City of Kelowna Public Hearing AGENDA



Tuesday, February 20, 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 February 7, 2018 (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.

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

3. Individual Bylaw Submissions

4.

5.

3.1	Eldorado Rd 485, Z17-0085 (BL11544) - Chris and Shanna Roworth	4 - 8
	To rezone the subject property from RU1 — Large Lot Housing zone to the RU2 — Medium Lot Housing zone to facilitate a two lot subdivision.	
3.2	Knowles Rd 504, Z17-0095 (BL11545) - David and Jennifer Rolleston	9 - 13
	To rezone the subject property from the RU1 – Large Lot Housing zone to the RU2 – Medium Lot Housing zone to facilitate a two lot subdivision.	
3.3	Taylor Rd 255, Z17-0092 (BL11547) - 0725353 BC Ltd Inc	14 - 23
	To rezone the subject property from RU1 — Large Lot Housing to RM3 — Low Density Multiple Housing to facilitate the development of multiple dwelling housing.	
3.4	Barton St 4658, Z17-0115 (BL11549) - Jason and Vicki Dreger	24 - 31
	A rezoning application to rezone to RU1c – Large Lot Housing with Carriage House to facilitate the development of a carriage house.	
3.5	Bath St 2630, Z17-0108 (BL11550) - Greencorp Ventures Inc.	32 - 48
	To rezone the subject property to RM3 - Low Density Multiple Housing zone facilitate the development of multiple dwelling housing.	
3.6	Shanks Rd 4085 & 4133, TA18-0001 (BL11551) - Geen Family Holdings Ltd	49 - 71
	To consider a site specific text amendment to allow temporary farm worker housing to accommodate a maximum of 140 temporary farm workers and to allow a temporary farm worker housing footprint of 0.70 ha on the subject properties.	
Termi	ination	
Proce	dure on each Bylaw Submission	
(a) E	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 respresentation (ask three times). Unless Council directs that the Public Hearing on the bylaw in question be held open, the Chair shall state to the gallery that the Public Hearing on the Bylaw is closed.

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

REPORT TO COUNCIL



Date:	Jan 29, 2018			Relowing
RIM No.	1250-30			
То:	City Manager			
From:	Community Pla	anning Department (TA)		
Application:	Z17-0085	0085 Owner:		Chris Roworth
	, J			Shanna Harvey-Roworth
Address:	485 Eldorado R	oad	Applicant:	Chris and Shanna Roworth
Subject:	Rezoning Application			
Existing OCP Designation:		S2RES – Single / Two Unit Residential		
Existing Zone:		RU1 — Large Lot Housir	ıg	
Proposed Zone:		RU2 – Medium Lot Housing		

1.0 Recommendation

THAT Rezoning Application No. Z17-0085 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification Lot A District Lot 167 ODYD Plan 35110, located at 485 Eldorado Road, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU2 – Medium Lot Housing zone, be considered by Council;

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

2.0 Purpose

To rezone the subject property from RU1 – Large Lot Housing zone to the RU2 – Medium Lot Housing zone to facilitate a two lot subdivision.

3.0 Community Planning

The subject property is within the North Mission - Crawford Sector of Kelowna. It is designated as S2RES – Single/Two Unit Residential in the Official Community Plan (OCP) and as such the application to rezone to RU2 to facilitate a 2 lot subdivision is in compliance with the designated future land use. In addition, the Official Community Plan urban infill policies support the densification of urban residential neighbourhoods where infrastructure already exists, and through sensitive development including the use of smaller lots.

The subject property is fully serviced and both proposed lots meet subdivision requirements for the RU₂ – Medium Lot Housing.

Based on current OCP Policy and the services available, Community Planning Staff supports this application.

4.0 Proposal

4.1 <u>Background</u>

The subject property has an existing single family dwelling constructed in 1968 which will be demolished as a function of this rezoning and subdivision.

4.2 Project Description

The applicant is requesting permission to rezone and then subdivide the existing 931m² parcel into two parcels. The subject property is fully serviced and both proposed lots meet subdivision requirements for the RU2 – Medium Lot Housing.

4.3 Site Context

The subject property is located west of Lakeshore Road in the Lower Mission. It is walking distance to the Eldorado Road beach access and the Lakeshore Recreation Corridor. The neighbourhood is characterized by Single Dwelling Housing, and there is one other active RU1 to RU2 rezoning in close proximity on Eldorado Road.

The subject property earns a walkscore of 23 which means it is a car-dependent neighbourhood.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing	Single Dwelling Housing
East	RU1 – Large Lot Housing	Single Dwelling Housing
South	RU1 – Large Lot Housing	Single Dwelling Housing
West	RU6 – Two Dwelling Housing	Semi-Detached Housing



Subject Property Map: 485 Eldorado Road

- 5.0 Current Development Policies
- 5.1 Kelowna Official Community Plan (OCP)

Development Process

Focus development to designated growth areas.¹

Compact Urban Form. 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 per ha located within a 400 metre walking distance of transit stops is required to support the level of transit service) through development, conversion, and redevelopment within Urban Centres in particular and existing areas as per the provisions of the Generalized Future Land Use Map.

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.

¹ City of Kelowna Official Community Plan, Objective 5.3 (Development Process Chapter).

Ensure context sensitive housing development.²

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.

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.

6.o Technical Comments

6.1 <u>Development Engineering Department</u>

All Development Engineering Requirements have been deferred until Subdivision Approval.

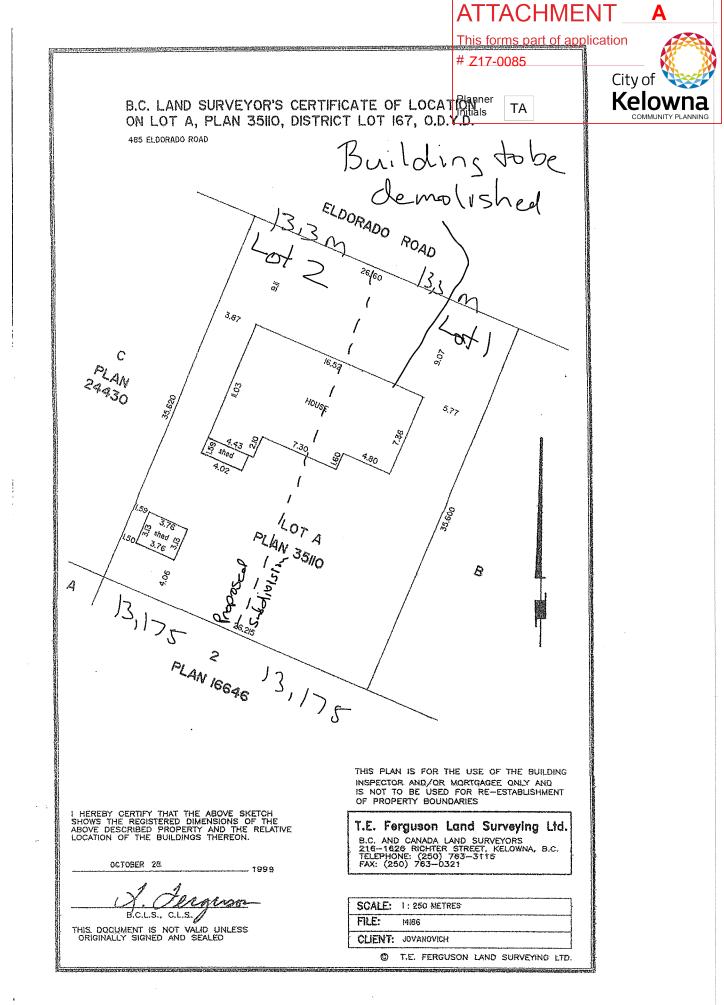
7.0 Application Chronology

Date of Application Received: Date Public Consultation Comp	September 14, 2017 December 11, 2017	
Report prepared by:	Trisa Atwood, Planner II	
Reviewed by:	Terry Barton, Urban Planning Manager	
Approved for Inclusion:	Ryan Smith, Community Planning Department Manager	

Attachments:

Attachment "A": Proposed Subdivision Plan

² City of Kelowna Official Community Plan, Objective 5.27 (Development Process Chapter)







Date:	January 29, 202	18		I/EIUWIIA
RIM No.	1250-30			
То:	City Manager			
From:	Community Pla	anning Department (TA)		
Application:	Z17-0095		Owner:	David Reginald John Rolleston Jennifer Lynn Rolleston
Address:	504 Knowles R	d	Applicant:	David & Jennifer Rolleston
Subject:	Rezoning Appli	cation		
Existing OCP De	signation:	S2RES – Single / Two U	nit Residential	
Existing Zone:		RU1 – Large Lot Housin	ig	
Proposed Zone:		RU2 – Medium Lot Housing		

1.0 Recommendation

THAT Rezoning Application No. Z17-0095 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 1 District Lot 167 ODYD Plan 15446, located at 504 Knowles Road, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU2 – Medium Lot Housing zone, be considered by Council;

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

2.0 Purpose

To rezone the subject property from the RU1 – Large Lot Housing zone to the RU2 – Medium Lot Housing zone

to facilitate a two lot subdivision.

3.0 Community Planning

The subject property is within the North Mission - Crawford Sector of Kelowna. It is designated as S2RES – Single/Two Unit Residential in the Official Community Plan (OCP) and as such the application to rezone to RU2 to facilitate a 2 lot subdivision is in compliance with the designated future land use. In addition, the Official Community Plan urban infill policies support the densification of urban residential neighbourhoods where infrastructure already exists, and through sensitive development including the use of smaller lots.

One of the proposed lots will require a Development Variance Application to reduce the required lot depth from 30.0m to approximately 27.5m due to an irregularly shaped subject property. The subject property is fully serviced and meets all other requirements for the RU₂ – Medium Lot Housing.

Based on current OCP Policy and the services available, Community Planning Staff supports this application.

4.0 Proposal

4.1 <u>Background</u>

The subject property features a single family dwelling that is located on the western side of the lot.

4.2 <u>Project Description</u>

The applicant is requesting permission to rezone and then subdivide the existing 1403.5 m² parcel into two parcels. Proposed Lot 1 will require a Development Variance Permit to vary the minimum lot depth from 30.0m to approximately 27.5m. Both proposed lots meet all other requirements for RU2 – Medium Lot Housing. The applicant intends to preserve the existing house, however, the remaining lot has potential to be subdivided into 2 lots in the future should the existing house be demolished.

4.3 <u>Site Context</u>

The subject property is located west of Lakeshore Road in the Lower Mission. It is walking distance to the Eldorado Road beach access and the Lakeshore Recreation Corridor. The neighbourhood is characterized by Single Dwelling Housing, and there is one other active RU1 to RU2 rezoning in close proximity on Eldorado Road.

The subject property earns a walkscore of 29 which means that most errands require a vehicle.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing	Single Dwelling Housing
East	RU1 – Large Lot Housing	Single Dwelling Housing
South	RU1 – Large Lot Housing	Single Dwelling Housing
West	RU1 – Large Lot Housing	Single Dwelling Housing



Subject Property Map: 504 Knowles Road

- 5.0 Current Development Policies
- 5.1 Kelowna Official Community Plan (OCP)

Development Process

Focus development to designated growth areas.¹

Compact Urban Form. 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 per ha located within a 400 metre walking distance of transit stops is required to support the level of transit service) through development, conversion, and redevelopment within Urban Centres in particular and existing areas as per the provisions of the Generalized Future Land Use Map.

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.

¹ City of Kelowna Official Community Plan, Objective 5.3 (Development Process Chapter).

Ensure context sensitive housing development.²

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.

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.

6.o Technical Comments

6.1 <u>Development Engineering Department</u>

All Development Engineering Requirements have been deferred until Subdivision Approval.

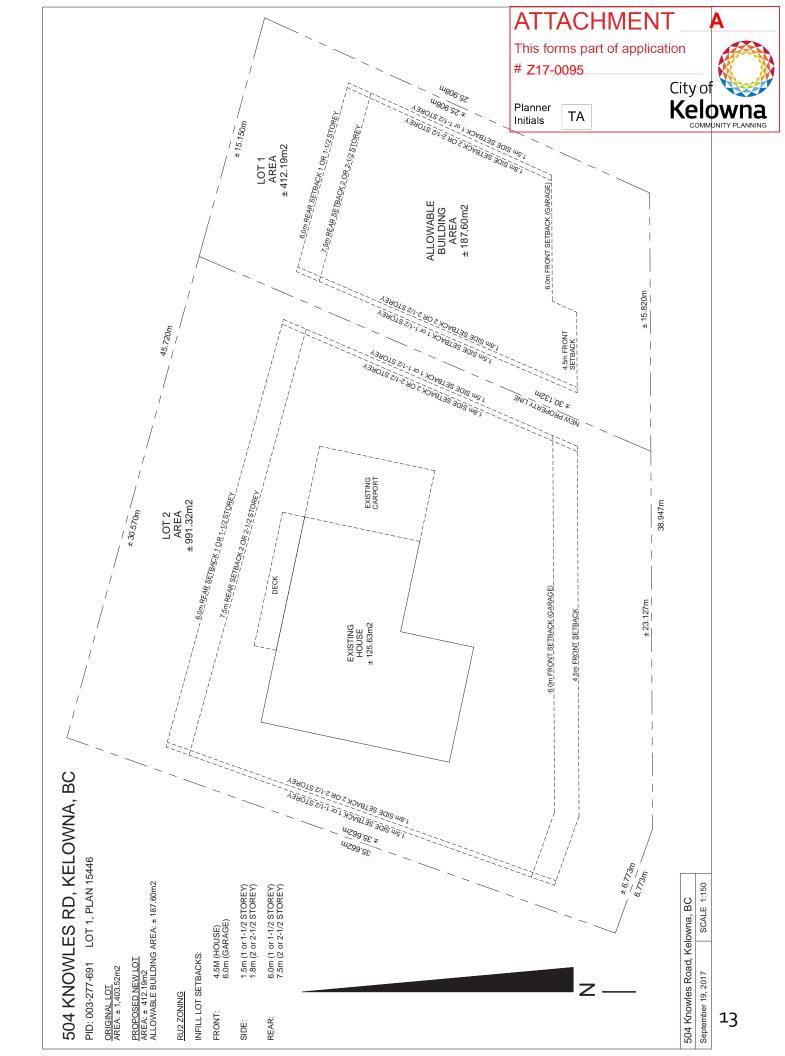
7.0 Application Chronology

Date of Application Received: Date Public Consultation Comp	September 22, 2017 December 17, 2017
Report prepared by:	Trisa Atwood, Planner II
Reviewed by:	Terry Barton, Urban Planning Manager
Approved for Inclusion:	Ryan Smith, Community Planning Department Manager

Attachments:

Attachment "A": Proposed Subdivision Plan

² City of Kelowna Official Community Plan, Objective 5.27 (Development Process Chapter).





1.0 Recommendation

THAT Rezoning Application No. Z17-0092 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot A, Section 22, Township 26, ODYD, Plan EPP70227, located at 255 Taylor Road, Kelowna, BC from the RU1 – Large Lot Housing zone to the RM3 – Low Density Multiple Housing zone be considered by Council;

AND THAT the 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 January 29, 2018;

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

2.0 Purpose

To rezone the subject property from RU1 – Large Lot Housing to RM3 – Low Density Multiple Housing to facilitate the development of multiple dwelling housing.

3.0 Community Planning

Community Planning supports the proposed rezoning from RU1 – Large Lot Housing to RM₃ – Low Density Multiple Housing as it is consistent with the Official Community Plan (OCP) Future Land Use Designation of Multiple Unit Residential (Low Density) and located within the Permanent Growth Boundary. The subject property is located within 400m of the nearest transit stop, walking distance to Mission Creek Greenway, and is a convenient proximity to schools, transit, shopping, and both Midtown and Rutland Urban Centres. It achieves the OCP Policy of Compact Urban Form (Policy 5.2.3) by utilizing existing urban infrastructure such as existing roads and public utilities. In addition, the RM₃ zone restricts height to three storeys which is a half storey higher than height restrictions in the surrounding RU1 zones, therefore, this incremental increase meets the OCP Policy of Sensitive Infill (Policy 5.2.2.6). Lastly, 16 of the 24 units will be three-bedroom units, supplying a type of housing that currently has low inventory within the City.

A requirement of rezoning will be the dedication of ~2.5m wide road right-of-way along Taylor Road in order to reach the required width for the eventual cross section of the roadway and will include the construction of sidewalks, curb, gutter, landscaped boulevard, and storm sewer.

Should Council support the rezoning, Staff will bring forward a Development Permit for Council consideration. There are no variances being requested at this time.

4.0 Proposal

4.1 <u>Background</u>

The subject property was recently subdivided to create this larger parcel which is now suitable for development. Any existing structures would be demolished to facilitate this development.

4.2 <u>Project Description</u>

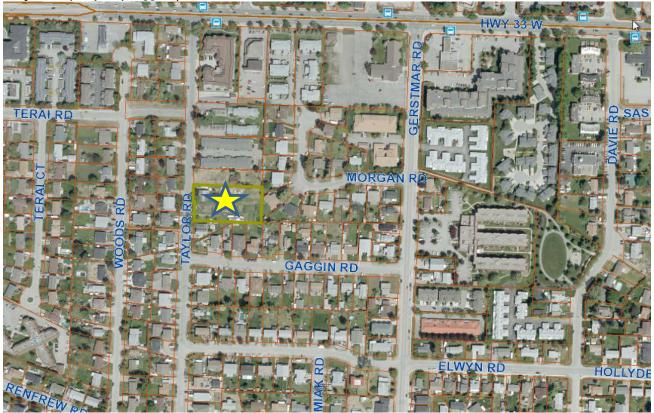
The proposed rezoning will facilitate the development of 24 townhome units featuring 8 two-bedroom units and 16 three-bedroom units. All units have access to a double garage with four additional visitor surface parking stalls. Private outdoor space is achieved through ground level patios and private second storey balconies. A 3.0m landscaped buffer is proposed around the entire perimeter of the site, offering privacy for adjacent neighbours.

4.3 Site Context

The subject property is located within the Rutland Sector, between Midtown and Rutland Urban Centres. It is within walking distance to nearby transit, schools, and Mission Creek Greenway for active outdoor activities. It receives a WalkScore of 60 meaning that it is somewhat walkable.

Orientation	Zoning	Land Use	
North	RU1 – Large Lot Housing	Single Dwelling Housing	
East RU1 – Large Lot Housing		Single Dwelling Housing	
South	RU6 – Two Dwelling Housing	Semi-Detached Housing	
50001	RU2 – Medium Lot Housing	Single Dwelling Housing	
West	RU6 – Two Dwelling Housing	Semi-Detached Housing	

Specifically, adjacent land uses are as follows:



Subject Property Map: 255 Taylor 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.

Family Housing.³ Support housing alternatives for families when single detached housing is too costly, including features that are important to families such as: outdoor space, direct access to grade, workshop space, larger units, safe design, and neighborhood characteristics (e.g.: location and amenities).

