

# City of Kelowna

## Public Hearing

### AGENDA



Tuesday, March 20, 2018  
6:00 pm  
Council Chamber  
City Hall, 1435 Water Street

Pages

#### 1. Call to Order

THE CHAIR WILL CALL THE HEARING TO ORDER:

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

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

(c) All information, correspondence, petitions or reports that have been received concerning the subject bylaws have been made available to the public. The correspondence and petitions received after March 7, 2018 (date of notification) are available for inspection during the course of this hearing and are located on the information table in the foyer of the Council Chamber.

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

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

#### 2. Notification of Meeting

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

### **3. Individual Bylaw Submissions**

- |            |   |                |
|------------|---|----------------|
| <b>3.1</b> | <b>Pandosy St 2565 and 2579, Z17-0113 (BL11562) - 1018545 BC Ltd</b>  | <b>4 - 20</b>  |
|            | To rezone the subject properties to facilitate the development of multiple dwelling housing.  |                |
| <b>3.2</b> | <b>Clement Ave 573-603, OCP17-0028 (BL11563) and Z17-0103 (BL11564) - Greenpoint Landscaping Ltd and Okanagan Opportunity GP Inc</b>  | <b>21 - 32</b> |
|            | To amend the Official Community Plan to change the future land use designation of the subject properties from MRM – Multiple Unit Residential (Medium Density) to MRH – Multiple Unit Residential (High Density) and to rezone the subject properties from RU2 – Medium Lot Housing to RM6 – High Rise Apartment Housing to facilitate the construction of an apartment building. |                |
| <b>3.3</b> | <b>Mugford Ave 135, HD15-0001 (BL11570) - St. Aidan's Church Heritage Designation Bylaw</b>   | <b>33 - 57</b> |
|            | To designate "St. Aidan's Church" and the building envelope as a municipal heritage building under Section 611 of the Local Government Act.   |                |
| <b>3.4</b> | <b>HWY97 N 3976 Z17-0112 (BL11571) - Sweetwater Management Ltd</b>  | <b>58 - 67</b> |
|            | To rezone the property to facilitate the construction of an industrial building.  |                |

### **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 26, 2018

**RIM No.** 1250-30

**To:** City Manager

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

**Application:** Z17-0113      **Owner:** 1018545 B.C. LTD., INC.NO. BC1018545

**Address:** 2565 & 2579 Pandosy Street      **Applicant:** Bear Land Development Services

**Subject:** Rezoning Application

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

Existing Zone: RU6 – Two Dwelling Housing

Proposed Zone: RM3 – Low Density Multiple Housing

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## 1.0 Recommendation

THAT Rezoning Application No. Z17-0113 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of each of the following properties:

1. Lot 10 District Lot 14 Osoyoos Division Yale District Plan 3249, located at 2565 Pandosy Street, Kelowna, BC
2. Lot 11 District Lot 14 Osoyoos Division Yale District Plan 3249, located at 2579 Pandosy Street, Kelowna, BC

from the RU6 – Two Dwelling Housing zone to the RM3 – Low Density Multiple Housing zone be considered by Council;

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

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Community Planning Department dated February 26, 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 properties to facilitate the development of multiple dwelling housing.



### 3.0 Community Planning

Community Planning supports the proposed rezoning from RU6 – Two Dwelling Housing to RM3 – Low Density Multiple Housing. The Official Community Plan (OCP) Future Land Use designation for the properties is MRL – Multiple Unit Residential (Low Density). The subject properties are located in close proximity to the South Pandosy Urban Centre and the Walk Score is 84 (Very Walkable – most errands can be accomplished on foot). There are major BC Transit Routes on Pandosy Street and the properties are within 100 m of the nearest transit stop. This meets the OCP Urban Policy of Compact Urban Form (Policy 5.2.3). In addition, the RM3 zone restricts height to three storeys which is only a half storey higher than height restrictions in the adjacent RU6 zones, therefore, it meets the OCP Policy of Sensitive Infill (Policy 5.22.6).

Staff are currently tracking two variances for this proposal, for site coverage and interior drive aisle width. Should the Rezoning application be supported by Council, a Development Permit and Development Variance Permit application would also be considered by Council prior to a building permit being issued.

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

### 4.0 Proposal

#### 4.1 Background

The subject properties each have a single family dwelling that will be demolished as a function of this development. The properties will be required to be consolidated prior to final adoption of the rezoning.

#### 4.2 Project Description

The applicant is proposing the development of nine units of multiple dwelling housing on the subject property, with ground-oriented units along Pandosy Street and Patterson Avenue. All vehicular access is required to come from the lane. The RM3 zone on these properties allows for multiple dwelling housing with a maximum floor area ratio of 0.8 (if at least 75% of parking spaces are provided totally beneath habitable space of a principal building) and a maximum height of 10.0 m or 3 storeys.

Should Council support the rezoning, Staff will bring forward a Development Permit and Development Variance Permit for Council consideration.

#### 4.3 Site Context

The subject properties are located at the corner of Pandosy Street and Patterson Avenue in the City's South Pandosy – KLO Sector. The two lots have a combined area of 1,403 m<sup>2</sup>. Transit stops are located on Pandosy Street, and they are in close proximity to the South Pandosy Urban Centre and are well served by nearby amenities including parks, restaurants, and shops.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU6 – Two Dwelling Housing	Single / Two Unit Residential
East	RU6 – Two Dwelling Housing	Single / Two Unit Residential
South	RU6 – Two Dwelling Housing	Single / Two Unit Residential
West	RU6 – Two Dwelling Housing RM1 – Four Dwelling Housing	Single / Two Unit Residential Multiple Dwelling Housing

**Subject Property Map: 2565 & 2579 Pandosy Street**



## 5.0 Current Development Policies

### 5.1 Kelowna Official Community Plan (OCP)

#### Chapter 1 – Introduction

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

#### Chapter 4 - Future Land Use

Multiple Unit Residential (Low Density) (MRL)

Townhouses, garden apartments, apartments, buildings containing three or more residential units. Complementary uses (i.e. care centres, minor public services/utilities, and neighbourhood parks), that are integral components of urban neighbourhoods would also be permitted. Building densities would be consistent with the provisions of the RM1 – Four-plex Housing, RM2 – Low Density Row Housing, or RM3 – Low Density Multiple Housing zones of the Zoning Bylaw and may include CD Comprehensive Development zoning for similar densities or land uses.

#### 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 5.23.1 – Ground-Oriented Housing.** Encourage all multiple-unit residential buildings in neighbourhoods with schools and parks to contain ground-oriented units with 2 or more bedrooms so as to provide a family housing choice within the multi-unit rental or ownership markets.

#### **6.0 Technical Comments**

6.1 Development Engineering Department

See Schedule "A" City of Kelowna Memorandum

#### **7.0 Application Chronology**

Date of Application Received: August 21, 2017

Date Public Consultation Completed: February 9, 2018

**Report prepared by:** Kimberly Brunet, Planner

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

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

#### **Attachments:**

Schedule "A" City of Kelowna Memorandum

Attachment "A" Conceptual Site Plan and Renderings

## CITY OF KELOWNA

# MEMORANDUM

**Date:** December 8, 2017  
**File No.:** Z17-0113

**To:** Community Planning (KB)

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

**Subject:** 2565 Pandosy Street

RU6 to RM3

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

The Development Engineering Technologist for this project is Aaron Sangster.

.1) Domestic Water and Fire Protection

- (a) The development site is presently serviced with a 19mm diameter water service. The developer's consulting mechanical engineer will determine the domestic, fire protection requirements of this proposed development and establish hydrant requirements and service needs. Only one service will be permitted for this development.

.2) Sanitary Sewer

- (a) The development site is presently serviced with a 100mm diameter sanitary sewer service. Only one service will be permitted for this development. The developer's consulting civil engineer will determine sanitary sizing for this development. The applicant, at his cost, will arrange for the removal of the existing service and the installation of a new larger service if required.

.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.

.4) Road Improvements

- (a) Pandosy Street fronting this development must be upgraded to an Arterial – Class 2 Residential One Way-3 Lanes (SS-R12) to include barrier curb & gutter, separate concrete sidewalk, storm drainage, landscaped & irrigated boulevard and relocation or adjustment of existing utility appurtenances if required to accommodate the upgrading construction. A modified cross section of SS-R12 showing a separated sidewalk on property line should be used for design and costing.

Z17-0113 2565 Pandosy St. RU6 - RM3 AS.doc

- (b) Patterson Avenue fronting this development must be upgraded to an Local – Class 2 (SS-R4) to included roll over curb & gutter, separate concrete sidewalk, storm drainage, landscaped & irrigated boulevard and relocation or adjustment of existing utility appurtenances if required to accommodate the upgrading construction. A modified cross section of SS-R4 showing a separated sidewalk on property line should be used for design and costing.
- (c) The lane fronting this development is required to be constructed to a paved standard. A cross section of SS-R2 should be used for design and costing.

.5) Road Dedication and Subdivision Requirements

By registered plan to provide the following:

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

.6) Electric Power and Telecommunication Services

- (a) All proposed distribution and service connections are to be installed underground. Existing distribution and service connections, on that portion of a road immediately adjacent to the site, are to be relocated and installed underground as this site is located adjacent to 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. Remove 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 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 on the insurance policy as an additional insured.

.10) Survey Monuments and Iron Pins

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

.11) Bonding and Levy Summary

(a) Bonding

Storm service upgrades	<b>To be determined</b>
Pandosy Street Frontage Improvements	<b>To be determined</b>
Patterson Avenue Frontage Improvements	<b>To be determined</b>
Lane Frontage Improvements	<b>To be determined</b>
<b>Total Bonding</b>	<b>To be determined</b>

.12) Administration Charge

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

14) Development Permit and Site Related Issues

Access and Manoeuvrability

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

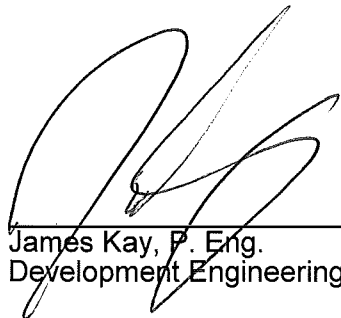
15. Geotechnical Report

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

AS



2565 PANDOSY ST.,  
KELOWNA, BC



PROPERTY DESCRIPTION

CIVIC: 2565 Pandosy, Kelowna, BC  
(Note: this address is a result of a lot consolidation)

LEGAL: Lot 10 & Lot 11 (to be consolidated), District Lot 14, ODYD, Plan KAP3249

ZONING CALCULATIONS:

CURRENT: City of Kelowna RU6 Zoning  
PROPOSED: City of Kelowna, RM3 Zoning

SITE INFORMATION:

Gross Site Area=	15,477 sf (1,438 sm)	Allowed	Proposed
Gross Site Area (prior to dedication)=	16,292 sf (1,514 sm)		
Allowable Site Coverage=	50% (7,739sf)	52% (8,077sf)	VARIANCE
Coverage + Hardscaping=	60% (9,286sf)	60% (9,276sf)	
F.A.R. =	.75 + .05 = .8 (12,382sf)	.8 (12,382sf)	

Unit Area Calculations:

	ENTRY LEVEL	SECOND LEVEL	UPPER LEVEL	TOTAL
UNIT 1	200	640	640	1,480
UNIT 2	245	550	635	1,430
UNIT 3	143	540	560	1,243
UNIT 4	244	550	640	1,434
UNIT 5	215	640	640	1,495
UNIT 6	60	690	630	1,380
UNIT 7	670	635	NA	1,305
UNIT 8	670	640	NA	1,310
UNIT 9	35	640	630	1,305
				12,382

Private Space Areas / Roof Deck Areas:

	UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5	UNIT 6	UNIT 7	UNIT 8	UNIT 9	SHARED
ENTRY LEVEL	35.2sm	10.9sm	7.4sm	10.9sm	6.5sm	10.4sm	50.2sm	60.2sm	N/A	54.3sm
SECOND LEVEL	shared	16.8sm	shared	16.8sm	shared	N/A	N/A	shared	132.3sm	
UPPER LEVEL	11.4sm	N/A	N/A	N/A	11.4sm	55.3sm	N/A	N/A	41sm	N/A
ROOF DECK LEVEL	55.1sm	55.1sm	48.9sm	55.1sm	55.1sm	N/A	N/A	N/A	N/A	N/A
TOTAL	101.7sm	82.8sm	56.3sm	82.8sm	73sm	65.7sm	50.2sm	60.2sm	41sm	186.8sm

	Allowed	Proposed
Max. Height =	10m (32.8 ft) or 3 storeys	10m (32.8 ft) or 3 storeys

Yard setbacks:		
front yard -	1.5m Ground Oriented Entry	3.934m
side yard -	1.5m Ground Oriented Entry; 4.0m	1.5m/4.0m
rear yard -	7.5m/1.5m to Accessory Structure	7.5m

Parking Calculations:

1.5x1 = 2 (Required)	1.5x1 = 2 (Required)	2
2 per /3 bedroom =	2x8 = 16 (Required)	16

Class I, .5/unit	.5x9 = 5 (Required)	5 (dedicated bike storage)
Class II, .1/unit	.1x9 = 1 (Required)	5

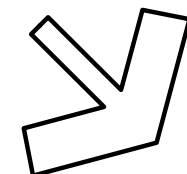
DRAWINGS:

ARCHITECTURAL:  
A-001 PROJECT & SITE INFORMATION  
A-RENDER RENDERINGS  
A-100 ENTRY LEVEL PLAN  
A-101 SECOND LEVEL PLAN  
A-102 UPPER LEVEL PLAN  
A-103 ROOF PLAN  
A-200 ELEVATIONS  
A-201 ELEVATIONS

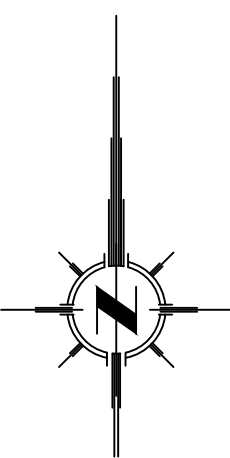
LANDSCAPE:  
L1 LANDSCAPE CONCEPT PLAN  
L2 HYDROZONE PLAN

CIVIL: SITE SERVICING CONCEPT PLAN

VIEW 1/  
A-RENDER

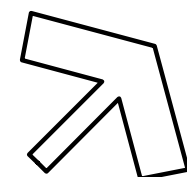


PANDOSY STREET



1 SITE/PARKING PLAN  
A-001 1/8" = 1'-0"

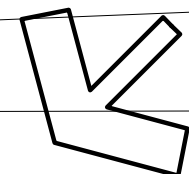
VIEW 3/A-RENDER



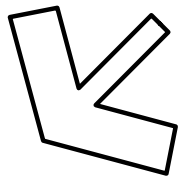
PUBLIC LANE

PATTERSON AVE.

VIEW 2/A-RENDER



VIEW 4/  
A-RENDER



ATTACHMENT A

This forms part of application

# Z17-0113

Planner Initials KB

City of Kelowna  
COMMUNITY PLANNING



architecturally  
**DISTINCT SOLUTIONS INC.**  
ph:250-448-7801 cell:250-878-4313

501-1630 Pandosy St.,  
Kelowna, BC V1Y 1P7  
www.distinctsolutions.ca

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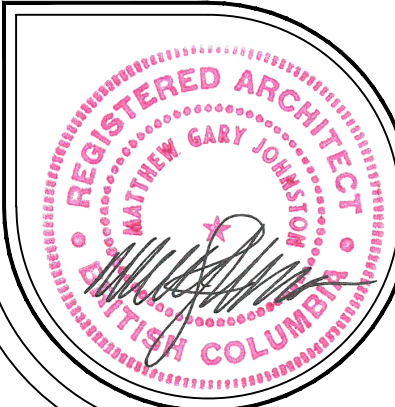
All trades are to execute the work in accordance with the current municipality building by-laws and requirements of other local authorities having jurisdiction as well as the British Columbia Building Code - (most recent edition) including all published revisions and addenda. All trades shall assume full responsibility for the locations and protection of all under and above ground utilities, wires and conduit connections, including (but not limited to) water, sewer, gas, hydro and telephone.

