

City of Kelowna Public Hearing AGENDA



Tuesday, July 14, 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 June 30, 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

- 3.1 505-525 Snowsell Road N, BL11105 (OCP14-0027) & BL11106 (Z14-0059) - Garoslav & Catherine Maruszczak** 4 - 18

The purpose of this application is to change the Official Community Plan future land use designation to “Commercial” and to rezone the property to the “C2 - Neighbourhood Commercial” zone in order to develop a new gas bar facility.

- 3.2 902 Clifton Road, BL11107 (Z15-0008) - Dan & Mary Cresswell** 19 - 27

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

- 3.3 1936-1940 Kane Road & 437 Glenmore Road, BL11108 (Z15-0009) - Glen Park Village Inc. et al** 28 - 39

Rezoning application to rezone the subject property to add the rls (Retail Liquor Store) designation to the property in order to allow a commercial unit to be used as a retail liquor store. This application also seeks to remove the lp (liquor primary) and rls (Retail Liquor Store) designation from the current Brandt’s Creek retail liquor store location.

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: 6/15/2015
RIM No. 1250-30
To: City Manager
From: Urban Planning, Community Planning and Real Estate (PMc)
Application: OCP14-0027 / Z14-0059 **Owner:** Garoslav Joseph & Catherine Margaret Maruszczak
Address: 505 - 525 Snowsell Road N **Applicant:** Eric Huber
Subject: Official Community Plan Amendment / Rezoning Application
Existing OCP Designation: (S2RES) Single/Two Unit Residential
Proposed OCP Designation: (COMM) Commercial
Existing Zone: C1 - Local Commercial
Proposed Zone: C2 - Neighbourhood Commercial

1.0 Recommendation

THAT Official Community Plan Bylaw Amendment No. OCP OCP14-0027 to amend Map 4.1 of the Kelowna 2030 - Official Community Plan Bylaw No. 10500, by changing the Future Land Use designation of Lot 1, DL 9, TWP 23, O.D.Y.D., Plan EPP21900, located on 505 - 525 Snowsell St N., Kelowna, BC from the "Single / Two Unit Residential (S2RES)" designation to the "Commercial (COMM)" designation, be considered by Council;

THAT Rezoning Application No. Z14-0059 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 1, DL 9, TWP 23, O.D.Y.D., Plan EPP21900, located on 505 - 525 Snowsell St N., Kelowna, BC from the C1 - Local Commercial zone to the C2 - Neighbourhood Commercial zone 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 subsequent to the requirements of the Development Engineering Department and FortisBC - Electricity being completed to their satisfaction, and the applicant acquiring a Certificate of Compliance for contaminated site remediation.

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

2.0 Purpose

The purpose of this application is to change the Official Community Plan future land use designation to "Commercial" and to rezone the property to the "C2 - Neighbourhood Commercial" zone in order to develop a new gas bar facility.

3.0 Urban Planning

Urban Planning supports the applications for an Official Community Plan amendment and associated change in zoning. The applicant has been involved with the City relating to issues associated to the potential impact of the road alignment of the "Glenmore Bypass", as well as related road dedications and purchase of surplus lands.

The operators of the gas bar had let their business license for a gas bar lapse for longer than six months during the construction phase of the "Glenmore Bypass", and as a result lost their legal non-conforming use status. The current "C1 - Local Commercial" zone contains specific language relating to gas bars, and limits gas bars to those sites where the gas bar was in use prior to July 1, 1998.

As a remedy to this situation, staff have agreed to support a rezoning to the C2 - Neighbourhood Commercial zone which would allow the new gas bar to operate at this location. This rezoning application also requires an Official Community Plan amendment to change the future land use designation of this property from the current "Single / Two unit residential (S2RES)" to the proposed Commercial (COMM) designation in order to support the proposed change in zoning.

The subject property is located more than 1km from the nearest Village Centre (Glenmore Valley), and more than 1km from the proposed commercial centre identified in the Glenmore Highland Area Structure Plan.

The applicant has provided a reasonable design for the proposed development which contemplates a single storey commercial development that incorporates quality finish materials and a strong residential form and character which will complement the existing neighbourhood.

The applicant has reviewed the proposed site development and land use with the neighbourhood and has provided signed letters of support from those neighbours that were comfortable providing a signature. The other neighbours who did not wish to provide signatures of support, did not oppose the proposed development. This meets the requirements of Council Policy 367.

Should Council support this application for OCP amendment and Rezoning, Council will have an opportunity to consider the associated Development Permit application for form and character prior to adoption of the zone amending bylaw.

4.0 Proposal

4.1 Background

There has been a convenience store and gas bar in the location of the intersection of Scenic Road and Glenmore Road for many years. However, this location was a critical component of the recent relocation and upgrade of Glenmore Road (the Glenmore Bypass). The owners of the property had been involved in many design reviews with City staff regarding the design and proposed location of the "Glenmore Bypass" as well as the potential impact on the store site.

The construction of the "Glenmore Bypass" in this location commenced in 2009. In preparation for that activity, the fuel storage tanks were removed and that portion of the property was decontaminated in preparation for road construction activity. The business license for the gas

pumps was left to lapse in 2011. It was not until 2012 that the final “closed road” was consolidated with the property.

There had been a level of contaminated site clean-up done on the property as part of the road construction project. However, it was also identified that there was possible contamination under the buildings located on the property. The applicant wishes to have a level of support for the change in zoning prior to the demolition of the buildings on the site to facilitate the remainder of the site decontamination.

4.2 Project Description

The applicant is proposing to rezone the subject property from the current “C1 - Local Commercial” zone to the proposed “C2 - Neighbourhood Commercial” zone in order to allow the redevelopment of the site with a new gas bar and convenience store. The convenience store is located at the south end of the property. The pump island and canopy is located in front of the convenience store. The northern end of the site is designed to form a patio area.

Access to the property is from Snowsell Road, while there is also an egress onto Glenmore Road.

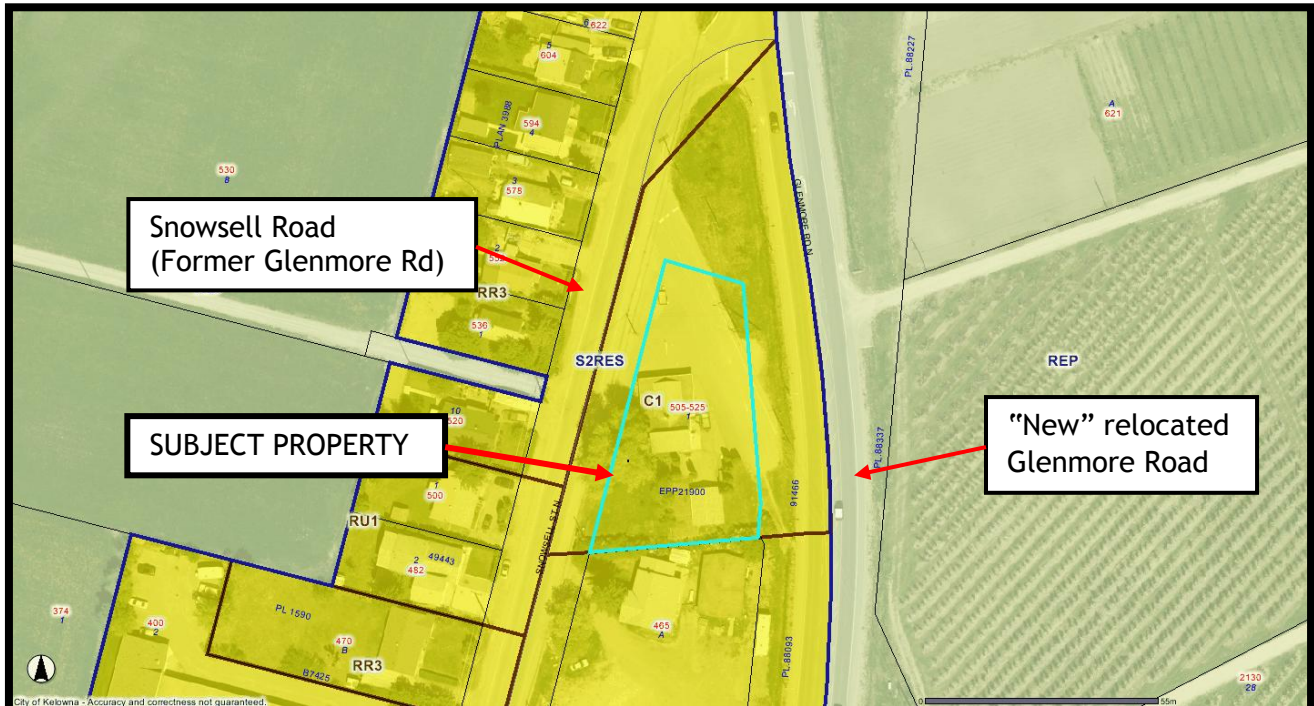
Should the change in land use be supported, the applicant will make a Development Permit application to address the form and character of the proposed development.

4.3 Site Context

The subject property is located south of the intersection of Snowsell Road N. and Glenmore Rd. The property was amended by the consolidation of a surplus closed road dedication in 2012, as part of the adjacent Glenmore Bypass project.

Subject Property Map:

505 - 525 Snowsell Road N



Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RR3 - Rural Residential	Single unit housing
East	A1 - Agriculture 1	ALR - agricultural uses
South	A1 - Agriculture 1	Single unit housing & accessory buildings
West	RR3 - Rural Residential 3	Single unit housing
	RU1 - Large Lot Housing	Single unit housing

4.4 Zone Analysis Table

Zoning Analysis Table		
CRITERIA	C2 ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Lot Area	1,500m ²	1,900m ²
Lot Width	40m	59m
Lot Depth	30m	39m
Development Regulations		
Floor Area Ratio	Max 0.3 FAR	0.18
Height	10.5m/ 2½ storeys	4.0m / 1 storey
Front Yard (Snowsell Rd. N.)	4.5m	7.3m
Rear Yard (Glenmore Rd.)	3.0m	3.0m
Flanking Side Yard (north)	4.5m	38m
Side Yard (south)	1 or 1½ storey - 2.0m	2.0m
Other Regulations		
Minimum Parking Requirements	2 stalls / 100m ²	7 stalls required
Bicycle Parking Class I	0.20 / 100m ²	1 stall required
Class II	0.60 / 100m ²	3 stalls required
Loading Space	1 stall / 1,900m ²	1 stall required

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process

Complete Suburbs.¹ Support a mix of uses within Kelowna’s suburbs (see Map 5.1 - Urban Core Area), in accordance with “Smart Growth” principles to ensure complete communities. Uses that should be present in all areas of the City (consistent with Map 4.1 - Future Land Use Map), at appropriate locations, include: commercial, institutional, and all types of residential uses (including affordable and special needs housing) at densities appropriate to their context. Building heights in excess of four storeys will not be supported within the suburban areas, unless provided for by zoning existing prior to adoption of OCP Bylaw 10500.

Staff have reviewed this application, and it may move forward without affecting either the City’s Financial Plan or Waste Management Plan.

¹ City of Kelowna Official Community Plan, Policy 5.2.3 (Development Process Chapter), page 5.2.

6.0 Technical Comments

6.1 Building & Permitting Department

No comment.

6.2 Development Engineering Department

See attached memo.

6.3 Fire Department

The Fire Department has no issues with the zoning. As per the Fire and Life Safety Bylaw 10760, a permit shall be obtained for installation and removal of gasoline, diesel or oil tanks or dispensing pumps through the Fire Prevention Officer.

