

# City of Kelowna Public Hearing AGENDA



Tuesday, March 6, 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 21, 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.

## 2. Notification of Meeting

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

### 3. Individual Bylaw Submissions

- 3.1 TA16-0002 (BL11552) - General Housekeeping Amendments** 4 - 19
- To amend Zoning Bylaw No. 8000 with Housekeeping amendments to ensure Zoning bylaw remains consistent with City Policies, keeping up to date zoning language, correcting inconsistencies and adapting to changes in the community. Changes include adding Supportive Housing to the C10 – Service Commercial and P2 – Education and Minor Institutional zones, and Temporary Shelter Services to the C3 – Community Commercial, C9 – Tourist Commercial, C10 – Service Commercial, I2 – General Industrial, I4 – Central Industrial, and P2 – Education and Minor Institutional zones.
- 3.2 Tower Ranch Drive OCP17-0002 (BL11488) and Z17-0007 (BL11489) - Parkbridge Lifestyle Communities Inc** 20 - 43
- To amend the Official Community Plan to change the future land use designation, and rezone the subject properties, to facilitate the revised development plan for the subject property and proposed additional area for Tower Ranch Mountain Park.
- 3.3 Richter St 1304 & 1308, Z17-0104 (BL11553) - Stewart and Danielle Turcotte and Pyper Geddes** 44 - 54
- To rezone the subject property from RU6 – Two Dwelling Housing to RM5 – Medium Density Multiple Housing.
- 3.4 Neptune Rd 1235 & 1260, OCP17-0014 (BL11558) & Z17-0053 (BL11559) - Davara Holdings Ltd Inc.** 55 - 72
- To amend the Official Community Plan to change the OCP Future Land Use designation and to rezone the subject properties to facilitate the development of Low Density Cluster Housing in the form of a “pocket neighbourhood”.
- 3.5 Terai Ct 265, Z17-0111 (BL11560) - Marty and Denise Hoglin** 73 - 78
- To rezone the subject property from RU1 – Large Lot Housing to RU1c – Large Lot Housing with Carriage House to facilitate the development of a carriage house.
- 3.6 Mayfair Rd 935, Z17-0076 (BL11561) - Singla Bros Holdings Ltd, South Okanagan Construction Ltd** 79 - 90
- To rezone the subject property to facilitate the development of two single detached dwellings.

### 4. Termination

### 5. Procedure on each Bylaw Submission

- (a) Brief description of the application by City Staff (Land Use Management);
- (b) The Chair will request that the City Clerk indicate all information, correspondence, petitions or reports received for the record.
- (c) The applicant is requested to make representation to Council regarding the project and is encouraged to limit their presentation to 15 minutes.
- (d) The Chair will call for representation from the public in attendance as follows:
  - (i) The microphone at the public podium has been provided for any person(s) wishing to make representation at the Hearing.
  - (ii) The Chair will recognize ONLY speakers at the podium.
  - (iii) Speakers are encouraged to limit their remarks to 5 minutes, however, if they have additional information they may address Council again after all other members of the public have been heard a first time.
- (e) Once the public has had an opportunity to comment, the applicant is given an opportunity to respond to any questions raised. The applicant is requested to keep the response to a total of 10 minutes maximum.
- (f) Questions by staff by members of Council must be asked before the Public Hearing is closed and not during debate of the bylaw at the Regular Meeting, unless for clarification.
- (g) Final calls for representation (ask three times). Unless Council directs that the Public Hearing on the bylaw in question be held open, the Chair shall state to the gallery that the Public Hearing on the Bylaw is closed.

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

# REPORT TO COUNCIL



**Date:** February 5, 2018  
**RIM No.** 1250-04  
**To:** City Manager  
**From:** Community Planning Department (RS)  
**Application:** TA16-0002  
**Applicant:** City of Kelowna  
**Subject:** General Housekeeping Amendments to Zoning Bylaw No.8000

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## 1.0 Recommendation

THAT Zoning Bylaw Text Amendment Application No. TA16-0002 to amend City of Kelowna Zoning Bylaw No. 8000 as outlined in Schedule A attached to the Report from the Community Planning Department dated February 5, 2018 be considered by Council;  
AND THAT the Zoning Bylaw Text Amending Bylaw be forwarded to a Public Hearing for further consideration;  
AND THAT Bylaw No.11440 be repealed.

## 2.0 Purpose

To amend Zoning Bylaw No. 8000 with Housekeeping amendments to ensure Zoning bylaw remains consistent with City Policies, keeping up to date zoning language, correcting inconsistencies and adapting to changes in the community. Changes include adding Supportive Housing to the C10 – Service Commercial and P2 – Education and Minor Institutional zones, and Temporary Shelter Services to the C3 – Community Commercial, C9 – Tourist Commercial, C10 – Service Commercial, I2 – General Industrial, I4 – Central Industrial, and P2 – Education and Minor Institutional zones.

## 3.0 Community Planning

In order to provide customers with accurate information, and while striving for service excellence, the Community Planning Department attempts to forward regular Zoning Bylaw housekeeping amendments to Council for consideration. These text amendments consist of:

- Ensuring the Bylaw remains consistent with other City policies;
- Keeping the Bylaw language up-to-date;
- Correcting errors and inconsistencies; and
- Adapting to changes in the community and City policy direction.

Housekeeping amendments typically do not include regulation changes, therefore a summary table of the proposed amendments is attached to the report for review. However, when regulation changes are proposed, supporting rationale will be outlined in the report.

This particular report includes policy alignment, text corrections, and land use location updates.

The land use location updates include adding *Supportive Housing* to the C10 – Service Commercial and P2 – Education and Minor Institutional zones, and *Temporary Shelter Services* to the C3 – Community Commercial, C9 – Tourist Commercial, C10 – Service Commercial, I2 – General Industrial, I4 – Central Industrial, and P2 – Education and Minor Institutional zones. These changes have been initiated in order that a larger number of City zones can accommodate both the Supportive Housing and Temporary Shelter Services land use. An updated rationale has been provided below (Section 5 of this report) which highlights the rationale for the proposal changes in the context of the recent Housing Needs Assessment and Official Community Plan).

#### **4.0 Proposal**

##### **4.1 Background**

On August 15, 2017 Council held a Public Hearing to amend Zoning Bylaw No. 8000 with various Housekeeping amendments. The statutory notification requirements for this Public Hearing were the posting of the Notice at City Hall and placing notification in two consecutive issues of the Daily Courier on August 04 and 09<sup>th</sup>, 2017. As this amendment affected more than 10 properties and 10 owners, there was no statutory requirement to deliver notices to affected property owners. Unfortunately, there was an omission from the newspaper notification that would call the validity of the amending bylaw into question, should the bylaw be challenged in court. In order to avoid this uncertainty, staff recommend the rescinding of Bylaw No. 11440 and the reintroduction of a new text amendment bylaw.

#### **5.0 Current Development Policies**

##### **5.1 Kelowna Official Community Plan (OCP)**

Objective 10.1 Promote social well-being and quality of life by providing facilities and services for all community members.

Policy .1 Distribution of Community Resources. Appropriately distribute and locate community resources (such as libraries, parks, meeting places, community policing, recreation services etc.) so that all neighborhoods have convenient access.

Objective 10.2 Increase community engagement.

Policy .1 Stakeholder Involvement. Involve a broad range of interests identifying solutions for emerging issues, including residents, businesses, non-profits, major institutions, and utility providers, with a particular effort given to involving those typically not engaged in community decisions.

Objective 10.3 Support the creation of affordable and safe rental, non-market and/or special needs housing.

Policy .1 Housing Availability. Support the provision of housing for all members of the community, including those in core housing need or requiring special needs housing (transitional, age in place, emergency or shelter).

## 5.2 Housing Needs Assessment

Kelowna is currently facing unprecedented housing challenges. Like many other cities across Canada, Kelowna has rapidly escalating housing costs, extremely low rental vacancy and increased population growth. People from every walk of life are susceptible to housing vulnerability. As a community, it is essential to have systems in place to act as a Safety Net for those who are experiencing a lack of housing or tenuous or inappropriate housing.

Housing found within the Safety Net (shelter and short-term supportive housing) and Housing with Supports (long-term supportive housing and subsidized rental housing) sections of the Wheelhouse are feeling the crunch. Recent increases in shelter usage is indicating a significant increase in the numbers of individuals experiencing homelessness – the average number of individuals staying in one shelter each night has increased from 74 in 2015 to 90 in 2016. A Point in Time Count indicated that there were 233 absolutely homeless individuals and a further 273 individuals counted as temporarily housed and identified as at risk of homelessness (2016). Individuals are staying in short-term supportive housing for longer – while typically intended for up to two or three years, some units have had the same occupant for up to seven years.

Data indicates that there are significant waitlists for housing within the Housing with Supports segment of the Wheelhouse, with government and non-profit housing wait lists having almost 800 active applications. Individuals, families and seniors with modest incomes who require only financial supports are competing in the market for units, and as prices escalate and vacancy rates decrease, they are increasingly constrained in their ability to attain rental units.

## 5.3 Public Notification

It is normal City practice that when a rezoning, OCP or Text Amendment application impacts more than 10 properties with more than 10 different owners, mail-outs to impacted property owners are not initiated because none are required by the Local Government Act. Newspaper (and online) advertising remains part of the process.

**Reviewed by:**  Ryan Smith, Community Planning Department Manager

**Approved for Inclusion:**  Doug Gilchrist, Divisional Director, Community Planning & Real Estate

**Attachments:**

Schedule "A" – Proposed Zoning Bylaw No.8000 Text Amendments

SCHEDULE 'A' - General housekeeping amendments to Zoning Bylaw 8000  
TA16-0002

Zoning Bylaw No. 8000				
No.	Section	Existing Text	Proposed Text	Rationale
1	<b>Section 2.3.3 – General Definitions</b>	<b>AUTOMOTIVE RENTALS</b> means an establishment where new and used vehicles are rented and may also include the sales and servicing of vehicles as ancillary uses.	Delete.	- This definition is no longer used in the Bylaw and the use has been captured by the <b>AUTOMOTIVE AND MINOR RECREATION VEHICLE SALES/RENTALS</b> definition.
2	<b>Section 2.3.3 – General Definitions</b>	<b>PERSONAL SERVICE ESTABLISHMENTS</b> means <b>uses</b> which provide personal services to an individual which are related to the care and appearance of the body or the cleaning and repair of personal effects. Typical <b>uses</b> include but are not limited to barber shops, hairdressers, manicurists, tailors, dress makers, shoe repair shops, dry cleaning establishments, and <b>laundries</b> but does not include <b>health services</b> .	<b>PERSONAL SERVICE ESTABLISHMENTS</b> means <b>uses</b> which provide personal services to an individual which are related to the care and appearance of the body or the cleaning and repair of personal effects. Typical <b>uses</b> include but are not limited to barber shops, hairdressers, manicurists, tailors, dress makers, shoe repair shops, dry cleaning establishments, and <b>laundromats</b> but does not include <b>health services</b> .	- Updating use definition.
3	<b>Section 2.3.3 – General Definitions</b>	<b>RETAIL STORE – CONVENIENCE</b> means <b>development</b> used for the retail sale of those goods required by area residents (including tourists temporarily resident in a neighbourhood) and employees on a day to day basis, from <b>business premises</b> which do not exceed 235 m2 in <b>gross floor area</b> . Typical <b>uses</b> include but are not necessarily limited to: small food stores, drug stores, florists, or variety stores selling confectionery, tobacco, groceries, beverages, pharmaceutical items, personal care items, hardware, printed matter, seasonal or tourism related rentals or the rental of videos. This <b>use</b> does not include the retail sale or dispensing of marihuana. In the W2 Zone, this includes items normally required by people using marina facilities, but does not include the rental of personal watercraft or rental of automobiles.	<b>RETAIL STORE, CONVENIENCE</b> means <b>development</b> used for the retail sale of those goods required by area residents (including tourists temporarily resident in a neighbourhood) and employees on a day to day basis, from <b>business premises</b> which do not exceed 235 m2 in <b>gross floor area</b> . Typical <b>uses</b> include but are not necessarily limited to: small food stores, drug stores, florists, or variety stores selling confectionery, tobacco, groceries, beverages, pharmaceutical items, personal care items, hardware, printed matter, seasonal or tourism related rentals or the rental of videos. This <b>use</b> does not include the retail sale or dispensing of marihuana. In the W2 Zone, this includes items normally required by people using marina facilities, but does not include the rental of personal watercraft or rental of automobiles.	- Updating use name.

Zoning Bylaw No. 8000

No.	Section	Existing Text	Proposed Text	Rationale
4	Section 2.3.3 – General Definitions	None.	<b>URBAN RESIDENTIAL ZONES</b> are any zones described in Section 13 of this Bylaw or any CD zone in which the predominant use, as determined by its general purpose and list of permitted uses, is of an urban residential nature.	- New definition.
5	Section 7.6.1 (e) – Minimum Landscape Buffers	<b>Level 5:</b> a landscape buffer is required for all land <b>abutting ALR</b> land where non-farm <b>uses</b> exist. The minimum buffer shall be 3.0m wide and include an opaque barrier immediately adjacent to the boundary(s) abutting the <b>ALR</b> on the urban side of the property. This standard may be replaced or modified as a result of conditions of a decision by the <b>Land Reserve Commission</b> . The buffer area shall <b>not be included in</b> the required setback for <b>Rural and Urban Residential zones</b> .	<b>Level 5:</b> a landscape buffer is required for all land <b>abutting ALR</b> land where non-farm <b>uses</b> exist. The minimum buffer shall be 3.0m wide and include an opaque barrier immediately adjacent to the boundary(s) abutting the <b>ALR</b> on the urban side of the property. This standard may be replaced or modified as a result of conditions of a decision by the <b>Agricultural Land Commission</b> . The buffer area shall <b>be in addition to</b> the required setback for <b>Rural and Urban Residential zones</b> .	- Updating Commission name. - Policy alignment.
6	Section 11.1.3 – Secondary Uses (A1 zone)	The <b>secondary uses</b> in this zone are:  (a) agricultural dwellings, additional (b) agri-tourism (c) agri-tourist accommodation (A1t only) (d) animal clinics, major (e) animal clinics, minor (f) bed and breakfast homes (g) <b>care centres, intermediate</b> (h) carriage house (A1c only) (i) forestry (j) group homes, minor (k) home based businesses, major (l) home based businesses, minor (m) home based businesses, rural (n) kennels and stables (o) secondary suite (p) wineries and cideries	The <b>secondary uses</b> in this zone are:  (a) agricultural dwellings, additional (b) agri-tourism (c) agri-tourist accommodation (A1t only) (d) animal clinics, major (e) animal clinics, minor (f) bed and breakfast homes (g) <b>child care centre, minor</b> (h) carriage house (A1c only) (i) forestry (j) group homes, minor (k) home based businesses, major (l) home based businesses, minor (m) home based businesses, rural (n) kennels and stables (o) secondary suite (p) wineries and cideries	- Updating use name.
7	RU7 (no section number)	<b>RU7 – Infill Housing</b>  <b>1.1 Purpose</b> The purpose is to provide a <b>zone</b> for infill development of a maximum of four dwelling units	<b>13.17</b> <b>RU7 – Infill Housing</b>  <b>13.17.1 Purpose</b> The purpose is to provide a <b>zone</b> for infill development of a maximum of four dwelling units	The RU7 zone was not assigned a section number in the Bylaw at the time of adoption, and was placed at the end of Section 13 (out of order).

**Zoning Bylaw No. 8000**

No.	Section	Existing Text	Proposed Text	Rationale
		<p>on selected properties with lane access in the central city.</p> <p><b>1.2 Permitted Uses</b> The permitted <b>principal uses</b> in this zone are:</p> <p>(a) <b>agriculture, urban</b> (b) <b>community garden</b> (c) <b>single dwelling housing</b> (d) <b>two dwelling housing</b> (e) <b>three dwelling housing</b> (f) <b>four dwelling housing</b></p> <p><b>1.3 Secondary Uses</b> The permitted <b>secondary uses</b> in this zone are:</p> <p>(a) <b>child care centre, minor</b> (b) <b>group homes, minor</b> (c) <b>home based businesses, minor</b> (d) <b>secondary suite</b></p> <p><b>1.4 Buildings and Structures Permitted</b></p> <p>(a) <b>one single detached house</b> which may contain a <b>secondary suite</b> (b) <b>duplex housing</b> (c) <b>semi-detached housing</b> (d) <b>two single detached houses</b> which may contain <b>secondary suites</b> (e) <b>three-plex housing</b> (f) <b>four-plex housing</b> (g) permitted <b>accessory buildings or structures</b></p> <p>NOTE: A maximum of four dwelling units are permitted, as allowed by Section 1.7 Density Regulations.</p> <p><b>1.5 Subdivision Regulations</b></p> <p>(a) The minimum <b>lot width</b> is 7.5 m, except it is 9.5 m for a corner lot. (b) The minimum lot depth is 37.0 m.</p>	<p>on selected properties with lane access in the central city.</p> <p><b>13.17.2 Permitted Uses</b> The permitted <b>principal uses</b> in this zone are:</p> <p>(a) <b>agriculture, urban</b> (b) <b>community garden</b> (c) <b>single dwelling housing</b> (d) <b>two dwelling housing</b> (e) <b>three dwelling housing</b> (f) <b>four dwelling housing</b></p> <p><b>13.17.3 Secondary Uses</b> The permitted <b>secondary uses</b> in this zone are:</p> <p>(a) <b>child care centre, minor</b> (b) <b>group homes, minor</b> (c) <b>home based businesses, minor</b> (d) <b>secondary suite</b></p> <p><b>13.17.4 Buildings and Structures Permitted</b></p> <p>(a) <b>one single detached house</b> which may contain a <b>secondary suite</b> (b) <b>duplex housing</b> (c) <b>semi-detached housing</b> (d) <b>two single detached houses</b> which may contain <b>secondary suites</b> (e) <b>three-plex housing</b> (f) <b>four-plex housing</b> (g) permitted <b>accessory buildings or structures</b></p> <p>NOTE: A maximum of four dwelling units are permitted, as allowed by Section 1.7 Density Regulations.</p> <p><b>13.17.5 Subdivision Regulations</b></p> <p>(a) The minimum <b>lot width</b> is 7.5 m, except it is 9.5 m for a corner lot. (b) The minimum lot depth is 37.0 m.</p>	<p>The RU7 zone shall follow the RU6 zone, and, being the newest zone in Section 13, shall be given section number 13.17.</p> <p>The Table of Contents shall be updated to reflect the new section and page numbers in Section 13.</p>

Zoning Bylaw No. 8000

No.	Section	Existing Text	Proposed Text	Rationale
		<p>(c) The minimum lot area is 277.5 m<sup>2</sup>, except it is 350 m<sup>2</sup> for a corner lot.</p> <p><b>1.6 Development Regulations</b></p> <p>(a) The maximum site coverage is 45% and together with accessory buildings, driveways and parking areas, shall not exceed 55%.</p> <p>(b) The maximum <b>floor area ratio</b> is 0.8.</p> <p>(c) The maximum height for residential buildings is the lesser of 8.0m or 2 storeys.</p> <p>(d) The maximum height for accessory buildings or structures is 4.8m.</p> <p>(e) The minimum site front yard is 4.0 m.</p> <p>(f) The minimum site side yard is 1.2 m except it is 3.0 m from a flanking street. For lots 17.0m or wider, the minimum site side yard is increased to 2.0 m.</p> <p>i. <b>Side yards</b> are not required for <b>semi-detached housing</b> on a <b>lot line</b> that has a <b>party wall</b>.</p> <p>(g) The minimum site rear yard is 0.9 m.</p> <p>(h) Detached dwelling units must be separated by a minimum distance of 2.0 m.</p> <p><b>1.7 Density Regulations</b></p> <p>(a) Residential density shall be based on the width of the lot.</p> <p>(b) For lots narrower than 13.5 m in width, up to two dwellings are permitted.</p> <p>(c) For lots between 13.5 m and 15.0 m in width, up to three dwellings are permitted.</p> <p>(d) For lots greater than 15.0 m wide, four dwellings are permitted.</p> <p><b>1.8 Other Regulations</b></p> <p>(a) Minor group homes are only permitted in single detached housing.</p> <p>(b) Vehicular access is only permitted from the lane, except for where a property has two</p>	<p>(c) The minimum lot area is 277.5 m<sup>2</sup>, except it is 350 m<sup>2</sup> for a corner lot.</p> <p><b>13.17.6 Development Regulations</b></p> <p>(a) The maximum site coverage is 45% and together with accessory buildings, driveways and parking areas, shall not exceed 55%.</p> <p>(b) The maximum <b>floor area ratio</b> is 0.8.</p> <p>(c) The maximum height for residential buildings is the lesser of 8.0m or 2 storeys.</p> <p>(d) The maximum height for accessory buildings or structures is 4.8m.</p> <p>(e) The minimum site front yard is 4.0 m.</p> <p>(f) The minimum site side yard is 1.2 m except it is 3.0 m from a flanking street. For lots 17.0m or wider, the minimum site side yard is increased to 2.0 m.</p> <p>i. <b>Side yards</b> are not required for <b>semi-detached housing</b> on a <b>lot line</b> that has a <b>party wall</b>.</p> <p>(g) The minimum site rear yard is 0.9 m.</p> <p>(h) Detached dwelling units must be separated by a minimum distance of 2.0 m.</p> <p><b>13.17.7 Density Regulations</b></p> <p>(a) Residential density shall be based on the width of the lot.</p> <p>(b) For lots narrower than 13.5 m in width, up to two dwellings are permitted.</p> <p>(c) For lots between 13.5 m and 15.0 m in width, up to three dwellings are permitted.</p> <p>(d) For lots greater than 15.0 m wide, four dwellings are permitted.</p> <p><b>13.17.8 Other Regulations</b></p> <p>(a) Minor group homes are only permitted in single detached housing.</p> <p>(b) Vehicular access is only permitted from the lane, except for where a property has two</p>	

**Zoning Bylaw No. 8000**

No.	Section	Existing Text	Proposed Text	Rationale
		<p>street frontages, where access may be taken from the street frontage which is not the front yard.</p> <p>(c) In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 6 (accessory development, yards, projections into yards, lighting, stream protection, etc.), the landscaping and fencing provisions of Section 7, the parking and loading regulations of Section 8, and the specific use regulations of Section 9.</p>	<p>street frontages, where access may be taken from the street frontage which is not the front yard.</p> <p>(c) In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 6 (accessory development, yards, projections into yards, lighting, stream protection, etc.), the landscaping and fencing provisions of Section 7, the parking and loading regulations of Section 8, and the specific use regulations of Section 9.</p>	
8	<b>Section 13.14.4 – Secondary Uses (RH1 zone)</b>	<p>(c) bed and breakfast homes</p> <p>(d) care centres, minor</p> <p>(e) group homes, minor</p> <p>(f) home based businesses, major</p> <p>(g) home based businesses, minor</p> <p>(h) secondary suite</p>	<p><b>The secondary uses in this zone are:</b></p> <p>(a) bed and breakfast homes</p> <p>(b) child care centre, minor</p> <p>(c) group homes, minor</p> <p>(d) home based businesses, major</p> <p>(e) home based businesses, minor</p> <p>(f) secondary suite</p>	- Updating use name.
9	<b>Section 13.15.4 – Secondary Uses (RH2 zone)</b>	<p>(a) bed and breakfast homes</p> <p>(b) care centres, minor</p> <p>(c) group homes, minor</p> <p>(d) home based businesses, major</p> <p>(e) home based businesses, minor</p> <p>(f) secondary suites</p>	<p><b>The secondary uses in this zone are:</b></p> <p>(a) bed and breakfast homes</p> <p>(b) child care centre, minor</p> <p>(c) group homes, minor</p> <p>(d) home based businesses, major</p> <p>(e) home based businesses, minor</p> <p>(f) secondary suites</p>	- Updating use name.
10	<b>Section 13.16.4 – Secondary Uses (RH3 zone)</b>	<p>(a) home based businesses, minor</p> <p>(b) care centres, minor</p> <p>(c) group homes, minor</p> <p>(d) multi-residential shared gardens</p> <p>(e) secondary suites</p>	<p><b>The secondary uses in this zone are:</b></p> <p>a) home based businesses, minor</p> <p>(b) child care centre, minor</p> <p>(c) group homes, minor</p> <p>(d) multi-residential shared gardens</p> <p>(e) secondary suites</p>	- Updating use name.