Revision No., Date and Description  
08.18.17-FOR DP  
10.04.17-DP REVS  
10.27.17-DP REVS  
11.30.17-DP REVS  
01.18.18-DP REVS

Plot Date 18-Jan-18  
Drawing No. A-001

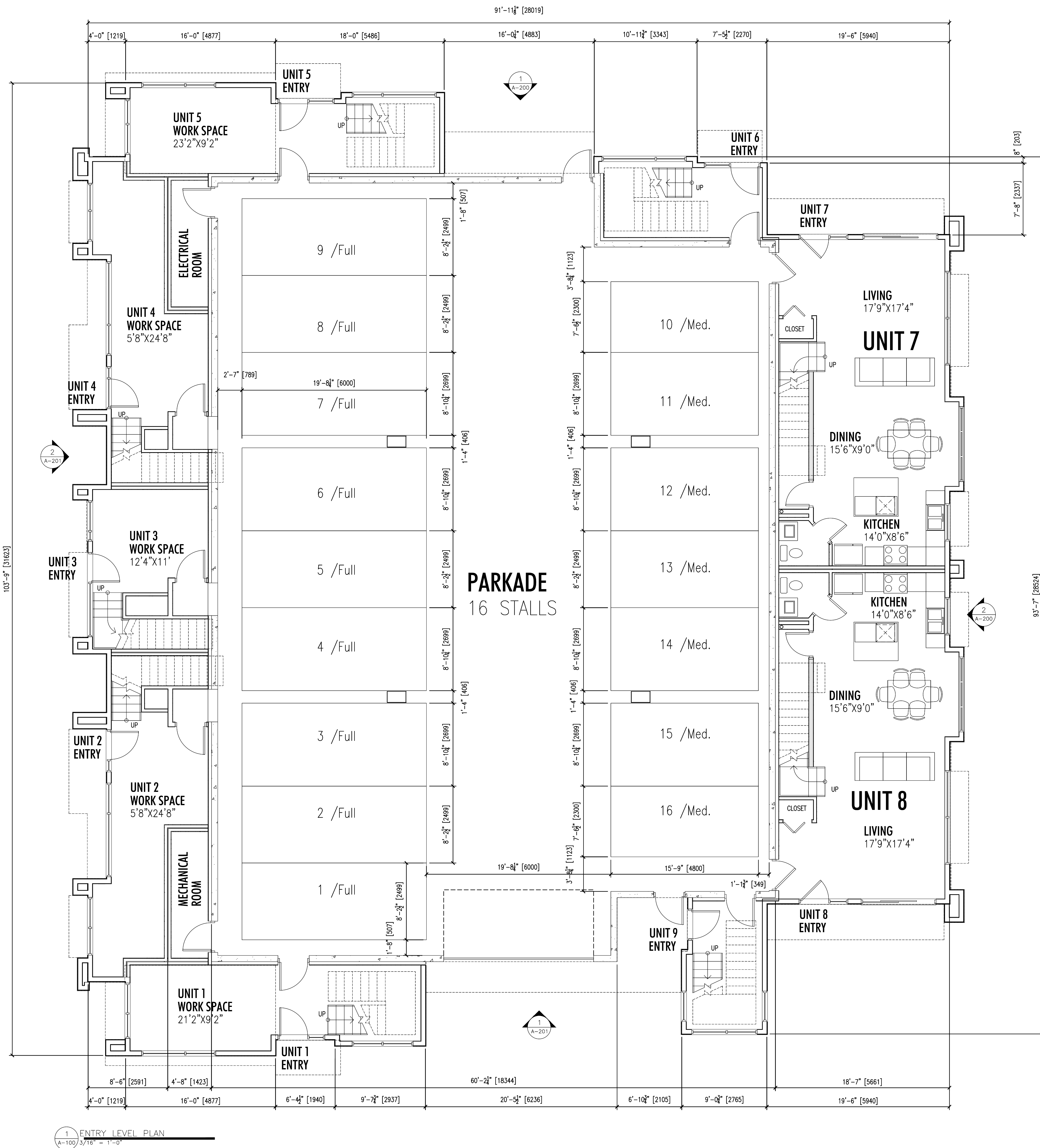
PROJECT 2565 PANDOSY STREET

DRAWING TITLE PROJECT INFORMATION



FOR DP





**ATTACHMENT A**

This forms part of application  
# Z17-0113

Planner Initials KB

City of Kelowna  
COMMUNITY PLANNING

architecturally  
**DISTINCT SOLUTIONS INC.**  
ph:250-448-7801 cell:250-878-4318

501-1630 Pandosy St.,  
Kelowna, BC V1Y 1P7  
www.distinctsolutions.ca

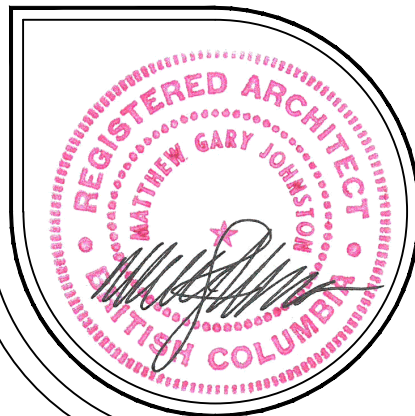
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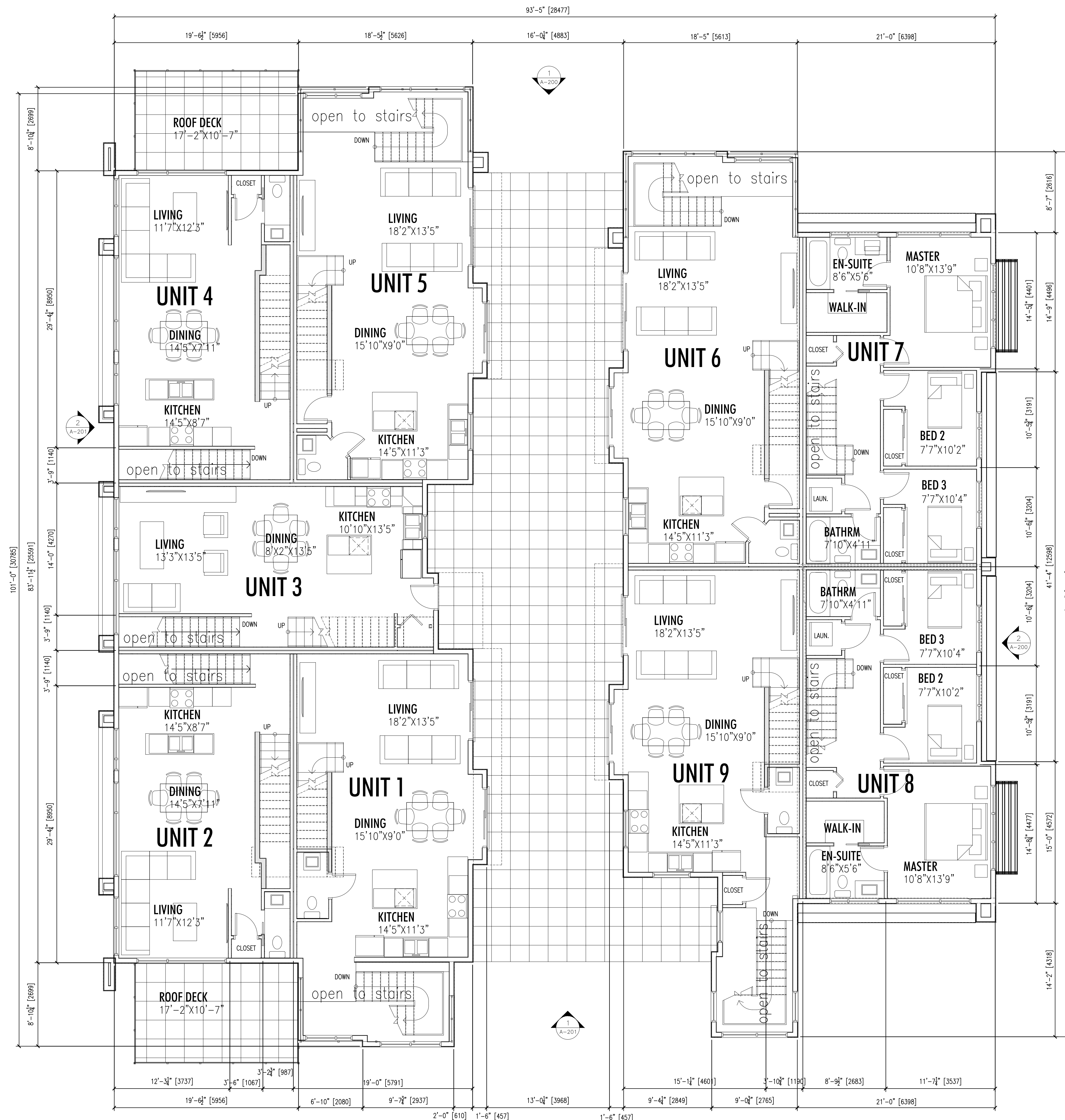
All trades are to execute the work in accordance with the current municipality building by-laws and requirements of other local authorities having jurisdiction as well as the British Columbia Building Code - (most recent edition) including all published revisions and addenda. All trades shall assume full responsibility for the locations and protection of all under and above ground utilities, wires and conduit connections, including (but not limited to) water, sewer, gas, hydro and telephone.

Revision No.	Date and Description
08.18.17-FOR DP	
10.04.17-DP REVS	
10.27.17-DP REVS	
11.30.17-DP REVS	
01.18.18-DP REVS	

Plot Date	Drawing No.
18-Jan-18	A-100
<b>PROJECT</b> 2565 PANDOSY STREET	
<b>DRAWING TITLE</b> ENTRY LEVEL PLAN	



FOR DP



1 SECOND LEVEL PLAN  
A-101  $\frac{3}{16}'' = 1'0''$

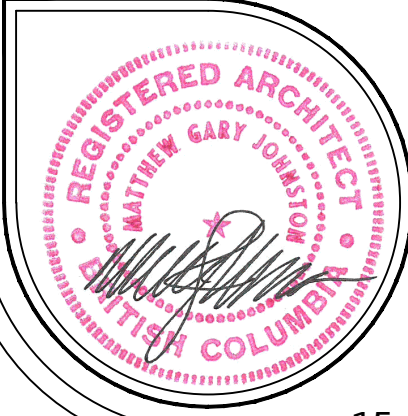




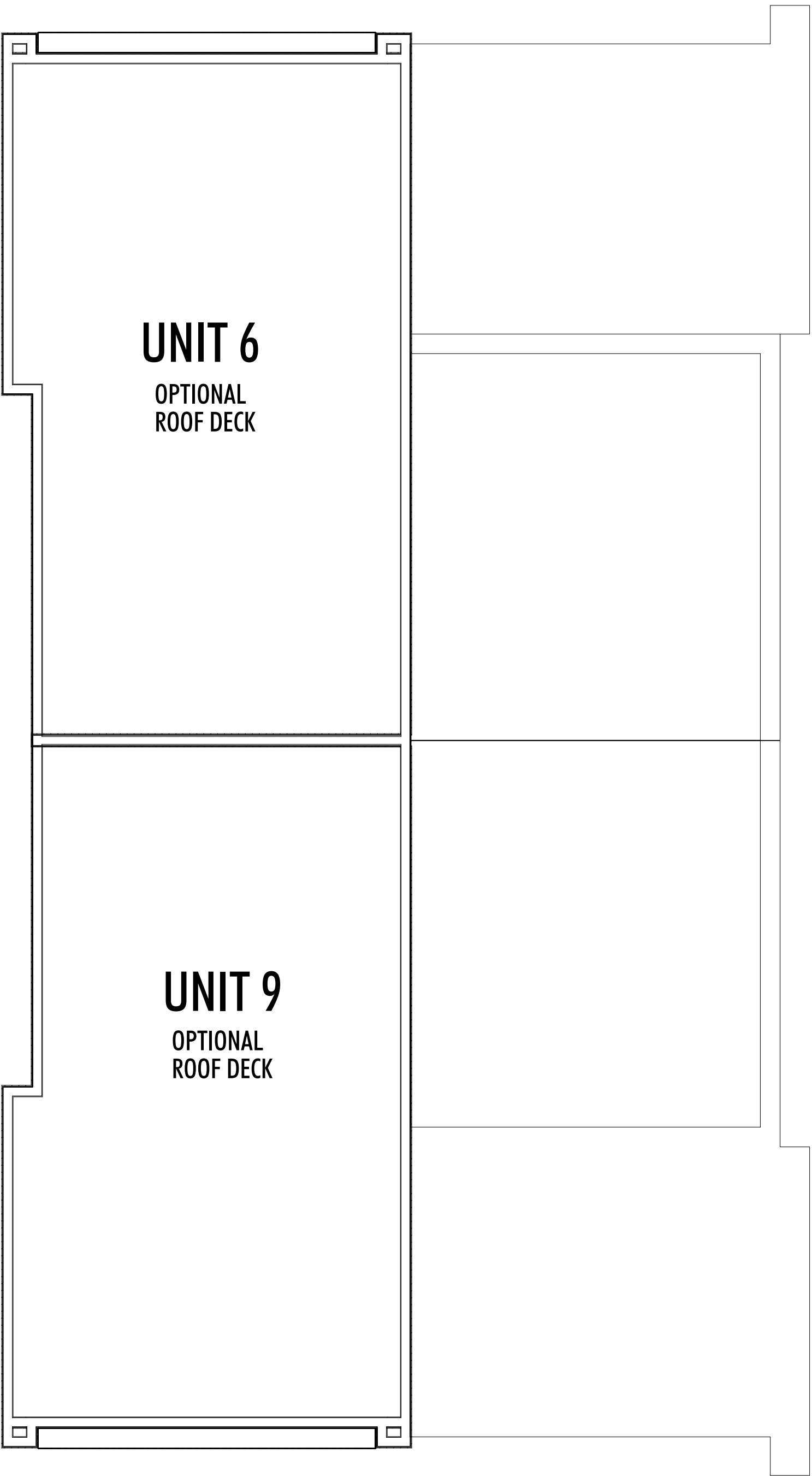
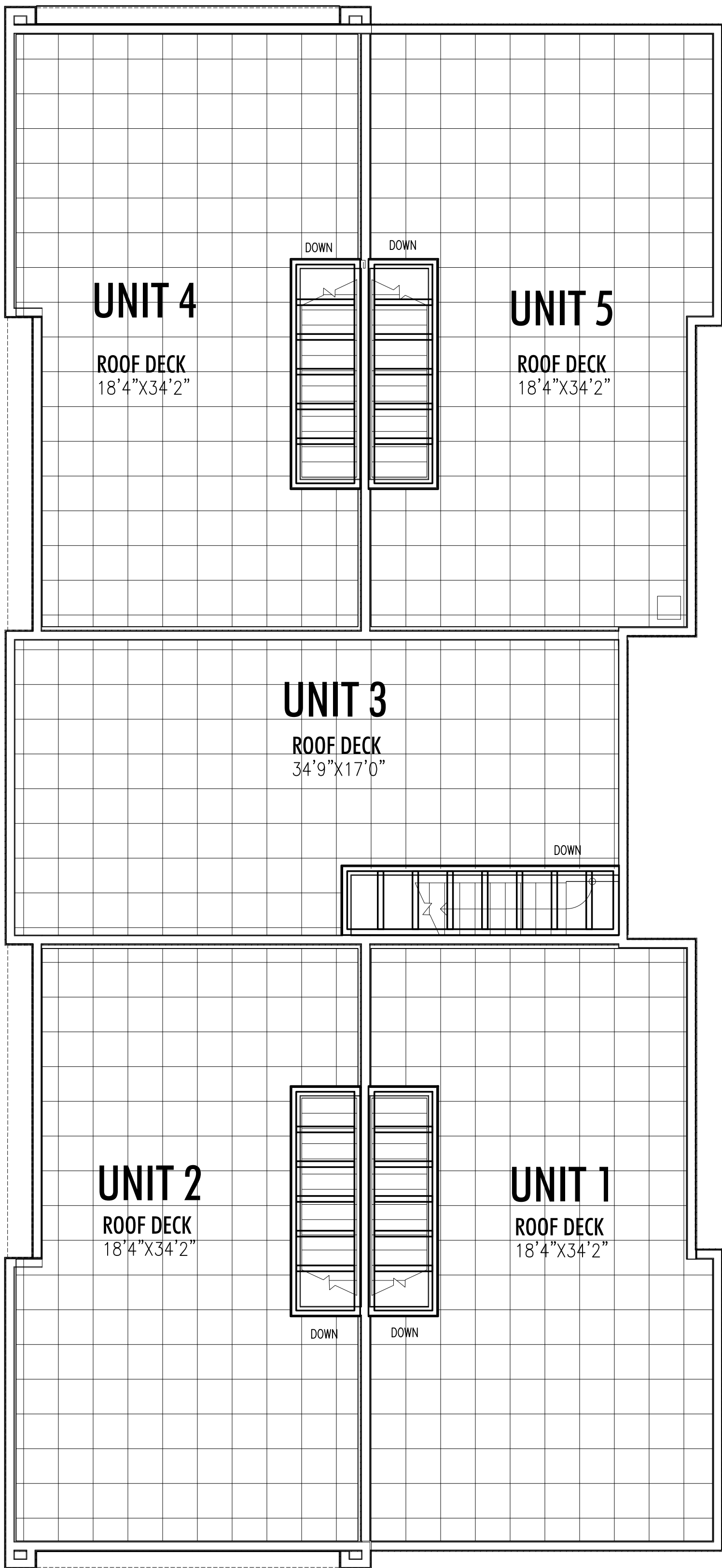
1 UPPER LEVEL PLAN  
A-102/3/16' = 1"0"

