

# City of Kelowna Public Hearing AGENDA



Tuesday, August 26, 2014  
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 12, 2014 (date of notification) are available for inspection during the course of this hearing and are located on the information table in the foyer of the Council Chamber.

(d) Council debate on the proposed bylaws is scheduled to take place during the Regular Council meeting after the conclusion of this Hearing. It should be noted, however, that for some items a final decision may not be able to be reached tonight.

(e) It must be emphasized that Council will not receive any representation from the applicant or members of the public after conclusion of this Public Hearing.

## 2. Notification of Meeting

The City Clerk will provide information as to how the Hearing was publicized.

## 3. Individual Bylaw Submissions

- 3.1 Bylaw No. 10992 (OCP14-0010) and Bylaw No. 10993 (Z14-0020) - 1225 Lund Road, Melcor Lakeside Inc. 5 - 17

To rezone the subject property from the RU1 - Large Lot Housing zone to the RM3 - Low Density Multiple Housing zone and to amend the Official Community Plan and Zoning Bylaw No. 8000 to allow for a 5 unit townhouse development on the subject property.

- 3.2 Bylaw No. 10994 (Z14-0026) - 1280 Glenmore Drive, 561655 BC Ltd. 18 - 38

To rezone the subject property from the RU1 – Large Lot Housing zone to the RM2 – Low Density Row Housing zone in order to allow a freehold five unit townhouse development.

- 3.3 Bylaw No. 10995 (TA14-0009) - Amendment to Zoning Bylaw No. 8000 - Boat Storage Definition 39 - 43

The applicant is proposing to amend the definition of Boat Storage in Section 2 of Zoning Bylaw No. 8000.

## 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 11, 2014

**RIM No.** 1250-30

**To:** City Manager

**From:** Urban Planning, Community Planning & Real Estate (LG)

**Application:** OCP14-0010 & Z14-0020      **Owner:** Melcor Lakeside Inc.

**Address:** 1225 Lund Road      **Applicant:** Andrew Bruce (Melcor Developments Ltd.)

**Title:** Rezoning & Official Community Plan Amendment Applications

**Existing OCP Designation:** S2RES - Single / Two Unit Residential

**Proposed OCP Designation:** MRL - Multiple Unit Residential (Low Density)

**Existing Zone:** RU1 - Large Lot Housing

**Proposed Zone:** RM3 - Low Density Multiple Housing

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## 1.0 Recommendation

THAT Official Community Plan Bylaw Amendment No. OCP14-0010 to amend Map 4.1 of the Kelowna 2030 - Official Community Plan Bylaw No. 10500, by changing the Future Land Use designation of Lot 47, Section 18, Township 27, ODYD, Plan KAP82430, located at 1225 Lund Road, Kelowna, BC from the S2RES - Single / Two Unit Residential designation to the MRL - Multiple Unit Residential (Low Density) designation be considered by Council;

AND THAT Rezoning Application No. Z14-0020 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 47, Section 18, Township 27, ODYD, Plan KAP82430, located at 1225 Lund Road, Kelowna, BC from the RU1 - Large Lot Housing zone to the RM3 - Low Density Multiple Housing zone be considered by Council;

AND THAT the Official Community Plan 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 Branch, as attached to the Report of the Urban Planning Department dated May 9, 2014, being completed to their satisfaction;

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

To amend the Official Community Plan and Zoning Bylaw No. 8000 to allow for a 5 unit townhouse development on the subject property.

## 3.0 Urban Planning

Urban Planning is supportive of the proposed rezoning and associated Official Community Plan (OCP) amendment for the subject parcel.

The site is located on the periphery of a large area designated for single and two unit residential. *Multiple Unit Residential*, *Public Service Utilities* and *Major Park and Open Space* designations also surround the site, primarily to the north. By redesignating the subject parcel to a higher density residential designation, it will serve as a natural transition from single family residential to other surrounding areas and more density in close proximity to neighbourhood parks is encouraged.

## 4.0 Proposal

### 4.1 Background

The developer's original intention was to build two single unit dwellings on this site. Upon further research, and based on the site's proximity to parks and Black Mountain Elementary School, it was determined that the best use of this site was a medium density residential development that is attractive to families. All units have three bedrooms, walk-out basements and two car garages.

### 4.2 Project Description

#### Rezoning

The applicant is proposing to rezone the entire subject parcel from RU1 - Large Lot Housing to RM3 - Low Density Multiple Housing. The intent of the RM3 zone is to allow for low density multiple unit housing with more than four units, on urban services.

#### OCP Redesignation

In order to proceed with a rezoning application, the applicant must also apply for a future land use redesignation in the OCP. While the current designation on the subject parcel is S2RES - Single / Two Unit Residential, the appropriate designation for potential RM3 zoning is MRL - Multiple Unit Residential (Low Density). The intent of MRL is to permit townhouses and other small scale multiple housing developments.

#### Townhouses

The proposed development affiliated with this application is a five unit townhouse development with an extensive landscaping plan. The development permit application will be brought forward to Council should the bylaws associated with this subject application receive 3<sup>rd</sup> reading and the applicant fulfils their outstanding technical conditions.

### 4.3 Site Context

The subject property is located at the northeast corner of Lund Road and Black Mountain Drive. Neighbouring the site is a Black Mountain Irrigation District (BMID) pump station and undeveloped, open space to the north, a neighbourhood park to the south, and single family residential development to the east and west.

Specifically, adjacent land uses are as follows:

| Orientation | Zoning  | Land Use  |
|-------------|---|---|
| North       | P4 - Utilities, RM3 - Low Density Multiple Housing, P3 - Parks and Open Space | PSU - Public Service Utilities, MRL - Multiple Unit Residential (Low Density), PARK - Major Park and Open Space |
| East        | RR1 - Rural Residential 1, RR3 - Rural Residential 3                          | S2RES - Single / Two Unit Residential   |
| South       | P3 - Parks and Open Space   | PARK - Major Park and Open Space  |
| West        | A1 - Agriculture 1  | S2RES - Single / Two Unit Residential   |

Subject Property Map: 1225 Lund Road



| CRITERIA                             | RM3 ZONE REQUIREMENTS | PROPOSAL                |
|--------------------------------------|-----------------------|-------------------------|
| Existing Lot/Subdivision Regulations |                       |                         |
| Min. Lot Area                        | 900m <sup>2</sup>     | 2898m <sup>2</sup>      |
| Min. Lot Width                       | 30.0m                 | 50.0m                   |
| Min. Lot Depth                       | 30.0m                 | 70.0m                   |
| Development Regulations              |                       |                         |
| Max. Floor Area Ratio                | 0.75                  | 0.39                    |
| Max. Height                          | 10.00m                | 9.96m                   |
| Min. Front Yard                      | 1.50m                 | 1.52m                   |
| Side Yard (south)                    | 4.00m                 | 1.52m                   |
| Side Yard (north)                    | 4.00m                 | 4.00m                   |
| Rear Yard                            | 7.50m                 | 12.01m                  |
| Other Regulations                    |                       |                         |
| Minimum Parking Requirements         | 10                    | 12 (2/unit + 2 visitor) |
| Private Open Space                   | 125m <sup>2</sup>     | 165m <sup>2</sup>       |
| Okanagan Lake Sightlines             | 120°                  | N/A                     |

## 5.0 Current Development Policies

### 5.1 Kelowna Official Community Plan (OCP)

#### Development Process

**Complete Suburbs.**<sup>1</sup> 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.

**Compact Urban Form.**<sup>2</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.

**Healthy Communities.**<sup>3</sup> Through current zoning regulations and development processes, foster healthy, inclusive communities and a diverse mix of housing forms, consistent with the appearance of the surrounding neighbourhood.

**Embracing Diversity.**<sup>4</sup> Increase understanding of various forms of housing needs and styles toward increasing acceptance of housing meeting the needs of diverse populations by encouraging applicants to undertake early and on-going consultation relating to their project, including provision of support material where appropriate.

<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 5.3.2 (Development Process Chapter).

<sup>3</sup> City of Kelowna Official Community Plan, Policy 5.22.7 (Development Process Chapter).

<sup>4</sup> City of Kelowna Official Community Plan, Policy 5.22.8 (Development Process Chapter).

**Housing Mix.**<sup>5</sup> Support a greater mix of housing unit size, form and tenure in new multi-unit residential and mixed use developments.

**Family Housing.**<sup>6</sup> Support housing alternatives for families when single detached housing is too costly, including features that are important to families such as: outdoor space, direct access to grade, workshop space, larger units, safe design, and neighborhood characteristics (e.g.: location and amenities).

## **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 Permit(s)
- A Geotechnical report is required to address the sub soil conditions and site drainage.
- 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 June 4, 2014.

### **6.3 Fire Department**

- Ensure fire department access is appropriate as per the BCBC 2012 Division B part 3.2.5.6. Fire flows, and hydrants as per the BC Building Code and City of Kelowna Subdivision Bylaw #7900. The Subdivision Bylaw requires a minimum of 150L/sec for row housing. Should this subdivision require hydrants to be installed on the property, the hydrants installed shall be deemed private hydrants. All applicable sections of the Fire and Life Safety Bylaw #10760 shall be met. The community shall be addressed off of Lund Rd as one address, with unit numbers assigned for each townhouse unit.

### **6.4 Infrastructure Planning**

- This site is adjacent to parkland. No construction activities on this site shall disturb the adjacent parkland.

### **6.5 Irrigation District (BMID)**

- The existing lot was created at the same time as the balance of *The Meadowlands* (Phase 3). There are actually two existing water services to this lot.

### **6.6 Ministry of Transportation**

- See attached email dated July 16, 2014.

### **6.7 Shaw Cable**

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

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<sup>5</sup> City of Kelowna Official Community Plan, Policy 5.22.11 (Development Process Chapter).

<sup>6</sup> City of Kelowna Official Community Plan, Policy 5.22.13 (Development Process Chapter).

