City of Kelowna
Regular Council Meeting
AGENDA

Monday, April 9, 2018

1:30 pm

Council Chamber

City Hall, 1435 Water Street

Pages

1. Call to Order

This meeting is open to the public and all representations to Council form part of the public record. A live audio and video feed is being broadcast and recorded by CastaNet and a delayed broadcast is shown on Shaw Cable.

2. Confirmation of Minutes — 5 - 12

PM Meeting - March 26, 2018

3. Committee Reports

3.1 Journey Home Task Force Update — 13 - 32

Martin Bell and Kyleen Myrah, Co-Chairpersons for the Journey Home Task Force to provide Council with an update on the progress of the Journey Home Task Force's public engagement process to develop Kelowna's long-term plan to address homelessness.

4. Development Application Reports & Related Bylaws

4.1 Portview Ave 150, Z18-0023 - Darcy Byron Ruck and Martha Mary Ruck — 33 - 40

To rezone the subject property to the RU2c-Medium Lot Housing with Carriage House designation to facilitate the development of a carriage house.

4.2 Portview Ave 150, Z18-0023 (BL11594) - Darcy Byron Ruck and Martha Mary Ruck — 41 - 41

To give Bylaw No. 11594 first reading in order to rezone the subject property from the RU2 - Medium Lot Housing zone to the RU2c - Medium Lot Housing with Carriage House zone.

4.3	**Christleton Avenue 343, Z17-0073 - Jason Murray Hymers**	42 - 48

To rezone the subject property from RU1 – Large Lot Housing zone to RU1c – Large Lot Housing with Carriage House zone to facilitate the development of a carriage house.

4.4	**Christleton Avenue 343, Z17-0073 (BL11590) - Jason Murray Hymers**	49 - 49

To give Bylaw No. 11590 first reading in order to rezone the subject property from the RU1 - Large Lot Housing zone to the RU1c - Large Lot Housing with Carriage House zone.

4.5	**Bernard Avenue 1371, Z17-0116 - Miroslavka Gataric**	50 - 72

To rezone the subject property from the RU6 - Two Dwelling Housing zone to the RM3 - Low Density Multiple Housing zone to facilitate the development of multiple dwelling housing.

4.6	**Bernard Avenue 1371, Z17-0116 (BL11591) - Miroslavka Gataric**	73 - 73

To give Bylaw No. 11591 first reading in order to rezone the subject property from the RU6 - Two Dwelling zone to the RM3 - Low Density Multiple Housing zone.

4.7	**Cawston Ave 1044, 1052, 1074 - OCP18-0002 and Z18-0008 - Sukhdarshan Singh Pannu**	74 - 91

To amend the Official Community Plan to change the Future Land Use designation and to rezone the subject properties to facilitate the development of multiple dwelling housing on the subject properties.

4.8	**Cawston Avenue 1044 - OCP18-0002 (BL11595) - Sukhdarshan Singh Pannu**	92 - 92

Requires a majority of Council (5).
To give Bylaw No. 11595 first reading in order to amend the Official Community Plan to change the future land use designation of the subject property to facilitate the development of multiple dwelling housing.

4.9	**Cawston Avenue 1044, 1052 & 1074 - Z18-0008 (BL11596) - Sukhdarshan Singh Pannu**	93 - 93

To give Bylaw No. 11596 first reading in order to rezone the subject properties to facilitate the development of multiple dwelling housing.

4.10	**Hartman Rd 280 and Maygard Rd 940, Z18-0001 - JE Holdings Inc Inc No C0561382 and Eileen Agnes Ruark**	94 - 103

To rezone the subject properties to facilitate two dwelling housing and a four lot subdivision.

4.11 **Hartman Rd 280 and Maygard Rd 940, Z18-0001 (BL11597) - JE Holdings Inc Inc No C0561382 and Eileen Agnes Ruark** 104 - 104

To give Bylaw No. 11597 first reading in order to rezone the subject property from the A1 - Agriculture 1 zone to the RU6 - Two Dwelling Housing zone.

4.12 **McCulloch Rd 3305-3309, A17-0010 - Leonard and Tracey Wikenheiser** 105 - 113

The applicant is requesting permission from the Agricultural Land Commission (ALC) for a subdivision of agricultural land reserve under Section 21(2). The subdivision is more specifically a "Homesite Severance" request as per ALC Policy #11 – Homesite Severance on ALR Lands.

4.13 **Hwy 97 N 2629 DP18-0021 - SKJJ Holdings Inc** 114 - 148

To consider the form and character Development Permit for a 65 room hotel development.

4.14 **Valley Road 276-292, DP17-0241 (BL11524) - Vanmar Developments Glenpark Ltd** 149 - 149

To amend Bylaw No. 11524 at third reading and adopt in order to consider the form and character of a townhouse project on the subject property.

4.15 **Valley Road 276-292 - DP17-0241 - Vanmar Developments Glenpark Ltd** 150 - 198

To consider the form and character of a townhouse project on the subject property.

4.16 **Cannabis Regulatory Options** 199 - 204

To proceed with bylaw and policy development with respect to the upcoming legalization of cannabis in Canada.

5. **Bylaws for Adoption (Development Related)**

5.1 **TA16-0001 (TA16-0001) - CD12 - Airport Zone Amendment** 205 - 207

To adopt Bylaw No. 11298 in order to allow development on subdivided properties around the airport.

5.2 **Mugford RD 135, HD15-0001 (BL11570) - St. Aidan's Heritage Church Designation Bylaw** 208 - 210

To adopt Bylaw No. 11570 in order to designate "St. Aidan's Church" and the building envelope as a heritage building and site.

6. Non-Development Reports & Related Bylaws

6.1 2018 Freshet Preparation 211 - 213

To provide Council with an understanding of projects completed, underway and anticipated in advance of the 2018 freshet, and to identify a funding source to initiate the anticipated works.

6.2 2017 Freshet Infrastructure Recovery for Kelowna International Airport 214 - 219

To provide Council with an overview of the infrastructure recovery and associated costs resulting from the 2017 freshet event at Kelowna International Airport.

6.3 Amendment to Increase the Budget of the Soaring Beyond 2.5 Million Passenger Airport Improvement Fee Capital Program at the Airport 220 - 222

To obtain Council's authorization for a budget increase of $1,700,000 to the Soaring beyond 2.5 Million Passenger Airport Improvement Fee (AIF) Capital Program.

6.4 Major Industry Tax Category (Class 4) 223 - 234

To respond to a request from Council from the October 16, 2017 AM meeting regarding the Major Industry tax category (Class 4) where Council directed staff to provide information and a recommendation.

7. Mayor and Councillor Items

8. Termination

City of Kelowna
Regular Council Meeting
Minutes

Date:	Monday, March 26, 2018
Location:	Council Chamber City Hall, 1435 Water Street
Members Present	Mayor Colin Basran, Councillors Maxine DeHart, Ryan Donn, Gail Given, Tracy Gray, Charlie Hodge, Brad Sieben, Mohini Singh and Luke Stack
Staff Present	City Manager, Ron Mattiussi; City Clerk, Stephen Fleming, Community Planning Department Manager, Ryan Smith*; Planner Specialist, Laura Bentley*; Planner, Barbara Crawford*; Director, Community Planning & Strategic Investments, Doug Gilchrist*; Policy & Planning Department Manager Danielle Noble-Brandt*; Community Energy Specialist, Ashley Lubyk*; Divisional Director, Corporate & Protective Services, Rob Mayne*; Crime Prevention Supervisor, Colleen Cornock*; Bylaw Services Supervisor, Ken Hunter*; Senior Bylaw Officer, Dan Maja*; Parks & Buildings Planning Manager, Robert Parlane*; Planner Specialist, David James*; Legislative Coordinator (Confidential), Arlene McClelland

(* Denotes partial attendance)

1. Call to Order

Mayor Basran called the meeting to order at 1:34 p.m.

Mayor Basran advised that the meeting is open to the public and all representations to Council form part of the public record. A live audio and video feed is being broadcast and recorded by CastaNet and a delayed broadcast is shown on Shaw Cable.

Mayor Basran:
- Made comments on the upcoming retirement of the City Manager, Ron Mattiussi, and the tremendous impact and legacy he has had on the City as this is Mr. Mattiussi's last Council meeting.

City Manager:
- Thanked the Mayor for such a wonderful tribute and thanked all staff.

2. Confirmation of Minutes

Moved By Councillor Singh/Seconded By Councillor Gray

R297/18/03/26 THAT the Minutes of the Regular Meetings of March 19, 2018 be confirmed as circulated.

Carried

3. Development Application Reports & Related Bylaws

3.1 Cantina Ct 680 - OCP17-0020 Z17-0091 - Gillen Investments Inc. and Emil Anderson Construction Co

Staff:
- Displayed a PowerPoint Presentation summarizing the application and responded to questions from Council.

Moved By Councillor Singh/Seconded By Councillor Given

R298/18/03/26 THAT Official Community Plan Map Amendment Application No. OCP17-0020 to amend Map 4.1 in the Kelowna 2030 – Official Community Plan Bylaw No. 10500 by changing the Future Land Use designation of:

portions of Lot 15, District Lot 1688S, SDYD, Plan KAP71342, located at 680 Cantina Court, Kelowna, BC; from the COMM - Commercial designation to the MRL – Multiple Unit Residential (Low Density), and from the COMM – Commercial designation to the PARK – Major Park/Open Space (Public) designation; and

portions of Lot 56, District Lot 1688S, SDYD, Plan KAP68647 Except Plan KAP71342, located at (S OF) South Crest Drive, Kelowna, BC; from the PARK – Major Park/Open Space (Public) designation to the MRL – Multiple Unit Residential (Low Density) designation;

as shown on Map "A" attached to the Report from the Community Planning Department dated March 26, 2018 be considered by Council;

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

AND THAT Council considers the neighbourhood consultation process to be appropriate consultation for the purposes of Section 475 of the *Local Government Act*, as outlined in the Report from the Community Planning Department dated March 26, 2018;

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

AND THAT Rezoning Application No. Z17-0091 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of:
portions of Lot 15, District Lot 1688S, SDYD, Plan KAP71342, located at 680 Cantina Court, Kelowna, BC from the C2 – Neighbourhood Commercial zone to the RM2h – Low Density Row Housing (Hillside Area) zone, and from the C2 – Neighbourhood Commercial zone to the P3 – Parks & Open Spaces zone; and
portions of Lot 56, District Lot 1688S, SDYD, Plan KAP68647 Except Plan KAP71342, located at (S OF) South Crest Drive, Kelowna, BC from the P4 – Utilities zone to the RM2h – Low Density Row Housing (Hillside Area) zone;
as shown on Map "B" attached to the Report from the Community Planning Department dated March 26, 2018 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 execution of the Land Agreement between the City of Kelowna and the applicant;

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.

Carried

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3.2 Cantina Ct 680 & (S of) South Crest Dr - OCP17-0020 (BL11577) - Gillen Investments Inc and Emil Anderson Construction Co

Moved By Councillor Sieben/Seconded By Councillor Singh

R299/18/03/26 THAT Bylaw No. 11577 be read a first time;

AND THAT the bylaw has been considered in conjunction with the City's Financial Plan and Waste Management Plan.

Carried

3.3 Cantina Ct 680 & (S of) South Crest Dr- Z17-0091 (BL11578) - Gillen Investments Inc and Emil Anderson Construction Co

Moved By Councillor Sieben/Seconded By Councillor DeHart

R300/18/03/26 THAT Bylaw No. 11578 be read a first time.

Carried

3.4 Lakeshore Rd 4329, Z17-0027 - William Bruce Povah

Staff:
- Displayed a PowerPoint Presentation summarizing the application.

Moved By Councillor Stack/Seconded By Councillor Sieben

R301/18/03/26 THAT Rezoning Application No. Z17-0027 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot A, District Lot 358, ODYD, Plan 31689 located at 4329 Lakeshore Road, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU6 – Two Dwelling Housing zone be considered by Council;

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

AND FURTHER 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 26, 2018.

Carried

3.5 Lakeshore Rd 4329, Z17-0027 (BL11579) - William Bruce Povah

Moved By Councillor Stack/Seconded By Councillor DeHart

R302/18/03/26 THAT Bylaw No. 11579 be read a first time.

Carried

3.6 McClain Rd 4185, Z18-0009 - Bruce Merz

Staff:
- Displayed a PowerPoint Presentation summarizing the application.

Moved By Councillor Gray/Seconded By Councillor DeHart

R303/18/03/26 THAT Rezoning Application No. Z18-0009 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot A Sections 2 and 3 Township 26 Osoyoos Division Yale District Plan 7436, located at 4185 McClain Rd, Kelowna, BC from the

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RR1 – Rural Residential zone to the RR1c – Rural Residential 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 Attachment A attached to the Report from the Community Planning Department dated February 1, 2018.

Carried

3.7 McClain Rd 4185, Z18-0009 (BL11580) - Bruce Merz

Moved By Councillor DeHart/Seconded By Councillor Stack

R304/18/03/26 THAT Bylaw No. 11580 be read a first time.

Carried

3.8 Ziprick Rd 255, Z17-0081 - Gurdeep Chahal and Palwinder Pannu

Staff:
- Displayed a PowerPoint Presentation summarizing the application and responded to questions from Council.

Moved By Councillor Singh/Seconded By Councillor Stack

R305/18/03/26 THAT Rezoning Application No. Z17-0081 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 3 Section 22 Township 26 ODYD Plan 26018, located at 255 Ziprick Road, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU6 – Two Dwelling Housing zone, be considered by Council;

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

AND FURTHER THAT final adoption of 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 September 5, 2017.

Carried

3.9 Ziprick Rd 255, Z17-0081 (BL11581) - Gurdeep Chahal and Palwinder Pannu

Moved By Councillor Stack/Seconded By Councillor DeHart

R306/18/03/26 THAT Bylaw No. 11581 be read a first time.

Carried

3.10 Laurier Ave 1018 and 1024 - Z18-0006 - Mottram Holdings LTD

Staff:
- Displayed a PowerPoint Presentation summarizing the application.

Moved By Councillor Given/Seconded By Councillor Singh

R307/18/03/26 THAT Rezoning Application No. Z18-0006 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 5, District Lot 138, ODYD, Plan 3999 located at 1024 Laurier Avenue, Kelowna, BC from RM4 – Transitional Low Density zone to RM3 – Low Density Multiple Housing, be considered by Council;

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AND THAT Rezoning Application No. Z18-0006 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of the East 50 Feet of Lot 5, District Lot 138, ODYD, Plan 578 located at 1018 Laurier Avenue, Kelowna, BC from RU6 – Two Dwelling Housing zone to RM3– Low Density Multiple Housing, 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 18, 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.

Carried

3.11 Laurier Ave 1018 and 1024, Z18-0006 (BL11588) - Mottram Holdings LTD

Moved By Councillor Donn/Seconded By Councillor Given

R308/18/03/26 THAT Bylaw No. 11588 be read a first time.

Carried

3.12 Pooley Rd 3060, A17-0011 - Lawrence Neid RTC

Staff:
- Displayed a PowerPoint Presentation summarizing the application and responded to questions from Council.

Moved By Councillor Singh/Seconded By Councillor Sieben

R309/18/03/26 THAT Agricultural Land Reserve Appeal No. A17-0011 for Lot 2 Section 15 Township 26 ODYD Plan 6585, located at 3060 Pooley Road, Kelowna, BC for a non-farm use of agricultural land in the Agricultural Land Reserve pursuant to Section 20(3) of the Agricultural Land Commission Act, be supported by Council;

AND THAT Agricultural Land Reserve Appeal No. A17-0011 for Lot 2 Section 15 Township 26 ODYD Plan 6585, located at 3060 Pooley Road, Kelowna, BC for a subdivision of agricultural land in the Agricultural Land Reserve pursuant to Section 21(2) of the Agricultural Land Commission Act, be supported by Council;

AND THAT Council directs Staff to forward the subject application to the Agricultural Land Commission for consideration.

Carried

4. Non-Development Reports & Related Bylaws

4.1 Energy Step Code Implementation Strategy

Staff:
- Displayed a PowerPoint Presentation summarizing the Energy Step Code Implementation Strategy and responded to questions from Council.

Moved By Councillor Donn/Seconded By Councillor Sieben

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R310/18/03/26 THAT Council receives, for information, the report from the Community Energy Specialist dated March 13, 2018, with respect to the Energy Step Code Implementation Strategy.

AND THAT Council direct staff to engage key stakeholders on the proposed Energy Step Code timeline and strategy for Kelowna.

Carried

4.2 Good Neighbour Bylaw Update

Staff:
- Displayed a PowerPoint Presentation summarizing the proposed Bylaw amendments and responded to questions from Council.

Moved By Councillor Given/Seconded By Councillor Stack

R311/18/03/26 THAT Council receives for information, the report from the Crime Prevention Supervisor, dated March 19, 2018 pertaining to making amendments to the Good Neighbour Bylaw No 11500, and the Bylaw Notice Enforcement Bylaw No. 10475;

AND THAT Bylaw No 11546 being Amendment No. 1 to Good Neighbour Bylaw No. 11500 be forwarded for reading consideration;

AND THAT Bylaw No. 11566 being Amendment No. 20 to Bylaw Notice Enforcement Bylaw No. 10475 be forwarded for reading consideration;

AND FURTHER THAT Council rescind City of Kelowna Panhandling Bylaw No 8214.

Carried
Councillors Donn, Hodge and Sieben - Opposed

Moved By Councillor Given/Seconded By Councillor Stack

R312/18/03/26 THAT Council direct staff to review the Busker Program with Festivals Kelowna and the Arts community and report back to Council.

Carried
Councillor Donn - Opposed

Moved By Councillor Sieben/Seconded By Councillor Stack

R313/18/03/26 THAT Council direct staff to undertake a Communications campaign to inform the public about the challenges faced on City streets and how bylaws can be used to assist with this.

Carried

4.3 BL11546 - Amendment No. 1 to Good Neighbour BL11500

Moved By Councillor Given/Seconded By Councillor Gray

R314/18/03/26 THAT Bylaw No. 11546 be read a first, second and third time.

Carried
Councillors Donn, Hodge and Sieben - Opposed

4.4 BL11566 - Amendment No. 20 to Bylaw Notice Enforcement Bylaw No. 10476

DRAFT

Moved By Councillor Gray/Seconded By Councillor Given

R315/18/03/26 THAT Bylaw No. 11566 be read a first, second and third time.

Carried
Councillors Donn, Hodge and Sieben - Opposed

Moved By Councillor Sieben/Seconded By Councillor Hodge

R316/18/03/26 THAT Council direct staff to report back to Council identifying which sections of the Bylaw Notice Enforcement Bylaw will be subject to an education campaign prior to Bylaw Notice fines being issued.

Carried

4.5 Kelowna Community Health Services Centre Public Art - Memorandum of Understanding

Staff:
- Displayed a PowerPoint Presentation summarizing the proposed location of the public art project and the details of the Memorandum of Understanding rules and responsibilities and responded to questions from Council.

Moved By Councillor Donn/Seconded By Councillor Gray

R317/18/03/26 THAT Council receives, for information, the report from the Planner Specialist, Parks & Buildings Planning dated March 26, 2018, with respect to the Kelowna Community Health Services Centre Public Art - Memorandum of Understanding (MOU).

AND THAT Council authorizes the Parks & Building Planning Manager to enter into a MOU for an equal cost sharing partnership between Doyle Property Holdings Ltd. and the City of Kelowna for the commissioning of a new public artwork, as outlined in this report;

AND THAT Council direct staff to report back to Council with the City's share of the project costs in the form of a Cost Sharing Agreement.

Carried

5. Bylaws for Adoption (Non-Development Related)

5.1 Sufficiency Report for South Perimeter Road and Gordon Drive Extension

Moved By Councillor Sieben/Seconded By Councillor Singh

R318/18/03/26 THAT Council receive for information the report from the City Clerk dated March 26, 2018 pertaining to the Certificate of Sufficiency for the South Perimeter Road and Gordon Drive Extension project;

AND THAT Bylaw No. 11554 being South Perimeter Road and Gordon Drive Extension Development Cost Charge Frontending Agreement Authorization Bylaw be adopted.

Carried

5.2 BL11554 - South Perimeter Road & Gordon Drive Extension

Moved By Councillor Given/Seconded By Councillor Donn

DRAFT

R319/18/03/26 THAT Bylaw No. 11554 be adopted.

Carried

5.3 BL11556 - Road Closure and Removal of Highway Dedication - Portion of Lougheed Road

Moved By Councillor Donn/Seconded By Councillor Given

R320/18/03/26 THAT Bylaw No. 11556 be adopted.

Carried

6. Mayor and Councillor Items

Councillor Hodge:
- Condolences to Wayne Moore on his mother's passing.

Councillor Sieben:
- Condolences to the family of former Councillor Barrie Clark.
- Thanked the City Manager for his wisdom and service.

Mayor Basran:
- Acknowledged the retirement of Dr. Broome after 40 years and thanked him for his community service.

7. Termination

This meeting was declared terminated at 5:28 p.m.

Mayor Basran

City Clerk

/acm

DRAFT

Report to Council

City of Kelowna

Date:	April 9, 2018
File:	00615-20-02
To:	Acting City Manager
From:	Co-Chairs, Journey Home Task Force
Subject:	Journey Home Task Force Update
	Report Prepared by: Social Development Manager, Active Living & Culture

Recommendation:

THAT Council receives, for information, the update report from the Journey Home Task Force Co-Chairpersons, dated April 9, 2018.

Purpose: To provide Council with an update on the progress of the Journey Home Task Force's public engagement process to develop Kelowna's long-term plan to address homelessness.

Background:

The Journey Home Task Force began the consultation phase in January 2018 and to date there have been a total of 1,697 points of engagement. According to Dr. Alina Turner of Turner Strategies, the number and diversity of the participants (see Appendix 1), along with the quality of the input throughout the Journey Home community engagement process has been unprecedented as compared to other communities. Based on the feedback received, all indications show there is a high interest in addressing homelessness, and citizens want to be engaged in contributing to solutions.

The Youth Homelessness Summit and the Community Summit in January launched the consultation phase of the strategy development with 178 participants. The summits were full day workshops bringing together representatives from the homeless-serving sector. Both the community summit and youth summit helped to inform the topics for the continuing consultation that took place through: a public survey, a series of youth focus groups, and a two-week series of 24 Design Labs. In addition, the Lived Experience Circle has been meeting since the end of January and has provided input that will be critical in the development of the final Journey Home Plan. A summary of participation and key insights that have emerged follow in this report.

<u>Public Survey</u>
An online public survey was launched on February 7th to gather public input and closed on March 18th. A total of 501 survey responses were submitted. Participation reflected a diversity of age groups and sectors.

The majority of respondents indicated that they are aware of the homelessness plan development:

- 79% of respondents felt that solving the issue of homelessness in Kelowna is very important, an additional 17% believe it to be somewhat important
- 52%, were satisfied with the current efforts to address homelessness, 32% indicated that they were dissatisfied.
- 85% of respondents indicated that they believe homelessness is on the rise in Kelowna; another 10% indicated that they believe it has stayed the same.
- In terms of solutions, there was strong belief that measures such as Housing First and Long Term Supportive Housing could improve the situation.

A Way Home Kelowna Youth Focus Groups

A Way Home Kelowna conducted a series of five focus groups together with one on one interviews, for a total engagement of 50 youth between 12-15 years old. These sessions were designed to provide youth with a forum through which they could provide their input into the plan development process. Some of the key service gaps for youth were identified including: residential treatment facilities; ensuring a continuum of housing; addressing stigma; skill building and recreation opportunities to create a connection to community; and improved accessibility to services.

Lived Experience Circle

The Lived Experience Circle began meeting in late January. The lived experience circle is a convening of those with living or lived experience of homelessness. The design of the Lived Experience process was based on evidence-based practices across Canada that indicate that the voice of lived experience expertise is critical in the development of success strategies to address homelessness.

The Lived Experience Circle has had 107 individuals participate overall to date. Some of the key points emerging from the Circle include: the importance of individual choice; the need to address discrimination through education and awareness; 24/7 access to services; peer support for navigating services; and culturally and trauma-informed services. The Circle will continue working over the next few months on how to address the need for public education and awareness. The Journey Home Task Force is extremely grateful to those participants that have given their time and expertise.

Journey Home Design Labs

A total of 23 two-hour Design Labs were hosted over a two-week period, each focusing on a topic that emerged from the Community and Youth summits held in January. 636 participants attended the labs representing over 68 different organizations. Attendees included: interested citizens; Indigenous representatives; service providers, Provincial Ministries; local businesses, developers and builders; funders and foundations; faith community; and local researchers and technology sector. At least two individuals with lived experience participated in each lab.

The outcomes of the Design Labs will assist the Task Force in building the Journey Home Plan. There were key themes that emerged, and many of them were woven through the conversations over the two weeks. Turner Strategies indicated that prevention, innovation, and lived experience were underlying themes throughout consultation and will assist in building a made-in Kelowna strategy to address homelessness. Other key outcomes include: coordinating body and partnerships, housing with

supports, and inclusion and Reconciliation. These become important focal points for the strategy moving forward.

Summary

Next steps for the Journey Home Strategy development include a *What We Heard: Strategic Directions & Input* session on April 10th where participants from the Journey Home Summits and Design Labs will have the opportunity to comment on the direction of the strategy. The process will be open for public input from April 11-18 as well as the presentation will be video recorded and an online tool for feedback will be made available via kelowna.ca/journeyhome. On May 7th, the Task Force Co-Chairpersons together with Turner Strategies will present a framework for the Journey Home Plan to Council, and the final Plan will be presented for Council's consideration on June 25th.

The Journey Home Task Force is grateful to all those that spent time answering the public survey, attending the Community Summits and Design Labs, and to the Youth and Lived Experience Circle that have contributed valuable input. The level of engagement in the community dialogue has strengthened the Task Force's ability to create a meaningful and relevant strategy for our community to address the needs of our most housing-vulnerable citizens and we look forward to presenting the final document in June.

Internal Circulation: Divisional Director, Active Living & Culture, Communications Advisor

Considerations not applicable to this report:
Legal/Statutory Authority:
Legal/Statutory Procedural Requirements:
Existing Policy:
Financial/Budgetary Considerations:
Personnel Implications:
External Agency/Public Comments:
Communications Comments:
Alternate Recommendation:

Submitted by: Journey Home Task Force Co-Chairpersons

Approved for inclusion: J. Gabriel, Divisional Director, Active Living & Culture

Attachments: Community Engagement – By the Numbers
PowerPoint Presentation

Cc: Divisional Director, Community Planning & Strategic Investment
Divisional Director, Strategic Corporate Services

Community Engagement

By the Numbers
January - April 2018

Journey HOME

January

Youth Summit
Jan 19: Hosted by A Way Home - Kelowna with representation from 20 youth agencies

79 participants

Community Summit
Jan 23: Initial convening of stakeholders including those currently working in the homeless-serving system

104 participants

- 38 community agencies
- lived experience
- business community

February

Journey Home Design Labs
23 total sessions

Feb & March: The Design Labs focused on key themes and topics that emerged from the Community Summits

636 participants

representing **68** organizations including:

50+ community agencies

At least **2** people with lived experience attended each design lab

March

Public Survey
Open from Feb 7 - March 18

501 surveys completed

Lived Experience Circle
ongoing since January

179 participants

with **107** unique voices of those with lived experience of homelessness

over the span of **7** circle meetings and counting

April

Plan Strategy Check In
In early April with Lived Experience Circle, stakeholders, event attendees, public (open process)

June 2018

Journey Home Plan to be presented to Council

1,697+

Total points of engagement

kelowna.ca/journeyhome

Promotional Tools Used:

- e-mail e-subscribe
- media release
- facebook
- twitter
- journey home webpage
- get involved webpage
- direct contact

Journey HOME

Journey Home is the strategy to address homelessness in our community with an emphasis on housing first. The goal is to ensure a coordinated and easy-to-access system of care for those in Kelowna who have lost, or are about to lose their home.