6.4 FortisBC Electric

There are primary distribution facilities along Snowsell Street, Glenmore Road and within the boundary of the subject property. Based on the plans provided, the proposed drive aisle exiting onto Glenmore Road as well as the signage will be incompatible with the existing powerline. Further, at least part of the relaxation area will be directly below the power line. It is unlikely that the proposed design will be supported by FBC (Electric) as there appears to be significant safety and operational issues. It is possible that the existing electrical facilities could be reconfigured to accommodate, however, the cost to do so is the responsibility of the applicant and may be significant.
(the applicant has been in communication with FortisBC)

6.5 FortisBC Gas

No concerns.

6.6 Irrigation District - GEID

See attached memo

7.0 Application Chronology

Date of Application Received: December 23, 2014

Revised Dev. Eng. Comments: April 16, 2015

Report prepared by:

Paul McVey, Urban Planner

Reviewed by:

Lindsey Ganczar, Urban Planning Supervisor

Approved for Inclusion:

Ryan Smith, Urban Planning Manager

Attachments:

Subject Property map

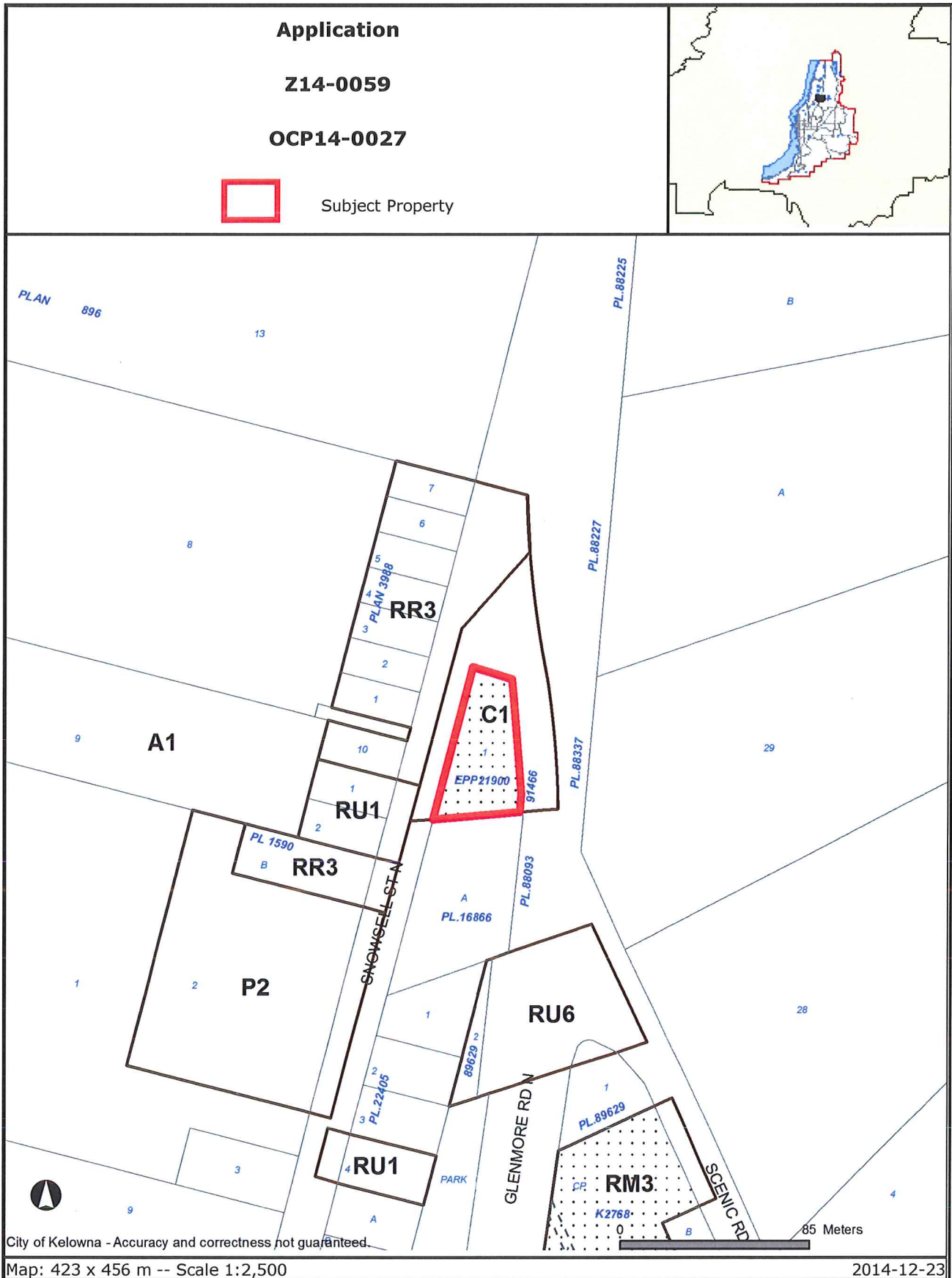
Site Plan

Conceptual Elevations

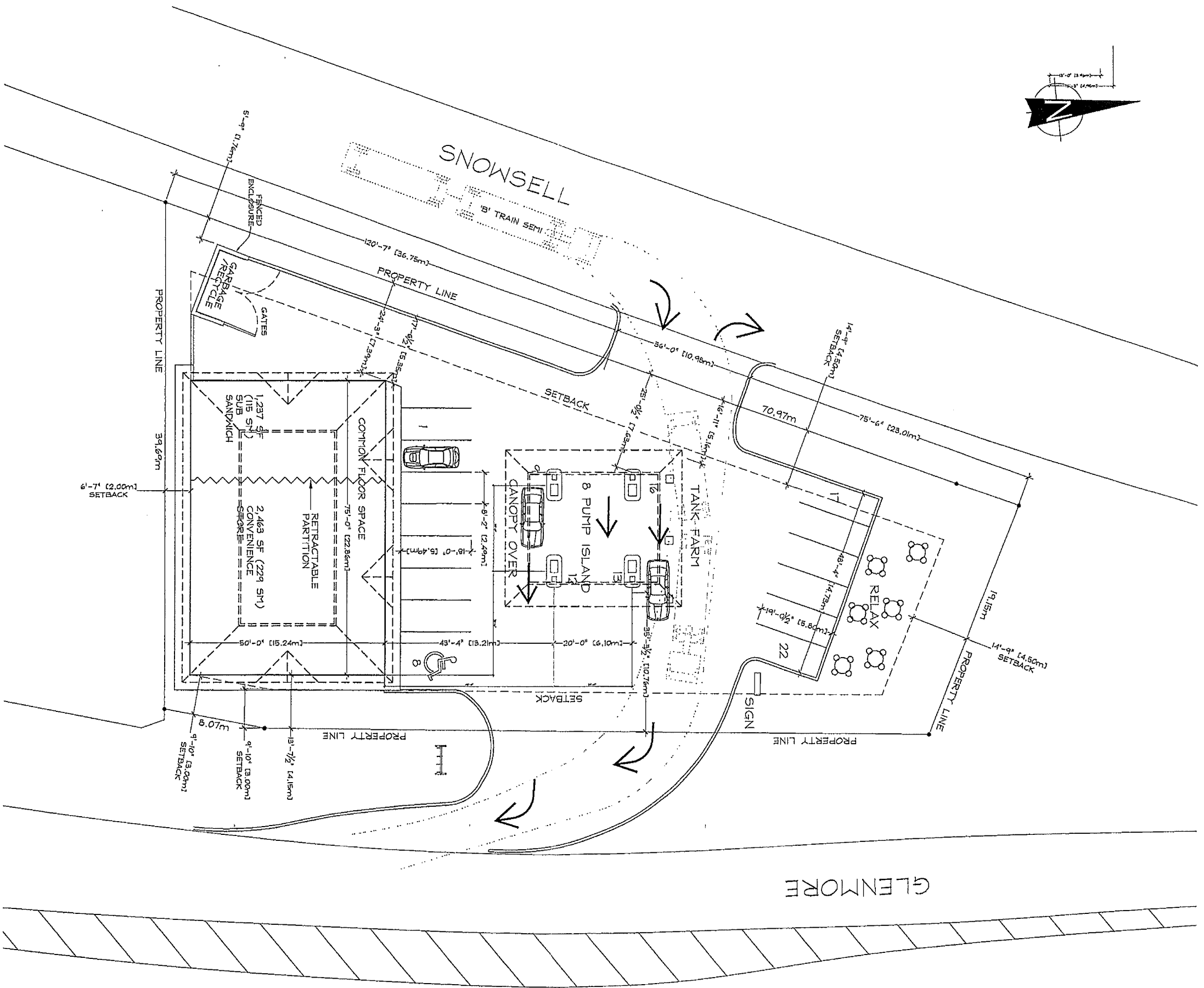
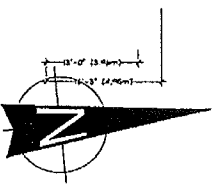
Context/Site Photos

Development Engineering Technical Comments

GEID Memo



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.

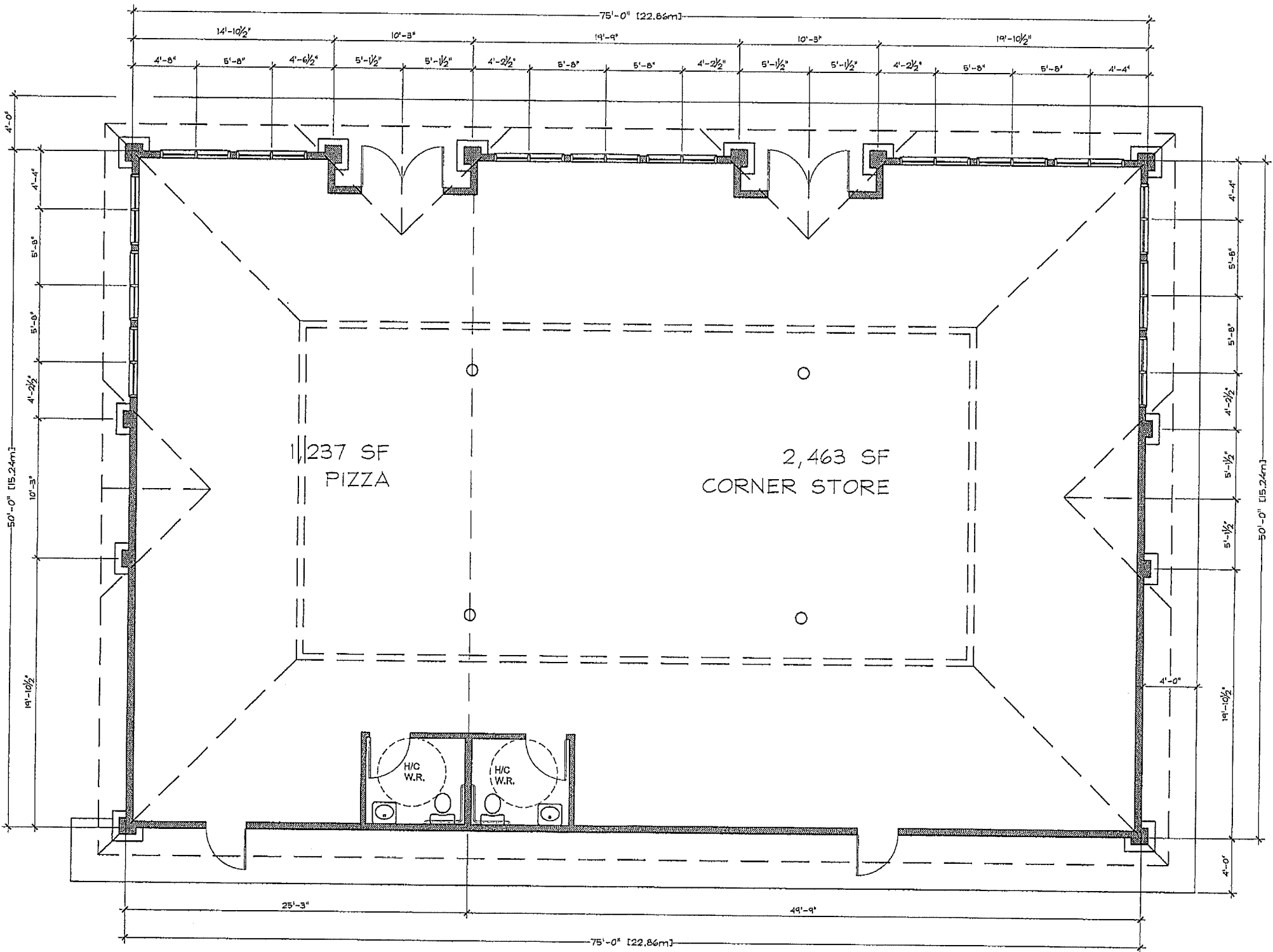


"Proposed Commercial Project"