## 7.0 Application Chronology

Date of Application Received: May 8, 2014

Report prepared by:

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Lindsey Ganczar, Urban Planning Supervisor

Approved for Inclusion: ☐ Ryan Smith, Urban Planning Manager

### Attachments:

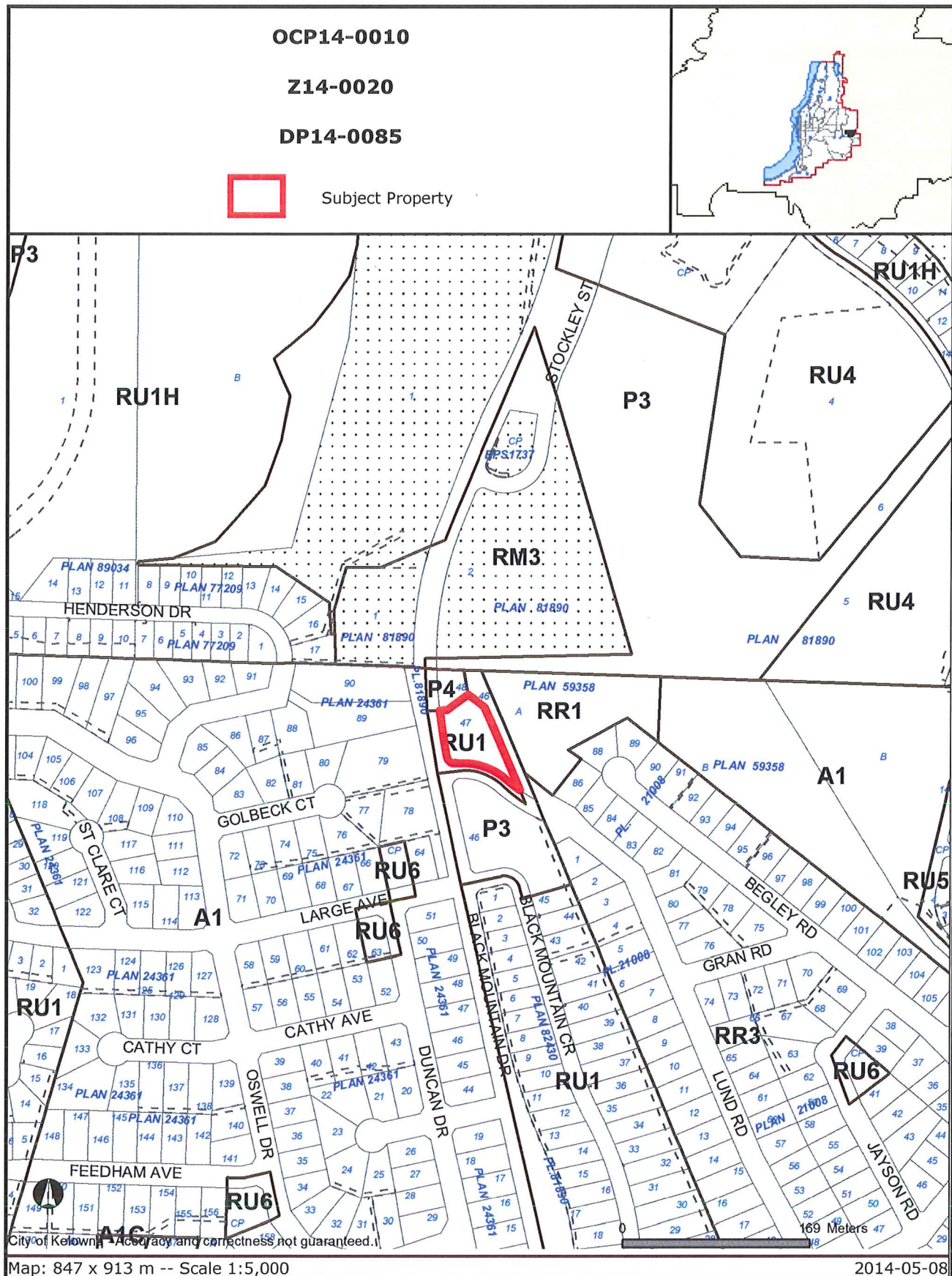
Location Map

Site Plan

Conceptual Renderings

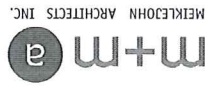
Landscape Plan

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.

301-25 NORTH STREET  
 PATTERSON, N.C.  
 TEL: 252.482.3763  
 EMAIL: info@melcor.com  
 1225 LUND ROAD  
 KELLOWNA, N.C.  
 TEL: 252.762.3104  
 EMAIL: info@melcor.com



**MELCOR**  
 DEVELOPMENT LTD.

2014-04-23  
 issued for DP



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| NO. | DESCRIPTION   | DATE       | BY | CHKD. |
|-----|---------------|------------|----|-------|
| 01  | ISSUED FOR DP | 2014-04-23 |    |       |

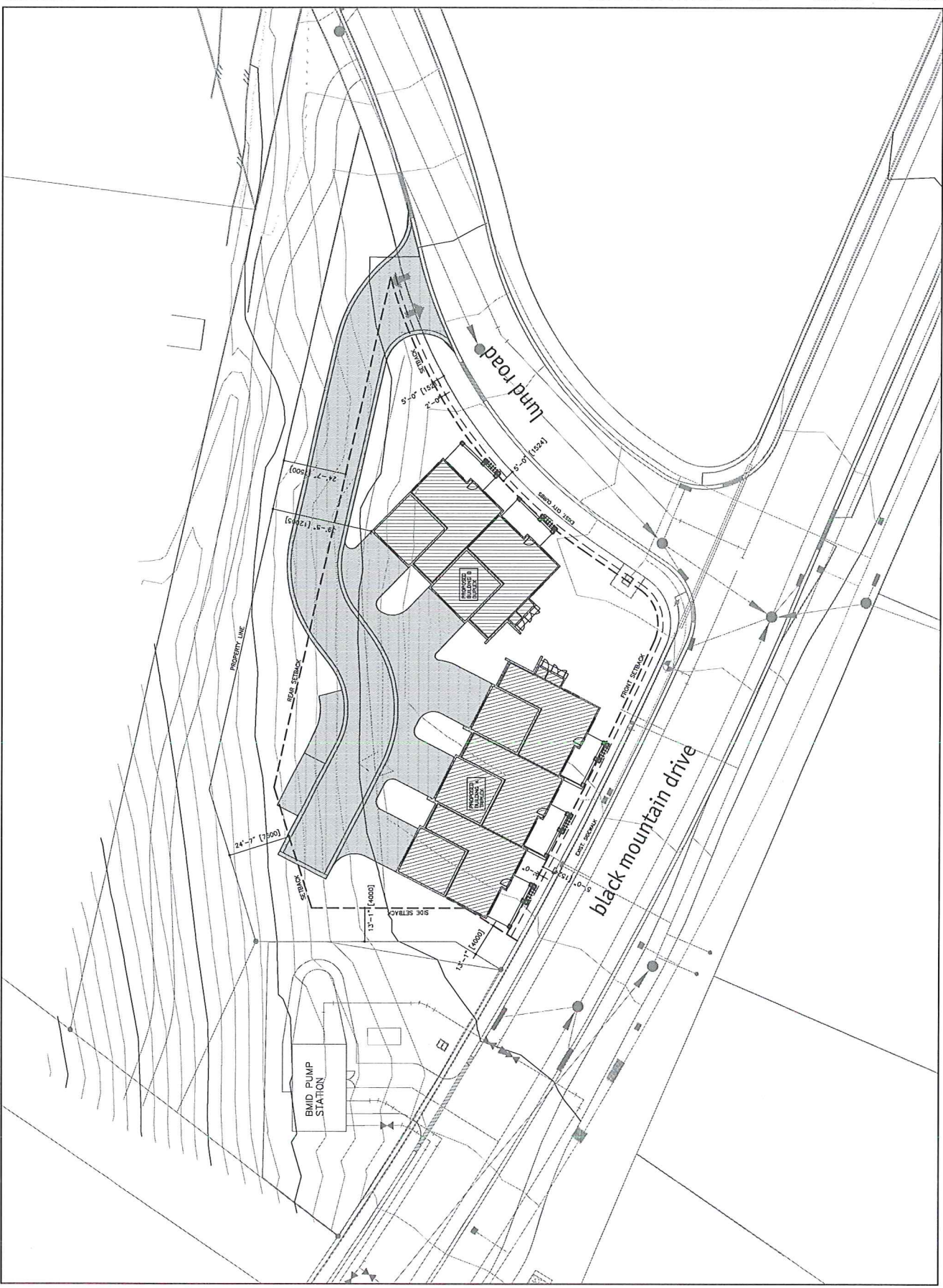
Project Name  
**BLACK MOUNTAIN**  
**5 UNIT**  
**TOWNHOUSES**  
 1225 LUND ROAD KELLOWNA

**A2.01**

Overall Site Plan

Scale: 1/16"=1'-0"

| NO. | DESCRIPTION   | DATE       | BY | CHKD. |
|-----|---------------|------------|----|-------|
| 01  | ISSUED FOR DP | 2014-04-23 |    |       |



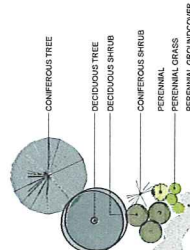


1. PLANT MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MINIMUM STANDARDS ESTABLISHED IN THE I.C. LANDSCAPE STANDARD (CURRENT EDITION).
2. THE LANDSCAPE DESIGN DESIGNATED HEREIN IS CONCEPTUAL, BUT REFLECTS THE DESIGNER'S INTENT FOR THE PROJECT.
3. PLANT MATERIAL SELECTIONS ARE CONCEPTUAL ONLY. FINAL PLANTING MATERIALS MAY VARY DEPENDING UPON AVAILABILITY.
4. SHRUBS AND TREE CLUSTER AREAS TO BE PLACED WITHIN PLANTING BEDS UNLESS OTHERWISE NOTED.
5. ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN EFFICIENT AUTOMATIC IRRIGATION SYSTEM.
6. THE DRAWING DEFICITS FORM AND CHARACTER AND IS TO BE USED FOR CONSTRUCTION PURPOSES ONLY. IT IS NOT INTENDED FOR USE AS A CONSTRUCTION DOCUMENT.

| NATURALIZED MEADOW                            |    | GROWING MEDIUM: 50% SAND/50% CO-GROW           |  |
|---|----|--|--|
| DRYED AND GRASS MIX SEED BLEND (% BY WEIGHT): |    |  |  |
| CHESTNUT HAY                                  | 20 |  |  |
| PERENNIAL RYE                                 | 15 |  |  |
| PERENNIAL WHEAT                               | 10 |  |  |
| TALL WHEAT GRASS                              | 10 |  |  |
| PERENNIAL BROME                               | 10 |  |  |
| HARD FESCUE                                   | 10 |  |  |
| PERENNIAL BROME                               | 10 |  |  |
| ANNUAL RYE                                    | 10 |  |  |
| FALL RYE                                      | 15 |  |  |
| APPLICATION RATE:                             |    | AS REQUIRED FOR RESTORATION AFTER CONSTRUCTION |  |



50%  
GROWING MEDIUM: 15mm DEPTH APPROVED TOPSOIL

[illegible]

|                        |           |                                  |                                   |
|------------------------|-----------|----------------------------------|-----------------------------------|
| INVESTMENT (ESTIMATED) |           | PROJECT                          | LOT 47 TOWNHOUSES                 |
|                        |           | CLIENT                           | MELCOR DEVELOPMENTS               |
|                        |           | REASON FOR DEVELOPMENT / PURSUIT | CONDOMINIUM<br>MCMC (C) 1993 LTD. |
| 1                      | APR 01/94 |                                  |                                   |

|   |           |
|---|-----------|
| CHECKED BY  | PNW       |
| PROJECT NO.   | S114008   |
| SHEET NO.   | 1         |
| SCALE   | 1"=10'-0" |
| <div style="display: flex; justify-content: space-between;"> <div>SITE PLAN</div> <div>IDB-1</div> </div> |           |



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## CITY OF KELOWNA

# MEMORANDUM

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**Date:** June 4, 2014  
**File No.:** Z14-0020  
**To:** Urban Planning (LG)  
**From:** Development Engineering Manager (SM)  
**Subject:** 1225 Lund Road lot 47 plan KAP82430, Section 18, Township 27, ODYD

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Development Engineering Services comments and requirements pertaining to this application to rezone the subject property from RU1 to RM3 are as follows:

**.1) General**

Provide easements as may be required.