Zoning Bylaw No. 8000

No.	Section	Existing Text	Proposed Text	Rationale
11	Section 14.3.2 – Principal Uses (C3 zone)	<p>The principal uses in this zone are:</p> <ul style="list-style-type: none"> <li>(a) amusement arcades, major</li> <li>(b) animal clinics, minor</li> <li>(c) breweries and distilleries, minor</li> <li>(d) broadcasting studios</li> <li>(e) business support services</li> <li>(f) child care centre, major</li> <li>(g) commercial schools</li> <li>(h) community garden</li> <li>(i) custom indoor manufacturing</li> <li>(j) emergency and protective services</li> <li>(k) financial services</li> <li>(l) food primary establishment</li> <li>(m) gas bars</li> <li>(n) government services</li> <li>(o) group homes, major</li> <li>(p) health services</li> <li>(q) hotels</li> <li>(r) liquor primary establishment, major (C3lp and C3lp/r/s only)</li> <li>(s) liquor primary establishment, minor</li> <li>(t) motels</li> <li>(u) non-accessory parking</li> <li>(v) offices</li> <li>(w) participant recreation services, indoor</li> <li>(x) personal service establishments</li> <li>(y) private clubs</li> <li>(z) recycled materials drop-off centres</li> <li>(aa) religious assemblies</li> <li>(bb) retail liquor sales establishment (C3lp and C3lp/r/s only)</li> <li>(cc) retail stores, convenience</li> <li>(dd) retail stores, general</li> <li>(ee) service stations, minor</li> <li>(ff) spectator entertainment establishments</li> <li>(gg) supportive housing</li> <li>(hh) temporary parking lot</li> <li>(ii) used goods stores</li> <li>(jj) utility services, minor impact</li> </ul>	<p>The principal uses in this zone are:</p> <ul style="list-style-type: none"> <li>(a) amusement arcades, major</li> <li>(b) animal clinics, minor</li> <li>(c) breweries and distilleries, minor</li> <li>(d) broadcasting studios</li> <li>(e) business support services</li> <li>(f) child care centre, major</li> <li>(g) commercial schools</li> <li>(h) community garden</li> <li>(i) custom indoor manufacturing</li> <li>(j) emergency and protective services</li> <li>(k) financial services</li> <li>(l) food primary establishment</li> <li>(m) gas bars</li> <li>(n) government services</li> <li>(o) group homes, major</li> <li>(p) health services</li> <li>(q) hotels</li> <li>(r) liquor primary establishment, major (C3lp and C3lp/r/s only)</li> <li>(s) liquor primary establishment, minor</li> <li>(t) motels</li> <li>(u) non-accessory parking</li> <li>(v) offices</li> <li>(w) participant recreation services, indoor</li> <li>(x) personal service establishments</li> <li>(y) private clubs</li> <li>(z) recycled materials drop-off centres</li> <li>(aa) religious assemblies</li> <li>(bb) retail liquor sales establishment (C3lp and C3lp/r/s only)</li> <li>(cc) retail stores, convenience</li> <li>(dd) retail stores, general</li> <li>(ee) service stations, minor</li> <li>(ff) spectator entertainment establishments</li> <li>(gg) supportive housing</li> <li>(hh) temporary parking lot</li> <li>(ii) temporary shelter services</li> <li>(jj) used goods stores</li> <li>(kk) utility services, minor impact</li> </ul>	<p>- Adding to the zones in the Bylaw in which this use is compatible for better integration into the community.</p>

Zoning Bylaw No. 8000

No.	Section	Existing Text	Proposed Text	Rationale
12	<b>Section 14.9.2 – Principal Uses (C9 zone)</b>	The principal uses in this zone are: (a) amusement arcades, major (b) amusement establishments, outdoor (c) apartment hotels (d) boat storage (e) community garden (f) hotels (g) motels (h) participant recreation services, indoor (i) tourist campsites	The principal uses in this zone are: (a) amusement arcades, major (b) amusement establishments, outdoor (c) apartment hotels (d) boat storage (e) community garden (f) hotels (g) motels (h) participant recreation services, indoor (i) temporary shelter services (j) tourist campsites	- Adding to the zones in the Bylaw in which this use is compatible for better integration into the community.
13	<b>Section 14.10.2 – Principal Uses (C10 zone)</b>	The principal uses in this zone are: (a) animal clinics, major (b) animal clinics, minor (c) amusement arcades, major (d) automotive and minor recreation vehicle sales/rentals (e) automotive and equipment repair shops (f) auctioneering establishments (g) bingo facilities (h) breweries and distilleries, minor (i) broadcasting studios (j) business support services (k) child care centre, major (l) commercial schools (m) commercial storage (n) community garden (o) community recreation services (p) convenience vehicle rentals (q) equipment rentals (r) emergency and protective services (s) flea markets (t) fleet services (u) food primary establishment (v) funeral services (w) gas bars (x) government agencies (y) greenhouses and plant nurseries (z) household repair services	The principal uses in this zone are: (a) animal clinics, major (b) animal clinics, minor (c) amusement arcades, major (d) automotive and minor recreation vehicle sales/rentals (e) automotive and equipment repair shops (f) auctioneering establishments (g) bingo facilities (h) breweries and distilleries, minor (i) broadcasting studios (j) business support services (k) child care centre, major (l) commercial schools (m) commercial storage (n) community garden (o) community recreation services (p) convenience vehicle rentals (q) equipment rentals (r) emergency and protective services (s) flea markets (t) fleet services (u) food primary establishment (v) funeral services (w) gas bars (x) government agencies (y) greenhouses and plant nurseries (z) household repair services	- Adding to the zones in the Bylaw in which these uses are compatible for better integration into the community.

Zoning Bylaw No. 8000

No.	Section	Existing Text	Proposed Text	Rationale
		(aa) liquor primary establishment, major (C10lp and C10lp/rls only) (bb) non-accessory parking (cc) offices, construction and development industry (dd) participant recreation services, indoor (ee) pawnshop (ff) private clubs (gg) rapid drive-through vehicle services (hh) recycled materials drop-off centres (ii) retail stores, service commercial (jj) service stations, minor (kk) temporary parking lot (ll) thrift stores (mm) truck and mobile home sales/rentals (nn) used goods stores (oo) utility services, minor impact (pp) vehicle and equipment sales/rentals, industrial (qq) vehicle and equipment services, industrial (rr) warehouse sales	(aa) liquor primary establishment, major (C10lp and C10lp/rls only) (bb) non-accessory parking (cc) offices, construction and development industry (dd) participant recreation services, indoor (ee) pawnshop (ff) private clubs (gg) rapid drive-through vehicle services (hh) recycled materials drop-off centres (ii) retail stores, service commercial (jj) service stations, minor (kk) <b>supportive housing</b> (ll) temporary parking lot (mm) <b>temporary shelter services</b> (nn) thrift stores (oo) truck and mobile home sales/rentals (pp) used goods stores (qq) utility services, minor impact (rr) vehicle and equipment sales/rentals, industrial (ss) vehicle and equipment services, industrial (tt) warehouse sales	
14	Section 15.2.2 – Principal Uses (Iz zone)	The principal uses in this zone are: (a) analytical testing (b) animal clinics, major (c) auctioneering establishments (d) automotive and equipment repair shops (e) automotive and minor recreation vehicle sales/rentals (f) breweries and distilleries, major (g) breweries and distilleries, minor (h) bulk fuel depots (i) commercial storage (j) contractor services, general (k) contractor services, limited (l) convenience vehicle rentals (m) custom indoor manufacturing (n) emergency and protective services (o) equipment rentals (p) fleet services	The principal uses in this zone are: (a) analytical testing (b) animal clinics, major (c) auctioneering establishments (d) automotive and equipment repair shops (e) automotive and minor recreation vehicle sales/rentals (f) breweries and distilleries, major (g) breweries and distilleries, minor (h) bulk fuel depots (i) commercial storage (j) contractor services, general (k) contractor services, limited (l) convenience vehicle rentals (m) custom indoor manufacturing (n) emergency and protective services (o) equipment rentals (p) fleet services	- Adding to the zones in the Bylaw in which this use is compatible for better integration into the community.

Zoning Bylaw No. 8000

No.	Section	Existing Text	Proposed Text	Rationale
		<ul style="list-style-type: none"> <li>(q) food primary establishment</li> <li>(r) gas bars</li> <li>(s) general industrial uses</li> <li>(t) household repair services</li> <li>(u) liquor primary establishment, minor</li> <li>(v) medical marihuana production facilities</li> <li>(w) outdoor storage</li> <li>(x) participant recreation services, indoor</li> <li>(y) private clubs</li> <li>(z) rapid drive-through vehicle services</li> <li>(aa) recycling depots</li> <li>(bb) recycled materials drop-off centres</li> <li>(cc) service stations, minor</li> <li>(dd) service stations, major</li> <li>(ee) truck and mobile home sales/rentals</li> <li>(ff) utility services, minor impact</li> <li>(gg) vehicle and equipment services, industrial</li> <li>(hh) warehouse sales</li> </ul>	<ul style="list-style-type: none"> <li>(q) food primary establishment</li> <li>(r) gas bars</li> <li>(s) general industrial uses</li> <li>(t) household repair services</li> <li>(u) liquor primary establishment, minor</li> <li>(v) medical marihuana production facilities</li> <li>(w) outdoor storage</li> <li>(x) participant recreation services, indoor</li> <li>(y) private clubs</li> <li>(z) rapid drive-through vehicle services</li> <li>(aa) recycling depots</li> <li>(bb) recycled materials drop-off centres</li> <li>(cc) service stations, minor</li> <li>(dd) service stations, major</li> <li><b>(ee) temporary shelter services</b></li> <li><b>(ff) truck and mobile home sales/rentals</b></li> <li><b>(gg) utility services, minor impact</b></li> <li><b>(hh) vehicle and equipment services, industrial</b></li> <li><b>(ii) warehouse sales</b></li> </ul>	
15	Section 15.4.2 – Principal Uses (I4 zone)	<p>The principal uses in this zone are:</p> <ul style="list-style-type: none"> <li>(a) analytical testing</li> <li>(b) animal clinics, major</li> <li>(c) auctioneering establishments</li> <li>(d) automotive and equipment repair shops</li> <li>(e) automotive and minor recreation vehicle sales/rentals</li> <li>(f) breweries and distilleries, major</li> <li>(g) breweries and distilleries, minor</li> <li>(h) broadcasting studios</li> <li>(i) bulk fuel depots</li> <li>(j) child care centre, major</li> <li>(k) concrete and asphalt plants</li> <li>(l) contractor services, limited</li> <li>(m) contractor services, general</li> <li>(n) custom indoor manufacturing</li> <li>(o) equipment rentals</li> <li>(p) fleet services</li> <li>(q) food primary establishment</li> <li>(r) gas bars</li> <li>(s) general industrial uses</li> <li>(t) industrial high technology research and product design</li> </ul>	<p>The principal uses in this zone are:</p> <ul style="list-style-type: none"> <li>(a) analytical testing</li> <li>(b) animal clinics, major</li> <li>(c) auctioneering establishments</li> <li>(d) automotive and equipment repair shops</li> <li>(e) automotive and minor recreation vehicle sales/rentals</li> <li>(f) breweries and distilleries, major</li> <li>(g) breweries and distilleries, minor</li> <li>(h) broadcasting studios</li> <li>(i) bulk fuel depots</li> <li>(j) child care centre, major</li> <li>(k) concrete and asphalt plants</li> <li>(l) contractor services, limited</li> <li>(m) contractor services, general</li> <li>(n) custom indoor manufacturing</li> <li>(o) equipment rentals</li> <li>(p) fleet services</li> <li>(q) food primary establishment</li> <li>(r) gas bars</li> <li>(s) general industrial uses</li> <li>(t) industrial high technology research and product design</li> </ul>	<p>- Adding to the zones in the Bylaw in which this use is compatible for better integration into the community.</p>

Zoning Bylaw No. 8000

No.	Section	Existing Text	Proposed Text	Rationale
		(u) liquor primary establishment, minor (v) medical marihuana production facilities (w) mobile catering food services (x) non- accessory parking (y) participant recreation services, indoor (z) pawnshop (aa) private clubs (bb) rapid drive-through vehicle services (cc) recycled materials drop-off centres (dd) service stations, major (ee) service stations, minor (ff) temporary parking lot (gg) utility services, minor impact (hh) warehouse sales	(u) liquor primary establishment, minor (v) medical marihuana production facilities (w) mobile catering food services (x) non- accessory parking (y) participant recreation services, indoor (z) pawnshop (aa) private clubs (bb) rapid drive-through vehicle services (cc) recycled materials drop-off centres (dd) service stations, major (ee) service stations, minor (ff) temporary parking lot (gg) temporary shelter services (hh) utility services, minor impact (ii) warehouse sales	
16	Section 16.2.2 – Principal Uses (P2 zone)	The principal uses in this zone are:  (a) agriculture, urban (b) child care centre, major (c) community garden (d) community recreation services (e) emergency and protective services (f) health services, minor (g) private clubs (h) private education services (i) public education services (j) religious assemblies (k) utility services, minor impact	The principal uses in this zone are:  (a) agriculture, urban (b) child care centre, major (c) community garden (d) community recreation services (e) emergency and protective services (f) health services, minor (g) private clubs (h) private education services (i) public education services (j) religious assemblies (k) supportive housing (l) temporary shelter services (m) utility services, minor impact	- Adding to the zones in the Bylaw in which these uses are compatible for better integration into the community.
17	Section 18 – Schedule 'B' – Comprehensive Development Zones	CD25 – Capri Centre Comprehensive Development Zone	CD26 – Capri Centre Comprehensive Development Zone	- Text correction.

**Zoning Bylaw No. 8000**

No.	Section	Existing Text	Proposed Text	Rationale
18	<p><b>Section 18 – Schedule ‘B’ – Comprehensive Development Zones (CD25 – Capri Centre Comprehensive Development Zone)</b>  <b>Section 1.3 – Design Guidelines</b></p>	<p>The CD 25 - Capri Comprehensive Development 25 Zone has been designated as a Development Permit Area by “Kelowna 2030 – Official Community Plan Bylaw No. 10500” for the purpose of guiding the form and character of development. The guidelines applicable to the CD 25 – Capri Comprehensive Development 25 Zone are annexed to this Bylaw as Annexure “1” and entitled “CD 25 Development Area Guidelines.”</p>	<p>The CD 26 - Capri Comprehensive Development 26 Zone has been designated as a Development Permit Area by “Kelowna 2030 – Official Community Plan Bylaw No. 10500” for the purpose of guiding the form and character of development. The guidelines applicable to the CD 26 – Capri Comprehensive Development 26 Zone are annexed to this Bylaw as Annexure “1” and entitled “CD 26 Development Area Guidelines.”</p>	<p>- Text correction.</p>
19	<p><b>Section 18 – Schedule ‘B’ – Comprehensive Development Zones (CD25 – Capri Centre Comprehensive Development Zone)</b>  <b>Section 1.4 – Principal Uses</b></p>	<p>Principal uses in this zone are:</p> <ul style="list-style-type: none"> <li>(a) amusement arcades, major</li> <li>(b) animal clinics, minor</li> <li>(c) apartment hotels</li> <li>(d) apartment housing</li> <li>(e) boarding or lodging houses</li> <li>(f) business support services</li> <li>(g) care centres, major</li> <li>(h) Child Care</li> <li>(i) commercial schools</li> <li>(j) commercial use</li> <li>(k) congregate housing</li> <li>(l) emergency and protective services</li> <li>(m) financial services</li> <li>(n) food primary establishment</li> <li>(o) gas bars</li> <li>(p) government services</li> <li>(q) group homes, major</li> <li>(r) health services</li> <li>(s) hotels</li> <li>(t) insurance services</li> <li>(u) liquor primary establishment, major</li> <li>(v) liquor primary establishment, minor</li> <li>(w) non-accessory parking</li> <li>(x) offices</li> <li>(y) participant recreation services, indoor</li> <li>(z) personal service establishments</li> <li>(aa) private clubs</li> <li>(bb) public education services</li> <li>(cc) public libraries and cultural exhibits</li> <li>(dd) recycled materials drop-off centres</li> <li>(ee) religious assemblies</li> </ul>	<p>The principal uses in this zone are:</p> <ul style="list-style-type: none"> <li>(a) amusement arcades, major</li> <li>(b) animal clinics, minor</li> <li>(c) apartment hotels</li> <li>(d) apartment housing</li> <li>(e) boarding or lodging houses</li> <li>(f) business support services</li> <li>(g) child care centres, major</li> <li>(h) commercial schools</li> <li>(i) commercial use</li> <li>(j) congregate housing</li> <li>(k) emergency and protective services</li> <li>(l) financial services</li> <li>(m) food primary establishment</li> <li>(n) gas bars</li> <li>(o) government services</li> <li>(p) group homes, major</li> <li>(q) health services</li> <li>(r) hotels</li> <li>(s) insurance services</li> <li>(t) liquor primary establishment, major</li> <li>(u) liquor primary establishment, minor</li> <li>(v) non-accessory parking</li> <li>(w) offices</li> <li>(x) participant recreation services, indoor</li> <li>(y) personal service establishments</li> <li>(z) private clubs</li> <li>(aa) public education services</li> <li>(bb) public libraries and cultural exhibits</li> <li>(cc) recycled materials drop-off centres</li> <li>(dd) religious assemblies</li> <li>(ee) retail liquor sales establishment</li> </ul>	<p>- Updating use name.</p>

Zoning Bylaw No. 8000

No.	Section	Existing Text	Proposed Text	Rationale
		(ff) retail liquor sales establishment (gg) retail stores, convenience (hh) retail stores, health products (ii) retail stores, general (jj) shopping centre (kk) spectator entertainment establishments (ll) supportive housing (mm) temporary shelter services (nn) utility services, minor impact (oo) rowhousing (pp) townhouses	(ff) retail stores, convenience (gg) retail stores, health products (hh) retail stores, general (ii) shopping centre (jj) spectator entertainment establishments (kk) supportive housing (ll) temporary shelter services (mm) utility services, minor impact (nn) rowhousing (oo) townhouses	
20	Section 18 – Schedule ‘B’ – Comprehensive Development Zones (CD25 – Capri Centre Comprehensive Development Zone) Section 1.5 – Secondary Uses	The secondary uses in this zone are:  (a) amusement arcades, minor (b) care centres, minor (c) home based businesses, minor	The secondary uses in this zone are:  (a) amusement arcades, minor (b) child care centre, minor (c) home based businesses, minor	- Updating use name.
21	Section 18 – Schedule ‘B’ – Comprehensive Development Zones (CD25 – Capri Centre Comprehensive Development Zone) Section 1.14 – Parking and Loading	(a) Parking spaces shall be designed in accordance with the parking regulations of Section 8 – Parking and Loading of this bylaw, with the exception that the minimum number of parking spaces required must be in accordance with Table 1.14.1 of this CD25 Zone.  (b) Loading facilities shall be designed in accordance with the loading regulations of Section 8 – Parking and Loading of this bylaw, with the exception that the minimum number of parking spaces required must be in accordance with Table 1.14.2 of this CD25 Zone.	(a) Parking spaces shall be designed in accordance with the parking regulations of Section 8 – Parking and Loading of this bylaw, with the exception that the minimum number of parking spaces required must be in accordance with Table 1.14.1 of this CD26 Zone.  (b) Loading facilities shall be designed in accordance with the loading regulations of Section 8 – Parking and Loading of this bylaw, with the exception that the minimum number of parking spaces required must be in accordance with Table 1.14.2 of this CD26 Zone.	- Text correction.

# REPORT TO COUNCIL



**Date:** February 19, 2018

**RIM No.** 1250-30

**To:** City Manager

**From:** Community Planning Department (MS)

**Application:** OCP17-0002/Z17-0007

**Owners:** Parkbridge Lifestyle  
Communities Inc., Inc. No  
A0083070  
City of Kelowna

**Address:** 1511 Tower Ranch Drive  
1501 Tower Ranch Drive

**Applicant:** MMM Group Ltd. (WSP)

**Subject:** Official Community Plan Amendment and Rezoning Application

Existing OCP Designations: S2RES – Single / Two Unit Residential  
S2RESH – Single / Two Unit Residential – Hillside  
PARK – Major Park and Open Space (public)  
MRL – Multiple Unit Residential (Low Density)

Proposed OCP Designations: S2RES – Single / Two Unit Residential  
PARK – Major Park / Open Space (public)  
MRL – Multiple Unit Residential (Low Density)

Existing Zones: RU5 – Bareland Strata Housing  
RM2 – Low Density Row Housing  
P3 – Parks and Open Space

Proposed Zones: RU5 – Bareland Strata Housing  
RM2h – Low Density Row Housing (Hillside Area)  
P3 – Parks and Open Space

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## Recommendation

THAT Official Community Plan Map Amendment Application No. OCP17-0002 to amend Map 4.1 in the Kelowna 2030 – Official Community Plan Bylaw No. 10500 by changing the Future Land Use designation of *the properties as outlined in Schedule A, located as outlined in Schedule A*, from the future land use designations identified in the OCP for the properties from Single / Two Unit Residential – Hillside (S2RESH) to Single / Two Unit Residential (S2RES); from Single / Two Unit Residential – Hillside (S2RESH) to Major Park / Open Space (public) (PARK); from Single / Two Unit Residential (S2RES) to Major Park / Open Space (public) (PARK); from Multiple Unit Residential (Low Density) (MRL) to Single / Two Unit Residential (S2RES); and from Single / Two Unit Residential – Hillside (S2RESH) to Multiple Unit Residential (Low Density) (MRL) as shown on Map “A” attached to the Report from the Community Planning Department dated February 19, 2018, be considered by Council;

AND THAT the Official Community Plan Map Amending Bylaw be forwarded to a Public Hearing for further consideration;

AND THAT Council considers the public process to be appropriate consultation for the *Purpose* of Section 879 of the *Local Government Act*, as outlined in the Report from the Community Planning Department dated February 19, 2018;

THAT Rezoning Application No. Z17-0007 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of *the properties as outlined in Schedule A, located as outlined in Schedule A*, from RU5 – Bareland Strata Housing to P3 – Parks and Open Space; from P3 Parks and Open Space to RU5 – Bareland Strata Housing; from RM2 – Low Density Row Housing to RU5 – Bareland Strata Housing; from RM2 – Low Density Row Housing to RM2h – Low Density Row Housing (Hillside); from RU5 – Bareland Strata Housing to RM2h – Low Density Row Housing (Hillside) as shown on Map “B” attached to the Report from the Community Planning Department dated February 19, 2018, be considered by Council;

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

### **1.0 Purpose**

To amend the Official Community Plan to change the future land use designation, and rezone the subject properties, to facilitate the revised development plan for the subject property and proposed additional area for Tower Ranch Mountain Park.

### **2.0 Community Planning**

Community Planning supports the proposed OCP and Zone amendments. Staff have worked with the applicant to avoid and mitigate impacts to the natural environment and hazardous condition areas of the subject property. Of note with respect to the OCP Amendment is that the plan:

- Reflects land designations that better protect Industry Brook and significant grassland rocky knolls;
- Reflects a proposed property transfer between the development property and Tower Ranch Mountain Park to better achieve the protection of Industry Brook and associated significant grassland areas; and
- Corresponds with the City’s natural open space/park objectives.

The applicant has a current application with the City for a Natural Environment / Hazardous Conditions Development Permit for the remainder of this property. A No-Build / No-Disturb Restrictive Covenant will be required prior to subdivision for natural and hazardous condition areas that remain on the subject property. The new concept plan achieves several objectives of the Official Community Plan, including:

- Public space;
- Retention of natural areas;
- Linear Parks;
- Pedestrian linkages; and
- Designing for people and nature.

The amendments will align the locations of RU5 Bareland Strata Housing and RM2h – Low Density Row Housing (Hillside) to align with the applicant’s development plan.

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

### 3.0 Proposal

#### 3.1 Background

At the time of current OCP (approved in May 2011), the subject properties were owned by a previous developer. The configuration of future land use designations was designed in accordance with the previous concept plan.

In 2012, Tower Ranch Lots 3, 4 and 6 were purchased by Parkbridge Lifestyle Communities Inc. (Parkbridge). Parkbridge develops communities based on a life lease concept, whereby the owner developer maintains ownership and management through the life of the development. As the future land use plan was designed by a previous developer, Parkbridge has an interest in amending the configuration of the future land uses to align with their vision. The proposed OCP Amendment has been designed in accordance with their concept plan, as well as geotechnical and environmental assessments. Additional dedication for park area will be designated as 'Park' with this proposal and be transferred to the City through dedication at subdivision. In addition, the plan accommodates additional road dedication which will provide improved public access and lot frontage to Tower Ranch Mountain Park.

The Agricultural Land Commission approved the golf course and residential development for Tower Ranch through a number of resolutions, the most recent of which was Resolution #498/2006.

#### 3.2 Site Context

The site is located on the upper McCurdy Bench in the Rutland OCP Sector of the City. The Tower Ranch Golf Course lies to the west of the subject property. Solstice Phases I and II are currently being developed and are owned by the applicant, and offered through long term lease agreements.

Tower Ranch Mountain Park lies to the south of the development property. Residential properties are further to the northwest, along Tower Ranch Boulevard and Split Rail Place, and more residences are being developed north of Tower Ranch Boulevard.