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

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

³ City of Kelowna Official Community Plan, Policy 5.22.13 (Development Process Chapter).

6.o Technical Comments

- 6.1 Building & Permitting Department
 - Full Plan check for Building Code related issues will be done at time of Building Permit applications. There are no concerns regarding the proposed rezoning.
- 6.2 <u>Development Engineering Department</u>
 - Please see attached Schedule "A": Development Engineering Memorandum.

6.3 Ministry of Transportation

• Preliminary Approval is granted for the rezoning for one year pursuant to Section 52(3)(a) of the Transportation Act. Please forward the bylaw after 3rd reading for Ministry signature.

7.0 Application Chronology

Date of Application Received:	September 28, 2017
Date Public Consultation Completed:	November 21, 2017

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

Attachments:

Schedule "A" attached to the Report from Community Planning dated January 29, 2018 Landscape Plan Conceptual Elevations



CITY OF KELOWNA

MEMORANDUM

Date: Oct 24, 2017

File No.: Z17-0092

To: Urban Planning Management (TB)

From: Development Engineering Manager (JK)

Subject: 255 Taylor Rd RU1 to RM3

The Development Engineering Department has the following comments and requirements associated with this application to rezone the subject property from RU1 to RM3 to facilitate a multi-family development.

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 Andy Marshall.

1. General

These are Development Engineering comments/requirements and are subject to the review and requirements from the Ministry of Transportation (MOTI).

2. Domestic Water and Fire Protection

- a) This development is within the service area of the Rutland Water District (RWD). The developer is required to make satisfactory arrangements with the RWD for these items. All charges for service connection and upgrading costs, as well as any costs to decommission existing services are to be paid directly to RWD.
- b) The developer must obtain the necessary permits and have all existing utility services disconnected prior to removing or demolishing the existing structures.

3. <u>Sanitary Sewer</u>

This property is currently serviced with 100mm sanitary services. The developer's consulting mechanical engineer will determine the development requirements of this proposed development and establish the service needs. Only one service will be permitted for this development. The applicant, at his cost, will arrange for the removal and disconnection of the existing services and the installation of one new larger service if necessary. Any service improvement and decommissioning works may be included in an offsite servicing design package submission including an estimate for bonding purposes.



4. Storm Drainage

The developer must engage a consulting civil engineer to provide a storm water management plan for the site, which meets the requirements of the Subdivision, Development and Servicing Bylaw No. 7900. The storm water management plan must also include provision of lot grading plan, minimum basement elevation (MBE), if applicable, and provision of a storm drainage service for the development and / or recommendations for onsite drainage containment and disposal systems. Only one service will be permitted for this development. The applicant, at his cost, will arrange the installation of one overflow service if required.

5. Road Dedication and Subdivision Requirements

- a) Dedicate ~2.5m wide and ~22.0m long on the north end of the west property line fronting Taylor Rd..
- b) Grant statutory rights-of-way if required for utility services.
- c) 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

6. Electric Power and Telecommunication Services

All proposed service connections are to be installed underground. 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. Road Improvements

a) Detailed design drawings are to be prepared by the Developers Consulting Engineer for the upgrade of Taylor Rd. to an urban standard, City Std. drawing SS-R5, along the full frontage of this proposed development. This will include curb and gutter, sidewalk, landscaped boulevard complete with street trees, drainage system including catch basins, manholes and pavement removal and replacement, street lighting and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. The estimated cost of this construction, for bonding purposes, is to be submitted by the Developers Consulting Engineer.



8. <u>Geotechnical Report</u>

- a) Provide a comprehensive geotechnical report 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 development.
 - Overall site suitability for development.
 - Presence of ground water and/or springs.
 - Presence of fill areas.
 - Presence of swelling clays.
 - Presence of sulphates.
 - Potential site erosion.
 - Provide specific requirements for footings and foundation construction.

- Provide specific construction design sections for roads and utilities over and above the City's current construction standards

9. Design and Construction

- (a) Design, construction supervision and inspection of all off-site civil works and site servicing must be performed by a Consulting Civil Engineer and all such work is subject to the approval of the City Engineer. Drawings must conform to City standards and requirements.
- (b) Engineering drawing submissions are to be in accordance with the City's "Engineering Drawing Submission Requirements" Policy. Please note the number of sets and drawings required for submissions.
- (c) Quality Control and Assurance Plans must be provided in accordance with the Subdivision, Development & Servicing Bylaw No. 7900 (refer to Part 5 and Schedule 3).
- (d) A "Consulting Engineering Confirmation Letter" (City document 'C') must be completed prior to submission of any designs.
- (e) Before any construction related to the requirements of this subdivision application commences, design drawings prepared by a professional engineer must be submitted to the City's Works & Utilities Department. The design drawings must first be "Issued for Construction" by the City Engineer. On examination of design drawings, it may be determined that rights-of-way are required for current or future needs.

10. <u>Servicing Agreements for Works and Services</u>

(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.

SCHEDULE		A
This forms part of app	olication	
# Z17- 0092	4	
	City o	
Planescribes the Bon		

(b) Part 3, "Security for Works and Services", of the Bylaw Platescribes the Bonding **Kelowna** and Insurance requirements of the Owner. The liability limit is not to be less than \$5,000,000 and the City is to be named on the insurance policy as an additional insured.

11. Charges and Fees

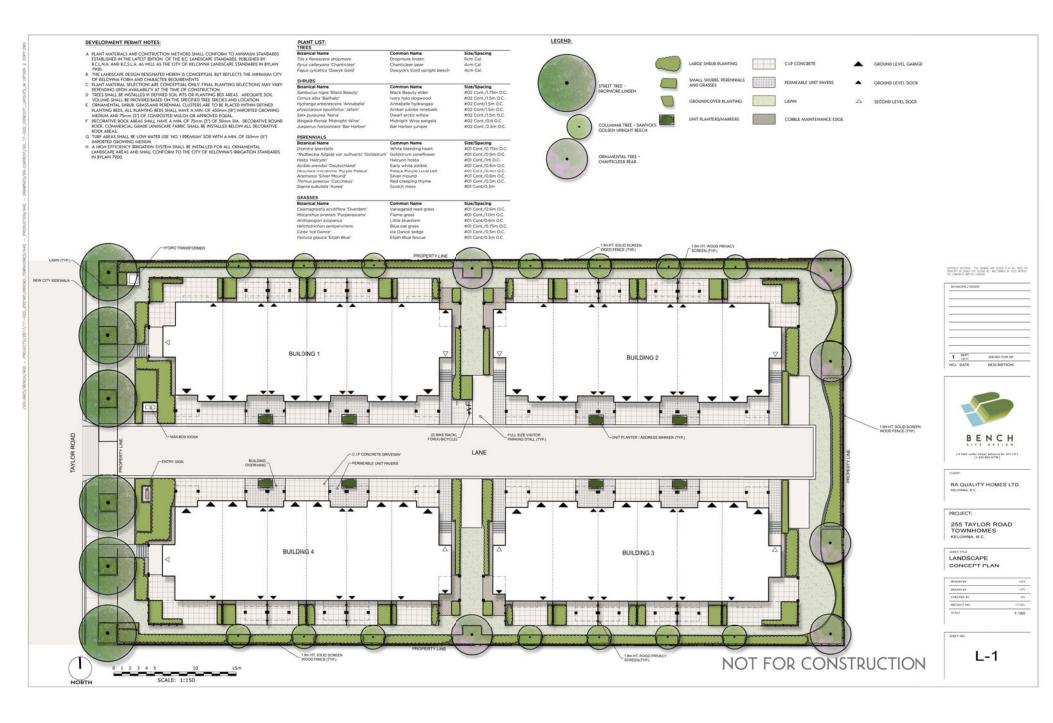
- a) Development Cost Charges (DCC's) are payable.
- b) Fees per the "Development Application Fees Bylaw" include:
 - i) Engineering and Inspection Fee: 3.5% of construction value (plus GST).

12. Bonding

Bonding will be required for 130% of Consulting Engineers construction estimate with drawing submission. Bonding will be 140% without engineering drawing submission.

Andrew Marshall Development Engineering Technologist

Development Engineering Manager







~

– . I.



Date:	February 5, 2018			
RIM No.	1250-30			
То:	City Manager			
From:	Community Pla	anning Department (AF)		
Application:	Z17-0115		Owner:	Jason Paul Douglas Dreger Vicki Lynn Dreger
Address:	4658 Barton Street		Applicant:	Urban Options Planning & Permits
Subject:	Rezoning Appl	ication		
Existing OCP De	signation:	S2RES — Single/Two Ur	nit Residential	
Existing Zone:		RU1 – Large Lot Housir	ıg	
Proposed Zone:		RU1c – Large Lot Housing with Carriage House		

1.0 Recommendation

THAT Rezoning Application No. Z17-0115 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 5, District Lot 580A, SDYD, Plan KAP69497 located at 4658 Barton Street, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU1c – Large Lot Housing with Carriage House zone be considered by Council;

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

2.0 Purpose

A rezoning application to rezone to RU1c – Large Lot Housing with Carriage House to facilitate the development of a carriage house.

3.0 Community Planning

Community Planning supports the proposed rezoning from RU1 – Large Lot Housing to RU1c – Large Lot Housing with Carriage House as it is in line with the Official Community Plan (OCP) Future Land Use Designation of S2RES – Single/Two Unit Residential for the subject property and is located within the Permanent Growth Boundary. The property is fully serviced and is in close proximity to transit, parks, and schools. It is therefore consistent with the OCP Urban Land Use Policy of Compact Urban Growth. The one storey design of the carriage house is an example of a modest increase in density that also follows the OCP Policy of Sensitive Infill.

4.0 Proposal

4.1 <u>Background</u>

The subject property currently has a two-storey single family dwelling with a tandem two car garage and an additional surface parking spot.

4.2 <u>Project Description</u>

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 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 <u>Site Context</u>

The subject property is located in Lower Mission near the intersection of Raymer Road and McClure Road and just west of Mission Ridge Park. It is in close proximity to transit routes along Gordon Drive and is within walking distance to both Mission Ridge Park and Woodhaven Regional Park. There is one other RU1c zoned property in the same residential block and several RU1c zoned properties within the neighborhood. Other surrounding zones within the neighborhood include some RU2 – Medium Lot Housing and RU6 – Two Dwelling Housing properties.

Specifically, adjacent land uses are as follows:

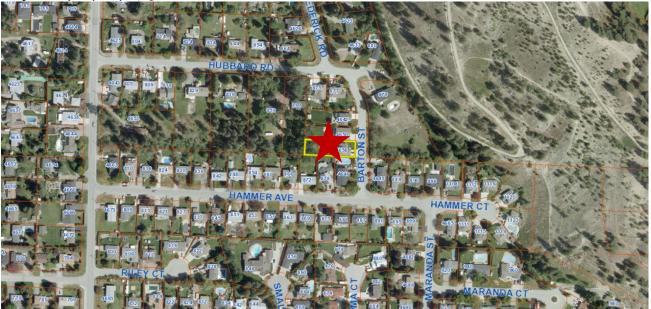
Orientation	Zoning	Land Use
North	RU1 — Large Lot Housing	Residential
East	RU1 — Large Lot Housing	Residential
South	RU1 — Large Lot Housing	Residential
West	RU1 – Large Lot Housing	Residential

Site Context Map



Future Land Use Map





Subject Property Map: 4658 Barton Street

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.

Carriage Houses & Accessory Apartments.³ Support carriage houses and accessory apartments through appropriate zoning regulations.

6.o Technical Comments

- 6.1 Building & Permitting Department
 - Full Plan check for Building Code related issues will be done at time of Building Permit applications. Please indicate how the requirements of Radon mitigation and NAFS are being applied to this complex at time of permit application.
 - No concerns with proposed rezoning

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

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

³ City of Kelowna Official Community Plan, Policy 5.22.12 (Development Process Chapter).

6.2 <u>Development Engineering Department</u>

• See attached memo dated December 15, 2017

6.3 Fire Department

• No concerns with proposed rezoning

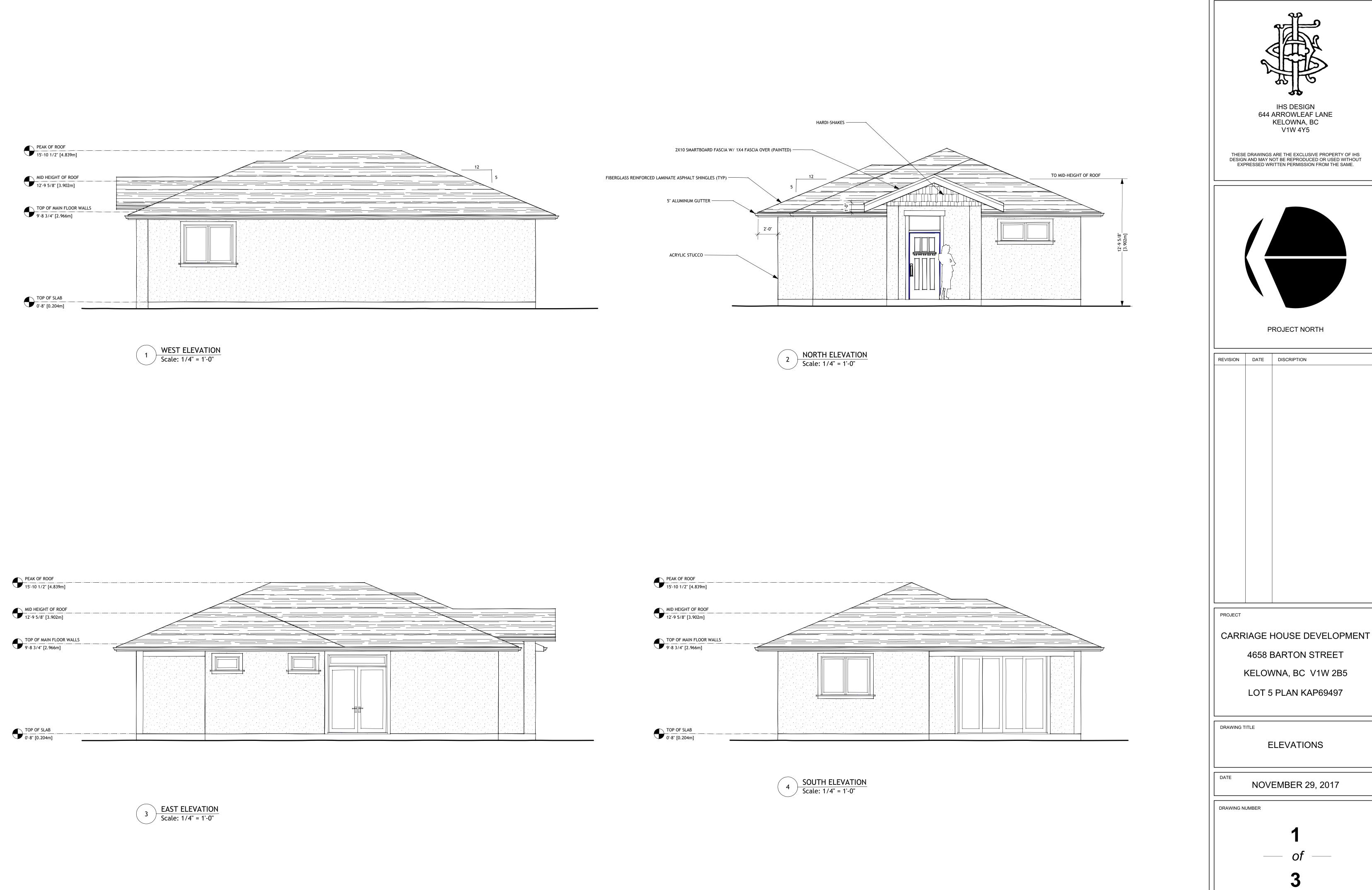
7.0 Application Chronology

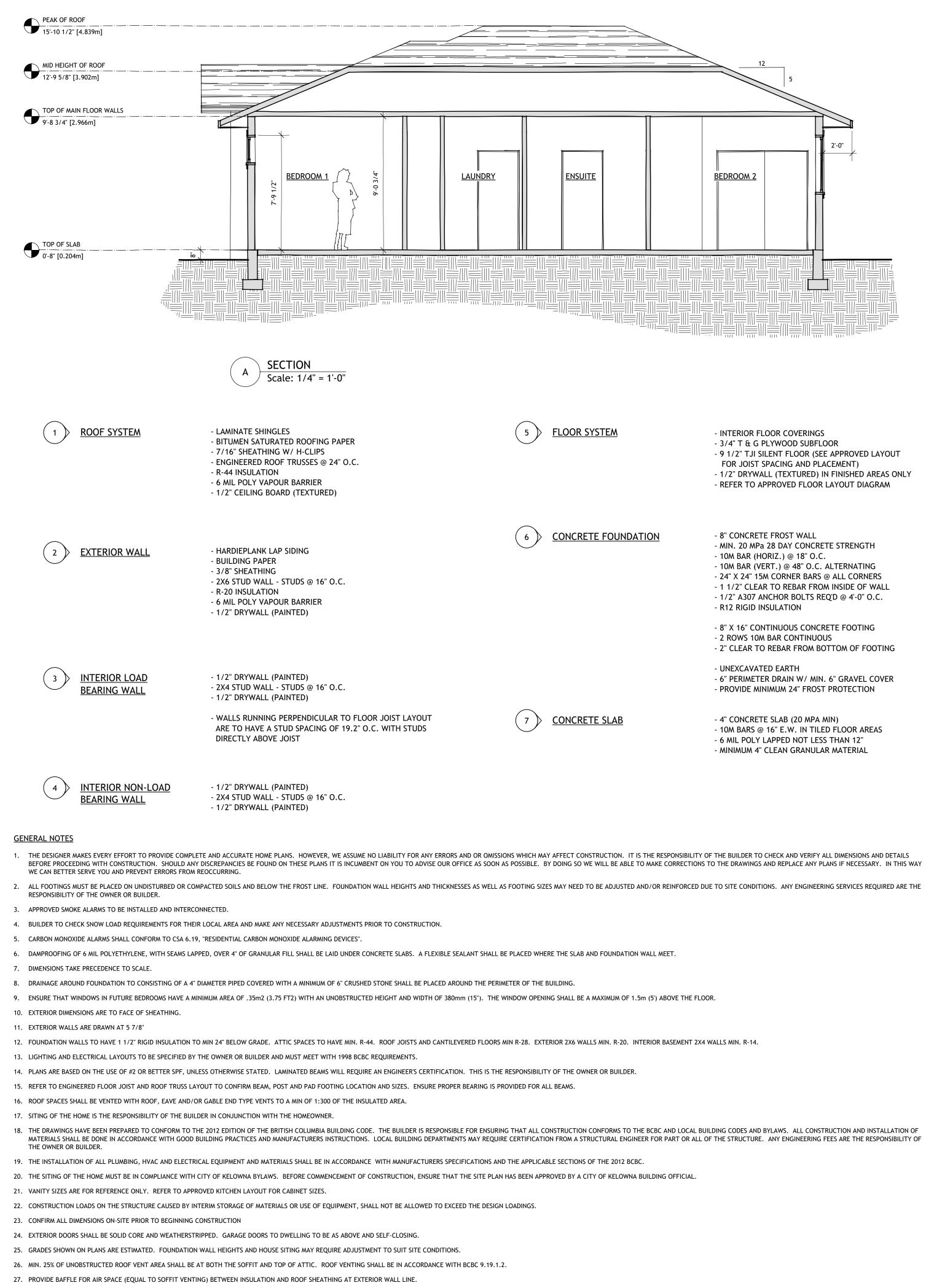
Date of Application Received:	December 15, 2017
Date Public Consultation Completed:	January 16, 2018

