

City of Kelowna Public Hearing AGENDA



Tuesday, January 9, 2018
6:00 pm
Council Chamber
City Hall, 1435 Water Street

Pages

1. Call to Order

THE CHAIR WILL CALL THE HEARING TO ORDER:

1. (a) The purpose of this Hearing is to consider certain bylaws which, if adopted, shall amend Kelowna 2030 - Official Community Plan Bylaw No. 10500 and Zoning Bylaw No. 8000.

(b) All persons who believe that their interest in property is affected by the proposed bylaws shall be afforded a reason-able opportunity to be heard or to present written submissions respecting matters contained in the bylaws that are the subject of this hearing. This Hearing is open to the public and all representations to Council form part of the public record. A live audio feed may be broadcast and recorded by Castanet.

(c) All information, correspondence, petitions or reports that have been received concerning the subject bylaws have been made available to the public. The correspondence and petitions received after December 22, 2017 (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

- 3.1 900 Thompson Rd, Z17-0079 (BL11515) - Harpreet and Daljeet Gill** 4 - 7
- A rezoning application to rezone to RU1c – Large Lot Housing with Carriage House to facilitate the development of a carriage house.
- 3.2 366 Braeloch Rd, Z17-0082 (BL11517) - Richard Bazett** 8 - 12
- To rezone the subject property to facilitate a two-lot subdivision.
- 3.3 772 Nathan Rd, Z17-0071 (BL11518) - Douglas and Diane Steinke** 13 - 16
- To rezone the subject property from RU1 – Large Lot Housing to RU1c – Large Lot Housing with Carriage House to facilitate the development of a carriage house.
- 3.4 1155 Pacific Ave, Z17-0051 (BL11519) - Necessary Homes Inc** 17 - 39
- To rezone the subject property to facilitate the development of a rental multi-family complex.
- 3.5 588 Radant Rd, Z17-0080 (BL11520) - Craig Bulawka Professional Corporation** 40 - 49
- To rezone the subject property from RU1 – Large Lot Housing to RU6 – Two Dwelling Housing to facilitate the construction of two single detached houses on the subject property.
- 3.6 4611 Gordon Dr, Z17-0075 (BL11521) - David & Sandra Marshall** 50 - 56
- To rezone the subject property to facilitate a two-lot subdivision.
- 3.7 292, 284 & 276 Valley Road, OCP17-0024 (BL11523) & Z17-0099 (BL11524)- Richard & Dianna Smith, Albert Pelat, Cory & Jean Krebs** 57 - 89
- To amend the Official Community Plan to change the future land use of the subject properties and to rezone the subject properties to facilitate the development of 52 3-storey townhouses on the subject properties.
- 3.8 1172 Mission Ridge Rd, Z17-0086 (BL11525) - Barbara Jordan** 90 - 96
- To rezone the subject property from A1 and RU1 to RR3 to facilitate a two-lot subdivision at a later date.

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.

4.0 Proposal

4.1 Background

The subject property currently has a two-storey single family dwelling with a carport and double driveway.

4.2 Project Description

The proposed rezoning from RU1 to RU1c would facilitate the development of a carriage house on the subject property. The proposed carriage house meets all of the zoning regulations and does not require any variances. The property is located has an OCP Future Land use of S2RES – Single/Two Unit Residential, is fully serviced, and is located within the Permanent Growth Boundary. The subject property is suitable for an increase in density as it is located near transit routes with access to parks and schools.

The proposed rezoning meets the OCP Urban Land Use Policies for Compact Urban Growth and Sensitive Infill. These policies state that growth should occur in areas that are already serviced and have access to transit, and that growth should be designed to be sensitive to the existing character of the neighbourhood.

4.3 Site Context

The subject property is located in Rutland near the intersection of Springfield Road and Gerstmar Road. It is in close proximity to transit routes along Springfield Road and Gerstmar Road, and within walking distance to Mission Creek Linear Park. There is one other RU1c zoned property in the neighbourhood, and several RU6 zoned properties.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU6 – Two Dwelling Housing	Residential
East	RU1 – Large Lot Housing	Residential
South	RU6 – Two Dwelling Housing	Residential
West	RU1 – Large Lot Housing	Residential

Subject Property Map: 900 Thompson Road



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process

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

Sensitive Infill.² Encourage new development or redevelopment in existing residential areas to be sensitive to or reflect the character of the neighbourhood with respect to building design, height and siting.

6.0 Application Chronology

Date of Application Received: August 8, 2017
Date Public Consultation Completed: September 12, 2017

Report prepared by: Trisa Brandt, Planner
Reviewed by: Terry Barton, Urban Planning Manager
Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Site Plan

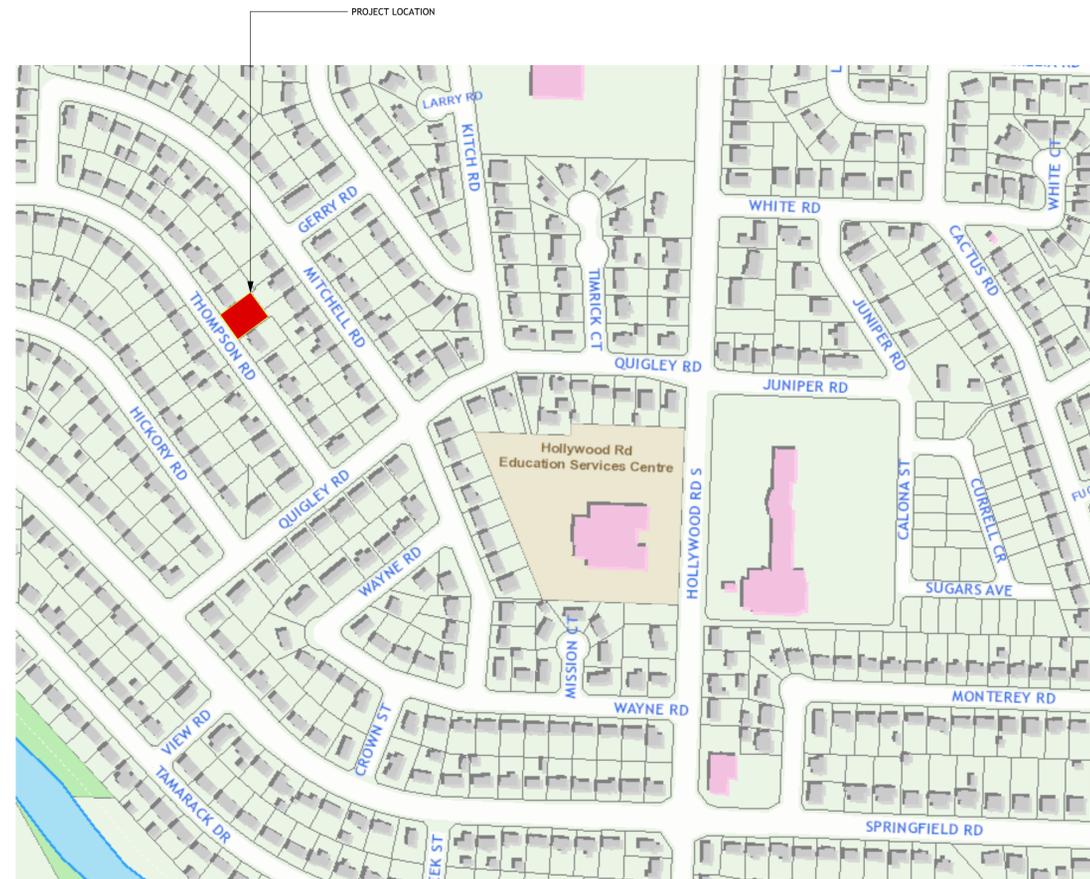
¹ City of Kelowna Official Community Plan, Policy 5.2.3 (Development Process Chapter).

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

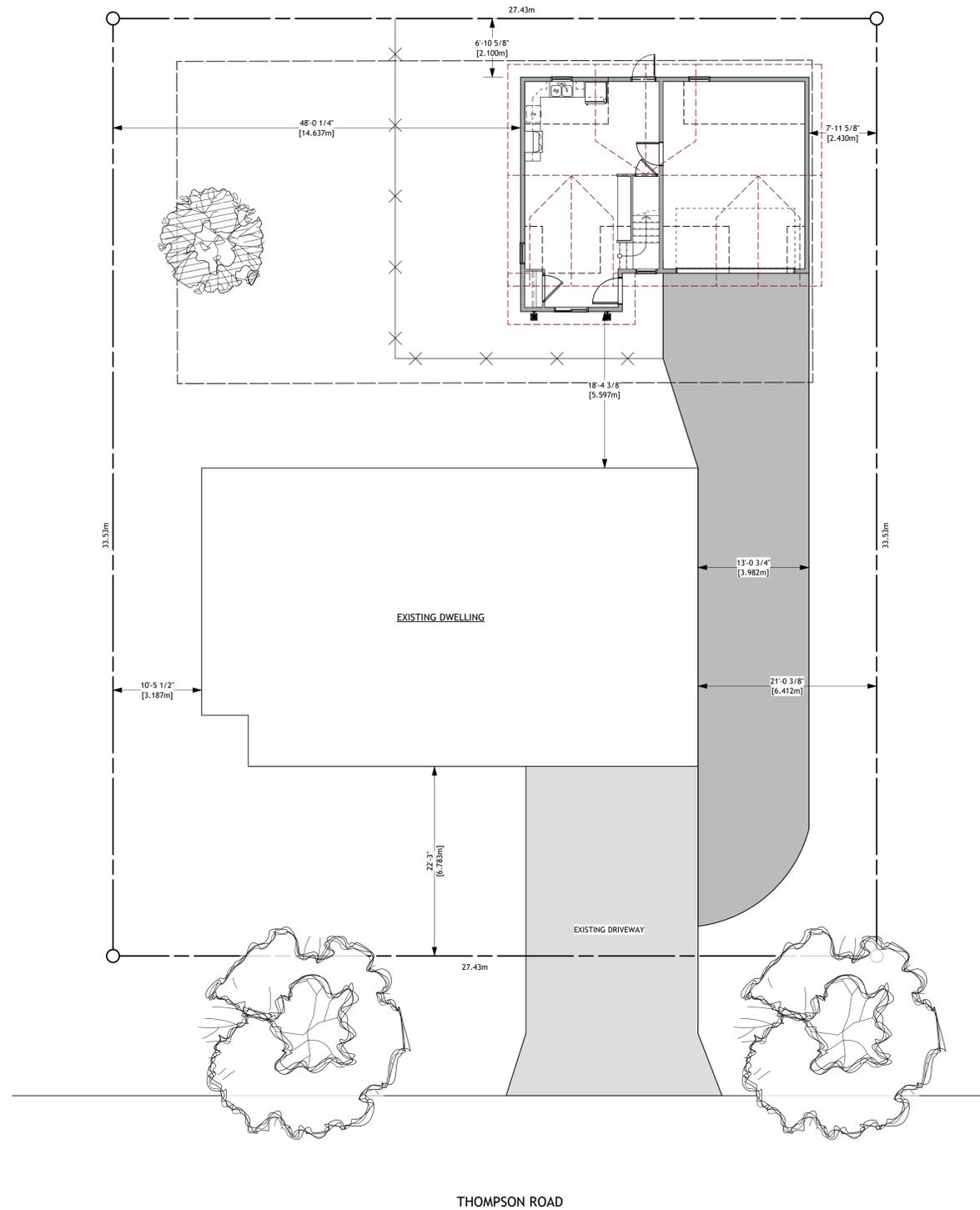
PROJECT DATA: CIVIC ADDRESS 900 THOMPSON ROAD
 KELOWNA, BC V1X 3X1
 LEGAL ADDRESS LOT 3 PLAN KAP30782
 CURRENT ZONING RU-1 LARGE LOT HOUSING
 PROPOSED ZONING RU1C - LARGE LOT HOUSING WITH CARRIAGE HOUSE
 FUTURE LAND USE SZRES - SINGLE TWO UNIT RESIDENTIAL

ZONING ANALYSIS

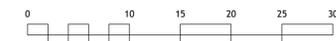
	RU6 ZONE STANDARDS	PROPOSED
SITE AREA	400.00m ²	919.70m ²
EXISTING BUILDING FOOTPRINT AT GRADE		187.15m ²
EXISTING BUILDING TOTAL FINISHED FLOOR AREA		275.60m ²
PROPOSED SUITE AREA		89.47m ²
PROPOSED ACCESSORY BUILDING FOOTPRINT		77.67m ²
PROPOSED DRIVEWAY AREA (CONCRETE)		97.79m ²
EXISTING DRIVEWAY AREA (CONCRETE)		41.95m ²
ACCESSORY BUILDING SITE COVERAGE	14%	8.4%
SUITE AREA TO MAIN DWELLING AREA	75%	32.5%
SITE COVERAGE	40.0%	28.8%
SITE COVERAGE INCLUDING HARD SURFACES	50.0%	44.0%
BUILDING HEIGHT OF EXISTING HOUSE	9.5m/2 1/2 STOREYS	7.869m/2 STOREYS
BUILDING HEIGHT OF PROPOSED CARRIAGE HOUSE	4.8m/1 1/2 STOREYS	4.750m/1 1/2 STOREYS
PEAK OF CARRIAGE HOUSE ROOF		6.839m
PEAK OF EXISTING DWELLING ROOF		8.265m
PARKING STALLS PROVIDED	3	6
PRIVATE OPEN SPACE CARRIAGE HOUSE	30.00m ²	55.00m ²
SETBACK TO PRINCIPLE BUILDING	3.000m	6.078m
REAR (NORTH) YARD SETBACK	2.000m	2.100m
SIDE (EAST) YARD SETBACK	2.000m	2.430m
SIDE (WEST) YARD SETBACK	2.000m	14.637m



1 SITE CONTEXT

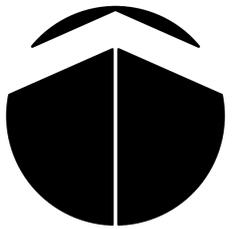


2 SITE PLAN
 Scale: 1:100



IHS DESIGN
 644 ARROWLEAF LANE
 KELOWNA, BC
 V1W 4Y5

THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF IHS DESIGN AND MAY NOT BE REPRODUCED OR USED WITHOUT EXPRESSED WRITTEN PERMISSION FROM THE SAME.



PROJECT NORTH

REVISION	DATE	DISCRIPTION
A	14APR2016	ISSUED FOR BUILDING PERMIT

PROJECT
CARRIAGE HOUSE DEVELOPMENT
 900 THOMPSON ROAD
 KELOWNA, BC V1X 3X1
 LOT 3 PLAN KAP30782

DRAWING TITLE
 SITE

DATE
 AUGUST 4, 2017

DRAWING NUMBER
 5
 of
 5

To fulfill Council Policy No. 367, the applicant submitted a Neighbour Consultation Summary Form to staff on October 29, 2017, outlining that neighbours within 50m of the subject property were notified.

4.0 Proposal

4.1 Project Description

The proposed rezoning to RU1 – Large Lot Housing to facilitate a two-lot subdivision is supported by the OCP Future Land Use designation of S2RES – Single/Two Unit Residential. The large 2,918m² site is fully serviced and within the Permanent Growth Boundary – where growth should be concentrated to alleviate pressure on agricultural and environmentally sensitive hillside located outside the Permanent Growth Boundary. Both of the proposed lots meet the subdivision requirements of the RU1 zone (Attachment A).

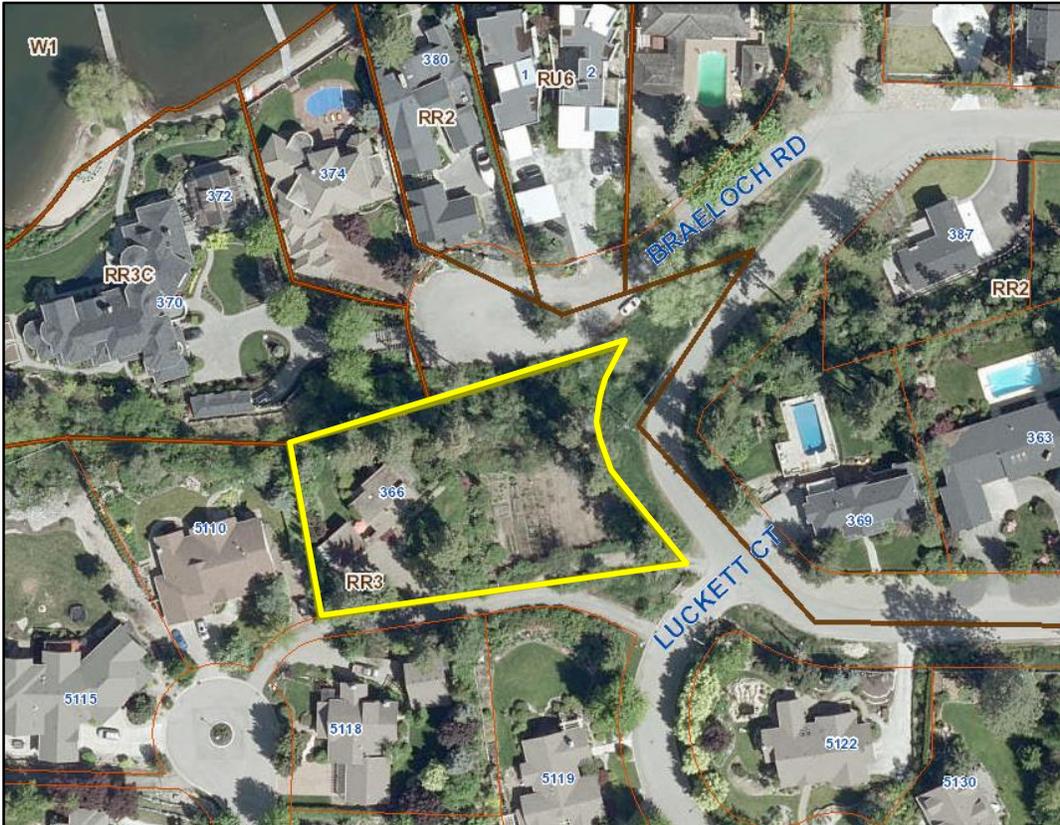
4.2 Site Context

The subject property is located in the Southwest Mission City Sector north of Lakeshore Rd and east of Cedar Creek Park.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RR3c – Rural Residential 3 with Carriage House	Residential
East	RR2 – Rural Residential 2	Residential
South	RR3 – Rural Residential 3	Residential
West	RR3 – Rural Residential 3	Residential

Subject Property Map: 366 Braeloch Rd



4.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RU ₁ ZONE REQUIREMENTS	PROPOSAL
Subdivision Regulations		
Lot Area	550m ²	Lot 1: 1495.6m ² Lot 2: 1495.6m ²
Lot Width	15.0m (access to rear lane) 17.0m (corner lot)	Lot 1: 15.0m Lot 2: 27.8m
Lot Depth	30.0m	Lot 1: 37.5m Lot 2: 45m

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process Chapter 5

Objective 5.3.1 Focus development to designated growth areas.

Permanent Growth Boundary. Establish a Permanent Growth Boundary as identified on Map 4.1 and Map 5.2. The City of Kelowna will support development of property outside the Permanent Growth Boundary for more intensive use only to the extent permitted as per the OCP Future Land Use designations in place as of initial adoption of OCP Bylaw 10500, except for Agri-Business designated sites or as per Council’s specific amendment of this policy. The Permanent Growth Boundary may be reviewed as part of the next major OCP update.

6.0 Technical Comments

6.1 Development Engineering Department

- See Attachment ‘B’ – Development Engineering Memorandum dated October 20, 2017.

6.2 Fire Department

- No concerns with zoning.

7.0 Application Chronology

Date of Application Received: August 8, 2017
 Date Public Consultation Completed: October 29, 2017

Report prepared by: Emily Williamson, Planner
 Reviewed by: Terry Barton, Urban Planning Manager
 Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Attachment ‘A’ – Proposed Subdivision Plan
 Attachment ‘B’ – Development Engineering Memorandum dated October 20, 2017.



ATTACHMENT A

This forms part of application # **Z17-0082**

Planner Initials **EW**

City of Kelowna
COMMUNITY PLANNING

TITLE:
**SKETCH OF PROPOSED SUBDIVISION ON
 LOT A, SECTION 23, TOWNSHIP 28, SDYD
 PLAN 19727, EXCEPT PLAN KAP59227
 (366 BRAELOCH ROAD, KELOWNA)**

DRAWN BY: **RUNNALLS DENBY**
 british columbia land surveyors
 259A Lawrence Avenue Phone: (250)763-7322
 Kelowna, B.C. V1Y 6L2 Fax: (250)763-4413
 Email: neil@runnallsdenby.com

CLIENT: **WORMAN HOMES**

SCALE: **1:500 (8½" x 14")**

DATE: **September 5, 2017**

DWG: **14923 PROP SUB SKETCH**

FILE No: **14923** REV. **3**

CITY OF KELOWNA
MEMORANDUM

Date: October 20, 2017
File No.: Z17-0082

To: Community Planning (EW)

From: Development Engineering Manager (JK)

Subject: 366 Braeloch Road Lot A plan 19727 RR3 to RU1

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

The Development Engineering Technologist for this project is John Filipenko ASCT

1. General

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

The proposed redevelopment includes the subject parcel being subdivided into two lots. A subdivision application will require service upgrades that include the installation of additional services. The work will require road cuts and boulevard and pavement restoration. Development Engineering is prepared to defer the requirements of the rezoning to the subdivision stage.



James Kay, P.Eng.
Development Engineering Manager
JF

ATTACHMENT	B
This forms part of application # Z17-0082	
Planner Initials	EW
 City of Kelowna COMMUNITY PLANNING	

massing is sensitive to the existing fabric of the neighbourhood. The subject property is large enough to accommodate a carriage house with access from Anhalt Road. The proposed development does not require a Development Permit or any variances.

4.0 Proposal

4.1 Background

The existing property features a split level home with access from Nathan Road that will be retained in this development proposal.

4.2 Project Description

The proposed carriage house is single storey with access from Anhalt Road. While a second driveway access is usually not supported by Transportation, the cul-de-sac nature of Anhalt Road is a suitable place for a second driveway access.

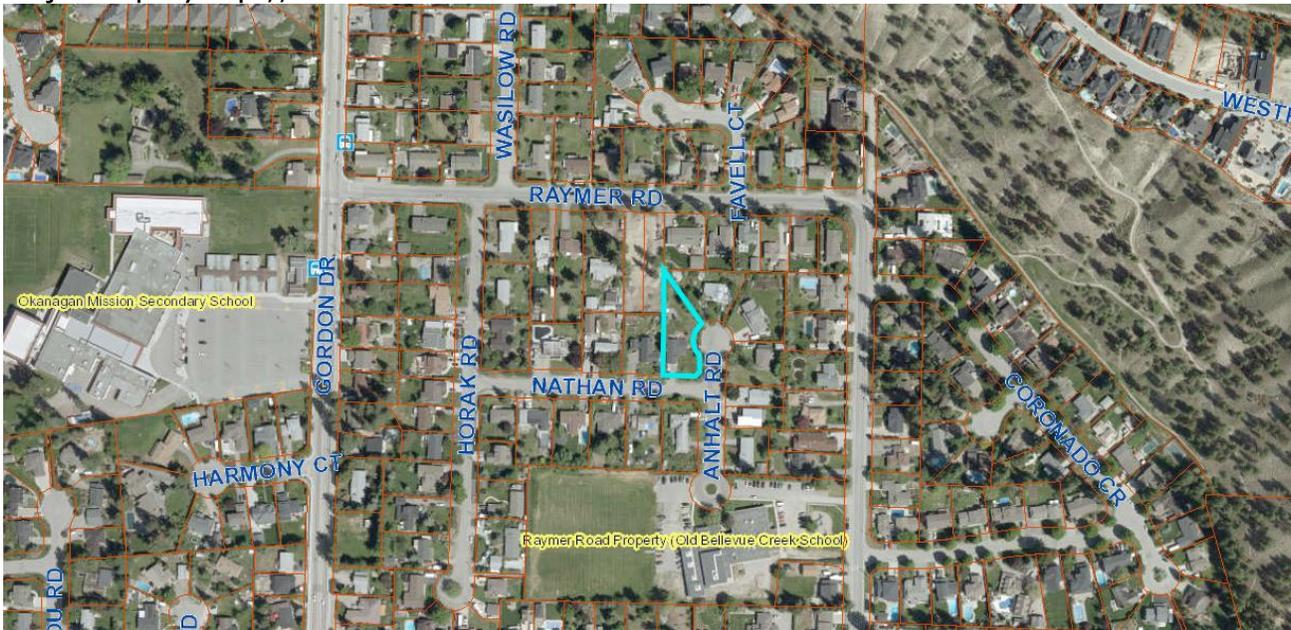
4.3 Site Context

The subject property is located east of Gordon Drive and south of Raymer Road. It is near Okanagan Mission Secondary School in a predominantly single family residential neighbourhood. The property earns a walkscore of 7, meaning it is car-dependent, and a transit score of 24 with the nearest transit stop located on Gordon Drive. Many of the subject properties in this area are large in nature and would be suitable for development of carriage houses, two dwelling housing, or small subdivisions.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU ₁ – Large Lot Housing	Single Family Dwelling
East	RU ₁ – Large Lot Housing	Single Family Dwelling
South	RU ₁ – Large Lot Housing	Single Family Dwelling
West	RU ₂ – Medium Lot Housing	Vacant

Subject Property Map: 772 Nathan Road



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process

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

Sensitive Infill.² Encourage new development or redevelopment in existing residential areas to be sensitive to or reflect the character of the neighbourhood with respect to building design, height and siting.