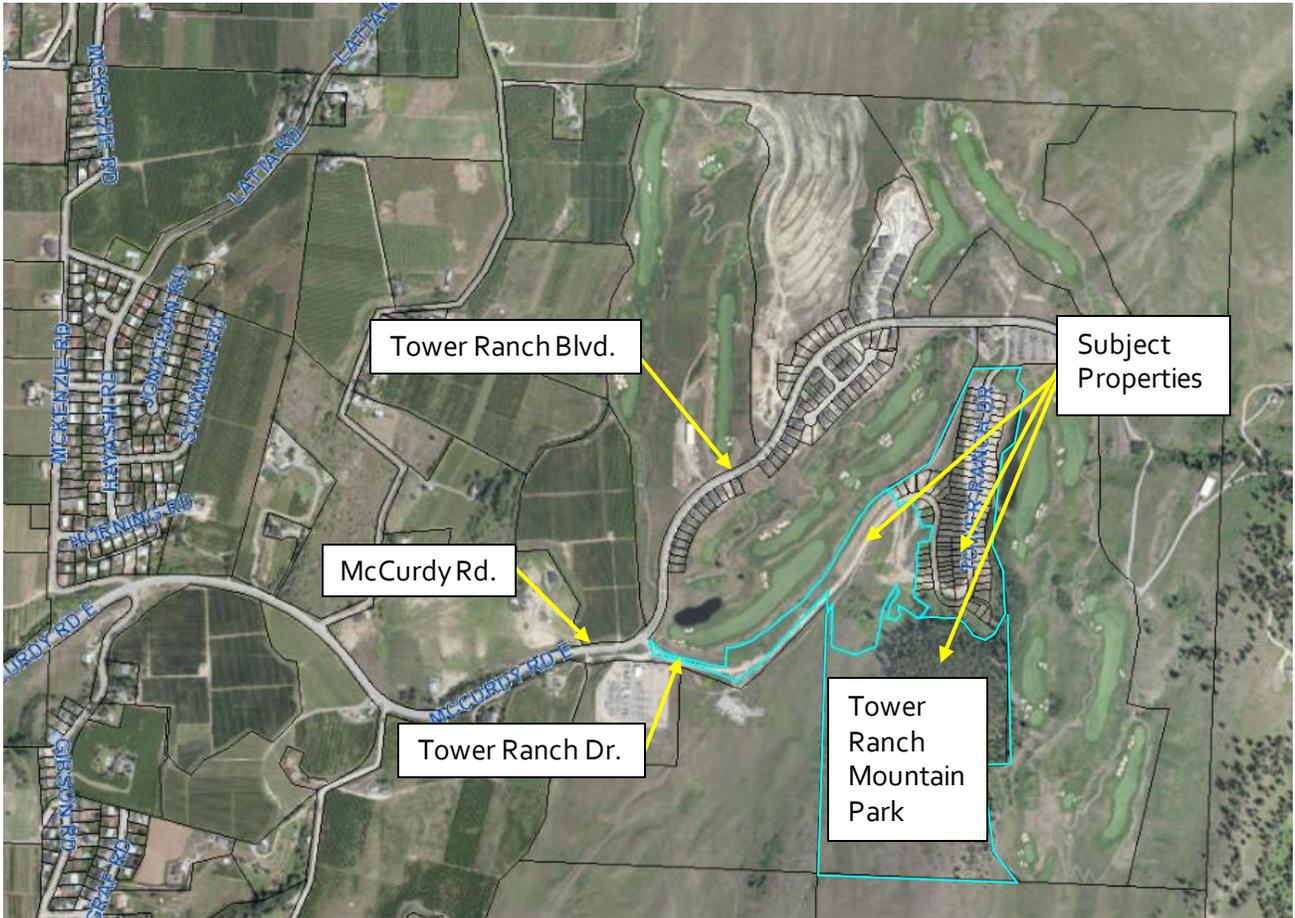
Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	P <sub>3</sub> – Parks and Open Space P <sub>3</sub> LP – Parks and Open Space w/ Liquor Primary Clubhouse	Golf Course Golf Course Clubhouse
East	P <sub>3</sub> – Parks and Open Space	Golf Course
South	A <sub>1</sub> – Agriculture 1 / P <sub>3</sub> – Park & Open Space	Rural Residential / Park / Hydro Transfer Station
West	P <sub>3</sub> – Parks and Open Space	Golf Course

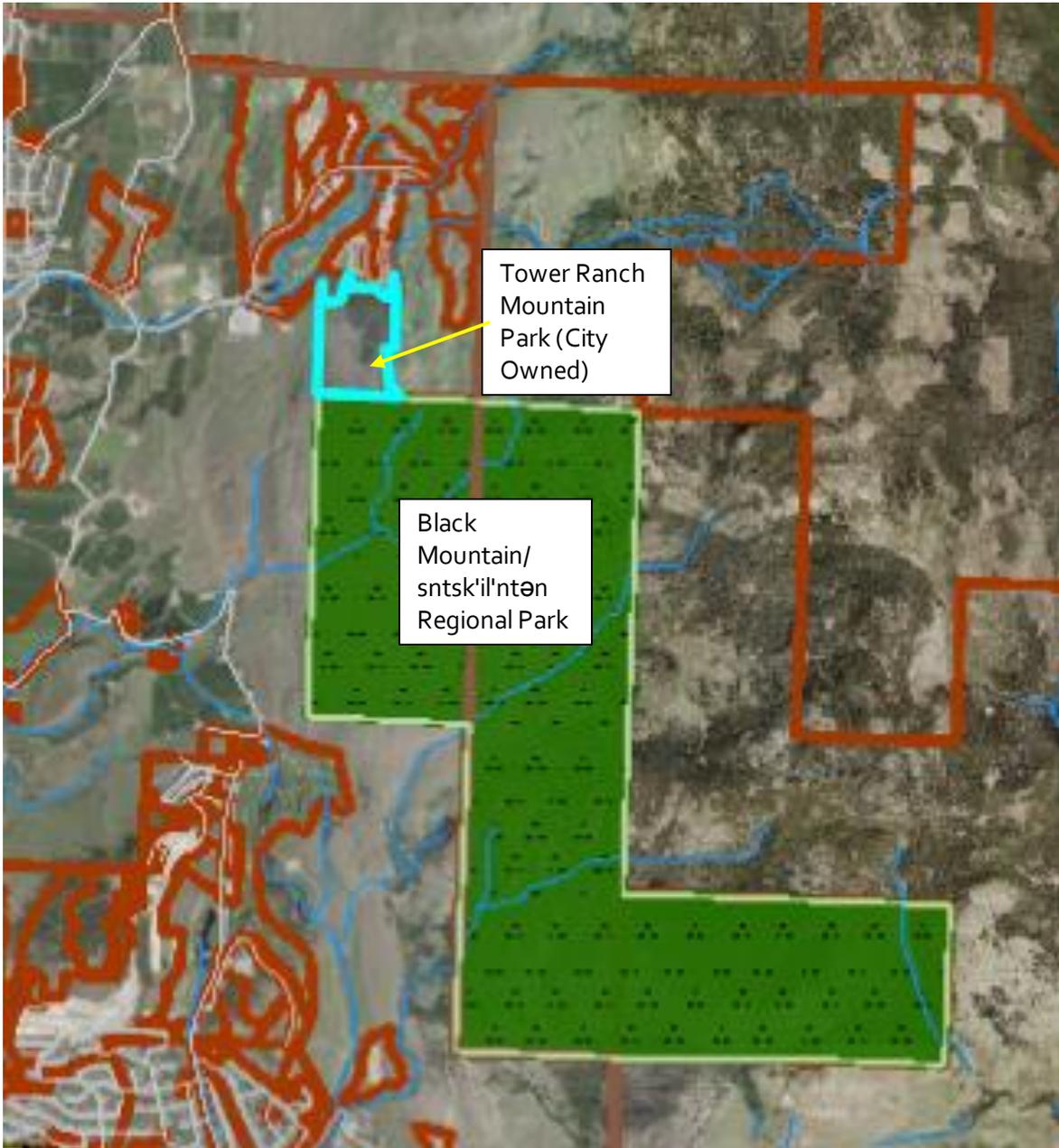
Subject Properties Map



Context Map



### Tower Ranch Mountain Park



Note\* RDCO Park Map <sup>1</sup>

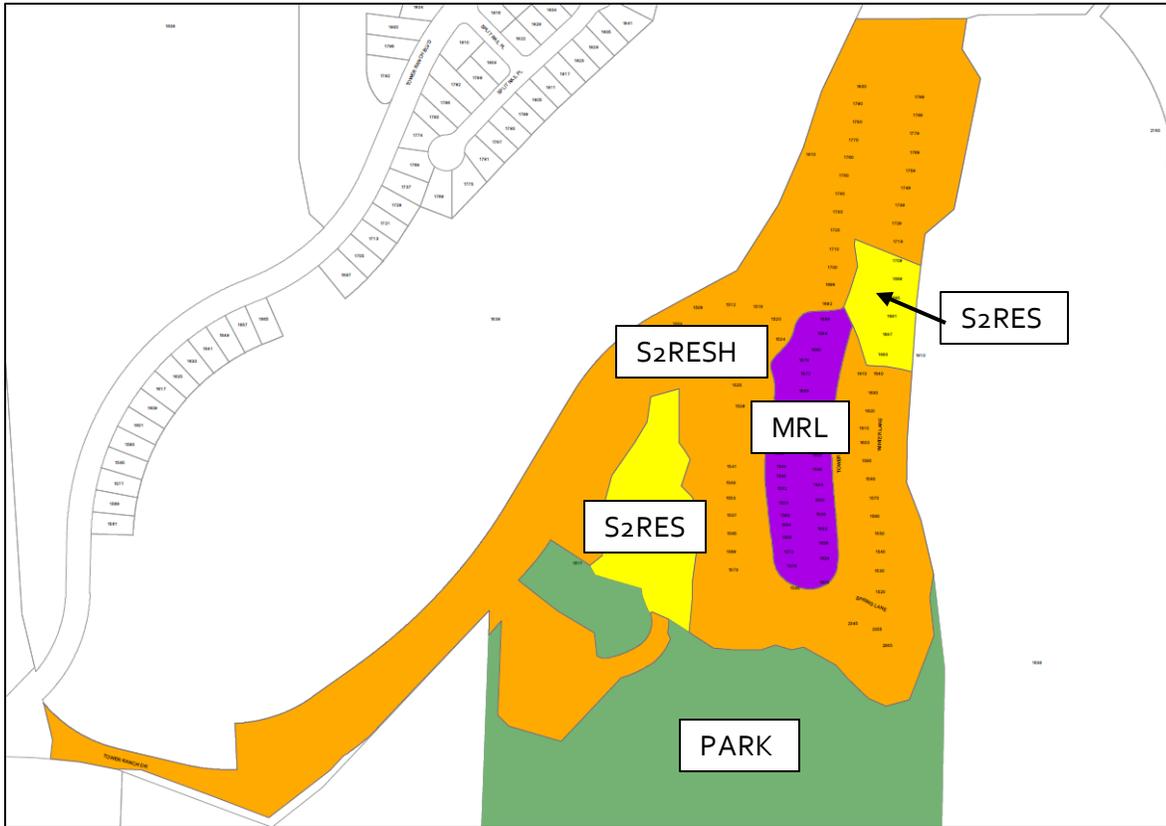
### 3.3 Project Description

The OCP Amendment will designate the bareland strata lots area to S2RES – Single and Two Unit Residential. It will refine the area of MRL – Multiple Unit Residential (Low Density) MRL for the row housing units to align with the development plan. It will also designate the proposed additional dedicated park area as PARK.

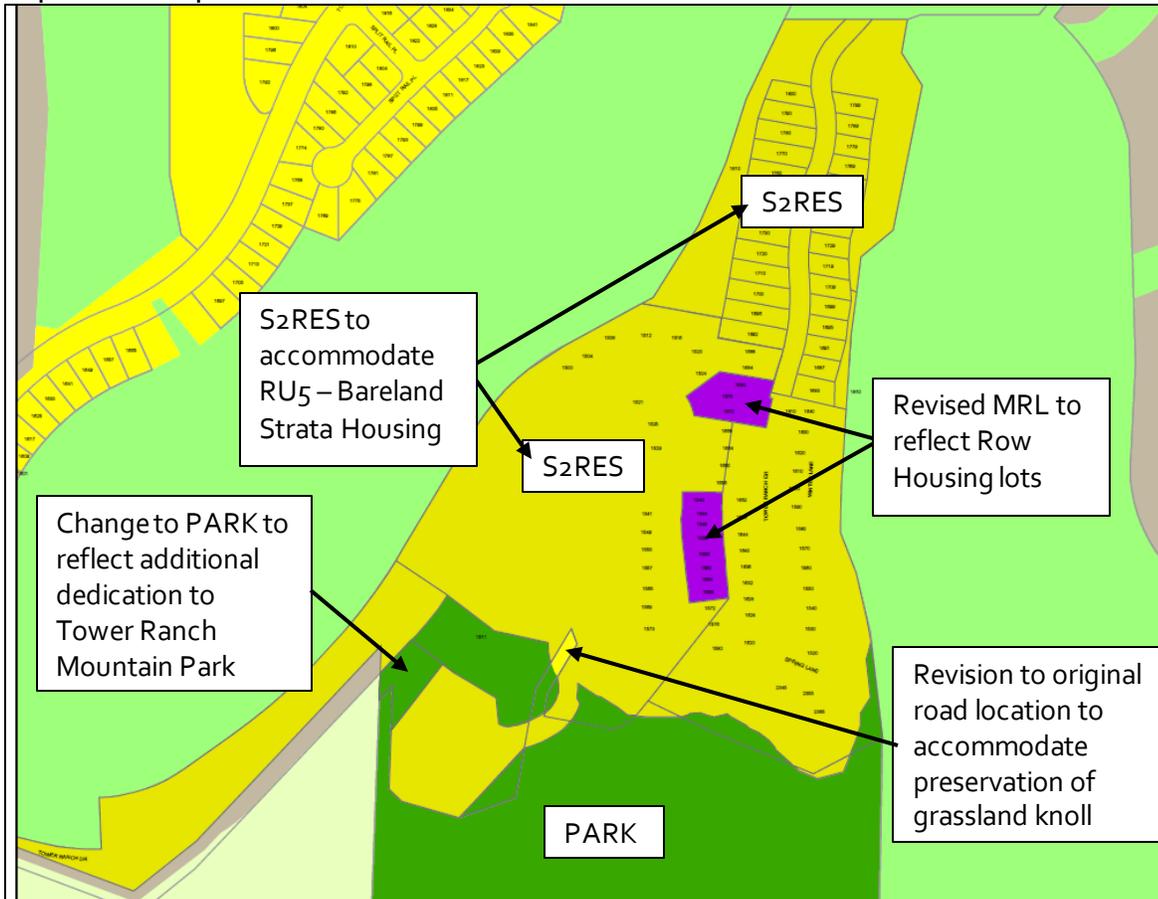
The zoning amendments will re-designate the locations of RU5 Bareland Strata Housing and RM2h – Low Density Row Housing (Hillside) to align with the applicant’s development plan. In addition, the additional park area will be designated P3 – Parks and Open Space. See Conceptual Maps A and B, below, and detailed Maps A and B, attached.

<sup>1</sup> RDCO, 2017. Park Maps [https://www.rdcogis.com/GIS\\_App/RDCO\\_GIS\\_App.html](https://www.rdcogis.com/GIS_App/RDCO_GIS_App.html)

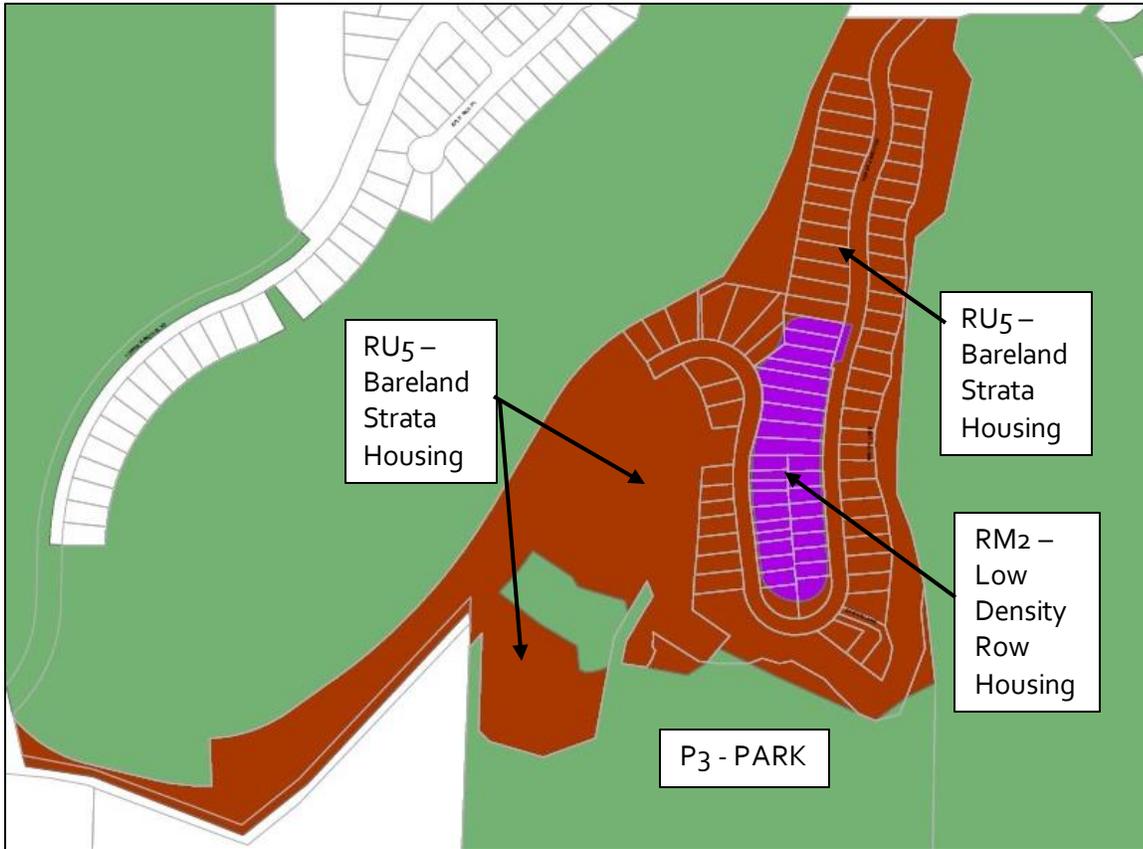
Map A – OCP Existing



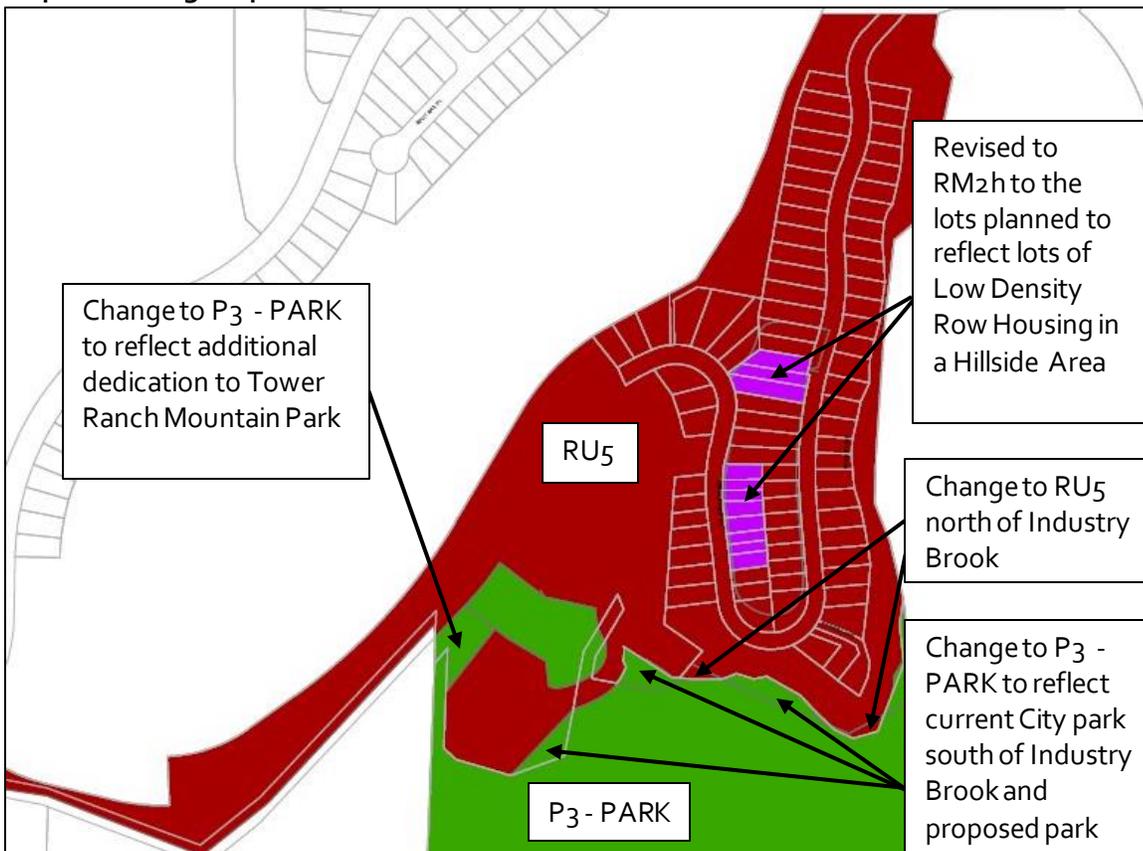
Map B – OCP Proposed



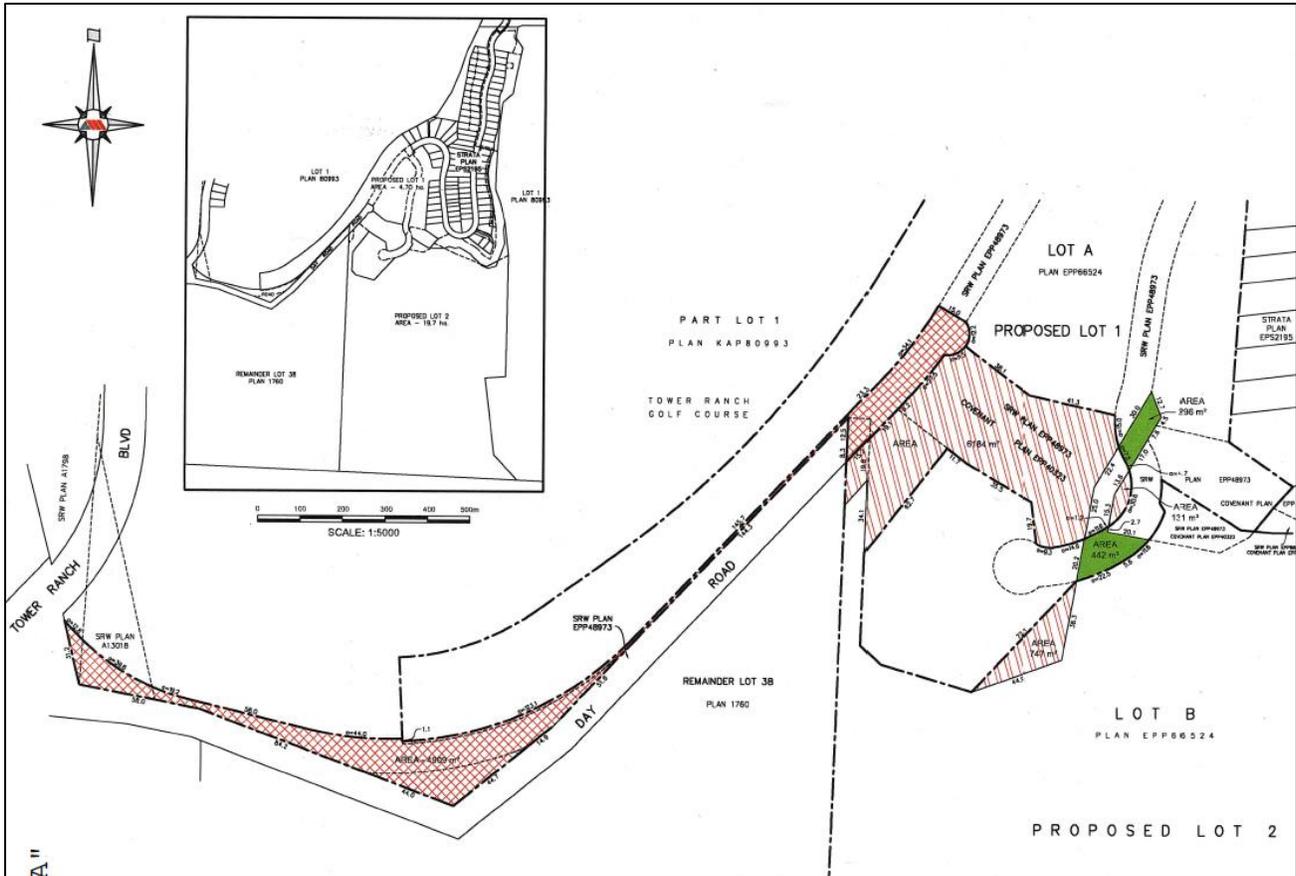
Map C – Zoning Existing



Map D – Zoning Proposed



Map E – Proposed Property Transfer and Road Dedication



**LEGEND**

- Transfer to City of Kelowna (Fee Simple)
- Transfer to Parkbridge (Fee Simple)
- Transfer to City of Kelowna (Road Dedication)
- Proposed Boundary
- Existing Lot Boundary
- Existing Covenant and Right of Way Boundary

**4.0 Public Notification**

Staff understands that the applicant has undertaken public notification in accordance with Council Policy #367. This included delivering a letter, including a map of the proposed OCP Amendments to neighbouring residents. The record of public notification was received on August 11, 2017.

**5.0 Current Development Policies**

**5.1 Kelowna Official Community Plan (OCP)**

**Development Process**

**Steep Slopes.**<sup>2</sup> Prohibit development on steep slopes (+30% or greater for a minimum distance of 10 metres) except where provided for in ASPs adopted or subdivisions approved prior to adoption of OCP Bylaw 10500.

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

**Design for People and Nature.**<sup>3</sup> Structure new neighbourhoods around parks, pedestrian and bike routes, open spaces, and environmental areas, rather than around roadways and cars.

**Develop parkland to respond to user needs.**<sup>4</sup> Design parks to meet the needs of a variety of user groups, including families, youth, and seniors.

## 6.0 Technical Comments

### 6.1 Development Engineering Department

- a) All offsite infrastructure and services upgrades are addressed in the Subdivision Application Engineering Report under file S14-0045.
- b) Statutory Rights of Way are required over the storm drainage system as per the Storm Water Management Plan.