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

Attachments:

Development Engineering Memorandum Site Plan and Floor Plans Conceptual Elevations



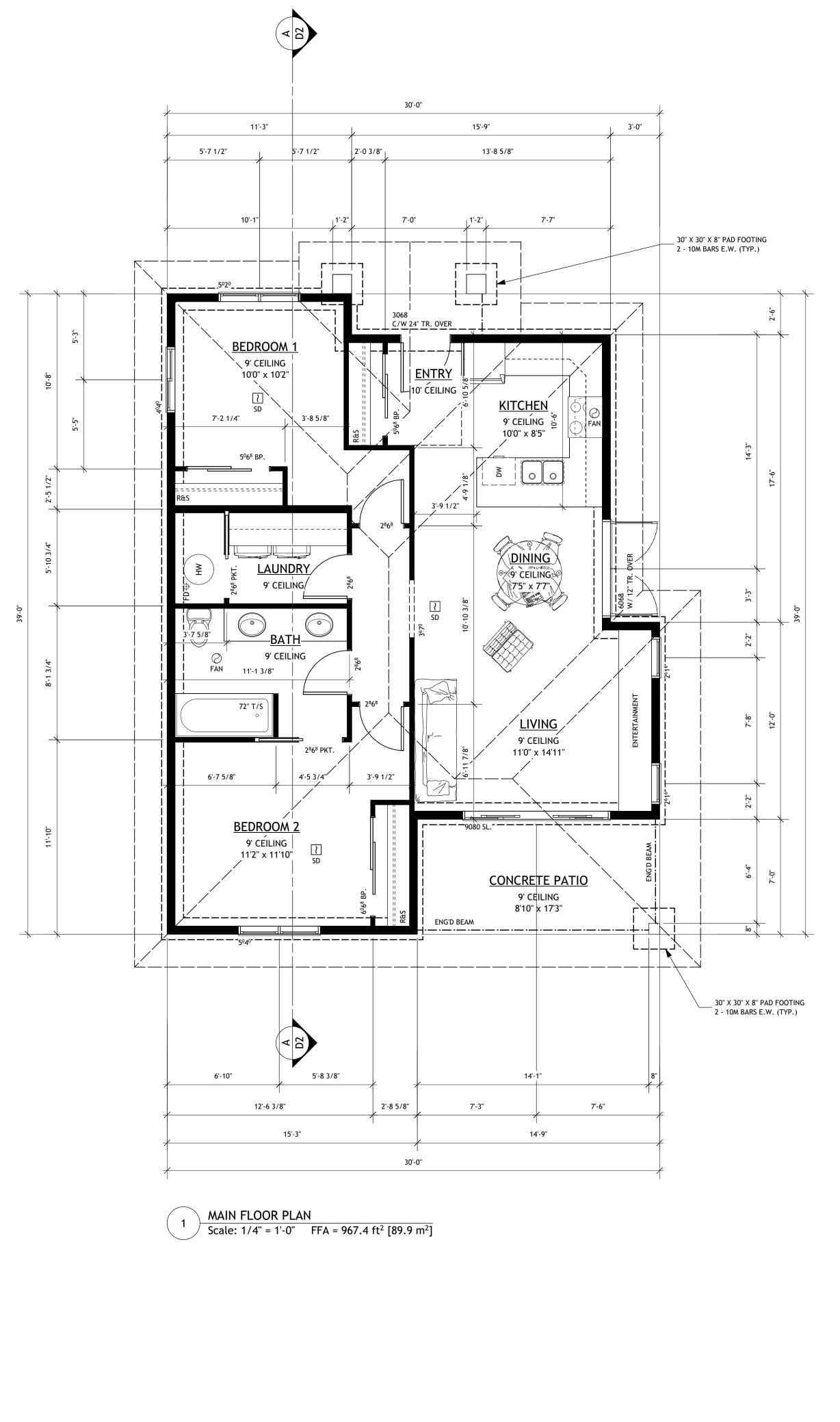


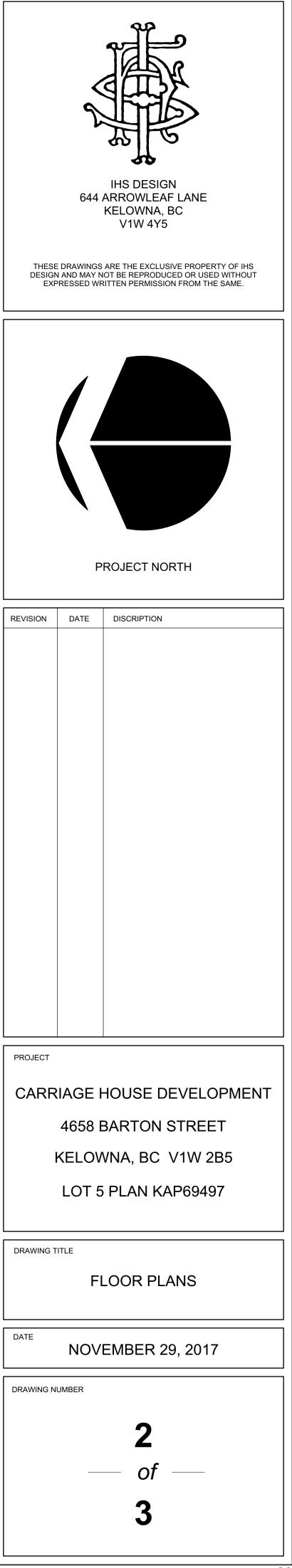
28. THE FACE OF SHEATHED EXTERIOR WALLS SHALL BE FLUSH WITH FOUNDATION WALLS.

29. WOOD IN CONTACT WITH CONCRETE TO BE DAMP-PROOFED WITH SILL GASKET OR OTHER APPROVED METHOD. PLATES TO BE ANCHORED TO CONCRETE FOUNDATION WITH 1/2" DIA. A307 ANCHOR BOLTS AT 4'-0" O.C.

- 1/2" DRYWALL (TEXTURED) IN FINISHED AREAS ONLY

- 2" CLEAR TO REBAR FROM BOTTOM OF FOOTING





PROJECT DATA: CIVIC ADDRESS

LEGAL ADDRESS CURRENT ZONING FUTURE LAND USE S2RES - SINGLE TWO UNIT RESIDENTIAL

ZONING ANALYSIS

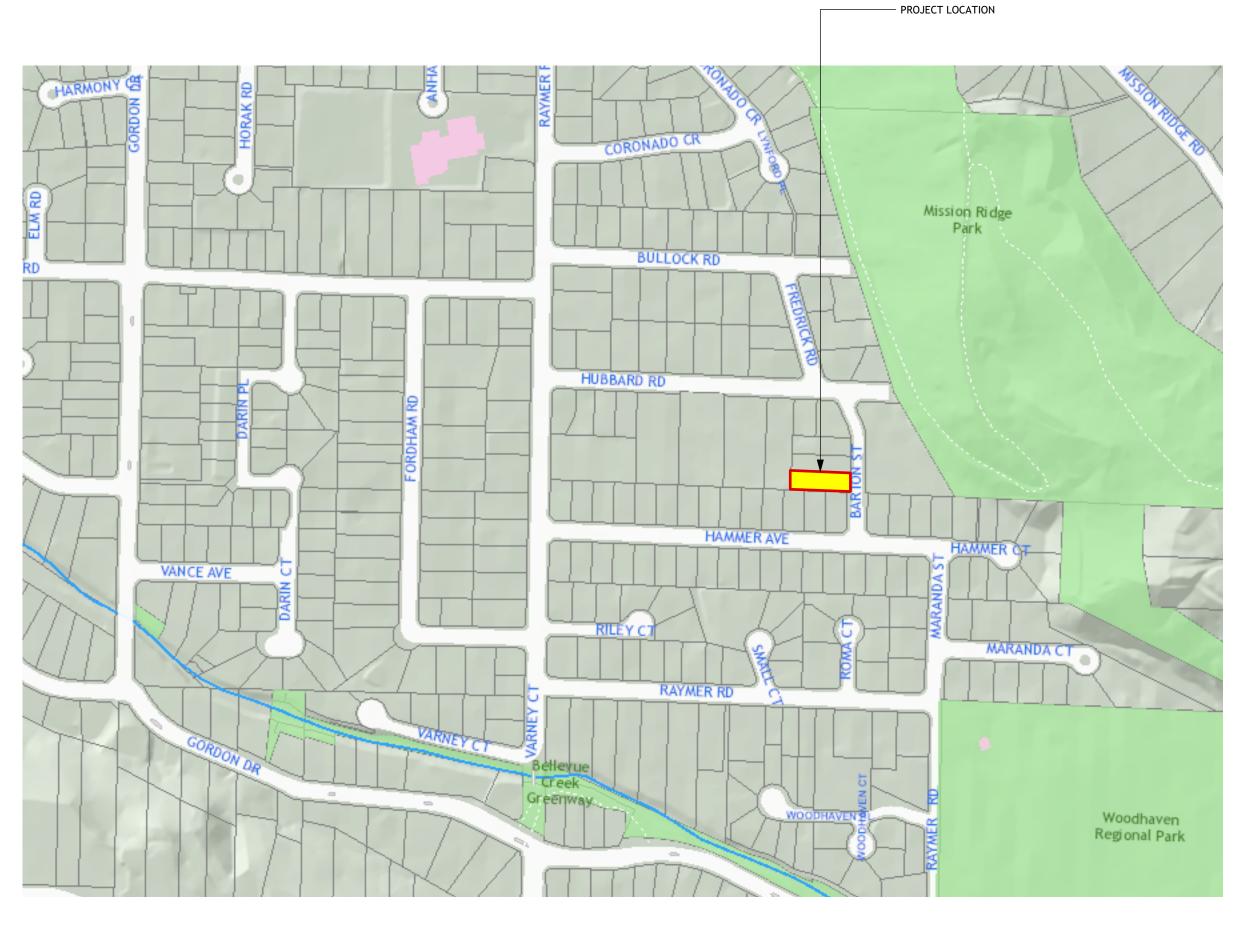
SITE AREA

EXISTING BUILDING FOOTPRINT AT GRADE EXISTING BUILDING TOTAL FINISHED FLOOR AREA PROPOSED SUITE AREA PROPOSED ACCESSORY BUILDING FOOTPRINT PROPOSED DRIVEWAY AREA (CONCRETE) EXISTING DRIVEWAY AREA (CONCRETE) ACCESSORY BUILDING SITE COVERAGE SUITE AREA TO MAIN DWELLING AREA SITE COVERAGE SITE COVERAGE INCLUDING HARD SURFACES

BUILDING HEIGHT OF EXISTING HOUSE BUILDING HEIGHT OF PROPOSED SUITE PEAK OF EXISTING DWELLING ROOF PARKING STALLS PROVIDED PRIVATE OPEN SPACE

SETBACK TO PRINCIPLE BUILDING REAR (WEST) YARD SETBACK SIDE (NORTH) YARD SETBACK SIDE (SOUTH) YARD SETBACK

1 IN 200 YEAR FLOOD CONSTRUCTION LEVEL



3 SITE CONTEXT

4658 BARTON STREET KELOWNA, BC V1W 2B5 LOT 5 PLAN KAP69497 RU-1 LARGE LOT HOUSING

RU1 ZONE STANDARDS	PROPOSED
550.00m2	1059.92m2
	146.94m2
	153.00m2
	89.90m2
	89.90m2
	0.00m2
	68.30m2
14%	8.5%
75%	58.8%
40.0%	22.3%
50.0%	28.8%
9.5m/2 1/2 STOREYS	
4.8m/1 1/2 STOREYS	3.990m/1 STOREY
3	3
30.00m2	95.00m2
3.000m	23.647m
2.000m	4.939m
2.000m	6.856m
2.000m	2.000m
343.660m	405.000m

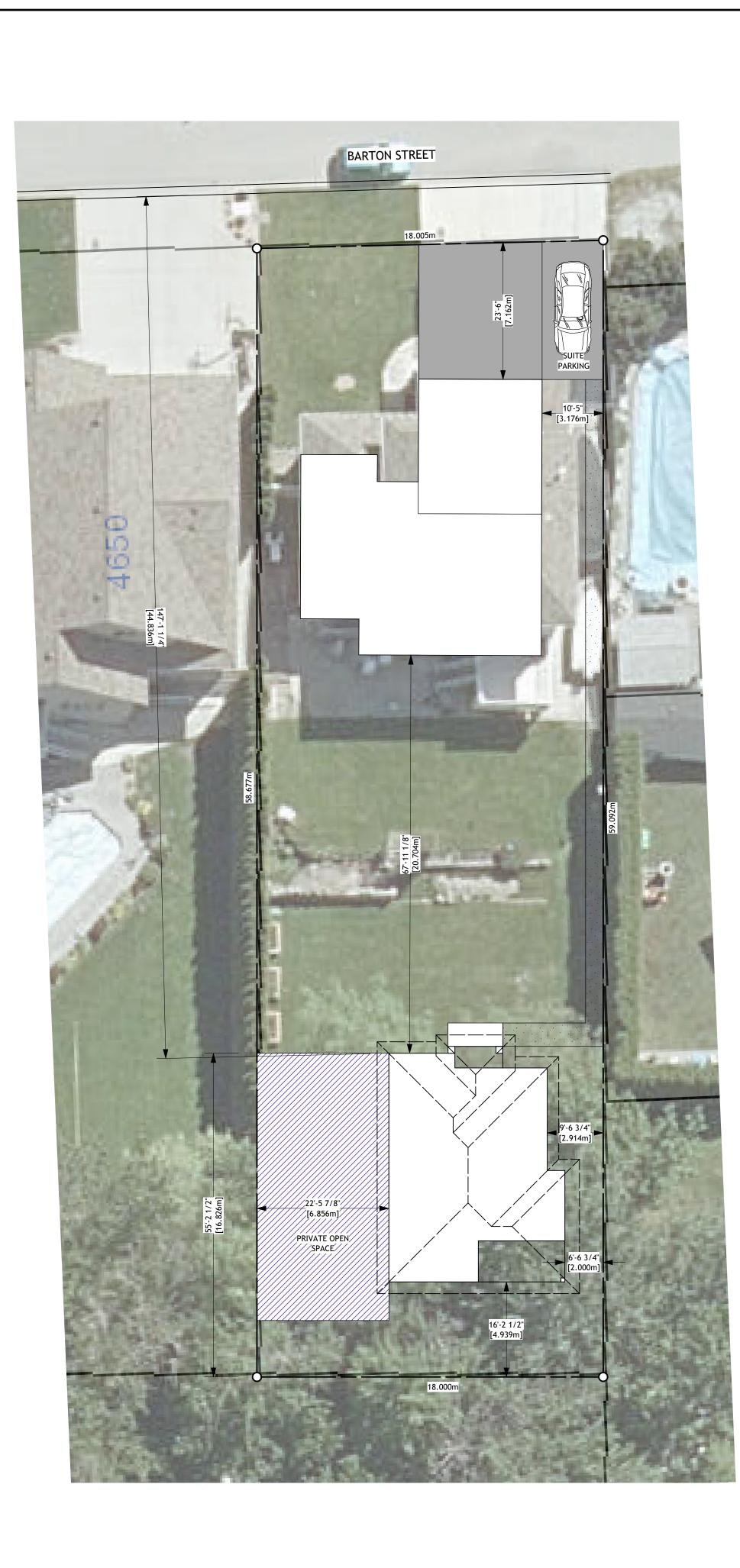


Image: Constraint of the system of the sy		
PROJECT NORTH		
REVISION DATE DISCRIPTION		
PROJECT		
CARRIAGE HOUSE DEVELOPMENT		
4658 BARTON STREET		
KELOWNA, BC V1W 2B5 LOT 5 PLAN KAP69497		
DRAWING TITLE		
SITE PLAN		
DATE NOVEMBER 29, 2017		
DRAWING NUMBER		

30

CITY OF KELOWNA

MEMORANDUM

Date: December 15, 2017

File No.: Z17-0115

To: Community Planning (TB)

From: Development Engineering Manager (JK)

Subject: 4658 Barton St. Lot 5 Plan 69497 RU1 to RU1c Carriage House

Development Engineering has the following comments and requirements associated with this application. The 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 water service. The service will be adequate for this application. One metered water service will supply both the main residence and the carriage house.

2. <u>Sanitary Sewer</u>

Our records indicate that this property is currently serviced with a 100mm-diameter sanitary sewer service with an IC which is adequate for this application.

3. Development Permit and Site Related Issues

Direct the roof drains onto splash pads.

Driveway access permissible is one (1) per property as per bylaw

4. <u>Electric Power and Telecommunication Services</u>

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

James Kay, P. Eng. Development Engineering Manager

AS/





Date:	February 5, 201	18		Kelowna
RIM No.	1250-30			
То:	City Manager			
From:	Community Planning Department (KB)			
Application:	Z17-0108		Owner:	Greencorp Ventures Inc., Inc.No. BCo987730
Address:	2630 Bath Stre	et	Applicant:	Worman Commercial
Subject:	Rezoning Application			
Existing OCP De	signation:	MRL – Multiple Unit Re	sidential (Low	Density)
Existing Zone:		RU6 – Two Dwelling Ho	ousing	
Proposed Zone: RM ₃ – Low Density Multiple Housing				

1.0 Recommendation

THAT Rezoning Application No. Z17-0108 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 1 District Lot 14 Osoyoos Division Yale District Plan 3785, located at 2630 Bath Street, Kelowna, BC from the RU6 – Two Dwelling Housing 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 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 February 5, 2018;

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 multiple dwelling housing.

3.0 **Community Planning**

Community Planning Staff support the rezoning application located within the Permanent Growth Boundary and within the South Pandosy Urban Centre from the RU6 – Two Dwelling Housing to the RM3 – Multiple Dwelling Housing (Low Density) zone. The RM₃ zone meets the density objective of the Official Community Plan (OCP) MRL - Multiple Unit Residential (Low Density) designation. The MRL designation forms part of a density gradient and transition from the S₂RES along Wardlaw Avenue and Abbott Street (to the north and west) and the higher density MRM and MXR (to the east and south), as part of the heart of the urban centre.