6.0 Application Chronology

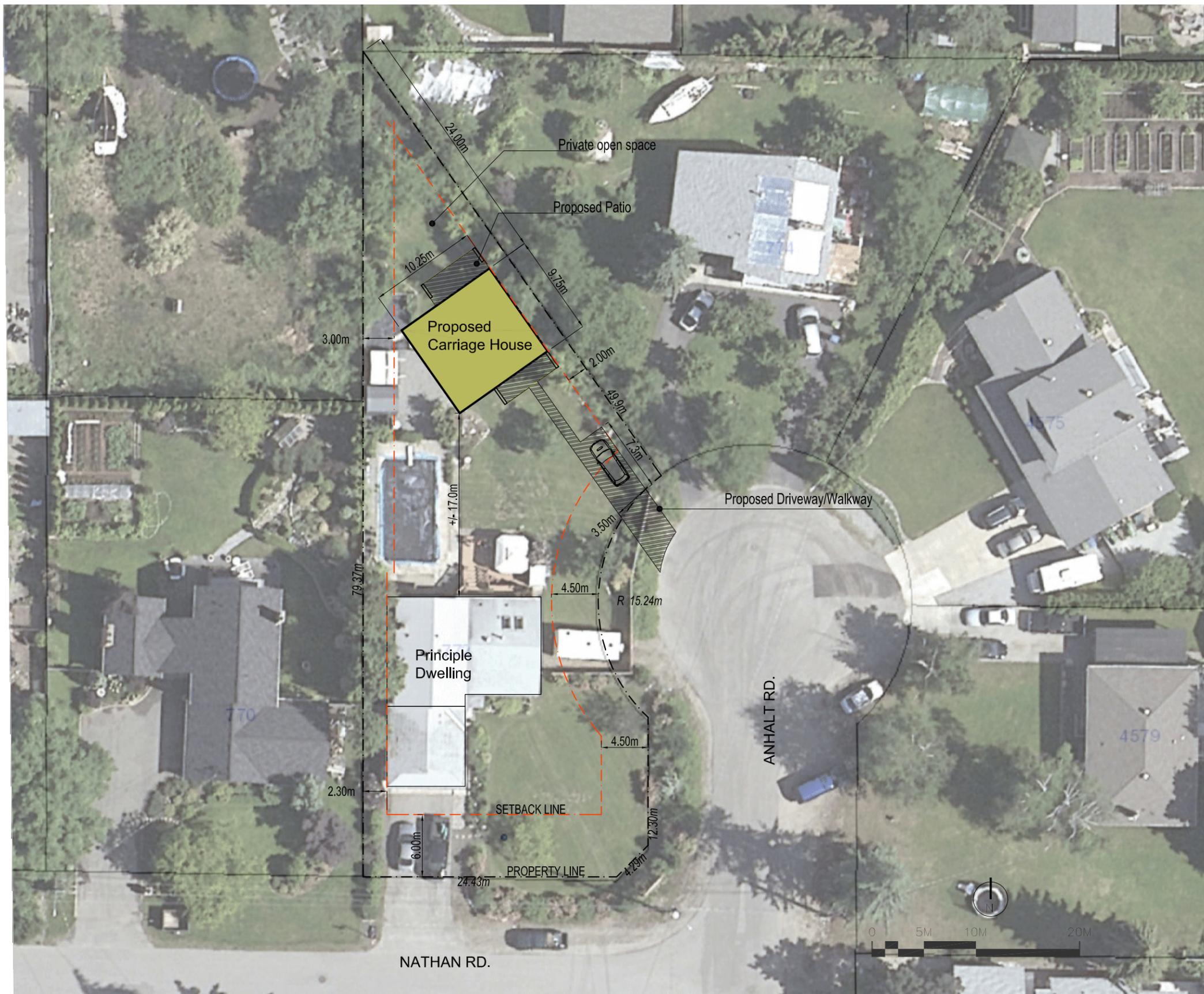
Date of Application Received: July 12, 2017
 Date Public Consultation Completed: October 13, 2017

Report Prepared by: Trisa Brandt, Planner
Reviewed by: Terry Barton, Urban Planning Manager
Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Site Plan

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).



Proposed Carriage House

site area = 1570 sm
 principal house floor area = 220sm
 proposed carriage house building area = 100sm
 proposed carriage house floor area = 100sm
 accessory coverage = 6.4%
 site coverage building = 17%
 site coverage building+ parking+ driveways = 23%
 height (peak) of principal building > 6.0m
 proposed height (peak) of carriage house ~ 4.3m

REPORT TO COUNCIL



Date: December 4, 2017

RIM No. 1250-30

To: City Manager

From: Community Planning Department (TB)

Application: Z17-0051

Owner: Necessary Homes Inc.

Address: 1155 Pacific Avenue

Applicant: Brett Sichel Design
Davara Holdings

Subject: Rezoning Application

Existing OCP Designation: MRM – Multiple Unit Residential (Medium Density)

Existing Zone: RU6 – Two Dwelling Housing

Proposed Zone: RM4 – Transitional Low Density Housing

1.0 Recommendation

THAT Rezoning Application No. Z17-0051 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 1, Block 1, DL 137, ODYD, Plan 5042 located at 1155 Pacific Avenue, Kelowna, BC from the RU6 – Two Dwelling Housing zone to the RM4 – Transitional 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 outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Community Planning Department dated December 4, 2017;

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

2.0 Purpose

To rezone the subject property to facilitate the development of a rental multi-family complex.

3.0 Community Planning

Community Planning recommends support for the proposed rezoning as the proposal meets the majority of the Official Community Plan Objectives for Development Process including Compact Urban Form, Sensitive Infill, Housing Mix, and Developing Sustainably.

The proposed rezoning is located within the Capri-Landmark Urban Centre which is identified as a high priority location for growth and revitalization and meets the policy of Compact Urban Form. Utilizing the RM₄ zone rather than the RM₅ zone requires a lower maximum height and is in line with the OCP Policy of Sensitive Infill by providing a transition from the existing Single Family Neighbourhood to other RM₅ projects in the area.

The proposed project meets the policy for Housing Mix by providing 14 rental units varying in size from bachelor units to 2-bedroom units. The project also achieves the OCP Objective of Developing Sustainably (Objective 5.2) by meeting the majority of initiatives on the City of Kelowna's Sustainability Checklist (Attachment "A"). The City Sustainability Checklist is a voluntary program that was introduced in 2007 and can be used to evaluate a project's triple bottom line (environmental, economic, and social sustainability). The mission statement of the Sustainability Checklist includes creating neighbourhoods which are lively and attractive; providing expanded housing choices; and concentrating growth within existing urban areas thereby protecting open space and natural areas.

Should Council approve the proposed rezoning, a Development Permit and Development Variance Permit will be brought forward by staff and will evaluate the form and character as well as elaborate on how the building design further achieves sustainability.

4.0 Proposal

4.1 Background

The site area of the property is 915.5 SM and is zoned RU6. The existing single family home and detached garage on the property have been demolished as both structures were significantly deteriorated.

4.2 Project Description

The proposed rezoning is located in the Landmark-Capri Urban Centre which is currently identified as an area prioritized for growth and revitalization. It is in close proximity to a wide range of amenities, employment, and transportation options. The proposed rental building is located on the corner of Pacific Avenue and Pasnak Street and the building has been sited and designed so that the front of the building and main pedestrian access is on the more prominent street, Pacific Avenue, and the vehicular access to the underground parkade is off Pasnak Street. Development Engineering Requirements require that the developer construct frontage upgrades to both streets including sidewalks, storm management, street lighting, and a corner rounding.

The 3-storey height of the building is consistent with the RM₄ zone and will provide a sensitive transition from the Single Family Residential neighbourhood to the north, and other RM₅ zoned sites to the east and south. All parking is below grade and care has been taken to ensure the parkade is above the Mill Creek Flood Plain Bylaw Regulations.

The proposed rental building is complimentary to OCP Policies of Healthy Communities and Housing Mix which encourage diversity of housing types, tenure, and size. In addition, the applicants have proposed and

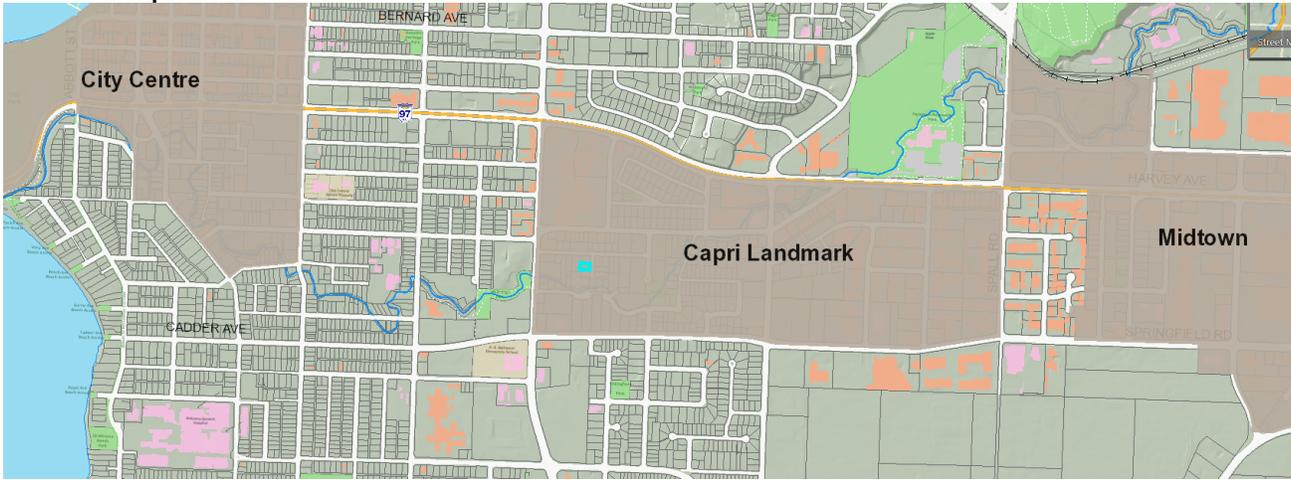
designed a development which meets the majority of the items on the Sustainability Checklist and include the following:

- Within walking distance to transit stops and cycling routes
- Street layout that encourages walking and cycling by constructing of sidewalks
- Designed with Crime Prevention Through Environmental Design Guidelines by providing down-lighting which lights the site without impacting the night sky
- Water efficient landscaping (xeriscaping)
- High performance building envelope based on Passive House principles

Should Council support the rezoning, Staff will work with the applicant to bring forward a Development Permit and Development Variance Permit that will elaborate further on the design, form and character, and sustainability features.

4.3 Site Context

Context Map:



The subject property is located in the Capri-Landmark Urban Centre on the corner of Pacific Avenue and Pasnak Street. The nearest transit stop is 300m away, with the Ethel Street Active Transportation Corridor is located 1000m away to the west. The area is well serviced in terms of employment, access to parks, transit and earns a walkscore of 73 which is very walkable. This area has been designated in the OCP for Medium Density development, with Mixed Use Residential / Commercial to the north.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU6 – Two Dwelling Housing	Single Family Dwelling
East	RU6 – Two Dwelling Housing	Vacant
South	RU6 – Two Dwelling Housing	Single Family Dwelling
West	RU6 – Two Dwelling Housing	Single Family Dwelling

Subject Property Map: 1155 Pacific Avenue



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process:

Objectives:

- 5.1 Ensure new development is consistent with OCP goals.
- 5.2 Develop sustainably.
- 5.3 Focus development to designated growth areas.
- 5.9 Support the creation of affordable and safe rental, non-market and/or special needs housing.
- 5.10 Ensure opportunities are available for greater use of active transportation and transit to: improve community health; reduce greenhouse gas emissions; increase resilience in the face of higher energy prices.
- 5.16 Improve the energy efficiency and environmental performance of new buildings.
- 5.22 Ensure context sensitive housing development.

Policies:

Compact Urban Form.¹ Develop a compact urban form that maximizes the use of existing infrastructure and contributes to energy efficient settlement patterns. This will be done by increasing densities (approximately 75 - 100 people and/or jobs located within a 400 metre walking

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

distance of transit stops is required to support the level of transit service) through development, conversion, and re-development within Urban Centres (see Map 5.3) in particular and existing areas as per the provisions of the Generalized Future Land Use Map 4.1.

Sensitive Infill.² Encourage new development or redevelopment in existing residential areas to be sensitive to or reflect the character of the neighbourhood with respect to building design, height and siting.

Housing Mix.³ Support a greater mix of housing unit size, form, and tenure in new multi-unit residential and mixed use developments.

5.2 Kelowna Sustainability Checklist

Please see Attachment "A" attached to the Report from Community Planning dated December 4, 2017.

6.0 **Technical Comments**

6.1 Development Engineering Department

Please see Schedule "A" attached to the Report from Community Planning dated December 4, 2017.

6.2 Bylaw Services

Currently there are no outstanding/open Bylaw Enforcement files pertaining to property location: 1155 Pacific Ave.

7.0 **Chronology**

Date of Application Received: June 5, 2017
Date Public Consultation Completed: October 20, 2017

Report Prepared by: Trisa Brandt, Planner
Reviewed by: Terry Barton, Urban Planning Manager
Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

- Attachment "A": Kelowna Sustainability Checklist
- Attachment "B": Site Plan
- Attachment "C": Conceptual Elevation
- Schedule "A": Development Engineering Memorandum

² City of Kelowna Official Community Plan, Policy 5.22.6 (Development Process Chapter).
³ City of Kelowna Official Community Plan, Policy 5.22.11 (Development Process Chapter)

Kelowna Sustainability Checklist



The City of Kelowna endeavours to...

Sustain the Environment. Encourage development and land use changes that will not compromise the ability of future generations to meet their needs and to enjoy the quality of life that we experience today;

Encourage Mixed Use Developments. Encourage a mix of residential, employment, institutional, and recreational uses within individual buildings or larger development projects, and an increased share of development going to the Downtown or other designated Urban Centres, in order to provide greater access by proximity, thereby reducing transportation-related pollution and urban sprawl;

Develop a Compact Urban Form. Develop a more compact urban form that maximizes the use of existing infrastructure, by increasing densities through development, conversion, and re-development within existing areas, particularly in the Downtown or other designated Urban Centres, and by providing for higher densities within future urban areas. Encourage development to proceed in a logical, sequential order, concurrently with availability of required urban services.

Sustainable Development. Continue to promote social well being and quality of life by including and implementing policies and actions that are environmentally sound and sustainable for development and re-development within the City.

KELOWNA SUSTAINABILITY CHECKLIST

Instructions

All applicants for *Official Community Plan Amendment, Zoning Bylaw Amendment, Subdivision, Development Permit or Development Variance Permit* are requested to complete the Smart Growth Checklist. Please review and complete the checklist and if necessary, provide a supplementary letter explaining, in more detail, how the proposed development incorporates the listed or other Smart Growth principles. Applicants are encouraged to provide as much information as possible to assist City Council, staff and advisory bodies (i.e. Advisory Planning Commission, Community Heritage Commission etc.) in their review of development proposals. The relevance of the Checklist questions will depend on the nature and scope of the project.

Mission Statement

Kelowna’s Official Community Plan seeks to maintain or enhance our unique environment and lifestyle on behalf of the people of Kelowna through the provision of dynamic and accountable leadership and effective municipal services (Kelowna 2020).

Development is an essential part of the City’s future: it creates the urban environment as well as influences social wellbeing, economic strength and environmental conditions. This survey is designed to ensure that Council, staff and the development community work in partnership to achieve the long term goals and objectives of the community.

The purpose of this Sustainability Checklist is to assist Council, staff and developers to create the most sustainable project

possible. The questions in the Checklist are meant to advance the following sustainability objectives.

1. **Efficient use of public funds:** mixed use, higher density areas make better use of existing infrastructure, reduce demands for new roads and services and reduce long term infrastructure maintenance costs;
2. **Protect open space and natural areas:** concentrating growth within existing urban areas minimizes land consumption, protects natural features, preserves wildlife corridors and minimizes environmental impacts;
3. **Placemaking:** people want to live in neighbourhoods that are lively and attractive urban live/work/play environments, with adequate amenities, and which respect the existing neighbourhood and community character, design and historic features;
4. **Accessibility:** compact mixed use development reduces commuting distances, and increases transportation choice (e.g., walking, cycling, and public transit);
5. **Housing choice:** expanding housing choices for different age groups, income and household sizes allows people to remain in the same neighbourhood through different life stages and discourages out-migration due to affordability issues;
6. **Shorter commutes and more transportation choices:** locating jobs in regionally-accessible hubs served by transit and with housing nearby allows people to work closer to home or live closer to work, reducing dependence on the automobile and aids in improving air quality



KELOWNA SUSTAINABILITY CHECKLIST

Economic Sustainability

A healthy economy relates to the quality of life for the citizens in our community. The City would like to maintain a balance between the number of jobs and the resident labour force, and ensure those jobs are accessible by transit. Important considerations also include support for local business, job creation, infrastructure efficiency and consideration for and reduction of resource consumption.

1. Comment on **direct employment** created by this project during construction:

a) number and duration of jobs (full time, part time) TO BE DETERMINED

b) types of jobs (e.g., construction, design) CONSTRUCTION & DESIGN

c) income range of jobs VARIES

2. Will the project provide direct employment (i.e., on the development site) after the project is completed?

Yes/No

If so, comment on employment provided by sector, type, income range, and the number of jobs that are full-time and part-time.

NO

3. Are there any other components of economic sustainability (e.g., suitability of units for home based businesses, green products, local job creation) advanced by this proposal?

Yes/No

If yes, describe:

NO

Environmental Sustainability

Community and building design can significantly influence resource consumption (e.g., energy, water) and waste generation (e.g., vehicle emissions, solid waste) in the local community. New development should be designed to avoid or minimize negative impacts on the existing natural environment and maximize the benefits of the City's existing infrastructure.

Built Environment

4. Comment on the following site planning components:

4.1 Walking distance to:

a) bus stop (in kms)

0.3 KMS TO WESTBOUND SUTHERLAND AT GORDON

b) trails, greenways, cycling routes (in kms)

1.1 KM TO ETHEL STREET CORRIDOR

4.2 Is development located in the Downtown or in one of the City's designated Urban Centres (see Kelowna Official Community Plan Map 6.2) and on lands less than 30% slope (Map 7.1 of Kelowna's Official Community Plan).

Yes/No



KELOWNA SUSTAINABILITY CHECKLIST

4.3 Provides additional support for alternative transportation use (check all that apply):

- variance received to provide less parking than required;
- bicycle storage;
- change rooms (end of trip facilities);
- designated parking for car share spaces, high occupancy vehicles (e.g., carpool, vanpool, smart cars, hybrids);
- incorporates Transportation Demand Management (TDM)¹ measures;
- other, describe:

¹Note: for TDM information see <http://www.kelowna.ca/CM/Page377.aspx>.

4.4 On site storm water management (e.g., green roof treatment, permeable paving, on-site detention/retention drainage, fish or aquatic habitat protection)

Yes/No

If yes, describe (note ratio of impervious to pervious surfaces):

4.5 Floodplain mitigation (note: this is a requirement in floodplain areas)

Yes/No

CLOSE TO MILL CREEK SO THE LOWEST LEVEL IS THE PARKING GARAGE WHERE IN THE EVENT OF A FLOOD THE LIVING LEVELS ARE ABOVE THE FLOODPLAIN

4.6 Will site remediation be part of the development process?

Yes/Not Applicable

If yes, briefly outline proposed remediation approach:

4.7 Mitigation of light pollution (e.g., spill lighting and off-site glare avoided)

Yes/No

If yes, describe:

CPTED PRINCIPLES WITH DOWNLIGHTING TO LIGHT THE SITE BUT NOT IMPACT NEIGHBOURS OR NIGHT SKY

4.8 Does the project provide enhanced waste diversion facilities (e.g., on-site recycling for cardboard, bottles cans/other recyclables, or on-site composting)

Yes/No

If yes, describe:

STANDARD RECYCLING BIN COLLECTION



KELOWNA SUSTAINABILITY CHECKLIST

5. Comment on inclusion of the following water efficiency techniques:

5.1 Water efficient landscaping (e.g., drought resistant and/or native plantings, use of non-potable or reclaimed water for irrigation, high efficiency irrigation, use of rainwater cisterns for irrigation and Xeriscape Landscaping)

Yes/No

If yes, describe:

PLANTINGS WILL BE LOW MAINTENANCE XERISCAPING WITH MINIMAL IRRIGATION VIA DRIP LINES

5.2 Onsite wastewater treatment?

Yes/No

If yes, describe:

5.3 Water use reduction measures (e.g., low consumption fixtures, storm water irrigation)

Yes/No

If yes, describe:

LOW CONSUMPTION FIXTURES

6. Comment on inclusion of the following methods to reduce energy use and improve air quality:

6.1 Energy efficiency in proposed structures (e.g. building location responding to daily sun/shade patterns, high performance envelopes, passive solar gain, solar shading, natural ventilation, ground heating/cooling, high efficiency fixtures, consideration of heat island effect²).

Yes/No

If yes, describe:

HIGH PERFORMANCE BUILDING ENVELOPE BASED ON PASSIVE HOUSE PRINCIPLES. PASSIVE SOLAR GAIN, PASSIVE SHADING, HIGH EFFICIENCY HRV, HEATING/COOLING AND APPLIANCES THROUGHOUT

THIS LINK NO LONGER WORKS AND KELOWNA (CANADA IN GENERAL) IS A HEATING DOMINATED CLIMATE SO WHITE ROOFS ALTHOUGH THEY MAY REDUCE THE HEAT ISLAND EFFECT, THEY'LL ACTUALLY INCREASE THE OVERALL ENERGY CONSUMPTION OF A BUILDING

6.2 Use of renewable energy alternatives (e.g., geothermal, solar, off-grid, FortisBC Green Power).

Yes/No

If yes, describe:

6.3 Chlorofluocarbons (CFC) reduction in heating, ventilating, and air conditioning (HVAC) equipment, Power Smart technology?

Yes/No

HEATING/COOLING SYSTEM IS TO BE A VRF MINI-SPLIT HEATING SYSTEM WHICH USES R314A REFRIGERANT



KELOWNA SUSTAINABILITY CHECKLIST

7. Comment on the following methods for sustainable use and reuse of materials and resources:

7.1 Management of construction wastes (e.g. reuse of existing buildings or building materials during construction and/or demolition, remade/recycled content).

Yes/No

If yes, describe:

7.2 Use of environmentally sensitive or recycled construction materials (e.g., high volume fly-ash concrete, non-toxic finishing materials³).

Yes/No

If yes, describe:

LOW EMBODIED ENERGY CONSTRUCTION MATERIALS

7.3 Enhanced durability of construction materials (e.g. wall systems, roof materials)

Yes/No

If yes, describe:

YES, HIGH PERFORMANCE BUILDING ENVELOPES ARE SIGNIFICANTLY MORE DURABLE THAN CONVENTIONALLY CONSTRUCTED, MINIMUM BUILDING CODE ENVELOPES

7.4 Is LEED⁴ certification being pursued for this project?

Yes/No

NO! LEED HAS NOT ACHIEVED REDUCTIONS IN OVERALL ENERGY CONSUMPTION WHICH HAS THE BIGGEST IMPACT ON THE OVERALL SUSTAINABILITY OF A BUILDING THEREFORE WE ARE PURSUING PASSIVE HOUSE PRINCIPLES WHICH HAVE THE BIGGEST IMPACT POSSIBLE FOR LONG TERM

sensitive or recycled construction materials, see <http://www.ecosmart.ca/>.

⁴ For more information on LEED (Leadership in energy and Environmental Design) certification, see http://www.usgbc.org/LEED/LEED_main.asp. Or <http://www.cagbc.org/index.php>

7.5 Has the applicant considered PowerSense Residential/Commercial energy saving initiatives offered by FortisBC:

Yes/No

If yes, which initiatives are you pursuing:

POSSIBLY, THE PROGRAM IS BASED ON ENERGY STAR WHICH ONLY QUALIFIES EQUIPMENT WHICH QUITE OFTEN IS NO WHERE NEAR THE PERFORMANCE STANDARDS OF PASSIVE HOUSE EQUIPMENT.