City of Kelowna – two strategies

Healthy Housing Strategy

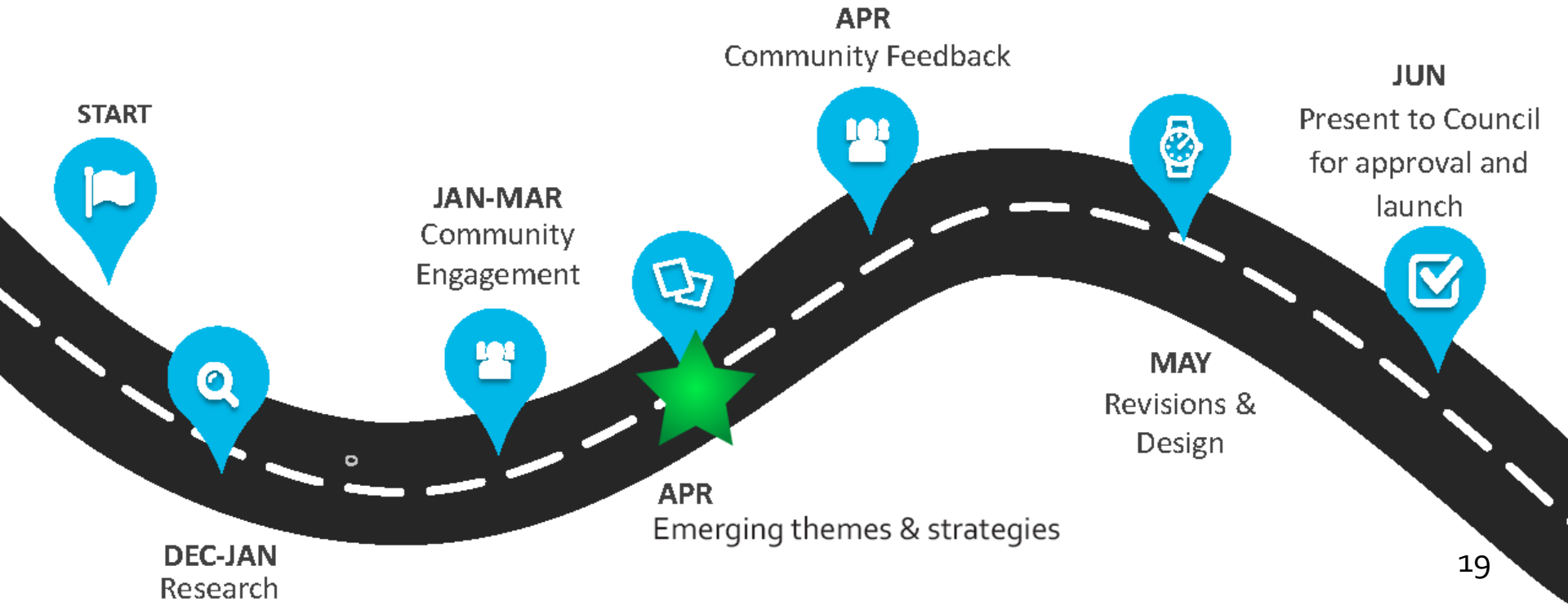
Journey HOME

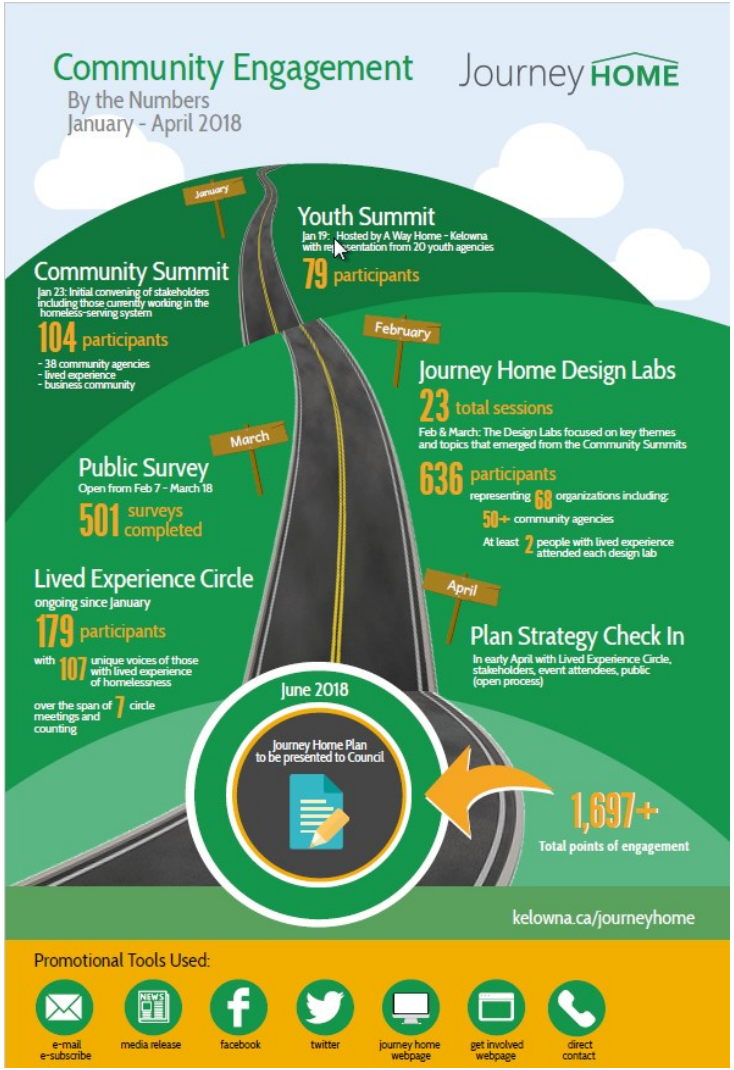
Strategy

A Way Home – Kelowna Youth Homelessness

Journey HOME

Strategy Workplan





Journey HOME

Community Engagement Summary

January	Community Summit Youth Summit
February & March	Design Labs (23) Public Survey
April	Plan strategy check-in
Ongoing since Jan	Lived Experience Circle

Community Summit

Jan 23: Initial convening of stakeholders including those currently working in the homeless-serving system

104 participants

- 38 community agencies
- lived experience
- business community

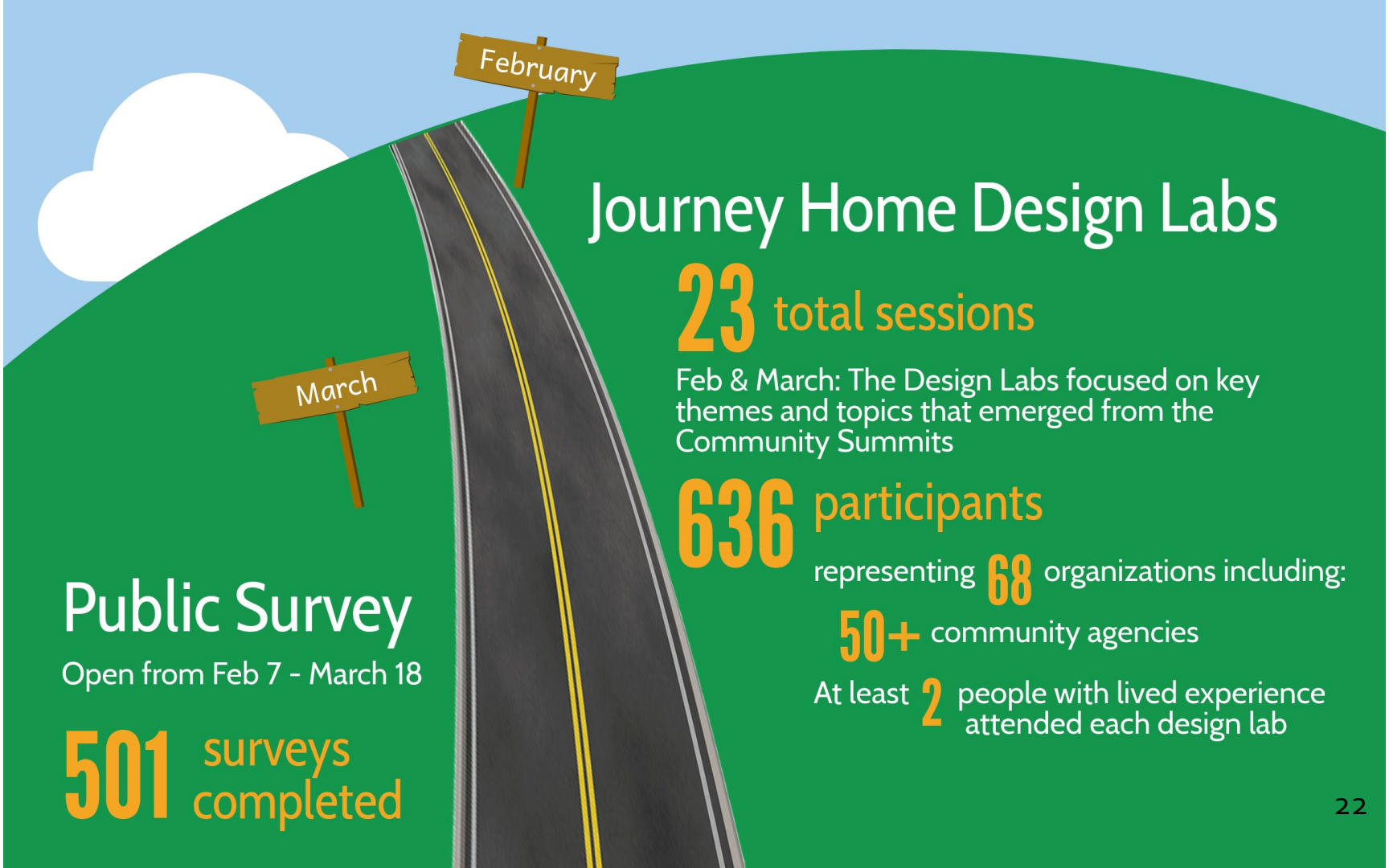
Youth Summit

Jan 19: Hosted by A Way Home - Kelowna with representation from 20 youth agencies

79 participants

Emerging themes from summits determined Design Lab topics

Journey HOME



Journey Home Design Labs

23 total sessions

Feb & March: The Design Labs focused on key themes and topics that emerged from the Community Summits

636 participants

representing **68** organizations including:

50+ community agencies

At least **2** people with lived experience attended each design lab

Public Survey

Open from Feb 7 - March 18

501 surveys completed

Lived Experience Circle

179 participants (so far)

with **107** unique voices of those with lived experience of homelessness

over the span of **7** circle meetings

1,697+

Total points of engagement

June 2018

Journey Home Plan to be presented to Council

April

Plan Strategic Direction check-in

In early April with Lived Experience Circle, stakeholders, event attendees, public (open process)

Promotional Tools Used:

- e-mail e-subscribe
- media release
- facebook
- twitter
- journey home webpage
- get involved webpage
- direct contact

Journey HOME

Public Survey results

501 Responses

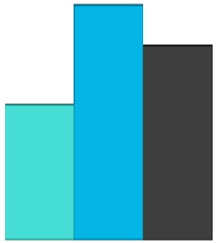
82% Completion rate

95% Kelowna residents

9% Visible minority

5% Indigenous

66% Female; **28%** Male



Diverse age groups:

- **23%** - 18-34 yrs
- **40%** - 35-54 yrs
- **33%** - 55 yrs+

24% Had someone in immediate family experience homelessness.

15% Personally experienced homelessness

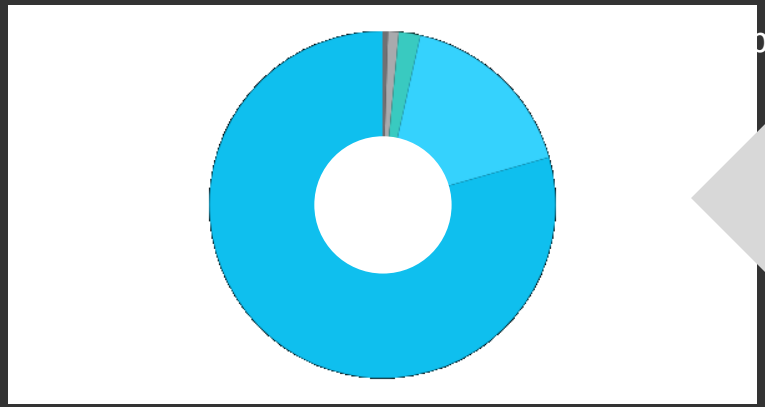
Concerned Citizen	77%	344
Community Organization	19%	86
Business Owner	15%	68
Other Affiliation (please specify)	13%	56
Homeless-serving/Housing Service Provider	7%	32
Student	7%	30
Other Organization	5%	23
Decline to Answer	5%	22
Neighborhood Group	3%	12

Journey HOME

Public Survey results (cont)

Homelessness as a Priority

ortant is solving the issue of homelessness in Kelowna to you?



Skipped: 0 **Answered: 496**

Very Important	79%	393
Somewhat Important	17%	84
Somewhat Unimportant	2%	10
Not Important	1%	7
Unsure	0%	2

Homelessness is a top priority for Kelowna residents.

52% either very satisfied/satisfied with current efforts to address homelessness

32% either dissatisfied/very dissatisfied with current efforts to address homelessness

82% aware of homelessness plan development underway.

85% believe homelessness on the rise; **10%** stayed the same

Journey HOME

Public Survey results (cont)

Solutions

Measures that can help address homelessness

	Strongly agree/agree
Housing First	83%
Long Term Supportive Housing	82%
Affordable Housing/Rent Subsidies	85%

Creating more permanent, affordable housing with supports for people who are experiencing homelessness	33%	148
Preventing people from becoming homeless.	26%	115
Moving people living on the street/public places into permanent housing	12%	56
Increasing coordination of services to implement the plan	12%	53
Other (please specify)	12%	55
Moving people quickly from emergency shelter into housing.	5%	22

Journey HOME

Lived Experience Circle (ongoing)

7 circle meetings to date | 179 participants | 107 unique voices

Attendance has steadily climbed since the introduction of the circle in January
Many attendees have returned -> believe experience is valuable

Key learnings:

- the importance of choice;
- addressing discrimination
- education and awareness;
- 24/7 access to services;
- peer support navigating services;
- culturally and trauma-informed services.

A Way Home Kelowna Youth Strategy

Youth Focus Groups

- Five focus groups
- One on One Interviews

- Total engagement of
  50 youth
  between 12-15 years old

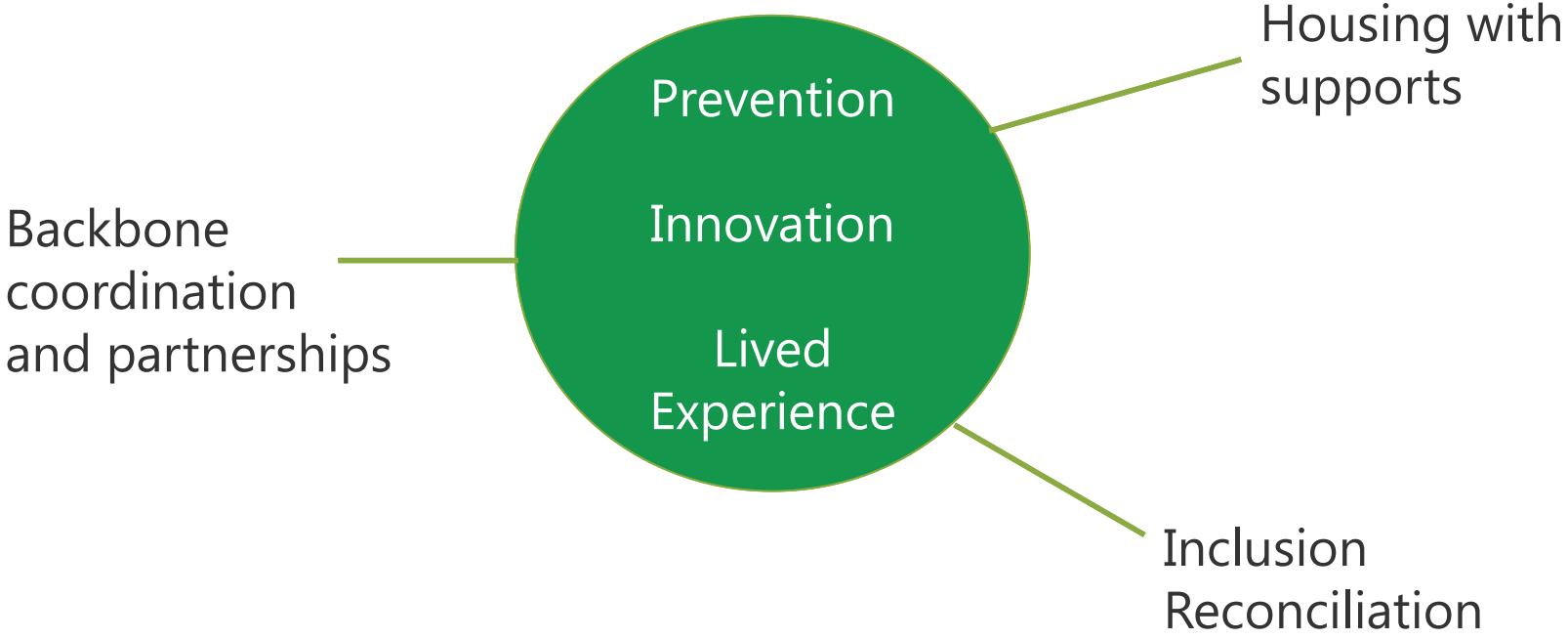
Design Lab / Lived Ex Input Themes

- Respect/ stigma/ public education

- Range of housing options
  - HF4Y
  - Foyer/ Supportive Housing
  - Host Homes/ Community Homes
  - Rent supports

Journey HOME

Consultation Outcomes



What did we learn from the 2009 Plan?

Home for Good: Kelowna's 10 Year Plan to End Homelessness (2009)

1

Lack of community buy-in & broad-based consultations

- We had 1,700 contact points with groups.
- Lived experience input.
- Broad & diverse engagement with service providers, Indigenous communities, faith, youth, private, research.

2

No federal/provincial alignment on homelessness as priority

- No federal/provincial alignment on homelessness as priority
- Issue is much more visible across BC
- Feds back at the table

3

No clear implementation accountability & lead

- Selection process for Backbone org with accountability for Plan implementation
- Backbone role in System Planning supported by govt

Journey HOME

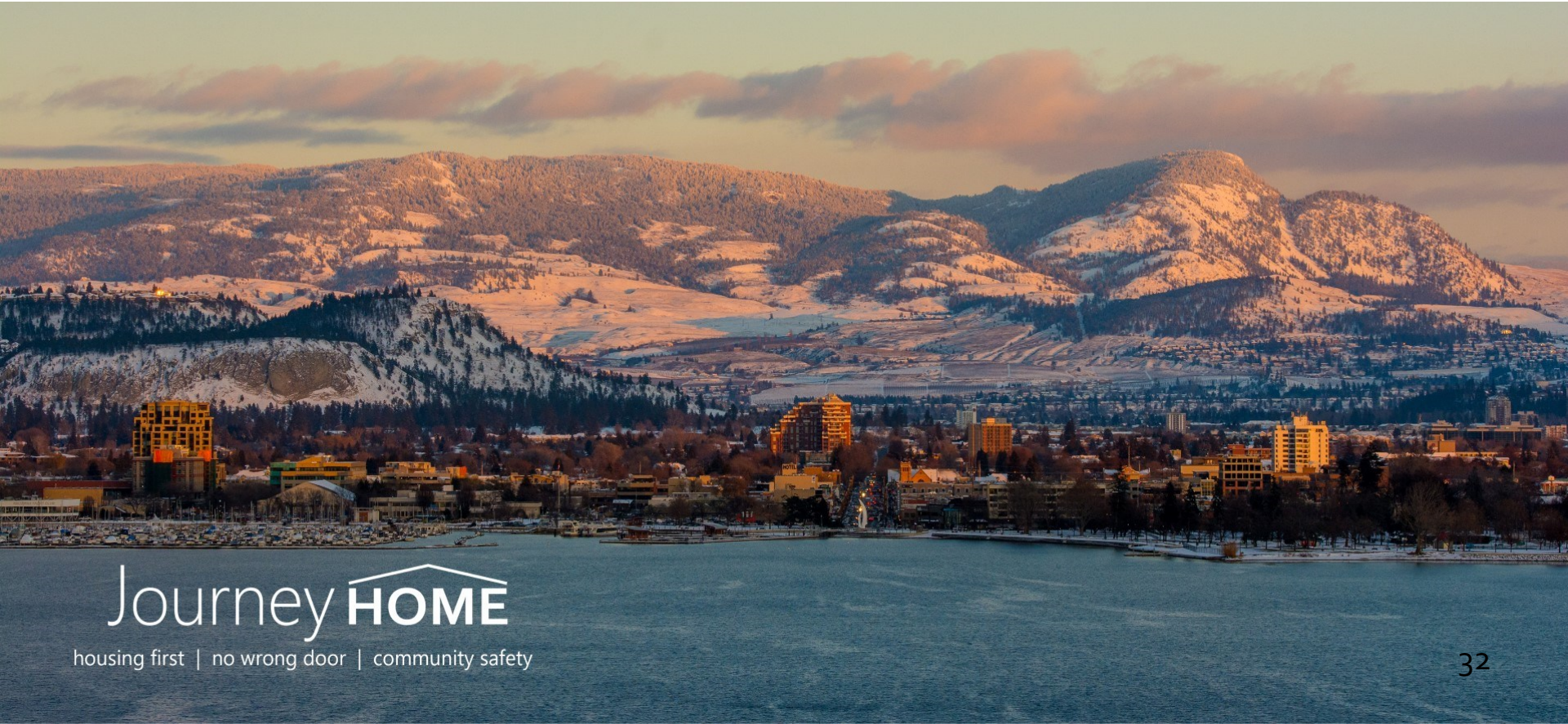
The Path Forward

We have committed and remain committed to delivering the final Strategy at Council's June 25, 2018 regular meeting.

The path forward to that date includes a number of milestones:

- April 10 – Strategy review summit to review the key themes informing the draft Journey Home Plan (those unable to attend will have opportunity to provide feedback online)
- May 7 – Draft Plan Presentation to Council as informed by the April 10 strategy review summit
- June 25 – Final Journey Home Plan Presentation to Council

Questions?



REPORT TO COUNCIL

Date:	April 9, 2018		
RIM No.	1250-30		
To:	City Manager		
From:	Community Planning Department (KB)		
Application:	Z18-0023	**Owner:**	Darcy Byron Ruck Martha Mary Ruck
Address:	150 Portview Avenue	**Applicant:**	Urban Options Planning & Permits
Subject:	Rezoning Application		
Existing OCP Designation:	S2RES – Single / Two Unit Residential		
Existing Zone:	RU2 – Medium Lot Housing		
Proposed Zone:	RU2c – Medium Lot Housing with Carriage House		

1.0 Recommendation

THAT Rezoning Application No. Z18-0023 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot A Section 5 Township 23 Osoyoos Division Yale District Plan KAP46777, located at 150 Portview Avenue, Kelowna, BC from the RU2 – Medium Lot Housing zone to the RU2c – Medium 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 April 9, 2018;

2.0 Purpose

To rezone the subject property to the RU2c-Medium Lot Housing with Carriage House designation to facilitate the development of a carriage house.

3.0 Community Planning

Community Planning Staff support the proposed rezoning application from RU2 – Medium Lot Housing to RU2c – Medium Lot Housing with Carriage House to facilitate the development of a carriage house.

The Official Community Plan (OCP) Future Land Use designation of the subject property is S2RES – Single/Two Unit Residential, which supports this increase in density. The concept of the carriage house is aligned with the OCP Policy of Compact Urban Form – increasing density where infrastructure already exists, and the property is connected to City sanitary sewer. Should Council approve the rezoning, the applicant may apply for a building permit provided there are no variances requested.

The applicant indicated in a rationale letter that it is anticipated that this property will eventually be subdivided further. Staff note that if an application for subdivision was submitted, based on current zoning regulations, this could result in up to four adjacent RU2 – Medium Lot Housing with Carriage House zoned properties.

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

4.0 Proposal

4.1 Background

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

4.2 Project Description

The applicant has provided preliminary designs for a new single storey carriage house. A conceptual site plan has been submitted showing the single storey carriage house can be constructed without variances and that it will not be located within a natural environment development permit area, due to steep slopes, on the property.

4.3 Site Context

The 3,310 m^2 subject property is located in the Glenmore-Clifton-Dilworth Sector, in close proximity to schools and parks. It is located within the Permanent Growth Boundary and has a walk score of 13 which means that almost all errands require a car.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU2 – Medium Lot Housing	Single Dwelling Housing
East	RU2 – Medium Lot Housing	Single Dwelling Housing
South	RU2 – Medium Lot Housing	Single Dwelling Housing
West	Ru1h – Large Lot Housing (Hillside Area)	Single Dwelling Housing

Subject Property Map: 150 Portview Avenue

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 5 - Development Process

Policy 5.2.3 - Compact Urban Form. Develop a compact urban form that maximizes the use of existing infrastructure and contributes to energy efficient settlement patterns. This will be done by increasing densities (approximately 75 - 100 people and/or jobs located within a 400 metre walking distance of transit stops is required to support the level of transit service) through development, conversion, and re-development within Urban Centres (see Map 5.3) in particular and existing areas as per the provisions of the Generalized Future Land Use Map 4.1.

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

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

6.0 Technical Comments

6.1 Development Engineering Department

See attached City of Kelowna Memorandum dated March 1, 2018.

7.0 Application Chronology

Date of Application Received:	February 28, 2018
Date Public Consultation Completed:	March 20, 2018

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

Attachments:

Schedule A – City of Kelowna Memorandum
Attachment A - Applicants Letter of Rationale, Draft Site Plan and Elevations

SCHEDULE A
This forms part of application
Z18-0023
Planner Initials KB
City of Kelowna
COMMUNITY PLANNING

CITY OF KELOWNA

MEMORANDUM

Date: March 1, 2018

File No.: Z18-0023

To: Community Planning (KB)

From: Development Engineering Manager (JK)

Subject: 150 Portview Avenue RU2 to RU2c Carriage House

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

1. Domestic Water and Fire Protection

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

2. Sanitary Sewer

   Our records indicate that this property is currently serviced with a 100mm-diameter sanitary sewer service. Only one service will be allowed per lot.

3. Development Permit and Site Related Issues

   Direct the roof drains onto splash pads.

   Existing 13m driveway must be reduced to one (1) 6m wide as per bylaw 7900.

4. Electric Power and Telecommunication Services

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

James Kay, P. Eng.
Development Engineering Manager

RO

ATTACHMENT A
This forms part of application
Z18-0023
Planner Initials KB
City of Kelowna
COMMUNITY PLANNING

URBAN OPTIONS
Planning & Permits

February 23, 2018

City of Kelowna
Urban Planning Department
1435 Water Street
Kelowna, BC

Re: Rezoning to construct a Carriage House at 150 Portview Avenue

Dear Planning Staff

This application is to rezone the property at 150 Portview Avenue to the RU2c – Medium Lot Housing with Carriage House zone, allowing the construction of a carriage house. The property is very large and can easily accommodate a carriage house, yet still provides ample private open space for two dwellings. All Zoning Bylaw regulations can easily be met.

The proposed siting of the carriage house is intentionally placed directly behind the existing principal dwelling on a relatively flat area. The property is a remnant parcel when this subdivision was created. It is anticipated that this property will eventually be subdivided into multiple RU2- Medium Lot Housing properties and it is expected that the carriage house will remain with the principal dwelling.

The proposed two-bedroom carriage house is 1storey in height with a big open plan living area which accesses the private open space on the south side of the proposed dwelling. The carriage house is reached by a foot pathway from the allocated parking on the existing driveway apron. The plan is to retain the abundant mature vegetation and not disturb the slopes at the rear of the site.

Many of the Official Community Plan objectives for creating good infill housing are easily met for this property and the greater community. The property has easy access to schools, parks, transit and other natural amenities. This proposal is anticipated to be good infill development that is easily integrated into the existing form of the neighbourhood.

With this application we are seeking to develop quality housing stock in the area. Please contact me directly should you have any questions about the property.

Regards,

Birte Decloux for Martha and Darcy Ruck

URBAN OPTIONS Planning & Permits ■ Kelowna, BC ■ ☎ 250.575.6707 ■ ✉ birte@urbanoptions.ca

ATTACHMENT A
This forms part of application
Z18-0023
Planner Initials KB
City of Kelowna
COMMUNITY PLANNING

IHS DESIGN
1392 MINE HILL DRIVE
KELOWNA, BC V1P 1S5
www.ihsdesign.com
(250) 212-7938

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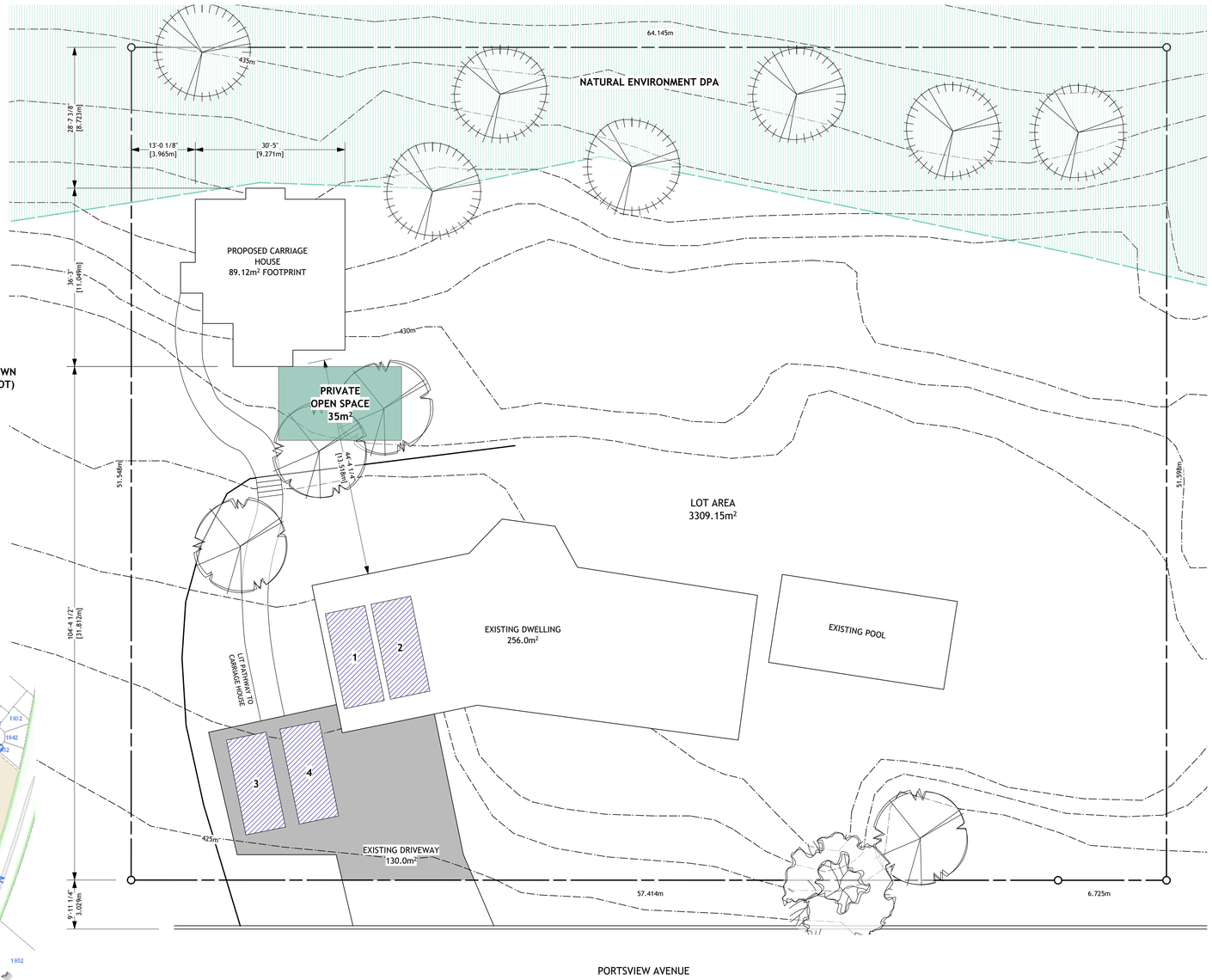


PROJECT NORTH

REVISION	DATE	DISCRIPTION

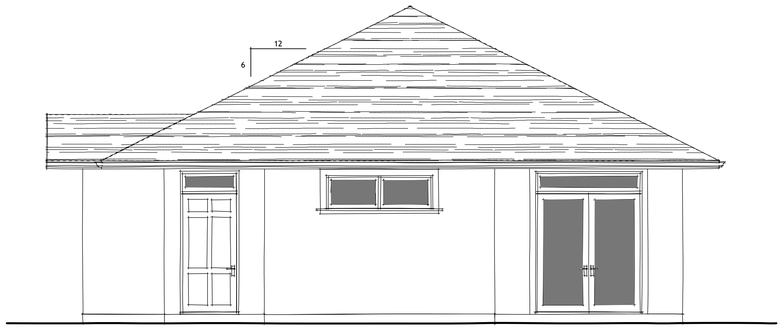
PROJECT
CARRIAGE HOUSE DEVELOPMENT
150 PORTVIEW AVENUE
KELOWNA, BC V1V 1T9
LOT A PLAN KAP46777

DRAWING TITLE
SITE PLAN

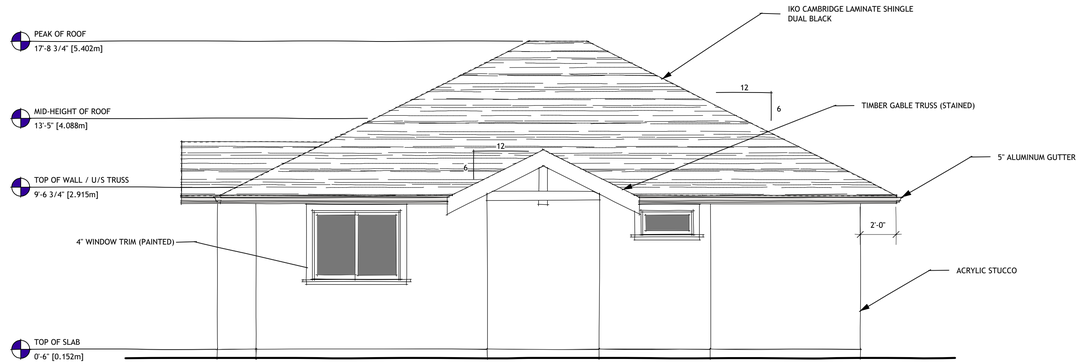
DATE
FEBRUARY 20, 2018

DRAWING NUMBER
1 of 2

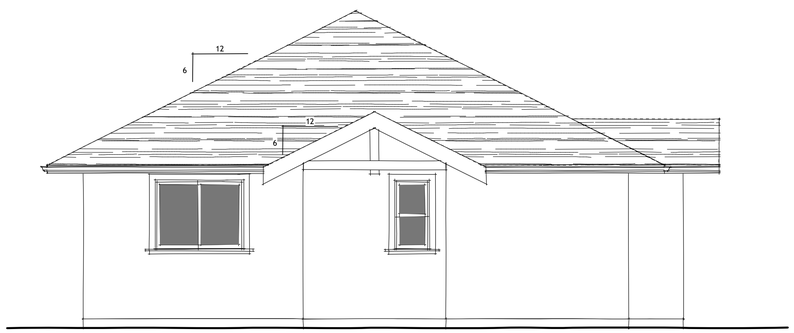
ATTACHMENT A
This forms part of application
Z18-0023
Planner Initials KB
City of Kelowna
COMMUNITY PLANNING



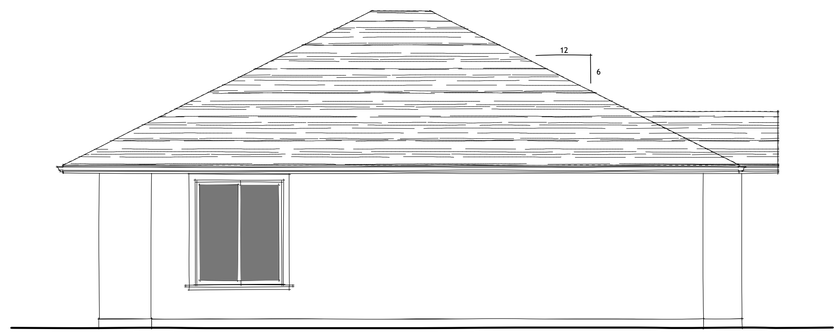
1 SOUTH ELEVATION
Scale: 1/4" = 1'-0"



2 EAST ELEVATION
Scale: 1/4" = 1'-0"



3 SOUTH ELEVATION
Scale: 1/4" = 1'-0"



4 WEST ELEVATION
Scale: 1/4" = 1'-0"

IHS DESIGN
644 ARROWLEAF LANE
KELOWNA, BC
V1W 4Y5

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PROJECT NORTH

REVISION	DATE	DISCRIPTION

PROJECT
ACCESSORY DEVELOPMENT
150 PORTVIEW AVENUE
KELOWNA, BC V1V 1T9
LOT A PLAN KAP46777

DRAWING TITLE
ELEVATIONS

DATE
FEBRUARY 20, 2018

DRAWING NUMBER
2 of 2

CITY OF KELOWNA

BYLAW NO. 11594
Z18-0023 – 150 Portview Avenue

A bylaw to amend the "City of Kelowna Zoning Bylaw No. 8000".