LOT A, PLAN 33728, 525 Snowsell St. N., Kelowna, BC
ERIC HUBER 250-470-2325

TGM
Drafting & Design
Tom Masters
Kelowna, BC (250)317-2446
kelowna633@gmail.com

SCALE: 1/8"=1'-0"
DATE: DEC 10/2014
SHEET NO. **A1**



"Proposed Commercial Project"

LOT A, PLAN 33728, 525 Snowsall St. N, Kelowna, BC
ERIC HUBER 250-470-2325

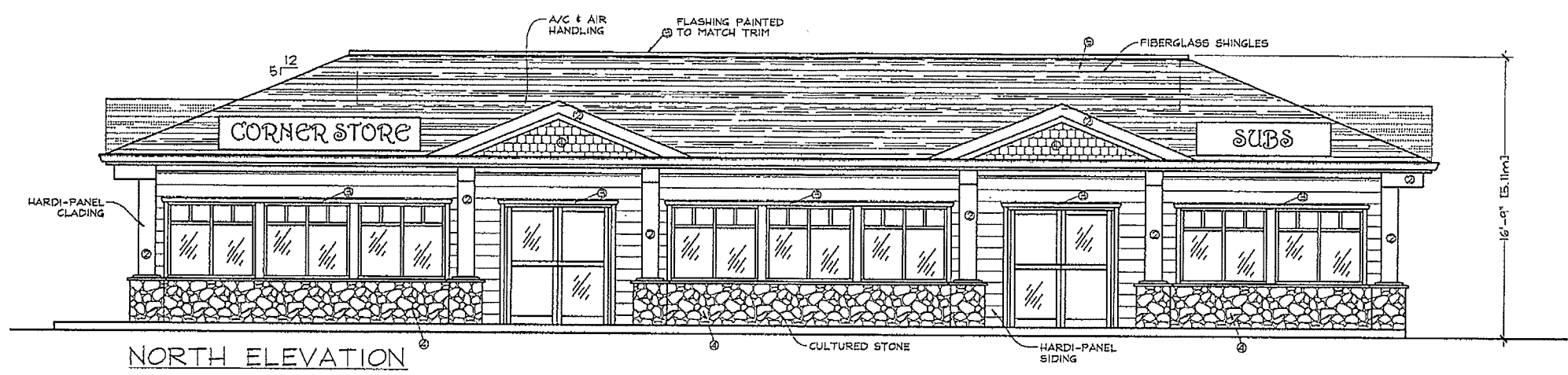
TGM
Drafting & Design
Tom Masters
Kelowna, BC (250)317-2446
kelowna6335@gmail.com

SCALE: 3/16" = 1'-0"
DATE: DEC 10/2014
MAIN FLOOR
PLAN

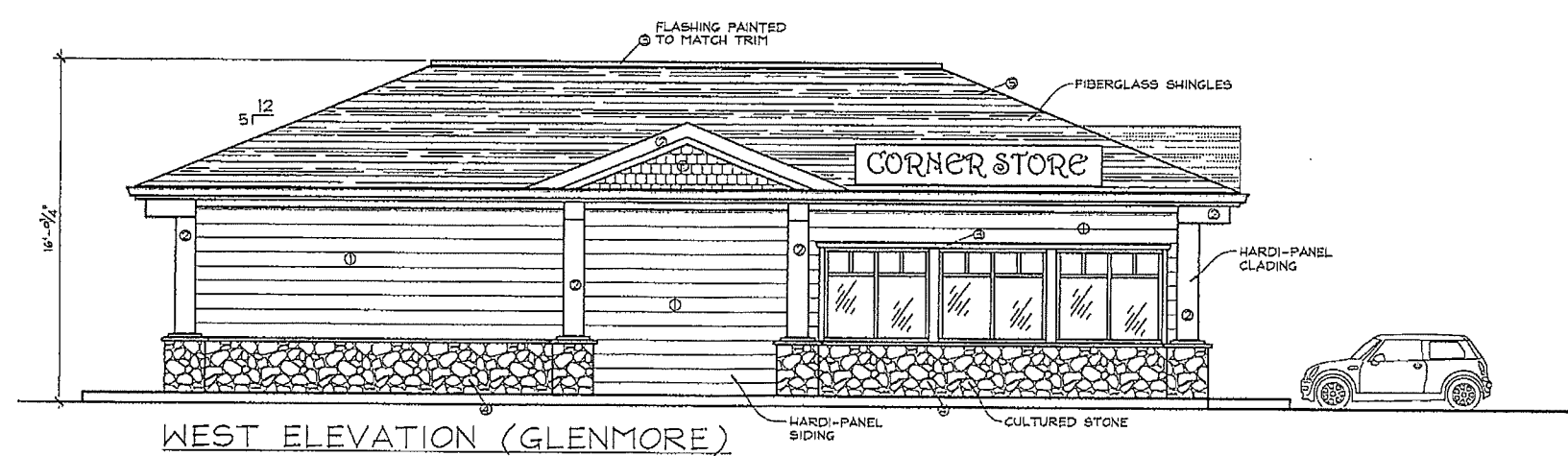
SHEET NO.
A2

"Proposed Commercial Project"

LOT A, PLAN 33729, 525 Snowsill St. N., KELOWNA, BC
ERIC HUBER 250-470-2325



NORTH ELEVATION



WEST ELEVATION (GLENMORE)

- COLOR LEGEND:
1. SIDING COLOR HEATHERED MOSS
 2. SIDING COLOR NAVAJO BEIGE
 3. TRIM COLOR COBBLE STONE
 4. SPRING STREAM STONE
 5. EARTHTONE CEDAR CAMBRIDGE

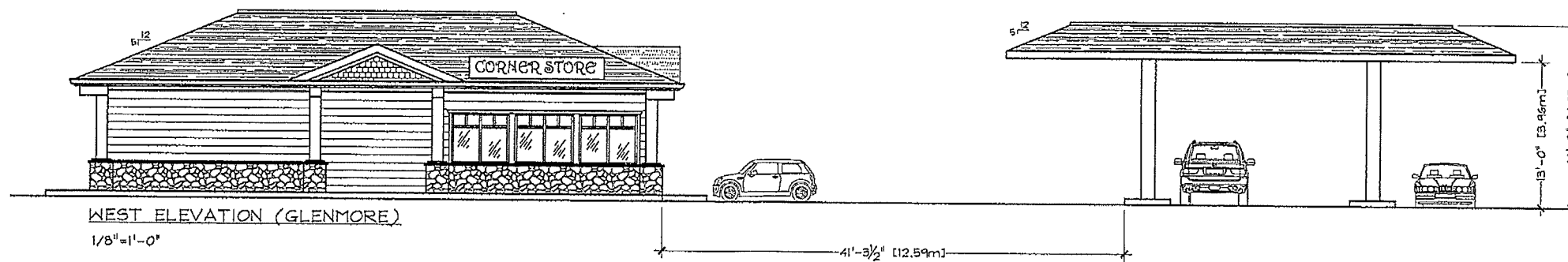
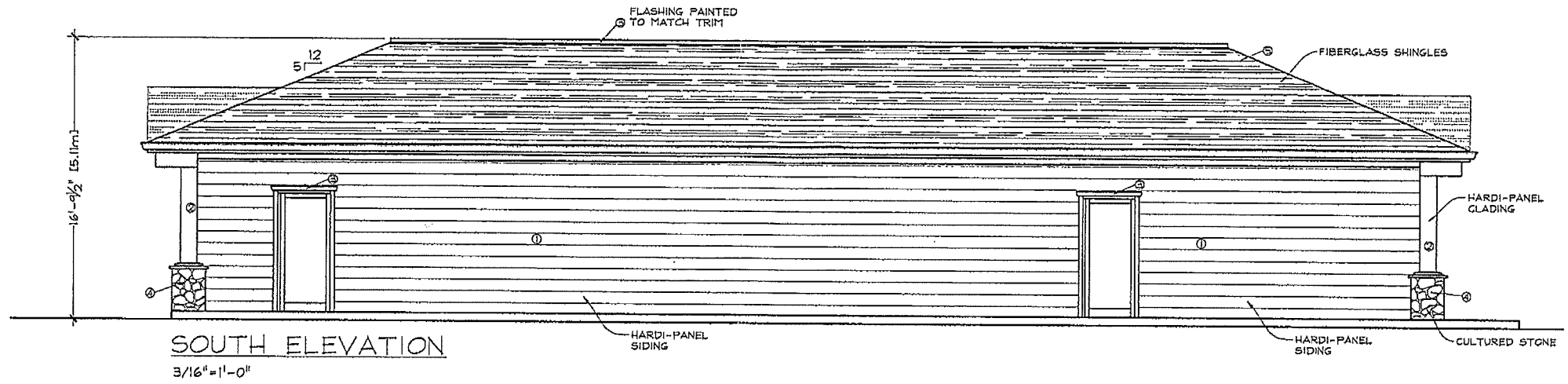
TGM
Drafting & Design
Tom Masters
Kelowna, BC (250)317-2446
kelowna6335@gmail.com

