

# City of Kelowna

## Public Hearing

### AGENDA



Tuesday, April 10, 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 28, 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>Springfield Rd 3054, Z17-0078 (BL11573) - Hyung Ja Eo</b>  | 4 - 10  |
|            | To rezone the subject property from RU1 – Large Lot Housing to RU1c – Large Lot Housing with Carriage House to legalize the existing carriage house.  |         |
| <b>3.2</b> | <b>Richter St 1205-1241, OCP18-0001 (BL11574) &amp; Z18-0003 (BL11575) - 1120797 BC Ltd Inc</b>   | 11 - 43 |
|            | 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 RU6 – Two Dwelling Housing to RM6 – High Rise Apartment Housing to facilitate the construction of an apartment building. |         |
| <b>3.3</b> | <b>South Ridge Dr 5008, Z17-0114 (BL11576) - Emil Anderson Construction Co. Ltd</b>   | 44 - 49 |
|            | To rezone the subject property from C1 – Local Commercial to C2 – Neighbourhood Commercial.   |         |

### 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:** March 12, 2018

**RIM No.** 1250-30

**To:** City Manager

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

**Application:** Z17-0078 **Owner:** Hyung Ja Eo

**Address:** 3054 Springfield Road **Applicant:** Urban Options Planning & Permits

**Subject:** Rezoning Application

Existing OCP Designation: S2RES – Single/Two Unit Residential

Existing Zone: RU1 – Large Lot Housing

Proposed Zone: RU1c – Large Lot Housing with Carriage House

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## 1.0 Recommendation

THAT Rezoning Application No. Z17-0078 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 171, Section 23, Township 26, ODYD, Plan 22418, 3054 Springfield Rd, Kelowna, BC, from the RU1 – Large Lot Housing zone to the RU1c – Large Lot Housing with Carriage House zone be considered by Council;

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

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 12, 2018.

## 2.0 Purpose

To rezone the subject property from RU1 – Large Lot Housing to RU1c – Large Lot Housing with Carriage House to legalize the existing carriage house.

## 3.0 Community Planning

Community Planning supports the proposed rezoning from RU1 – Large Lot Housing to RU1 c – Large Lot Housing with Carriage House to legalize the existing carriage house. Legalizing the carriage house will close an open bylaw file bring the property into conformity.



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

Should Council support the proposed rezoning, the applicant would be required to take out a Building Permit to ensure the existing carriage house meets BC Building Code and to alter the existing carport in order to provide required parking for the carriage house.

#### **4.0 Proposal**

##### **4.1 Background**

The subject property was discovered to have an illegal suite and an illegal carriage house in June 2017. Bylaw enforcement required the applicant to decommission or legalize one or the other of the illegal dwellings. The applicant has applied for a decommissioning permit for the existing suite and has applied to rezone the subject property to legalize the carriage house.

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

The existing single storey carriage house is located in the rear of the yard and does not contain a garage or carport component. The applicant will provide modifications to the existing carport and fence to provide required parking in the rear yard as there is no rear lane and parking in the front yard setback is not supported in this location. There are no variances contemplated with this application.

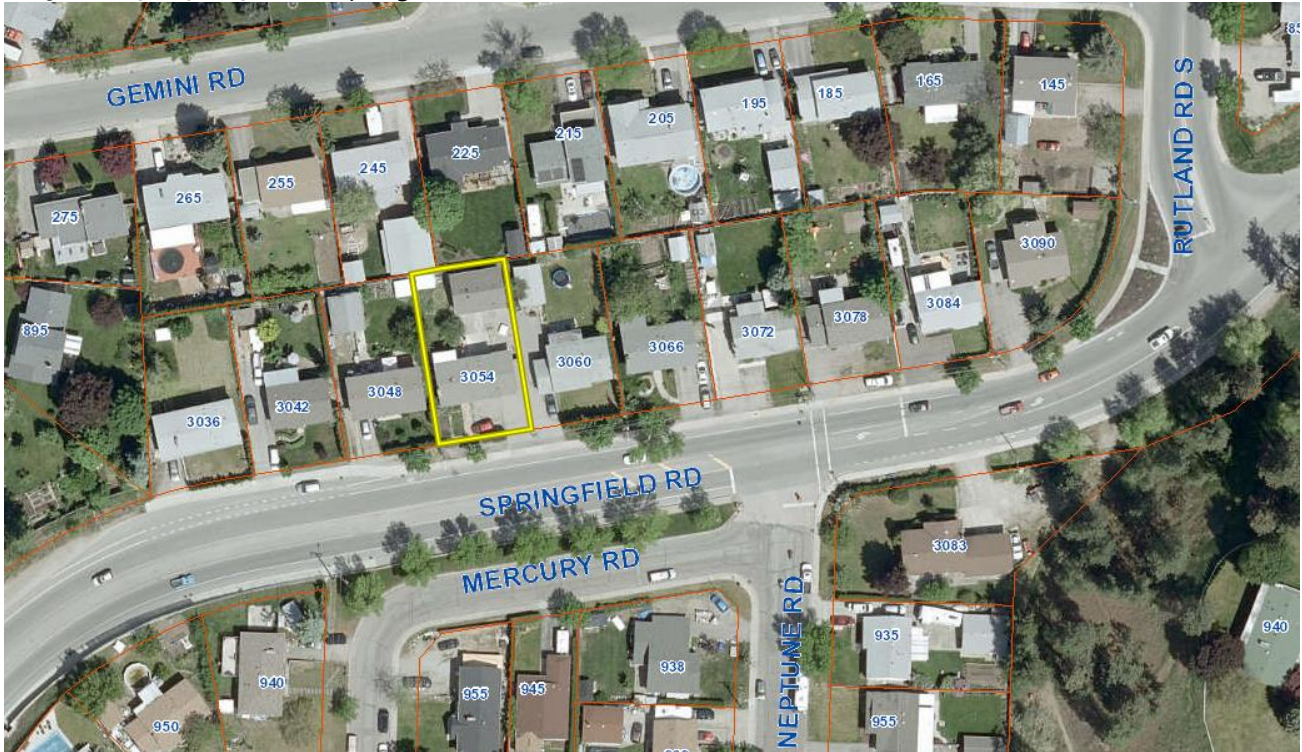
##### **4.3 Site Context**

The subject property is located on the north side of Springfield Road near Rutland Road S. It has a walk score of 30 which means it is a car dependent location.

Specifically, adjacent land uses are as follows:

<b>Orientation</b>	<b>Zoning</b>	<b>Land Use</b>
North	RU1 – Large Lot Housing	Single Family Dwelling
East	RU1 – Large Lot Housing	Single Family Dwelling
South	RU2 – Medium Lot Housing	Single Family Dwelling
West	RU1 – Large Lot Housing	Single Family Dwelling

**Subject Property Map: 3054 Springfield Road**



**5.0 Current Development Policies**

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

**Development Process**

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

**6.0 Technical Comments**

**6.1 Building & Permitting Department**

A full plan check will be done at time of Building Permit.

**6.2 Development Engineering Department**

Please see Schedule "A" attached to the Report from Community Planning dated March 12, 2018.

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

## **7.0 Application Chronology**

Date of Application Received: August 1, 2017  
Date Public Consultation Completed: February 13, 2018

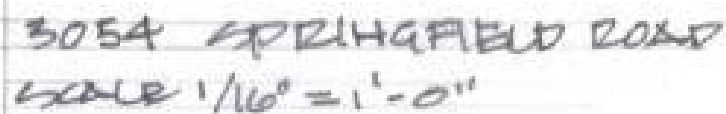
**Report prepared by:** Trisa Atwood, Planner II

**Reviewed by:** Adam Cseke, Planner Specialist Urban Planning

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

### **Attachments:**

Site Plan  
Site Photos  
Schedule "A": Development Engineering Memorandum





3054 Springfield Road  
Current conditions





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## CITY OF KELOWNA

# MEMORANDUM

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**Date:** ~~August 31, 2017~~ September 13, 2017  
**File No.:** Z17-0078 Revision  
**To:** Community Planning (TB)  
**From:** Development Engineering Manager (JK)  
**Subject:** 3054 Springfield Rd Lot 171 Plan 22418 RU1 to RU1c Carriage House

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

1. Domestic Water and Fire Protection

Our records indicate that this property is currently serviced by RWD. No additional services required.

2. Sanitary Sewer

Our records indicate that this property is currently serviced with a 100mm-diameter sanitary sewer service. An IC is required to be installed by City crews. A 3<sup>rd</sup> party work order (obtained from City Yards) will be required to be filled out prior to installation.

3. Development Permit and Site Related Issues

Direct the roof drains onto splash pads.

Maximum one (1) driveway access per fronting road as per bylaw. Parking to accommodate exit onto Springfield without reversing onto street. *Parking in front yard does not meet safety requirements due to the location on a collector road on a hill (visual safety concerns).*

4. Electric Power and Telecommunication Services

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



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James Kay, P. Eng.  
Development Engineering Manager

AM

# REPORT TO COUNCIL



**Date:** March 19, 2018

**RIM No.** 1250-30

**To:** City Manager

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

**Application:** OCP18-0001 Z18-0003      **Owners:** 1120797 BC Ltd. Inc. No.

**Addresses:** 1205-1241 Richter Street      **Applicant:** Leonard Kerkhoff

**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:      RU6 – Two Dwelling Housing

Proposed Zone:      RM6 – High Rise Apartment Housing

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## 1.0 Recommendation

THAT Official Community Plan Map Amendment Application No. OCP18-0001 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 8 District Lot 138 ODYD Plan 1039, located at 1241 Richter Street, Kelowna, BC
2. Lot 9 District Lot 138 ODYD Plan 1039, located at 1235 Richter Street, Kelowna, BC
3. Lot 10 District Lot 138 ODYD Plan 1039, located at 1229 Richter Street, Kelowna, BC
4. Lot 11 District Lot 138 ODYD Plan 1039, located at 1223 Richter Street, Kelowna, BC
5. Lot 12 District Lot 138 ODYD Plan 1039, located at 1215 Richter Street, Kelowna, BC
6. Lot 13 District Lot 138 ODYD Plan 1039, located at 1205 Richter Street, 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 March 12, 2018;

THAT Rezoning Application No. Z18-0003 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of each of the following parcels:

1. Lot 8 District Lot 138 ODYD Plan 1039, located at 1241 Richter Street, Kelowna, BC
2. Lot 9 District Lot 138 ODYD Plan 1039, located at 1235 Richter Street, Kelowna, BC
3. Lot 10 District Lot 138 ODYD Plan 1039, located at 1229 Richter Street, Kelowna, BC
4. Lot 11 District Lot 138 ODYD Plan 1039, located at 1223 Richter Street, Kelowna, BC
5. Lot 12 District Lot 138 ODYD Plan 1039, located at 1215 Richter Street, Kelowna, BC
6. Lot 13 District Lot 138 ODYD Plan 1039, located at 1205 Richter Street, Kelowna, BC

from the RU6 – Two Dwelling 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 Attachment “A” attached to the Report from the Community Planning Department dated March 12, 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 and a land use restriction covenant 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 RU6 – Two Dwelling Housing to RM6 – High Rise Apartment Housing to facilitate the construction of an apartment building.

## **3.0 Community Planning**

The subject properties are located on the edge of the ‘City Centre’ Urban Centre at Clement Ave and Richter St. 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 86 (Very Walkable – most errands can be accomplished on foot) and the Transit Score is 45 (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 other five and six storey developments in the application stage.

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 1.88. 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 1.88 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 are



supportive of achieving significant density in close proximity to downtown especially when an entire block is assembled and comprehensively developed. The 2012 Housing Strategy called for zoning bylaw amendments to allow buildings up to 6 storeys in height and the associated density increase in consideration of the building code allowing six storey wood frame buildings. Due to high file volumes, Staff have not been able to bring the necessary text amendments to Council for consideration.

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 29, 2018 at the Rotary Centre for the Arts from 6:00pm to 8:00pm. The applicant also completed the neighbourhood notification process by contacting all properties within 50m of the subject properties.

#### **4.0 Proposal**

##### **4.1 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 in the surrounding neighbourhood, the applicant will register a height restricting covenant to six (6) storeys prior to final adoption of zoning.

Staff are tracking two variances with the applicant's proposal. The first variance is to reduce the building setbacks and the second variance is to increase the site coverage variance. These variances are requested in order to accommodate the above ground parkade structure.

Should Council support the OCP Amendment and Rezoning bylaws, staff will bring forward a detailed report evaluating the design guidelines for the Development Permit and the overall merits of the Development Variance Permit for Council's consideration.

##### **4.2 Site Context**

The subject properties are located just outside the 'City Centre' Urban Centre on the south side of Clement Ave. The six lots have a combined area of 2,965m<sup>2</sup> in a neighbourhood with a mix of residential, industrial, 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 I2 – General Industrial	RCMP Building Vacant Land
East	RU2 – Medium Lot Housing	Residential
South	RU6 – Two Dwelling Housing	Residential
West	RU6 – Two Dwelling Housing	Residential



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 Attachment 'A', memorandum dated November 21, 2017.

### 6.3 Fire Department

- No comments related to zoning.

## 7.0 Application Chronology

Date of Application Received: January 9, 2018

Date Public Consultation Completed: January 29, 2018

<b>Report prepared by:</b>	Adam Cseke, Planner Specialist
<b>Reviewed by:</b>	Terry Barton, Urban Planning Manager
<b>Approved for Inclusion:</b>	Ryan Smith, Community Planning Department Manager

### Attachments:

Attachment 'A' – Development Engineering Memorandum dated November 21, 2017

Schedule 'A & B' – Site Plan and Conceptual Renderings

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

**MEMORANDUM**

**Date:** January 19, 2018  
**File No.:** Z18-0003

**To:** Community Planning (AC)

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

**Subject:** 1205-1241 Richter Street RU6 to RM6

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) Provide corner rounding or truncation dedication of 10m radius at Clement Ave and Richter Street.
- b) Lot consolidation.
- c) Access to the development should be via Laneway from Coronation Ave.
- d) All access points should be designed to the SS-C7 standard with a continuous sidewalk at property line.

**.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 (6). Only one service will be permitted to the site or per property. 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 (6) 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 include curb and gutter, separate sidewalk, piped storm drainage system, road works, landscaped boulevard complete with underground irrigation system, street lights, treed middle median and left turn bays. A one-time cash payment in lieu of construction must be collected from the applicant for future construction by the City. The cash-in-lieu amount is determined to be **\$59,557.41** not including utility service cost.
- b) Richter Street is designated an urban arterial road. Frontage improvements required include curb and gutter, separate sidewalk, piped storm drainage system, road works, left turn bays, landscaped boulevard complete with underground irrigation system, and street lights, traffic signal upgrades and re-location or adjustment of existing utility appurtenances if required to accommodate the upgrading. A modified SS-R6 cross section will be used and provided at the time of design.
- c) Coronation Ave is designated an urban collector road. Frontage improvements required include curb and gutter, separate sidewalk, piped storm drainage system, road works, landscaped boulevard complete with underground irrigation system, and street lights, and re-location or adjustment of existing utility appurtenances if required to accommodate the upgrading. A SS-R5 cross section will be used and provided at the time of design.
- d) The existing north portion of the north-south lane will be closed to Clement Ave. This section of laneway will remain as a utility corridor, walkway, and a Storm Drainage ROW. Construction of a walkway will be required for this section of laneway. All vehicle movement will access the development from Coronation Ave.
- e) Provide a Street Sign, Markings and Traffic Control Devices c/w traffic intersection controls and timing design drawings for review and costing. At this time the development will be responsible for the design and





construction of the traffic signal in the Southeast Corner of the Richter Clement intersection.