Revision No., Date and Description	
08.18.17-FOR DP	
10.04.17-DP REVS	
10.27.17-DP REVS	
11.30.17-DP REVS	
01.18.18-DP REVS	

Plot Date	Drawing No.
18-Jan-18	A-102
PROJECT	
2565 PANDOSY STREET	
----	
DRAWING TITLE	
UPPER LEVEL PLAN	



FOR DP



1 ROOF PLAN  
A=103/3/16" = 1/8"

FOR DP

Revision No., Date and Description
08.18.17-FOR DP
10.04.17-DP REVS
10.27.17-DP REVS
11.30.17-DP REVS
01.18.18-DP REVS

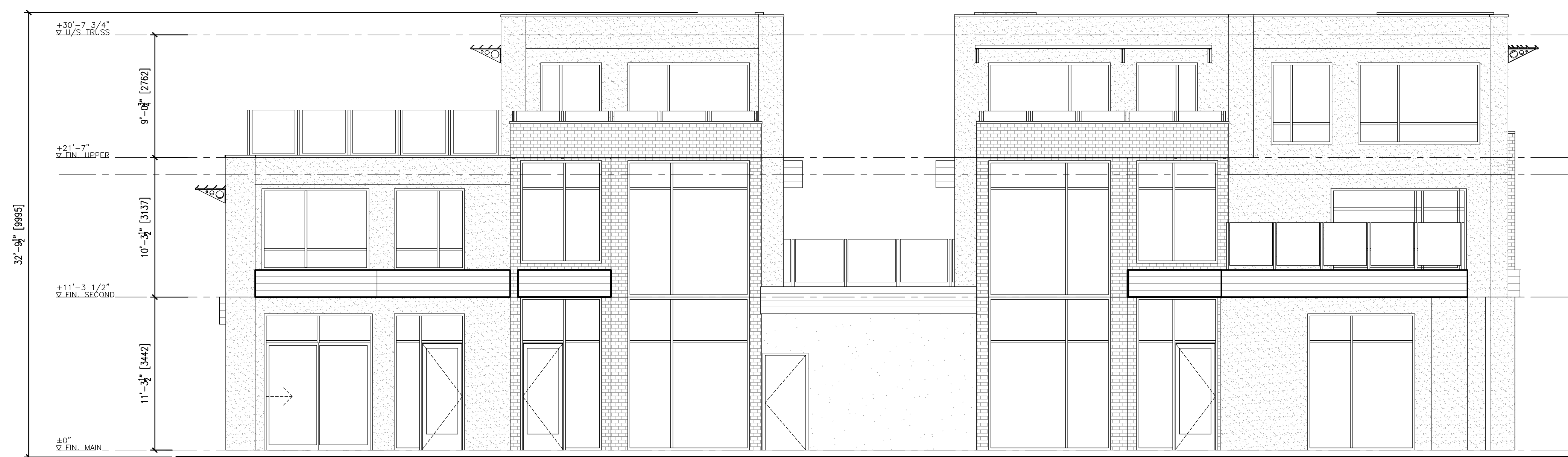
Plot Date	Drawing No.
18-Jan-18	A-103

PROJECT
2565 PANDOSY STREET

DRAWING TITLE
ROOF PLAN



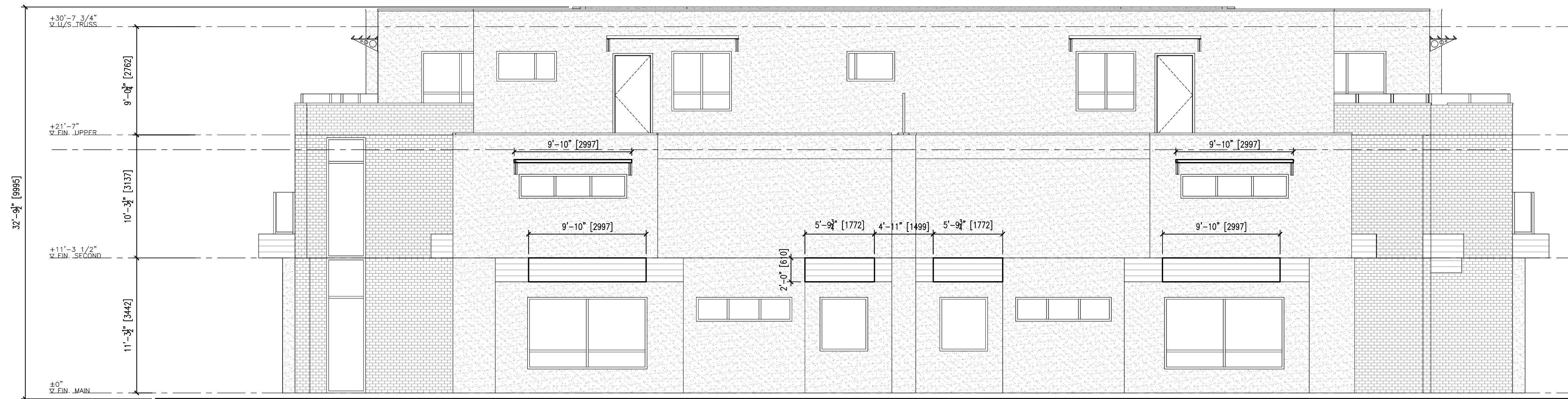




1 NORTH ELEVATION  
3/16"=1'-0"



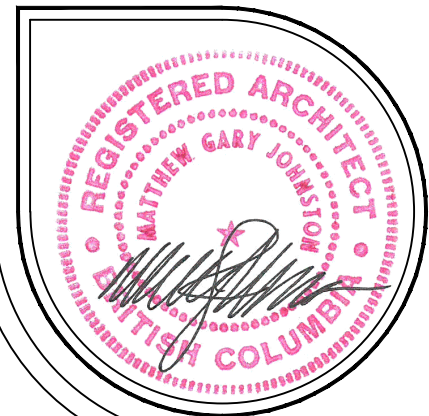
- MATERIAL LEGEND:
1. RECLAIMED BRICK VENEER
  2. CHARCOAL BRICK VENEER
  3. ACRYLIC STUCCO (LIGHT)
  4. ACRYLIC STUCCO (DARK)
  5. METAL CLAD WINDOWS (BLACK)
  6. GLAZED FIBREGLASS EXTERIOR DOOR (STAIN GRADE)
  7. PRE-FIN. METAL CAP FLASHING
  8. ALUMINUM/GLASS RAILING SYSTEM
  9. ALUMINUM WINDOW SHADES
  10. FAUX WOOD CANOPY



2 EAST ELEVATION  
3/16"=1'-0"

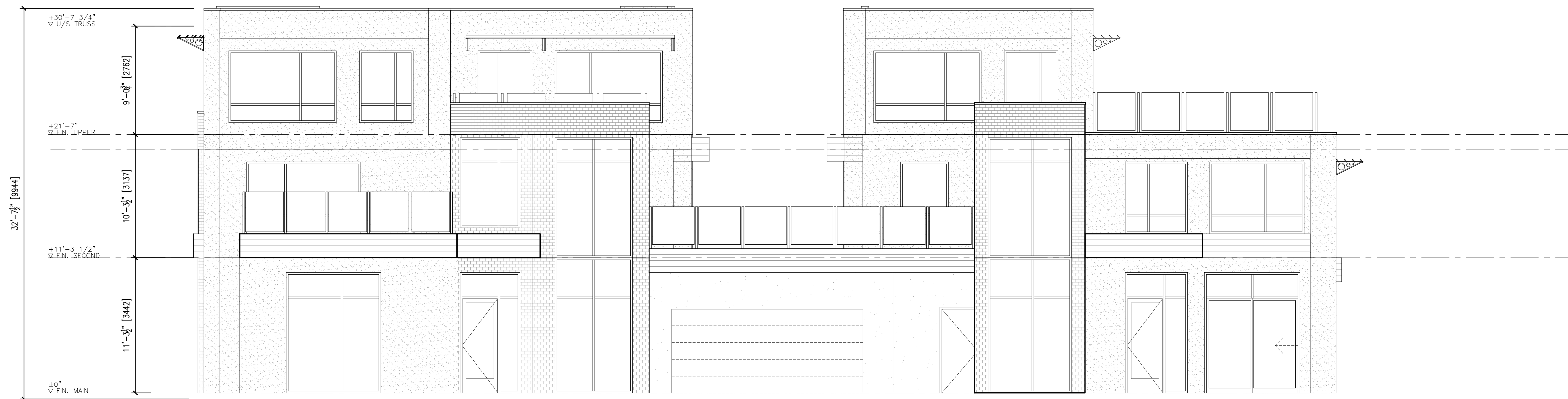
Revision No., Date and Description
08.18.17-FOR DP
10.04.17-DP REVS
10.27.17-DP REVS
11.30.17-DP REVS
01.18.18-DP REVS

Plot Date	Drawing No.
18-Jan-18	A-200
PROJECT 2565 PANDOSY STREET	
DRAWING TITLE ELEVATIONS	



FOR DP





1 SOUTH ELEVATION  
3/16"=1'-0"



- MATERIAL LEGEND:
- 1. RECLAIMED BRICK VENEER
  - 2. CHARCOAL BRICK VENEER
  - 3. ACRYLIC STUCCO (LIGHT)
  - 4. ACRYLIC STUCCO (DARK)
  - 5. METAL CLAD WINDOWS (BLACK)
  - 6. GLAZED FIBREGLASS EXTERIOR DOOR (STAIN GRADE)
  - 7. PRE-FIN. METAL CAP FLASHING
  - 8. ALUMINUM/GLASS RAILING SYSTEM
  - 9. ALUMINUM WINDOW SHADES
  - 10. FAUX WOOD CANOPY



2 WEST ELEVATION  
3/16"=1'-0"

FOR DP





VIEW 1



VIEW 2



VIEW 3

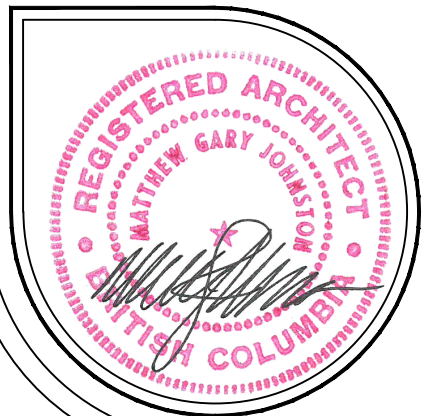


VIEW 4

Revision No., Date and Description	
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10.27.17-DP REVS	
01.18.18-DP REVS	

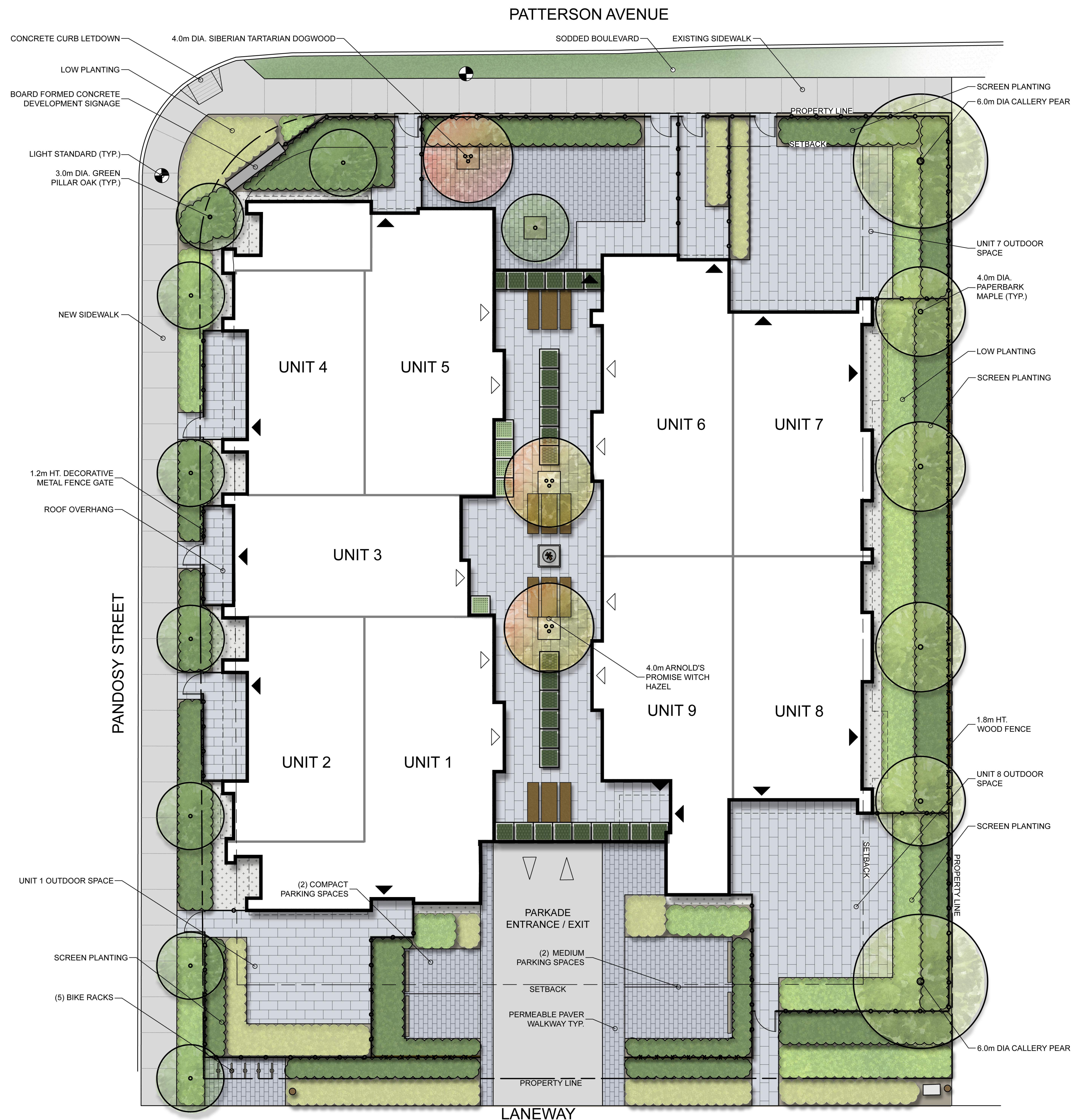
Plot Date	Drawing No.
18-Jan-18	A-RENDER

PROJECT
2565 PANDOSY STREET
----
DRAWING TITLE
RENDERINGS



FOR DP

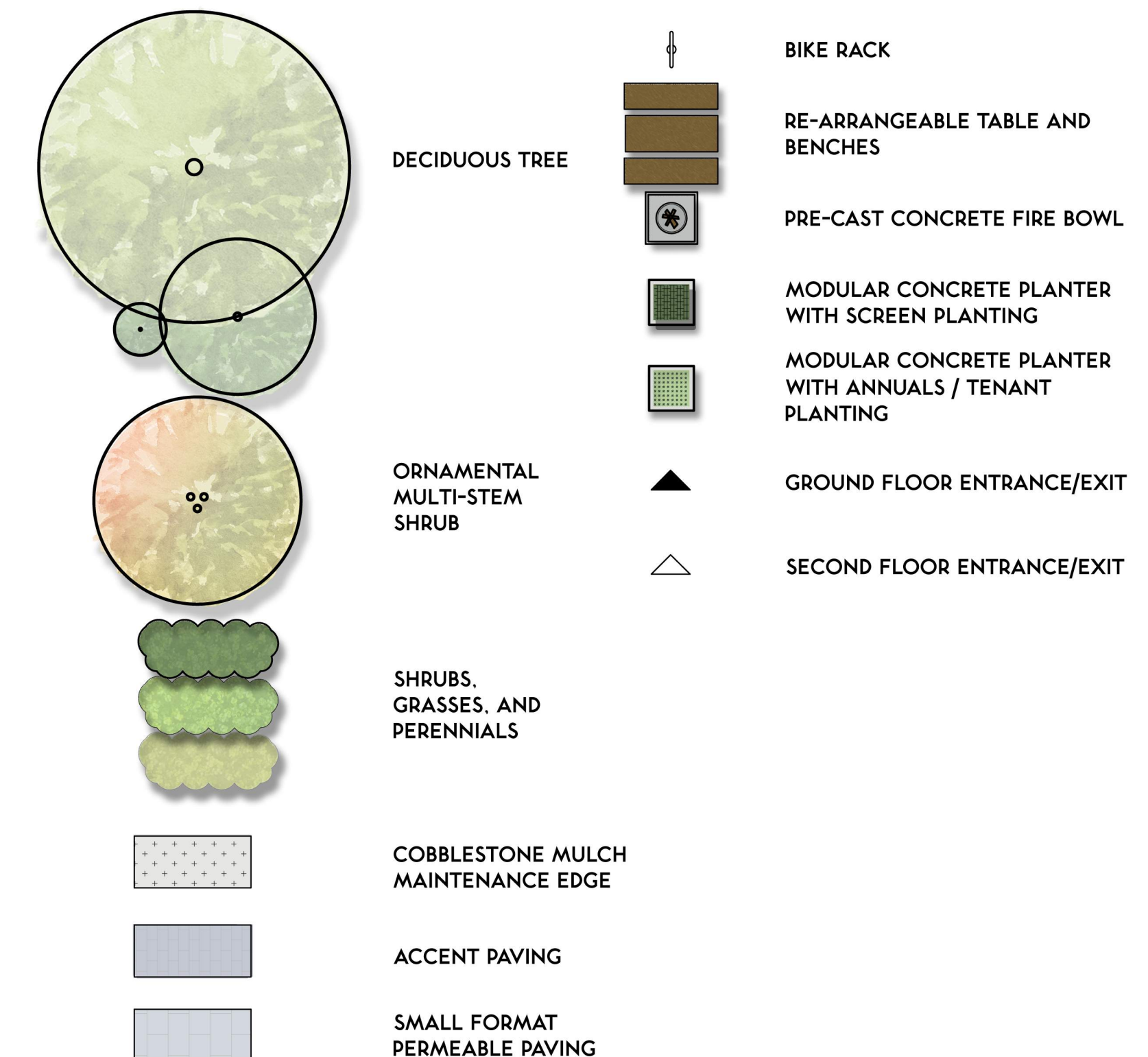




DEVELOPMENT PERMIT NOTES:

- A PLANT MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MINIMUM STANDARDS ESTABLISHED IN THE LATEST EDITION OF THE B.C. LANDSCAPE STANDARDS, PUBLISHED BY B.C.L.N.A. AND B.C.S.L.A. AS WELL AS THE CITY OF KELLOWNA LANDSCAPE STANDARDS IN BYLAW 7900.
- B THE LANDSCAPE DESIGN DESIGNATED HEREIN IS CONCEPTUAL BUT REFLECTS THE MINIMUM CITY OF KELLOWNA FORM AND CHARACTER REQUIREMENTS.
- C PLANT MATERIAL SELECTIONS ARE CONCEPTUAL ONLY. FINAL PLANTING SELECTIONS MAY VARY DEPENDING UPON AVAILABILITY AT THE TIME OF CONSTRUCTION.
- D TREES SHALL BE INSTALLED IN DEFINED SOIL PITS OR PLANTING BED AREAS. ADEQUATE SOIL VOLUME SHALL BE PROVIDED BASED ON THE SPECIFIED TREE SPECIES AND LOCATION.
- E ORNAMENTAL SHRUB, GRASS AND PERENNIAL CLUSTERS ARE TO BE PLACED WITHIN DEFINED PLANTING BEDS. ALL PLANTING BEDS SHALL HAVE A MIN. OF 450mm (18") IMPORTED GROWING MEDIUM AND 75mm (3") OF COMPOSTED MULCH OR APPROVED EQUAL.
- F TURF AREAS SHALL BE LOW WATER USE 'NO. 1 PREMIUM' SOD WITH A MIN. OF 150mm (6") IMPORTED GROWING MEDIUM.
- G A HIGH EFFICIENCY IRRIGATION SYSTEM SHALL BE INSTALLED FOR ALL ORNAMENTAL LANDSCAPE AREAS AND SHALL CONFORM TO THE CITY OF KELLOWNA'S IRRIGATION STANDARDS IN BYLAW 7900.

LEGEND:



PLANT LIST:

TREES			
Botanical Name	Common Name	Size / Spacing	Root
<i>Acer griseum</i>	Paperbark maple	6cm Cal.	B&B
<i>Cornus alba</i> 'Sibirica'	Siberian Tartarian dogwood	#10 Pot	Potted
<i>Hamamelis x intermedia</i> 'Arnold's Promise'	Arnold's promise witch hazel	#10 Pot	Potted
<i>Pyrus calleryana</i> 'Redspire'	Callery pear	6cm Cal.	B&B
<i>Quercus palustris</i> 'Pringreen'	Green pillar oak	6cm Cal.	B&B
SHRUBS			
Botanical Name	Common Name	Size / Spacing	Root
<i>Ericameria nauseosa</i>	Rabbitbrush	#05 Cont./1.5m O.C.	Potted
<i>Juniperus communis</i>	Common juniper	#02 Pot / 1.2m O.C.	Potted
<i>Juniperus horizontalis</i> 'Wiltonii'	Blue rug juniper	#02 Pot / 1.2m O.C.	Potted
<i>Salix Brachycarpa</i> 'Blue Fox'	Blue fox willow	#02 Pot / 1.2m O.C.	Potted
PERENNIALS			
Botanical Name	Common Name	Size / Spacing	Root
<i>Artemisia versicolor</i> 'Seafoam'	Curlicue sage	#02 Cont./0.45m O.C.	Potted
<i>Calluna vulgaris</i>	Common heather	#02 Cont./1.0m O.C.	Potted
<i>Colchicum autumnale</i>	Autumn crocus	Bulb	Potted
<i>Lavandula angustifolia</i> 'Munstead'	Munstead lavender	#02 Cont./0.6m O.C.	Potted
<i>Lupinus sericeus</i>	Silky lupine	#02 Cont./0.45m O.C.	Potted
<i>Perovskia atriplicifolia</i> 'Little Spire'	Little spire Russian sage	#02 Cont./0.6m O.C.	Potted
<i>Perovskia</i> 'Longin'	Longin Russian sage	#02 Cont./0.6m O.C.	Potted
<i>Pulsatilla vulgaris</i>	Prairie crocus	Bulb	Potted
<i>Salvia nemorosa</i> 'Caradonna'	Caradonna sage	#02 Cont./0.6m O.C.	Potted
GRASSES			
Botanical Name	Common Name	Size / Spacing	Root
<i>Calamagrostis acutiflora</i> 'Karl Foerster'	Karl Foerster grass	#02 Cont./0.6m O.C.	Potted
<i>Carex flageellifera</i>	Weeping brown sedge	#02 Cont./0.6m O.C.	Potted
<i>Deschampsia caespitosa</i>	Tufted hair grass	#02 Cont./0.6m O.C.	Potted
<i>Deschampsia cespitosa</i> 'Bronzeschleier'	Bronze tufted hair grass	#02 Cont./0.3m O.C.	Potted
<i>Elymus canadensis</i>	Canadian wild rye	#02 Cont./0.6m O.C.	Potted
<i>Koeleria glauca</i>	Blue hair grass	#02 Cont./0.6m O.C.	Potted
<i>Leymus arenarius</i>	Blue lyrne grass	#02 Cont./0.6m O.C.	Potted
<i>Miscanthus</i> 'Giganteus'	Giant Chinese silver grass	#02 Cont./1.0m O.C.	Potted
<i>Panicum virgatum</i> 'Heavy Metal'	Heavy metal blue switch grass	#02 Cont./1.0m O.C.	Potted
<i>Sorghastrum nutans</i>	Indian grass	#02 Cont./1.0m O.C.	Potted
<i>Sporobolus heterolepis</i>	Prairie dropseed	#02 Cont./0.6m O.C.	Potted

<b>ATTACHMENT</b> <b>A</b>	
This forms part of application	
# <b>Z17-0113</b>	
Planner Initials	<b>KB</b>
 <b>City of Kelowna</b> COMMUNITY PLANNING	

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**REVISIONS / ISSUED:**

NO.	DATE	DESCRIPTION
3	NOV 30/17	REISSUED FOR DP
2	JUL 26/17	ISSUED FOR DP
1	JUL 05/17	ISSUED FOR REVIEW



CLIENT:

**1018545 B.C. Ltd.**  
KELOWNA, B.C.

PROJECT:  
PATTERSON ROAD  
MULTIFAMILY  
KELOWNA, B.C.

SHEET TITLE

LANDSCAPE  
CONCEPT PLAN

DESIGN BY	KN
DRAWN BY	GW
CHECKED BY	KN
PROJECT NO.	17-011
SCALE	1:100

SHEET NO. \_\_\_\_\_



# REPORT TO COUNCIL



**Date:** February 26, 2018

**RIM No.** 1250-30

**To:** City Manager

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

**Application:** OCP17-0028 Z17-0103

**Owners:** Greenpoint Landscaping Ltd.,  
Okanagan Opportunity GP Inc.

**Addresses:** 573-603 Clement Ave

**Applicant:** Anagram Properties Inc.

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

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

Proposed OCP Designation: MRH – Multiple Unit Residential (High Density)

Existing Zone: RU2 – Medium Lot Housing

Proposed Zone: RM6 – High Rise Apartment Housing

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## 1.0 Recommendation

THAT Official Community Plan Map Amendment Application No. OCP17-0028 to amend Map 4.1 in the Kelowna 2030 – Official Community Plan Bylaw No. 10500 by changing the Future Land Use designation of each of the following parcels:

1. Lot 29 District Lot 139 ODYD Plan 1303, located at 573 Clement Ave, Kelowna, BC
2. Lot 56 District Lot 139 ODYD Plan 1037, located at 577 Clement Ave, Kelowna, BC
3. Lot 57 District Lot 139 ODYD Plan 1037, located at 581 Clement Ave, Kelowna, BC
4. Lot 58 District Lot 139 ODYD Plan 1037, located at 581 Clement Ave, Kelowna, BC
5. Lot 59 District Lot 139 ODYD Plan 1037, located at 589 Clement Ave, Kelowna, BC
6. Lot 1 District Lot 139 ODYD Plan 11327, located at 599 Clement Ave, Kelowna, BC
7. Lot 2 District Lot 139 ODYD Plan 11327, located at 603 Clement Ave, Kelowna, BC

from the MRM – Multiple Unit Residential (Medium Density) designation to the MRH – Multiple Unit Residential (High Density) designation, be considered by Council;

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

AND THAT Council considers the Public Information Session public process to be appropriate consultation for the Purpose of Section 475 of the *Local Government Act*, as outlined in the Report from the Community Planning Department dated February 26, 2018;

THAT Rezoning Application No. Z17-0103 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of each of the following parcels:

1. Lot 29 District Lot 139 ODYD Plan 1303, located at 573 Clement Ave, Kelowna BC
2. Lot 56 District Lot 139 ODYD Plan 1037, located at 577 Clement Ave, Kelowna, BC
3. Lot 57 District Lot 139 ODYD Plan 1037, located at 581 Clement Ave, Kelowna, BC
4. Lot 58 District Lot 139 ODYD Plan 1037, located at 581 Clement Ave, Kelowna, BC
5. Lot 59 District Lot 139 ODYD Plan 1037, located at 589 Clement Ave, Kelowna, BC
6. Lot 1 District Lot 139 ODYD Plan 11327, located at 599 Clement Ave, Kelowna, BC
7. Lot 2 District Lot 139 ODYD Plan 11327, located at 603 Clement Ave, Kelowna, BC

from the RU2 – Medium Housing zone to the RM6 – High Rise Apartment Housing zone, be considered by Council;

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

AND THAT final adoption of the Official Community Plan Map Amending Bylaw and the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Schedule “A” attached to the Report from the Community Planning Department dated February 26, 2018;

AND THAT final adoption of the Official Community Plan Map Amending Bylaw and the Rezoning Bylaw be considered subsequent to the registration of a height restriction covenant to a maximum of six (6) storeys on the subject property;

AND FURTHER THAT final adoption of Official Community Plan Map Amending Bylaw and the Rezoning Bylaw be considered in conjunction with Council’s consideration of a Development Permit for the subject property.

## **2.0 Purpose**

To amend the Official Community Plan to change the future land use designation of the subject properties from MRM – Multiple Unit Residential (Medium Density) to MRH – Multiple Unit Residential (High Density) and to rezone the subject properties from RU2 – Medium Lot Housing to RM6 – High Rise Apartment Housing to facilitate the construction of an apartment building.

## **3.0 Community Planning**

The subject properties are located within the ‘City Centre’ Urban Centre along Clement Ave. The subject properties, which will be consolidated, are in close proximity to downtown and are well served by nearby amenities including parks, restaurants, and shops. The properties are also in close proximity to the Cawston Ave multi-use corridor with good cycling connectivity to downtown, the Ethel St multi-use corridor, and Rails-with-Trails. The properties’ Walk Score is 92 (Walker’s Paradise – daily errands do not require a car) and the Transit Score is 48 (Some Transit – a few nearby public transportation options). The Clement Ave corridor is an area in transition with the recent construction of the RCMP building and a number of mixed-use developments either in the application stage or in pre-application.

The applicant is requesting an Official Community Plan Amendment to MRH – Multiple Unit Residential (High Density) and rezoning to RM6 – High Rise Apartment Housing in order to facilitate the construction of a six-storey apartment building with a proposed FAR of 1.62. The maximum floor area ratio achievable under the RM5 zone, consistent with the properties’ current MRM future land use designation, is 1.4. The project’s proposed floor area ratio of 1.62 exceeds the maximum permitted floor area ratio in the RM5 zone. In order to proceed with the proposed development an Official Community Plan Amendment and rezoning are required.

In consideration of the subject properties' urban context staff are supportive of the proposed Official Community Plan Amendment to MRH – Multiple Unit Residential (High Density) and rezoning to RM6 – High Rise Apartment Housing to facilitate the construction of a six-storey apartment building.

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

To fulfill Council Policy No. 367 for 'OCP Minor' and 'Zoning Major' applications, the applicant held a public information session on January 20, 2018 at the Delta Grand Okanagan Hotel from 11:00am to 3:00pm. The public information session was advertised in the Daily Courier two weeks prior to the meeting. The applicant also submitted a Neighbour Consultation Summary Form to staff on January 11, 2018 outlining that neighbours within 50m of the subject properties were notified.

#### **4.0 Proposal**

##### **4.1 Background**

At the January 22, 2018 meeting, Council endorsed a rental housing grant of \$115,748 to the applicant based on a proposal for 58 rental dwelling units.

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

The applicant is proposing the construction of a six-storey, 58-unit rental apartment building (Attachment A). The project's proposed floor area ratio of 1.62 an Official Community Plan Amendment and rezoning to RM6 – High Rise Apartment Housing.

While the floor area ratio is suitable for the project, the maximum height of 55.0m or 16 storeys permitted in the RM6 zone is not. To respect the residential properties to the south and east, the applicant will register a height restricting covenant to six (6) storeys prior to final adoption of zoning.

Should Council support the OCP Amendment and Rezoning bylaws, staff will bring forward a Development Permit for Council's consideration.

##### **4.3 Site Context**

The subject properties are in the 'City Centre' Urban Centre on the south side of Clement Ave. The seven lots have a combined area of 3096m<sup>2</sup> in a neighbourhood with a mix of residential, commercial, and institutional uses. The properties are connected to urban services and are located within the Permanent Growth Boundary.

Specifically, adjacent land uses are as follows:

<b>Orientation</b>	<b>Zoning</b>	<b>Land Use</b>
North	P1 – Major Institutional	RCMP Building
East	RU2 – Medium Lot Housing	Residential
South	RU2 – Medium Lot Housing	Residential
West	C7 – Central Business Commercial	Residential

**Subject Properties Map: 573-603 Clement Ave**



## 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.

#### Development Process

Complete Communities.<sup>2</sup> Support the development of complete communities with a minimum intensity of approximately 35-40 people and/or jobs per hectare to support basic transit service – a bus every 30 minutes. (approx. 114 people / hectare proposed).

Compact Urban Form.<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 distance of transit stops is required to support the level of transit service) through development, conversion, and re-development

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

<sup>2</sup> Policy 5.2.4 (Development Process Chapter 5).

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

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 21, 2017.

### **6.3 Fire Department**

- No comments related to zoning.

## **7.0 Application Chronology**

Date of Application Received: November 1, 2017

Date Public Consultation Completed: January 20, 2018

**Report prepared by:**

Emily Williamson, Planner

**Reviewed by:**

Terry Barton, Urban Planning Manager

**Reviewed by:**

Ryan Smith, Community Planning Department Manager

**Approved for Inclusion:**

Doug Gilchrist, Divisional Director Community Planning & Strategic Investments

## **Attachments:**

Schedule 'A' – Development Engineering Memorandum dated November 21, 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 21, 2017  
**File No.:** Z17-0103

**To:** Community Planning (EW)

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

**Subject:** 573-603 Clement Ave

<b>SCHEDULE A</b>	
This forms part of application # OCP17-0028 Z17-0103	
Planner Initials	<div style="border: 1px solid black; padding: 2px; display: inline-block;">EW</div>
 <b>City of Kelowna</b> <small>COMMUNITY PLANNING</small>	

RU2 – RM6

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

**.1) General**

- a) Where there is a possibility of a high water table or surcharging of storm drains during major storm events, non-basement buildings may be required. This must be determined by the engineer and detailed on the Lot Grading Plan required in the drainage section.
- b) Provide easements as may be required.

