

# City of Kelowna Public Hearing AGENDA



Tuesday, March 31, 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 March 17, 2015 (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

- |            |   |         |
|------------|---|---------|
| <b>3.1</b> | <b>4360-4390 Gallaghers Dr. E, BL11066 (OCP14-0026) - GolfBC Holdings Inc.</b>  | 4 - 11  |
|            | To consider an Official Community Plan Amendment to change the Future Land Use designation of the subject property to facilitate a three-lot subdivision that separates the recreational, amenity and commercial uses in the Vallage at Gallagher's Canyon. |         |
| <b>3.2</b> | <b>3528 Landie Road, BL11067 (Z14-0058) - Jesse East</b>  | 12 - 18 |
|            | To consider a Rezoning application to rezone the subject property from the RU1 - Large Lot Housing zone to the RU2 - Medium Lot Housing zone to facilitate a two lot subdivision.   |         |
| <b>3.3</b> | <b>4962 Lakeshore Road, BL11068 (Z15-0001) - Shane Jones</b>  | 19 - 33 |
|            | To rezone the subject property from RR2 - Rural Residential 2 zone to RR2c - Rural Residential 2 with Carriage house zone in order to convert an existing accessory building to a carriage house.   |         |
| <b>3.4</b> | <b>1890 Baron Road, BL11069 (LUC15-0001) - SD-39 Ventures Ltd.</b>  | 34 - 40 |
|            | To consider a Land Use Contract Discharge application.  |         |

**4. Termination**

**5. Procedure on each Bylaw Submission**

- (a) Brief description of the application by City Staff (Land Use Management);
- (b) The Chair will request that the City Clerk indicate all information, correspondence, petitions or reports received for the record.
- (c) The applicant is requested to make representation to Council regarding the project and is encouraged to limit their presentation to 15 minutes.
- (d) The Chair will call for representation from the public in attendance as follows:
  - (i) The microphone at the public podium has been provided for any person(s) wishing to make representation at the Hearing.
  - (ii) The Chair will recognize ONLY speakers at the podium.
  - (iii) Speakers are encouraged to limit their remarks to 5 minutes, however, if they have additional information they may address Council again after all other members of the public have been heard a first time.
- (e) Once the public has had an opportunity to comment, the applicant is given an opportunity to respond to any questions raised. The applicant is requested to keep the response to a total of 10 minutes maximum.

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

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

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

# REPORT TO COUNCIL



**Date:** February 25, 2015  
**RIM No.** 1250-20  
**To:** City Manager  
**From:** Subdivision, Agriculture & Environment, Community Planning & Real Estate (LB)  
**Application:** OCP14-0026      **Owner:** GolfBC Holdings Inc., Inc. No. 639821  
**Address:** 4360-4390 Gallaghers Dr E      **Applicant:** GolfBC Holdings Inc.  
**Subject:** OCP Amendment  
**Existing OCP Designation:** COMM - Commercial  
**Proposed OCP Designation:** COMM - Commercial  
REC - Private Recreation  
S2RES - Single / Two Unit Residential  
**Existing Zone:** CD6 - Comprehensive Residential Golf Resort

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## 1.0 Recommendation

THAT Official Community Plan Bylaw Amendment No. OCP14-0026 to amend Map 4.1 of the Kelowna 2030 - Official Community Plan Bylaw No. 10500, by changing the Future Land Use designation of a portion of Lot C and an Undivided 1/6 Share in Lot G, Section 2, Township 26, ODYD, Plan KAP53116, located on 4360-4390 Gallaghers Drive East, Kelowna, BC, from the COMM - Commercial designation to the REC - Private Recreation and S2RES - Single / Two Unit Residential designations, as shown on Map "A" attached to the report of the Subdivision, Agriculture & Environment Department dated February 25, 2015, be considered by Council;

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

AND FURTHER THAT final adoption of the Official Community Plan Amending Bylaw be considered subsequent to the issuance of a Preliminary Layout Review Letter by the Approving Officer.

## 2.0 Purpose

To consider an Official Community Plan Amendment to change the Future Land Use designation of the subject property to facility a three-lot subdivision that separates the recreational, amenity and commercial uses in the Village at Gallagher's Canyon.

## 3.0 Subdivision, Agriculture & Environment

Staff support the proposed Official Community Plan (OCP) Amendment to change the Future Land Use designation of a portion of the subject property from the COMM - Commercial designation to



the REC - Private Recreation and S2RES - Single / Two Unit Residential designations. The subject property is the Village Centre for the Village at Gallagher’s Canyon and contains recreational, amenity and commercial uses. The property is zoned CD6 - Comprehensive Residential Golf Resort and the development is associated with the Gallagher’s Canyon Golf & Country Club. The OCP Amendments and associated subdivision are intended to separate the uses and provide the strata better control of the residential amenity uses and buildings. No additional development is proposed through these changes. Staff consider this a housekeeping amendment to address the interests of the strata and do not anticipate impacts, particularly outside of the Village at Gallagher’s Canyon.

The recreational area to be amended to the REC - Private Recreation designation consists of the tennis courts in the northwest portion of the property, which have been decommissioned and replaced with larger ones in another area of Gallagher’s Canyon. This portion of the property will be subdivided and added to the golf course to the immediate north and west (4320 Gallaghers Drive West). The Future Land Use designation of REC is consistent with that of the golf course.

The residential amenity area to be amended to the S2RES - Single / Two Unit Residential designation make up the majority of the property. This consists of three buildings that contain the residential strata’s amenities, including an indoor swimming pool, fitness centre, games rooms, and craft rooms, as well as a surface parking lot. The strata is seeking an improved means of managing these buildings and amenities by separating them from the other uses in the Village Centre. The S2RES designation allows for recreational amenities for the use of all residents within a bareland strata. Rather than retaining the COMM - Commercial designation, which would also permit amenity buildings, staff are of the opinion that if the site was ever to redevelop to something other than recreational amenities, single dwelling housing would be the most appropriate use and would be in keeping with the proposed S2RES designation.

The remainder of the property currently serves as the sales centre for The Village at Gallagher’s Canyon and the designation is to remain COMM - Commercial. Parking for this site will be shared with the surface parking lot on the residential amenity property.

#### 4.0 Proposal

##### 4.1 Site Context

The subject property is located in Gallagher’s Canyon in the City’s Southeast Kelowna Sector, at the north end of Gallaghers Canyon Boulevard along Gallaghers Drive. The property contains several amenity buildings and the sales centre for The Village at Gallagher’s Canyon, as well as tennis courts that have been decommissioned. The current designation in the Official Community Plan is COMM - Commercial and it is outside of the Permanent Growth Boundary.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	CD6lp - Comprehensive Residential Golf Resort (Liquor Primary)	Gallagher’s Canyon Golf & Country Club
East	CD6lp - Comprehensive Residential Golf Resort (Liquor Primary)	Parking lot Gallagher’s Canyon Golf & Country Club
South	CD6 - Comprehensive Residential Golf Resort	Single family residential
West	CD6lp - Comprehensive Residential Golf Resort (Liquor Primary)	Gallagher’s Canyon Golf & Country Club (clubhouse)

**Subject Property Map: 4360-4390 Gallaghers Drive East**



**5.0 Technical Comments**

**5.1 Building & Permitting Department**

- No comments.

**5.2 Development Engineering Department**

- No comments.

**5.3 FortisBC - Electric**

- There are primary distribution facilities within Gallaghers Drive East and within the boundaries of the subject property. The existing service will be bisected by the proposed lot lines and, as a result, it may have to be reconfigured if it isn't protected by appropriate land rights. The applicant is responsible for costs associated with any changes to the proposed lots' existing service, if any, as well as the provision of appropriate land rights where required.