- f) Landscaped boulevards, complete with underground irrigation design drawing as per bylaw, is required on Clement Ave, Coronation & Richter Street.

#### **.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.
- 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) Remove 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.

## **.12) 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

## **.13) Bonding and Cash-in-lieu Summary**

- a) Cash-in-lieu
  - i) General Requirements
 

1. Traffic Signal Upgrades	<b>\$150,000.00</b>
2. Clement Improvements	<b>\$59,557.41</b>
- b) Bonding
  - i) General Requirements
 

1. Laneway Improvements	<b>\$ TBD</b>
2. Richter Street Improvements	<b>\$ TBD</b>
3. Coronation Ave Improvements	<b>\$ TBD</b>

## **.14) 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.
- c) Engineering and Inspection Fee: 3.5% of construction value (plus GST)

James Kay, P.Eng.  
Development Engineering Manager

JA





# SCHEDULE A & B

This forms part of application

# Z18-0003

Planner  
Initials

AC

City of  
**Kelowna**  
COMMUNITY PLANNING



**NORTHWEST CORNER VIEW**  
SCALE: N.T.S.

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2017-11-24  
ISSUED FOR R2DP  
2017-10-30  
ISSUED FOR OWNER REVIEW  
2017-08-12  
ISSUED FOR PLANNING REVIEW  
REVISIONS  
CONSULTANT

CLIENT  
**KERKOFF DEVELOPMENT LTD.**

PROJECT  
**MULTI-FAMILY RESIDENTIAL DEVELOPMENT**

1205,1215,1225,1229,1235, 1241  
RICHTER STREET, KELOWNA, BC

DRAWING TITLE

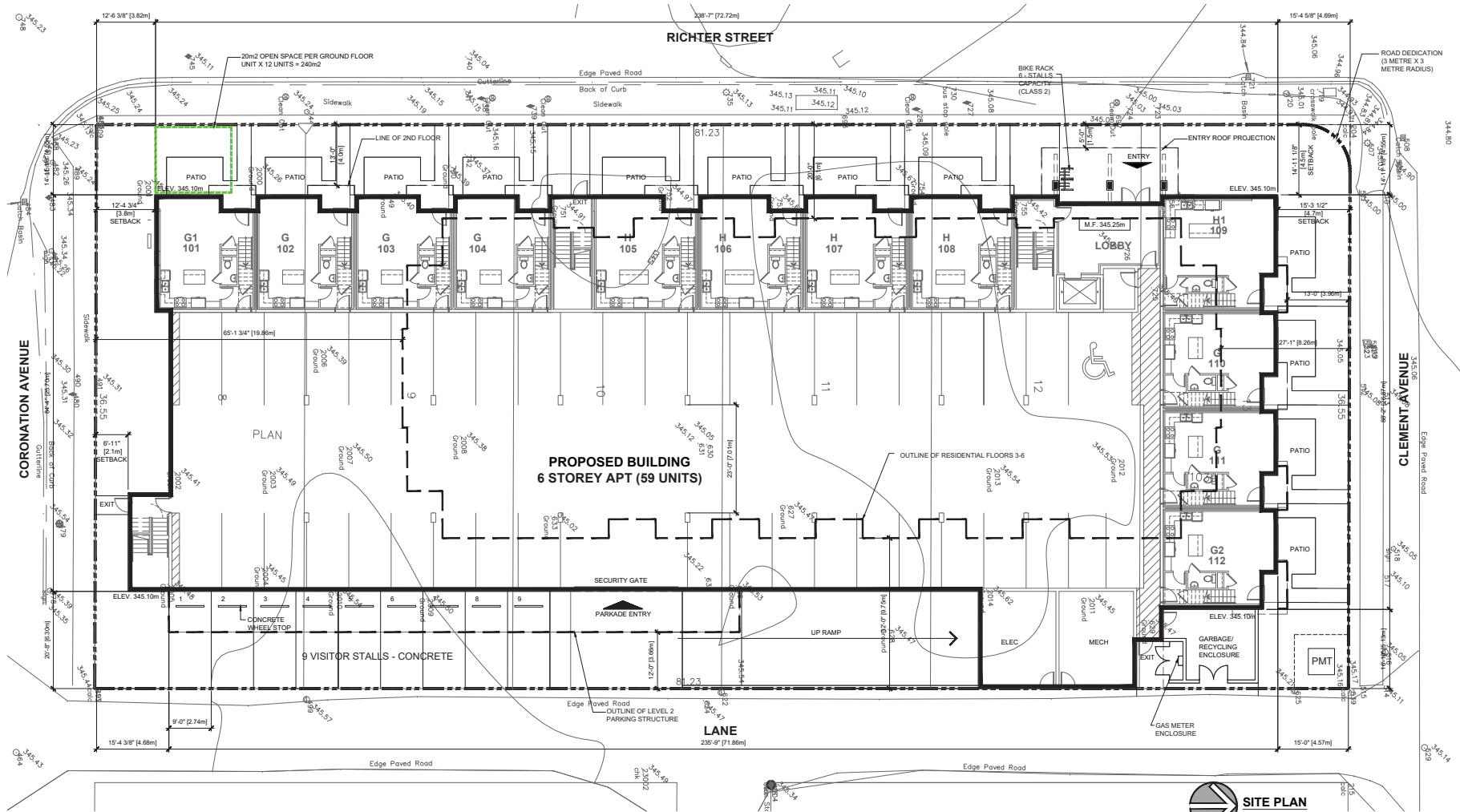
RENDERING

DATE 2017.10.24 FILE NO.  
DWN. KS  
CHK. CH **1708**

SEAL  
SHEET NO.

**DP-0.0A**





## SITE RECONCILIATION

**CIVIC ADDRESS:** 1205, 1215, 1223, 1229, 1241 Richter Street, Kelowna, BC

**LEGAL DESCRIPTION:** LOTS 8, 9, 10, 11, 12, 13, DISTRICT LOT 138 KAP 1039

**ZONE:** EXISTING: RUM  
PROPOSED: RMB

**LOT AREAS:**  
GROSS LOT AREA: 31,911 m² / 2,964.6 m²  
NET LOT AREA: 0.73 ac / 0.296 ha

**ROAD DEDICATION:** 20.789 m / 1.93 m²  
(CORNER RADIUS)  
NET LOT AREA: 0.73 ac / 0.296 ha

**DENSITY (FLOOR AREA RATIO):**  
ALLOWABLE: 1.5 - 2.0 (RMB)

**PROPOSED:** 5,562 m² / 2,962.7 m² = 1.88  
(BASED ON RESIDENTIAL FLOOR AREA)

**NUMBER OF UNITS:** 59 (39 - 2 BED + 20 - 1 BED)

**LOT COVERAGE:** ALLOWABLE: 50%

**PROPOSED:** 69.51% = 2,057.8 m² / 2,962.7 m² - LEVELS 1 & 2 - (INCL. PARKADE)  
39.6% = 1,172.0 m² / 2,962.7 m² - LEVELS 3 - 6 - (RES. ONLY)

**MAXIMUM HEIGHT:** ALLOWABLE: LESSER OF 55.0m OR 16.0 STOREYS

**PROPOSED:** 6 STOREYS (APPROX 19.7m) ROOF ELEV AT APPROX. 364.95m

**SETBACKS:**

	MINIMUM: RECD	PROPOSED: (LEVEL 1-2)	PROPOSED: (LEVEL 3-6)
SOUTH (CORONATION)	6.0m	2.1m / 3.8m	17.8m
NORTH (CLEMENT)	6.0m	3.9m	7.2m
EAST (LANE)	9.0m	0.0m / 5.2m	9.7m
WEST (RICHTER)	6.0m	4.0m	6.1m

**PARKING REQUIREMENTS:**

**RESIDENTS PARKING:**  
REQUIRED: 39 (2 BED) UNITS x 1.5 = 58.5 CARS  
20 (1 BED) UNITS x 1.25 = 25 CARS  
TOTAL = 84 CARS  
PROVIDED: 84 CARS (42 ON LEVEL 1 & 42 ON LEVEL 2)

**VISITOR PARKING:**  
REQUIRED: 59 UNITS x 0.14 = 8.4 CARS = 9 CARS  
PROVIDED: 9 CARS AT LANE

**BICYCLE PARKING:**  
CLASS I REQ'D: 59 UNITS x 0.5 = 30 SPACES  
CLASS II REQ'D: 59 UNITS x 0.1 = 6 SPACES  
CLASS III PROVIDED: 6 SPACES IN RACK AT LOBBY

**RESIDENTIAL SUMMARY:**

LEVEL	UNITS	7,152 SF
LEVEL 1 =	12 UNITS	7,152 SF
LEVEL 2 =	0 UNITS	7,152 SF
LEVEL 3 =	12 UNITS	11,556 SF
LEVEL 4 =	12 UNITS	11,556 SF
LEVEL 5 =	12 UNITS	11,556 SF
LEVEL 6 =	11 UNITS	10,947 SF
<b>TOTAL =</b>	<b>59 UNITS</b>	<b>60,106 SF (5,562 m²)</b>

**GROSS RESIDENTIAL FLOOR AREA:**

39 (2 BED) UNITS x 18.0m² = 702m²  
20 (1 BED) UNITS x 12.0m² = 240m²  
TOTAL = 942m²

**PRIVATE OPEN SPACE:**  
REQUIRED: 240 m² (LEVEL 1 OUTDOOR)  
776 m² (LEVEL 3 OUTDOOR)  
51 m² (LEVEL 3 INDOOR)  
1,067 m² TOTAL



**SITE PLAN**  
SCALE: 1"=10'-0"

UNIT SUMMARY										
UNIT TYPE	1ST FL.	2ND FL.	3RD FL.	4TH FL.	5TH FL.	6TH FL.	TOTAL	UNIT AREA	TOTAL AREA	
A 1 BED 1BA	0	0	5	5	5	5	20	641	sq. ft.	12,820
B 2 BED 2 BA	0	0	3	3	3	3	12	895	sq. ft.	10,740
C 2 BED 2 BA	0	0	1	3	3	1	8	839	sq. ft.	7,512
D 2 BED 2 BA	0	0	1	1	1	1	4	876	sq. ft.	3,504
E 2 BED 1 BA	0	0	2	0	0	0	2	747	sq. ft.	1,494
F 2 BED 1 BA	0	0	0	0	0	1	1	1,159	sq. ft.	1,159
G 2 BED 1 BA	5	0	0	0	0	0	5	1,049	sq. ft.	5,245
G1 2 BED 1 BA	1	0	0	0	0	0	1	1,074	sq. ft.	1,074
G2 2 BED 1 BA	1	0	0	0	0	0	1	1,074	sq. ft.	1,074
H 2 BED+DEN 2.5 BA	4	0	0	0	0	0	4	1,122	sq. ft.	4,488
H1 2 BED+DEN 2.5 BA	1	0	0	0	0	0	1	1,231	sq. ft.	1,231
H2 2 BED+DEN 2.5 BA	12	0	12	12	12	11	59	TOTAL	50,341	sq. ft.

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1205, 1215, 1223, 1229, 1235, 1241  
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**SITE PLAN**

DATE: 2017.10.24 FILE NO.  
OWN: KS  
CHK: CH **1708**

SEAL  
SHEET NO.


**DP-0.01**



# SCHEDULE A & B

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# Z18-0003

Planner Initials **AC**



City of  
**Kelowna**  
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**SITE SURVEY**  
SCALE: 1"=10'-0"

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PROJECT	MULTI-FAMILY RESIDENTIAL DEVELOPMENT
	1205,1215,1223,1229,1235, 1241 RICHTER STREET, KELOWNA, BC
DRAWING TITLE	

SITE SURVEY	
DATE	2017.10.24
DWN.	KS
CHK.	CH
FILE NO.	1708

SEAL

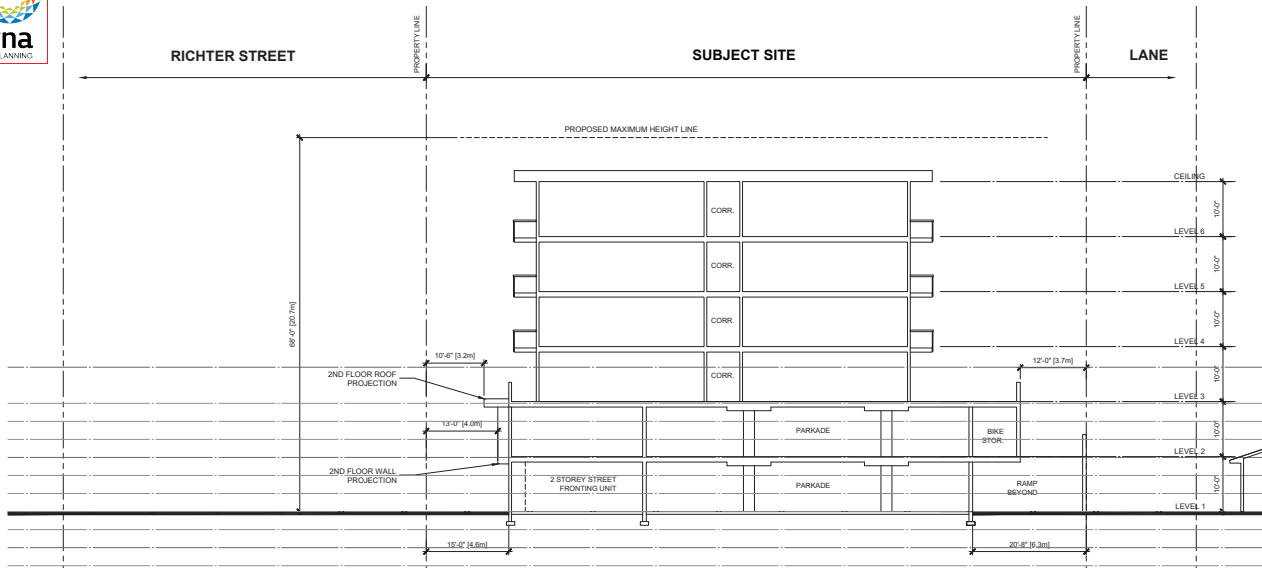
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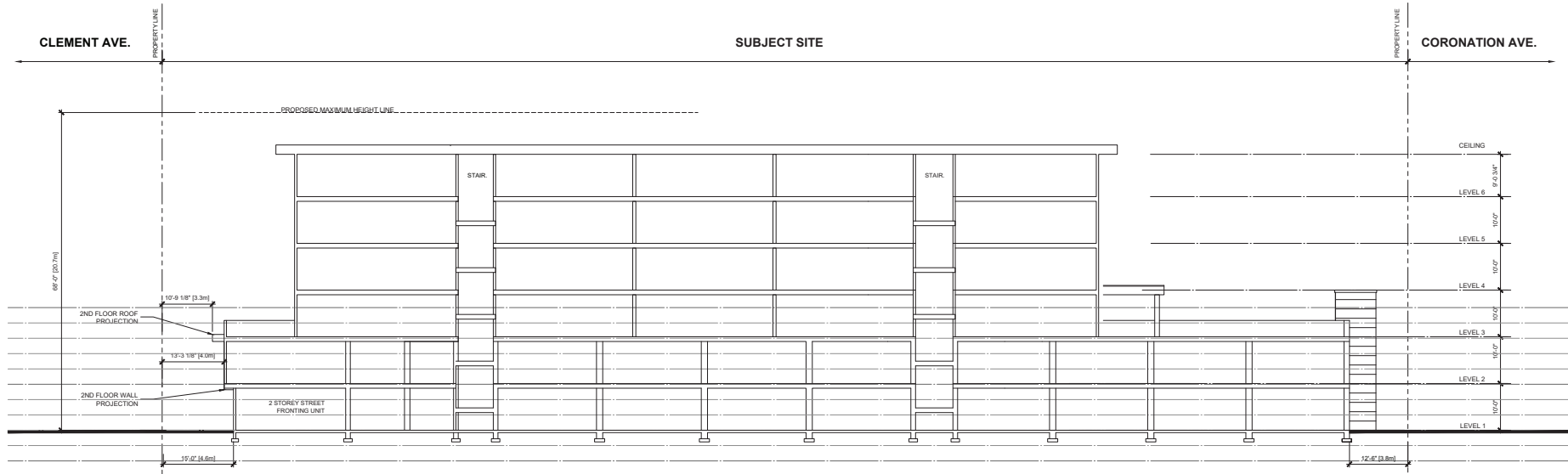
# SCHEDULE A & B

