

City of Kelowna Public Hearing AGENDA



Tuesday, August 25, 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 August 11, 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 1285 Graham Road, BL11126 (Z15-0029) - W-Ten Development Ltd. 4 - 23

To rezone the subject property in order to construct a semi-detached dwelling.

3.2 1457 Highway 33 East, BL11129 (Z15-0020) - Francesco Guarini 24 - 34

To consider rezoning the subject property to facilitate the development of a second dwelling.

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: July 27, 2015
RIM No. 1250-30
To: City Manager
From: Community Planning, Community Planning & Real Estate (TY)
Application: Z15-0029 **Owner:** W-Ten Development Ltd.,
Inc. No. BC0720702
Address: 1285 Graham Road **Applicant:** Urban Options Planning &
Permits
Subject: Rezoning Application
Existing OCP Designation: S2RES - Single/Two Unit Residential
Existing Zone: RU1 - Large Lot Housing
Proposed Zone: RU6 - Two Dwelling Housing

1.0 Recommendation

THAT Rezoning Application No. Z15-0029 to amend City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 78 Section 22 Township 26 ODYD Plan 19162, located at 1285 Graham Road, Kelowna, BC from the RU1 - Large Lot Housing zone to the RU6 - Two Dwelling Housing zone, be approved by Council;

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

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered subsequent to the requirements of the Development Engineering Branch and Rutland Waterworks District completed to their satisfaction.

2.0 Purpose

To rezone the subject property in order to construct a semi-detached dwelling.

3.0 Community Planning

Community Planning supports the proposed rezoning on the subject property. The property is designated in Kelowna's Official Community Plan as S2RES - Single / Two Unit Residential which permits the RU6 - Two Dwelling Housing zone.

The proposed design put forth by the applicant shows private open space in open lawn areas as well as covered balconies and patios. The applicant has worked with Staff to avoid a street frontage dominated by garage doors and hard surface driveway areas. Along the Graham Road frontage of the house, the two garage doors are offset from one another and the unit entrances are proposed with rooflines that are brought towards the street to draw the eye to the front doors. While these measures do assist in reducing the impact of the garage doors facing the street, the applicant has also incorporated landscaping between the two units that extends to the property line to help soften the front yard.

The OCP seeks to allow two dwelling housing in this neighbourhood. The architectural style proposed by the applicant will complement and enhance the existing neighbouring streetscape and does not trigger any variances.

4.0 Proposal

4.1 Background

The subject property currently contains a 1970s single family dwelling with a suite. The applicant is seeking to demolish the existing house and construct a two unit semi-detached house.

4.2 Project Description

The architectural style of the proposed two storey house compliments the character of the neighbourhood and even enhances the current streetscape by incorporating varying setbacks from the front property line. Hardiplank composite siding brings a welcome improvement to the neighbourhood proposed in a colour that blends with other homes on the block. While the front door to each unit is recessed from the garages, the entry is accentuated with a roof line that is brought forward towards the street. The proposed massing and roofline of the entire house brings down the scale of the two storey home by stepping the second storey back from the front and side property lines.

The driveway layout seeks to minimize the look of hard surface paving in the front yard by separating the two driveways and minimizing each width to 4.0 m at the property line. Between the two driveways landscaping is proposed to further soften the front streetscape. Although Kelowna's OCP does speak to reducing driveways of two unit dwellings to a single driveway, a preliminary design put forth by the applicant showed minimal planting between the two garages and a vast amount of hard surface paving. The front yard landscaping as proposed will be vital to a successful streetscape of a house where the garage door takes up more than 50% of the street frontage.

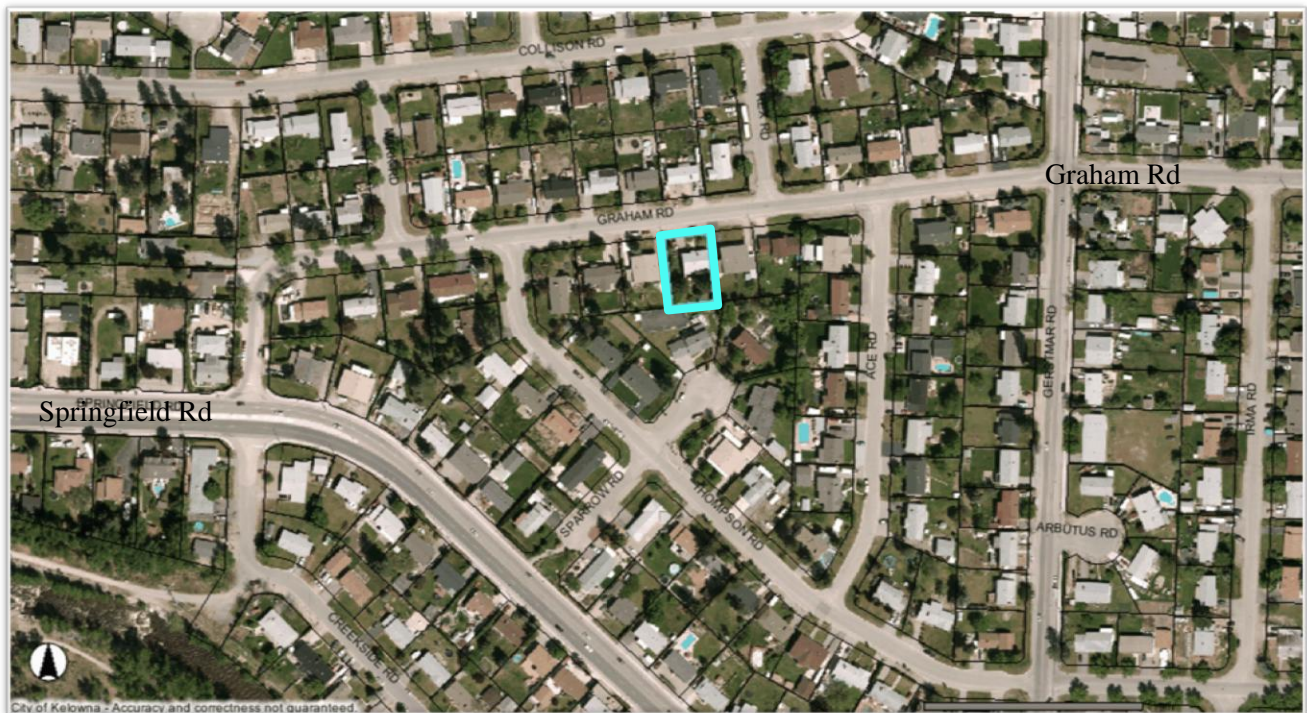
4.3 Site Context

The subject property is located on the south side of Graham Road, between Thompson Road and Ace Road in the Rutland sector of Kelowna. The property is zoned RU1, identified in Kelowna's OCP as S2RES, and is within the Permanent Growth Boundary.

Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1	Single Family House
East	RU6	Duplex House
South	RU1	Single Family House with a suite
West	RU6	Duplex House

Subject Property Map: 1285 Graham Road



4.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RU6 ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Minimum Lot Area	700 m ²	929 m ²
Minimum Lot Width	18.0 m	24.0 m
Minimum Lot Depth	30.0 m	38.1 m
Development Regulations		
Maximum Site Coverage (buildings)	40%	38%
Maximum Site Coverage (buildings, driveways and parking)	50%	48%
Maximum Height	9.5 m or 2.5 storeys	7.6 m / 2 storeys
Minimum Front Yard	4.5 m to house 6.0 to garage	6.1 m to garage
Minimum Side Yard (west)	2.0 m up to 1.5 storey 2.3 m up to 2.5 storeys	2.0 m for 1 st storey 3.2 for 2 nd storey
Minimum Side Yard (east)	2.0 m up to 1.5 storey 2.3 m up to 2.5 storeys	2.0 m for 1 st storey 3.2 for 2 nd storey
Minimum Rear Yard	7.5 m	12.0 m
Other Regulations		
Minimum Parking Requirements	4 stalls	6 stalls
Minimum Private Open Space	30 m ²	30 m ²

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process

Compact Urban Form¹ 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 neighbourhood with respect to building design, height and siting.

Duplex Housing³ Design as separate units rather than a single large structure through architectural detailing and elements, offsetting units, variations in roof design, height and massing, and building articulation;

6.0 Technical Comments

6.1 Building & Permitting Department

- Development Cost Charges (DCC's) are required to be paid prior to issuance of any Building Permits.
- Full Plan check for Building Code related issues will be done at time of Building Permit applications. Please indicate how the requirements of Radon mitigation and NAFS are being applied to this structure.