The subject property is located near shops and services, parks and transit, that would provide a threebedroom stacked townhome housing option in great need in the City. It addresses several objectives of the OCP, notably:

- Housing Mix. Support a greater mix of housing unit size, form and tenure in new multi-unit residential.
- **Family Housing.** Support housing alternatives for families when single detached housing is too costly, including features that are important to families such as: outdoor space, direct access to grade, larger units, safe design, and neighbourhood characteristics (e.g. location and amenities).
- **Ground-Oriented Housing**. 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, especially where such can be provided on non-arterial and non-collector streets.

Staff are currently tracking two variances on the development, for site coverage and the south side yard setback. Should Council support this rezoning, Staff will bring forward a Development Permit and Development Variance Permit for Council consideration.

The applicant has confirmed the completion of neighbourhood consultation in accordance with Council Policy No. 367.

4.0 Proposal

4.1 <u>Project Description</u>

The application is to rezone the subject property from RU6 – Two Dwelling Housing to RM3 – Low Density Multiple Housing to allow for a multiple dwelling development in the form of a stacked townhome.

The development features three single storey condominium style homes stacked on top of each other. The three-bedroom ground floor unit has direct access from the street, and from an attached garage, and features a large, private yard. The second and third floors each feature three bedroom units, which private, at grade entrances, private lifts and direct access to a double car garage. Each of the upper floor homes has an outdoor living space on large decks with landscape features.

All vehicular access for the development is proposed to come from the lane that fronts this development on the north property line. The laneways will be upgraded along the property's lane frontage and the bollards, that are currently located in the north lane, will be removed.

4.2 <u>Site Context</u>

The subject property is located on Bath Street, north of Osprey Avenue. The property lies within the South Pandosy Urban Centre Area, in the City's South Pandosy – KLO Sector. It is in close proximity to the Pandosy Village Centre and it is located within the Permanent Growth Boundary.

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

Specifically, adjacent land uses are as follows:

Subject Property Map: 2630 Bath Street



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 5 - Development Process

Objective 5.3 Focus development to designated growth areas

Policy .2 - **Compact Urban Form.** 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.

Objective 5.22 Ensure context sensitive housing development

Policy .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 .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.

Policy .13 Family Housing. Support housing alternatives for families when single detached housing is too costly, including features that are important to families such as: outdoor space, direct access to grade, workshop space, larger units, safe design, and neighbourhood characteristics (e.g.: location and amenities).

Objective 5.23 Address the needs of families with children through the provision of appropriate family-oriented housing

Policy .1 Ground-Oriented Housing. 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.o Technical Comments

6.1 <u>Development Engineering Department</u>

See Schedule "A" City of Kelowna Memorandum

7.0 Application Chronology

Date of Application Received:	November 10, 2017
Date Public Consultation Completed:	January 18, 2018

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

Attachments:

Schedule "A" City of Kelowna Memorandum Attachment "A" Initial Drawing Package



CITY OF KELOWNA

MEMORANDUM

Date: December 01, 2017 **File No.:** Z17-0108

To: Community Planning (KB)

From: Development Engineering Manager(JK)

Subject: 2630 Bath Street

RU6 to RM3

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

The Development Engineering Technologist for this project is Jason Angus.

- .1) Domestic Water and Fire Protection
 - a) The development site is presently serviced with a small diameter (19-mm) 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. Only one service will be permitted for this development.
 - b) It is apparent that the existing 150mm diameter watermain within Bath Street is substandard for fire flow in the area. The applicant, at their cost, will arrange for upgrading of watermain along the full frontage to Bath Street and new construction of a 200mm within the laneway from Abbott Street to Bath Street complete with the installation of one new larger water service.
- .2) Sanitary Sewer
 - (a) The development site is presently serviced with a 100mm-diameter sanitary sewer service. Only one service will be permitted for this development. The developer's consulting civil engineer will determine sanitary sizing for this development. The applicant, at his cost, will arrange for the removal of the existing service and the installation of a new larger service if required.
 - (b) The existing 150mm sanitary main is substandard and must be upgraded to a 200mm main from Osprey Ave including the full frontage of this development. A one-time cash payment in lieu of construction for the frontage of this development must be collected from the applicant for future construction by the City. The cash-in-lieu amount is determined to be **\$15,656.00**
- .3) <u>Storm Drainage</u>
 - (a) The developer must engage a consulting civil engineer to provide a storm water management plan for these sites 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

SCHEDULE	Α
This forms part of app	lication
# <u>Z17-0108</u>	🕺 🕺
	City of
Planner Initials KB	Kelowna COMMUNITY PLANNING

Z17-0108 2630 Bath St RU6 - RM3 JA.doc

service and recommendations for onsite drainage containment and disposal systems.

.4) Road Improvements

- (a) Bath Street fronting this development must be upgraded to an urban standard to included barrier curb & gutter, separate concrete sidewalk, storm drainage, landscaped & irrigated boulevard and relocation or adjustment of existing utility appurtenances if required to accommodate the upgrading construction. A modified cross section of SS-R5 showing a separated sidewalk on property line should be used for design and costing.
- (b) The lane fronting this development is required to be constructed to a paved standard. A cross section of SS-R2 should be used for design and costing.

.5) Road Dedication and Subdivision Requirements

By registered plan to provide the following:

a) Grant statutory rights-of-way if required for utility services.

.6) Electric Power and Telecommunication Services

- 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 as this site is located within the South Pandosy urban town centre.
- b) Streetlights must be installed on Bath Street.
- c) 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.
- d) Re-locate existing poles and utilities, where necessary. Remove aerial trespass (es).

.7) <u>Engineering</u>

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

.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).

SCHEDULE A This forms part of application # 217-0108 City of Planner Initials KB

Z17-0108 2630 Bath St RU6 - RM3 JA.doc

- d) A "Consulting Engineering Confirmation Letter" (City document 'C') must be completed prior to submission of any designs.
- e) Before any construction related to the requirements of this subdivision application commences, design drawings prepared by a professional engineer must be submitted to the City's Works & Utilities Department. The design drawings must first be "Issued for Construction" by the City Engineer. On examination of design drawings, it may be determined that rights-of-way are required for current or future needs.

.9) <u>Servicing Agreements for Works and Services</u>

- 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 on the insurance policy as an additional insured.

.10) Survey Monuments 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.

- .11) Bonding and Levy Summary
 - (a) <u>Bonding</u>

Water main and service upgrade Sanitary main upgrade Cash-in-lieu Storm service upgrades Bath Street Frontage Improvements Lane Frontage Improvements To be determined \$15,656.00 To be determined To be determined To be determined

To be determined

Total Bonding

.12) 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).

14) Development Permit and Site Related Issues

Access and Manoeuvrability

(i) The access to this site must be from the lane. Access to Bath Street is not permitted as per bylaw.



Z17-0108 2630 Bath St RU6 - RM3 JA.doc

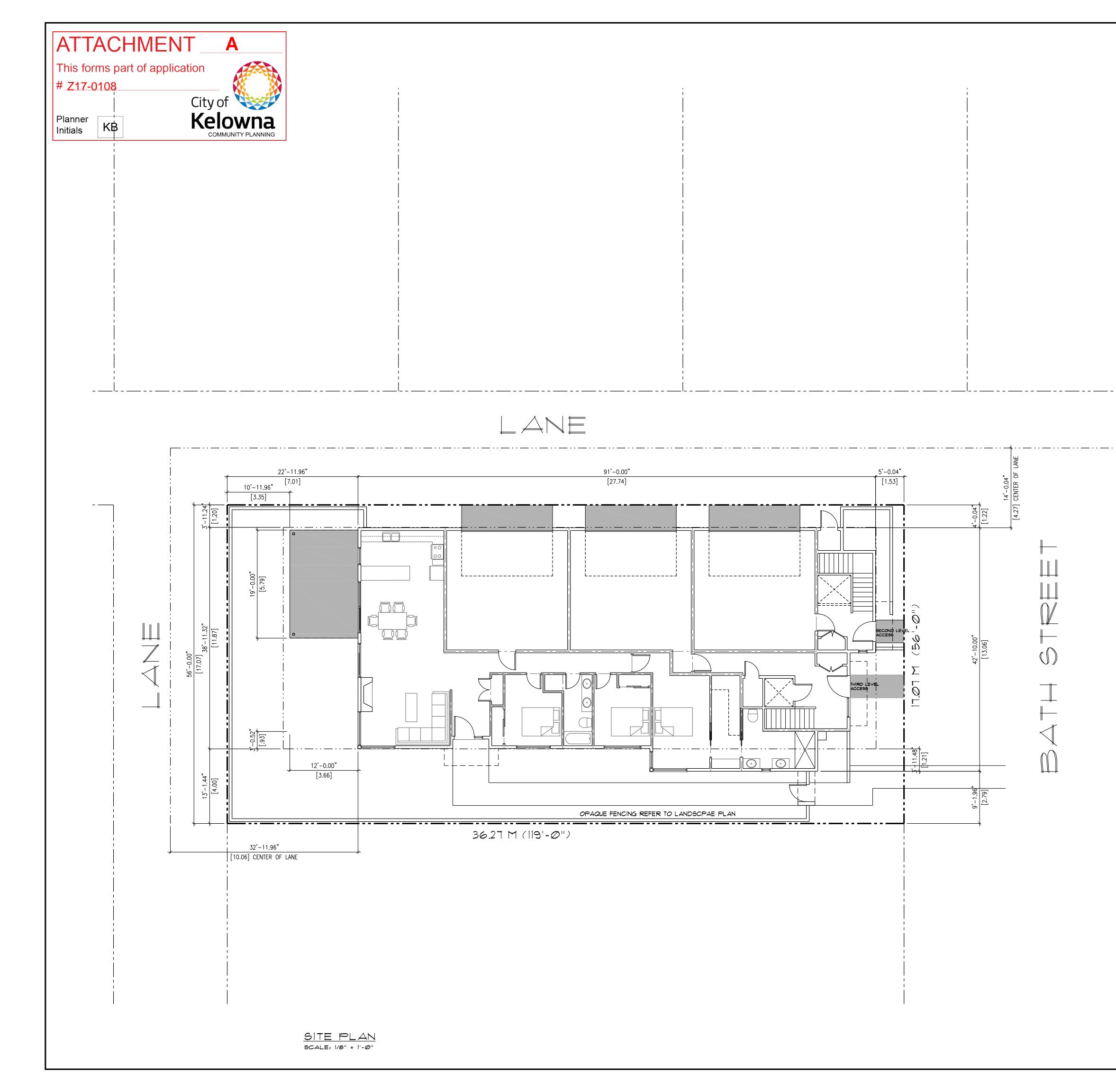
15. Geotechnical Report

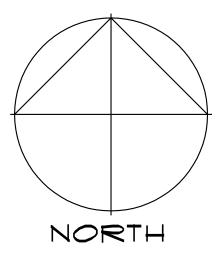
As a requirement of this application the owner must provide a geotechnical report prepared by a Professional Engineer qualified in the field of hydro-geotechnical survey to address the following:

- (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 pisometers 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.

James Kay, P/Eng.