SCALE: 3/16" = 1'-0"
DATE: DEC 10/2014
ELEVATIONS

SHEET NO. **A3**

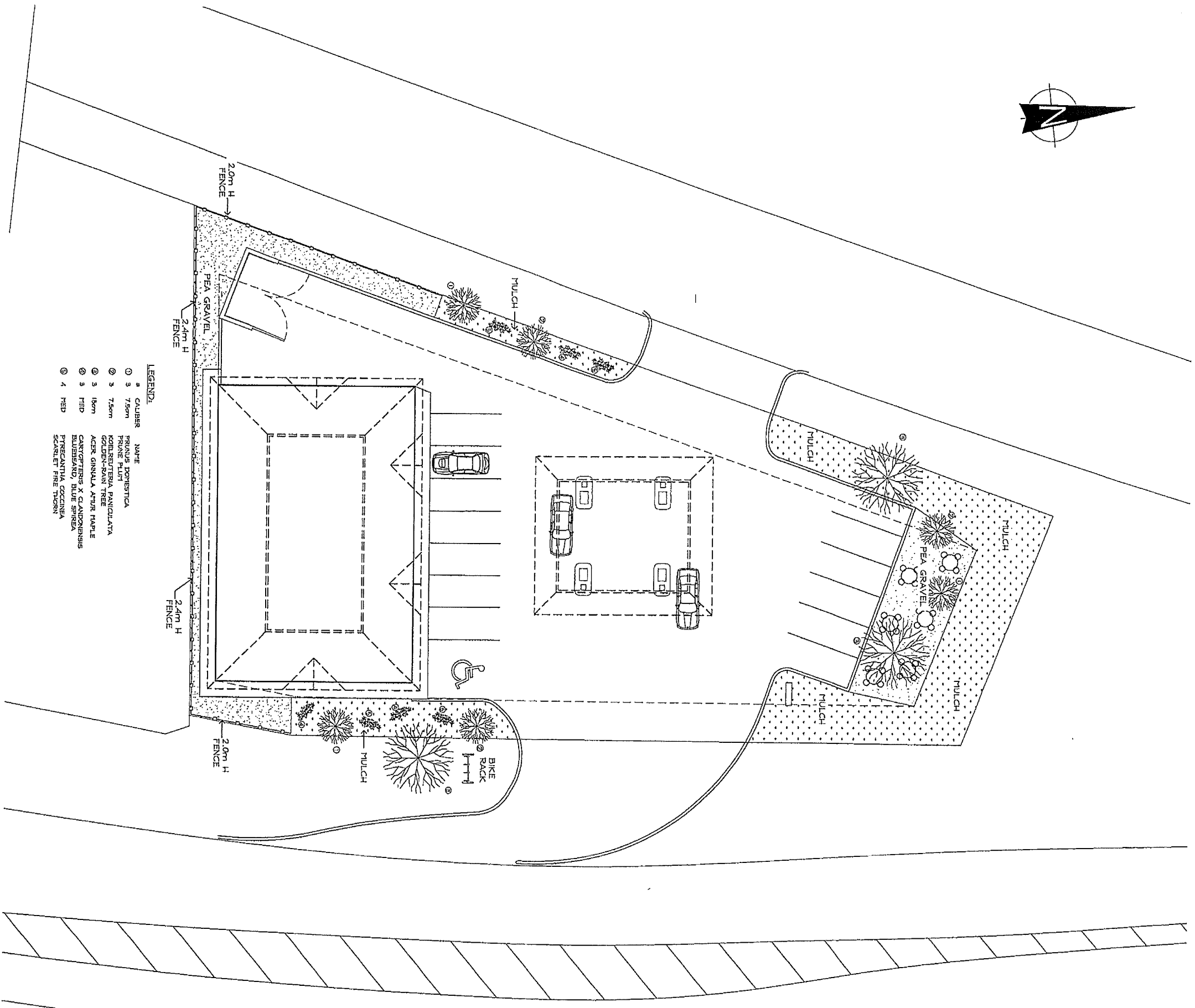
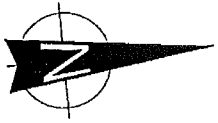
"Proposed Commercial Project"

LOT A, PLAN 33726, 525 Squawall St. N, Kelowna, BC
ERIC HUBER 250-470-2925



TGM
Drafting & Design
Tom Masters
Kelowna, BC (250)317-2446
kelowna6335@gmail.com

SCALE:	AS NOTED	SHEET NO.
DATE:	DEC 10/2014	A4
ELEVATIONS		



LEGEND:

#	CALIBER	NAME
①	3 75cm	PRUNUS DOMESTICA
②	3 75cm	PRUNUS PLUM
③	3 10cm	KOHLREUTERIA PANICULATA
④	3 10cm	GOLDEN-RAIN TREE
⑤	3 10cm	ACER GINNALA ATUR MAPLE
⑥	3 10cm	CARYGTERIS X CLAUDONENSIS
⑦	3 10cm	BLUESHARD, BLUE SPIREA
⑧	4 10cm	PTREACANTHA COCCINEA
⑨	4 10cm	SCARLET FIRE THORN

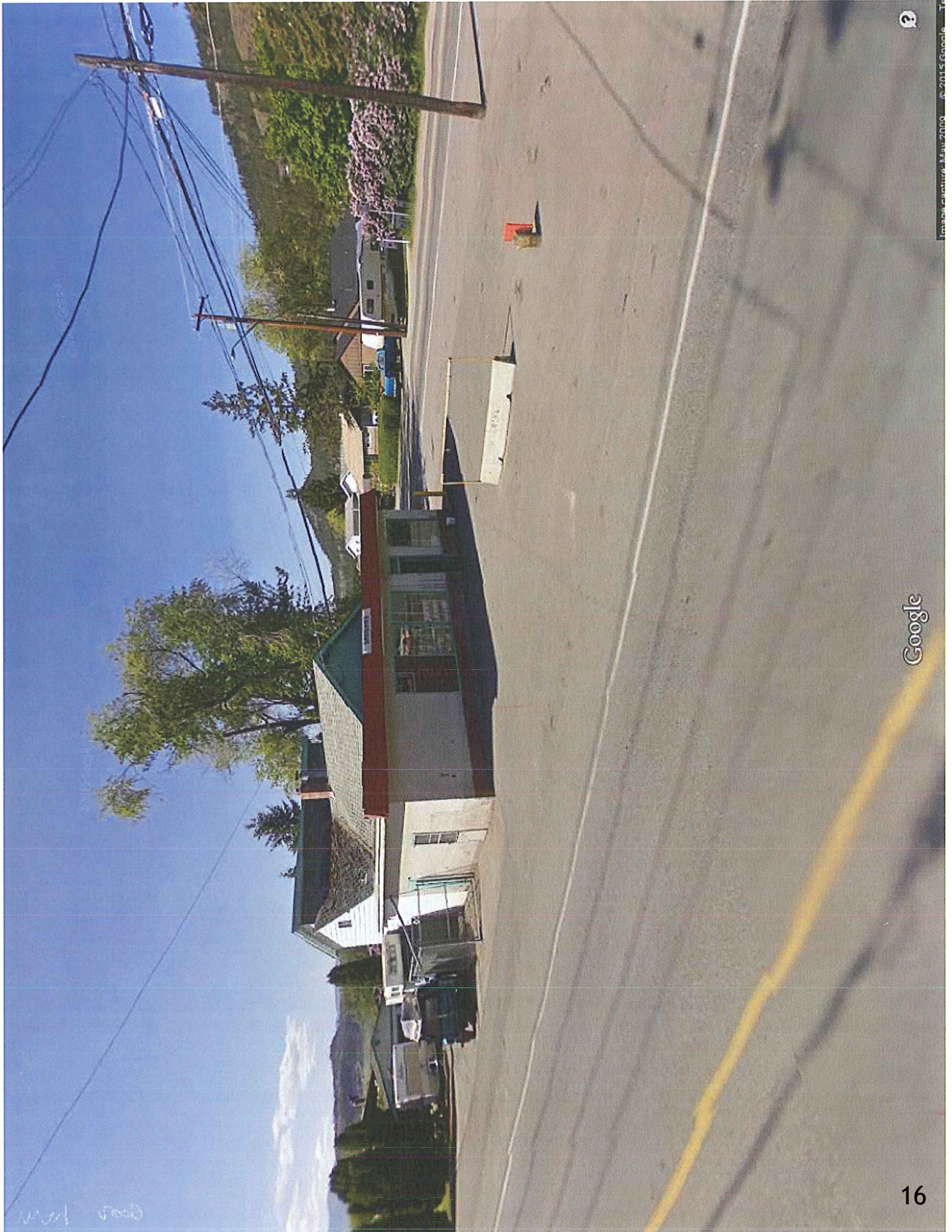
"Proposed Commercial Project"

LOT A, PLAN 33728, 525 Squawell St N, Kelowna, BC
ERIC HUBER 250-470-2325

TGM
Drafting & Design
Tom Masters
Kelowna, BC (250)317-2446
kelowna635@gmail.com

SCALE: 1/16" = 1'-0"
DATE: DEC 10/2014
LANDSCAPE PLAN

SHEET NO. **L1**



Google





Glenmore-Ellison Improvement District

445 Glenmore Road
Kelowna, BC V1V 1Z6

Email: glenmore.ellison@shaw.ca
Website: www.glenmoreellison.com

Phone: 250-763-6506

Fax: 250-763-5688

December 24, 2014

City of Kelowna
Community Planning & Real Estate
1435 Water St.
Kelowna, BC V1Y 1J4

Attention: Paul McVey (via email: dchampton@kelowna.ca)

Re: City of Kelowna Files Z14-0059 & OCP14-0027
505/525 Snowsell St. North – Lot 1, Plan EPP21900
Maruszczak, Joseph & Catherine / Huber, Eric

GEID is in receipt of a referral concerning the rezoning and OCP amendment for Lot 1, Plan EPP21900 at 505/525 Snowsell St. North. It appears that the applicant is proposing to install gas pumps on the site, which are in addition to the existing store and residence.

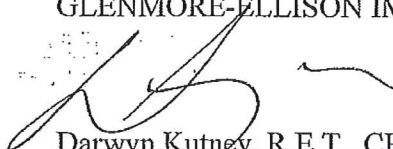
The subject property is within the District's servicing area and is currently assessed with 0.340 acres of "R" grade (residential) and 0.13 acres of "D" grade (dry, with no water).

A ¾" domestic service off Snowsell St. North is supplying water to the existing building and a separate service off Glenmore Rd North supplies seasonal irrigation. Development will require the abandonment of the seasonal connection, installation of a separate, metered commercial connection, and possibly the installation of a fire hydrant in close vicinity to the property. GEID's consulting engineer will be required to review the project to determine the best servicing option for the new commercial venture. All costs and fees associated with any review and water works are the responsibility of the applicant.

GEID has no other comments on the current application. Additional information will be provided at a later date, upon receipt of a development permit or building permit application and will include Capital Expenditure Charges, connection fees, engineering review and other fees.

If you have any questions on this application, please do not hesitate to contact me.

Yours truly,
GLENMORE-ELLISON IMPROVEMENT DISTRICT


Darwyn Kutney, R.E.T., CRM
General Manager

c.c. Mike Rojem, GEID Projects Coordinator
Drew Allingham, GEID Foreman

Paul McVey

From: Yahoo [hubereric78@yahoo.ca]
Sent: Thursday, May 21, 2015 6:07 AM
To: Paul McVey
Subject: Corbin's store

Hi Paul. Arrangements are underway with Fortis to move poles to accommodate the redevelopment of this property. Fortis also will be providing a 400 amp three phase service to the store. I also thought I would let you know that the lot lighting for this site will be engineered in such a way not to impact the neighboring properties. I have done this on several of the fuel facilities I have developed in the past with great success. Eric
Huber

REPORT TO COUNCIL



Date: June 22, 2015
RIM No. 1250-30
To: City Manager
From: Urban Planning, Community Planning & Real Estate (LK)
Application: Z15-0008 **Owner:** Dan & Mary Cresswell
Address: 902 Clifton Road **Applicant:** Dan & Mary Cresswell
Subject: Rezoning Application
Existing OCP Designation: S2RES - Single / Two Unit Residential
Existing Zone: RU1 - Large Lot Housing
Proposed Zone: RU1c - Large Lot Housing with Carriage House

1.0 Recommendation

THAT Rezoning Application No. Z15-0008 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 20 Section 30 Township 26 ODYD Plan 11261 located on 902 Clifton Road, Kelowna, BC from the RU1 - Large Lot housing zone to the RU1c - Large Lot Housing with Carriage House zone, be considered by Council.

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

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

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

2.0 Purpose

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

3.0 Urban Planning

Urban Planning staff supports the proposal to convert an existing accessory building to a carriage house. The subject parcel is within the Permanent Growth Boundary and has a Future Land Use designation of S2RES - Single / Two Unit Residential. Therefore, the application to rezone the parcel to RU1c is in compliance with the OCP. The OCP supports the densification of neighbourhoods through appropriate infill development and utilization of existing infrastructure.

4.0 Proposal

4.1 Background

In 2004, the owner applied for the rezoning and development variance permits. Due to a family member's deteriorating health, the applications became inactive and were subsequently closed. Bylaw Enforcement currently has a complaint file #299698 to legalize the dwelling unit. The applicant is working with Staff to comply with the Zoning Bylaw regulations.

One variance is required as the building was constructed as an Accessory Building, which requires a minimum separation of 1.0m from the primary dwelling. As a Carriage House, the minimum separation required is 3.0m. The existing separation between the buildings is 2.08m.

