

City of Kelowna Public Hearing AGENDA



Tuesday, January 13, 2015
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 December 23, 2014 (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 Bylaw No. 11035 (TA14-0011) - Text Amendment to include the RM2h Zone in the CD6 - Comprehensive Residential Golf Resort Zone for Tower Ranch** 5 - 11
- To amend the CD6 - Comprehensive Residential Golf Resort zone to allow RM2h - Low Density Row Housing (Hillside Area) to the zones under which regulations the lands may be developed for the Tower Ranch area according to 'CD6-Map 1'.
- 3.2 Bylaw No. 11036 (Z14-0049) - 5505-5507 Airport Way, Midwest Ventures Ltd.** 12 - 22
- To rezone portions of the subject parcel to the C9 - Tourist Commercial zone and the CD15 - Airport Business Park zone to allow for a retail liquor sales establishment over 90 square metres.
- 3.3 Bylaw No. 11037 (OCP14-0020) and Bylaw No. 11038 (Z14-0037) - 5000 Gordon Drive, No. 21 Great Projects Ltd.** 23 - 36
- To consider an Official Community Plan Amendment and Rezoning application to amend the Future Land Use designations and rezone portions of the subject property to facilitate the development of a single-family residential subdivision.
- 3.4 ITEM DEFERRED - Bylaw No. 11039 (Z14-0045) - 828, 834, 871 & 877 McCurdy Place, Harmony Holdings Limited**
- Consideration of the rezoning application to rezone the subject properties from the I1 - Business Industrial zone to the I2 - General Industrial zone will be deferred to the February 3, 2015 Public Hearing (See January 13, 2015 Regular Meeting Agenda).
- 3.5 Bylaw No. 11040 (Z14-0046) - 822 McCurdy Place, Hyatt Auto Sales Ltd.** 37 - 43
- To consider a Rezoning application to rezone the subject property from the I1 - Business Industrial zone to the I2 - General Industrial zone.
- 3.6 Bylaw No. 11041 (Z14-0039) - 2046 Pandosy Street, Camara Ventures Ltd.** 44 - 56
- To consider a Rezoning application to rezone the subject property from the RU1 - Large Lot Housing zone to the RU6 - Two Dwelling Housing zone to allow a second dwelling to be built.
- 3.7 Bylaw No. 11042 (Z14-0040)- 4065 Lakeshore Road, City of Kelowna** 57 - 63
- To consider a Rezoning Application to rezone the subject property from the P1 - Major Institutional zone to the P3 - Parks and Open Space and RU2 - Medium Lot Housing zones to facilitate a two lot subdivision.

- 3.8 Bylaw No. 11043 (LUC14-0001) and Bylaw No. 11044 (Z14-0043) - 1020 Sutcliffe Court, 1009440 BC Ltd.** 64 - 74

To consider an application to discharge the Land Use Contract and rezone the subject property from the RR3 - Rural Residential 3 zone to the RU1 - Large Lot Housing zone to facilitate a two lot subdivision.

- 3.9 Bylaw No. 11045 (Z14-0042) - 2210 Abbott Street, Strandhaus Developments Inc.** 75 - 91

To consider a Rezoning application to rezone the subject property from the RU1 - Large Lot Housing zone to the RU6 - Two Dwelling Housing zone to allow a semi-detached dwelling to be built.

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: November 25, 2014
RIM No. 1250-04
To: City Manager
From: Subdivision, Agriculture & Environment Services, Community Planning & Real Estate (MS)
Application: TA14-0011
Subject: Text Amendment to include the RM2h to the CD6 - Comprehensive Residential Golf Resort Zone for Tower Ranch

1.0 Recommendation

THAT Zoning Bylaw Text Amendment No. TA14-0011 to amend City of Kelowna Zoning Bylaw No. 800, Section 18 - Schedule B - CD6, by adding RM2h to the CD6 - Comprehensive Residential Golf Resort zone for Tower Ranch, as outlined in the Report of the Subdivision, Agriculture & Environment Department dated November 25, 2014, be considered by Council;

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

2.0 Purpose

The purpose of this application is to amend the CD6 - Comprehensive Residential Golf Resort zone (the **CD6 Zone**) to allow RM2h - Low Density Row Housing (Hillside Area) (**RM2h**) to the zones under which regulations the lands may be developed, for the Tower Ranch area, according to 'CD6-Map1'.

3.0 Subdivision, Agriculture & Environment Department

The application seeks to add the RM2h zone to the permitted zones under which the lands may be developed under the CD6 Zone (Tower Ranch Area only), as outlined in 'CD6-Map1'. The RM2 - Low Density Row Housing is currently allowed under the CD6 zone. The addition of the RM2h zone allows the development in accordance with Hillside Standards contained in the Subdivision, and Development Services Bylaw.

Staff supports the text amendment as described.

4.0 Proposal

4.1 Background

The CD6 - Comprehensive Residential Golf Resort was developed to provide residential and services associated with golf resort development. The purpose of the CD6 Zone is:

'... to provide for the development of a residential golf resort which includes one or more land use designations as an integrated development unit based on an Area Structure Plan. Density is based on an averaging of all lands within the development'.¹

In 2012, Tower Ranch Lots 3, 4 and 6 of Plan KAP80993 were purchased by Parkbridge Lifestyle Communities Inc. (Parkbridge). Parkbridge develops communities based on a life lease concept, whereby the owner developer maintains ownership and management through the life of the development. The CD6 zone was originally adopted to facilitate 'residential golf resort' development and this zoning designation applies to three golf resorts within the City, including Quail Ridge and Gallagher's Canyon, as well as Tower Ranch. When the CD6 zone was established, the Hillside designation (h) did not exist.

Given that the hillside designation allows for the use of the Hillside Street Standards and is designed to accommodate development in steep environments, Parkbridge has an interest in amending the CD6 zone to accommodate row housing in a hillside environment. In addition, Emil Anderson Construction Co. Ltd., owner of Lot 2, Plan KAP80993, within the Tower Ranch Area, have also indicated that they are supportive of the proposed text amendment.

4.2 Project Description

4.3 Site Context

The CD6 - Comprehensive Residential Golf Course zone occurs in three locations within the City: Tower Ranch, Gallagher's Canyon and Quail Ridge. This amendment is specific to the Tower Ranch Area. The site is located on the upper McCurdy Bench in the Rutland OCP Sector.

¹ City of Kelowna, 2014. Zoning Bylaw No. 8000.

<http://www.kelowna.ca/CityPage/Docs/PDFs/%5CBylaws%5CZoning%20Bylaw%20No.%208000/Section%2018%20-%20Schedule%20B%20-%20Comprehensive%20Development%20Zones%20-%20%20CD01-CD12%20%28details%29.doc.pdf>

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	CD6 - Comprehensive Residential Golf Course / CD6 LP - Comprehensive Residential Golf Course (Liquor Primary)	Golf Course / Clubhouse
East	CD6 - Comprehensive Residential Golf Course	Golf Course
South	A1 - Agriculture 1 / P3 - Park & Open Space	Rural Residential / Park / Hydro Transfer Station
West	CD6 - Comprehensive Residential Golf Course	Golf Course

4.4 Zoning Analysis

A comparison of the RM2 and the RM2h setback criteria is included in the table below.

Zoning Analysis Table		
CRITERIA	ZONE REQUIREMENTS	PROPOSAL
	RM2	RM2h
Development Regulations		
Height	9.5 m or 2 ½ storeys	6.5 m or 2 storeys
Front Yard	4.5 m	4.5 m (3.0 m flanking street)
Side Yard	4.0 m (4.5 flanking street)	4.0 m (3.0 flanking street)
Rear Yard	6.0 m (1 ½ storey height)	6.0 m (1 ½ storey height)
	7.5 m (2 ½ storey height)	7.5 m (2 ½ storey height)
Other Regulations		
Additional Regulations for RM2h, per Zoning Bylaw No. 8000: Section 13.8:		
13.8.6 (h) For RM2h zones, all decks, supporting posts or columns shall not exceed the lesser of 4.5m or 1 storey in height, such measurements to include the height of any support structure or retaining wall.		
13.8.7 (a) No more than 6 dwellings may be located in a building in the RM2h zone. And		
13.8.7 (d) An “h” notation shown on Schedule “A” as part of the identified zone classification indicates that the zoned area may be developed in accordance with Hillside Standards contained in the Subdivision, and Development Services Bylaw.		

5.0 Kelowna Official Community Plan (OCP)

Development Process

Steep Slopes.² Prohibit development on steep slopes (+30% or greater for a minimum distance of 10 metres) except where provided for in ASPs adopted or subdivisions approved prior to adoption of OCP Bylaw 10500.

Cluster Housing.³ Require new residential development to be in the form of cluster housing on / or near environmentally sensitive areas and areas of steeper slopes to lessen site disturbance and environmental impact on those areas identified on the Future Land Use Map 4.1 as single-two unit residential hillside. Steeply sloped areas should be retained as natural open space, public or private. The intent of the clustering would be to preserve features identified through the Development Permit process that otherwise might be developed and to maximize open space in order to:

- a. Protect environmentally sensitive areas of a development site and preserve them on a permanent basis utilizing the most appropriate tools available;
- b. Facilitate creative and flexible site design that is sensitive to the land's natural features and adaptive to the natural topography;
- c. Decrease or minimize non-point source (i.e. asphalt roofs, driveways and parking) pollution impacts by reducing the amount of impervious surfaces in site development;
- d. Promote overall cost savings on infrastructure installation and maintenance; and
- e. Provide opportunities for social interaction, walking and hiking in open space areas.

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

Pedestrian Connectivity.⁵ Improve the permeability of strata developments by ensuring that active transportation connections are facilitated where possible.

Design for People and Nature.⁶ Structure new neighbourhoods around parks, pedestrian and bike routes, open spaces, and environmental areas, rather than around roadways and cars.

² City of Kelowna Official Community Plan, Policy 5.2.3 (Development Process Chapter).

³ City of Kelowna Official Community Plan, Policy 5.2.3 (Development Process Chapter).

⁴ City of Kelowna Official Community Plan, Policy 5.2.3 (Development Process Chapter).

⁵ City of Kelowna Official Community Plan, Policy 5.2.3 (Development Process Chapter).

⁶ City of Kelowna Official Community Plan, Policy 5.2.3 (Development Process Chapter).

6.0 Technical Comments

6.1 Development Engineering Department.

The proposed amendment does not trigger any offsite upgrades.

6.2 Policy and Planning

Policy and Planning has no concerns.

6.3 Black Mountain Irrigation District (BMID)

BMID has no issues regarding the proposed text amendment for the Parkbridge Tower Ranch area.

6.4 Ministry of Transportation and Highways (MOTI)

No response received (File No. 2014-05378).

7.0 Application Chronology

Date of Application Received: January 17, 2014

Report prepared by:

Melanie Steppuhn, Land Use Planner

Reviewed by:

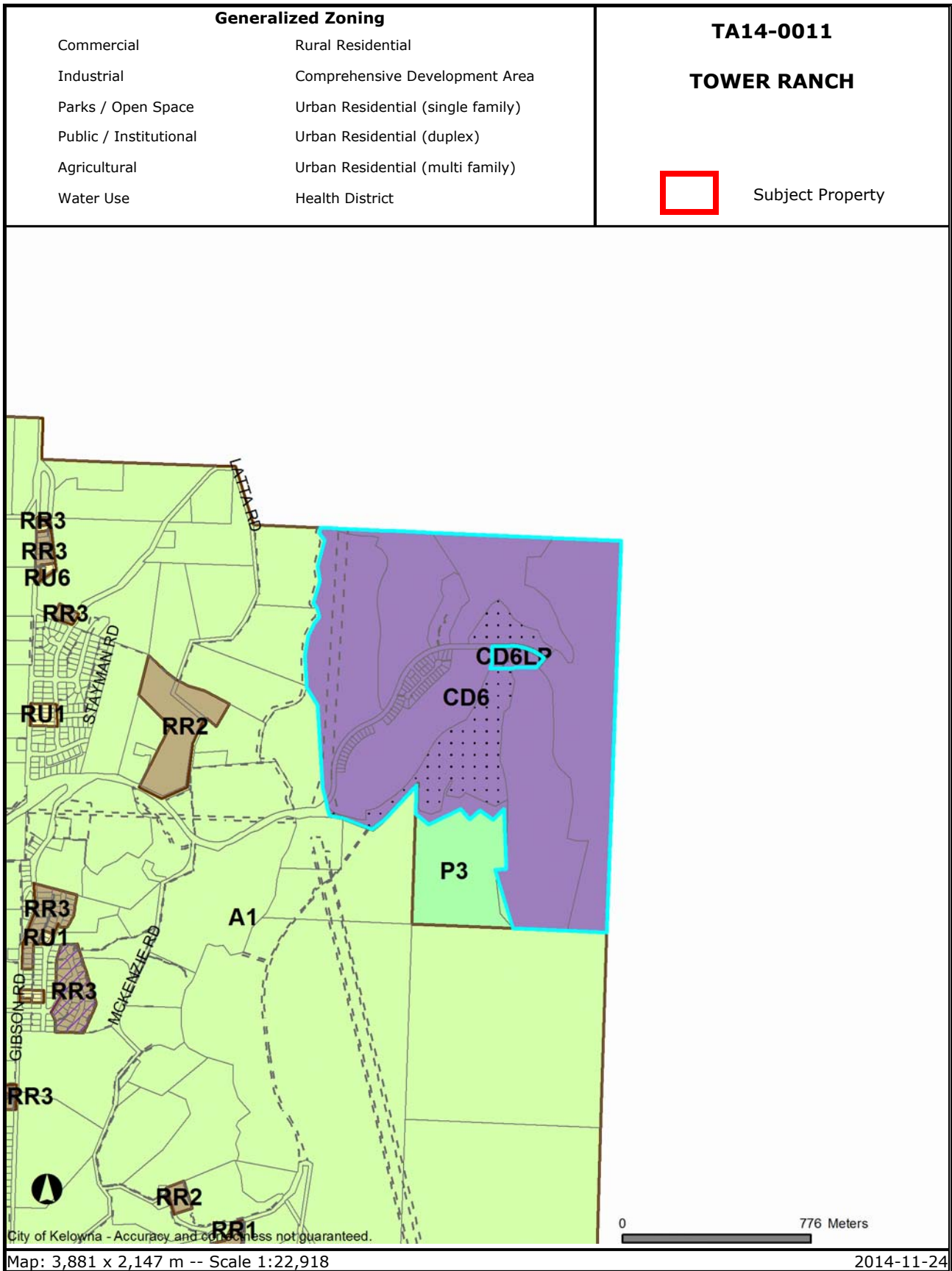
Todd Cashin, Manager,
Subdivision, Agriculture & Environmental Services

Approved for Inclusion:

Shelley Gambacort, Director
Subdivision, Agriculture & Environmental Department

Attachments:

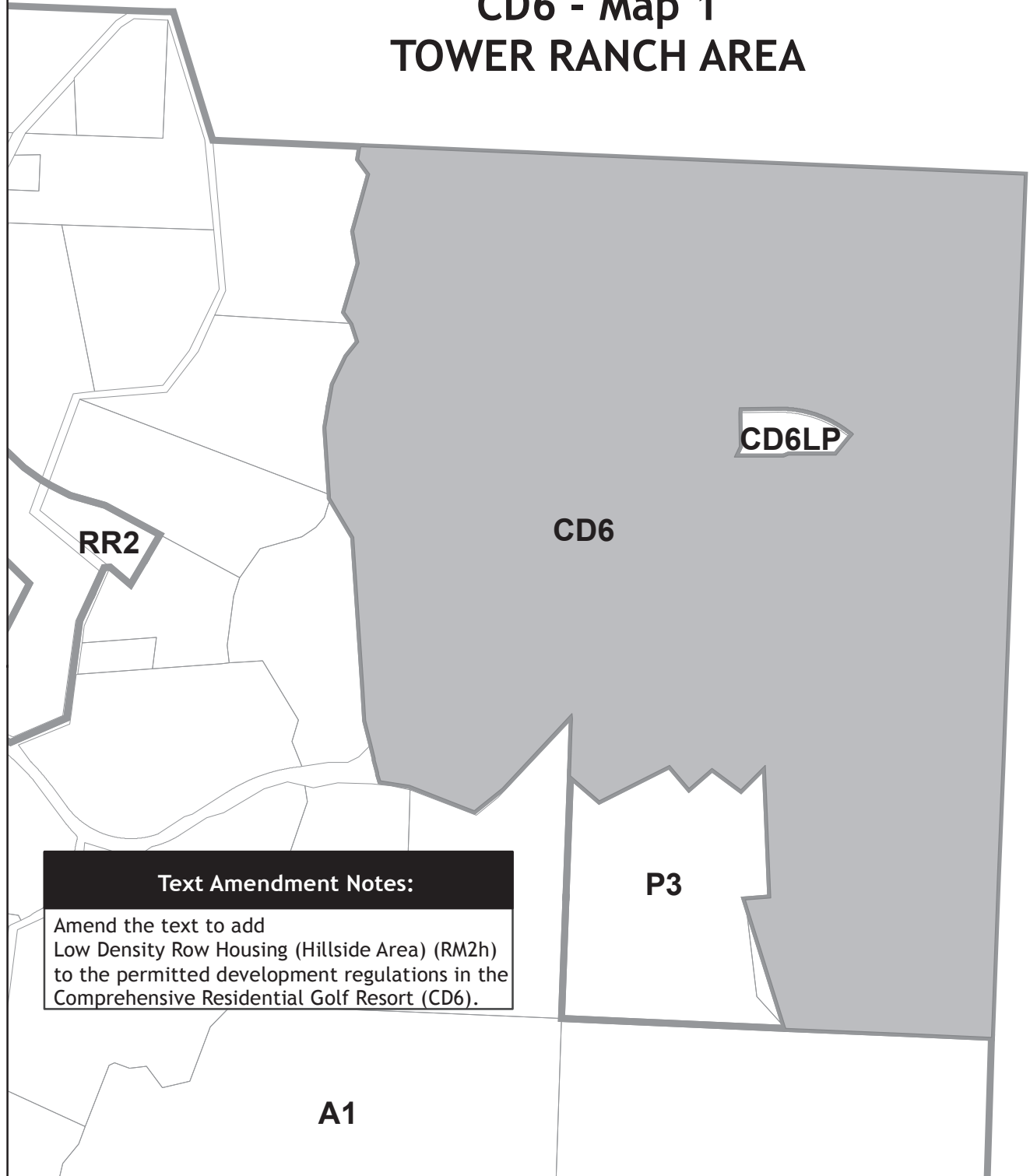
Subject Property Map
Map 'CD6-Map 1' - Tower Ranch Area



Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.
The City of Kelowna does not guarantee its accuracy. All information should be verified.



CD6 - Map 1 TOWER RANCH AREA



Text Amendment Notes:
Amend the text to add Low Density Row Housing (Hillside Area) (RM2h) to the permitted development regulations in the Comprehensive Residential Golf Resort (CD6).

MAP 1 TEXT AMENDMENT TA14-0011 Map# 1

Legend:
■ Text Amendment Area
□ Legal Parcel
□ Zoning

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

0 50 100 200 Metres

rezoned is 2330 square metres in the south east corner of the site, as indicated on Map B. The remainder of the property will retain the C9 Zoning.

Application S13-0004 previously granted a lot line adjustment along the south property line of the subject parcel in order to maintain the required 6.0m front setback to the existing hotel. As such, this 2.5m wide 118.22m long strip of land, as indicated on Map B, does not have consistent zoning with the remainder of the parcel. In order to regain consistency, the zoning of this portion of land needs to be amended from CD15 - Airport Business Park zone to C9 - Tourist Commercial zone.

In accordance with Council Policy 367 - Public Notification & Consultation for Development Applications, the applicant has provided notification of the proposed rezoning application to neighbouring properties within 50m of the subject site. To date, City staff has not been contacted with any objections or concerns regarding the proposal.

4.0 Proposal

4.1 Background

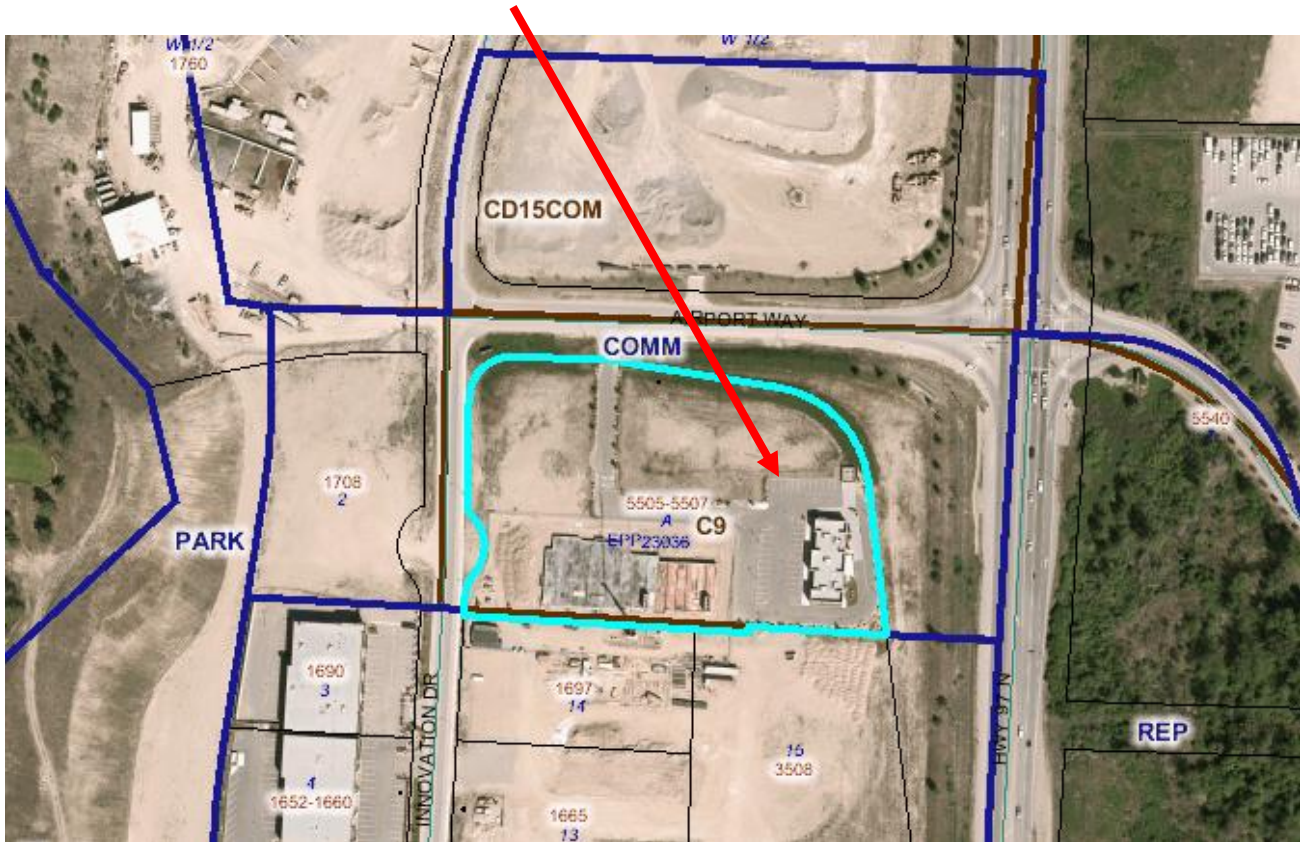
In 2003, the existing Area Structure Plan was amended and the new CD15 - Airport Business Park zone was created. In 2009, the surrounding land was added to the CD15 - Airport Business Park zone area, while this parcel retained the C9 - Tourist Commercial zone. DP08-0098 approved development of the commercial building, and DP11-0159/DVP11-0160 approved development of the hotel.