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot A, Section 5, Township 23, ODYD, Plan KAP46777 located on Portview Avenue, Kelowna, B.C., from the RU2 – Medium Lot Housing zone to the RU2c – Medium Lot Housing with Carriage House zone.

2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

_____
Mayor

_____
City Clerk

REPORT TO COUNCIL

Date:	April 09, 2018		
RIM No.	1250-30		
To:	City Manager		
From:	Community Planning Department (BBC)		
Application:	Z17-0073	**Owner:**	Jason Murray Hymers and Rhonda Sue Hymers
Address:	343 Christleton Avenue	**Applicant:**	Birte Decloux - Urban Options Planning & Permitting
Subject:	Rezoning Application – Z17-0073		
Existing OCP Designation:	S2RES – Single / Two Unit Residential		
Existing Zone:	RU1 – Large Lot Housing		
Proposed Zone:	RU1c – Large Lot Housing with Carriage House		

1.0 Recommendation

THAT Rezoning Application No. Z17-0073 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 2, District Lot 14, Osoyoos Division, Yale District, Plan 6701, located at 343 Christleton Avenue, 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 requirements of the Development Engineering Department being completed to their satisfaction.

2.0 Purpose

To rezone the subject property from RU1 - Large Lot Housing zone to RU1c - Large Lot Housing with Carriage House zone to facilitate the development of a carriage house.

3.0 Community Planning

Community Planning supports the proposed rezoning from RU1 - Large Lot Housing to RU1c - Large Lot Housing with Carriage House to facilitate the development of a carriage house.

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 with urban services. The concept of the carriage house is aligned with the OCP urban infill policy of Compact Urban Form – increasing density where infrastructure already exists. Carriage house regulations in general meet the OCP Policy of Sensitive Infill, which involves designing so that height and massing is sensitive to the existing context of the neighbourhood.

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

To fulfill Council Policy No. 367, the applicant submitted a Neighbour Consultation Summary Form to staff on March 14, 2018, outlining that the neighbours within 50 m of the subject property were notified.

4.0 Proposal

4.1 Background

The subject property is double-fronting, located between Christleton Avenue and Robin Way. The lot is amongst the largest in its neighbourhood and currently contains a single dwelling house. The existing house was previously listed on the Heritage Register, however was rmoved in 2015, and is in poor state of repair. The current dwelling will be demolished prior to the construction of a new single-family dwelling and a carriage house on the subject property.

4.2 Project Description

The applicant has provided preliminary site plan design for the proposed new single dwelling house and carriage house. Access to the dwellings and the subject property will be from Robin Way, bordering the southern property boundary.

No Development Permits are required for the two dwelling units, and the proposed new dwelling and carriage house do not trigger any variances at this time.

4.3 Site Context

The subject property is located near the intersection of Christleton Avenue and Abbott Street. The area is characterized primarily by single family dwellings, with the Kelowna General Hospital campus located to the northeast. The propery is within walking distance to Pandowy Street and its many amenities.

Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing RU1c – Large Lot Housing with Carriage House	S2RES – Single/Two Unit Residential HLTH – Health District
East	RU1 – Large Lot Housing RU1c – Large Lot Housing with Carriage House	S2RES – Single/Two Unit Residential HLTH – Health District
South	RU1 – Large Lot Housing RU1c – Large Lot Housing with Carriage House	S2RES – Single/Two Unit Residential
West	RU1 – Large Lot Housing	S2RES – Single/Two Unit Residential

Subject Property Map: 343 Christleton Avenue

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process

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

Urban Uses.[2] Direct urban uses to lands within the urban portion of the Permanent Growth Boundary, in the interest of reducing development and speculative pressure on agricultural lands.

Sensitive Infill.[3] Encourage new development or redevelopment in existing residential areas to be sensitive to or reflect the character of the neighborhood with respect to building design, height and siting.

Carriage Houses & Accessory Apartments.[4] Support carriage houses and accessory apartments through appropriate zoning regulations.

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[1] City of Kelowna Official Community Plan, Policy 5.2.3 (Development Process Chapter).
[2] City of Kelowna Official Community Plan, Policy 5.33.3 (Development Process Chapter).
[3] City of Kelowna Official Community Plan, Policy 5.22.6 (Development Process Chapter).
[4] City of Kelowna Official Community Plan, Policy 5.22.12 (Development Process Chapter).

6.0 Technical Comments

6.1 Building & Permitting Department

- No comments

6.2 Development Engineering Department

- Please see attached Development Engineering Memorandum (Attachment A).

6.3 Fire Department

- No concerns with zoning request.
- The 2 buildings are accessed off of and addressed off of Christleton and all buildings shall be addressed off of either Robin Way.
- Requirements of section 9.10.19 Smoke Alarms and Carbon Monoxide alarms of the BCBC 2012 are to be met.

6.4 Fortis BC (Electric)

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

7.0 Application Chronology

Date of Application Received:	November 23, 2017
Date Application Reassigned to Planner:	February 5, 2018
Date of Revised Drawings Received:	February 21, 2018
Date Public Consultation Completed:	March 14, 2018

Report prepared by:	Barbara B. Crawford, Planner
Reviewed by:	Terry Barton, Urban Planning Manager
Approved for Inclusion:	Ryan Smith, Community Planning Department Manager

Attachments:

Attachment A – Development Engineering Memorandum
Attachment B – Applicant's Rationale Letter
Schedule A – Proposed Single Dwelling and Carriage House Site Plan

ATTACHMENT A
This forms part of application
Z17-0073
Planner Initials BC
City of Kelowna
COMMUNITY PLANNING

CITY OF KELOWNA

MEMORANDUM

Date: December 14, 2017
File No.: Z17-0073

To: Community Planning (TB)

From: Development Engineering Manager (JK)

Subject: 343 Christleton Ave *REVISED* RU1 to RU1c

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

1. Domestic Water and Fire Protection

   This property is currently serviced with a 19mm-diameter water service. The service will be adequate for this application. One metered water service will supply both the main residence and the carriage house.

2. Sanitary Sewer

   Our records indicate that this property is currently serviced with a 100mm-diameter sanitary sewer service complete with inspection chamber (IC). No service upgrades are required for this application.

3. Development Permit and Site Related Issues

   Direct the roof drains onto splash pads.

   Driveway access is permitted from the Robin Way only.

4. Electric Power and Telecommunication Services

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

James Kay, P. Eng.
Development Engineering Manager

JA

URBAN OPTIONS
Planning & Permits

ATTACHMENT B
This forms part of application
Z17-0073
Planner Initials BC
City of Kelowna
COMMUNITY PLANNING

November 23, 2017 - Revised

City Of Kelowna
Planning Department
Attn. Lyndsey Ganczar
1435 Water Street
Kelowna, BC

RE: Rezoning to allow a carriage house at 343 Christleton Avenue

Dear Lyndsey:

Thank you for pulling the application to rezoning the subject property allowing a two-lot subdivision. When looking at the design in combination with the requirement to give 2.5m off the Christleton frontage the project no longer met the landowners needs. The revised application seeks to rezone the property to the RU1c- Large lot housing with carriage house zone, to allow the construction of a new single-family dwelling and a carriage house. Both dwellings would have access off Robin way.

Attached is a revised site plan showing the entire lot. Work is underway to design the new dwelling and associated carriage house. Unfortunately, these plans have not been finalized, however we expect to have a more detailed site plan available prior to the Public Hearing for the zone.

The property is in a very desirable area of Kelowna with ample amenities within a 20min walk. These include downtown Kelowna, multiple parks, the Pandosy village area, the hospital, schools and a bus stop. The Abbott Street multimodal corridor makes bicycle access to farther out amenities relatively easy. The proposal is anticipated to be good infill development that is easily integrated into the existing form of the neighbourhood, adding quality housing stock to the area.

Sincerely yours,

Birte Decloux on behalf of J and R Hymers

Urban Options Planning & Permits • Kelowna, BC • ☎250.575.6707 • ✉birte@urbanoptions.ca

PROJECT DATA

1. **LEGAL DESCRIPTION**
   LOT 2, PLAN 6701
   DL 2045

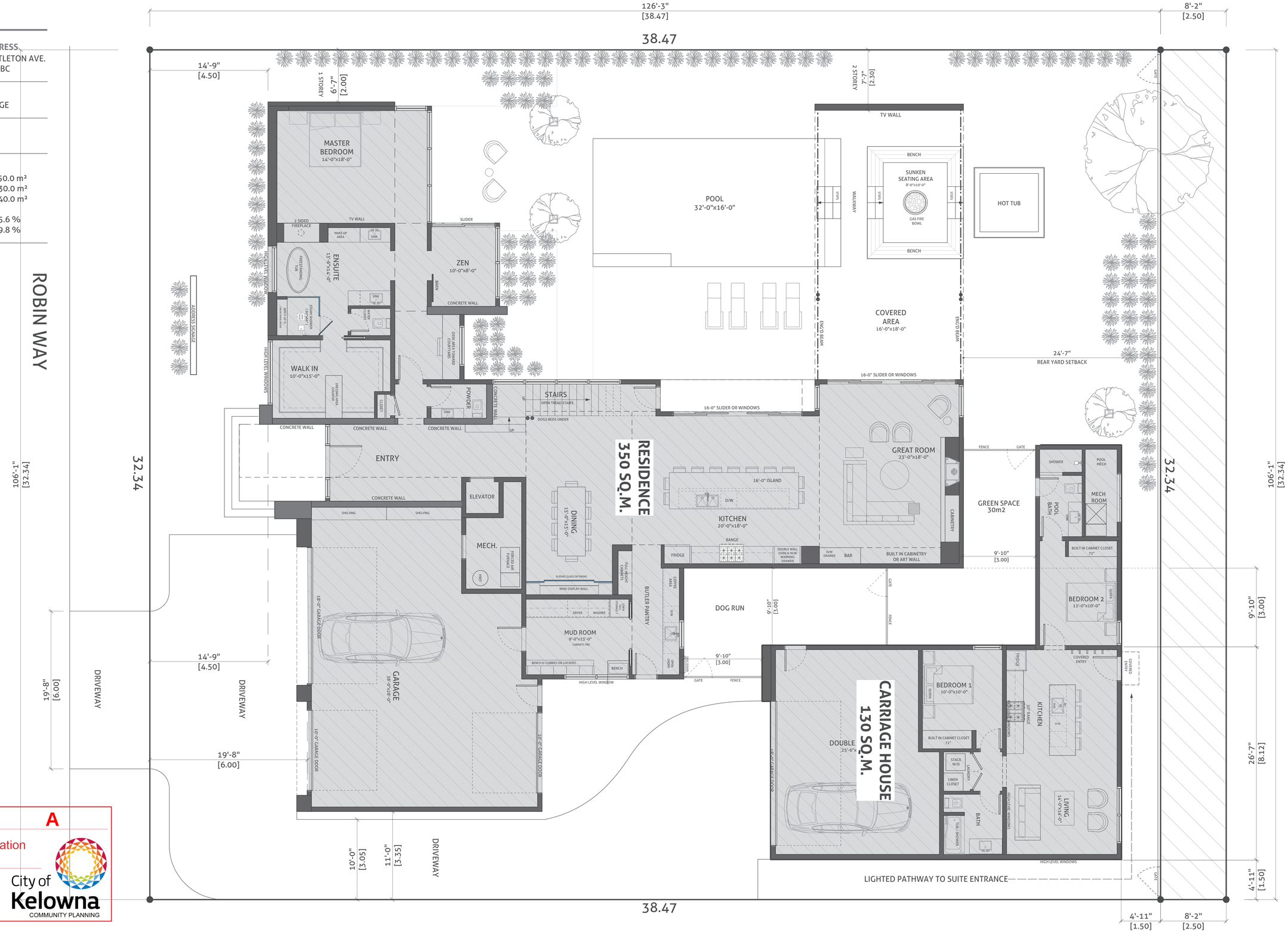
   CIVIC ADDRESS
   343 CHRISTLETON AVE.
   KELOWNA, BC

2. **ZONING**
   RU1c - PROPOSED ZONING CHANGE

3. **LOT AREA**
   1244.0 m² 13,390 ft²

4. **SITE COVERAGE**

PRINCIPAL BUILDING	=	350.0 m²
CARRIAGE HOUSE	=	130.0 m²
DRIVEWAY	=	140.0 m²
BUILDING COVERAGE	=	35.6 %
BUILDING & DRIVEWAYS	=	49.8 %



SCHEDULE A
This forms part of application
Z17-0073
City of Kelowna
COMMUNITY PLANNING
Planner Initials BC

SITE PLAN

SCALE: 3/16" = 1'-0"

WEST | COAST DESIGN

FEB 21, 2018

CITY OF KELOWNA

BYLAW NO. 11590
Z17-0073 – 343 Christleton Avenue

A bylaw to amend the "City of Kelowna Zoning Bylaw No. 8000".

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 2, District Lot 14, ODYD, Plan 6701 located on Christleton Avenue, Kelowna, B.C., from the RU1 – Large Lot Housing zone to the RU1c – Large Lot Housing with Carriage House zone.

2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

_____
Mayor

_____
City Clerk

REPORT TO COUNCIL

Date:	April 9, 2018		
RIM No.	1250-30		
To:	City Manager		
From:	Community Planning Department (KB)		
Application:	Z17-0116	**Owner:**	Miroslavka Gataric
Address:	1371 Bernard Avenue	**Applicant:**	Miroslavka Gataric
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		

1.0 Recommendation

THAT Rezoning Application No. Z17-0116 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 7 District Lot 137 Osoyoos Division Yale District Plan 7936, located at 1371 Bernard Avenue, 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 April 9, 2018;

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

2.0 Purpose

To rezone the subject property 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 to facilitate the development of multiple dwelling housing. The Official Community Plan (OCP) Future Land Use designation for the property is MRL – Multiple Unit Residential

(Low Density) and the proposed RM3 zone meets the density objective of the MRL designation. The subject property is located near services, parks and transit, and would provide a three-bedroom row housing option that is in great need in the City. It addresses several objectives of the OCP, notably:

- **Housing Mix.** Support a greater mix of housing unit size, form and tenure in new multi-unit residential.
- **Family Housing.** Support housing alternatives for families when single detached housing is too costly, including features that are important to families such as: outdoor space, direct access to grade, larger units, safe design, and neighbourhood characteristics (e.g. location and amenities).
- **Ground-Oriented Housing**. Encourage all multiple-unit residential buildings in neighbourhoods with schools and parks to contain ground-oriented units with 2 or more bedrooms so as to provide a family housing choice within the multi-unit rental or ownership markets, especially where such can be provided on non-arterial and non-collector streets.

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

4.0 Proposal

4.1 Project Description

The application is to rezone the subject property from RU6 – Two Dwelling Housing to RM3 – Low Density Multiple Housing to allow for a multiple dwelling development in the form of row housing. The proposed development features four three-bedroom units; one dwelling with a main entrance on Bernard Avenue, and three dwellings with access off Lakeview Street. The required number of parking stalls would be met through double wide garages located below each unit. All vehicular access for the development is proposed to come from the lane that fronts this development on the south property line.

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

4.2 Site Context

The subject property is located at the corner of Bernard Avenue and Lakeview Street in the Central City Sector. It has an area of 924 m^2 and is located within the Permanent Growth Boundary. Transit stops are located nearby on Bernard Avenue and Lawrence Avenue and the Walk Score is 70 (Very Walkable – most errands can be accomplished on foot). It is in relatively close proximity to commercial areas on Gordon Drive and Burtch Road.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	Ru6 – Two Dwelling Housing	Two Dwelling Housing
East	Ru6 – Two Dwelling Housing	Single Dwelling Housing
South	P2 – Education and Minor Institutional	Child Care Centre, Major
West	Ru6 – Two Dwelling Housing	Two Dwelling Housing

Subject Property Map: 1371 Bernard Avenue

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 5 - Development Process

Objective 5.3 Focus development to designated growth areas

> **Policy .2 - Compact Urban Form.** Develop a compact urban form that maximizes the use of existing infrastructure and contributes to energy efficient settlement patterns. This will be done by increasing densities (approximately 75 - 100 people and/or jobs located within a 400 metre walking distance of transit stops is required to support the level of transit service) through development, conversion, and re-development within Urban Centres (see Map 5.3) in particular and existing areas as per the provisions of the Generalized Future Land Use Map 4.1.

Objective 5.22 Ensure context sensitive housing development

> **Policy .6 Sensitive Infill.** Encourage new development or redevelopment in existing residential areas to be sensitive to or reflect the character of the neighbourhood with respect to building design, height and siting.
>
> **Policy .7 Healthy Communities.** Through current zoning regulations and development processes, foster healthy, inclusive communities and a diverse mix of housing forms, consistent with the appearance of the surrounding neighbourhood.

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

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

Policy .1 Ground-Oriented Housing. Encourage all multiple-unit residential buildings in neighbourhoods with schools and parks to contain ground-oriented units with 2 or more bedrooms so as to provide a family housing choice within the multi-unit rental or ownership markets. High density residential projects in the Downtown area are encouraged to include a ground-oriented housing component, especially where such can be provided on non-arterial and non-collector streets.

6.0 Technical Comments

6.1 Development Engineering Department

See Schedule "A" City of Kelowna Memorandum

7.0 Application Chronology

Date of Application Received:	November 27, 2018
Date Public Consultation Completed:	March 14, 2018

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

Attachments:

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

SCHEDULE A
This forms part of application
Z17-0116
Planner Initials KB
City of Kelowna
COMMUNITY PLANNING

CITY OF KELOWNA

MEMORANDUM

Date: January 3, 2018 (REVISED)
File No.: Z17-0116

To: Community Planning (KB)

From: Development Engineering Manager(JK)

Subject: 1371 Bernard Avenue 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) Lakeview Street fronting this development must be upgraded to an Local – Class 1 (SS-R5) to included barrier curb & gutter, pave the unpaved gravel area adjacent to the existing sidewalk, remove and replace existing sidewalk if required to accommodate proposed curb & gutter, and relocation or adjustment of existing utility appurtenances if required to accommodate the upgrading construction. No retaining walls or structures permitted in City ROW.

(b) The lane fronting this development is required to be constructed to a paved standard. A cross section of SS-R2 should be used for design and costing.

.5) Road Dedication and Subdivision Requirements

By registered plan to provide the following:

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

.6) Electric Power and Telecommunication Services

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

Lakeview Street upgrade	**To be determined**
Lane Frontage Improvements	**To be determined**
Total Bonding	**To be determined**

.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 from Bernard Avenue 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

ATTACHMENT A
This forms part of application
Z17-0116
Planner Initials KB
City of Kelowna
COMMUNITY PLANNING

BERNARD AVE. 4-PLEX

ARCHITECTURAL

NEW TOWN ARCHITECTURE & ENGINEERING
200-1464 ST. PAUL STREET
KELOWNA, BC V1Y 2E6
ROMAN YAMCHSHIKOV
Roman@newtownservices.net
T. (250) 860 8185
F. (250) 860 0985

DRAWING LIST:

A001	COVER SHEET & DRAWING LIST
A002	SITE PLAN & ZONING ANALYSIS
A003	SURVEY
A004	RENDERINGS
A005	RENDERINGS
A006	FOUNDATION & GARAGE LEVEL PLANS
A007	MAIN & SECOND LEVEL PLANS
A008	ROOF DECK & UPPER ROOF PLANS
A009	ELEVATIONS
A010	ELEVATIONS
A011	SECTIONS

CIVIL

NEW TOWN ARCHITECTURE & ENGINEERING
200-1464 ST. PAUL STREET
KELOWNA, BC V1Y 2E6
JACOB PAUL
Jacob@newtownservices.net
T. (250) 860 8185
F. (250) 860 0985

DRAWING LIST:

1	SERVICING PLAN
2	GRADING PLAN

LANDSCAPE

WSP
540 LEON AVENUE
KELOWNA, BRITISH COLUMBIA, V1Y 6J6
BYRON DOUGLAS
BYRON.DOUGLAS@WSP.COM
T. (250) 469 7730
M. (250) 826 7728

DRAWING LIST:

LDP-1	SITE PLAN
LDP-2	HYDROZONE PLAN

CONTEXT PLAN: 1371 BERNARD AVE.

NOT FOR CONSTRUCTION

ALL CONTRACTORS ARE REQUIRED TO THEIR WORK AND SUPPLY THEIR PRODUCTS COMPLIANCE WITH ALL BUILDING CODES LAWS OF THE PROVINCE OF BRITISH

This drawing is an instrument of service and property of New Town Services. The use of drawing shall be restricted to the original site for it was prepared and publication thereof is limited to such

This drawing must not be

Verify all dimensions and datums prior commencement of

Report all errors and omissions to the

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URBAN PLANNING
CIVIL ENGINEERING
www.newtownservices.ca

Revision

No	Date	Description
1	NOV 24, 2017	ISSUED FOR DP

Seal

project title
BERNARD AVE. 4-PLEX

project address
1371 BERNARD AVE, KELOWNA, BC

project no. 4035
file no.
drawing title
COVER SHEET & DRAWING LIST

designed
scale
drawn
checked R.Y.
drawing no.
A001

plotted NOV 24, 2017 11/24/2017 2:00:08 PM

ZONING ANALYSIS:

EXISTING	PROPOSED
ZONING:	
RU6	RM3

RM3 ZONING REQUIREMENTS:

ALLOWED	PROPOSED
FAR:	
0.80	0.59
NET BUILDING AREA:	
7943.8 SF BASED ON 0.80 FAR	6123.35 SF
MAX SITE COVERAGE FOR BUILDINGS:	
40%	29%
MAX SITE COVERAGE INCL PARKING & DRIVEWAYS:	
60%	59%
BUILDING HEIGHT:	
3 STOREYS OR 10 m	3 STOREYS W/ LOCALIZED DEPRESSION FOR ENTRY
SETBACKS:	
FRONT: 4.5m	4.5m
SIDE: 2.5m FROM WEST 4.5m FROM LAKEVIEW ST.	7.75m FROM WEST 4.5m FROM LAKEVIEW ST.
REAR: 7.5m	8.3m
PRIVATE OPEN SPACE:	
REQUIRED: 100.0 m2	BALCONIES/ PATIOS: 333.57 m2
PARKING AND LOADING:	**PROVIDED:**
2 STALLS x 4 UNITS = 8 STALLS	8 STALLS
BICYCLE PARKING: CLASS II: 0.1 x 4 UNITS = 0.4	**PROVIDED:** 2 STALLS

BUILDING STATISTICS:

UNIT TYPOLOGY & COUNT:

3 BEDROOM: 4

BUILDING AREA: 268.5 SM (2890.13 SF)

GROSS CONSTRUCTION AREA: 922.4 SM (9928.7 SF)

ATTACHMENT A
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COMMUNITY PLANNING

1 SITE PLAN
1 : 100

NOTE:
SITE SURVEY BASED ON INFORMATION PROVIDED BY:

FINAL LAYOUT , GRADE ELEVATIONS AND FINAL MAIN FLOOR ELEVATION TO BE DETERMINED BY SURVEYOR & CIVIL ENGINEER IN CONSULTATION WITH CONTRACTOR & OWNER.

ARCHITECTURAL SITE PLAN TO BE READ IN CONJUNCTION WITH CIVIL SITE PLAN.

ARCHITECTURAL SITE PLAN TO BE READ IN CONJUNCTION WITH LANDSCAPE PLAN.

ALL CONTRACTORS ARE REQUIRED TO PERFORM THEIR WORK AND SUPPLY THEIR PRODUCTS IN COMPLIANCE WITH ALL BUILDING CODES AND LAWS OF THE PROVINCE OF BRITISH COLUMBIA

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This drawing must not be scaled.

Verify all dimensions and datums prior to commencement of work.

Report all errors and omissions to the Architect.