6.2 Development Engineering Department

- See attached Memorandum dated June 26, 2015

6.3 FortisBC Inc - Electric

- There are primary distribution facilities along Graham Rd. 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

6.4 Rutland Waterworks District

- See attached Summary of Requirements dated June 9, 2015

7.0 Application Chronology

Date of Application Received: May 29, 2015
Date Public Consultation Completed: June 16, 2015

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, Policy 3.2 (Development Permit Areas Chapter)

Report prepared by:

Tracey Yuzik, Planner

Reviewed by:

Lindsey Ganczar, Planning Supervisor

Approved for Inclusion:

Ryan Smith, Community Planning Department Manager

Attachments:

Site Plan

Conceptual Site Plan

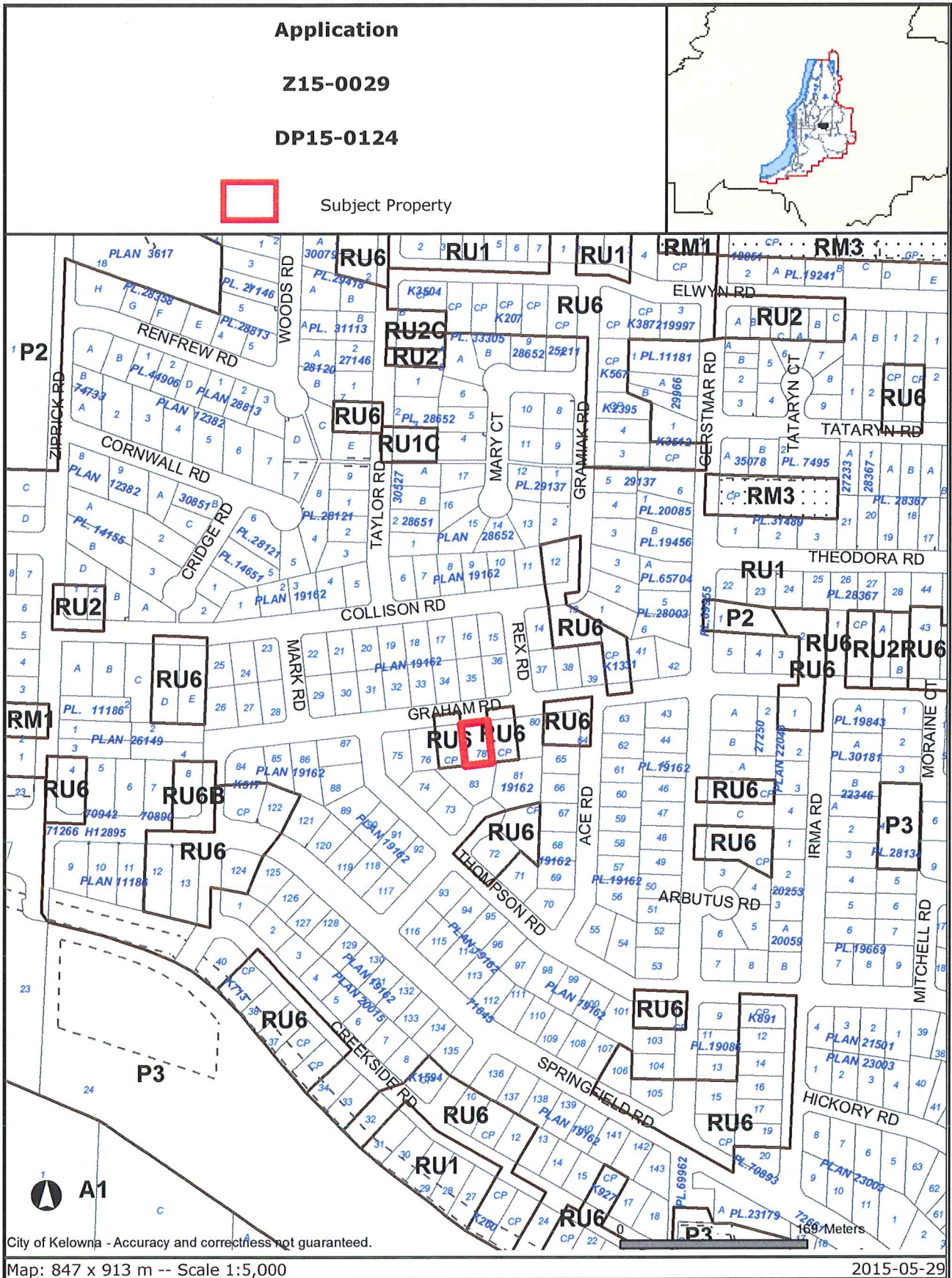
Conceptual Elevations

Conceptual Landscape Plan

Context/Site Photos

Development Engineering Memorandum

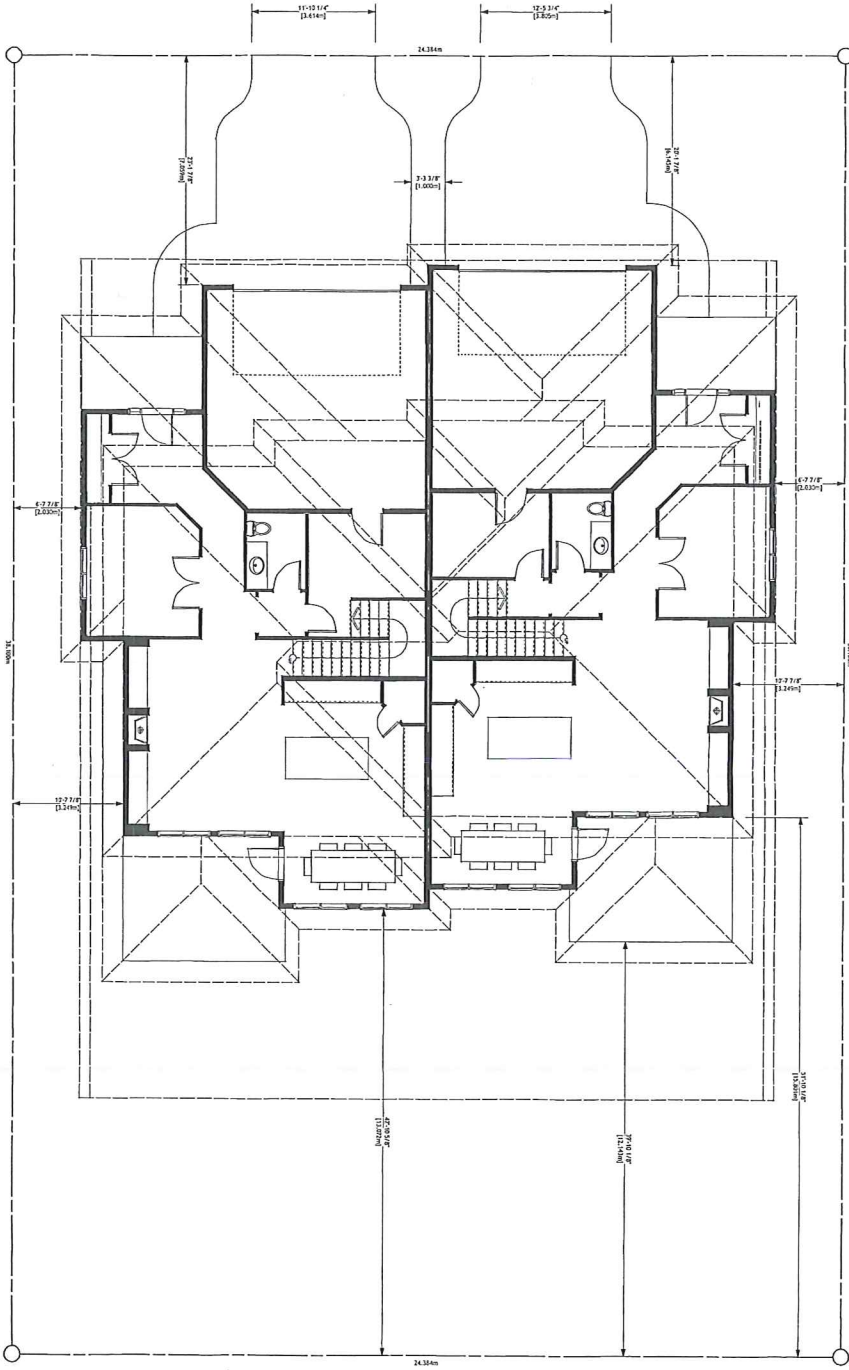
Irrigation District Summary of Requirements



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.