**.2) Road Dedication and Subdivision Requirements**

- a) A MSU standard size vehicle must be able to manoeuvre onto and off the site without requiring a reverse movement onto public roadways. If the development plan intends to accommodate larger vehicles movements should also be illustrated on the site plan. Indicate on the site plan, the locations of the garbage and recycle bins.
- b) Perimeter access must comply with the BC Building Code. Fire Truck access designs and proposed hydrant locations will be reviewed by the Fire Protection Officer
- c) Lot consolidation is required
- d) Access to the development should be via the laneway

**.3) Geotechnical Study.**

- (a) Provide a 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 subdivision. The Geotechnical reports must be submitted to the Development Services Department for distribution to the



Development Engineering Branch and Inspection Services Division prior to submission of Engineering drawings or application for subdivision approval:

- i. Area ground water characteristics, including any springs and overland surface drainage courses traversing the property. Identify any monitoring required.
- ii. Site suitability for development.
- iii. Site soil characteristics (i.e. fill areas, sulphate content, unsuitable soils such as organic material, etc.).
- iv. Any special requirements for construction of roads, utilities and building structures.
- v. Recommendations for items that should be included in a Restrictive Covenant.
- vi. Recommendations for roof drains, perimeter drains and septic tank effluent on the site.
- vii. Any items required in other sections of this document.

Additional geotechnical survey may be necessary for building foundations, etc

#### **.4) Water**

- a) The properties are located within the City of Kelowna service area. The existing lots are serviced with small-diameter water services (7 total). Only one service will be permitted to the site. The applicant, at his cost, will arrange for the removal of all existing services and the installation of one new larger metered water service.
- b) The developer's consulting engineer will determine the domestic and fire protection requirements of this proposed development and establish hydrant requirements and service needs. The bylaw requirement for residential zoning is 150l/s and is available at the site. If it is determined that upgrades to any other existing water distribution system must be made to achieve the required fire flows, additional bonding will be required.
- c) An approved backflow protection device must also be installed on site as required by the City Plumbing Regulation and Water Regulation bylaws.
- d) A water meter is mandatory for this development and must be installed inside a building on the water service inlet as required by the City Plumbing Regulation and Water Regulation bylaws. The developer or building contractor must purchase the meter from the City at the time of application for a building permit from the Inspection Services Department, and prepare the meter setter at his cost

#### **.5) Sanitary Sewer**

- a) 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 (7 total) and the installation of one new larger service.

- b) A flow analysis check is required by the developer's civil engineering consultant to determine if there are any down stream impacts to the sewer system triggered by this development.

**.6) Drainage**

- a) The developer must engage a consulting civil engineer to provide a storm water management plan for the site, which meets the requirements of the City Storm Water Management Policy and Design Manual. The storm water management plan must also include provision of lot grading 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.
- b) Provide a detailed Stormwater Management Plan for this development as per the Subdivision, Development and Servicing Bylaw #7900.
- c) There is a possibility of a high water table or surcharging of storm drains during major storm events. This should be considered in the design of the onsite system.

**.7) Roads**

- a) Clement Ave is designated an urban arterial road. Frontage improvements required are to include curb and gutter, separate sidewalk, piped storm drainage system, road works, landscaped boulevard complete with underground irrigation system, street lights, treed middle median. A modified SS-R9 cross section will be used and provided at the time of design. The developer must have a civil engineering consultant provide a detailed cost estimate for a one-time cash-in-lieu payment to the City of Kelowna for the Clement Ave frontage works.
- b) The lane way is designated to be constructed to a cross section of SS-R2. Storm drainage system will be required for this laneway.
- c) Landscaped boulevards, complete with underground irrigation design drawing as per bylaw, is required on Clement Ave

**.9) Power and Telecommunication Services and Street Lights**

- a) All proposed distribution and service connections are to be installed underground. Existing distribution and service connections, on that portion of a road immediately adjacent to the site, are to be relocated and installed underground as the subject properties are within the "City Center Urban Center".
- b) Streetlights must be installed on all roads.
- c) Make servicing applications to the respective Power and Telecommunication utility companies. The utility companies are required to obtain the City's approval before commencing construction.
- d) Re-locate existing poles and utilities, where necessary. Remove aerial trespass (es).



**.10) Design and Construction**

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

**.11) Other Engineering Comments**

- a) Provide all necessary Statutory Rights-of-Way for any utility corridors required, including those on proposed or existing City Lands, and for public access to Vaughan Ave via the proposed lane.
- b) If any road dedication affects lands encumbered by a Utility right-of-way (such as Terasen, 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.
- c) Only the services and the lane way upgrades must be completed at this time. The City wishes to defer the remainder of the upgrades to Clement Ave 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.

**.12) Servicing Agreements for Works and Services**

- b) 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.
- c) 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.

**.13) 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, Replacement Fee: \$1,200.00 (GST exempt) – only if disturbed.
  - iii) Engineering and Inspection Fee: 3.5% of construction value (plus GST).
- c) A hydrant levy charge of **\$250.00** (\$250.00 per new lot)
- d) Deferred Revenue:
  - i) Clement Frontage improvements: **To be determined**



---

James Kay, P.Eng  
Development Engineering Manager

JA





Clement Ave - Facing West



Lane Perspectives



Clement Ave - Facing East



Clement Ave - Facing East

PERSPECTIVE VIEWS

CLEMENT AVENUE RENTALS  
573 - 603 CLEMENT AVE, KELOWNA BC

ANAGRAM PROPERTIES

BRILCO CONSTRUCTION

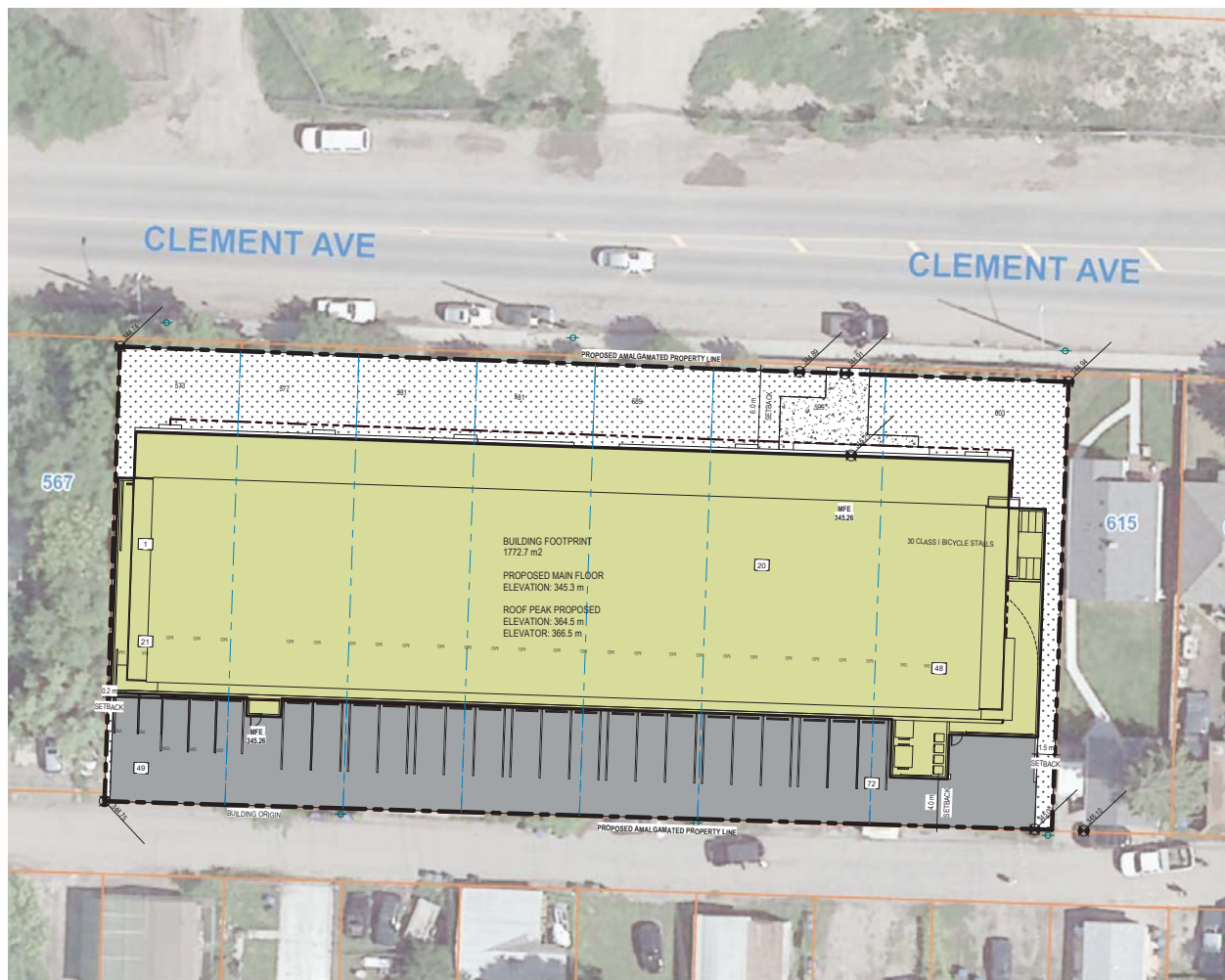
ATTACHMENT **A**

This forms part of application  
# OCP17-0028 Z17-0103

DRAWING: A-09  
PROJECT SCALE: 1/2" = 1'-0" NTS

City of Kelowna  
COMMUNITY PLANNING

Planner Initials **EW**



#### CLEMENT AVENUE PROPERTY - ANAGRAM

This project is planned for 573 - 603 Clement Avenue in Kelowna. The proposed project is a 58 unit apartment building consisting of a ground floor of parking and building entrance and five floors of residential units. The following is a summary of the proposed zoning for this site:

EXISTING ZONING: **RU2 - MEDIUM LOT HOUSING**

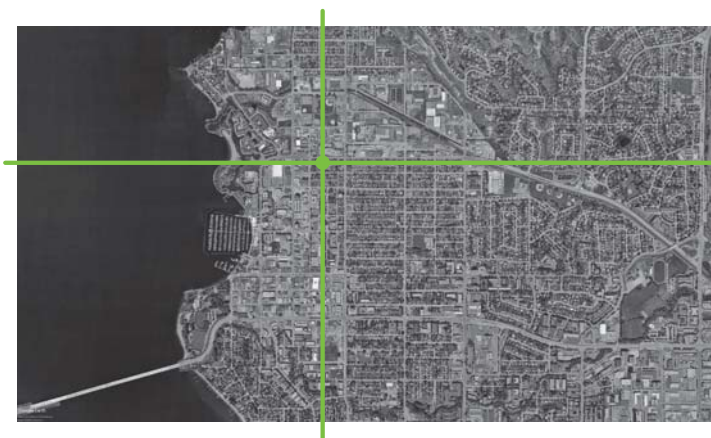
PROPOSED ZONING: **RM6 - HIGH RISE APARTMENT HOUSING**

#### ZONING REQUIREMENTS

	RM6	PROPOSED
MINIMUM LOT	30m X 35m	80.7m X 38.7m
MINIMUM AREA	1700m²	3096.4m²
MAX FAR	1.5	1.62
	+0.2 PARKING BELOW BLDG +0.1 PER 10% OPEN SPACE > 50%	
SITE COVER	50%	79%
SETBACKS		
FRONT	6.0m	6.6m NORTH
SIDE	4.5m (6.0m FLANKING STREET)	0.2m WEST
REAR	9.0m	1.5m EAST
PRIVATE OPEN SPACE		4.0m SOUTH
BACHELOR	7.0m²	
1 BEDROOM	12.0m²	
2+ BEDROOM	18.0m²	

#### PROPOSED BUILDING CONFIGURATION

PRIVATE OPEN SPACE	1137.1m²
UNITS	58 TOTAL (2 x 1BR, 43 x 2BR, 7 x 3BR, 6 x 4BR)
PARKING	39 REGULAR (54%), 28 MEDIUM (38%), 4 SMALL (6%) + 1 HC = 72 STALLS
BICYCLE PARKING	30 CLASS I 6 CLASS II



## ATTACHMENT A

This forms part of application  
# OCP17-0028 Z17-0103

Planner  
Initials  
ARCHITECTS

City of  
**Kelowna**  
COMMUNITY PLANNING

#### SITE PLAN

CLEMENT AVENUE RENTALS  
573 - 603 CLEMENT AVE, KELOWNA BC

**ANAGRAM**  
PROPERTIES

**britco**  
CONSTRUCTION

DRAWING: A-01  
PROJECT: 17123  
DATE: 2017/10/31  
SCALE: 1/16" = 1'-0"

# REPORT TO COUNCIL



**Date:** March 5, 2018

**RIM No.** 1240-04

**To:** City Manager

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

**Application:** HD15-0001

**Owner:** Okanagan Buddhist Cultural  
Centre, Inc. No. S-0061651

**Address:** 135 Mugford Road

**Applicant:** Peter Chataway

**Subject:** Heritage Designation

Existing OCP Designation: EDINST – Educational / Major Institutional

Existing Zone: P2 – Education and Minor Institutional

---

## 1.0 Recommendation

THAT Council consider a Bylaw for a Heritage Designation of the building commonly known as “St. Aidan’s Church” and for the of the building envelope as set out in Schedule A as attached to the Report from the Community Planning Department for the property legally known as Lot A Section 26 Township 26 ODYD Plan EPP51686, located at 135 Mugford Road, Kelowna, BC, as a Municipal Heritage Site pursuant to Section 611 of the Local Government Act;

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

## 2.0 Purpose

To designate “St. Aidan’s Church” as a municipal heritage building under Section 611 of the Local Government Act.

## 3.0 Community Planning

Community Planning Staff are supportive of the request for the Heritage Designation of the building on the subject property as this aids the preservation of the City’s heritage assets to ensure the longevity of historically important sites. The building is currently listed on the Municipal Heritage Register and is seeking protection through a Heritage Designation Bylaw pursuant to Section 611 of the *Local Government Act* (LGA). The applicant is committed to having “St. Aidan’s Church” designated under this section of the LGA to ensure the additional long-term protection for the structure.

## 4.0 Proposal

### 4.1 Background

In 2009, St Aidan's Church was identified as a high priority for conservation work through the City's Heritage Asset Management Strategy. A Request for Expressions of Interest was put out in 2012. The submission from the Okanagan Buddhist Cultural Society (OBCS) garnered further discussion. After the Request for Proposal (RFP) process, The City of Kelowna and OBCS signed a Memorandum of Understanding agreement (MOU) that was endorsed by Council in 2014. The MOU set out the terms and conditions for redevelopment of the site which includes the sale of the properties to the OKCS. All restoration work will respect the character-defining elements as set out in the Heritage Register. This process and project will maintain the building and site as a key heritage asset.

St. Aidan's Church is currently on the City of Kelowna Heritage Register which identifies the property as having heritage significance. The heritage registry offers very limited protection of the site. However, once a property is designated, the owner must obtain a Heritage Alteration Permit to make alterations to the building's exterior, which in turn protects the heritage value and integrity. The City acknowledges that some changes to a protected heritage property are inevitable. A flexible approach is required when implementing reasonable and necessary changes while maintaining and protecting the building's noteworthy heritage characteristics.

### 4.2 Heritage Value and Heritage Character

St. Aidan's Anglican Church, built in 1933, is valued as a symbol of the importance of the Anglican Church to the early rural community of Rutland. It also represents the importance of local churches to rural settlements, and the central role they played in community life. The church's strategic positioning in a highly visible and central location in Rutland is a prominent statement of the importance of the Anglican Church to the early community. Rutland and East Kelowna were established as outstations of St. Michael and All Angels Anglican Church in 1912. A meeting was held in the Rutland Community Hall on January 9, 1929, to discuss the building of a church facility. At the time, there was no place for Anglican worship in Rutland other than a small room in the Community Hall. The site for a new church was donated by Mr. and Mrs. Ben Hardie, who owned the local grocery and hardware store. The design was provided by Enoch Mugford (1879-1969), superintendent of the Black Mountain Irrigation District, and prominent local developer and contractor Hector Maranda (1879-1967) led the mostly volunteer building crew. St. Aidan's Rutland was dedicated on June 18, 1933. In 1938, a chancel and a vestry were added. Of interest is the Norman arch between the chancel and nave, a replica of the entrance to St. Aidan's first church at Lindisfarne Abbey in Northumberland, England. In 1958, the original porch was moved to the front of the lot for use as a lych gate, to allow the construction of an enclosed front vestibule. A lych gate is a covered gateway traditionally found at the entrance to English-style churchyards.