## 7.0 Application Chronology

Date of Complete Application Received:	January 26, 2017
Date of Circulation Comments Received:	April 5, 2017
Date Public Consultation Completed:	August 11, 2017

**Report prepared by:** Melanie Steppuhn, Land Use Planner

**Reviewed by Approved for Inclusion:** Terry Barton, Urban Planning Manager

**Approved for Inclusion:** Ryan Smith, Community Planning Department Manager

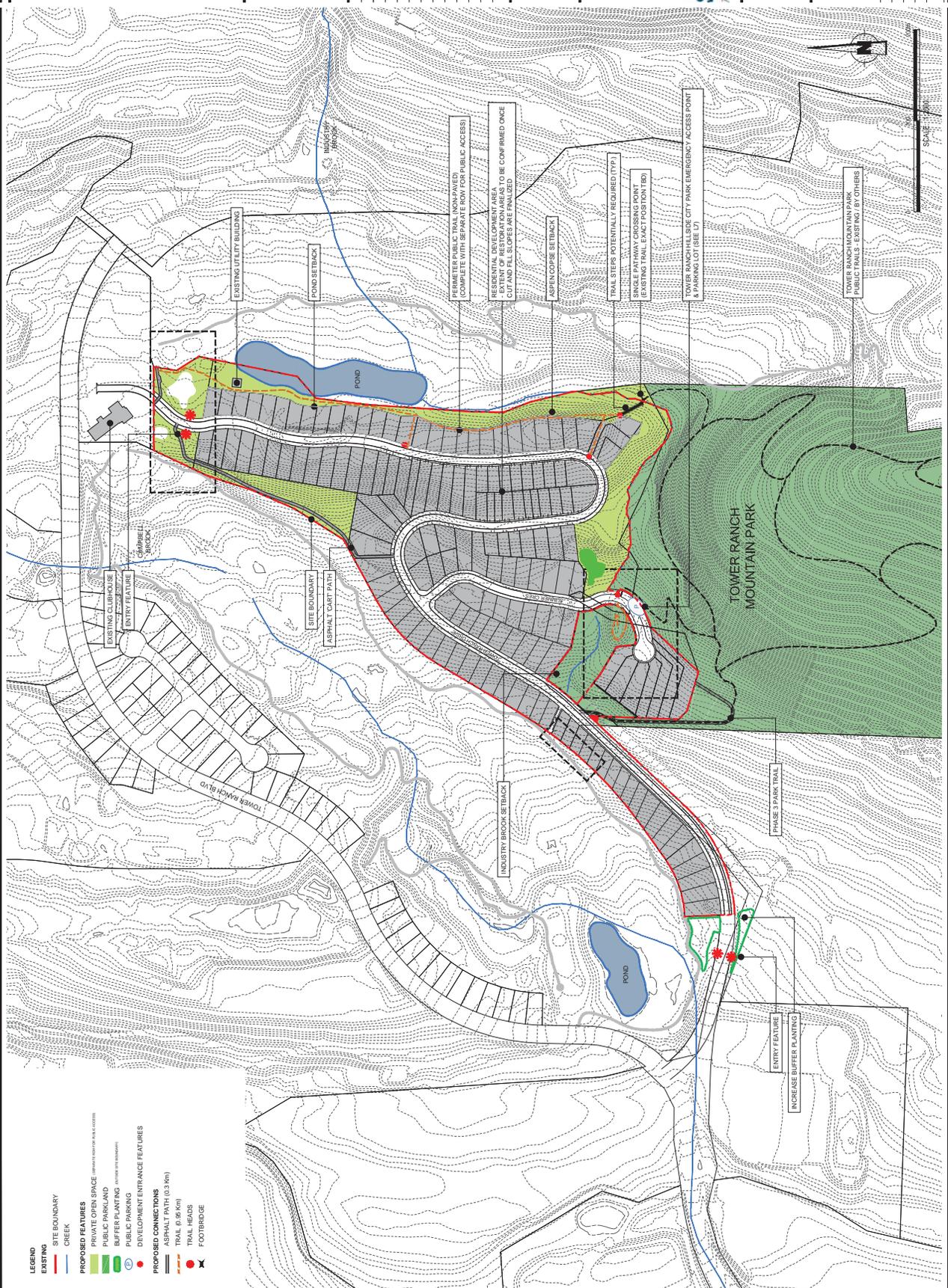
### **Attachments:**

Bylaw No. 11488 - Schedule A Map A – OCP Amendment OCP17-0002  
Bylaw No. 11489 - Schedule B Map B – Zoning Amendment Z17-0007  
Subdivision Plan – 1511 Tower Ranch Drive  
Development Engineering Memo (Feb. 22, 2017)

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<sup>3</sup> City of Kelowna Official Community Plan, Policy 5.2.3 (Development Process Chapter).

<sup>4</sup> City of Kelowna Official Community Plan, Policy 7.16 (Infrastructure).



- LEGEND**
- EXISTING**
- SITE BOUNDARY
  - CREEK
- PROPOSED FEATURES**
- PRIVATE OPEN SPACE (MINIMUM 10% OF THE DEVELOPMENT)
  - PUBLIC OPEN SPACE (MINIMUM 5% OF THE DEVELOPMENT)
  - PURVED PLANTING (MINIMUM 5% OF THE DEVELOPMENT)
  - PUBLIC PARKING
  - DEVELOPMENT ENTRANCE FEATURES
- PROPOSED CONNECTIONS**
- ASPHALT PATH (0.3 Km)
  - TRAIL (0.6 Km)
  - TRAIL HEADS
  - FOOTBRIDGE



NO.	DATE	REVISION	BY
1	2017-03-22	ISSUE FOR PUBLIC APPLICATION	SC
2			
3			
4			
5			
6			
7			
8			
9			
10			

**client**  
PARKRIDGE LIFESTYLE COMMUNITIES INC.



**project**  
SOLSTICE AT TOWER RANCH  
KELOWNA, BC

**sheet**  
LANDSCAPE OPEN SPACE & CONNECTIVITY PLAN

DATE:	L1
SCALE:	1:2000
PROJECT NO.:	171000000
DATE:	2017-03-22
BY:	SC
CHECKED BY:	SC
DATE:	2017-03-22
PROJECT NO.:	171000000
DATE:	2017-03-22
BY:	SC
CHECKED BY:	SC
DATE:	2017-03-22

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**CITY OF KELOWNA**  
**MEMORANDUM**

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**Date:** February 22, 2017  
**File No.:** Z17-0007, OCP17-0002  
**To:** Suburban and Rural Planning (MS)  
**From:** Development Engineering Manager (SM)  
**Subject:** 1511 Tower Ranch Drive                      Lot 3, Plan 80993

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

The Development Engineering Technologist for this project is Jason Ough

**1. General**

- a) All offsite infrastructure and services upgrades are addressed in the Subdivision Application Engineering Report under file S14-0045.
- b) Statutory Rights of Way are required over the storm drainage system as per the Storm Water Management Plan.

---

Steve Muenz, P. Eng.  
Development Engineering Manager

jo

**SCHEDULE A – OCP17-0002**

No.	Legal Description	Address	Existing FLU Designation	Proposed FLU Designation
1	Portions of Lot B Section 31 Township 27 ODYD Plan EPP66524	1501 Tower Ranch Dr	PARK REC S2RES S2RESH	PARK S2RES
2	Portions of Lot A Section 31 Township 27 ODYD Plan EPP66524 Except Strata Plan EPS2195 (Phase 2)	1511 Tower Ranch Dr	PARK REP S2RES S2RESH	S2RES PARK
3	Common Property Strata Plan EPS2195	1810 Tower Ranch Dr	MRL S2RES S2RESH	S2RES
4	Strata Lot 1 Section 31 Township 27 ODYD Strata Plan EPS2195 Together with an Interest in the Common Propety in Proportion to the Unit Entitlement of the Strata Lot as shown on the Form V	1800 Tower Ranch Dr	S2RESH	S2RES
5	Strata Lot 2 Section 31 Township 27 ODYD Strata Plan EPS2195 Together with an Interest in the Common Propety in Proportion to the Unit Entitlement of the Strata Lot as shown on the Form V	1790 Tower Ranch Dr	S2RESH	S2RES
6	Strata Lot 3 Section 31 Township 27 ODYD Strata Plan EPS2195 Together with an Interest in the Common Propety in Proportion to the Unit Entitlement of the Strata Lot as shown on the Form V	1780 Tower Ranch Dr	S2RESH	S2RES
7	Strata Lot 4 Section 31 Township 27 ODYD Strata Plan EPS2195 Together with an Interest in the Common Propety in Proportion to the Unit Entitlement of the Strata Lot as shown on the Form V	1770 Tower Ranch Dr	S2RESH	S2RES
8	Strata Lot 5 Section 31 Township 27 ODYD Strata Plan EPS2195 Together with an Interest in the Common Propety in Proportion to the Unit Entitlement of the Strata Lot as shown on the Form V	1760 Tower Ranch Dr	S2RESH	S2RES
9	Strata Lot 6 Section 31 Township 27 ODYD Strata Plan EPS2195 Together with an Interest in the Common Propety in Proportion to the Unit Entitlement of the Strata Lot as shown on the Form V	1750 Tower Ranch Dr	S2RESH	S2RES
10	Strata Lot 7 Section 31 Township 27 ODYD Strata Plan EPS2195 Together with an Interest in the Common Propety in Proportion to the Unit Entitlement of the Strata Lot as shown on the Form V	1740 Tower Ranch Dr	S2RESH	S2RES
11	Strata Lot 8 Section 31 Township 27 ODYD Strata Plan EPS2195 Together with an Interest in the Common Propety in Proportion to the Unit Entitlement of the Strata Lot as shown on the Form V	1730 Tower Ranch Dr	S2RESH	S2RES
12	Strata Lot 9 Section 31 Township 27 ODYD Strata Plan EPS2195 Together with an Interest in the Common Propety in Proportion to the Unit Entitlement of the Strata Lot as shown on the Form V	1720 Tower Ranch Dr	S2RES S2RESH	S2RES

No.	Legal Description	Address	Existing FLU Designation	Proposed FLU Designation
13	Strata Lot 10 Section 31 Township 27 ODYD Strata Plan EPS2195 Together with an Interest in the Common Propety in Proportion to the Unit Entitlement of the Strata Lot as shown on the Form V	1710 Tower Ranch Dr	S2RES S2RESH	S2RES
14	Strata Lot 11 Section 31 Township 27 ODYD Strata Plan EPS2195 Together with an Interest in the Common Propety in Proportion to the Unit Entitlement of the Strata Lot as shown on the Form V	1700 Tower Ranch Dr	S2RES S2RESH	S2RES
15	Strata Lot 12 Section 31 Township 27 ODYD Strata Plan EPS2195 Together with an Interest in the Common Propety in Proportion to the Unit Entitlement of the Strata Lot as shown on the Form V	1696 Tower Ranch Dr	S2RES S2RESH	S2RES
16	Strata Lot 13 Section 31 Township 27 ODYD Strata Plan EPS2195 Together with an Interest in the Common Propety in Proportion to the Unit Entitlement of the Strata Lot as shown on the Form V	1692 Tower Ranch Dr	MRL S2RES S2RESH	S2RES
17	Strata Lot 14 Section 31 Township 27 ODYD Strata Plan EPS2195 Together with an Interest in the Common Propety in Proportion to the Unit Entitlement of the Strata Lot as shown on the Form V	1799 Tower Ranch Dr	S2RESH	S2RES
18	Strata Lot 15 Section 31 Township 27 ODYD Strata Plan EPS2195 Together with an Interest in the Common Propety in Proportion to the Unit Entitlement of the Strata Lot as shown on the Form V	1789 Tower Ranch Dr	S2RESH	S2RES
19	Strata Lot 16 Section 31 Township 27 ODYD Strata Plan EPS2195 Together with an Interest in the Common Propety in Proportion to the Unit Entitlement of the Strata Lot as shown on the Form V	1779 Tower Ranch Dr	S2RESH	S2RES
20	Strata Lot 17 Section 31 Township 27 ODYD Strata Plan EPS2195 Together with an Interest in the Common Propety in Proportion to the Unit Entitlement of the Strata Lot as shown on the Form V	1769 Tower Ranch Dr	S2RESH	S2RES
21	Strata Lot 18 Section 31 Township 27 ODYD Strata Plan EPS2195 Together with an Interest in the Common Propety in Proportion to the Unit Entitlement of the Strata Lot as shown on the Form V	1759 Tower Ranch Dr	S2RESH	S2RES
22	Strata Lot 19 Section 31 Township 27 ODYD Strata Plan EPS2195 Together with an Interest in the Common Propety in Proportion to the Unit Entitlement of the Strata Lot as shown on the Form V	1749 Tower Ranch Dr	S2RESH	S2RES
23	Strata Lot 20 Section 31 Township 27 ODYD Strata Plan EPS2195 Together with an Interest in the Common Propety in Proportion to the Unit Entitlement of the Strata Lot as shown on the Form V	1739 Tower Ranch Dr	S2RESH	S2RES
24	Strata Lot 21 Section 31 Township 27 ODYD Strata Plan EPS2195 Together with an Interest in the Common Propety in Proportion to the Unit Entitlement of the Strata Lot as shown on the Form V	1729 Tower Ranch Dr	S2RESH	S2RES

Legal Description	Address	Existing FLU Designation	Proposed FLU Designation
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25	Strata Lot 22 Section 31 Township 27 ODYD Strata Plan EPS2195 Together with an Interest in the Common Propety in Proportion to the Unit Entitlement of the Strata Lot as shown on the Form V	1719 Tower Ranch Dr	S2RESH	S2RES
26	Strata Lot 23 Section 31 Township 27 ODYD Strata Plan EPS2195 Together with an Interest in the Common Propety in Proportion to the Unit Entitlement of the Strata Lot as shown on the Form V	1709 Tower Ranch Dr	S2RES S2RESH	S2RES
27	Strata Lot 28 Section 31 Township 27 ODYD Strata Plan EPS2195 Together with an Interest in the Common Propety in Proportion to the Unit Entitlement of the Strata Lot as shown on the Form V	1683 Tower Ranch Dr	S2RES S2RESH	S2RES
28	Strata Lot 29 Section 31 Township 27 ODYD Strata Plan EPS2195 Together with an Interest in the Common Propety in Proportion to the Unit Entitlement of the Strata Lot as shown on the Form V	1640 Winter Lane	S2RES S2RESH	S2RES
29	Strata Lot 30 Section 31 Township 27 ODYD Strata Plan EPS2195 Together with an Interest in the Common Propety in Proportion to the Unit Entitlement of the Strata Lot as shown on the Form V	1630 Winter Lane	S2RESH	S2RES
30	Strata Lot 31 Section 31 Township 27 ODYD Strata Plan EPS2195 Together with an Interest in the Common Propety in Proportion to the Unit Entitlement of the Strata Lot as shown on the Form V	1620 Winter Lane	S2RESH	S2RES
31	Strata Lot 32 Section 31 Township 27 ODYD Strata Plan EPS2195 Together with an Interest in the Common Propety in Proportion to the Unit Entitlement of the Strata Lot as shown on the Form V	1610 Winter Lane	S2RESH	S2RES
32	Strata Lot 33 Section 31 Township 27 ODYD Strata Plan EPS2195 Together with an Interest in the Common Propety in Proportion to the Unit Entitlement of the Strata Lot as shown on the Form V	1600 Winter Lane	S2RESH	S2RES
33	Strata Lot 34, Section 31, Township 27, ODYD Together with an Interest in the Common Propety in Proportion to the Unit Entitlement of the Strata Lot as shown on the Form V	1590 Winter Lane	S2RESH	S2RES
34	Strata Lot 35 Section 31 Township 27 ODYD Strata Plan EPS2195 Together with an Interest in the Common Propety in Proportion to the Unit Entitlement of the Strata Lot as shown on the Form V	1580 Winter Lane	S2RESH	S2RES
35	Strata Lot 36 Section 31 Township 27 ODYD Strata Plan EPS2195 Together with an Interest in the Common Propety in Proportion to the Unit Entitlement of the Strata Lot as shown on the Form V	1570 Winter Lane	S2RESH	S2RES
36	Strata Lot 37 Section 31 Township 27 ODYD Strata Plan EPS2195 Together with an Interest in the Common Propety in Proportion to the Unit Entitlement of the Strata Lot as shown on the Form V	1560 Winter Lane	S2RESH	S2RES
37	Strata Lot 38 Section 31 Township 27 ODYD Strata Plan EPS2195 Together with an Interest in the Common Propety in Proportion to the Unit Entitlement of the Strata Lot as shown on the Form V	1550 Winter Lane	S2RESH	S2RES
38	Strata Lot 39 Section 31 Township 27 ODYD Strata Plan EPS2195 Together with an Interest in the Common Propety in Proportion to the Unit Entitlement of the Strata Lot as shown on the Form V	1540 Winter Lane	S2RESH	S2RES
39	Strata Lot 40 Section 31 Township 27 ODYD Strata Plan EPS2195 Together with an Interest in the Common Propety in Proportion to the Unit Entitlement of the Strata Lot as shown on the Form V	1530 Winter Lane	S2RESH	S2RES

	Legal Description	Address	Existing FLU Designation	Proposed FLU Designation
40	Strata Lot 41 Section 31 Township 27 ODYD Strata Plan EPS2195 Together with an Interest in the Common Propety in Proportion to the Unit Entitlement of the Strata Lot as shown on the Form V	1520 Winter Lane	S2RESH	S2RES
41	Strata Lot 42 Section 31 Township 27 ODYD Strata Plan EPS2195 Together with an Interest in the Common Propety in Proportion to the Unit Entitlement of the Strata Lot as shown on the Form V	2365 Spring Lane	S2RESH	S2RES
42	Strata Lot 43 Section 31 Township 27 ODYD Strata Plan EPS2195 Together with an Interest in the Common Propety in Proportion to the Unit Entitlement of the Strata Lot as shown on the Form V	2355 Spring Lane	S2RESH	S2RES
43	Strata Lot 44 Section 31 Township 27 ODYD Strata Plan EPS2195 Together with an Interest in the Common Propety in Proportion to the Unit Entitlement of the Strata Lot as shown on the Form V	2345 Spring Lane	S2RESH	S2RES
44	Strata Lot 45 Section 31 Township 27 ODYD Strata Plan EPS2195 Together with an Interest in the Common Propety in Proportion to the Unit Entitlement of the Strata Lot as shown on the Form V	1620 Tower Ranch Dr	MRL S2RESH	S2RES
45	Strata Lot 46 Section 31 Township 27 ODYD Strata Plan EPS2195 Together with an Interest in the Common Propety in Proportion to the Unit Entitlement of the Strata Lot as shown on the Form V	1624 Tower Ranch Dr	MRL S2RESH	S2RES
46	Strata Lot 47 Section 31 Township 27 ODYD Strata Plan EPS2195 Together with an Interest in the Common Propety in Proportion to the Unit Entitlement of the Strata Lot as shown on the Form V	1628 Tower Ranch Dr	MRL S2RESH	S2RES
47	Strata Lot 48 Section 31 Township 27 ODYD Strata Plan EPS2195 Together with an Interest in the Common Propety in Proportion to the Unit Entitlement of the Strata Lot as shown on the Form V	1632 Tower Ranch Dr	MRL S2RESH	S2RES
48	Strata Lot 49 Section 31 Township 27 ODYD Strata Plan EPS2195 Together with an Interest in the Common Propety in Proportion to the Unit Entitlement of the Strata Lot as shown on the Form V	1636 Tower Ranch Dr	MRL S2RESH	S2RES
49	Strata Lot 50 Section 31 Township 27 ODYD Strata Plan EPS2195 Together with an Interest in the Common Propety in Proportion to the Unit Entitlement of the Strata Lot as shown on the Form V	1640 Tower Ranch Dr	MRL S2RESH	S2RES
50	Strata Lot 51 Section 31 Township 27 ODYD Strata Plan EPS2195 Together with an Interest in the Common Propety in Proportion to the Unit Entitlement of the Strata Lot as shown on the Form V	1644 Tower Ranch Dr	MRL S2RESH	S2RES
51	Strata Lot 52 Section 31 Township 27 ODYD Strata Plan EPS2195 Together with an Interest in the Common Propety in Proportion to the Unit Entitlement of the Strata Lot as shown on the Form V	1648 Tower Ranch Dr	MRL S2RESH	S2RES
52	Strata Lot 53 Section 31 Township 27 ODYD Strata Plan EPS2195 Together with an Interest in the Common Propety in Proportion to the Unit Entitlement of the Strata Lot as shown on the Form V	1652 Tower Ranch Dr	MRL S2RESH	S2RES
53	Strata Lot 54 Section 31 Township 27 ODYD Strata Plan EPS2195 Together with an Interest in the Common Propety in Proportion to the Unit Entitlement of the Strata Lot as shown on the Form V	1656 Tower Ranch Dr	MRL S2RESH	S2RES
54	Strata Lot 55 Section 31 Township 27 ODYD Strata Plan EPS2195 Together with an Interest in the Common Propety in Proportion to the Unit Entitlement of the Strata Lot as shown on the Form V	1660 Tower Ranch Dr	MRL S2RESH	S2RES

	Legal Description	Address	Existing FLU Designation	Proposed FLU Designation
55	Strata Lot 56 Section 31 Township 27 ODYD Strata Plan EPS2195 Together with an Interest in the Common Propety in Proportion to the Unit Entitlement of the Strata Lot as shown on the Form V	1664 Tower Ranch Dr	MRL S2RESH	S2RES
56	Strata Lot 57 Section 31 Township 27 ODYD Strata Plan EPS2195 Together with an Interest in the Common Propety in Proportion to the Unit Entitlement of the Strata Lot as shown on the Form V	1668 Tower Ranch Dr	MRL S2RESH	S2RES
57	Strata Lot 58 Section 31 Township 27 ODYD Strata Plan EPS2195 Together with an Interest in the Common Propety in Proportion to the Unit Entitlement of the Strata Lot as shown on the Form V	1672 Tower Ranch Dr	MRL S2RESH	MRL
58	Strata Lot 59 Section 31 Township 27 ODYD Strata Plan EPS2195 Together with an Interest in the Common Propety in Proportion to the Unit Entitlement of the Strata Lot as shown on the Form V	1676 Tower Ranch Dr	MRL S2RESH	MRL
59	Strata Lot 60 Section 31 Township 27 ODYD Strata Plan EPS2195 Together with an Interest in the Common Propety in Proportion to the Unit Entitlement of the Strata Lot as shown on the Form V	1680 Tower Ranch Dr	MRL S2RESH	MRL
60	Strata Lot 61 Section 31 Township 27 ODYD Strata Plan EPS2195 Together with an Interest in the Common Propety in Proportion to the Unit Entitlement of the Strata Lot as shown on the Form V	1684 Tower Ranch Dr	MRL S2RESH	S2RES
61	Strata Lot 62 Section 31 Township 27 ODYD Strata Plan EPS2195 Together with an Interest in the Common Propety in Proportion to the Unit Entitlement of the Strata Lot as shown on the Form V	1688 Tower Ranch Dr	MRL S2RESH	S2RES
62	Strata Lot 63 Section 31 Township 27 ODYD Strata Plan EPS2195 Together with an Interest in the Common Propety in Proportion to the Unit Entitlement of the Strata Lot as shown on the Form V	1540 Tower Ranch Dr	MRL S2RESH	MRL
63	Strata Lot 64 Section 31 Township 27 ODYD Strata Plan EPS2195 Together with an Interest in the Common Propety in Proportion to the Unit Entitlement of the Strata Lot as shown on the Form V	1544 Tower Ranch Dr	MRL S2RESH	MRL
64	Strata Lot 65 Section 31 Township 27 ODYD Strata Plan EPS2195 Together with an Interest in the Common Propety in Proportion to the Unit Entitlement of the Strata Lot as shown on the Form V	1548 Tower Ranch Dr	MRL S2RESH	MRL

	Legal Description	Address	Existing FLU Designation	Proposed FLU Designation
65	Strata Lot 66 Section 31 Township 27 ODYD Strata Plan EPS2195 Together with an Interest in the Common Propety in Proportion to the Unit Entitlement of the Strata Lot as shown on the Form V	1552 Tower Ranch Dr	MRL S2RESH	MRL
66	Strata Lot 67 Section 31 Township 27 ODYD Strata Plan EPS2195 Together with an Interest in the Common Propety in Proportion to the Unit Entitlement of the Strata Lot as shown on the Form V	1556 Tower Ranch Dr	MRL S2RESH	MRL
67	Strata Lot 68 Section 31 Township 27 ODYD Strata Plan EPS2195 Together with an Interest in the Common Propety in Proportion to the Unit Entitlement of the Strata Lot as shown on the Form V	1560 Tower Ranch Dr	MRL S2RESH	MRL
68	Strata Lot 69 Section 31 Township 27 ODYD Strata Plan EPS2195 Together with an Interest in the Common Propety in Proportion to the Unit Entitlement of the Strata Lot as shown on the Form V	1564 Tower Ranch Dr	MRL S2RESH	MRL
69	Strata Lot 70 Section 31 Township 27 ODYD Strata Plan EPS2195 Together with an Interest in the Common Propety in Proportion to the Unit Entitlement of the Strata Lot as shown on the Form V	1568 Tower Ranch Dr	MRL S2RESH	MRL
70	Strata Lot 71 Section 31 Township 27 ODYD Strata Plan EPS2195 Together with an Interest in the Common Propety in Proportion to the Unit Entitlement of the Strata Lot as shown on the Form V	1572 Tower Ranch Dr	MRL S2RESH	S2RES
71	Strata Lot 72 Section 31 Township 27 ODYD Strata Plan EPS2195 Together with an Interest in the Common Propety in Proportion to the Unit Entitlement of the Strata Lot as shown on the Form V	1576 Tower Ranch Dr	MRL S2RESH	S2RES
72	Strata Lot 73 ODY Section 31 Township 27 ODYD Strata Plan EPS2195 Together with an Interest in the Common Propety in Proportion to the Unit Entitlement of the Strata Lot as shown on the Form V	1580 Tower Ranch Dr	MRL S2RESH	S2RES
73	Strata Lot 74 Section 31 Township 27 ODYD Strata Plan EPS2195 Together with an Interest in the Common Propety in Proportion to the Unit Entitlement of the Strata Lot as shown on the Form V	1573 Tower Ranch Dr	S2RESH	S2RES
74	Strata Lot 75 Section 31 Township 27 ODYD Strata Plan EPS2195 Together with an Interest in the Common Propety in Proportion to the Unit Entitlement of the Strata Lot as shown on the Form V	1569 Tower Ranch Dr	S2RESH	S2RES
75	Strata Lot 76 Section 31 Township 27 ODYD Strata Plan EPS2195 Together with an Interest in the Common Propety in Proportion to the Unit Entitlement of the Strata Lot as shown on the Form V	1565 Tower Ranch Dr	S2RESH	S2RES