GRAHAM ROAD

1 SITE PLAN
Scale: 3/16" = 1'-0"



JRS DESIGN
844 ARDEN LANE
KELOWNA, BC
V1W 4V5

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PROJECT NORTH

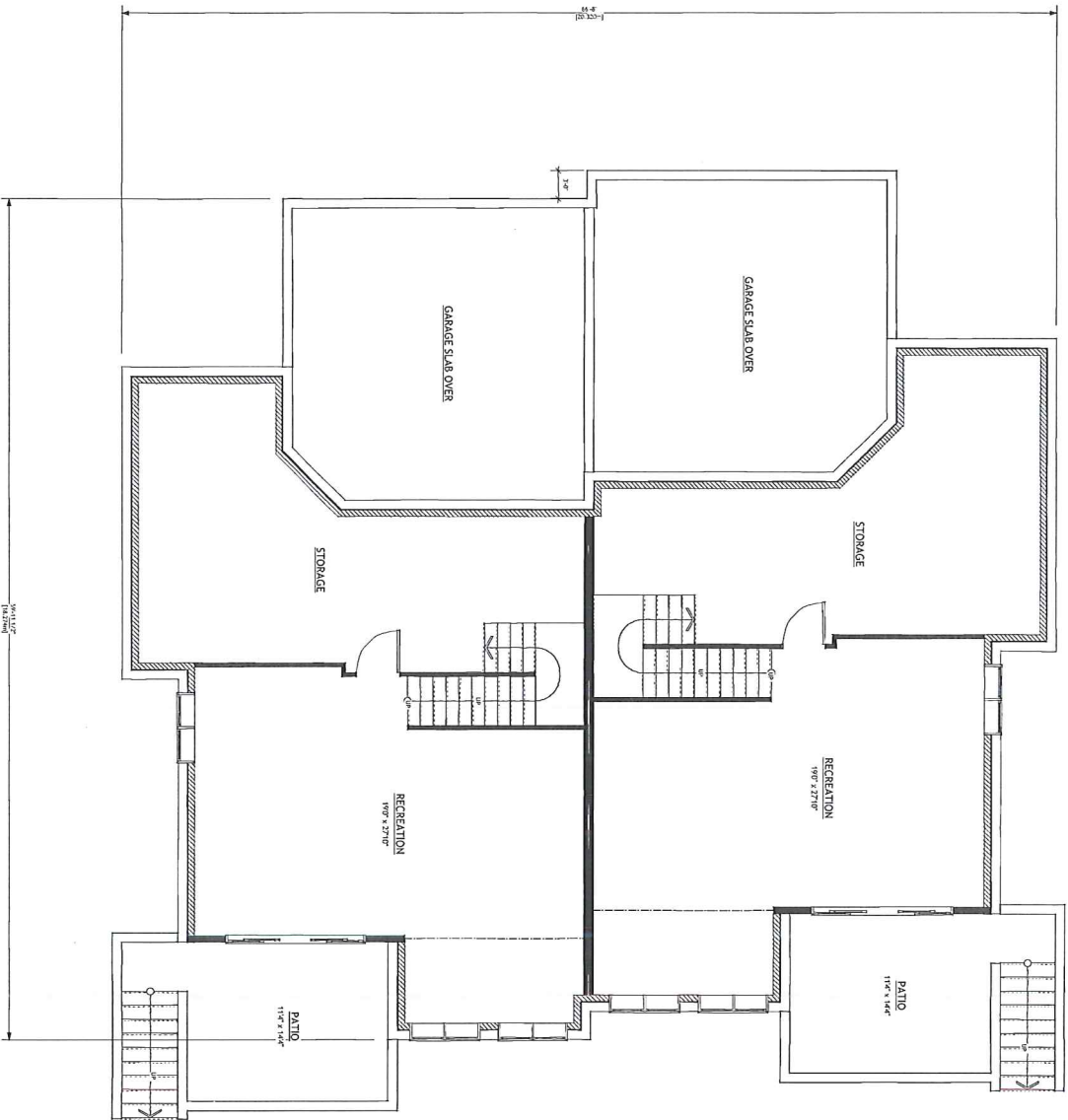
REVISION	DATE	DESCRIPTION

PROJECT
DUPLEX DEVELOPMENT
 1295 GRAHAM ROAD
 KELOWNA, BC V1X 1J8
 LOT 78 PLAN 19182

DRAWING TITLE
SITE PLAN

DATE
 APRIL 29, 2015

DRAWING NUMBER
 6 of 6



1 BASEMENT PLAN
SCALE: 1/4" = 1'-0" 1196 SQ. FT.

H&R DESIGN
644 ARROWLEAF LANE
KELOWNA, BC
V1W 4P3

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PROJECT NORTH

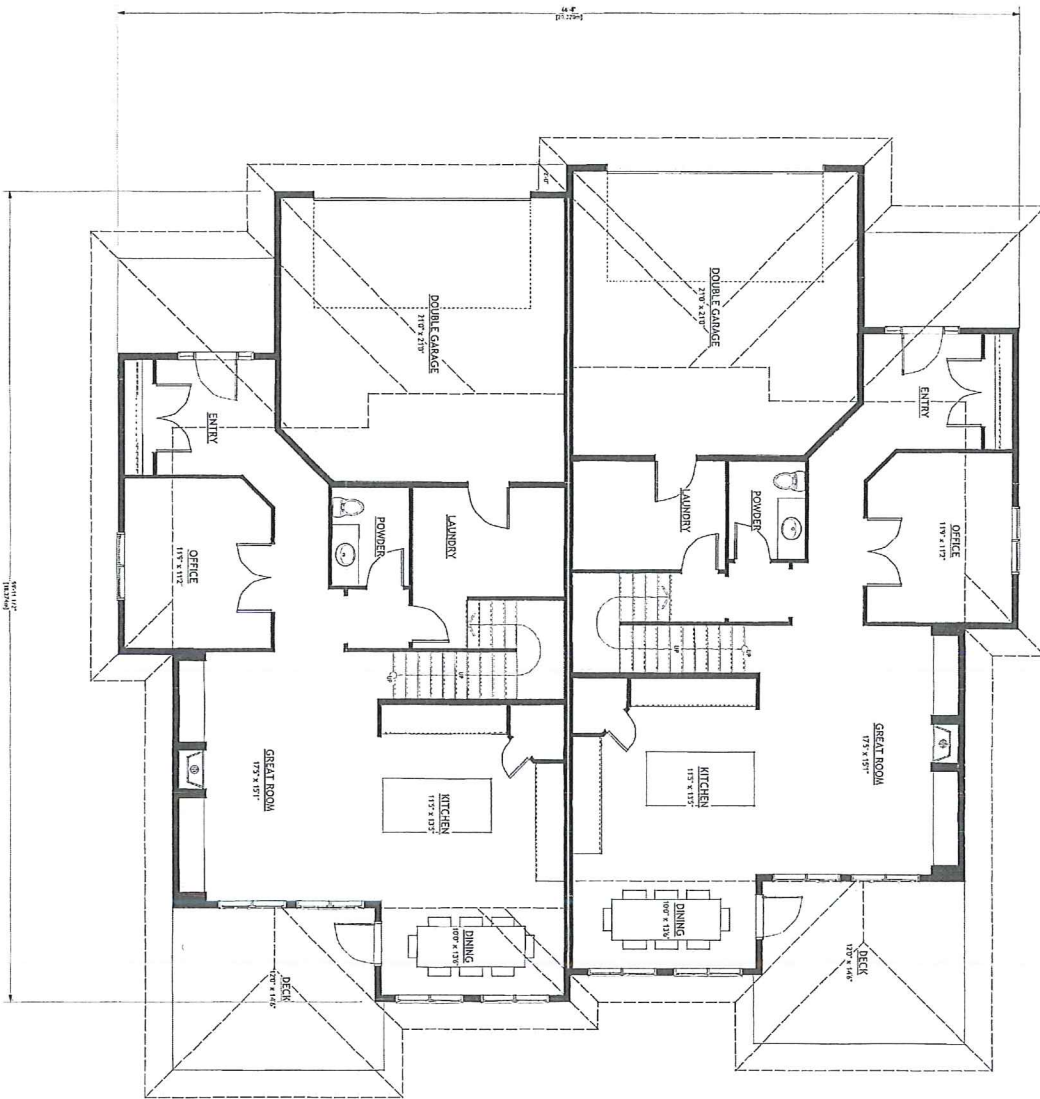
REVISION	DATE	DESCRIPTION

PROJECT
DUPLEX DEVELOPMENT
 1285 GRAHAM ROAD
 KELOWNA, BC V1X 1J8
 LOT78 PLAN 19162


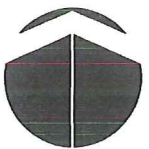
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BASEMENT