**6.0 Application Chronology**

Date of Application Received: December 22, 2014

**Report prepared by:**

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Laura Bentley, Planner

**Approved for Inclusion:**



Shelley Gambacort, Subdivision, Agriculture & Environment  
Director

**Attachments:**

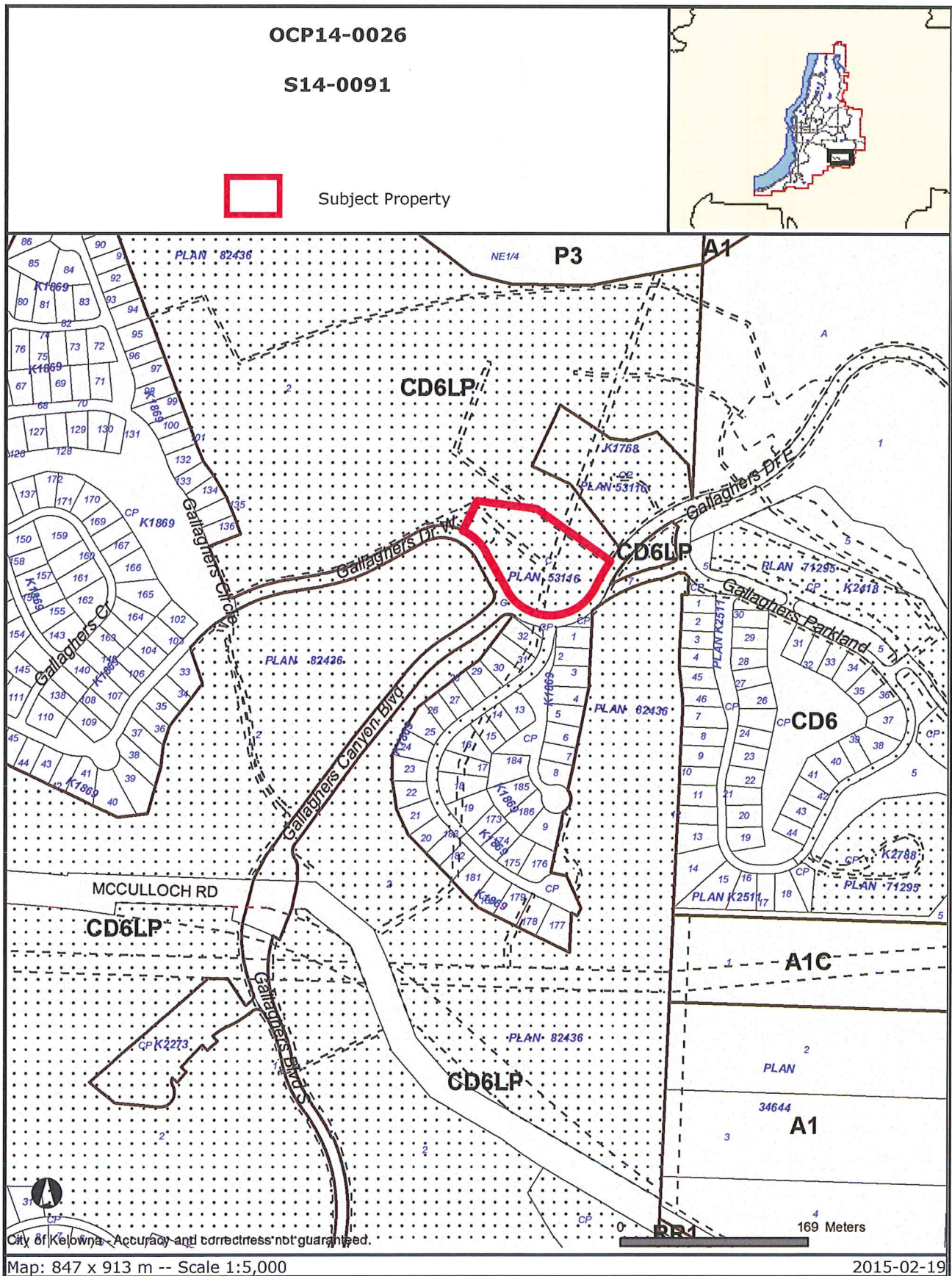
Subject Property Map

Map "A"

Preliminary Subdivision Layout

Development Engineering Memorandum



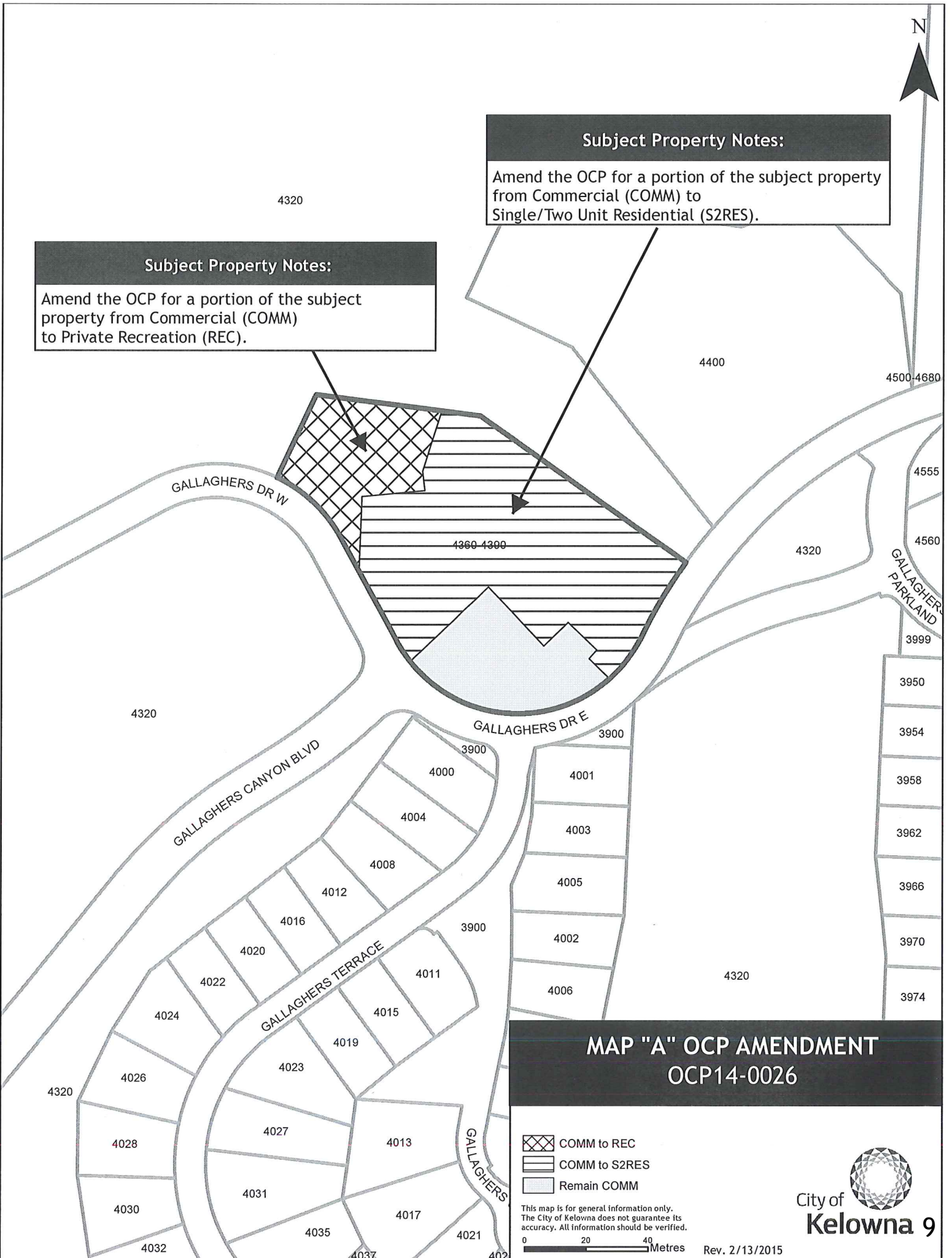


Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only. The City of Kelowna does not guarantee its accuracy. All information should be verified.






**Subject Property Notes:**  
Amend the OCP for a portion of the subject property from Commercial (COMM) to Single/Two Unit Residential (S2RES).

**Subject Property Notes:**  
Amend the OCP for a portion of the subject property from Commercial (COMM) to Private Recreation (REC).