KELOWNA SUSTAINABILITY CHECKLIST

7.6 Has the applicant considered rebate and energy efficiency programs offered by Terasen Gas:

Yes/No

If yes, which initiatives are you pursuing?

Four horizontal lines for text input.

<http://www.terasengas.com/Residential/default.htm>

8. Comment on inclusion of the following suggested strategies to improve indoor environmental quality:

8.1 Improved air quality through low emitting materials (e.g., paint, carpets) and natural ventilation with windows that open.

Yes/No

If yes, describe:

Five horizontal lines for text input.

8.2 Design attempts to maximize exposure to natural light (i.e. through building orientation).

Yes/No

9. Does the street layout and design encourage walking and cycling, while providing for personal and commercial vehicle use?

Yes/No

If yes, describe:

Four horizontal lines for text input.

10. If new streets or lanes are constructed as part of the development, are they designed to reduce storm water runoff (e.g., narrow right of ways, permeable shoulders)?

Yes/No

If yes, describe:

Four horizontal lines for text input.

11. If the property is adjacent to existing park space, open space, paths or trails, is a visual and pedestrian connection provided?

Yes/No

If yes, describe:

Four horizontal lines for text input.



KELOWNA SUSTAINABILITY CHECKLIST

12. Do any of the City of Kelowna’s policies or regulations currently prevent you from implementing identified Sustainability initiatives?

Yes/No

If yes, describe:

13. Is the proposed residential, commercial or institutional development within a ten-minute walk (approximately 800 meters) from:

a) neighbourhood store or other shopping opportunities

Yes/No

b) school

Yes/No

c) community services (e.g., library, community centre)

Yes/No

d) child care facility

Yes/No

e) health services (e.g., hospital, doctor’s office)

Yes/No

f) parks or trails

Yes/No

g) bus stop

Yes/No

h) Other Amenities

Yes/No

List:

Natural Environment

14. Comment on green-space and natural environment.

14.1 Is proposed development in an environmental development permit area (eg. Steep Slope, Hazardous Conditions, Wildland Fire, Natural Environment)?

Yes/No

If yes, describe:

14.2 Was an environmental assessment of the property completed prior to the commencement of design work:

Yes/No

14.3 Are any of the following environmental features present on the property:

a) Significant trees **Yes/No/Unknown**

b) Natural grassland areas **Yes/No/Unknown**



KELOWNA SUSTAINABILITY CHECKLIST

c) Riparian areas **Yes/No/Unknown**

d) Wildlife (red or blue listed species) **Yes/No/Unknown**

e) Wildlife habitat **Yes/No/Unknown**

f) Wildlife corridors **Yes/No/Unknown**

g) Has the preservation and/or enhancement of the areas listed above been incorporated in the proposed project? **Yes/No/Unknown**

14.4 Provision of green-space and trees on site (includes retention of existing trees).

Yes/No

If yes, note and show calculations for:

h) Amount of green-space in square feet:

i) Amount of usable open space in square feet:

j) Number and percentage of existing trees to be retained on site:

k) Number of trees removed:

l) Number of trees to be planted:

14.5 Are there any significant existing environmental features that are maintained or enhanced on the site (e.g., tree and/or shrub preservation or daylighting of a stream)?

Yes/No

If yes, describe:

Social Sustainability

The primary purpose of a city is to provide for the well being of its residents, labour force and visitors. New development should contribute to the health and safety of Kelowna, as well as enhance the range of housing, service and recreational options to meet diverse community needs. The design of new development should respect local heritage and provide attractive spaces that encourage social interaction.

15. Anticipated price range of units (note price range for both commercial and residential units, if applicable). Average price per square foot: _____

RENTAL HOUSING

16. Does the proposed development include non-market housing units (affordable housing)?

Yes/No

If yes:

a) number of units:

14

b) as a percentage of total units:

100%

c) form of tenure (e.g., rental, co-op, owner):

RENTAL

d) targeted population, if applicable (e.g. seniors, family):

BUILDING DOES NOT INCLUDE AN ELEVATOR SO THIS WILL APPEAL TO HEALTHY, YOUNGER BUYERS WHO WANT TO LIVE IN THE CORE OF THE CITY



KELOWNA SUSTAINABILITY CHECKLIST

17. Does the project include rental housing units?

Yes/No

If yes:

Number of units: **14**

Expected average rent for a one bedroom unit \$ **TBD**

Expected average rent for a two bedroom unit \$ **TBD**

18. If the project includes low or medium density residential, are the housing units ground-oriented (i.e. does a door have direct outdoor access to a street or courtyard as opposed to a corridor)?

Yes/No

If yes:

Number of units:

As a percentage of total units

19. Does the project design incorporate Crime Prevention Through Environmental Design (CPTED⁵) principles.

Yes/No

⁵For more info on Crime Prevention Through Environmental Design Principles CPTED, see:

<http://www.kelowna.ca/citypage/docs/pdfs/development%20services/crime%20prevention%20thru%20design%20guidelines.pdf>

20. Does the project incorporate features to enhance adaptability and accessibility within the proposed housing units for people with disabilities (e.g. wider door openings, reinforced walls in bathrooms for future installation of grab bars, ground-oriented entrances)?

Yes/No

If yes, describe:

21. Actions proposed to mitigate noise from external sources such as traffic, railways, industry, commercial uses, patrons, etc.

Yes/No

If yes, describe:

HIGH PERFORMANCE BUILDING ENVELOPES WITH MORE INSULATION REDUCE NOISE TRANSFER FROM OUTSIDE SOURCES



KELOWNA SUSTAINABILITY CHECKLIST

22. Does the project enhance local identity and character (e.g., through architectural style, landscaping, colours, project name)?

Yes/No

If yes, describe:

23. Describe the existing neighbourhood character (i.e., historical, single family, mixed use etc.) and how the proposed development will enhance the adjacent neighbourhood.

**MIXED,
GENTRIFICATION**

24. Does the project contain a mix of uses (e.g. residential, commercial) or introduce a new community serving land use type to the neighbourhood (e.g., new housing form, commercial service)?

Yes/No

25. Does the project contribute to heritage revitalization through the reuse, relocation or rehabilitation of an existing structure or feature?

Yes/No

If yes, describe:

26. Does the project involve provincial designation of a heritage building?

Yes/No

27. Are public amenities provided with the development (check all that apply):

- Public art
- Child care facility
- Walking / Bike Trails
- Other, describe:

28. Does the development incorporate space for public gathering and activities (e.g., courtyards, communal gardens, play areas)?

Yes/No

If yes, describe:

29. Does the proposed development enhance the streetscape?

Yes/No

If yes, describe:

30. Are private amenities provided with the development (e.g., meeting rooms, outdoor space)?



Planner Initials TB

KELOWNA SUSTAINABILITY CHECKLIST

Yes/No

If yes, describe:

31. Are residents, community stakeholders, and end-user groups involved in the planning and design process?

Yes/No

If yes, describe (e.g., public meetings, residents association meetings, workshops, etc.):

32. Is there something unique or innovative about your project that has not been addressed in this checklist (e.g., creation of a new zone, other sustainable features, contributions to the community)?

Yes/No

If yes, describe:

OTHER

33. Have you engaged any Green Building or LEED experienced consultants in association with this development proposal?

If yes, please list and briefly describe their experience:

YES, CERTIFIED PASSIVE HOUSE DESIGNERS WHO ARE ALSO LEED ACCREDITED

VERIFICATION BY THE APPLICANT

34. I hereby certify that the information provided on this Kelowna Sustainability Checklist is accurate and truthful to the best of my knowledge and release the contents for use by the City of Kelo

Applicant Name: **BRETT SICHELLO DESIGN**

Owner Name: **NECESSARY HOMES INC.**

Title: _____

Signature:  _____
Date: _____

35. I have read and considered the Kelowna Sustainability Checklist and have elected not to complete it at this time.

(Check Here if Applicable)

This forms part of application
Z17-0051

Planner
Initials TB





CITY OF KELOWNA

MEMORANDUM

Date: September 29, 2017
File No.: Z17-0051

To: Community Planning (TB)

From: Development Engineering Manager (SM)

Subject: 1155 Pacific Ave (REVISED) RU6 to RM4

The Development Engineering Department has the following comments and requirements associated with this rezoning 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 Jason Angus

1. **Domestic Water and Fire Protection**

- a) This property is currently serviced with a 13mm-diameter water service. The developer's consulting mechanical engineer will determine the domestic, fire protection requirements of this proposed development and establish hydrant requirements and service needs. The applicant will arrange for the removal and disconnection of the existing service and the installation of one new larger service at the applicants cost.
- b) A water meter is mandatory for this development and must be installed inside the building on the water service inlet as required by the City Plumbing Regulation and Water Regulation bylaws. The developer or building contractor must purchase the meter from the City at the time of application for a building permit from the Inspection Services Department, and prepare the meter setter at his cost. Boulevard landscaping, complete with underground irrigation system, must be integrated with the on-site irrigation system
- c) The developer must obtain the necessary permits and have all existing utility services disconnected prior to removing or demolishing the existing structures. The City of Kelowna water meter contractor must salvage existing water meters, prior to building demolition. If water meters are not salvaged, the developer will be invoiced for the meters.

2. **Sanitary Sewer**

Our records indicate that this property is currently serviced with a 100mm-diameter sanitary sewer service. The applicant's consulting mechanical engineer will determine the requirements of the proposed development and establish the service needs. Only one service will be permitted for this development. If required, the applicant will arrange for the removal and disconnection of the existing service and the installation of one new larger service at the applicants cost.

3. **Storm Drainage**

The developer must engage a consulting civil engineer to provide a storm water management plan for this site which meets the requirements of the City Subdivision

Development and Servicing Bylaw 7900. The storm water management plan must also include provision of lot grading plans, minimum basement elevations (MBE), if applicable, and provision of a storm drainage service and recommendations for onsite drainage containment and disposal systems

4. Road Improvements

- (a) Pacific Ave must be upgraded to an urban standard along the full frontage of this proposed development, including curb and gutter, 1.5m sidewalk, drainage system including catch basins, manholes and pavement removal and replacement and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. Road cross section to be used is a SS-R5
- (b) Pasnak Street must be upgraded to an urban standard along the full frontage of this proposed development, including curb and gutter, 1.5m sidewalk, drainage system including catch basins, manholes and pavement removal and replacement and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. ~~Road cross section to be used is a SS-R3~~

4. Road Dedication and Subdivision Requirements

- (a) Grant Statutory Rights of Way if required for utility services.
- (b) If any road dedication or closure affects lands encumbered by a Utility right-of-way (such as Hydro, Telus, Gas, etc.) please obtain the approval of the utility. Any works required by the utility as a consequence of the road dedication or closure must be incorporated in the construction drawings submitted to the City's Development Manager.
- (c) Provide 6m corner rounding at intersection of Pacific Ave and Pasnak Street.
- (d) Provide curb extensions at the intersection of Pacific Ave and Pasnak Street
- (e) Dedicate 2.5m width along the full frontage of Pacific Ave.
- ~~(f) Dedicate 1.5m width along the full frontage of Pasnak Street~~

5. Development Permit and Site Related Issues

- a) Direct the roof drains into on-site rock pits or splash pads.
- b) The vehicle access to this site must be from Pasnak Street.

6. Electric Power and Telecommunication Services

The electrical and telecommunication services to this building 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.

Street lights along Pacific Ave and Pasnak Street must be installed.

7. 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.

 Designer
 Initials

TB

- (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.

8. Servicing Agreement 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.

9. Administration Charge

An administration charge will be assessed for processing of this application, review and approval of engineering designs and construction inspection. The administration charge is calculated as (3.5% of Total Off-Site Construction Cost plus GST).

9. Survey, Monument and Iron Pins

If any legal survey monuments or property iron pins are removed or disturbed during construction, the developer will be invoiced a flat sum of \$1,200.00 per incident to cover the cost of replacement and legal registration. Security bonding will not be released until restitution is made.

10. Geotechnical Report

If any road dedication affects lands encumbered by a Utility right-of-way (such as BC Hydro Gas, etc.) please obtain the approval of the utility prior to application for final subdivision approval. Any works required by the utility as a consequence of the road dedication must be incorporated in the construction drawings submitted to the City's Development Manager

11. 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.

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

James Kay, P. Eng.
Development Engineering Manager
JA

To fulfill Council Policy No. 367, the applicant submitted a Neighbour Consultation Summary Form to staff on November 1, 2017, outlining that neighbours within 50m of the subject property were notified.

4.0 Proposal

4.1 Project Description

The applicant is proposing to rezone the subject property from RU1 – Large Lot Housing to RU6 – Two Dwelling Housing in order to construct two single detached houses. The property meets the RU6 requirements for two single detached houses: the lot is greater than 18.0m wide and has a lot area greater than 700m². Access for the proposed houses will be off the rear lane. The existing dwelling on the property would be demolished for two new houses (Attachment A).

4.2 Site Context

The subject property is located in the
Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing	Residential
East	RU1 – Large Lot Housing	Residential
South	RU1c- Large Lot Housing with Carriage House	Residential
West	C2 – Neighbourhood Commercial	Gas Bar

Subject Property Map: 588 Radant Rd



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Future Land Use

Single / Two Unit Residential (S2RES)¹ Single detached homes for occupancy by one family, single detached homes with a secondary suite or carriage house, semi-detached buildings used for two dwelling units, modular homes, bareland strata, and those complementary uses (i.e. minor care centres, minor public services/utilities, convenience facility and neighbourhood parks), which are integral components of urban neighbourhoods. Suitability of non-residential developments within the neighbourhood environment will be determined on a site-specific basis. Non-residential developments causing increases in traffic, parking demands or noise in excess of what would typically be experienced in a low density neighbourhood would not be considered suitable.

Development Process

Compact Urban Form.² 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.³ Encourage new development or redevelopment in existing residential areas to be sensitive to or reflect the character of the neighborhood with respect to building design, height and siting.

6.0 Technical Comments

6.1 Building & Permitting Department

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

6.2 Development Engineering Department

- See Schedule 'A' – Development Engineering Memorandum dated August 28, 2017.

6.3 Fire Department

- No concerns with zoning request.

6.4 FortisBC - Electric

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

7.0 Application Chronology

Date of Application Received: August 3, 2017

¹ City of Kelowna Official Community Plan, Future Land Use Designation Definitions (Chapter 4).

² City of Kelowna Official Community Plan, Policy 5.3.2 (Development Process Chapter 5).

³ City of Kelowna Official Community Plan, Policy 5.22.6 (Development Process Chapter 5).

Date Public Consultation Completed: November 1, 2017

Report prepared by: Emily Williamson, Planner
Reviewed by: Terry Barton, Urban Planning Manager
Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Schedule 'A' – Development Engineering Memorandum dated August 28, 2017
Attachment 'A' – Conceptual Site Plan and Elevations

CITY OF KELOWNA
MEMORANDUM

Date: August 28, 2017
File No.: Z17-0080
To: Community Planning (EW)
From: Development Engineering Manager(JK)
Subject: 588 Radant Road

SCHEDULE A

This forms part of application
Z17-0080



Planner
Initials EW

City of
Kelowna
COMMUNITY PLANNING

RU1 to RU6

The Development Engineering Department has the following comments and requirements associated with this rezoning 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 Jason Angus

1) Domestic Water and Fire Protection

This property is currently serviced with a 19mm-diameter copper water service. Two 19mm water services are required to meet current by-law requirements. An additional 19mm service can be provided by the City at the owner's cost. The applicant will be required to sign a Third Party Work Order for the cost of the water service upgrades. For estimate inquiry's please contact Jason Angus, by email jangus@kelowna.ca or phone, 250-469-8783.

2) Sanitary Sewer

Our records indicate that this property is currently serviced with a 100mm-diameter sanitary sewer service. No further utility upgrades are needed.

3) Road Improvements

- i. Radant Road must be upgraded to an urban standard along the full frontage of this proposed development, including sidewalk, pavement removal and replacement, boulevard landscaping, street lighting and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. A one-time cash payment in lieu of construction must be collected from the applicant for future construction by the City. The cash-in-lieu amount is determined to be **\$27,900.00** not including utility service cost.
- i. Only the service upgrades must be completed at this time. The City wishes to defer the upgrades to Radant Road fronting this development. Therefore, cash-in-lieu of immediate construction is required and the City will initiate the work later, on its own construction schedule.

Item	Cost
Sidewalk	\$5,000.00
Street Lighting	\$1,500.00
Road Fillet	\$6,000.00

Storm Drainage	\$13,900.00
Blvd Landscaping	\$1,500.00
Total	\$27,900.00

SCHEDULE		A
This forms part of application # Z17-0080		
Planner Initials	EW	 City of Kelowna COMMUNITY PLANNING

4) Development Permit and Site Related Issues

- i) Direct the roof drains into on-site rock pits or splash pads.
- ii) Site access to the development will be from the lane.
- iii) By registered plan, Grant Statutory Rights-of-Way if required for utility services
- iv) Dedicate 1.5m width along the full frontage of Radant Road as a road reserve.
- v) Grade lane way with additional gravel to suit drainage
- vi) Access to Lakeshore Rd from the lane will only be used for emergency access. Access to the lane will only be permitted from Radant Rd.

5) Survey, Monument and Iron Pins

- i) If any legal survey monuments or property iron pins are removed or disturbed during construction, the developer will be invoiced a flat sum of \$1,200.00 per incident to cover the cost of replacement and legal registration. Security bonding will not be released until restitution is made.

6) Electric Power and Telecommunication Services

- i) The electrical and telecommunication services to this building 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) 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:

- i) Area ground water characteristics.
- ii) Site suitability for development, unstable soils, etc.
- iii) 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.
- iv) List extraordinary requirements that may be required to accommodate construction of roads and underground utilities as well as building foundation designs.
- v) Additional geotechnical survey may be necessary for building foundations, etc.

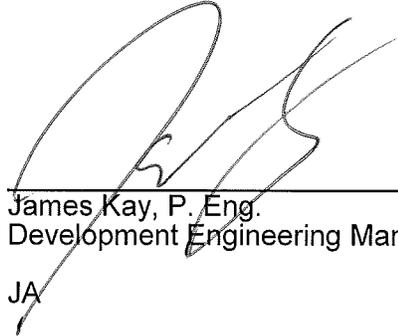
8) **Bonding and Levy Summary**

i. Levies

Radant Road Frontage Improvements **\$27,900.00**

ii. Bonding

Service Upgrades **To Be Determined**



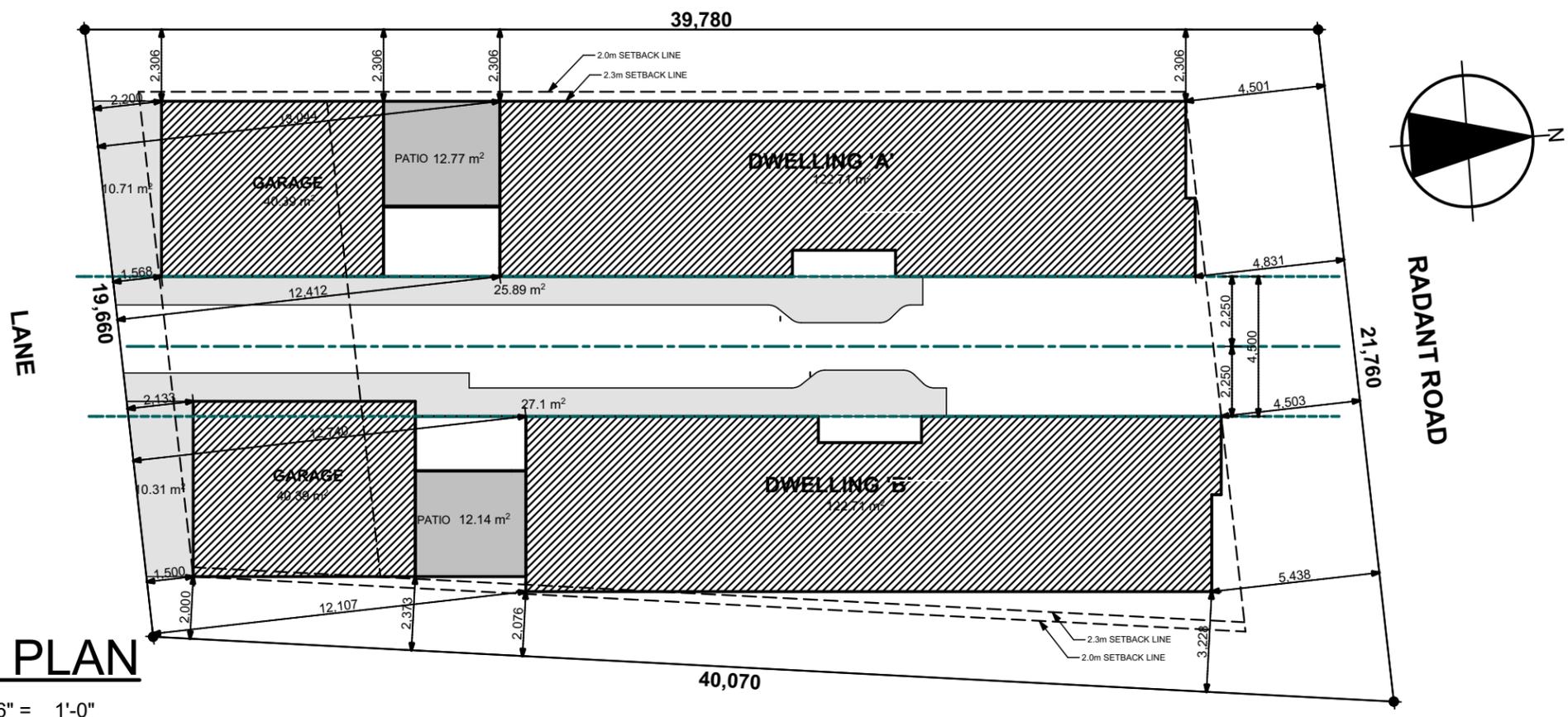
James Kay, P. Eng.
Development Engineering Manager
JA

SCHEDULE	A
This forms part of application # Z17-0080	
Planner Initials	EW
 City of Kelowna COMMUNITY PLANNING	



WESTERKAMP DESIGN INC.
1690 WATER STREET
KELOWNA, B.C. V1Y - 8T8
(250) 878-7846

e-mail: bauhaus1@shaw.ca
web: www.bauhausdesigns.com



SITE PLAN

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

588 RADANT ROAD

LEGAL DESCRIPTION: LOT 3, PLAN9002

ZONING: RU6 - TWO DWELLING HOUSING

SITE DETAILS:

LOT AREA:	818.64 m ²	700m ² MIN.
LOT WIDTH:	21.76 m	18m MIN.
LOT DEPTH:	39.91 m	30m MIN.

FOOTPRINT AREA OF DWELLING A:	122.71 m ²
FOOTPRINT AREA OF DWELLING B:	122.71 m ²
FOOTPRINT AREA OF GARAGE 'A':	40.39 m ²
FOOTPRINT AREA OF GARAGE 'B':	40.39 m ²
AREA OF DRIVEWAY(S) & PARKING:	21.01 m ²

SITE COVERAGE (%):

LOT COVERAGE OF BUILDINGS ONLY:	39.85 %	40% MAX.
BUILDINGS, DECKS & DRIVEWAYS:	42.41 %	50% MAX.

DWELLING A DETAILS:

TOTAL FLOOR AREA:	122.71 m ²
HEIGHT OF BUILDING:	6.566 m 9.5m MAX.
SETBACKS (IN METRES):	
FRONT (NORTH):	4.501 m 4.5m MIN.
SIDE (WEST):	2.306 m 2.0m MIN. FOR 1 OR 1½ STOREY PORTION 2.306 m 2.3m MIN. FOR 2 STOREY PORTION
SIDE (EAST):	N/A m 2.0m MIN. FOR 1 OR 1½ STOREY PORTION N/A m 2.3m MIN. FOR 2 STOREY PORTION
REAR (SOUTH):	12.412 m 7.5m MIN.

DWELLING B DETAILS:

TOTAL FLOOR AREA:	122.71 m ²
HEIGHT OF BUILDING:	6.566 m 9.5m MAX.
SETBACKS (IN METRES):	
FRONT (NORTH):	4.503 m 4.5m MIN.
SIDE (WEST):	N/A m 2.0m MIN. FOR 1 OR 1½ STOREY PORTION N/A m 2.3m MIN. FOR 2 STOREY PORTION
SIDE (EAST):	2.076 m 2.0m MIN. FOR 1 OR 1½ STOREY PORTION 2.300 m 2.3m MIN. FOR 2 STOREY PORTION
REAR (SOUTH):	12.107 m 7.5m MIN.