**.2) Water**

The property is located within the Black Mountain Irrigation District (BMID) service area. All the fees and charges pertaining to this application is to be dealt directly with the BMID

**.3) Sanitary Sewer**

According to our records, the subject property has two wastewater services to the property line. One of the service must be decommissioned at the property owner's cost. The service must be disconnected at the main and capped. The cost of the service decommissioning is estimated at **\$2,800.00** and is inclusive of a bonding escalation. A connection card must provided indicating the actual remaining service.

**.4) Road improvements.**

- a) Lund Road must be upgraded to a full urban standard with a sidewalk behind the existing curb and gutter. The sidewalk must extend to the end of the existing curb & gutter and the driveway must be constructed to City standard SS-C7. The cost of this frontage upgrade is estimated at **\$16,200.00** and is inclusive of a bonding escalation.
- b) Black Mountain Drive is fully urbanized and this application does not trigger any further upgrades.

.../2


**.9) Bonding and Levies Summary.**

## a) Performance security

|                                    |                           |
|------------------------------------|---------------------------|
| Lund Road frontage upgrade         | <b>\$16,200.00</b>        |
| Wastewater Service decommissioning | <b><u>\$ 2,800.00</u></b> |
| TOTAL                              | <b><u>\$19,000.00</u></b> |

## a) Levies

3% Engineering and Administration fee      **\$ 425.25 (405.00 + 20.25 GST)**

  
\_\_\_\_\_  
Steve Muenz, P. Eng.  
Development Engineering ManagerB<sup>2</sup>

## Lindsey Ganczar

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**From:** Lochhead, Lynda D TRAN:EX [Lynda.Lochhead@gov.bc.ca]  
**Sent:** Wednesday, July 16, 2014 2:34 PM  
**To:** Lindsey Ganczar; Clifford, Robyn M TRAN:EX  
**Subject:** Z14-0020

Your file: Z14-0020  
Our file: 2014-02072

Hi, Lindsey – your timing is impeccable – we just tackled our To Do List this morning and this file was one of them!! The Ministry has no issues or concerns regarding this application to rezone from RU1 to RM3.

Take care,

**LYNDA LOCHHEAD** | DISTRICT DEVELOPMENT TECHNICIAN | BC MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE | OKANAGAN  
SHUSWAP DISTRICT | 300-1358 ST. PAUL ST, KELOWNA, BC V1Y 2E1 | PERMIT WEBSITE:  
**T:** 250.712.3664 | **C:** 250.878.2011 | **F:** 250.712.3669 |  
EMAIL: [Lynda.Lochhead@gov.bc.ca](mailto:Lynda.Lochhead@gov.bc.ca) | WEBSITE FOR DEVELOPMENT APPROVALS:  
[www.th.gov.bc.ca/Development\\_Approvals/home.htm](http://www.th.gov.bc.ca/Development_Approvals/home.htm) | MINISTRY WEBSITE: <http://tranbc.ca/>  
| PERMIT WEBSITE: <http://www.th.gov.bc.ca/permits/Apply.asp>



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**From:** Lindsey Ganczar [<mailto:L.Ganczar@kelowna.ca>]  
**Sent:** Tuesday, July 15, 2014 1:11 PM  
**To:** Clifford, Robyn M TRAN:EX  
**Cc:** Lochhead, Lynda D TRAN:EX  
**Subject:** RE: Your File: 2014-02072

I should have also requested an update on your file 2014-02072.

Thanks again!

Lindsey Ganczar, MCIP, RPP  
Urban Planning Supervisor  
250-469-8606 | [lganczar@kelowna.ca](mailto:lganczar@kelowna.ca)

# REPORT TO COUNCIL



**Date:** 7/18/2014

**RIM No.** 1250-30

**To:** City Manager

**From:** Urban Planning, Community Planning & Real Estate (AC)

**Application:** Z14-0026      **Owner:** 561655 BC LTD., INC. NO. BC0561655

**Address:** 1280 Glenmore Dr      **Applicant:** Randy Therrien

**Subject:** Rezoning Application

**Existing OCP Designation:** MRL - Multiple Unit Residential, Low-Density

**Existing Zone:** RU1 - Large Lot Housing

**Proposed Zone:** RM2 - Low Density Row Housing

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## 1.0 Recommendation

THAT Rezoning Application No. Z14-0026 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 1, Section 29, Township 26, ODYD, Plan 29608, located on 1280 Glenmore Drive, Kelowna, BC from the RU1 - Large Lot Housing zone to the RM2 - Low Density Row 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 subsequent to the following:

1. Requirements of Development Engineering Branch being completed to their satisfaction;
2. Subdivision delineating the five properties;
3. A Party Wall Agreement is registered on title;
4. AND FURTHER THAT a Section 219 Building Use covenant be registered on each of the five parcels restricting each parcel to one dwelling unit in order to prevent any additional dwelling units to be developed within each townhome.

## 2.0 Purpose

To rezone the subject parcel to allow a freehold five unit townhouse development.

### 3.0 Urban planning

Staff support the proposed rezoning to allow a freehold five unit townhouse development on the subject property. The proposal is consistent with the Official Community Plan (OCP) Future Land Use designation for the area and provides a appropriate land use transition from Glenmore Drive to the surrounding low density residential neighbourhood to the west. The proposal does not need any variances and has provided the required number of off-street parking stalls.

In addition to the subject parcel, the applicant also owns the property to the west (fronting Mountainview Street). The applicant intends to bring forward an application to re-designate the property to permit small lot single family housing.

The only concern Staff has with the current application is the potential to add additional dwelling units within the townhouses when subdivided. The RM2 zone permits up to six dwelling units, and when subdivision occurs (with party wall agreements) the RM2 zone rules will apply to each new lot. This would permit additional dwelling units subject to parking and siting considerations. Due to the parking concern, Staff are recommending that a Section 219 Building Use covenant be registered on title that states only one dwelling unit is permitted per lot.

A Development Permit is required to review the form and character of the development and will be brought forward to Council if the zoning is approved.

In fulfillment of Council Policy No. 367 respecting public consultation, the applicant undertook neighbour consultation by individually contacting the neighbours as described in the attached *Schedule 'A'*. No major issues were identified during consultation with neighbouring parcels.

### 4.0 Proposal

#### 4.1 Project Description

The subject property currently contains one single detached dwelling that will be demolished and replaced with a five unit townhouse development.

#### 4.2 Site Context

The site area is approximately 1,942 m<sup>2</sup> and is located within a well established residential neighbourhood. The Kelowna Golf and Country Club is located to the east directly across Glenmore Drive. The subject property is designated MRL (Multiple Residential - Low Density) and the lot is within the Permanent Growth Boundary. Specifically, the adjacent land uses are as follows:

| Orientation | Zoning  | Land Use    |
|-------------|---|-------------|
| North       | RU1 - Large Lot Housing<br>RU2 - Medium Lot Housing | Residential |
| East        | P3LP - Parks and Open Space (Liquor Primary)        | Golf Course |
| South       | RU1 - Large Lot Housing                             | Residential |
| West        | RU1 - Large Lot Housing                             | Residential |

## Subject Property Map: 1280 Glenmore Drive



## 4.3 Zoning Analysis Table

| Zoning Analysis Table                           |  |  |
|---|--|--|
| CRITERIA  | RM2 ZONE REQUIREMENTS                                    | PROPOSAL                                       |
| Development Regulations                         |  |  |
|   | Principal Bldg   | Principal Bldg                                 |
| Height  | 9.5 m (2.5 storeys) To the midpoint of the roof          | 9.5 m (2.5 stories) to the Peak                |
| Front Yard                                      | 4.5 m  | > 4.5 m  |
| Side Yard                                       | 4.0 m  | 4.0 m  |
| Flanking Side Yard                              | 0.0 m with party wall agreement                          | 0.0 m with party wall agreement                |
| Rear Yard                                       | n/a  | n/a  |
|   | 6.0 m for 1 or 1 ½ storeys<br>7.5 m for 2 or 2 ½ storeys | 7.5 m  |
| Site coverage of buildings                      | 50 %   | 35.9 %   |
| Site coverage of buildings, driveways & parking | 55 %   | 46.8 %   |
| Other Regulations                               |  |  |
| Minimum Parking Requirements                    | 2 / dwelling unit = 10 parking stalls                    | 10   |
| Private Open Space                              | 25 m <sup>2</sup> / dwelling unit                        | Greater than 25 m <sup>2</sup> / dwelling unit |

## 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 neighbourhood with respect to building design, height, and siting.

## 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.
- The original set of drawings clearly showed this as a 4 plex, the current basement floor plan is easily converted to the original 4 plex arrangement with little effort.

### 6.2 Development Engineering Department

- See attached

### 6.3 Fire Department

- No concerns with the concept but a lane cannot be considered as access for the fire department. There appears to be no access from the front on Glenmore.

## 7.0 Application Chronology

Date of Application Received: June 5<sup>th</sup> 2014  
 Date of Public consultation: July 7<sup>th</sup> 2014

<sup>1</sup> City of Kelowna Official Community Plan, Policy 5.3.2 (Development Process Chapter).