**MAP "A" OCP AMENDMENT  
OCP14-0026**

-  COMM to REC
-  COMM to S2RES
-  Remain COMM

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



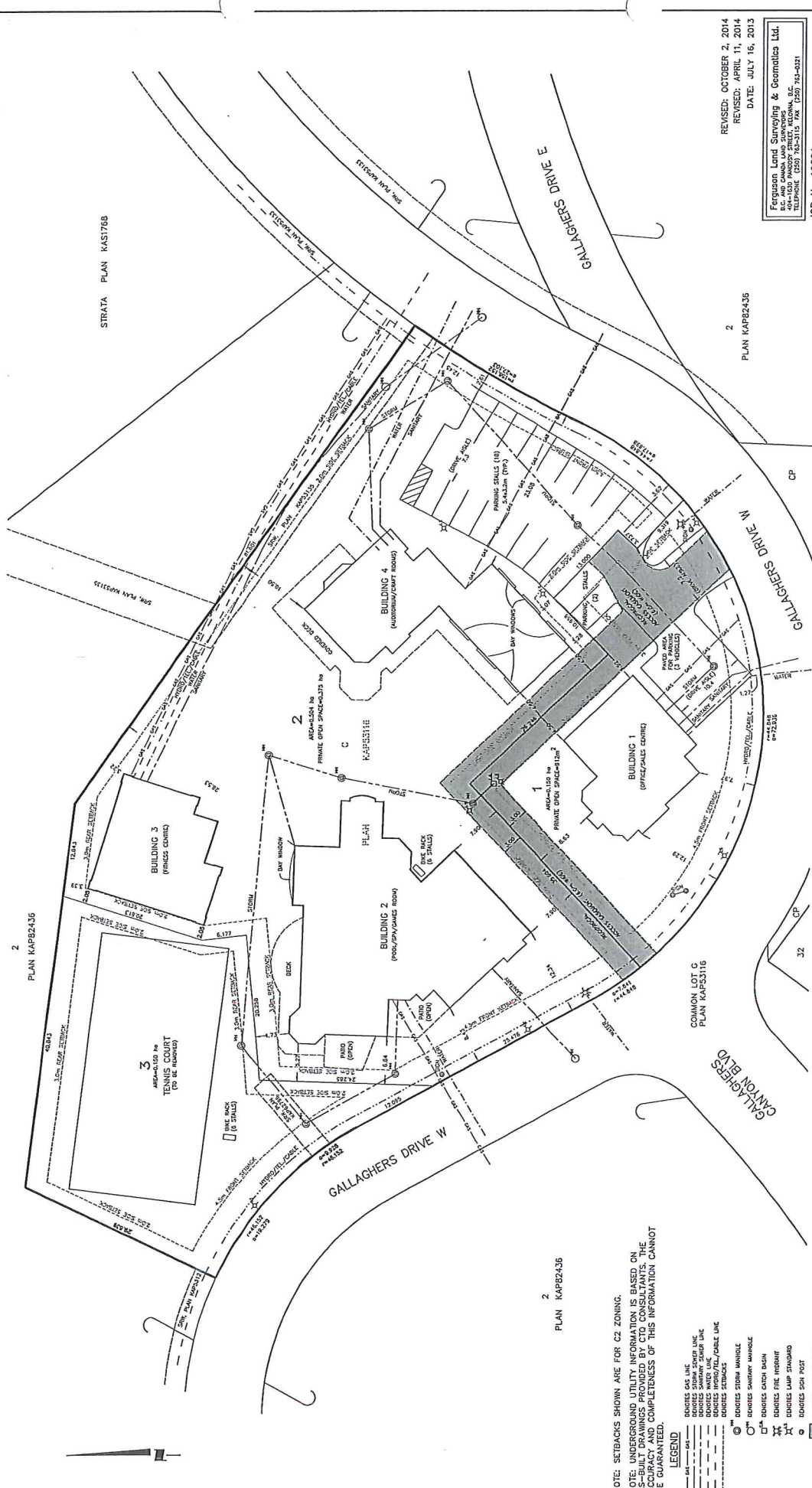
Rev. 2/13/2015





PROPOSED SUBDIVISION PLAN OF LOT C SECTION 2  
 TOWNSHIP 26 ODYD PLAN KAF53116

BCCS 82E.084 SCALE 1:250 METRES  
 CIVIC ADDRESS: 4360-4390 GALLAGHERS DRIVE W



NOTE: SETBACKS SHOWN ARE FOR C2 ZONING.  
 NOTE: UNDERGROUND UTILITY INFORMATION IS BASED ON  
 AS-BUILT DRAWINGS PROVIDED BY CTO CONSULTANTS. THE  
 ACCURACY AND COMPLETENESS OF THIS INFORMATION CANNOT  
 BE GUARANTEED.

- LEGEND**
- GAS LINE
  - WATER LINE
  - SEWER MAIN
  - STORM MAIN
  - CABLE LINE
  - SETBACKS
  - STORM MANHOLE
  - SEWER MANHOLE
  - CATCH BASIN
  - FIRE HYDRANT
  - LAMP STANDARD
  - SIGN POST
  - EXPOSED AREA

REVISED: OCTOBER 2, 2014  
 REVISED: APRIL 11, 2014  
 DATE: JULY 16, 2013

JOB No. 19281  
 Ferguson Land Surveying & Geomatics Ltd.  
 11000 146th Ave. Suite 100  
 Edmonton, Alberta T5A 3K6  
 TELEPHONE (780) 762-3115 FAX (780) 762-0871

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**CITY OF KELOWNA**

**MEMORANDUM**

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**Date:** January 22, 2015  
**File No.:** OCP14-0026  
**To:** Land Use Management Department (LB)  
**From:** Development Engineer Manager (SM)  
**Subject:** 4370 Gallaghers Drive Amend the Future Land Use

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

Development Engineering has no requirements of concerns with this application to amend the OCP Future Land Use designations to facilitate a three-lot subdivision to separate the recreational, amenity and commercial uses in the Village of Gallagher's Canyon.

  
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Steve Muenz, P. Eng.  
Development Engineering Manager

JF

# REPORT TO COUNCIL



**Date:** February 25, 2015  
**RIM No.** 1250-30  
**To:** City Manager  
**From:** Urban Planning, Community Planning & Real Estate (LB)  
**Application:** Z14-0058 **Owner:** Jesse East  
**Address:** 3528 Landie Road **Applicant:** John Hodges  
**Subject:** Rezoning Application  
**Existing OCP Designation:** S2RES - Single / Two Unit Residential  
**Existing Zone:** RU1 - Large Lot Housing  
**Proposed Zone:** RU2 - Medium Lot Housing

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## 1.0 Recommendation

THAT Rezoning Application No. Z14-0058 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot C, District Lot 134, ODYD, Plan 31819, located on 3528 Landie Road, Kelowna, BC from the RU1 - Large Lot Housing zone to the RU2 - Medium Lot Housing zone, 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 Council's consideration of a Development Variance 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 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 RU2 - Medium Lot Housing zone to facilitate a two lot subdivision.

## 3.0 Urban Planning

Urban Planning supports the request to rezone the subject property to the RU2 - Medium Lot Housing zone to facilitate a two lot subdivision. The proposal is consistent with the Official



Community Plan (OCP) Future Land Use designation, and several other properties in the area are zoned RU2.

The applicant has submitted Subdivision and Development Variance Permit applications in conjunction with the rezoning. The proposed rezoning and subdivision meet the Subdivision Regulations for the RU2 zone: the north portion will have a lot area of 730 m<sup>2</sup> and width of 13.5 m, and the south portion will have a lot area of 1,190 m<sup>2</sup> with a width of 21.7 m. Both properties will have a lot depth of approximately 54 m.

The applicant intends to retain the existing dwelling on the southern portion, resulting in a side yard variance request from 1.8 m required to 1.2 m proposed along what will be the north side lot line. Although the proposed lot width for the north portion is 0.5 m wider than the minimum requirement (thus potentially reducing the requested variance to 0.1 m) the applicant would like the additional width on the north portion to better accommodate development of a single family dwelling. The existing accessory building will need to be demolished prior to subdivision. Should the rezoning be adopted, the Development Variance Permit application will be considered by Council.

In fulfillment of Council Policy No. 367 respecting public consultation, the applicant undertook neighbour consultation by individually contacting neighbouring properties within 50 m. No major concerns were identified during this consultation. To date, staff have responded to some questions from an area resident regarding the proposed development.

#### 4.0 Proposal

##### 4.1 Site Context

The subject property is located on the west side of Landie Road between Swordy Road and Bechard Road in the South Pandosy - KLO Sector. The property is designated S2RES - Single / Two Unit Residential in the OCP and is within the Permanent Growth Boundary. The surrounding area is characterized by low density residential development.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 - Large Lot Housing	Single family residential
East	RU1 - Large Lot Housing	Single family residential
South	RU1 - Large Lot Housing	Single family residential
West	RU1 - Large Lot Housing	Single family residential
	RU6 - Two Dwelling Housing	Semi-detached residential

Subject Property Map: 3528 Landie Road



4.2 Zoning Analysis Table

Zoning Analysis Table			
CRITERIA	RU2 ZONE REQUIREMENTS	PROPOSAL (Lot 1)	PROPOSAL (Lot 2)
Existing Lot/Subdivision Regulations			
Lot Area	400 m <sup>2</sup>	730 m <sup>2</sup>	1,190 m <sup>2</sup>
Lot Width	13.0 m	13.5 m	21.7 m
Lot Depth	30.0 m	54 m	54 m

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process

**Compact Urban Form.**<sup>1</sup> 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.

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

**Sensitive Infill.**<sup>2</sup> 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.

**5.2 Technical Comments**

**5.3 Building & Permitting Department**

- Spatial separation calculations required for existing house. This may require a non-combustible cladding, reduction of windows and soffit protection. A building permit would be required.

**5.4 Development Engineering Department**

- See attached memorandum, dated December 15, 2014.