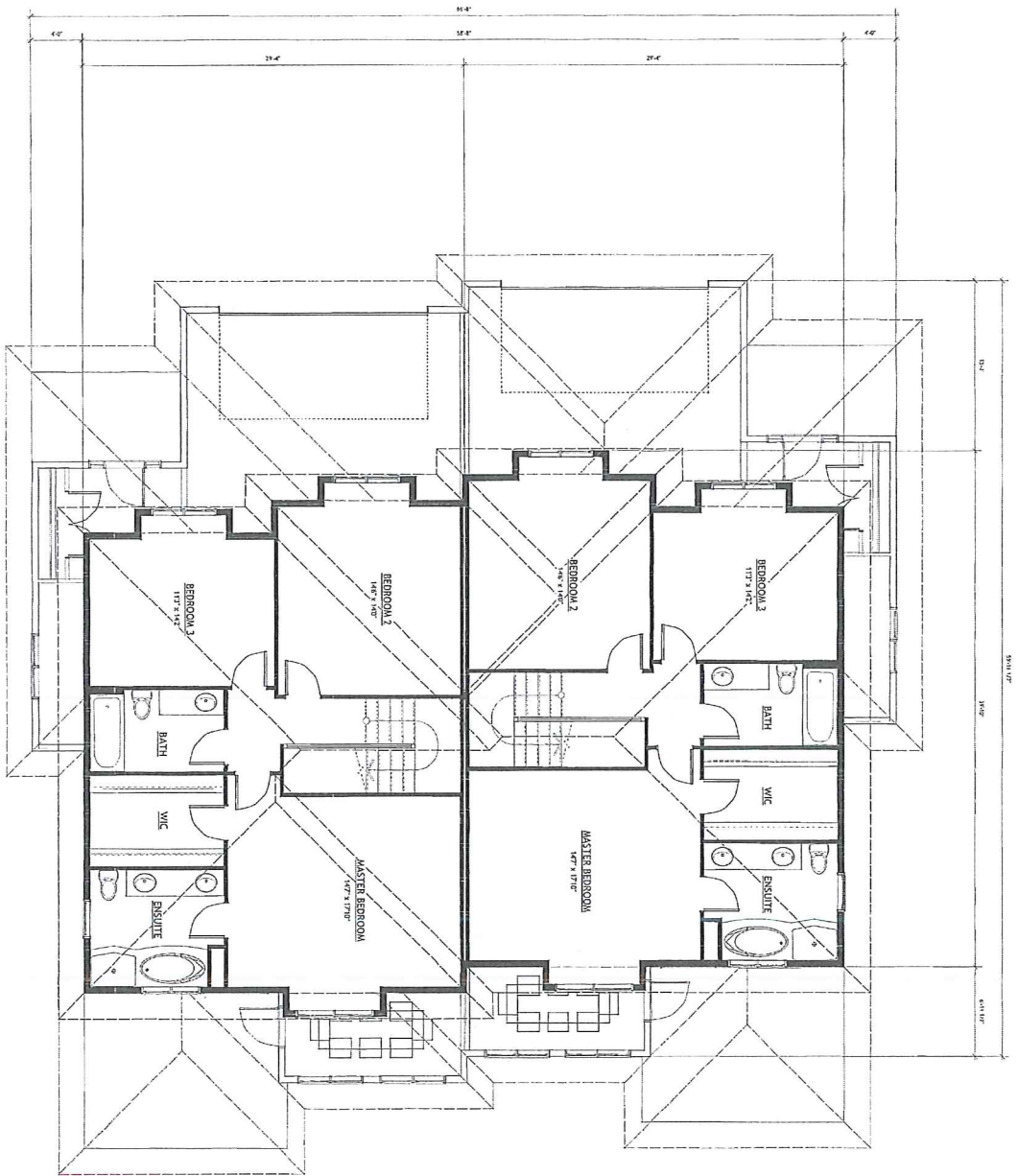
DATE
APRIL 28, 2015

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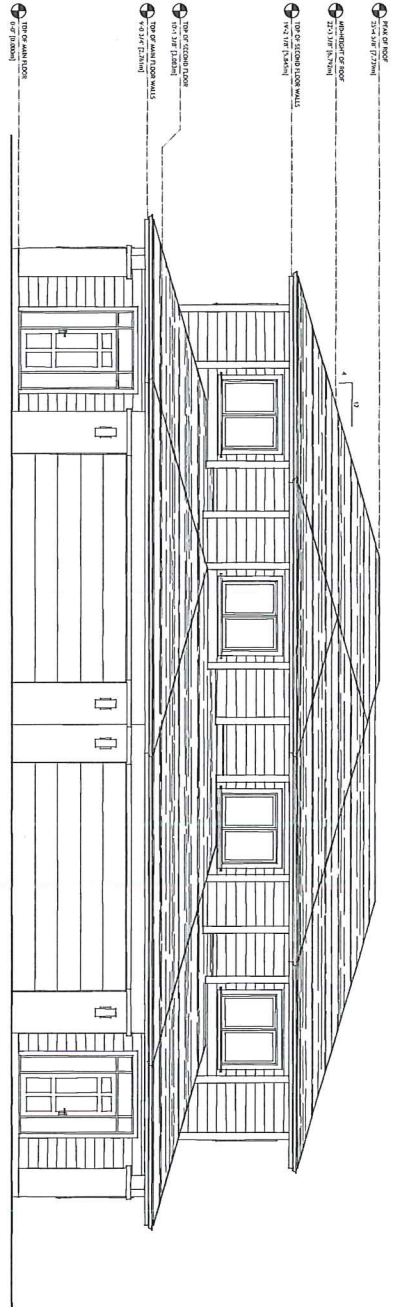
1 MAIN FLOOR PLAN
Scale: 1/4" = 1'-0" 1186 SQ. FT.

 <p>H&S DESIGN INC. 644 KELLOWNA, B.C. V1W 4V5</p> <p><small>THIS DRAWING AND THE EXISTING IMPROVEMENTS ARE DESIGNED TO BE BUILT IN ACCORDANCE WITH THE DIMENSIONS AND MATERIALS INDICATED THEREON.</small></p>	 <p>PROJECT NORTH</p>	<p>PROJECT</p> <p>DUPLEX DEVELOPMENT 1285 GRAHAM ROAD KELOWNA, BC V1X 1J8 LOT 718 PLAN 19182</p>
		<p>DATE</p> <p>APRIL 28, 2015</p>
<p>4 of 6</p>		



1 SECOND FLOOR PLAN
Scale: 1/4" = 1'-0" 112130.FIT

 <p>J.S. DESIGN LANE 1265 GRIFFIN LANE KELOWNA, BC V1Y 4Y5</p> <p><small>THIS DOCUMENT IS THE PROPERTY OF J.S. DESIGN LANE. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR REPRODUCTION OF THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF J.S. DESIGN LANE IS STRICTLY PROHIBITED.</small></p>	 <p>PROJECT NORTH</p>	<table border="1"> <thead> <tr> <th>REVISION</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	REVISION	DATE	DESCRIPTION			
		REVISION	DATE	DESCRIPTION				
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<p>DRAWING NUMBER:</p> <p>5 of 6</p>								

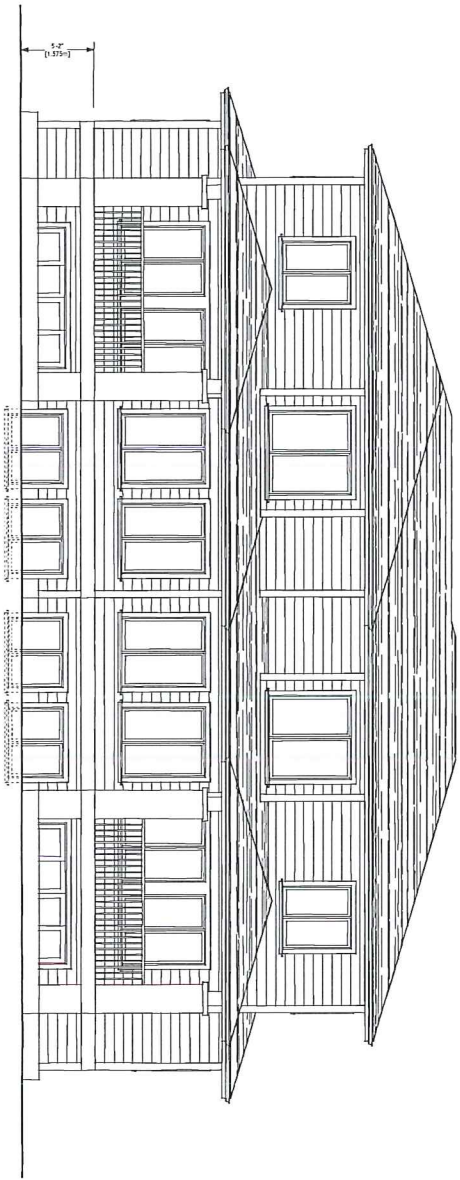


1 NORTH ELEVATION
Scale 1/4" = 1'-0"

PROJECT DATA, OWNER ADDRESS
1285 GRAHAM ROAD
KELOWNA, BC V1Y 1J8
LOT 78 PLAN 1916Z

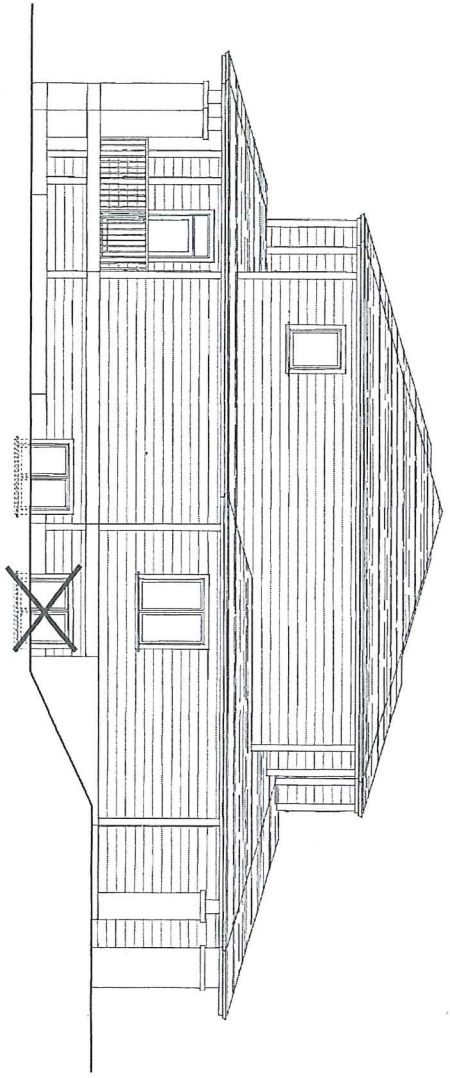
CURRENT ZONING RUP - LARGE LOT HOUSING
PROPOSED ZONING RUP - TWO STOREY HOUSING
COURTNEY STRIKE LAND USE SCHEM - SINGLE/TWO UNIT RESIDENTIAL
PROPOSED UNIT MIXTURE