4.2 Site Context

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	CD15- Airport Business Park (commercial)	Vacant
East	A1- Agriculture 1	Hwy 97 / Airport
South	CD15- Airport Business Park (industrial)	Vacant
West	CD15- Airport Business Park (commercial)	Vacant

Subject Property Map: 5505 - 5507 Airport Way



4.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	CD15 ZONE REQUIREMENTS	REZONE PROPOSAL AREA
Subdivision Regulations		
Lot Area	1500m ²	2330m ²
Lot Width	40m	55m
Lot Depth	35m	35m
Development Regulations		
Height	2 ½ storeys	1 storey
Front Yard	3.0m	N/A
Side Yard (east)	7.0m (abutting Hwy 97)	13.5m
Side Yard (west)	4.5m	N/A
Rear Yard	0.0m	11.4m
Other Regulations		
Retail Liquor Sales Minimum Parking Requirements	3.0 per 100m ² GFA (8 stalls required)	13 stalls provided
Loading Space	1 per 2800m ² (1 space required)	1 space provided

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process

Complete Suburbs: Support a mix of uses within Kelowna's suburbs, in accordance with Smart Growth' principles to ensure complete communities¹.

Compact Urban Form: Develop a compact urban form that maximizes the use of existing infrastructure and contributes to energy efficient settlement patterns².

Economic Development Policies:

Sustainable Prosperity: Assign priority to supporting the retention, enhancement and expansion of existing businesses and post secondary institutions and the attraction of new businesses and investment identified as bringing sustainable prosperity to Kelowna³.

6.0 Technical Comments

6.1 Development Engineering Department

See attached memorandum dated October 14, 2014.

6.2 Fortis

There are primary distribution facilities within the boundary of the subject property currently servicing existing structures. All facilities appear to be protected by appropriate land rights. The applicant is responsible for costs associated with any change to the subject property's existing service, if any, as well as the provision of appropriate land rights where required.

Otherwise, FortisBC Inc. (Electric) has no concerns with this circulation.

In order to initiate the design process, the customer must call 1-866-4FORTIS (1-866-436-7847). It should be noted that additional land rights issues may arise from the design process but can be dealt with at that time, prior to construction.

7.0 Application Chronology

Date of Application Received: September 10, 2014

Date Public Consultation Completed: October 15, 2014

Report prepared by:

Lydia Korolchuk, Planner

¹ City of Kelowna Official Community Plan, Objective No.5.2, Chapter 5, Page 5.2

² City of Kelowna Official Community Plan, Objective 5.3, Chapter 5, Page 5.3

³ City of Kelowna Official Community Plan, Objective 8.1, Chapter 8, Page 8.1

Reviewed by: Lindsey Ganczar, Urban Planning Supervisor

Reviewed by: Ryan Smith, Urban Planning Manager

Attachments:

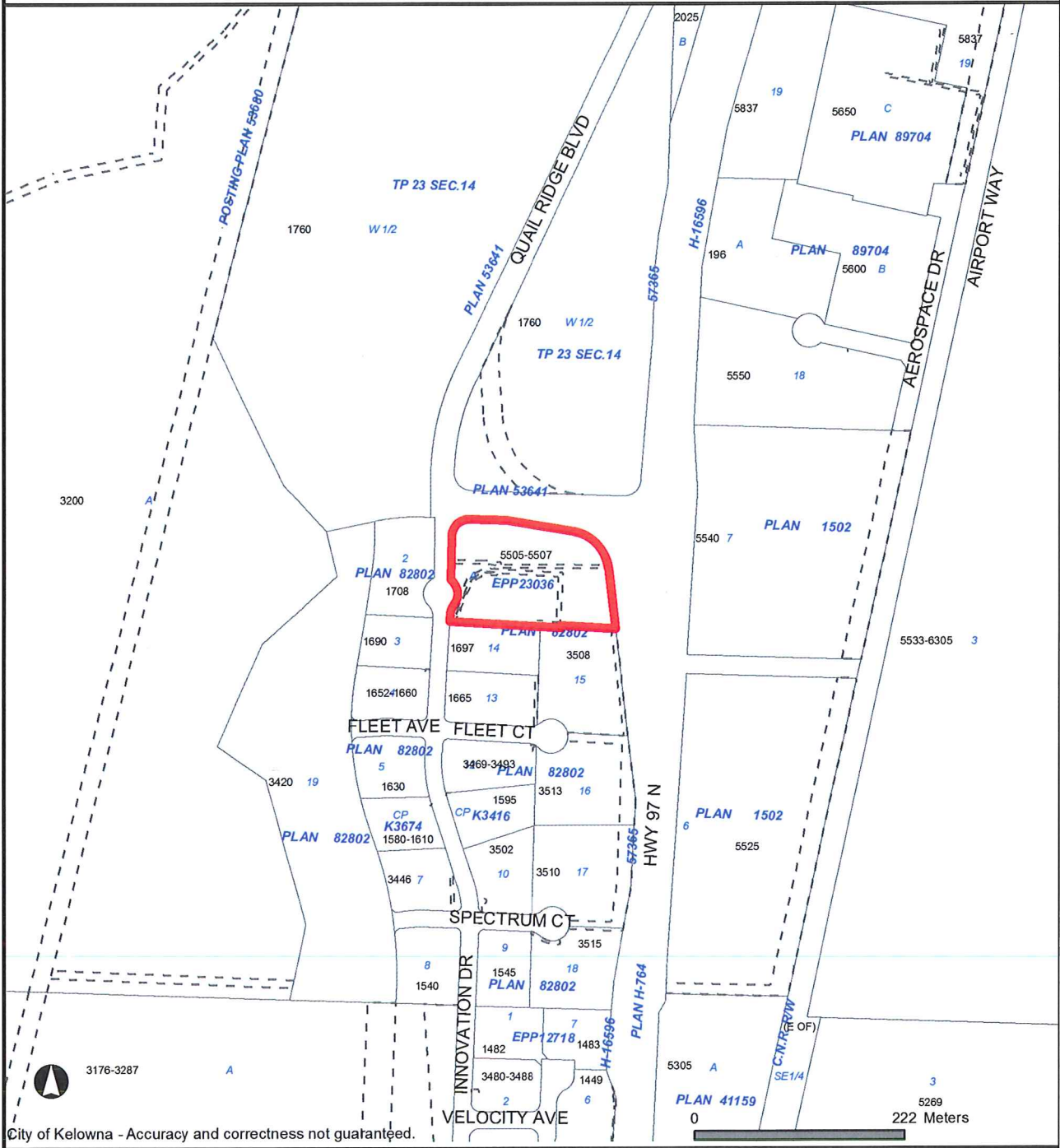
Subject Property Map
Site Plan - Schedule 'A'
Floor Plan - Schedule 'A'
Elevations - Schedule 'B'
Map 'B' - New Map 1 for CD15 / C9 zone
Development Engineering Memorandum

Application

Z14-0049



Subject Property



City of Kelowna - Accuracy and correctness not guaranteed.

Map: 1,110 x 578 m -- Scale 1:6,552

2014-09-29

Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only. The City of Kelowna does not guarantee its accuracy. All information should be verified.

CD15IND

1760

CD15COM

N



QUAIL RIDGE BLVD

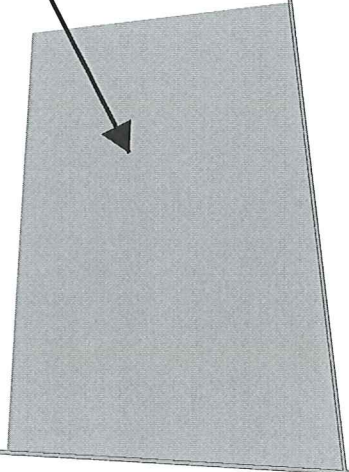
AIRPORT WAY

Subject Property Notes:

Rezone a portion of the subject property from C9 Tourist Commercial to CD15 Airport Business Park.

C9

5505-5507



INNOVATION DR

Subject Property Notes:

Rezone a portion of the subject property from CD15 Airport Business Park to C9 Tourist Commercial.

CD15

3508

1665

MAP "B" PROPOSED ZONING

File #Z14-0049

-  Legal Parcel
-  Subject Property
-  Zoning
-  C9 to CD15
-  CD15 to C9

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

0 12.5 25 Metres

Rev. Oct 24, 2014



City of Kelowna

FLEET AVE

FLEET CT

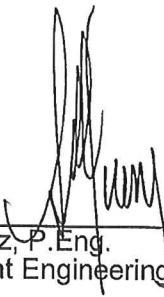
CITY OF KELOWNA

MEMORANDUM

Date: October 14, 2014
File No.: Z14-0049
To: Land Use Management Department (MS)
From: Development Engineer Manager (SM)
Subject: 5507 Airport Way, Lot 1, Plan 82802, Sec. 14, Twp. 23, ODYD

Development Engineering Services comments and requirements regarding this rezoning application are as follows:

1. Development Engineering has no requirements with regards to this rezoning application. The property was serviced at the subdivision stage under City file S03-0031.
2. This rezoning application does not trigger any offsite services upgrade.

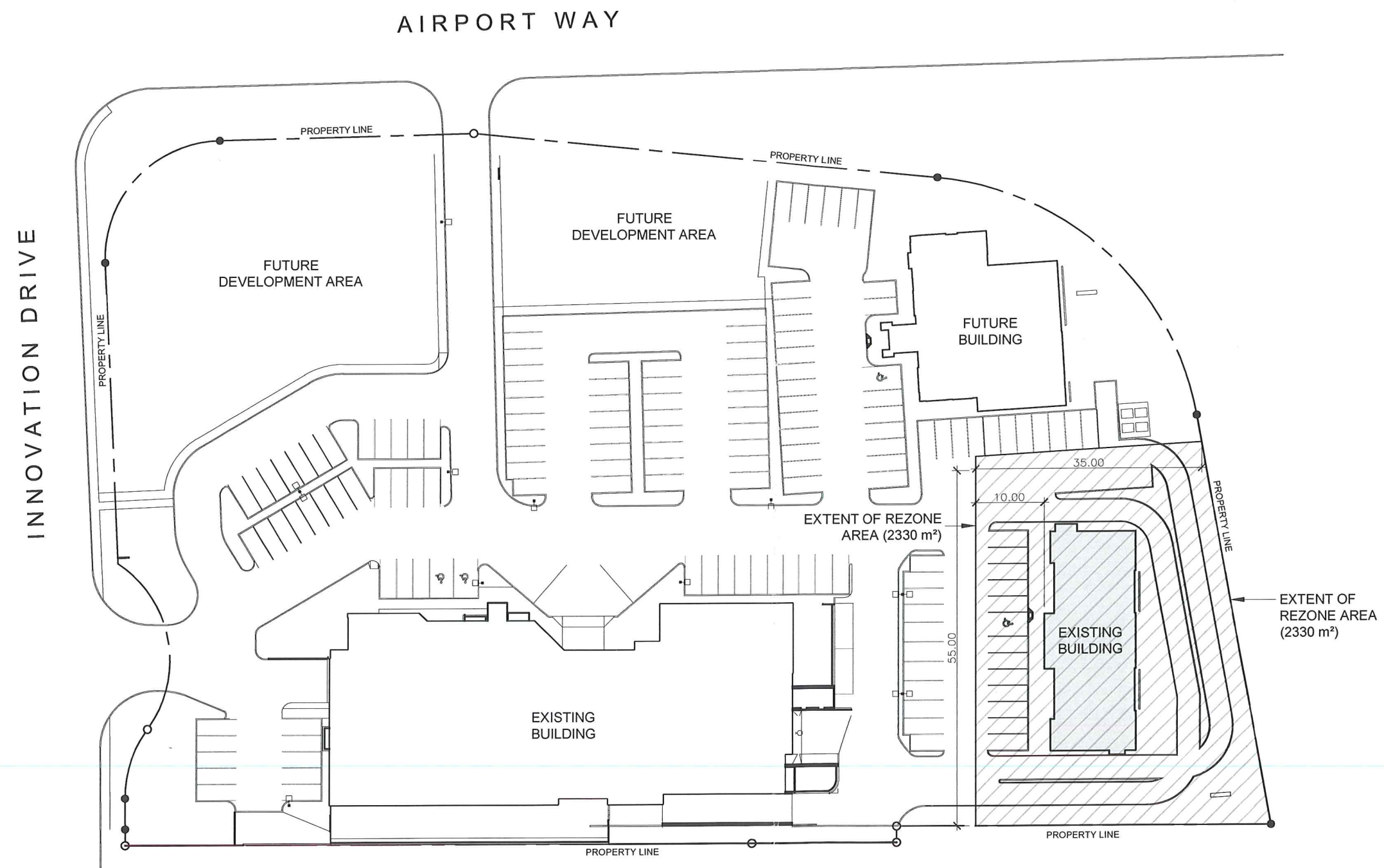


Steve Muenz, P. Eng.
Development Engineering Manager

B²



SCHEDULE 'A'
 This forms part of development
 Permit # 214-0049



5		
4		
3		
2		
1	ISSUED FOR REZONING	14.09.05
NO.	REVISIONS	DATE


ARGUS
PROPERTIES LTD.
 #300-1060 Manhattan Dr., Kelowna, B.C. V1Y 9X9
 PH (250) 763-6789 FAX (250) 763-6799

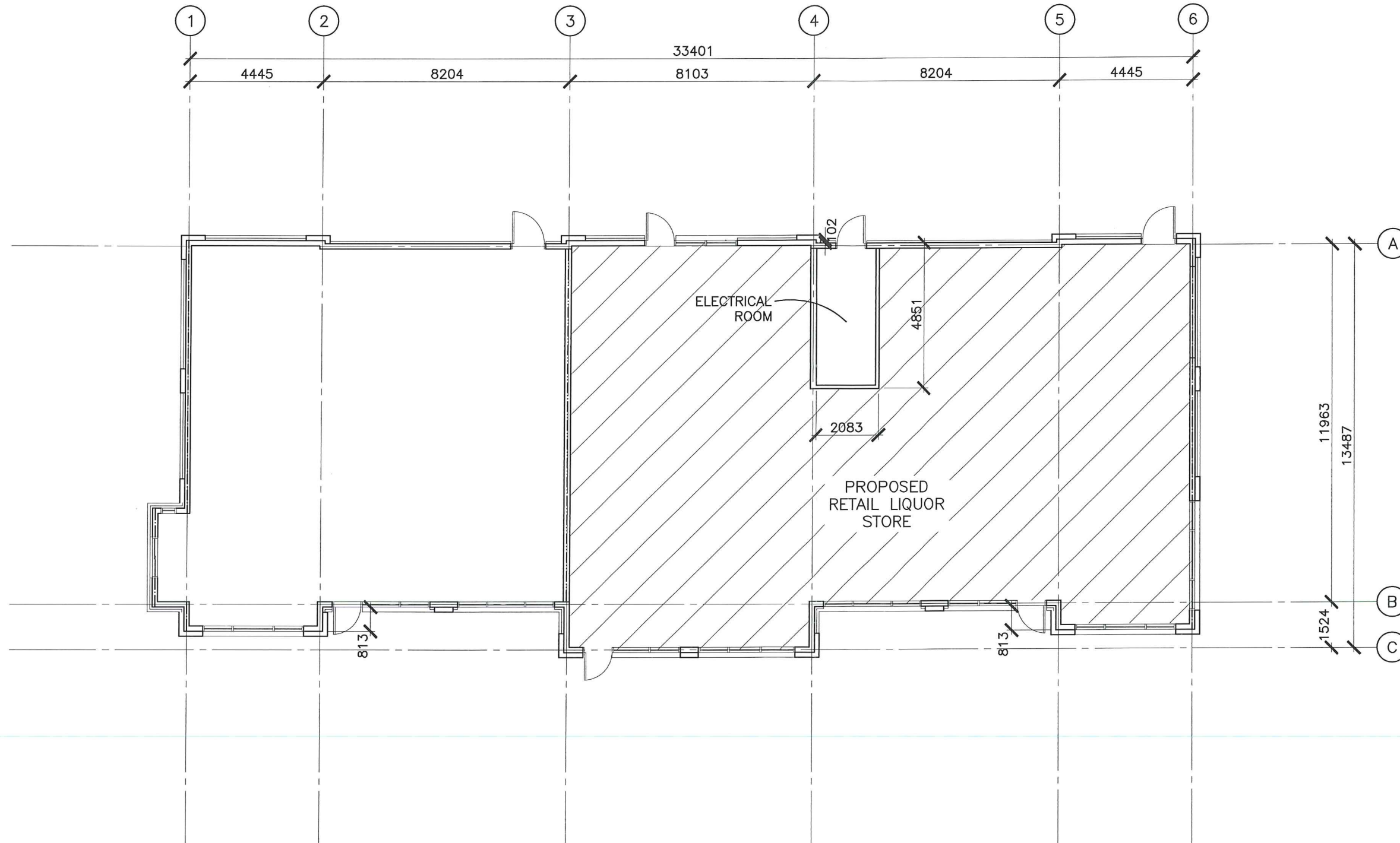
PROJECT:
 CD15 REZONING

5507 AIRPORT WAY
 KELOWNA, BC

DRAWING:
 SITE PLAN

DRAWN BY:	CRM	CHECKED BY:	DS/PJD
DATE:	SEP.03-14	SCALE:	1:750
PROJECT NO.:	B571	DRAWING NO.:	A0.0
ACAD DWG NAME:			

SCHEDULE 'A'
 This forms part of development
 Permit # 214-0049



5		
4		
3		
2		
1	ISSUED FOR REZONING	14.09.05
NO.	REVISIONS	DATE

ARGUS
 PROPERTIES LTD.
 #300-1060 Manhattan Dr., Kelowna, B.C. V1Y 9X9
 PH (250) 763-6789 FAX (250) 763-6799

PROJECT:
 CD15 REZONING

5507 AIRPORT WAY
 KELOWNA, BC

DRAWING:
 FLOOR PLAN

DRAWN BY:	CRM	CHECKED BY:	DS
DATE:	SEP.03-14	SCALE:	1:150
PROJECT NO.:	B571	DRAWING NO.:	A1.0
ACAD DWG NAME:			



WEST ELEVATION

SCHEDULE 'B'
This forms part of development
Permit # 214-0049



SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION

REPORT TO COUNCIL



Date: November 26, 2014
RIM No. 1250-30
To: City Manager
From: Subdivision, Agriculture & Environment Department (LB)
Application: OCP14-0020 / Z14-0037 **Owner:** No 21 Great Projects Ltd., Inc. No. 355991
Address: 5000 Gordon Drive **Applicant:** Crystal Lloyd
Subject: 2014-11-26 Report - OCP14-0020 Z14-0037 - 5000 Gordon Dr
Existing OCP Designation: S2RESH - Single / Two Unit Residential - Hillside
MRC - Multiple Unit Residential - Cluster Housing
PARK - Major Park / Open Space
Proposed OCP Designation: S2RESH - Single / Two Unit Residential - Hillside
PSU - Public Services / Utilities
Existing Zone: A1 - Agriculture 1
Proposed Zone: RU2h - Medium Lot Housing (Hillside Area)
P4 - Utilities

1.0 Recommendation

THAT Official Community Plan Bylaw Amendment No. OCP14-0020 to amend Map 4.1 of the Kelowna 2030 - Official Community Plan Bylaw No. 10500, by changing the Future Land Use designation of part of The South 1/2, District Lot 579, SDYD, Except Plans KAP77336, KAP86178, KAP86917, KAP87090, KAP87918, EPP9619, EPP9638, EPP12863, EPP15721, EPP18670 and EPP22118, located on 5000 Gordon Drive, Kelowna, BC from the S2RESH - Single / Two Unit Residential - Hillside designation to the PSU - Public Services / Utilities designation, from the PARK - Major Park / Open Space designation to the S2RESH - Single / Two Unit Residential - Hillside designation, from the MRC - Multiple Unit Residential - Cluster Housing designation to the S2RESH - Single / Two Unit Residential - Hillside designation, and from the MRC - Multiple Unit Residential - Cluster Housing designation to the PSU - Public Services / Utilities designation, as shown on Map "A" attached to the Report of the Subdivision, Agriculture & Environment Department, dated November 26, 2014, be considered by Council;

AND THAT Council considers the Public Hearing public process to be appropriate consultation for the purpose of Section 879 of the Local Government Act, as outlined in the Report of the Subdivision, Agriculture & Environment Department, dated November 26, 2014;

AND THAT Rezoning Application No. Z14-0037 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of part of The South 1/2, District Lot 579, SDYD, Except Plans KAP77336, KAP86178, KAP86917, KAP87090, KAP87918, EPP9619, EPP9638,

EPP12863, EPP15721, EPP18670 and EPP22118, located on 5000 Gordon Drive, Kelowna, BC from the A1 - Agriculture 1 zone to the RU2h - Medium Lot Housing (Hillside Area) and P4 - Utilities zones, as shown on Map "B" attached to the Report of the Subdivision, Agriculture & Environment Department, dated November 26, 2014, be considered by Council;

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

AND THAT final adoption of the Zone Amending Bylaw be considered in conjunction with Council's consideration of a Development Permit for the subject property;

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

AND FURTHER THAT final adoption of the Zone Amending Bylaw be considered subsequent to the requirements being completed to the satisfaction of the Development Engineering Manager.

2.0 Purpose

To consider an Official Community Plan Amendment and Rezoning application to amend the Future Land Use designations and rezone portions of the subject property to facilitate the development of a single family residential subdivision.

3.0 Subdivision, Agriculture & Environment Services

Staff support the proposal to amend the Future Land Use designations and Rezone portions of the subject property for Phase 4 of The Ponds development. The applicant has submitted a preliminary subdivision layout for review and this application is intended to align the OCP designations and zoning with the proposed lot layout, as well as to better respect the site's topography. The proposal is sensitive to the hillside areas and will facilitate the necessary public utilities on the property.

In fulfillment of Council Policy No. 367 respecting public consultation, the applicant undertook neighbour consultation by directly contacting neighbouring properties. As staff understand it, no major concerns were identified during this consultation. To date, staff have not been contacted with any questions or concerns regarding this application.

OCP Amendments

The applicant is seeking to amend the OCP Future Land Use designation on portions of the subject property to improve connectivity with adjacent properties and reflect the site's topography and developable areas. The change from the S2RESH - Single / Two Unit Residential - Hillside (S2RESH) designation to the PSU - Public Services / Utilities (PSU) designation in the north portion is to accommodate a storm retention pond in the gully east of the existing Frost Reservoir. Much of the area currently designated MRC - Multiple Unit Residential - Cluster Housing (MRC) has steep slopes of 30% or more and will not be developed; therefore, the amendment is to change this area to PSU with connections to the existing park and Public Services / Utilities land to the west. The remaining portion currently designated MRC will be amended to S2RESH so that all of Phase 4 will be developed as single family residential lots.

The other amendments to Future Land Use designations along the south part of the subject portion of the property reflect the proposed lot layout as well as the future road alignments of Clarence Avenue and South Crest Drive.

Rezoning

The rezoning requests are consistent with the proposed OCP Future Land Use amendments on this portion of the subject property. The area zoned P4 - Utilities will align with the PSU designation in the northwest portion. The RU2h - Medium Lot Housing (Hillside Area) zone is in keeping with the S2RESH designation and will allow the creation of approximately 40 single family residential lots. This type of development will be sensitive to the hillside topography and will be integrated with the surrounding single family residential developments zoned RU1h - Large Lot Housing (Hillside Area).

4.0 Proposal

4.1 Background

The subject property is located in the City’s Southwest Mission Sector and is Phase 4 of The Ponds development. This forms part of the Neighbourhood 3 Area Structure Plan, which was finalized in 2007 under the larger Southwest Okanagan Mission Sector Plan. The Ponds is a predominantly single family residential development with a commercial centre and low and medium density residential development around the intersection of Gordon Drive and Frost Road. Residential development in Phases 1 through 3 of The Ponds was approved through previous development applications.

Phase 4 is intended to create approximately 40 single family residential lots that are sensitive to the site’s sloped topography under the proposed RU2h - Medium Lot Housing (Hillside Area) zone.