**5.5 FortisBC - Electric**

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

**6.0 Application Chronology**

Date of Application Received: December 1, 2014

Date Public Consultation Completed: February 20, 2015

**Report prepared by:**

\_\_\_\_\_  
Laura Bentley, Planner

**Reviewed by:**

Lindsey Ganczar, Urban Planning Supervisor

**Approved for Inclusion:**

Ryan Smith, Urban Planning Manager

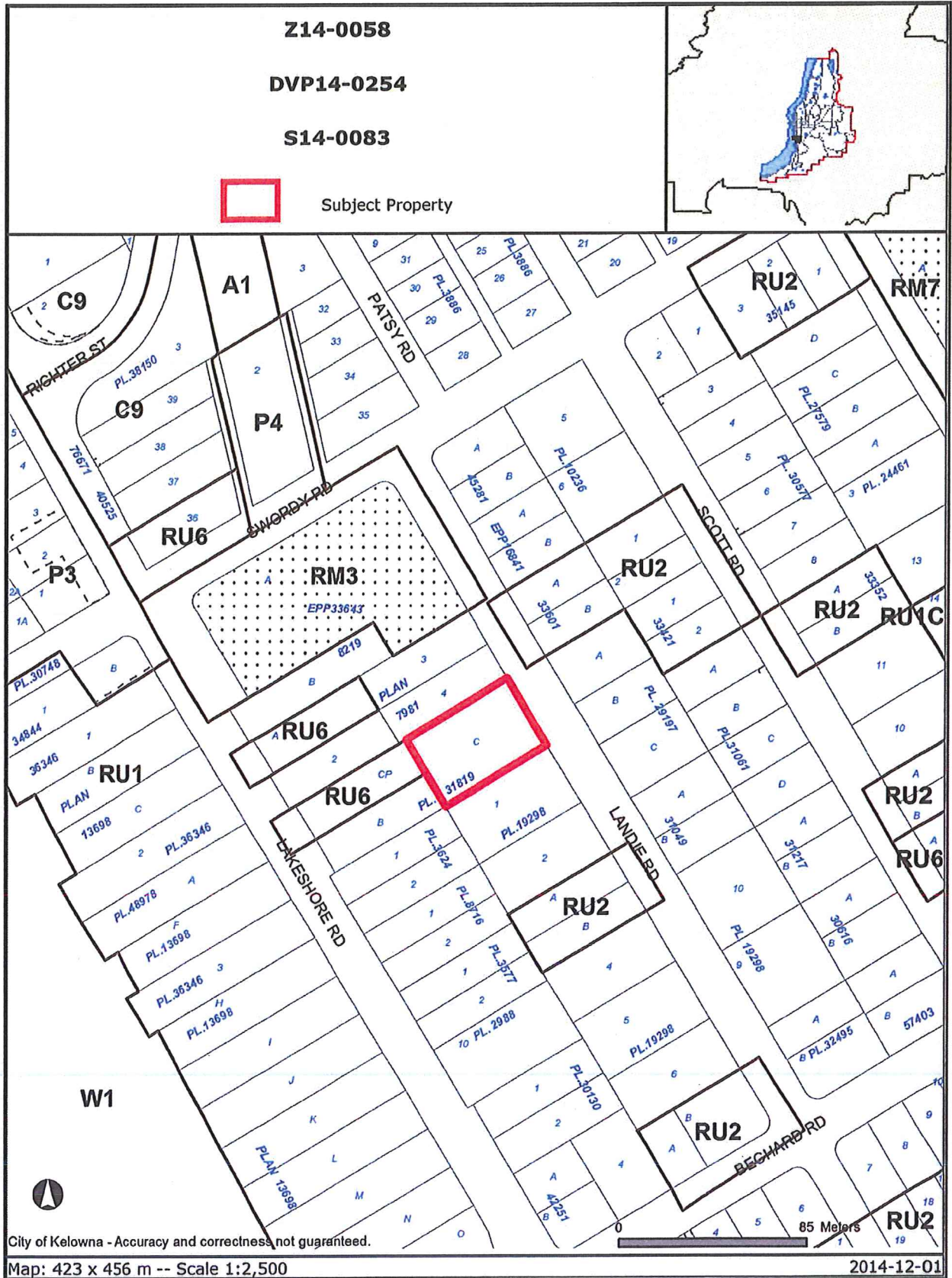
**Attachments:**

Subject Property Map

Proposed Subdivision Layout

Development Engineering Memorandum

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



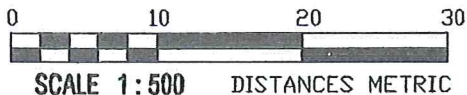
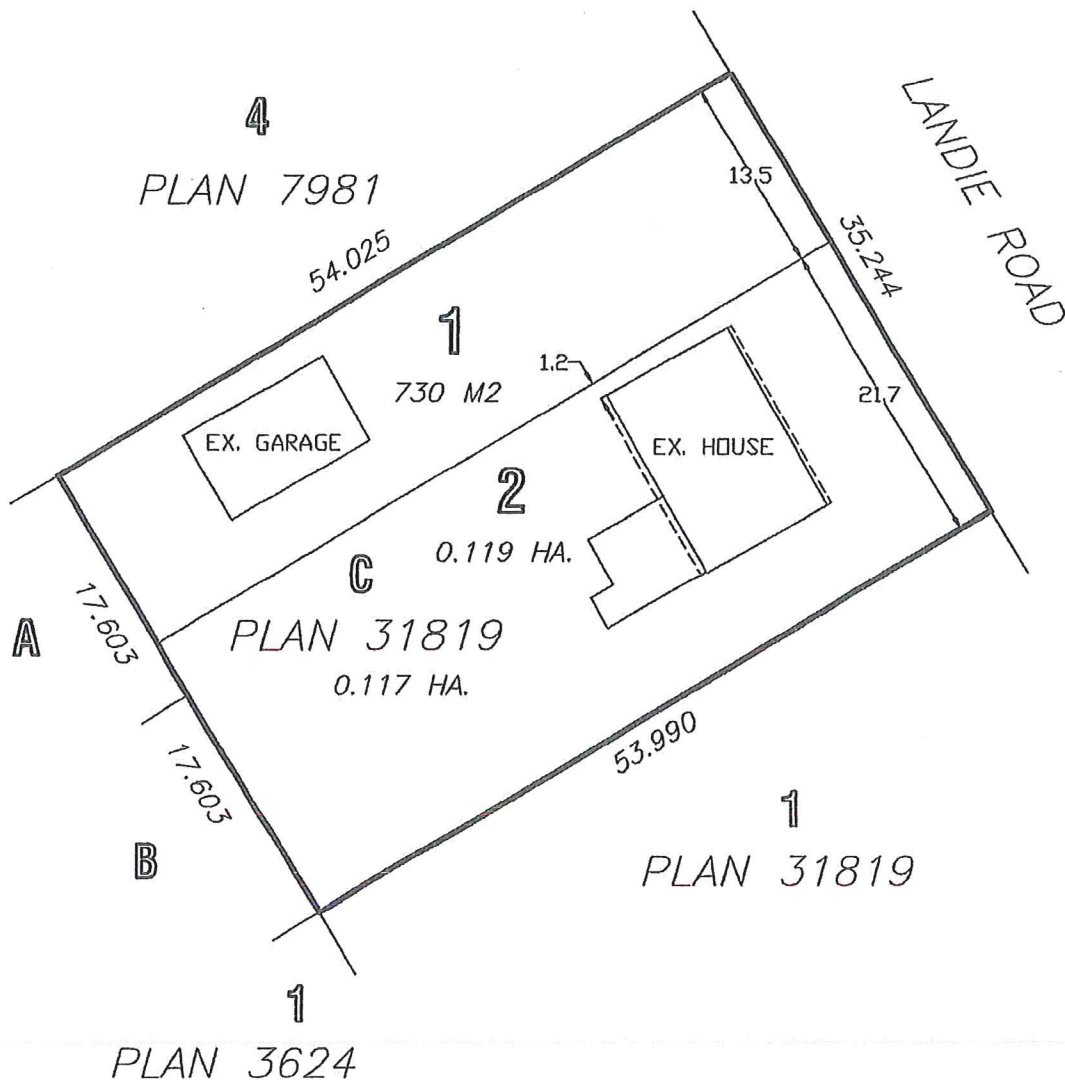
Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.  
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**SKETCH PLAN SHOWING PROPOSED SUBDIVISION OF  
 LOT C, DISTRICT LOT 134, PLAN 31819  
 OSOYODS DIVISION, YALE DISTRICT,  
 BRITISH COLUMBIA  
 P.I.D.003-601-196**

**CIVIC ADDRESS**

# 3528 LANDIE ROAD  
 KELOWNA, B.C.



Ponderoka Consulting  
 4661 Stewart Road East  
 Kelowna, B.C. V1W 4C1  
 Ph. & Fx. 764-2656 File SS1451

Nov. 4 /14

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**CITY OF KELOWNA**  
**MEMORANDUM**

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**Date:** December 15, 2014  
**File No.:** Z14-0058

**To:** Urban Planning (LB)

**From:** Development Engineering Manager (SM)

**Subject:** 3528 Landie Road RU1 to RU2


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

1. General

Road frontage improvements are triggered by this rezoning application. The requirements include curb and gutter, 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 two lots. A subdivision application will require service upgrades that include the installation of additional services. The work will require road cuts and boulevard and pavement restoration. Development Engineering is prepared to defer the requirements of the rezoning to the subdivision stage.



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Steve Muenz, P. Eng.  
Development Engineering Manager

SS



OCP. The OCP supports the densification of neighbourhoods through appropriate infill development and utilization of existing infrastructure.

#### 4.0 Proposal

##### 4.1 Background

DVP12-0139 was approved by Council on October 16, 2012. Building Permit BP38559 approved the construction of the building. DVP15-0008, which is currently under review, addresses the variance required to allow the carriage house to be located between the front property line and the single family dwelling. All other zoning requirements for the carriage house have been met.

##### 4.2 Project Description

The applicant is proposing to rezone the property to RR2c in order to allow a dwelling unit on the main level of the two level garage. The single car garage door will be replaced with windows. Two parking stalls for the carriage house are provided on the east side of the building . The existing entry door is immediately accessible on the south side of the building.

The siting and overall exterior design of the building remains unchanged. Minor changes are proposed and include a new, expanded deck area on the west side of the building with access via existing balcony doors. The area below the deck will provide additional parking in the form of a carport. The lower level 3-car garage provides adequate parking for the existing single family dwelling.

For structures with walkout basements, building height is measured from the front yard and not from the lowest floor or walkout basement level. The height of the carriage house from the main level to the mid-point of the roof is 3.39m (1.41m below the 4.8m maximum height for a carriage house). Therefore, it does not require a height variance, even though the height of the building may appear larger when viewed from the lower level.