PROPOSED	EXISTING
PROPOSED SITE AREA	589.00m ²
PROPOSED BUILDING FOOTPRINT AT GRADE	34.34m ²
PROPOSED COVERED ENTRY AREA	307.30m ²
PROPOSED DECK AREA	14.00m ²
MAIN FLOOR FINISHED FLOOR AREA PER UNIT	1194.50 SQ. FT. / 111.14m ²
SECOND FLOOR FINISHED FLOOR AREA PER UNIT	1171.50 SQ. FT. / 108.14m ²
TOTAL FINISHED FLOOR AREA PER UNIT	2366.00 SQ. FT. / 219.28m ²
STREET COVERAGE PER UNIT	28.4%
STREET COVERAGE TOTAL	6.8%
BUILDING HEIGHT OF PROPOSED BUILDING	4.9m / 15.3 STOREYS
PARKING SPACES PROVIDED TOTAL	4
PRIVATE OPEN SPACE	30.00m ²
FRONT NORTH YARD STRUCK TO RL	6.10m
FRONT EAST YARD STRUCK TO RL	3.10m
FRONT WEST YARD STRUCK TO RL	2.10m
SIDE EAST YARD STRUCK TO RL	2.30m
SIDE WEST YARD STRUCK TO RL	2.20m
FRONT NORTH YARD STRUCK TO RL	2.10m
FRONT WEST YARD STRUCK TO RL	3.34m

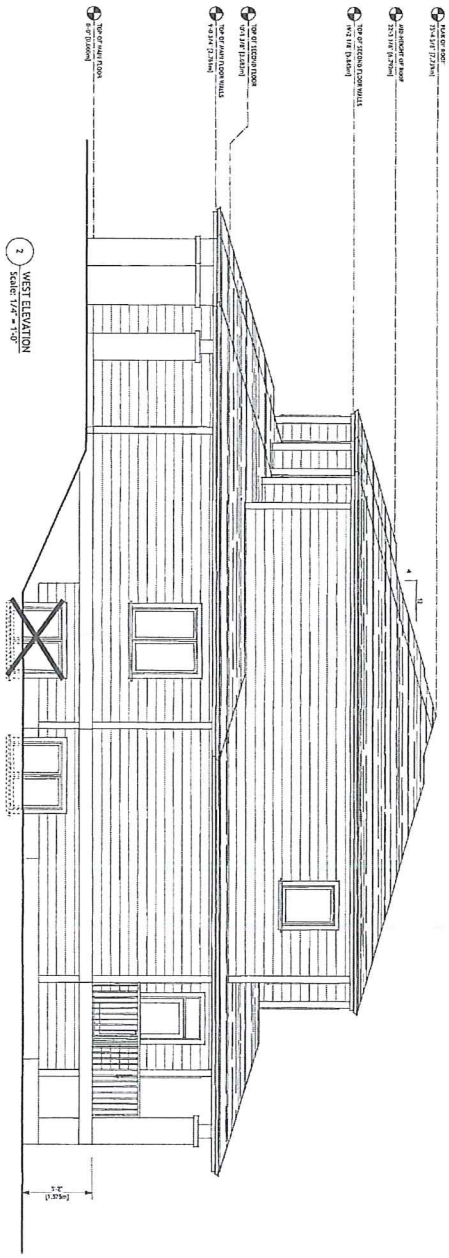


2 SOUTH ELEVATION
Scale 1/4" = 1'-0"

<p>THE DESIGN 644 ARROWHEAD LANE KELOWNA, BC V1W 4Y5</p> <p>DESIGN APPROVED BY THE REGIONAL ENGINEER OF LAND DEVELOPMENT AND CONSTRUCTION FROM THE DRAWING EXPLODED NORTH FOR FOUNDATION FROM THE DRAWING</p>							
<p>PROJECT NORTH</p>							
<table border="1"> <thead> <tr> <th>REVISION</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	REVISION	DATE	DESCRIPTION				<p>PROJECT</p> <p>DUPELX DEVELOPMENT</p> <p>1285 GRAHAM ROAD</p> <p>KELOWNA, BC V1Y 1J8</p> <p>LOT 78 PLAN 1916Z</p>
REVISION	DATE	DESCRIPTION					
<p>DRAWING TITLE</p> <p>ELEVATIONS</p>							
<p>DATE</p> <p>APRIL 28, 2015</p>							
<p>DRAWING NUMBER</p> <p>1 of 6</p>							





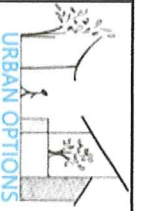
1 EAST ELEVATION
Scale: 1/8" = 1'-0"



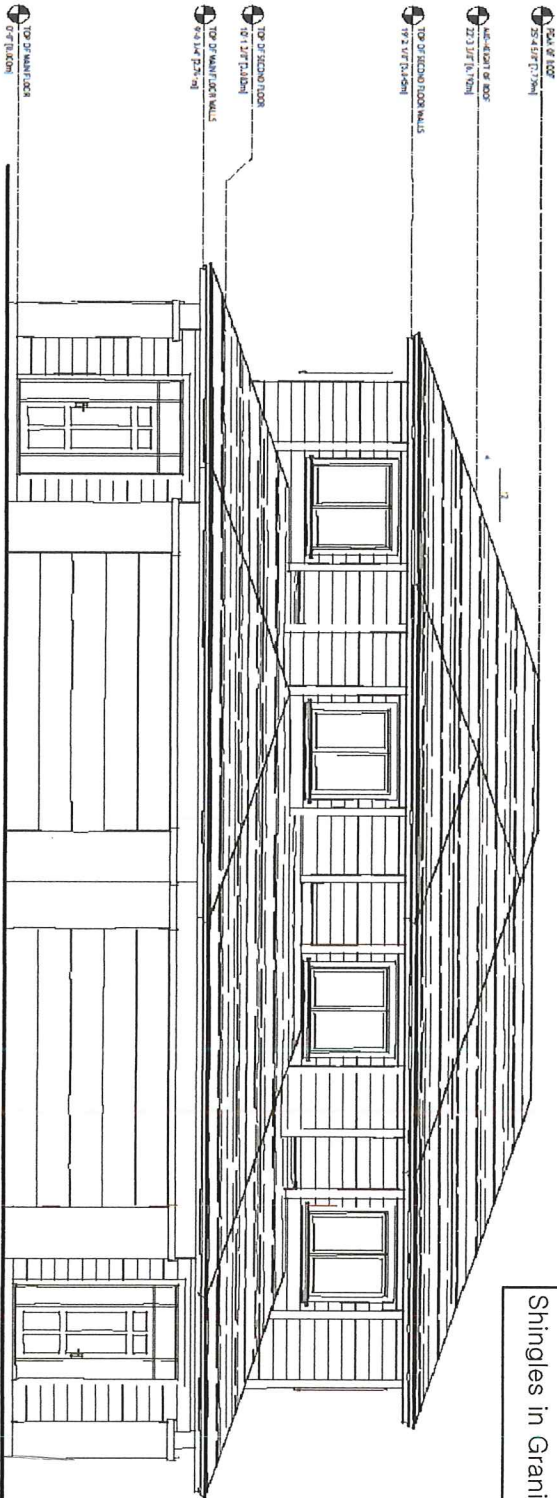
2 WEST ELEVATION
Scale: 1/8" = 1'-0"

- Material Note
- Finish of Roof
- Finish of Siding
- Finish of Trim
- Finish of Windows
- Finish of Doors
- Finish of Stairs
- Finish of Balcony
- Finish of Deck
- Finish of Foundation
- Finish of Foundation Walls
- Finish of Foundation Slab
- Finish of Foundation Footing
- Finish of Foundation Wall
- Finish of Foundation Slab
- Finish of Foundation Footing

 H.S. DESIGN 644 BIRCHMOUNT LANE VANCOUVER, BC V1M 4V5	THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF H.S. DESIGN AND ARE NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION FROM H.S. DESIGN.	 PROJECT NORTH	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">REVISION</td> <td style="width: 50%;">DATE</td> <td style="width: 50%;">DESCRIPTION</td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	REVISION	DATE	DESCRIPTION				<p>PROJECT</p> <p>DUPLEX DEVELOPMENT 1285 GRAHAM ROAD KELOWNA, BC V1X 1J8 LOT 78 PLAN 19162</p> <p>DRAWING TITLE</p> <p>ELEVATIONS</p> <p>DATE</p> <p>APRIL 28, 2015</p> <p>DRAWING NUMBER</p> <p style="text-align: center;">2 of 6</p>
REVISION	DATE	DESCRIPTION								