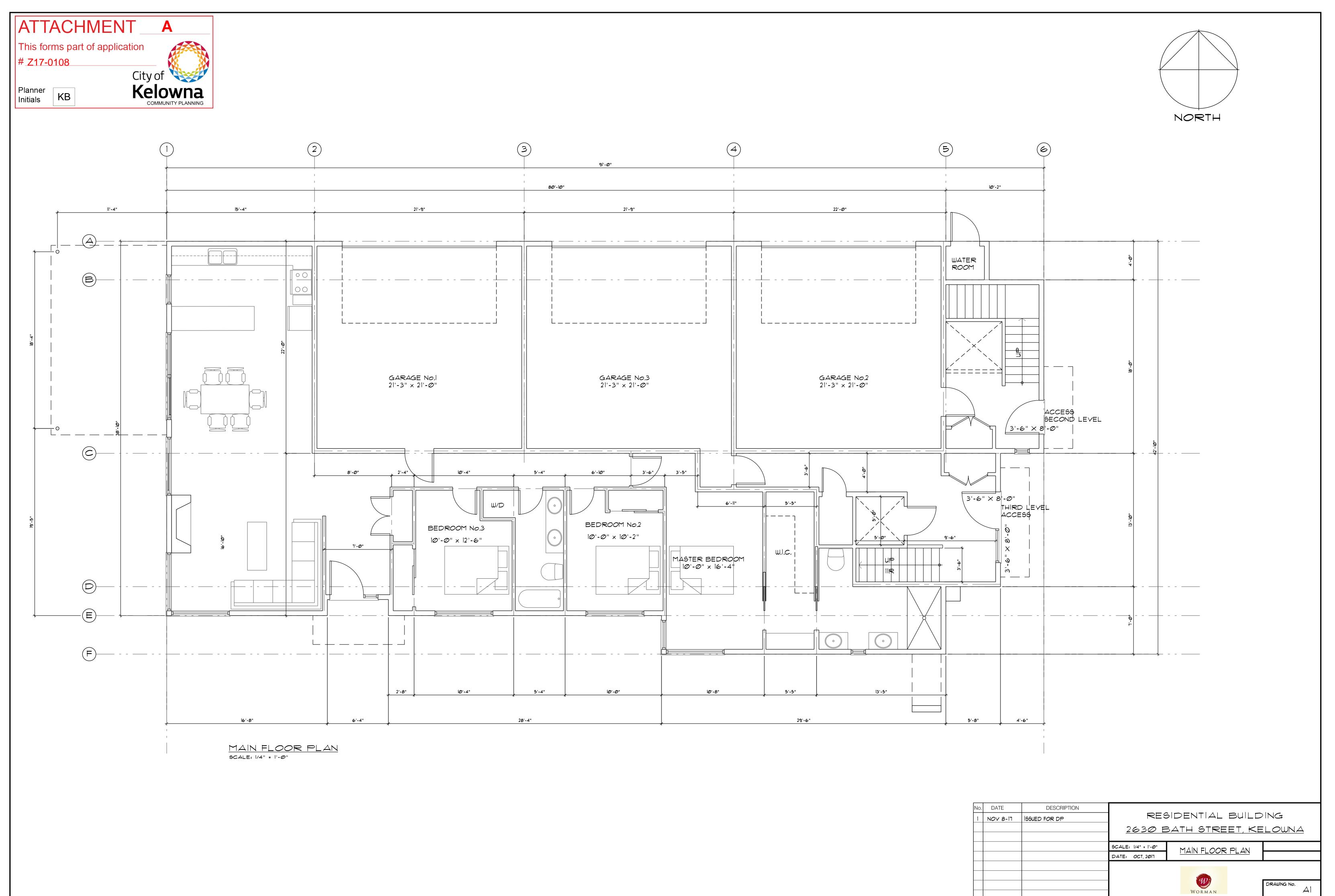
Development Engineering Manager

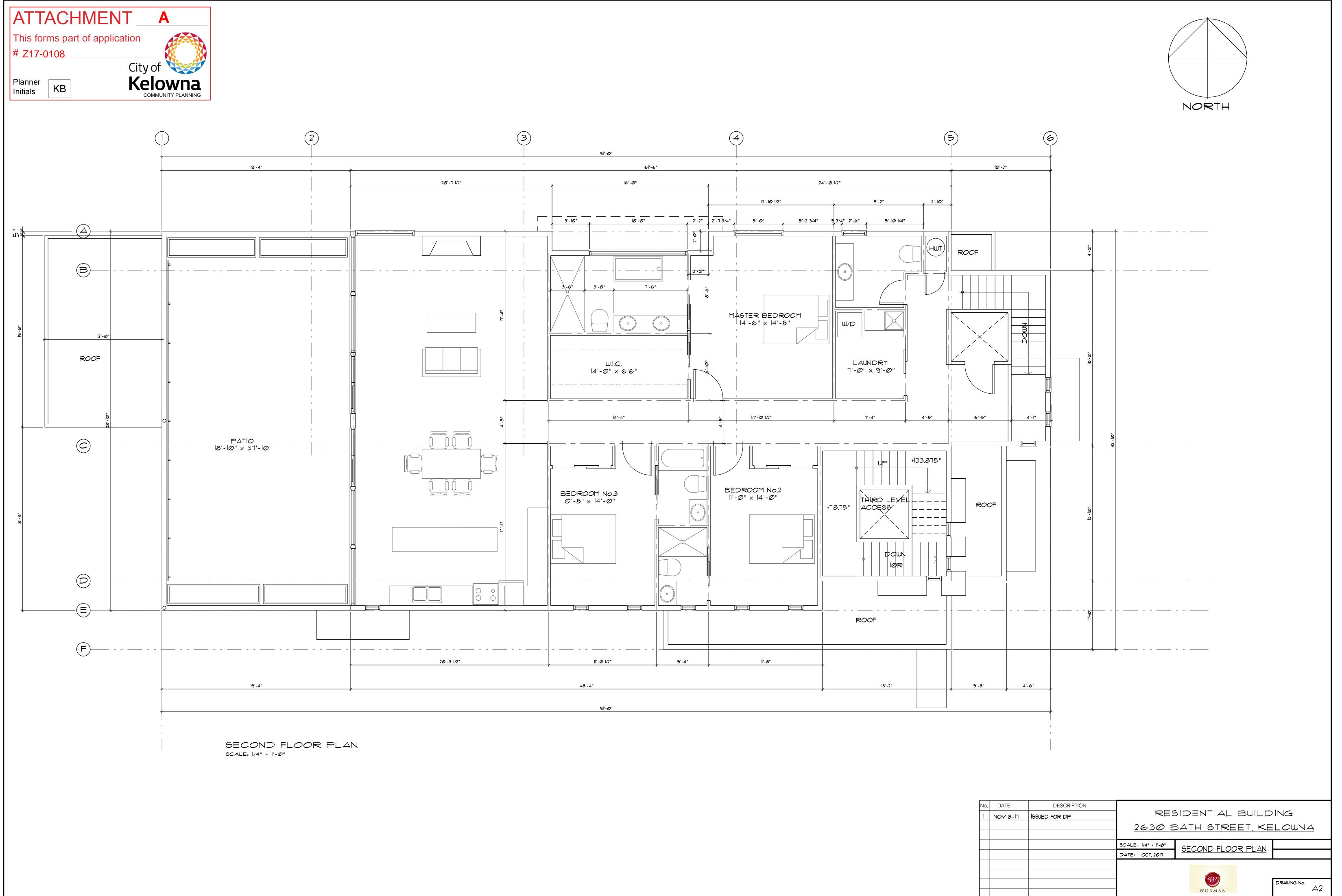


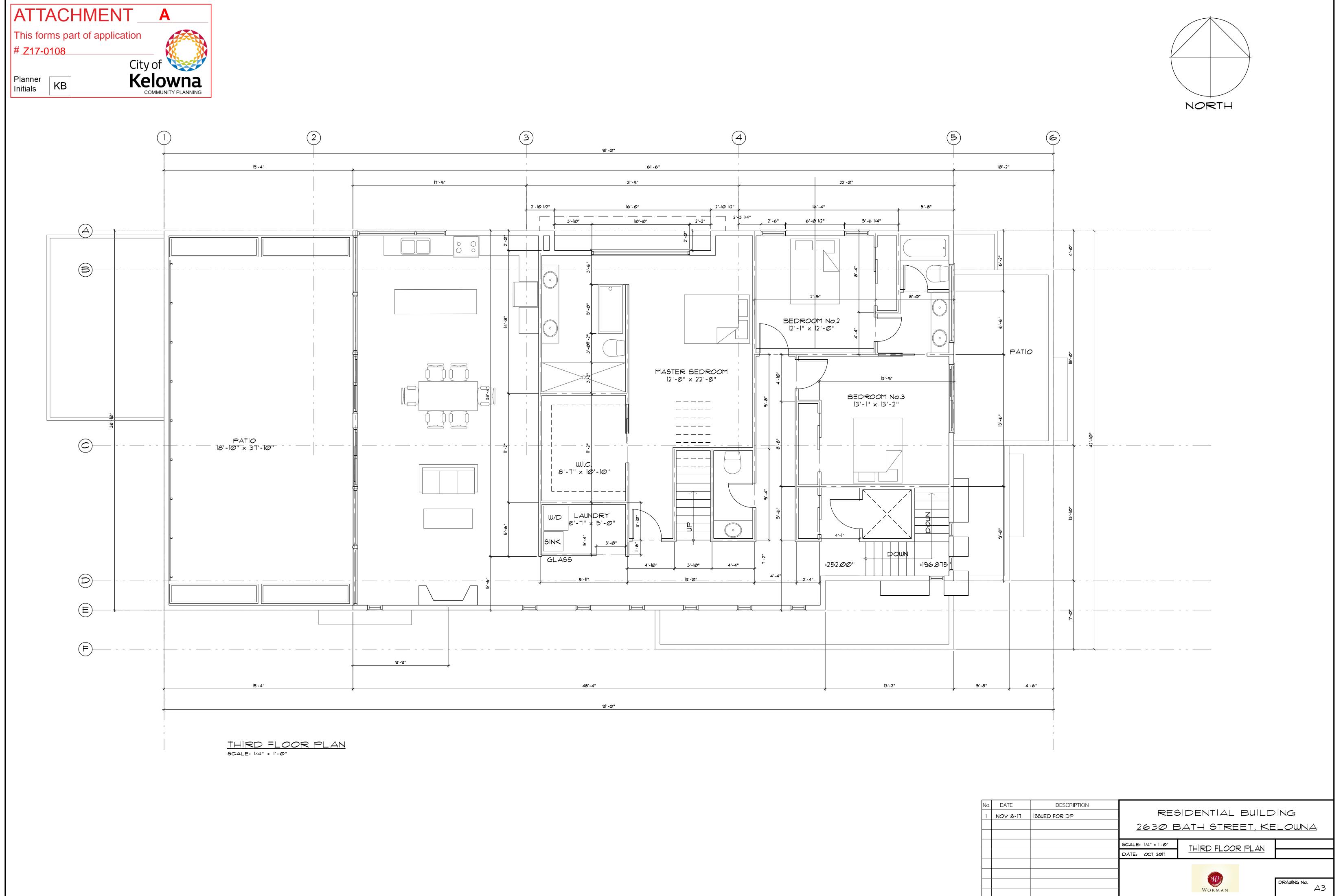


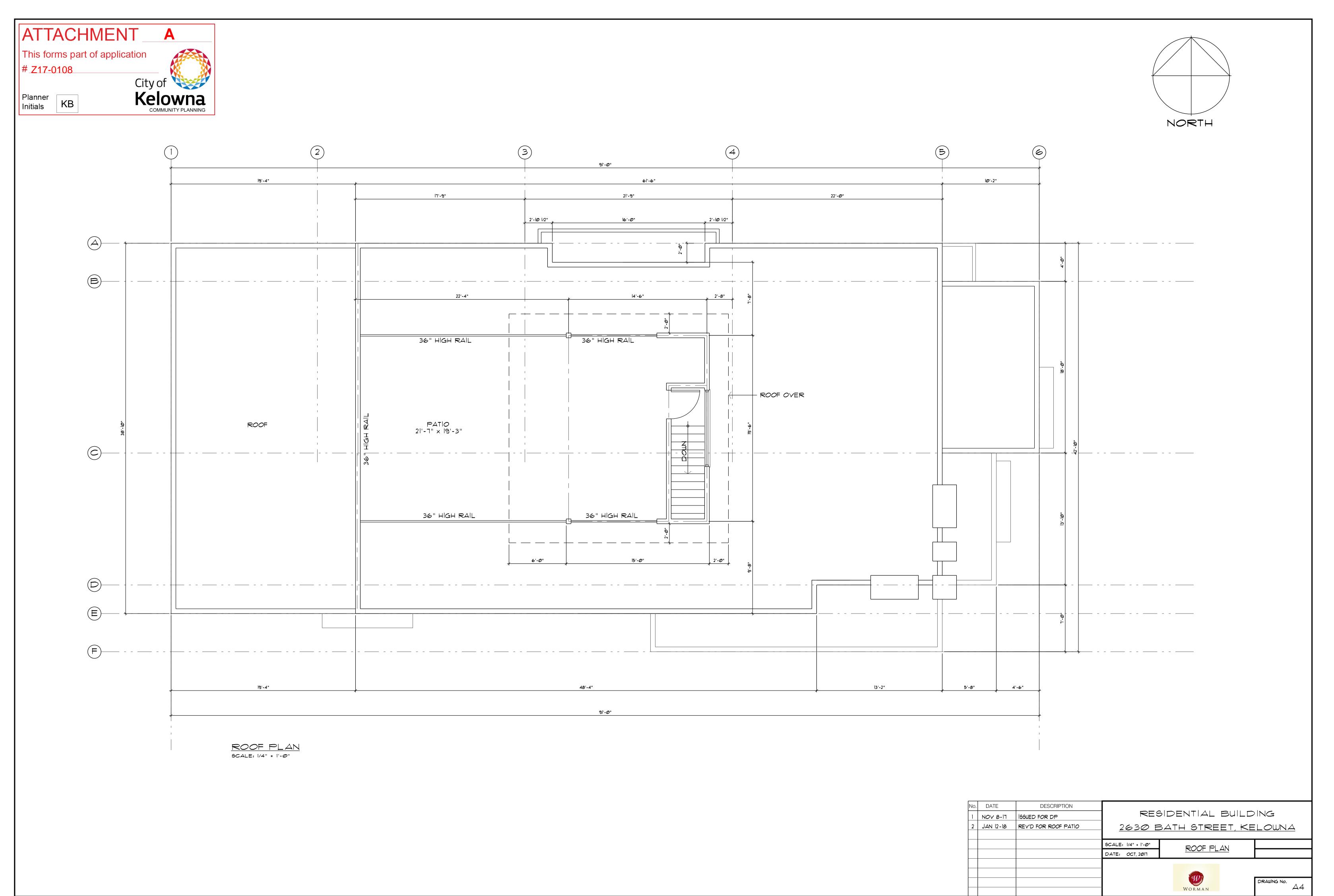
PROJECT DATA					
CIVIC ADDRESS: 2673 GORE STREET, KELOWNA, BC LEGAL DESCRIPTION: LOT 1, PLAN 3785, DL , O.D.Y.D. CURRENT ZONING: RU6 – TWO DWELLING HOUSING					
ZONING BYLAW	REQUIREN	JENTS			
PROPOSED ZONE RM3 – LOW DENSITY MUL SITE AREA = 6,664 SQ.FT. (619.2 SQ.M.) <u>BUILDING AREA (NET)</u> MAIN FLOOR = SECOND FLOOR = THIRD FLOOR =	1,602 SQ.FT.	(202.7 SQ.M.)			
	AREA = 6,020 SQ.FT.	· · ·			
		· · · · · · · ·			
SECOND	50% (309.6 sq.m.) 60% (371.5 sq.m.) 10.0m/3 STOREYS 1.5m 4.0m 1.2m 3.0m	.9 (556.9 sq.m.) 53.7% (332.8 sq.m.)* 65.3% (404.8 sq.m.) 10.0m/3 STOREYS 1.53m 2.79m* 1.22m 3.35m 8 STALLS 2 SPACES 1 SPACE 1 SPACE			
LANDSCAPE BUFFERS (m) FRONT (BATH STREET) SIDE (NORTH) SIDE (SOUTH) REAR (EAST) LANDSCAPE TREATMENT LEVELS FRONT (BATH STREET) SIDE (NORTH) SIDE (SOUTH) REAR (EAST) * VARIANCE REQUIRED	1.5m 1.2m** 1.2m 3.0m** ** OR OPAQUE 2 3 3 3 3	1.5m 3.0m 2.79m 3.35m			

No.	DATE	DESCRIPTION						
1	NOV 8-17	ISSUED FOR DP	RESIDENTIAL BUILDING					
			<u>2630 BATH STREET, KELOWNA</u>					
			SCALE: 1/8" = 1'-0"	CITE DI ANI				
			DATE: <i>O</i> CT, 2011	<u>site plan</u>				
				W				
					DRAWING NO. ΔO			
				WORMAN				

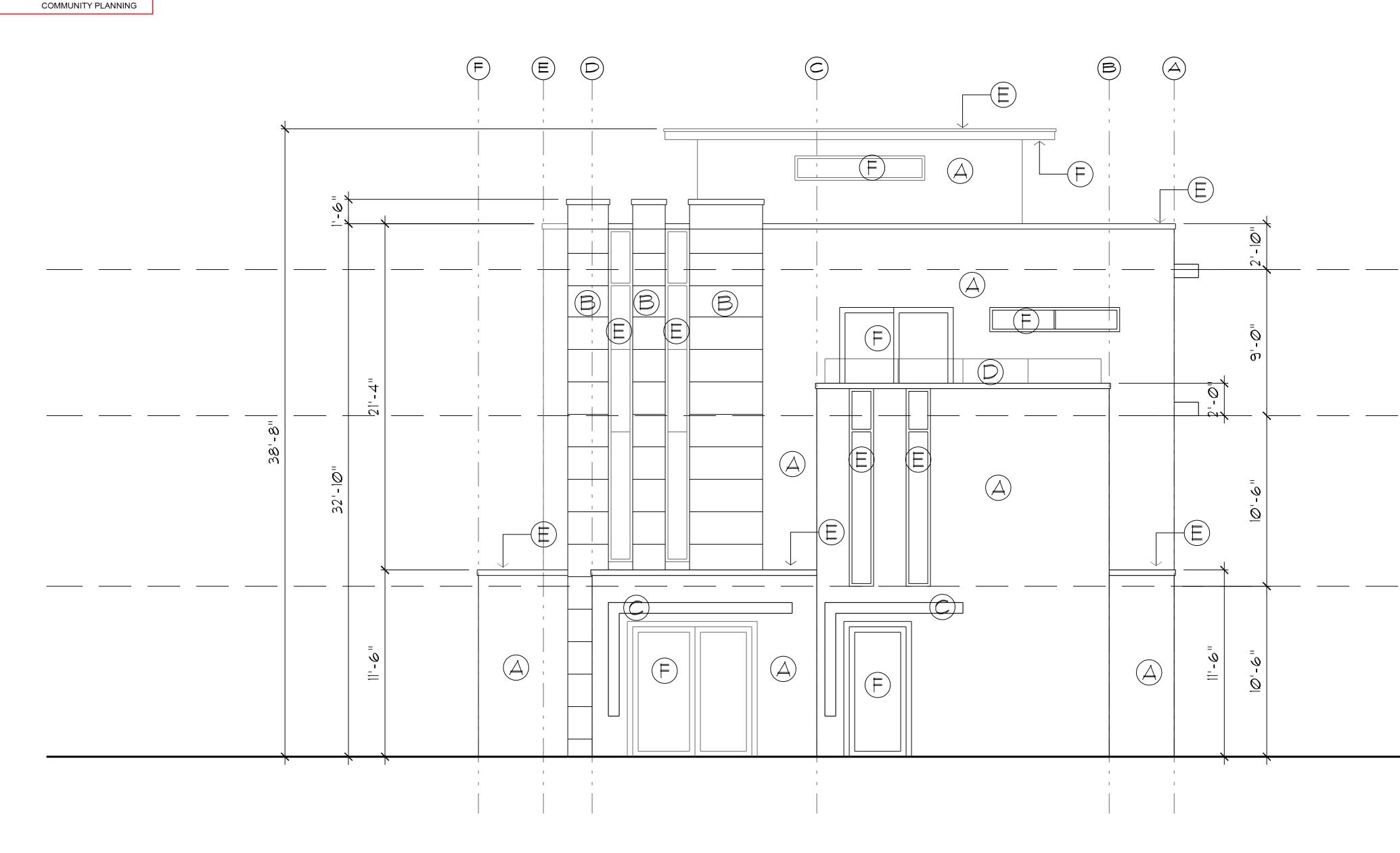








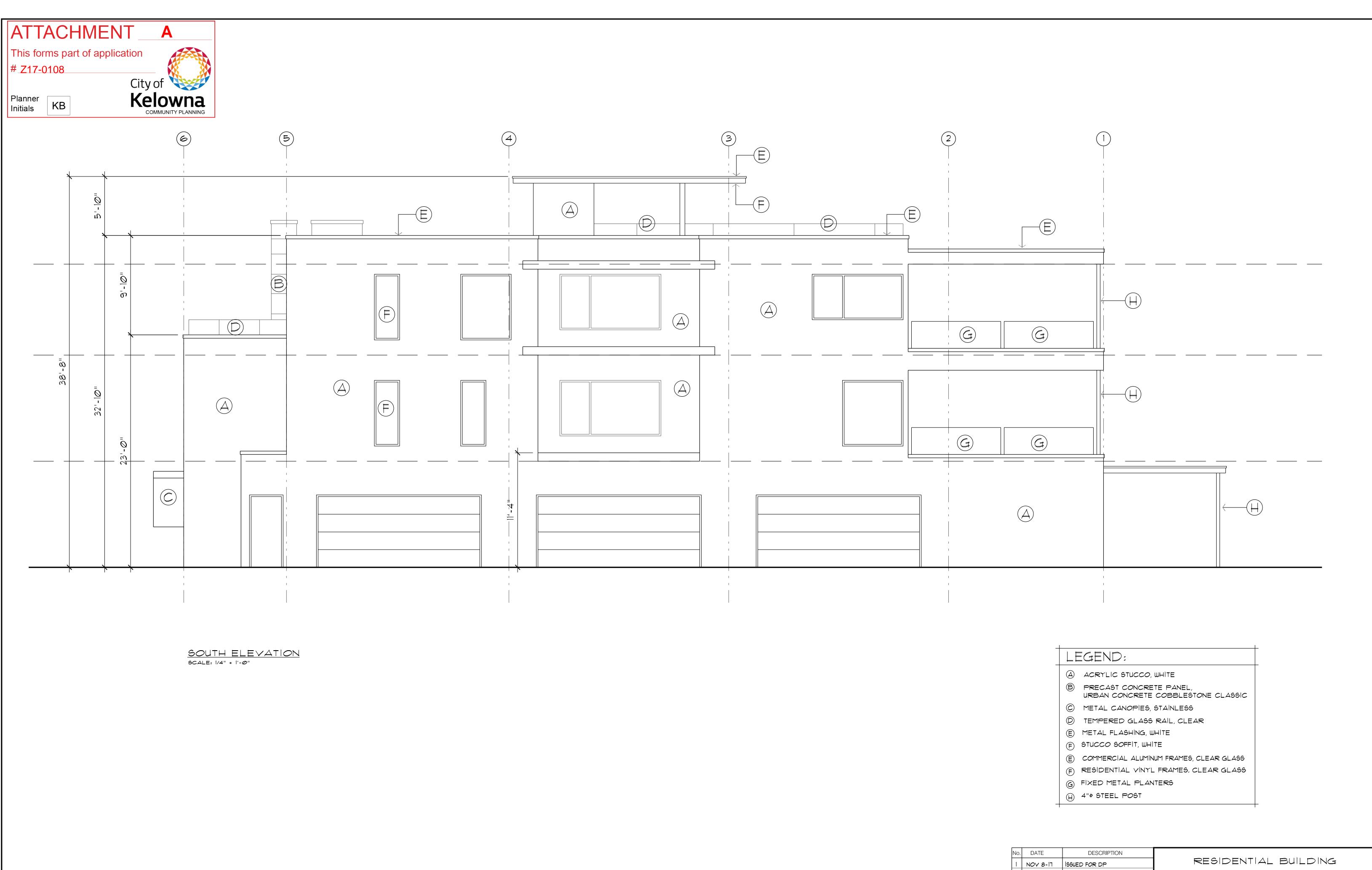




<u>BATH STREET (WEST) ELEVATION</u> SCALE: 1/4" = 1'-∅"