##### 4.3 Site Context

The subject property is located on the west side of Lakeshore Road in the Southwest Mission area of Kelowna.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
Northeast	RR2 - Rural Residential 2	Single Family Dwelling
Southeast	A1 - Agriculture 1	Farm Use
Southwest	RR2 - Rural Residential 2	Single Family Dwelling
Northwest	W1 - Recreational Water Use	Okanagan Lake



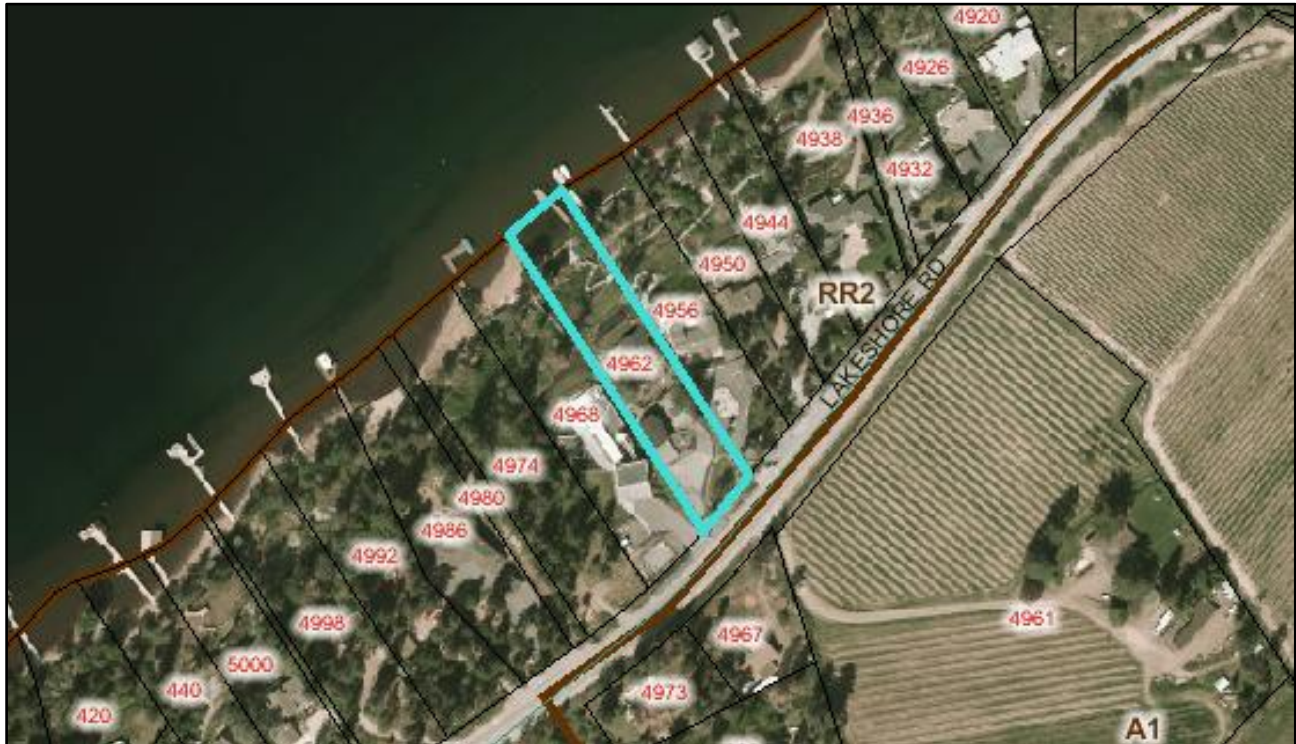
Subject Property Photos: 4962 Lakeshore Road  
East Elevation (facing Lakeshore Rd)



North Elevation



Subject Property Map: 4962 Lakeshore Road



4.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RR2c ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Lot Area	4,000m <sup>2</sup>	3,062m <sup>2</sup> *
Lot Width	36m	27m *
Lot Depth	30m	135.28m

Development Regulations		
Site Coverage	20%	11.1%
Site coverage: accessory buildings or structures and carriage house	14%	3.7%
Floor Area of carriage house	90m <sup>2</sup>	84.8m <sup>2</sup>
Maximum net floor area to total net floor area of principal building	75%	47.59%
Height (mid point of roof)	4.8m	4.13m
Setback from Principal Dwelling	3.0m	3.0m
Carriage House Regulations		
Height	4.8m	4.02m
Front Yard	6.0m	37.72m
Side Yard (southwest)	2.0m	2.03m
Side Yard (northeast)	2.0m	18.65m
Height (carriage house shall not be higher than existing primary dwelling unit)	5.13m ex. House roof peak	5.1m Carriage house roof peak
Other Regulations		
Minimum Parking Requirements	3 stalls	6 stalls
Private Open Space	30m <sup>2</sup> min.	31m <sup>2</sup>
*Existing non-conforming lot area and lot width.		

## 5.0 Current Development Policies

### 5.1 Kelowna Official Community Plan (OCP)

#### Development Process

**Compact Urban Form.**<sup>1</sup> 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**<sup>2</sup> Encourage new development or redevelopment in existing residential areas to be sensitive to or reflect the character of the neighborhood with respect to building design, height and siting.

## 6.0 Technical Comments

### 6.1 Building & Permitting Department

- 1) Development Cost Charges (DCC's) are required to be paid prior to issuance of any Building Permit(s)
- 2) Full Plan check for Building Code related issues will be done at time of Building Permit applications.

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

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

6.2 Development Engineering Department

See attached Memorandum dated February 10, 2015.

6.3 Fortis BC Inc - Electric

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

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: January 12, 2015

Date Public Consultation Completed: January 24, 2015

Report prepared by:

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Lydia Korolchuk, Planner

Reviewed by:

Lindsey Ganczar, Urban Planning Supervisor

Reviewed by:

Ryan Smith, Urban Planning Manager

Attachments:

Site Plan

Floor Plans

Elevations

Landscape Plan

Development Engineering Memorandum

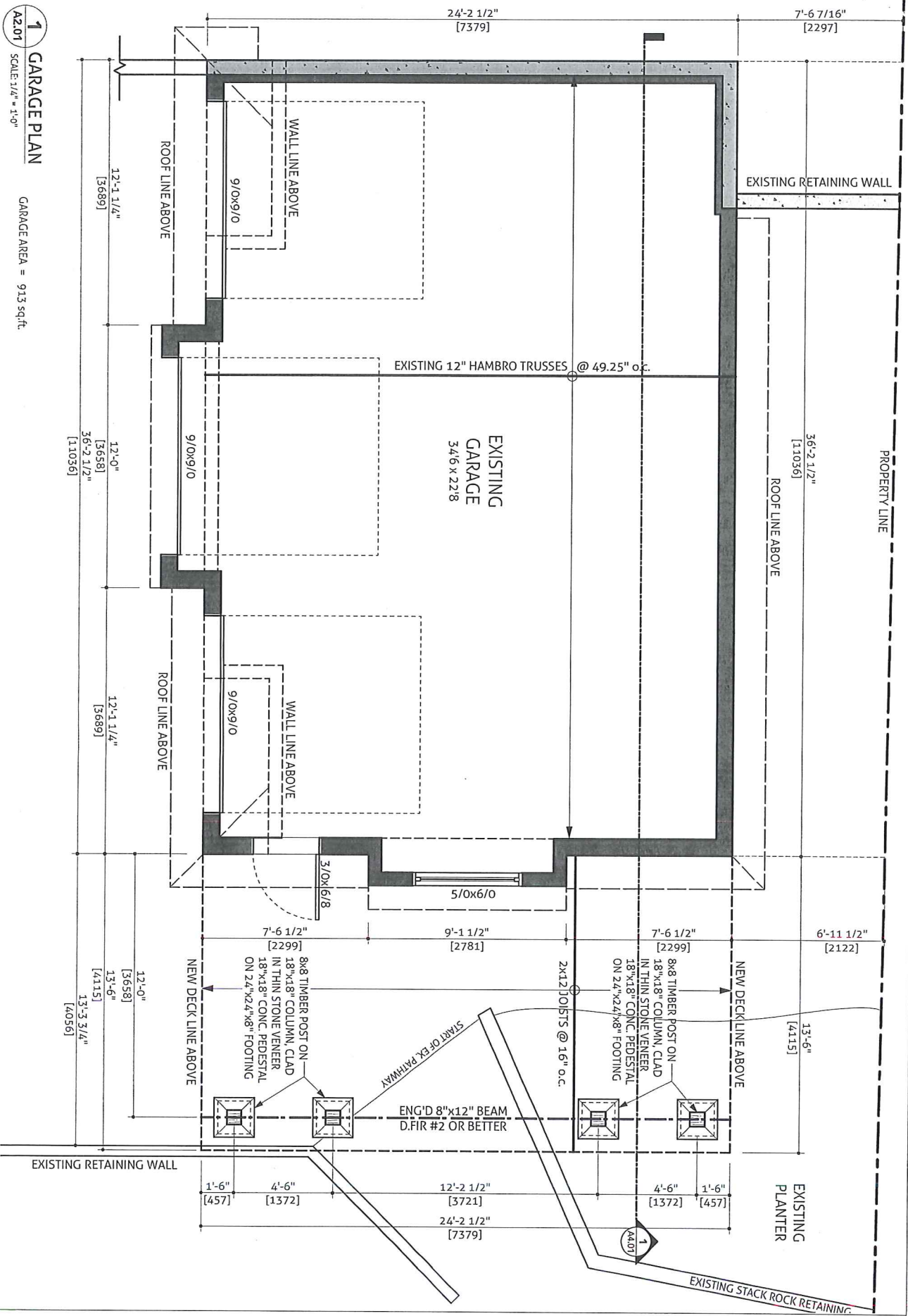








GARAGE AREA = 913 sq.ft.