Colour Board for 1285 Graham Road Duplex Development



Roofing Material Asphalt
Shingles in Granite Gray

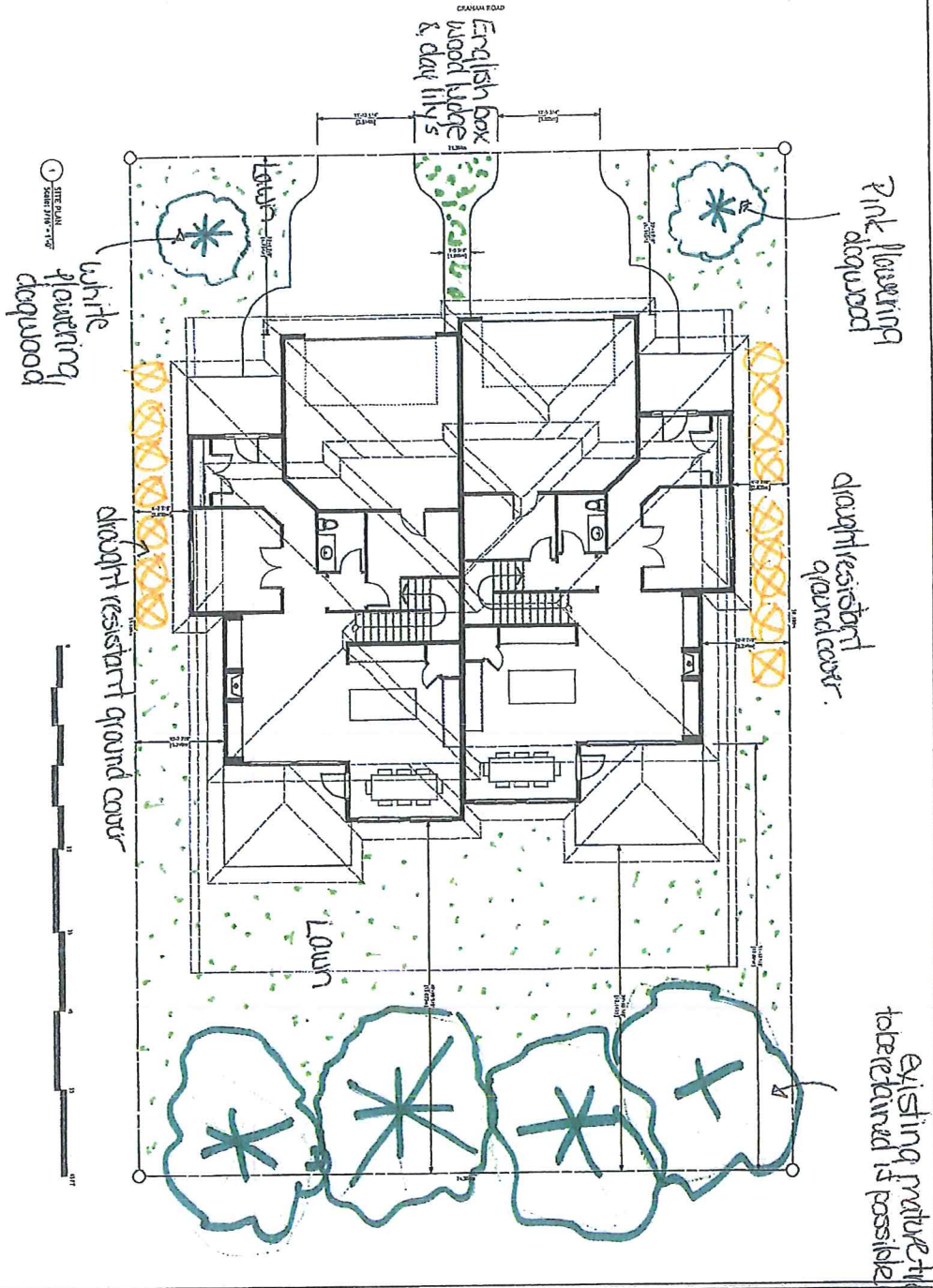
Main Body WeatherBoards
"Nantucket Gray"



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

Trim and accent colour
CIL "Spanish Moss"





THE OFFICE OF PLANNING AND DEVELOPMENT
 115 BERRY
 GAITHERSBURG, MD
 20878

PROJECT NORTH

PROJECT
 DUPER DEVELOPMENT
 1205 GRAHAM ROAD
 KELOWNA, BC V1K 1J8
 LOT 18 PLAN 19182

APPROVED FOR
Landscape plan
 DATE: APRIL 28, 2015
 SHEET NUMBER
 6
 of
 6

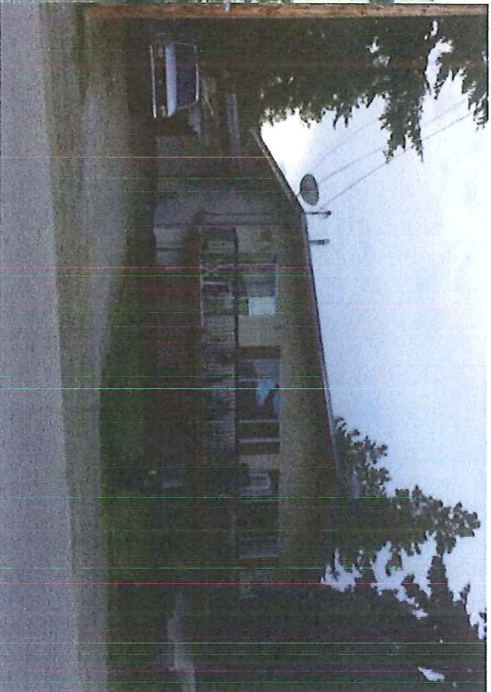


1285 Graham Road
Existing Dwelling (to be demolished)

Current streetscape (note the duplex's on either side of the subject property)



Dwelling across the street from the subject property.



CITY OF KELOWNA

MEMORANDUM

Date: June 26, 2015
File No.: Z15-0029
To: Land Use Management (TY)
From: Development Engineer Manager (SM)
Subject: 1285 Graham Road – Lot 78, Plan 19162, Sec. 22, Twp. 26, ODYD

The Works & utilities Department comments and requirements regarding this application to rezone from RU-1 to RU-6 are as follows:

1. Subdivision

Provide easements as required

2. Geotechnical Study.

We recommend that a comprehensive geotechnical study be undertaken over the proposed building site. The geotechnical study should be undertaken by a Professional Engineer or a Geoscientist competent in this field. This study should analyse the soil characteristics and suitability for development of the requested zoning. As well, the study should address drainage patterns including the identification of ground water and the presence of any springs and the suitability of the lands for disposal of site generated storm drainage. In addition, this study must describe soil sulphate contents, the presence or absence of swelling clays and the recommendation for construction over the decommissioned sewage disposal field.

3. Domestic water and fire protection.

This development is within the service area of the Rutland Waterworks District (RWWD). A second service is required in order to meet current policies. The developer is required to make satisfactory arrangements with the RWWD for these items. All charges for service connection and upgrading costs are to be paid directly to the RWWD. The developer is required to provide a confirmation that the district is capable of supplying fire flow in accordance with current requirements. A second service is required to meet current policy for Duplex properties.

4. Sanitary Sewer.

The property is located within Specified Area # 23 and in accordance with the City of Kelowna current policy, the specified charges for the proposed RU6 development will have to be cash commuted. The current pay out charge is **\$6,287.76** per Single Family Equivalent (SFE). Side by side duplex are assessed 1.4 SFE. The total Specified Area #23 charge under this application is in the amount of **\$8,802.86**.

.../2

5. Power and Telecommunication Services.

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

6. Road improvements.

Tataryn Road must be upgraded to a full urban standard including a sidewalk curb and gutter, piped storm drainage system, fillet pavement, 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 **\$21,700.00** and is inclusive of a bonding escalation.

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.

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. Bonding and Levies Summary.

a) Performance Bonding

Graham Road frontage upgrade	<u>\$21,700.00</u>
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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 **\$12,790.00**. and the Admin.& Inspection fee would be waived

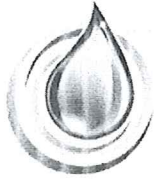
b) levies

Specified Area charges #23 (1 duplex lot)	<u>\$8,802.86</u>
3% Administration & Inspection fee	<u>\$ 543.35</u> (\$520.33 + \$26.02 GST)



Steve Muenz, P.Eng.
Development Engineering Manager

B²



Rutland
WATERWORKS DISTRICT

106 – 200 Dougall Road North
Kelowna, BC V1X 3K5
www.rutlandwaterworks.com

p: (250) 765-5218
f: (250) 765-7765
e: info@rutlandwaterworks.com

June 9, 2015

Alf Wiens
W-Ten Development Ltd
1295 Rodondo Place
Kelowna BC V1V 1G6

RE: Lot 78, Plan 19162 – 1285 Graham Rd File # DP 15-0124 & Z15-0029 RWD File 15/06

In response to City of Kelowna request for comment the following is a summary of Rutland Waterworks District requirements:

1. Capital Expenditure Charges:

Two Multi Family units @ 2,200.00 =	\$4,400.00
Credit one previously existing SFD @	<u>- 2,700.00</u>

Capital Expenditure Charges Payable	<u>\$1,700.00</u>
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Please pay by separate cheque, noting file # 15/06/CEC

2. Additional Costs:

Two 19 mm Positive Displacement Water Meter @ 283.10 =	\$ 566.20
Credit one 19 mm Water Meter (Must be returned to District) 283.10	<u>- 283.10</u>
	<u>\$ 283.10</u>

Two new 1" services and abandon existing service	<u>2,200.00</u>
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Additional Costs Payable (please note File 15/06 AC on Cheque)	<u>\$2483.10</u>
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TOTAL COSTS PAYABLE	<u>\$4183.10</u>
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June 9, 2015
Alf Wiens
W-Ten Development Ltd
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These fees are estimates and any refund/invoice will be determined at completion of development.