MISC. DATA:

DISTANCE BETWEEN BUILDINGS:	4.500 m 4.5m MIN.
NUMBER OF PARKING STALLS:	4 4 MIN.
SIZE OF PARKING STALL:	2.5 x 6.0 m
PRIVATE OPEN SPACE PER UNIT (m ²):	30 m ² 30m ² MIN.

ATTACHMENT A

This forms part of application
Z17-0080

Planner Initials EW

City of
Kelowna
COMMUNITY PLANNING

BULAWKA RESIDENCE 588 RADANT ROAD, KELOWNA, BC	Site Plan
PROJECT :	TITLE :
CUSTOMER :	LEGAL :
CIVIC :	

REVISED :	
SCALE :	DATE :
AS NOTED	8/1/2017

A-001

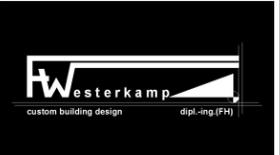
ATTACHMENT A

This forms part of application
Z17-0080



City of
Kelowna
COMMUNITY PLANNING

Planner
Initials **EW**



WESTERKAMP DESIGN INC.
1690 WATER STREET
KELOWNA, B.C. V1Y - 8T8
(250) 878-7846

e-mail: bauhaus1@shaw.ca
web: www.bauhausdesigns.com

BULAWKA RESIDENCE
588 RADANT ROAD, KELOWNA, BC

Renderings

PROJECT :		
TITLE :		
CUSTOMER :		
CIVIC :		
LEGAL :		

REVISED :	
SCALE :	DATE :
AS NOTED	8/1/2017

SHEET :

A-002

NOTE:

ELEVATIONS SHOWN REPRESENT THE VIEW ORIENTATIONS OF DWELLING 'B'. ELEVATIONS OF DWELLING 'A' ARE SIMILAR AND MIRRORED.

ATTACHMENT A

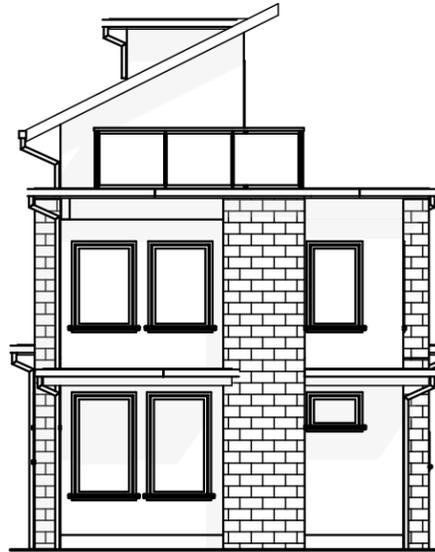
This forms part of application
Z17-0080

Planner Initials EW



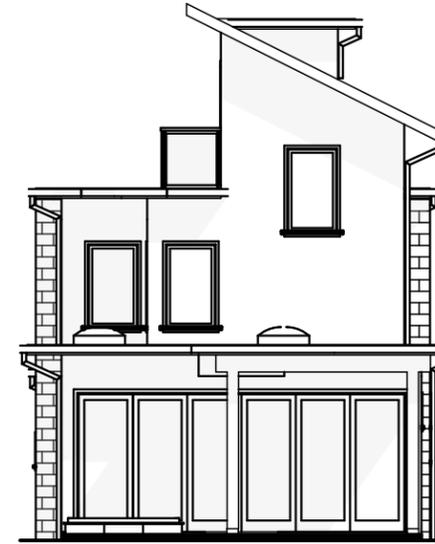
WESTERKAMP DESIGN INC.
1690 WATER STREET
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e-mail: bauhaus1@shaw.ca
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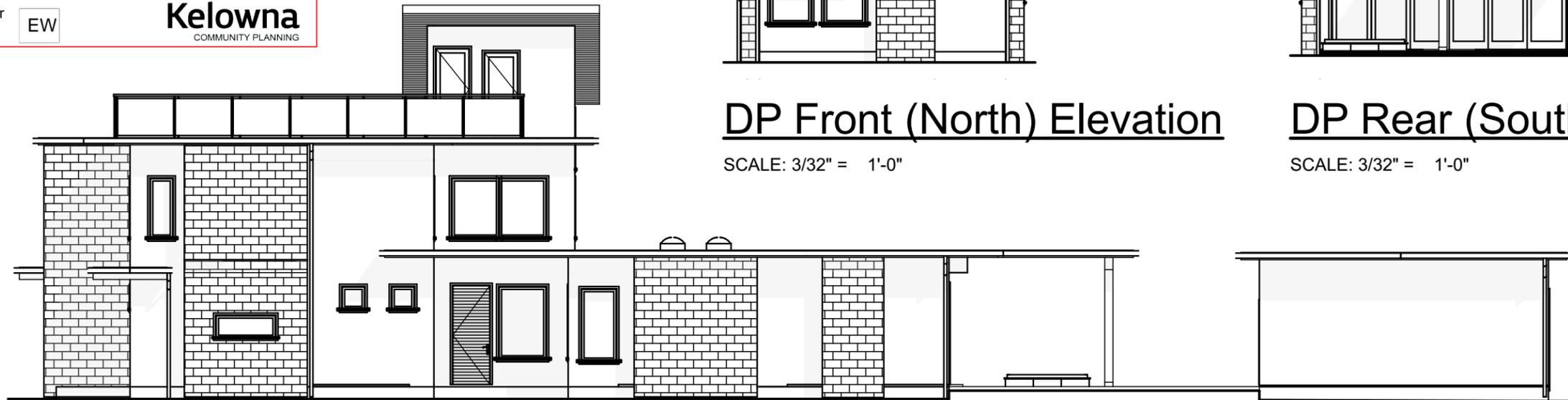
DP Front (North) Elevation

SCALE: 3/32" = 1'-0"



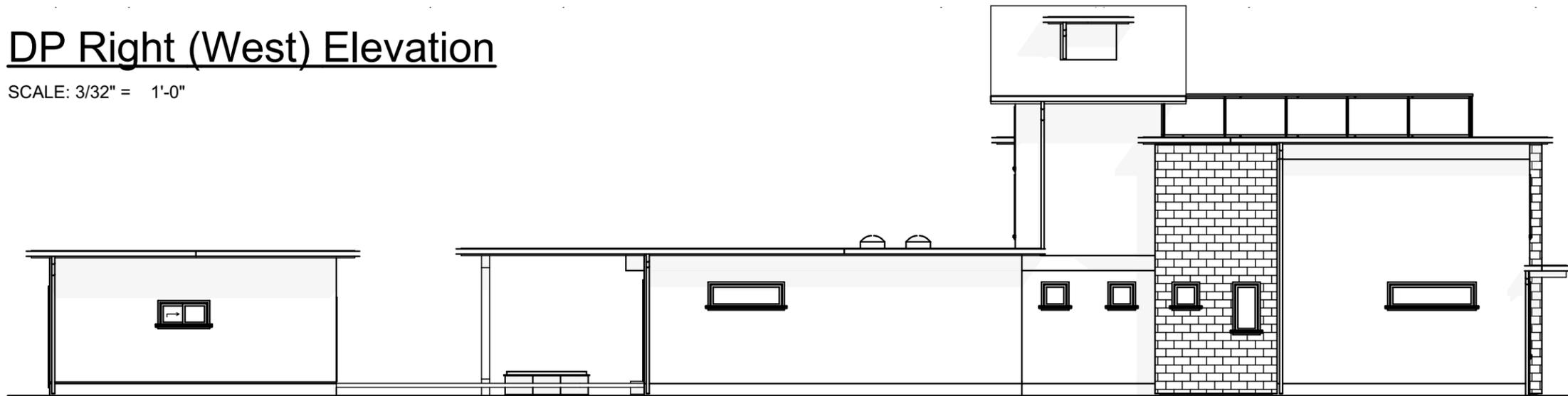
DP Rear (South) Elevation

SCALE: 3/32" = 1'-0"



DP Right (West) Elevation

SCALE: 3/32" = 1'-0"



DP Left (East) Elevation

SCALE: 3/32" = 1'-0"

BULAWKA RESIDENCE
588 RADANT ROAD, KELOWNA, BC

Elevations

PROJECT:		
TITLE:		
CUSTOMER:	CIVIC:	LEGAL:

REVISED:
REVISED:
REVISED:
REVISED:

SCALE:	DATE:
AS NOTED	8/1/2017

SHEET:
A-003

REPORT TO COUNCIL



Date: December 4, 2017

RIM No. 1250-30

To: City Manager

From: Community Planning Department (EW)

Application: Z17-0075 **Owners:** David Sydney George Marshall & Sandra Maria Marshall

Address: 4611 Gordon Dr **Applicant:** David Marshall

Subject: Rezoning Application

Existing OCP Designation: S2RES – Single/Two Unit Residential

Existing Zone: RU1c – Large Lot Housing with Carriage House

Proposed Zone: RU6 – Two Dwelling Housing

1.0 Recommendation

THAT Rezoning Application No. Z17-0075 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot A District Lot 357 ODYD Plan 41826, located at 4611 Gordon Dr, Kelowna, BC from the RU1c– Large Lot Housing with Carriage House 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 outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Community Planning Department dated December 4, 2017;

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

2.0 Purpose

To rezone the subject property to facilitate a two-lot subdivision.

3.0 Community Planning

Community Planning supports the proposed rezoning from RU1c – Large Lot Housing with Carriage House to RU6 – Two Dwelling Housing to facilitate a two-lot subdivision. The Official Community Plan (OCP)

Future Land use is designated as S2RES – Single/Two Unit Residential, which supports this increase in density. The subject property is 1,679m² and is suitable for a two-lot RU6 subdivision. The property is fully serviced, located within the Permanent Growth Boundary, in close proximity to Okanagan Mission Secondary School, and is serviced by transit.

To fulfill Council Policy No. 367, the applicant submitted a Neighbour Consultation Summary Form to staff on November 15, 2017, outlining that neighbours within 50m of the subject property were notified.

4.0 Proposal

4.1 Background

The property has a single detached dwelling on the property. A rezoning application to add the 'c' designation was adopted in 2011 but a carriage house has not been constructed on the property.

4.2 Project Description

The proposed rezoning to RU6 – Two Dwelling Housing to facilitate a two-lot subdivision is supported by the OCP Future Land Use designation of S2RES – Single/Two Unit Residential. The 1,679m² site is fully serviced and within the Permanent Growth Boundary – where growth should be concentrated to alleviate pressure on agricultural and environmentally sensitive hillside located outside the Permanent Growth Boundary.

Both of the proposed lots meet the RU6 zone requirements for two dwellings (i.e. two houses, duplex, or semi-detached): the proposed corner lot is greater than 20.0m wide and has a lot area greater than 800m² and the interior lot is greater than 18.0m wide and has a lot area greater than 700m². The applicant intends on the retaining the existing house but demolishing the carport so that a side yard setback variance is not triggered with the proposed subdivision.

4.3 Site Context

The subject property

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing	Residential
East	RU1 – Large Lot Housing	Residential
South	RU1c – Large Lot Housing with Carriage House	Residential
West	RU1 – Large Lot Housing	Residential

Subject Property Map: 4611 Gordon Dr



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process Chapter 5

Objective 5.3.1 Focus development to designated growth areas.

Permanent Growth Boundary. Establish a Permanent Growth Boundary as identified on Map 4.1 and Map 5.2. The City of Kelowna will support development of property outside the Permanent Growth Boundary for more intensive use only to the extent permitted as per the OCP Future Land Use designations in place as of initial adoption of OCP Bylaw 10500, except for Agri-Business designated sites or as per Council's specific amendment of this policy. The Permanent Growth Boundary may be reviewed as part of the next major OCP update.

6.0 Technical Comments

6.1 Development Engineering Department

- See Schedule 'A' Development Engineering Memorandum dated August 23, 2017.

6.2 Fire Department

- No concerns with zoning request.

7.0 Application Chronology

Date of Application Received: June 23, 2017
Date Public Consultation Completed: November 15, 2017

Report prepared by: Emily Williamson, Planner
Reviewed by: Terry Barton, Urban Planning Manager
Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Schedule 'A' – Development Engineering Memorandum dated August 23, 2017
Attachment 'A' – Proposed Subdivision Plan

CITY OF KELOWNA
MEMORANDUM

SCHEDULE A

This forms part of application
Z17-0075



City of
Kelowna
COMMUNITY PLANNING

Date: August 23, 2017
File No.: Z17-0075
To: Community Planning (EW)
From: Development Engineering Manager (JK)
Subject: 4611 Gordon Dr.

Planner
Initials EW

RECEIVED
Aug-25/17

RU1c to RU6

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

1. Domestic Water and Fire Protection

This property is currently serviced with a 19mm-diameter copper water service. Two 19mm water services are required to meet current by-law requirements. An additional 19mm service can be provided by the City at the owner's cost. The applicant will be required to sign a Third Party Work Order for the cost of the water service upgrades. For estimate inquiry's please contact Jason Angus, by email jangus@kelowna.ca or phone, 250-469-8783.

2. Sanitary Sewer

Our records indicate that this property is currently serviced with a 100mm-diameter sanitary sewer service. The applicant will be required to sign a Third Party Work Order for the cost to install a second sewer service. For estimate inquiry's please contact Jason Angus, by email jangus@kelowna.ca or phone, 250-469-8783.

3. Storm Drainage Improvements

The developer must engage a consulting civil engineer to provide a storm water management plan for this site which meets the requirements of the City Storm Water Management Policy and Design Manual. The storm water management plan must also include provision of lot grading plans, minimum basement elevations (MBE), if applicable, and provision of a storm drainage service and recommendations for onsite drainage containment and disposal systems.

4. Road Improvements

- (a) Gordon Drive has already been upgraded to an urban standard along the full frontage of this proposed development, including curb and gutter, sidewalk, drainage system including catch basins, manholes and pavement removal. No further upgrading is needed on Gordon Drive.
- (b) McClure Rd has already been upgraded to an urban standard along the full frontage of this proposed development, including curb and gutter, sidewalk, drainage system including catch basins, manholes and pavement removal. No further upgrading is needed on McClure Rd.

4. **Development Permit and Site Related Issues**

Direct the roof drains into on-site rock pits or splash pads.

A new access to the proposed lot will be permitted off of McClure Rd. A maximum width of 6m will be permitted.

5. **Electric Power and Telecommunication Services**

The electrical and telecommunication services to this building 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. **Bonding and Levy Summary**

(a) **Bonding**

Service upgrades

To be determined

James Kay, P. Eng.
Development Engineering Manager

JA

SCHEDULE		A
This forms part of application		
# Z17-0075		
Planner Initials	EW	 City of Kelowna <small>COMMUNITY PLANNING</small>

**SKETCH PLAN SHOWING PROPOSED SUBDIVISION
OF LOT A, DISTRICT LOT 357, ODYD, PLAN 41826.**

ATTACHMENT A

This forms part of application

Z17-0075

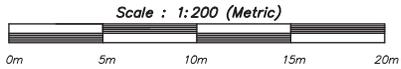


City of
Kelowna
COMMUNITY PLANNING

Planner
Initials

EW

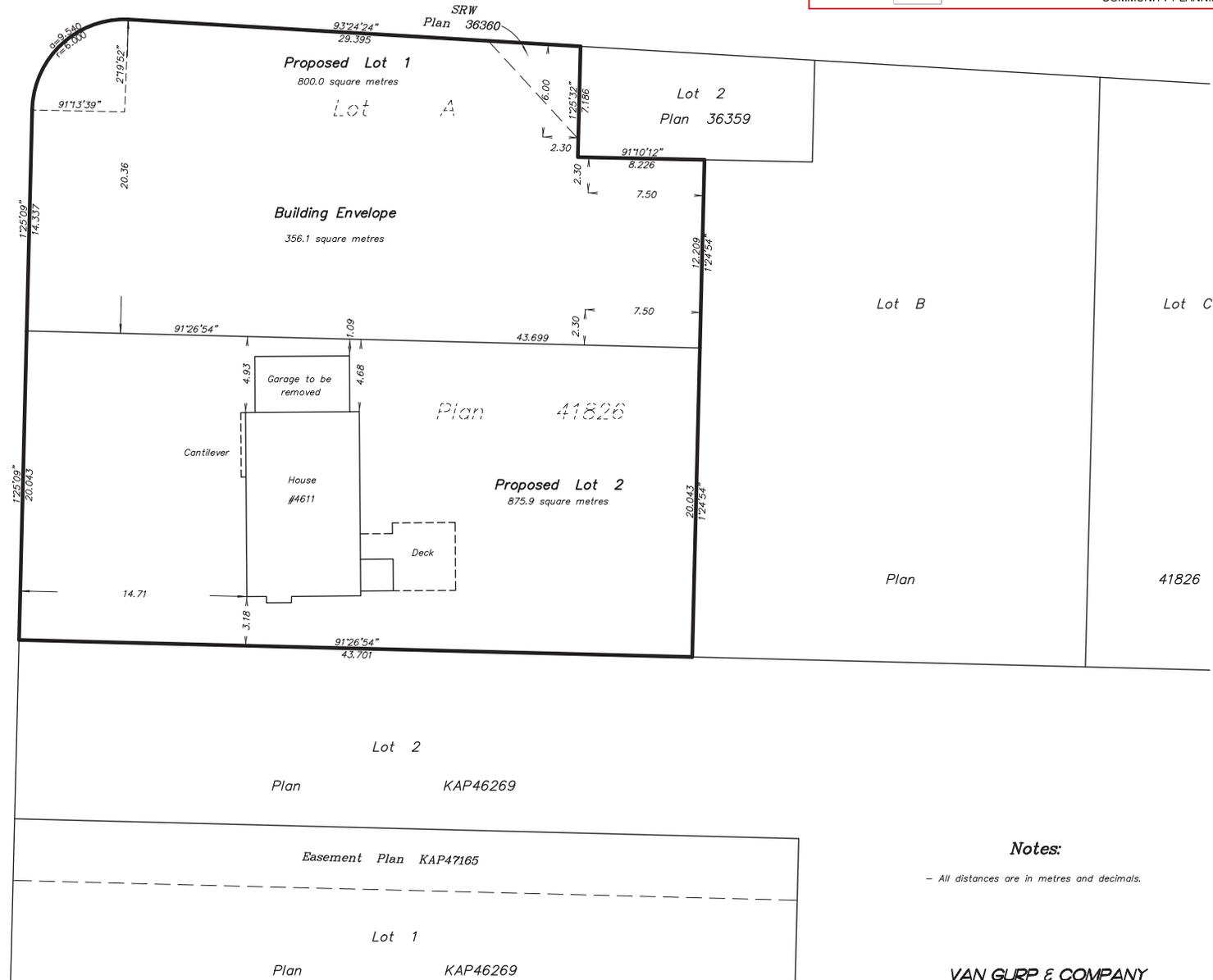
McClure Road



The intended plot size of this plan is 560mm in width by 432mm in height (Sheet size "C") when plotted at a scale of 1:200.



Gordon Drive



Notes:

- All distances are in metres and decimals.

VAN GURP & COMPANY
land surveyors
201-1470 St. Paul Street,
Kelowna, B.C. 250-763-5711

FB: 666(49) File: 16824_skt

REPORT TO COUNCIL



Date: December 11, 2017
RIM No. 1250-30
To: City Manager
From: Community Planning Department (LK)

Application: OCP17-0024 & Z17-0099
Address: 292, 284 & 276 Valley Road
Subject: OCP Amendment & Rezoning Applications

Owner: Richard & Dianna Smith,
Albert Pelat,
Cory & Jean Krebs
Applicant: Vanmar Constructors Inc.

Existing OCP Designation: S2RES – Single/ Two Unit Residential

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

Existing Zone: RR3 – Rural Residential 3

Proposed Zone: RM3 – Low Density Multiple Housing

1.0 Recommendation

THAT Official Community Plan Map Amendment Application No. OCP17-0024 to amend Map 4.1 in the Kelowna 2030 – Official Community Plan Bylaw No. 10500 by changing the Future Land Use designation of Lots 1, 2 & 3 Section 33 Township 26 ODYD Plan 18062 , located at 292, 284 & 276 Valley 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 the Official Community Plan Map Amending Bylaw be forwarded to a Public Hearing for further consideration;

AND THAT Council considers the Public Information Session public process to be appropriate consultation for the *Purpose* of Section 879 of the *Local Government Act*, as outlined in the Report from the Community Planning Department dated December 11, 2017;

THAT Rezoning Application No. Z17-0099 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lots 1, 2 & 3 Section 33 Township 26 ODYD Plan 18062, located at 292, 284 & 276 Valley Road, Kelowna, BC from the RR3 – Rural Residential zone to the RM3 – Low Density Multiple 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 Official Community Plan Map Amending Bylaw and the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Community Planning Department dated December 11, 2017;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the registration of a SRW for public access to be registered on title for the subject property.

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

2.0 Purpose

To amend the Official Community Plan to change the future land use of the subject properties and to rezone the subject properties to facilitate the development of 52 3-storey townhouses on the subject properties.

3.0 Community Planning

Staff supports the Official Community Plan (OCP) amendment and the rezoning application to facilitate the development of 52 townhouses on the three subject 2.43 acre properties. The Glenmore Valley Village Centre commercial hub is located to the south along Valley Road. These parcels transition from Commercial at the core to MRM - Multiple Unit Residential (Medium Density) and MRL – Multiple Unit Residential (Low Density) future land use designations towards the outer edge of the Village Centre. The subject properties currently have the S2RES – Single/Two Unit Residential Future Land Use designation as they are immediately adjacent to the village centre.

With Valley Road being a major collector roadway and the development of the Glenmore Recreation Park (GRP) directly across Valley Road, the increase in density to row housing at this location is a positive step which will contribute to the goal of densifying Kelowna in the appropriate locations. The development is supported by the future recreation park, nearby schools, transit, bike routes and shopping in the vicinity. In this context, it is not unforeseeable that the four remaining S2RES designated properties north of the subject site along Valley Road would also transition to the MRL designation. This would provide a cohesive transition to the single family dwellings west of the parcels fronting onto Valley Road.

This development will trigger the partial construction of Glenpark Drive and will provide the primary access to the site. The full construction and connection of Glenpark Drive to Drysdale Boulevard would not be completed until the development of 330 Valley Road (property to the south of the subject site).



Figure 1 – Blue Indicates the proposal site, Green indicates the portion of Glenpark Drive to be constructed with this development and Red indicates the future Glenpark Drive to be constructed as part of the adjacent future development.

Staff have reviewed this application and it may proceed without affecting either the City's Financial Plan or Waste Management Plan.

3.1 Public Notification

In fulfillment of Council Policy No. 367, the applicant completed public notification and consultation with property owners within 50 m of the subject property. The applicant held a public open house on November 16, 2017. Refer to Attachment 'A' for details of the open house.

4.0 **Proposal**

4.1 Project Description

The development consists of three parcels which will be consolidated into a single lot through a technical subdivision application. This application also includes a corner rounding and substantial road dedication at the southeast portion of the site. The road dedication is to facilitate the construction of a portion of Glenpark Drive and to ensure the intersection is aligned with the Glenmore Recreation Park site access from Valley Road forming a 4-way intersection.

The proposed development is for the construction of 52 three-storey townhouse units with attached garages. The development will include a total of eleven buildings: 7 four-unit buildings, 2 five-unit buildings and 2 – seven-unit buildings. All units have private amenity space in the form of balconies and meet on-site parking requirements. Nine additional visitor stalls are provided beyond the Zoning Bylaw minimum requirements and are located throughout the site for easy access to all units.

The project is oriented towards families with children through the provision of all units having 3-bedroom units, along with an additional den that could be developed into a fourth bedroom, if needed. There are two children's play areas and an internal 'mews courtyard' with extensive landscaping and walkways to provide multiple small gathering areas for the residents.

The project as proposed meets the RM₃ – Low Density Row Housing regulations and on-site parking requirements. Primary site access will be from Glenpark Drive with a secondary 'emergency access only' from Marigold Road. The development provides ground oriented units with front entries facing the street rather than being oriented to the interior of the site. Each unit has a front landscaped area to delineate the private space from the public street which reduces the amount of fencing and gates. The units have prominent at-grade entries with walkways leading to the street frontages. This provides a stronger pedestrian interface along Valley Road with walkway connections throughout the site.

The development has been designed such that it could be integrated with the parcels to the north of the site in the future, should they become available for redevelopment.

Should Council support the OCP Amendment and Rezoning bylaws, the applicant will finalize the design and staff will bring forward a Development Permit Council Report.