The church is also significant as a demonstration of simple British Arts and Crafts influences, which serves to honour the Diocese's motherland and illustrates a conscious shift to a traditional style reflective of the social and economic consciousness of the interwar period. At the time, buildings were expected to display some sort of historical reference in order to demonstrate good taste and underlying conservatism. The British Arts and Crafts influence is demonstrated in the steeply pitched, overhanging roof with exposed rafters and the use of roughcast stucco.



*Character defining elements:*

- Prominent location at the corner of Rutland and Mugford Roads in the Rutland neighbourhood.
- Ecclesiastical form, scale and massing as expressed by its: rectangular plan; one-storey height; and front-gabled roof with gabled projection at side of church.
- Post and beam frame construction and rock-dash stucco cladding.
- Features of the British Arts and Craft style including: steeply pitched roofline with exposed rafter tails; decorated bargeboards, curved upper window openings; and entryway with curved doorway and crenellated parapet.
- Exterior features such as internal chimney clad in stucco.
- Original window openings, with inset Gothic pointed-arch multi-paned wooden-sash windows.
- Round-arched, vertically-panelled wooden front door with original hardware.
- Interior features such as fir floors and baseboards, lath-and-plaster walls, barrel-vaulted ceiling and arched entry to chancel.
- Associated landscape features such as a mature deciduous tree at front of property, a portion of the original coursed rock perimeter wall, and the original porch now used as a lych gate.

4.3 Compatibility with the Official Community Plan and planning objectives

The Heritage Designation of “St. Aidan’s Church” is compatible with the policy direction of the Official Community Plan (OCP). Objective 5.7.2 promotes the long term protection of heritage buildings listed on the Kelowna Heritage Register through the use of a Heritage Designation Bylaw. OCP objective 5.7.2 seeks to identify and conserve heritage resources. By designating the site, the longevity of the heritage asset is maintained.

4.4 Compatibility of Conservation with Lawful Uses of the Property and Adjoining Lands

The proposal is consistent with the designation as an institutional property. The property is zoned P2 – Education and Minor Institutional which allows for the use of:

Community Recreation Services – means development for recreation, social or multi-purpose use primarily intended for local community purposes. Typical uses include but are not limited to community halls, non-profit social clubs, and community centres operated by a local residents’ association.

Community Garden – means the recreational growing of plants, on a publicly or privately owned parcel, and does not include the growing and subsequent sale of produce for commercial purposes.

4.5 Condition and Economic Viability of the Property

The building currently sits within the Mugford Road widening road right of way and the preservation of the structure in its original location is not feasible. The proposal will relocate the building more centrally on the subject parcel. It will be placed on a new foundation with a full basement which will provide additional functional space below grade.

The main body and roof structure of the church will be retained while a new one storey hall will be constructed at the southeast corner. A smaller addition will be added to the north side of the existing structure to provide space for an office, monk’s room and washrooms. The building will be accessible on an as-available basis for rental to the public.

The building was originally located on the small corner parcel facing both Rutland and Mugford roads. Part of the re-development plan saw the consolidation of three parcels. This has facilitated the development of on-site parking to meet the zoning bylaw requirements. The historic Lych Gate will be relocated its original

location at the west entrance to the church. A new traditional friendship garden is planned for the northwest corner of the site; this will be accessible to the general public.

#### 4.6 Possible Need for Financial or Other Support to Enable Appropriate Conservation

Grants from the Kelowna Heritage Foundation and the British Columbia Heritage Trust may be available in the future to help cover costs associated with maintenance to the subject property and building.

**Subject Property Map:** 135 Mugford Road



#### 5.0 **Application Chronology**

Date of Application Received: November 6, 2015  
 Date Public Consultation Completed: January 4, 2016

**Report prepared by:** Lydia Korolchuk, Planner  
**Reviewed by:** Adam Cseke, Planner Specialist  
**Approved for Inclusion:** Terry Barton, Urban Planning Manager

#### **Attachments:**

Schedule A: Building Envelope Plan  
 Attachment A: Heritage Register  
 Attachment B: Statement of Significance



This forms part of application  
# HD15-0001



City of  
**Kelowna**  
COMMUNITY PLANNING




[New Search](#)

## Heritage Building

### 365 Rutland Rd - St. Aidan's Church

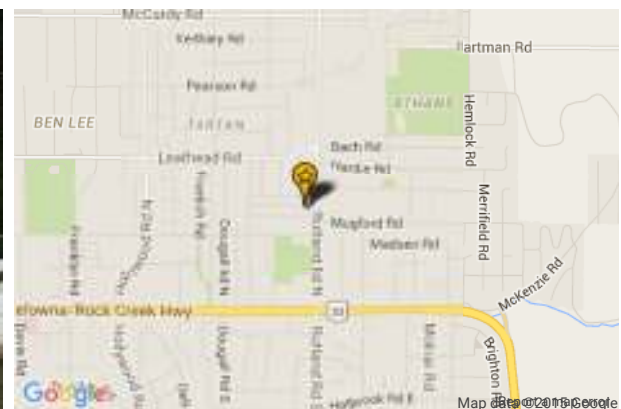
**Place** St. Aidan's Anglican Church is a one-storey, front-gabled church distinguished by its square front-projecting entryway with crenellated parapets and a round-arched entry with a wood-panelled door. The church is located on a highly visible lot on Rutland Road, at the corner of Mugford Road, in the Rutland neighbourhood of Kelowna. The site is now owned by the City of Kelowna.

**Heritage Value:** St. Aidan's Anglican Church, built in 1933, is valued as a symbol of the importance of the Anglican Church to the early rural community of Rutland. It also represents the importance of local churches to rural settlements, and the central role they played in community life. The church's strategic positioning in a highly visible and central location in Rutland is a prominent statement of the importance of the Anglican Church to the early community. Rutland and East Kelowna were established as outstations of St. Michael and All Angels Anglican Church in 1912. A meeting was held in the Rutland Community Hall on January 9, 1929, to discuss the building of a church facility. At the time, there was no place for Anglican worship in Rutland other than a small room in the Community Hall. The site for a new church was donated by Mr. and Mrs. Ben Hardie, who owned the local grocery and hardware store. The design was provided by Enoch Mugford (1879-1969), superintendent of the Black Mountain Irrigation District, and prominent local developer and contractor Hector Maranda (1879-1967) led the mostly volunteer building crew. St. Aidan's Rutland was dedicated on June 18, 1933. In 1938, a chancel and a vestry were added. Of interest is the Norman arch between the chancel and nave, a replica of the entrance to St. Aidan's first church at Lindisfarne Abbey in Northumberland, England. In 1958, the original porch was moved to the front of the lot for use as a lych gate, to allow the construction of an enclosed front vestibule.

The church is also significant as a demonstration of simple British Arts and Crafts influences, which serves to honour the Diocese's motherland and illustrates a conscious shift to a traditional style reflective of the social and economic consciousness of the interwar period. At the time, buildings were expected to display some sort of historical reference in order to demonstrate good taste and underlying conservatism. The British Arts and Crafts influence is demonstrated in the steeply pitched, overhanging roof with exposed rafters and the use of roughcast stucco.

**Character Defining Elements:** Key elements that define the heritage character of the St. Aidan's Anglican Church include its:

- Prominent location at the corner of Rutland and Mugford Roads in the Rutland neighbourhood
- Ecclesiastical form, scale and massing as expressed by its: rectangular plan; one-storey height; and front-gabled roof with gabled projection at side of church
- Post and beam frame construction and rock-dash stucco cladding
- Features of the British Arts and Craft style including: steeply pitched roofline with exposed rafter tails; decorated bargeboards, curved upper window openings; and entryway with curved doorway and crenellated parapet
- Exterior features such as internal chimney clad in stucco
- Original window openings, with inset Gothic pointed-arch multi-paned wooden-sash windows
- Round-arched, vertically-panelled wooden front door with original hardware
- Interior features such as fir floors and baseboards, lath-and-plaster walls, barrel-vaulted ceiling and arched entry to chancel
- Associated landscape features such as a mature deciduous tree at front of property, a portion of the original coursed rock perimeter wall, and the original porch now used as a lych gate



<b>ATTACHMENT A</b>	
This forms part of application	
# HD15-0001	
Planner Initials	LK
 <b>City of Kelowna</b> COMMUNITY PLANNING	

# ST. AIDAN'S CHURCH

## HERITAGE IMPACT STATEMENT

DECEMBER 2013

### ATTACHMENT **B**

This forms part of application

# **HD15-0001**

Planner  
Initials

LK



City of  
**Kelowna**  
COMMUNITY PLANNING



**DONALD LUXTON**  
AND ASSOCIATES INC 

DONALD LUXTON AND ASSOCIATES INC.  
1030 - 470 GRANVILLE STREET VANCOUVER BC V6C 1V5  
[info@donaldluxton.com](mailto:info@donaldluxton.com) 604 688 1216 [www.donaldluxton.com](http://www.donaldluxton.com)





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St. Aidan's Church looking east, 2013 (Google Earth)

## 1. INTRODUCTION

<b>SUBJECT PROPERTY:</b>	ST. AIDAN'S CHURCH
<b>ADDRESS:</b>	365 RUTLAND ROAD, KELOWNA
<b>DATE OF CONSTRUCTION:</b>	1933
	1938 ADDITION OF CHANCEL AND VESTRY 1958 ORIGINAL PORCH RELOCATED AND REUSED AS LYCH GATE, FRONT VESTIBULE ENCLOSED
<b>ORIGINAL DESIGNER:</b>	ENOCH MUGFORD
<b>ORIGINAL CONTRACTOR:</b>	HECTOR MARANDA
<b>CURRENT OWNER:</b>	CITY OF KELOWNA
<b>HERITAGE STATUS:</b>	LISTED ON MUNICIPAL HERITAGE REGISTER

The historic St. Aidan's Church is situated at the corner of Rutland and Mugford Road in a highly visible location in the Rutland neighbourhood of Kelowna. Built in 1933 and listed on the municipal heritage register, the historic church is valued for its association with the Anglican Church, its importance to the early community of Rutland and its architectural British Arts and Crafts style associated with the Diocese's motherland.

Our firm was commissioned by the City of Kelowna to provide an independent and professional heritage impact statement of the proposed rehabilitation of the subject site. The purpose of this report is to evaluate the impact of the proposed development on character-defining elements of the historic church and to provide conservation recommendations to mitigate potential adverse impacts.

## 2. DESCRIPTION OF THE SITE

Located in the mostly residential neighbourhood of Rutland on the northeast of Kelowna's city core, the church was built in 1933 as a local community church prominently situated at a street intersection. The historic St. Aidan's Church is a one-storey structure facing west towards Rutland Road and north towards Mugford Road. To the east and south sides are residential lots with single family homes.

The post and beam construction is finished with original rock-dash stucco cladding and the roof was originally covered with cedar shingles that were later replaced with asphalt shingles.

Early alterations in 1938 included the addition of an east-facing chancel entered through a Norman arch, a later removed vestry on the north façade and an interior stucco-clad chimney.



Prominent corner location of St. Aidan's Church in Rutland, 2013 (Google Earth)



# DESCRIPTION OF THE SITE

In 1958, the original wooden entrance porch attached to the west façade was relocated to the front of the lot and repurposed as a lych gate while an enclosed front vestibule was constructed. In 1990, the historic church was deconsecrated and purchased by the City of Kelowna. The structure is not occupied and exterior openings are boarded up. The historic church is situated in the right of way and cannot be preserved in its original location.

St. Adain's Church is a listed historic resource on the municipal heritage register. The heritage value of the historic site is embodied in character-defining materials, forms, location and spatial configurations. These elements should be preserved during interventions, if possible, in order to retain the heritage character and value of the historic site.



Southwest view of St. Aidan's Church with lych gate and rock wall, 2013 (Google Earth)

### 3. STATEMENT OF SIGNIFICANCE

**NAME:** St. Aidan's Church  
**ADDRESS:** 365 Rutland Road, Kelowna  
**DATE OF CONSTRUCTION:** 1933

#### DESCRIPTION OF THE HISTORIC PLACE

St. Aidan's Anglican Church is a one-storey, front-gabled church distinguished by its square front-projecting entryway with crenellated parapets and a round-arched entry with a wood-panelled door. The church is located on a highly visible lot on Rutland Road, at the corner of Mugford Road, in the Rutland neighbourhood of Kelowna. The site is now owned by the City of Kelowna.

#### HERITAGE VALUE

St. Aidan's Anglican Church, built in 1933, is valued as a symbol of the importance of the Anglican Church to the early rural community of Rutland. It also represents the importance of local churches to rural settlements, and the central role they played in community life. The church's strategic positioning in a highly visible and central location in Rutland is a prominent statement of the importance of the Anglican Church to the early community. Rutland and East Kelowna were established as outstations of St. Michael and All Angels Anglican Church in 1912. A meeting was held in the Rutland Community Hall on January 9, 1929, to discuss the

building of a church facility. At the time, there was no place for Anglican worship in Rutland other than a small room in the Community Hall. The site for a new church was donated by Mr. and Mrs. Ben Hardie, who owned the local grocery and hardware store. The design was provided by Enoch Mugford (1879-1969), superintendent of the Black Mountain Irrigation District, and prominent local developer and contractor Hector Maranda (1879-1967) led the mostly volunteer building crew. St. Aidan's Rutland was dedicated on June 18, 1933. In 1938, a chancel and a vestry were added. Of interest is the Norman arch between the chancel and nave, a replica of the entrance to St. Aidan's first church at Lindisfarne Abbey in Northumberland, England. In 1958, the original porch was moved to the front of the lot for use as a lych gate, to allow the construction of an enclosed front vestibule.

The church is also significant as a demonstration of simple British Arts and Crafts influences, which serves to honour the Diocese's motherland and illustrates a conscious shift to a traditional style reflective of the social and economic consciousness of the interwar period. At the time, buildings were expected to display some sort of historical reference in order to demonstrate good taste and underlying conservatism. The British Arts and Crafts influence is demonstrated in the steeply pitched, overhanging roof with exposed rafters and the use of roughcast stucco.



# STATEMENT OF SIGNIFICANCE

## CHARACTER-DEFINING ELEMENTS

Key elements that define the heritage character of the St. Aidan's Anglican Church include its:

- Prominent location at the corner of Rutland and Mugford Roads in the Rutland neighbourhood
- Ecclesiastical form, scale and massing as expressed by its: rectangular plan; one-storey height; and front-gabled roof with gabled projection at side of church
- Post and beam frame construction and rock-dash stucco cladding
- Features of the British Arts and Craft style including: steeply pitched roofline with exposed rafter tails; decorated bargeboards, curved upper window openings; and entryway with curved doorway and crenellated parapet
- Exterior features such as internal chimney clad in stucco
- Original window openings, with inset Gothic pointed-arch multi-paned wooden-sash windows
- Round-arched, vertically-panelled wooden front door with original hardware
- Interior features such as fir floors and baseboards, lath-and-plaster walls, barrel-vaulted ceiling and arched entry to chancel
- Associated landscape features such as a mature deciduous tree at front of property, a portion of the original coursed rock perimeter wall, and the original porch now used as a lych gate



Interior view with Norman arch , 1938 (courtesy: City of Kelowna)

## 4. HERITAGE IMPACT STATEMENT

Proposed interventions to a historic site should adhere to Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada* (2010) outlining the guiding principles of best conservation practice. Under these guidelines the proposed relocation and rehabilitation of the historic St. Aidan's Church was evaluated. This report can be used as a planning tool to evaluate the proposed interventions and to protect and conserve the heritage character and value of the historic resource.

### 4.1 ASSESSMENT METHODOLOGY

The objective of this assessment is to identify the significance of effects on character-defining elements that likely arise from the proposed development.

The evaluation entailed a desktop review of the building information file provided by the City of Kelowna. The data included information about the historic evolution of the site, its current condition, historic and recent site photos, the Statement of Significance and copies of the proposed design concept.

The assessment methodology follows a set of criteria that assists in the evaluation of potentially beneficial and adverse impacts associated with the proposed rehabilitation. These criteria are described below and assess the level of potential impacts on the heritage value and character-defining elements of St. Aidan's Church.

#### CATEGORIES OF POTENTIAL IMPACTS

- **Magnitude:** Describes the level of physical intervention.
- **Severity:** Describes a reversible or irreversible effect.
- **Duration:** Describes a temporary or permanent effect.
- **Range:** Describes the spatial distribution of an effect (on or off site).

#### EFFECTS OF POTENTIAL IMPACTS

- **Neutral:** The development does not affect the historic significance and value of the site.
- **Beneficial:** A sympathetic impact that potentially enhances the heritage value and character.
- **Adverse:** A harmful impact that potentially diminishes the heritage value and character.

#### SCALE OF POTENTIAL IMPACTS

- **Low:** The proposed intervention is minimal and the heritage value is only slightly beneficial or adversely affected.
- **Medium:** Noticeable physical impacts are either beneficial or adverse to the heritage value and character of a site.
- **High:** The heritage value and character are either significantly enhanced or totally altered or destroyed.