Should you have any questions or require further information, please contact the undersigned.

Sincerely,

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

Pete Preston
General Manager

PP/clp

REPORT TO COUNCIL



Date: August 10, 2015
RIM No. 1250-30
To: City Manager
From: Community Planning Department (LB)
Application: Z15-0020 **Owner:** Francesco Guarini
Address: 1457 Highway 33 East **Applicant:** Francesco Guarini
Subject: Rezoning Application
Existing OCP Designation: S2RES - Single / Two Unit Residential
Existing Zone: A1 - Agriculture 1
Proposed Zone: RU6 - Two Dwelling Housing

1.0 Recommendation

THAT Rezoning Application No. Z15-0020 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 2, Section 13, Township 26, ODYD, Plan 23518 Except Plan KAP86904, located at 1457 Highway 33 East, Kelowna, BC from the A1 - Agriculture 1 zone to the RU6 - Two Dwelling Housing zone be considered by Council;

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

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

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the requirements of the Black Mountain Irrigation District being completed to their satisfaction;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered subsequent to the requirements of the Ministry of Transportation and Infrastructure being completed to their satisfaction.

2.0 Purpose

To consider rezoning the subject property to facilitate the development of a second dwelling.

3.0 Community Planning

Community Planning Staff supports the request to rezone the subject property from the A1 - Agriculture 1 zone to the RU6 - Two Dwelling Housing zone. The applicant intends to construct a second single detached house in the northwest portion of the property. The existing single detached house is to be retained, and its location accommodates the development of a second

single detached house under provisions of the RU6 zone. The lot dimensions meet the requirements for two dwelling housing and the conceptual site plan provided by the applicant meets the requirements of the Zoning Bylaw.

The property is within a small development of residential lots south of Highway 33 East that, although currently zoned A1, has a Future Land Use designation of S2RES - Single / Two Unit Residential in the Official Community Plan. The RU6 zone complies with the Future Land Use designation and would allow for some additional density on this large property.

Pursuant to Section 52 of the *Transportation Act*, the Ministry of Transportation and Infrastructure has granted preliminary approval of the rezoning request subject to no direct access being provided to Highway 33. The conceptual site plan shows the existing driveway access along Traut Road being used for the second house and no new access is proposed.

Should Council choose to support this rezoning application, the applicant will submit a Development Permit application to consider the form and character of the second dwelling. As per Schedule 3 of the City of Kelowna Development Application Procedures Bylaw No. 10540, the authority to approve and issue this Development Permit is delegated to the Community Planning Department Manager. Issuance of an approved Development Permit is required prior to issuance of any Building Permits for this development.

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. At the time of writing, Staff has not been contacted with any questions or concerns about the application.

4.0 Proposal

4.1 Site Context

The subject property is located on the southeast corner of the intersection of Highway 33 East and Traut Road in the City's Belgo - Black Mountain Sector. The property is designated S2RES - Single / Two Unit Residential in the Official Community Plan and is within the Permanent Growth Boundary. The surrounding area is characterized by single dwelling housing development and agricultural land.

Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU2 - Medium Lot Housing	Single dwelling housing
East	A1 - Agriculture 1	Single dwelling housing
South	A1 - Agriculture 1	Single dwelling housing
West	A1 - Agriculture 1	Agriculture

Subject Property Map: 1457 Highway 33 East



4.2 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RU6 ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Minimum Lot Area	800 m ²	1,225 m ²
Minimum Lot Width	20.0 m	33.8 m
Minimum Lot Depth	30.0 m	44.6 m

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process

Complete Communities.¹ Support the development of complete communities with a minimum intensity of approximately 35-40 people and / or jobs per hectare to support basic transit service - a bus every 30 minutes.

6.0 Technical Comments

6.1 Building & Permitting Department

- No comments.

6.2 Development Engineering Department

- See attached memorandum, dated May 15, 2015.

6.3 Black Mountain Irrigation District

- See attached letter, dated June 5, 2015.

¹ City of Kelowna Official Community Plan, Policy 5.2.4 (Development Process Chapter).

6.4 Ministry of Transportation and Infrastructure

- Preliminary approval is granted for the rezoning for one year subject to the condition of no direct access to Highway 33.

7.0 Application Chronology

Date of Application Received: April 30, 2015

Date Public Consultation Completed: July 10, 2015

Report prepared by:

Laura Bentley, Planner

Reviewed by:

Lindsey Ganczar, Planning Supervisor

Approved for Inclusion:

Ryan Smith, Community Planning Department Manager

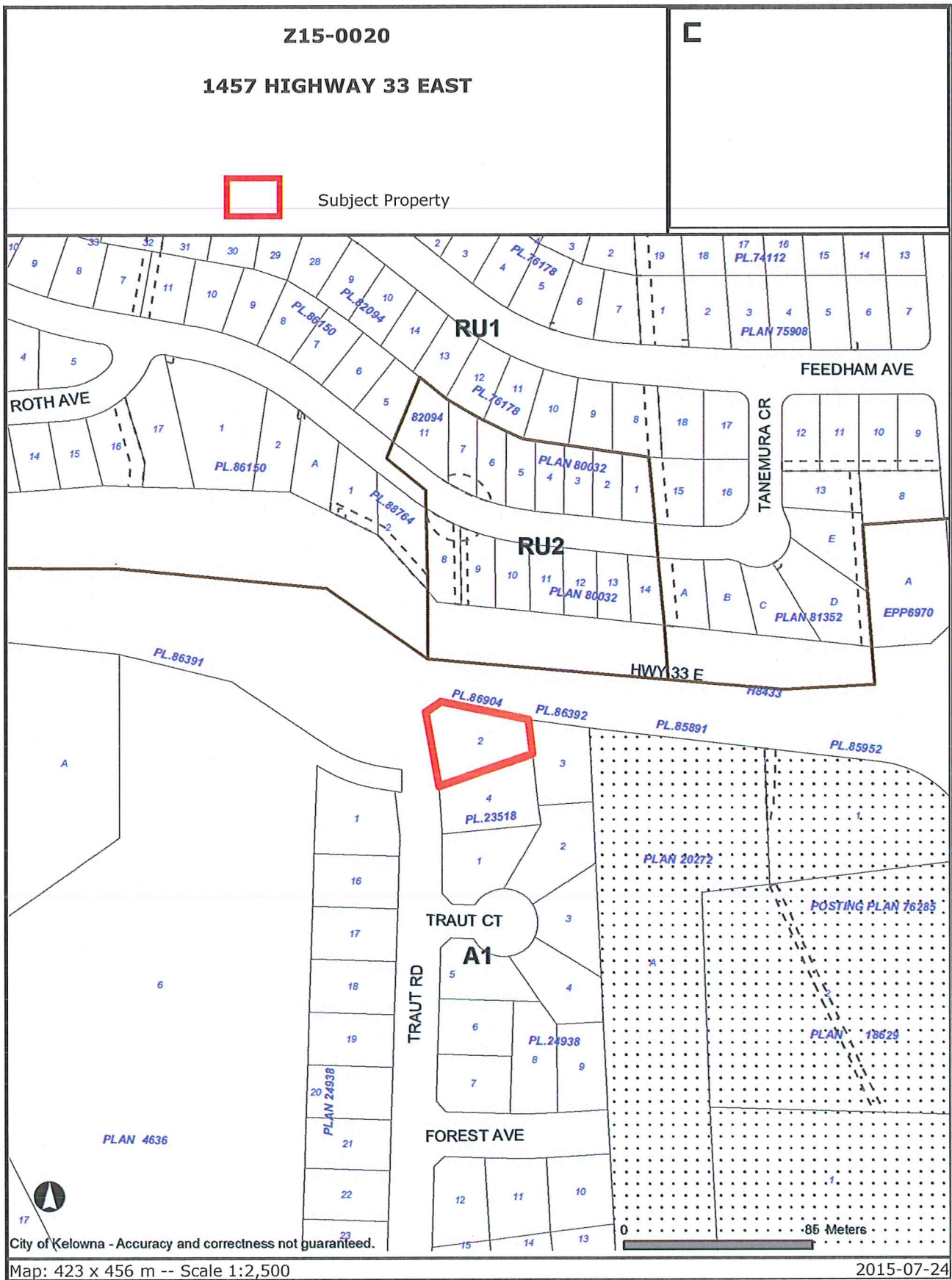
Attachments:

Subject Property Map

Development Engineering Memorandum

Black Mountain Irrigation District Letter

Conceptual Site Plan



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: May 15, 2015
File No.: Z15-0020
To: Urban Planning (LB)
From: Development Engineer Manager (SM)
Subject: 1457 Hwy 33 E – Lot 2, Plan 23578, Sec. 13, Twp. 26, ODYD

The Development Engineering comments and requirements regarding this application to rezone the subject property from RU1 to RU6 are as follows:

1. Subdivision

- a) Provide easements as required

2. Geotechnical Study.

It is recommended that a comprehensive geotechnical study be undertaken over the proposed building site. The geotechnical study should be undertaken by a Professional Engineer or a Geoscientist competent in this field. This study should analyse the soil characteristics and suitability for development of the requested zoning. As well, the study should address drainage patterns including the identification of ground water and the presence of any springs and the suitability of the lands for disposal of site generated storm drainage. In addition this study must describe soil sulphate contents, the presence or absence of swelling clays and the recommendation for construction over the decommissioned sewage disposal field.

