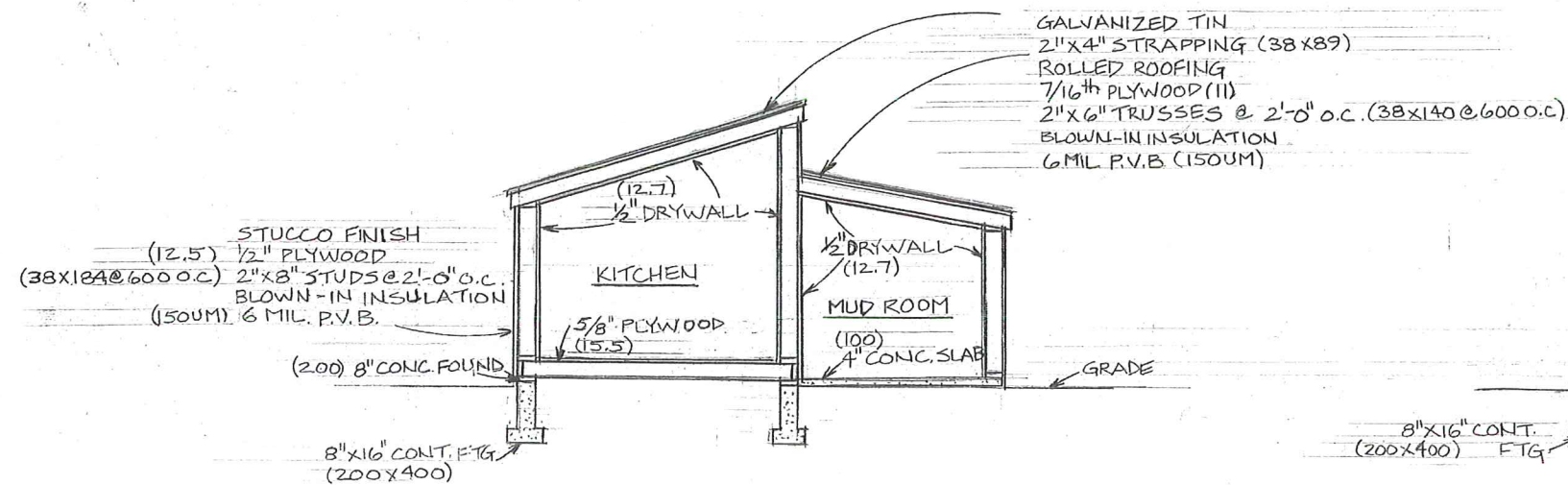


SECTION A-1



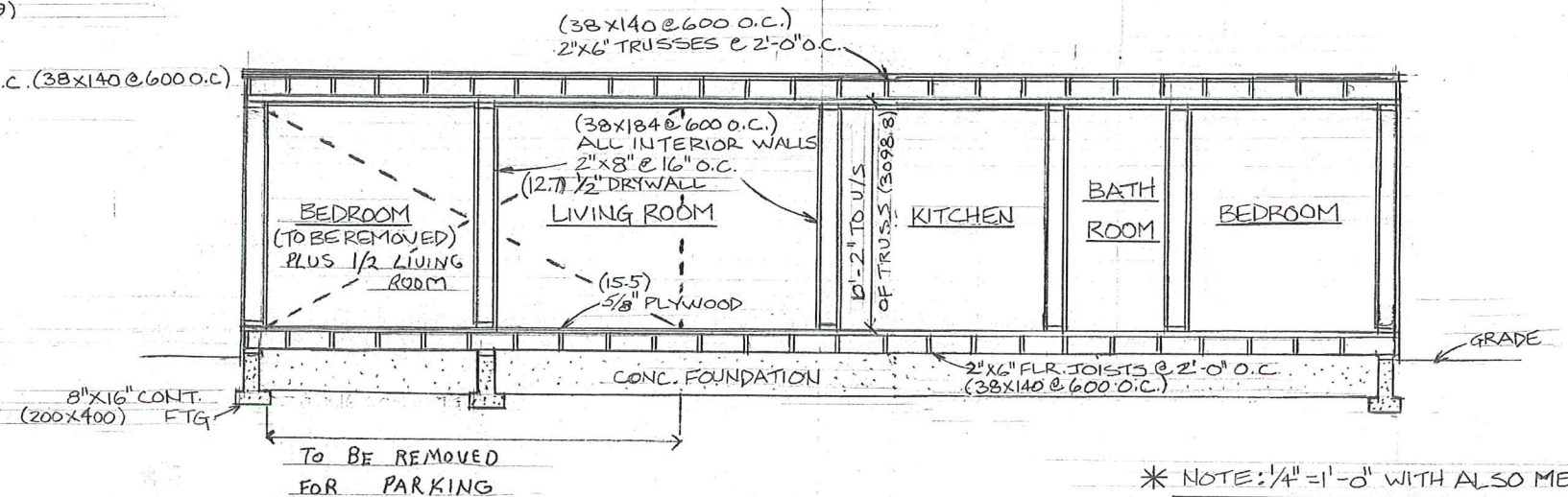
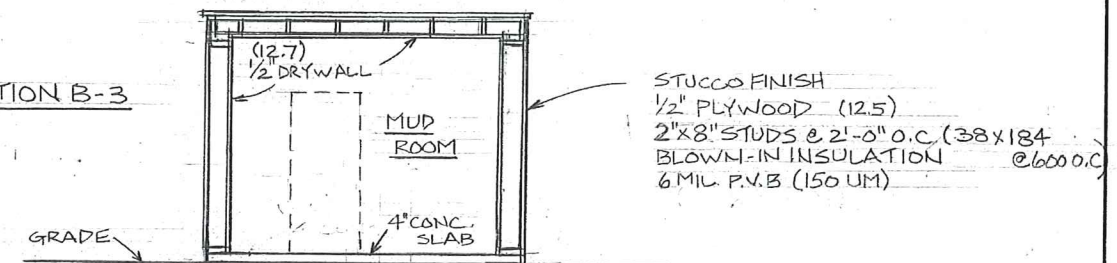
SECTION A-2