	Legal Description	Address	Existing FLU Designation	Proposed FLU Designation
76	Strata Lot 77 Section 31 Township 27 ODYD Strata Plan EPS2195 Together with an Interest in the Common Propety in Proportion to the Unit Entitlement of the Strata Lot as shown on the Form V	1557 Tower Ranch Dr	S2RESH	S2RES
77	Strata Lot 78 Section 31 Township 27 ODYD Strata Plan EPS2195 Together with an Interest in the Common Propety in Proportion to the Unit Entitlement of the Strata Lot as shown on the Form V	1553 Tower Ranch Dr	S2RESH	S2RES
78	Strata Lot 79 Section 31 Township 27 ODYD Strata Plan EPS2195 Together with an Interest in the Common Propety in Proportion to the Unit Entitlement of the Strata Lot as shown on the Form V	1549 Tower Ranch Dr	S2RESH	S2RES
79	Strata Lot 80 Section 31 Township 27 ODYD Strata Plan EPS2195 Together with an Interest in the Common Propety in Proportion to the Unit Entitlement of the Strata Lot as shown on the Form V	1541 Tower Ranch Dr	S2RESH	S2RES
80	Strata Lot 81 Section 31 Township 27 ODYD Strata Plan EPS2195 Together with an Interest in the Common Propety in Proportion to the Unit Entitlement of the Strata Lot as shown on the Form V	1529 Tower Ranch Dr	S2RESH	S2RES
81	Strata Lot 82 Section 31 Township 27 ODYD Strata Plan EPS2195 Together with an Interest in the Common Propety in Proportion to the Unit Entitlement of the Strata Lot as shown on the Form V	1525 Tower Ranch Dr	S2RESH	S2RES
82	Strata Lot 83 Section 31 Township 27 ODYD Strata Plan EPS2195 Together with an Interest in the Common Propety in Proportion to the Unit Entitlement of the Strata Lot as shown on the Form V	1521 Tower Ranch Dr	S2RESH	S2RES
83	Strata Lot 84 Section 31 Township 27 ODYD Strata Plan EPS2195 Together with an Interest in the Common Propety in Proportion to the Unit Entitlement of the Strata Lot as shown on the Form V	1524 Tower Ranch Dr	MRL S2RESH	S2RES
84	Strata Lot 85 Section 31 Township 27 ODYD Strata Plan EPS2195 Together with an Interest in the Common Propety in Proportion to the Unit Entitlement of the Strata Lot as shown on the Form V	1520 Tower Ranch Dr	S2RESH	S2RES
85	Strata Lot 86 Section 31 Township 27 ODYD Strata Plan EPS2195 Together with an Interest in the Common Propety in Proportion to the Unit Entitlement of the Strata Lot as shown on the Form V	1516 Tower Ranch Dr	S2RESH	S2RES
86	Strata Lot 87 Section 31 Township 27 ODYD Strata Plan EPS2195 Together with an Interest in the Common Propety in Proportion to the Unit Entitlement of the Strata Lot as shown on the Form V	1512 Tower Ranch Dr	S2RESH	S2RES
87	Strata Lot 88 Section 31 Township 27 ODYD Strata Plan EPS2195 Together with an Interest in the Common Propety in Proportion to the Unit Entitlement of the Strata Lot as shown on the Form V	1508 Tower Ranch Dr	S2RESH	S2RES
88	Strata Lot 89 Section 31 Township 27 ODYD Strata Plan EPS2195 Together with an Interest in the Common Propety in Proportion to the Unit Entitlement of the Strata Lot as shown on the Form V	1504 Tower Ranch Dr	S2RESH	S2RES
89	Strata Lot 90 Section 31 Township 27 ODYD Plan DPS2195 Together with an Interest in the Common Propety in Proportion to the Unit Entitlement of the Strata Lot as shown on the Form V	1500 Tower Ranch Dr	S2RESH	S2RES

**SCHEDULE B – Z17-0007**

No.	Legal Description	Address	Existing Zone	Proposed Zone
1	Portions of Lot B Section 31 Township 27 ODYD Plan EPP66524	1501 Tower Ranch Dr	P3/RU5	P3/RU5
2	Portions of Lot A Section 31 Township 27 ODYD Plan EPP66524 Except Strata Plan EPS2195 (Phase 2)	1511 Tower Ranch Dr	P3/RU5	RU5/P3
3	Common Property Stata Plan EPS2195	1810 Tower Ranch Dr	P3/ RU5/RM2	RU5
4	Strata Lot 45 Section 31 Township 27 ODYD Strata Plan EPS2195 Together with an Interest in the Common Propety in Proportion to the Unit Entitlement of the Strata Lot as shown on the Form V	1620 Tower Ranch Dr	RM2/RU5	RU5
5	Strata Lot 46 Section 31 Township 27 ODYD Strata Plan EPS2195 Together with an Interest in the Common Propety in Proportion to the Unit Entitlement of the Strata Lot as shown on the Form V	1624 Tower Ranch Dr	RM2/RU5	RU5
6	Strata Lot 47 Section 31 Township 27 ODYD Strata Plan EPS2195 Together with an Interest in the Common Propety in Proportion to the Unit Entitlement of the Strata Lot as shown on the Form V	1628 Tower Ranch Dr	RM2/RU5	RU5
7	Strata Lot 48 Section 31 Township 27 ODYD Strata Plan EPS2195 Together with an Interest in the Common Propety in Proportion to the Unit Entitlement of the Strata Lot as shown on the Form V	1632 Tower Ranch Dr	RM2/RU5	RU5
8	Strata Lot 49 Section 31 Township 27 ODYD Strata Plan EPS2195 Together with an Interest in the Common Propety in Proportion to the Unit Entitlement of the Strata Lot as shown on the Form V	1636 Tower Ranch Dr	RM2/RU5	RU5
9	Strata Lot 50 Section 31 Township 27 ODYD Strata Plan EPS2195 Together with an Interest in the Common Propety in Proportion to the Unit Entitlement of the Strata Lot as shown on the Form V	1640 Tower Ranch Dr	RM2/RU5	RU5
10	Strata Lot 51 Section 31 Township 27 ODYD Strata Plan EPS2195 Together with an Interest in the Common Propety in Proportion to the Unit Entitlement of the Strata Lot as shown on the Form V	1644 Tower Ranch Dr	RM2/RU5	RU5
11	Strata Lot 52 Section 31 Township 27 ODYD Strata Plan EPS2195 Together with an Interest in the Common Propety in Proportion to the Unit Entitlement of the Strata Lot as shown on the Form V	1648 Tower Ranch Dr	RM2/RU5	RU5
12	Strata Lot 53 Section 31 Township 27 ODYD Strata Plan EPS2195 Together with an Interest in the Common Propety in Proportion to the Unit Entitlement of the Strata Lot as shown on the Form V	1652 Tower Ranch Dr	RM2/RU5	RU5
13	Strata Lot 54 Section 31 Township 27 ODYD Strata Plan EPS2195 Together with an Interest in the Common Propety in Proportion to the Unit Entitlement of the Strata Lot as shown on the Form V	1656 Tower Ranch Dr	RM2/RU5	RU5
14	Strata Lot 55 Section 31 Township 27 ODYD Strata Plan EPS2195 Together with an Interest in the Common Propety in Proportion to the Unit Entitlement of the Strata Lot as shown on the Form V	1660 Tower Ranch Dr	RM2/RU5	RU5
15	Strata Lot 56 Section 31 Township 27 ODYD Strata Plan EPS2195 Together with an Interest in the Common Propety in Proportion to the Unit Entitlement of the Strata Lot as shown on the Form V	1664 Tower Ranch Dr	RM2/RU5	RU5
16	Strata Lot 57 Section 31 Township 27 ODYD Strata Plan EPS2195 Together with an Interest in the Common Propety in Proportion to the Unit Entitlement of the Strata Lot as shown on the Form V	1668 Tower Ranch Dr	RM2/RU5	RU5
17	Strata Lot 58 Section 31 Township 27 ODYD Strata Plan EPS2195 Together with an Interest in the Common Propety in Proportion to the Unit Entitlement of the Strata Lot as shown on the Form V	1672 Tower Ranch Dr	RM2/RU5	RM2H

**SCHEDULE B – Z17-0007**

No.	Legal Description	Address	Existing Zone	Proposed Zone
18	Strata Lot 59 Section 31 Township 27 ODYD Strata Plan EPS2195 Together with an Interest in the Common Propety in Proportion to the Unit Entitlement of the Strata Lot as shown on the Form V	1676 Tower Ranch Dr	RM2/RU5	RM2H
19	Strata Lot 60 Section 31 Township 27 ODYD Strata Plan EPS2195 Together with an Interest in the Common Propety in Proportion to the Unit Entitlement of the Strata Lot as shown on the Form V	1680 Tower Ranch Dr	RM2/RU5	RM2H
20	Strata Lot 61 Section 31 Township 27 ODYD Strata Plan EPS2195 Together with an Interest in the Common Propety in Proportion to the Unit Entitlement of the Strata Lot as shown on the Form V	1684 Tower Ranch Dr	RM2/RU5	RU5
21	Strata Lot 62 Section 31 Township 27 ODYD Strata Plan EPS2195 Together with an Interest in the Common Propety in Proportion to the Unit Entitlement of the Strata Lot as shown on the Form V	1688 Tower Ranch Dr	RM2/RU5	RU5
22	Strata Lot 63 Section 31 Township 27 ODYD Strata Plan EPS2195 Together with an Interest in the Common Propety in Proportion to the Unit Entitlement of the Strata Lot as shown on the Form V	1540 Tower Ranch Dr	RM2/RU5	RM2H
23	Strata Lot 64 Section 31 Township 27 ODYD Strata Plan EPS2195 Together with an Interest in the Common Propety in Proportion to the Unit Entitlement of the Strata Lot as shown on the Form V	1544 Tower Ranch Dr	RM2/RU5	RM2H
24	Strata Lot 65 Section 31 Township 27 ODYD Strata Plan EPS2195 Together with an Interest in the Common Propety in Proportion to the Unit Entitlement of the Strata Lot as shown on the Form V	1548 Tower Ranch Dr	RM2/RU5	RM2H
25	Strata Lot 66 Section 31 Township 27 ODYD Strata Plan EPS2195 Together with an Interest in the Common Propety in Proportion to the Unit Entitlement of the Strata Lot as shown on the Form V	1552 Tower Ranch Dr	RM2/RU5	RM2H
26	Strata Lot 67 Section 31 Township 27 ODYD Strata Plan EPS2195 Together with an Interest in the Common Propety in Proportion to the Unit Entitlement of the Strata Lot as shown on the Form V	1556 Tower Ranch Dr	RM2/RU5	RM2H
27	Strata Lot 68 Section 31 Township 27 ODYD Strata Plan EPS2195 Together with an Interest in the Common Propety in Proportion to the Unit Entitlement of the Strata Lot as shown on the Form V	1560 Tower Ranch Dr	RM2/RU5	RM2H
28	Strata Lot 69 Section 31 Township 27 ODYD Strata Plan EPS2195 Together with an Interest in the Common Propety in Proportion to the Unit Entitlement of the Strata Lot as shown on the Form V	1564 Tower Ranch Dr	RM2/RU5	RM2H
29	Strata Lot 70 Section 31 Township 27 ODYD Strata Plan EPS2195 Together with an Interest in the Common Propety in Proportion to the Unit Entitlement of the Strata Lot as shown on the Form V	1568 Tower Ranch Dr	RM2/RU5	RM2H
30	Strata Lot 71 Section 31 Township 27 ODYD Strata Plan EPS2195 Together with an Interest in the Common Propety in Proportion to the Unit Entitlement of the Strata Lot as shown on the Form V	1572 Tower Ranch Dr	RM2/RU5	RU5
31	Strata Lot 72 Section 31 Township 27 ODYD Strata Plan EPS2195 Together with an Interest in the Common Propety in Proportion to the Unit Entitlement of the Strata Lot as shown on the Form V	1576 Tower Ranch Dr	RM2/RU5	RU5

No.	Legal Description	Address	Existing Zone	Proposed Zone
32	Strata Lot 73 ODY Section 31 Township 27 ODYD Strata Plan EPS2195 Together with an Interest in the Common Propety in Proportion to the Unit Entitlement of the Strata Lot as shown on the Form V	1580 Tower Ranch Dr	RM2/RU5	RU5
33	Strata Lot 84 Section 31 Township 27 ODYD Strata Plan EPS2195 Together with an Interest in the Common Propety in Proportion to the Unit Entitlement of the Strata Lot as shown on the Form V	1524 Tower Ranch Dr	RM2/RU5	RU5
34	Strata Lot 13 Section 31 Township 27 ODYD Strata Plan EPS2195 Together with an Interest in the Common Propety in Proportion to the Unit Entitlement of the Strata Lot as shown on the Form V	1692 Tower Ranch Dr	RM2/RU5	RU5



**Subject Property Notes:**

Amend the OCP for a portion of the subject property from Single/Two Unit Residential - Hillside (S2RESH) to Single/Two Unit Residential (S2RES).

**Subject Properties Notes:**

Amend the OCP for the subject property from Single/Two Unit Residential (S2RES) to Major Park/Open Space (public)(PARK).

1511 Tower Ranch Dr.

1501 Tower Ranch Dr.

**Subject Properties Notes:**

Amend the OCP for the subject properties from Single/Two Unit Residential - Hillside (S2RESH) to Major Park/Open Space (public)(PARK).

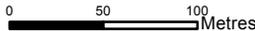
**Subject Property Notes:**

Amend the OCP for a portion of the subject property from Single/Two Unit Residential - Hillside (S2RESH) to Single/Two Unit Residential (S2RES).

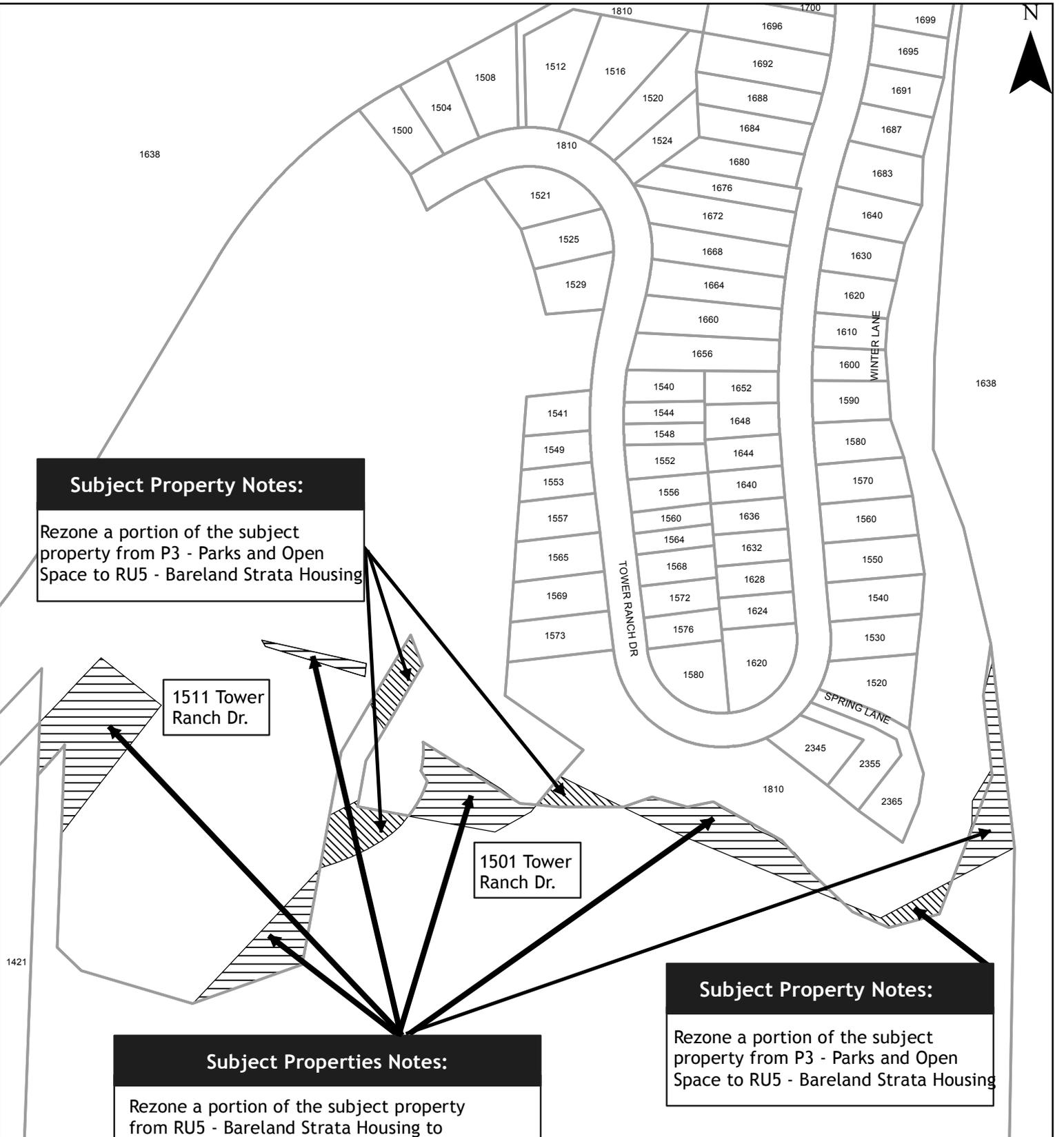
**MAP "A" Proposed OCP Designations**  
**OCP17-0002**

- S2RESH to S2RES
- S2RESH TO PARK
- S2RES TO PARK

This map is for general information only.  
 The City of Kelowna does not guarantee its accuracy. All information should be verified.



Rev. Wednesday, January 31, 2018



**Subject Property Notes:**

Rezone a portion of the subject property from P3 - Parks and Open Space to RU5 - Bareland Strata Housing

1511 Tower Ranch Dr.

1501 Tower Ranch Dr.

**Subject Properties Notes:**

Rezone a portion of the subject property from RU5 - Bareland Strata Housing to P3 - Parks and Open Space.

**Subject Property Notes:**

Rezone a portion of the subject property from P3 - Parks and Open Space to RU5 - Bareland Strata Housing

**MAP "B" Proposed Zoning Designations**  
**Z17-0007**

 P3 to RU5     RU5 to P3

This map is for general information only. The City of Kelowna does not guarantee its accuracy. All information should be verified.

0    25    50  
 Metres



Rev. Wednesday, January 31, 2018

# REPORT TO COUNCIL



**Date:** February 19, 2018  
**RIM No.** 1250-30  
**To:** City Manager  
**From:** Community Planning Department (EW)

**Application:** Z17-0104  
**Address:** 1304 & 1308 Richter St  
**Subject:** Rezoning Application

**Owners:** Stewart Gemison Kai Turcotte,  
Danielle Christine Turcotte,  
Pyper Andrea Geddes

**Applicant:** Dwayne McLean

**Existing OCP Designation:** MRM – Multiple Unit Residential (Medium Density)  
**Existing Zone:** RU6 – Two Dwelling Housing  
**Proposed Zone:** RM5 – Medium Density Multiple Housing

---

## 1.0 Recommendation

THAT Rezoning Application No. Z17-0104 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 34 District Lot 139 ODYD Plan 2085 and Lot 35 District Lot 139 ODYD Plan 2085, located at 1308 and 1304 Richter St, Kelowna, BC from the RU6 – Two Dwelling Housing zone to the RM5 – Medium 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 19, 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 from RU6 – Two Dwelling Housing to RM5 – Medium Density Multiple Housing.

### 3.0 Community Planning

The subject properties are located within the 'City Centre' Urban Centre at the intersection of Cawston Ave and Richter St. The subject properties are in close proximity to downtown and is well served by nearby amenities including parks, restaurants, and shops. The properties also front the Cawston Ave multi-use corridor with good cycling connectivity to downtown, the Ethel St multi-use corridor, and Rails with Trails. The Official Community Plan Future Land Use designation for the properties is MRM – Multiple Unit Residential (Medium Density). The properties' Walk Score is 88 (Very Walkable – most errands can be accomplished on foot). As a result, staff are supportive of the proposed rezoning to RM5 – Medium Density Multiple Housing in order to facilitate the development of row housing.

To fulfill Council Policy No. 367, the applicant submitted a Neighbour Consultation Summary Form to staff on January 11, 2018, documenting that neighbours within 50m of the subject properties were notified.

### 4.0 Proposal

#### 4.1 Project Description

The applicant is proposing the construction of twelve row houses on the subject properties (Attachment A). The subject properties' current land use designation of MRM – Multiple Unit Residential (Medium Density) is consistent with the proposed RM5 – Medium Density Multiple Housing zone. The RM5 zone allows for apartment housing and row housing with a maximum floor area ratio of 1.4 and a maximum height of 18.0m/4.5 storeys.

#### 4.2 Site Context

The subject properties are in the 'City Centre' Urban Centre at the corner of Cawston Ave and Richter St. The two lots have a combined area of 1,202m<sup>2</sup> in a primarily residential neighbourhood.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU2 – Medium Lot Housing	Single Dwelling Housing
East	RU6 – Two Dwelling Housing	Single Dwelling Housing
South	RM5 – Medium Density Multiple Housing	Apartment Housing
West	RU6 – Two Dwelling Housing	Single Dwelling Housing

**Subject Property Map: 1304 & 1308 Richter St**



**5.0 Current Development Policies**

**5.1 Kelowna Official Community Plan (OCP)**

**Goals for A Sustainable Future**

Contain Urban Growth.<sup>1</sup> Reduce greenfield urban sprawl and focus growth in compact, connected and mixed-use (residential and commercial) urban and village centres.

**Future Land Use**

Multiple Unit Residential (Medium Density) (MRM)<sup>2</sup>

Townhouses, garden apartments, and apartment buildings. Complementary uses (i.e. care centres, minor public services/utilities, and neighbourhood parks) which are integral components of urban neighbourhoods would also be permitted. Building densities would be consistent with the provisions of the RM<sub>4</sub> – Transitional Low Density Housing and RM<sub>5</sub> – Medium Density Multiple Housing zones of the Zoning Bylaw and may include CD Comprehensive Development zoning for similar densities or land uses.

**Development Process**

Compact Urban Form.<sup>3</sup> Develop a compact urban form that maximizes the use of existing infrastructure and contributes to energy efficient settlement patterns. This will be done by increasing densities (approximately 75 - 100 people and/or jobs located within a 400 metre walking

<sup>1</sup> Goal 1. (Introduction Chapter 1).

<sup>2</sup> Future Land Use Designations (Chapter 4).

<sup>3</sup> Policy 5.3.2 (Development Process Chapter 5).

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.

Ensure opportunities are available for greater use of active transportation and transit to: to improve community health; reduce greenhouse gas emissions; and increase resilience in the face of higher energy prices.<sup>4</sup>

**6.0 Technical Comments**

**6.1 Building & Permitting Department**

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

**6.2 Development Engineering Department**

- See Schedule 'A', memorandum dated November 2017.

**6.3 FortisBC - Gas**

- FortisBC has reviewed the above noted referral, assuming there is not a change to the existing exterior property line, there are no conflicts or concerns with this referral.

**6.4 Fire Department**

- No comments related to zoning.

**7.0 Application Chronology**

Date of Application Received: November 7, 2017  
Date Public Consultation Completed: January 11, 2018

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

**Attachments:**

Schedule 'A' – Development Engineering Memorandum dated November 20, 2017  
Attachment 'A' – Site Plan and Conceptual Renderings

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<sup>4</sup> Objective 5.10 (Development Process Chapter 5).

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**CITY OF KELOWNA**  
**MEMORANDUM**

**Date:** November 20, 2017  
**File No.:** Z17-0104  
**To:** Community Planning (EW)  
**From:** Development Engineering Manager(JK)  
**Subject:** 1304 & 1308 Richter Street (REVISED II)

**SCHEDULE**      **A**     

This forms part of application  
# Z17-0104

  
City of  
**Kelowna**  
COMMUNITY PLANNING

Planner Initials EW

RU2 to RM5

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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 two (2) small water services. 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) The applicant, at his cost, will arrange for the removal of the existing services and the installation of one new larger metered water service. The new service should tie in to the main on *Richter St.*
- c) The developer must obtain the necessary permits and have all existing utility services disconnected prior to removing or demolishing the existing structures. The City of Kelowna water meter contractor must salvage existing water meters, prior to building demolition. If water meters are not salvaged, the developer will be invoiced for the meters.

.2) Sanitary Sewer

- a) The development site is presently serviced with two (2) small diameter sanitary sewer services. Only one service will be permitted for this development. The developer's consulting civil/mechanical engineer will determine sanitary sizing for this development. The applicant, at his cost, will arrange for the removal of the existing services and and the installation of one new larger service.

.3) Storm Drainage

- (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 service and recommendations for onsite drainage containment and disposal systems.