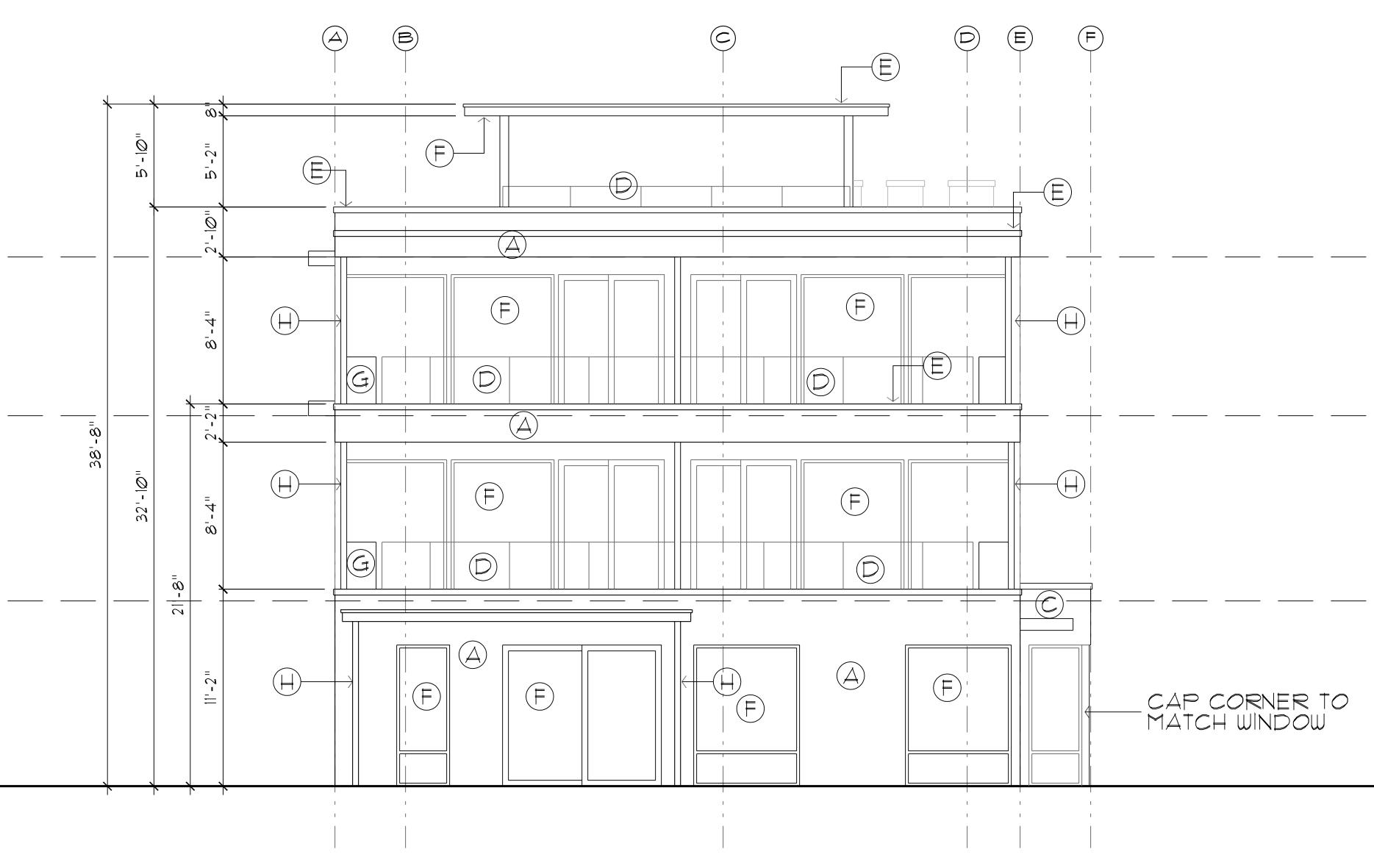
LEGEND: ACRYLIC STUCCO, WHITE B PRECAST CONCRETE PANEL, URBAN CONCRETE COBBLESTONE CLASSIC © METAL CANOPIES, STAINLESS D TEMPERED GLASS RAIL, CLEAR E METAL FLASHING, WHITE (F) STUCCO SOFFIT, WHITE E) COMMERCIAL ALUMINUM FRAMES, CLEAR GLASS (F) RESIDENTIAL VINYL FRAMES, CLEAR GLASS G FIXED METAL PLANTERS H 4" & STEEL POST

No.	DATE	DESCRIPTION				N		
1	NOV 8-17	ISSUED FOR DP	_ RES	RESIDENTIAL BUILDING				
			<u>2630 BATH STREET, KELOWNA</u>					
			SCALE: 1/8" = 1'-0"					
			DATE: OCT, 2011					
				T				
				WORMAN		DRAWING NO. 45		
				VV ORMAN				



No.	DATE	DESCRIPTION					
1	NOV 8-17	ISSUED FOR DP	RESIDENTIAL BUILDING				
2	JAN 12-18	REV'D FOR ROOF PATIO	2630 BATH STREET, KELOWNA				
			SCALE: 1/8" = 1'-0"	ELEVATIONS			
			DATE: OCT, 2011				
]				
					DRAWING NO.		
				WORMAN	AO		

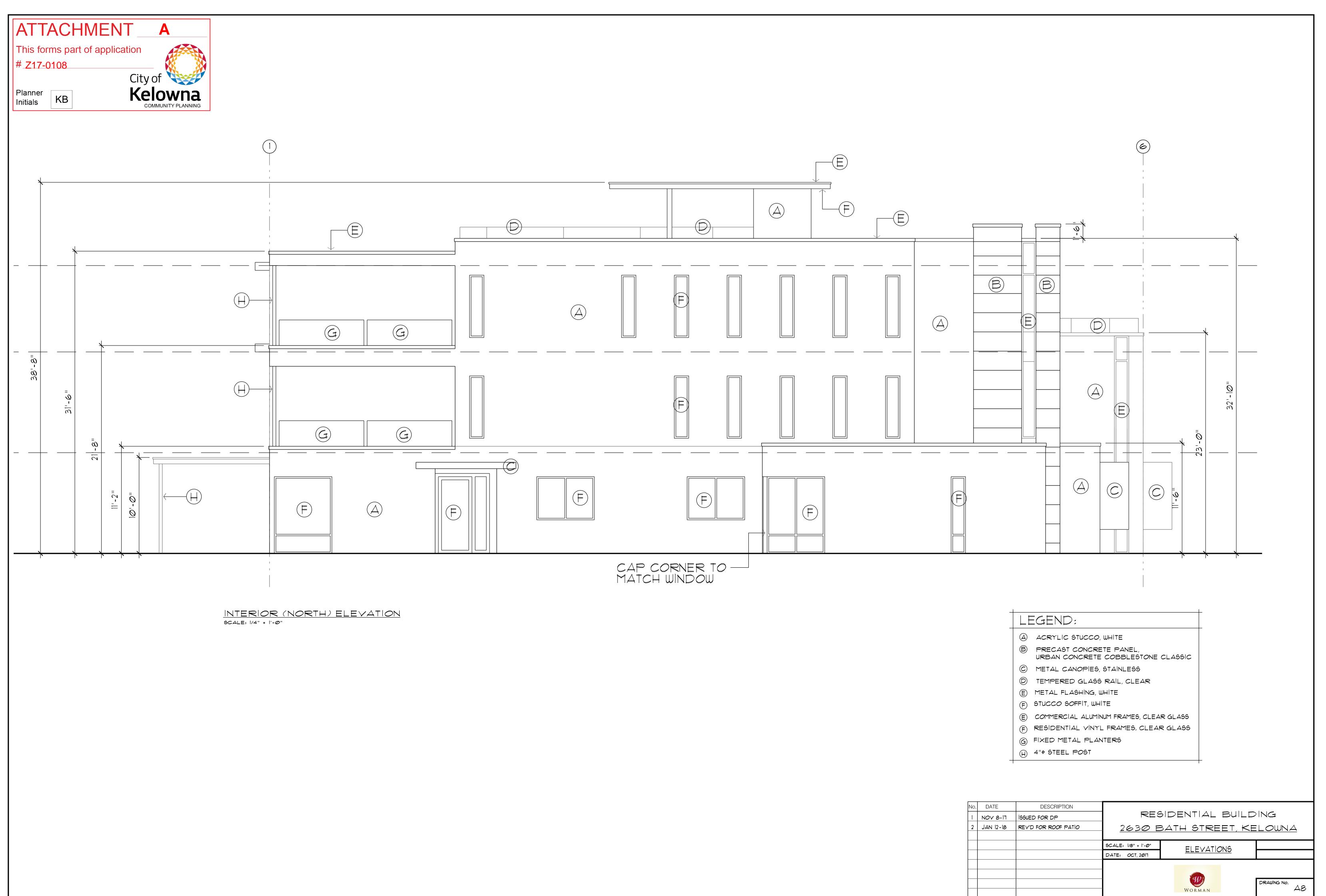




 $\frac{\text{LANE (EAST) ELEVATION}}{\text{Scale}_{1/4"} = 1'-0"}$

LEGEND: ACRYLIC STUCCO, WHITE PRECAST CONCRETE PANEL, URBAN CONCRETE COBBLESTONE CLASSIC METAL CANOPIES, STAINLESS TEMPERED GLASS RAIL, CLEAR METAL FLASHING, WHITE STUCCO SOFFIT, WHITE COMMERCIAL ALUMINUM FRAMES, CLEAR GLASS FIXED METAL PLANTERS 4"* STEEL POST

No.	DATE	DESCRIPTION						
1	NOV 8-17	ISSUED FOR DP		RESIDENTIAL BUILDING				
2	JAN 12-18	REV'D FOR ROOF PATIO	2630 BATH STREET, KELOWNA					
			SCALE: 1/8" = 1'-0"	ELEVATIONS				
			DATE: OCT, 2011	DATE: OCT, 2011				
]	an				
					DRAWING NO.			
				WORMAN				



REPORT	ΤΟ COU	JNCIL		City of
Date:	February 5, 201	18		Kelowna
RIM No.	1250-04			
То:	City Manager			
From:	Community Pla	anning Department (LB)		
Application:	TA18-0001		Owner:	Geen Family Holdings Ltd., Inc. No. BC1054713
Address:	4085 & 4133 Sh	anks Rd	Applicant:	Cody Walsh
Subject:	Text Amendme	ent Application		
Existing OCP De	signation:	REP – Resource Protec	tion Area	
Existing Zone:		A1 – Agriculture 1		

1.0 Recommendation

THAT Zoning Bylaw Text Amendment No. TA18-0001 to amend City of Kelowna Zoning Bylaw No. 8000 as outlined in the Report from the Community Planning Department dated February 5, 2018 for Lot 20 Section 34 Township 23 ODYD Plan 500 Except Plan KAP45154 located at 4085 Shanks Road, Kelowna, BC and for Lot 19 Section 34 Township 23 ODYD Plan 500 Except Plan KAP45154 located at 4133 Shanks Road, Kelowna, BC be considered by Council;

AND THAT the Zoning Bylaw Text Amending Bylaw be forwarded to a Public Hearing for further consideration;

AND THAT final adoption of the Zoning Bylaw Text Amending 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 February 5, 2018;

AND THAT final adoption of the Zoning Bylaw Text Amending Bylaw be considered subsequent to approval from the Ministry of Transportation and Infrastructure;

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

2.0 Purpose

To consider a site specific text amendment to allow temporary farm worker housing to accommodate a maximum of 140 temporary farm workers and to allow a temporary farm worker housing footprint of 0.70 ha on the subject properties, and to consider a text amendment to renumber Section 9.11 Micro Suite Housing to Section 9.14.

3.0 Community Planning

Community Planning staff support the proposed text amendment to the Zoning Bylaw to allow temporary farm worker housing (TFWH) for a maximum of 140 temporary farm workers and to increase the maximum TFWH footprint to 0.70 ha on the subject properties. The application meets other regulations, policies and guidelines for TFWH, and the proposed siting and landscaping is designed to limit the impact on agricultural land and to mitigate potential impacts of a large TFWH use.

Company Operations

Coral Beach Farms, the cherry growing company owned and operated by the property owners (the Geen family), has 68.8 ha (170 acres) of land in the City of Kelowna, with an additional 368.3 ha (910 acres) across the Central Okanagan, North Okanagan, and Thompson regions. The scale of its operations demand significant labour resources in the growing, harvesting and pruning seasons. Although the orchards currently planted on the subject site do not warrant 140 farm workers, several site features contribute to its viability for this use:

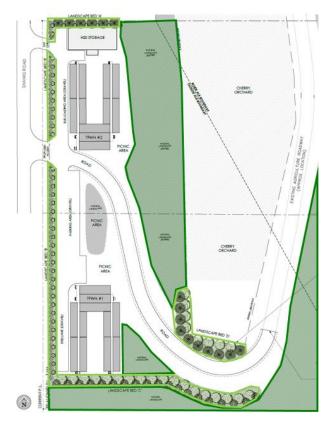
- Central location for the company's broader operations;
- Access to Highway 97 and transit service; and
- Ability to place TFWH outside of the Agricultural Land Reserve (ALR).

Furthermore, a new cherry packing facility planned for the north portion of the site would increase labour needs in this location.

Site Layout & TFWH Objectives

The proposal generally meets the Ministry of Agriculture's objectives for TFWH and the City's related policies to protect agricultural land. The needs of the agriculture industry are met through the provision of housing for temporary farm workers on a site that serves their widespread operations. The residential impact of TFWH and loss of agricultural land are minimized by siting the TFWH outside of the ALR and following principles for farm residential footprints / homeplating, including locating the TFWH close to the road within a contiguous area, and providing a landscaped buffer. The potential for the TFWH to be used for non-farm purposes is minimized through the use of temporary structures (i.e. trailers) on non-permanent foundations that can be removed if no longer needed.

Access for the TFWH will be from Shanks Road, and the site is expected to have access to Highway 97 North in association with the future cherry packing facility. Shanks Road will be upgraded to a rural local road standard along the subject properties and to the City of Kelowna boundary to the north. BC Transit Route 23 connecting Kelowna with Lake Country also runs along Highway 97 adjacent to the property.



The Farm Help Development Permit application shows the proposed location and layout of the TFWH, including a landscape plan. The siting and landscaping help to mitigate potential impacts on adjacent properties, with natural / or and newly planted landscaped buffers proposed around the TFWH area.

Development Permit & Restrictions

Should Council choose to support the site specific text amendment, a Farm Help Development Permit would be brought forward for Council's consideration at a later date. In keeping with the Ministry of Agriculture's Guide to Bylaw Development in Farming Areas and the City's regulations for TFWH, the property owner would be required to register Section 219 restrictive covenants on title that generally state:

- The TFWH will be used for temporary farm workers only;
- The owner will remove the TFWH if the farm operation changes such that it is no longer required;
- The TFWH will only be used for farm workers for a specified number of months of the year (typically a maximum of eight, though may be increased to ten); and
- The maximum number of TFWH accommodation permitted on this farm unit within this City sector.

Public Notification

As staff understand it, the applicant completed neighbourhood notification in accordance with Council Policy No. 367 and has been in contact with nearby residents and property owners regarding the proposal.

Housekeeping Amendment

In preparing the site specific text amendment, staff noted that Section 9.11 Micro Suite Housing should be numbered Section 9.14, as it follows Section 9.13 Temporary Farm Worker Housing in the Zoning Bylaw. Staff recommend support of a housekeeping amendment to renumber it to Section 9.14 Micro Suite Housing.

4.0 Proposal

4.1 Background

Temporary Farm Worker Housing Regulations

In 2017, Council adopted new regulations for TFWH following consultation with the Ministry of Agriculture, the farming industry, and the public. The regulations were intended to address concerns related to:

- Potential misuse of farm worker housing;
- Loss of agricultural land;
- Changes to the agricultural landscape;
- Increased demands on municipal infrastructure; and
- A perceived 'detachment' of the workers having no connection to the community.

The new regulations allow farmers to have accommodations for up to 40 temporary farm workers on parcels less than 8 ha and up to 60 temporary farm workers for parcels 8 ha or greater on farm units within each City sector. This enables farmers to have multiple TFWH locations within the City. It was acknowledged at the time that applications for structures to accommodate more temporary farm workers per sector would require a site specific text amendment with a demonstrated need for the added housing. Additional restrictions on use, siting, types of structures and other components of TFWH are found in the Zoning Bylaw and in policies and guidelines in the Official Community Plan.

Subject Proposal

The owners of the subject properties own and operate Coral Beach Farms Ltd., a cherry growing company based in Lake Country. The company currently has 271.1 ha (670 acres) of cherries planted with an additional 165.9 ha (410 acres) planned by 2020. Most of the land owned or leased by the company is in the Central and North Okanagan, with 68.8 ha (170 acres) within the City of Kelowna. The cherries are currently packed at the company's facility in Carr's Landing.

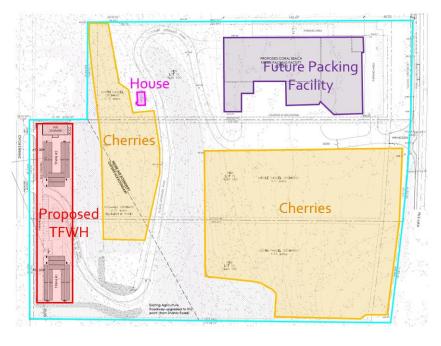
Coral Beach Farms employs 800 to 900 staff in the peak summer season, 40 to 80 staff in the shoulder seasons, and 15 staff year round. By 2020 the company expects to employ over 1,000 staff. Approximately 60% of seasonal staff are brought in under the Seasonal Agricultural Workers Program (SAWP) from Mexico and Jamaica, with the remainder primarily being international backpackers and out-of-province Canadians. Across the Okanagan the company currently has 410 beds for SAWP staff plus another 350 beds of rented accommodation.

On the subject properties, 3.6 ha (9 ac) were planted with sweet cherries in spring 2017. A future cherry packing facility is being considered for the northernmost property at 7980 Highway 97 North to accommodate the company's growth. A Development Permit application will be submitted for that facility at a later date.

4.2 Project Description

The application is for 140 beds for TFWH in temporary structures on non-permanent foundations. A site specific text amendment is required to allow more beds than permitted in the Zoning Bylaw, as well as a larger TFWH footprint. A Farm Help Development Permit application has also been submitted showing the proposed siting, layout, landscaping, and access.

TFWH The and associated facilities will be located entirely outside of the Agricultural Land Reserve (ALR) in the west portions of the properties, with access from Shanks Road. The housing will be in two groups of trailers with 70 beds on each property plus common space with kitchen, laundry and seating facilities. Parking and picnic areas will be located between the two dormitory sites. A water reservoir and pump station for domestic use, irrigation and fire flow will be located in the northwest corner of 4133 Shanks Road. Septic tanks will be adjacent to each dormitory with septic fields down the slope to the east.



In addition to the treed areas, which would remain as natural buffers to the orchard and the property to the south, landscape buffers will be planted around the TFWH area. The buffers will be 3 m to 6 m in width with a variety of native tree and shrub species.

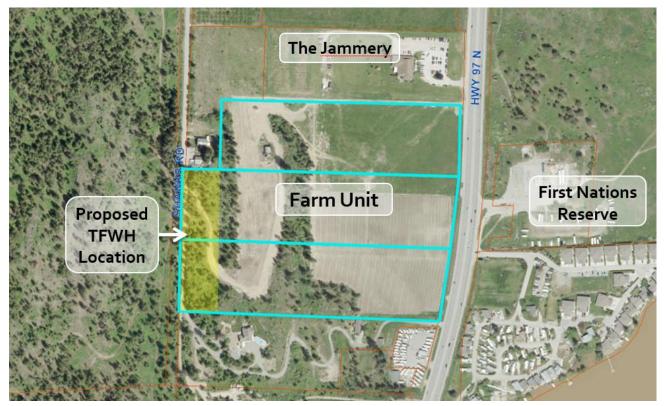
4.3 Site Context

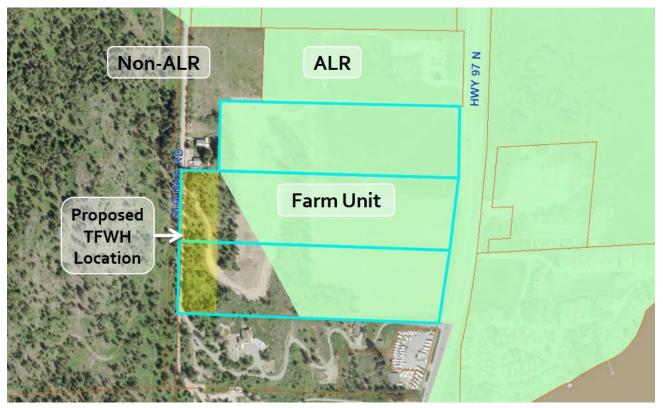
The subject properties are within the City's McKinley Sector and are outside of the Permanent Growth Boundary. The majority of the site is within the ALR, with the western portions, where the TFWH is proposed, outside of the ALR. Along with the two properties where the TFWH will be located, a third property immediately to the north make up this farm unit, with a total of 11.4 ha (28.2 acres).