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

**Report prepared by:**

---

Adam Cseke, Planner

**Reviewed by:** ☐ Lindsey Ganczar, Urban Planning Supervisor

**Approved for Inclusion:** ☐ Ryan Smith, Urban Planning Manager

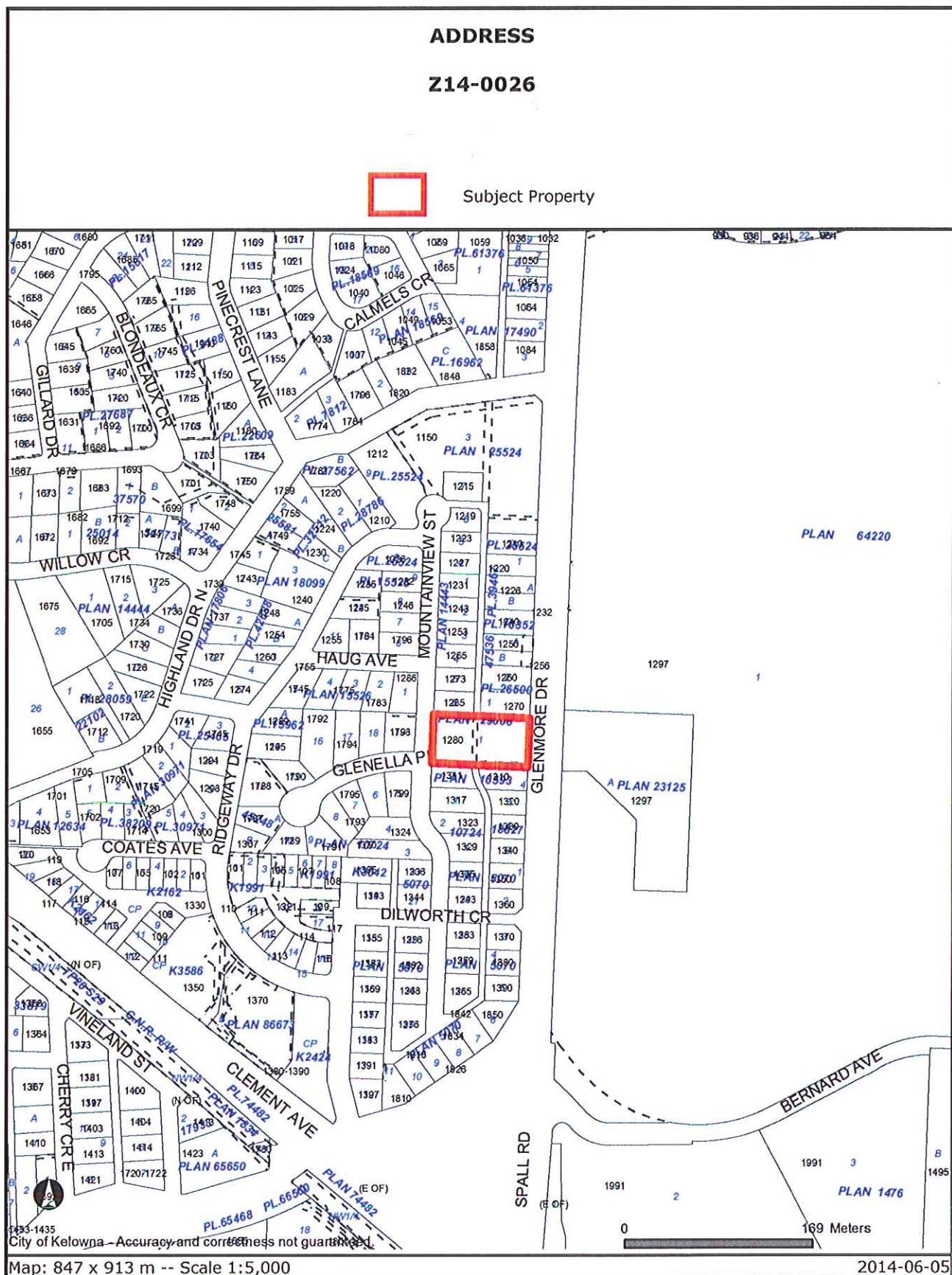
**Attachments:**

Site Plan / Landscape Plan

Colour Board

Conceptual Elevations

Development Engineering Comments



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

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## CITY OF KELOWNA

# MEMORANDUM

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**Date:** July 2, 2014  
**File No.:** Z14-0026

**To:** Urban Planning (AC)

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

**Subject:** 1280 Glenmore Drive

RU1 to RM2

---

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

The Development Engineering Technologist for this project is Sergio Sartori

General

- a) Requirements of the subdivision application no. S14-0023 must be satisfied before bylaw adoption.
- b) Provide easements as may be required.

1. Domestic Water and Fire Protection

- (a) The existing lot is serviced with two (2) 19mm diameter water service. The developer's consulting engineer will determine the domestic and fire protection requirements of this proposed development and establish hydrant requirements and service needs. Only one service will be permitted for this development.
- (b) If it is determined that upgrades to the remaining water/hydrant distribution system must be made to achieve the required fire flows, additional bonding will be required.

2. Sanitary Sewer

- (a) The existing lot is serviced with two (2) 100mm diameter sanitary services. The developer's consulting engineer will confirm the requirements of this proposed development. Only one service will be permitted for this development.

3. Storm Drainage

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

- (b) The development is required to contain and dispose of site generated storm drainage on the site by installing a ground recharge system designed by the consulting civil engineer. The existing lot does not presently have a storm drainage service.

4. Road Improvements

- (a) Glenmore Drive is upgraded to a full urban standard including curb & gutter, sidewalk; therefore no further upgrades are required with the exception of the driveway access removal. Access will be from the lane.
- b) Lane must be constructed and paved to the City standard SS-R2.

5. Subdivision

By registered plan to provide the following:

- (a) Dedicate a 6m lane thru the site as part of subdivision application S14-0023.
- (b) Grant statutory rights-of-way if required for utility services.

6. Electric Power and Telecommunication Services

The electrical services to this development must be installed in an underground duct system, and the building must be connected by an underground service. It is the developer's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for these services which would be at the applicant's cost.

7. Street Lighting

Street lighting including underground ducts have been installed on all roads fronting on the proposed development but must be reviewed to determine if current standards have been met.

8. Engineering

Road and utility construction design, construction supervision, and quality control supervision of all off-site and site services including on-site ground recharge drainage collection and disposal systems, must be performed by an approved consulting civil engineer. Designs must be submitted to the city engineering department for review and marked "issued for construction" by the city engineer before construction may begin.

9. 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.

10. 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.

11. Geotechnical Report

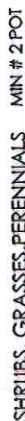
As a requirement of this application the owner must provide a geotechnical report prepared by a Professional Engineer qualified in the field of hydro-geotechnical survey to address the following:

- (a) Area ground water characteristics.
- (b) Site suitability for development, unstable soils, etc.
- (c) Drill and / or excavate test holes on the site and install piezometers if necessary. Log test hole data to identify soil characteristics, identify areas of fill if any. Identify unacceptable fill material, analyse soil sulphate content, Identify unsuitable underlying soils such as peat, etc. and make recommendations for remediation if necessary.
- (d) List extraordinary requirements that may be required to accommodate construction of roads and underground utilities as well as building foundation designs.
- (e) Additional geotechnical survey may be necessary for building foundations, etc.

---

Steve Muenz, P. Eng.  
Development Engineering Manager  
SS

- Notes



REED GRASS  
LAVENDER  
BLUE FESCUE  
BLUE OAT GRASS  
DAYLILY  
RUDBECKIA  
ROSE  
OREGON GRAPE  
BARBERRY  
ROSE OF SHARON  
DWARF BURNING BUSH

# Conceptual Landscape Plan

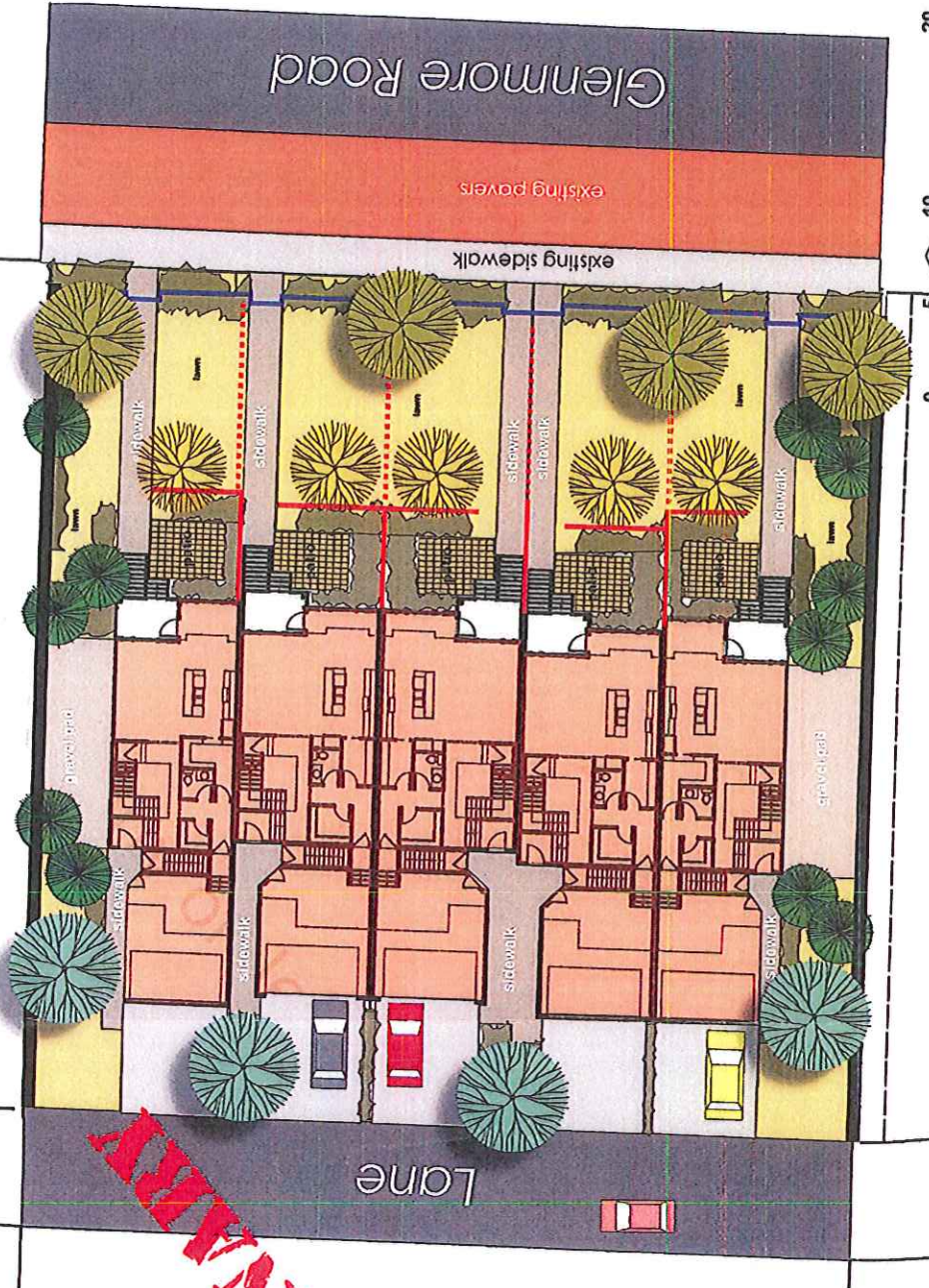
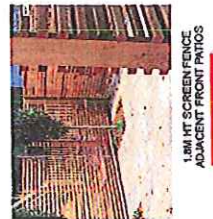


CTC



# 1280 GLENMORE ROAD - PROPOSED DEVELOPMENT AND NEIGHBOURHOOD CONTEXT Conceptual Landscape Plan

1. All plants, material and planting practices to conform to the BCINA "BC Landscape Standard" - 7th Edition
2. Contractor to provide a warranty and maintenance period of 1 year on all plants and materials. Plants and materials that fail before end of the warranty period shall be replaced by the contractor.
3. Contractor to verify the location of all existing utilities on the site.
4. All planting areas to receive 420mm of topsoil.
5. All planting beds to be crowned with 1 in 10 slope to avoid flat appearance.
6. Prior to delivery to site, a representative sample and test results of topsoil should be made available to the consultant for approval.
7. No plant species substitution will be accepted without the written consent of the consultant.
8. All planting beds to receive 75 mm depth of Ogo - Grow mixch.