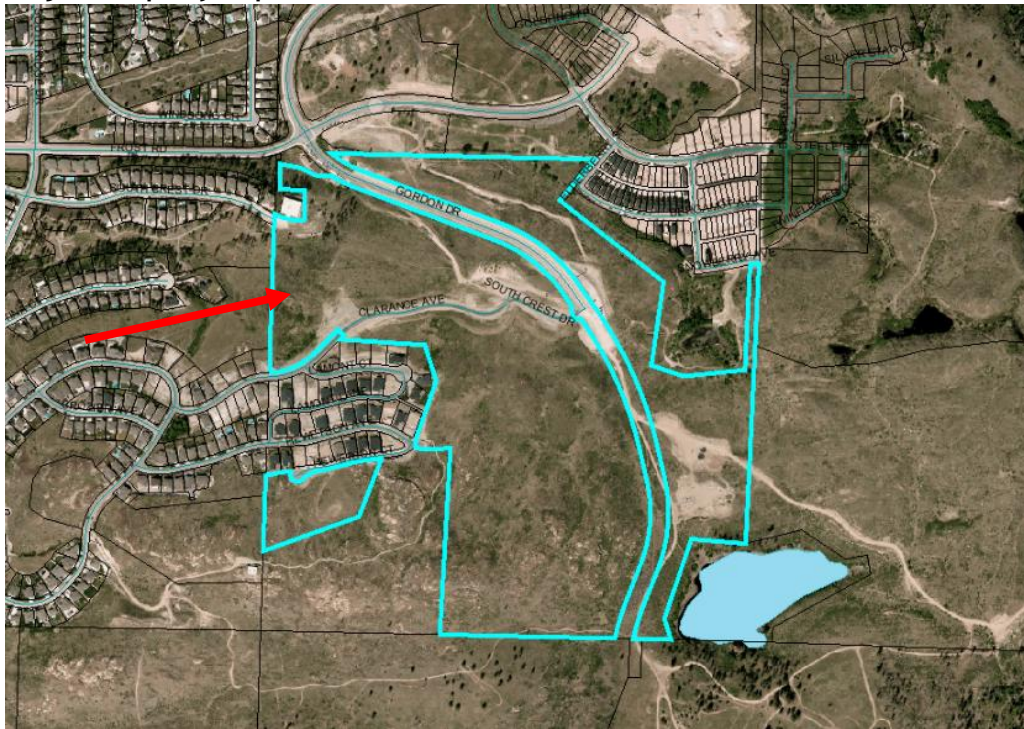
4.2 Site Context

The subject portion of the property is located southwest of the intersection of Gordon Drive and Frost Road and east of South Crest Drive and Clarence Avenue. The remainder of the property extends south to Thomson Flats and east of Gordon Drive.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	A1 - Agriculture 1 C3 - Community Commercial P4 - Utilities	Open space / vacant land The Ponds Sales Centre Public utilities
East	A1 - Agriculture 1	Open space / vacant land
South	A1 - Agriculture 1 RU1h - Large Lot Housing (Hillside Area)	Open space / vacant land Single family residential
West	RU1 - Large Lot Housing RU1h - Large Lot Housing (Hillside Area) P3 - Parks and Open Space P4 - Utilities	Single family residential Park Public utilities

Subject Property Map



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Future Land Use

Single / Two Unit Residential - Hillside (S2RESH).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, and those complementary uses (i.e. minor care centres, minor public services / utilities, and neighbourhood parks), which are integral components of urban neighbourhoods. This designation applies to suburban hillside areas where slopes are over 20%. Subdivisions on hillsides over 20% slope will be required to rezone to a hillside zone.

Public Services / Utilities (PSU).² Facilities provided as services to the general public, such as the landfill operation, electrical, gas, or telephone installations, sewage treatment plant, Airport, and irrigation / water suppliers.

Development Process

Steep Slopes.³ Prohibit development on steep slopes (+30% or greater for a minimum distance of 10 metres) except where provided for in ASPs adopted or subdivisions approved prior to adoption of OCP Bylaw 10500.

Healthy Communities.⁴ Through current zoning regulations and development processes, foster healthy, inclusive communities and a diverse mix of housing forms, consistent with the appearance of the surrounding neighbourhood.

¹ City of Kelowna Official Community Plan, Future Land Use Chapter.

² City of Kelowna Official Community Plan, Future Land Use Chapter.

³ City of Kelowna Official Community Plan, Policy 5.15.12, Development Process Chapter.

6.0 Technical Comments

6.1 Development Engineering Department

- See attached memorandum, dated October 14, 2014.

6.2 Parks & Public Places

- To encourage pedestrian connectivity a dedicated public walkway should be provided to connect the proposed cul-de-sac with the proposed P4 parcel.

7.0 Application Chronology

Date of Application Received: September 11, 2014

Date Public Consultation Completed: October 31, 2014

Report prepared by:

Laura Bentley, Planner

Approved for Inclusion:



Shelley Gambacort, Subdivision, Agriculture & Environment
Services Director

Attachments:

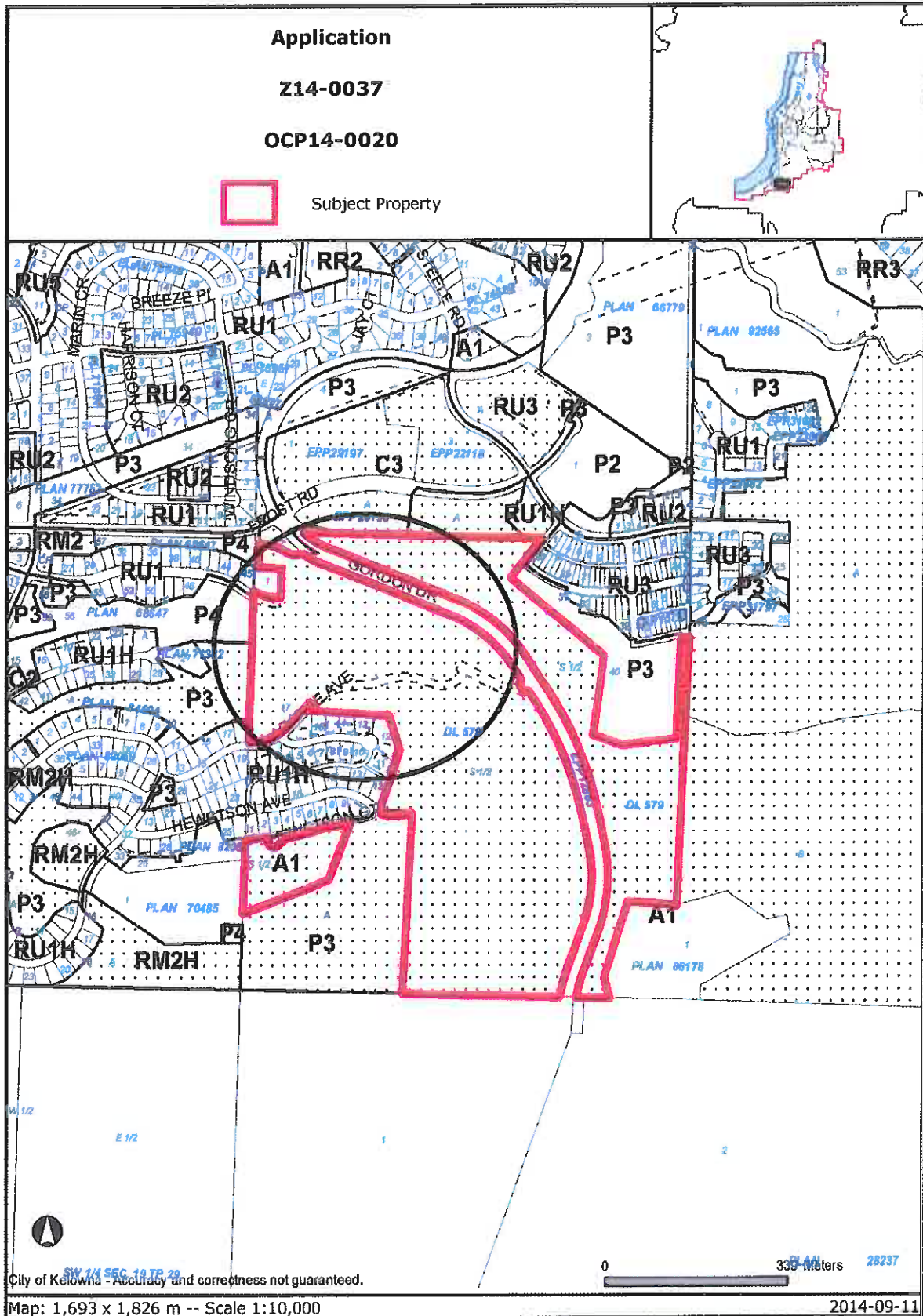
Subject Property Map

Map "A"

Map "B"

Development Engineering Memorandum

⁴ City of Kelowna Official Community Plan, Policy 5.22.7, Development Process Chapter.



Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.
 The City of Kelowna does not guarantee its accuracy. All information should be verified.

N

Subject Property Notes:

Amend the OCP for a portion of the subject property from Single/Two Unit Residential-Hillside (S2RESH) to Public Service Utilities (PSU).

Subject Property Notes:

Amend the OCP for a portion of the subject property from Major Park and Open Space (PARK) to Single/Two Unit Residential - Hillside (S2RESH).
















Subject Property Notes:

Amend the OCP for portions of the subject property from Multiple Unit Residential - Cluster Housing (MRC) to Single/Two Unit Residential - Hillside (S2RESH).

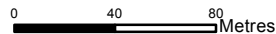
Subject Property Notes:

Amend the OCP for portions of the subject property from Multiple Unit Residential - Cluster Housing (MRC) to Public Service Utilities (PSU).

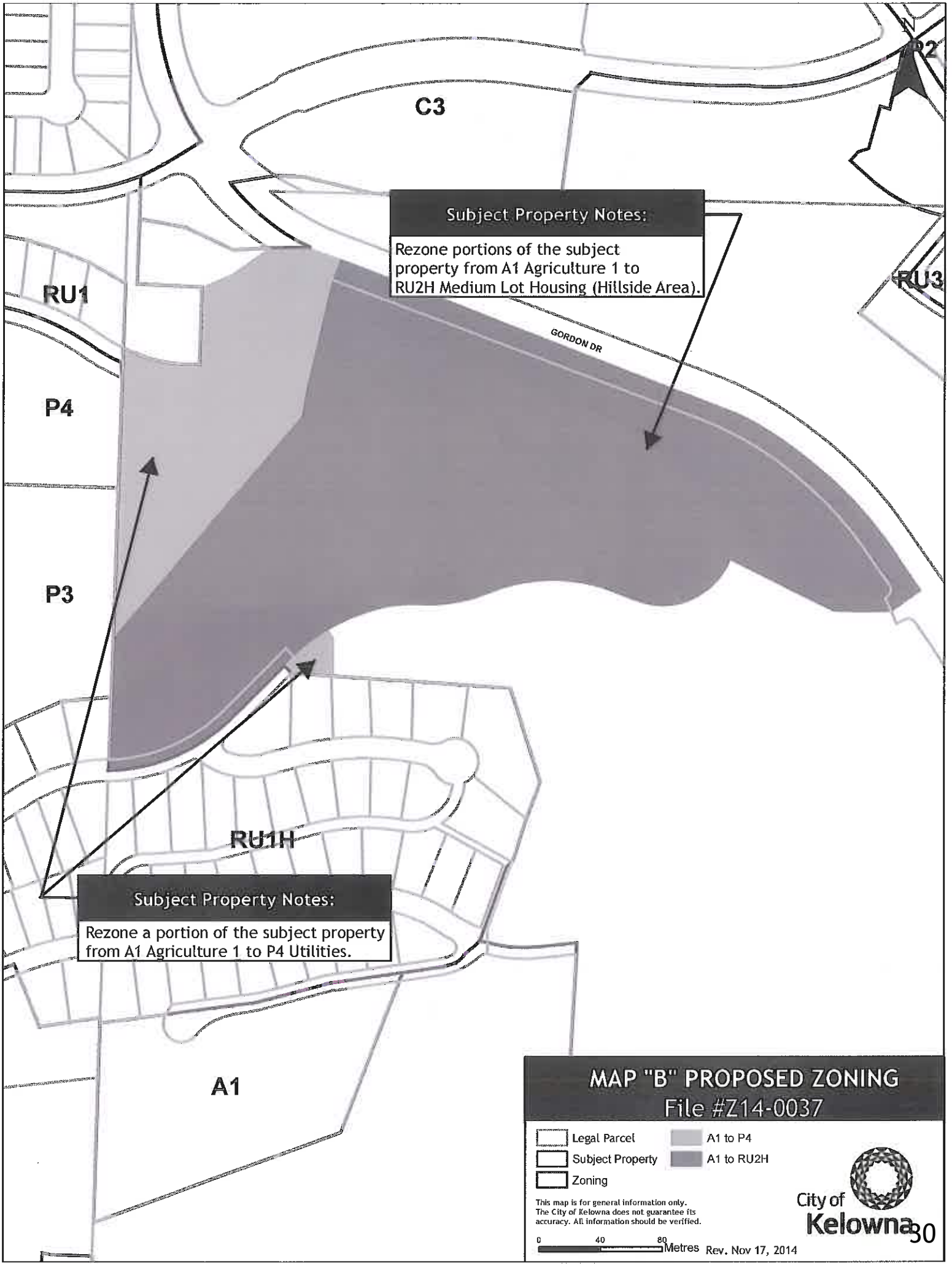
**MAP "A" OCP AMENDMENT
OCP14-0020**

- | | |
|---|--|
|  Commercial |  Legal Parcel |
|  Education / Institutional |  Subject Property |
|  Multiple Unit Residential (Cluster Housing) |  MRC to PSU |
|  Multiple Unit Residential (Medium Density) |  MRC to S2RESH |
|  Multiple Unit Residential (Low Density) |  PARK to S2RESH |
|  Major Park and Open Space |  S2RESH to PSU |
|  Public Service Utilities | |
|  Single / Two Unit Residential | |
|  Single / Two Unit Residential - Hillside | |

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



Rev. Nov 26, 2014



Subject Property Notes:
 Rezone portions of the subject property from A1 Agriculture 1 to RU2H Medium Lot Housing (Hillside Area).

Subject Property Notes:
 Rezone a portion of the subject property from A1 Agriculture 1 to P4 Utilities.

MAP "B" PROPOSED ZONING
 File #Z14-0037

- Legal Parcel
- Subject Property
- Zoning
- A1 to P4
- A1 to RU2H

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

0 40 80 Metres Rev. Nov 17, 2014



CITY OF KELOWNA
MEMORANDUM

Date: October 14, 2014
File No.: Z14-0037
To: Land Use Management Department (DB)
From: Development Engineering Manager (SM)
Subject: 5000 Gordon Drive South Crest Clarence Ave Ponds Phase 4

The Development Engineering Branch comments and requirements regarding this application to rezone from A1 to RU2H & P4 are as follows:

The Development Engineering Technologist for this project is John Filipenko. ASCT

.1) General

- a) The postal authorities must be contacted to determine whether or not a "community mailbox" will be utilized, and if so, its location should be determined and the proposed location shown on the construction plans. Please contact the Canadian Post Corporation, Delivery Services, P.O. Box 2110, Vancouver, B.C. V6B 4Z3 (604) 662-1381 in this regard.
- b) Provide easements as may be required.

.2) Geotechnical Report

- a) Provide a comprehensive geotechnical report (3 copies), prepared by a Professional Engineer competent in the field of hydro-geotechnical engineering to address the items below: **NOTE: The City is relying on the Geotechnical Engineer's report to prevent any damage to property and/or injury to persons from occurring as a result of problems with soil slippage or soil instability related to this proposed subdivision.**

The Geotechnical reports must be submitted to the Planning and Development Services Department (Planning & Development Officer) for distribution to the Works & Utilities Department and Inspection Services Division prior to submission of Engineering drawings or application for subdivision approval.

- (i) Area ground water characteristics, including any springs and overland surface drainage courses traversing the property. Identify any monitoring required.
- (ii) Site suitability for development.
- (iii) Site soil characteristics (i.e. fill areas, sulphate content, unsuitable soils such as organic material, etc.).

- (iv) Any special requirements for construction of roads, utilities and building structures.
- (v) Suitability of on-site disposal of storm water and sanitary waste, including effects upon adjoining lands.
- (vi) Slope stability, rock fall hazard and slippage including the effects of drainage and septic tank effluent on the site.
- (vii) Identify slopes greater than 30%.
- ii) Top of bank assessment and location including recommendations for property line locations, septic field locations, building setbacks, and ground water disposal locations.
- iii) Recommendations for items that should be included in a Restrictive Covenant.
- iv) Any special requirements that the proposed subdivision should undertake so that it will not impact the bank(s). The report must consider erosion and structural requirements.
- v) Any items required in other sections of this document.
- vi) Recommendations for erosion and sedimentation controls for water and wind.
- vii) Recommendations for roof drains and perimeter drains.

.3) Water

- (a) The property is located within the City of Kelowna service area.
- (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.

.4) Sanitary Sewer

- a) The property is located within the City of Kelowna service area.
- b) Provide an adequately sized sanitary sewer system complete with individual lot connections in accordance with the Subdivision, Development & Servicing Bylaw. Only one service is to be provided per lot.

.5) Drainage

- a) Provide an adequately sized drainage system complete with individual lot connections. The Subdivision, Development and Servicing Bylaw requires that each lot be provided with an individual connection; however, the City Engineer may permit use of individual ground water disposal systems, where soils are suitable. For on-site disposal of drainage water, a hydro geotechnical report will be required complete with a design for the disposal method (i.e. trench drain / rock pit). The Lot Grading Plan must show the design and location of these systems for each lot.

- b) Provide the following drawings:
 - i) A detailed Lot Grading Plan (indicate on the Lot Grading Plan any slopes that are steeper than 30% and areas that have greater than 1.0 m of fill);
 - ii) A detailed Stormwater Management Plan for this development; and,
 - iii) An Erosion and Sediment Control Plan.
- c) Show details of dedications, rights-of-way, setbacks and non-disturbance areas on the lot Grading Plan.
- d) Identify clearly on a contour map, or lot grading plan, the top of bank(s). Provide cross sections along the top of the bank at each property corner and at locations where there are significant changes in slope. Cross sections are to be perpendicular to the contour of the slope. Show the proposed property lines on the cross sections. Not all areas have a clear top of bank; and therefore, field reconnaissance by City staff and the applicant may be needed to verify a suitable location for property lines.

.6) Roads

- a) Gordon Drive frontage is urbanized with a barrier curb and gutter and street lighting. Extend the concrete sidewalk and landscape boulevard to the South Crest Drive intersection.
- b) South Crest Drive shall be extended from its present terminus, to Gordon Drive. Dedicate 18.0m and construct the road to a urban (SS-R3) standard including curb and gutters, concrete sidewalk with landscape boulevards, a piped storm drainage system complete with underground irrigation system, and street lights.
- c) Clarence Avenue: Dedicate 14.0m and construct 9.3m road including curb and gutters, concrete sidewalk with landscape boulevards, a piped storm drainage system complete with underground irrigation system, and street lights.
- d) Cul-de-sac: Dedicate 14.0m and construct 9.3m road including curb and gutters, concrete sidewalk with landscape boulevards, a piped storm drainage system complete with underground irrigation system, and street lights.
- e) Dedicate and construct a pedestrian walkway link from the cul-de-sac bulb to the P4 property.

.7) Power and Telecommunication Services and Street Lights

- a) All proposed distribution and service connections are to be installed underground. Existing distribution and service connections, on that portion of a road immediately adjacent to the site, are to be relocated and installed underground
- b) Street lights must be installed on all roads.
- c) Before making application for approval of your subdivision plan, please make arrangements with Fortis BC for the pre-payment of applicable charges and tender a copy of their receipt with the subdivision application.
- d) Make servicing applications to the respective Power and Telecommunication utility companies. The utility companies are required to obtain the City's approval before commencing construction.

- d) Make servicing applications to the respective Power and Telecommunication utility companies. The utility companies are required to obtain the City's approval before commencing construction.

.8) Design and Construction

- a) Design, construction supervision and inspection of all off-site civil works and site servicing must be performed by a Consulting Civil Engineer and all such work is subject to the approval of the City Engineer. Drawings must conform to City standards and requirements.
- b) Engineering drawing submissions are to be in accordance with the City's "Engineering Drawing Submission Requirements" Policy. Please note the number of sets and drawings required for submissions.
- c) Quality Control and Assurance Plans must be provided in accordance with the Subdivision, Development & Servicing Bylaw No. 7900 (refer to Part 5 and Schedule 3).
- d) A "Consulting Engineering Confirmation Letter" (City document 'C') must be completed prior to submission of any designs.
- e) Before any construction related to the requirements of this application commences, design drawings prepared by a professional engineer must be submitted to the City's Development Services Department. The design drawings must first be "Issued for Construction" by the City Engineer. On examination of design drawings, it may be determined that rights-of-way are required for current or future needs.

.9) Servicing Agreements for Works and Services

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

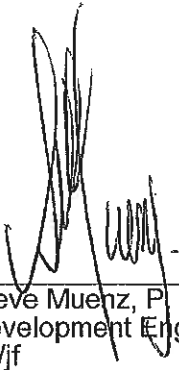
.10) Other Engineering Comments

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

.11) Charges and Fees

- a) Development Cost Charges (DCC's) are payable

- b) Fees per the "Development Application Fees Bylaw" include:
 - i) Street/Traffic Sign Fees: at cost if required (to be determined after design).
 - ii) Survey Monument Fee: \$50.00 per newly created lot (GST exempt).
 - iii) Survey Monument, Replacement Fee: \$1,200.00 (GST exempt) – only if disturbed.
 - iv) Engineering and Inspection Fee: 3% of construction value (plus GST).



Steve Muenz, P. Eng.
Development Engineering Manager
JF/jf

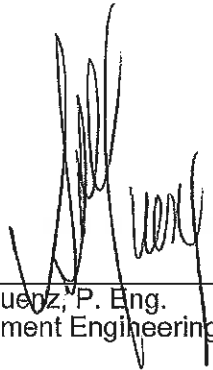
CITY OF KELOWNA
MEMORANDUM

Date: October 14, 2014
File No.: OCP14-0020
To: Land Use Management Department (DB)
From: Development Engineering Manager (SM)
Subject: 5000 Gordon Drive South Crest Ponds Phase 4

The Development Engineering Branch comments and requirements regarding this OCP Amendment application are as follows:

General

All the offsite infrastructure and services upgrades are addressed in the Development Engineering Report under file Z14-0037.



Steve Muenz, P. Eng.
Development Engineering Manager
JF/jf

REPORT TO COUNCIL



Date: November 26, 2014
RIM No. 1250-30
To: City Manager
From: Urban Planning, Community Planning & Real Estate (LB)
Application: Z14-0046 **Owner:** Hyatt Auto Sales Ltd.
Address: 822 McCurdy Place **Applicant:** Hyatt Auto Sales Ltd. (Gord Anton)
Subject: 2014 12 08 Report Z14-0046 822 McCurdy Pl
Existing OCP Designation: IND - Industrial
Existing Zone: I1 - Business Industrial
Proposed Zone: I2 - General Industrial

1.0 Recommendation

THAT Rezoning Application No. Z14-0046 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Strata Lot 22, District Lot 124, ODYD, Strata Plan KAS3323 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V, located on 822 McCurdy Place, Kelowna, BC from the I1 - Business Industrial zone to the I2 - General Industrial zone as shown on Map "A" attached to the Report of the Urban Planning Department dated November 26, 2014, be considered by Council;

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

2.0 Purpose

To consider a Rezoning application to rezone the subject property from the I1 - Business Industrial zone to the I2 - General Industrial zone.

3.0 Urban Planning

Urban Planning staff supports the rezoning request to the I2 zone to allow general industrial uses on the subject property. The Official Community Plan supports more intensive use of under-utilized industrial sites, and encourages protection of existing industrial land. Currently, only one of the 11 inner lots zoned I1 has been developed with two multi-unit warehouse buildings, and several units remain vacant. There has been little interest in developing other lots under the I1 zone. Several of the outer lots zoned I2 have been developed and others have been sold for future development. Rezoning the subject property to the I2 zone protects the industrial land supply and supports more efficient use of industrial sites in this area.

The main differences between the I1 and I2 zones are the permitted uses and regulations regarding outdoor storage. The I1 zone allows some light industrial and office uses, with very limited outdoor storage. The I2 zone permits a greater range of industrial uses and fewer restrictions on outdoor storage. Offices are not a permitted use in the I2 zone. Should Council support the rezoning request, a Development Permit application will need to demonstrate appropriate buffers between the subject property and adjacent properties to minimize potential conflicts between uses. At time of site development, a Development Permit application to review the proposed form and character will be required.