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**A SITE SECTION 'A' (ALONG CORONATION STREET)**  
SCALE: 3/32" = 1'-0"



**A SITE SECTION 'B' (ALONG RICHTER STREET)**  
SCALE: 3/32" = 1'-0"

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RICHTER STREET, KELOWNA, BC

DRAWING TITLE  
**SITE SECTIONS**

DATE: 2017.10.24 FILE NO.  
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CHK: CH **1708**

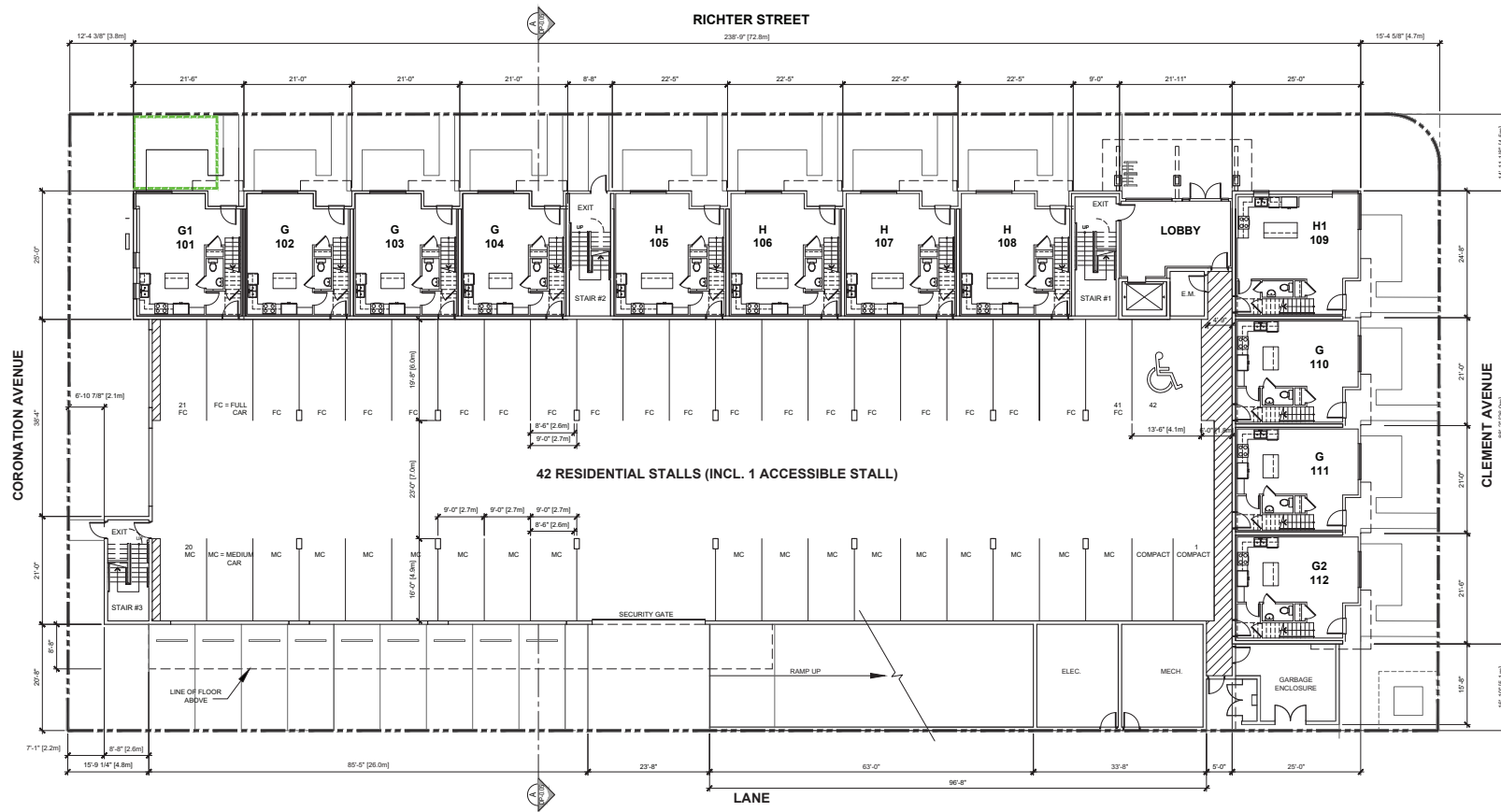
SEAL  
SHEET NO.

**DP-0.03**

# SCHEDULE A & B

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# Z18-0003

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Initials AC



## LEVEL 1 FLOOR PLAN

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

GROSS FLOOR AREA (INCL RESIDENTIAL & PARKING): 20,596 SF  
GROSS RESIDENTIAL FLOOR AREA: 7,152 SF

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DRAWING TITLE  
**LEVEL 1 FLOOR PLAN**

DATE 2017.10.24 FILE NO.  
DWN: KS  
CHK: CH **1708**

SEAL  
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**DP-1.01**

# SCHEDULE A & B

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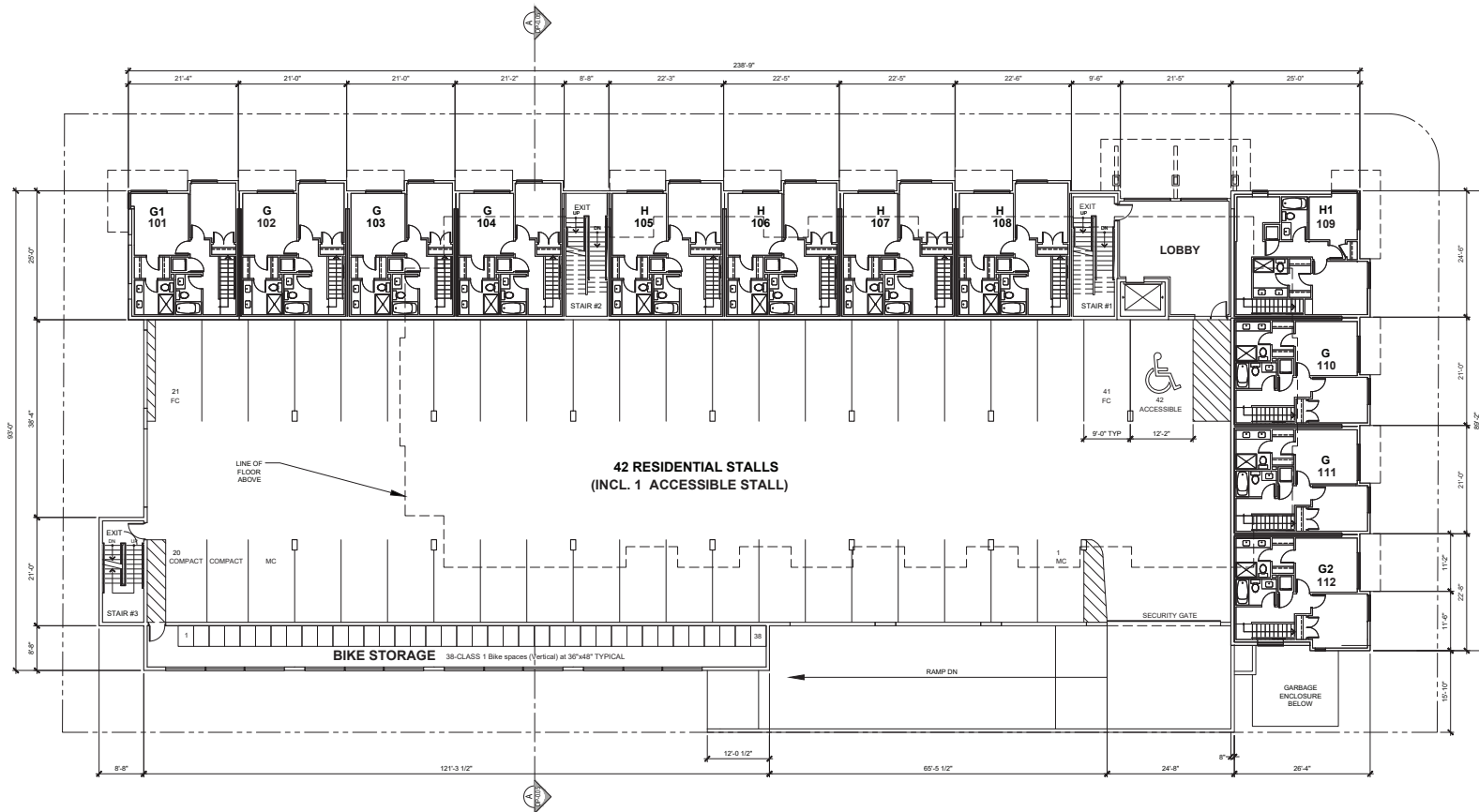
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## LEVEL 2 FLOOR PLAN

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

GROSS FLOOR AREA (INCL RESIDENTIAL & PARKING): 21,456 SF  
GROSS RESIDENTIAL FLOOR AREA: 7,742 SF

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CONSULTANT	

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PROJECT  
MULTI-FAMILY RESIDENTIAL DEVELOPMENT

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RICHTER STREET, KELOWNA, BC

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LEVEL 2  
FLOOR PLAN

DATE 2017.10.24 FILE NO.  
DWN: KS  
CHK: CH 1708

SEAL  
SHEET NO.

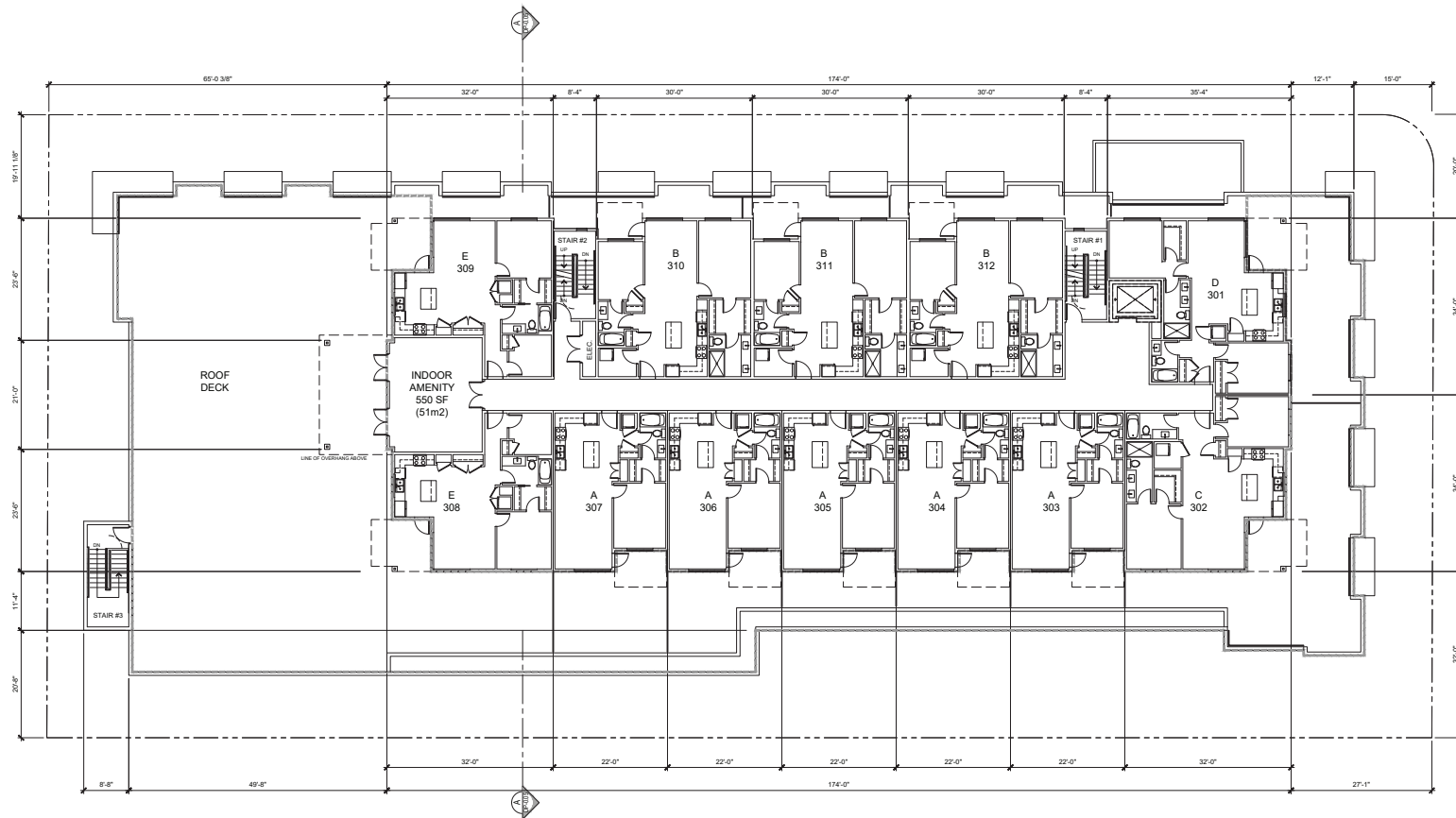
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# SCHEDULE A & B

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# Z18-0003

Planner  
Initials **AC**

City of  
**Kelowna**  
COMMUNITY PLANNING



## LEVEL 3 FLOOR PLAN

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

GROSS RESIDENTIAL FLOOR AREA: 11,555 SF

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CONSULTANT

### CLIENT

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### PROJECT

**MULTI-FAMILY  
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1205, 1215, 1223, 1229, 1235, 1241  
RICHTER STREET, KELOWNA, BC

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**LEVEL 3  
FLOOR PLAN**

DATE: 2017.10.24 FILE NO.

DWN: KS

CHK: CH **1708**

### SEAL

SHEET NO.