CTQ  
ENGINEERING PLANNING URBAN DESIGN  
METERS

# Conceptual Landscape Plan

1280 GLENMORE ROAD

RED SUNSET  
MAPLE 75MM CAL

STAR  
MAGNOLIA 50MM CAL

SKYLINE  
HONEYLOCUST  
75MM CAL

MUGHO  
PINE  
N65 POT

SHRUBS. GRASSES. PERENNIALS. MIN # 2 POT

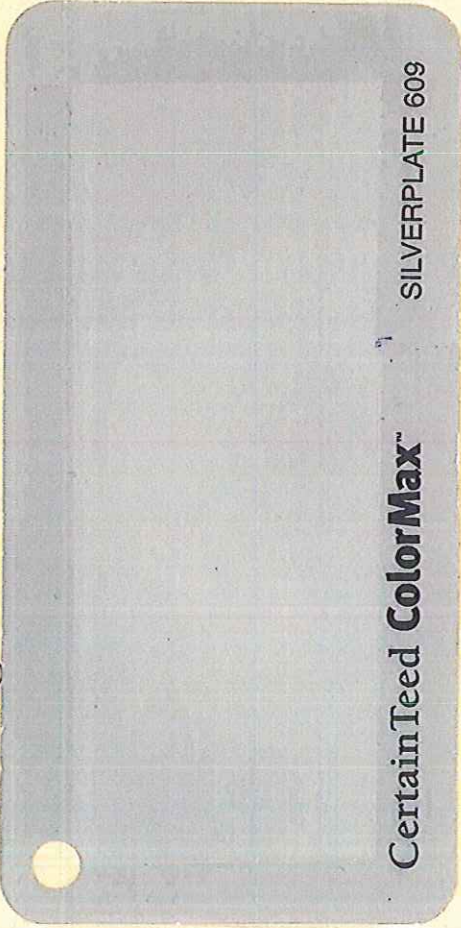


REED GRASS  
LAVENDER  
BLUE FESCUE  
BLUE OAT GRASS  
DAYLILY  
RUDBECKIA  
ROSE  
OREGON GRAPE  
BARBERRY  
ROSE OF SHARON  
DWARF BURNING BUSH

1280 GIENMORE DRIVE

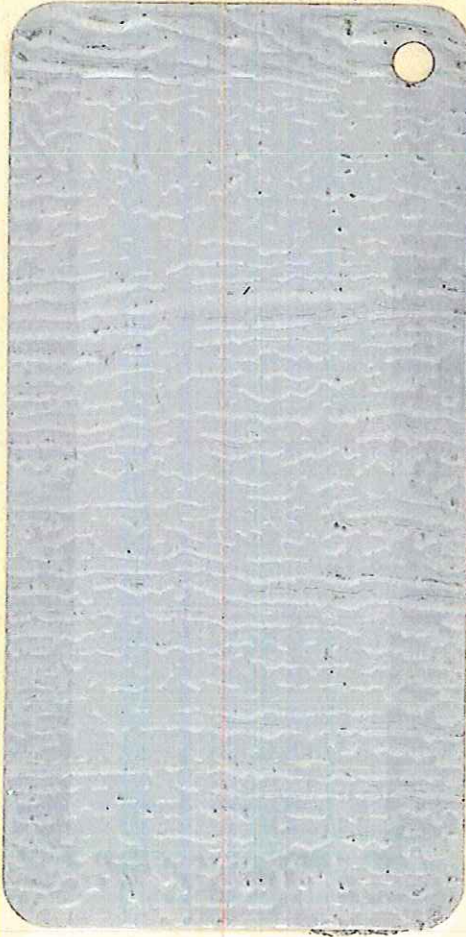
- MULTI FAMILY PROJECT

Main Siding Colour

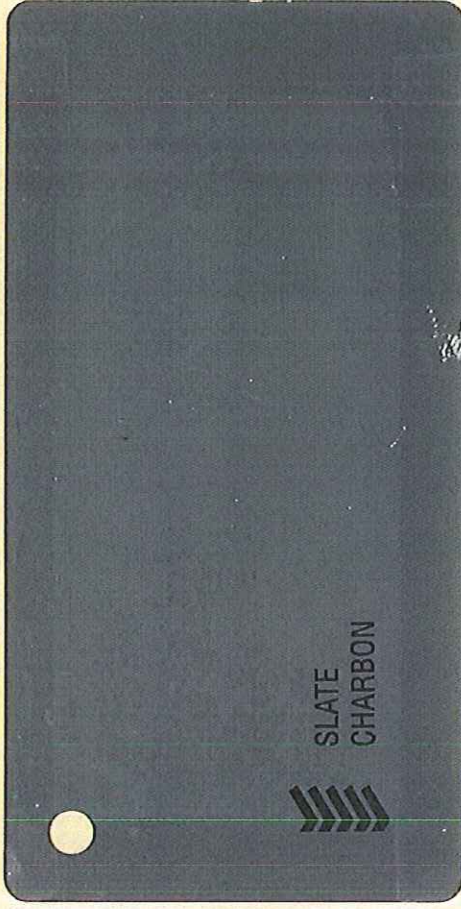


SILVERPLATE 609

Garage Door Colour + material



Smart Trim  
Corner Window Trim - Gate Ends Soffits/Gutters.  
Downspouts.



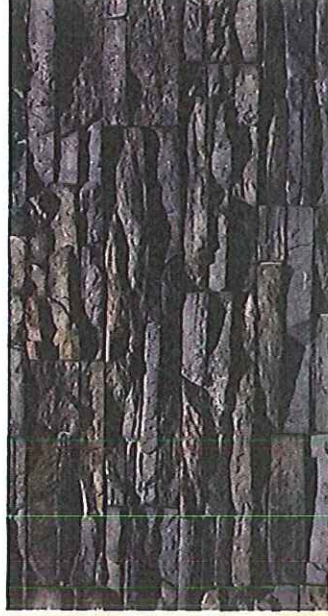
SLATE  
CHARBON

Placement  
As per Plans



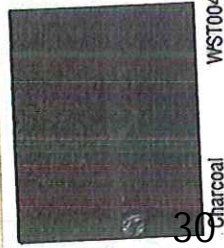
ELDORADO STONE

Stacked Stone

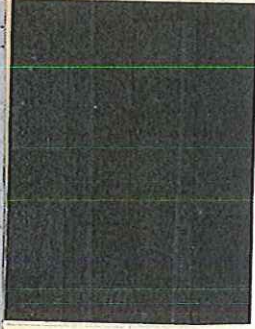


Black River Stacked Stone

Wood Brackets  
+ Details - Cedar  
Weather one semi  
transparent stain.



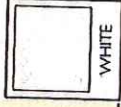
Roofing  
Shingles.



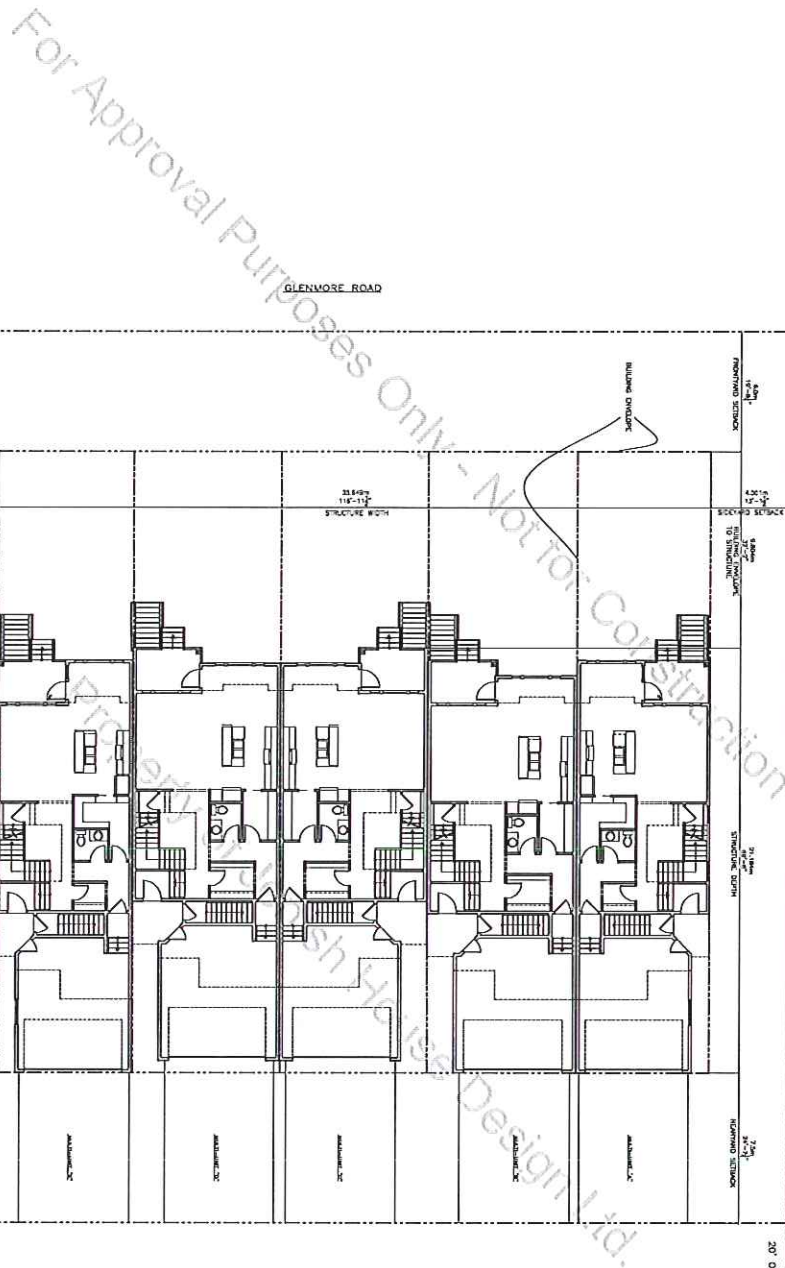
Onyx Black'