It is important to note that a similar rezoning application has been made for 828, 834, 871 and 877 McCurdy Place, which are south of the subject property. The applicant has also requested to rezone from the I1 to the I2 zone.

In fulfillment of Council Policy No. 367 respecting public consultation, the applicant undertook neighbour consultation by individually contacting the neighbours. No major concerns were identified during this consultation. To date, staff have not been contacted with any questions or concerns.

4.0 Proposal

4.1 Background

The Marshall Business Centre was created as a bareland strata industrial park in 2007 through rezoning and subdivision of a former feedlot. The lots on the outside of McCurdy Place are zoned I2 and the inside lots are zoned I1 and are intended for light industrial and office uses with limited outdoor storage. Several of the outer lots zoned I2 have been purchased and developed with various general industrial uses, including automotive, motorcycle and minor recreational vehicle retailers, manufacturing, and equipment sales and rentals. The majority of these uses involve some outdoor storage on the property.

One inner lot zoned I1 was developed in 2012 with two multi-unit buildings, on 840-842 McCurdy Place. Some units are occupied while others remain vacant, and there has been no interest in other lots zoned I1.

4.2 Site Context

The subject property is located within the Marshall Business Centre, southwest of the intersection of McCurdy Road and Highway 97 in the City's Highway 97 Sector. The property is designated IND - Industrial in the Official Community Plan and is within the Permanent Growth Boundary. The area surrounding the property is industrial.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	I2 - General Industrial	Industrial
East	I1 - Business Industrial	Industrial (vacant)
South	I1 - Business Industrial (Rezoning application Z14-0045 to rezone from I1 to I2)	Industrial (vacant)
West	I2 - General Industrial	Industrial

Subject Property Map: 822 McCurdy Place



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.

Industrial Supply Protection.² Protect existing industrial lands from conversion to other land uses by not supporting the rezoning of industrial land to preclude industrial activities unless there are environmental reasons for encouraging a change of use.

Discourage I1 Zoning.³ Discourage properties from being rezoned to I1 Business Industrial. Instead, applicants should be encouraged to pursue a new industrial zone which would be based on the I1 Zone, but would preclude “offices” as a permitted use.

5.2 Technical Comments

5.3 Building & Permitting Department

- No comments.

5.4 Development Engineering Department

- See attached memorandum, dated October 21, 2014.

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

² City of Kelowna Official Community Plan, Policy 5.30.1 (Development Process Chapter).

³ City of Kelowna Official Community Plan, Policy 5.30.2 (Development Process Chapter).

5.5 Fortis BC - Electric

- There are primary distribution facilities within McCurdy Place. The applicant is responsible for costs associated with any change to the subject property's existing service, if any, as well as the provision of appropriate land rights where required.

6.0 Application Chronology

Date of Application Received: September 23, 2014
Date Public Consultation Completed: September 4, 2014

Report prepared by:

Laura Bentley, Planner

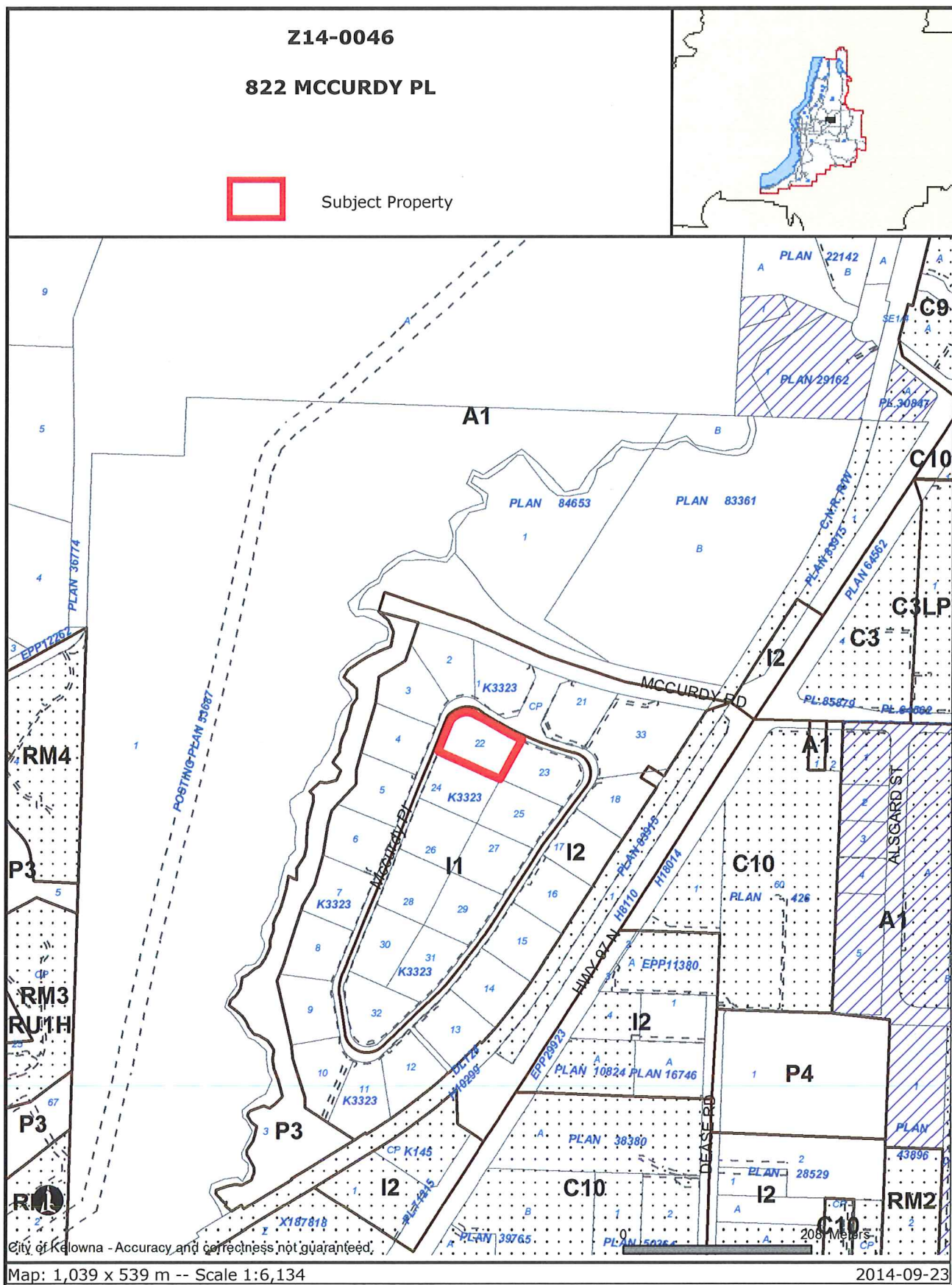
Reviewed by:



Ryan Smith, Urban Planning Manager

Attachments:

Subject Property Map
Map "A"
Development Engineering Memorandum



Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.
 The City of Kelowna does not guarantee its accuracy. All information should be verified.



P3
2691

A1

821
I2

819

Subject Property Notes:
Rezone the subject property from I1 Business Industrial to I2 General Industrial.

825

819-892

892

829

MCCURDY PL

822

889

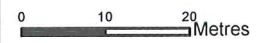
I1

828

MAP "A" PROPOSED ZONING
File #Z14-0046

- Zoning
- Legal Parcel
- Subject Property
- I1 to I2

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



Rev. Oct 31, 2014



837

834

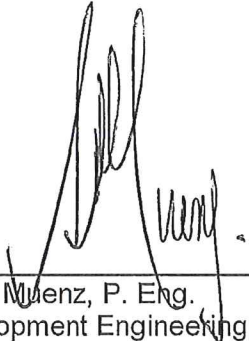
833

CITY OF KELOWNA
MEMORANDUM

Date: October 21, 2014
File No.: Z14-0046
To: Urban Planning Services (LB)
From: Development Engineer Manager (SM)
Subject: 822 McCurdy Place Lot 22, Plan K3323, DL124, ODYD

The Developments Engineering comments and requirements regarding this application to rezone the subject properties are as follows

1. General.
 - a) This development is within a strata industrial park. All Municipal services have been provided to the property line.
 - b) This application does not trigger any offsite upgrades.



Steve Muenz, P. Eng.
Development Engineering Manager

B²

REPORT TO COUNCIL



Date: November 26, 2014
RIM No. 0940-60
To: City Manager
From: Urban Planning, Community Planning & Real Estate (LB)
Application: Z14-0039 **Owner:** Jacob Thiessen / Camara Ventures Ltd.
Address: 2046 Pandosy Street **Applicant:** Jake Thiessen
Subject: 2014 12 08 Report Z14-0039 HAP14-0013 2046 Pandosy St
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. Z14-0039 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 1, Block 8, District Lot 14, ODYD, Plan 348 Except Plan 14193 and KAP91738, located on 2046 Pandosy Street, Kelowna, BC from the RU1 - Large Lot Housing zone to the RU6 - Two Dwelling Housing zone, as shown on Map "A" attached to the Report of the Urban Planning Department dated December 8, 2014, be considered by Council;

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

AND FURTHER THAT final adoption of the Zone Amending Bylaw be considered subsequent to the requirements of the Development Engineering Branch being completed to their satisfaction.

2.0 Purpose

To consider a Rezoning application to rezone the subject property from the RU1 - Large Lot Housing zone to the RU6 - Two Dwelling Housing zone to allow a second dwelling to be built.

3.0 Urban Planning

Urban Planning staff supports the rezoning request to RU6 to build a second dwelling on the property. The proposal is consistent with the Official Community Plan (OCP) Future Land Use designation for the property and there are other examples of two dwelling housing in the area. Notably, the property immediately to the north added a second dwelling through a Heritage Revitalization Agreement, and the property at 2043-2047 Doryan Street has two dwellings under RU6 zoning. The subject property is a large residential lot (approximately 1,571 m²) and no

variances to the Zoning Bylaw are required, although the site coverage is maximized due to the parking requirements.

The subject property is located in the Abbott Street Heritage Conservation Area and requires a Heritage Alteration Permit (HAP) to address the form and character of the new dwelling. The Community Heritage Committee (CHC) reviewed the HAP on October 2, 2014 and passed a resolution supporting the second dwelling with conditions to improve the door treatment on the east elevation facing Pandosy Street. The applicant has since submitted revised plans to address these comments. Should Council choose to adopt the Zone Amending Bylaw, the HAP will be issued at a staff level.

The existing dwelling on the property currently operates as a bed and breakfast. In accordance with Zoning Bylaw Section 9.6.1(c), the licensed operator of the bed and breakfast must reside in the dwelling in which the bed and breakfast is located. As such, the applicant must reside in the existing dwelling, not the proposed new dwelling, as long as he is the licensed operator of the bed and breakfast.

In fulfillment of Council Policy No. 367 respecting public consultation, the applicant undertook neighbour consultation by individually contacting the neighbours. No major concerns were identified during this consultation. To date, staff have not been contacted with any questions or concerns.

4.0 Proposal

4.1 Project Description

The applicant is seeking to build a second dwelling on the subject property with the intent of stratifying the property to two lots and residing in the new dwelling. The new dwelling will be located at the front of the property near Pandosy Street with the front entry and garage facing north. The existing single family dwelling at the rear of the property was built by the current property owner in 2011 and currently functions as a bed and breakfast (the Chesterfield Inn).

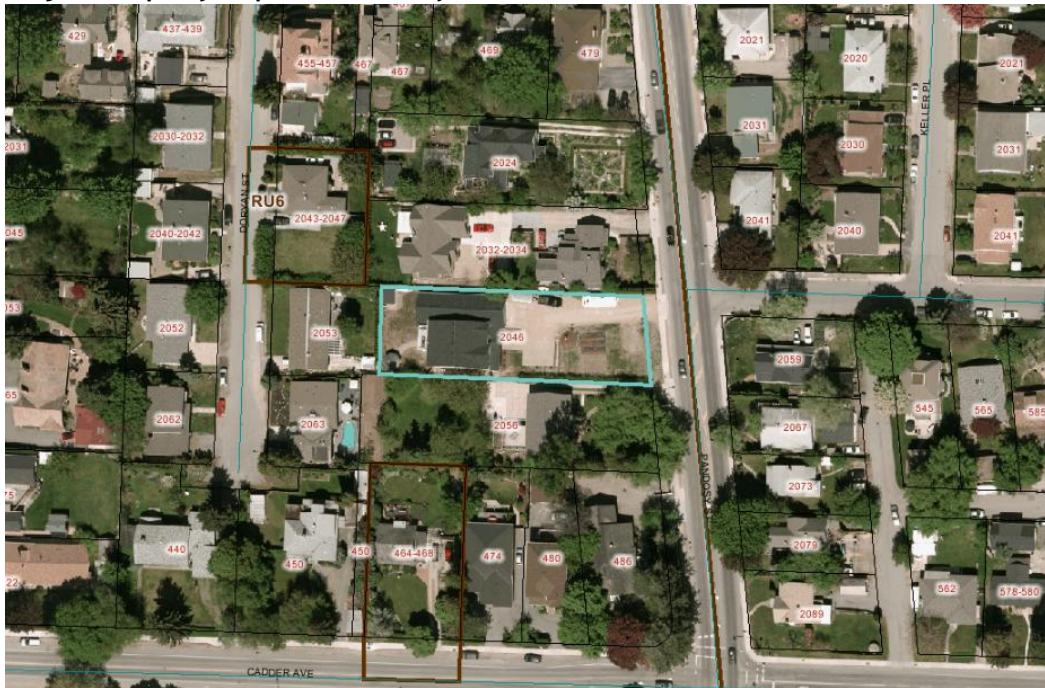
4.2 Site Context

The subject property is located on the west side of Pandosy Street between Park Avenue and Cadder Avenue. The property is designated S2RES - Single / Two Unit Residential in the Official Community Plan and is within the Permanent Growth Boundary and the Abbott Street Heritage Conservation Area. The area surrounding the property is low density residential.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 - Large Lot Housing	Two Single Family Dwellings (HRA)
East	RU6 - Two Dwelling Housing	Single Family Dwelling
South	RU1 - Large Lot Housing	Single Family Dwelling
West	RU1 - Large Lot Housing	Single Family Dwellings

Subject Property Map: 2046 Pandosy Street



4.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RU6 ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Lot Area	700 m ²	1,571.86 m ²
Lot Width	18.0 m	23.02 m
Lot Depth	30.0 m	67.63 m
Development Regulations		
Site Coverage (buildings)	40%	36.54%
Site Coverage (buildings, driveways & parking)	50%	50%
Height	9.5 m or 2 ½ storeys	7.61 m
Front Yard	6.0 m	6.0 m
Side Yard (south)	2.3 m	2.3 m
Side Yard (north)	2.3 m	5.58 m
Rear Yard	7.5 m	45.17 m
Other Regulations		
Minimum Parking Requirements	8 stalls (2 per dwelling + 4 for B&B)	Meets requirements
Private Open Space	30 m ² per dwelling	Exceeds requirements

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.

Heritage Conservation Area Guidelines

Objectives:³

- Maintain the residential and historical character of the Marshall Street and the Abbott Street Heritage Conservation Areas;
- Encourage new development, additions and renovations to existing development which are compatible with the form and character of the existing context;
- Ensure that change to buildings and streetscapes will be undertaken in ways which offer continuity of the 'sense-of-place' for neighbours, the broader community; and
- Provide historical context for visitors through context sensitive development.

6.0 Technical Comments

6.1 Building & Permitting Department

- Development Cost Charges (DCCs) are required to be paid prior to issuance of any Building Permits.
- Operable bedroom windows are required as per the BC Building Code 2012.
- Full Plan check for Building Code related issues will be done at time of Building Permit applications.

6.2 Development Engineering Department

- See attached memorandum, dated September 29, 2014.

6.3 Fire Department

- Requirements of Section 9.10.19 Smoke Alarms of the BC Building Code 2012 are to be met.

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

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

³ City of Kelowna Official Community Plan, Objectives (Heritage Conservation Area Guidelines Chapter).

6.4 FortisBC - Gas

- The existing gas service line will likely need to be altered to accommodate the new building footprint.

6.5 Ministry of Transportation

- Preliminary Approval is granted for the rezoning for one year pursuant to Section 52(3)(a) of the Transportation Act. The Ministry will be prepared to affix final signature after 3rd reading provided there are no significant changes.

7.0 Application Chronology

Date of Application Received: September 12, 2014

Date Public Consultation Received: November 10, 2014

Community Heritage Committee: October 2, 2014

The above noted application was reviewed by the Community Heritage Committee at the meeting held on October 2, 2014 and the following recommendations were passed:

THAT the Community Heritage Committee does support Heritage Alteration Permit Application No. HAP14-0013 for the property located at 2046 Pandosy Street in order to allow a second dwelling to be built on the subject property.

Anecdotal Comments:

The Community Heritage Committee noted conditions of support for the proposal is that the Pandosy Street elevation receives additional treatment with improvements to the Pandosy Street treatment to improve the connection of front entry to Pandosy.

Report prepared by:

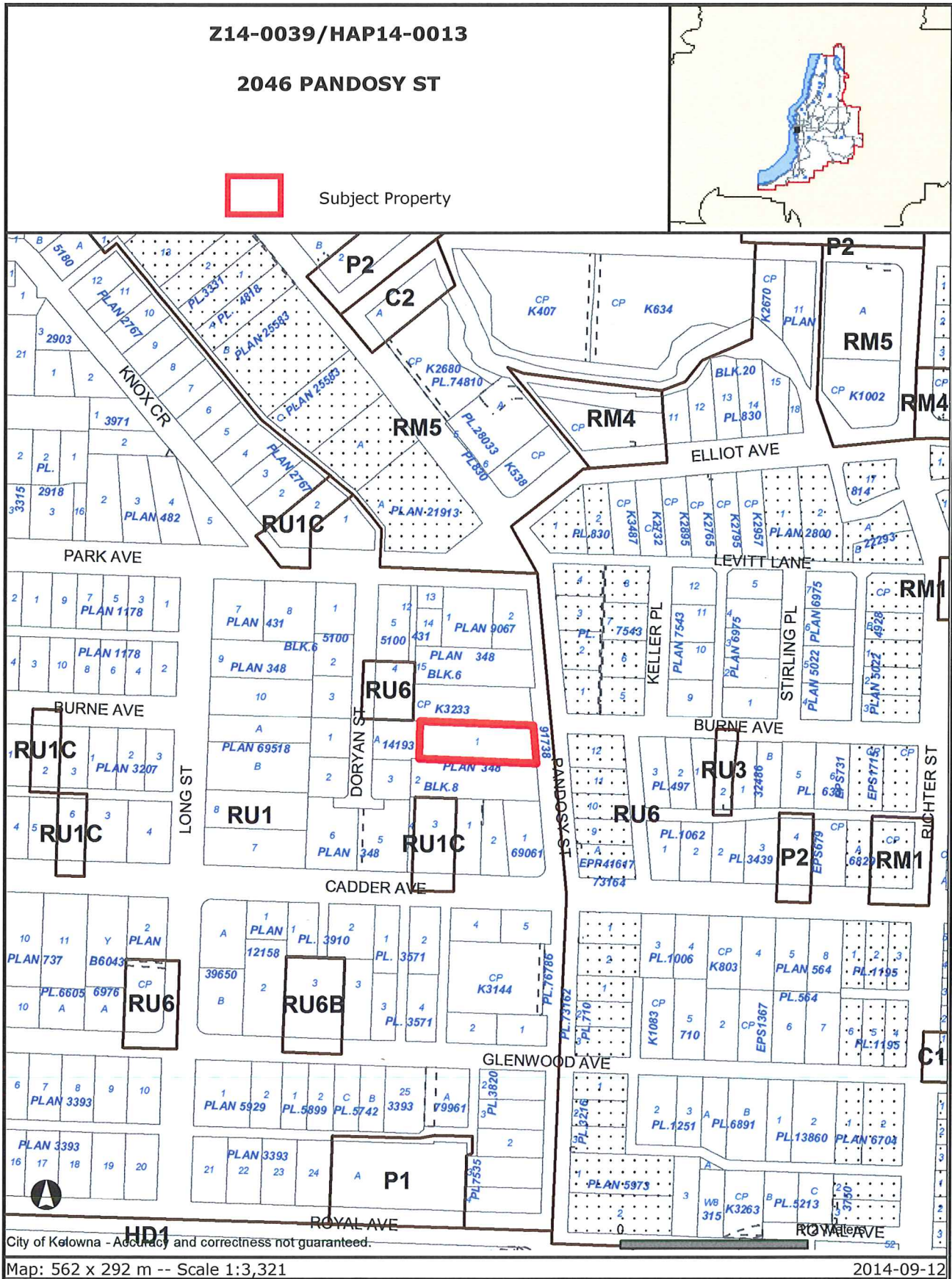
Laura Bentley, Planner

Reviewed by: Lindsey Ganczar, Urban Planning Supervisor

Approved for Inclusion: Ryan Smith, Urban Planning Manager

Attachments:

- Subject Property Map
- Site Plan
- Floor Plans
- Elevations
- Development Engineering Memorandum



Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.
 The City of Kelowna does not guarantee its accuracy. All information should be verified.

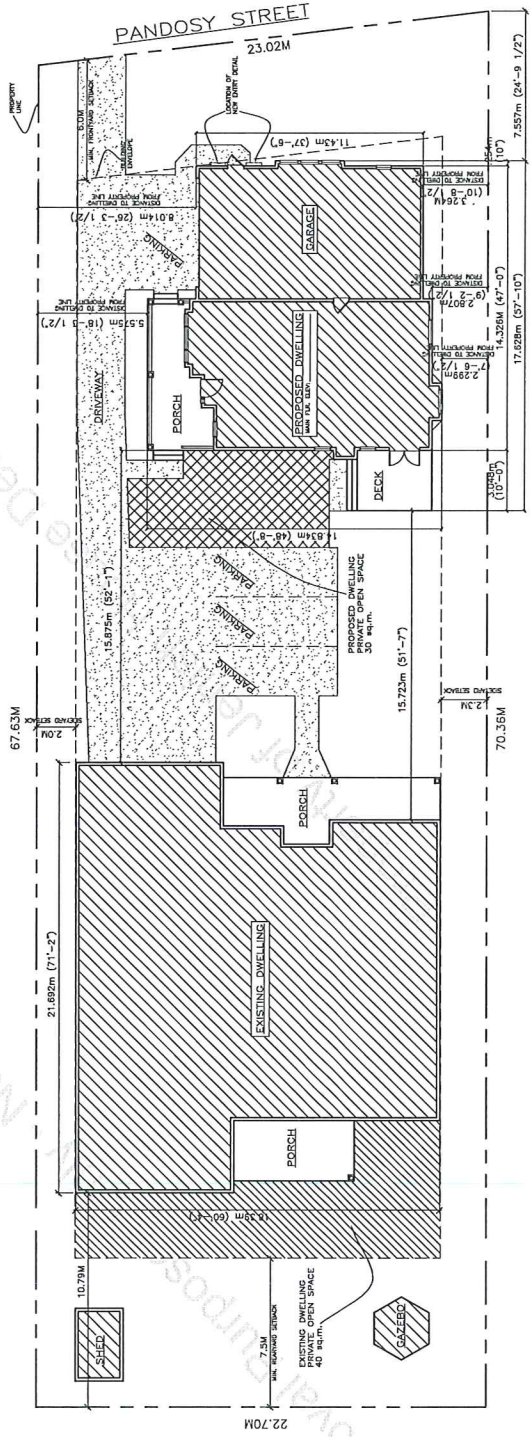


1000 SHEPPARD AV. E. SUITE 100
SCARBOROUGH, ONTARIO M1S 1T5
TEL: 416-291-1111
WWW.JENISHHOUSEDESIGN.COM

REFERENCE:	P-2-200
DRAWN:	DLJ/JU
DESIGNED:	DLJ/JU
CHECKED:	DLJ/JU
DATE:	NOV 14
SCALE:	1/8"=1'-0"
SHEET:	01-DRWG
PLAN NUMBER:	14-0-012

TOTAL LOT AREA: 1571.86m² (18918.28 sq.ft.)
 EXISTING DWELLING: 100.0m² (1076.39 sq.ft.)
 PROPOSED DWELLING: 100.0m² (1076.39 sq.ft.)
 TOTAL DWELLING AREA: 200.0m² (2152.78 sq.ft.)
 TOTAL GARAGE AREA: 100.0m² (1076.39 sq.ft.)
 TOTAL PORCH AREA: 100.0m² (1076.39 sq.ft.)
 TOTAL DECK AREA: 100.0m² (1076.39 sq.ft.)
 TOTAL OPEN SPACE: 100.0m² (1076.39 sq.ft.)
 TOTAL COVERED AREA: 100.0m² (1076.39 sq.ft.)
 TOTAL UNCOVERED AREA: 100.0m² (1076.39 sq.ft.)
 TOTAL SITE COVERAGE: 100.0% (100.0%)
 ALLOWABLE COVERAGE WITH DRIVEWAYS AND SIDEWALKS: 745.84m² (8085.64 sq.ft.) 50%
 ACTUAL COVERAGE WITH DRIVEWAYS AND SIDEWALKS: 773.53m² (8356.23 sq.ft.) 49.2%
 EXISTING DWELLING:
 HOUSE COVERAGE: 305.34m² (3294.44 sq.ft.)
 HOUSE HEIGHT: 2.0m (6.56 ft.)
 FRONT PORCH COVERAGE: 20.0m² (214.61 sq.ft.)
 REAR PORCH COVERAGE: 37.22m² (400.44 sq.ft.)
 DECK COVERAGE: 10.0m² (107.64 sq.ft.)
 SIDE DECK COVERAGE: 10.0m² (107.64 sq.ft.)
 DRIVEWAY COVERAGE: 10.0m² (107.64 sq.ft.)
 SIDEWALK COVERAGE: 10.0m² (107.64 sq.ft.)
 PROPOSED DWELLING:
 HOUSE COVERAGE: 100.0m² (1076.39 sq.ft.)
 HOUSE HEIGHT: 2.0m (6.56 ft.)
 FRONT PORCH COVERAGE: 18.0m² (192.90 sq.ft.)
 SIDE PORCH COVERAGE: 22.8m² (245.0 sq.ft.)
 DECK COVERAGE: 10.0m² (107.64 sq.ft.)
 DRIVEWAY COVERAGE: 10.0m² (107.64 sq.ft.)
 SIDEWALK COVERAGE: 10.0m² (107.64 sq.ft.)
 ACCESSORY:
 GARAGE COVERAGE: 8.9m² (95.41 sq.ft.)
 GARAGE HEIGHT: 2.0m (6.56 ft.)
 DRIVEWAY COVERAGE: 8.9m² (95.41 sq.ft.)
 DRIVEWAY HEIGHT: 2.0m (6.56 ft.)
 SIDEWALK COVERAGE: 23.0m² (246.24 sq.ft.)
 SIDEWALK HEIGHT: 0.1m (0.33 ft.)