REAR HOUSE



SECTION B-1

SECTION B-3

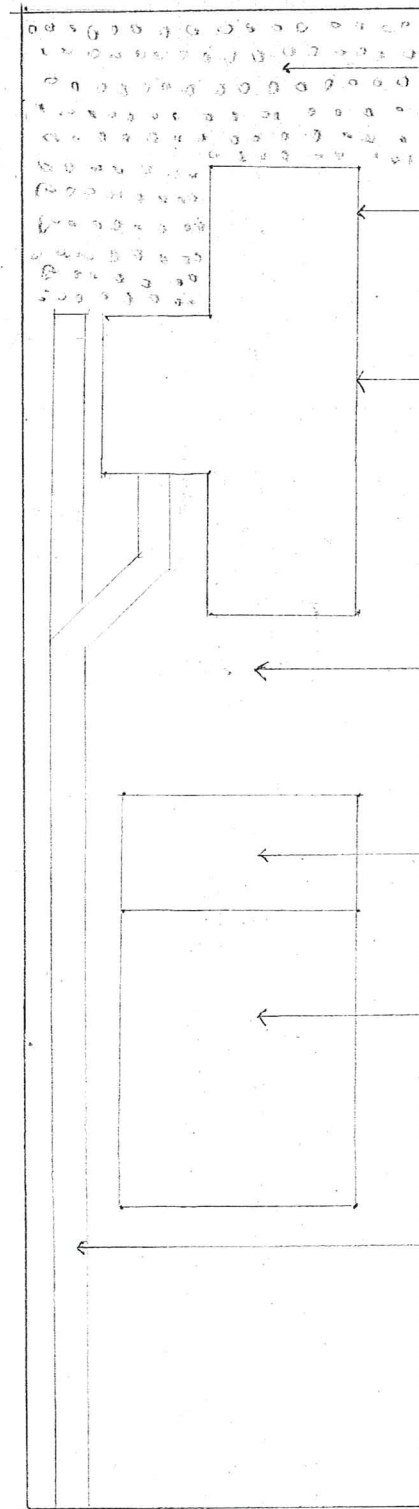


SECTION B-2

* NOTE: 1/4" = 1'-0" WITH ALSO METRIC

SCALE: 1/4" = 1'-0"	APPROVED BY:	DRAWN BY: NEIL
DATE: MAR. 13/15	PH 250-484-5321	REVISED
CROSS SECTIONS		
DRAWING NUMBER 6 OF 6		

← ALLEY →



NEW GRAVEL

NEW GRAY PAINT
ON BOTH BUILDINGS

NEW WHITE PAINT
ON ALL TRIM
ON BOTH BUILDINGS

NEW LAWN

NEW DECK

NEW TIN ROOF
ON BOTH BUILDINGS

NEW CEMENT
SIDE WALK

NEW BROWN PAINT
ON COMPLETELY REPAIRED
FENCING

← CORONATION STREET →

SCALE:	APPROVED BY:	DRAWN BY:
DATE:		REVISED:
SITE PLAN		
PROPOSAL FOR PERMIT		DRAWING NUMBER