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Revision

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Seal

project title
BERNARD AVE. 4-PLEX

project address
1371 BERNARD AVE,
KELOWNA, BC

project no. 4035

file no.

drawing title
SITE PLAN & ZONING ANALYSIS

designed
scale As indicated
drawn R.B./R.Y.
checked R.Y.
drawing no. A002

plotted NOV 24, 2017 11/24/2017 2:00:09 PM

1 Survey
A010 1 : 100

NOT FOR CONSTRUCTION

ATTACHMENT A

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Z17-0116

Planner Initials KB

City of Kelowna
COMMUNITY PLANNING

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BERNARD AVE. 4-PLEX

project address
1371 BERNARD AVE,
KELOWNA, BC

project no. 4035

file no.

drawing title
SURVEY

designed	scale 1 : 100
drawn	R.B./R.Y
checked	R.Y.
drawing no.	A003

plotted NOV 24, 2017 11/24/2017 2:00:09 PM

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City of Kelowna
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project title
BERNARD AVE. 4-PLEX

project address
1371 BERNARD AVE,
KELOWNA, BC

project no. 4035

file no.

drawing title
RENDERINGS

designed
scale
drawn R.B./R.Y.
checked R.Y.
drawing no. A004

plotted NOV 24, 2017 11/24/2017 2:00:09 PM

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project address
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KELOWNA, BC

project no. 4035

file no.

drawing title
RENDERINGS

designed

scale

drawn R.B./R.Y.

checked R.Y.

drawing no.
A005

plotted NOV 24, 2017 11/24/2017 2:00:09 PM

ATTACHMENT A
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Z17-0116
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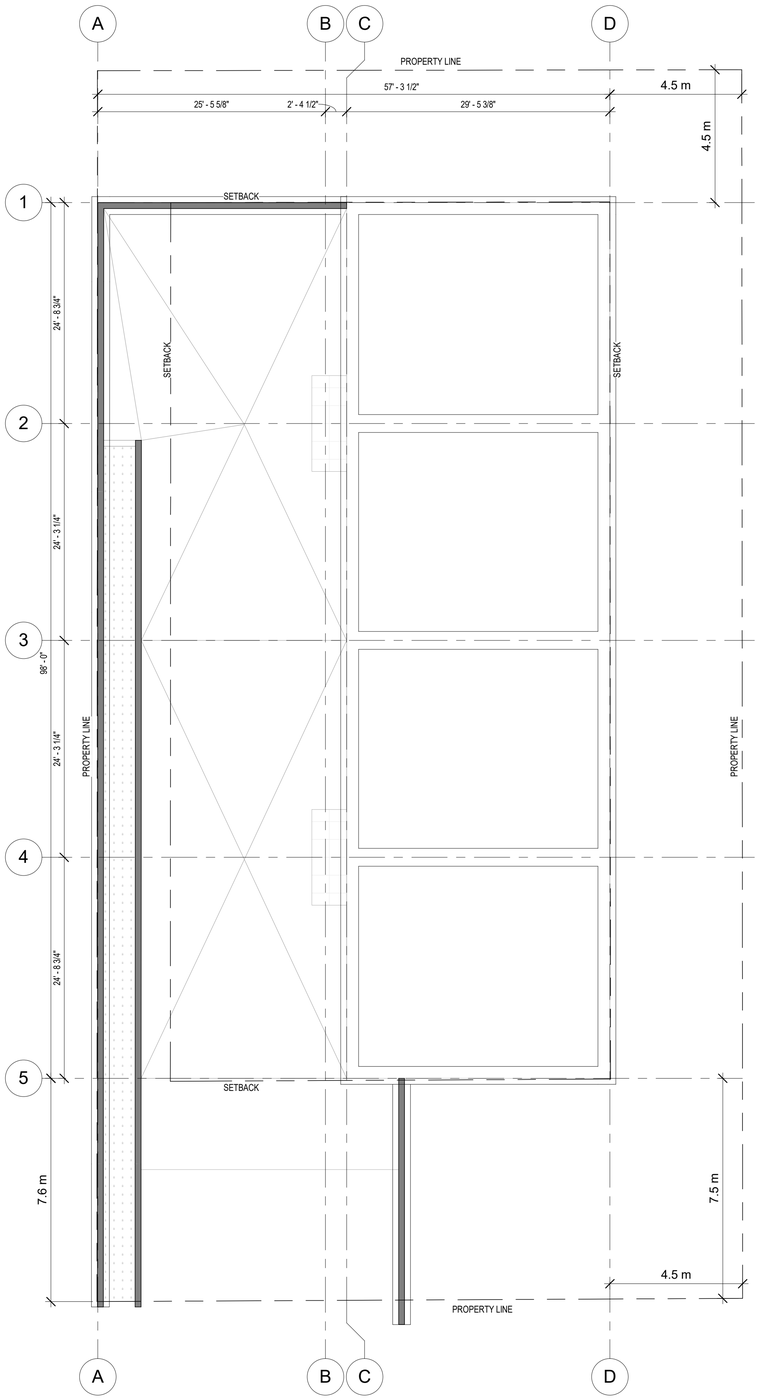
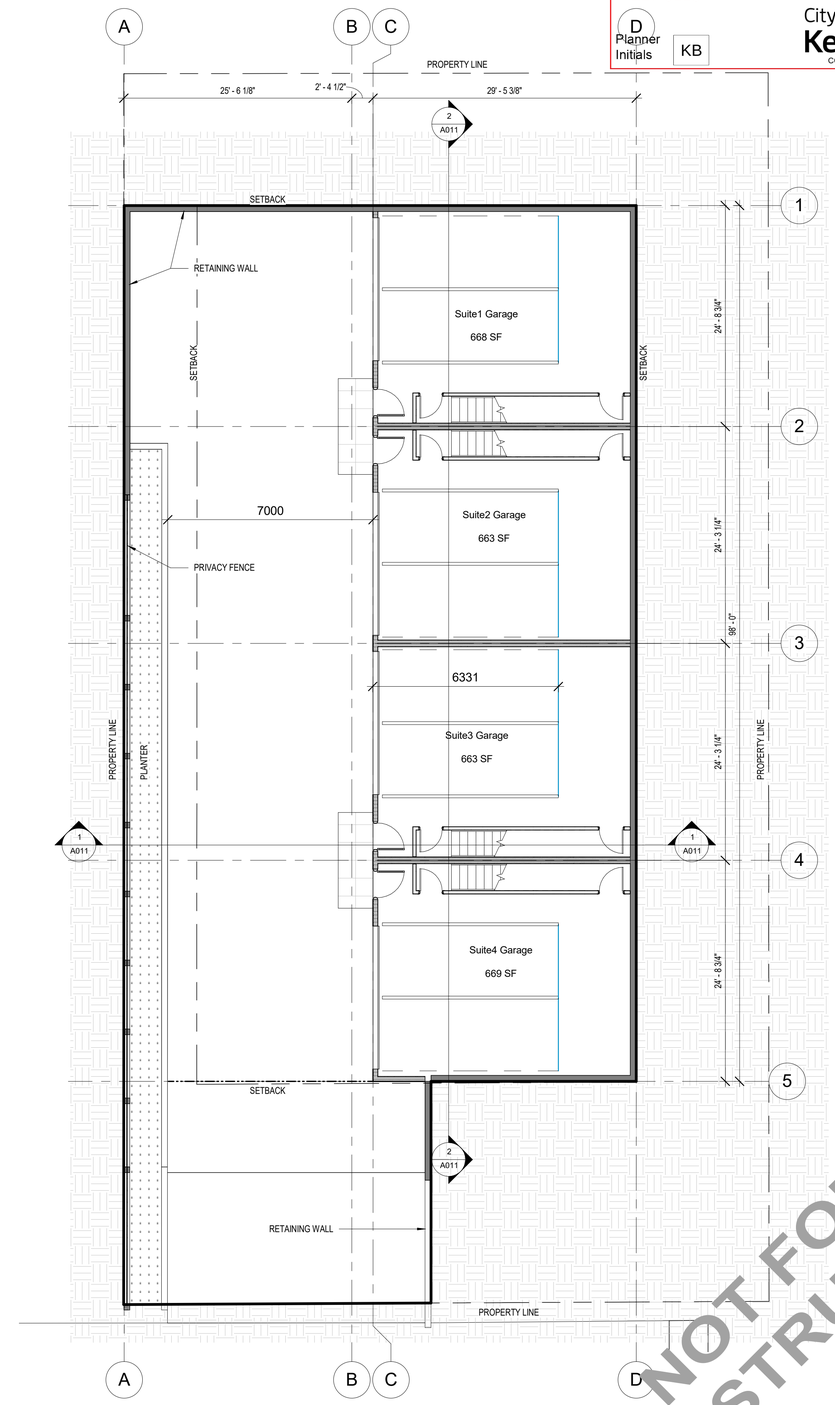
City of Kelowna
COMMUNITY PLANNING

NORTH



1 FOUNDATION PLAN
1/8" = 1'-0"



2 GARAGE FLOOR PLAN
1/8" = 1'-0"

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Seal

project title
BERNARD AVE. 4-PLEX

project address
1371 BERNARD AVE, KELOWNA, BC

project no. 4035

file no.

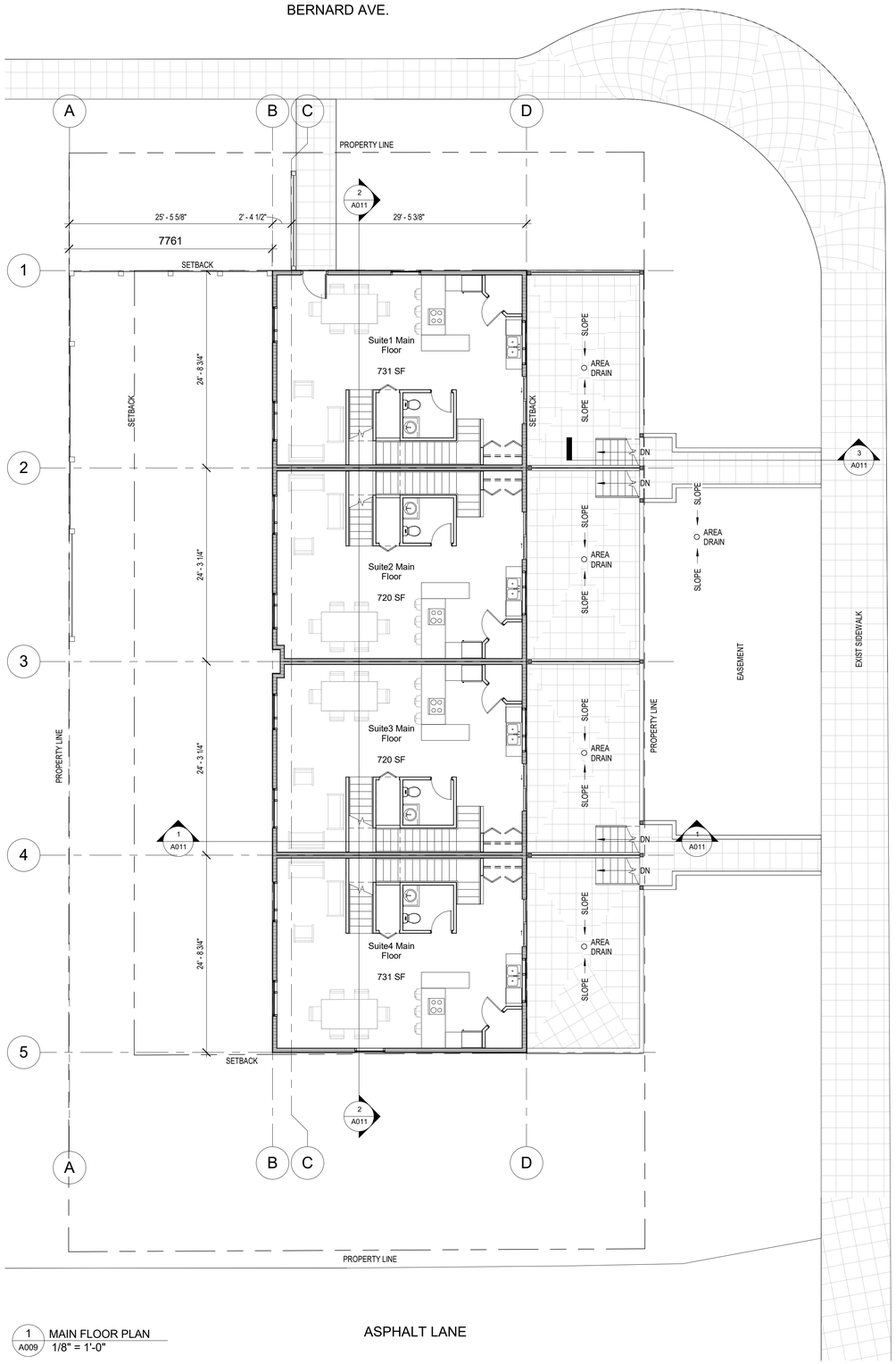
drawing title
FOUNDATION & GARAGE LEVEL PLANS

designed
scale 1/8" = 1'-0"
drawn R.B./R.Y
checked R.Y.
drawing no. A006

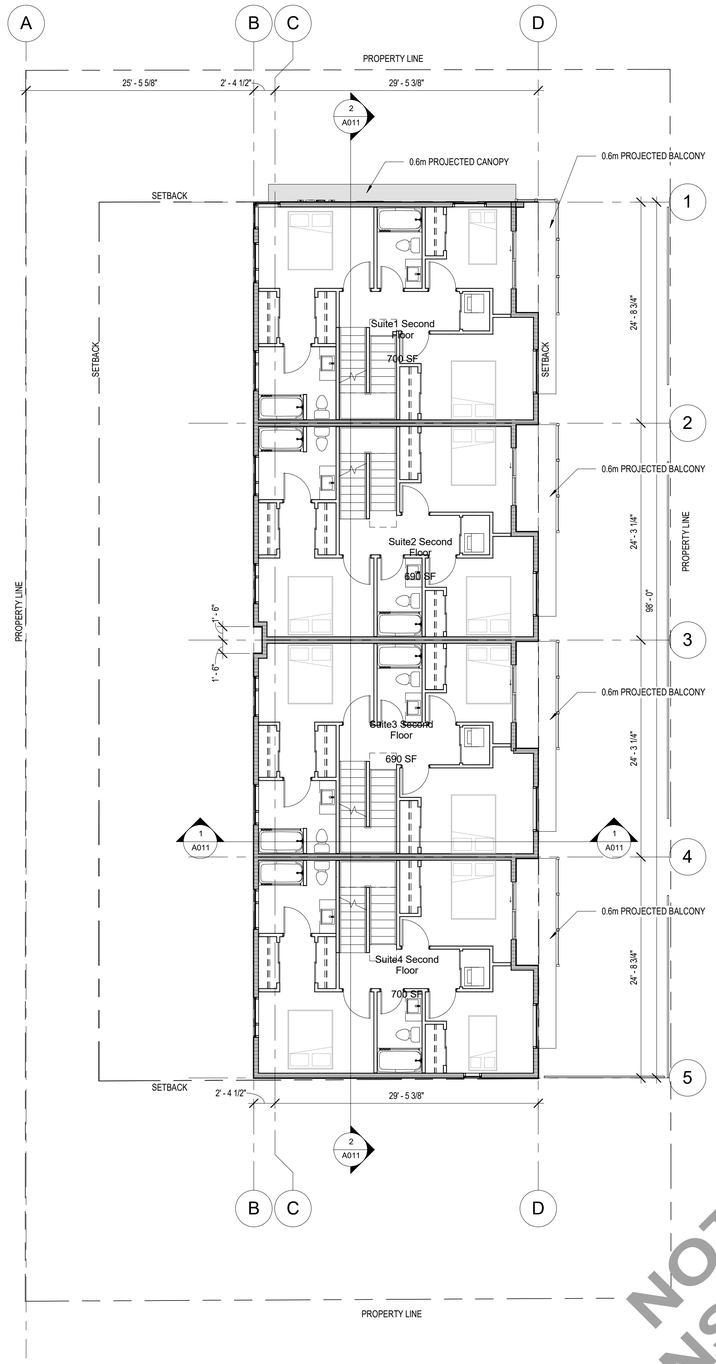
plotted NOV 24, 2017 11/24/2017 2:00:10 PM

ATTACHMENT A
This forms part of application
Z17-0116
Planner Initials KB
City of Kelowna COMMUNITY PLANNING

NORTH



1 A009 MAIN FLOOR PLAN
1/8" = 1'-0"



2 A009 SECOND FLOOR PLAN
1/8" = 1'-0"

NOT FOR CONSTRUCTION

ALL CONTRACTORS ARE REQUIRED TO PERFORM THEIR WORK AND SUPPLY THEIR PRODUCTS IN COMPLIANCE WITH ALL BUILDING CODES AND LAWS OF THE PROVINCE OF BRITISH COLUMBIA

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This drawing must not be scaled.

Verify all dimensions and datums prior to commencement of work.

Report all errors and omissions to the Architect.

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Revision

No	Date	Description
1	NOV 24, 2017	ISSUED FOR DP

Seal

project title
BERNARD AVE. 4-PLEX

project address
1371 BERNARD AVE, KELOWNA, BC

project no. 4035

file no.

drawing title
MAIN & SECOND LEVEL PLANS

designed
scale 1/8" = 1'-0"
drawn R.B./R.Y.
checked R.Y.
drawing no. A007

plotted NOV 24, 2017 11/24/2017 2:00:12 PM

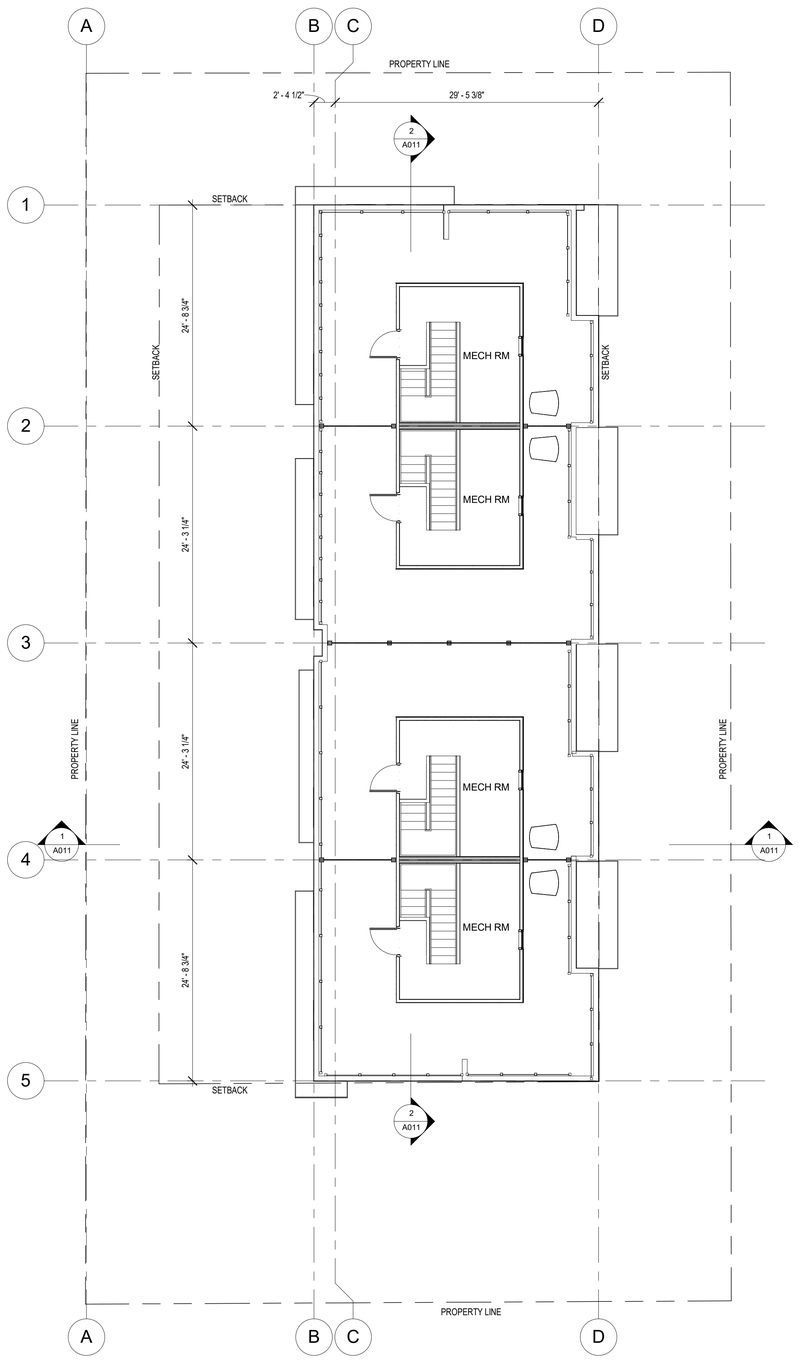
ATTACHMENT A

This forms part of application

Z17-0116

Planner Initials KB

City of Kelowna COMMUNITY PLANNING



1 A009 ROOF LEVEL
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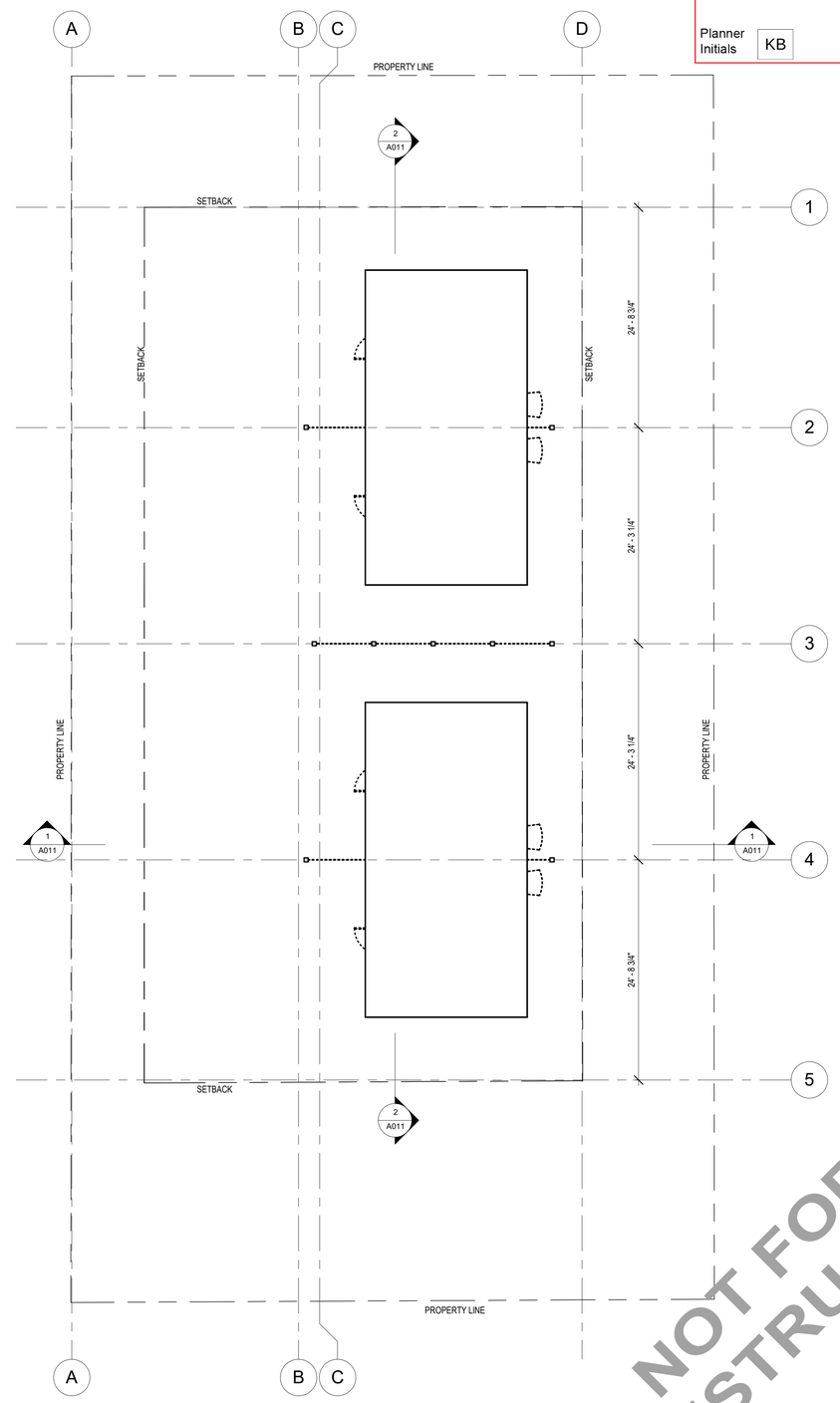

2 A009 HIGHER ROOF
1/8" = 1'-0"

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URBAN PLANNING
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Revision

No	Date	Description
1	NOV 24, 2017	ISSUED FOR DP

Seal

project title
BERNARD AVE. 4-PLEX

project address
1371 BERNARD AVE, KELOWNA, BC

project no. 4035

file no.

drawing title
ROOF DECK & UPPER ROOF PLANS

designed

scale 1/8" = 1'-0"

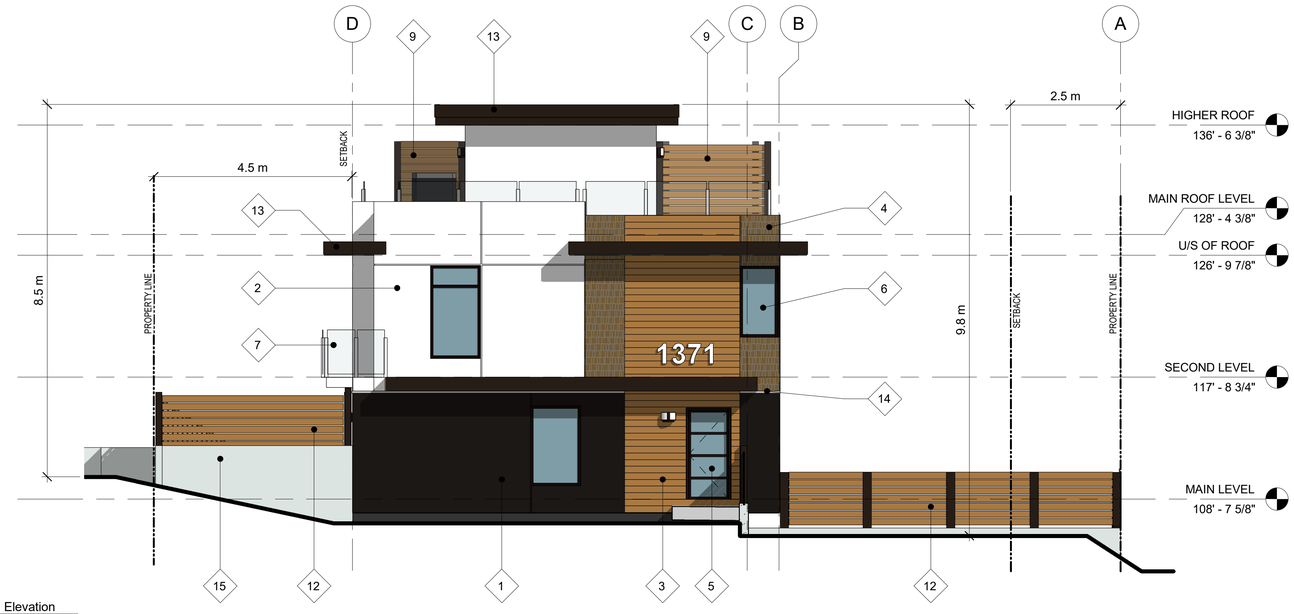
drawn R.B./R.Y.

checked R.Y.

drawing no.
A008

plotted NOV 24, 2017 11/24/2017 2:00:12 PM

ATTACHMENT A
This forms part of application
Z17-0116
Planner Initials KB
City of Kelowna
COMMUNITY PLANNING



1 North Elevation
3/16" = 1'-0"

MATERIAL KEYNOTE

1. ACRYLIC STUCCO - DARK BROWN
2. ACRYLIC STUCCO - WHITE
3. IMITATION CEDAR SIDING (FIBRE CEMENT BOARD)
4. IMITATION CEDAR SHINGLES (FIBRE CEMENT BOARD)
5. DOUBLE GLAZED ALUMINIM DOORS
6. DOUBLE GLAZED ALUMINIM WINDOWS
7. GLAZED RAILING SYSTEM
8. METAL OVERHEAD GARAGE DOOR - INSULATED
9. PRIVACY SCREEN - COMPOSITE CEDAR STRIP
10. ALUMINUM SOLAR SHADE - PAINTED BLACK
11. MECHANICAL UNIT - ON ISOLATION PAD
12. CEDAR STRIP FENCING
13. METAL CAP-FLASHING - PAINTED
14. EXPANSION JOIST - METAL FLASHING - PAINTED
15. ARCHITECTURAL CONCRETE
16. METAL FENCE - PAINTED WHITE

3 East Elevation
3/16" = 1'-0"

NOT FOR CONSTRUCTION

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ARCHITECTURE
URBAN PLANNING
CIVIL ENGINEERING
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Revision

No	Date	Description
1	NOV 24, 2017	ISSUED FOR DP

Seal

project title
BERNARD AVE. 4-PLEX

project address
1371 BERNARD AVE,
KELOWNA, BC

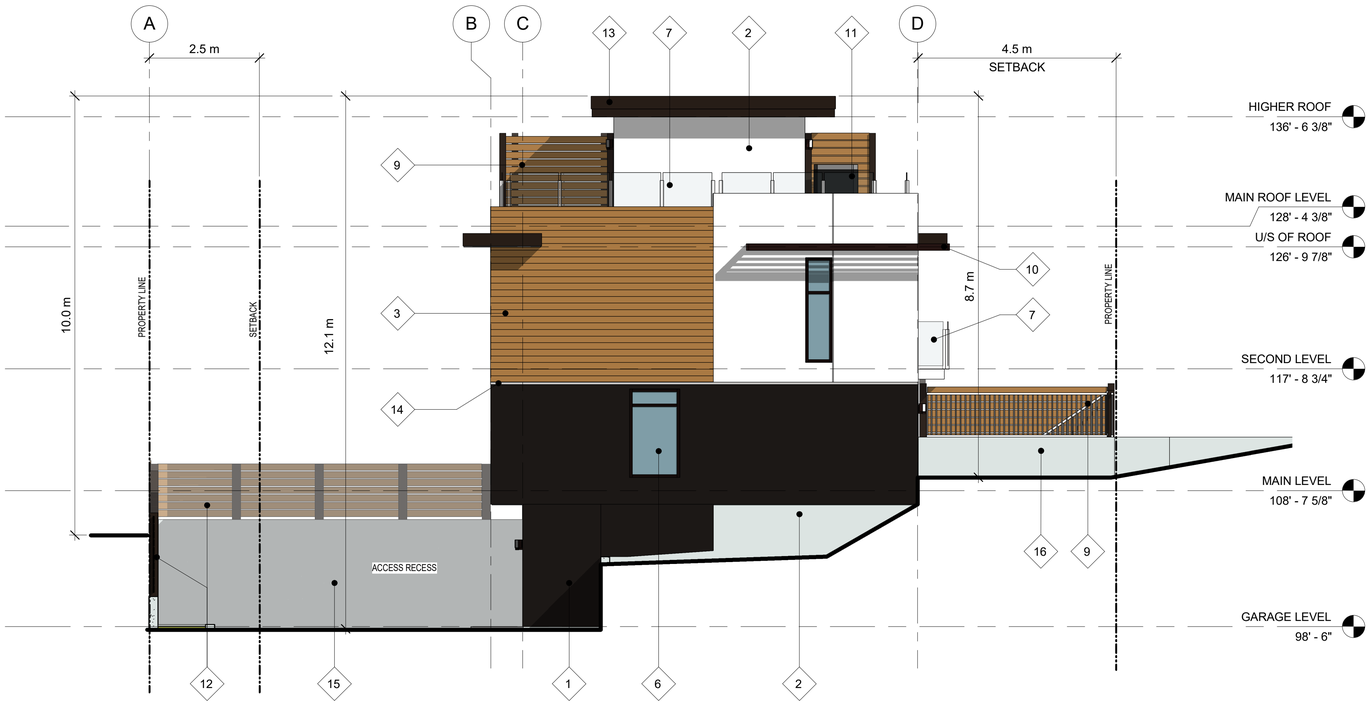
project no. 4035

file no.

drawing title
ELEVATIONS

designed
scale As indicated
drawn R.B./R.Y.
checked R.Y.
drawing no. A009
plotted NOV 24, 2017 11/24/2017 2:00:18 PM

ATTACHMENT A
This forms part of application
Z17-0116
City of Kelowna
COMMUNITY PLANNING
Planner Initials KB



1 South Elevation
3/16" = 1'-0"

MATERIAL KEYNOTE

1. ACRYLIC STUCCO - DARK BROWN
2. ACRYLIC STUCCO - WHITE
3. IMITATION CEDAR SIDING (FIBRE CEMENT BOARD)
4. IMITATION CEDAR SHINGLES (FIBRE CEMENT BOARD)
5. DOUBLE GLAZED ALUMINIM DOORS
6. DOUBLE GLAZED ALUMINIM WINDOWS
7. GLAZED RAILING SYSTEM
8. METAL OVERHEAD GARAGE DOOR - INSULATED
9. PRIVACY SCREEN - COMPOSITE CEDAR STRIP
10. ALUMINUM SOLAR SHADE - PAINTED BLACK
11. MECHANICAL UNIT - ON ISOLATION PAD
12. CEDAR STRIP FENCING
13. METAL CAP-FLASHING - PAINTED
14. EXPANSION JOIST - METAL FLASHING - PAINTED
15. ARCHITECTURAL CONCRETE
16. METAL FENCE - PAINTED WHITE