4.2 Project Description

The applicant is proposing to rezone the property to RU1c to allow a dwelling in a portion of the existing accessory building. The homeowner's workshop is in the forward portion of the accessory building which is closest to the principal dwelling. The proposed dwelling unit is at the rear of the accessory building with the private open space near the entry door.

The siting and overall design of the building remains unchanged. The accessory building finishes match the existing primary dwelling with vertical siding and stone veneer accents along the front of the buildings.

The primary dwelling has a single car garage and the driveway can accommodate the additional two parking spaces needed to meet the Zoning Bylaw parking requirements.

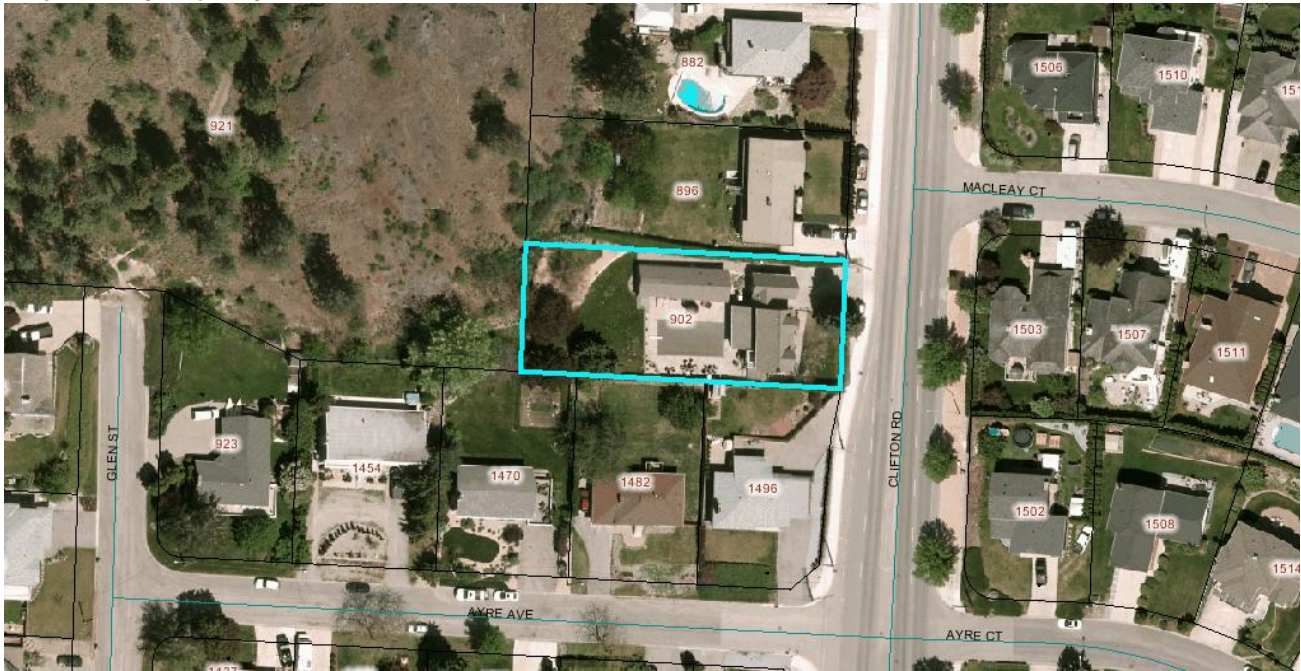
4.3 Site Context

The subject property is located on the west side of Clifton Road in the Glenmore Clifton area of Kelowna.

Specifically, adjacent land uses are as follows:

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

Subject Property Map: 902 Clifton Rd



Subject Property Site Photo: 902 Clifton Rd
 South Elevation Carriage House location



4.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RU1c ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Min. Lot Area	550m ²	1486.44m ²
Min. Lot Width	16.5m	24.38m
Min. Lot Depth	30m	60.96m

Development Regulations		
Site Coverage	40%	18.92%
Site Coverage: accessory buildings or structures and carriage house (one storey)	20%	6.3%
Floor area of carriage house (footprint)	100m ²	56.72m ²
Max. area of carriage house (total building area)	130m ²	93.65m ²
Max. net floor area of carriage house to total net floor area of principal building	75%	49.91%
Height (mid point of roof)	4.8m	4.13m
Setback from Principal Dwelling	3.0m	2.08m ●
Carriage House Regulations		
Max. Height	4.8m	3.66m
Min. Side Yard (north)	2.0m	2.3m
Min. Rear Yard (west)	0.9m	21.64m
Height (carriage house shall not be higher than existing primary dwelling unit)	5.48m ex. House roof peak	4.88m Carriage house roof peak
Other Regulations		
Minimum Parking Requirements	3 stalls	3 stalls
Private Open Space	30 m ²	30m ²
● Indicates a requested variance to be addressed with DVP15-0057		

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 Infill² 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 Permits.
- 2) Operable bedroom windows required as per the 2012 edition of the British Columbia Building Code (BCBC 12).

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) 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 April 2, 2015.

6.3 Fire Department

- 1) Requirements of section 9.10.19 Smoke Alarms of the BCBC 2012 are to be met. If a fence is ever constructed between the dwellings a gate with a clear width of 1100mm is required. Any gate is to open with out special knowledge. Additional visible address is required from Clifton Rd.

7.0 Application Chronology

Date of Application Received: March 17, 2015
Date Public Consultation Completed: June 1, 2015

Report prepared by:

Lydia Korolchuk, Planner

Reviewed by:

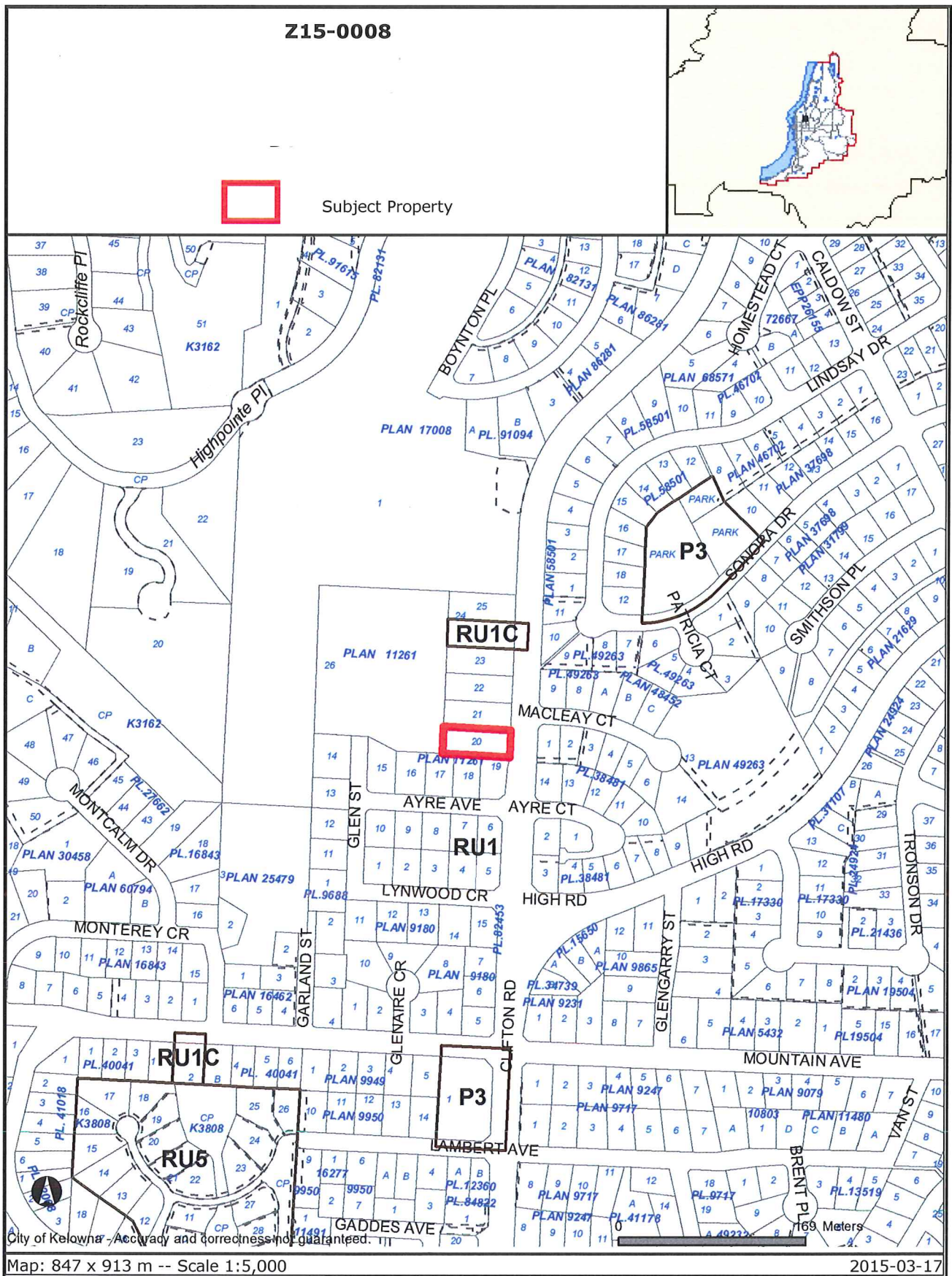
Lindsey Ganczar, Urban Planning Supervisor

Reviewed by:

Ryan Smith, Urban Planning Manager

Attachments:

Site Plan & Landscape Plan
Conceptual 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.

CITY OF KELOWNA
MEMORANDUM

Date: April 2, 2015
File No.: Z15-0008 & DP15-0057
To: Urban Planning (LK)
From: Development Engineering Manager
Subject: 902 CLIFTON RD

RU1c

Development Engineering has the following comments and requirements associated with this application to rezone from RU1 to RU1c.

1. Domestic Water and Fire Protection

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

2. Sanitary Sewer

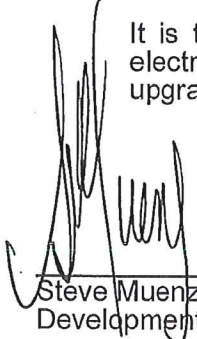
Our records indicate that this property is serviced with a 100mm-diameter sanitary sewer service complete with inspection chamber. The service is adequate for the proposed application.

3. Access, Manoeuvrability and Parking Requirements

The proposed parking arrangement does not work. The designated suite parking space blocks access to one of the required primary residence parking spaces. All vehicles will also have to reverse onto Clifton Rd

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.