DESIGN/REVISIONS	
NO.	DESCRIPTION
1	ISSUE FOR PERMIT MEETING
2	ISSUE FOR PERMIT REVIEW
3	ELECTRICAL PLAN APPROVED
4	DESIGN CHANGES
5	DESIGN REVIEW
6	DATE

CLIENT: JONES

PROJECT: 4962 LAKESHORE CARRIAGE SUITE

SHEET: GARAGE FLOOR PLAN

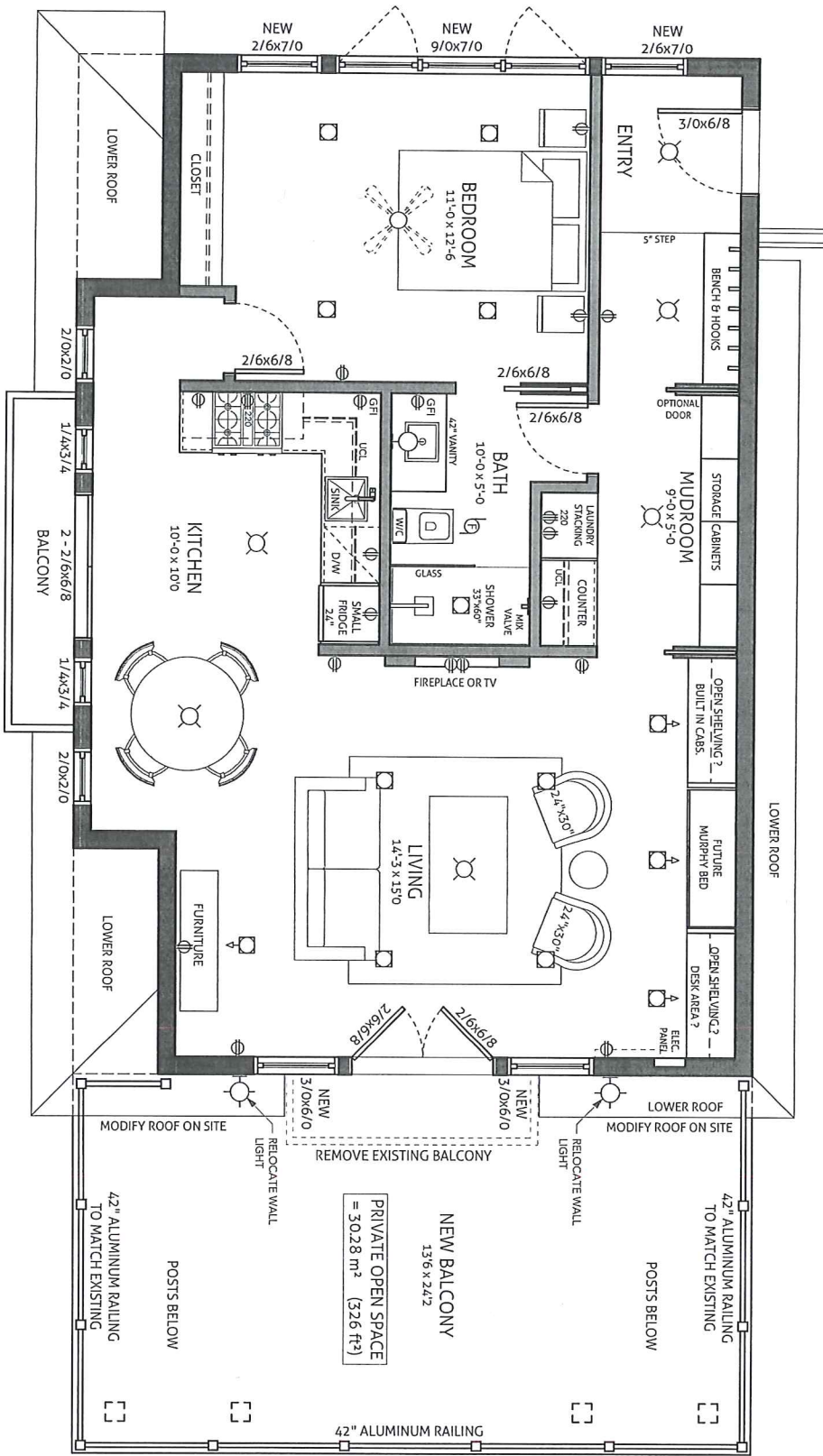
DATE: A2.01

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









**LIGHTING FIXTURES LEGEND**

- SD SMOKE DETECTOR
- UCFL UNDER COUNTER LIGHTING
- EF EXHAUST FAN
- RECESSED POTLIGHT
- CEILING MOUNTED LIGHT
- WALL MOUNTED LIGHT
- CEILING FAN

**POWER & SWITCHES LEGEND**

- SWITCH
- THREE WAY SWITCH
- FOUR WAY SWITCH
- DIMMER SWITCH
- 110V DUPLEX RECEPTACLE
- 110V FLOOR MOUNTED PLUG
- 110V GROUND FAULT INT.
- 220V RECEPTACLE

**COMMUNICATIONS LEGEND**

- PHONE LINE
- FAX LINE
- CAT 6 - INTERNET
- CABLE TV COAXIAL
- SPEAKER - CEILING MOUNT

NOTE: ALL FINAL PLUGS & SWITCH LOCATIONS TO BE DETERMINED DURING ELEC. WALKTHROUGH WITH OWNER

ISSUED / REVISIONS
1. 10/24/18
2. 10/24/18
3. 10/24/18
4. 10/24/18
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48. 10/24/18
49. 10/24/18
50. 10/24/18

CLIENT: JONES

PROJECT: 4962 LAKESHORE CARRIAGE SUITE

SHEET: UPPER FLOOR ELECTRICAL



NOTES

ISSUED / REVISIONS

#	DATE	DESCRIPTION
1	05/25/20	DESIGN REVIEW
2	06/05/20	DESIGN CHANGES
3	06/15/20	ELECTRICAL PLAN APPROVED
4	06/25/20	PERMITS
5	07/01/20	SCALE FOR PERMIT FILING

CLIENT

JONES

PROJECT

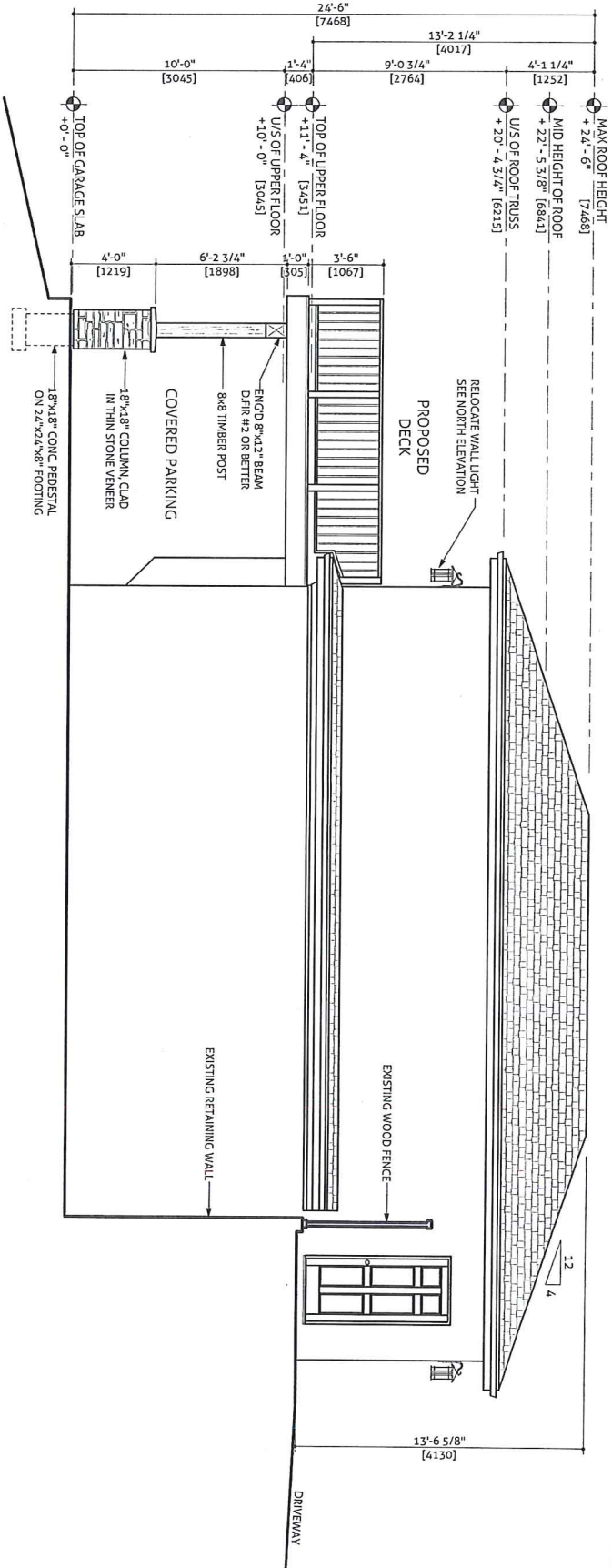
4962 LAKESHORE CARRIAGE SUITE

SHEET

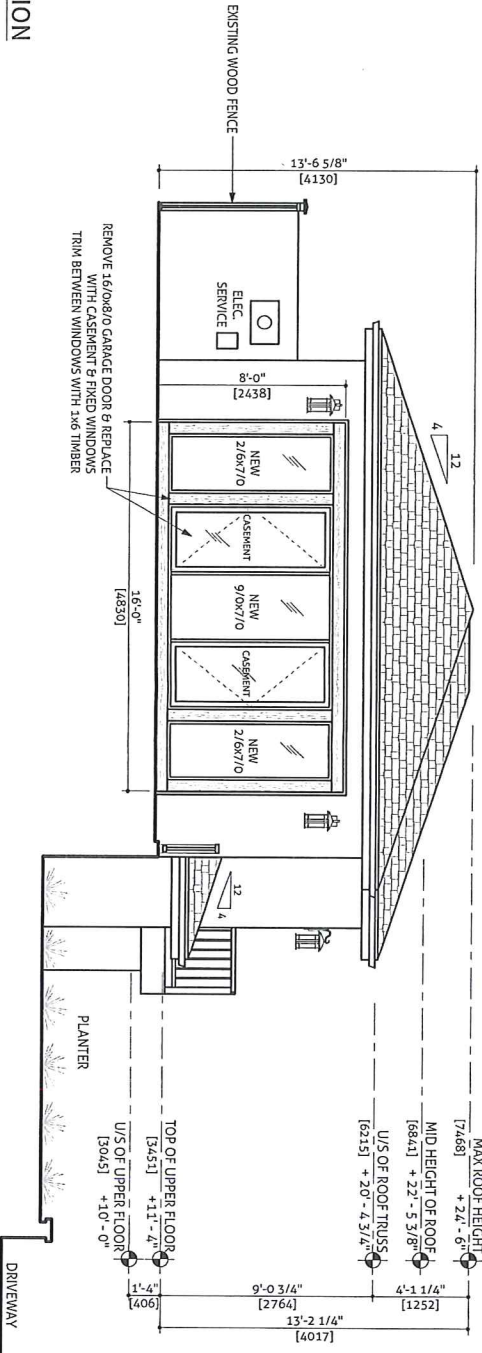
ELEVATIONS

DESIGN NO.	02
ISSUED BY	GS
APPROVED BY	GS
PROJECT NO.	02
SCALE	3/16" = 1'-0"

**1** WEST ELEVATION  
SCALE: 3/16" = 1'-0"



**2** SOUTH ELEVATION  
SCALE: 3/16" = 1'-0"







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**CITY OF KELOWNA**  
**MEMORANDUM**

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**Date:** February 10, 2015  
**File No.:** Z15-0001

**To:** Land Use Management Department (LK)

**From:** Development Engineering Manager

**Subject:** 4962 Lakeshore Road                      Plan 4493 Lot 3                      RU2 to RU2c

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

1. Domestic Water and Fire Protection

The development is serviced by a private water system and subject to approval of Interior Health Authority and Building & Permitting.