2 West Elevation
3/16" = 1'-0"

NOT FOR CONSTRUCTION

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NEW TOWN
ARCHITECTURE
URBAN PLANNING
CIVIL ENGINEERING
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Revision

No	Date	Description
1	NOV 24, 2017	ISSUED FOR DP

Seal

project title
BERNARD AVE. 4-PLEX

project address
1371 BERNARD AVE,
KELOWNA, BC

project no. 4035

file no.

drawing title
ELEVATIONS

designed
scale As indicated
drawn R.B./R.Y.
checked R.Y.
drawing no. A010

plotted NOV 24, 2017 11/24/2017 2:00:28 PM

ATTACHMENT A
This forms part of application
Z17-0116
Planner Initials KB
City of Kelowna
COMMUNITY PLANNING

ALL CONTRACTORS ARE REQUIRED TO PERFORM THEIR WORK AND SUPPLY THEIR PRODUCTS IN COMPLIANCE WITH ALL BUILDING CODES AND LAWS OF THE PROVINCE OF BRITISH COLUMBIA

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NEW TOWN
ARCHITECTURE
URBAN PLANNING
CIVIL ENGINEERING
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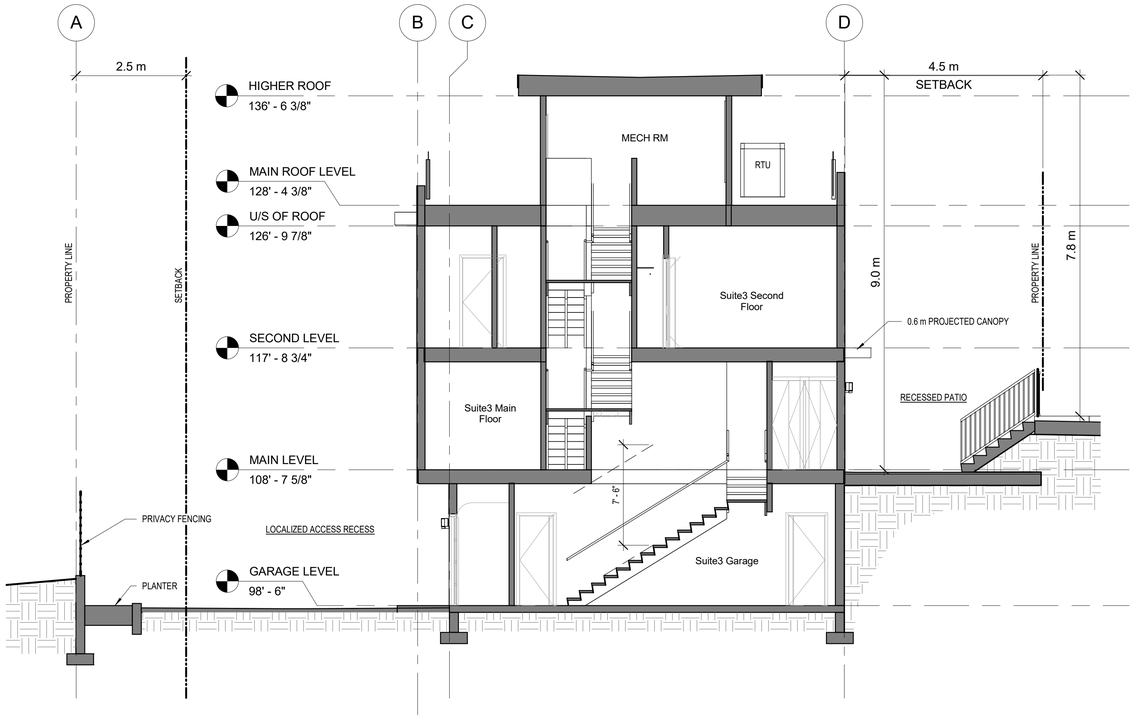
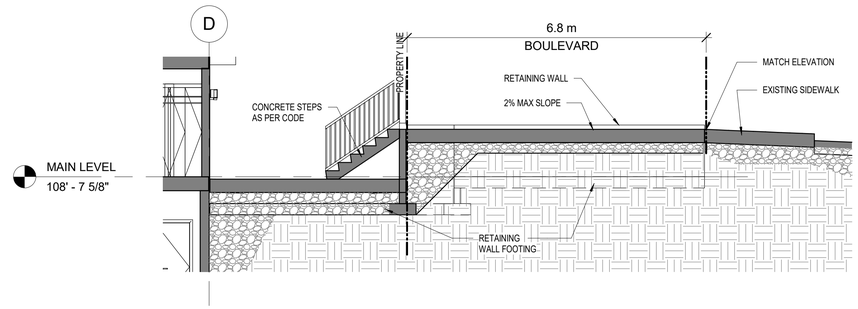
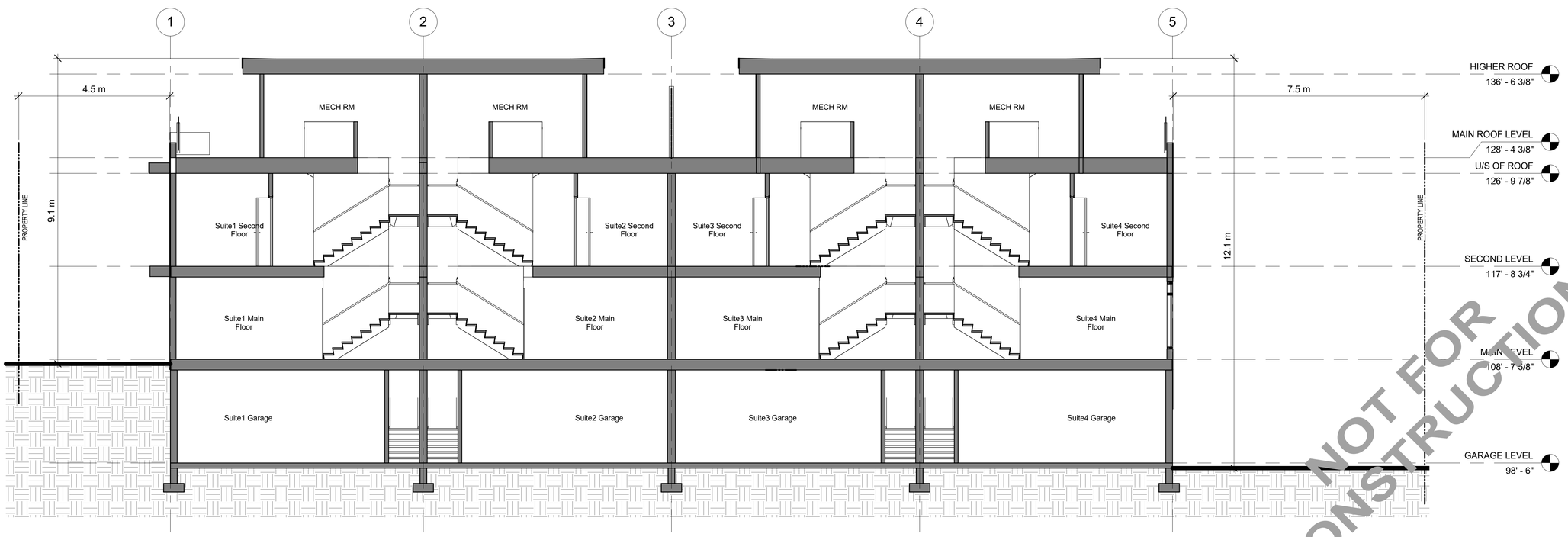


1 A006 Section 1
3/16" = 1'-0"



3 A3.1 PATIO SECTION - TYPICAL
3/16" = 1'-0"



2 A006 Section 2
3/16" = 1'-0"

NOT FOR CONSTRUCTION

Revision

No	Date	Description
1	NOV 24, 2017	ISSUED FOR DP

Seal

project title
BERNARD AVE. 4-PLEX

project address
1371 BERNARD AVE, KELOWNA, BC

project no. 4035
file no.

drawing title
SECTIONS

designed
scale 3/16" = 1'-0"
drawn R.B./R.Y.
checked R.Y.
drawing no. A011
plotted NOV 24, 2017 11/24/2017 2:00:28 PM

ATTACHMENT A
This forms part of application
Z17-0116
City of Kelowna
COMMUNITY PLANNING

1 LDP1 LANDSCAPE PLAN
SCALE: 1:100

0 1 2 3 4 5 6 7 8 9 10m
SCALE: 1:100
NORTH

LANDSCAPE DEVELOPMENT DATA:

1. PLANT MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MINIMUM STANDARDS ESTABLISHED IN THE CANADIAN LANDSCAPE STANDARD (CURRENT EDITION).
2. THE LANDSCAPE DESIGN DESIGNATED HEREIN IS CONCEPTUAL BUT REFLECTS THE MINIMUM ACCEPTABLE QUALITY AND SIZE.
3. PLANT MATERIAL SELECTIONS ARE CONCEPTUAL ONLY. FINAL PLANTING SELECTIONS MAY VARY DEPENDING UPON AVAILABILITY.
4. ALL PLANTING BEDS SHALL HAVE APPROVED MULCH.
5. ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN EFFICIENT AUTOMATIC IRRIGATION SYSTEM.
6. THIS DRAWING DEPICTS FORM AND CHARACTER AND IS TO BE USED FOR DEVELOPMENT PERMIT SUBMISSION ONLY. IT IS NOT INTENDED FOR USE AS A CONSTRUCTION DOCUMENT.

REPRESENTATIVE PLANT LIST

BOTANICAL NAME	COMMON NAME	SIZE	ROOT	Mature Plant Size (Ht.xWd.)
Trees Deciduous				
Cercidiphyllum japonicum	Katsura Tree	6cm Cal	B&B	12.0m x 8.0m
Shrubs / Grasses				
Buxus 'Green Gem'	Green Gem Boxwood	#01	Potted	1.0m x 1.0m
Cornus alba 'Bailhalo'	Ivory Halo Dogwood	#01	Potted	1.50m x 1.50m
Euonymus alatus 'Compactus'	Dwarf Burning Bush	#01	Potted	2.0m x 2.0m
Miscanthus sinensis 'Gracillimus'	Maiden Hair	#01	Potted	1.0m x 1.5m
Pennisetum alopecuroides 'Red Head'	Red Head Fountain Grass	#01	Potted	1.2m x 1.2m
Perennials				
Allium 'Globemaster'	Persian Onion		bulb	
Echinacea purpurea 'Magnus'	Magnus Coneflower	#01	Potted	1.0m x 0.75m
Nepeta x fassenii 'Walker's Low'	Walker 's Low Catmint	#01	Potted	0.90m x 0.90m
Rudbeckia hirta 'Indian Summer'	Goldsturm Coneflower	#01	Potted	0.75m x 1.0m

SITE PLAN LEGEND:

Planner Initials KB

- DECIDUOUS TREE
- PROPERTY LINE
- 1.2m TIMBER FENCE
- GRASS / PERENNIAL MULCHED PLANTING BEDS
- SHRUB PLANTING MULCHED PLANTING BEDS
- SOD AREA
- PATIO (BY OTHERS)
- CONCRETE WALK

REPRESENTATIVE IMAGES

Cercidiphyllum japonicum

Buxus 'Green Gem' with Allium

Cornus alba 'Bailhalo'

Euonymus alatus 'Compactus'

Nepeta x fassenii 'Walker's Low'

Rudbeckia hirta 'Indian Summer'

Echinacea purpurea 'Magnus'

Pennisetum alopecuroides 'Red Head'

Miscanthus sinensis 'Gracillimus'

Bike Racks

REVISIONS / ISSUED		
1	NOV 02/17	ISSUED FOR DP
NO.	DATE	DESCRIPTION

PROJECT
1371 BERNARD AVENUE 4-PLEX

CLIENT

LOCATION
KELOWNA, B.C.

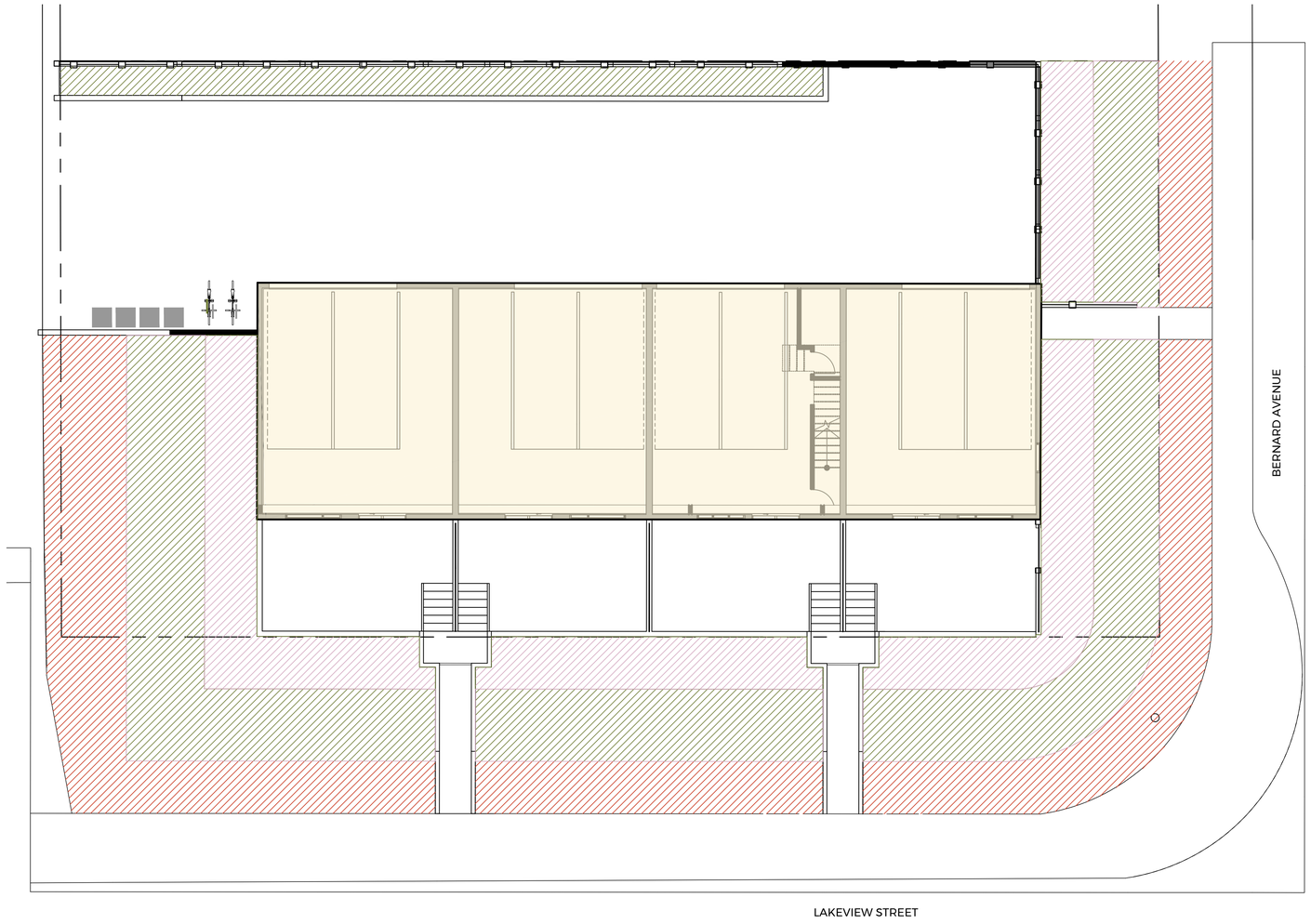
wsp
540 Leon Avenue, Kelowna, BC V1Y6J6
t. 250.869.1334, f. 250.862.4849, www.wsp.com

DESIGN BY	BD
DRAWN BY	YY
CHECKED BY	BD
PROJECT NO.	17M-01929
SCALE	1:100

SHEET TITLE
SITE PLAN

SHEET NO.
LDP-1 1 OF 2

ATTACHMENT A
This forms part of application
Z17-0116
Planner Initials KB
City of Kelowna COMMUNITY PLANNING



HYDROZONE LEGEND:

- LOW WATER REQUIREMENTS (224.0m.sq.)
- MODERATE WATER REQUIREMENTS (121.0m.sq.)
- HIGH WATER REQUIREMENTS (178.0m.sq.)

1 LDP2 **HYDROZONE PLAN**
SCALE: 1:100

0 1 2 3 4 5 6 7 8 9 10m
SCALE: 1:100
NORTH

REVISIONS / ISSUED		
1	NOV 02/17	ISSUED FOR DP
NO.	DATE	DESCRIPTION

PROJECT
1371 BERNARD AVENUE 4-PLEX

CLIENT

LOCATION
KELOWNA, B.C.

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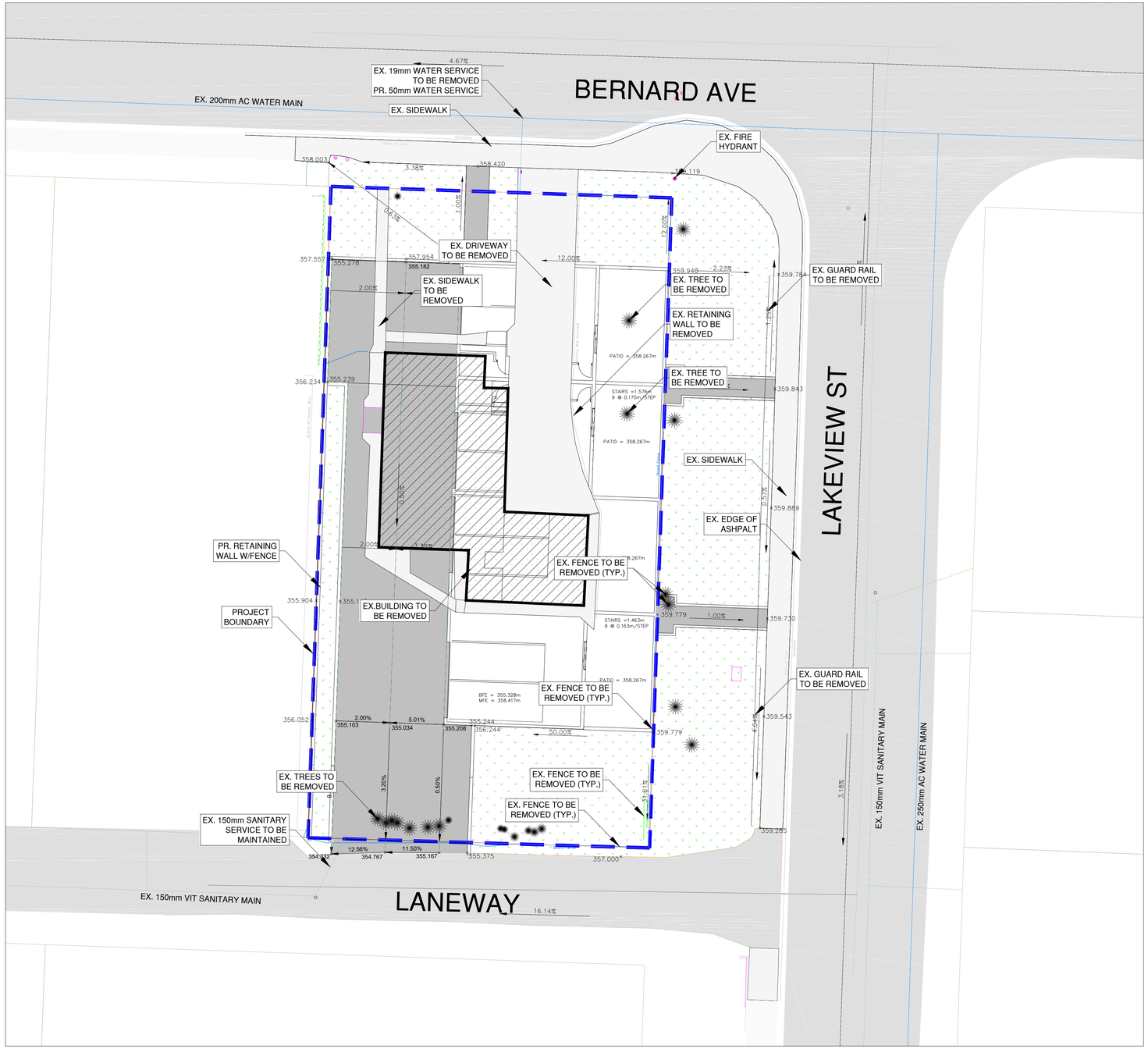
DESIGN BY	BD
DRAWN BY	YY
CHECKED BY	BD
PROJECT NO.	17M-01929
SCALE	1:100

SHEET TITLE
HYDROZONE PLAN

SHEET NO.
LDP-2 2 OF 2

ATTACHMENT A
This forms part of application
Z17-0116
Planner Initials KB
City of Kelowna COMMUNITY PLANNING



LEGEND

- WATER
- SAN. SEWER
- STORM SEWER
- GAS
- U/G TELEPHONE
- U/G ELECTRICAL

- MANHOLE — M.H.
- UTILITY POLE — U.P.
- POWER POLE — P.P.
- LAMP STANDARD — L.S.
- CATCH BASIN — C.B.
- HYDRANT — HYD
- TREES — T
- SURVEY MONUMENT

LEGEND

- PAVE WITH ASPHALT
- REMOVE–REGRADE–REPLACE
- LEVEL COURSE

NO.	YY/MM/DD	BY	REVISION	CH'KD

NEW TOWN
ARCHITECTURE
URBAN PLANNING
CIVIL ENGINEERING
www.newtownservices.ca

BASE	JP
DESIGN	JP
APPROVED	-
DATE	2017/11/21
SCALE	1:150

CITY OF KELOWNA
DESIGN AND CONSTRUCTION

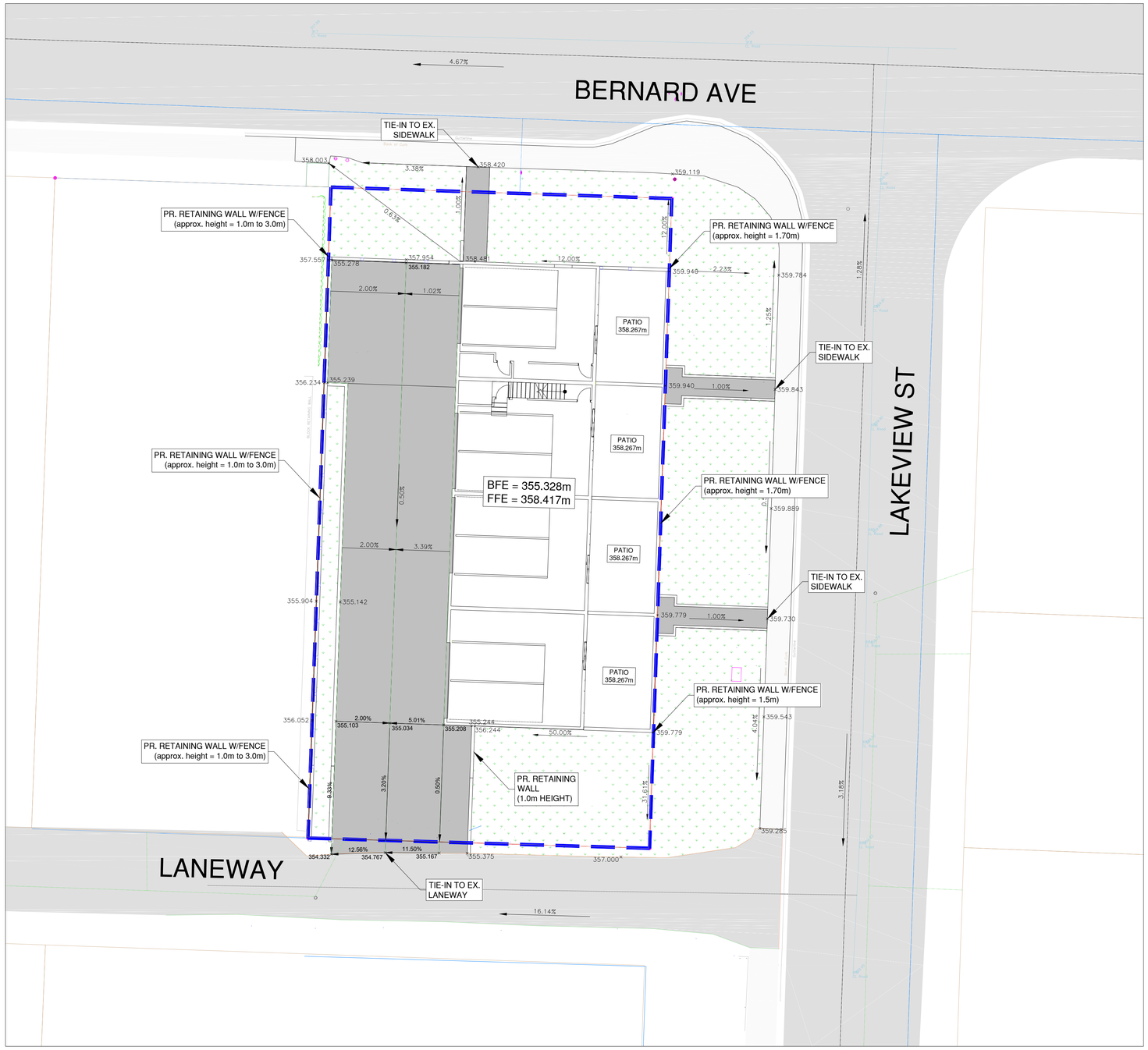
SERVICING PLAN
BERNARD 4 PLEX
1371 BERNARD AVE

The location of existing underground utilities are shown in an approximate way only & have not been independently verified by the owner or its representative. The contractor shall determine the exact location of all existing utilities before commencing work, and agrees to be fully responsible for any and all damages which might be occasioned by the contractor's failure to exactly locate and preserve any and all underground utilities.

DRAWING NO. 1
REV. NO. 0
CITY OF KELOWNA FILE NO. -

FILE LOCATION: F:\1 Projects\4035 Bernard 4Plex\4035-4 Dwgs\4035-4.1 Current\Civil\PRODUCTION\PROD-DP.dwg PRINTED ON: 11/21/2017 4:20 PM

ATTACHMENT A
This forms part of application
Z17-0116
Planner Initials KB
City of Kelowna COMMUNITY PLANNING



LEGEND

WATER
SAN. SEWER
STORM SEWER
GAS
U/G TELEPHONE
U/G ELECTRICAL

MANHOLE M.H.
UTILITY POLE U.P.
POWER POLE P.P.
LAMP STANDARD L.S.
CATCH BASIN C.B.
HYDRANT HYD
TREES T
SURVEY MONUMENT

LEGEND

PAVE WITH ASPHALT
REMOVE–REGRADE–REPLACE
LEVEL COURSE

NO.	YY/MM/DD	BY	REVISION	CH'KD

NEW TOWN
ARCHITECTURE
URBAN PLANNING
CIVIL ENGINEERING
www.newtownservices.ca

BASE	JP
DESIGN	JP
APPROVED	-
DATE	2017/11/21
SCALE	1:150

CITY OF KELOWNA
DESIGN AND CONSTRUCTION

GRADING PLAN
BERNARD 4 PLEX
1371 BERNARD AVE

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DRAWING NO. 2
REV. NO. 0
CITY OF KELOWNA FILE NO. -

FILE LOCATION: F:\1 Projects\4035 Bernard 4Plex\4035-4 Dwgs\4035-41 Current\Civil\PRODUCTION\PROD-GP.dwg PRINTED ON: 11/21/2017 4:20 PM

CITY OF KELOWNA

BYLAW NO. 11591
Z17-0116 - 1371 Bernard Avenue

A bylaw to amend the "City of Kelowna Zoning Bylaw No. 8000".

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 7, District Lot 137, ODYD, Plan 7936 located on Bernard Avenue, Kelowna, B.C., from the RU6 - Two Dwelling Housing zone to the RM3 – Low Density Multiple Housing zone.

2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Approved under the Transportation Act this

(Approving Officer – Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

REPORT TO COUNCIL

Date:	April 9, 2018		
RIM No.	1250-30		
To:	City Manager		
From:	Community Planning Department (LK)		
Application:	OCP18-0002 & Z18-0008	**Owner:**	Sukhdarshan Singh Pannu
Address:	1044, 1052 & 1074 Cawston Avenue	**Applicant:**	New Town Services
Subject:	OCP Amendment & Rezoning Applications		
Existing OCP Designation:	SIH – Sensitive Infill Housing, MRM – Multiple Unit Residential (Medium Density)		
Proposed OCP Designation:	MRM – Multiple Unit Residential (Medium Density)		
Existing Zone:	RU7 – Infill Housing, RU6- Two Dwelling Housing		
Proposed Zone:	RM5 – Medium Density Multiple Housing		

1.0 Recommendation

THAT Official Community Plan Map Amendment Application No. OCP18-0002 to amend Map 4.1 in the Kelowna 2030 – Official Community Plan Bylaw No. 10500 by changing the Future Land Use designation of Lot 2 District Lot 138 ODYD Plan 3857, located at 1044 Cawston Avenue, Kelowna, BC from the SIH – Sensitive Infill Housing designation to the MRM – Multiple Unit Residential (Medium Density) designation, be considered by Council;

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

AND THAT Council considers the Public Information Session public process to be appropriate consultation for the *Purpose* of Section 879 of the *Local Government Act*, as outlined in the Report from the Community Planning Department dated April 9, 2018;

THAT Rezoning Application No. Z18-0002 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 1 & Lot 2 District Lot 138 ODYD Plan 4315, located at 1052 & 1074 Cawston Avenue, Kelowna, BC from the RU6 – Two Dwelling Housing zone to the RM5 – Medium Density Multiple Housing zone and by changing the zoning classification of Lot 2 District Lot 138 ODYD Plan 3857, located at 1044 Cawston Avenue, Kelowna, BC from the RU7 – Infill Housing zone to the RM5 - Medium Density Multiple Housing zone, be considered by Council;

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

AND THAT final adoption of the 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 April 9, 2018;

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

2.0 Purpose

To amend the Official Community Plan to change the Future Land Use designation and to rezone the subject properties to facilitate the development of multiple dwelling housing on the subject properties.