**DP-1.03**



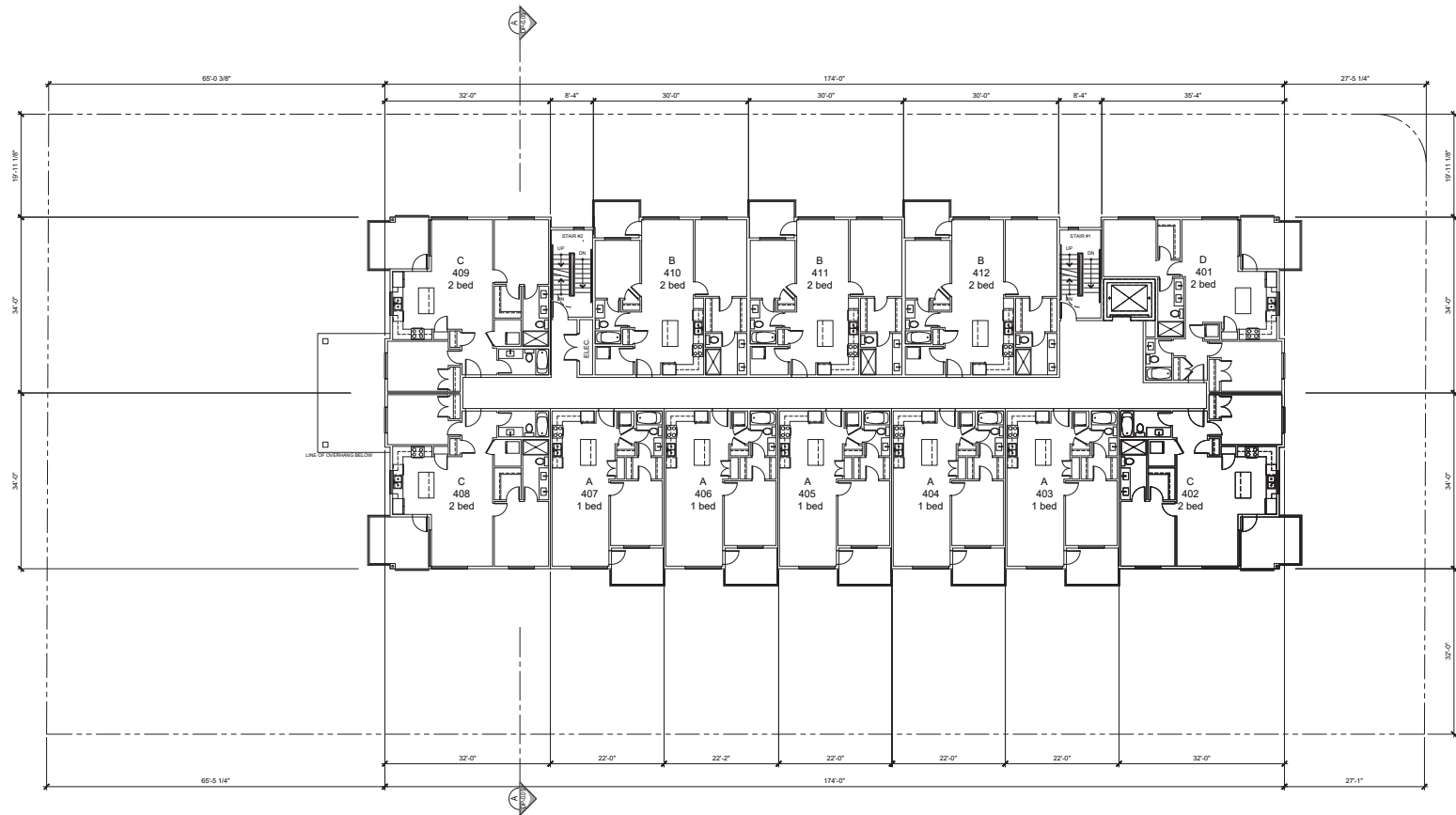
# SCHEDULE A & B

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# Z18-0003

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**City of Kelowna**  
COMMUNITY PLANNING



**LEVEL 4 FLOOR PLAN**  
SCALE: 3/32" = 1'-0"

GROSS RESIDENTIAL FLOOR AREA: 11,555 SF

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**LEVEL 4 FLOOR PLAN**

DATE	2017.10.24	FILE NO.
DWN.	KS	
CHK.	CH	<b>1708</b>

SEAL  
SHEET NO.

**DP-1.04**

# SCHEDULE A & B

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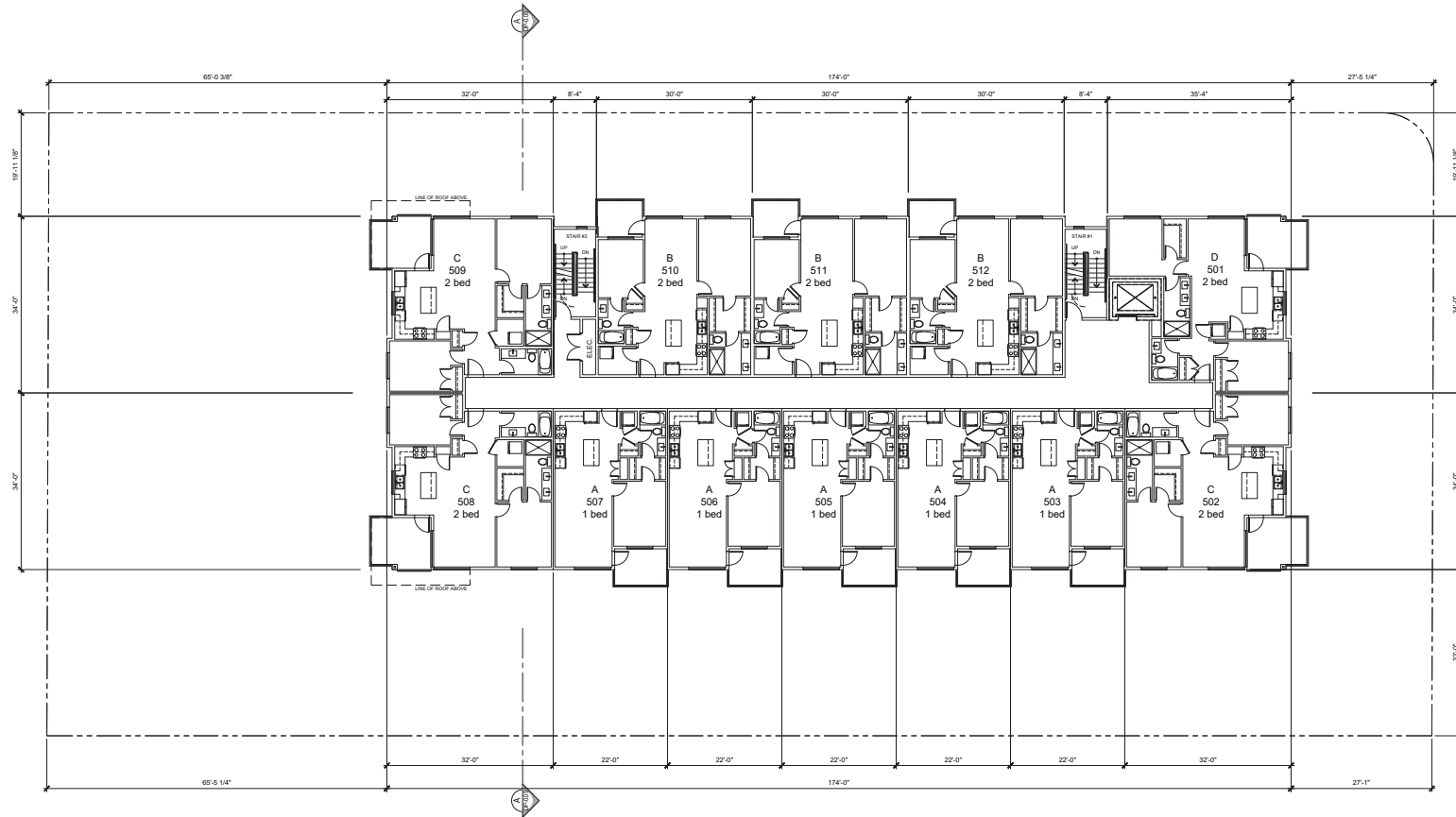
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## LEVEL 5 FLOOR PLAN

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

GROSS RESIDENTIAL FLOOR AREA: 11,555 SF

2017-11-24	ISSUED FOR R2DP
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**LEVEL 5 FLOOR PLAN**

DATE: 2017.10.24 FILE NO.  
DWN: KS  
CHK: CH **1708**

SEAL  
SHEET NO.

**DP-1.05**

# SCHEDULE

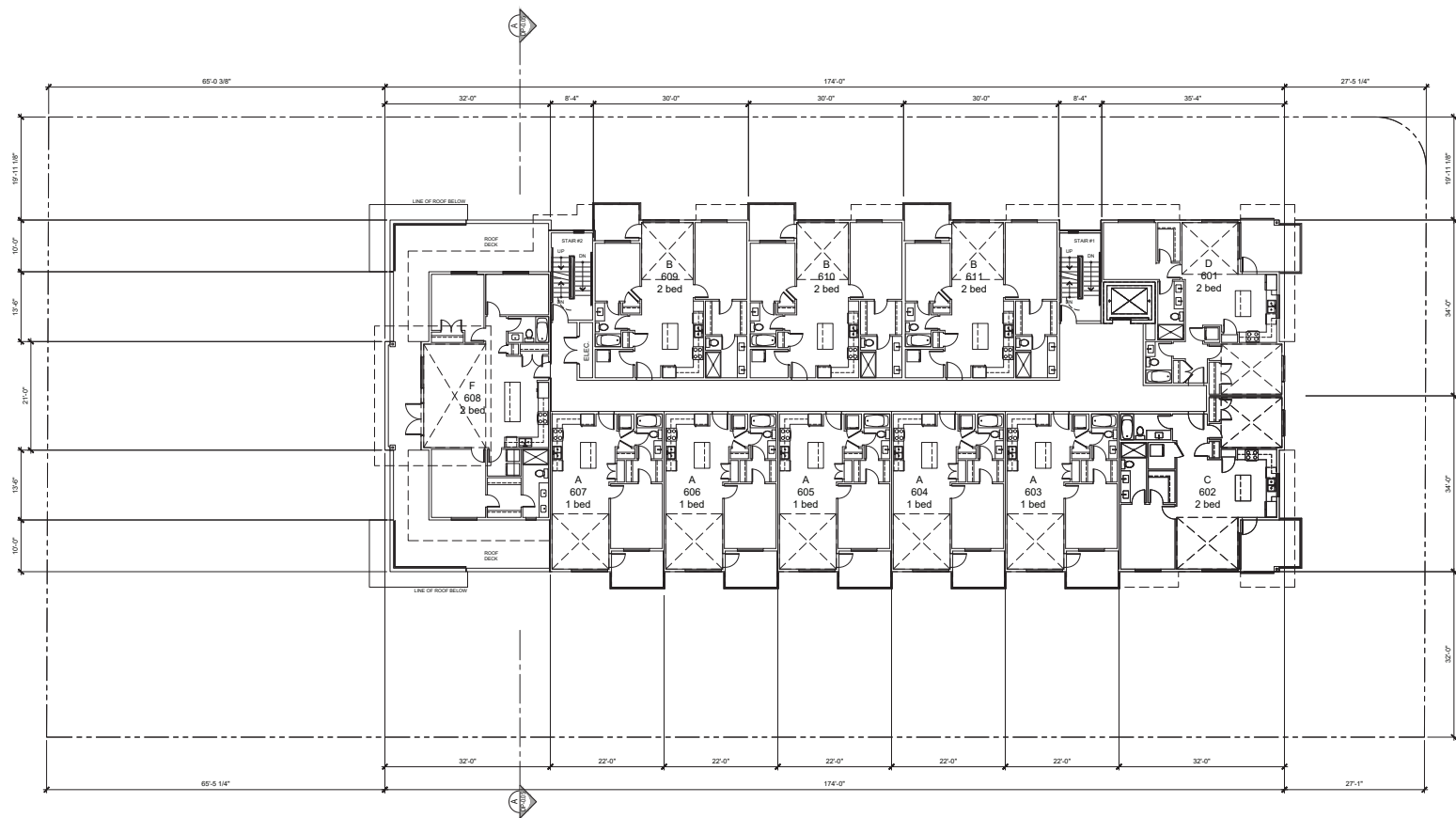
## A & B

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# Z18-0003

Planner Initials AC



City of  
**Kelowna**  
COMMUNITY PLANNING



**LEVEL 6 FLOOR PLAN**  
SCALE: 3/32" = 1'-0"

GROSS RESIDENTIAL FLOOR AREA: 11,555 SF

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**LEVEL 6 FLOOR PLAN**

DATE	2017.10.24	FILE NO.
DWN.	KS	
CHK.	CH	<b>1708</b>

SEAL  
SHEET NO.

**DP-1.06**

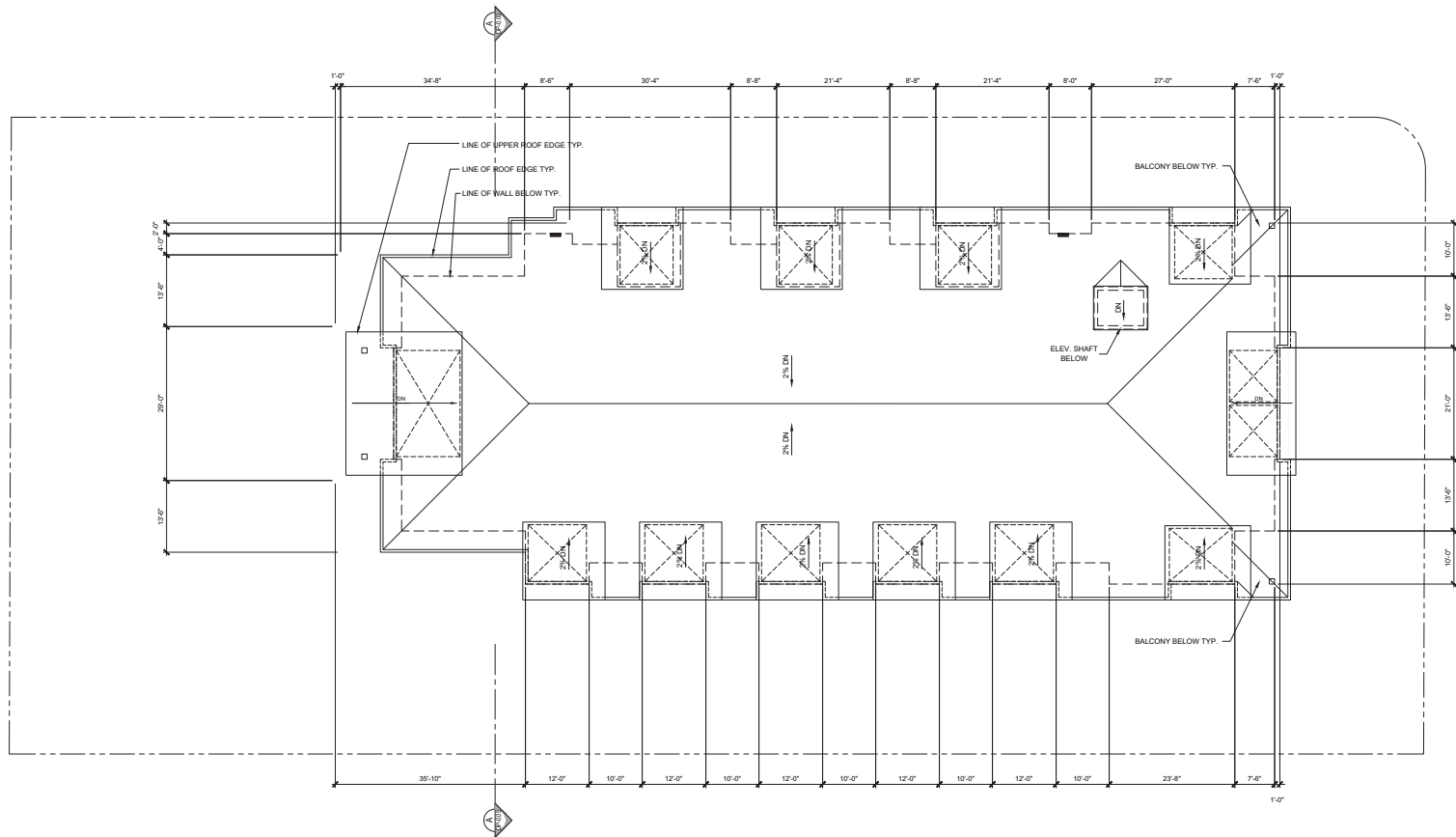
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# Z18-0003



City of  
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Planner  
Initials **AC**



**ROOF PLAN**  
SCALE: 3/32" = 1'-0"

GROSS RESIDENTIAL FLOOR AREA: 11,555 SF

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**MULTI-FAMILY RESIDENTIAL DEVELOPMENT**

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**ROOF PLAN**

DATE	2017.10.24	FILE NO.
DWN.	KS	
CHK.	CH	<b>1708</b>

SEAL  
SHEET NO.