The surrounding area includes land both in and outside of the ALR, with agricultural, residential and some business uses. Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	An Agriculture a	Agriculture / agri-business (The Jammery)
	A1 – Agriculture 1	Residential
East	First Nations Reserve	Residential / outdoor storage
South	A1c – Agriculture 1 with Carriage House	Residential
West	A1 – Agriculture 1	Agriculture / natural open space

Map 1: Subject Properties





Map 2: Agricultural Land Reserve Boundary

- 5.0 Current Development Policies
- 5.1 Kelowna Official Community Plan (OCP)

Chapter 5: Development Process

Objective 5.33 Protect and enhance local agriculture.

Policy 5.33.1 Protect Agricultural Land. Retain the agricultural land base by supporting the ALR and by protecting agricultural lands from development, except as otherwise noted in the City of Kelowna Agricultural Plan. Ensure that the primary use of agricultural land is agriculture, regardless of parcel size.

Objective 5.34 Preserve productive agricultural land.

Policy 5.34.2 Farm Help Housing. Accommodation for farm help on the same agricultural parcel will be considered only where:

- Agriculture is the principal use on the parcel, and
- The applicant demonstrates that the additional housing is necessary to accommodate farm employee(s) whose residence on the farm property is considered critical to the overall operation of the farm. The primary consideration is whether the scale of the farm operation is large enough that permanent help is deemed necessary.

Temporary farm worker housing (e.g. bunkhouse accommodation on non-permanent foundations) is the preferred solution where the need for farm worker housing is justified.

Policy 5.34.3 Homeplating. Locate buildings and structures, including farm help housing and farm retail sales area and structures, on agricultural parcels in close proximity to one another and where appropriate,

near the existing road frontage. The goal should be to maximize use of existing infrastructure and reduce impacts on productive agricultural lands.

Chapter 15: Farm Protection Development Permit Guidelines

Guideline 1.2 On agricultural lands, where appropriate, locate all buildings and structures, including farm help housing and farm retail sales, within a contiguous area (i.e. homeplate). Exceptions may be permitted where the buildings or structures are for farm use only.

Guideline 1.8 Design temporary farm working housing such that:

- Temporary farm worker housing should use all existing dwellings within the farm unit, prior to building new temporary farm worker housing, unless the existing dwellings are used for a use consistent with the Agriculture Land Commission Act. Alternatively, the existing dwellings on the farm unit must be removed, decommissioned to an approved use or demolished including decommissioning the existing septic system, prior to the authorization of a new temporary farm worker housing structure.
- Temporary farm worker housing footprint should be contiguous with the residential footprint (i.e. homeplate) and / or within 50 metres of the road and / or located to maximize agricultural potential and limit negative impacts on the farm parcel.
- Temporary farm worker housing should have a minimum 3 metre wide vegetated buffer for screening to adjacent property lines and between the temporary farm worker housing and active farming areas.
- 5.2 Ministry of Agriculture

Purpose and goals for TFWH and associated bylaw standards:

- Meet the needs of the agriculture industry;
- Minimize the residential impact of TFWH in the agricultural area;
- Minimize loss and / or fragmentation of agricultural land due to TFWH; and
- Minimize the risk of TFWH being used for non-farm purposes.

6.o Technical Comments

- 6.1 Development Engineering Department
 - See attached memorandum in Schedule "A".
- 6.2 Fire Department
 - Fire Department access is to be met as per BCBC 3.2.5.
 - Fire Department connection is to be unobstructed within 45 m of a fire hydrant.
 - Dumpster / refuse container must be 3 m from structures or overhangs.
- 6.3 Interior Health Authority
 - See attached letter in Attachment A.

6.4 Ministry of Agriculture

- Some clear benefits for this agriculture operation to consolidate TFWH in a location which is also in close proximity to the future proposed packing plant is positive.
- Locating TFWH on portions of parcels 4085 & 4133 Shanks Rd that are outside ALR is supported, agriculture productivity at the proposed location will be lower due to both terrain & soils. The non-ALR site with some existing buffers & natural terrain separation is ideal. Pro-actively addressing appropriate buffers between the TFWH & adjacent home is advised.
- The size & scale of Coral Beach Farms allows for flexibility & management options that help maximize agriculture production as a farm unit. Compromises that support farm function are generally supported, the challenge is to include measures to protect future agricultural use of individual lots.

7.0 Application Chronology

Date of Complete Application Received:	October 18, 2017
Date Public Consultation Submitted:	December 11, 2017

Agricultural Advisory Committee January 11, 2018

The above noted application was reviewed by the Agricultural Advisory Committee at the meeting held on January 11, 2018 and the following recommendations were passed:

THAT the Agricultural Advisory Committee recommends that Council support Farm Help Development Permit Application No. FH18-0001 for the properties located at 4085 and 4133 Shanks Road, Kelowna, BC for temporary farm worker housing for 140 temporary farm workers.

Carried – Moved by Keith Duhaime / Seconded by Dominic Rampone

Anecdotal Comments:

The Agricultural Advisory Committee commended the applicant for working with City staff to ensure that the City's policies and the Agricultural Land Commission's policies were adhered to. The Committee noted that the application provided for good buffering, the use of non-permanent foundations and that the size of the farm operations supports the need for the large number of temporary farm workers. It was also noted by the Committee that subject property is close to transportation.

Report Prepared by:	Laura Bentley, Planner Specialist		
Reviewed by:	Ryan Smith, Community Planning Department Manager		
Approved for Inclusion:	Doug Gilchrist, Divisional Director, Community Planning & Real Estate		
Attachments:			
Schedule "A": City of Kelowna Memorandum			
Attachment A. Interior Health Letter			

Attachment A: Interior Health Letter Attachment B: Applicant Letter of Rationale Attachment C: Proposed Plans Attachment D: Site Photos



CITY OF KELOWNA

MEMORANDUM

Date: January 10, 2018

File No.: FH18-0001

To: Subdivision, Agriculture & Environment (LB)

From: Development Engineering Manager (JK)

Subject: 7980 Hwy 97 N 4085, 4133 Shanks Road Farm Help Accommodation

The Development Engineering comments regarding this application to permit additional accommodations to ultimately house seasonal workers on the subject property are as follows:

- 1. General.
 - A. Shanks Road will need to be upgraded to rural standard SS-R4 from 4085 Shanks Rd to 4351 Shanks Road due to increase in truck traffic.
 - B. 4.3m of road dedication will be required from properties 4085 and 4133 Shanks Road.
- 2. Servicing.

The on-site water supply and treatment and disposal of wastewater will be reviewed by Building & Permitting and the Public Health Officer.

3. Access.

Driveway access to the proposed accommodation site shall be to the satisfaction of the Fire Department

Jamés Káy, P. Eng. Dévelopment Engineering Manager





August 15, 2016

Tracey Yuzik, Planner City of Kelowna 1435 Water Street, Kelowna, BC V1Y 1J4

Dear Tracey Yuzik:

RE: DP16-0190 4133 and 4085 Shanks Rd, and 7980 Hwy 97 N, Kelowna

Thank you for the opportunity to provide comments for this application for Temporary Farm Work Housing to temporarily accommodate 140 seasonal staff for a farm operation. It is my understanding the subject parcel is serviced by community water and onsite sewerage systems. As such, from a public health perspective the following legislation will apply to this proposal:

- 1. <u>Industrial Camps Regulation</u> Prescribes the minimum housing standards which must be met.
- Sewerage System Regulation Prescribes any buildings in which domestic sewage is produced must be connected to the sanitary sewer system or a sewerage system. See <u>IH Onsite Sewerage webpage</u> for more information.
- 3. <u>Food Premises Regulation</u> Prescribes requirements for food.

Therefore, I suggest prior to approving the development permit application the City of Kelowna receive confirmation the requirements of the above legislation has been satisified. If you or the applicant have any questions, concerns or require any resources please feel free to contact me directly at (250) 833-4114 or our team at <u>hbe@interiorhealth.ca</u> or 1-855-744-6328 ext 4.

Sincerely,

A. Ely

Anita Ely, B.Sc., B.Tech., CPHI(C) Environmental Health Officer Healthy Built Environment Team Population Health

AE/ae

Bus: 250-833-4114 HBE Direct: 1-855-744-6328 ext 4 Email: <u>anita.ely@interiorhealth.ca</u> Web: interiorhealth.ca

Salmon Arm Health Unit 851-16 St NE, Box 627 Salmon Arm, BC VIE 4N7 Tracey Yuzik, City of Kelowna DP16-0190 August 15, 2016

Page 2 of 2

(

Resources:

Industrial Camps Regulation: <u>http://www.bclaws.ca/civix/document/id/complete/statreg/70_2012</u>

í

Sewerage System Regulation: http://www.bclaws.ca/civix/document/id/complete/statreg/326 2004

Food Premises Regulation: http://www.bclaws.ca/civix/content/complete/statreg/1922970521/08028/reg08028/1987775736/?xsl =/templates/browse.xsl

IH webpage for more information: <u>https://www.interiorhealth.ca/YourEnvironment/Pages/default.aspx</u>





October 5, 2017

Planning Department City of Kelowna

BACKGROUND ON CORAL BEACH FARMS LTD.

- Coral Beach Farm Ltd is a farming company owned by Lake Country cherry growers David and Laura Geen. David is a fourth generation fruit grower, whose family pioneered in the Ellison district in 1903.
- Coral Beach presently has 670 acres of sweet cherries planted, with another 410 on the books to be planted in 2018, 2019 and 2020, to bring the total to 1,080 acres.
- Approximately 760 acres of these cherries are on deeded ground, with the remainder on long term lease ground, with terms of 20 to 40 years. A portion of the deeded ground is owned by David and Laura Geen personally, with the balance owned by the company.
- The company's operations are diversified geographically. Including the proposed developments, there are 365 acres in the Municipality of Lake Country, 115 acres in the North Okanagan regional district, 170 acres in the Municipality of Coldstream, 170 acres in the City of Kelowna, 60 acres in the City of Vernon and 200 acres in Pritchard, along the Thompson River.
- The company's farms are spread over a range of elevations (from 1120 feet up to 2650 feet), and a range of aspects and soil types. This diversity, together with genetic diversity with different varieties, is designed to spread out the harvest and packing season over 8 weeks. The key focus of the company's marketing plan is late season cherries (August and early September).
- The key competitive advantage enjoyed by the company relates to our northerly location which results in late maturity of the fruit, and the fact that cherries are a perishable crop without much storage ability. These facts combined mean we have a market window where we are not competing head on with producers in Washington State who enjoy much lower production and capital costs.
- Coral Beach, and it's marketing arm, Jealous Fruits Ltd., are vertically integrated, and conduct all aspects of production including the farming, packing, and sales of final product. The focus of sales is International, with over 85% of crop being exported worldwide. Thus, the company is a significant contributor of foreign exchange into Canada.

- Sweet cherries are an extremely labour intensive crop, owing to the small size of the fruit (35 cherries in a pound, as opposed to 2 in a pound for apples), and the need for detailed and meticulous sorting.
- Coral Beach presently has approximately 800 to 900 staff in peak season, 40 to 80 staff in shoulder seasons (March to June, and September to December) and approximately 15 year round staff which includes a professional management team. These numbers are projected to grow dramatically in the next few years, reaching in excess of 1,000 staff by 2020.
- Coral Beach utilizes a large number of local contractors and suppliers, with the economic spin off being significant.
- The peak seasonal staff makeup is diversified, with approximately 60% of the total being Mexican and Jamaican workers brought in under the SAWP program, 10 to 15% International backpackers (European, Australian, New Zealanders), and 25 to 30% Canadian. Most of the Canadian workers are from eastern Canada, as opposed to local. It is the deficiency of local staff that this proposal seeks to help remedy.
- The company presently has 410 beds for SAWP staff, and in addition utilizes 100 beds of rented accommodation at Silver Star Mountain and elsewhere. In addition, there are serviced camp sites for another 250 staff.
- 2017 production was 3,660 tons, with 4,400 tons expected in 2018. Growth towards 6,000 to 7,000 tons by 2021.
- At present, all the company's cherries are packed at a 30,000 square foot facility in Carr's Landing, running two shifts. This facility will be inadequate to meet total production requirements by 2020. The nature of the present site, and its location at the end of a long winding road, make it unsuitable for expansion. Thus the company is planning to install a new packing facility at a more central location, and maintain the present facility in a secondary position, able to handle 35% of total production. With recent improvements in technology, the new plant will utilize less labour per ton processed than the present facility, helping to keep a check on overall labour needs.
- One of the potential sites which has been identified for construction of a new packing facility is our recently acquired property fronting Highway 97 and Shanks Road. More detail on this site is covered in a separate attachment.

PROPOSED PACKING FACILITY AND ACCOMMODATION AT SHANKS RD SITE

FEATURES OF PROPOSED DEVELOPMENT

- State of the art cherry packing facility, with capacity to pack 6,000 tons per season.
- Accommodation for 140 staff in season, with the ability to utilize this accommodation as offseason rentals to UBCO students or other locals.
- Seasonal retail operation fronting Highway 97 to sell cherries to the general public.
- 9 acres of Sweet cherries planted spring of 2017.

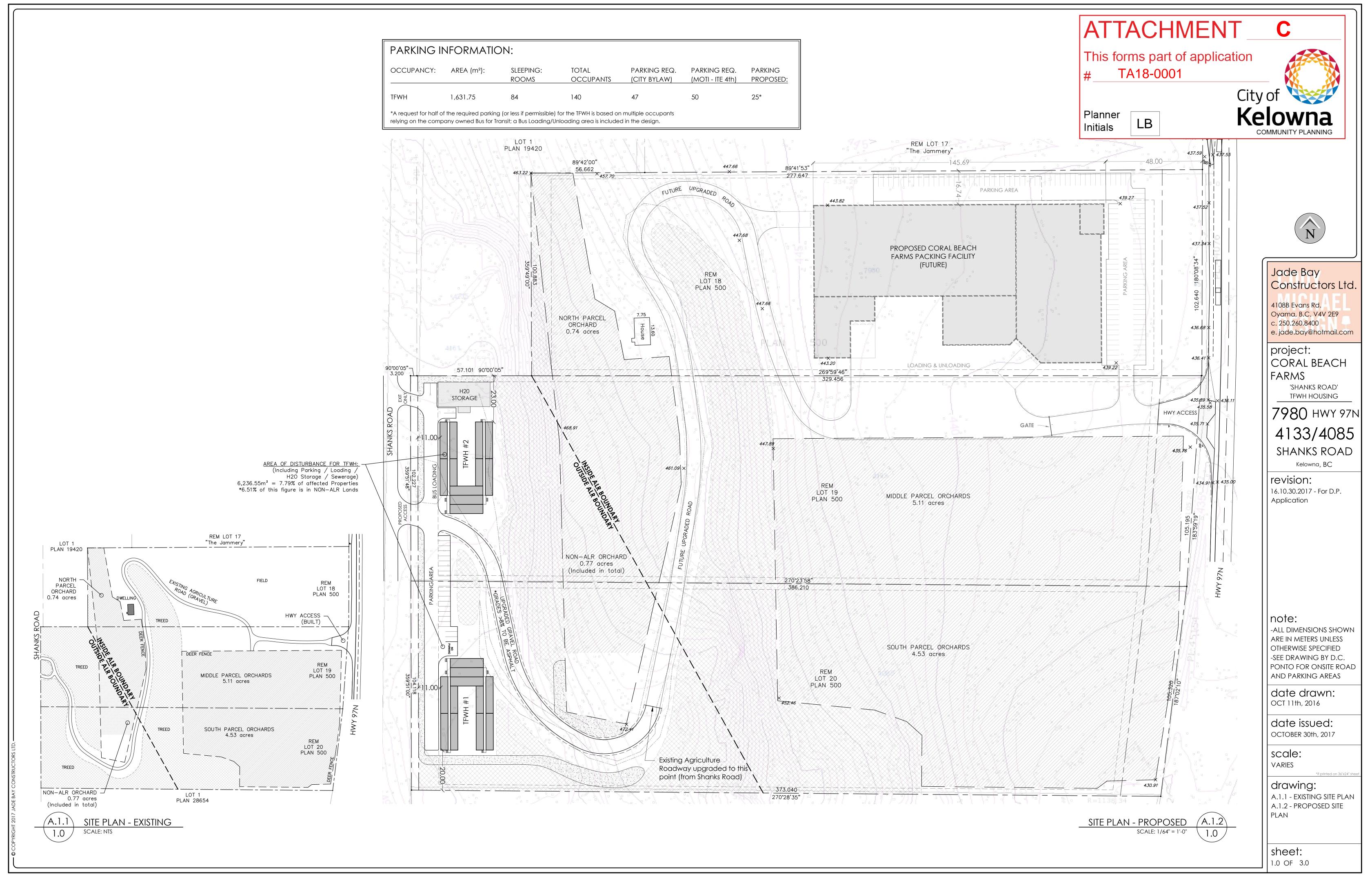
ADVANTAGES OF THE SHANKS ROAD SITE FOR CORAL BEACH