3.0 Community Planning

Community Planning Staff are supportive of the proposed Official Community Plan (OCP) Amendment and Rezoning applications to facilitate the development of a 40-unit apartment housing development. The subject properties are close to the 'City Centre' Urban Centre at 1044, 1052 & 1074 Cawston Avenue between Graham Street and Gordon Drive. The three properties, which will be consolidated, are on the north side of the Cawston Avenue multi-use corridor which will provide good cycling connectivity to downtown, the Ethel St multi-use corridor, and Rails with Trails. The properties have a Walk Score of 67 (Somewhat Walkable- some errands can be accomplished on foot) and a Transit Score of 43 (Some Transit- a few nearby public transportation options). The surrounding neighbourhood is an area in transition with a number of projects in the development stage. The proximity to downtown provides nearby amenities including parks, restaurants, shops and recreational opportunities in the immediate area.

The applicant is requesting an Official Community Plan amendment for one of the three subject parcels from SIH – Sensitive Infill Housing to the MRM – Multiple Unit Residential (Medium Density) and rezoning of all three parcels (1 – RU7 and 2 - RU6) to the RM5 - Medium Density Multiple Housing zone. The proposal is for the construction of a 4-½ storey apartment building with a proposed FAR of 1.155. The maximum achievable floor area ratio is 1.2 when parking is provided under habitable space or screened from view. The proposal includes 40 dwelling units which include bachelor, one and two bedroom units to meet the OCP goal of providing a greater mix of housing unit sizes.

To fulfill Council Policy No. 367 for 'OCP Minor' and 'Zoning Major' applications, the applicant held a public information session on February 28, 2018 at the Martin Avenue Community Centre located at 1434 Graham Street from 5:30 -8pm. The session was advertised in the Kelowna Daily Courier and development notice signage was erected at the project site.

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

4.0 Proposal

4.1 Project Description

The applicant is proposing the construction of a 4 ½ storey, 40-unit condo building. The main floor has ground oriented units with entry doors facing onto Cawston Avenue. The building massing steps back above 2 ½ storeys, which aids in providing a more pedestrian scaled development and a transition in height to the single family dwellings located to the west.

Zoning Bylaw parking requirements have been met through the provision of 49 parking stalls with the site access from the rear laneway. The parking has been divided with half of the stalls provided in a partially underground parking structure and the remainder as at-grade parking stalls adjacent to the rear lane.

Staff are tracking site coverage variances for the applicant's proposal. The variance would apply to both the site coverage of building and the site coverage of building, driveways and parking area. The variances are requested in order to accommodate the partially above ground parking structure.

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

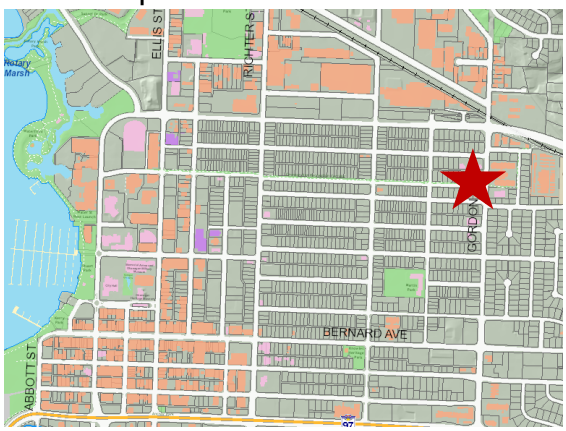
4.2 Site Context

The three subject properties are located outside of the 'City Centre' Urban Centre on the north side of Cawston Avenue between Graham Street and Gordon Drive. The properties are connected to urban services and are located within the Permanent Growth Boundary.

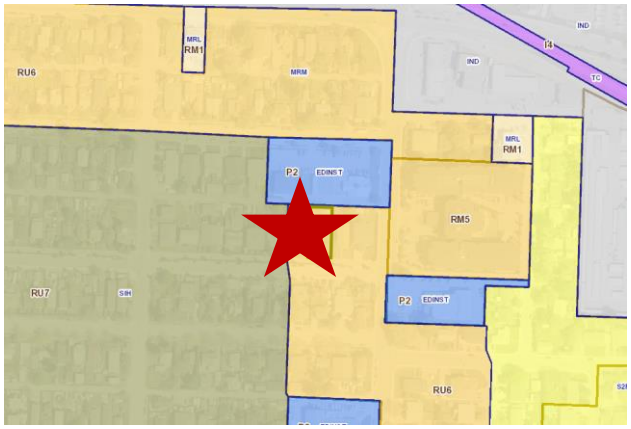
Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	P2 – Education and Minor Institutional	Religious Assemblies (Catholic Church)
East	RU6 – Two Dwelling Housing RM5 – Medium Density Multiple Housing	Single & Semi-detached housing Supportive Housing (Northwood)
South	RU6 – Two Dwelling Housing	Duplex Housing
West	RU7 – Infill Housing	Duplex Housing

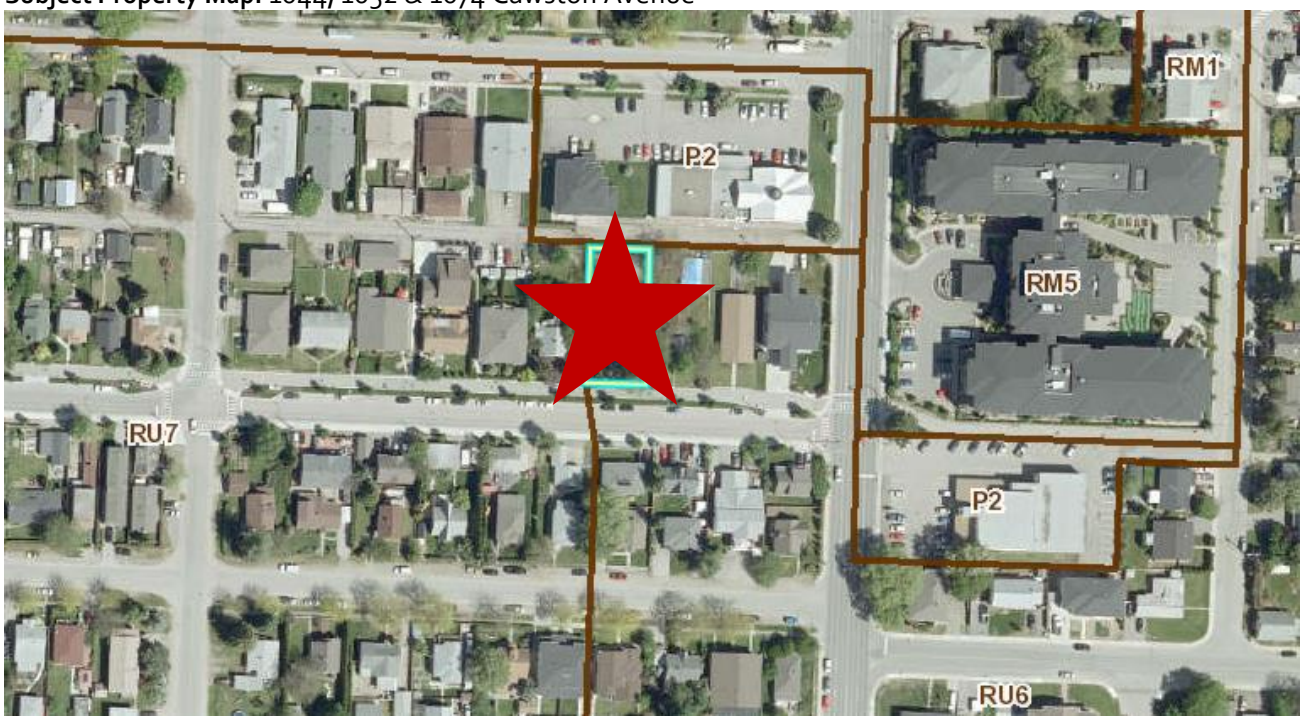
Context Map:



Future Land Use:



Subject Property Map: 1044, 1052 & 1074 Cawston Avenue



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process

Complete Communities.[1] Support the development of complete communities with a minimum intensity of approximately 35-40 people and/or jobs per hectare to support basic transit service – a bus every 30 minutes. (approx. 114 people / hectare proposed).

Compact Urban Form.[2] Develop a compact urban form that maximizes the use of existing infrastructure and contributes to energy efficient settlement patterns. This will be done by increasing densities (approximately 75 - 100 people and/or jobs located within a 400 metre walking distance of transit stops is required to support the level of transit service) through development, conversion, and re-development within Urban Centres (see Map 5.3) in particular and existing areas as per the provisions of the Generalized Future Land Use Map 4.1.

Neighbourhood Impact.[3] When considering an OCP Amendment, the City will seek information with respect to the impact on land values related to the likelihood that other properties in the immediate neighbourhood will remain or develop as indicated in the OCP.

Housing Mix.[4] Support a greater mix of housing unit size, form and tenure in new multi-unit residential and mixed use developments.

[1] City of Kelowna Official Community Plan, Policy 5.2.4 (Development Process Chapter).
[2] City of Kelowna Official Community Plan, Policy 5.3.2 (Development Process Chapter).
[3] City of Kelowna Official Community Plan, Policy 5.27.9 (Development Process Chapter).
[4] City of Kelowna Official Community Plan, Policy 5.27.11 (Development Process Chapter).

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

- Refer to Attachment 'A' dated January 29, 2018.

6.3 Fire Department

- No comments related to zoning.

7.0 Application Chronology

Date of Application Received: January 23, 2018
Date of Applicants Public Information Meeting: February 28, 2018

Report prepared by: Lydia Korolchuk, Planner

Reviewed by: Terry Barton, Urban Planning Manager

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

Attachments:

Attachment A: Development Engineering Memorandum
Schedule A: Site Plan and Floor Plans
Schedule B: Conceptual Elevations & Renderings
Schedule C: Landscape Plan

ATTACHMENT A
This forms part of application
OCP18-0002 Z18-0008
City of Kelowna
COMMUNITY PLANNING
Planner Initials LK

CITY OF KELOWNA

MEMORANDUM

Date: January 29, 2018
File No.: Z18-0008

To: Community Planning (LK)

From: Development Engineering Manager (JK)

Subject: 1044-1074 Cawston Ave RU6 & RU7 to RM5

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

1. **Domestic Water and Fire Protection**

   a. These properties are currently serviced with a 19mm-diameter water services. The developer's consulting mechanical engineer will determine the domestic, fire protection requirements of this proposed development and establish hydrant requirements and service needs. The applicant will arrange for the removal and disconnection of the existing services and the installation of one new larger service at the applicants cost.

   b. A water meter is mandatory for this development and must be installed inside the building on the water service inlet as required by the City Plumbing Regulation and Water Regulation bylaws. The developer or building contractor must purchase the meter from the City at the time of application for a building permit from the Inspection Services Department, and prepare the meter setter at his cost. Boulevard landscaping, complete with underground irrigation system, must be integrated with the on-site irrigation system

   c. The developer must obtain the necessary permits and have all existing utility services disconnected prior to removing or demolishing the existing structures. The City of Kelowna water meter contractor must salvage existing water meters, prior to building demolition. If water meters are not salvaged, the developer will be invoiced for the meters.

2. **Sanitary Sewer**

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

3. **Storm Drainage**

   a. The developer must engage a consulting civil engineer to provide a storm water

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

4. **Road Improvements**

   a. Cawston Ave has already been upgraded to an urban standard along the full frontage of this proposed development. No further upgrades are needed at this time.

   b. The Laneway on the Southside of this development is in poor condition and will need to be upgraded to an asphalt standard c/w a storm drainage system. Lane cross section to be used is a SS-R2 (6m residential lane).

5. **Road Dedication and Subdivision Requirements**

   a. Grant Statutory Rights of Way if required for utility services.

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

   c. Lot Consolidation is required

   d. All access to the development will be via the laneway.

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

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

7. **Electric Power and Telecommunication Services**

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

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

8. **Engineering**

   a. 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

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 Agreement for Works and Services

a. A Servicing Agreement is required for all works and services on City lands in accordance with the Subdivision, Development & Servicing Bylaw No. 7900. The applicant's Engineer, prior to preparation of Servicing Agreements, must provide adequate drawings and estimates for the required works. The Servicing Agreement must be in the form as described in Schedule 2 of the bylaw.

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

11. Administration Charge

a. 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).

12. Survey, Monument and Iron Pins

a. 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.

13. Geotechnical Report

a. 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:

b. Area ground water characteristics.

c. Site suitability for development, unstable soils, etc.

d. 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.

e. List extraordinary requirements that may be required to accommodate construction of roads and underground utilities as well as building foundation designs.

f. Additional geotechnical survey may be necessary for building foundations, etc.

for

James Kay, P. Eng.
Development Engineering Manager
JA

ATTACHMENT A
This forms part of application
OCP18-0002 Z18-0008
Planner Initials LK
City of Kelowna
COMMUNITY PLANNING

CITY OF KELOWNA

MEMORANDUM

Date: January 26, 2018

File No.: OCP18-0002

To: Community Planning (LK)

From: Development Engineering Manager (JK)

Subject: 1044-1074 Cawston Ave SIH - MRM

The Development Engineering Branch comments and requirements regarding this OCP amendment application are as follows:

1. **General**

   All the offsite infrastructure and services upgrades are addressed in the Rezoning Engineering Report under file Z18-0008

James Kay, P. Eng.
Development Engineering Manager

JA

CAWSTON AVE. 40-UNIT MULTI-FAMILY

ADDRESS: 1044, 1052, & 1074 CAWSTON AVE., KELOWNA, BC

ARCHITECTURAL

NEW TOWN ARCHITECTURE & ENGINEERING INC.
1464 St. Paul Street Kelowna, B.C., V1Y 2E6
Roman Yamchshikov, Architect AIBC
ph: 250 860 8185, fax: 250 860 0985
roman@newtownservices.net

A001	COVER PAGE AND DWG LIST
A002	ZONING & CODE ANALISYS
A102	RENDERINGS
A103	RENDERINGS
A200	SITE PLAN
A300	PARKADE FLOOR PLAN
A301	FIRST FLOOR PLAN
A302	SECOND FLOOR PLAN
A303	THIRD FLOOR PLAN
A304	FOURTH FLOOR PLAN
A400	EXTERIOR ELEVATIONS
A500	BUILDING SECTIONS

LANDSCAPE

WSP
540 Leon Avenue, Kelowna, British Columbia, V1Y 6J6
Byron Duglas
T+ 1 250 469 7730 M+ 1 250 826 7728
Byron.Douglas@wsp.com

LDP-1	SITE PLAN
LDP-2	HYDROZONE PLAN

TRUE NORTH

CONTEXT PLAN: 1044, 1052, & 1074 CAWSTON AVE., KELOWNA

NOT FOR CONSTRUCTION

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Revisions

No	Date	Description
1	DEC 15, 2017	ISSUED FOR DP

project title
CAWSTON MULTI-FAMILY

project address
1044, 52, & 74 CAWSTON AVE., KELOWNA, BC

project no. 4026

file no.

drawing title
COVER PAGE AND DWG LIST

designed

scale

drawn R.B./R.Y.

checked R.Y.

drawing no.
A001

plotted DEC 15, 2017

ZONING ANALYSIS:

EXISTING	PROPOSED
ZONING:	
RU6 & RU7	RM5

RM5 ZONING REQUIREMENTS:

ALLOWED	PROPOSED
FAR:	
1.1 (1.2 IF PARKING IS UNDER LIVING SPACE)	1.155
SITE AREA:	
2371.5 m2 (25,526.61 sf)	
NET BUILDING AREA:	
2739.0 m2 (29,482 sf) BASED ON 1.155 FAR	2523.43 m2 (27,161.97 sf)
MAX SITE COVERAGE FOR BUILDINGS:	
40%	45.48%
MAX SITE COVERAGE INCL PARKING & DRIVEWAYS:	
65%	73.6%
BUILDING HEIGHT:	
4.5 STOREYS OR 18m	4.5 STOREYS / 14.9m
SETBACKS:	
FRONT: 1.5m FOR FIRST 2.5 STOREYS 6.0m FOR UPPER 2 STOREYS	3.66m FOR FIRST 2 STOREYS 6.0m FOR UPPER 2 STOREYS
SIDE: 4.5m FOR FIRST 2.5 STOREYS 7.0m FOR UPPER 2 STOREYS	4.5m FOR FIRST 2 STOREYS 7.0m FOR UPPER 2 STOREYS
REAR: 7.0m	18.0m
PRIVATE OPEN SPACE:	
REQUIRED: 580.0 m2	BALCONIES/ PATIOS: 319.50 m2 OPEN PRIVATE SPACE AT GROUND LEVEL: 325.34 m2 **TOTAL PROVIDED: 644.84 m2**

PARKING AND LOADING:

BACHELOR (STUDIO): 20 x 1.0 = 20 STALLS
1 BEDROOM: 7 x 1.25 = 8.75 STALLS
2 BEDROOM: 13 x 1.5 = 19.5 STALLS

TOTAL: 49 STALLS

PROVIDED: 49 STALLS

BICYCLE

40 UNITS x 0.5 STALLS = 20 STALLS (CLASS I)
40 UNITS x 0.1 STALLS = 4 STALLS (CLASS II)

TOTAL: 24 STALLS

PROVIDED: 24 STALLS

BUILDING STATISTICS:

UNIT TYPOLOGY & COUNT:

BACHELOR (STUDIO):	20
1 BEDROOM:	7
2 BEDROOM:	13
TOTAL:	40

NUMBER OF STOREYS: 4

GROSS CONSTRUCTION AREA: 3,264.6 SM (35,140 SF)

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project title
CAWSTON MULTI-FAMILY

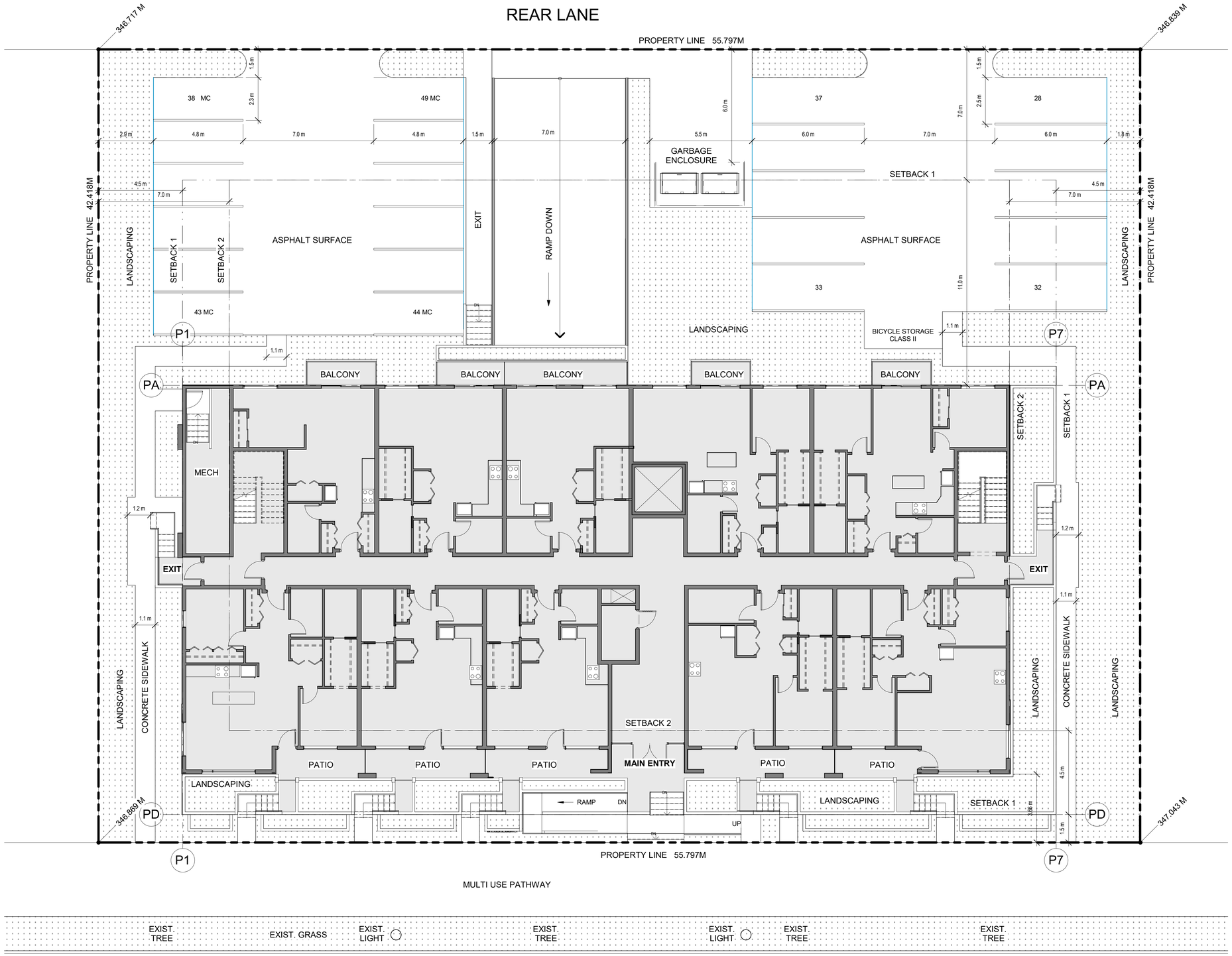
project address
1044, 52, & 74 CAWSTON AVE., KELOWNA, BC

project no. 4026

file no.

drawing title
ZONING & CODE ANALISYS

designed
scale
drawn R.B./R.Y.
checked R.Y.
drawing no. A002
plotted DEC 15, 2017



1 SITE PLAN
1 : 100

NOT FOR CONSTRUCTION

TRUE NORTH

SCHEDULE A
This forms part of application
OCP18-0002 Z18-0008
Planner Initials LK
City of Kelowna
COMMUNITY PLANNING

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project no. 4026

file no.

drawing title
SITE PLAN

designed

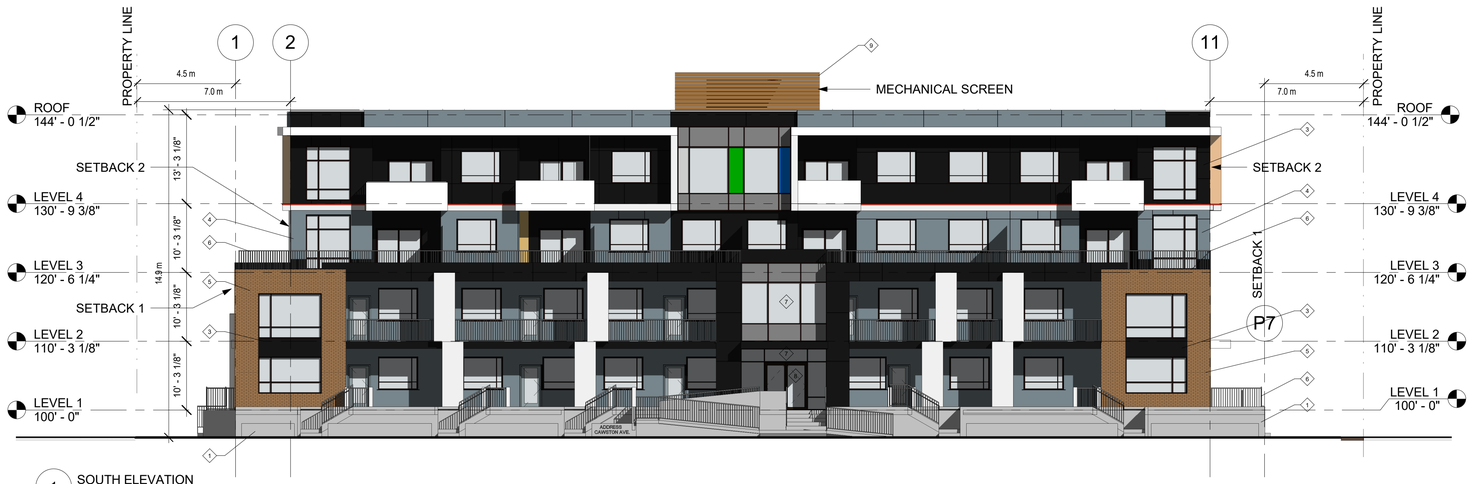
scale 1 : 100

drawn R.B./R.Y.

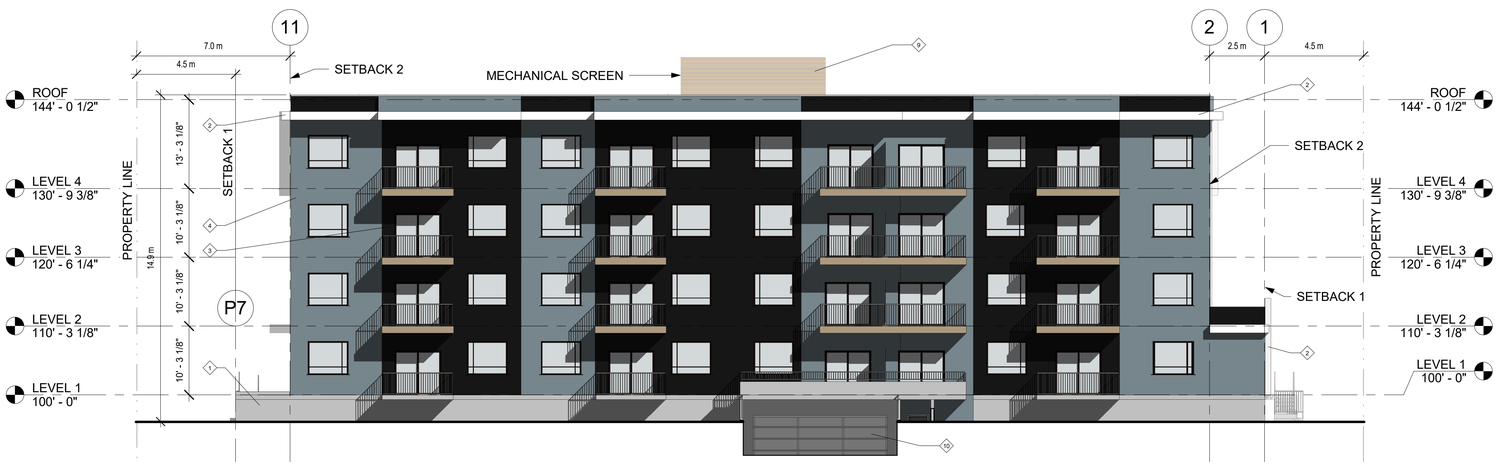
checked R.Y.

drawing no. A200

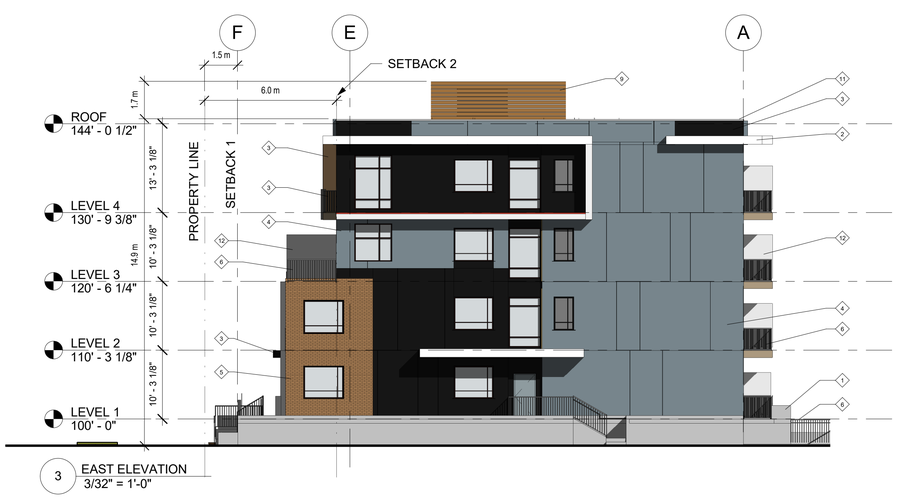
plotted DEC 15, 2017



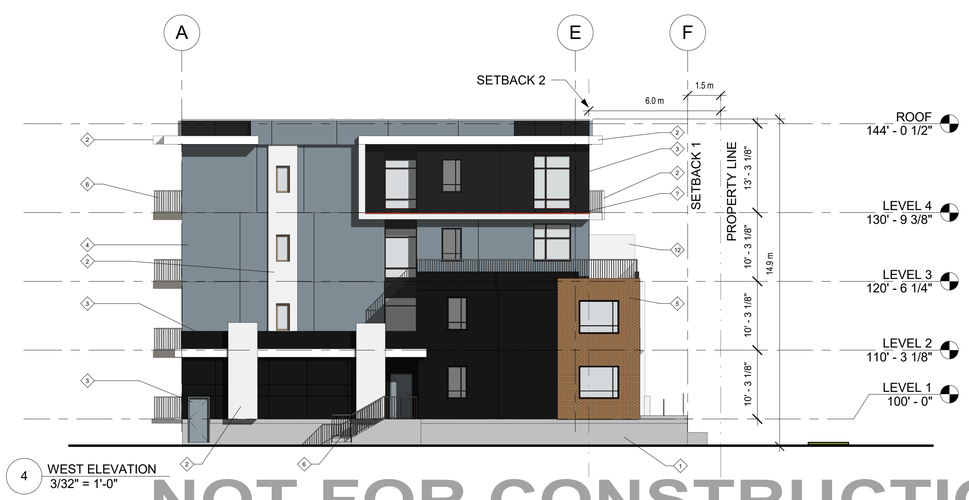
1 SOUTH ELEVATION
3/32" = 1'-0"



2 NORTH ELEVATION
3/32" = 1'-0"



3 EAST ELEVATION
3/32" = 1'-0"



4 WEST ELEVATION
3/32" = 1'-0"

NOT FOR CONSTRUCTION

EXTERIOR MATERIAL LEGEND

1. ARCHITECTURAL CONCRETE
2. HARDI PANEL - WHITE
3. HARDI PANEL - DARK BROWN
4. HARDI PANEL - GRAY-BLUE
5. BRICK VANEER - BROWN
6. ALUMINUM RAILINGS - BLACK
7. ALUMINUM CURTAIN WALL
8. EXTERIOR ALUMINUM ENTRY DOORS
9. MECHANICAL SCREEN - CEDAR STRIP
10. METAL OÉH GARAGE DOOR - INSULATED
11. METAL CAP-FLASHING
12. PRIVACY SCREEN

SCHEDULE B
This forms part of application
OCP18-0002 Z18-0008
City of Kelowna
COMMUNITY PLANNING
Planner Initials LK

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project address
1044, 52, & 74 CAWSTON AVE., KELOWNA, BC

project no. 4026

file no.

drawing title
EXTERIOR ELEVATIONS

designed

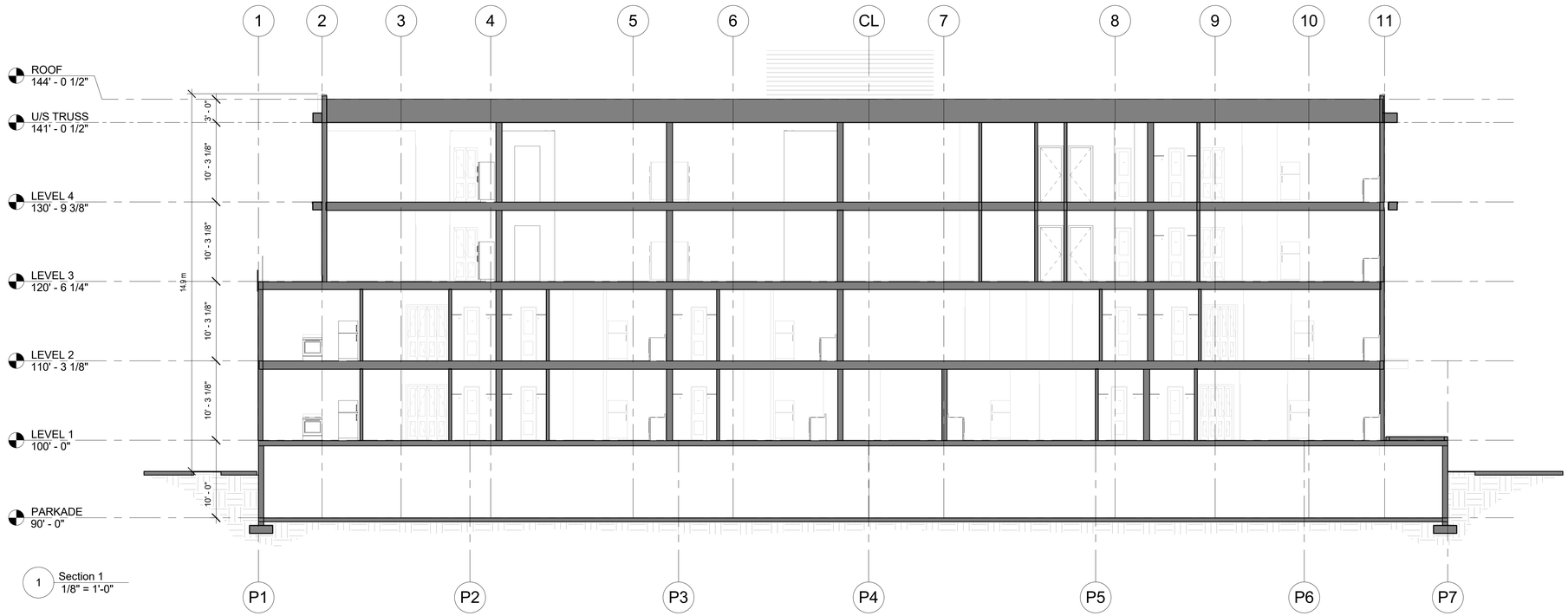
scale As indicated

drawn R.B./R.Y.