**DP-1.07**

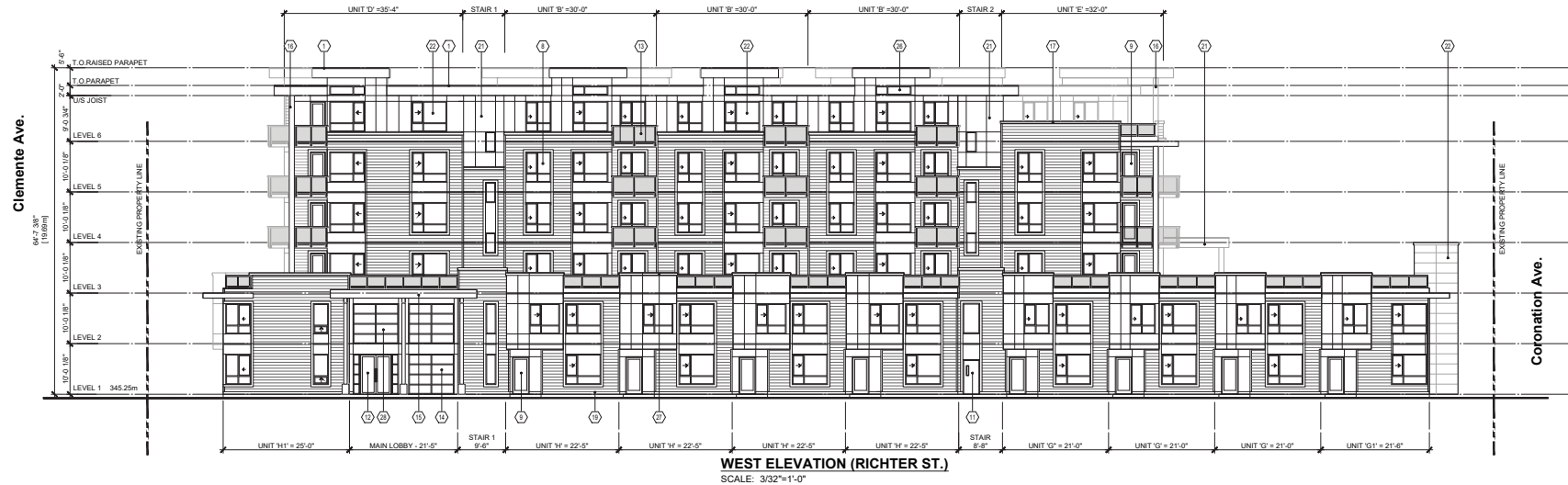
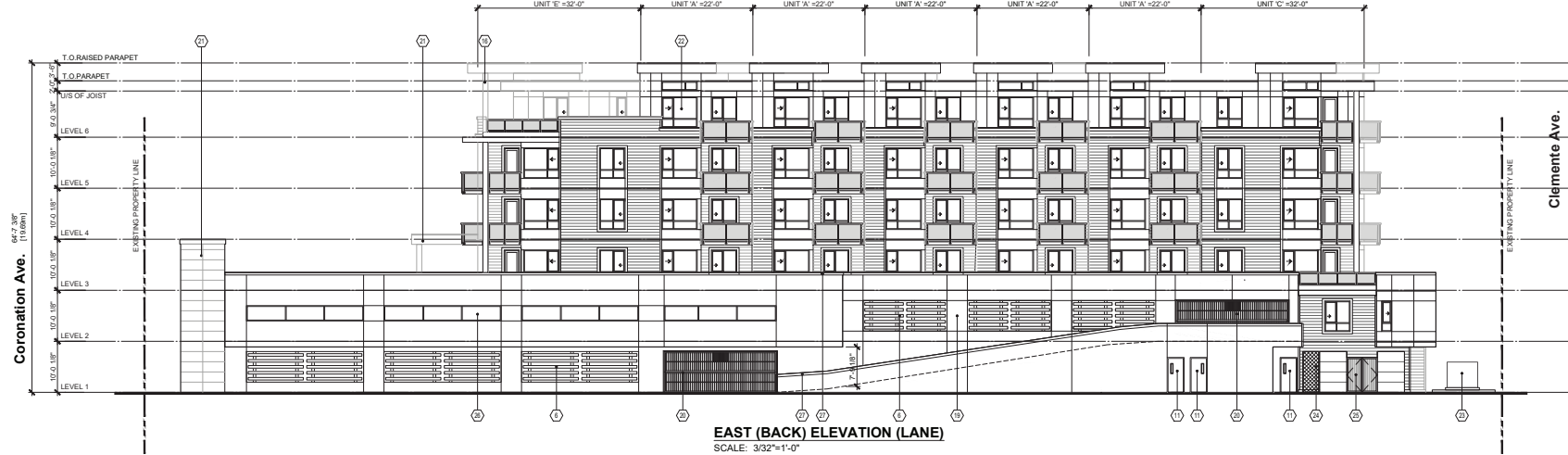
# SCHEDULE A & B

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# Z18-0003

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Photo: November 8, 2017 at 1:12 PM



MATERIAL	COLOUR SCHEME
CEMENT BOARD PANEL SIDING	COBBLESTONE, JAMES HARDIE
CEMENT BOARD HORIZONTAL SIDING	LIGHT MIST, JAMES HARDIE
PANEL SIDING & HARDIE CEMENT BOARD TRIMS	COUNTRY RED
WINDOW FRAMES	HC-106, KENDALL CHARCOAL - BENJAMIN MOORE
ALUMINUM RAILINGS	IRON GREY
	CHARCOAL

## ELEVATION MATERIAL LEGEND

- 1 2x12 PAINTED WOOD FASCIA w/ PREFINISHED METAL FLASHING
- 2 CEMENT BOARD PANEL SIDING
- 3 CEMENT BOARD HORIZONTAL SIDING
- 4 PAINTED 3.5" HARDIE TRIM
- 5 PAINTED 5.5" HARDIE TRIM
- 6 PAINTED 6" HORIZ. METAL SLATS MOUNTED ON 6" STEEL RECT. HOLLOW SECTIONS
- 7 METAL THROUGH WALL FLASHING, PAINTED TO MATCH SIDING

- 8 SEALED DOUBLE GLAZED P.V.C. WINDOW c/w 2x6 WOOD TRIM
- 9 SEALED DOUBLE GLAZED P.V.C. DOOR c/w 2x6 WOOD TRIM
- 10 SEALED DOUBLE GLAZED FRENCH DOOR c/w 2x6 WOOD TRIM
- 11 PAINTED EXTERIOR STEEL DOOR W/ VIEW LITE, PAINTED 2
- 12 ALUMINUM STOREFRONT DOOR/WINDOW SYSTEM
- 13 ALUMINUM AND GLASS RAILING
- 14 6x6" PAINTED ALUM. STOREFRONT WINDOWS

- 15 PAINTED STEEL ENTRY CANOPY
- 16 CEMENT BOARD PANEL ON BUILT-UP WOOD COLUMN c/w CORNER TRIM
- 17 2x10 PAINTED WOOD TRIM c/w PREFINISHED METAL FLASHING
- 18 2x12 PAINTED WOOD TRIM c/w PREFINISHED METAL FLASHING
- 19 PAINTED CONCRETE WALL W/ REINFORC.
- 20 SECURITY GATE
- 21 CEMENT BOARD HORIZONTAL SIDING
- 22 SEALED DOUBLE GLAZED P.V.C. WINDOW

- 23 PAD MOUNTED TRANSFORMER
- 24 CHAIN LINK FENCING FOR GAS METER c/w LOCKABLE GATE
- 25 GARBAGE ENCLOSURE STEEL GATE DOORS W/ LOCK
- 26 PAINTED ALUMINUM WINDOWS
- 27 METAL CAP FLASHING
- 28 6" X 6" HORIZ. WOOD SLATS MOUNTED ON 8" X 6" HEAVY TIMBER COLUMNS

File: 201801\_PlanSet\_V03 - 201801\_PlanSet\_V03.dwg - 10/10/2018 1:12 PM - 1/1/18

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ISSUED FOR PLANNING REVIEW

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PROJECT  
MULTI-FAMILY  
RESIDENTIAL  
DEVELOPMENT

1205,1215,1223,1229,1235, 1241  
RICHTER STREET, KELOWNA, BC  
DRAWING TITLE

## ELEVATIONS

DATE: 2017.10.24 FILE NO.  
DWN: KS  
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SEAL  
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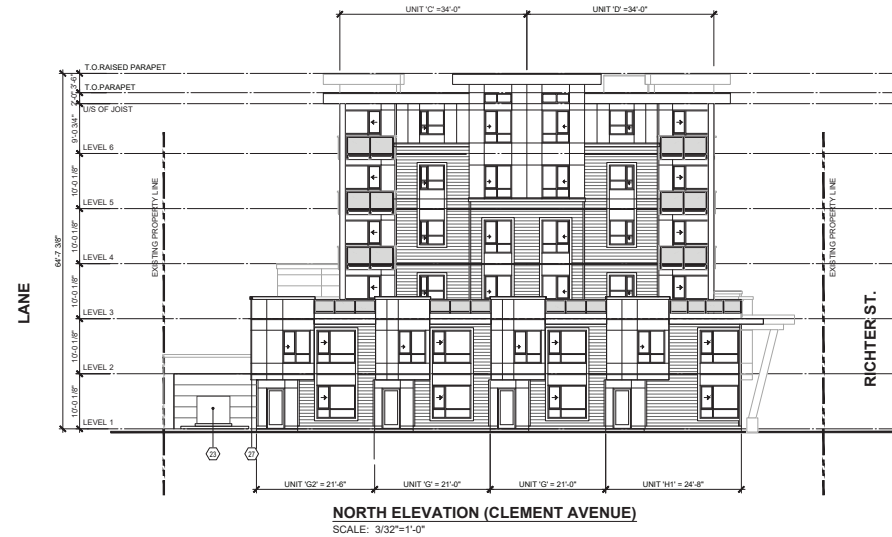
**DP-1.08**

# SCHEDULE A & B

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# Z18-0003

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Initials AC

City of  
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MATERIAL	COLOUR SCHEME
CEMENT BOARD PANEL SIDING	COBLESTONE, JAMES HARDIE
CEMENT BOARD HORIZONTAL SIDING	LIGHT MIST, JAMES HARDIE
PANEL SIDING & HARDIE CEMENT BOARD	COUNTRY RED
TRIMS	HC-166, KENDALL CHARCOAL - BENJAMIN MOORE
WINDOW FRAMES	IRON GREY
ALUMINUM RAILINGS	CHARCOAL

ELEVATION MATERIAL LEGEND
1. 2x12 PAINTED WOOD FASCIA w/ PREFINISHED METAL FLASHING
2. CEMENT BOARD PANEL SIDING
3. CEMENT BOARD HORIZONTAL SIDING
4. PAINTED 5.5" HARDIE TRIM
5. PAINTED 5.5" HARDIE TRIM
6. PAINTED 6" HORIZ. METAL SLATS MOUNTED ON 6" STEEL RECT. HOLLOW SECTIONS
7. METAL THROUGH-WALL FLASHING, PAINTED TO MATCH SIDING

8. SEALED DOUBLE GLAZED P.V.C. WINDOW w/ 2x6 WOOD TRIM
9. SEALED DOUBLE GLAZED P.V.C. DOOR w/ 2x6 WOOD TRIM
10. SEALED DOUBLE GLAZED FRENCH DOOR w/ 2x6 WOOD TRIM
11. PAINTED EXTERIOR STEEL DOOR w/ VIEW LITE, PAINTED 2
12. ALUMINUM STOREFRONT DOOR/WINDOW SYSTEM
13. ALUMINUM AND GLASS RAILING
14. PAINTED ALUM. STOREFRONT WINDOWS

15. PAINTED STEEL ENTRY CANOPY
16. CEMENT BOARD PANEL ON BUILT-UP WOOD COLUMN w/ CORNER TRIM
17. 2x10 PAINTED WOOD TRIM w/ PREFINISHED METAL FLASHING
18. 2x12 PAINTED WOOD TRIM w/ PREFINISHED METAL FLASHING
19. PAINTED CONCRETE WALL w/ REVEALS
20. SECURITY GATE
21. CEMENT BOARD HORIZONTAL SIDING w/ 2" REVEALS
22. SEALED DOUBLE GLAZED P.V.C. WINDOW

23. PAD MOUNTED TRANSFORMER
24. CHAIN LINK FENCING FOR GAS METER w/ LOCKABLE GATE
25. GARBAGE ENCLOSURE STEEL GATE DOORS w/ LOCK
26. PAINTED ALUMINUM WINDOWS
27. METAL CAP FLASHING
28. 6" X 6" HORIZ. WOOD SLATS MOUNTED ON 6" X 6" HEAVY TIMBER COLUMNS

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2017-11-24 ISSUED FOR RZDP
2017-10-30 ISSUED FOR OWNER REVIEW
2017-09-12 ISSUED FOR PLANNING REVIEW

REVISIONS

CONSULTANT

CLIENT  
**KERKOFF DEVELOPMENT LTD.**

PROJECT  
**MULTI-FAMILY RESIDENTIAL DEVELOPMENT**

1205,1215,1223,1229,1235, 1241  
RICHTER STREET, KELOWNA, BC

DRAWING TITLE

**ELEVATIONS**

DATE	2017.10.24	FILE NO.
DWN.	KS	
CHK.	CH	<b>1708</b>

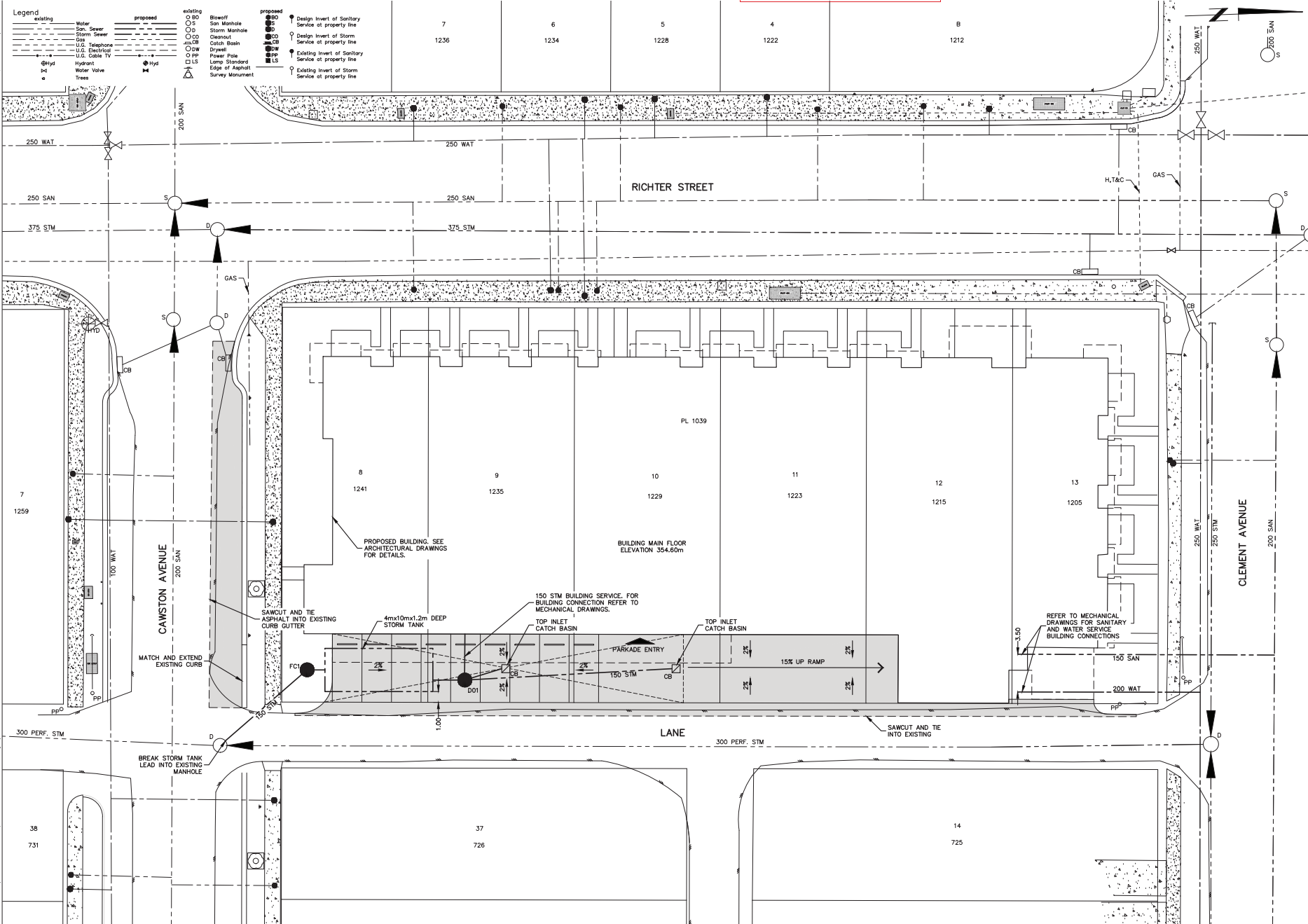
SEAL  
SHEET NO.