VINYL



WHITE



# REVISED PLANS

JUL 15 2014

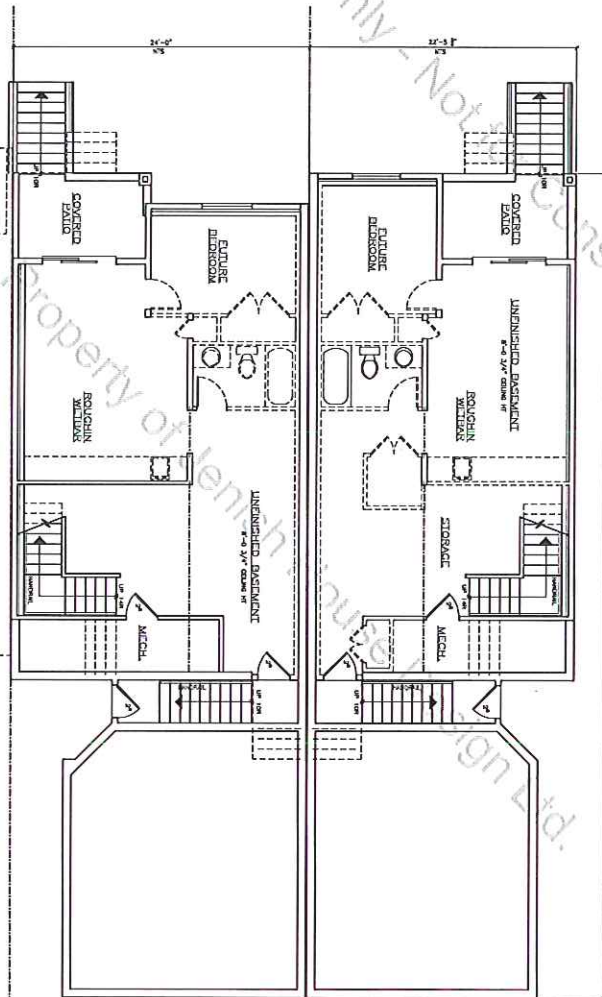
CITY OF KELOWNA  
Land Use Management

JENISH HOUSE DESIGN LIMITED

HEAD OFFICE  
803-81 EDWARDS BLVD  
KELOWNA, BC V1Y 1Y2  
OFFICE: 250-862-1122  
TOLL FREE: 1-800-458-8332

For Approval Purposes Only - Not for Construction

Property of Jenish House Design Ltd.



UNIT "A" - END UNIT  
LOWER FLOOR PLAN  
AREA = 644.3 SQ. FT.  
8'-0 3/4" CEILING HEIGHT

UNIT "B" - INTERIOR UNIT  
LOWER FLOOR PLAN  
AREA = 680.1 SQ. FT.  
8'-0 3/4" CEILING HEIGHT

MULTI-UNIT DEV.  
LOWER FLOOR PLAN

REVISED PLANS

JUL 15 2014

CITY OF KELOWNA  
Land Use Management

**FIRST FLOOR**

Overall dimensions: 34'-0" x 48'-0"

Rooms and features:

- Living Room: 12'-0" x 18'-0"
- Dining Room: 10'-0" x 12'-0"
- Kitchen: 10'-0" x 12'-0"
- Pantry: 6'-0" x 8'-0"
- Entry: 6'-0" x 8'-0"
- Master Bedroom: 12'-0" x 12'-0"
- Bedroom: 10'-0" x 12'-0"
- Bedroom: 10'-0" x 12'-0"
- Bath: 6'-0" x 8'-0"
- Hall: 6'-0" x 8'-0"
- Front Porch: 12'-0" x 18'-0"
- Covered Back Deck: 10'-0" x 12'-0"

**SECOND FLOOR**

Overall dimensions: 34'-0" x 48'-0"

Rooms and features:

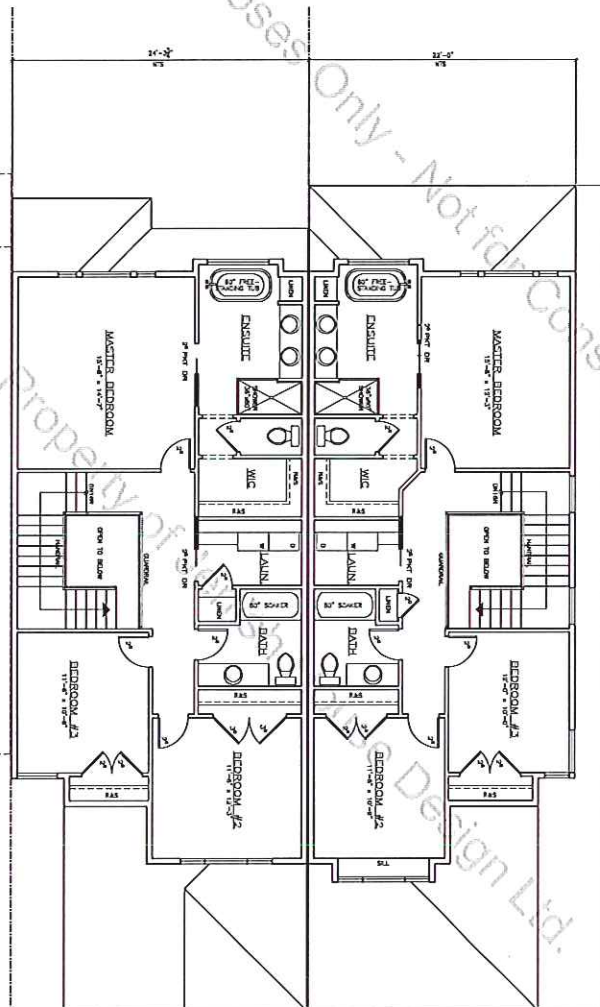
- Master Bedroom: 12'-0" x 12'-0"
- Bedroom: 10'-0" x 12'-0"
- Bedroom: 10'-0" x 12'-0"
- Bath: 6'-0" x 8'-0"
- Hall: 6'-0" x 8'-0"
- Front Porch: 12'-0" x 18'-0"
- Covered Back Deck: 10'-0" x 12'-0"

AREA = 970.3 SQ. FT.  
GARAGE AREA = 442 SQ. FT.  
8'-0 3/4" CEILING HEIGHT

AREA = 933.1 SQ. FT.  
GARAGE AREA = 442 SQ. FT.  
8'-0 3/4" CEILING HEIGHT

MULTI-UNIT DEV.  
MAIN FLOOR PLAN

JUL 15 2014

CITY OF KELOWNA  
Land Use Management

UNIT "A" - END UNIT  
SECOND FLOOR PLAN  
ARCA = 998.7 SQ. FT.  
8'-0 3/4" CEILING HEIGHT

8'-0 3/4" CEILING HEIGHT

UNIT "B" - INTERIOR UNIT  
SECOND FLOOR PLAN  
AREA = 1080.1 SQ. FT.  
8'-0 3/4" CEILING HEIGHT

AREA = 1080.1 SQ. FT.  
8'-0 3/4" CEILING HEIGHT

MULTI-UNIT DEV.  
SECOND FLOOR PLAN

|               |  |
|---------------|--|
| NOTES/CL      |  |
| CUSTOM        |  |
| DRAWN         |  |
| BY            |  |
| CHECKED       |  |
| TR            |  |
| DATE          |  |
| JULY 2014     |  |
| SCALE         |  |
| 1/8"=1'-0"    |  |
| SHEET         |  |
| 3 OF 4        |  |
| PLAN REVISION |  |
| CORRECTION    |  |

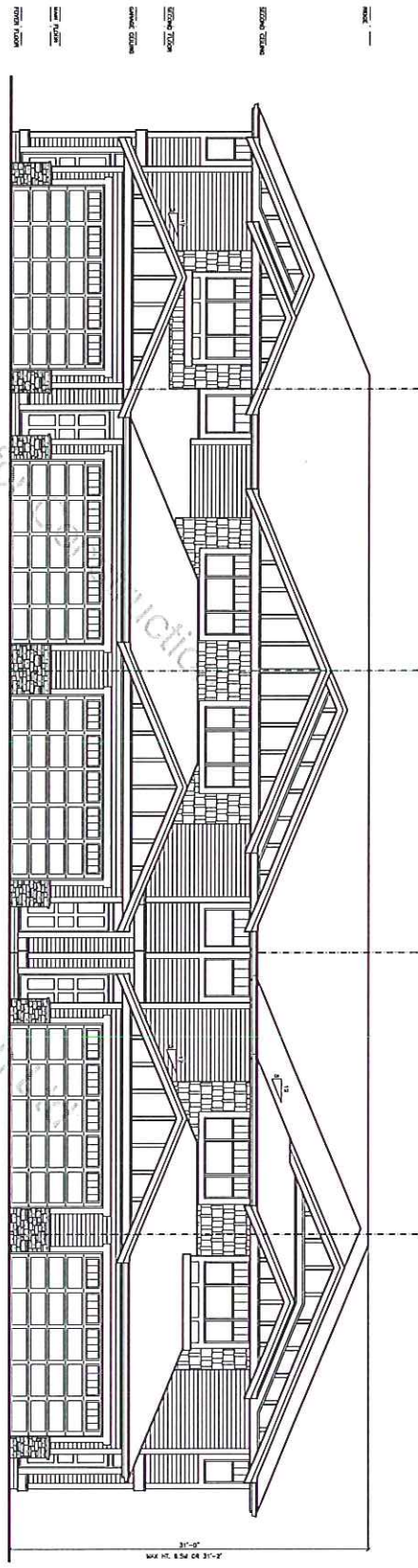


## JENISH HOUSE DESIGN LIMITED

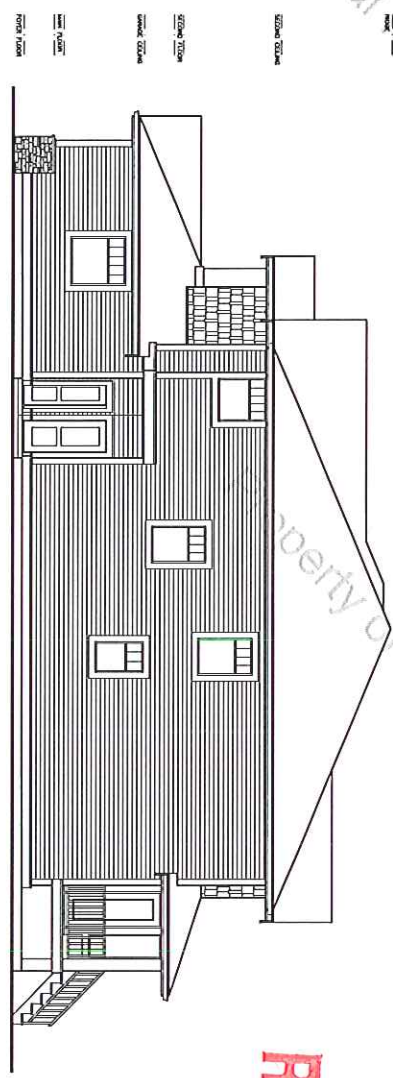
HEAD OFFICE  
253-151 COMMERCIAL DRIVE  
MELBOURNE, B.C. V3A 7W2  
(778) 752-8232  
TOLL FREE 1-888-458-8232

For Approval Purposes Only - Not for Construction

Property of Jenish House Design Ltd.