3. Domestic water and fire protection.

- a) 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.
- b) Current City policies require two (2) water services for the proposed RU-6 lot

4. Sanitary Sewer.

The subject property is serviced by the Municipal wastewater service. The Specified Area debt repayment expired several years ago, this application does not trigger any Specified Area charges.

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5. Power and Telecommunication Services.

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

6. Road improvements.

Traut 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 \$15,400.00 and is inclusive of a bonding escalation.

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.

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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. Bonding and Levies Summary.

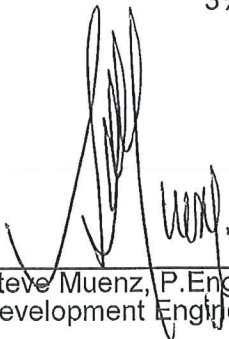
a) Performance security

Traut Road frontage upgrade	\$15,400.00
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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 **\$13,330.00**.and the 3% Engineering & Admin. fee would be waived.

b) levies

3% Engineering & Admin. fee	<u>\$393.55</u> (\$367.80+25.75 GST)
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Steve Muenz, P.Eng.
Development Engineering Manager

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Office: (250) 765-5169
Fax: (250) 765-0277
www.bmid.ca

BMID File No. 2015-01

June 5, 2015

City of Kelowna
Planning Department
1435 Water St
Kelowna, BC V1Y 1J4

Attention: Laura Bentley (via email to planninginfo@kelowna.ca)

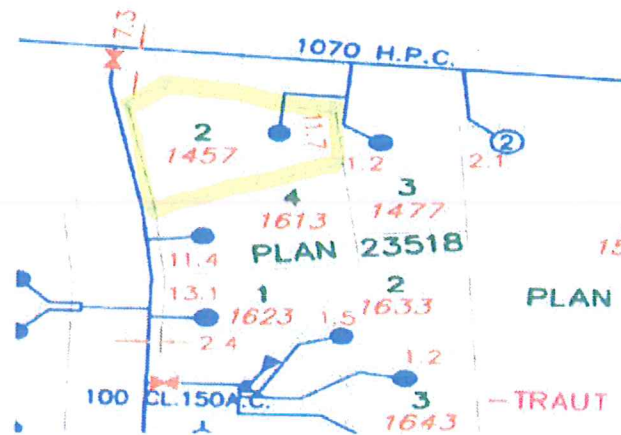
Dear Laura:

**RE: City File: Z15-0020
Water Service Requirements
Second Dwelling on Lot 2, Plan 23518, Except PI 86904
1457 Highway 33 East**

This letter sets out our requirements for water supply related to the proposed addition of a second residence on Lot 2, Plan 23518, known as 1457 Hwy 33 E.

Present Water Services:

The existing water supply to the subject property is through a single 19mm domestic service in the location shown on the map below.



Lot 2, Pl 23518, Exc 86904
1457 Hwy 33 E – 2nd Dwelling
June 5, 2015

SUMMARY OF REQUIREMENTS AND CHARGES

For construction of a second dwelling on the property, each residence must have a separate water service and meter. In this case, a new service is required to be installed to service the second dwelling. This work is to be done by BMID. Costs for the new service install will be invoiced after the work has been completed and will be based on actual costs for labour, materials and equipment. Please note that the owner is responsible to install the water service line from the property line to the building.

The connection fee is **\$300.00** for a standard 19mm single family residential unit as prescribed in BMID's Bylaw No. 667.

Corix Utilities is contracted for the supply and installation of domestic water meters within BMID. The cost of a new domestic meter is \$435.00; with BMID requiring meters for both houses this totals **\$870.00 (2 @ \$435)**.

In accordance with BMID Bylaw No. 678, a capital charge of **\$3,600** applies when a single family dwelling is to be added to a property on which a residence already exists. This money is to fund water source development and larger supply transmission mains as identified in the BMID Capital Plan.

The authorized signatory (owner) or their authorized agent, must come in to our office to complete a *BMID Application for Building* form and pay the required fees as noted above. A *BMID Work Order*, authorizing the installation of the new service will also be required at that time. Once we have this information and payment is received, a *Water Certificate* can be issued for submission to the City of Kelowna.

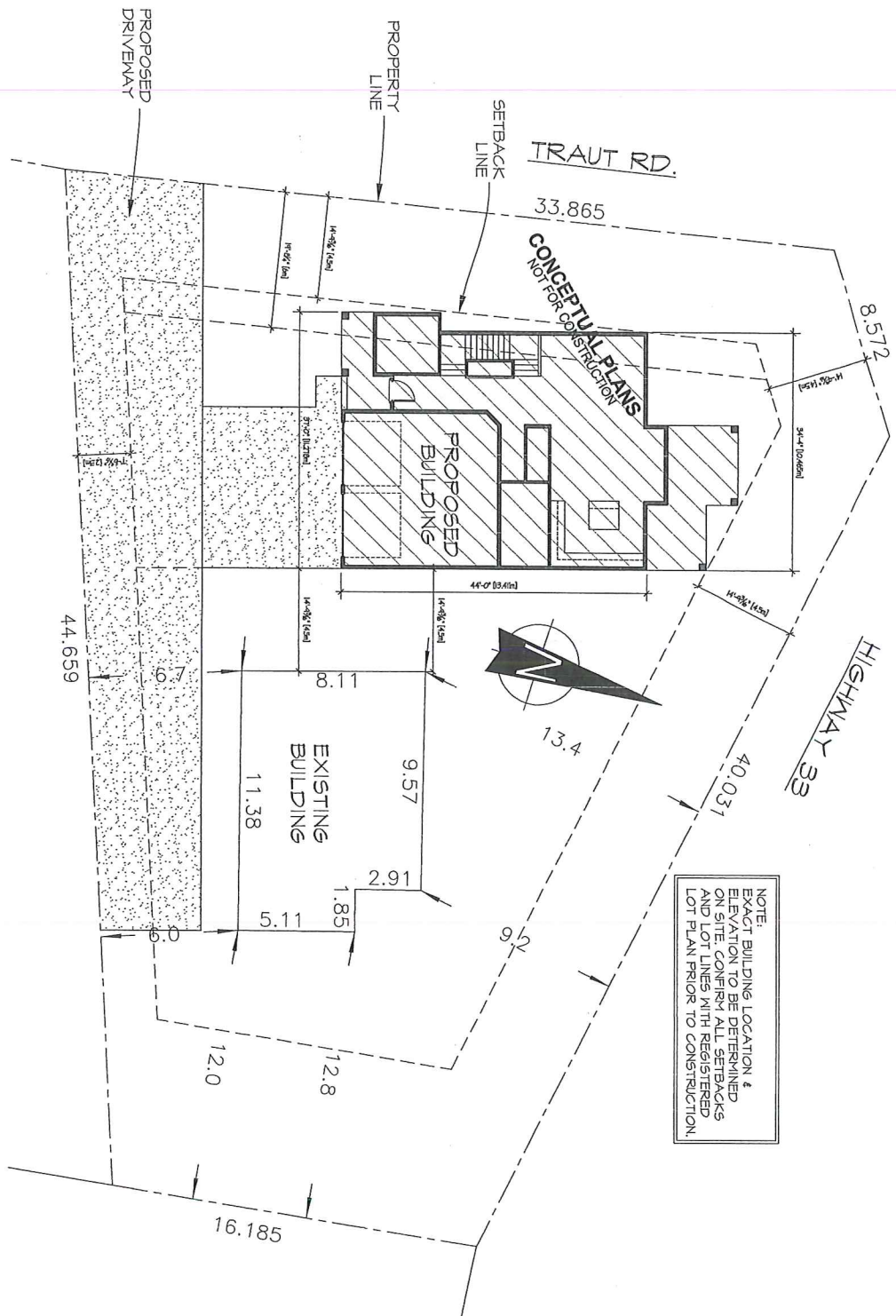
Please review this information and call us if you have questions. Additional information on the development process can be found at our website at www.bmid.ca.

Yours truly,
Black Mountain Irrigation District



Dawn Williams
Administrator

cc: Owner: Francesco Guarini, 1457 Highway 33 E, Kelowna, BC V1P 1E6



NOTE:
 EXACT BUILDING LOCATION &
 ELEVATION TO BE DETERMINED
 ON SITE. CONFIRM ALL SETBACKS
 AND LOT LINES WITH REGISTERED
 LOT PLAN PRIOR TO CONSTRUCTION.