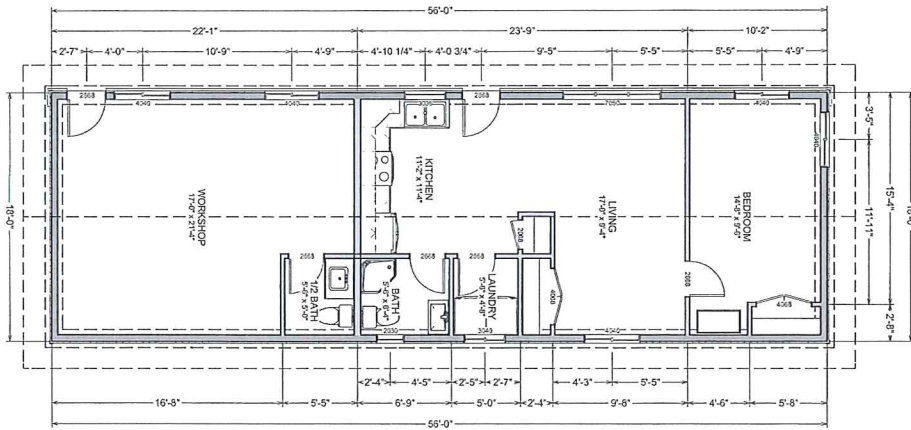
Steve Muenz, P. Eng.
Development Engineering Manager

JF

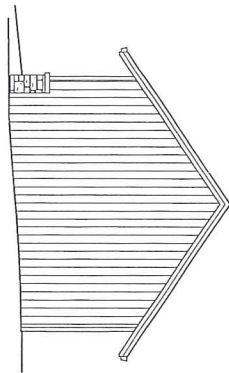
REVISED PLANS

File No.: 215-0008

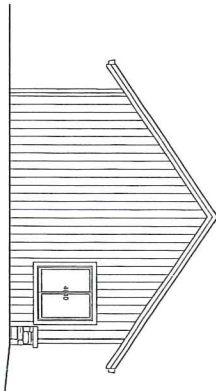
Date Received: May 11/15



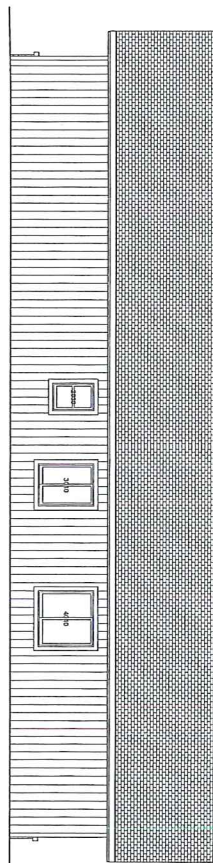
EAST ELEVATION



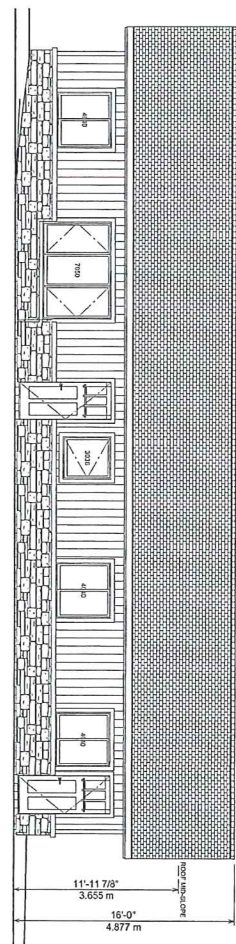
WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



MULLINS
 DRAFTING & DESIGN
 UNIT 203 - 1889 SPALL RD.
 Kelowna BC V1Y 4R2
 Bus: (250) 717-3415
 Cell: (250) 258-7819
 e-mail: mullinsdrafting@shaw.ca

PROPOSED PROJECT FOR

LOT # 20
 902 CLIFTON ROAD
 KELOWNA BC

DANNY CRESSWELL
 250-212-6834

SCALE: 1/4" = 1'

DATE : MAR-09-2015

SHEET NUMBER

2/2

REPORT TO COUNCIL



Date: 6/22/2015

RIM No. 1250-30

To: City Manager

From: Urban Planning, Community Planning and Real Estate (PMcV)

Application: Z15-0009
Owner: Glen Park Village Inc. and
Terry Michil Johnston
Daniel Peter Pereverzoff
Jeffrey Allan Pereverzoff
Dr. Johan DuPlessis Inc.,

Address: 1936 - 1940 Kane Road &
437 Glenmore Road
Applicant: Rising Tide Consultants Ltd.

Subject: Rezoning

Existing OCP Designation: Commercial

1936 - 1940 Kane Road

Existing Zone: C3 - Community Commercial

Proposed Zone: C3 lp/rls - Community Commercial (Liquor Primary/Retail
Liquor Sales)

437 Glenmore Road

Existing Zone: C3 lp/rls - Community Commercial (Liquor Primary/Retail
Liquor Sales)

Proposed Zone: C3- Community Commercial

1.0 Recommendation

THAT Rezoning Application No. Z15-0009 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot C, Sections 32 & 33, Township 26, O.D.Y.D., Plan KAP49467, Except Plan KAP57155, located on 1936 - 1940 Kane Road, Kelowna, BC from the C3 - Community Commercial zone to the C3lp/rls - Community Commercial (liquor primary/retail liquor sales) zone be, considered by Council.

THAT Rezoning Application No. Z15-0009 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot A, Sections 32, Township 26, O.D.Y.D., Plan KAP54790, located on 437 Glenmore Road, Kelowna, BC from the C3lp/rls - Community Commercial (liquor

primary/retail liquor sales) zone to the C3 - Community Commercial zone be, considered by Council.

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

2.0 Purpose

Rezoning application to rezone the subject property to add the rls (Retail Liquor Store) designation to the property in order to allow a commercial unit to be used as a retail liquor store. This application also seeks to remove the lp (liquor primary) and rls (Retail Liquor Store) designation from the current Brandt's Creek retail liquor store location.

3.0 Urban Planning

Council Policy 359 provides some guidance related to the location of liquor stores that aim to limit potential land use conflicts and community disturbance issues related to liquor stores and liquor primary establishments. In addition, the Liquor Control & Licensing Branch (LCLB) requires that any new or relocated private liquor stores must be a minimum of 1km from another private liquor store (location of government liquor stores excluded). The proposed liquor store relocation complies with these policies given that the closest private liquor store is located at the Packing House liquor store on Finns Road (located approximately 3.4km away) or Liquor Town liquor store on Banks road, located approximately 3.4 km away from the subject property. The current location of the Brandt's Creek Liquor store located at 437 Glenmore Rd. will be closed and relocated to the subject property, within a space that had been the former pharmacy location.

To clean up the zone of the previous location of the Brandt's Creek Liquor store, staff wish to have the lp/rls designation removed from 437 Glenmore Road.

The Urban Planning Department recommends that the rezoning be supported given that there will be no increase in building area, no traffic concerns were identified, and no negative impacts from the relocation are anticipated.

4.0 Proposal

4.1 Background

The subject property was developed as the Glen Park Village Shopping Centre in early 1990's. There have been several development permits issued since then to allow for development of additional buildings on site.

The current location of the Brandt's Creek Liquor Store (437 Glenmore Road) and Brandt's Creek pub (439 Glenmore Road) was originally one property. The property was subdivided into two lots in 1995. The Brandt's Creek Liquor Store was moved to 437 Glenmore Road in 2002. In 2003, the rls designation was added to 437 Glenmore Road as part of the City initiated major zoning bylaw text amendment and related rezoning that was associated with major changes that had been made to the Liquor Control and Licensing Board liquor licensing process.

4.2 Project Description

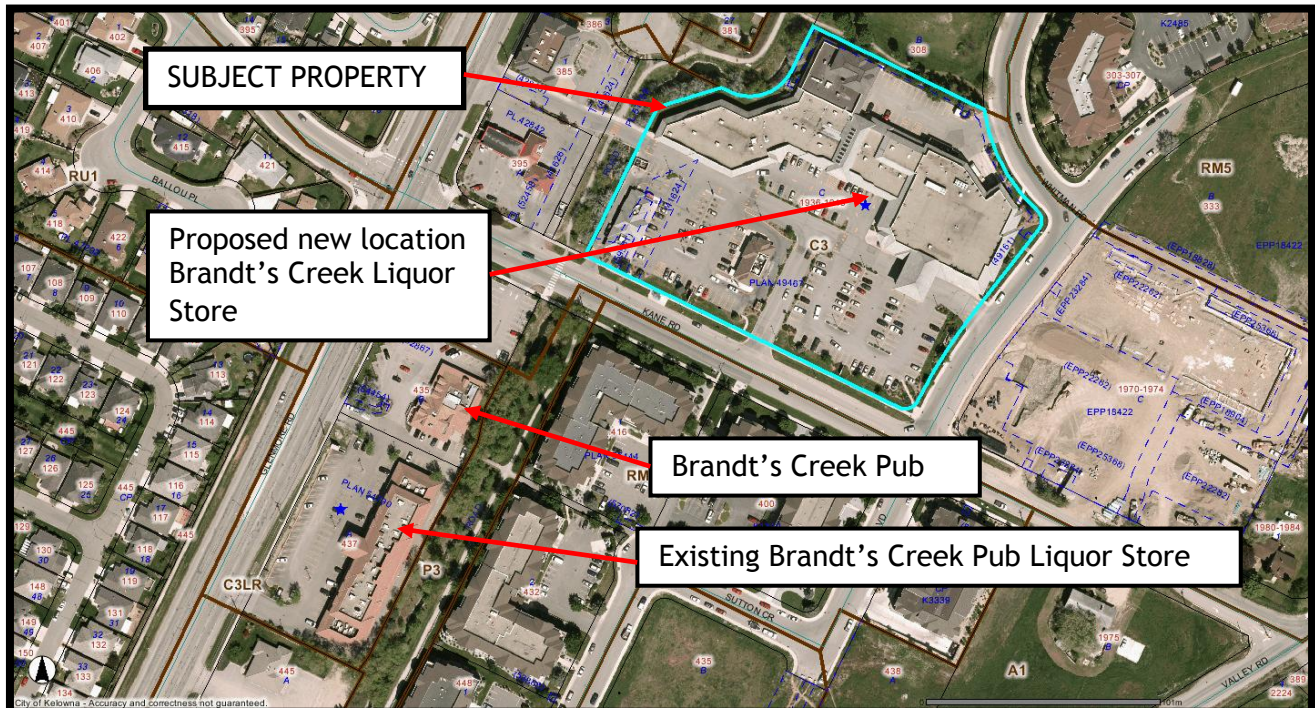
This application seeks to rezone the subject property from the current C3 - Community Commercial zone to the proposed C3lp/rls - Community Commercial (Liquor Primary/Retail Liquor Sales) zone in order to add the RLS designation to the property to allow the use of the site for a liquor store. The applicant proposes to relocate the nearby Brandt's Creek Liquor store,

currently located at 437 Glenmore Road, to a larger facility located within the Glen Park Village Shopping Centre. There will be no increase to the existing building area.

4.3 Site Context

The subject property is located within the Glenmore Valley Village Centre, on the north side of Kane Road, adjacent to Drysdale Boulevard. The neighbourhood area is developed with a range of apartment housing buildings to the south, and an established park to the north.

Subject Property Map: 1936-1940 Kane Road (Glen Park Village Shopping Centre)



Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	P3 - Parks and Open Space	Whitman Glen park
East	C3 - Community Commercial	Shopping Centre - commercial uses
South	RM5 - Medium Density Multiple Housing	Apartment housing
West	C3 - Community Commercial	Gas Bar and convenience store

5.0 Current Development Policies

As per Council Policy #359 (Liquor Licensing Policy & Procedures), the following considerations should be made for the location of liquor stores/retail liquor sales (RLS):

- Continue to require new or relocated RLS establishments to apply for a rezoning application to allow for "Retail Liquor Sales" in applicable zones. (complies)

- No Retail Liquor Sales shall be approved for (in conjunction with) Liquor Primary Establishments with person capacity that exceed 150 persons.
(complies)
- Any new or relocated Retail Liquor Sales establishment shall not be located within 300m of an existing Liquor Primary establishment with a capacity greater than 350 persons.
(complies - Brandt's Creek Pub - LP capacity 160)

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 Department

The Developments Engineering comments and requirements regarding this application to rezone the subject property to C3RLS are as follows

- a) Parking Requirements must meet bylaw standards.
- b) Services will not be compromised by this application.
- c) This application does not trigger any offsite upgrades.

6.3 Fire Department

The Fire Department has no concerns with the zoning change.

6.4 R.C.M.P.

The RCMP have no concerns with the proposed rezoning application to accommodate a private liquor store.