**DP-1.09**

# SCHEDULE A & B

This forms part of application  
# Z18-0003

Planner  
Initials AC



# Richter and Clement Multi-Family Residential Development

Issued for Development Permit



van der Zalm + associates inc.  
Civil Engineering  
Urban Design + Landscape Architecture  
Suite 1, 20177 97th Avenue  
Langley, British Columbia  
V1M 4B9  
P 604 882 0024  
F 604 882 0042  
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Sheet List Table	
Sheet Number	Sheet Title
L-01	COVER SHEET
L-02	LEVEL 1 LANDSCAPE PLAN
L-03	LEVEL 1 PLANTING PLAN
L-04	LEVEL 3 LANDSCAPE PLAN
L-05	LEVEL 3 PLANTING PLAN
LD-01	DETAILS
LD-02	DETAILS
LD-03	DETAILS

**SCHEDULE**

**A & B**

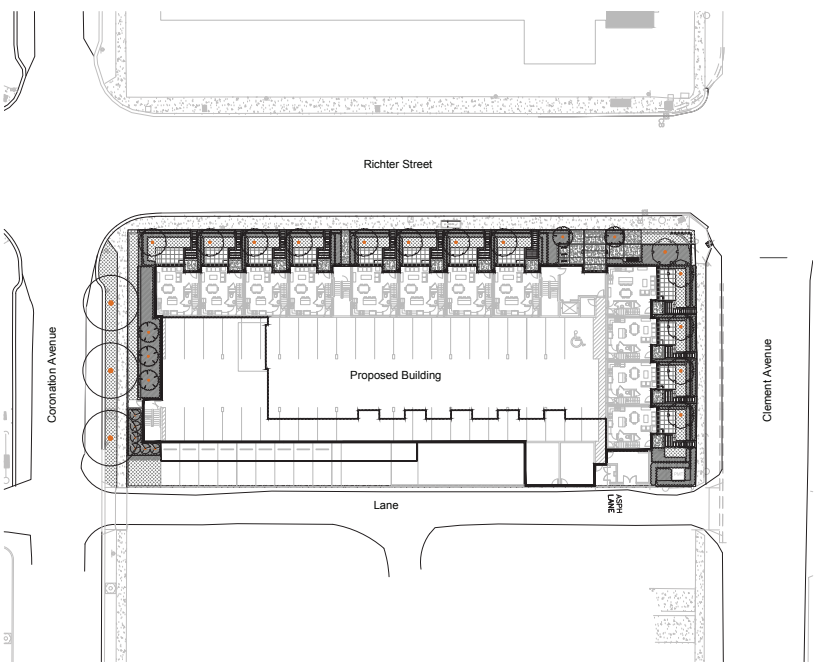
This forms part of application  
# Z18-0003

Planner Initials

AC



City of  
**Kelowna**  
COMMUNITY PLANNING



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Drawing Title: COVER SHEET  
VDZ Project #: DP2017-43  
Drawing #: L-01





# SCHEDULE A & B

This forms part of application  
# Z18-0003

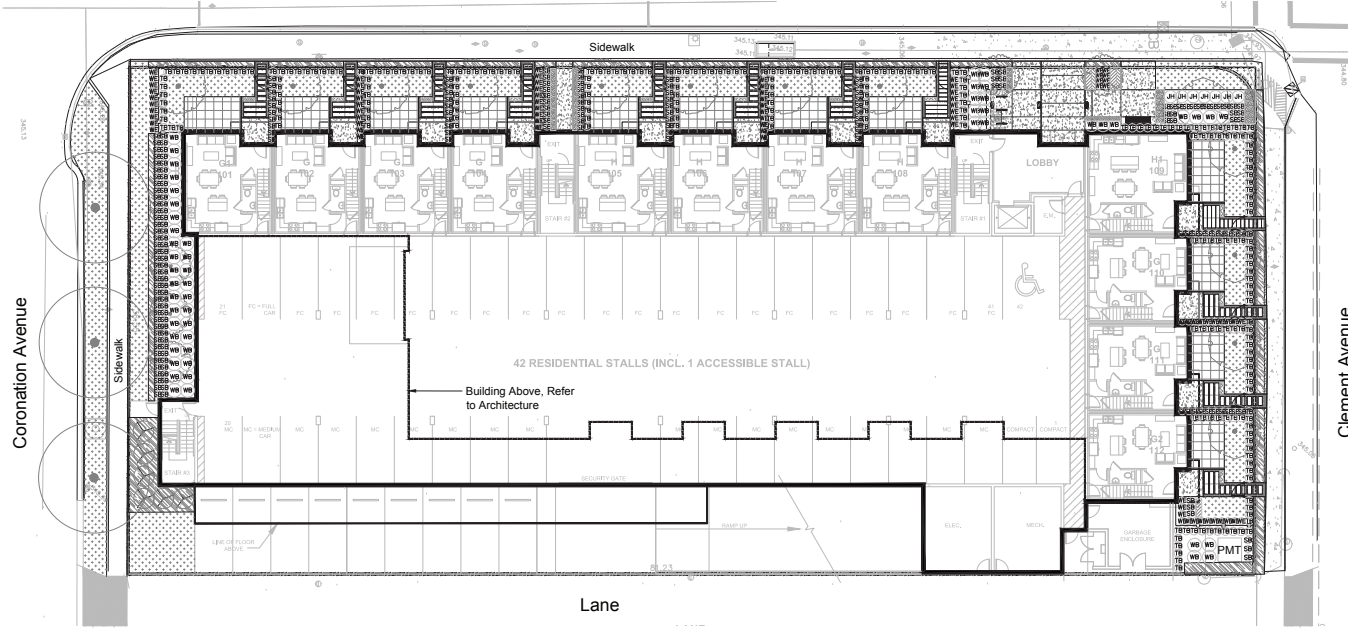


Planner  
Initials AC

Richter Street

Coronation Avenue

Clement Avenue



## HARDSCAPE MATERIALS

KEY	REF.	DESCRIPTION
	5 LD-01	CONCRETE SLAB
	8 LD-01	CONCRETE STEPPING STONES IN GRAVEL
	7 LD-01	ARCHITECTURAL SLABS Pattern: Belgavia Smooth Stone Colour: Charcoal Manufacturer: Exopore Supplier: Bunco (250) 769-7731

## FENCING

KEY	REF.	DESCRIPTION
	3 LD-02	WOOD SLAT FENCE

## SOFTSCAPE MATERIALS

KEY	REF.	DESCRIPTION
	+	SOD See Critical Landscape Notes for Specifications
	3 LD-01	SHRUB PLANTING
	3 LD-01	HEDGE PLANTING

## SITE FURNISHINGS/LIGHTING

KEY	REF.	DESCRIPTION
	4 LD-02	BENCH Model # Happy AX203-01 Manufacturer: Landscape Forms Mount: Surface Mount
	5 LD-02	BIKE RACK Model # FGP Bike Rack Colour: White Manufacturer: Landscape Forms Mount: Embedded

## PLANT SCHEDULE

SHRUBS	BOTANICAL NAME / COMMON NAME	CONT	SPACING	QTY
JH	Juniperus horizontalis 'Blue Chip' / Blue Chip Juniper	#2		7
SB	Spirea x bumalda 'Sparkling Carpet' / Sparkling Carpet Spirea	#2		180
TB	Taxus baccata 'Fastigate' / Fastigate English Yew	#3		249
WB	Weigela florida 'Bokraspea' / Pearl Reblooming Weigela	#3		53
WE	Weigela florida 'Elevens' TM / Weigela	#2		79
SHRUB AREAS	BOTANICAL NAME / COMMON NAME	CONT	SPACING	QTY
	Heuchera x 'Caramel' / Caramel Coral Bells	#1 pot	300mm	107
	Heuchera x 'Electra' / Electra Coral Bells	#1 pot	300mm	45
	Hosta x 'Fireworks' / Fireworks Hosta	#1 pot	300mm	12
GROUND COVERS	BOTANICAL NAME / COMMON NAME	CONT	SPACING	QTY
	Pachysandra terminalis / Japanese Spurge	10cm pot	300mm	559

1:150 0 1.5m 3 4.5 6 7.5 9 10.5 12 13.5 15 16.5 18 19.5 21 22.5



No.	By	Description	Date
1	DC	For Development Permit	Nov 24, 2017

## REVISIONS TABLE FOR DRAWINGS

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No.	By	Description	Date
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## REVISIONS TABLE FOR SHEET

Project:  
Richter and Clement Multi-Family Residential Development

Location:  
1205-1241 Richter Street  
Kelowna, BC

Drawn: DC	Stamp:
Checked: SH	
Approved: MVDZ	Original Sheet Size: 24"x36"

Scale:  
1:150

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Drawing Title:  
LEVEL 1 PLANTING PLAN

DP2017-43

Drawing #:  
L-03

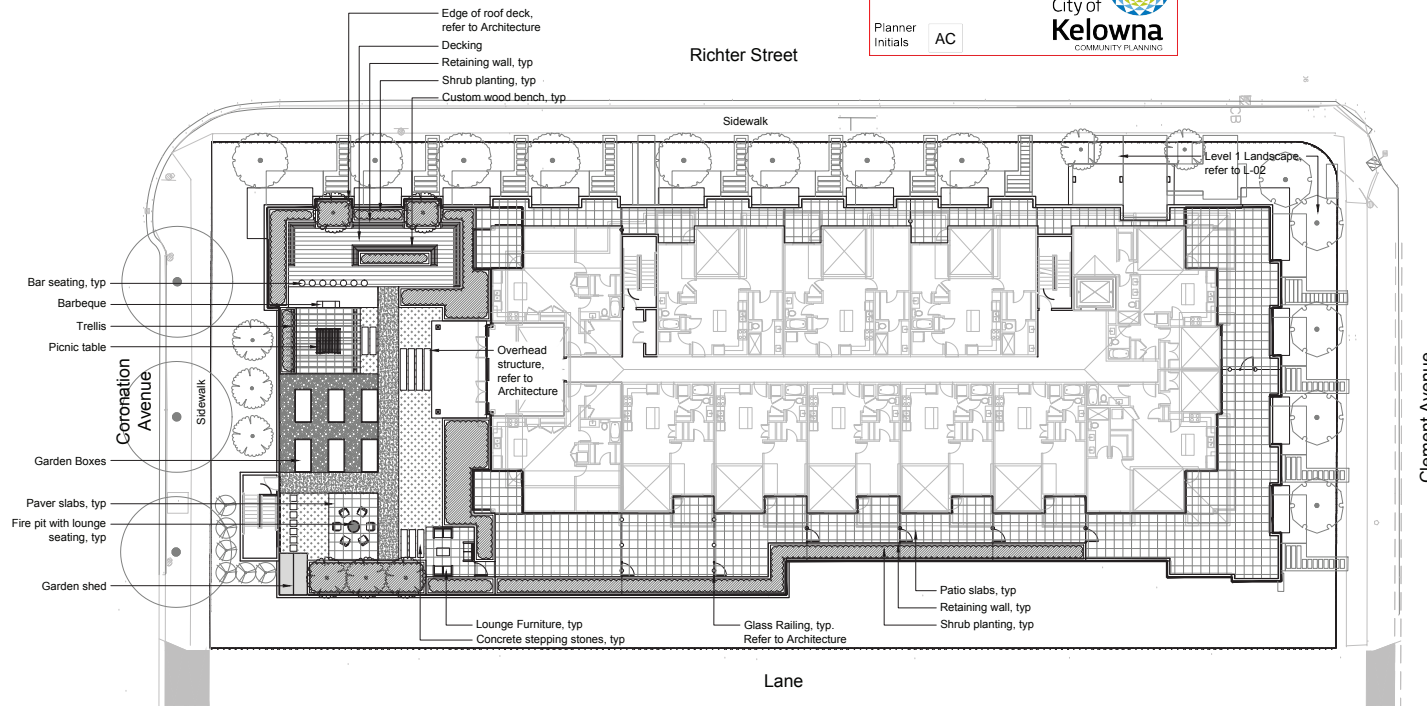
# SCHEDULE A & B

This forms part of application  
# Z18-0003

Planner  
Initials AC



van der Zalm + associates inc.  
Landscape Architecture  
Suite 1, 2017 87th Avenue  
Langley, British Columbia  
V1M 4B3  
P 604 882 0024  
F 604 882 0042  
info@vaz.ca



## HARDSCAPE MATERIALS

KEY	REF.	DESCRIPTION
	6 LD-01	CONCRETE ON SLAB
	6 LD-02	DECKING
	1 LD-02	CONCRETE STEPPING STONES IN LAWN
	8 LD-02	RETAINING WALL Type: Architectural Colour: Ash Manufacturer: Barkman Supplier: Benco (250) 793-7731
	7 LD-01	ARCHITECTURAL SLABS Pattern: Bagrada Smooth Slabs Colour: Charcoal Manufacturer: Exposito Supplier: Benco (250) 793-7731
	2 LD-02	GRAVEL

## SOFTSCAPE MATERIALS

KEY	REF.	DESCRIPTION
		SOD (OPTION OF ARTIFICIAL TURF) See Critical Landscape Notes for Specifications
	# LD-0#	SHRUB PLANTING
	# LD-0#	HEDGE PLANTING

## SITE FURNISHINGS/LIGHTING

KEY	REF.	DESCRIPTION
	7 LD-02	WOOD BENCH
	1 LD-03	PICNIC TABLE Model #: AK02 Harpo Table Colour: Light Grey Supplier: Landscape Forms (800) 438-4209
	2 LD-03	LOUNGING FURNITURE Model #: Aura Set Colour: Ash Fabric with Dark Rum Frame Supplier: Cabana Coast

## PLANT SCHEDULE

DECIDUOUS TREES	BOTANICAL NAME / COMMON NAME	CONT.	QTY.
	<i>Cornus kousa chinensis</i> / Chinese Dogwood	B	5

1	DC	For Development Permit	Nov 24, 2017
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No.	By	Description	Date
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No.	By	Description	Date
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### REVISIONS TABLE FOR SHEET

Project:  
Richter and Clement Multi-Family Residential Development

Location:  
1205-1241 Richter Street  
Kelowna, BC

Drawn: DC	Stamp:
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Approved: MVDZ	Original Sheet Size: 24"x36"
Scale: 1:150	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED. ALL DIMENSIONS ARE THE PROPERTY OF THE OWNER AND MUST BE REFERENCED AT THE COMPLETION OF THE WORK. ALL DIMENSIONS OF PATHWAYS OR DRIVEWAYS MUST NOT BE TRIGGERED FOR CONSTRUCTION UNLESS LABELLED (ISSUED FOR TENDER/CONSTRUCTION).