Z17-0104

- (b) Only one service will be permitted for this development. The applicant, at his cost, will arrange the installation of one overflow service. The estimated cost of this construction is included in the road improvements.

.4) Road Improvements

- (a) Richter St fronting this development has already been upgraded to an urban standard to including barrier curb & gutter, a separate sidewalk, storm drainage, road fillet & landscaped boulevard and relocation or adjustment of existing utility appurtenances if required to accommodate the upgrading construction. No further upgrades are needed on this frontage.
- (b) Cawston Ave fronting this development has already been upgraded to an urban standard to including barrier curb & gutter, a separate sidewalk, storm drainage, road fillet relocation or adjustment of existing utility appurtenances if required to accommodate the upgrading construction. A driveway let down (SS-C7) for the lane way will need to be constructed as part of this development as well as landscaped boulevard.
- (c) Lane fronting this development must be upgraded to SS-R2 standard to include road fillet and relocation or adjustment of existing utility appurtenances if required to accommodate the upgrading construction.

.5) Road Dedication and Subdivision Requirements

By registered plan to provide the following:

- a) Lot consolidation.
- b) Grant statutory rights-of-way if required for utility services.
- c) The proposed loading zone on Richter Street will not be permitted in the proposed location due to transit turning movements. All loading and un-loading must be done from the lane way.
- d) *Provide a 6.0m corner rounding at the intersection of Richter St. and Cawston Ave.*

.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) 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.
- c) Re-locate existing poles and utilities, where necessary. If possible, remove any aerial trespass (es).

.7) Engineering

Road and utility construction design, construction supervision, and quality control supervision of all off-site and site services including on-site ground recharge drainage collection and disposal systems, must be performed by an approved consulting civil

Z17-0104

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

.9) Servicing Agreements for Works and Services

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

.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) 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

<b>SCHEDULE</b>		<b>A</b>
This forms part of application # Z17-0104		
Planner Initials	EW	 City of <b>Kelowna</b> COMMUNITY PLANNING

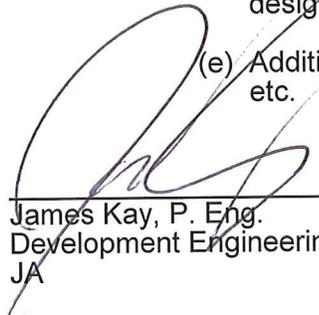
Z17-0104

- (i) Access to the site is permitted from the lane as per bylaw.
- (ii) Review and confirm that the development and development site access does not adversely affect the lane operation as a two-way roadway. The minimum clear throat lane width must be 6.4m.

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:

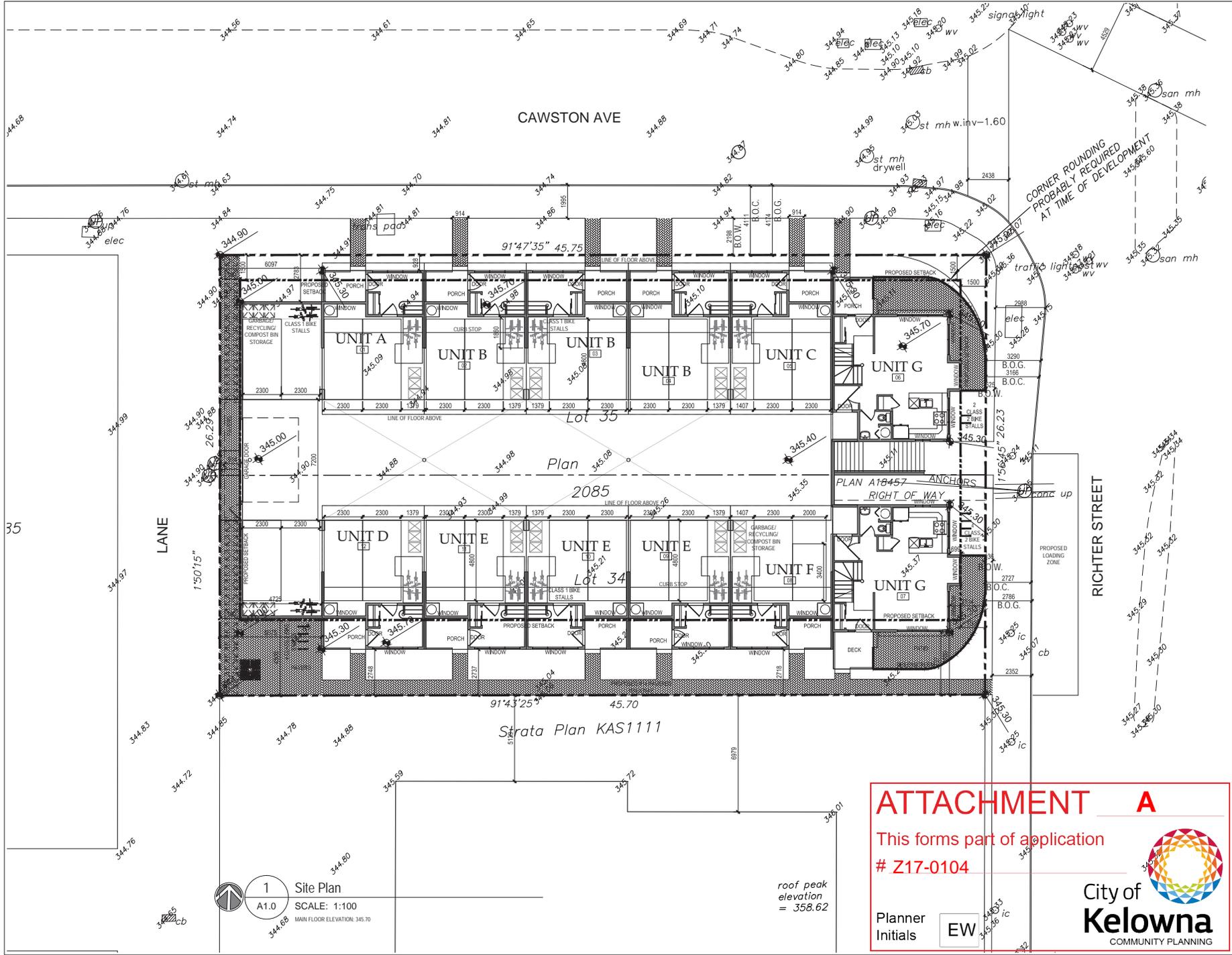
- (a) Area ground water characteristics.
- (b) Site suitability for development, unstable soils, etc..
- (c) Drill and / or excavate test holes on the site and install pisometers if necessary. Log test hole data to identify soil characteristics, identify areas of fill if any. Identify unacceptable fill 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  
JA

<b>SCHEDULE</b>		<b>A</b>
This forms part of application # Z17-0104		
Planner Initials	<b>EW</b>	 City of <b>Kelowna</b> COMMUNITY PLANNING

DESCRIPTION	DATE
PROJECT START	09/29/2017
DP SUBMISSION	10/27/2017
CP SUBMISSION	
REVISION #1	11/07/2017

CONSULTANTS



This plan is issued subject to various provisions and upon the condition that it is not to be used in any way detrimental to the interest of the City of Kelowna.  
 It is not to be interpreted in any form whatsoever without written consent of the P.U. Officer.  
 Do not scale the drawing.

CLIENT  
 D. McLean Construction Ltd  
 1102 - 1633 West 10th Avenue  
 Vancouver, B.C.  
 V6J 0B1

PROJECT  
 PROJECT NAME  
 1304 & 1308 Richter Street  
 Kelowna, B.C.

DRAWING  
 Site Plan

BUILDING PERMIT  
 BP2017-XX  
 DEVELOPMENT PERMIT  
 DP2017-XX  
 FILE # \_\_\_\_\_ DRAWN BY \_\_\_\_\_  
 2017-12-RK HA  
 DATE: 2017/11/07 SCALE AS INDICATED  
 DRAWING NUMBER

A1.0

**ATTACHMENT A**

This forms part of application  
 # Z17-0104

Planner Initials **EW**

City of Kelowna  
 COMMUNITY PLANNING

1 Site Plan  
 A1.0 SCALE: 1:100  
 MAIN FLOOR ELEVATION: 345.70

roof peak elevation = 358.62

# Cawston Ave/Richter St Corner Conceptual Rendering



**ATTACHMENT A**

This forms part of application  
# Z17-0104

Planner Initials **EW**



City of Kelowna  
COMMUNITY PLANNING

# Cawston Ave Conceptual Rendering



**ATTACHMENT A**

This forms part of application  
# Z17-0104

Planner Initials EW

City of Kelowna  
COMMUNITY PLANNING

# REPORT TO COUNCIL



**Date:** February 19, 2018

**RIM No.** 1250-30

**To:** City Manager

**From:** Community Planning Department (TA)

**Application:** OCP17-0014 & Z17-0053      **Owner:** Davara Holdings Ltd. Inc. No. BC0797640

**Address:** 1235 & 1260 Neptune Road      **Applicant:** Davara Holdings Ltd.

**Subject:** Official Community Plan Amendment and Rezoning Application

Existing OCP Designation: EDINST – Educational / Major Institutional  
S2RES – Single / Two Unit Residential

Proposed OCP Designation: S2RES – Single / Two Unit Residential

Existing Zone: P2 – Educational & Minor Institutional  
RU1 – Large Lot Housing

Proposed Zone: RU4 – Low Density Cluster Housing

---

## 1.0 Recommendation

THAT Official Community Plan Map Amendment Application No. OCP17-0014 to amend Map 4.1 in the Kelowna 2030 – Official Community Plan Bylaw No. 10500 by changing the Future Land Use designation of Lot 2, Sec 14, Twp 26, ODYD, Plan 27837, located at 1265 Neptune Rd, Kelowna, BC from the EDINST – Educational/Major Institutional designation to the S2RES – Single/Two Unit Residential designation, be considered by Council;

AND THAT Rezoning Application No. Z17-0053 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 2, Sec 14, Twp 26, ODYD, Plan 27837, located at 1260 Neptune Rd, Kelowna, BC; from the P2 – Educational & Minor Institutional zone to the RU4 – Low Density Cluster Housing zone;

AND THAT Rezoning Application No. Z17-0053 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 3, Sec 14, Twp 26, ODYD, Plan 27837, located at 1235 Neptune Rd, Kelowna, BC; from the RU1 – Large Lot Housing zone to the RU4 – Low Density Cluster Housing zone;

AND THAT the Official Community Plan Bylaw and Rezoning Bylaw be forwarded to a Public Hearing for further consideration;

AND THAT final adoption of the Official Community Plan Map Amending Bylaw and Rezoning Bylaw be considered subsequent to the issuance of an Environmental Development Permit on the subject properties;

AND THAT final adoption of the Official Community Plan Map Amending Bylaw and 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 19, 2018;

AND FURTHER that final adoption of the Official Community Plan Map Amending Bylaw and Rezoning Bylaw be considered in conjunction with a Development Permit for the subject properties.

## **2.0 Purpose**

To amend the Official Community Plan to change the OCP Future Land Use designation and to rezone the subject properties to facilitate the development of Low Density Cluster Housing in the form of a "pocket neighbourhood".

## **3.0 Community Planning**

Community Planning supports the proposed Official Community Plan (OCP) Amendment and Rezoning Bylaw to facilitate the development of Low Density Cluster Housing under the RU<sub>4</sub> zone. The proposed development re-purposes a vacant and under-utilized site. The Holy Spirit Catholic Church previously owned the large site and relocated to a location more suitable for their needs elsewhere in the City. The OCP Amendment to change the Future Land Use from EDIST – Educational/Major Institutional to S<sub>2</sub>RES – Single/Two Unit Residential is appropriate as S<sub>2</sub>RES is the primary zone in the surrounding neighbourhood.

The proposed development under RU<sub>4</sub> will increase density and housing diversity in the neighbourhood, while preserving topography, natural features, open space, and environmentally sensitive features. The use of the RU<sub>4</sub> zone allows the proposal to proceed with 19 clustered single family dwellings while preserving the steep hillsides and dedicating a public trail through the site. Should Council support this OCP Amendment and Rezoning, any Environmentally Sensitive Areas will be protected through an Environmental Development Permit process. The site layout, form and character, and landscaping will be approved through a Council-issued Development Permit prior to final adoption of the OCP Amendment and Rezoning.

The applicant has proposed "pocket neighbourhood" design that has been introduced in other municipalities in Canada and the USA. This type of development typically includes small-scale walk-up single-detached houses, with central gathering areas, pedestrian pathways, and is designed to foster community and social interaction among residents. This is achieved through multiple common areas, common parking areas, and reduced footprints for houses. Each house would be individually owned, with the remainder of the property preserved as common property with a public right-of-way along a trail through the property. Preservation of trees, views, and additional landscape plantings will allow the community to take on a naturalized park-like feel. Several of the houses are only accessible by pedestrian access (e.g. sidewalks) with a common parking area, increasing the park-like feel and fostering a sense of community. The applicant has also proposed to include a CarShare vehicle for the property to reduce vehicle ownership and support increased use of active modes of transportation. It is a unique proposal in Kelowna for this type of sustainable and diverse housing option.

The applicant has submitted a thorough design rationale and description of the program objectives and design of the neighbourhood as Attachment "A", attached to the Report from Community Planning dated February 19, 2018. The proposed development achieves several Official Community Plan (OCP) Objectives including the following:

- **Objective 5.1:** Ensure new development is consistent with OCP goals.
- **Objective 5.3:** Focus development to designated growth areas.
- **Objective 5.4:** Ensure adherence to form and character, natural environment, hazardous condition and conservation guidelines.
- **Objective 5.5:** Ensure appropriate and context sensitive built form.
- **Objective 5.11:** Support parking management programs that promote reduced vehicle ownerships, reduced vehicle trips and increased use of active modes of transportation.
- **Objective 5.18:** Ensure efficient land use through redevelopment of parking lots.

Additionally, several more specific OCP Policies are achieved including the following:

- **Policy 5.3.2: 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 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 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.
- **Policy 5.10.1: Maximize Pedestrian / Cycling Connectivity.** Require that pedestrian and cyclist movement and infrastructure be addressed in the review and approval of all City and private sector developments, including provision of sidewalks and trails and recognition of frequently used connections and informal pedestrian routes. With new developments, require dedication of on-site walking and cycling paths where necessary to provide links to adjacent parks, schools, transit stops, recreation facilities, employment nodes, cul-de-sacs and large activity areas.
- **Policy 5.15.12: Steep Slopes.** Prohibit development on steep slopes (+30% or greater for a minimum distance of 10 metres) except where provided for in ASPs adopted or subdivisions approved prior to adoption of OCP Bylaw 10500.
- **Policy 5.22.7: Healthy Communities.** Through current zoning regulations and development processes, foster healthy, inclusive communities and a diverse mix of housing forms, consistent with the appearance of the surrounding neighbourhood.
- **Policy 5.22.10: Housing Mix.** Support a greater mix of housing unit size, form and tenure in new multi-unit residential and mixed use developments.
- **Policy 5.22.6: Sensitive Infill.** Encourage new development or redevelopment in existing residential areas to be sensitive to or reflect the character of the neighborhood with respect to building design, height and siting.

The introduction of varied housing types within the City's housing stock is align with the Healthy Housing Strategy that is currently being developed for Council consideration which is based on Council's priority of Housing Diversity. The "pocket neighbourhood" concept addresses the Healthy Housing Strategy by providing an innovative form and tenure and missing middle housing. One of these houses could be an attractive home for a first time home buyer, small family, or someone looking to downsize or age-in-place. Smaller homes with shared amenity spaces create a denser development that can be more economically viable to the purchaser and is a beneficial use of valuable urban land.

The establishment of this type of housing in this neighbourhood is sensitive to the existing single family dwelling nature of the neighbourhood, and it is anticipated traffic will be reduced from the church operations that existed previously (particularly at peak times). Staff have reviewed the OCP application, and it may move forward without affecting either the City's Financial Plan or Waste Management Plan.

#### **4.0 Proposal**

##### **4.1 Background**

The large 1.5 ha property was previously used as a church and large ancillary parking lot, however, the church has moved elsewhere and the property sits vacant. After several pre-application meetings with Staff, the application to rezone to RU4 – Low Density Cluster Housing was made to achieve a better use of the subject property while preserving topographical and natural features of the site. Further discussions with City Departments have ensured that the proposal meets requirements of the Fire Department and Development Engineering Department for access and safety.

##### **4.2 Project Description**

The proposed "pocket neighbourhood" development includes 19 single family dwellings with a large shared park component. The concept behind a "pocket neighbourhood" is to foster community interaction with expanded common outdoor areas, smaller homes, and a focus on pedestrian connections over vehicles. The following features are currently proposed:

- Nine 3-bedroom houses, approximately 140m<sup>2</sup> (1,400 – 1,500 SF), 1½ storeys, 2 parking spaces in driveway;
- Four 2-bedroom houses, approximately 102m<sup>2</sup> (1,100 SF), single storey, 2 parking spaces in shared parking area (walk-in units with no vehicle access);
- Seven 2-bed plus den houses, approximately 111m<sup>2</sup> (1,200 SF), single storey, 2 parking spaces in driveway;
- Approximately 1000m<sup>2</sup> (11,400 SF) of shared park land adjacent to houses. This space will feature trees plantings, pathways, and other landscaping features;
- Fire access lane to enable fire truck access to the site with no need for a turn around. This access will include a locked gate to maintain security to the site;
- Garbage and recycling area is located to maximize ease of use for the residents whilst also being hidden from view from the entrance to the site and neighbouring residents;
- Shared parking for residents and guests with stepped retaining walls;
- CarShare parking at the entrance to the site.



In addition, the following objectives will be achieved through the rezoning process:

- Upgrade and construction of road frontage along Neptune Rd to Mercury Rd;
- Construction of crosswalk across Neptune Rd to Mercury Rd;
- Staff issued Environmental Development Permit;
- Public Statutory Right of Way to legalize and formally establish existing pedestrian trail from Neptune Rd to Teasedale Rd;
- Registration of a 219 Restrictive “Do Not Disturb” Covenant to protect steep slopes on the subject property;
- Council approved Form and Character Development Permit.

#### 4.3 Site Context

The 1.5 ha subject property is located in the Rutland Sector of Kelowna, with access from Springfield Road onto Neptune Road. The neighbourhood is primarily Single/Two Unit Residential, with Resource Protection Areas at the top of a steep slope, and access to the Mission Creek Greenway at the bottom of a steep slope. It earns a WalkScore of 3, 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	A1 – Agriculture 1	Agriculture
South	RR2 – Rural Residential 2	Single Dwelling Housing
West	RR2 – Rural Residential 2	Single Dwelling Housing

**Subject Property Map: 1235 & 1260 Neptune Rd**



## 5.0 Current Development Policies

### 5.1 Kelowna Official Community Plan (OCP) Objectives

- **Objective 5.1:** Ensure new development is consistent with OCP goals.
- **Objective 5.3:** Focus development to designated growth areas.
- **Objective 5.4:** Ensure adherence to form and character, natural environment, hazardous condition and conservation guidelines.
- **Objective 5.5:** Ensure appropriate and context sensitive built form.
- **Objective 5.11:** Support parking management programs that promote reduced vehicle ownerships, reduced vehicle trips and increased use of active modes of transportation.
- **Objective 5.18:** Ensure efficient land use through redevelopment of parking lots.

### 5.2 Kelowna Official Community Plan (OCP) Policies

- **Policy 5.3.2: 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 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 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.
- **Policy 5.10.1: Maximize Pedestrian / Cycling Connectivity.** Require that pedestrian and cyclist movement and infrastructure be addressed in the review and approval of all City and private sector developments, including provision of sidewalks and trails and recognition of frequently used connections and informal pedestrian routes. With new developments, require dedication of on-site

walking and cycling paths where necessary to provide links to adjacent parks, schools, transit stops, recreation facilities, employment nodes, cul-de-sacs and large activity areas.

- **Policy 5.15.12: Steep Slopes.** Prohibit development on steep slopes (+30% or greater for a minimum distance of 10 metres) except where provided for in ASPs adopted or subdivisions approved prior to adoption of OCP Bylaw 10500.
- **Policy 5.22.7: Healthy Communities.** Through current zoning regulations and development processes, foster healthy, inclusive communities and a diverse mix of housing forms, consistent with the appearance of the surrounding neighbourhood.
- **Policy 5.22.10: Housing Mix.** Support a greater mix of housing unit size, form and tenure in new multi-unit residential and mixed use developments.
- **Policy 5.22.6: Sensitive Infill.** Encourage new development or redevelopment in existing residential areas to be sensitive to or reflect the character of the neighborhood with respect to building design, height and siting.

## 6.0 Technical Comments

### 6.1 Bylaw Services:

- Currently there are no outstanding Bylaw enforcement files pertaining to property locations: 1235 & 1260 Neptune Rd.

### 6.2 Development Engineering Department

- Please see Schedule "A" attached to the Report from Community Planning dated February 19, 2018.

## 7.0 Application Chronology

Date of Application Received: June 5, 2017  
Date Public Consultation Received: November 28, 2018

**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": Applicant's Letter of Design Rationale

Attachment "B": Site Plan and Massing Plans

Schedule "A": Development Engineering Memorandum dated July 26, 2017

## Overview

On behalf of the site developer, Davara Holdings, the development proposal includes 19 single family homes with associated roads and parking. The site proposal also includes a 11,400 SF park to be shared by the residence.

The site totals 1.5 hectares located in the Rutland area and currently features a church and associated parking (P2 – Education and minor industrial zoning). The existing church is used infrequently and the intent is to turn the site into a functional and comfortable living space that would include the following:

1. Nine lots (7-10 & 15-18) 3 bedroom houses at approximately 1,400 – 1,500 SF. They will be 1 ½ storey houses, each with min 1 parking space on site and 1 parking space in shared parking. The houses will also feature their own private outdoor space.
2. Four lots (11-14) 2 bedroom houses at approximately 1,100 SF. They will be single storey houses, each with 1 parking space in the shared parking, 1 car detached garage and their own private outdoor space.
3. Seven lots (1-6 & 19) 2 bed + den houses at approximately 1,200 SF. They will be single storey houses, each with 2 parking spaces on site.
4. 11,400 SF shared park land with access to houses. This space will feature new trees, pathways and other landscaping with access to the existing pathway on easement which is used by the public to walk up the hill.
5. Fire access lane to enable fire truck access to the site with no need for a turn around. This access will include a locked gate to maintain security to the site. This lane would not be useable by the residents or public and would only be used in an emergency. This access was designed in conjunction with the local fire chief.
6. Garbage and recycling area. This space is located to maximise ease of use for the residents whilst also being hidden from view from the entrance to the site and neighbouring residents.
7. Shared parking for residents and guests with stepped retaining walls.
8. Rideshare parking at the entrance to the site.

## Site Design and Road Access

There were many schematic designs to the site prior to the proposed scheme, including Suburbia, Typical Subdivision and 2 Pocket Housing Hybrid plans. The idea behind the design of the site was to minimise the roads and maximise the shared park space whilst also suiting the topography of the site and easements.

The proposed site plan features 2 roads from the existing Neptune Road. The first runs towards the south for 80m at 6m width to access the lots 1-10 with a turning area at the end. This road also connects via pathway to the existing path easement which runs east-west up the hill. The parking is all off-road and well spaced with good access to each house. There are to be additional trees and landscaping to create a functional yet aesthetically pleasing space.

The second road runs east along the site boundary and curves to a turning area at the shared park. We opted for having the road along the boundary to space the proposed houses away from the neighbouring residents and create some breathing space between neighbourhoods. The curved parking along this road is one of the main features of the site and creates functional parking and access to the park and fire access whilst also creating a sophisticated, curved retaining wall which steps back up the hill.

The two roads are spaced away from each other and from existing entrances to neighbouring properties. This therefore creates comfortable access to and from the site with good visibility whilst not impeding on the functionality of the existing turning area.

## House location and Orientation

The proposed houses are split into 3 groups. The first are the 'premium' lots (Lots 1-6) which are located along the west boundary with large lot sizes and a generous 5m spacing between houses. These houses feature fantastic views across Kelowna, whilst also optimizing passive solar gains.

The second group of houses (Lots 7-10) run adjacent to the 'premium' lots. These houses would be slightly taller than the first group enabling views over and between the opposite houses toward Kelowna. These houses have 4m spacing, comfortable private outdoor space and very good access to the adjacent shared park.

The third group is the 'pocket housing' which has no direct road access but very good access to the shared park space. These houses each have their own garage which is located alongside the shared parking where they also have their own parking space. The houses are orientated to provide views across the shared park with offset positions to create good aesthetical proportions along the south side of the park. The houses each have their own private outdoor space.

The fourth group of houses is along the north side of the site. As mentioned previously, these houses were spaced away from the existing neighbours to create a comfortable site line which does not overlook the neighbours. The houses are angled for good aesthetics and solar access whilst also providing views of the shared park. The houses each have their own onsite parking and private outdoor space with very good access to the shared park.

### House Style

The three house designs are to be relatable to each other in terms of style, materiality and colour. They will each have a cottage / rancher style with pitched vaulted roofs, country style windows and large porches to overlook the park or views of Kelowna. The style of the houses will be more traditional to the Kelowna region with traditional cladding and trim and proportional eaves to the roof, which is reminiscent in the neighbouring houses. However, the houses will feature high performance building methods and materials. This, therefore would provide modern high performance homes with traditional style.