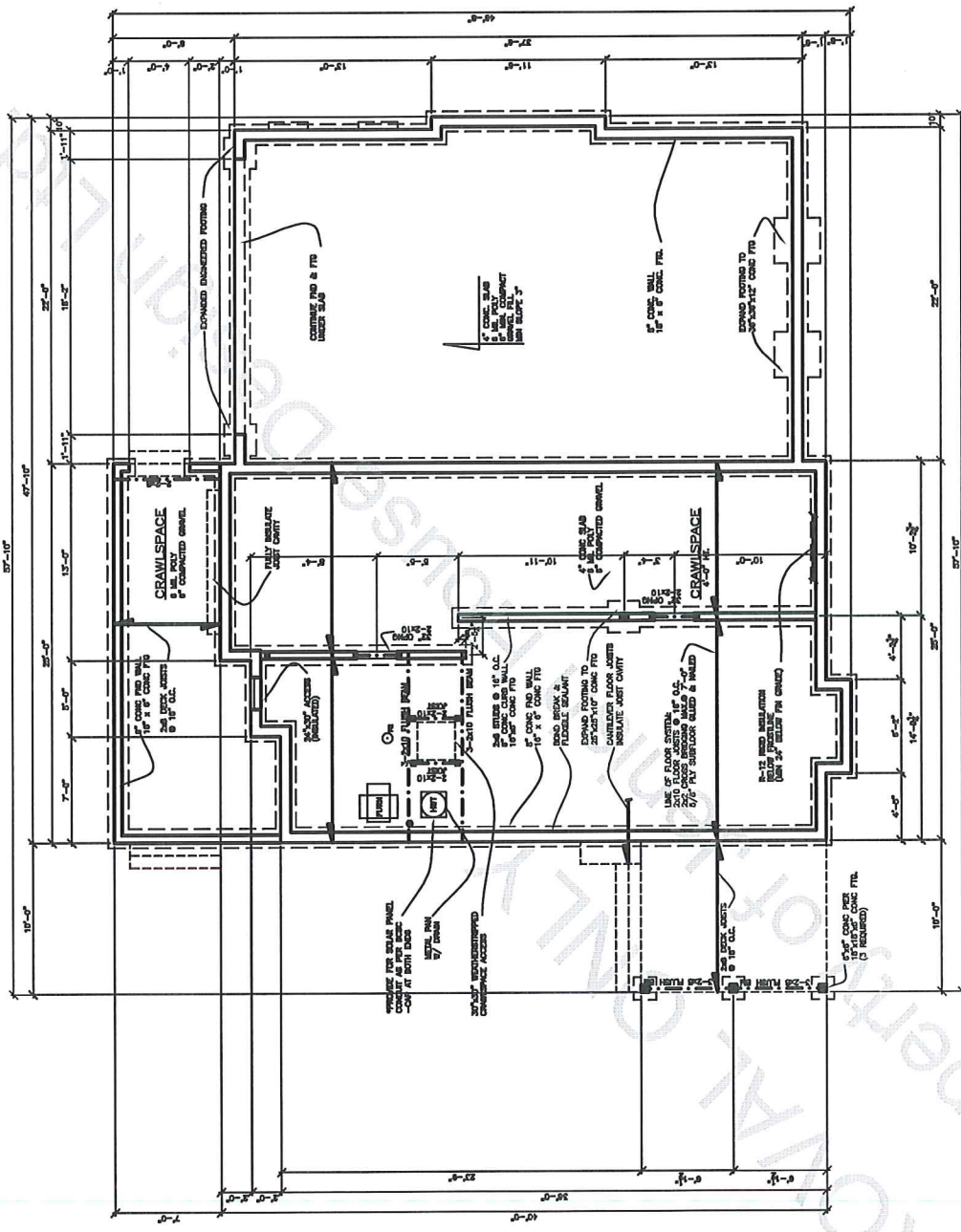
STREET: PANDOSY
 LEGAL DESCRIPTION:
 BLOCK 8
 D.L. 14, O.D.V.
 PLAN 346
 FOR PLANNING AND INFORMATION
 SHEET 7 OF 8
SITE PLAN
 SCALE: 1/8"=1'-0"



SITING AS PER RUJ ZONING



PROJECT NO.	18-3-072
DATE	18-3-072
SCALE	1/8"=1'-0"
SHEET	1 OF 7
PLAN NUMBER	18-3-072
DATE	OCT 14
CHECKED	12/18
DESIGNER	DR/AD
REFERENCE	18-3-000



CRAWLSPACE/FOUNDATION PLAN
SCALE: 1/8"=1'-0"

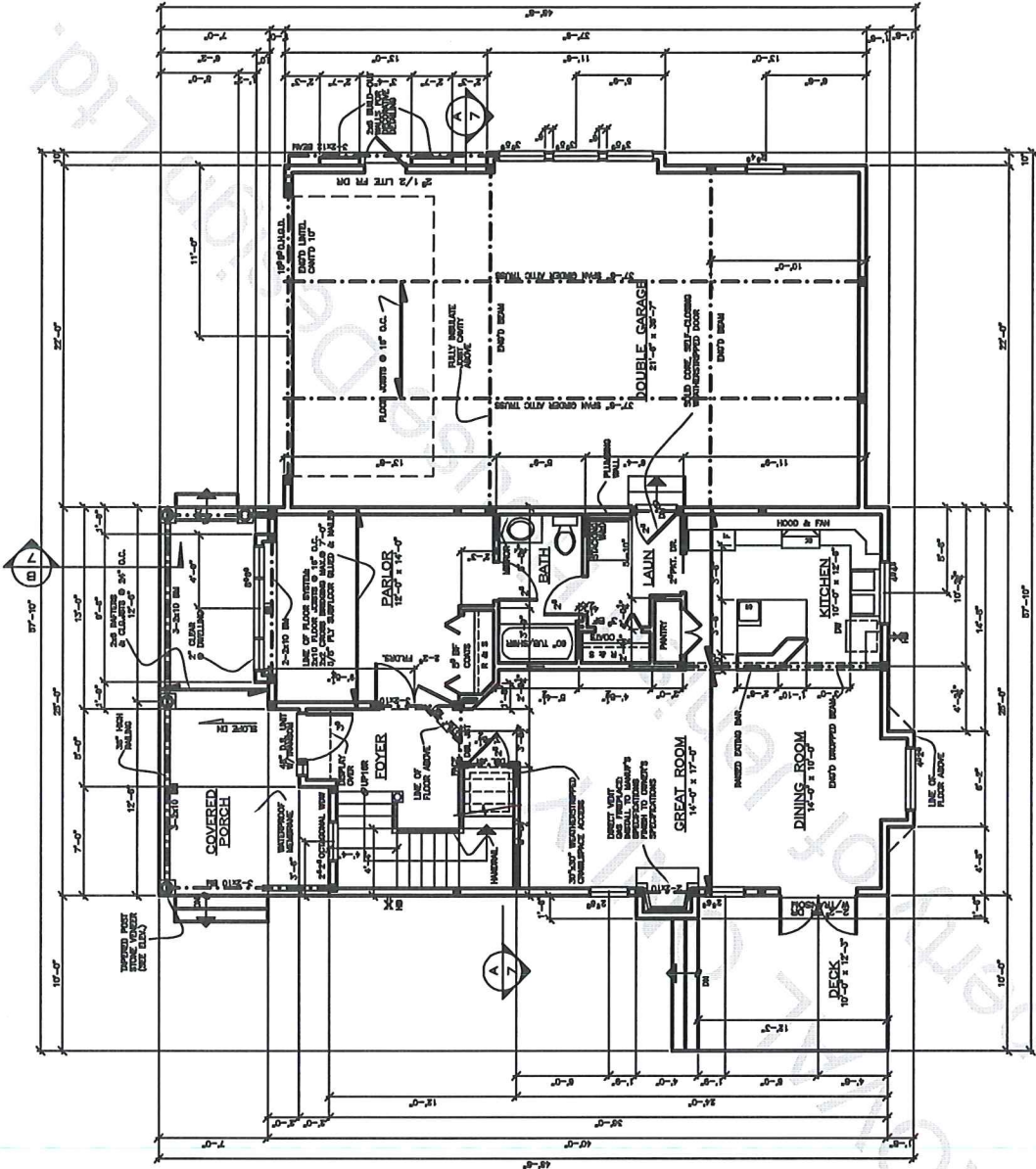
* PROVIDE BOLTER SURFLOOR DEPRESSUREMENT SYSTEM.
* DIMENSION ALL BELOW SLAB AND PROVIDE 4" PIPE WITH CONNECTION FOR FUTURE DEPRESSUREMENT EQUIPMENT AND AIRMENT CAP

JENISH HOUSE DESIGN LIMITED



DATE	12/15/11
SCALE	1/8"=1'-0"
SHEET	2 OF 7
PLAN NUMBER	111-3-272
DATE	DEC 14
SCALE	1/8"=1'-0"
SHEET	2 OF 7
PLAN NUMBER	111-3-272
CHECKED	EA/EA
DESIGNED	EA/EA
REFERENCE	6-3-350

HCO OFFICE
151-151 CONSUMERS DRIVE
ROSELAND, N.J. 07068
(732) 263-8228
TEL. FAX 1-800-454-4538

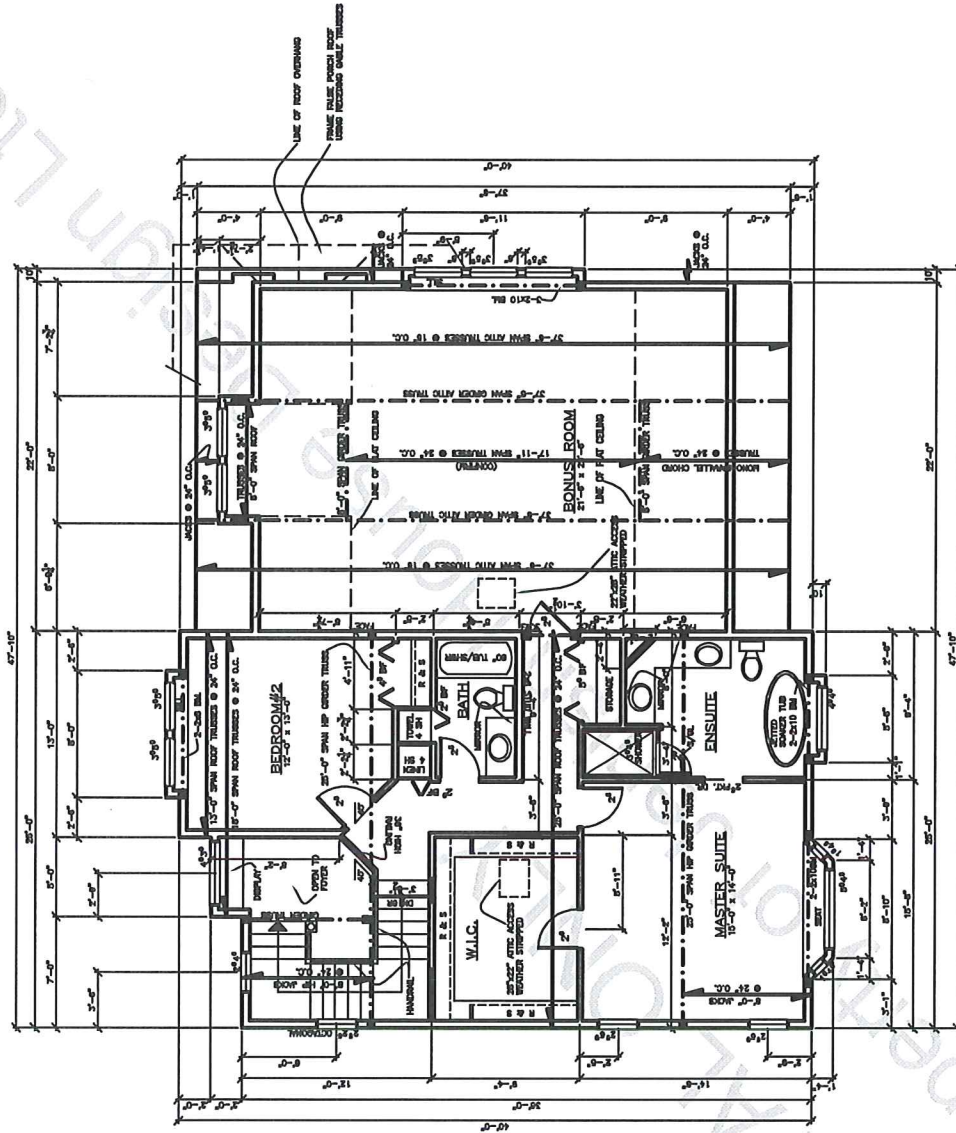


MAIN FLOOR PLAN

FINISHED AREA = 978 SQ. FT.
GARAGE AREA = 710 SQ. FT.
9'-0" CEILING HEIGHT



DATE	14 OCT 14
SCALE	1/8"=1'-0"
SHEET	3 OF 7
PLAN NUMBER	10-3-272
DESIGNER	ME/JS
CHECKED	ME/JS
DATE	14 OCT 14
SCALE	1/8"=1'-0"
SHEET	3 OF 7
PLAN NUMBER	10-3-272



SECOND FLOOR PLAN

FINISHED AREA = 904 SQ. FT.
BONUS ROOM = 565 SQ. FT.

* FINISHES FOR BATHS: LOCATION OF 110 SQ. FT. HOT WATER SOLAR PANEL.

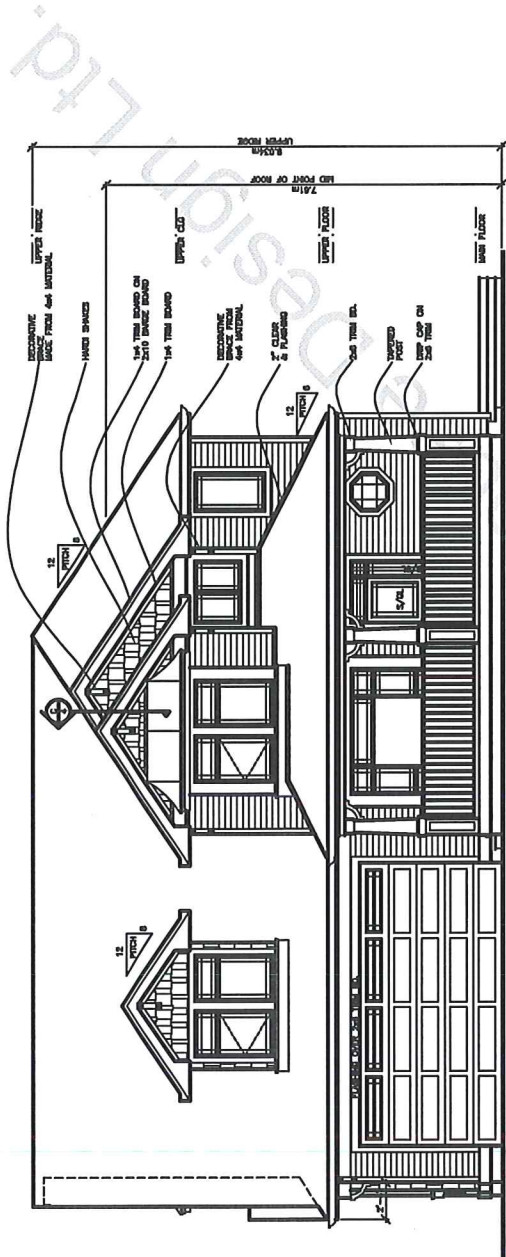
HEAD OFFICE
11295 AVENUE
SCARLETT
RICHMOND, B.C. V6X 2E1
TEL: (604) 273-3333
FAX: (604) 273-8222
TOLL FREE 1-800-493-6333

JENISH HOUSE DESIGN LIMITED

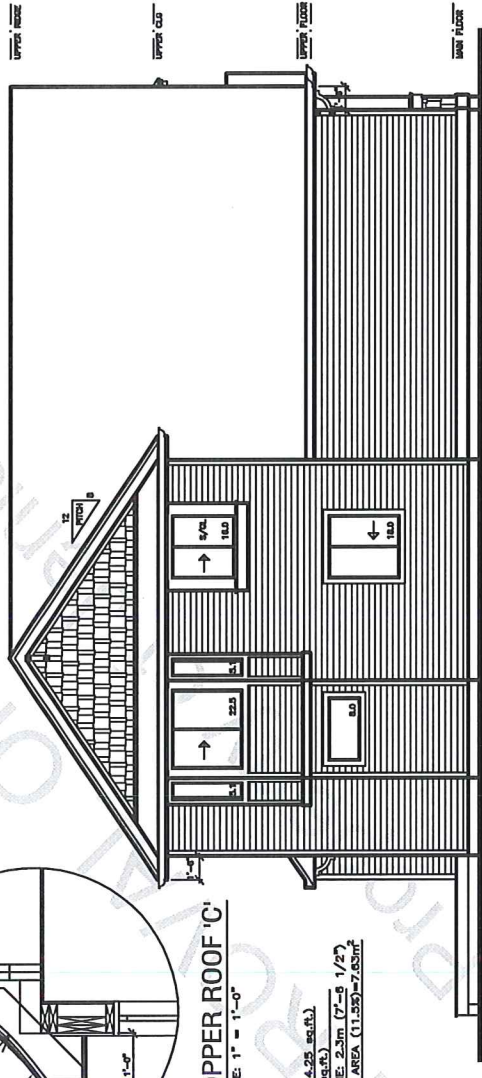


PREPARED BY
JENISH HOUSE DESIGN LIMITED
ARCHITECTS
301-4100 BRANTFORD ROAD
VANCOUVER, B.C. V6L 2G8
TEL: (604) 273-3333

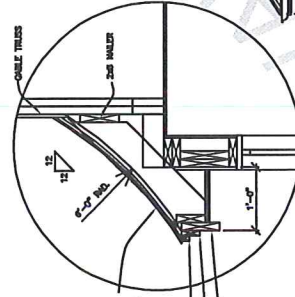
REFERENCE	6-3-80
DESIGN	DEK/JM
CHECKED	BT/7B
DATE	OCT 14
SCALE	1/4"=1'-0"
SHEET	5 OF 7
PLAN NUMBER	18-3-272



NORTH ELEVATION



SOUTH ELEVATION



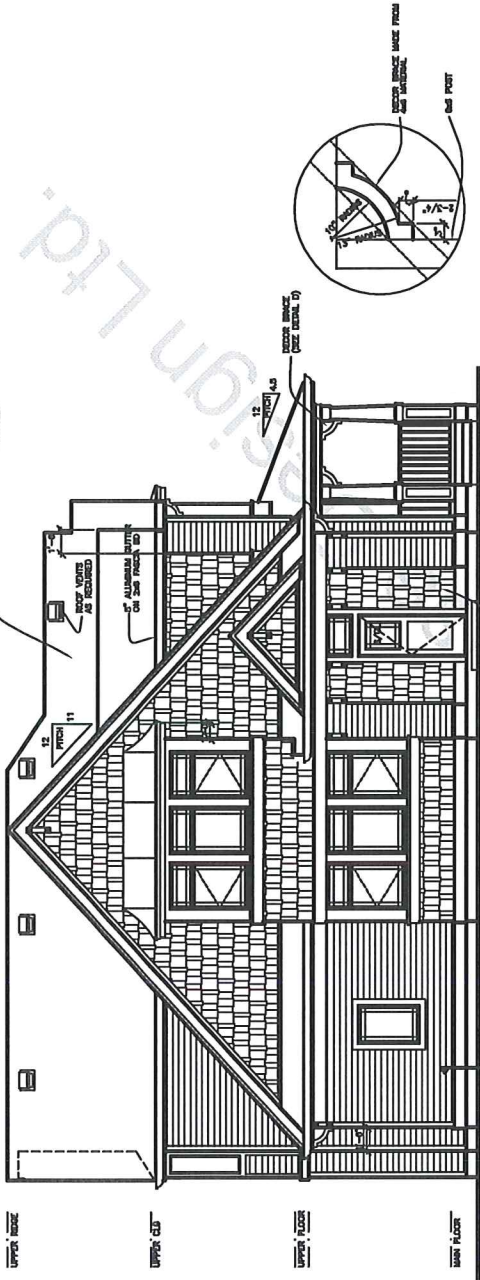
COPPER ROOF 'C'
SCALE: 1" = 1'-0"

BUILDING FACE: 65.35m² (714.25 sq.ft.)
GLASS AREA: 9.94m² (107.4 sq.ft.)
PROXIMITY TO PROPERTY LINE: 2.3m (7'-6" 1/2")
MAXIMUM ALLOWABLE GLASS AREA (11.35m²) = 7.65m²

SEE ALSO ARCHITECTING
MATERIALS SPECIFICATIONS
LOCAL BUILDING DEPARTMENT
FOR COMPLIANCE

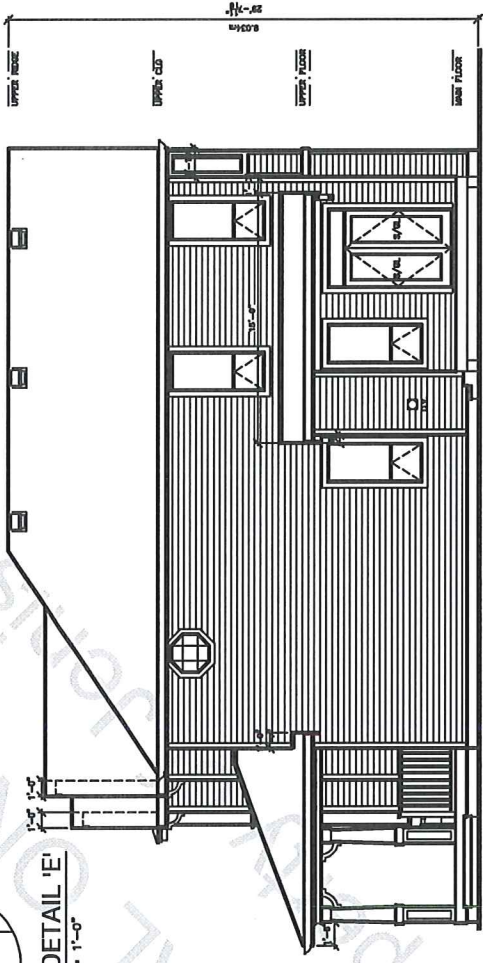


NO. 100	DATE: 10/10/10
NO. 101	DATE: 10/10/10
NO. 102	DATE: 10/10/10
NO. 103	DATE: 10/10/10
NO. 104	DATE: 10/10/10
NO. 105	DATE: 10/10/10
NO. 106	DATE: 10/10/10
NO. 107	DATE: 10/10/10
NO. 108	DATE: 10/10/10
NO. 109	DATE: 10/10/10
NO. 110	DATE: 10/10/10
NO. 111	DATE: 10/10/10
NO. 112	DATE: 10/10/10
NO. 113	DATE: 10/10/10
NO. 114	DATE: 10/10/10
NO. 115	DATE: 10/10/10
NO. 116	DATE: 10/10/10
NO. 117	DATE: 10/10/10
NO. 118	DATE: 10/10/10
NO. 119	DATE: 10/10/10
NO. 120	DATE: 10/10/10



BRACE DETAIL 'D'
SCALE: 1" = 1'-0"

EAST ELEVATION



TRIM DETAIL 'E'
SCALE: 1" = 1'-0"

WEST ELEVATION

CITY OF KELOWNA
MEMORANDUM

Date: September 29, 2014
File No.: Z14-0039

To: Urban Planning (LB)

From: Development Engineering Manager

Subject: 2046 Pandosy Street RU6

Development Engineering has the following comments and requirements associated with this application to rezone from RU1 to RU6.