7.0 Application Chronology

Date of Application Received: March 18, 2015

Report prepared by:

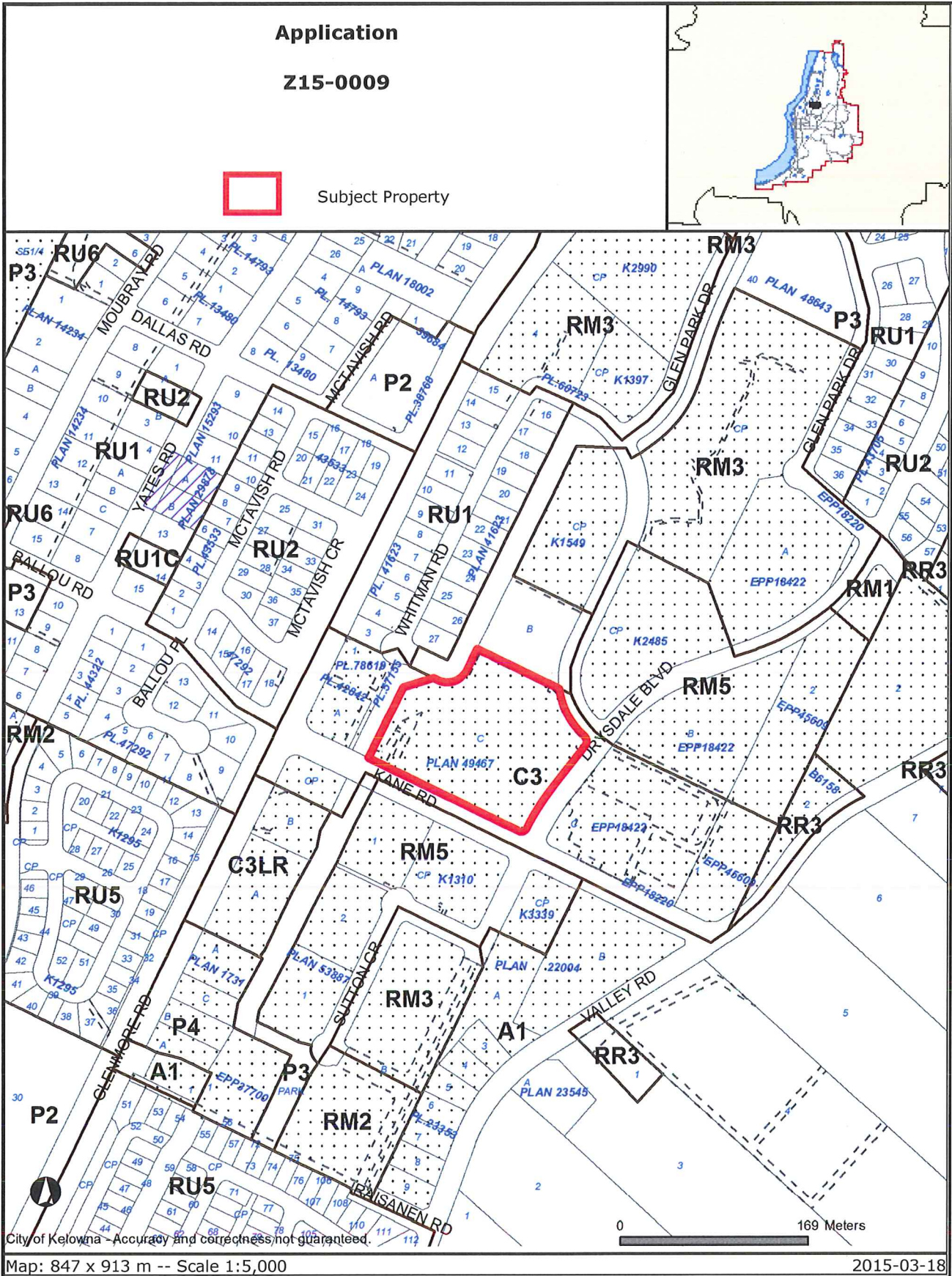
Paul McVey, Urban Planner

Reviewed by: Lindsey Ganczar, Urban Planning Supervisor

Approved for Inclusion: Ryan Smith, Director, Urban Planning Manager

Attachments:

- Subject Property Map
- Site Plan
- Floor Plan
- Site photo



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.

RisingTide

C O N S U L T A N T S

Your Liquor Licensing Experts

March 11, 2015

VIA EMAIL

Mr. Paul McVey
Land Use Planner
Urban Planning Department
City of Kelowna
1435 Water Street
Kelowna, B.C. V1Y 1J4

Dear Paul:

Re: Letter of Rationale
Application for Rezoning of 1940 Kane Road, Kelowna, B.C. currently
zoned C3 – Community Commercial to C3RLS – Community Commercial
(Retail Liquor Sales)
At: 1940 Kane Road, Kelowna, B.C. V1V 2J9
Applicant: Glen Park Village Inc.

The writer is assisting the above applicant with an application for rezoning of 1940 Kane Road, Kelowna, B.C. V1V 2J9

Glen Park Village Inc. is seeking the rezoning of this site from C3 to C3RLS to allow a liquor store to be relocated to this site.

BENEFITS TO COMMUNITY

The rezoning of this site to accommodate a liquor store will benefit the community in the following ways:

- Employment opportunities for residents of Kelowna
- Provide a source of additional tax revenue for local, provincial and federal governments;
- Diversify liquor stores available to the residents, business people and tourists to Kelowna.
- Participation in community affairs and charities.
- Provide the community in this area with the convenience of having “one stop shopping”
- Add to the economic development of Kelowna.

HOSPITALITY/TOURISM DEVELOPMENT FACTORS

Given the outstanding picturesque location of this area of Kelowna, many people including tourists will frequent this area. This site is a convenient location for those

1620 - 1130 West Pender Street, Vancouver, BC V6E 4A4 Office: 604.669.2928 Fax: 604.669.2920

www.risingtideconsultants.ca info@risingtideconsultants.ca

visiting tourists and the local communities of Kelowna and surrounding areas.

The applicant submits that by rezoning this site, the proposed liquor store will not impact negatively on any of the surrounding recreational facilities, parks and public venues. Indeed, it is an added amenity to this area of Kelowna.

TRAFFIC IN THE VICINITY

The proposed liquor store will not impact negatively on traffic in the vicinity of the liquor store as there is ample parking in the designated shopping area. The primary purpose of this liquor store is to cater to residents of the area and tourists who come to Kelowna to enjoy its wonders.

NOISE IN THE COMMUNITY

The proposed liquor store will not be creating noise in the community.

OTHER FACTORS

The applicant also submits the following additional factors for consideration:

- The proposed liquor store will not detract from the beauty of the surrounding area.
- From experience, liquor store venues tend not to create problems in the community.
- The applicant's focus is on offering the public the convenience of a private liquor store in this area of Kelowna.

Glen Park Village Inc. does not envisage any adverse impacts on the community with the rezoning of the site to accommodate a private liquor store. Indeed, it will have very positive impacts and benefits as mentioned above.

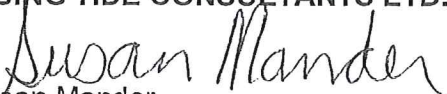
We are respectfully requesting the approval of the City of Kelowna for the rezoning of 1940 Kane Road, Kelowna, B.C.

Please do not hesitate to contact me if you require further information.

Thanks kindly for your assistance.

Yours truly,

RISING TIDE CONSULTANTS LTD.


Susan Mander

Licensing Specialist

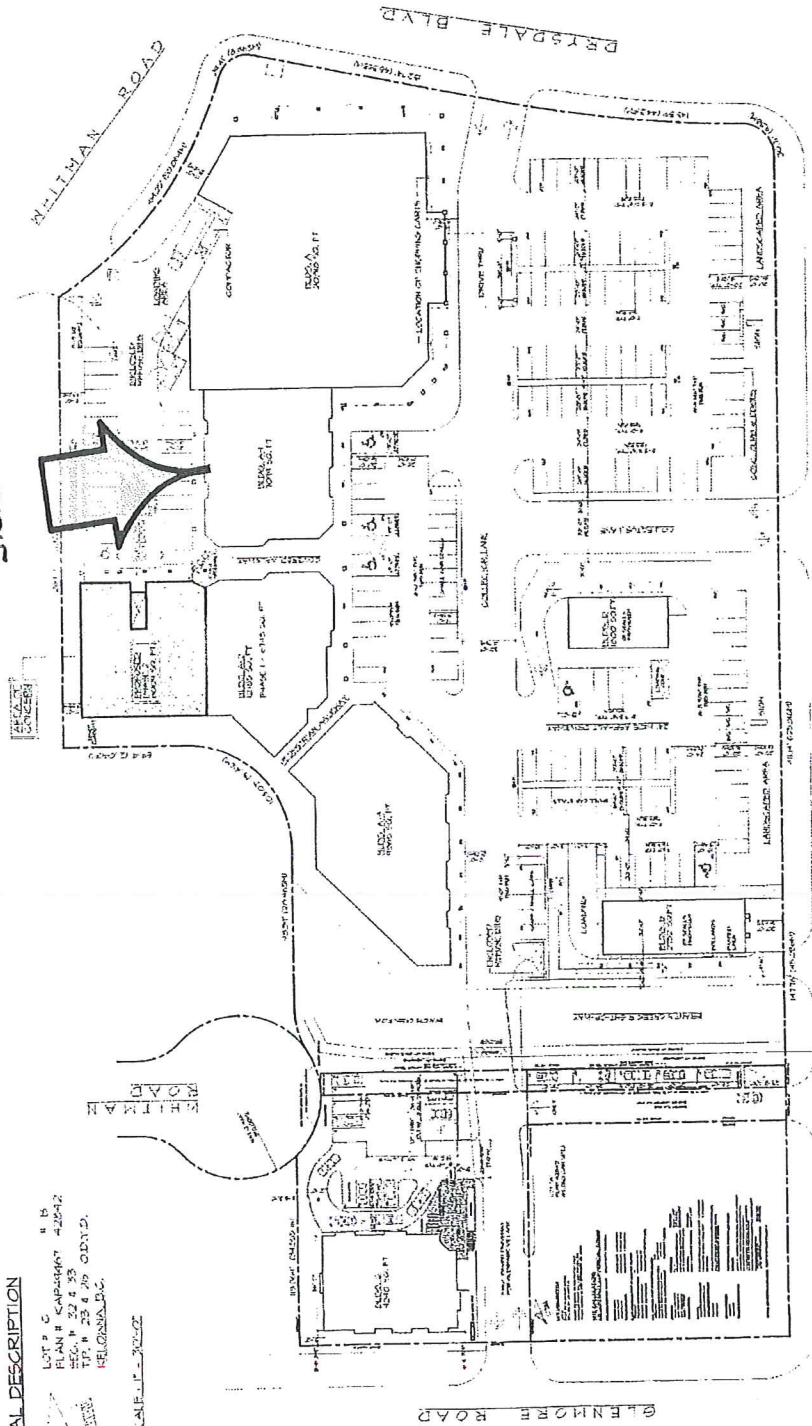
LEGAL DESCRIPTION

LOT 3 C
 PLAN B CAPACITY 42542
 SEC. 8 T. 25 S. R. 22 E.
 HIGHLAND, FL.



SCALE = 1" = 30'-0"

Liquid
 50%



SITE PLAN

SITE AREA = 264,408 SQ. FT. (24,564 SQ. M.)