Regards,



Brett Sichello  
Registered Building Designer  
B. Arch. Sci., LEED® AP, ASCT  
Certified Passive House Designer

This forms part of application  
# OCP17-0014 Z17-0053



City of Kelowna  
COMMUNITY PLANNING

Planner Initials TA



1 SITE PLAN  
1/32" = 1'-0"

SITE DETAILS	ZONING REQUIREMENTS	PROPOSED PROJECT	VARIANCE REQUIRED?
<b>ZONING</b>	P2 EDUCATION AND MINOR INDUSTRIAL	RL4 LOW DENSITY CLUSTER HOUSING	REZONING REQUESTED
<b>SITE AREA</b>	METRIC: 6000.0 IMPERIAL: 64,583.5	METRIC: 15,057.9 IMPERIAL: 162,082.0	-
<b>SITE WIDTH</b>	40.0 131' 3"	40.0 131' 3"	-
<b>SITE DEPTH</b>	30.0 98' 5"	30.0 98' 5"	-
<b>SITE COVERAGE</b>			
BUILDINGS	35.0%	22,604.2	13.4% 21,720.0
DRIVEWAYS AND PARKING	15.0%	9,687.5	12.1% 19,602.5
BUILDINGS, DRIVEWAYS, PARKING	45.0%	29,062.6	25.5% 41,322.5
<b>DEVELOPMENT REGULATIONS</b>			
<b>TOTAL NUMBER OF UNITS</b>		20	
<b>FLOOR AREA</b>			
GROSS		METRIC: 0.0 IMPERIAL: 0.0	NOTES
GROSS		METRIC: 0.0 IMPERIAL: 0.0	
NET		METRIC: 0.0 IMPERIAL: 0.0	
<b>FLOOR AREA RATIO</b>	0.00	0.00	-
<b>BUILDING HEIGHT</b>	METRIC: 9.5 FEET: 31' 2"	METRIC: 9.5 FEET: 31' 2"	
ACCESSORY	4.5 14' 9"	4.5 14' 9"	
<b>BUILDING SETBACKS</b>	METRIC: 4.5 FEET: 14' 9"	METRIC: 4.5 FEET: 14' 9"	
FRONT - NORTH	6.0 19' 8"	6.0 19' 8"	
SIDE - WEST	3.0 9' 10"	10.6 34' 9"	
SIDE - NORTH / EAST	6.0 19' 8"	15.4 50' 6"	
REAR - SOUTH			
<b>PARKING STALLS - UNIT COUNT</b>	STALLS PER UNIT	UNITS	REQUIRED
HOUSE WITH DRIVE	2.0	0	0.0
HOUSE WITH DOUBLE DRIVE	2.0	15	30.0
HOUSE WITH NO DRIVE	2.0	4	8.0
ADDITIONAL PARKING			0.0
VISITORS / RIDESHARE			0.0
TOTAL	19.0	38.0	42.0
<b>PARKING SETBACKS</b>	METRIC: 0.0 FEET: 0"	METRIC: 0.0 FEET: 0"	
FRONT - NORTH	0.0 0"	0.0 0"	
SIDE - WEST	0.0 0"	0.0 0"	
SIDE - NORTH / EAST	0.0 0"	0.0 0"	
REAR - SOUTH	0.0 0"	0.0 0"	
<b>DRIVE AISLE</b>	METRIC: 6 FEET: 19' 8"	METRIC: 6 FEET: 19' 8"	
WIDTH	6 19' 8"	6 19' 8"	
<b>BICYCLE PARKING</b>			
CLASS 1	10.0	10.0	
CLASS 2	2.0	2.0	
TOTAL	12.0	12.0	
<b>PRIVATE OPEN SPACE</b>	SQUARE METRES: 0.0 SQUARE FEET: 0.0	SQUARE METRES: 0.0 SQUARE FEET: 0.0	SQUARE METRES: 0.0 SQUARE FEET: 0.0

**PRELIMINARY NOT FOR CONSTRUCTION**

GENERAL CONDITIONS: Check and verify all critical details and dimensions prior to the start of construction and contact the office if any clarification is required. Vertical dimensions will always take precedence over scaled dimensions. This drawing must be read in conjunction with all drawings & specifications issued for this project. Contractor is responsible to verify, engineer, architect, landscape design, engineer, etc.

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DATE	ISSUED FOR
03-29-17	CLIENT REVIEW
04-13-17	RE-ZONING
10-03-17	SCHEMATIC DESIGN

PROJECT TITLE #1619  
Neptune Pocket  
Neighbourhood  
1260 Neptune Road  
Kelowna, BC

SHEET TITLE  
Preliminary  
Site Plan  
SCALE 1/32" = 1'-0"  
DRAWING NUMBER

A1.0



**GENERAL CONDITIONS**  
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DATE	ISSUED FOR
03-20-17	CLIENT REVIEW
04-13-17	RE-ZONING
10-05-17	SCHEMATIC DESIGN

PROJECT TITLE #1619  
**Neptune Pocket Neighbourhood**  
 1260 Neptune Road  
 Kelowna, BC

SHEET TITLE

Site Plan

SCALE NTS

DRAWING NUMBER



City of Kelowna  
 Niles Design Inc.  
 COMMUNITY PLANNING

Planner Initials TA



**GENERAL CONDITIONS**  
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SITE NORTH PROJECT NORTH

DATE	ISSUED FOR
03-20-17	CLIENT REVIEW
04-13-17	RE-ZONING
10-09-17	SCHEMATIC DESIGN

PROJECT TITLE #1619  
 Neptune Pocket  
 Neighbourhood  
 1260 Neptune Road  
 Kelowna, BC

SHEET TITLE

Elevations

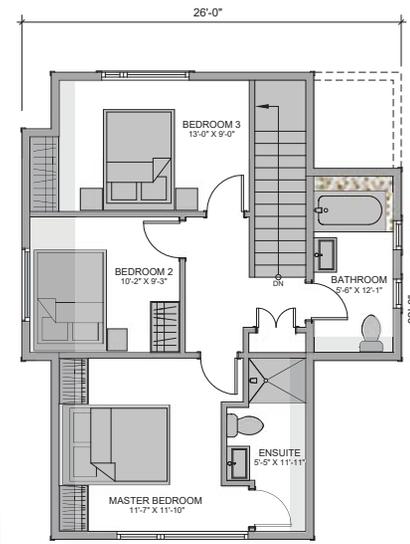
SCALE AS NOTED

DRAWING NUMBER

This forms part of application  
# OCP17-0014 Z17-0053



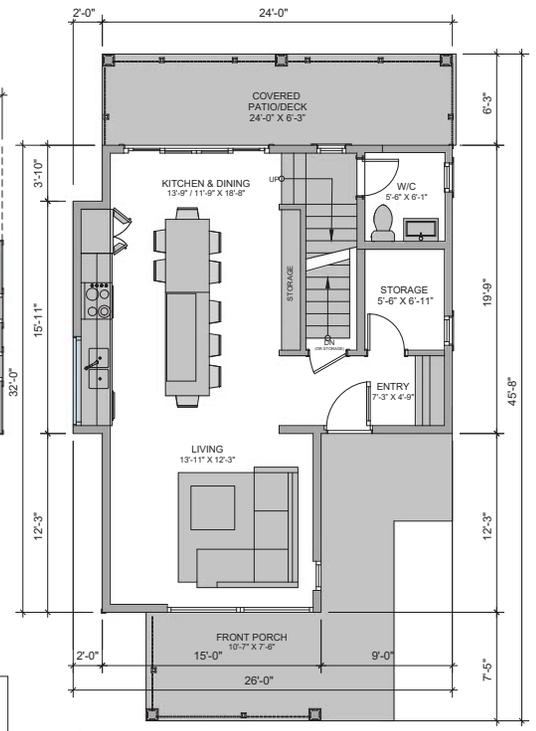
Planner Initials TA



2 UPPER FLOOR PLAN  
1/4" = 1'-0"  
CEILING HEIGHT IS BELOW  
6'-10 3/4" (2.1M)

**FLOOR AREA SUMMARY**

A. Main Floor Living	643
B. Upper Floor Living	894
Total Living (B+C)	1,337
C. Balcony	230



1 LOWER FLOOR PLAN  
1/4" = 1'-0"

**GENERAL CONDITIONS**  
Check and verify all notes, details and dimensions prior to the start of construction and contact the office if any clarification is required. Hidden dimensions will prevail over those indicated on these drawings. The drawing must be read in conjunction with all drawings & specifications for this project. Contractor is responsible to verify, engineer, architect, and/or design professional's instructions.

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SITE NORTH PROJECT NORTH

DATE	ISSUED FOR
2017-07-17	SCHEMATIC DESIGN
2017-07-19	SCHEMATIC DESIGN
2017-10-02	SCHEMATIC DESIGN

PROJECT TITLE 1619  
Neptune Pocket Housing  
Neptune Road  
Kelowna, BC  
SHEET TITLE

The Gable  
SCALE AS NOTED  
DRAWING NUMBER

This forms part of application

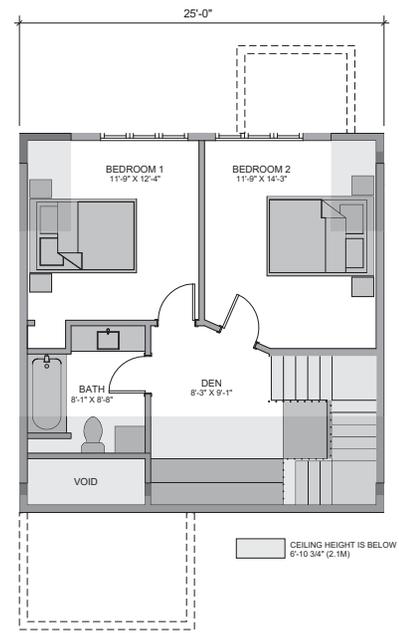
# OCP17-0014 Z17-0053



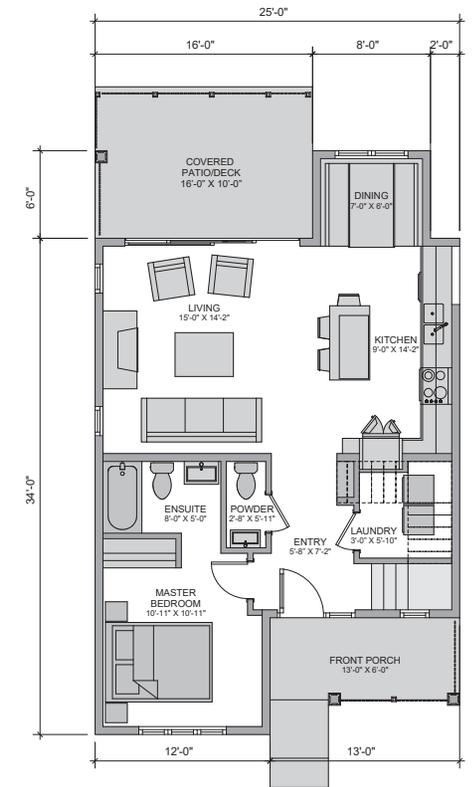
City of Kelowna  
COMMUNITY PLANNING



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FLOOR AREA SUMMARY	
MAIN FLOOR	794 SF
UPPER FLOOR	595 SF
TOTAL	1,389 SF
BALCONY	238 SF



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SITE NORTH PROJECT NORTH

DATE	ISSUED FOR
2101-07-20	SCHEMATIC DESIGN
2017-10-02	SCHEMATIC DESIGN

PROJECT TITLE 1619  
Neptune Pocket  
Housing - NPB  
Neptune Road  
Kelowna, BC

The Cottage  
SCALE AS NOTED  
DRAWING NUMBER

**CITY OF KELOWNA**  
**MEMORANDUM**

**Date:** July 26, 2017  
**File No.:** Z17-0053  
**To:** Urban Planning Management (TB)  
**From:** Development Engineering Manager (JK)  
**Subject:** 1260 & 1235 Neptune Rd P2 to RU4

The Development Engineering Department has the following comments and requirements associated with this application to rezone the subject property from P2 (Educational & Minor Institutional) to RU4 (Low Density Cluster Housing) to facilitate the development of a "pocket neighbourhood".

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 Ough

**1. Domestic Water and Fire Protection**

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

**2. Sanitary Sewer**

- a) 1260 & 1235 Neptune Rd are 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.
- b) 1260 & 1235 Neptune Rd are currently within Sanitary Sewer Connection Area # 23. The developer will be responsible to pay in full, the Connection Area charges for this development. The charge is currently set at \$2045.50 per Equivalent Dwelling Unit (EDU). The calculation of this fee is as follows: 19units X \$5,501.67= \$104,531.73



### 3. **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.

### 4. **Road Improvements**

- a) The applicant must have a civil engineering consultant submit a design for roadway improvements along the entire frontage of the subject properties. This will include sidewalk, LED street lighting, landscaped boulevard, storm drainage system, re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. An estimate for public side works will be required, for bonding purposes, to be submitted by the applicants civil engineering consultant.
- b) Design and construct sidewalk extension to new pedestrian crosswalk at Mercury road.
- c) Maximum width of proposed accesses will be 6m.

### 5. **Road Dedication and Subdivision Requirements**

- a) The subject properties are required to be consolidated as part of this development project.
- b) Provide ROW access agreement for a public walkway through this development. This public access walkway must remain unobstructed.
- c) Grant statutory rights-of-way if required for utility services.

### 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. **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 (Part 5 and Schedule 3).

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

**8. Servicing Agreements for Works and Services**

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

**9. Other Engineering Comments**

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

**10. Geotechnical Report**

- 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

**SCHEDULE** **A**

This forms part of application  
# OCP17-0014 Z17-0053 <sup>4</sup>

Planner Initials TA



City of  
**Kelowna**  
COMMUNITY PLANNING

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

Access and Manoeuvrability

- (i) Ensure acceptable turning movements onsite for MSU design vehicle.
- (ii) Any bicycle racks included with this development shall be onsite.

**12. Charges and Fees**

- a) Development Cost Charges (DCC's) are payable.
- b) Fees per the "Development Application Fees Bylaw" include:
  - i) Street/Traffic Sign Fees: at cost if required (to be determined after design).
  - ii) Survey Monument Fee: \$50.00 per newly created lot (GST exempt).
  - iii) Engineering and Inspection Fee: 3.5% of construction value (plus GST).



\_\_\_\_\_  
Jason Ough  
Development Engineering Technologist



\_\_\_\_\_  
Development Engineering Manager  
(initials)



The Official Community Plan (OCP) Future Land Use designation of the subject property is S2RES – Single/Two Unit Residential, which supports this modest increase in density. The concept of the carriage house is aligned with the OCP Policy of Compact Urban Form – increasing density where infrastructure already exists. The property is connected to City sanitary sewer and within the Permanent Growth Boundary of the City.

Should Council approve the rezoning, the applicant may apply for a building permit provided there are no variances requested.

The applicant has confirmed the completion of public notification in accordance with Council Policy No. 367.

**4.0 Proposal**

4.1 Background

The subject property has a single family dwelling located on the property that will be retained through this development.

4.2 Project Description

The applicant has provided preliminary designs for a new single storey carriage house. A conceptual site plan has been submitted showing the single storey carriage house can be constructed without variances.

4.3 Site Context

The 931 m<sup>2</sup> subject property is located in the Rutland City Sector, in close proximity to schools and shopping areas. It is within the Permanent Growth Boundary and has a walk score of 55, which means it is somewhat walkable.

Specifically, adjacent land uses are as follows:

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

**Subject Property Map: 265 Terai Court**



**5.0 Current Development Policies**

**5.1 Kelowna Official Community Plan (OCP)**

**Chapter 5 - Development Process**

**Policy 5.2.3 - 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.

**Policy 5.22.6 – Sensitive Infill.** Encourage new development or redevelopment in existing residential areas to be sensitive to or reflect the character of the neighborhood with respect to building design, height and siting.

**Policy 5.22.12 – Carriage Houses & Accessory Apartments.** Support carriage houses and accessory apartments through appropriate zoning regulations.

**6.0 Technical Comments**

**6.1 Development Engineering Department**

See attached City of Kelowna Memorandum

**7.0 Application Chronology**

Date of Application Received: November 20, 2017

Date Public Consultation Completed: February 1, 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

Schedule "B" – Draft Site Plan



**CITY OF KELOWNA**

**MEMORANDUM**

**Date:** December 15, 2017

**File No.:** Z17-0111

**To:** Community Planning (TC)

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

**Subject:** 265 Terai Ct. Lot 11 Plan 28699 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

The property is located within the Rutland Water District (RWD) service area. The water system must be capable of supplying domestic and fire flow demands of the project in accordance with the Subdivision, Development & Servicing Bylaw. The developer is responsible, if necessary, to arrange with RWD staff for any service improvements.

2. Sanitary Sewer

- a) Our records indicate that this property is currently serviced with a 100mm-diameter sanitary sewer service which is adequate for this application.
- b) This property is located within Sewer Specified Area #23. 1 Single Family Equivalent (SFE) is paid for annually with property taxes and is required to be paid in full as part of this rezoning application in addition to 0.5 SFE for the proposed carriage house. The total sewer Specified Area fee in 2017 will be calculated based on 1.5 SFE at \$5,501.67 per SFE = **\$8252.51**

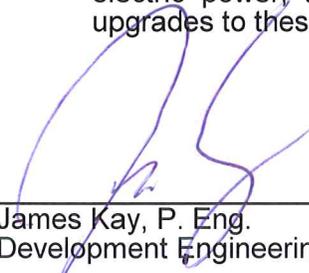
3. Development Permit and Site Related Issues

Direct the roof drains onto splash pads.

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

4. Electric Power and Telecommunication Services

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

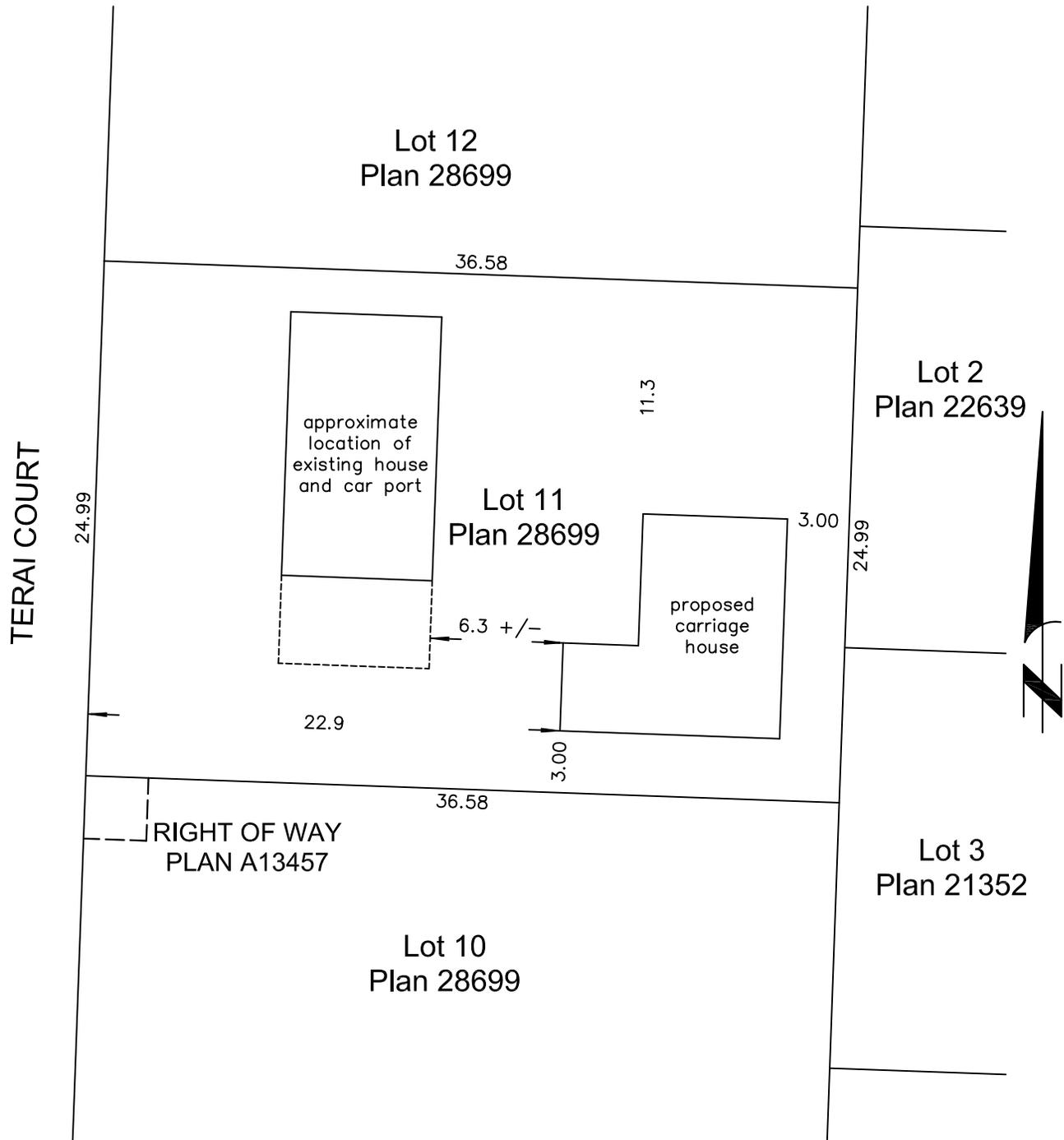
  
 \_\_\_\_\_  
 James Kay, P. Eng.  
 Development Engineering Manager

AS

PROPOSED LOCATION OF BUILDING ON  
LOT 11, SEC 22, TP 26, ODYD, PLAN 28699.

PID: 004-490-975  
CIVIC ADDRESS: 265 TERAJ COURT, KELOWNA, BC.  
CLIENT: MILLENNIUM HOME & RENOVATION

Scale 1:300 Metric. Distances shown are in metres and decimals thereof.



**SCHEDULE B**

This forms part of application  
# Z17-0111

Planner Initials **KB**

City of Kelowna  
COMMUNITY PLANNING

# REPORT TO COUNCIL



**Date:** February 19, 2018

**RIM No.** 1250-30

**To:** City Manager

**From:** Community Planning Department (LK)

**Application:** Z17-0076      **Owner:** South Okanagan Construction LTD., INC. No. BC0130141  
Single Bros. Holdings LTD., INC. No. BC1095629

**Address:** 935 Mayfair Road      **Applicant:** Singla Bros. Holdings LTD.

**Subject:** Rezoning Application

Existing OCP Designation: S2RES – Single/Two Unit Residential

Existing Zone: RU1 – Large Lot Housing

Proposed Zone: RU6 – Two Dwelling Housing

---

## 1.0 Recommendation

THAT Rezoning Application No. Z17-0076 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 6 District Lot 143 ODYD Plan 22014, located at 935 Mayfair Road, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU6 – Two Dwelling Housing zone, be considered by Council;

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

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Community Planning Department dated August 31, 2017;

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

## 2.0 Purpose

To rezone the subject property to facilitate the development of two single detached dwellings.

### 3.0 Community Planning

Community Planning Staff support the proposed rezoning application to allow the construction of two dwellings on the subject property. The Official Community Plan has a Future Land Use of S2RES – Single/ Two Unit Residential and rezoning to the RU6 – Two Dwelling Housing designation would allow for up to two dwellings on the parcel. Increased density already exists in the area as the surrounding neighbourhood contains a mix of single family and two dwelling housing parcels. The proposed two dwelling housing use meets many of the OCP’s Urban Infill Policies of supporting densification of neighbourhoods through appropriate infill development, including the use of smaller lots. The increase in density is further supported by local amenities such as parks, schools, transit and recreational opportunities in the immediate area. The two lots will be serviced by one common driveway access to Mayfair Road, in an effort to minimize any traffic impacts to the roadway.

Council Policy No. 367 with respect to public notification was undertaken by the applicant. All adjacent neighbours within a 50m radius were provided with a circulation package in regards to the proposed development.

### 4.0 Proposal

#### 4.1 Project Description

The proposal is to rezone the parcel from the RU1 – Large Lot Housing zone to the RU6 – Two Dwelling Housing zone. The applicant is proposing to construct two new single family dwellings on the property. Each dwelling is two storeys with four bedrooms and parking in the garage for two vehicles. The two units will have a shared driveway which helps reduce the amount of impermeable surfaces on the parcel. The application meets all but one of the Zoning Bylaw Regulations for the development of two dwelling housing and the applicant continues to work with staff regarding the site layout. Should Council support the rezoning of the parcel, the proposed parcel depth variance would come before Council for consideration.

#### 4.2 Site Context

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 - Large Lot Housing	Single Family Dwelling
East	RU1 - Large Lot Housing	Single Family Dwelling
South	RU1 - Large Lot Housing	Single Family Dwelling
West	RU1 - Large Lot Housing RU6 - Two dwelling Housing	Single Family Dwelling Two Family Dwellings

Context Map:



Future Land Use Map:



Subject Property Map: 935 Mayfair Road



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process

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

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

6.0 Technical Comments

6.1 Building & Permitting Department

- No comments applicable to Rezoning.

6.2 Development Engineering Department

- Refer to Attachment 'A' dated August 31, 2017.

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

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

6.3 BMID

- Refer to attached Letter.

6.4 FortisBC - Electric

No comments applicable to Rezoning.

**7.0 Application Chronology**

Date of Application Received: August 9, 2017

Date Public Consultation Completed: January 29, 2018

**Report prepared by:** Lydia Korolchuk, Planner

**Reviewed by:** Terry Barton, Urban Planning Manager

**Approved for Inclusion by:** Ryan Smith, Community Planning Department Manager

**Attachments:**

Attachment A: Development engineering Memorandum

Attachment B: Site Plan

Attachment C: Conceptual Elevations



## CITY OF KELOWNA

# MEMORANDUM

**Date:** August 31, 2017  
**File No.:** Z17-0076  
**To:** Community Planning (LK)  
**From:** Development Engineering Manager(JK)  
**Subject:** 935 Mayfair Rd. Road RU1 to RU6

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

### 1) Domestic Water and Fire Protection

This property is currently serviced by BMID. Two 19mm water services are required to meet current by-law requirements. An additional 19mm service will be required. Contact BMID for costs and installation.