#### RATING SYSTEM OF POTENTIAL IMPACTS

**Neutral:** (●)  
**Beneficial:** low (●●), medium (●●●), high (●●●●)  
**Adverse:** low (●●), medium (●●●), high (●●●●)

This report evaluates the impact the proposed development may have on the character-defining elements of the historic St. Aidan's Church. These impacts can be beneficial, neutral or adverse to the attributes of the historic structure and its site context.

In case where adverse impacts are identified, conservation recommendations to minimize any potential for diminishing the heritage value of the site are proposed for consideration. The proposed concept design also provides appropriate mitigation measures in some instances.

# HERITAGE IMPACT STATEMENT

## 4.2 DESCRIPTION OF THE PROPOSED DESIGN

The primary conservation strategy proposed for St. Aidan's Church is **Rehabilitation** with components of **Restoration** and **Preservation** of specific building elements. These treatments are described in the *Standards and Guidelines for the Conservation of Historic Places in Canada* (2010):

### REHABILITATION

The action or process of making possible a continuing or compatible contemporary use of an historic place, or an individual component, while protecting its heritage value.

### RESTORATION

The action or process of accurately revealing, recovering or representing the state of an historic place, or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value.

### PRESERVATION

The action or process of protecting, maintaining, and/or stabilizing the existing materials, form, and integrity of an historic place, or of an individual component, while protecting its heritage value.

The conceptual design package, consisting of a site plan, floor plans, elevation drawings and a landscape plan, provided a general overview over the proposed physical interventions and future use of the subject site as the Okanagan Buddhist Cultural Centre. In summary, the conceptual design considers the following interventions.

The historic St. Aidan's Church is situated in the road allowance right of way and the preservation of the structure in its original location is not feasible. It is planned to move the structure to allow for future widening of Mugford Road. The church will be relocated and placed onto new foundations on an adjacent lot. A new full basement with window wells on three sides will provide additional functional space below grade.

The main body and roof structure of the historic church will be mostly retained while a new one-storey hall will be constructed at the southeast corner of the church and connected with two new wall openings. A smaller addition with an entry at the north façade reminisces the 1938 vestry that was later removed.

Exterior character-defining elements such as the roof structure, post and beam walls with stucco cladding, and wood-sash windows will be mainly preserved and restored. Original materials that are currently missing will be reinstated including the original cedar shingle roofing material.

With regards to interior character-defining elements the concept design mentions the retention of the historic Norman arch. It is assumed that the barrel-vaulted ceiling of the church will be retained. The conservation treatments of other interior elements such as the original fir floor or baseboards is not described in the design concept.

Historic landscape features that are still extant including the wooden lych gate and a rock wall on the west perimeter will be dismantled and relocated as part of the proposed rehabilitation of the historic site.

## 4.3 HERITAGE IMPACT ASSESSMENT

The proposed rehabilitation of the historic St. Aidan's Church and the adaptive re-use was evaluated under Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada* to ensure good conservation practice is followed. Under these guidelines the design of new additions to historic places should adhere to **Standard 11**:

- (a) Conserve the heritage value and character-defining elements when creating any new additions to an historic place or any related new construction.
- (b) Make the new work physically and visually compatible with, subordinate to, and distinguishable from the historic place.

The conceptual design was evaluated based on this Standard and the report identifies beneficial and adverse impacts associated with the proposed rehabilitation including their level of impact on the heritage value and character-defining elements of St. Aidan's Church.

Recommendations for mitigating potentially adverse impacts are outlined. These mitigation measures may be considered to avoid or limit potentially adverse impacts on the heritage value and character of the heritage resource.

## A. LOCATION

### Character-defining Element

***Prominent location at the corner of Rutland and Mugford Roads in the Rutland neighbourhood.***

### Description of Impact

- Proposed relocation approximately 56 feet south and slightly east to an adjacent lot. It appears that the original lot and adjacent lot will be consolidated.
- The east-west direction of the church will be retained.

### Level of Impact (••)

- The original setting of the historic church will not be preserved. This is a permanent intervention and irreversible if the road will be widened in the future.
- The relocation in close proximity to the original location while reinstating the prominent corner location and retaining the original east-west direction of the church, are design strategies that respect the historical setting of the church and its spatial relations with its surroundings.

### Conservation Recommendation

- Photographically document and measure dimensions of exterior and interior character-defining elements before any work commences on site.



West elevation, 1933 (courtesy: City of Kelowna)



# HERITAGE IMPACT STATEMENT

## B. EXTERIOR ARCHITECTURAL FEATURES

### Character-defining Element

*Ecclesiastical form, scale and massing as expressed by its: rectangular plan; one-storey height; and front-gabled roof with gabled projection at side of church.*

### Description of Impact

- The form, scale and massing of the historic church will be mainly retained except for the new one-storey “Ben Hardie” hall addition at the southeast corner. The height of the new hall is lower than the original church roof.
- It is proposed to finish the hall with new stucco cladding matching the original.
- The appearance of the west and north façades will be preserved except for a new north facing entry reminiscing the 1938 vestry.
- It appears that the original height of the church will be reinstated when lowered onto new foundations at the new location.
- A new full basement with window wells on the north, east and south sides provides additional functional space below grade.

### Level of Impact (●)

- The proposed additions are permanent and reversible interventions.
- The essential form and integrity of the historic church is being retained even if the new additions may be removed in the future.
- The visual impact of the proposed new hall is minimal and barely visible from the street intersection.
- The overall design of the new additions is sympathetic to the historic structure.
- Alterations below grade (full basement and window wells) do not diminish the heritage value and character of the church.
- The additional functional spaces (hall, north entry, full basement) are highly beneficial for the re-use of the vacant church.

### Conservation Recommendations

- It should be confirmed that the relation of the original roof ridge to grade will be retained in the new location (the church should not be significantly raised).
- The relocation of the structure including temporary bracing should not damage character-defining elements.



Southwest elevations, 1933 (courtesy: City of Kelowna)

### Character-defining Element

#### *Post and beam frame construction and rock-dash stucco cladding.*

#### Description of Impact

- The post and beam frame construction will be mainly retained and presumably requires structural and/or seismic upgrades.
- The original rock-dash stucco cladding will be preserved and presumably repaired where required.
- Interventions entail new wall openings for proposed additions.
- New building services (MEP) will presumably be installed.

#### Level of Impact (●) potentially (●●)

- Structural/seismic upgrades and new building services have potentially a high visual, permanent and irreversible impact on exterior and/or interior character-defining elements. However, they are essential for the adaptive re-use of the church and contribute to the long-term use and thus protection of the historic resource.

- The restoration and repair of the historic rock-dash stucco cladding is beneficial as it will preserve the historic fabric.
- The new wall openings connecting the new additions with the historic church are not visible from the outside.

#### Conservation Recommendations

- Structural and/or seismic upgrades and the installation of services (MEP) should be sensibly designed to minimize the impact on character-defining elements.
- Repair of the historic rock-dash stucco cladding should be carried out with suitable repair products.
- The stucco cladding of the new hall and north entry additions should be visually distinguishable from the historic church in order to follow good conservation practice. This can be achieved with a slightly different stucco colour of the same hue as the original stucco finish or different stucco surface texture.



South elevation with original wooden porch, 1933 (courtesy: City of Kelowna)

# HERITAGE IMPACT STATEMENT

## Character-defining Element

*Features of the British Arts and Craft style including: steeply pitched roofline with exposed rafter tails; decorated bargeboards, curved upper window openings; and entryway with curved doorway and crenellated parapet.*

## Description of Impact

- The proposed design mainly preserves the architectural British Arts and Crafts features except in areas where these elements are disturbed to allow for the construction of new additions.

## Level of Impact (•)

- The impact is minimal and only in localized areas with new additions. The interventions are permanent but can be reversed in the future.
- It is assumed that historic rafter tails, bargeboards, curved upper window openings, and entryway with curved doorway and crenellated parapet will be repaired as required to increase the lifespan of the historic fabric.
- It is assumed that the steeply pitched roofline and its relation to grade will be preserved.

## Conservation Recommendations

- Replace decayed or missing Arts and Crafts features to match originals in material and form.
- Reinstall the original height of the church in its new location.

## Character-defining Element

*Exterior features such as internal chimney clad in stucco.*

## Description of Impact

- The internal stucco-clad chimney will be retained as a character-defining element.

## Level of Impact (•••)

- The retention of the chimney is beneficial to protect the heritage character of the church.

## Conservation Recommendations

- The chimney should be relocated with the structure if possible and not deconstructed and rebuilt.
- The chimney can be decommissioned if desired while the exterior stack rising above the roof should be preserved and repaired as required.
- Structural restraints of the chimney may be required and should be designed to minimise the visual impact when viewed from the street.



North elevation with chimney and vestry, 1938 (courtesy: City of Kelowna)

### Character-defining Element

*Original window openings, with inset Gothic pointed-arch multi-paned wooden-sash windows.*

### Description of Impact

- The historic window openings will be retained and the multi-paned wood-sash windows and glazing restored as required.

### Level of Impact (••••)

- The historic windows in their original openings are important features of the church.
- The restoration of the historic window sashes and glazing contributes significantly to extend the lifespan of these character-defining elements.

### Conservation Recommendations

- The single glazing of the historic multi-paned windows should be preserved. Missing or damaged glass should be replaced in kind. Original hardware should be preserved.
- Thermal performance of the historic windows can be increased with storm windows.
- New windows in the proposed new additions may utilize modern technology (e.g. double-panes), which will also help in distinguishing old from new.

### Character-defining Element

*Round-arched, vertically-panelled wooden front door with original hardware.*

### Description of Impact

- The original panelled wooden front door will be retained and repaired as required.
- Information about the original door hardware was not available.

### Level of Impact (••••)

- The restoration of the wooden front door as a character-defining element is highly beneficial.

### Conservation Recommendations

- The original hardware should be preserved and repaired if possible.
- The design of the new entry door in the north-facing addition can be inspired by the west-facing front door while installing new hardware sympathetic to the historic character of the church.



View of altar, 1933 (courtesy: City of Kelowna)



# HERITAGE IMPACT STATEMENT

## 3. INTERIOR ARCHITECTURAL FEATURES

### Character-defining Element

*Interior features such as fir floors and baseboards, lath-and-plaster walls, barrel-vaulted ceiling and arched entry to chancel.*

### Description of Impact

- The Norman arch will be retained.
- Information if other interior features (fir floors, baseboards, lath-and-plaster walls, barrel-vaulted ceiling) will be retained is not available.

### Level of Impact (●) potentially (●●)

- The permanent retention of the Norman arch as a character-defining element is beneficial.
- It is assumed that other listed interior features, in particular the barrel-vaulted ceiling, will be retained and restored where possible.
- Structural/seismic and services (MEP) upgrades may have potentially low to high visual and permanent impacts on the interior finishes. Any alterations will also be difficult to reverse in the future. However, upgrades are required to rehabilitate and re-use the vacant structure, which is strongly desired in order to extend the lifespan of the historic church.

### Conservation Recommendations

- Structural and/or seismic upgrades and new building services should be respectful in their design and aim to preserve the interior historic fabric as much as possible.
- If character-defining elements need to be disturbed, historic materials should be salvaged and reinstated if possible. Otherwise new materials to match historic should be installed.

## 4. LANDSCAPE FEATURES

### Character-defining Element

*Associated landscape features such as a mature deciduous tree at front of property, a portion of the original coursed rock perimeter wall, and the original porch now used as a lych gate.*

### Description of Impact

- The proposed relocation of the church requires the dismantling and reinstatement of historic materials (rock wall and lych gate) in new locations.
- Vegetation listed as character-defining elements may have to be removed.
- Overall the existing landscape surrounding the relocated church will be redesigned and includes new features (pagoda at northwest corner, parking lot to the east, etc.).

### Level of Impact (●●)

- The dismantling and relocation of the rock wall and historic lych gate are moderately adverse impacts, also considering that the lych gate (originally the wooden entrance porch) has been relocated in the past. The design proposes to reinstate their current spatial and functional relation to the church at their new locations as a mitigation measure.
- Mature trees may have to be removed as part of the rehabilitation of the site. This would be a permanent impact, which can be mitigated by planting new trees of the same species.
- New vegetation and proposed landscape structures (pagoda) may potentially obstruct the view of the church at the prominent corner location. This would have a permanent but reversible impact.
- The new parking lot to the east does not diminish the heritage character of the church and provides easier access.
- Overall the new landscape design concept visually enhances the open space surrounding the church and its continuous use as a cultural-spiritual place.

## 5. CONCLUSION

### Conservation Recommendations

- The lych gate and rock wall should be photographically documented and measured before carefully salvaged and reinstated in their new locations.
- Landscape features may be designed as such that they do not considerably obscure the church viewed from the street intersection.

## 5. CONCLUSION

The heritage impact statement has identified a number of effects the proposed development potentially has on the heritage value and character of the historic St. Aidan's Church. These impacts have mostly beneficial effects on the character-defining elements as they generally aim to retain and restore important architectural features. This approach prevents further deterioration of the historic fabric while allowing for the rehabilitation and future use of the vacant church.

Considering that the relocation of the structure is unavoidable, which is the most significant adverse impact, the proposed new location in close proximity to the original setting is a good mitigation measure that reinstates the prominent corner location.

Structural and/or seismic upgrades to meet code requirements and the installation of modern services may potentially harm exterior or interior character-defining elements. These interventions, however, provide an interior functional space that meets contemporary standards. A design that minimises impacts these alterations potentially have on character-defining elements would follow good conservation practice.

The proposed new additions (south hall, north entry) do not diminish the integrity of the historic resource and their design and locations are compatible with the historic character of the church.

Recommendations for mitigation measures where deemed appropriate, are listed in the assessment and may be considered during the planning process for the historic site. Overall the proposed design for the rehabilitation of St. Aidan's Church is respectful to the historic resource and follows Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada*.

## Appendix A – Resources

Conceptual design drawings (2013), Peter J. Chataway B.Arch.

Conceptual site plan (2013), Bench Site Design

*Heritage Impact Assessment in British Columbia* (2013), BC Heritage Branch

*Standards and Guidelines for the Conservation of Historic Places in Canada* (2010), Parks Canada

St. Aidan's Church Statement of Significance, City of Kelowna, Heritage Register

## Additional Resources

U.S. National Park Service:

- Preservation Brief 9: The Repair of Historic Wooden Windows
- Preservation Brief 14: New Exterior Additions to Historic Buildings: Preservation Concerns
- Preservation Brief 19: The Repair and Replacement of Historic Wooden Shingle Roofs
- Preservation Brief 22: The Preservation and Repair of Historic Stucco
- Preservation Brief 41: The Seismic Retrofit of Historic Buildings. Keeping Preservation in the Forefront.



View of northeast elevations, 2013 (Google Earth)

# REPORT TO COUNCIL



**Date:** March 5, 2018

**RIM No.** 1250-30

**To:** City Manager

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

**Application:** Z17-0112

**Owner:** Sweetwater Management Ltd.,  
Inc.No. 298078

**Address:** 3976 Hwy 97 N

**Applicant:** Urban Options Planning &  
Permits

**Subject:** Rezoning Application

Existing OCP Designation: IND - Industrial

Existing Zone: P3 – Parks and Open Space

Proposed Zone: I2 – General Industrial

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## 1.0 Recommendation

THAT Rezoning Application No. Z17-0112 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 1 Section 2 Township 23 ODYD Plan 42310 Except Plan EPP53293, located at 3976 Highway 97 N, Kelowna, BC from the P3 – Parks and Open Space zone to the I2 – General Industrial 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 March 5, 2018;

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

## 2.0 Purpose

To rezone the property to facilitate the construction of an industrial building.

## 3.0 Community Planning

The subject property is located within a primarily industrial neighbourhood on the west side of Hwy 97 N, north of Sexsmith Rd. The Official Community Plan Future Land Use designation for the property is IND –



Industrial which is consistent with the proposed I2 – General Industrial zone. Considering the industrial nature of the neighbourhood and consistency with the future land use designation, staff are supportive of the proposed rezoning to I2 – General Industrial.

To fulfill Council Policy No. 367, the applicant submitted a Neighbour Consultation Summary Form to staff on January 24, 2018, documenting that neighbours within 50m of the subject property were notified.

#### 4.0 Proposal

##### 4.1 Project Description

The applicant is proposing the construction of an industrial building for an automotive repair/vehicle sales shop on the southern portion of the property (Attachments A & B). The subject property's future land use designation of IND – Industrial is consistent with the proposed I2 – General Industrial Zone.

If the rezoning is approved by Council a development permit for the form and character of the building will be forwarded to Council for consideration.