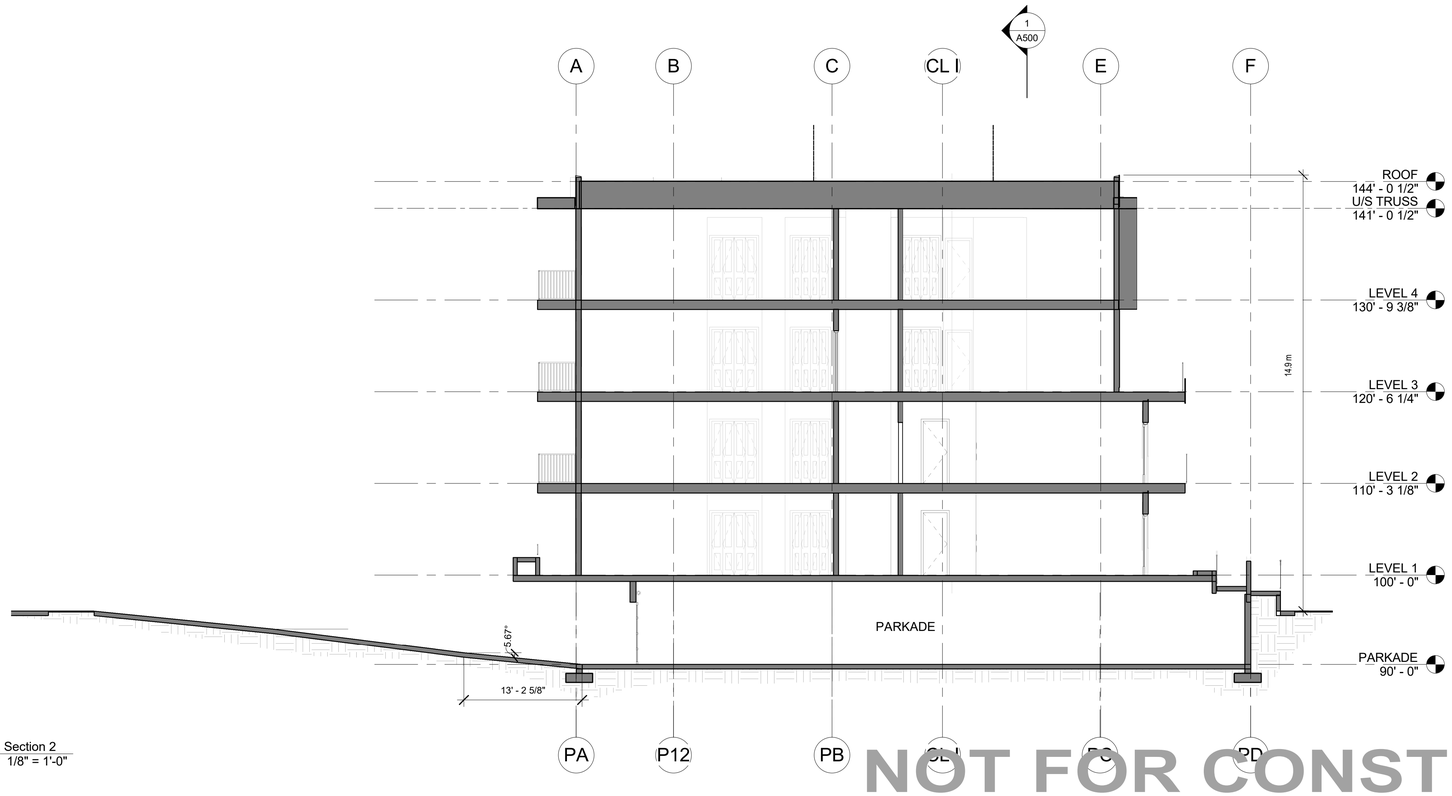
checked R.Y.

drawing no. A400

plotted DEC 15, 2017



1 Section 1
1/8" = 1'-0"



2 Section 2
1/8" = 1'-0"

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project no. 4026

file no.

drawing title
BUILDING SECTIONS

designed	scale 1/8" = 1'-0"
drawn	R.B./R.Y.
checked	R.Y.

drawing no. A500

plotted DEC 15, 2017

NOT FOR CONSTRUCTION

SCHEDULE B
This forms part of application
OCP18-0002 Z18-0008
Planner Initials LK
City of Kelowna
COMMUNITY PLANNING

ALL CONTRACTORS ARE REQUIRED TO PERFORM THEIR WORK AND SUPPLY THEIR PRODUCTS IN COMPLIANCE WITH ALL BUILDING CODES AND LAWS OF THE PROVINCE OF BRITISH COLUMBIA

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project address
1044, 52, & 74 CAWSTON AVE., KELOWNA, BC

project no. 4026

file no.

drawing title
RENDERINGS

designed

scale

drawn R.B./R.Y.

checked R.Y.

drawing no. A102

plotted DEC 15, 2017

SCHEDULE B
This forms part of application
OCP18-0002 Z18-0008
City of Kelowna
COMMUNITY PLANNING
Planner Initials LK

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project address
1044, 52, & 74 CAWSTON AVE., KELOWNA, BC

project no. 4026

file no.

drawing title
RENDERINGS

designed

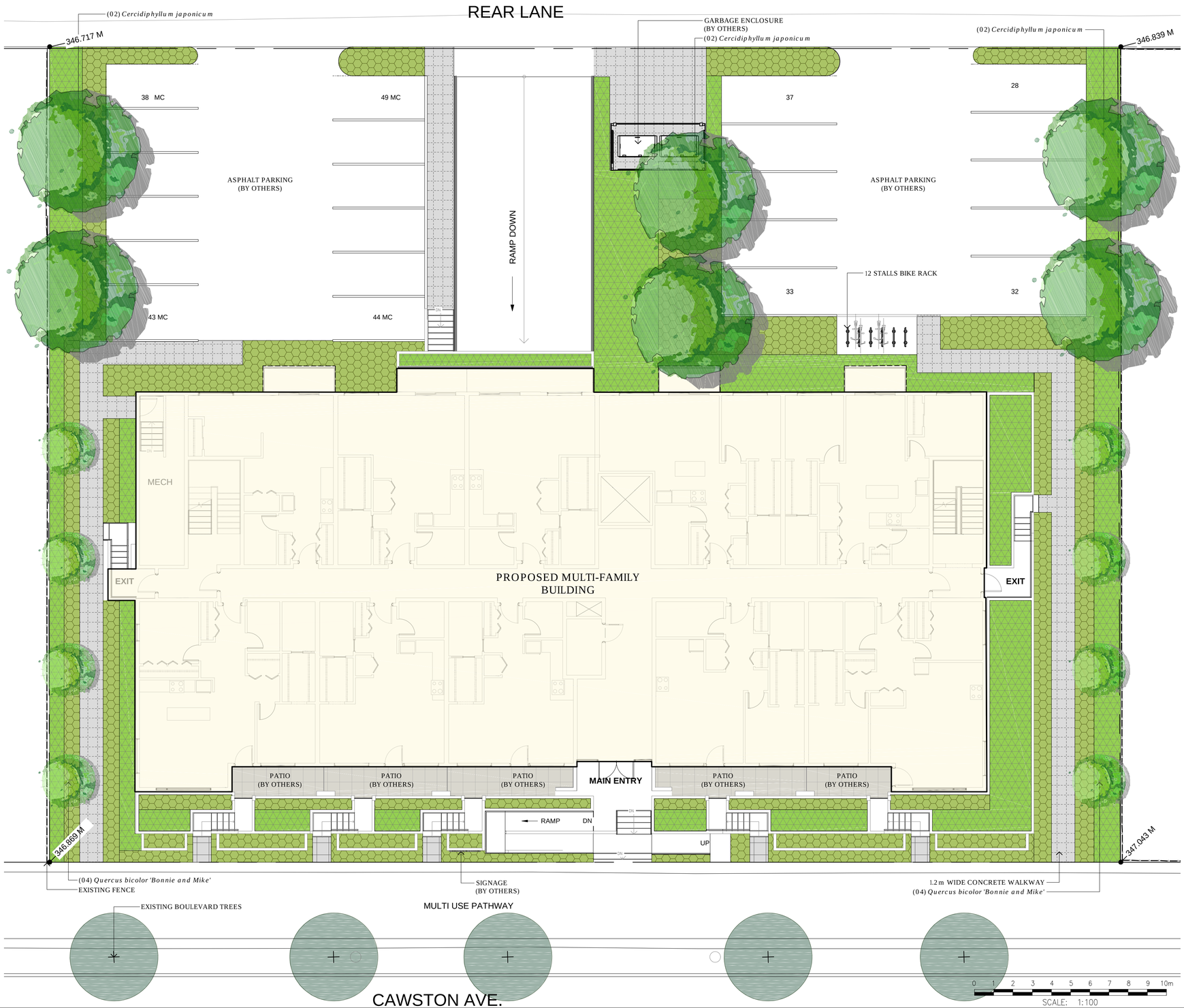
scale

drawn R.B./R.Y.

checked R.Y.

drawing no. A103

plotted DEC 15, 2017



SITE PLAN LEGEND:

- DECIDUOUS TREE
- PROPERTY LINE
- GRASS / PERENNIAL MULCHED PLANTING BEDS
- SHRUB PLANTING MULCHED PLANTING BEDS
- PATIO (BY OTHERS)
- CONCRETE WALKWAY
- BIKE RACK

LANDSCAPE DEVELOPMENT DATA:

1. PLANT MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MINIMUM STANDARDS ESTABLISHED IN THE CANADIAN LANDSCAPE STANDARD (CURRENT EDITION).
2. THE LANDSCAPE DESIGN DESIGNATED HEREIN IS CONCEPTUAL BUT REFLECTS THE MINIMUM ACCEPTABLE QUALITY AND SIZE.
3. PLANT MATERIAL SELECTIONS ARE CONCEPTUAL ONLY. FINAL PLANTING SELECTIONS MAY VARY DEPENDING UPON AVAILABILITY.
4. ALL PLANTING BEDS SHALL HAVE APPROVED MULCH.
5. ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN EFFICIENT AUTOMATIC IRRIGATION SYSTEM.
6. THIS DRAWING DEPICTS FORM AND CHARACTER AND IS TO BE USED FOR DEVELOPMENT PERMIT SUBMISSION ONLY. IT IS NOT INTENDED FOR USE AS A CONSTRUCTION DOCUMENT.

REPRESENTATIVE PLANT LIST

BOTANICAL NAME	COMMON NAME	SIZE	ROOT	Mature Plant Size (Ht.xWd.)
Trees Deciduous				
Cercidiphyllum japonicum	Katsura Tree	6cm Cal	B&B	12.0 m x 8.0 m
Quercus bicolor 'Bonnie and Mike'	Beacon Oak	6cm Cal	B&B	12.0 m x 4.5 m
Shrubs / Grasses				
Buxus "Green Gem'	Green Gem Boxwood	#01	Potted	1.0 m x 1.0 m
Cornus alba 'Bailhalo'	Ivory Halo Dogwood	#01	Potted	1.50 m x 1.50 m
Euonymus alatus 'Compactus'	Dwarf Burning Bush	#01	Potted	2.0 m x 2.0 m
Miscanthus sinensis 'Gracillimus'	Maiden Hair Grass	#01	Potted	1.0 m x 1.5 m
Pennisetum alopecuroides 'Red Head'	Red Head Fountain Grass	#01	Potted	1.2 m x 1.2 m
Perennials				
Allium 'Globemaster'	Persian Onion		bulb	
Echinacea purpurea 'Magnus'	Magnus Coneflower	#01	Potted	1.0 m x 0.75 m
Nepeta x fassenii 'Walker's Low'	Walker's Low Catmint	#01	Potted	0.90 m x 0.90 m
Rudbeckia hirta 'Indian Summer'	Black Eyed Susan	#01	Potted	0.75 m x 1.0 m

REPRESENTATIVE IMAGES

Cercidiphyllum japonicum

Quercus bicolor 'Bonnie and Mike'

Euonymus alatus 'Compactus'

Buxus "Green Gem' with Allium

Cornus alba 'Bailhalo'

Echinacea purpurea 'Magnus'

Nepeta x fassenii 'Walker's Low'

Rudbeckia hirta 'Indian Summer'

Pennisetum alopecuroides 'Red Head'

Miscanthus sinensis 'Gracillimus'

Bike Racks

SCHEDULE C
This forms part of application
OCP18-0002 Z18-0008
City of Kelowna
COMMUNITY PLANNING
Planner Initials LK

REVISIONS / ISSUED		
1	NOV 08/17	ISSUED FOR DP
NO.	DATE	DESCRIPTION

PROJECT
CAWSTON AVENUE MULTI-FAMILY DEVELOPMENT

CLIENT
NEWTOWN SERVICES

LOCATION
KELOWNA, B.C.

wsp
540 Leon Avenue, Kelowna, BC V1Y6J6
t. 250.869.1334, f. 250.862.4849, www.wsp.com

DESIGN BY	BD
DRAWN BY	YY
CHECKED BY	BD
PROJECT NO.	17M-02133
SCALE	1:100

SHEET TITLE
SITE PLAN

SHEET NO.
LDP-1 1 OF 2

CITY OF KELOWNA

BYLAW NO. 11595

Official Community Plan Amendment No. OCP18-0002
1044 Cawston Avenue

A bylaw to amend the "*Kelowna 2030* – Official Community Plan Bylaw No. 10500".

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. THAT Map 4.1 - **GENERALIZED FUTURE LAND USE** of "*Kelowna 2030* – Official Community Plan Bylaw No. 10500" be amended by changing the Generalized Future Land Use designation of Lot 2, District Lot 138, ODYD, Plan 3857 located on Cawston Avenue, Kelowna, B.C., from the SIH – Sensitive Infill Housing designation to the MRM – Multiple Housing Residential (Medium Density) designation.

2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

CITY OF KELOWNA

BYLAW NO. 11596
Z18-0008
1044, 1052 & 1074 Cawston Avenue

A bylaw to amend the "City of Kelowna Zoning Bylaw No. 8000".

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lots 1 & 2, District Lot 138, ODYD, Plan 4315 located on Cawston Avenue, Kelowna, B.C., from the RU6 – Two Dwelling Housing zone to the RM5 – Medium Density Multiple Housing zone.

2. AND THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 2, District Lot 138, ODYD, Plan 3857 located on Cawston Avenue, Kelowna, B.C., from the RU7 – Infill Housing zone to the RM5 – Medium Density Multiple Housing zone.

3. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

_____
Mayor

_____
City Clerk

REPORT TO COUNCIL

Date:	April 9, 2018		
RIM No.	1250-30		
To:	City Manager		
From:	Community Planning Department (TA)		
Application:	Z18-0001	**Owner:**	J.E. Holdings Inc. Inc. No. C0561382
Address:	280 Hartman Road 940 Maygard Road	**Applicant:**	Mark Kayban
Subject:	Rezoning Application		
Existing OCP Designation:	S2RES – Single/Two Unit Residential		
Existing Zone:	A1 – Agriculture		
Proposed Zone:	RU6 – Two Dwelling Housing		

1.0 Recommendation

THAT Rezoning Application No. Z18-0001 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classifications of each of the following properties:

- Lot 1, Section 26, TWP 26, ODYD, Plan 22455, located at 280 Hartman Road, Kelowna, BC;
- Lot 2, Section 26, TWP 26, ODYD, Plan 22455, located at 940 Maygard Road, Kelowna, BC;

from the A1 – Agriculture 1 zone to the RU6 – Two Dwelling Housing zone, be considered by Council;

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

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Community Planning Department dated April 09, 2018;

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

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

2.0 Purpose

To rezone the subject properties to facilitate two dwelling housing and a four lot subdivision.

3.0 Community Planning

Community Planning supports the proposed rezoning from A1 – Agriculture 1 zone to RU6 – Two Dwelling Housing zone to facilitate two dwelling housing on a four lot subdivision. The rezoning aligns with Official Community Plan (OCP) Future Land Use Designation of S2RES – Single/Two Unit Residential, and aligns with OCP Development Policy regarding Compact Urban Form. The proposed subdivision is consistent with the neighbourhood in terms of lot sizes and frontage widths. Three of the four lots will meet the minimum lot size and width for two dwelling housing, and the fourth lot could be developed with a Single Family Dwelling and a secondary suite or carriage house. One variance to the side yard setback for the existing dwelling is requested at this time and will have minimal impact on the neighbourhood. Development Permits are no longer required for two dwelling housing, so should Council support the rezoning, the applicant can apply for their building permits.

4.0 Proposal

4.1 Background

The two subject properties are 2778m2 in total and each have single dwelling housing on them. One of the homes will require to be demolished as a function of this development while the other can be retained with a side yard setback variance.

The property is currently zoned A1 – Agriculture 1 which is inconsistent with zoning regulations for Agricultural properties in terms of size and use. It is most likely that the A1 zone was assumed when Rutland was incorporated into the City of Kelowna and is not reflective of the property attributes.

4.2 Project Description

The applicant has applied to rezone the subject properties from A1 – Agriculture 1 to RU6 – Two Dwelling Housing which is consistent with the Future Land Use of S2RES – Single/Two Unit Residential. The proposed rezoning will facilitate a four lot subdivision, with three of the four lots meeting the requirements for Two Dwelling Housing. The fourth lot could be developed with a Single Family Dwelling, a Single Family Dwelling with secondary suite, or a Single Family Dwelling with carriage house.

4.3 Site Context

The subject properties are located on the corner of Hartman Road and Maygard Road near the intersection of Rutland Road N and McCurdy Road E. The surrounding neighbourhood has a mix of densities including single dwelling housing, two dwelling housing, and low density multiple housing. It is within walking distance to Rutland Secondary School and the Rutland Family YMCA.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	A1 – Agriculture 1	Single Dwelling Housing
East	RU1 – Large Lot Housing RU6 – Two Dwelling Housing	Single Dwelling Housing Two Dwelling Housing
South	RU1 – Large Lot Housing	Single Dwelling Housing
West	RU1 – Large Lot Housing	Single Dwelling Housing

Subject Property Map: 280 Hartman Road and 940 Maygard Road

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process

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

Future Land Use

Single / Two Unit Residential (S2RES).[2] Single detached homes for occupancy by one family, single detached homes with a secondary suite or carriage house, semi-detached buildings used for two dwelling units, modular homes, bareland strata, and those complementary uses (i.e. minor care centres, minor public services/utilities, convenience facility and neighbourhood parks), which are integral components of urban neighbourhoods. Suitability of non-residential developments within the neighbourhood environment will be determined on a site-specific basis. Nonresidential developments causing increases in traffic, parking demands or noise in excess of what would typically be experienced in a low density neighbourhood would not be considered suitable.

6.0 Technical Comments

[1] City of Kelowna Official Community Plan, Policy 5.2.3 (Development Process Chapter).
[2] City of Kelowna Official Community Plan, Chapter 4: Future Land Use

6.1 Building & Permitting Department

- Demolition Permits required for any existing structures
- Development Cost Charges (DCC's) are required to be paid prior to issuance of any Building Permits.
- A third party work order may be required with the Development Engineering Department for an upgraded water line and sewage connection. These requirements are to be resolved prior to issuance of the Building Permit.
- HPO (Home Protection Office) approval or release is required at time of Building Permit application.
- Full Plan check for Building Code related issues will be done at time of Building Permit applications. Please indicate how the requirements of Radon mitigation and NAFS are being applied to this complex at time of permit application

6.2 Development Engineering Department

- Please see attached Schedule "A": Development Engineering Memorandum dated January 11, 2018.

6.3 Interior Health Authority

- It is my understanding that this application is to change the zoning from A1-Agriculture to RU6-Two Dwelling Housing to allow for a 4 lot subdivision.
- The proposed rezoning aligns with Kelowna's planning principles as per the Future Land Use (Map 4.1) of the Official Community Plan. Interior Health is in support of this application as these proposed rezoned residential properties would be close proximity to parks, recreational facilities, public transit, bike lanes, and sidewalks which all provide a viable opportunity for residents to use active forms of travel to access the amenities for daily life.
- Further, Rutland Elementary School, Rutland Middle School, and Rutland Senior Secondary are all within reasonable walking and biking distances for children and young adults. Evidence shows that the shorter distances between home and school increases the likelihood children will use active modes of travel to school. The shorter distances to these schools provide the opportunity for children to incorporate physical activity into their daily routine and shift towards healthier lifestyles

6.4 Irrigation District

- BMID doesn't have any concerns with this application. The preliminary hydraulic simulations show that there is enough capacity in the two closest hydrant to supply single family fire protection for the 4 lots. In order to complete our review and outline all costs and requirements, engineered water servicing drawings will need to be submitted to BMID for review.

7.0 Application Chronology

Date of Application Received: December 20, 2017
Date Public Consultation Completed: March 25, 2018

Report prepared by: Trisa Atwood, Planner II

Reviewed by: Terry Barton, Urban Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Attachment "A": Proposed Site Plan
Schedule "A": Development Engineering Memorandum

PROPOSED SUBDIVISION PLAN OF LOTS 1 AND 2 SECTION 26 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 22455

PID: 006-838-260 (LOT 1)
006-838-278 (LOT 2)
CLIENT: JIM EIDSE
CONTACT: MARK KAYBAN 250-826-4920
CIVIC ADDRESS: 280 HARTMAN ROAD & 940 MAYGARD ROAD

HORIZONTAL COORDINATE SYSTEM: UTM 11 NAD83(CSRS)
VERTICAL DATUM: CGVD28

DATE OF FIELD SURVEY: NOVEMBER 21, 2017

REGISTERED DOCUMENTS: NONE

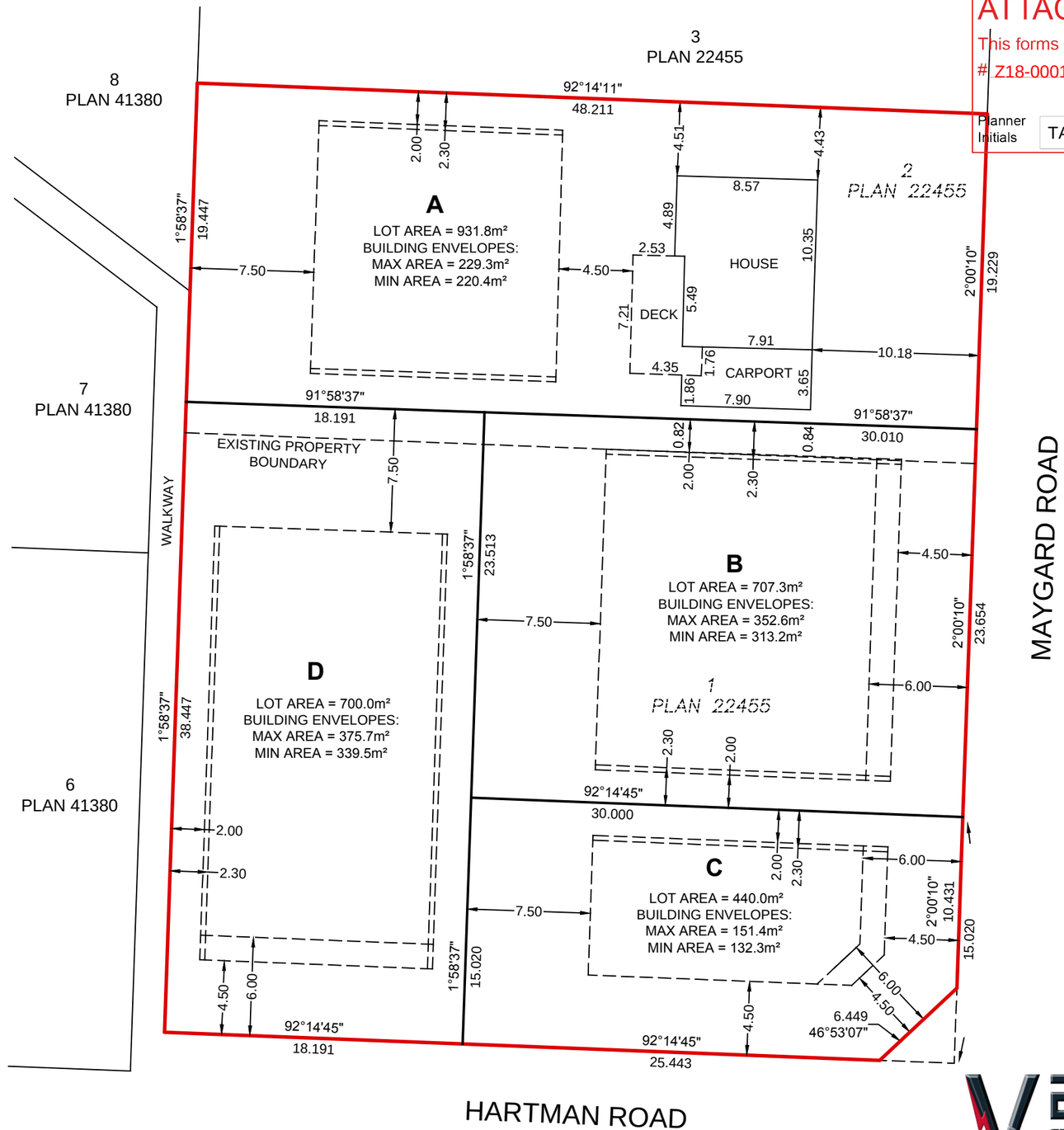
SCALE 1:300

0 2.5 5 10 15 20 25 Metres

LEGEND

Subject Property

ATTACHMENT A
This forms part of application
Z18-0001
Planner Initials TA
City of Kelowna
COMMUNITY PLANNING



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Kelowna, B.C. V1Y 4N7
Ph.: (250) 868-0172
www.vectorgeomatics.com

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SCHEDULE A
This forms part of application
Z18-0001
Planner Initials TA
City of Kelowna
COMMUNITY PLANNING

CITY OF KELOWNA

MEMORANDUM

Date: January 11, 2018

File No.: Z18-0001

To: Urban Planning (TB)

From: Development Engineering Manager (JK)

Subject: 280 Hartman rd. & 940 Maygard rd. Zone: A1 to RU6

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

1. **General**

   The postal authorities must be contacted to determine whether or not a "community mailbox" will be utilized, and if so, its location should be determined and the proposed location shown on the construction plans. Please contact the Canadian Post Corporation, Delivery Services, P.O. Box 2110, Vancouver, B.C. V6B 4Z3 (604) 662-1381 in this regard.

2. **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.

SCHEDULE A
This forms part of application
Z18-0001
Planner Initials TA
City of Kelowna
COMMUNITY PLANNING

3. Domestic Water and Fire Protection

(a) Both properties are located within the Black Mountain Irrigation District (BMID) service area. The water system must be capable of supplying domestic and fire flow demands of the project in accordance with the Subdivision, Development & Servicing Bylaw. The developer is responsible, if necessary, to arrange with BMID staff for any service improvements and the decommissioning of existing services. Only one water service will be permitted per lot.

(b) A water meter is mandatory for each property and must be installed inside the building on the water service inlet as required by the City Plumbing Regulation and Water Regulation bylaws. The developer or building contractor must purchase the meter from the City at the time of application for a building permit from the Inspection Services Department, and prepare the meter setter at his cost. Boulevard landscaping, complete with underground irrigation system, must be integrated with the on-site irrigation system.

(c) Arrange for individual lot connections before submission of the subdivision plan; including payment of connection fees (provide copy of receipt).

(d) Design drawings must be reviewed by the Black Mountain Irrigation District prior to the City issuing the drawings for construction. Confirmation of their review must be provided to the City.

4. Sanitary Sewer

(a) Our records indicate that 280 Hartman Rd. property and 940 Maygard Rd. property is currently serviced with a 100mm sanitary sewer service. The applicant's consulting mechanical engineer will determine the requirements of the proposed development and establish the service needs. Only one service will be permitted per lot. If required, the applicant will arrange for the removal and disconnection of the existing service and the installation of one new larger service at the applicants cost.