4.2 Site Context

The subject proposal consists of three properties located in the Glenmore Valley area along Valley Road, connected to urban services, and located within the Permanent Growth Boundary.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU2-Medium Lot Housing, RR3-Rural Residential 3	Single Family Dwellings
East	P5 – Municipal District Park	Future Glenmore Recreation Park
South	A1 – Agriculture 1	Farm
West	RM1 – Four Dwelling Housing, A1 – Agriculture 1	Vacant, Farm

Context Map

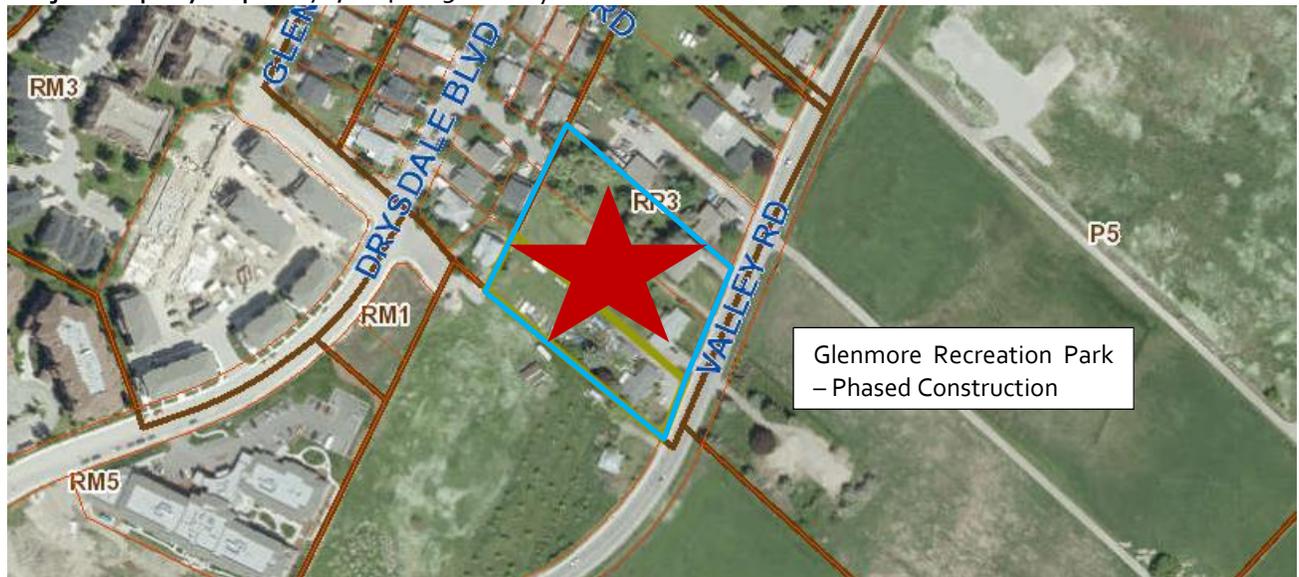


Note: the highlighted area indicates the extent of Glenmore Valley Village Centre.

Future Land Use



Subject Property Map: 276, 284 & 292 Valley Road



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. (approx. 114 people / hectare proposed).

Compact Urban Form.² 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.³ 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.

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

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

Ground-Oriented Housing.⁶ Encourage all multiple-unit residential buildings in neighbourhoods with schools and parks to contain ground-oriented units with 2 or more bedrooms so as to provide a family housing choice within the multi-unit rental or ownership markets. High density residential projects in the Downtown area are encouraged to include a ground-oriented housing component, especially where such can be provided on non-arterial and non-collector streets.

6.0 Technical Comments

6.1 Building & Permitting Department

- No comments related to the OCP Amendment or Rezoning.

6.2 Development Engineering Department

- Refer to Attachment 'A' dated November 6, 2017.

6.3 Fire Department

- No comments related to the OCP Amendment or Rezoning.

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

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

³ City of Kelowna Official Community Plan, Policy 5.22.6 (Development Process Chapter).

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

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

⁶ City of Kelowna Official Community Plan, Policy 5.23.1 (Development Process Chapter).

7.0 Application Chronology

Date of Application Received: November 2, 2017
Date Public Consultation Completed: November 16, 2017

Report prepared by: Lydia Korolchuk, Planner
Reviewed by: Terry Barton, Urban Planning Manager
Approved for Inclusion by: Ryan Smith, Community Planning Department Manager

Attachments:

Attachment A: Development Engineering Memorandum
Attachment B: GEID Letter
Attachment C: Applicant's Public Open House Summary Report
Schedule A: Site Plan and Floor Plans
Schedule B: Landscape Plan



CITY OF KELOWNA

MEMORANDUM

Date: November 6, 2017

File No.: Z17-0099

To: Land Use Management Department (LK)

From: Development Engineering Technologist (RO)

Subject: 276,284,292 Valley Rd. Plan 18062 Lot 1,2,3 RR3 to RM3

Development Engineering has the following comments and requirements associated with this application to rezone from RR3 to RM3. The road and utility upgrading requirements outlined in this report will be a requirement of this application. All servicing and Road requirements will be address in this Rezoning memo.

Technologist for this project is Ryan O’Sullivan.

The following Works & Services are required for this Rezoning:

.1) General

- a) This proposed subdivision may require the installation of centralized mail delivery equipment. Please contact Rick Ould, Delivery Planning Officer, Canada Post Corporation, 530 Gaston Avenue, Kelowna, BC V1Y 2K0 to obtain further information and to determine suitable location(s) within the development.
- b) Where there is a possibility of a high water table or surcharging of storm drains during major storm events, non-basement homes may be required. This must be determined by the engineer and detailed on the Lot Grading Plan required in the drainage section.
- c) Due to the restrictive access of common driveways and emergency and maintenance issues, we recommend that all lots have direct physical access to a public road rather than by common driveways, unless accepted by the Approving Officer.
- d) The Fire Department and Environment Division requirements and comments are addressed separately by them.

.2) Geotechnical Report

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

The Geotechnical reports must be submitted to the Planning and Development Services Department (Planning & Development Officer) for distribution to the

Works & Utilities Department and Inspection Services Division prior to submission of Engineering drawings or application for subdivision approval.

- (i) Area ground water characteristics, including any springs and overland surface drainage courses traversing the property. Identify any monitoring required.
- (ii) Site suitability for development.
- (iii) Site soil characteristics (i.e. fill areas, sulphate content, unsuitable soils such as organic material, etc.).
- (iv) Any special requirements for construction of roads, utilities and building structures.
- (v) Suitability of on-site disposal of storm water and sanitary waste, including effects upon adjoining lands.
- (vi) Slope stability, rock fall hazard and slippage including the effects of drainage and septic tank effluent on the site.
- (vii) Identify slopes greater than 30%.
- ii) Top of bank assessment and location including recommendations for property line locations, septic field locations, building setbacks, and ground water disposal locations.
- iii) Recommendations for items that should be included in a Restrictive Covenant.
- iv) Any special requirements that the proposed subdivision should undertake so that it will not impact the bank(s). The report must consider erosion and structural requirements.
- v) Any items required in other sections of this document.
- vi) Recommendations for erosion and sedimentation controls for water and wind.
- vii) Recommendations for roof drains and perimeter drains.

.3) **Water**

- a) The property is located within the GEID service area.
- b) Provide an adequately sized domestic water and fire protection system complete with individual lot connections. Two of the three Service connection must be removed. The water system must be capable of supplying domestic and fire flow demands of the project in accordance with the Subdivision, Development & Servicing Bylaw. Provide water calculations for this subdivision to confirm this.
- c) Ensure every building site is located at an elevation that ensures water pressure is within the bylaw pressure limits. Note: Private pumps are not acceptable for addressing marginal pressure.
- d) Hydrants are to be spaced at 200m but also must be located within 100m of a building. Due to the length of the common driveway access and the distance of homes from the roads, another watermain may be required within the common driveway to service hydrants closer to the homes.

- e) Design drawings must be reviewed by GEID prior to the City issuing the drawings for construction. Confirmation of their review must be provided to the City.

.4) Sanitary Sewer

- a) Provide an adequately sized sanitary sewer system complete with individual lot connections in accordance with the Subdivision, Development & Servicing Bylaw. Only one service is to be provided per lot.
- b) Two of the three service connection must be removed.

.5) Drainage

- a) Provide an adequately sized drainage system complete with individual lot connections. The Subdivision, Development and Servicing Bylaw requires that each lot be provided with an individual connection; however, the City Engineer may permit use of individual ground water disposal systems, where soils are suitable. For on-site disposal of drainage water, a hydrogeotechnical report will be required complete with a design for the disposal method (i.e. trench drain / rock pit). The Lot Grading Plan must show the design and location of these systems for each lot.
- b) Provide the following drawings:
 - i) A detailed Lot Grading Plan (indicate on the Lot Grading Plan any slopes that are steeper than 30% and areas that have greater than 1.0 m of fill);
 - ii) A detailed Stormwater Management Plan for this subdivision; and,
 - iii) An Erosion and Sediment Control Plan.
- c) Show details of dedications, rights-of-way, setbacks and non-disturbance areas on the lot Grading Plan.
- d) Significant banks are located on this site. The slopes appear to be sensitive to erosion; temporary and permanent measures must be taken to prevent erosion and sediment transport.
- e) Identify clearly on a contour map, or lot grading plan, the top of bank(s). Provide cross sections along the top of the bank at each property corner and at locations where there are significant changes in slope. Cross sections are to be perpendicular to the contour of the slope. Show the proposed property lines on the cross sections. Not all areas have a clear top of bank; and therefore, field reconnaissance by City staff and the applicant may be needed to verify a suitable location for property lines.
- f) Where ditches are provided they must be adequately lined and protected for the design flows.
- g) The drainage gullies are to be protected by way of Statutory Rights-of-Way suitable to the Drainage Manager.

.6) Roads

- a) It is a requirement to construct an emergency access road from Marigold Road to the proposed development site to the satisfaction of the Fire Department.
- b) Glenpark Drive dedicated and constructed to SS-R5 20.0m right of way urban standard along the full frontage of this proposed development, including curb and gutter, bike lanes, Sidewalk, parking on east side, drainage system including catch basins, manholes and pavement removal and replacement and re-location or

adjustment of utility appurtenances if required to accommodate the upgrading construction.

- c) Corner rounding will be required on Valley road and Glenpark Drive.
- d) Glenpark Drive on to Valley Road intersection will be stop condition, with left turn bay.
- e) Left turn lanes into Glenpark Drive from Valley Road is required.
- f) Any upgrades or relocation of Brant's creek must be complete with offsite construction with MOE and City of Kelowna approved permits.
- g) Provide pavement marking and traffic signs where required. The City will install all signs and traffic control devices at the developer's expense.
- h) Provide a Street Sign, Markings and Traffic Control Devices Drawing.
- i) Re-locate existing poles and utilities, where necessary.
- j) Private access roads must be constructed and paved to the City standard SS-R2.
- k) Temporary asphalt cul-de-sacs or turn-a-round will be required at each terminal end of roads that will be extended in the future. Additional dedication or a Statutory Right-of-Way may be needed.

.7) Power and Telecommunication Services and Street Lights

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

.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 Development Engineering Department. The design drawings must first be "Issued for Construction" by the City Engineer. On examination of design drawings, it may be determined that rights-of-way are required for current or future needs.

.9) Servicing Agreements for Works and Services

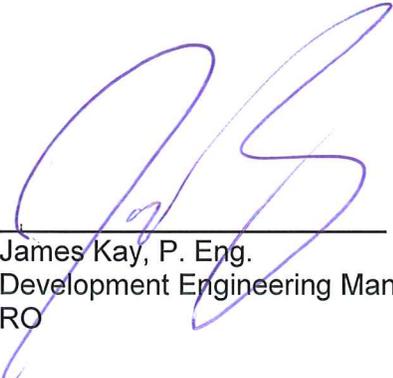
- a) A Servicing Agreement is required for all works and services on City lands in accordance with the Subdivision, Development & Servicing Bylaw No. 7900. **The applicant's Engineer, prior to preparation of Servicing Agreements, must provide adequate drawings and estimates for the required works.**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

.10) Other Engineering Comments

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

.11) Charges and Fees

- a) Development Cost Charges (DCC's) are payable
- b) None of the Works & Services required are items included in the DCC calculations and therefore not eligible for DCC credits.
- c) Fees per the "Development Application Fees Bylaw" include:
- i) Street/Traffic Sign Fees: at cost if required (to be determined after design).
 - ii) Survey Monument Fee: \$50.00 per newly created lot (HST exempt).
 - iii) Survey Monument, Replacement Fee: \$1,200.00 (GST exempt) – only if disturbed.
 - iv) Engineering and Inspection Fee: 3.5% of construction value (plus GST).



James Kay, P. Eng.
Development Engineering Manager
RO

CITY OF KELOWNA
MEMORANDUM

Date: November 6, 2017
File No.: OCP17-0024
To: Community Planning (LK)
From: Development Engineering Manager (JK)
Subject: 276,284,292 Valley Road

The Development Engineering Branch comments and requirements regarding this OCP amendment application Land use S2RES to MRL are as follows:

1. General

All the offsite infrastructure and services upgrades are addressed in the Rezoning Engineering Report under file Z17-0099.



James Kay, P. Eng.
Development Engineering Manager

RO

CITY OF KELOWNA
MEMORANDUM

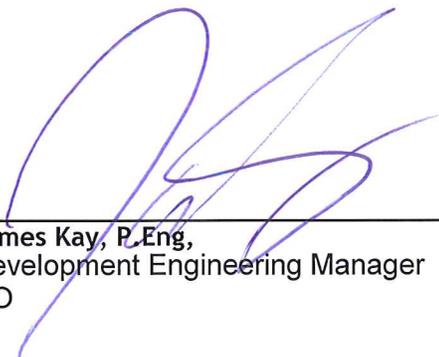
Date: November 6, 2017
File No.: DP17-0241
To: Community Planning (LK)
From: Development Engineering Manager (JK)
Subject: 276,284,292 Valley Road Form and Character

Development Engineering has the following comments and requirements associated with this application to obtain a Development Permit for the form and character.

The proposed development is within Proposed Strata Lot A, Plan 18062

Development Engineering has no comment regarding the form and character of the proposed buildings.

For servicing requirements refer to file Z17-0099



James Kay, P.Eng,
Development Engineering Manager
RO

CITY OF KELOWNA
MEMORANDUM

Date: November 6, 2017
File No.: S17-0106
To: Community Planning Department Manager (LK)
From: Development Engineering Manager (JK)
Subject: Proposed Lot Consolidation

<p>LOCATION: 276, 284, 292 Valley Road</p> <p>APPLICANT: VanMar Constructors Inc. 604-882-0700</p> <p>LEGAL: Plan 18062 Lot 1,2,3</p>
--

The Development Engineering comments and requirements regarding this Lot Consolidation to accommodate the development of a 52 independent dwellings residence are as follows:

- The proposed Lot Consolidation does not impact existing municipal infrastructure.
- All the offsite infrastructure and services upgrades are addressed in the Development Engineering Report under the rezoning application file number Z17- 0099



James Kay, P. Eng.
Development Engineering Manager

RO



Glenmore-Ellison Improvement District
 445 Glenmore Road
 Kelowna, BC V1V 1Z6

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

Phone: 250-763-6506

Fax: 250-763-5688

ATTACHMENT B
 This forms part of application
 # OCP17-0024 & Z17-0099

Planner Initials LK



City of Kelowna
 COMMUNITY PLANNING

November 8, 2017

City of Kelowna
 Community Planning and Real Estate
 1435 Water Street
 Kelowna, B.C. V1Y 1J4

Attention: Lydia Korolchuk (via email: lkorolchuk@kelowna.ca; planninginfo@kelowna.ca)

**Re: City of Kelowna File Z17-0099, OCP17-0024, DP17-0241, S17-0106
 276, 284 & 292 Valley Road – Lots 3, 2 & 1, Plan 18062
 Proposed Rezoning, OCP amendment, Technical Subdivision & Development Permit
 52 Unit Multi Dwelling Townhome Project**

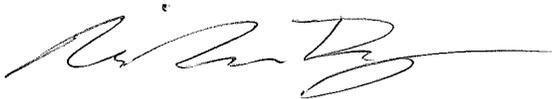
Glenmore-Ellison Improvement District (GEID) has received a Rezoning, OCP amendment, Technical Subdivision and Development Permit referral from the City of Kelowna for the above noted property. GEID will have fees and conditions required as a condition of Subdivision approval. GEID does not require fees and conditions prior to Rezoning, OCP amendment and Development Permit approval; however, GEID will have fees and conditions required prior to issuance of a Water Service Certificate to facilitate building permit issuance for the proposed multi dwelling townhome project.

Please note that applications for new subdivisions and development proposing to utilize the GEID water system must proceed in compliance with GEID bylaws, regulations, and policy.

GEID has received \$150.00 application fee required to provide a detailed assessment of the water servicing fees and conditions required prior to issuance of a Water Service Certificate.

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

Sincerely,
GLENMORE-ELLISON IMPROVEMENT DISTRICT



Mike Rojem
 Projects Coordinator

cc. Applicant: Vanmar Constructors Inc. 101B Simpson Road, Abbotsford, B.C. V2T 6Y7
 (via email: matthew@mgcprojects.com)
 Owners: Cory, Jean Gregory Krebs, 276 Valley Road, Kelowna, B.C. V1V 2C2
 Albert Pelat, 284 Valley Road, Kelowna, B.C. V1V 2G2
 Richard & Diana Smith, 292 Valley Road, Kelowna, B.C. V1Y 7P9

ATTACHMENT C

This forms part of application

OCP17-0024 & Z17-0099

Planner
Initials

LK

**292, 284 And 276 Valley Road, Kelowna Public Consultation Summary Report****Introduction**

VanMar Constructors (“VanMar”) has applied to the City of Kelowna (“City”) for a Development Permit (DP17-0241), a Rezoning (Z17-0099) from Rural Residential 3 (RR-3) to Low Density Multiple Housing (RM-3) and an amendment to the Official Community Plan (OCP17-0024) from 'Single Family' to 'Multi-Residential Low Density' designation for their site at 292, 284 And 276 Valley Road, Kelowna.

The following is a summary of the public consultation activities undertaken by VanMar in conjunction with this application. A full report, complete with copies of all display materials, notification materials, summary of neighbour conversations and completed comment cards, has been supplied to the Planning Department under separate cover.

Neighbour Consultation

In late October and early November, 2017 VanMar (Matthew Carter and Mary Lapointe) participated in a series of pre-arranged, one-on-one and door to door neighbourhood visits in order to ensure that immediate neighbours:

- i. were informed on the proposal;
- ii. had an opportunity to ask questions and voice concerns;
- iii. had information regarding the public approvals process and timing; and
- iv. had the developer’s contact information.

Follow up meetings, for neighbours who voiced concerns either within these sessions or at the Public Information Session, are currently ongoing.

Public Information Session:

In compliance with the City of Kelowna policy, on November 16th, the project team hosted a 3-hour Public Information Session (details below) to share development plans with the greater community and to gain feedback on the proposal.

Date: November 16th, 2017

Time: 5:00 – 8:00pm

Location: Willow Park Church, 228 Valley Road, Kelowna, B.C

Notification:

The Public Information Session was advertised to the community by mail out to all properties within a 100-metre radius (50 metres is stipulated by policy), a newspaper advertisement in the Kelowna Courier and Large Format Development Notice Signs posted on the subject site as per the City’s requirements.

Attendance & Feedback:

The meeting was well attended with approximately 43 people in total. 38 members of the community registered at the sign-in table. The Public Information Session followed an informal format, with 12 display boards positioned around the room, and 4 members of the project team available to speak with the community and answer questions.

Comment sheets were available at multiple stations throughout the room, and participants were encouraged to privately record their feedback on the proposal.

Comment Cards:

A total of 10 comment cards were completed and submitted at the Public Information Session. All comments will be considered by the project team and have been provided to the City Planning Staff.

Of the 10 comment cards received, we determined that:

- 60% (6 people) were supportive of the project.
- 40% (4 people) had concerns about the project.

The below summary shows key themes noted in the comment cards when 2 or more respondents provided similar comments.

Key Areas of Support:

- Support for a family-oriented development at this location (*4 responses*).
- Proximity to local services and amenities like schools, the recreation centre and the retail village (*3 responses*).
- The design of the development (*3 responses*).
- Support for more developments with density and diverse affordable housing options in the neighbourhood (*3 responses*).
- Pedestrian-friendly nature of the site (*3 responses*).

Key Areas of Concern:

- Concern for limited parking on-site (*4 responses*).
- Concern for pedestrian safety especially for children around the site (*2 responses*).
- Concern that the proposal is too dense for this site (*2 responses*).

Next Steps

VanMar is now in the process of following up with neighbours who have posed questions and/or concerns regarding the project and is available to respond to any other concerns which may arise.

DESIGN TEAM

Owner	VanMar Homes Glenpark Ltd.
General Contractor	VanMar Constructors Inc.
Development Management	MGC Projects Ltd.
Architect	RLA Architects Inc.
Landscape	Outland Design Landscape Architecture
Interior	Laura Vroom Design Corporation
Civil	Protech Consulting Ltd.
Survey	Runnels Denby Land Surveying
Geotechnical	GeoPacific Consultants Ltd.
Traffic	CTQ Consultants

DRAWING LIST

A-1.0	Context Plan
A-1.1	Context Aerial Views
A-1.2	Survey Plan
A-1.3	Design Rationale
A-1.4	Development Summary
A-1.5	Site Plan
A-1.6	Phasing Plan
A-1.7	Fire Fighting Access Plan
A-1.8	Site Section
A-2.0	Building 1 Plans (7-plex)
A-2.1	Building 1 Plans (7-plex)
A-3.0	Building 2 Plans (4-plex)
A-4.0	Building 5 Plans (5-plex)
A-5.0	Type A Unit Plans
A-5.1	Type A1 Unit Plans
A-6.0	Unit Section
L1/2	Conceptual Landscape Plan
L2/2	Water Conservation & Irrigation Plan
A-7.0	Context Aerial Views with Landscape Overlay
17049-00	Concept Utility Plan



GLENPARK TOWNHOUSES

**276, 284, 292 Valley Road
 Kelowna, BC
 November 1, 2017**



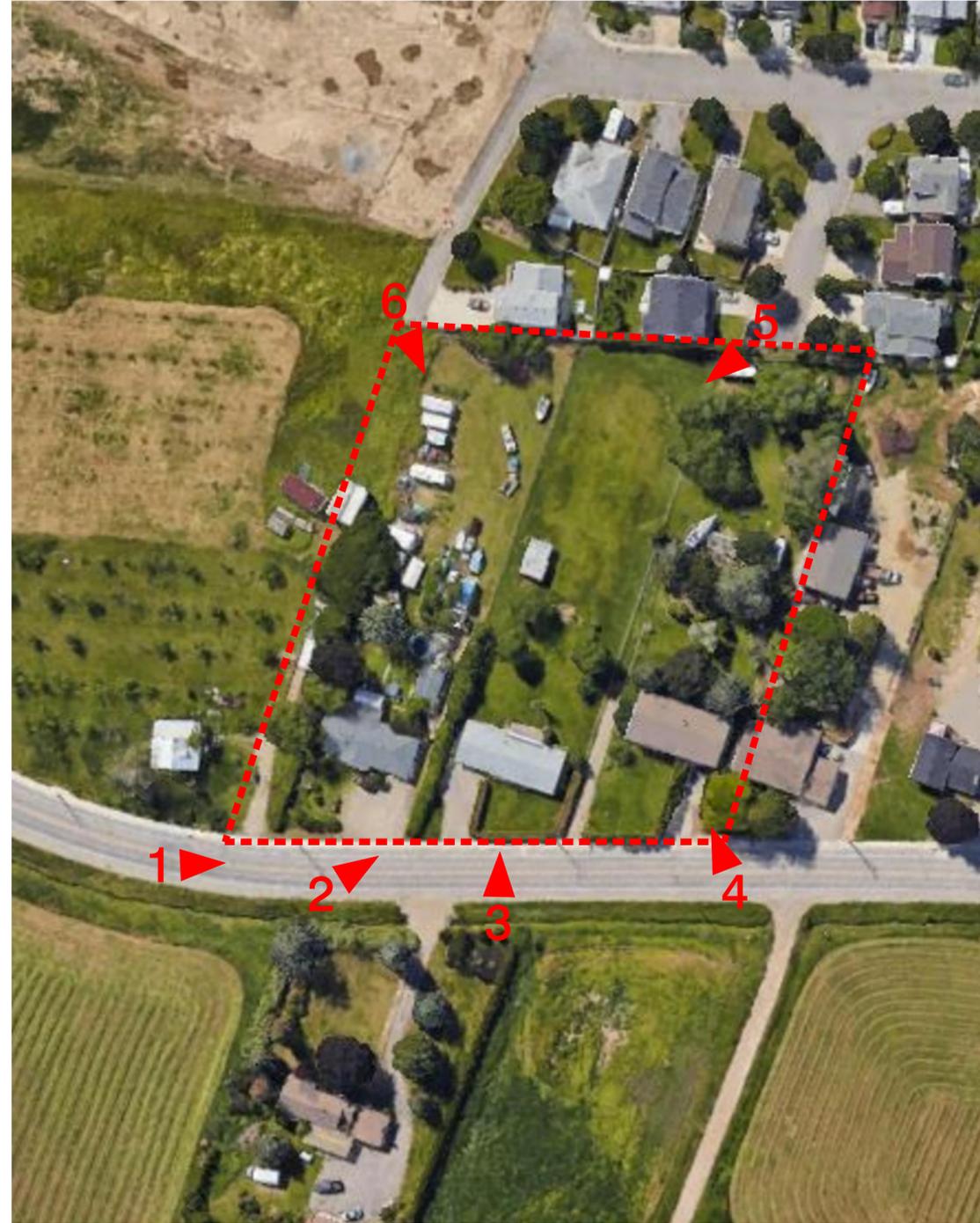
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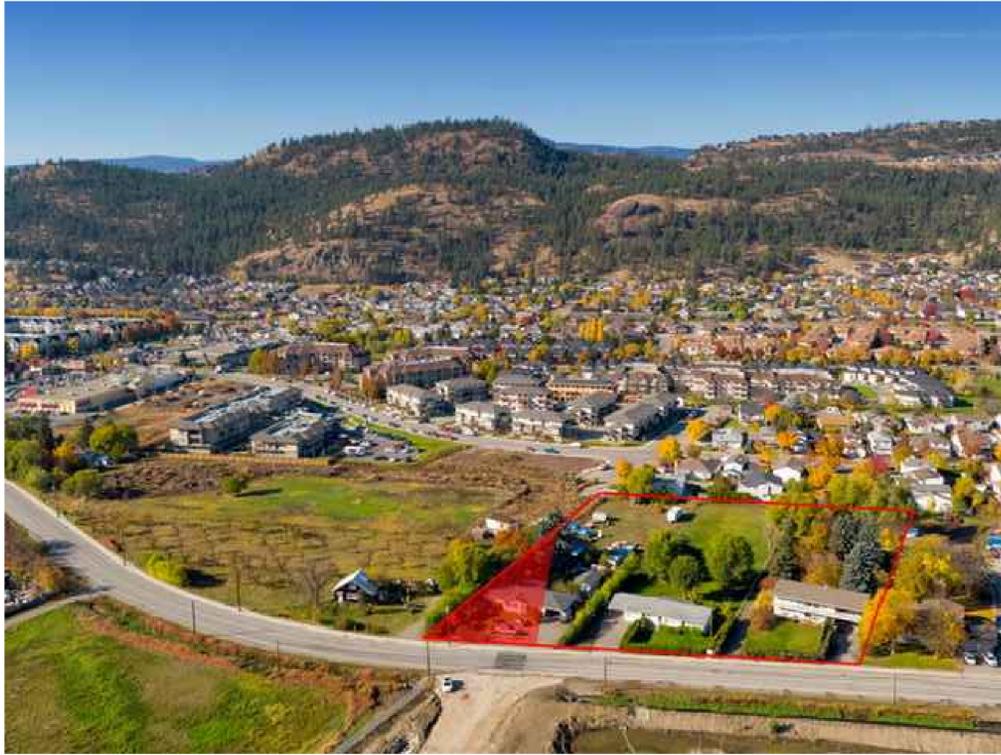