**PROVIDED SITE CALCULATIONS
 OF CONDENSED COMMERCIAL ZONING**

ITEM	DESCRIPTION	VALUE
1	MAXIMUM GROSS FLOOR AREA	1,000,000 SQ. FT.
2	MAXIMUM GROSS FLOOR AREA	1,000,000 SQ. FT.
3	MAXIMUM GROSS FLOOR AREA	1,000,000 SQ. FT.
4	MAXIMUM GROSS FLOOR AREA	1,000,000 SQ. FT.
5	MAXIMUM GROSS FLOOR AREA	1,000,000 SQ. FT.
6	MAXIMUM GROSS FLOOR AREA	1,000,000 SQ. FT.
7	MAXIMUM GROSS FLOOR AREA	1,000,000 SQ. FT.
8	MAXIMUM GROSS FLOOR AREA	1,000,000 SQ. FT.
9	MAXIMUM GROSS FLOOR AREA	1,000,000 SQ. FT.
10	MAXIMUM GROSS FLOOR AREA	1,000,000 SQ. FT.

PROVIDED PARKING CALCULATIONS

ITEM	DESCRIPTION	VALUE
1	MINIMUM PARKING	100
2	MINIMUM PARKING	100
3	MINIMUM PARKING	100
4	MINIMUM PARKING	100
5	MINIMUM PARKING	100
6	MINIMUM PARKING	100
7	MINIMUM PARKING	100
8	MINIMUM PARKING	100
9	MINIMUM PARKING	100
10	MINIMUM PARKING	100

LOADING

ITEM	DESCRIPTION	VALUE
1	LOADING DOCKS	10
2	LOADING DOCKS	10
3	LOADING DOCKS	10
4	LOADING DOCKS	10
5	LOADING DOCKS	10
6	LOADING DOCKS	10
7	LOADING DOCKS	10
8	LOADING DOCKS	10
9	LOADING DOCKS	10
10	LOADING DOCKS	10

BUILDING INVESTIGATION

ITEM	DESCRIPTION	VALUE
1	BUILDING INVESTIGATION	100
2	BUILDING INVESTIGATION	100
3	BUILDING INVESTIGATION	100
4	BUILDING INVESTIGATION	100
5	BUILDING INVESTIGATION	100
6	BUILDING INVESTIGATION	100
7	BUILDING INVESTIGATION	100
8	BUILDING INVESTIGATION	100
9	BUILDING INVESTIGATION	100
10	BUILDING INVESTIGATION	100

1 of 8

G. B. EMBLETON & ASSOCIATES LTD.

ARCHITECTS

1000 WEST 10TH AVENUE
 SUITE 100
 DENVER, CO 80202

PHONE: 303.733.1111
 FAX: 303.733.1112

PROJECT: 1000 WEST 10TH AVENUE
 DENVER, CO 80202

DATE: 10/15/2010

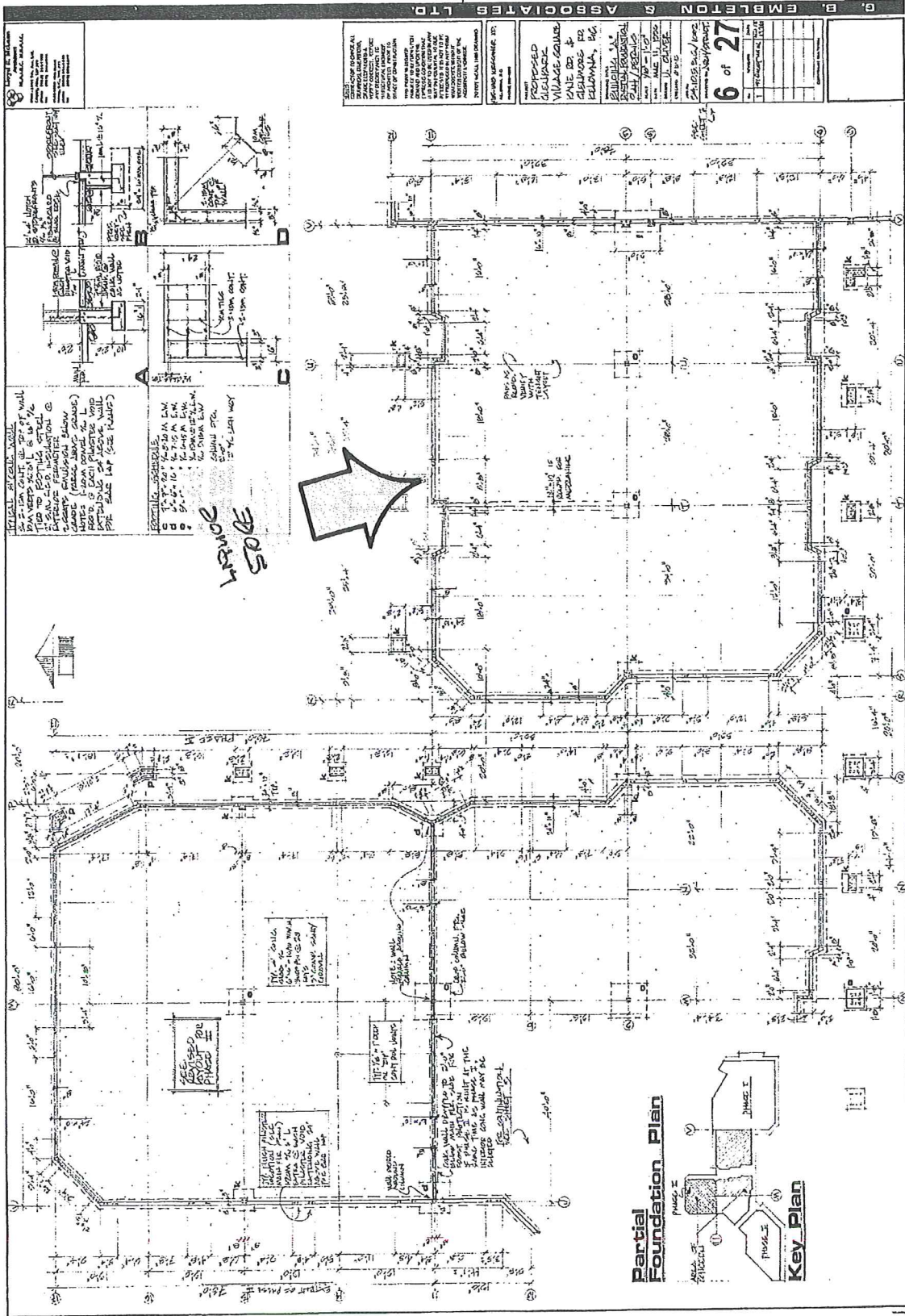
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PROJECT NO.: 1000 WEST 10TH AVENUE

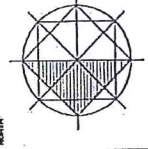
DATE: 10/15/2010

SCALE: 1" = 30'-0"

PROJECT NO.: 1000 WEST 10TH AVENUE



REVISED:	
Issued for Permits:	JAN 22, 2015
Issued for Plans:	
Issued for Construction:	



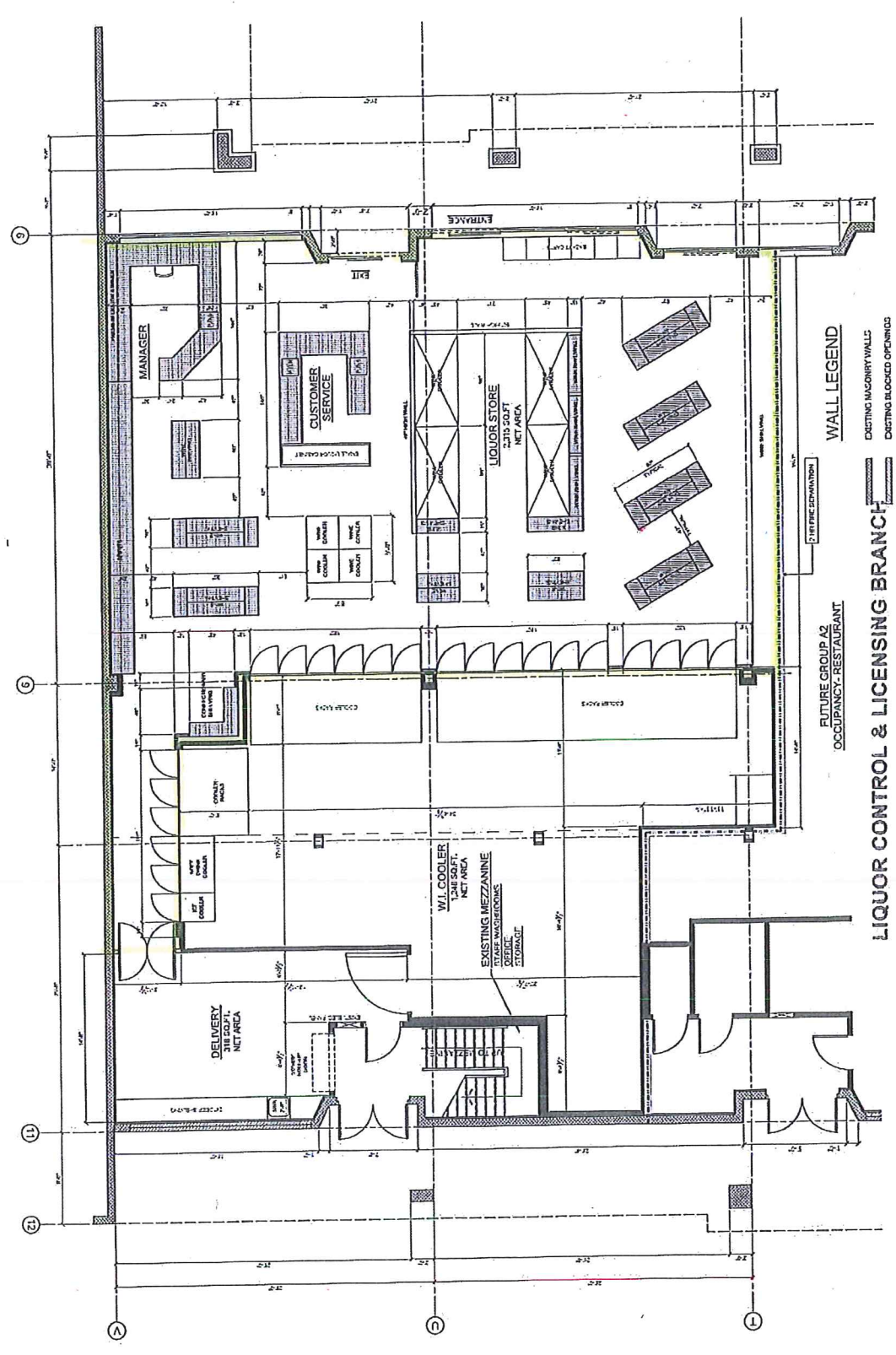
PROJECT:
 NEW LIQUOR STORE
 GLENPARK VILLAGE

1949 KANE ROAD
 KELOWNA BC

DRAWING TITLE:
 GROUND FLOOR PLAN

PROJECT NO	2014-008
DATE	JAN 14, 2015
DRAWN	B.M.L.
SCALE	1/8" = 1'-0"
DRAWING NO	

1 of 1



WALL LEGEND

[Symbol]	EXISTING MASONRY WALLS
[Symbol]	EXISTING BLOCKED OPENINGS
[Symbol]	EXISTING INTERIOR WALLS
[Symbol]	NEW INTERIOR PARTITIONING
[Symbol]	NEW INTERIOR COOLER WALLS
[Symbol]	EXISTING WALLS TO BE REMOVED
[Symbol]	2-HOUR FIRE WALL DEPARTMENT
[Symbol]	1-HOUR FIRE WALL DEPARTMENT

LIQUOR CONTROL & LICENSING BRANCH

FLOOR PLANS - APPROVAL IN PRINCIPLE

DATE: March 19, 2015

Unless otherwise approved by the General Manager, Liquor Control & Licensing, approval is subject to the terms and conditions specified in the Approval in Principle (AIP) Letter

License # 195092

LIQUOR CONTROL & LICENSING RECEIVED
MAR 11 2015
VICTORIA, BC



PROPOSED
LOCATION