Drawing Title:  
LEVEL 3 LANDSCAPE PLAN

DP2017-43

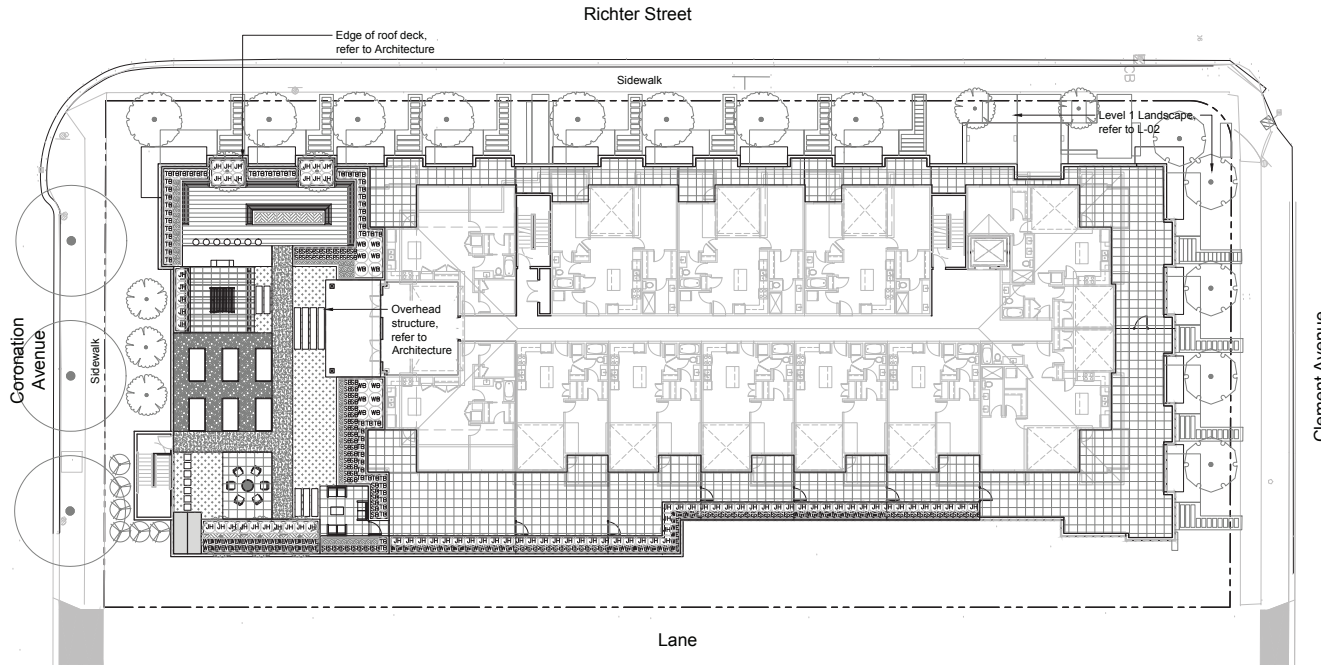
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L-04

# SCHEDULE A & B

This forms part of application  
# Z18-0003



Planner Initials AC



## HARDSCAPE MATERIALS

KEY	REF.	DESCRIPTION
	6 LD-01	CONCRETE ON SLAB
	6 LD-02	DECKING
	1 LD-02	CONCRETE STEPPING STONES IN LAWN
	8 LD-02	RETAINING WALL Type: Architectures Colour: Ash Manufacturer: Barkman Supplier: Barkman (250) 760-7731
	7 LD-01	ARCHITECTURAL SLABS Pattern: Bagrada Smooth Slabs Colour: Charcoal Manufacturer: Exposito Supplier: Barkman (250) 760-7731
	2 LD-02	GRAVEL

## SOFTSCAPE MATERIALS

KEY	REF.	DESCRIPTION
	# LD-0#	SOD (OPTION OF ARTIFICIAL TURF) See Official Landscape Notes for Specifications
	# LD-0#	SHRUB PLANTING
	# LD-0#	HEDGE PLANTING

## SITE FURNISHINGS/LIGHTING

KEY	REF.	DESCRIPTION
	7 LD-02	WOOD BENCH
	1 LD-03	PICNIC TABLE Model #: AK02 Harpo Table Colour: Light Grey Supplier: Landscape Forms (800) 438-4209
	2 LD-03	LOUNGING FURNITURE Model #: Aura Set Colour: Ash Fabric with Dark Rum Frame Supplier: Cabana Coast

PLANT SCHEDULE				
SHRUBS	BOTANICAL NAME / COMMON NAME	CONT	SPACING	QTY
JH	Juniperus horizontalis 'Blue Chip' / Blue Chip Juniper	#2		76
SB	Spiraea x bumalda 'Sparkling Carpet' / Sparkling Carpet Spiraea	#2		107
TB	Toxus baccata 'Fastigiat' / Fastigiate English Yew	#3		57
ME	Meigelia Florida 'Blossoming Meigelia' / Blossoming Meigelia	#3		12
ME	Meigelia Florida 'Elvira' / Elvira	#2		55
SHRUB AREAS	BOTANICAL NAME / COMMON NAME	CONT	SPACING	QTY
HC	Heuchera x 'Caramel' / Caramel Coral Bells	#1 pot	500mm	104
HEU C49	Heuchera x 'Caramel' / Caramel Coral Bells	4" pot	500mm	24
HE	Heuchera x 'Elettra' / Elettra Coral Bells	#1 pot		7 m <sup>1</sup>

1:150 0 1.5m 3 4.5 6 7.5 9 10.5 12 13.5 15 16.5 18 19.5 21 22.5

No.	By	Description	Date
1	DC	For Development Permit	Nov 24, 2017

No.	By	Description	Date

No.	By	Description	Date

Project:  
Richter and Clement Multi-Family Residential Development  
Location:  
1205-1241 Richter Street  
Kelowna, BC

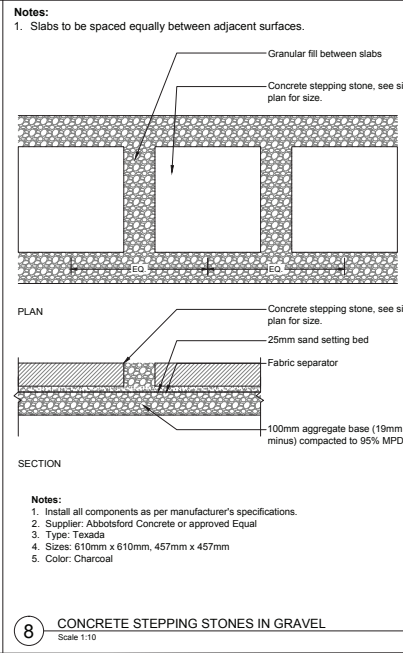
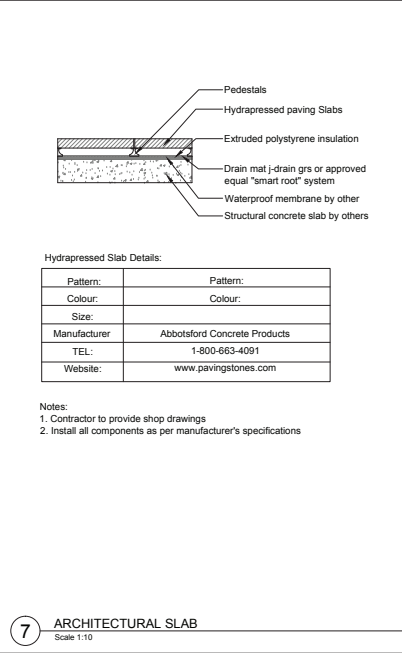
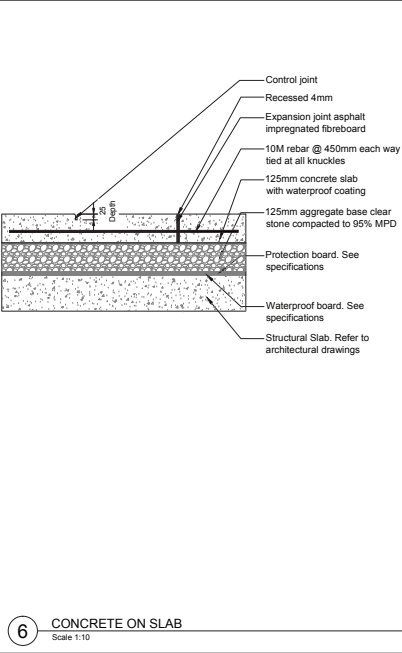
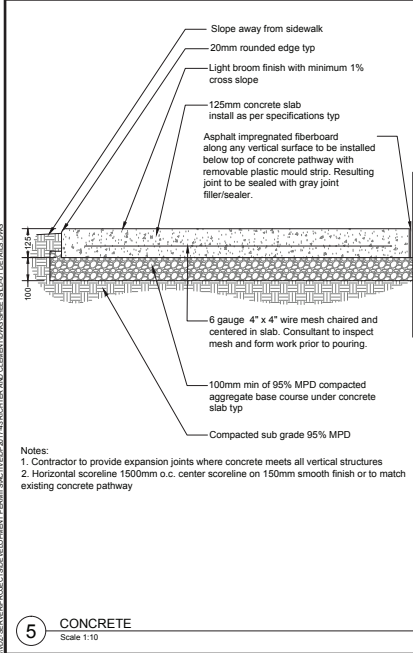
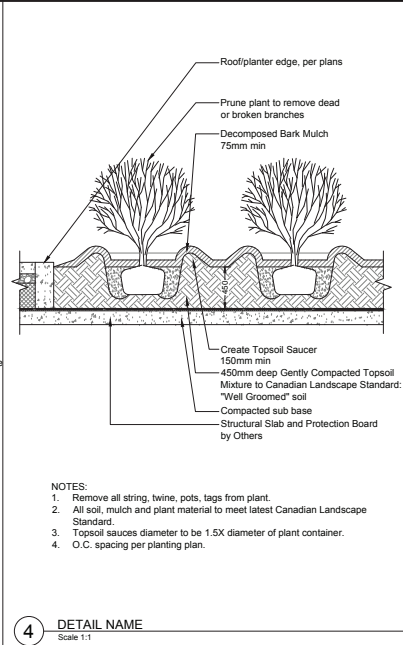
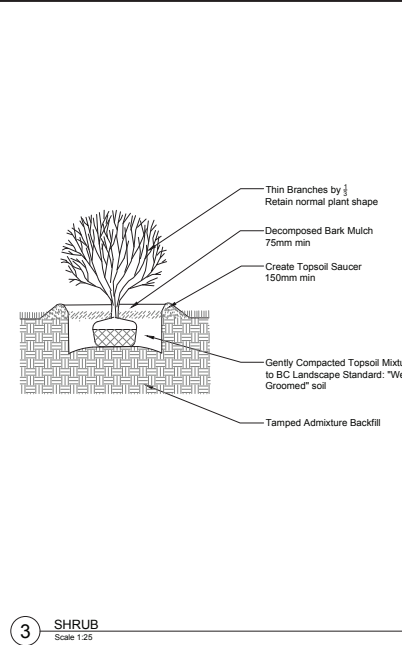
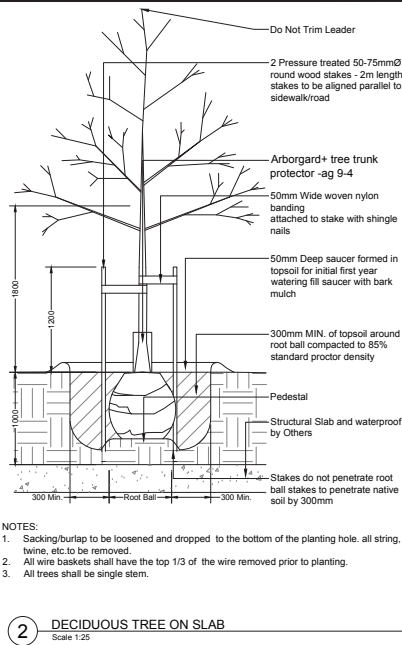
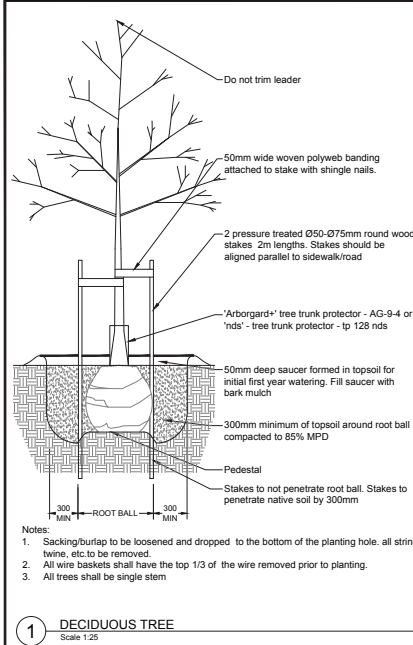
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LEVEL 3 PLANTING PLAN

DP2017-43

L-05



van der Zalm + associates inc.  
Landscape Architecture  
Suite 1, 2017 8th Avenue  
Kelowna, British Columbia  
V1Y 1H6  
P 604 882 0024  
F 604 882 0040  
info@vazalm.com



No.	By	Description	Date
1	DC	For Development Permit	Nov 24, 2017

No.	By	Description	Date
1	DC	For Development Permit	Nov 24, 2017

Project:  
Richter and Clement Multi-Family Residential Development  
Location:  
1205-1241 Richter Street  
Kelowna, BC

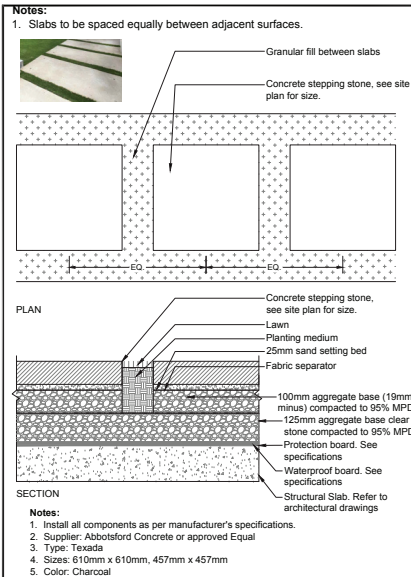
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Drawing Title:  
DETAILS

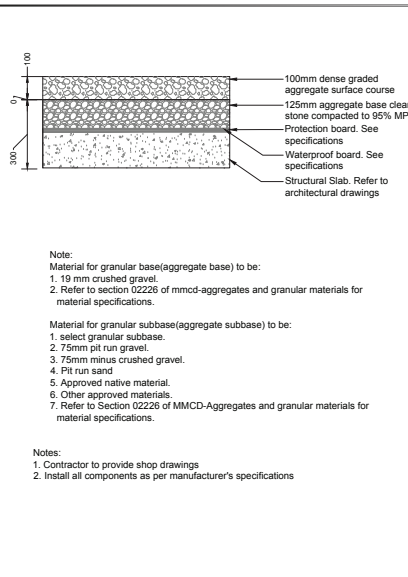
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DP2017-43