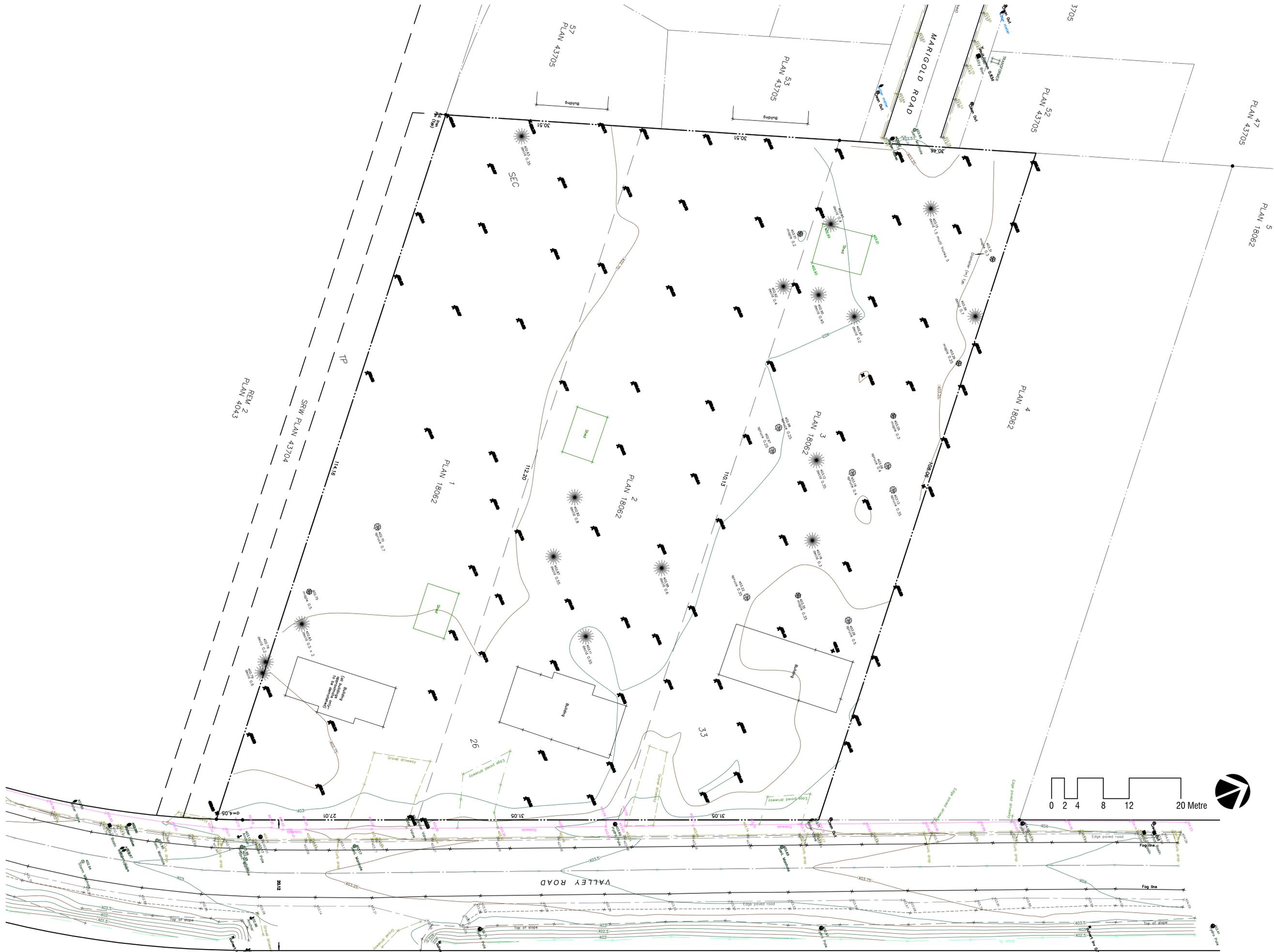
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6







DESIGN RATIONALE

Introduction

1. The development site is at 292, 284 and 276 Valley Road. It is a 2.4 acre, reasonably flat parcel that currently comprises 3 single-family lots.
2. It is located in an established community that is within close proximity to a retail village, a new sports complex and schools.
3. Given its recent success with the nearby 'Drysdale Row' townhouse development project, VanMar Developments (the builder) recognises the opportunity to create a highly liveable townhouse community that will contribute positively to the Glenmore community and to appeal to a broad range of people, and particularly families with children.
4. The development proposal is in response to Council's priority to see more family-orientated housing, particularly 3-bedroom ground-oriented townhouses, in locations close to schools, shops and services.
5. This 'Design Rationale' document has guided VanMar's approach to the design of this new community. The document seeks to first identify all the relevant considerations that the design needs to respond to. Having identified all of the relevant considerations, the document then details a design that appropriately responds to these considerations.

Part I: Identification of the relevant considerations that the design needs to respond to...

THE SITE AND ITS LOCATIONAL CONTEXT

1. To the West of the development site is an attractive neighbourhood of single-family homes and duplexes accessed from Drysdale Boulevard.
2. To the East of the development site the City is developing the new 'Glenmore Recreation Park' sports facility which is now under construction and due to open in Summer 2019. Beyond this new sports facility, there are attractive views of orchards and hills.
3. To the South of the development site is a vibrant and busy neighbourhood retail village, with an IGA, Save on Foods, Shoppers Drug Mart, Starbucks and other amenities. The retail village area is within easy walking distance of the development site.
4. To the North of the development site are 3 single-family homes. The owners of these homes have expressed interest in selling their property for development. These discussions are amicable and ongoing. To date, an agreement has not been reached between these owners and VanMar.
5. The site is within close proximity to high quality schools, including Dr Knox Middle School and North Glenmore Elementary School. Dr Knox is within easy walking distance of the site.
6. The site is a 15-minute drive to downtown Kelowna and a 10 minute drive to UBCO.

ADVICE FROM THE CITY OF KELOWNA PLANNING DEPARTMENT

7. Given the locational context, and the alignment with City policy priorities, City planning staff are supportive towards the idea of recommending to Council that this site be developed for townhouses, subject to the following conditions and provisos:
 - a. That the townhouses are designed to be appealing to families given Council's desire to see more family-oriented housing, particularly 3-bedroom ground-oriented townhouses. This is due to Kelowna currently going through a period of growth and there being a shortage of housing that is suitable and affordable for families with school-aged children.
 - b. That the development integrates with the local context of growing family-oriented amenities (including the new Glenmore Recreation Park and the retail village), and is sensitive to the adjacent single-family homes to the West.
 - c. That the design should be welcoming and inclusive of the surrounding community, and should activate the perimeter streets with outward (rather than inward) facing homes and strong corner elements on the ends of buildings.
 - d. That the development includes construction of a new portion of Glen Park Drive that intersects with Valley Road (and in alignment with the access to Glenmore Recreation Park on the other side of Valley Road) and that, once constructed, this newly constructed portion of Glen Park Drive be dedicated to the City.
 - e. That vehicle access to the project is provided from this new section of Glen Park Drive, and not from Valley Road or from Marigold Road.
 - f. That the design and layout of a townhouse project on this site can be integrated with development of the single-family house lots to the North of the site (if they become available for development in the future).
 - g. That the project make provision for a pedestrian walkway through the site, linking Drysdale Boulevard with Glenmore Recreation Park.
13. Planning staff have advised that the development approval process for the project will require a Development Permit, a Rezoning from RR-3 to RM-3 and an amendment to the OCP from 'Single Family' to 'Multi-Residential Low Density'. Planning staff have advised VanMar of the required steps and public consultation requirements that this process will require.

Part II: Proposed design response to these considerations...

SUMMARY OF OUR PROPOSED DESIGN APPROACH

14. Our design responds to the above-listed contextual considerations through a thoughtfully designed development of 52 townhouses organized in 11 separate buildings with an overall FAR of 0.72.
15. The community is predominantly oriented towards families with children. All of the 52 townhouses have:
 - a. 3 bedrooms
 - b. A den which can also be converted into a 4th bedroom.
 - c. A garage with side-by-side parking for 2 cars (and we have also provided a good level of visitor parking around the site).
 - d. A balcony directly accessed from the principal living space.
 - e. A front yard garden area.
 - f. Approximately 1,500 sf of living space.
16. The design is compliant with the RM-3 By-law.
17. The community has been designed to be self-sufficient with regards to parking, and to not place any parking burden on the surrounding streets. Each townhouse has a garage with 2 side-by-side parking stalls. There are also 9 visitor parking stalls distributed around the community, as well as on-street parking on the new section of Glenpark Drive.

LAYOUT AND ORGANIZATION OF THE COMMUNITY

18. The organization and layout of the community is driven by the following four ideas:
 - a. **Vehicle Access...**
Vehicle access to the development will be from Glen Park Drive, with an emergency vehicle only exit on Marigold Road. Vehicle access to the community will only be from this new section of Glen Park Drive. There will be no vehicle access or egress to the community from Marigold Road, other than for Fire Truck emergency purposes.
 - b. **Outward-facing Design...**
The townhouses located around the perimeter of the community have front doors directly facing Valley Road and Glen Park Drive. This approach activates these streets and presents a welcoming face to the surrounding neighbourhood. Importantly, on-street parking on Glen Park Drive improves the liveability and functionality of these street-facing outward looking townhouse units.
 - c. **Mews Courtyard...**
The townhouses on the inside of the project are organized around a 'mews courtyard' concept where front doors face a green area that is free from vehicles. The first of these courtyards is organized so that it is the first thing a person sees when entering the community from Glen Park Drive. We believe these courtyards provide an appealing amenity for all residents and foster an improved interaction between neighbours. These attractive green spaces allow us to integrate small community gathering areas and provide the basis for a diagonal pedestrian pathway through the community to link Marigold Road with the new Glenmore Recreation Park.
 - d. **Future Integration Potential...**
The overall layout of the townhouse community works well on the current project site but also has the potential to be integrated with the lots to the North of the site (if these lots become available for redevelopment in the future).

ARCHITECTURAL EXPRESSION

19. The townhouses have a contemporary architectural design.
20. The design approach seeks to create a strong expression of each individual townhouse. This is achieved through:
 - a. A strong front entry condition that is defined by a highly visible front door, an attractive front yard, and clearly visible street address number.
 - b. Each townhouse within each building block are 'articulated' through roof forms and a variety of window expressions throughout each block of buildings.
 - c. The yard in front of each townhouse provides a delineation between the public and private realm but does so in a friendly and inclusive fashion and without the need for excessive barrier fences and gates.
 - d. Attention is paid to roof form and bay window elements to create 'strong corners', particularly at the most visible building ends.
 - e. Where possible trees and low level planting are introduced to compliment and enhance the streetscape and delineate the public and private outdoor areas.
 - f. Each home has a balcony directly accessed from the principal living space. As well as providing important opportunities for indoor/outdoor living, the balcony provides an opportunity for informal neighbour to neighbour interaction across the driveway aisle and community overlook which improves security and safety in the parking/drive aisle area.
 - g. The landscape design is well integrated with the architectural design, and is mindful of the hot and dry Okanagan climate. The landscape design incorporates canopy trees wherever possible to reduce heat gain.
 - h. The development will provide a pedestrian friendly boulevard treatment along Glen Park Drive, achieved through the installation of deciduous shade trees and a turf boulevard.



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Revisions

November 1, 2017
Issued For Development Permit, Rezoning
and OCP Amendment

Client

Project

Glenpark
Townhouses

276, 284, 292 Valley Road
Kelowna, BC

Lots 1-3, Section 33,
Township 26, ODYD
Plan 18062

Design Rationale

November 1, 2017

A-1.3

Development Statistics

Civic Address:	276, 284, 292 Valley Road, Kelowna BC		
Legal Description:	Lots 1-3, Section 33, Township 26, ODYD, Plan 18062		
Gross Site Area:	2.43 Acres	106,017 sf	9,849 SM
Zoning Classification	Rezoning from RR-3 to RM-3		
Permitted FSR:	0.75	79,513 sf	7,387 SM
Proposed FSR:	0.72	76,260 sf	7,085 SM
Permitted Site Coverage of Buildings:	40%		
Proposed Site Coverage of Buildings (including decks):	36%		
Permitted Site Coverage of Buildings, Decks, Driveway, Surface Parking:	60%		
Proposed Site Coverage of Buildings, Decks, Driveway, Surface Parking:	38%		

Permitted Height:	10 M or 3 Storeys (the lesser of the two)
Proposed Height:	3 Stories

Permitted Setbacks:	
Front - Valley Road	1.5 M
Flanking Street - Glenpark Drive	1.5 M ground oriented units facing street
Side	4.0 M
Rear	7.5 M

Proposed Setbacks:	
Front - Valley Road	3.5 M
Flanking Street - Glenpark Drive	3.0 M ground oriented units facing street
Side	4.0 M
Rear - Northwest of buildings 4,5,6	7.5 M

Required Private Open Space Per Dwelling:	25 SM	269 sf (for dwellings more than one bedroom)
52 dwellings total	1,300 SM	13,994 sf
Proposed Private Open Space Per Dwelling (includes balconies):	1,619 SM	17,424 sf total for 52 dwellings

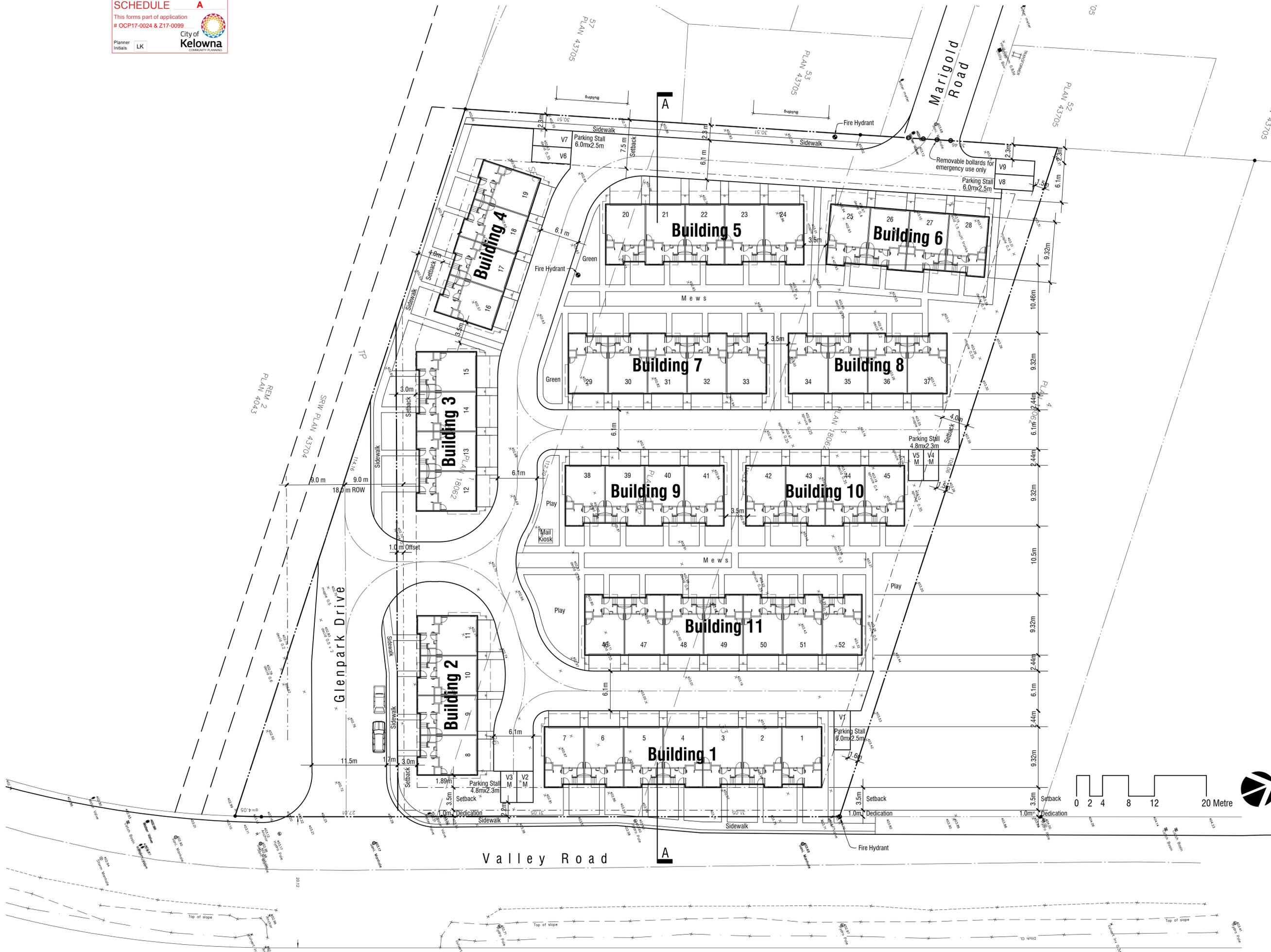
Proposed Development:										
Type	Lower Flr (FSR)	Main Flr	Upper Flr	Total (Exclu. garage)	No. of Units	Total FSR Area	Lower Flr Gross	Gross Flr Area	Garage Parking	Apron Parking
A 3-Bedrm	182 sf	606 sf	654 sf	1,442 sf	30	43,260 sf	595 sf	55,650 sf	2 cars	0 car
A1 3 Bedrm	183 sf	633 sf	684 sf	1,500 sf	22	33,000 sf	600 sf	42,174 sf	2 cars	0 car
Total					52 units	76,260 sf FSR		97,824 sf Gross		
						7,085 sm FSR		9,088 sm Gross		

Required Parking:		
2 cars per residential unit		104 cars
1 visitor car per 7 dwelling units		7 cars
Total Required Parking		111 cars

Proposed Parking:		
Double garages (Types A, A1)		104 cars
Single garages		0 cars
Total in Garages		104 cars
Apron Parking		0 cars
Overall Residential Parking		104 cars
Visitor Parking		9 cars
Total Provided Parking		113 cars

Required Bicycle Parking:		
Class 2	0.1 per dwelling unit	5 spaces
Total required bicycle parking		5 spaces

Provided Bicycle Parking:		
Class 2		6 spaces
Total Provided Bicycle Parking		6 spaces



Client

Project
Glenpark Townhouses
 276, 284, 292 Valley Road
 Kelowna, BC
 Lots 1-3, Section 33,
 Township 26, ODYD
 Plan 18062

Site Plan

1 = 250
 November 1, 2017

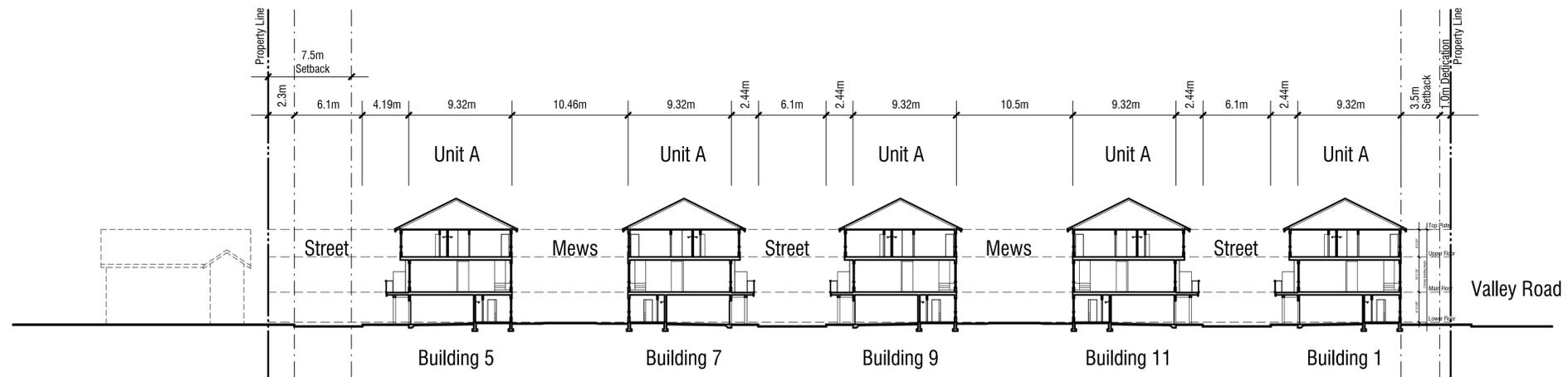
A-1.5



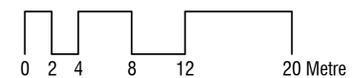
Client
 Project
Glenpark Townhouses
 276, 284, 292 Valley Road
 Kelowna, BC
 Lots 1-3, Section 33,
 Township 26, ODYD
 Plan 18062