FRONT ELEVATION



SIDE ELEVATION

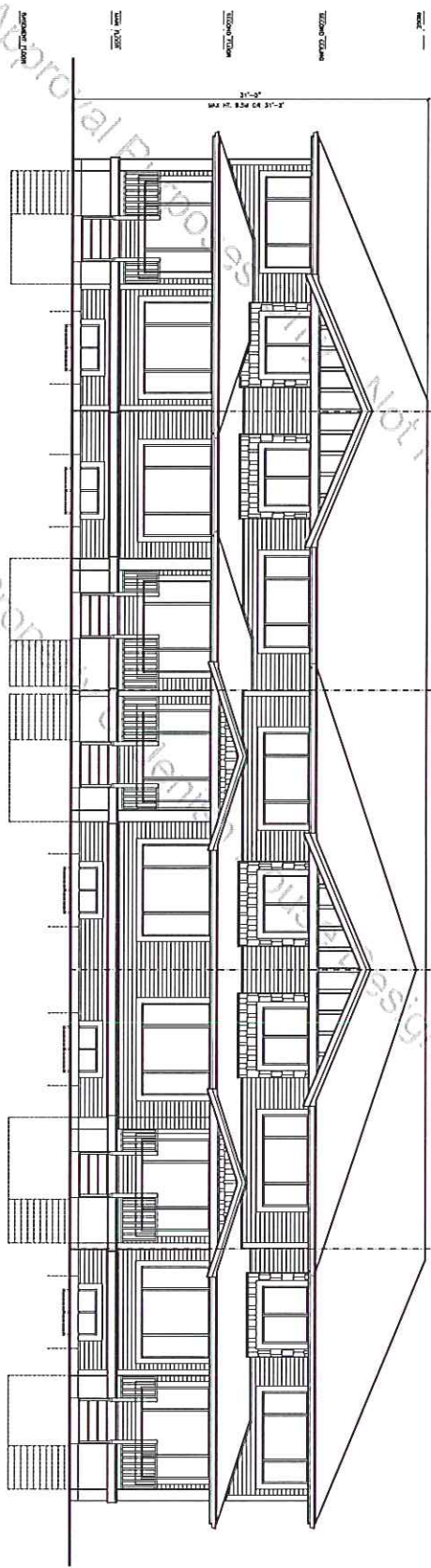
**REVISED**

JUL 15 2013

CITY OF KELOWNA  
Land Use Management

MULTI FAMILY

REAR ELEVATION



REVISED PLANS

JUL 15 2014

MULTI FAMILY

CITY OF  
Land Use Planning

For Approval Purposes Only Not for Construction

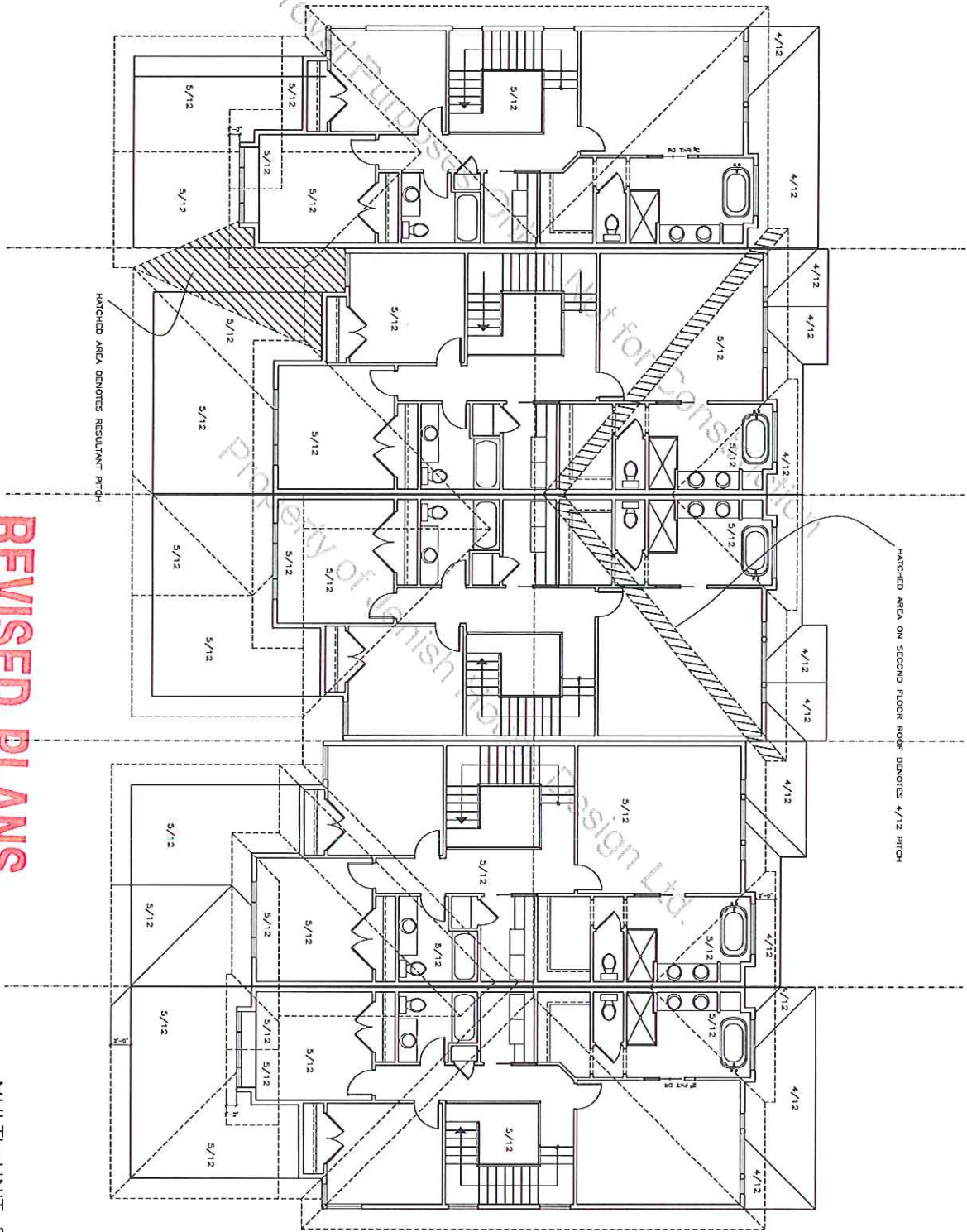


JENISH HOUSE DESIGN LIMITED

HEAD OFFICE  
101-101 GERRARD STREET  
EAST, TORONTO, ONT. M5S 1A7  
TEL: 416-593-8333  
TOLL FREE: 1-888-688-4133

For Approval Purposes Only Not for Construction

Property of Jenish House Design Ltd.



# REVISED PLANS

JUL 15 2014

CITY OF KELOWNA

Land Use Management

MULTI-UNIT DEV.  
ROOF LAYOUT

|          |             |    |      |
|----------|-------------|----|------|
| REVISION | DATE        | BY | CHKD |
| 1        | 15 JUL 2014 | MM | MM   |
| 2        | 15 JUL 2014 | MM | MM   |
| 3        | 15 JUL 2014 | MM | MM   |
| 4        | 15 JUL 2014 | MM | MM   |
| 5        | 15 JUL 2014 | MM | MM   |
| 6        | 15 JUL 2014 | MM | MM   |
| 7        | 15 JUL 2014 | MM | MM   |
| 8        | 15 JUL 2014 | MM | MM   |
| 9        | 15 JUL 2014 | MM | MM   |
| 10       | 15 JUL 2014 | MM | MM   |