1. Domestic Water and Fire Protection

Our records indicate this property is currently serviced with a 19mm-diameter water service. An additional water service will be required and 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 upgrade. 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 serviced with a 100mm-diameter sanitary sewer service complete with inspection chamber. The service is adequate for the proposed application.

3. Road Improvements

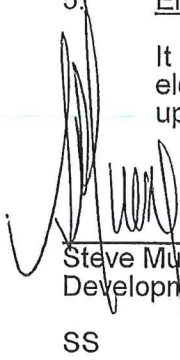
a) Pandosy Street has been upgraded along the full frontage of this property, and no further upgrades are required.

4. Access, Manoeuvrability and Parking Requirements

The Parking Area shall be designed so as to allow vehicles to turn-around on-site and exit onto Pandosy Street Ave in a forward direction.

5. 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

REPORT TO COUNCIL



Date: November 26, 2014
RIM No. 1250-30
To: City Manager
From: Urban Planning, Community Planning & Real Estate (LB)
Application: Z14-0040 **Owner:** City of Kelowna
Address: 4065 Lakeshore Road **Applicant:** City of Kelowna
Subject: Rezoning Application
Existing OCP Designation: PARK - Major Park / Open Space
S2RES - Single / Two Unit Residential
Existing Zone: P1 - Major Institutional
Proposed Zone: P3 - Parks and Open Space
RU2 - Medium Lot Housing

1.0 Recommendation

THAT Rezoning Application No. Z14-0040 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of portions of That Part of the Fractional South West 1/4 of Section 6 Included in Plan Attached to D.D. 190710F; Township 26, ODYD, located on 4065 Lakeshore Road, Kelowna, BC from the P1 - Major Institutional zone to the P3 - Parks and Open Space and RU2 - Medium Lot Housing zones, as shown on Map "A" attached to the Report of the Urban Planning Department dated November 26, 2014, be considered by Council;

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

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

2.0 Purpose

To consider a Rezoning application to rezone the subject property from P1 - Major Institutional to P3 - Parks and Open Space and RU2 - Medium Lot Housing to facilitate a two lot subdivision.

3.0 Urban Planning

Urban Planning staff supports the proposed rezoning for the subject property, with the north portion being rezoned to P3 - Parks and Open Space and the south portion being rezoned to RU2 - Medium Lot Housing. The rezoning is consistent with the Official Community Plan (OCP) Future Land Use designations for the property, with PARK - Major Park / Open Space on the north portion and S2RES - Single / Two Unit Residential on the south portion.

Belmont Park is located east of the subject property, and the portion of the property being rezoned to P3 will be added to the park to create a connection through to Lakeshore Road. The road frontage will provide the park with an improved entrance, enhanced sightlines for surveillance and higher community profile. Rezoning the south portion of the property to RU2 will create a saleable residential lot, the proceeds of which will go towards demolishing the building and replenishing the Water Utility. The road dedication and frontage improvements along Lakeshore Road will occur at time of subdivision.

4.0 Proposal

4.1 Background

The subject property previously functioned as the Mission Community Police Station. On November 4, 2013, Council approved a new lease agreement to move the Community Police Station to space in the Regional District of Central Okanagan offices at 1450 KLO Road. Council also directed staff to bring forward rezoning and subdivision applications for the subject property. The Community Police Station has now moved to its new location and the subject property can be rezoned to proceed with subdivision.

4.2 Site Context

The subject property is located on the east side of Lakeshore Road between Lequime Road and Lexington Drive. The north portion of the property is designated PARK - Major Park / Open Space in the OCP and the south portion is designated S2RES - Single / Two Unit Residential. The property is within the Permanent Growth Boundary and the area surrounding the property is a mix of low to high density residential.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RM1 - Four Dwelling Housing	Residential
East	P3 - Parks and Open Space	Belmont Park
South	RU1 - Large Lot Housing	Residential
West	RM6 - High Rise Apartment Housing	Imperial apartments

Subject Property Map: 4065 Lakeshore Road



4.3 Zoning Analysis Table

Zoning Analysis Table				
CRITERIA	P3 ZONE REQUIREMENTS	PROPOSAL	RU2 ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations				
Lot Area	N/A	360 m ²	400 m ²	476 m ²
Lot Width	N/A	9.4 m	13.0 m	13.3 m
Lot Depth	N/A	41.5 m	30.0 m	38.5 m

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process

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

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

Social Sustainability

Distribution of Community Resources.² Appropriate distribute and locate community resources (such as libraries, parks, meeting places, community policing, recreation services etc.) so that all neighbourhoods have convenient access.

6.0 Technical Comments

6.1 Building & Permitting Department

- No comments.

6.2 Development Engineering Department

- See attached memorandum, dated September 17, 2014.

6.3 Infrastructure Planning

- Proposed P3 lot needs to be titled in favour of the City for the purposes of public open space.
- The existing asphalt pathway needs to be reconstructed through the proposed P3 parcel, to City standards, to provide pedestrian continuity.
- It is required that the proposed RU2 parcel have 1.2 m high black vinyl coated chain link fencing, to City standards, located 6” inside the north and east property lines.
- No temporary access for contractors for parking and/or storage will be permitted on either the proposed P3 lot to the north or the existing P3 lot to the east.

7.0 Application Chronology

Date of Application Received: September 16, 2014

Report prepared by:

Laura Bentley, Planner

Reviewed by:

Lindsey Ganczar, Urban Planning Supervisor

Reviewed by:

Ryan Smith, Urban Planning Manager

Attachments:

Subject Property Map

Map “A”

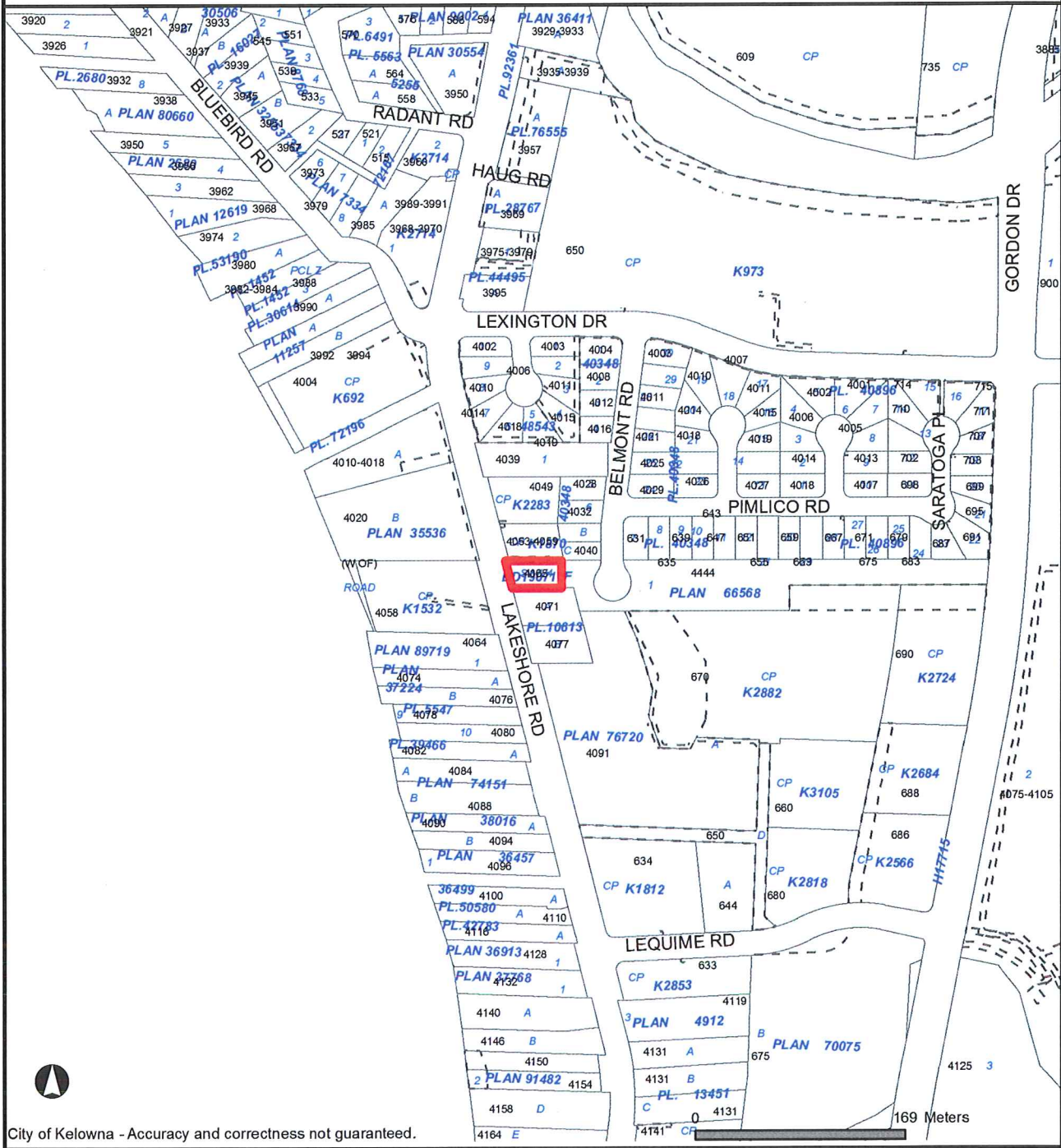
Development Engineering Memorandum

² City of Kelowna Official Community Plan, Policy 10.1.1 (Social Sustainability Chapter).

ADDRESS
Z14-0040



Subject Property



City of Kelowna - Accuracy and correctness not guaranteed.

Map: 847 x 913 m -- Scale 1:5,000

2014-09-16

Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only. The City of Kelowna does not guarantee its accuracy. All information should be verified.



RM2 4049

RU1

4032

4036

4020

RM1 4053-4059

Subject Property Notes:

Rezone a portion of the subject property from P1 Major Institutional to P3 Parks and Open Space.

LAKESHORE RD

P1 4065

4444

P3

4058

RM6

Subject Property Notes:

Rezone a portion of the subject property from P1 Major Institutional to RU2 Medium Lot Housing.

4091

4077

4064

4074

MAP "A" PROPOSED ZONING
File #Z14-0040

-  Legal Parcel
-  Subject Property
-  Zoning
-  P1 to P3
-  P1 to RU2

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

0 5 10 Metres

Rev. Dec 03, 2014



CITY OF KELOWNA
MEMORANDUM

Date: September 17, 2014
File No.: Z14-0040

To: Urban Planning (LB)

From: Development Engineering Manager (SM)

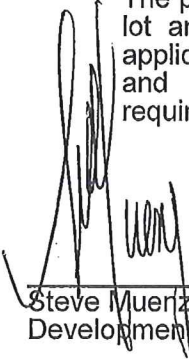
Subject: 4065 Lakeshore Road P1 to RU2/P3

Development Engineering has the following comments and requirements associated with this application.

1. General

Road dedication & frontage improvements are triggered by this rezoning application. The requirements include 5.0m dedication, curb and gutter, sidewalk, storm drainage system and pavement widening. Also required is a landscaped boulevard, street lighting and the re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. The cost of this construction is at the applicant's expense.

The proposed redevelopment includes the subject parcel being subdivided into one RU2 lot and the remainder to P3 and consolidated to the park two lots. A subdivision application will require service upgrades. The work will require road cuts and boulevard and pavement restoration. Development Engineering is prepared to defer the requirements of the rezoning to the subdivision stage.



Steve Muenz, P. Eng.
Development Engineering Manager

SS

REPORT TO COUNCIL



Date: November 26, 2014

RIM No. 1250-30

To: City Manager

From: Subdivision, Agriculture & Environment Department, Community Planning & Real Estate (LB)

Application: Z14-0043 / LUC14-0001 **Owner:** 1009440 BC Ltd., Inc. No. BC1009440

Address: 1020 Sutcliffe Court **Applicant:** Novation Design Studio (Paul Schuster)

Subject: 2014-12-08 Report - Z14-0043 - 1020 Sutcliffe Ct

Existing OCP Designation: S2RES - Single / Two Unit Residential

Existing Zone: RR3 - Rural Residential 3

Proposed Zone: RU1 - Large Lot Housing

1.0 Recommendation

THAT Application No. LUC14-0001 to discharge LUC 76-1043 from Lot 2, Section 25, Township 26, ODYD, Plan 31812, located on 1020 Sutcliffe Court, Kelowna, BC, be considered by Council;

AND THAT Rezoning Application No. Z14-0043 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 2, Section 25, Township 26, ODYD, Plan 31812, located on 1020 Sutcliffe Court, Kelowna, BC, from the RR3 - Rural Residential 3 zone to the RU1 - Large Lot Housing zone, as shown on Map "A" attached to the Report of the Urban Planning Department dated December 8, 2014, be considered by Council;

AND THAT the Land Use Contract Discharge and the Zone Amending Bylaw be forwarded to a Public Hearing for further consideration;

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

AND THAT final adoption of the Zone Amending Bylaw be considered subsequent to the requirements of the Development Engineering Branch being completed to their satisfaction;

AND FURTHER THAT final adoption of the Zone Amending Bylaw be considered subsequent to the discharge of the Land Use Contract.

2.0 Purpose

To consider an application to discharge the Land Use Contract and rezone the subject property from the RR3 - Rural Residential 3 zone to the RU1 - Large Lot Housing zone to facilitate a two lot subdivision.

3.0 Subdivision, Agriculture & Environment

Staff support the proposed rezoning to facilitate a two lot subdivision of the subject property. The proposal is consistent with the Official Community Plan (OCP) Future Land Use designation of S2RES - Single / Two Unit Residential for the area, and the proposed lots meet the zoning criteria for RU1.

Although the lots will have urban residential zoning in what is otherwise a rural residential area, both the lot width and depth of the proposed lots comply with that of RR3 zoning. However, the lot size will be less than what is permitted in the RR3 zone, which necessitates the rezoning to RU1. The new lots will generally be in keeping with the low density residential character of the surrounding large lots, and the area is serviced with both community sanitary sewer and water services.

The existing Land Use Contract (LUC) on the subject property was created in 1978 to allow the subdivision and development of lots on Sutcliffe Court and at the east end of Hartman Road. The LUC will be discharged through the rezoning process, in accordance with Council Policy No. 282 - Strategy for Elimination of Remaining Land Use Contracts. The applicant will need to satisfy the requirements of the Development Engineering Branch prior to completion of the rezoning. These include costs for sanitary sewer as well as frontage upgrades. Additional charges and servicing requirements to create an additional lot will be addressed at time of subdivision.

In fulfillment of Council Policy No. 367 respecting public consultation, the applicant undertook neighbour consultation by individually contacting surrounding neighbours. No major concerns were identified during this consultation. To date, staff have not been contacted with any questions or concerns.

4.0 Proposal

4.1 Project Description

The applicant is seeking to subdivide the subject property into two lots by rezoning to RU1. The property is 2,102 m² and is zoned RR3. There is an existing dwelling on the south portion of the subject property, which would be retained through rezoning and subdivision.

4.2 Site Context

The subject property is located on the west side of Sutcliffe Court at the east end of Hartman Road in the City's Rutland sector. The property is designated S2RES - Single / Two Unit Residential in the Official Community Plan and the surrounding area is low density residential and agricultural.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	LUC 76-1043 (RR3 - Rural Residential 3)	Single family residential
East	LUC 76-1043 (RR3 - Rural Residential 3)	Single family residential
South	LUC 76-1043 (RR3 - Rural Residential 3)	Single family residential
West	A1 - Agricultural 1	Single family residential

Subject Property Map: 1020 Sutcliffe Court



4.3 Zoning Analysis Table

Zoning Analysis Table			
CRITERIA	RU1 ZONE REQUIREMENTS	PROPOSAL (NORTH PORTION)	PROPOSAL (SOUTH PORTION)
Existing Lot/Subdivision Regulations			
Lot Area	550 m ²	908 m ²	1,194 m ²
Lot Width	16.5 m	20.0 m	24.0 m
Lot Depth	30.0 m	40.08 m	59.81 m

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.

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).

6.0 Technical Comments

6.1 Building & Permitting Department

- No comments.

6.2 Development Engineering Department

- See attached memorandum, dated October 16, 2014.

6.3 FortisBC - Electric

- There are primary and secondary distribution facilities within Sutcliffe Court. An underground secondary service currently provides service to the existing improvements on the proposed south property. The applicant is responsible for costs associated with any change to the proposed lot's existing service, if any, as well as the provision of appropriate land rights where required.

6.4 Shaw Cable

- Owner/developer to supply and install an underground conduit system per Shaw Cable drawings and specifications.

6.5 Telus

- Telus will provide underground facilities to this development. Developer will be required to supply and install conduit as per Telus policy.

7.0 Application Chronology

Date of Application Received: September 17, 2014
Date Public Consultation Completed: October 7, 2014

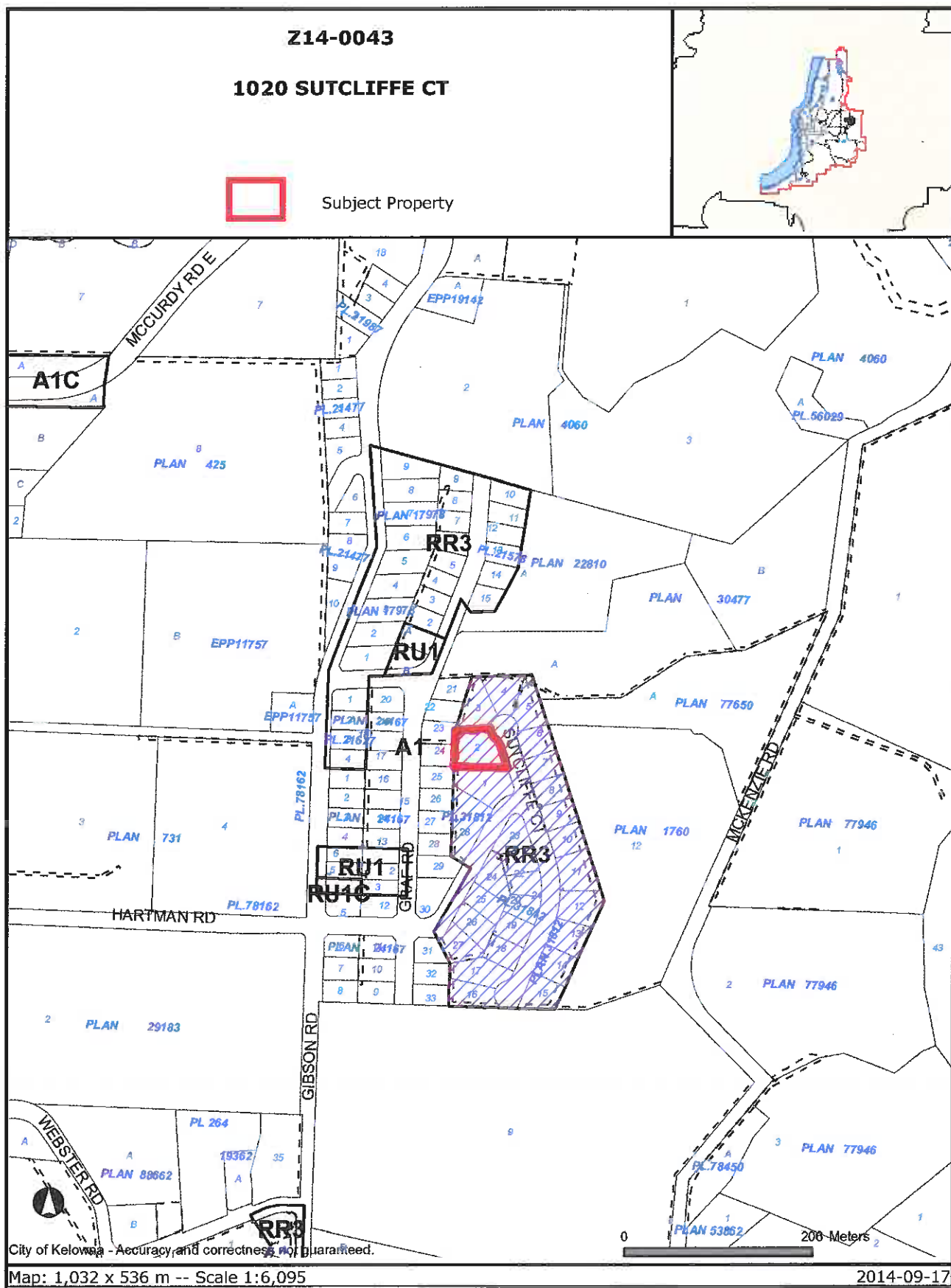
Report prepared by:

Laura Bentley, Planner

Approved for Inclusion: Shelley Gambacort, Director, Subdivision, Agriculture & Environment

Attachments:

- Subject Property Map
- Map "A"
- Proposed Subdivision Layout
- Development Engineering Memorandum
- Council Policy No. 282 - Strategy for Elimination of Remaining Land Use Contracts



City of Kelowna - Accuracy and correctness not guaranteed.

Map: 1,032 x 536 m -- Scale 1:6,095

2014-09-17

Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only. The City of Kelowna does not guarantee its accuracy. All information should be verified.



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1115

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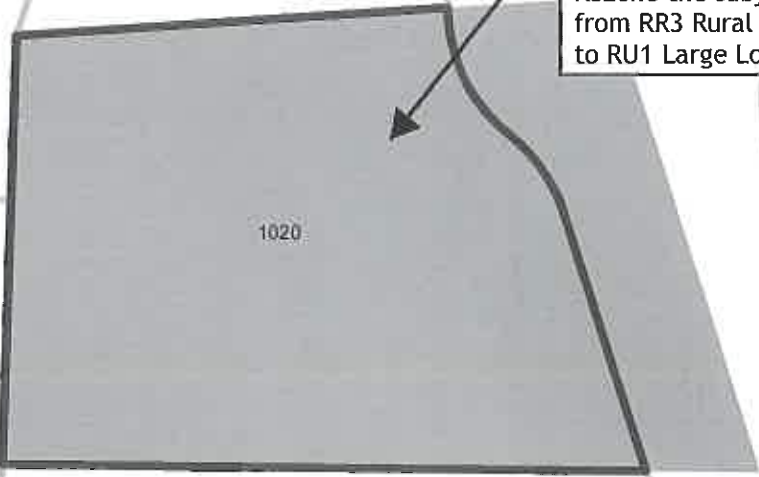
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1035

1310-1312

Subject Property Notes:
 Rezone the subject property
 from RR3 Rural Residential
 to RU1 Large Lot Housing.