2. Sanitary Sewer

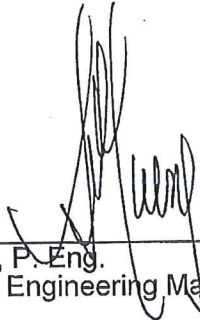
On-site sewage disposal system will be reviewed by the Interior Health Authority and Building & Permitting.

3. Site Related Issues

Provide on-site parking for the proposed dwelling.

4. Electric Power and Telecommunication Services

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

  
\_\_\_\_\_  
Steve Muenz, P. Eng.  
Development Engineering Manager

JF

# REPORT TO COUNCIL



**Date:** March 4, 2015  
**RIM No.** 1250-40  
**To:** City Manager  
**From:** Urban Planning, Community Planning & Real Estate (LB)  
**Application:** LUC15-0001      **Owner:** SD-39 Ventures Ltd., Inc. No. BC0561174  
**Address:** 1890 Baron Road      **Applicant:** Associated Engineering (BC) Ltd.  
**Subject:** Land Use Contract Discharge  
**Existing OCP Designation:** SC - Service Commercial  
**Existing Zone:** LUC 76-1114  
**Proposed Zone:** C10 - Service Commercial

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## 1.0 Recommendation

THAT Land Use Contract Discharge Application No. LUC15-0001 to discharge a portion of LUC 76-1114, as shown on Map "A" attached to the Report of the Urban Planning Department dated March 4, 2015, be considered by Council;

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

AND THAT final adoption of the Land Use Contract Discharge Bylaw be considered subsequent to the issuance of final subdivision by the Subdivision Approving Officer;

AND FURTHER THAT final adoption of the Land Use Contract Discharge be considered subsequent to the requirements of the Ministry of Transportation and Infrastructure being completed to their satisfaction.

## 2.0 Purpose

To consider a Land Use Contract Discharge application.

## 3.0 Urban Planning

Staff support the proposal to discharge a portion of LUC 76-1114 to facilitate a lot line adjustment with the adjacent property to the southwest at 1655 Leckie Road. The Land Use Contract discharge applies to approximately 1,185 m<sup>2</sup> (0.29 ac) of the southern portion of the subject property, which will be acquired by Canadian Tire, located at 1655 Leckie Road. The

underlying C10 - Service Commercial zone will be implemented and the proposal complies with Zoning Bylaw requirements.

The lot line adjustment allows Canadian Tire to expand their garden centre and improve vehicular access from Baron Road. The modified access is expected to enhance sightlines and improve safety at this location. The associated subdivision application has been submitted and is being reviewed by Staff.

#### 4.0 Proposal

##### 4.1 Site Context

The subject property is located on the north side of Baron Road between Leckie Road and Banks Road in the Midtown Urban Centre. The property is designated SC - Service Commercial in the Official Community Plan and the surrounding area is large-scale commercial development.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	C4 - Urban Centre Commercial C10 - Service Commercial	Holiday Inn Express Automotive repair shop
East	C10 - Service Commercial	Industrial equipment sales
South	C10 - Service Commercial	Canadian Tire
West	C4 - Urban Centre Commercial C10 - Service Commercial	Holiday Inn Express Canadian Tire

Subject Property Map: 1890 Baron Road



**5.0 Technical Comments**

**5.1 Building & Permitting Department**

- Building Permit required for the addition of the parking lot.

**5.2 Development Engineering Department**

- See attached memorandum, dated February 3, 2015.

**5.3 Ministry of Transportation and Infrastructure**

- No concerns.

**6.0 Application Chronology**

Date of Application Received: January 27, 2015

**Report prepared by:**

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Laura Bentley, Planner

**Reviewed by:**

Lindsey Ganczar, Urban Planning Supervisor

**Approved for Inclusion:**

Ryan Smith, Urban Planning Manager

**Attachments:**

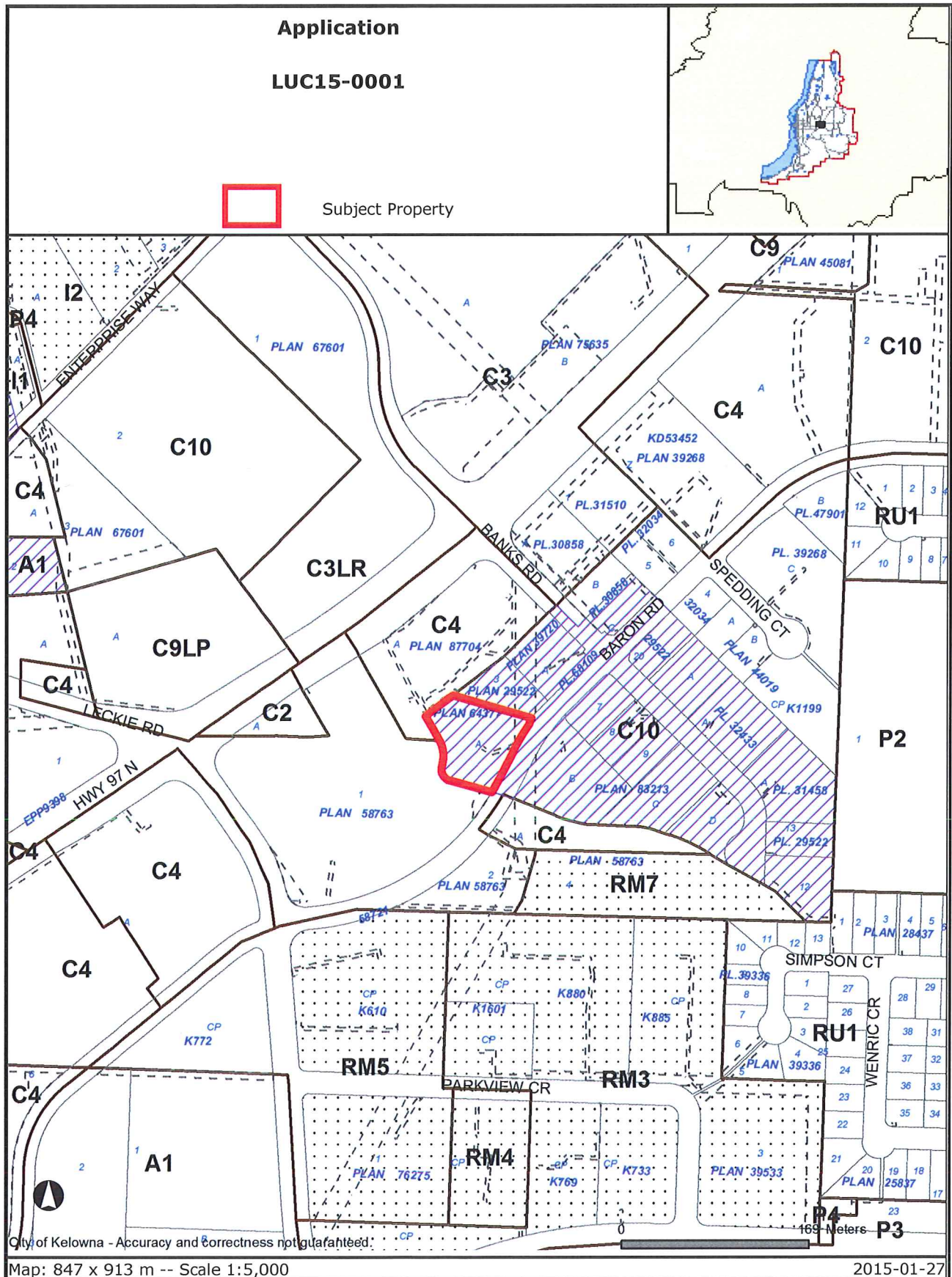
Subject Property Map

Map "A"