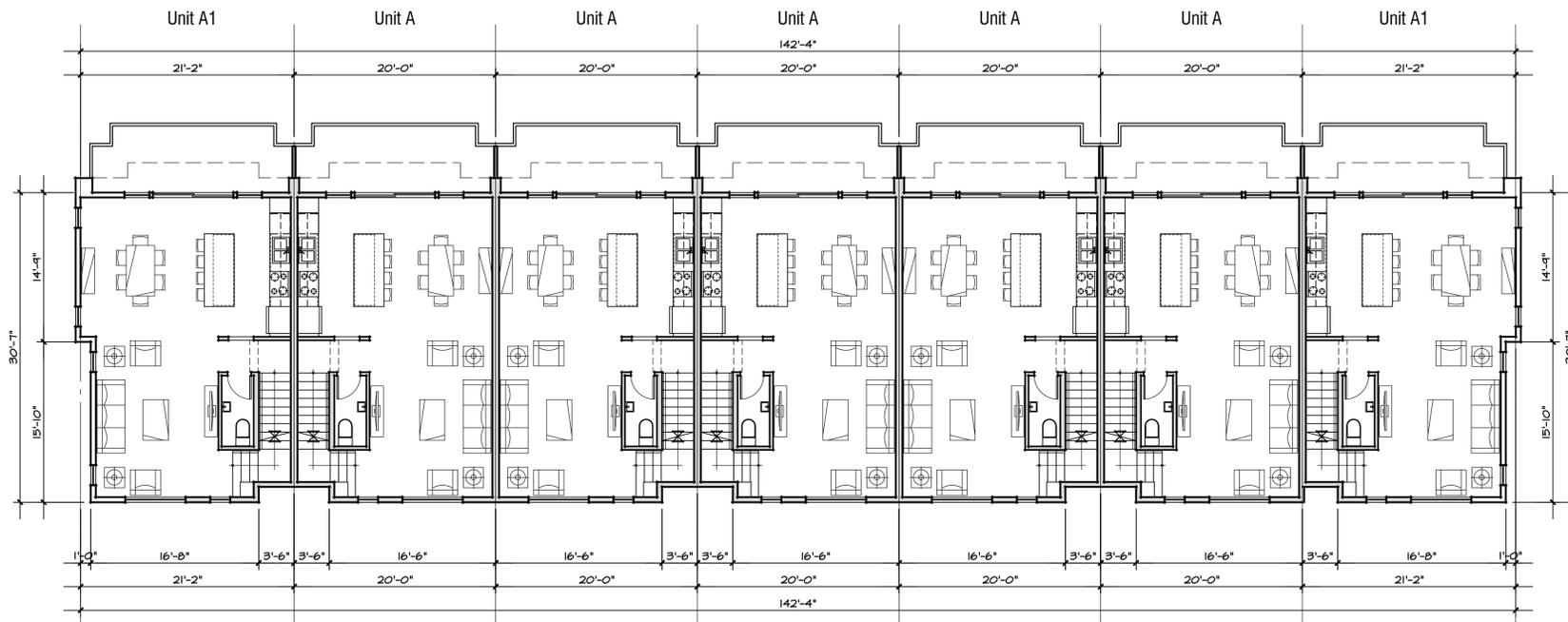
Fire Fighting Access Plan

1 = 250
 November 1, 2017

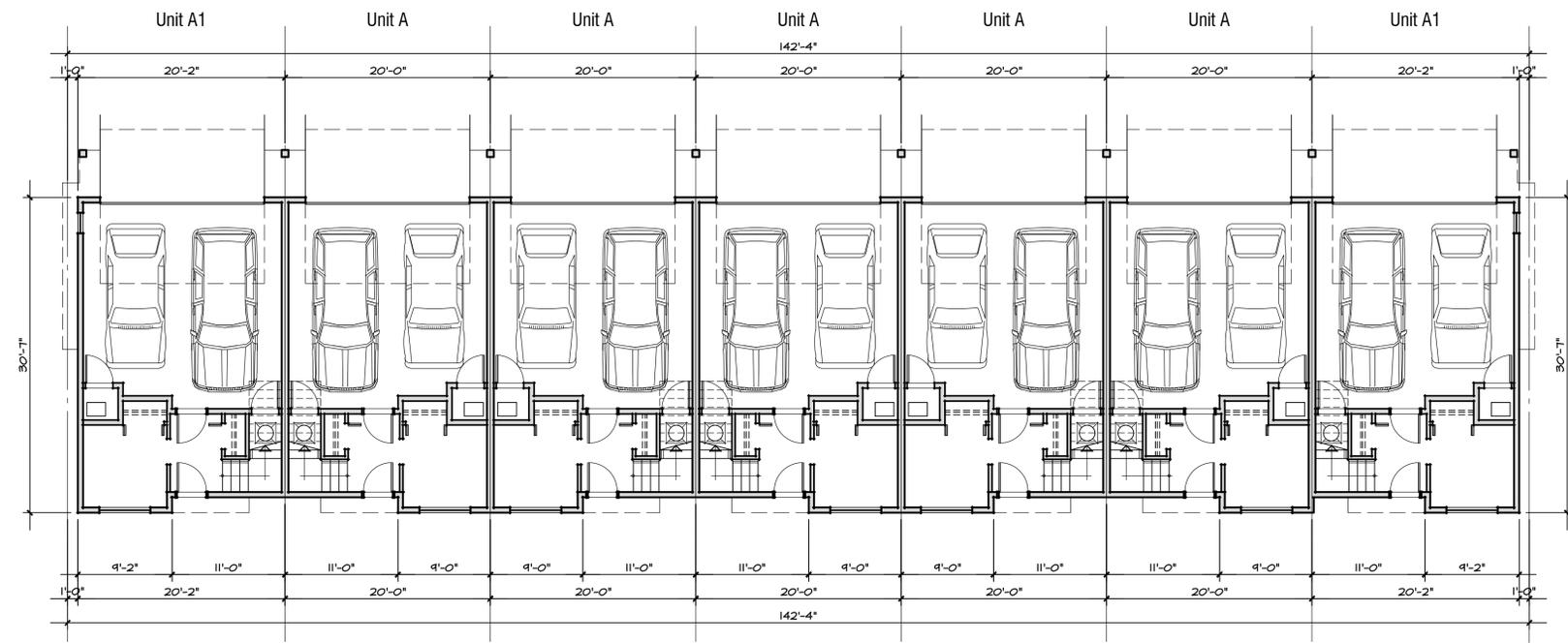


Site Section A





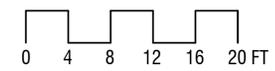
Main Floor Plan
 Building Area 4,287 sf

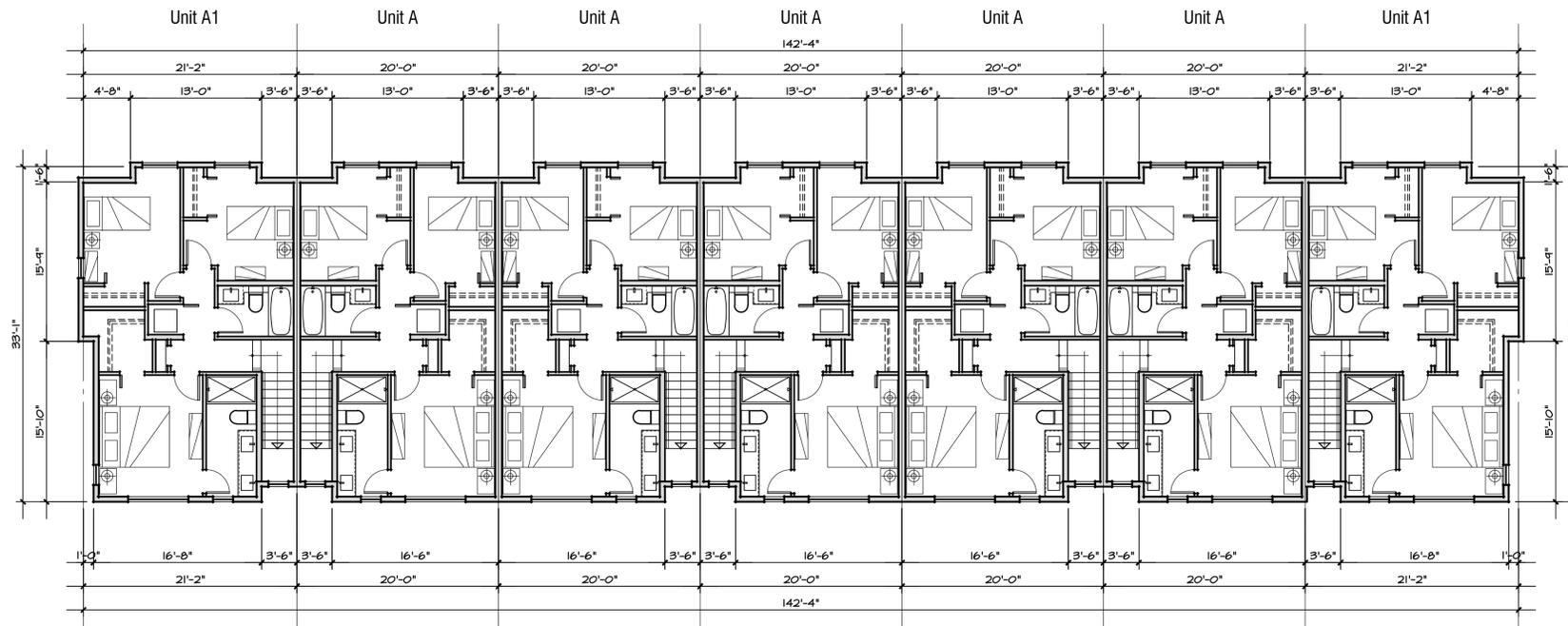


Ground Floor Plan
 Building Area 4,177 sf

Client
 Project
Glenpark Townhouses
 276, 284, 292 Valley Road
 Kelowna, BC
 Lots 1-3, Section 33,
 Township 26, ODYD
 Plan 18062

Building 1 Plans
(7-plex)
 1/8" = 1'-0"
 November 1, 2017





Upper Floor Plan
 Building Area 4,565 sf

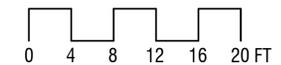
SCHEDULE A
 This forms part of application
 # OCP17-0024 & Z17-0099
 City of Kelowna
 Planner Initials LK

Client

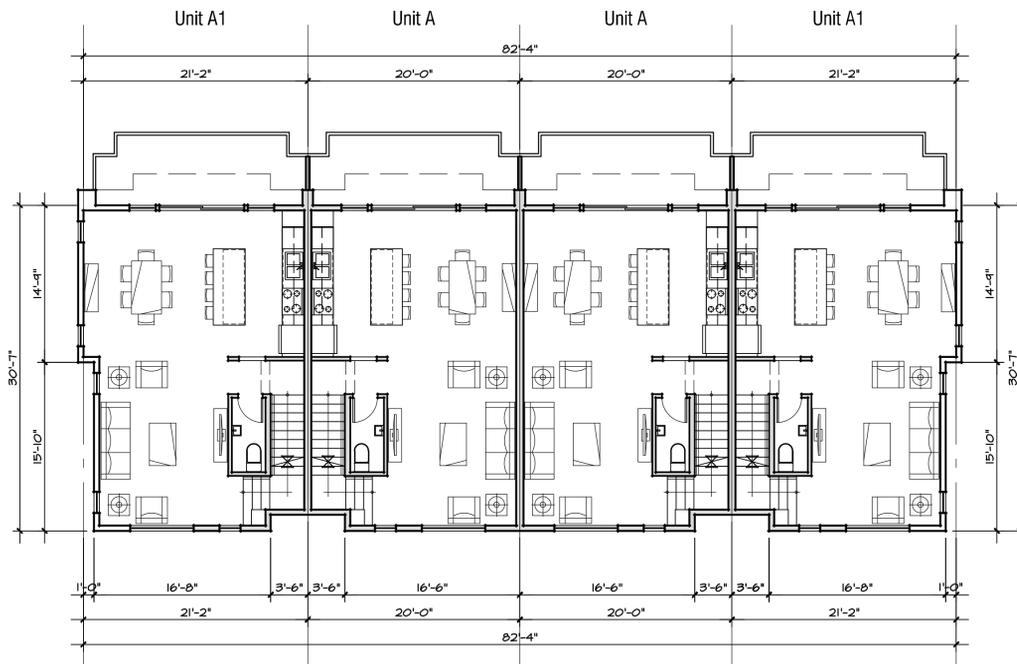
Project
Glenpark Townhouses
 276, 284, 292 Valley Road
 Kelowna, BC
 Lots 1-3, Section 33,
 Township 26, ODYD
 Plan 18062

Building 1 Plans
(7-plex)

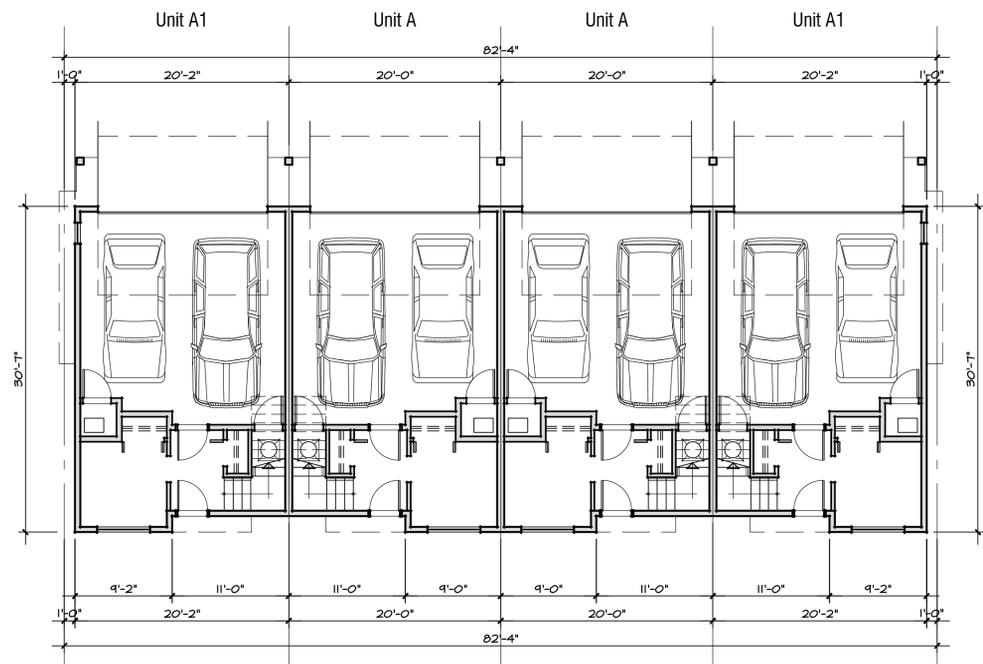
1/8" = 1'-0"
 November 1, 2017



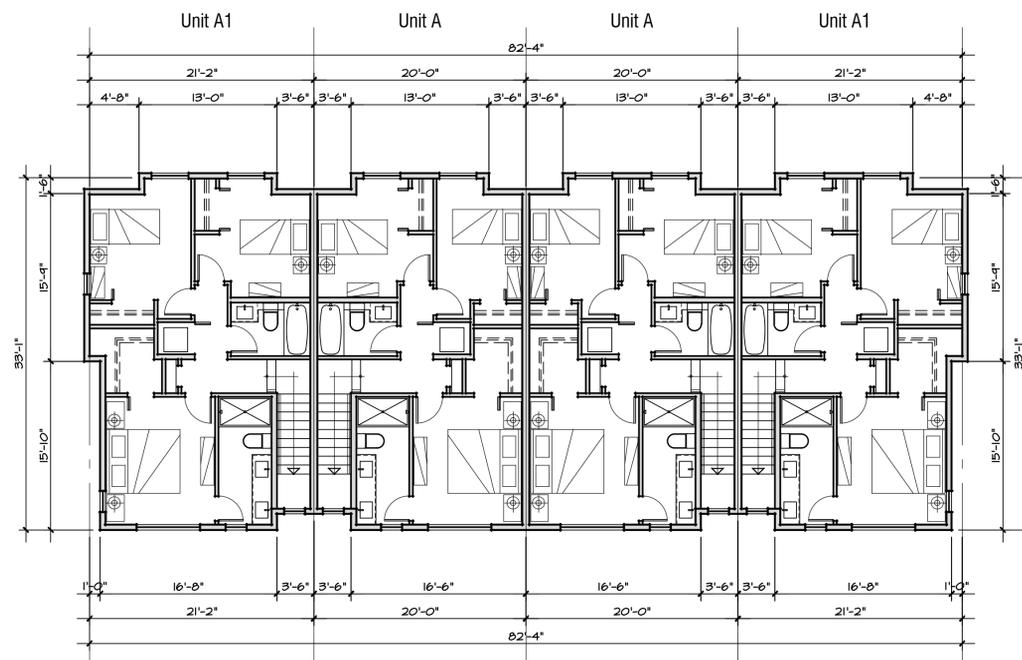
A-2.1



Main Floor Plan
Building Area 2,466 sf



Ground Floor Plan
Building Area 2,391 sf



Upper Floor Plan
Building Area 2,627 sf



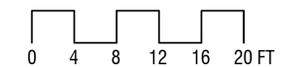
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Revisions
November 1, 2017
Issued For Development Permit, Rezoning and OCP Amendment

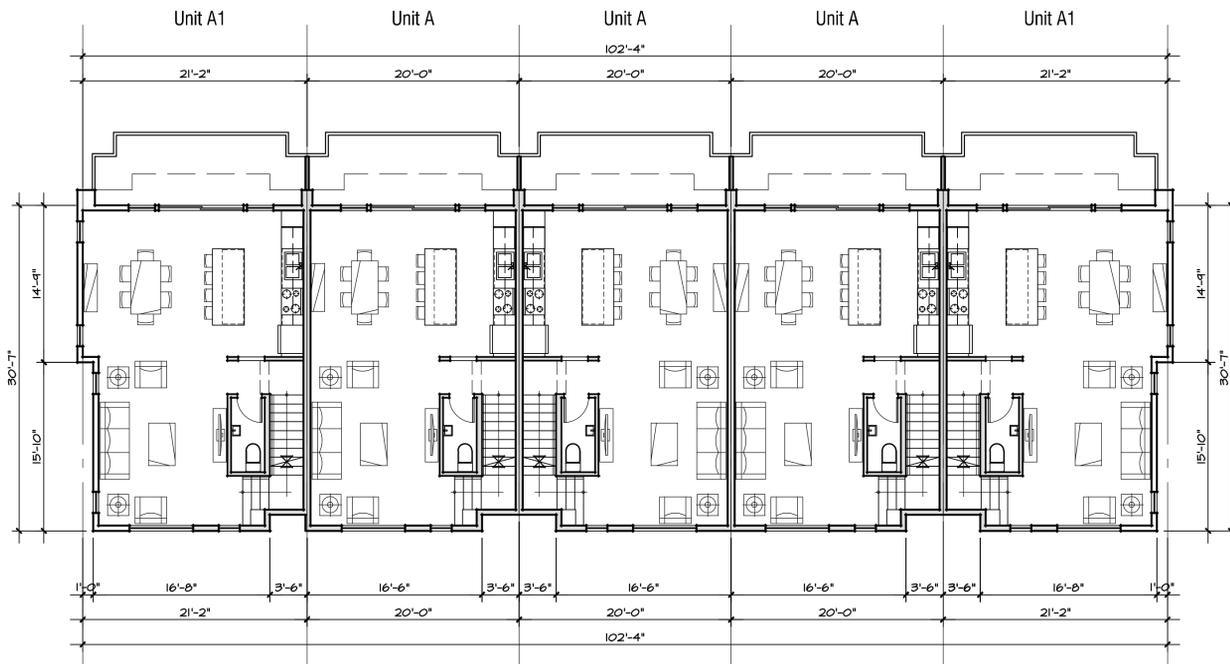
Client

Project
**Glenpark
Townhouses**
276, 284, 292 Valley Road
Kelowna, BC
Lots 1-3, Section 33,
Township 26, ODYD
Plan 18062

**Building 2 Plans
(4-plex)**
1/8" = 1'-0"
November 1, 2017



A-3.0

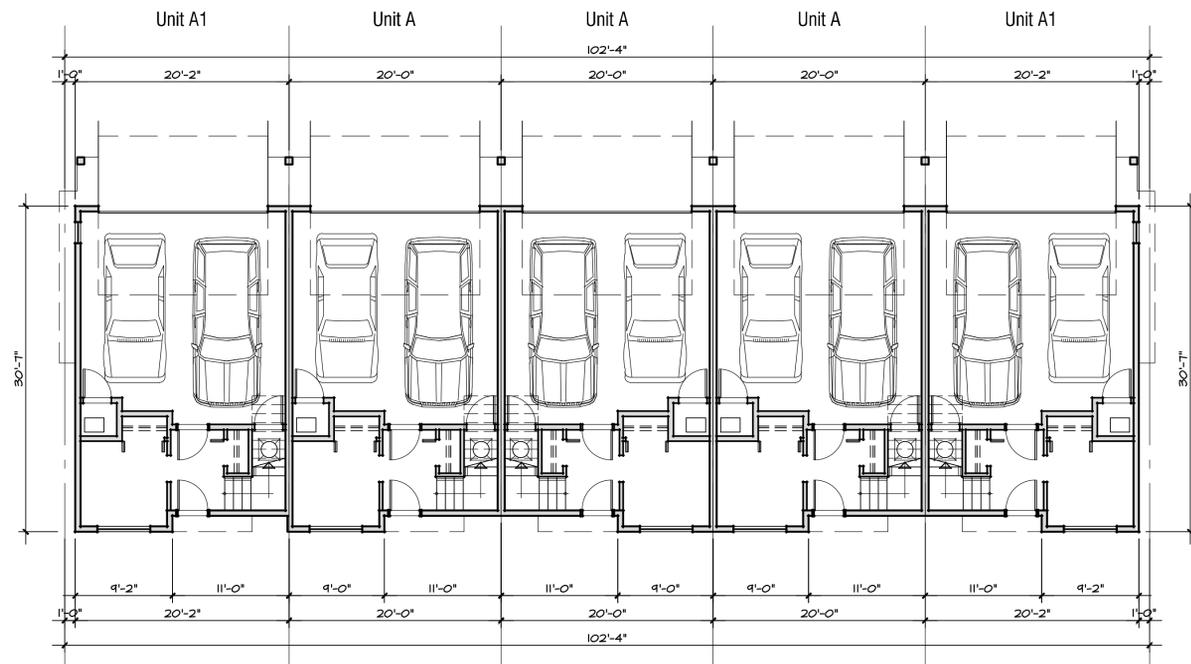


Main Floor Plan
Building Area 3,073 sf

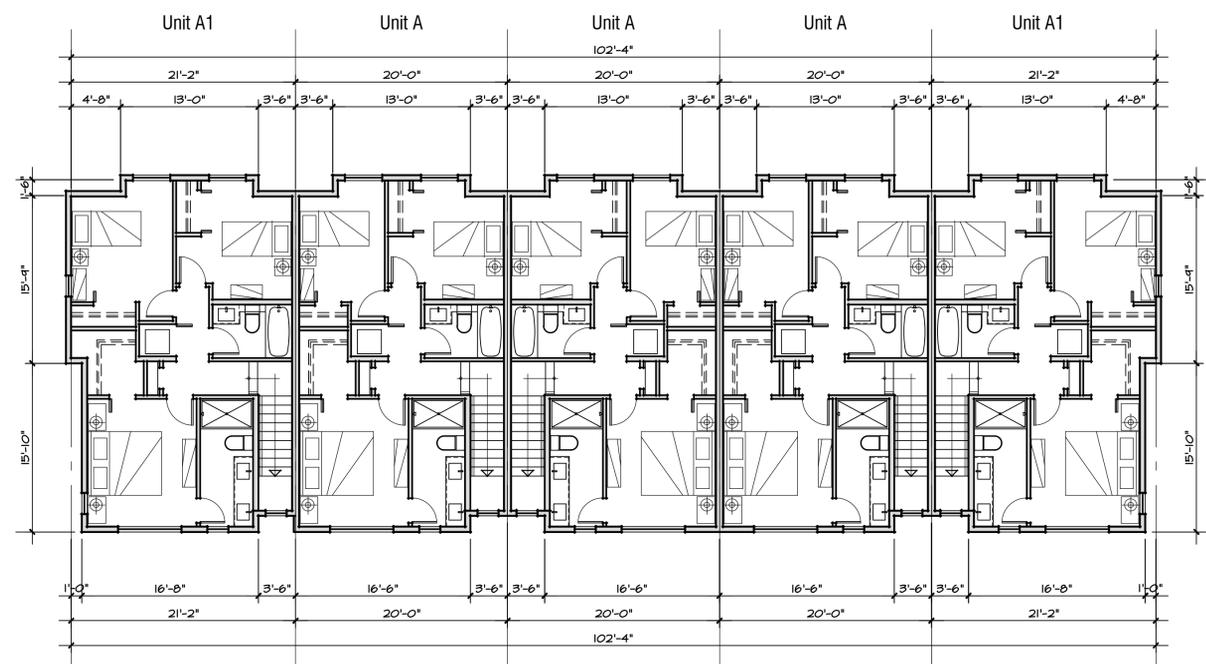


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Revisions
November 1, 2017
Issued For Development Permit, Rezoning and OCP Amendment



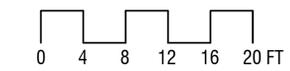
Ground Floor Plan
Building Area 2,986 sf



Upper Floor Plan
Building Area 3,273 sf

Client
Project
Glenpark Townhouses
276, 284, 292 Valley Road
Kelowna, BC
Lots 1-3, Section 33,
Township 26, ODYD
Plan 18062

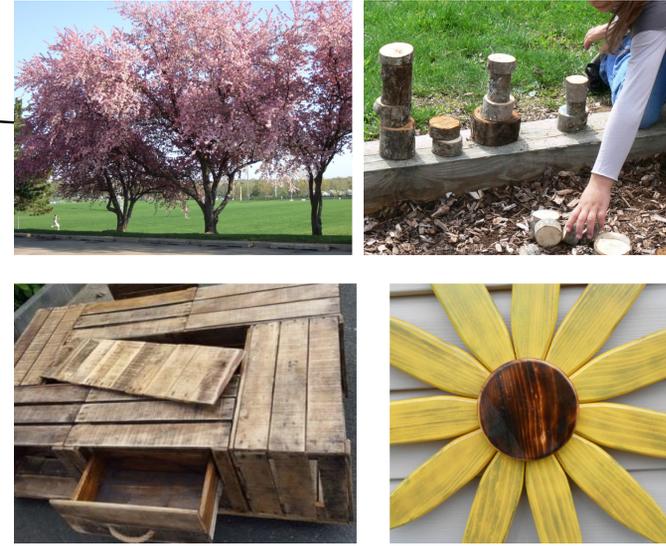
Building 5 Plans (5-plex)
1/8" = 1'-0"
November 1, 2017



A-4.0



SCHEDULE B
 This forms part of application
 # OCP17-0024 & Z17-0099
 City of Kelowna
 COMMUNITY PLANNING
 Planner initials LK



- NOTES**
1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED B.C.L.N.A. STANDARDS.
 2. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION SYSTEM.
 3. TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 50mm WOOD MULCH. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.
 4. TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT.
 5. TURF AREAS FROM SOD SHALL BE NO. 1 GRADE GROWN FROM CERTIFIED SEED OF IMPROVED CULTIVARS REGISTERED FOR SALE IN B.C. AND SHALL BE TOLERANT OF DROUGHT CONDITIONS. A MINIMUM OF 100mm DEPTH OF GROWING MEDIUM IS REQUIRED BENEATH TURF AREAS. TURF AREAS SHALL MEET EXISTING GRADES AND HARD SURFACES FLUSH.