1055



1020

1025

1306-1308

1015

1010

SUTCLIFFE CT





1005

995

1250

HARTMAN RD

MAP "A" PROPOSED ZONING
 File #Z14-0043

-  Zoning
-  Legal Parcel
-  Subject Property
-  RR3 to RU1

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



Rev. Oct 31, 2014



955

NOTES:
 1. This document is a site plan and does not constitute a contract. It is subject to the provisions of the relevant legislation and the conditions of sale.
 2. All measurements are in metres unless otherwise stated.
 3. The boundaries shown on this plan are based on the information provided to the Surveyor-General.
 4. The Surveyor-General is not responsible for the accuracy of the information provided to him/her.
 5. The Surveyor-General is not responsible for the accuracy of the information provided to him/her.
 6. The Surveyor-General is not responsible for the accuracy of the information provided to him/her.
 7. The Surveyor-General is not responsible for the accuracy of the information provided to him/her.
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 9. The Surveyor-General is not responsible for the accuracy of the information provided to him/her.
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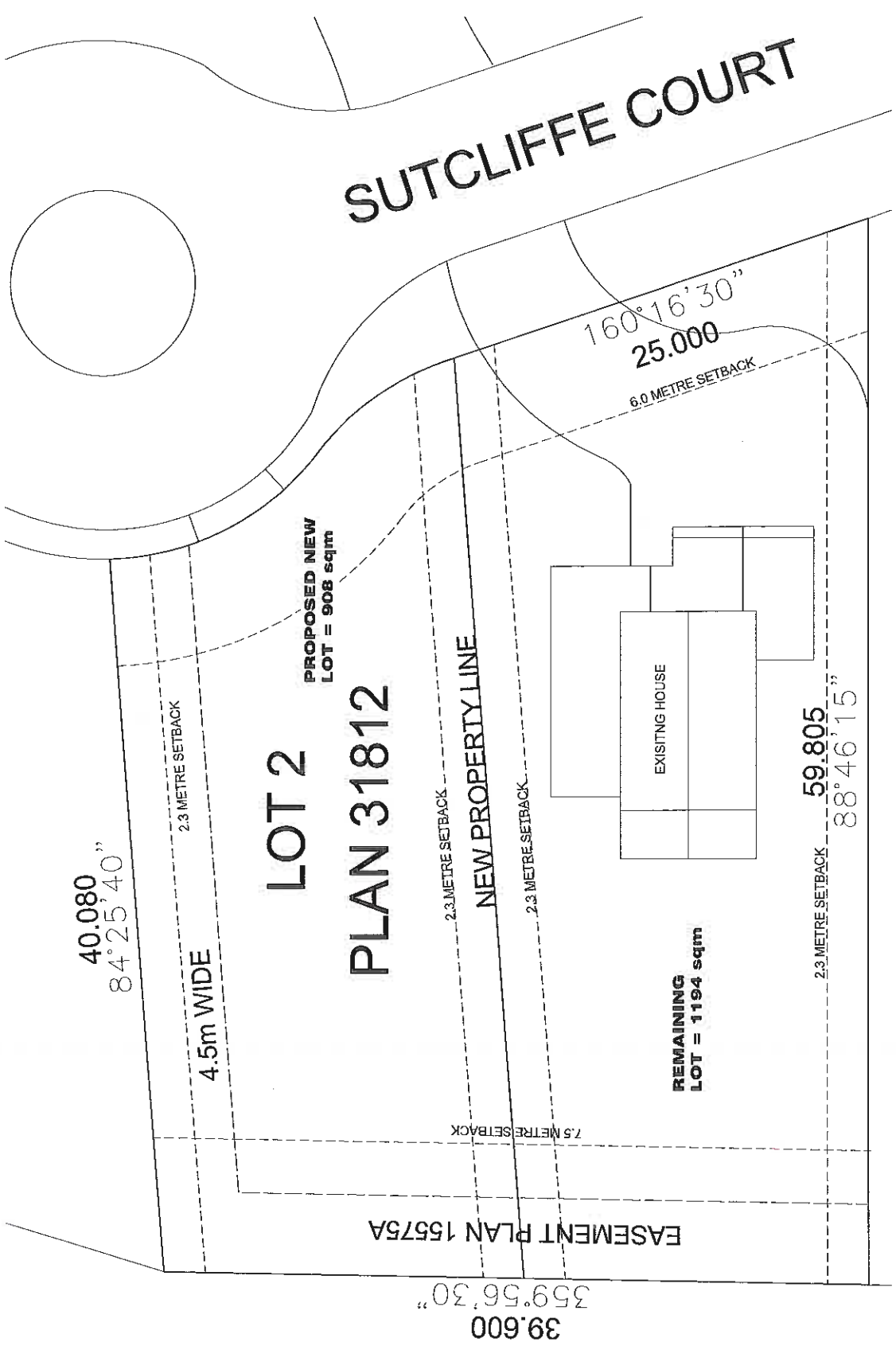
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NOVATION
 100-100 BROADWAY, SUITE 200
 MELBOURNE, VIC 3000
 PHONE: 03 9412 1234
 FAX: 03 9412 1235
 WWW: NOVATION.COM.AU

PROJECT NO: LOT 2
 PLAN NO: 31812
 DATE: 10/01/2012
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

Scale	1:100
Sheet	1 of 1
Project	LOT 2
Client	NOVATION
Drawn	[Name]
Checked	[Name]
Approved	[Name]
Issue	A1.01
Revision	



1/100 SCALE

CITY OF KELOWNA

MEMORANDUM

Date: October 16, 2014
File No.: Z14-0043
To: Planning & Development Services Department (BD)
From: Development Engineer Manager (SM)
Subject: 1020 Sutcliffe Court– Lot 2, Plan 31812, Sec. 25, Twp. 26, ODYD

The Development Engineering comments and requirements regarding this application to rezone a portion of the property from RR3 to RU1 are as follows:

1. Subdivision

- a) Provide easements as may be required.
- b) Charges, fee and servicing to create additional lot will be addressed at the subdivision application.

2. Geotechnical Study.

A comprehensive geotechnical study is not required at this point in time; it can be deferred to the submission for a subdivision approval.

3. Domestic water and fire protection.

This development is within the service area of the Black Mountain Irrigation District (BMID). The developer is required to make satisfactory arrangements with the BMID for these items. All charges for service connection and upgrading costs are to be paid directly to the BMID. The developer is required to provide a confirmation that the district is capable of supplying fire flow in accordance with current requirements.

4. Sanitary Sewer.

The subject property is located within the sanitary sewer specified area #20 and is currently on the annual levy. The Specified Area #20 charges will have to be cash commuted in accordance with the City of Kelowna current policies, the charge for rezoning the property is 1 EDU (Equivalent Dwelling Unit) in the amount of **\$3,268.69** (valid until April 30, 2015)

6. Road improvements.

Sutcliffe Court Road must be upgraded to a full urban standard (SS-R3) including sidewalk, curb and gutter, piped storm drainage system, fillet pavement, boulevard grading street lights, and adjustment and/or re-location of existing utility appurtenances, if required, to accommodate this construction. The cost of this frontage upgrade is estimated at **\$33,400** and is inclusive of a bonding escalation.

.../2

7. 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.

8. Design and Construction.

- a) Design, construction supervision and inspection of all off-site civil works and site servicing must be performed by a Consulting Civil Engineer and all such work is subject to the approval of the City Engineer. Drawings must conform to City standards and requirements.
- b) Engineering drawing submissions are to be in accordance with the City's "Engineering Drawing Submission Requirements" Policy. Please note the number of sets and drawings required for submissions.
- c) Quality Control and Assurance Plans must be provided in accordance with the Subdivision, Development & Servicing Bylaw No. 7900 (refer to Part 5 and Schedule 3).
- d) A "Consulting Engineering Confirmation Letter" (City document 'C') must be completed prior to submission of any designs.
- e) Before any construction related to the requirements of this subdivision application commences, design drawings prepared by a professional engineer must be submitted to the City's Works & Utilities Department. The design drawings must first be "Issued for Construction" by the City Engineer. On examination of design drawings, it may be determined that rights-of-way are required for current or future needs.
- f) Before any construction the owner is required to pay the 3 % Engineering and Administration fee in the amount of **\$819.00** (\$780.00 + \$39.00 GST).

9. Servicing Agreements for Works and Services

- a) A Servicing Agreement is required for all works and services on City lands in accordance with the Subdivision, Development & Servicing Bylaw No. 7900. The applicant's Engineer, prior to preparation of Servicing Agreements, must provide adequate drawings and estimates for the required works. The Servicing Agreement must be in the form as described in Schedule 2 of the bylaw.
- b) Part 3, "Security for Works and Services", of the Bylaw, describes the Bonding and Insurance requirements of the Owner. The liability limit is not to be less than **\$5,000,000.00** and the City is to be named on the insurance policy as an additional insured.

10. Bonding and Levies Summary.

a) Performance security

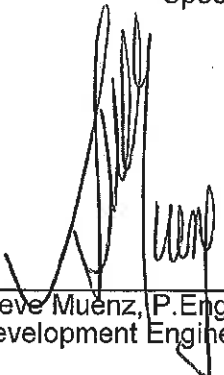
Sutcliffe Court frontage upgrade **\$33,400.00**

Note that the applicant is not required to do the construction. The construction can be deferred and the City will initiate the work later at its own construction schedule, the cost would be reduced to **\$20,465.00**. and the 3% Engineering & Admin. fee would be waived.

b) levies

Specified Area # 20 charges (1 EDU)

\$3,268.69
(valid until April 30, 2015)



Steve Muenz, P.Eng.
Development Engineering Manager

B²



City of Kelowna
 1435 Water Street
 Kelowna, BC V1Y 1J4
 250 469-8500
 kelowna.ca

Council Policy

Strategy for Elimination of Remaining Land Use Contracts

APPROVED June 2, 1997

RESOLUTION: R375/10/04/26
 REPLACING: R728/99/08/23; I1997/06/02
 DATE OF LAST REVIEW: April 2010

Council's adoption of this policy requires:

- that a Land Use Contract be discharged for any contract where there has been a change in use or density from what was originally intended by the Land Use Contract;
- that where the City of Kelowna had entered into a Land Use Contract that contains a cancellation clause contingent on failure to develop and use the lands, the City proceed to discharge the Land Use Contract;
- that the City of Kelowna initiate proceedings to discharge Land Use Contracts that have provisions enabling the City to unilaterally discharge the contracts subject to consultation with affected owners of the land and subject to prior approval by Council with regard to affected contracts;
- that staff negotiate with owners of land under Land Use Contracts that only enabled the subdivision of land, to discharge contracts where the subdivision has been completed;
- that priority be given to terminate Land Use Contracts having a significant financial impact or those Land Use Contracts that enable development contrary to the fulfillment of community objectives.

REASON FOR POLICY

To develop a strategy to eliminate Land Use Contracts.

LEGISLATIVE AUTHORITY

Sec. 930, Local Government Act

PROCEDURE FOR IMPLEMENTATION

Council will evaluate the cost benefit implications of discharging individual Land Use Contracts, prior to Land Use Management staff committing the resources required to initiate and conclude proceedings to terminate a contract.

REPORT TO COUNCIL



Date: December 3, 2014

RIM No. 1250-30

To: City Manager

From: Urban Planning, Community Planning & Real Estate (LB)

Application: Z14-0042 **Owner:** Strandhaus Developments Inc., Inc. No. BC1005533

Address: 2210 Abbott Street **Applicant:** Steve & Loretta Nicholson

Subject: 2014 12 15 Report Z14-0042 2210 Abbott St

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. Z14-0042 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 27, District Lot 14, ODYD, Plan 535, located on 2210 Abbott Street, Kelowna, BC from the RU1 - Large Lot Housing zone to the RU6 - Two Dwelling Housing zone, as shown on Map "A" attached to the Report of the Urban Planning Department dated December 3, 2014, be considered by Council;

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

AND THAT final adoption of the Zone Amending Bylaw be considered in conjunction with Council's consideration of a Heritage Alteration Permit for the subject property;

AND FURTHER THAT final adoption of the Zone Amending Bylaw be considered subsequent to the requirements of the Development Engineering Branch being completed to their satisfaction.

2.0 Purpose

To consider a Rezoning application to rezone the subject property from the RU1 - Large Lot Housing zone to the RU6 - Two Dwelling Housing zone to allow a semi-detached dwelling to be built.

3.0 Urban Planning

Urban Planning staff supports the request to rezone the subject property to the RU6 - Two Dwelling Housing zone to facilitate a semi-detached dwelling. The proposal is consistent with the Official Community Plan (OCP) Future Land Use designation for the property and a nearby

property at 2248 Abbott Street was rezoned to RU6 for the construction of a semi-detached dwelling following Council adoption of the Zone Amending Bylaw on July 14, 2014.

A new waterfront pathway is proposed to connect Strathcona Park to the pocket park at Royal Avenue, and would run along the rear of the subject property. As part of the rezoning, the applicant will be required to provide for a sidewalk along the south side of Royal Avenue between the pocket park and Abbott Street. This presents an opportunity for improved pedestrian connectivity between the waterfront and the Abbott Street recreational corridor.

The subject property is located within the Abbott Street Heritage Conservation Area, but is not listed on the City's Heritage Register. The application requires a Heritage Alteration Permit (HAP) to address the demolition of the existing dwelling as well as the form and character and requested variances for the proposed development. The requested variances are to: increase the accessory building height, reduce the front yard setback, and reduce the north side yard setback. Following some changes to the original design submission, the Community Heritage Committee (CHC) reviewed the HAP on November 6, 2014 and passed a resolution supporting the demolition, form and character and variances given the site context. Should Council choose to support the Rezoning application, the HAP will be presented for Council's consideration once the other conditions of rezoning have been met.

In fulfillment of Council Policy No. 367 respecting public consultation, the applicant undertook neighbour consultation by individually contacting the neighbours. No major concerns were identified during this consultation. To date, staff received correspondence from one area resident who expressed some concerns with the proposed design.

4.0 Proposal

4.1 Project Description

The applicant recently acquired the subject property and is seeking to rezone it to develop a semi-detached dwelling in place of the existing single detached dwelling, which is in a state of disrepair. The proposed development interfaces with residential properties, hospital-related uses and the waterfront, and has been designed with open spaces that address the public realm. The architectural style is based on the Frank Lloyd Wright / Prairie style, and the form and character as well as requested variances will be considered through the HAP.

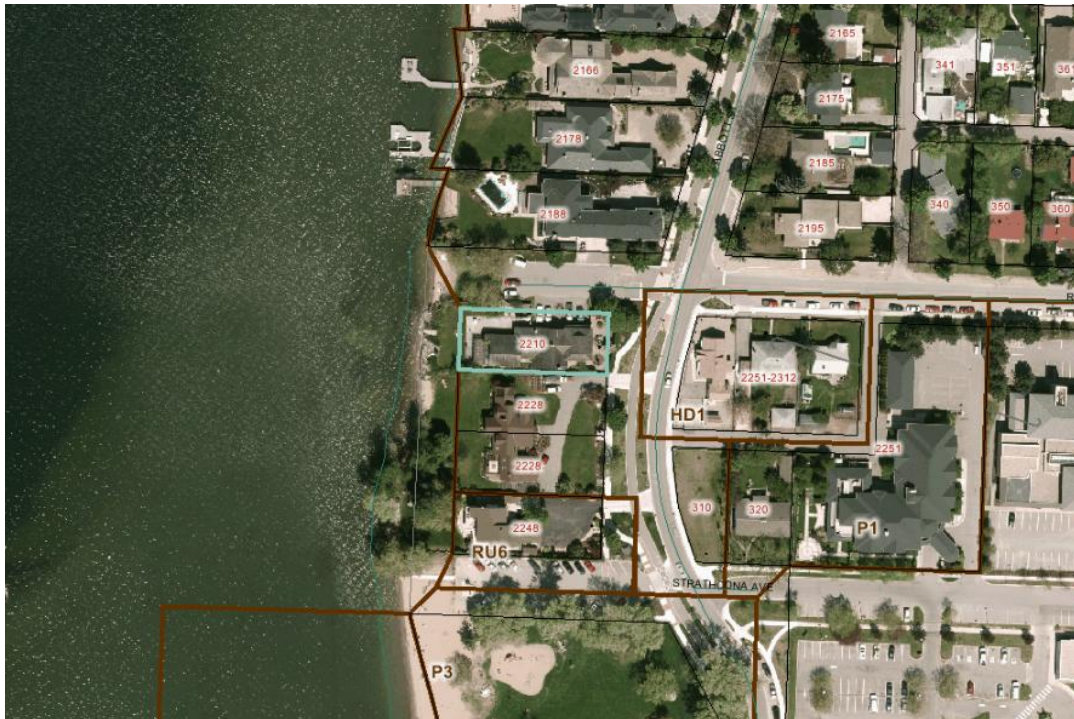
4.2 Site Context

The subject property is located at the southwest corner of the intersection of Abbott Street and Royal Avenue in the Abbott Street Heritage Conservation Area. The property is designated S2RES - Single / Two Unit Residential in the Official Community Plan and is within the Permanent Growth Boundary. Bordering the property are residential areas to the north and south, a parking lot for Kelowna General Hospital to the east and Okanagan Lake to the west.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 - Large Lot Housing	Single detached dwelling
East	HD1 - Kelowna General Hospital	Kelowna General Hospital parking lot
South	RU1 - Large Lot Housing	Single detached dwelling
West	W1 - Recreational Water Use	Okanagan Lake and future public trail

Subject Property Map: 2210 Abbott Street



4.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RU6 ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Lot Area	800 m ²	968.58 m ²
Lot Width	20.0 m	20.07 m
Lot Depth	30.0 m	48.26 m
Development Regulations		
Site Coverage (buildings)	40%	38.3%
Site Coverage (buildings, driveways & parking)	50%	38.3%
Height	9.5 m or 2 ½ storeys (principal building) 4.5 m (accessory building)	6.32 m 5.64 m ●
Front Yard	4.5 m	1.21 m ●
Side Yard (south)	2.0 m (1-1 ½ storeys) 2.3 m (2-2 ½ storeys)	Varies between 2.03 and 6.85 m
Side Yard (north)	4.5 m (flanking street)	Varies between 2.03 and 6.85 m ●
Rear Yard	7.5 m	9.064 m
Other Regulations		
Private Open Space	60 m ² (30 m ² / dwelling)	Meets requirements
Minimum Parking	4 (2 stalls / dwelling)	4
Okanagan Lake Sightlines	120°	Meets requirements

- ① Requested variance to increase the accessory building height from 4.5 m permitted to 5.64 m proposed
- ② Requested variance to reduce the front yard from 4.5 m permitted to 1.21 m proposed
- ③ Requested variance to reduce the north side yard from 4.5 m permitted to 2.03 m / 2.34 m proposed

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.

Heritage Conservation Area Guidelines

Objectives:³

- Maintain the residential and historical character of the Marshall Street and the Abbott Street Heritage Conservation Areas;
- Encourage new development, additions and renovations to existing development which are compatible with the form and character of the existing context;
- Ensure that changes to buildings and streetscapes will be undertaken in ways which offer continuity of the 'sense-of-place' for neighbours, the broader community; and
- Provide historical interest for visitors through context sensitive development.

6.0 Technical Comments

6.1 Building & Permitting Department

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

6.2 Development Engineering

- See attached memorandum, dated September 29, 2014.

6.3 Fire Department

- Requirements of Section 9.10.19 Smoke Alarms of the BC Building Code 2012 are to be met.

6.4 FortisBC - Electric

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

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

³ City of Kelowna Official Community Plan, Objectives (Heritage Conservation Area Guidelines Chapter).

- There are primary distribution facilities within Abbott Street. The applicant is responsible for costs associated with any change to the subject property's existing service, if any, as well as the provision of appropriate land rights where required.

6.5 Parks & Public Places

- The applicant is required to provide a section and details regarding any proposed retaining walls on this property adjacent to the west and north property lines, i.e. the common property lines with the future waterfront walkway. How the wall works with proposed fencing / railings should be addressed in these details.
- Construction of a public sidewalk within the Royal Avenue road right-of-way be considered to connect the proposed waterfront walkway with the Abbott Street recreational corridor and the existing Royal Avenue sidewalk across Abbott Street.

6.6 Telus

- Telus will provide underground facilities to this development. Developer will be required to supply and install conduit as per Telus policy.

7.0 Application Chronology

Date of Application Received: September 16, 2014
Date Public Consultation Completed: August 28, 2014

Community Heritage Committee: November 6, 2014

The above noted application was reviewed by the Community Heritage Committee at the meeting held on November 6, 2014 and the following recommendations were passed:

THAT the Community Heritage Committee does support Heritage Alteration Permit Application No. HAP14-0014 for the property located at 2210 Abbott Street in order to allow the demolition of the existing dwelling and the form and character of a new semi-detached dwelling with variances.

Anecdotal Comments:

The Community Heritage Committee acceptance of the variances is largely due to the contextual situation of this property, bearing in mind the buffer zone of the recreational corridor on Abbott Street.

Report prepared by:

Laura Bentley, Planner

Reviewed by: Lindsey Ganczar, Urban Planning Supervisor

Approved for Inclusion by: Ryan Smith, Urban Planning Manager

Attachments:

Subject Property Map

Map "A"

Proposed Site Plan

Proposed Floor Plans

Proposed Elevations

Development Engineering Memorandum

Application

Z14-0042

HAP14-0014



Subject Property



City of Kelowna - Accuracy and correctness not guaranteed.

Map: 539 x 281 m -- Scale 1:3,184

2014-09-17

Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only. The City of Kelowna does not guarantee its accuracy. All information should be verified.

2165



2175

2166

2178

2185

RU1

2188

2195

Subject Property Notes:

Rezone the subject property from RU1 Large Lot Housing to RU6 Two Dwelling Housing.