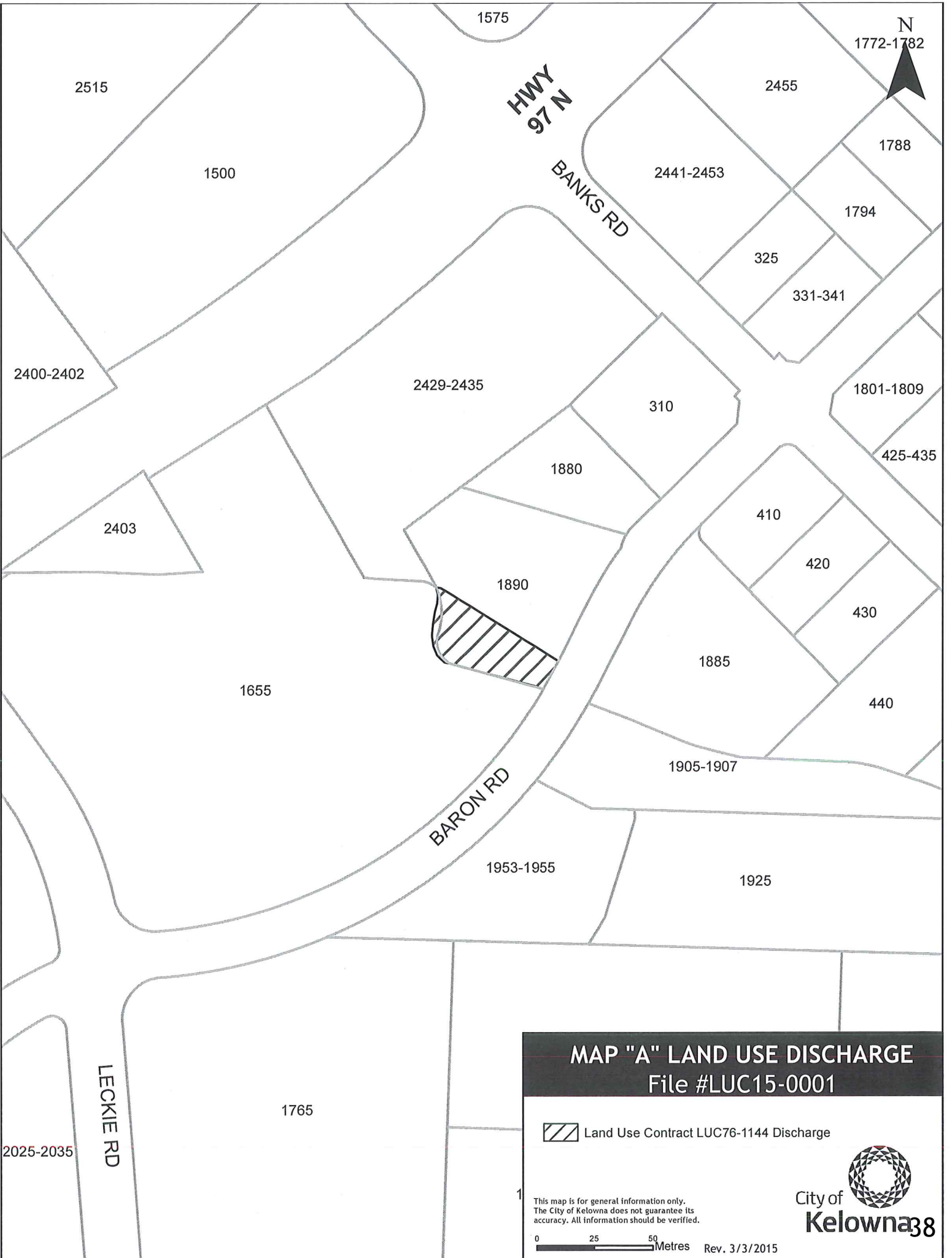
Proposed Subdivision Layout

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.



**MAP "A" LAND USE DISCHARGE**  
**File #LUC15-0001**

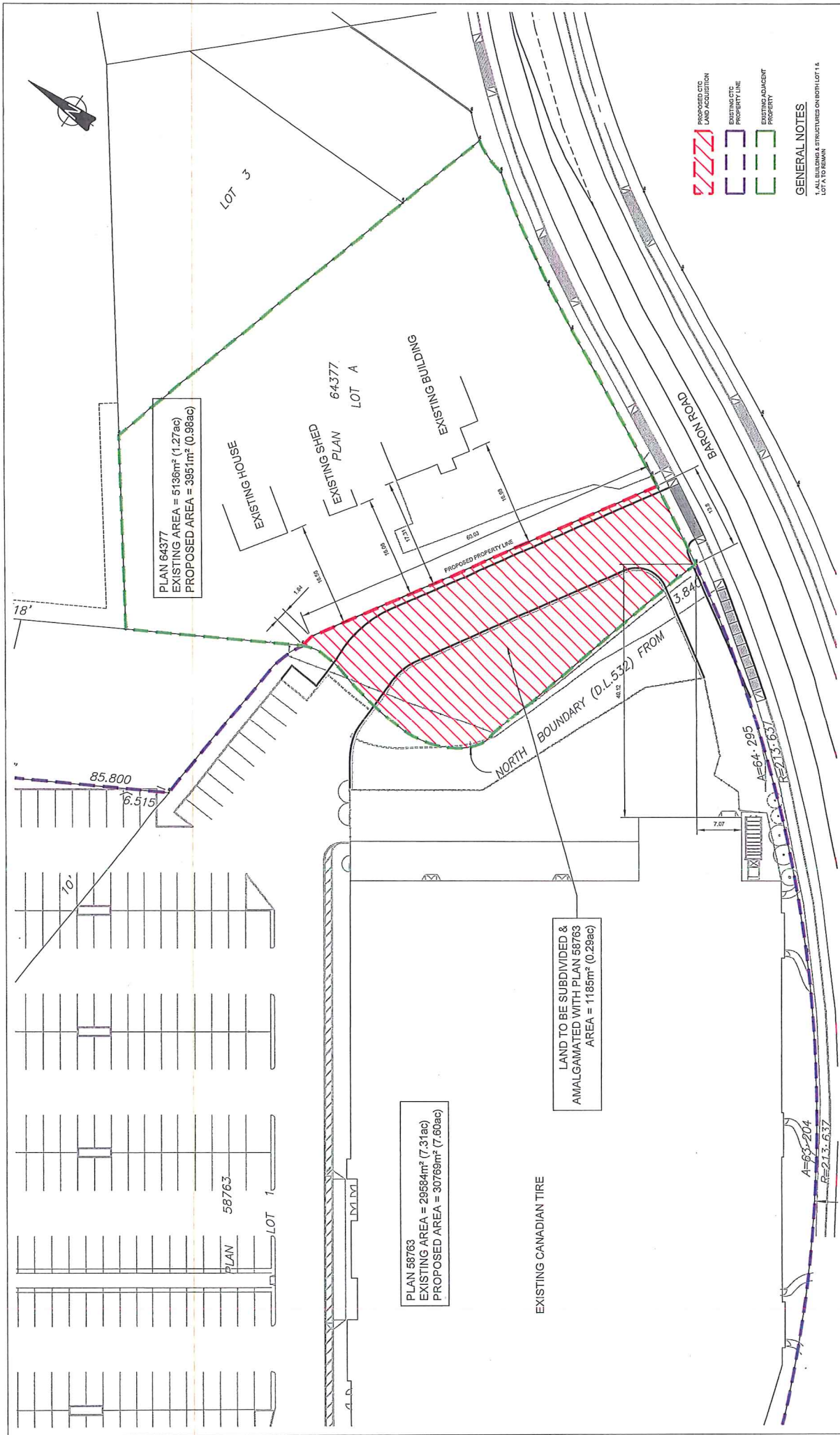
 Land Use Contract LUC76-1144 Discharge

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

0 25 50 Metres Rev. 3/3/2015







PLAN 64377  
 EXISTING AREA = 5136m<sup>2</sup> (1.27ac)  
 PROPOSED AREA = 3955 m<sup>2</sup> (0.98ac)

PLAN 58763  
 EXISTING AREA = 29584m<sup>2</sup> (7.31ac)  
 PROPOSED AREA = 30769m<sup>2</sup> (7.60ac)

LAND TO BE SUBDIVIDED &  
 AMALGAMATED WITH PLAN 58763  
 AREA = 1185m<sup>2</sup> (0.29ac)

- PROPOSED CTC LAND ACQUISITION
- EXISTING CTC PROPERTY LINE
- EXISTING ADJACENT PROPERTY

GENERAL NOTES  
 1. LOT 1, 2, 3 TO BE DEMOLISHED & STRUCTURED ON NORTH LOT 1 & 2.

THE CITY OF KELOWNA  
 ENGINEERING DEPARTMENT  
 CANADIAN TIRE, KELOWNA  
 LOT 1 & LOT A

DRAWN	M/K	DATE	11/09/14
DESIGN	M/K	APPROVED	DM
SCALE			

ISSUED FOR CITY REVIEW

0 11/09/14 M/K INT

LEGEND  
 39  
 MANHOLE  
 SINK  
 STORM WATER  
 U/G TELEPHONE

INK  
 SCALE  
 POWER POLE  
 LAMP STANDARD  
 CATCH BASIN  
 HYDRANT

ASSOCIATED ENGINEERING

3330  
 1100  
 200  
 1100  
 200

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**CITY OF KELOWNA**  
**MEMORANDUM**


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**Date:** February 03, 2015  
**File No.:** LUC15-0001  
**To:** Land Use Management (LB)  
**From:** Development Engineering Manager (SM)  
**Subject:** Lot A, Plan 64377 1890 Baron Road, D.L. 125, ODYD

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1. General.

- a) The subject property is fully serviced by the Municipal utilities services and the frontage is fully urbanized in accordance with the C10 zone.
- b) This Land Use discharge does not trigger any offsite upgrades.



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Steve Muenz, P.Eng.  
Development Engineering Manager

B<sup>2</sup>