PLANT LIST

BOTANICAL NAME	COMMON NAME	SIZE / SPACING & REMARKS
TREES		
FRAXINUS AMERICANA 'AUTUMN PURPLE'	PURPLE ASH	4cm CAL.
MALUS 'SPRING SNOW'	SPRING SNOW CRABAPPLE	6cm CAL.
PRUNUS EMARGINATA	STERILE CHERRY	6cm CAL.
SHRUBS		
BERBERIS THUNBERGII 'MONOMB'	CHERRY BOMB BARBERRY	#01 CONT. /1.2M O.C. SPACING
CORNUS STOLONIFERA 'FARROW'	ARCTIC FIRE DOGWOOD	#01 CONT. /1.2M O.C. SPACING
EUONYMUS ALATUS 'SELECT'	FIRE BALL BURNING BUSH	#01 CONT. /1.5M O.C. SPACING
JUNIPERUS CHINENSIS 'SPARTAN'	SPARTAN JUNIPER	#01 CONT. /1.5M O.C. SPACING
SYRINGA MEYERI 'PALBIN'	DWARF KOREAN LILAC	#01 CONT. /1.8M O.C. SPACING
VIBURNUM OPULUS 'COMPACTUM'	COMPACT EUROPEAN CRANBERRY	#01 CONT. /1.8M O.C. SPACING
PERENNIALS & GRASSES		
ACHILLEA FILIPENDULA 'CLOTH OF GOLD'	CLOTH OF GOLD YARROW	#01 CONT. /0.75M O.C. SPACING
DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS	#01 CONT. /0.9M O.C. SPACING
ECHINACEA 'MAGNUS SUPERIOR'	MAGNUS SUPERIOR CONEFLOWER	#01 CONT. /0.6M O.C. SPACING
ECHINOPS RITRO 'BLUE GLOW'	BLUE GLOW THISTLE	#01 CONT. /0.75M O.C. SPACING
EUPATORIUM DUBIUM 'LITTLE JOE'	LITTLE JOE DWARF JOE PYE	#01 CONT. /0.9M O.C. SPACING
HOSTA 'HALCYON'	HALCYON HOSTA	#01 CONT. /1.0M O.C. SPACING
HELICTRICHON SEMPERVIRENS	BLUE OAT GRASS	#01 CONT. /0.75M O.C. SPACING
MOLINIA ARUNDINACEA	TALL MOOR GRASS	#01 CONT. /1.2M O.C. SPACING
NEPETA X FAASSENII 'WALKERS LOW'	WALKER'S LOW CATMINT	#01 CONT. /0.75M O.C. SPACING
PANICUM VIRGATUM 'ROSTRALBUSCH'	RED SWITCH GRASS	#01 CONT. /1.0M O.C. SPACING
PERNISETUM ALOPECUROIDES	FOUNTAIN GRASS	#01 CONT. /1.2M O.C. SPACING
PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	#01 CONT. /0.6M O.C. SPACING
RUDBECKIA FULGIDA 'GOLDSTURM'	GOLDSTURM CONEFLOWER	#01 CONT. /0.6M O.C. SPACING
SALVIA NEMOROSA 'MAY NIGHT'	MAY NIGHT SALVIA	#01 CONT. /0.75M O.C. SPACING

206 - 1889 Spall Road
 Kelowna, BC V1Y 4R2
 T (250) 868-9270
 www.outlanddesign.ca

PROJECT TITLE
276 284 292 VALLEY ROAD

Kelowna, BC
 DRAWING TITLE
CONCEPTUAL LANDSCAPE PLAN

ISSUED FOR / REVISION

1	17.10.27	Review
2		
3		
4		
5		

PROJECT NO: 17-123
 DESIGN BY: FB
 DRAWN BY: NG
 CHECKED BY: FB
 DATE: OCT. 27, 2017
 SCALE: 1:300



DRAWING NUMBER
L1/2

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SCHEDULE B
 This forms part of application
 # OCP17-0024 & Z17-0099
 City of Kelowna
 COMMUNITY PLANNERS
 Planner Initials LK

WATER CONSERVATION CALCULATIONS

LANDSCAPE MAXIMUM WATER BUDGET (WB) = 2,613 cu.m. / year
 ESTIMATED LANDSCAPE WATER USE (WU) = 2,182 cu.m. / year
 WATER BALANCE = 431 cu.m. / year
 *REFER ATTACHED IRRIGATION APPLICATION FOR DETAILED CALCULATIONS

IRRIGATION NOTES

1. IRRIGATION PRODUCTS AND INSTALLATION METHODS SHALL MEET OR EXCEED THE REQUIREMENTS OF THE WATER USE REGULATION BYLAW NO. 10480 AND THE SUPPLEMENTARY SPECIFICATIONS IN THE CITY OF KELOWNA BYLAW 7900 (PART 6, SCHEDULE 5).
2. THE IRRIGATION SYSTEM SHALL MEET THE REQUIREMENTS, REGULATIONS, AND BYLAWS OF THE WATER PURVEYOR.
3. THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH AN APPROVED BACKFLOW PREVENTION DEVICE, WATER METER, AND SHUT OFF VALVE LOCATED OUTSIDE THE BUILDING ACCESSIBLE TO THE CITY.
4. AN APPROVED SMART CONTROLLER SHALL BE INSTALLED. THE IRRIGATION SCHEDULING TIMES SHALL UTILIZE A MAXIMUM ET VALUE OF 7" / MONTH (KELOWNA JULY ET), TAKING INTO CONSIDERATION SOIL TYPE, SLOPE, AND MICROCLIMATE.
5. DRIP LINE AND EMITTERS SHALL INCORPORATE TECHNOLOGY TO LIMIT ROOT INTRUSION.
6. IRRIGATION SLEEVES SHALL BE INSTALLED TO ROUTE IRRIGATION LINES UNDER HARD SURFACES AND FEATURES.
7. IRRIGATION PIPE SHALL BE SIZED TO ALLOW FOR A MAXIMUM FLOW OF 1.5m / SEC.
8. A FLOW SENSOR AND MASTER VALVE SHALL BE CONNECTED TO THE CONTROLLER AND PROGRAMMED TO STOP FLOW TO THE SYSTEM IN CASE OF AN IRRIGATION WATER LEAK.

IRRIGATION LEGEND

- ZONE #1:** LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS
 TOTAL AREA: 95 sq.m.
 MICROCLIMATE: WEST EXPOSURE, PARTIALLY SHADED BY TREES
 ESTIMATED ANNUAL WATER USE: 136 cu.m.
- ZONE #2:** LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS
 TOTAL AREA: 82 sq.m.
 MICROCLIMATE: WEST EXPOSURE, PARTIALLY SHADED BY TREES
 ESTIMATED ANNUAL WATER USE: 117 cu.m.
- ZONE #3:** LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS
 TOTAL AREA: 128 sq.m.
 MICROCLIMATE: WEST EXPOSURE, PARTIALLY SHADED BY TREES
 ESTIMATED ANNUAL WATER USE: 183 cu.m.
- ZONE #4:** LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS
 TOTAL AREA: 121 sq.m.
 MICROCLIMATE: EAST EXPOSURE, PARTIALLY SHADED BY TREES
 ESTIMATED ANNUAL WATER USE: 173 cu.m.
- ZONE #5:** LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS
 TOTAL AREA: 97 sq.m.
 MICROCLIMATE: EAST EXPOSURE, PARTIALLY SHADED BY TREES
 ESTIMATED ANNUAL WATER USE: 139 cu.m.
- ZONE #6:** LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS
 TOTAL AREA: 91 sq.m.
 MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY TREES
 ESTIMATED ANNUAL WATER USE: 130 cu.m.
- ZONE #7:** LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS
 TOTAL AREA: 91 sq.m.
 MICROCLIMATE: WEST EXPOSURE, PARTIALLY SHADED BY TREES
 ESTIMATED ANNUAL WATER USE: 130 cu.m.
- ZONE #8:** LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS
 TOTAL AREA: 99 sq.m.
 MICROCLIMATE: WEST EXPOSURE, PARTIALLY SHADED BY TREES
 ESTIMATED ANNUAL WATER USE: 141 cu.m.
- ZONE #9:** LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS
 TOTAL AREA: 95 sq.m.
 MICROCLIMATE: EAST EXPOSURE, PARTIALLY SHADED BY TREES
 ESTIMATED ANNUAL WATER USE: 136 cu.m.
- ZONE #10:** HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
 TOTAL AREA: 300 sq.m.
 MICROCLIMATE: NORTH WEST EXPOSURE, PARTIALLY SHADED BY TREES
 ESTIMATED ANNUAL WATER USE: 167 cu.m.
- ZONE #11:** HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
 TOTAL AREA: 207 sq.m.
 MICROCLIMATE: NORTH WEST EXPOSURE, PARTIALLY SHADED BY TREES
 ESTIMATED ANNUAL WATER USE: 115 cu.m.
- ZONE #12:** HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
 TOTAL AREA: 271 sq.m.
 MICROCLIMATE: NORTH EXPOSURE, PARTIALLY SHADED BY TREES
 ESTIMATED ANNUAL WATER USE: 151 cu.m.
- ZONE #13:** HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
 TOTAL AREA: 192 sq.m.
 MICROCLIMATE: EAST EXPOSURE, PARTIALLY SHADED BY TREES
 ESTIMATED ANNUAL WATER USE: 107 cu.m.
- ZONE #14:** HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
 TOTAL AREA: 230 sq.m.
 MICROCLIMATE: WEST EXPOSURE, PARTIALLY SHADED BY TREES
 ESTIMATED ANNUAL WATER USE: 128 cu.m.
- ZONE #15:** HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
 TOTAL AREA: 176 sq.m.
 MICROCLIMATE: EAST EXPOSURE, PARTIALLY SHADED BY TREES
 ESTIMATED ANNUAL WATER USE: 98 cu.m.
- ZONE #16:** HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
 TOTAL AREA: 156 sq.m.
 MICROCLIMATE: EAST EXPOSURE, PARTIALLY SHADED BY TREES
 ESTIMATED ANNUAL WATER USE: 87 cu.m.

GLENPARK DRIVE

MARIGOLD ROAD

VALLEY ROAD



OUTLAND DESIGN
 LANDSCAPE ARCHITECTURE

206 - 1889 Spall Road
 Kelowna, BC V1Y 4R2
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 www.outlanddesign.co



PROJECT TITLE

276 284 292 VALLEY ROAD

Kelowna, BC

DRAWING TITLE

WATER CONSERVATION AND IRRIGATION PLAN

ISSUED FOR / REVISION

NO.	DATE	REVISION
1	17.10.27	Review
2		
3		
4		
5		

PROJECT NO: 17-123
 DESIGN BY: FB
 DRAWN BY: NG
 CHECKED BY: FB
 DATE: OCT. 27, 2017
 SCALE: 1:300

SEAL

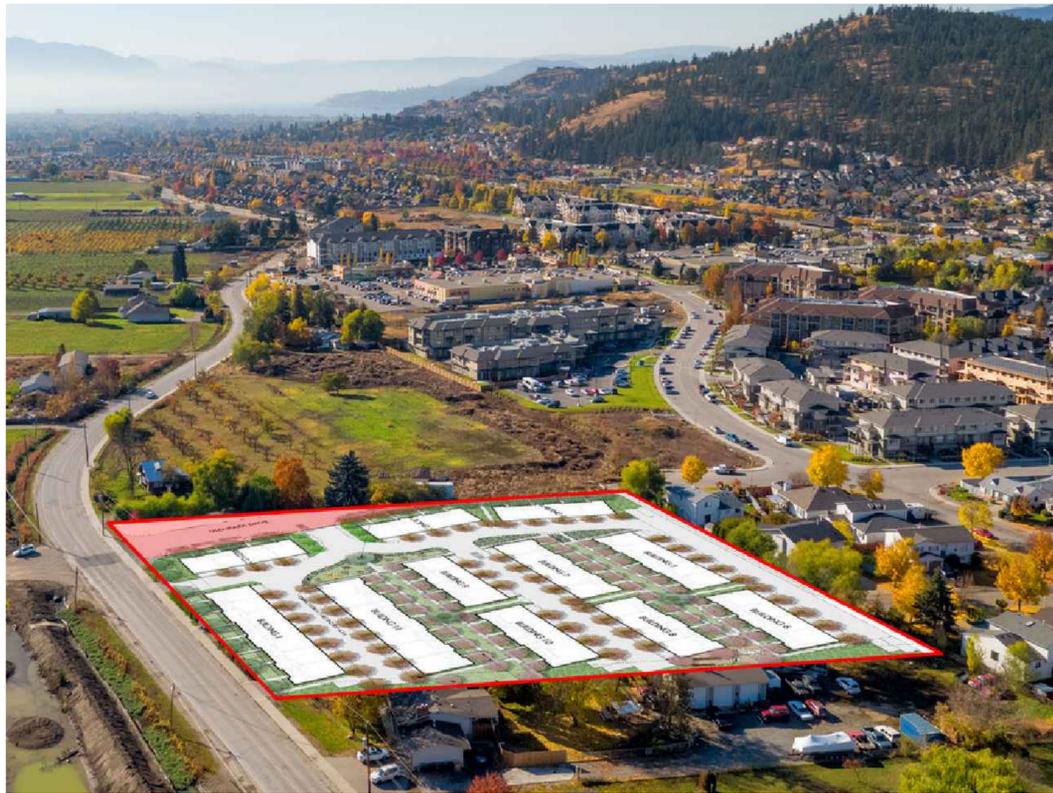


DRAWING NUMBER

L2/2

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The applicant has confirmed that they have completed neighbourhood consultation in accordance with Council Policy No. 367.

4.0 Proposal

4.1 Project Description

The proposal is to rezone the subject property to facilitate a two lot subdivision at a later date. The conceptual subdivision plan indicates that a second lot can be created meeting all zoning and subdivision regulations. Staff will work with the applicant at the time of subdivision to ensure appropriate vehicle access to both lots off Mission Ridge Road is achieved as well as protection of the steep slope portions of the property.

Conceptual Subdivision Plan: 1172 Mission Ridge Road (to be applied for at a later date)



4.2 Site Context

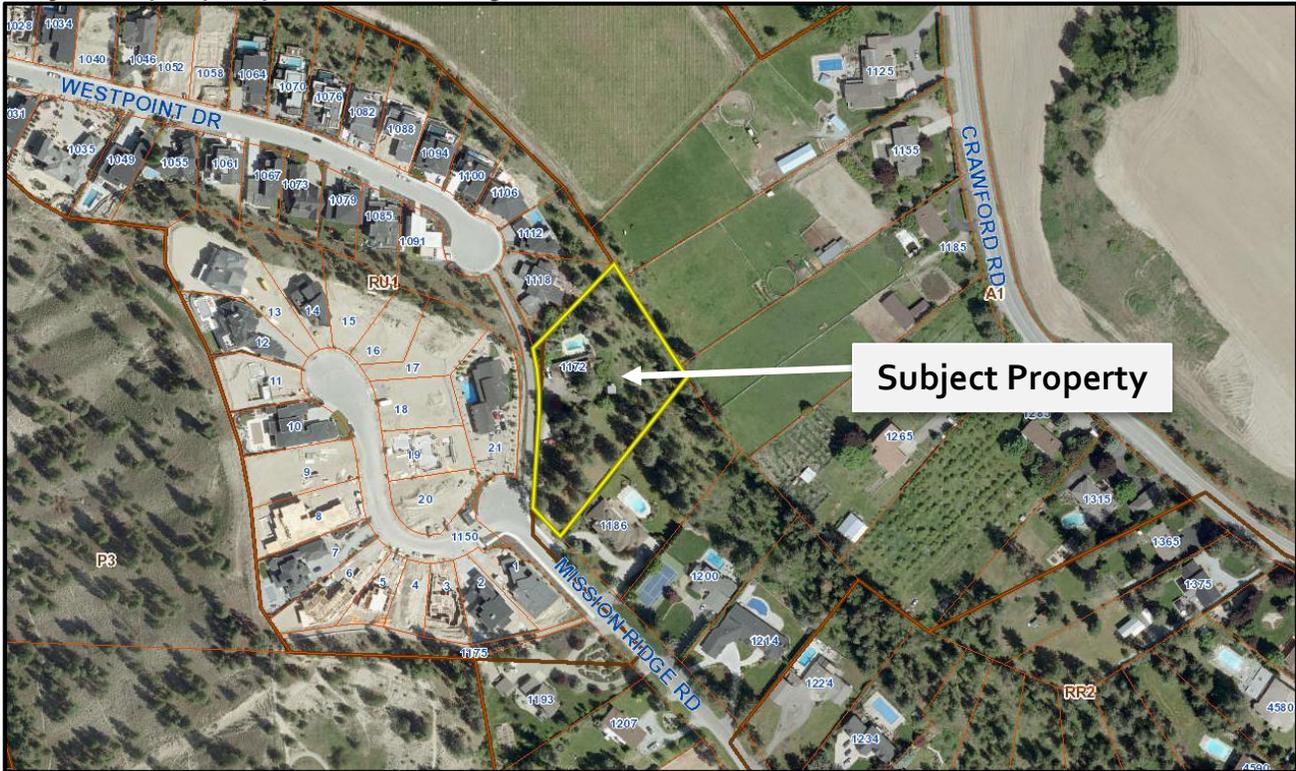
The subject property is located on Mission Ridge Road, in the City's North Mission – Crawford Sector. It is approximately 1.574 acres (6,370 m²) in area and currently has one single detached house. The surrounding area is characterized by single family dwellings and agriculture, though it is not directly adjacent to any land located in the Agricultural Land Reserve. It is located within the Permanent Growth Boundary.

Although the majority of the lot is currently zoned A₁, there are existing water and sewer services that are already in place.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 – Large Lot Residential A1 – Agriculture 1	Residential Agriculture
East	A1 – Agriculture 1	Residential Agriculture
South	RU1 – Large Lot Residential A1 – Agriculture 1	Residential
West	RU1 – Large Lot Residential	Residential

Subject Property Map: 1172 Mission Ridge Road



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 1: Introduction	
Goal 2	Address Housing Needs of All Residents. Address housing needs of all residents by working towards an adequate supply of a variety of housing.
Chapter 5: Development Process	
Objective 5.3	Focus development to designated growth areas.
Policy 5.22.6	Sensitive Infill. 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.
Policy 5.22.7	Healthy Communities. 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.

Technical Comments

5.2 Development Engineering Department

- All requirements will be addressed at time of subdivision. There are no requirements directly related to this rezoning.

6.0 Application Chronology

Date of Application Received: September 7, 2017

Date Public Consultation Completed: October 30, 2017

Report prepared by: Kimberly Brunet, Planner

Reviewed by: Terry Barton, Urban Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Attachment "A" – Proposal for Rezoning

Proposal for Rezoning
1172 Mission Ridge Rd

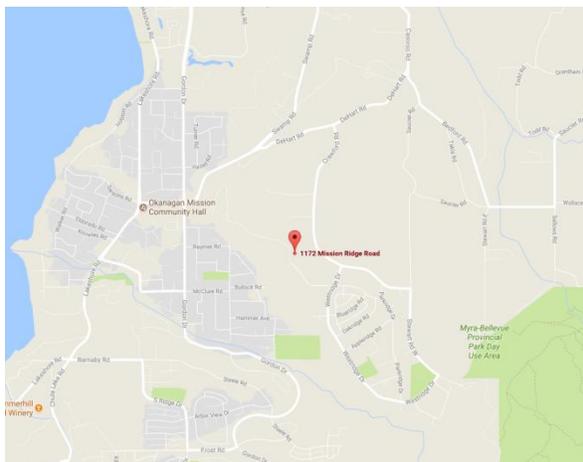
Introduction

This application is for the re-zoning of the property located at 1172 Mission Ridge Rd. This proposed rezoning to RR3 is the first step towards an eventual 2 lot subdivision into separate rural parcels.

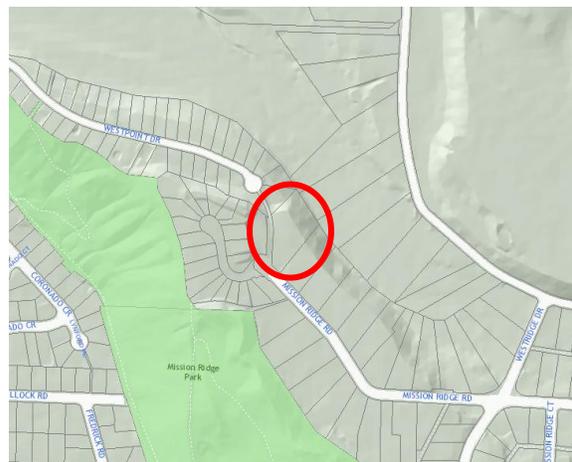


Site Context and Land Use

The subject site consists of a property 1.574 acres in size located at the end of Mission Ridge Rd. The property is currently zoned A1 - Agriculture (Non ALR), with a small sliver of RU1 – Large Lot Housing. The Future Land Use Designation is Single and 2 Unit Residential, as prescribed by the City of Kelowna OCP. The site is bound by A1 zoning to the North and East, and RU1 Zoning to the South and West.



Site Location
Source: Google Map



Site Context
Source: City of Kelowna

Proposal Overview

The owner is applying to rezone the property to RR₃ Rural Residential to facilitate the eventual subdivision of the lot into 2 parcels. The owner's goal is to sell off the smaller lot to fund the reconfiguration or reconstruction of the existing home so that they can continue living on the property in an age-in-place scenario. This goal is consistent with a key policy identified within the City of Kelowna OCP:

Objective 10.3, Policy 1 Housing Availability

"Support the provision of housing for all members of the community, including those in core housing need or requiring special needs housing (transitional, age in place, emergency or shelter)."

Approving this first step towards the creation of an age-in-place dwelling meets the above objective by making it clear that the City of Kelowna is committed to working with its aging citizens to develop effective solutions for housing.



Conceptual subdivision pattern (to be applied for at a later date).

The proposed zoning of RR₃ is consistent with the S₂RES Future Land Use Designation outlined in the City of Kelowna OCP. Rezoning to RR₃ will also eliminate the current split zoning of RU₁/A₁, which causes confusion with respect to zoning requirements. The existing lot is the largest property on the street by far, so splitting it into 2 lots will not have any adverse impacts to the character of the neighborhood.

It is expected that following the rezoning of this property, the owner will apply for subdivision and will also be required to undergo several Development Permits which may or may not include:

- Farm Protection Development Permit
- Hazardous Conditions Development Permit
- Natural Environment Development Permit
- Wildfire Hazard Development Permit

These Development Permits will involve more detailed information with respect to geotechnical conditions, fire mitigation strategies etc.

Conclusion

The rezoning of 1172 Mission Ridge Rd is fully consistent with the goals of the OCP and will have minimal impact on the existing neighborhood. The objective of creating an age in place dwelling for the current owners should be viewed as a net benefit to the overall community. Any technical concerns will be dealt with at the subdivision stage prior to development, so there is little risk associated with rezoning. The applicant kindly requests support from staff and council on this application.