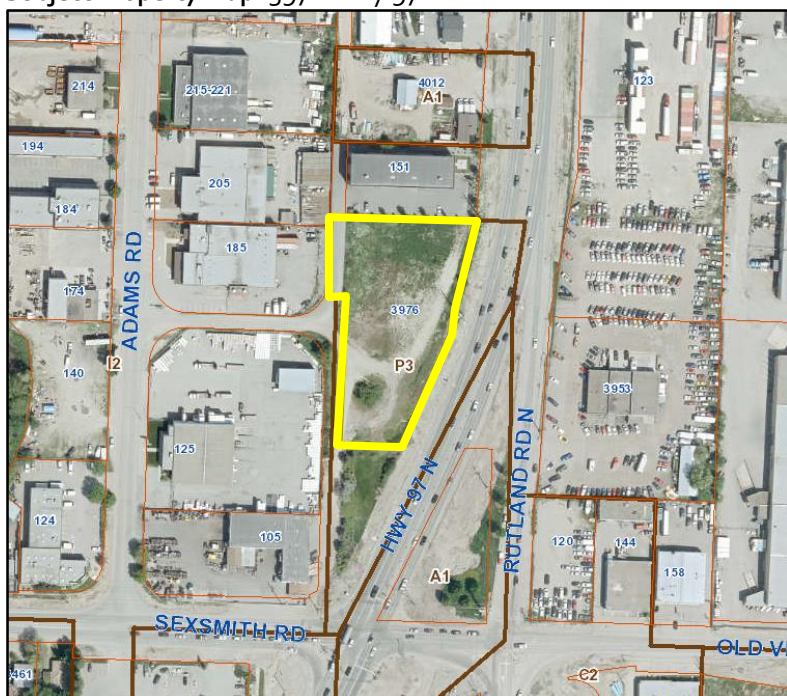
##### 4.2 Site Context

The subject property is on the west side of Hwy 97 N, north of Sexsmith Rd. The lot is 6256m<sup>2</sup> and is located in a primarily industrial neighbourhood.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	I2 – General Industrial	General Industrial Uses
East	I2 – General Industrial	Auctioneering Establishment
South	A1 – Agriculture 1	Vacant
West	I2 – General Industrial	General Industrial Uses

**Subject Property Map: 3976 Hwy 97 N**



## **5.0 Current Development Policies**

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

#### **Future Land Use**

Industrial (IND). Light and heavy industrial uses as well as Industrial/Business activities and airport related industrial uses. Industrial/business service refers to uses that provide services and support to industrial and business customers. This designation may also include CD Comprehensive Development zoning that provides for industrial uses.<sup>1</sup>

#### **Development Process**

Focus industrial development to areas suitable for industrial use. <sup>2</sup>

Ensure adequate industrial land supply.<sup>3</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.

### **6.2 Development Engineering Department**

- See Schedule 'A' memorandum dated December 4, 2017.

### **6.3 Fire Department**

- No comments related to zoning.

## **7.0 Application Chronology**

Date of Application Received: November 23, 2017

Date Public Consultation Completed: January 24, 2018

**Report prepared by:** Emily Williamson, Planner  
**Reviewed by:** Adam Cseke, Planner Specialist  
**Approved for Inclusion:** Terry Barton, Urban Planning Manager

#### **Attachments:**

Schedule 'A' – Development Engineering Memorandum dated December 4, 2017

Attachment 'A' – Applicant's Rationale

Attachment 'B' – Conceptual Site Plan and Rendering

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<sup>1</sup> Future Land Use Designations (Chapter 4).

<sup>2</sup> Objective 5.28 (Development Process Chapter 5).

<sup>3</sup> Objective 5.30 (Development Process Chapter 5).

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# CITY OF KELOWNA

## MEMORANDUM

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**Date:** December 4, 2017  
**File No.:** Z17-0112  
**To:** Planning & Development Services Department (EW)  
**From:** Development Engineer Manager (JK)  
**Subject:** 3976 Hwy 97 N , Lot 1, Plan 42310

<b>SCHEDULE</b>	<b>A</b>
This forms part of application # Z17-0112	
Planner Initials	EW
 City of <b>Kelowna</b> COMMUNITY PLANNING	

P3 – I2

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Development Engineering has the following comments and requirements associated with this application rezone the subject property from P3 to I2 are as follows:

1. **General**

- a) Access to the subject lot must ultimately be achieved off of Access Road from Adams Road.

2. **Geotechnical Study**

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

3. **Sanitary Sewer System**

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

4. **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 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.



**5. 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.

**6. Road Improvements**

- a.) The frontage of Laneway needs to be widened out to SS-R2 7.4m Asphalt surface and 9.0m road right of way including drainage system including catch basins, manholes and pavement removal and replacement and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction.
- b.) A three leg intersection must be designed by consulting engineer to City of Kelowna and TAC standards.
- c.) A single access to development from proposed lane way intersection will be required.

**7. Road Dedication and Subdivision Requirements**

- (a) Grant Statutory Rights Of Way if required for utility services.
- (b) 9.0m road dedication for North west property line to extend lane access to 151 Adams road
- (c) If any road dedication or closure affects lands encumbered by a Utility right-of-way (such as Hydro, Telus, Gas, etc.) please obtain the approval of the utility. Any works required by the utility as a consequence of the road dedication or closure must be incorporated in the construction drawings submitted to the City's Development Manager.

**8. Power and Telecommunication Services**

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

**9. Design and Construction**

- a) Design, construction supervision and inspection of all off-site civil works and site servicing must be performed by a Consulting Civil Engineer and all such work is subject to the approval of the City Engineer. Drawings must conform to City standards and requirements.
- b) Engineering drawing submissions are to be in accordance with the City's "Engineering Drawing Submission Requirements" Policy. Please note the number of sets and drawings required for submissions.
- c) Quality Control and Assurance Plans must be provided in accordance with the Subdivision, Development & Servicing Bylaw No. 7900 (refer to Part 5 and Schedule 3).
- d) A "Consulting Engineering Confirmation Letter" (City document 'C') must be completed prior to submission of any designs.



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

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

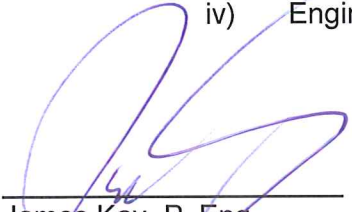
- a) A Servicing Agreement is required for all works and services on City lands in accordance with the Subdivision, Development & Servicing Bylaw No. 7900. The applicant's Engineer, prior to preparation of Servicing Agreements, must provide adequate drawings and estimates for the required works. The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

**11. Other Engineering Comments**

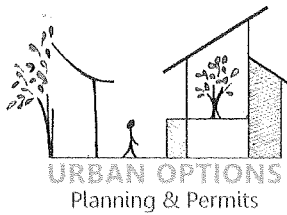
- a) Provide all necessary Statutory Rights-of-Way for any utility corridors required, including those on proposed or existing City Lands.
- b) If any road dedication affects lands encumbered by a Utility right-of-way (such as FortisGas, etc.) please obtain the approval of the utility prior to application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

**12. Charges and Fees**

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



James Kay, P. Eng.  
Development Engineering Manager  
RO



November 10, 2017

**City of Kelowna – Planning Dept.**  
Attn. Trisa Brandt  
1435 Water Street  
Kelowna, BC  
V1Y 1J4



Re: Rezoning/Development Permit at 3976 Highway 97N

Dear Trisa

We are seeking to rezone the property at 3976 Hwy 97N from the P3- Parks and Open Spaces to the I2-General Industrial zone. The proposal is consistent with the parcel's future land use designation and will provide much needed industrial-zoned land. The project triggers a Comprehensive Development Permit due to its' visible highway location. The application will facilitate the construction of an automotive repair shop for Adventure Trucks, a company that specializes in the retrofitting of vehicles for off-road and outdoor uses. Other services provided will include the rental and sales of adventure vehicles such as "Toyota Land Cruiser" outfitted for a unique camping experience.

Although this application seeks to rezone the entire property, only the southern portion of the site is part of the proposed development. The northern portion will be left in its current condition and will be developed under the I2- General Industrial zone at a future time. It is anticipated that a building similar to the one at 151 Adams with multiple tenants will be constructed here.

As seen from the drawings provided, the proposed building has clean lines punctuated with black framed windows and varied mullions. The building material will be a textured concrete with grey finish. Both entrances are clearly identified using a natural wood canopy feature and wood stamped finished columns. Appropriate landscaping at each entrance further enhances these features.

As part of the land negotiations, the Ministry of Transportation (MOTI) has agreed to construct a new lane along the south west side of this parcel to Central Valley Trucking. It has been confirmed that the expected schedule to build the lane is in the spring of 2018. The service entrance and bay doors of the planned building face the rear of the site and all access will be

taken from the newly constructed lane. We are in discussions with the MOTi representative to ensure our development plans seamlessly coordinate with their construction plans.

The signs planned for the site meet the requirements of the Sign Bylaw 8235. Back-lit fascia signs are proposed for the east and south elevation. A small identification sign directing customers to the front door is planned in the north-west corner landscape element. Finally, a pylon sign is proposed along the Highway 97 frontage which will have space for this business and any future business when the remainder of the site is developed. Lighting is provided through pot lights in the entrance canopies and spot lights highlighting unique landscape features while also adhering to CEPTD principals.

The landscape plan was developed to enhance the building with columnar trees planned along the front, facing the highway. A picnic area for employees is shaded with a serviceberry tree which has a lovely white flower in the spring. The perimeter of the developed site has a landscape buffer comprising of a drought tolerant mixture of groundcovers and perennials with three feature trees in the highway boulevard.

A landscaped display area using a mixture of berms, boulders and low maintenance shrubs is planned for the front of the building. We believe that this is an attractive way to showcase some of the vehicles in a natural looking environment. The turf area has been kept small to reduce the water consumption in line with the directives of the Official Community Plan. The Ministry of Transportation has confirmed that they have no requirements for the new boulevard on the parcel's east side and once the highway work is completed they will install a gravel or grass border.

We believe that the proposed land use and building will enhance this section of Highway 97 and compliments the form and character of recent development in the immediate area. The project is aligned with the vision in the Official Community Plan and meets the future land use and many comprehensive Development Permit objectives. We look forward to hearing your feedback about the proposal. Should you have any questions please call or email Birte Decloux directly.

Regards,



Jeremy Kofoed, Adventure Trucks

ATTACHMENT

B

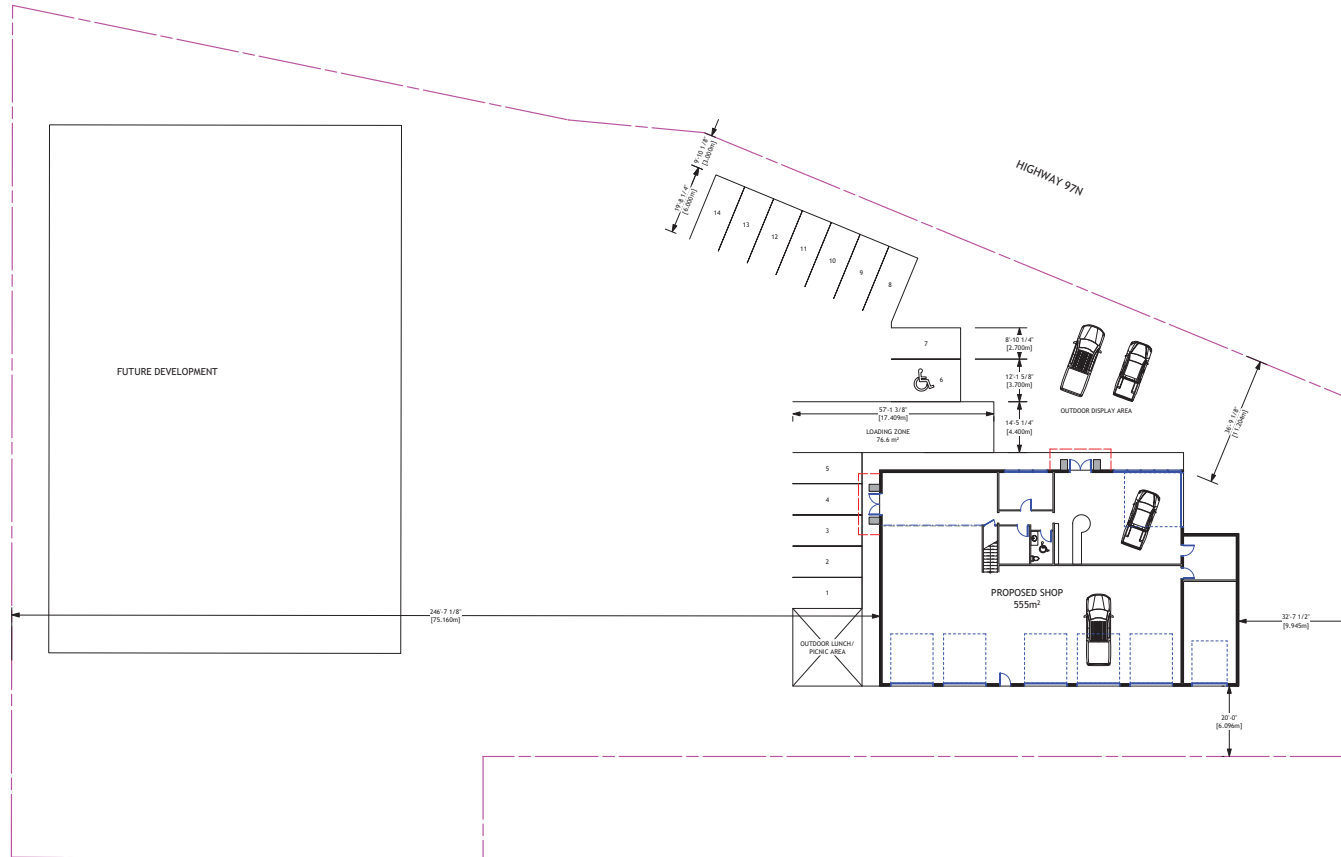
This forms part of application  
# Z17-0112

Planner Initials

EW

City of Kelowna

COMMUNITY PLANNING



1 SITE PLAN  
Scale: 1:200



IHS DESIGN  
1392 MINE HILL DRIVE  
KELOWNA, BC V1P 1S5  
www.ihsdesign.com  
(250) 212-7038

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

PROJECT NORTH

REVISION	DATE	DISCRIPTION

PROJECT

ADVENTURE TRUCKS  
3976 HWY 97 NORTH  
KELOWNA, BC V1X 4J5  
LOT 1 PLAN KAP42910

DRAWING TITLE

SITE PLAN

DATE

SEPTEMBER 13, 2017

DRAWING NUMBER

5

of

5



## Adventure Trucks 3976 Highway 97 North

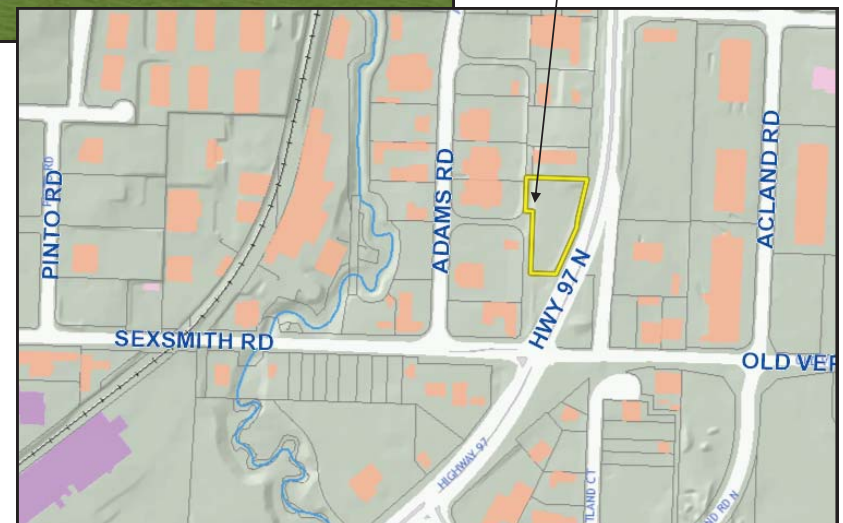
**ATTACHMENT B**

This forms part of application  
# Z17-0112

Planner  
Initials EW



Project Location:



### PROJECT INFORMATION:

Legal: Lot 1, Section 2, Township 23, Plan 42310 except Plan EPP53293, ODYD

Civic Address: 3976 Highway 97 N

Current zone: P3—Parks and Open Space

Proposed zone: I2—General Industrial

Future land use: Industrial

### OWNER INFORMATION:

Sweetwater Management Ltd. Jack Kofoed

Contact: Jeremy Kofoed 250.863.3940

### PROFESSIONAL TEAM:

IHS Design Chris Vickery 250.212.7938

Outland Landscape Architects Kim German 250.868.9270

Urban Options Planning & Permits Birte Decloux 250.575.6707