### 2) Sanitary Sewer

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

### 3) Road Improvements

- i. Mayfair Road must be upgraded to an urban standard along the full frontage of this proposed development, including sidewalk, pavement removal and replacement, boulevard landscaping, street lighting and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. A one-time cash payment in lieu of construction must be collected from the applicant for future construction by the City. The cash-in-lieu amount is determined to be **\$23,800.00 not including utility service cost.**
- ii. Only the service upgrades must be completed at this time. The City wishes to defer the upgrades to Mayfair Road fronting this development. Therefore, cash-in-lieu of immediate construction is required and the City will initiate the work later, on its own construction schedule.

Item	Cost
Sidewalk	\$6,500.00
Street Lighting	\$2,100.00
Road Fillet	\$7,300.00
Storm Drainage	\$13,900.00
Blvd Landscaping	\$2,800.00
<b>Total</b>	<b>\$23,800.00</b>

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

- i) Direct the roof drains into on-site rock pits or splash pads.
- ii) By registered plan, Grant Statutory Rights-of-Way if required for utility services

**5) Survey, Monument and Iron Pins**

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

**6) Electric Power and Telecommunication Services**

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

**7) Geotechnical Report**

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

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

**8) Bonding and Levy Summary**

Levies

Mayfair Road Frontage Improvements	<b>\$23,800.00</b>
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James Kay, P. Eng.  
Development Engineering Manager

AM

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**CITY OF KELOWNA**

**MEMORANDUM**

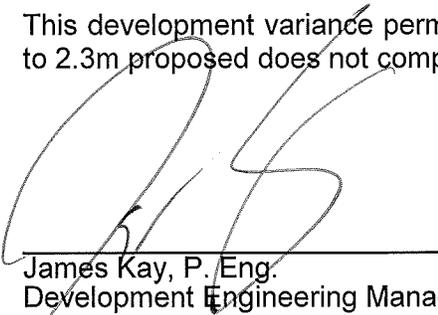
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**Date:** Aug 31, 2017  
**File No.:** DVP17-0178  
**To:** Community Planning (LB)  
**From:** Development Engineer Manager (JK)  
**Subject:** 935 Mayfair - Side yard setback variance

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The Development Engineering comments and requirements regarding this DVP application are as follows:

This development variance permit application to vary the side yard setback from 4.5m required to 2.3m proposed does not compromise any municipal services.

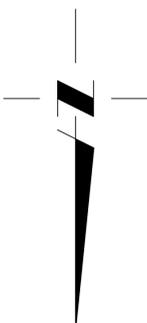
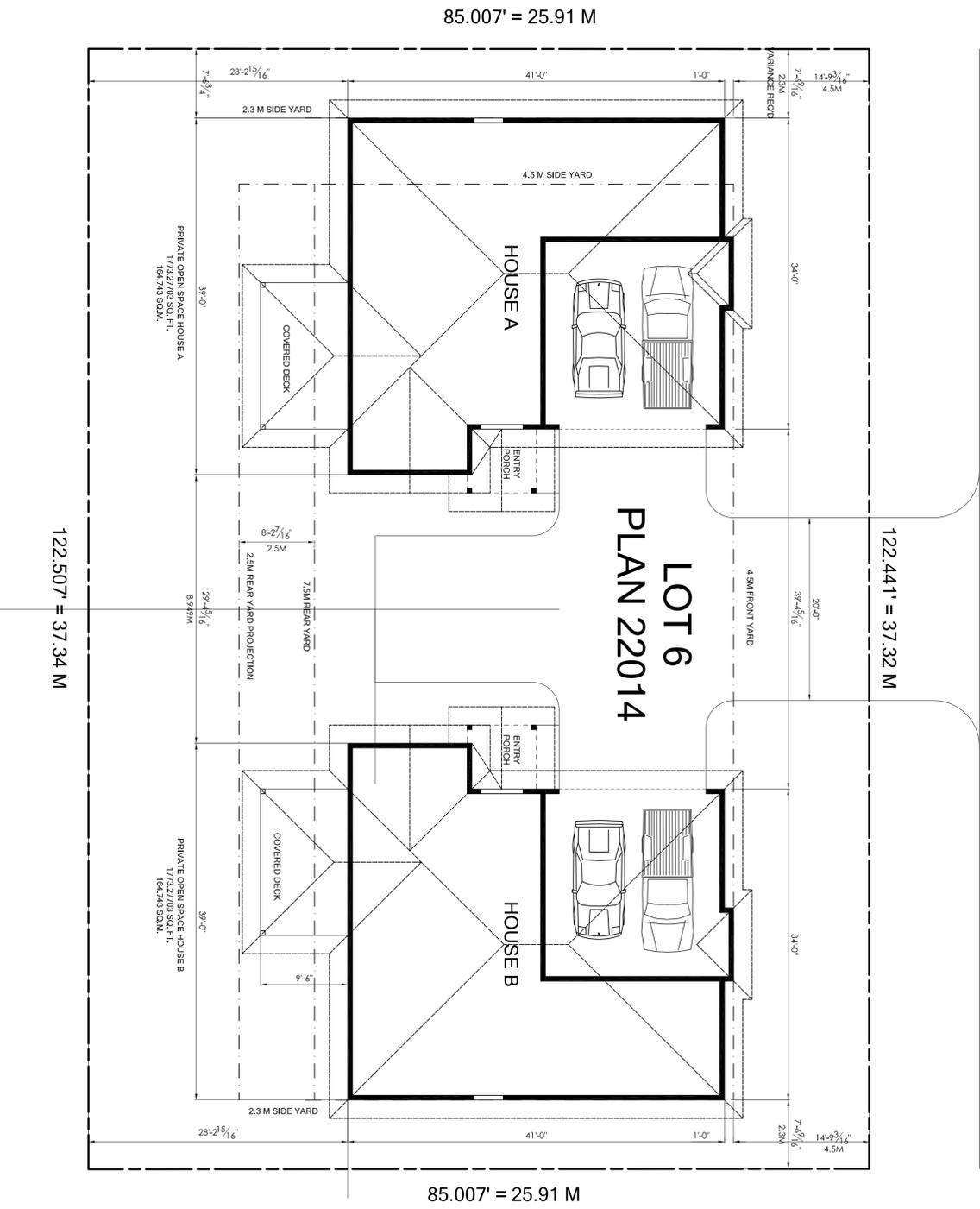


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James Kay, P. Eng.  
Development Engineering Manager

AM

**935 MAYFAIR ROAD**



**SITE DATA**

MUNICIPAL ADDRESS: 935 MAYFAIR ROAD, KELOWNA BC  
 LEGAL: LOT 6 PLAN 22014  
 ZONING: EXISTING RU1  
 PROPOSED REZONING RU6 - TWO DWELLING HOUSING

LOT AREA: 10,413.979 SQ.FT. (967,490 SQ.M.)  
 BUILDING FOOTPRINT AREA: 1671,5000 SQ.F.T X 2 HOUSES = 3343,000 SQ.FT.  
 LOT COVERAGE BUILDINGS: MAX 40% PROPOSED 32.10%  
 LOT COVERAGE BUILD & PARKING: MAX 50% PROPOSED 44.90%

NO.	BY	REVISION

**PROJECT DESCRIPTION AND LOCATION:**  
 PROPOSED RES. LOT REZONING - LOT 6 PLAN 22014  
 935 MAYFAIR ROAD, KELOWNA BC

ENGINEER'S SEAL:

ISSUED FOR CONSTRUCTION  
 DATE: \_\_\_\_\_  
 ISSUED FOR BUILDING PERMIT  
 DATE: \_\_\_\_\_

**JMS ENGINEERING LTD.**  
 STRUCTURAL CONSULTANT  
 710 JAMIESON AVE., STE. 200, V1Y 1S3  
 TEL: 250.860.9100  
 FAX: 250.860.9101  
 E-MAIL: info@jmsengineering.com  
 JOSEPH M. SARROR, P. ENG.

PROJECT: SINGLA BROS. HOLDINGS LTD.  
 RUG LOT DEVELOPMENT  
 935 MAYFAIR RD, KELOWNA BC

SHEET TITLE: SITE PLAN

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## ASSUMED DESIGN LOADS

**DEAD LOADS**  
 ROOF WITH CONCRETE TILES: 25 P.S.F. - 1.12 KPA  
 ROOF WITH SHAKES/SHINGLES: 10 P.S.F. - .48 KPA  
 FLOOR: 10 P.S.F. - .48 KPA  
 DECKS: 10 P.S.F. - .48 KPA

**LOADS**  
 FLOOR: 40/12 P.S.F. - 1.93 KPA  
 ROOF: 35/10 P.S.F. - DESIGN ROOF LOAD  
 DECKS: 40 P.S.F. - 1.79 KPA

1. THE GROUND SNOW / RAIN LOADS FOR YOUR PARTICULAR REGION CAN BE OBTAINED BY CONTACTING THE LOCAL BUILDING AUTHORITIES HAVING JURISDICTION. IF THE LOADS FOR THE REGION IN WHICH THESE PLANS ARE BEING CONSTRUCTED EXCEED THE ASSUMED LOAD STATED IN THESE DRAWINGS IT SHALL BE THE RESPONSIBILITY OF THE OWNER OR CONTRACTOR TO HIRE THE APPROPRIATE LOCAL PROFESSIONAL TO MAKE THE NECESSARY ADJUSTMENTS TO THESE PLANS. CONSTRUCTION LOADS ON THE STRUCTURE CAUSED BY INTERIM STORAGE OF MATERIALS OR USE OF EQUIPMENT SHALL NOT EXCEED THE DESIGN LOAD.

## ENGINEERING

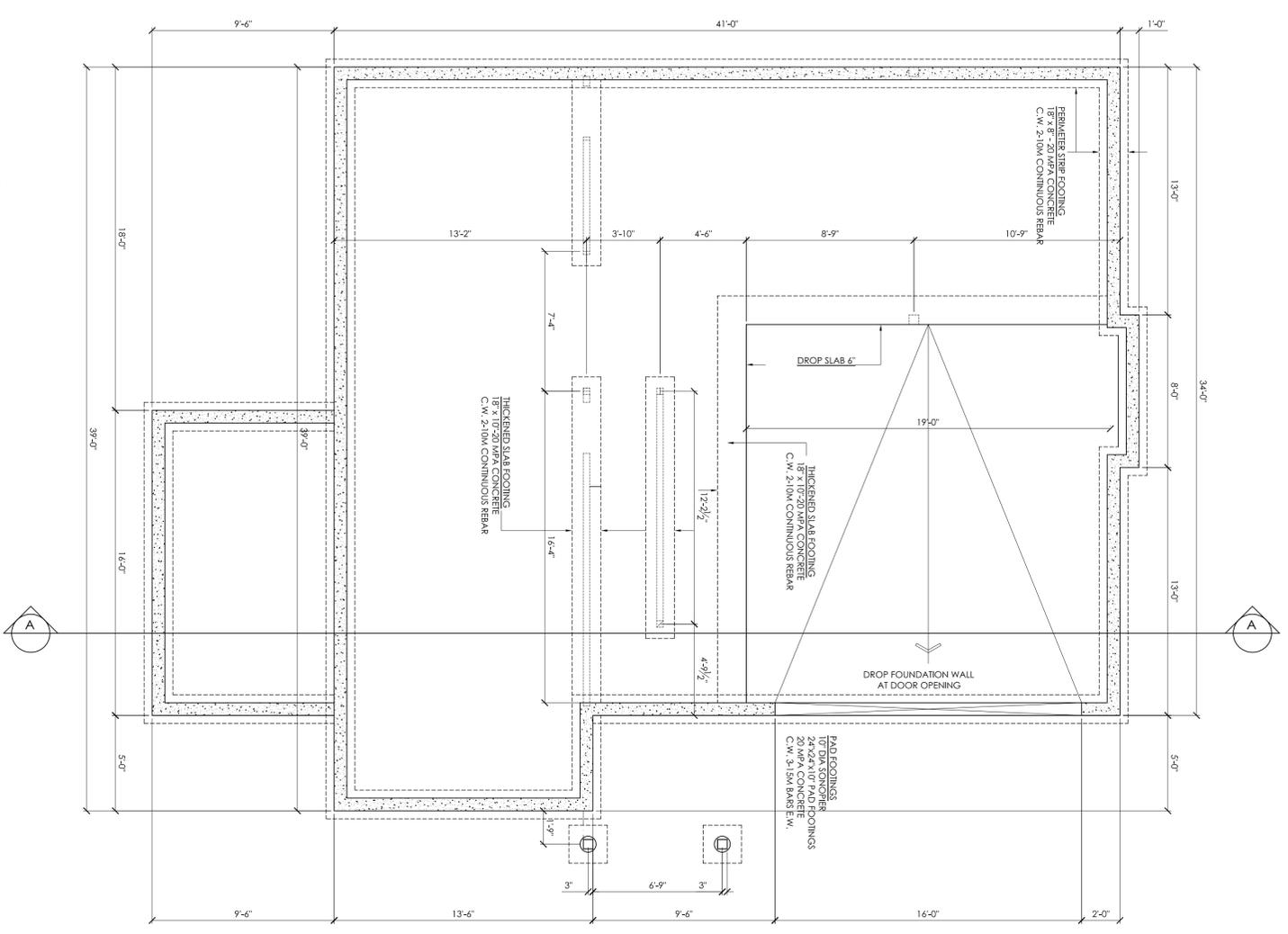
1. THIS BUILDING IS DESIGNED UNDER PART 9 OF THE BRITISH COLUMBIA BUILDING CODE. CURRENT EDITION, OCCUPANCY GROUP C. ALTHOUGH THESE PLANS ARE DESIGNED USING STANDARD ENGINEERING AND BUILDING PRACTICES, IN SOME INSTANCES TO PROVIDE INNOVATIVE HOME PLANS, IT HAS BEEN NECESSARY TO DESIGN SUPPORTING STRUCTURES THAT MAY REQUIRE A REVIEW AND A SEAL BY A PROFESSIONAL ENGINEER AT THE DISCRETION OF THE LOCAL BUILDING AUTHORITY. AN ENGINEER SEAL MAY ALSO BE REQUIRED IF HIGH SNOW LOADS, RAIN LOADS, WIND LOADS, SEISMIC REQUIREMENTS OR UNUSUAL SITE CONDITIONS OCCUR IN THE AREA IN WHICH THE RESIDENCE IS BEING BUILT. IN SUCH CASES, THE PROVISIONS OF SUCH A SEAL IS THE RESPONSIBILITY OF THE OWNER OR CONTRACTOR.
2. ALL RUSSUS, ENGINEERED BEAMS, AND HANGERS ARE TO BE VERIFIED AND CERTIFIED BY A REGISTERED PROFESSIONAL STRUCTURAL ENGINEER BEFORE PURCHASE.
3. SUGGESTED LAYOUT SHALL BE CONFIRMED BY MANUFACTURER PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, REPORT ANY CHANGES TO THE DESIGNER.

## FOOTINGS AND FOUNDATIONS

1. THE COMPRESSIVE STRENGTH OF CONCRETE AT 28 DAYS SHALL NOT BE LESS THAN 32 MPa FOR EXTERIOR STEPS, GARAGE AND CARPORT FLOORS, AND 25 MPa FOR ALL OTHER CONCRETE.
2. CONCRETE FOOTINGS MUST BE PLACED ON UNDISTURBED OR COMPACTED SOIL AT A LEVEL BELOW FROST PENETRATION.
3. FOOTINGS ON THESE DRAWINGS HAVE BEEN DESIGNED FOR A SOIL BEARING CAPACITY OF 2000 P.S.F. (95.8 KPA). IF LESSER BEARING CAPACITY IS ENCOUNTERED DUE TO LOCAL SOIL CONDITIONS, IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO HAVE THE FOOTINGS REDESIGNED BY A PROFESSIONAL ENGINEER TO SUIT ACTUAL SITE CONDITIONS.
4. BACKFILL SHALL NOT BE PLACED AGAINST FOUNDATION WALLS UNTIL THE CONCRETE HAS REACHED ITS SPECIFIED 28 DAY STRENGTH AND THE STRUCTURAL FLOOR FRAMING (INCLUDING PLYWOOD SUBFLOOR) REQUIRED TO STABILIZE THE WALLS IS COMPLETE AND FULLY NAILED AND ANCHORED.
5. ALL FOUNDATION WALLS TO BE REINFORCED WITH ONE HORIZONTAL 10 M REINFORCING BAR CENTERED 4" FROM THE TOP CORNER, HORIZONTAL AT 24" O.C. AND VERTICAL AT 48" O.C.
6. ALL STRIP FOOTINGS TO HAVE TWO CONTINUOUS 15M REINFORCING BARS SITUATED 3" CLEAR OF BOTTOM AND SIDES.
7. ALL STRIP FOOTINGS TO HAVE TWO CONTINUOUS 15M REINFORCING BARS SITUATED 3" CLEAR OF BOTTOM AND SIDES.
8. 15M REINFORCING BARS AT 12" EACH WAY IN ALL PAD FOOTINGS.

## WOOD FRAME CONSTRUCTION

1. FRAMING METHODS AND PROCEDURES SHALL CONFORM TO THE REQUIREMENTS OF THE BRITISH COLUMBIA BUILDING CODE, CURRENT EDITION.
2. ALL FRAMING LUMBER TO BE NO 2 OR BETTER, SPRUCE-PINE-FIR IS.P.F.I., THE DESIGN OF STRUCTURAL MEMBERS MUST BE BASED ON THE SPAN TABLES FOR WOOD RAFTERS, JOISTS AND BEAMS AS SHOWN IN PART 9 OF THE B.C. BUILDING CODE, CURRENT EDITION, AND THE CANADIAN WOOD COUNCIL PUBLICATION SPAN BOOK.
3. ALL LOAD BEARING LINTELS TO BE 2-2X10 UNLESS NOTED.
4. ALL LOAD BEARING BEAMS SHALL HAVE NOT LESS THAN 31/2" OF EVEN AND LEVEL BEARING AT SUPPORTS.
5. ALL JOISTS SHALL HAVE A MINIMUM 1-1/2" BEARING AT SUPPORTS.
6. ALL CONCRETE AND WOOD CONTACTS SHALL BE DAMP PROOFED WITH AN APPROVED SILL GASKET OR 6 MIL POLY.
7. EXPOSED LUMBER SHALL BE PRESSURE TREATED OR OTHERWISE PROTECTED WITH AN APPROVED PRESERVATIVE.
8. ALL PLYWOOD SUBFLOORS ARE TO BE GLUED AND NAILED TO FLOOR JOISTS.
9. FLOOR AND ROOF JOIST SPANS MORE THAN 6'-10" SHALL BE BRIDGED AT MID SPAN OR AT 6'-10" O.C. MAX. WITH 2X2 CROSS BRIDGING, 1X3 STRAPPING AT 6'-10" O.C. MAX OR GYPSUM BOARD TO UNDERSIDE OF JOISTS.
10. NON LOAD BEARING WALLS PARALLEL TO FLOOR JOISTS SHALL BE SUPPORTED BY JOISTS BENEATH THE WALL OR 2X4 BLOCKING AT 40" O.C. MAX.



**FOUNDATION PLAN**  
 SCALE 1/4" = 1'-0"

DATE	NO.	BY	REVISION

**PROJECT DESCRIPTION AND LOCATION:**  
 PROPOSED RES. LOT DEVELOPMENT - LOT 6 PLAN 2014  
 935 MAIFAIR RD., KELOWNA BC  
 520 BAYVIEW RD., KELOWNA BC

**ENGINEER'S SEAL:**

ISSUED FOR CONSTRUCTION  
 DATE: \_\_\_\_\_  
 ISSUED FOR BUILDING PERMIT  
 DATE: \_\_\_\_\_

**JMS ENGINEERING LTD.**  
 STRUCTURAL CONSULTANT  
 703 JAMES ST. W., KELOWNA, BC V1Y 4S4  
 TEL: 250-860-8888  
 FAX: 250-860-8889  
 E-MAIL: info@jmsengineering.com

**JOSEPH M. SARROR, P. ENG.**

**PROJECT:**  
 SINGLA BROS. HOLDINGS LTD.  
 RUG LOT DEVELOPMENT  
 935 MAIFAIR RD. KELOWNA BC

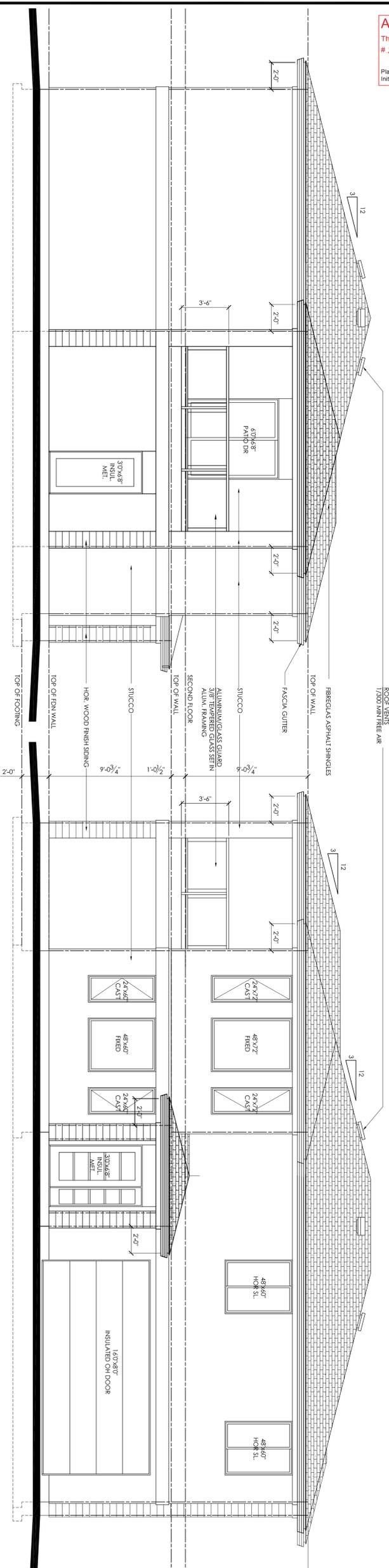
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 FOUNDATION PLAN  
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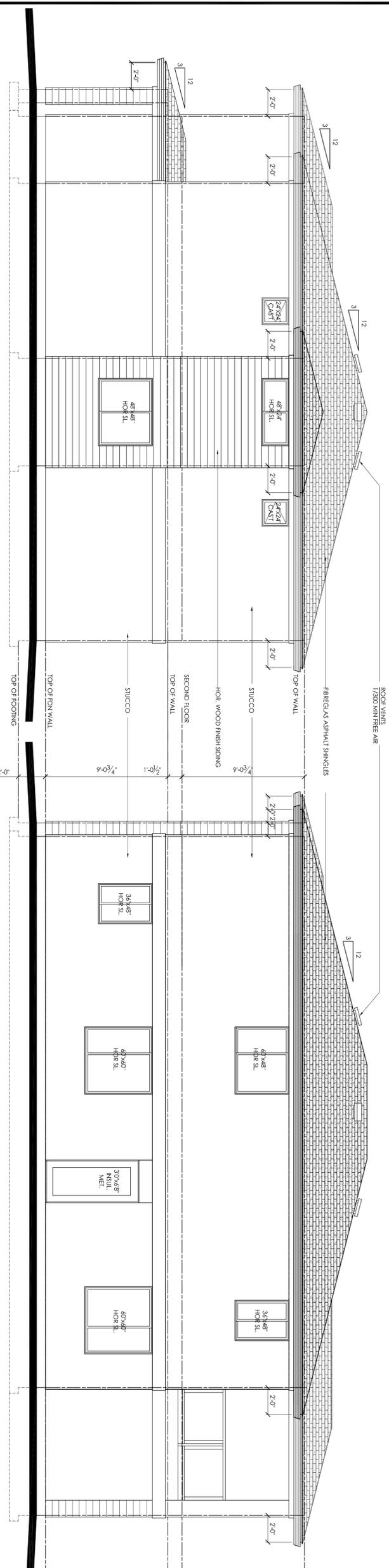
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 DATE: July 9, 2007





**EAST ELEVATION**

**SOUTH ELEVATION**



**WEST ELEVATION**

**NORTH ELEVATION**

NO.	BY	REVISION

**PROJECT DESCRIPTION AND LOCATION:**  
 PROPOSED RES LOT DEVELOPMENT - LOT 6 PLAN 22014  
 935 MAYFAIR RD, KELOWNA BC  
 532 BAYVIEW RD, KELOWNA BC

ENGINEER'S SEAL:

ISSUED FOR CONSTRUCTION  
 DATE: \_\_\_\_\_  
 ISSUED FOR BUILDING PERMIT  
 DATE: \_\_\_\_\_

**JMS ENGINEERING LTD.**  
 STRUCTURAL CONSULTANT  
 703 JAMNICK RD, KELOWNA, BC V1Y 4S5  
 P: 250.866.8888 F: 250.866.8889  
 E: JMS@JMSENGINEERING.COM  
 JOSEPH M. SARKOR, P. ENG.

PROJECT:  
**SINGLA BROS. HOLDINGS LTD.**  
**RUB LOT DEVELOPMENT**  
**935 MAYFAIR RD, KELOWNA BC**

SHEET TITLE:  
**EXTERIOR ELEVATIONS**

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SPAWN	JOB NUMBER
JMS	
CHECKED	SHEET NO.
JMS	4
SCALE	OF 5
1/4"=1'-0"	
DATE	
July 9, 2022	