**JENISH HOUSE DESIGN LIMITED**

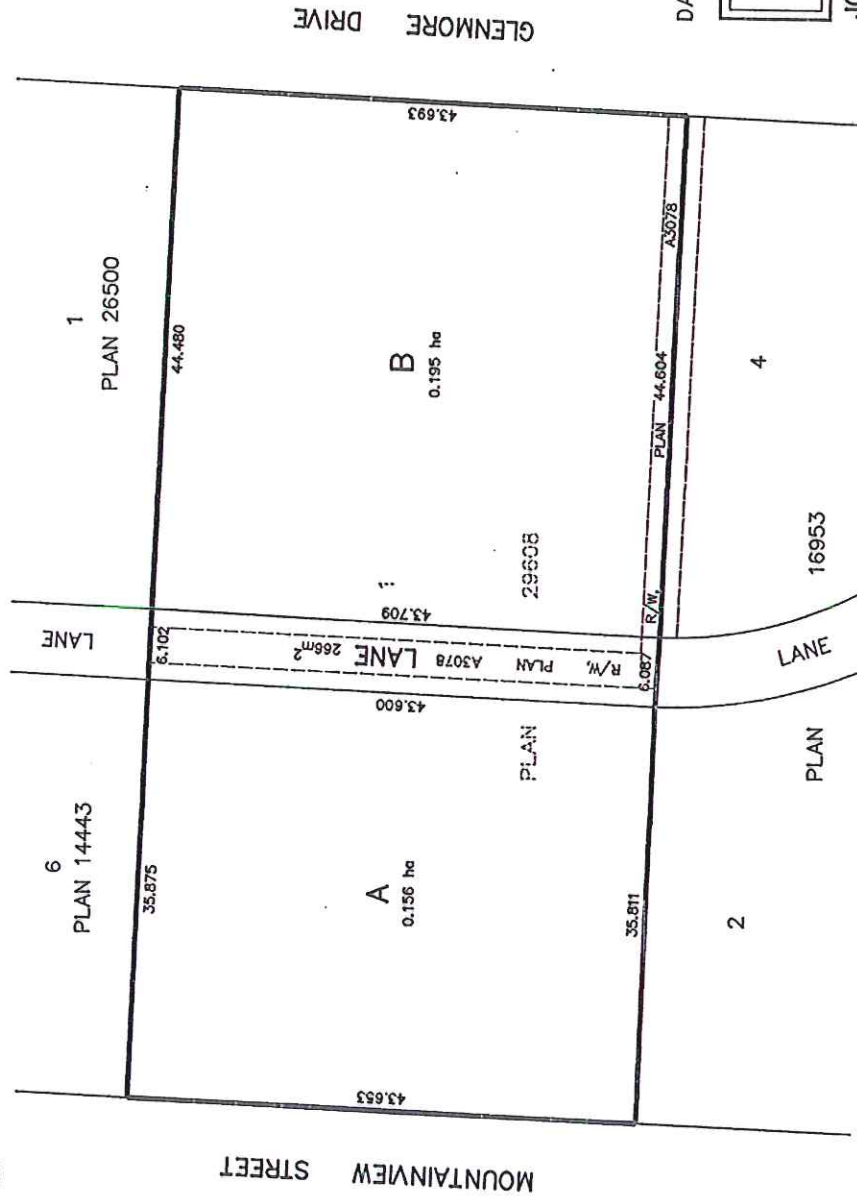
HEAD OFFICE  
203-101 KENNELWOOD DR.  
KELOWNA, B.C. V1Y 1X2  
TEL: 250-862-8888  
FAX: 250-862-8889  
TOTAL PRICE 1-888-458-8532

# PLAN OF PROPOSED SUBDIVISION OF LOT 1 SECTION 29 TOWNSHIP 26 ODYD PLAN 29608

SCALE: 1:400 METRES



1280 GLENMORE DRIVE  
PID: 004-249-437



DATE: MAY 12, 2014

Ferguson Land Surveying & Geomatics Ltd.  
B.C. AND CANADA LAND SURVEYORS  
404-1630 PANDOSY STREET, KELOWNA, B.C.  
TELEPHONE (250) 763-3115 FAX (250) 763-0321

JOB No 19875-PROP-SUB

S:\Shared (Aug 10, 2005)\Job\_Files\19875\19875-PROP-SUB.DWG  
DWG: B1: CF  
P3/P2:

# REPORT TO COUNCIL



**Date:** 8/11/2014

**RIM No.** 0940-43

**To:** City Manager

**From:** Urban Planning Manager (RS)

**Application:** TA14-0009

**Owner:** N/A

**Address:** N/A

**Applicant:** Mission Group Enterprises

**Subject:** Zoning Bylaw Text Amendment

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## 1.0 Recommendation

THAT Zoning Bylaw Text Amendment No. TA14-0009 to amend City of Kelowna Zoning Bylaw No. 8000 by amending Section 2 - Interpretation as outlined in the Report of the Urban Planning Department dated July 30, 2014 be considered by Council.

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

## 2.0 Purpose

Text Amendment application to "Boat Storage" definition in Section 2 of Zoning Bylaw No.8000.

## 3.0 Urban Planning

The Urban Planning Department was been approached by the owner of Aqua Marine Valet (550 Truswell Rd) to add boat fuelling service to the list of services already available to the users of the dry land Boat Storage facility.

This use has actually been on the site for a number of years because of on-going Temporary Use Permit application. Staff have not encountered any complaints related to the use since it was approved under the Temporary Use Permit.

Given that the applicant has no ability to further extend the Temporary Use Permit, staff were asked to consider a solution which would allow the use to occur long term. Staff believe that this request has merit in that a change to the definition of "Boat Storage" would allow the fuel services for boats stored on appropriately designated sites to occur over land, and would reduce the potential for environmental impact that may occur if there was a fuel spill over water. This change to add fuel service to the boat storage definition is intended to accommodate the users of the dry land boat storage who store their boat at the facility, and not to service visitor boat traffic.

The applicant has proposed to add wording to the text amendment to include compliance with the City of Kelowna Fire and Life Safety Bylaw No. 10760, as amended or replaced from time to time ", as well as a requirement that fuel dispensing only be part of a storage facility greater

that 100 boats to preclude the dispensing of fuel for boat storage facilities that could be located on much smaller lots.

## 4.0 Proposal

### 4.1 Background

The existing dry land boat storage facility located at 550 Truswell Road was developed on the subject property in 1999. In 2008, the current owners purchased the subject property as part of the comprehensive “Aqua” resort apartment hotel development proposed for the subject property and the adjacent five lake front properties that are currently under application.

This application was originally presented to the APC on April 14, 2009 as a text amendment (TA09-0002) to the C9 - Tourist Commercial zone, and the following recommendation was passed:

THAT the Advisory Planning Commission NOT support Text Amendment Application No. TA09-0002, for 550 Truswell Rd; Lot 17, DL134, Plan 2714, Sec 1, Twp 25, ODYD; Except Plan KAP66236; by Aqua Resort Ltd (J. Adamson), to allow facilities for more than 100 boats to provide on-site fuel dispensing.

In response to the concerns of both the APC and Public in attendance, the applicant amended the application to the form of a Temporary Use Permit to allow the temporary dispensing of fuel on the property. Overall, the APC could not endorse the application given the proximity to an existing marina fuelling facility located at the Hotel pier.

The original intent of the Temporary Use Permit was to allow the operator of the dry land boat storage facility located on the subject property the option of fuelling on-site boats and marine equipment, in addition to the storage and launching activities that are currently permitted. It is anticipated that the operation of the dry land boat storage facility will remain until such time as the “Aqua” development proposal attains required federal, provincial and municipal approvals pertaining to the ultimate development.

### 4.2 Project Description

The applicant has had 2 temporary use permits on the site and is not able to apply for further extensions but wishes to continue the fuel services use indefinitely. Prior to Council consideration of the original Temporary Use Permits, the applicant had considered moving forward with a Text Amendment but as noted above, concerns from the City’s Advisory Planning Commission persuaded the applicant to withdraw the Text Amendment application.

The proposed changes proposed to the definition for “Boat Storage” are shown below:

The existing definition from the City of Kelowna Zoning Bylaw states;

**BOAT STORAGE** means the storage of boats and other marine equipment, which are in working order, for the purpose of dry land moorage where the boats and marine equipment are intended to be launched by the operator of the boat storage facility for short term use by the boat and marine equipment owner. **Boat Storage** does not include major servicing, sales, or major repair of boats or marine equipment and does not include on-site fuel dispensing.

The applicant is proposing to amend the definition of Boat Storage by adding the following wording (in italics) to the definition;

**BOAT STORAGE** means the storage of boats and other marine equipment, which are in working order, for the purpose of dry land moorage where the boats and marine equipment are intended to be launched by the operator of the boat storage facility for short term use by the boat and marine equipment owner. *Where the Boat Storage facility is actively storing 100 or more boats, Boat Storage includes on-site fuel dispensing for the sole purpose of fuelling the boats and marine equipment.* The fuel storage tanks must adhere to the *City of Kelowna Fire and Life Safety Bylaw No. 10760* (as amended or replaced from time to time), and *Best Management Practices outlined in the CCME - Environmental Code of Practice for Aboveground and Underground Storage Tank Systems Containing Petroleum and Allied Petroleum Products* (as amended or replaced from time to time). **Boat Storage** does not include major servicing, sales, or major repair of boats or marine equipment.

The intent of this amendment is to allow the operator of a dry land boat storage facility the option of fuelling boats and marine equipment, in addition to the storage and launching activities that are currently permitted to occur on C9 zoned sites.

## 5.0 Current Development Policies

### 5.1 Kelowna Official Community Plan (OCP)

The subject property is designated as Mixed Use Tourism (MXT). This designation is intended for developments that provide for a mix of hotel, apartment hotel, multiple unit residential uses and associated commercial uses intended to service the tourism market. Building densities and height would be consistent with the provisions of the C9, RM3, RM4 and RM5 zones of the Zoning Bylaw.

Tourist Commercial. Consider commercial development for tourism related uses in the Capozzi / Truswell, Lakeshore, Cook Road area.

Marina Facilities. Allow private sector provision of another marina facility within the City, providing that this can be done in an environmentally sound manner and providing that upland transportation, parking and community impacts can be adequately addressed;

## 6.0 Technical Comments

### 6.1 Fire Department

A permit from the Kelowna Fire Department is required for a tank install as well a letter from an engineer stating a tank installation meets all necessary requirements.

### 6.2 Development Engineering Branch

This application for a Text Amendment for this property does not compromise Works and Utilities servicing requirements.

## 7.0 Application Chronology

Date Application Received: June 25, 2014

Report prepared by:

---

Ryan Smith, Urban Planning Manager

**Approved for Inclusion**



Doug Gilchrist  
Divisional Director, Community Planning and Real Estate

**Attachments:**

Schedule "A"

SCHEDULE 'A' Boat Storage Definition Text Amendment  
TA14-0009

| Zoning Bylaw No. 8000 |                                     |                   |   |  |
|-----------------------|-------------------------------------|-------------------|---|--|
| No.                   | Section                             | Old text          | Existing Text   | Proposed Text  |
| 1.                    | Section 2 - Boat Storage Definition | Same as existing. | <b>BOAT STORAGE</b> means the storage of boats and other marine equipment, which are in working order, for the purpose of dry land moorage where the boats and marine equipment are intended to be launched by the operator of the boat storage facility for short term use by the boat and marine equipment owner. <b>Boat Storage</b> does not include major servicing, sales, or major repair of boats or marine equipment and does not include on-site fuel dispensing. | <b>BOAT STORAGE</b> means the storage of boats and other marine equipment, which are in working order, for the purpose of dry land moorage where the boats and marine equipment are intended to be launched by the operator of the boat storage facility for short term use by the boat and marine equipment owner. <b>Where the Boat Storage facility is actively storing 100 or more boats, Boat Storage includes on-site fuel dispensing for the sole purpose of fuelling the boats and marine equipment stored at the facility. The fuel storage tanks must adhere to the Petroleum Products Storage Tank Bylaw and Best Management Practices outlined in the CCME - Environmental Code of Practice for Aboveground and Underground Storage Tank Systems Containing Petroleum and Allied Petroleum Products. Boat Storage does not include major servicing, sales, or major repair of boats or marine equipment.</b> |