ROYAL AVE

W1

2210

HD1

ABBOTT ST

2228

310

320

2251

P1

2248

RU6





STRATHCONA

W2

2290

P3

MAP "A" PROPOSED ZONING
File #Z14-0042

-  Zoning
-  Legal Parcel
-  Subject Property
-  RU1 to RU6

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

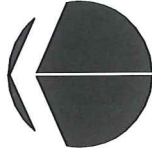
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V1Y 1Y5

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PROJECT NORTH

REVISION DATE DESCRIPTION

PROJECT
MULTIFAMILY DEVELOPMENT
2210 ABBOTT STREET
KELOWNA, BC V1Y 1E1
LOT 27 PLAN 535

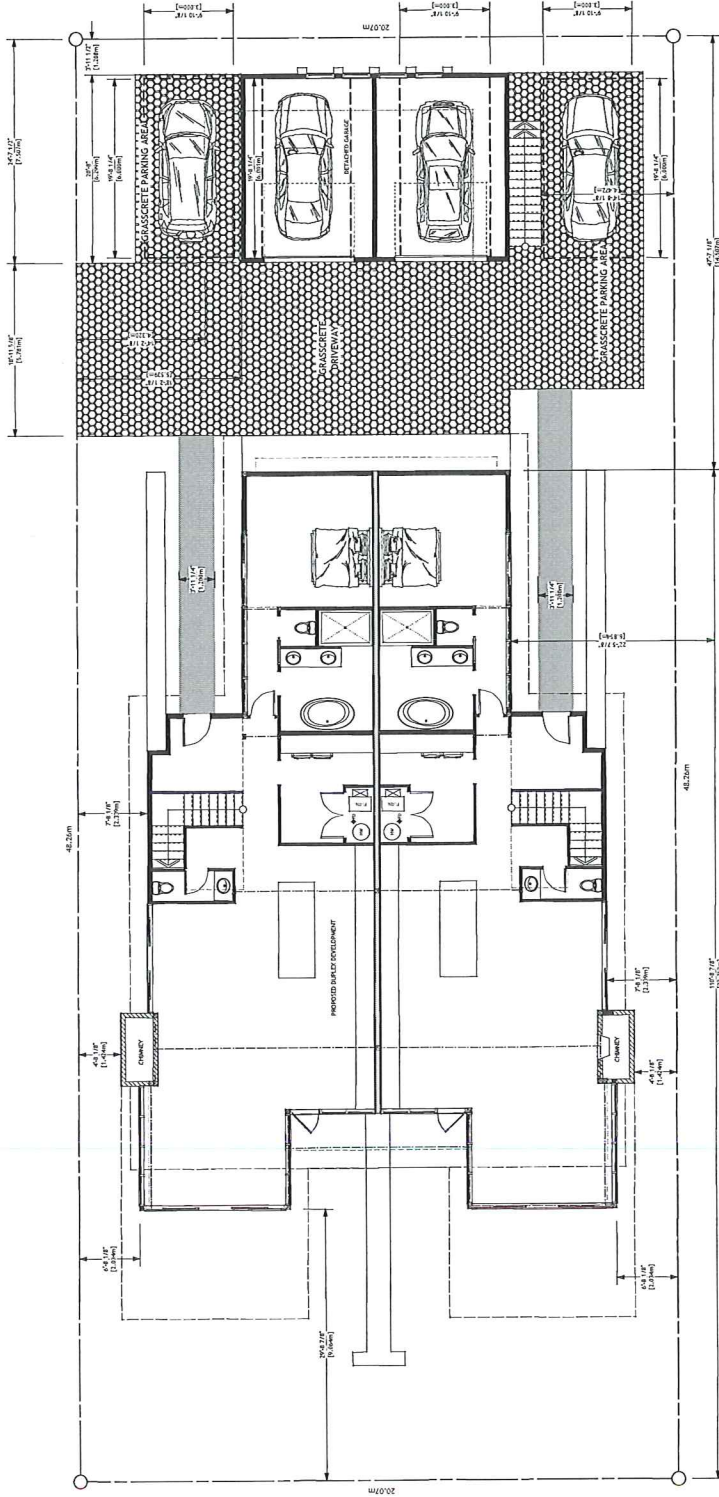
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SITE/SECTION

DATE
SEPTEMBER 8, 2014

DRAWING NUMBER

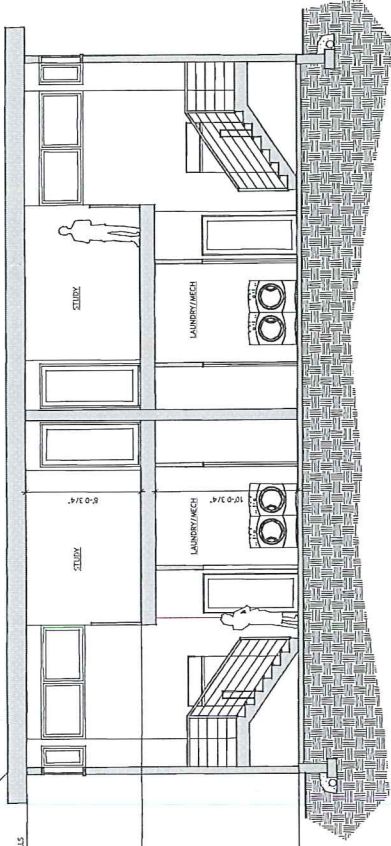
5 of 6

ROYAL AVENUE



1 SITE PLAN
SCALE: 1/32"

- PEAK OF ROOF
30'-2 7/8" (9.212m)
- TOP OF SECOND FLOOR WALLS
19'-2 1/8" (5.849m)
- TOP OF SECOND FLOOR
11'-1 3/8" (3.388m)
- TOP OF SLAB
4'-0" (1.220m)

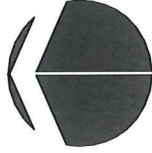


A SECTION
SCALE: 1/4" = 1'-0"



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KELOWNA, BC
V1Y 4T5

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PROJECT NORTH

REVISION DATE DESCRIPTION

PROJECT

MULTIFAMILY DEVELOPMENT
2210 ABBOTT STREET
KELOWNA, BC V1Y 1E1
LOT 27 PLAN 535

DRAWING TITLE

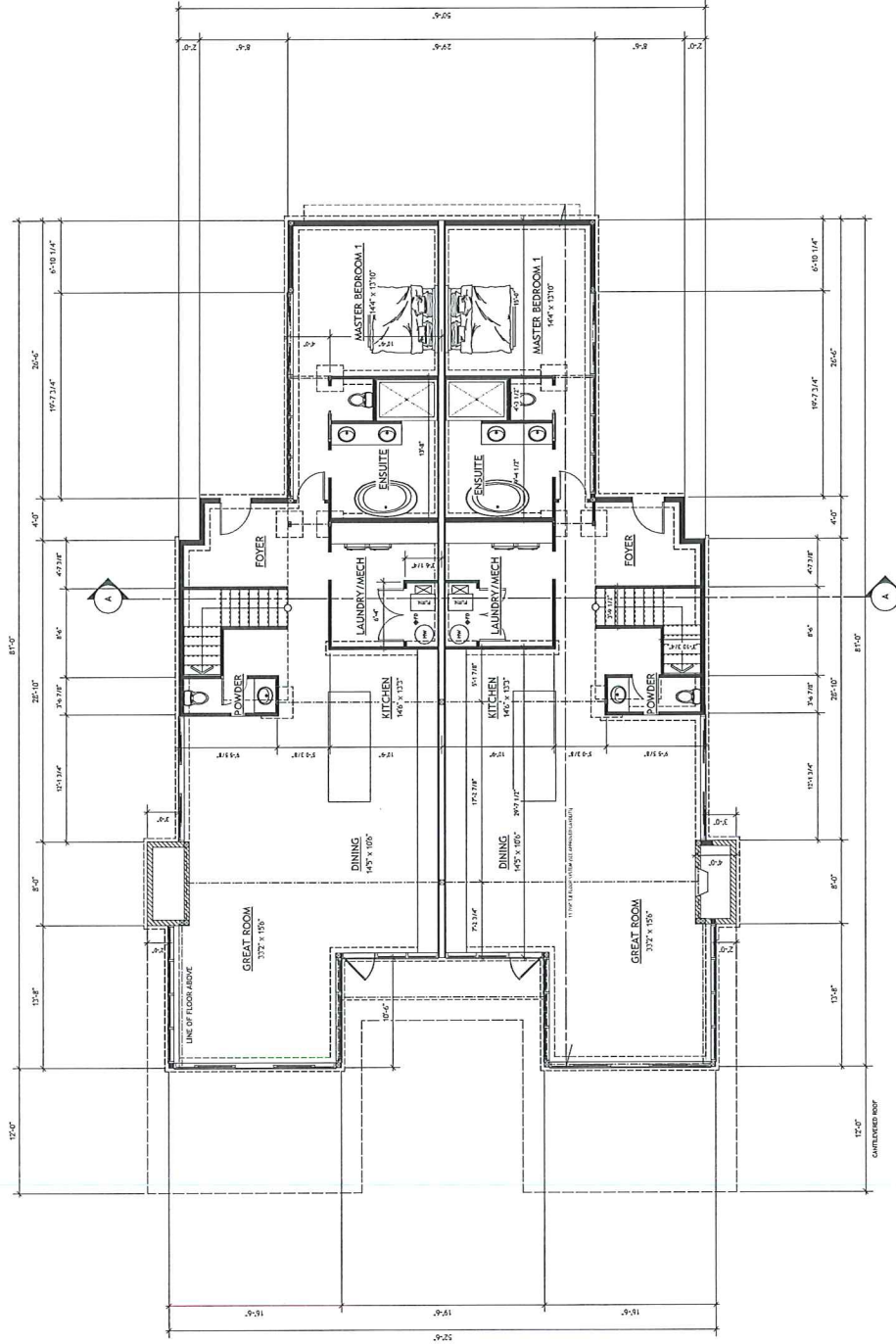
MAIN FLOOR PLAN

DATE

SEPTEMBER 8, 2014

DRAWING NUMBER

3 of 6

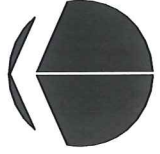


1 MAIN FLOOR
SCALE: 1/16" = 1'-0" UNIT FFA = 1671 SQ. FT.



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KELOWNA, BC
V1Y 4T5

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PROJECT NORTH

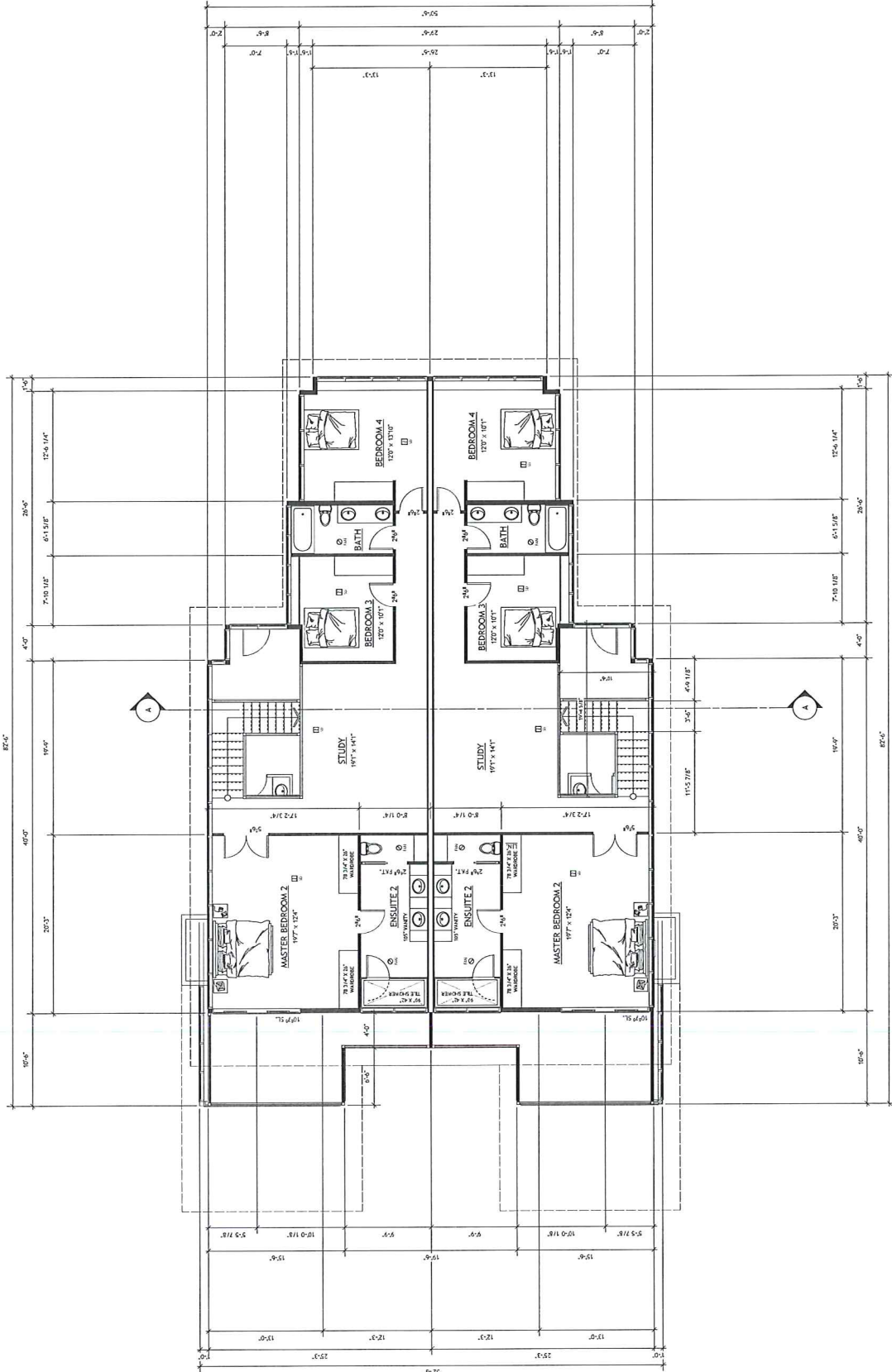
REVISION	DATE	DESCRIPTION

PROJECT
MULTIFAMILY DEVELOPMENT
2210 ABBOTT STREET
KELOWNA, BC V1Y 1E1
LOT 27 PLAN 535

DRAWING TITLE
SECOND FLOOR PLAN

DATE
SEPTEMBER 8, 2014

DRAWING NUMBER
4 of 6

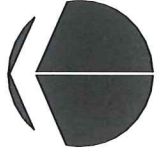


1 SECOND FLOOR
SCALE: 3/16" = 1'-0" UNIT FFA = 1296 SQ. FT.



IAS DESIGN
644 ARROWLEAF LANE
KELOWNA, BC
V1W 4Y5

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PROJECT NORTH

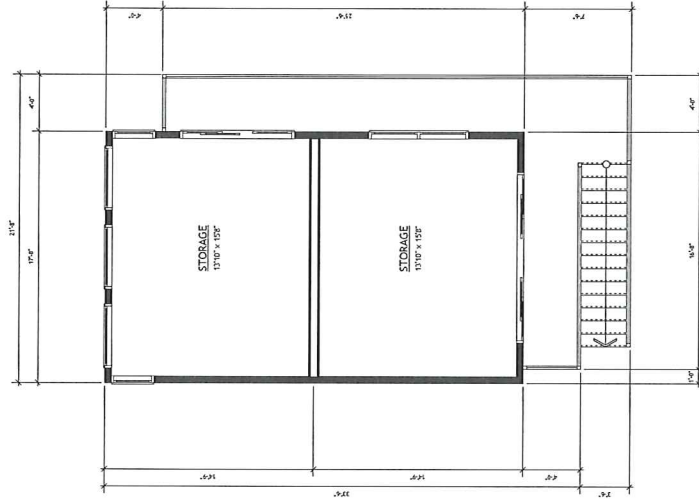
REVISION	DATE	DESCRIPTION

PROJECT
MULTIFAMILY DEVELOPMENT
2210 ABBOTT STREET
KELOWNA, BC V1Y 1E1
LOT 27 PLAN 535

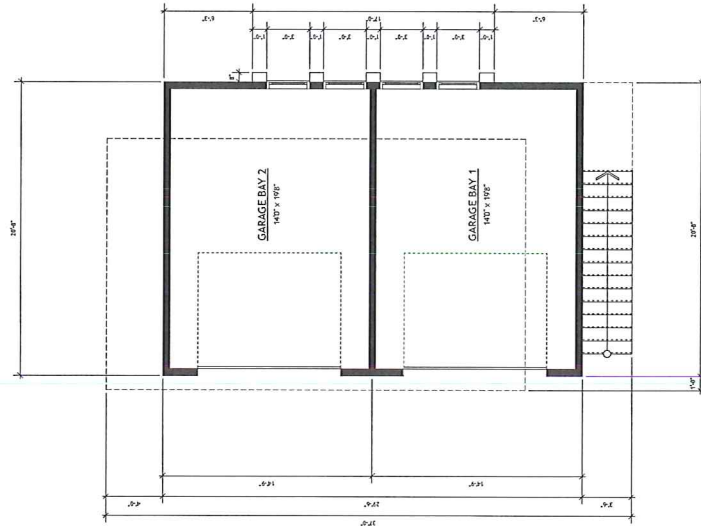
DRAWING TITLE
DETACHED GARAGE

DATE
SEPTEMBER 8, 2014

DRAWING NUMBER
1 of 6



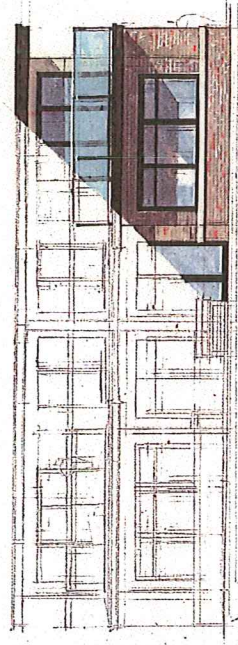
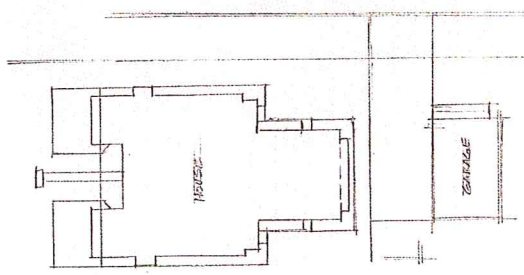
2 DETACHED GARAGE SECOND FLOOR
Scale: 1/4" = 1'-0"



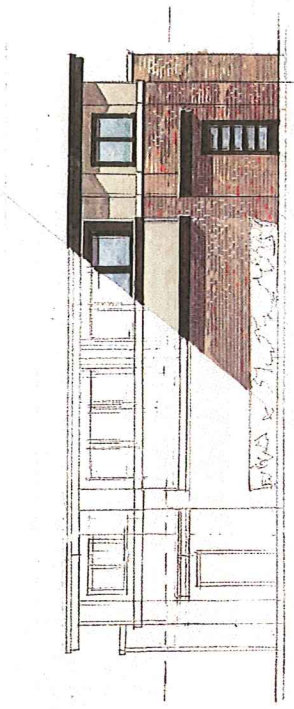
1 DETACHED GARAGE MAIN FLOOR
Scale: 1/4" = 1'-0"



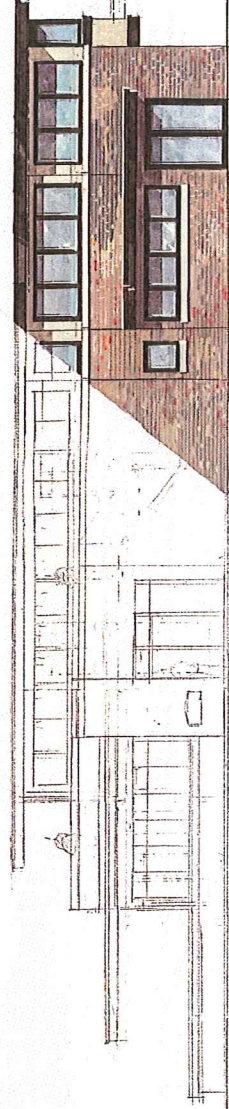
ROOF PLAN
NEEDS



WEST ELEVATION (WEST)



EAST ELEVATION (EAST)



SOUTH ELEVATION (SOUTH)

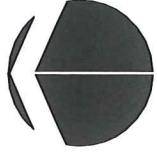
- 54' 0" FINISH FLOOR OF ROOF
- 54' 0" FINISH TOP OF MAIN FLOOR HALL
- 54' 0" FINISH TOP OF MAIN FLOOR HALL
- 54' 0" FINISH TOP OF MAIN FLOOR HALL
- 54' 0" FINISH TOP OF MAIN FLOOR HALL

SCALE: 3/16" = 1'-0"



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V1Y 4T5

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PROJECT NORTH

REVISION DATE DESCRIPTION

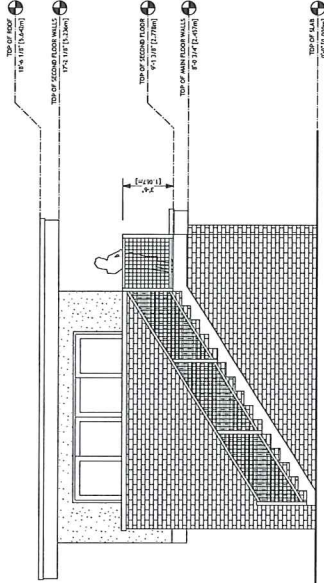
PROJECT
MULTIFAMILY DEVELOPMENT
22710 ABBOTT STREET
KELOWNA, BC V1Y 1E1
LOT 27 PLAN 535

DRAWING TITLE
GARAGE ELEVATIONS

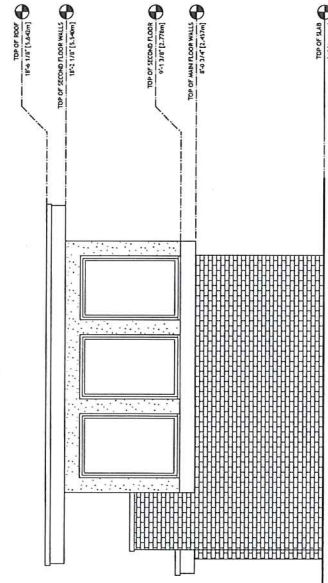
DATE
SEPTEMBER 8, 2014

DRAWING NUMBER

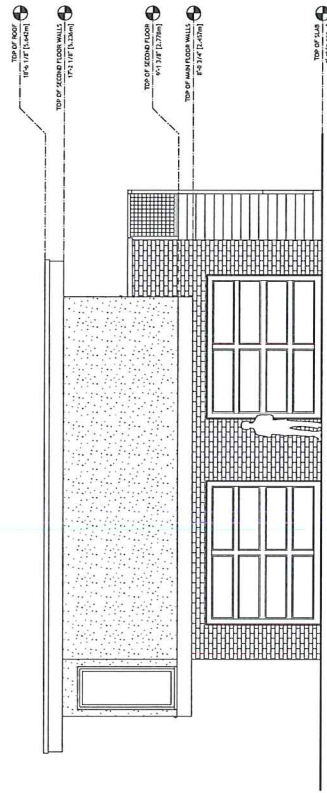
2 of 6



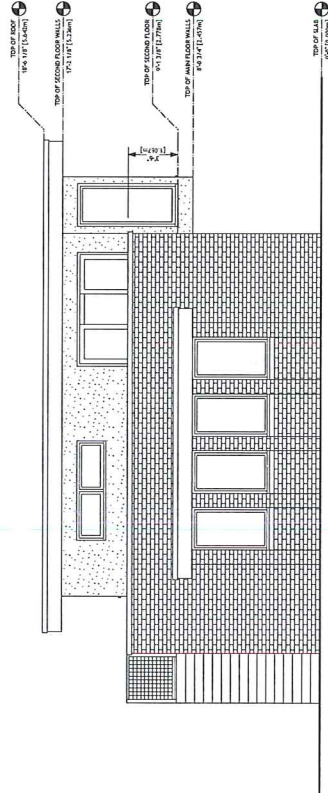
2 SOUTH ELEVATION
Scale: 1/4" = 1'-0"



4 NORTH ELEVATION
Scale: 1/4" = 1'-0"



1 WEST ELEVATION
Scale: 1/4" = 1'-0"



3 EAST ELEVATION
Scale: 1/4" = 1'-0"



ILLUSTRATION / THE ARTS ALIVE

CITY OF KELOWNA
MEMORANDUM

Date: September 29, 2014
File No.: Z14-0042
To: Urban Planning (LB)
From: Development Engineering Manager
Subject: 2210 Abbott Street

RU6

Development Engineering has the following comments and requirements associated with this application to rezone from RU1 to RU6.

1. Domestic Water and Fire Protection

Our records indicate this property is currently serviced with a 19mm-diameter water service. An additional water service will be required and 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 upgrade. 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 serviced with a 100mm-diameter sanitary sewer service complete with inspection chamber. The service is adequate for the proposed application.

3. Road Improvements

- a) Abbott Street has been upgraded along the full frontage of this property, and no further upgrades are required.
- b) Royal Ave has been upgraded along the full frontage of this property with the exception of sidewalk; therefore a sidewalk is a requirement of this application.

4. Access, Manoeuvrability and Parking Requirements

The Parking Area shall be designed so as to allow vehicles to turn-around on-site and exit onto Royal Ave in a forward direction.

Driveway access is limited to Royal Ave only and should be a maximum of 6m in width.

5. 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

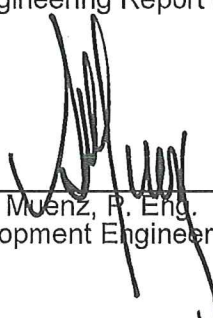
MEMORANDUM

Date: September 29, 2014
File No.: HAP14-0014
To: Urban Planning (LB)
From: Development Engineer Manager (SM)
Subject: 2210 Abbott Street

The Development Engineering comments and requirements regarding this Development Permit application are as follows:

1. General.

- a) All the offsite infrastructure and services upgrades are addressed in the Development Engineering Report under file Z14-0042.



Steve Muenz, R. Eng.
Development Engineering Manager

SS