Drawing #:  
LD-01





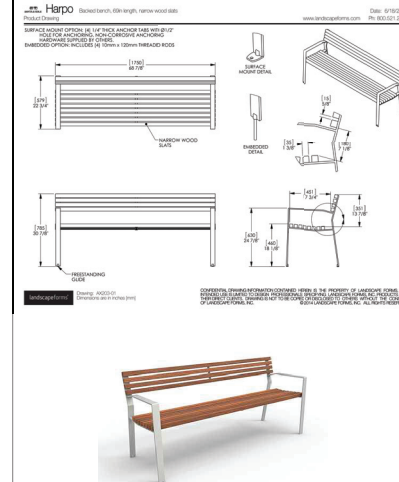
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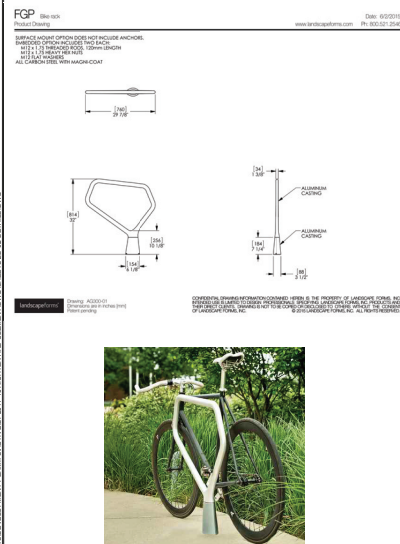
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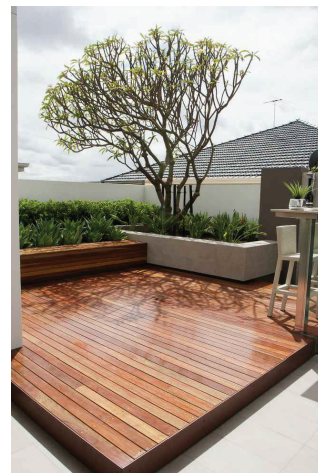
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Scale NTS



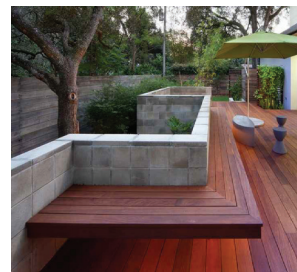
4 BENCH  
Scale NTS



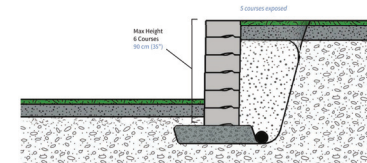
5 BIKE RACK  
Scale NTS



6 DECKING  
Scale NTS



7 WOODEN BENCH  
Scale 1:10



Type: Architectures  
Colour: Ash  
Manufacturer: Barkman  
Supplier: Burnco (25) 769-7731

8 RETAINING WALL ON SLAB  
Scale NTS



No.	By	Description	Date
1	DC	For Development Permit	Nov 24, 2017
REVISIONS TABLE FOR DRAWINGS			
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No.	By	Description	Date
REVISIONS TABLE FOR SHEET			

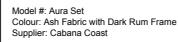
**Project:**  
Richter and Clement Multi-Family Residential Development

**Location:**  
1205-1241 Richter Street  
Kelowna, BC

Drawn: DC	Stamp:
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Scale: AS SHOWN	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.



**1** **PICNIC TABLE**  
Scale NTS



## 2 LOUNGE FURNITURE

City of Kelowna  
COMMUNITY PLANNING

Planner Initials AC



Drawn: DC	Stamp:
Checked: SH	
Approved: MVDZ	Original Sheet Size: 24"x36"
Scale:  AS SHOWN	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AS SHOWN AND ACCORDANCE TO THE CONSULTANT BEFORE PROCEEDING. ALL BY RETAINED AT THE COMPLETION OF THE WORK. ALL RECONSTRUCTION/REPAIRS/REWORKS MUST NOT BE PERMITTED FOR CONSTRUCTION UNLESS ISSUED (FOR THE CONTRACTOR).

Drawing #:  
LD-03



# REPORT TO COUNCIL



**Date:** March 19, 2018

**RIM No.** 1250-30

**To:** City Manager

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

**Application:** Z17-0114

**Owner:**

Emil Anderson Construction Co. Ltd.,  
Inc. No. C172775  
Gillen Investments Inc.,  
Inc. No. 528682

**Address:** 5008 South Ridge Drive

**Applicant:** Emil Anderson Construction Co. Ltd.

**Subject:** Rezoning

**Existing OCP Designation:** COMM - Commercial

**Existing Zone:** C1 – Local Commercial

**Proposed Zone:** C2 – Neighbourhood Commercial

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## 1.0 Recommendation

THAT Bylaw No. 11198 be forwarded for rescindment consideration and the file be closed;

AND THAT Rezoning Application No. Z17-0114 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 2, DL 1688S SDYD Plan KAP68647 located at 5008 South Ridge Drive, Kelowna, BC from the C1 – Local Commercial zone to the C2 – Neighbourhood Commercial zone be considered by Council;

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

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Community Planning Department dated January 8, 2018;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered subsequent to the registration of a restrictive covenant on title precluding the use of the property for a gas bar.

## 2.0 Purpose

To rescind all three readings given to Rezoning Bylaw No. 11198 and to consider a new application to rezone the subject property from C1 – Local Commercial to C2 – Neighbourhood Commercial.

### 3.0 Community Planning

The application to rezone the subject property was considered by Council under Z15-0064 in 2016. The application and bylaw expired after 3<sup>rd</sup> reading in November 2017 as the applicant had not satisfied the engineering requirements. As such, the applicant has reapplied and is seeking to move forward with the rezoning and associated requirements.

Staff recommend that Council support the rezoning bylaw and forward it to an upcoming Public Hearing. There is limited commercial land available in the South Ridge neighborhood in the Upper Mission, with only two other commercially designated areas within 3 ½ kilometers. The C2 zone allows for greater commercial uses than C1 but still appropriate for the residential neighbourhood context. The applicant is requesting the greater commercial uses in order to provide flexibility to attract future tenants. The additional commercial uses are not expected to impact negatively on the surrounding residential neighbourhood.

### 4.0 Proposal

#### 4.1 Background

The subject lot was created as part of the South Ridge neighbourhood. It was designated C1 – Local Commercial in the Zoning Bylaw, which allows a limited degree of commercial activity. The applicant applied for a rezoning in 2015 and the associated Bylaw No. 11198 was given three readings by Council. The application has since expired as the applicant did not meet the requirements within 1 year of receiving third reading, therefore, the applicant has re-applied for the rezoning.

The applicant has indicated that the uses permitted in the C1 – Local Commercial zone are too limiting, and has applied to amend the bylaw to allow C2 – Neighbourhood commercial uses.

	C1 – Local Commercial	C2- Neighbourhood Commercial
Primary Uses	(a) <b>agricultural machinery services</b> (where uses was in existence prior to July 1st, 1998) (b) <b>child care centre, major</b> (c) <b>community garden</b> (d) <b>gas bars</b> (where uses was in existence prior to July 1st, 1998) (e) <b>personal service establishments</b> (f) <b>retail stores, convenience</b>	(a) <b>animal clinics, minor</b> (b) <b>child care centre, major</b> (c) <b>community garden</b> (d) <b>financial services</b> (e) <b>food primary establishment</b> (f) <b>gas bars</b> (g) <b>health services</b> (h) <b>liquor primary establishment, minor</b> (i) <b>offices</b> (j) <b>participant recreation services, indoor</b> (k) <b>personal service establishments</b> (l) <b>public libraries and cultural exhibits</b> (m) <b>recycled materials drop-off centres</b> (n) <b>retail stores, convenience</b> (o) <b>supportive housing</b>
Secondary Uses	(a) <b>agriculture, urban</b> (b) <b>amusement arcades, minor</b>	(a) <b>agriculture, urban</b> (b) <b>amusement arcades, minor</b>

	(c) apartment housing (d) child care centre, minor (e) home based businesses, minor (f) residential security/operator unit	(c) apartment housing (d) child care centre, minor (e) group homes, minor (f) home based businesses, minor (g) residential security/operator unit (h) retail liquor sales establishment (C2rls only)
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The C2 zone allows several uses which are not permitted in the C1 zone – most notably offices, food establishments and health services.

The C2 zone also allows gas bars. While staff support the C2 zone on the site to allow the majority of uses, staff believe that the traffic and noise impact of a gas bar or car wash at this location would be inappropriate to the neighbourhood. Staff recommend that if the zone is amended from C1 to C2, that it be amended in conjunction with the registration of a restrictive covenant prohibiting the development of a gas bar or car wash.

#### 4.2 Project Description

There is no project currently proposed. The applicant has requested that the zone be amended to attract future tenants. Any commercial development on the site would require a Comprehensive Form and Character Development Permit, which would be subject to Council approval.

#### 4.3 Site Context

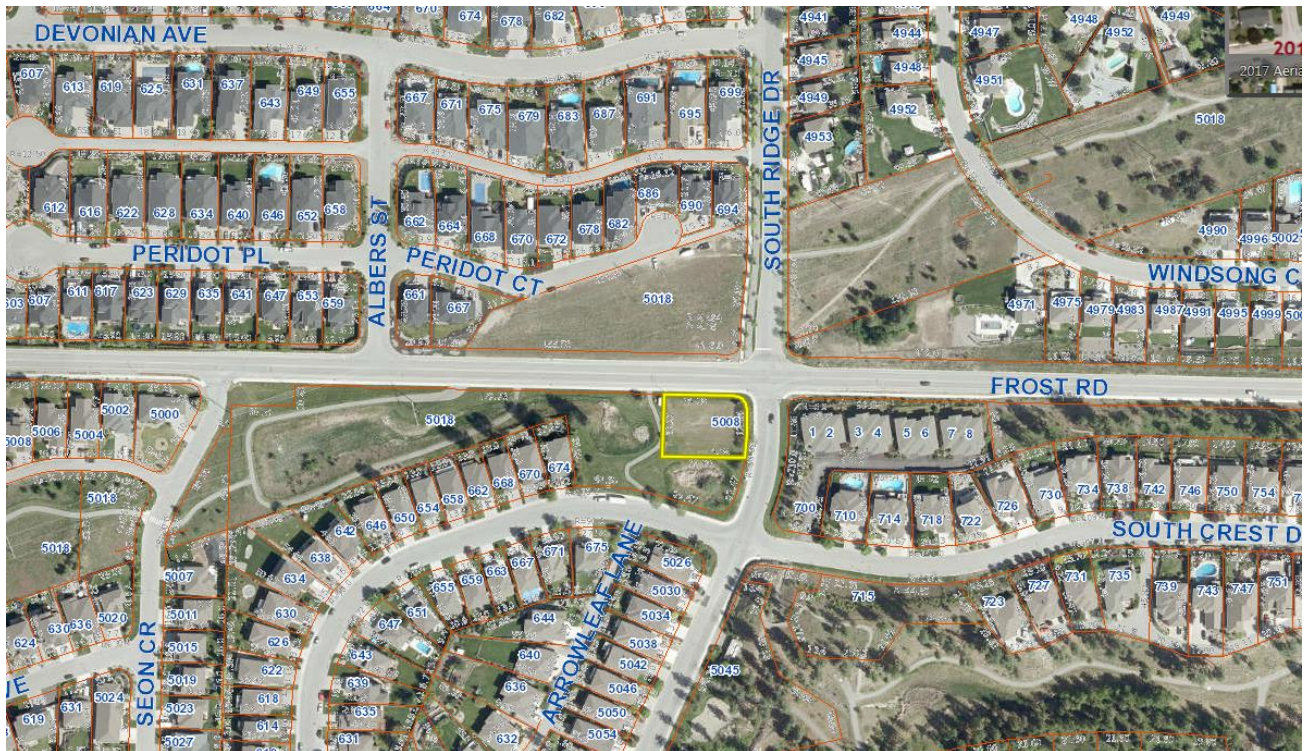
The property is a vacant lot in a developed residential area. The property is bordered on 3 sides by public park and open space, effectively buffering the site from residential development on 3 sides. There is a duplex complex across the road.

The site is well suited for commercial use on the corner of Frost and South Ridge and centrally located within the overall neighbourhood.

Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	P3 – Parks and Open Space	Park
East	RM2 – Low Density Multiple Unit	Two Unit Residential
South	P4 – Utilities	Park
West	P4 - Utilities	Park

**Subject Property Map 5008 South Ridge Drive:**



## 5.0 Technical Comments

### 5.1 Development Engineering Department

Please see attached Development Engineering Memorandum dated January 8, 2018

## 6.0 Application Chronology

Date of Application Received: December 4, 2017

Date of Neighbourhood Consultation: January 9, 2018

**Report prepared by:** Trisa Atwood, Planner II

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

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

### Attachments:

Schedule "A": Development Engineering Memorandum



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## CITY OF KELOWNA

# MEMORANDUM

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**Date:** January 8 2018  
**File No.:** Z17-0114  
**To:** Community Planning (TB)  
**From:** Development Engineering Manager (JK)  
**Subject:** 5008 South Ridge Dr. Frost Rd Plan KAP68647 Lot 2 EAC

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The Development Engineering Branch comments and requirements regarding this application to rezone from C1 to C2 to allow for a greater variety of neighbourhood level uses are as follows:

The Development Engineering Technologist for this project is John Filipenko. ASCT

### **Domestic Water and Fire Protection**

The development site is presently serviced with a 100mm water service. The developer's consulting mechanical engineer will determine the domestic, fire protection requirements and establish hydrant requirements and service needs. Should service upgrades be required, they will be at the developer's cost and additional bonding will be required. Only one service will be permitted for this subject property.

### **Sanitary Sewer**

The development site is presently serviced with a 100mm-diameter sanitary sewer service. The developer's consulting mechanical engineer will determine servicing the requirements. Should service upgrades be required, they will be at the developer's cost and additional bonding will be required. Only one service will be permitted for the subject property.

### **Storm Drainage**

The subject property presently is not serviced with a storm connection. The developer will be required to engage a consulting civil engineer to provide a storm water management plan for this site which meets the requirements of the Subdivision and Development Bylaw. The storm water management plan must also include provision of lot grading plan and provision of a storm drainage service and recommendations for onsite drainage containment and disposal systems.

**Road Improvements**

Provide an overhead pedestrian flasher on the west leg of the Frost Road, South Ridge Drive intersection to accommodate the pedestrian and cyclist activity that will be generated by this type of development in the residential environment. This work should include curb let downs at required locations (on the south west corner to align the crosswalk with the existing sidewalk on the north side. Access requirements will be further reviewed at the development permit stage.

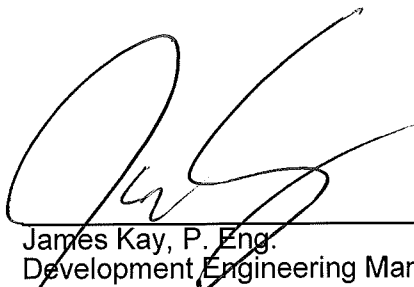
**Engineering**

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 a consulting civil engineer. Designs must be submitted to the City Development Engineering Department for review and marked "issued for construction" by the City Engineer before construction may begin.

**Servicing Agreements for Works and Services**

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.

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.

  
James Kay, P. Eng.  
Development Engineering Manager  
JF