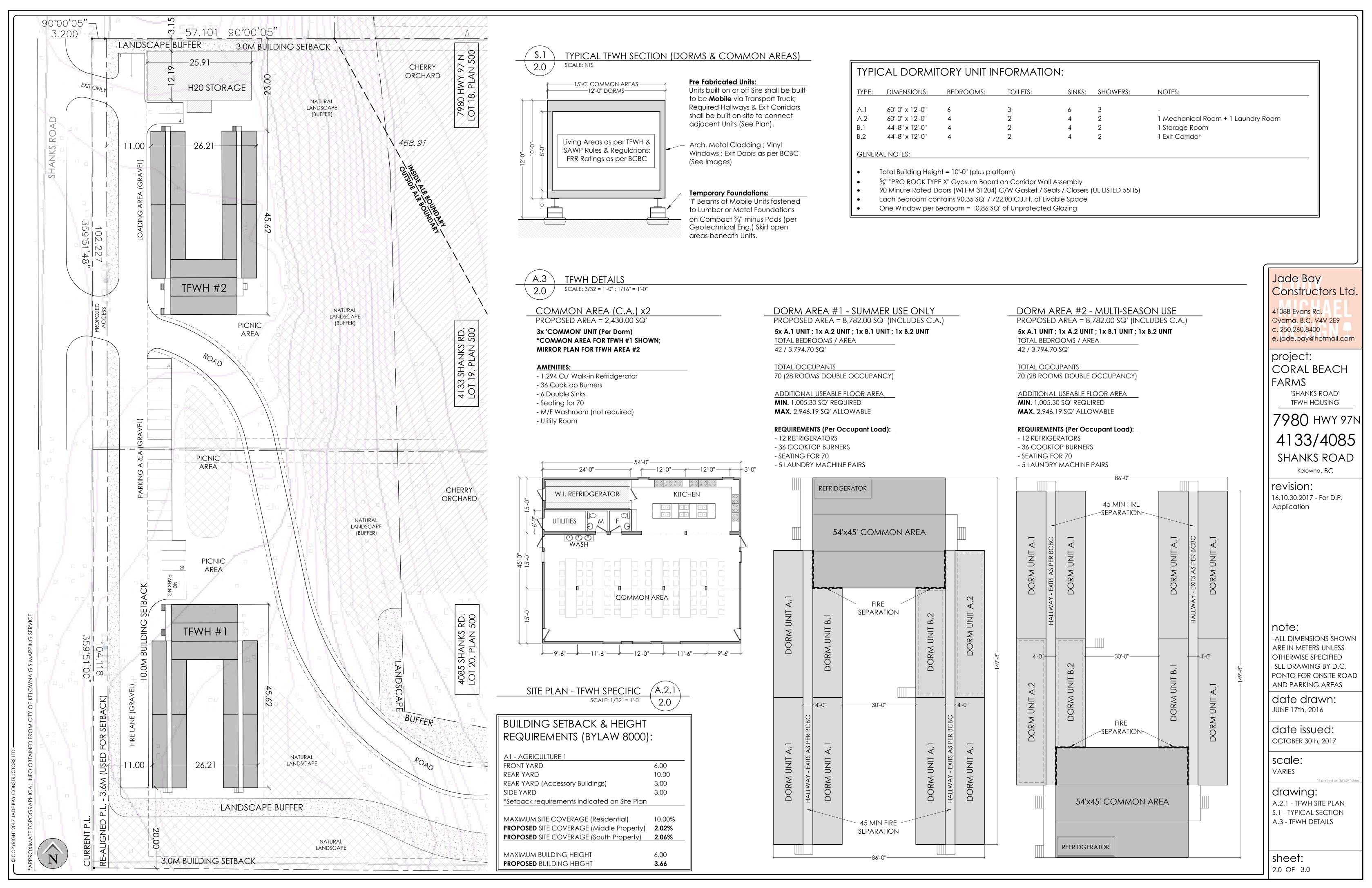
- Central location relative to most of the company's farming operations, with 29 total acres allowing adequate room for operations. Three contiguous titles improve options.
- Approximately 7 acres of the total are outside of the ALR, which means staff accommodation can be provided for without destroying good farmland.
- Highway frontage provides good exposure with ease of access for the company's customers, staff, contractors and others. Ease of access to YLW is also key for the company's international customers who frequent the facility in season.
- Close proximity to potential staff including both Lake Country and Kelowna residents. Compared to another site being considered in Coldstream, this is a key advantage.
- Close proximity to UBCO offers another potential source of staff.
- Access to Highway 97 is already approved, but a frontage road is also under consideration by Ministry of Transportation)from the light at Commonwealth road southward). This would provide improved safety of access.
- Secondary access onto Shanks Road (which feeds back to Glenmore road) providing easy access north or south.
- Low density neighbourhood with minimal residential development surrounding.

ADVANTAGES TO THE CITY OF KELOWNA IF THE PROPOSAL IS APPROVED

- Economic development and job creation.
- Affordable housing for university students or others.

- Minimizes the loss of agricultural land within the city's boundaries by placing necessary staff housing outside the ALR.
- With the proposed retail outlet, provides a "feature attraction" at the northern entrance to the City of Kelowna. Coral Beach would consider leasing space for "Welcome to Kelowna" signage as well.
- Water rights to all the arable land on the site have recently been secured from District of Lake Country, thereby adding to the acreage of irrigated land within COK capable of producing high value horticulture crops.



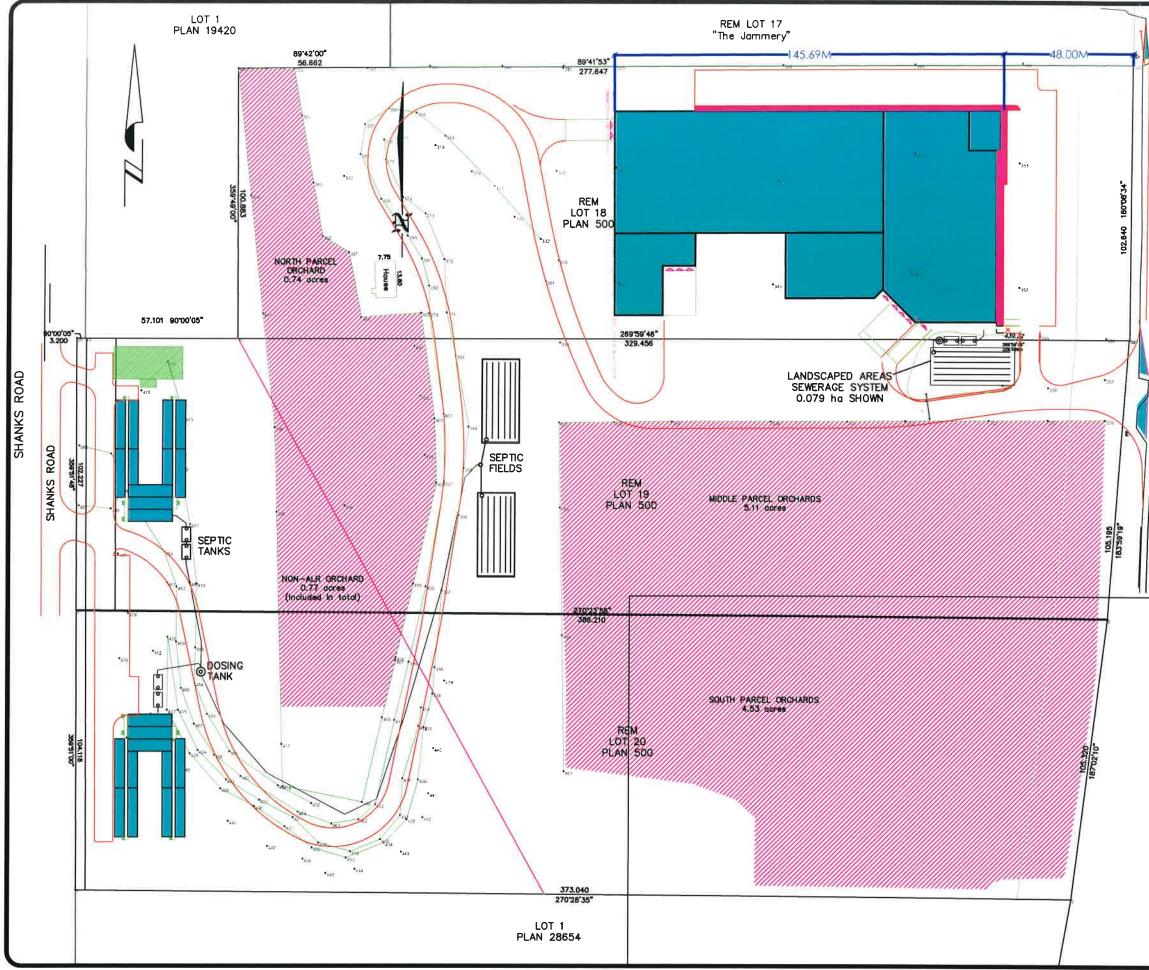


			222'4 V2"			
	60-67	7. 467177 :	ζ	60400	τ. ω-σ	
ь						
» 18 -						
*						810
T			반器·坦			
Σ						
-			KIRKIDKI			HIGH
			1			

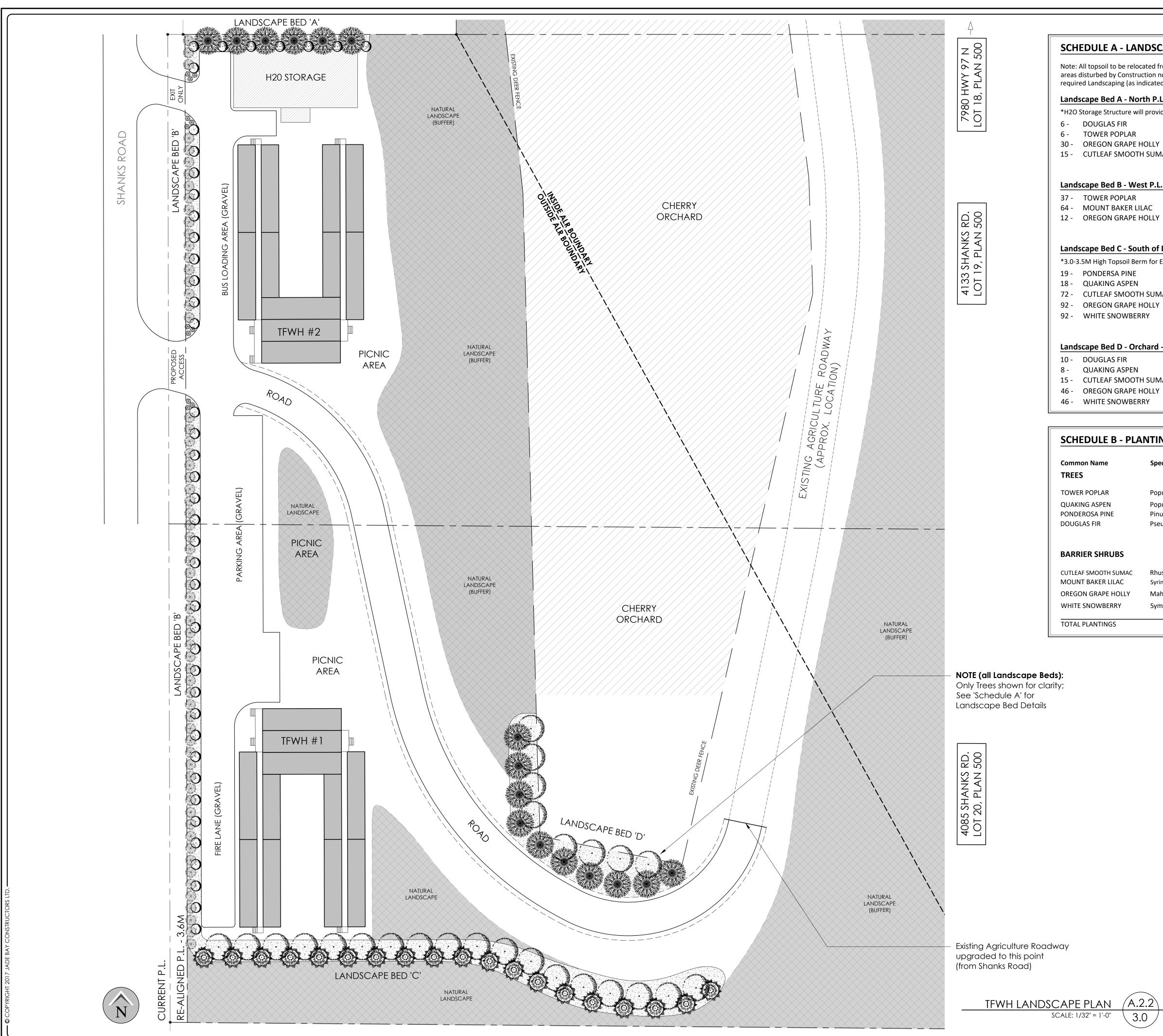
DIRECTION OF TRAVEL

COMPLEX FLOOR PLAN

Sector and



	CORAL BEACH FARMS ORCHARD WORK CAMP REM LOT 19 & 20, PLAN KAP500 SHANKS ROAD, KELOWNA, B.C. OWNERS: DAVE & LORRAINE GEEN SCALE: <u>4 8 12 16 20</u> 1:500 (METRIC) NOTES: 1. THE SEPTIC TANKS SHALL BE LOCATED TO PROVIDE A MIN. FALL OF 1/8" PER FOOT IN ALL BUILDING SEWER DRAINS AND PLACED ON UNDISTURBED NATIVE SOIL. COMPACT TO 95% UNDER BEDDED PIPE 2. ROOF & SITE DRAINAGE SHOULD BE DIVERTED AWAY FROM TANK & FIELD AREA. 3. LOCATE ALL UNDERGROUND SERVICES PRIOR TO EXCAVATION. SERVICES SHOWN ON THIS DRAWING ARE NOT FIELD LOCATED 4. THE DISPOSAL FIELD SHALL BE COVERED TO PROVIDE A MIN. 2% GRADE FOR SURFACE DRAINAGE AND BE PROPERLY SEEDED AND MAINTAINED. 5. THE SITE IS LIKELY TO REMAIN SUITABLE FOR ON-SITE DISPOSAL INDEFINATELY SUBJECT TO PROPER OPERATION.	
HIGHWAY 97 HIGHWAY 97	SUBJECT TO PROPER OPERATION, MAINTENANCE AND PARTS REPLACEMENT 6. WATER-SAVING DEVICES AND PRACTICES SHOULD BE IMPLEMENTED. 7.THE OUTLET FILTER SHOULD BE INSPECTED QUARTERLY OR AS EXPERIENCE DICTATES. 8. A GARBURATOR OR WATER TREATMENT BACKWASH SHOULD NOT DISCHARGE TO THIS SEWERAGE SYSTEM	
	ISSUED FOR REVIEW DATE: JAN. 16717 Oct. 27, 20, 7 DD. ISSUED FOR CONSTRUCTION	
	DATE:	
	DATE:	
-	1805 CAPISTRANO DRIVE KELOWNA, B.C. V1V 2Z3 PHONE: 778-753-6586 CELL: (250) 862-6322 EMAIL: Jeff ColondEngineering.co C. JEFF REY OLAND, P.ENG. DATE: DATE: 16-084.Site.3	
	67	



A - LAN	NDSCAPE BED	DETAIL	<u>S:</u>						
Constru	cated from other area ction not to be used f idicated below) shall b	or Drivewa	ays / Parking shall b	e Hydro-Seeded	d to natural/na				
A - Nor	rth P.L 3.0M X 3	6.0M							
cture wil	ll provide additional B	uffering							
FIR	- 6.	0M O.C.	1 ROW NORTH						
OPLAR			1 ROW SOUTH						
GRAPE H			1 ROW NORTH 1 ROW SOUTH						
			1.00000000						
B - We	st P.L. (Shanks Ro	ad) - 3.0	M X 170.0M						
OPLAR	-		1 ROW EAST						
AKER LII			1 ROW WEST						
GRAPE H	10LLY - 1.	2M 0.C.	GROUPINGS OF	3 @ EACH DRI	VEWAY ACC	ESS			
C - Sou	th of Dorm #1 - 4.	.5M (mir	.) X 110.0M						
	m for Easterly 45.0M		,						
A PINE			1 ROW SOUTH						
ASPEN			1 ROW CENTER	CENTED (DE					
			OWS SOUTH / CENTER (BETWEEN TREES)						
			ROWS NORTH - ALTERNATE W/ SNOWBERRY ROWS NORTH - ALTERNATE W/ OREGON GRAPE						
0110211			21101101101111	,	, 0	0		Jade Bay	
								Constructors Ltd.	
	hard - 6.0M X 56.							CONSTOCIOIS EIG.	
FIR ASPEN			1 ROW ALONG F					4108B Evans Rd.	
			ROW ALONG ORCHARD ROW ALONG ORCHARD (BETWEEN ASPENS)				Oyama, B.C. V4V 2E9		
			OWS CENTER - ALTERNATE W/ SNOWBERRY				c. 250.260.8400		
				OWS CENTER - ALTERNATE W/ OREGON GRAPE				e.jade.bay@hotmail.com	
								project:	
	NTING DETAIL	ς.						CORAL BEACH	
								FARMS	
	Species		Height	Spread	Zone	Qty		'SHANKS ROAD'	
								TFWH HOUSING	
	Populus x canesce	ns 'Tower'	30'-40'	5'-10'	3	43		7980 HWY 97N	
	Populus tremuloid	es	50'+	20'+	3	26			
	Pinus ponderosa	iacii	40'-50'	10'-20' 20'+	3	19		4133/4085	
	Pseudotsuga menz	lesii	50'+	20'+	3	16			
BS								SHANKS ROAD Kelowna, BC	
UMAC	Rhus glabra		5'-10'	5'-10'	3	102		revision:	
AC	Syringa x hyacinthiflora 'Mount Baker'			5'-10' 5'-10' 3				16.10.30.2017 - For D.P.	
OLLY	·		3'-4'	3'-4'	4	180		Application	
RY	Symphoricarpos al	bus	4'-5'	4'-5'	3	138			
						588	-		



Kelowna

COMMUNITY PLANNING

note:

MATURITY

-ALL DIMENSIONS SHOWN

SHOWN ON PLAN AT 75%

SCHEDULE B - PLANTING

DETAILS

sheet:

3.0 OF 3.0

*if printed on 36"x24" s

ARE IN METERS UNLESS OTHERWISE SPECIFIED -ALL PLANT SIZES LISTED

AT MATURITY; TREES

Planner LB Initials

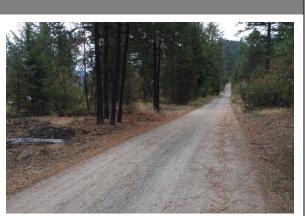
3.0

Coral Beach Farms – Proposed TFWH Existing Site Images

SHANKS ROAD



Current End of Pavement – Adjacent to North P.L. of 4133 (approximate)



Current Condition of Shanks Road - South View



View from South P.L. – North View – Location of Internal Road / Proposed Dorm #2



View from South P.L. – North View – Topography to East of Proposed Dorm #2 – Natural Landscape Buffer to Agriculture



View from North P.L. – North View – Condition of Northerly Neighbouring Property



Coral Beach Farms – Proposed TFWH Existing Site Images

4085 SHANKS ROAD (LOT 20



View from North P.L. – South View – Location of Internal Road / Proposed Dorm #1



View from North P.L. – South View - Topography to East of Proposed Dorm #1 – Natural Landscape Buffer to Agriculture



View from South P.L. – North-East View – General Area of Proposed Dorm #1

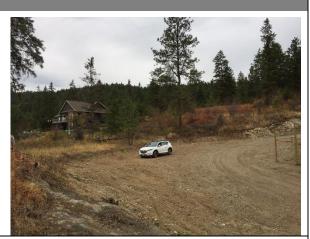


View from South/West P.L. (corner) – East View – Condition of Southerly Neighbouring Property

INTERNAL FARM ROAD



4085 – South View – Steep Slope 12% proposed



4085 – South View – Proximity of Southerly Neigbouring Home – Landscape Berm Proposed

Coral Beach Farms – Proposed TFWH Existing Site Images

AGRICULTURE



4085 / 4133 – North View – 'Upper' Planted Orchard



4133 – West View – 'Upper' Planted Orchard -Topography to East of Proposed Dorm #2 – Natural Landscape Buffer to Agriculture



4085 / 4133 – North View – 'Upper' Planted Orchard



4085 / 4133 – South View – 'Upper' Planted Orchard



4085 / 4133 – South View – 'Lower' Planted Orchard / 7980 Hwy 97N – Future Cherry Packaging Facility



7980 Hwy 97N – North-East View - Future Cherry Packaging Facility