(b) Downstream system capacity improvements may be required. Provide projected sanitary sewer flows for review by the Infrastructure Planning Utility Manager.

(c) Arrange for individual lot connections before submission of the subdivision plan; including payment of connection fees (provide copy of receipt).

5. Storm 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 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.

(b) The developer must connect proposed storm drainage system on Hartman road to the existing system to the east.

SCHEDULE A
This forms part of application
Z18-0001
Planner Initials TA
City of Kelowna
COMMUNITY PLANNING

6. Road Improvements

(a) Hartman road must be upgraded to a Collector-Class 1 standard along the full frontage of this proposed development, including curb and gutter, 1.5m sidewalk, drainage system including catch basins, manholes and pavement removal and replacement and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. The road cross section to be used is a SS-R5.

(b) Maygard road fronting this development has already been upgraded to SS-R4.

7. Electric Power and Telecommunication Services

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

8. Design and Construction

(a) Design, construction supervision and inspection of all off-site civil works and site servicing must be performed by a Consulting Civil Engineer and all such work is subject to the approval of the City Engineer. Drawings must conform to City standards and requirements.

(b) Engineering drawing submissions are to be in accordance with the City's "Engineering Drawing Submission Requirements" Policy. Please note the number of sets and drawings required for submissions.

(c) Quality Control and Assurance Plans must be provided in accordance with the Subdivision, Development & Servicing Bylaw No. 7900 (refer to Part 5 and Schedule 3).

(d) A "Consulting Engineering Confirmation Letter" (City document 'C') must be completed prior to submission of any designs.

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

9. Servicing Agreements for Works and Services

(a) A Servicing Agreement is required for all offsite works and services on City lands in accordance with the Subdivision, Development & Servicing Bylaw No. 7900. The applicant's Engineer, prior to preparation of Servicing Agreements, must provide adequate drawings and estimates for the required works. The Servicing Agreement must be in the form as described in Schedule 2 of the bylaw.

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

SCHEDULE A
This forms part of application
Z18-0001
City of Kelowna
COMMUNITY PLANNING
Planner Initials TA

10. Other Engineering Comments

(a) Provide all necessary Statutory Rights-of-Way for any utility corridors required, including those on proposed or existing City Lands.

(b) If any road dedication affects lands encumbered by a Utility right-of-way (such as 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.

11. Charges and Fees

Development Cost Charges (DCC's) are payable

(a) Fees per the "Development Application Fees Bylaw" include:

i) Survey Monument Fee: **$50.00** per newly created lot (GST exempt).
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).

(b) A hydrant levy charge of **$250.00** per lot (not required if developer installs a fire protection system – mains and hydrants).

James Kay, MS, P.Eng,
Development Engineering Manager

AS

CITY OF KELOWNA

BYLAW NO. 11597
Z18-0001 – 280 Hartman Road and 940 Maygard Road

A bylaw to amend the "City of Kelowna Zoning Bylaw No. 8000".

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 1, Section 26, TWP 26, ODYD, Plan 22455 located on Hartman Rd, Kelowna, B.C., from the A1 – Agriculture 1 zone to the RU6 – Two Dwelling Housing zone.

2. AND THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 2, Section 26, TWP 26, ODYD, Plan 22455 located on Maygard Rd, Kelowna, B.C., from the A1 – Agriculture 1 zone to the RU6 – Two Dwelling Housing zone.

3. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

_____
Mayor

_____
City Clerk

REPORT TO COUNCIL

Date:	April 9, 2018		
RIM No.	1210-21		
To:	City Manager		
From:	Community Planning Department (TA)		
Application:	A17-0010	**Owner:**	Leonard and Tracey Wikenheiser
Address:	3305 – 3309 McCulloch Rd	**Applicant:**	Leonard Wikenheiser
Subject:	Subdivision in the Agricultural Land Reserve – Homesite Severance		
Existing OCP Designation:	REP – Resource Protection		
Existing Zone:	A1 – Agriculture 1		

1.0 Recommendation

THAT Agricultural Land Reserve Appeal No. A17-0010 for Lot A, Section 3, Township 26, ODYD, Plan 32710, located at 3305-3309 McCulloch Road, Kelowna for a subdivision of agricultural land in the Agricultural Land Reserve pursuant to Section 21(2) of the *Agricultural Land Commission Act*, be supported by Council, subject to the following:

1. The dimensions of the subdivision be in general accordance with Schedule "A";

AND THAT the Council directs Staff to forward the subject application to the Agricultural Land Commission for consideration.

2.0 Purpose

The applicant is requesting permission from the Agricultural Land Commission (ALC) for asubdivision of agricultural land reserve under Section 21(2). The subdivision is more specifically a "Homesite Severance" request as per ALC Policy #11 – Homesite Severance on ALRLands.

3.0 Community Planning

The City's Agriculture Plan recommends continued support for homesite severance applications consistent with ALC Policy #11, which allows farmers to retire or sell the property while retaining the homesite. ALC policies state that consideration of any homesite severance should be reviewed in the context of the overall agricultural integrity of the parcel, where the size and configuration will, in the Commission's opinion, constitute a viable agricultural remainder. To this end, homesite severance parcels should be minimized in size to help ensure the remainder is viable. This is particularly important in Kelowna where parcel sizes are already small.

Community Planning staff recommend that Council supports this application as the application is consistent with ALC Policy #11 and the City's Agricultural Plan. The severance parcel is 1 acre in size which is a suitable parcel size that will have minimal impact on the active farming operations. The applicant has submitted documentary evidence that he has continually owned and occupied the property since 1962, prior to the establishment of the Agricultural Land Commission. The subdivision of this property will allow the property owner to retire from the current farming operations. Should Council and the ALC support the application, the owner would be required to submit a Subdivision and Farm Development Permit Application to be considered by Staff.

4.0 Proposal

4.1 Background

The applicant purchased the subject property in 1962 when it was planted with 5 acres of cherries and apple trees. The owner subsequently replaced the cherries and apple trees with grape vines, and continued to expand the plantings 5 acres at a time. The 26-acre parcel was farmed continuously until 1981, when the property was subdivided and a portion sold off. The remaining 12-acre parcel has been continuously farmed with 11 acres of grape vines since that time.

There are currently two homes on the subject property; one is the owner's principal dwelling, and the other is accommodation for a farm worker.

4.2 Project Description

The owner has applied for a home site severance in accordance with ALC Policy #11. Each one of the existing homes would be on one parcel, with the severed parcel being 1 acre in size. The owner would remain in the principal dwelling, sell the remainder parcel, and retire from farming operations. The two homes and their yards are approximately 1.5 acres. A standard Farm Residential Footprint would be applied to the home on the remaining parcel to ensure any future residential development occurs in the residential footprint.

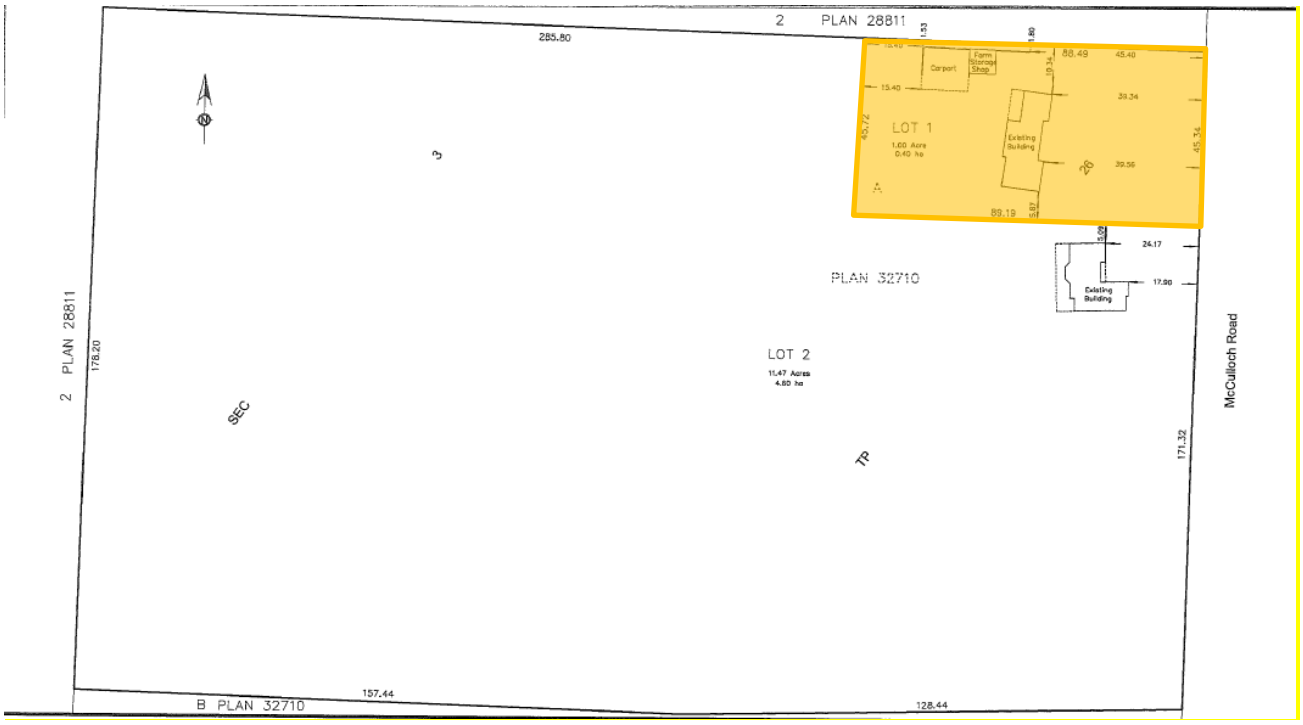

Figure 1: Proposed Homesite Severance Parcel

The *Ministry of Agriculture's Guide for Bylaw Development in Farming Areas*[1] cites a maximum area of 0.2 ha (0.5 acre) as a standard farm residential footprint.

4.3 Site Context

The subject property is located in the Southeast Kelowna City Sector. It is immediately surrounded by agricultural land in the ALR with the exception of three properties to the north which have portions of land not in the ALR. The property is located outside of the Permanent Growth Boundary in the Official Community Plan.

Parcel Summary – 3305-3309 McCulloch Road

Parcel Size: 12.47 acres
Elevation: 484 - 493 metres above sea level (masl) (approx.)

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	A1 – Agriculture 1	Agriculture
East	A1 – Agriculture 1	Agriculture
South	A1 – Agriculture 1	Agriculture
West	A1 – Agriculture 1	Agriculture

Subject Property Map: 3305 – 3309 McCulloch Road

[1] Ministry of Agriculture, 2015. Guide for Bylaw Development in Farming Areas. http://www2.gov.bc.ca/gov/DownloadAsset?assetId=E5EF85D8EF2D4C939D51C472DC0C4A51&filename=840000-1_guide_for_bylaw_development_in_farming_areas_april24_2015.pdf

5.0 Application Chronology

Date of Application Received: November 14, 2017

Agricultural Advisory Committee March 6, 2018

The above noted application was reviewed by the Agricultural Advisory Committee at the meeting held on March 6, 2018 and the following recommendations were passed:

THAT the Agricultural Advisory Committee recommends that Council support Agricultural Land Reserve Application No. A17-0010 for the properties located at 3305-3309 McCulloch Road to request permission from the Agricultural Land Commission for a "Subdivision of Agricultural Land Reserve" under Section 21 (2) of the *Agricultural Land Commission Act* for the purpose of a home site severance.

ANEDOTAL COMMENTS:
The Agricultural Advisory Committee recommended that Council support the application for a subdivision of the subject property for the purpose of a home site severance; however, it was noted by the Committee that any potential purchaser of the subdivided land may not be aware of traditional farm practices. The Committee emphasized the need for educating the public about living in agricultural areas and how farming practices can impact residential lots.

Report prepared by: Trisa Atwood, Planner II

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Attachment "A": Current Development Policies
Attachment "B": Technical Comments
Schedule "A": Proposed Subdivision Plan

Attachment "A" - Policies

Subject: Homesite Severance Address: 3305-3309 McCulloch Rd

City of Kelowna

3.1 City of Kelowna Agriculture Plan (1998)

ALR Application Criteria[2]
Exclusion, subdivision, or non-farm use of ALR lands will generally not be supported. General non-support for ALR applications is in the interest of protecting farmland through retention of larger parcels, protection of the land base from impacts of urban encroachment, reducing land speculation and the cost of entering the farm business, and encouraging increased farm capitalization.

1.1 City of Kelowna Strategic Plan

Objective[3]: Sensitively integrate new development with heritage resources and existing urban, agricultural and rural areas.
Action towards this objective[4]: Evaluate the effectiveness of City policies and bylaws in preserving agricultural lands.

1.3 Kelowna Official Community Plan (OCP)

Land Use Designation Definitions

Resource Protection Area[5]
Generally land areas within this designation (whether they are within the permanent growth boundary or not) will not be supported for exclusion from the ALR or for more intensive development than that allowed under current zoning regulations, except in specific circumstances where the City of Kelowna will allow exceptions to satisfy civic objectives for the provision of park/recreation uses.

Permanent Growth boundary[6]
Lands within the permanent growth boundary may be considered for urban uses within the 20 year planning horizon ending 2030. Lands outside the permanent growth boundary will not be supported for urban uses.

Chapter 5 – Development Process

Objective 5.3 Focus development to designated growth areas.

Policy .1 Permanent Growth Boundary[7]**.** Establish a Permanent Growth Boundary as identified on Map 4.1 and Map 5.2. Support development of property outside the Permanent Growth Boundary for more

[2] City of Kelowna Agriculture Plan. 1998. P. 130.
[3] City of Kelowna Strategic Plan. 2004. P. 7.
[4] City of Kelowna Strategic Plan. 2004. P. 29.
[5] City of Kelowna 2030 Official Community Plan. Future Land Use Chapter. P. 4.2.
[6] City of Kelowna 2030 Official Community Plan. Future Land Use Chapter. P. 4.6.

intensive uses **only** to the extent permitted as per the OCP Future Land Use designations in place as of initial adoption of OCP Bylaw 10500, except as per Council's specific amendment of this policy. Resource Protection Area designated properties not in the ALR and outside the Permanent Growth Boundary will not be supported for subdivision below parcel sizes of 4.0 ha (10 acres). The Permanent Growth Boundary may be reviewed as part of the next major OCP update.

Agricultural Land Use Policies

Objective 5.33 Protect and enhance local agriculture[8].

Policy .1 Protect Agricultural Land. Retain the agricultural land base by supporting the ALR and by protecting agricultural lands from development, except as otherwise noted in the City of Kelowna Agricultural Plan. Ensure that the primary use of agricultural land is agriculture, regardless of parcel size.

Policy .2 ALR Exclusions. The City of Kelowna will not forward ALR exclusion applications to the ALC except in extraordinary circumstances where such exclusion is otherwise consistent with the goals, objectives and other policies of this OCP. Soil capability alone should not be used as justification for exclusion.

Policy .3 Urban Uses. Direct urban uses to lands within the urban portion of the Permanent Growth Boundary, in the interest of reducing development and speculative pressure on agricultural lands.

1.4 Agricultural Land Commission Act (ALCA)

Purposes of the commission – Section 6 of the ALCA

The following are the purposes of the commission:

(a) to preserve agricultural land;

(b) to encourage farming on agricultural land in collaboration with other communities of interest;

(c) to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of agricultural land and uses compatible with agriculture in their plans, bylaws and policies.

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[7] City of Kelowna 2030 Official Community Plan. Development Process Chapter. P. 5.2.

[8] City of Kelowna 2030 Official Community Plan: Agricultural Land Use Policies Chapter. P. 5.35.

Attachment "B" – Technical Comments

City of Kelowna

Subject: 3305-3309 McCulloch Road – Homesite Severance

3.2 Ministry of Agriculture

The application for subdivision of the property at 3305 McCulloch Rd appears to comply with the ALC Homesite Severance on ALR Lands Policy L-11. ALC has jurisdiction & the Ministry of Agriculture supports a consistent approach for these decisions in terms of appropriate lot size & configuration. Should the Homesite Severance be approved, consider conditions [before such time as current owner might sell the property] to require fencing and/or effective landscaping on the severed lot to mitigate potential of future conflict & avoid negative impacts to the continued farm operations.

3.3 Regional District of Central Okanagan (RDCO)

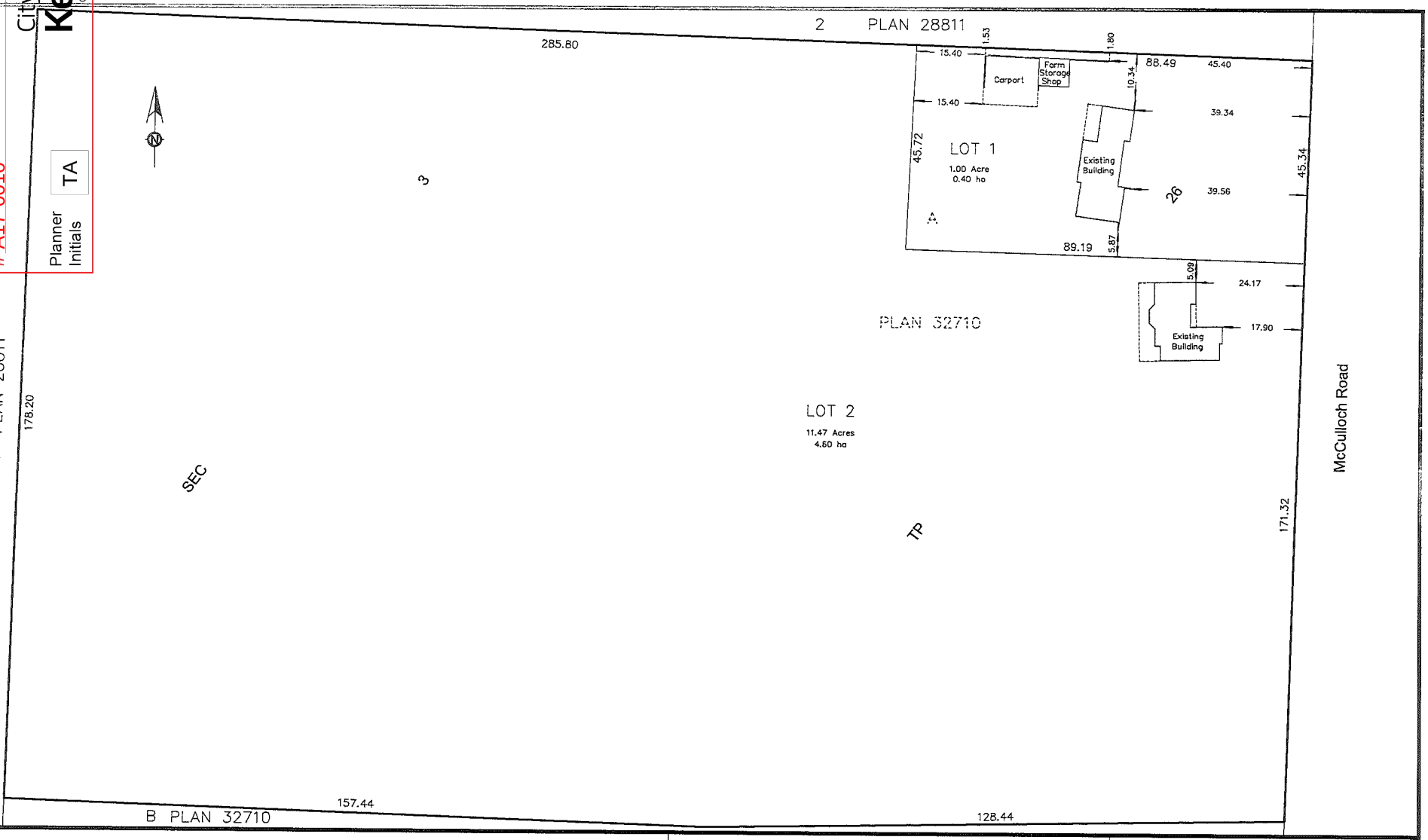
It appears that the landowner meets requirements of the ALC's Home Site Severance Policy as well as the RDCO's policy with respect to Home Site Severances. These types of applications are automatically supported by the Regional District. The Development Services Planning section recommends support of the application subject to any site specific recommendations from the City's AAC, Ministry of Agriculture, or other key agencies (i.e.: setbacks/buffering from remainder of farm, septic field considerations, etc.).

SCHEDULE A

This forms part of application
A17-0010

City of Kelowna
COMMUNITY PLANNING

Planner Initials TA



TITLE:

SKETCH PLAN OF PROPOSED SUBDIVISION
OF LOT A, SECTION 3, TOWNSHIP 26,
O.D.Y.D., PLAN 32710

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

CLIENT: TRACEY WIKENHEISER

SCALE: 1:800 (11" x 17")
DATE: AUG. 14th, 2017
DWG: 14956 PROP SUB LOT A
FILE No.: 14956
REV. 0

REPORT TO COUNCIL

Date:	April 9, 2018		
RIM No.	0940-00		
To:	City Manager		
From:	Community Planning Department (AW)		
Application:	DP18-0021	**Owner:**	SKJJ Holdings Inc.
Address:	2629 Hwy 97 North	**Applicant:**	Saudagar Sekhon
Subject:	Development Permit		
Existing OCP Designation:	Commercial		
Existing Zone:	C9 – Tourist Commercial		

1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP18-0021 for Lot 2, District Lot 125, ODYD Plan 3246, Except Plans H8110, 9504 and EPP47107 located at 2629 Hwy 97 North, Kelowna, BC subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A,"
2. The exterior design and finish of the building to be constructed on the land, be in accordance with Schedule "B";
3. Landscaping to be provided on the land be in accordance with Schedule "C";
4. The applicant be required to post with the City a Landscape Performance Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, as determined by a Registered Landscape Architect;

AND THAT the outstanding conditions of approval as set out in Attachment "A" attached to the Report from the Community Planning Department dated April 9th, 2018 be completed prior to Development Permit issuance.

AND THAT the applicant be required to complete the above noted conditions of Council's approval of the Development Permit Application in order for the permits to be issued;

AND FURTHER THAT this Development Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

2.0 Purpose

To consider the form and character Development Permit for a 65 room hotel development.

3.0 Community Planning

Staff support the 65 room hotel project at 2629 Hwy 97 North. The application meets a majority of the Official Community Plan (OCP) Urban Design Guidelines and the design is adequate for the site and a project of this nature.

Staff worked with the applicant over several revisions with the goal of trying to improve the form and character of the development. Key design considerations included the building's interface with the streetscape, landscaping and site planning. While the revised design does not meet all the OCP's architectural and design guidelines, a number of improvements to the proposal have been made. Direct access to the Highway will be removed as part of the project.

4.0 Proposal

4.1 Project Description

The development proposal is for a new 65 room 'Microtel' hotel project to replace the existing operational motel.

4.2 Site Context

The subject property is in Rutland and grouped in with a mix of older motels and new hotels along the Hwy 97 corridor.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	C9 – Tourist Commercial	Motel
East	Rm4 – Transitional Low Density Housing	Medium Density Residential
South	RM3 – Low Density Multiple Housing	Low Density Residential
West	Hwy 97	Highway

4.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	**C9 ZONE REQUIREMENTS**	**PROPOSAL**
Existing Lot/Subdivision Regulations		
Lot Area	1800 m²	3,844 m²
Lot Width	30 m	71.84 m
Lot Depth	35 m	53.21 m
Development Regulations		
Floor Area Ratio	1.5	0.56
Height	22 m / 6 storeys	17.3 m / 4 storeys
Front Yard	6.0 m	17.7 m
Side Yard (south)	3.0 m	23 m
Side Yard (north)	3.0 m	3.3 m
Rear Yard	15.0 m	21.4 m
Other Regulations		
Minimum Parking Requirements	65 stalls	65 stalls
Bicycle Parking	Class I: 4 stalls Class II: 4 stalls	Class I: 5 stalls Class II: 5 stalls
Loading Space	1 stall	1 stall

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Consideration has been given to the following guidelines as identified in Section 14.A. of the City of Kelowna Official Community Plan relating to Comprehensive Development Permit Areas:

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Authenticity and Regional Expression			
Do landscaping and building form convey a character that is distinct to Kelowna and the Central Okanagan?	X		
Are materials in keeping with the character of the region?		X	
Are colours used common in the region's natural landscape?		X	
Does the design provide for a transition between the indoors and outdoors?	X		
Context			

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Does the proposal maintain the established or envisioned architectural character of the neighbourhood?	X		
Are façade treatments facing residential areas attractive and context sensitive?	X		
Is the design unique without visually dominating neighbouring buildings?	X		
Relationship to the Street			
Do buildings create the desired streetscape rhythm?	X		
Massing and Height			
Does the design mitigate the actual and perceived mass of buildings?	X		
Does the height consider shading and view impacts for neighbouring properties and transition to less intensive areas?	X		
Human Scale			
Are architectural elements scaled for pedestrians?	X		
Are façades articulated with indentations and projections?	X		
Are top, middle and bottom building elements distinguished?		X	
Are building facades designed with a balance of vertical and horizontal proportions?	X		
Are horizontal glazed areas divided into vertically proportioned windows separated by mullions or building structures?	X		
Does the design incorporate roof overhangs and the use of awnings, louvers, canopies and other window screening techniques?	X		
Exterior Elevations and Materials			
Are buildings finished with materials that are natural, local, durable and appropriate to the character of the development?		X	
Are entrances visually prominent, accessible and recognizable?	X		
Are higher quality materials continued around building corners or edges that are visible to the public?		X	
Are a variety of materials used to create contrast, enhance the pedestrian environment and reduce the apparent mass of a building?	X		
Are elements other than colour used as the dominant feature of a building?	X		
Landscape Development and Irrigation Water Conservation			
Does landscaping:	-	-	-
• Compliment and soften the building's architectural features and mitigate undesirable elements?	X		
• Maintain the dominant pattern of landscaping along the street and surrounding properties?	X		
• Enhance the pedestrian environment and the sense of personal safety?	X		

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
• Screen parking areas, mechanical functions, and garbage and recycling areas?	X		

6.0 Technical Comments

6.1 Building & Permitting Department

- Development Cost Charges (DCC's) are required to be paid prior to issuance of any Building Permit(s).
- Demolition Permits required for any existing structures
- Placement permits are required for any sales or construction trailers that will be on site. The location(s) of these are to be shown at time of development permit application.
- HPO (Home Protection Office) approval or release is required at time of Building Permit application.
- A Hoarding permit is required and protection of the public from the staging area and the new building area during construction.
- Building Code analysis is required for the structure at time of building permit applications, but the following items may affect the form and character of the building(s):
- Any alternative solution must be accepted by the Chief Building Inspector prior to the release of the Building Permit.
- Location, Heights, Colors of mechanical systems and the required screening are to be determined at time of DP
- Any security system that limits access to exiting needs to be addressed in the code analysis by the architect.
- Access to the roofs are required per NFPA and guard rails may be required and should be reflected in the plans if required.
- A Geotechnical report is required to address the sub soil conditions and site drainage at time of building permit application. Minimum building elevations are required to be established prior to the release of the Development Permit. If a soil removal or deposit permit is required, this must be provided at time of Development Permit application.
- This property falls within a defined flood plain area and compliance is required to Mill Creek Bylaw No. 10248 or alternative approval from the subdivision approving officer.
- We strongly recommend that the developer have his professional consultants review and prepare solutions for potential impact of this development on adjacent properties. Any damage to adjacent properties is a civil action which does not involve the city directly. The items of potential damage claims by adjacent properties are items like settlement of foundations (preload), damage to the structure during construction, undermining & underpinning of existing foundation, additional snow drift on neighbour roofs, excessive noise from mechanical units, vibration damage during foundation preparation work, water infiltration systems, etc.
- Full Plan check for Building Code related issues will be done at time of Building Permit applications. Please indicate how the requirements of Radon mitigation and NAFS are being applied to this complex at time of permit application

6.2 Development Engineering Department

See Attachments.

6.3 Fire Department

- Construction fire safety plan is required to be submitted and reviewed prior to construction and updated as changes as the project progresses
  - Fire Department access is to be met as per BCBC 3.2.5. and accommodate the largest apparatus - ladder truck - the main entrance shall be within 3-15 metres for access
- A fire safety plan as per section 2.8 BCFC is required at occupancy. The fire safety plan and floor plans are to be submitted for approval in AutoCAD Drawing format on a CD as well as a fire preplan as per bylaw 10760
- Approved Fire Department steel lock box (Knoxbox) acceptable to the fire dept. is required by the fire dept. entrance and shall be flush mounted
- All requirements of the City of Kelowna Fire and Life Safety Bylaw 10760 shall be met for communications
- the fire alarm system is to be monitored by an agency meeting the CAN/ULC S561 Standard
  - sprinkler zone valves shall be accessible as per fire prevention bylaw (10760) - less than 7 feet in height
  - standpipe connections to be on intermediate landings in stairwell. Where a standpipe system is to be installed in a building under construction, the system shall be installed progressively and shall not be more than one floor below the highest forms, staging, and similar combustible elements at all times
- Fire department connection is to be within 45M of a fire hydrant - unobstructed.
  - ensure FD connection is clearly marked and visible from the street
  - Upon completion an owners certificate and copy of NFPA 25 shall be provided for the sprinkler system.
  - Upon completion, a certificate is required to verify CANULC 561 Compliance
  - dumpster/refuse container must be 3 meters from structures or overhangs

6.4 Fortis BC – Electric

There are FortisBC Inc (Electric) ("FBC(E)") primary distribution facilities along Highway 97 N and Mills Road. However, based on the plans submitted it is unclear whether the existing facilities can accommodate the transformation required to service the proposed development. It is recommended that FBC(E) be contacted as soon as possible to determine servicing and land rights requirements for the proposed design. The applicant is responsible for costs associated with any change to the subject property's existing service, if any, as well as the provision of appropriate land rights where required

6.5 Ministry of Transportation & Highways

The Development Permit application for this property is beyond Ministry jurisdiction as it doesn't meet the criteria to require our approval (we did receive a referral for information only). The Ministry received a *Provincial Public Highway Permit Application* from the owner for a Controlled Access Permit on December 22, 2017 and a non-approval was issued because alternate access via Mills Road is available. However, driveway letdown removal on Highway 97N is required.

7.0 Application Chronology

Date of Application Received: November 30th, 2017

Report prepared by: Alec Warrender, Property Officer Specialist

Reviewed by: Terry Barton, Urban Planning Manager
Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Development Engineering Requirements
Draft Development Permit DP18-0021
Schedule "A": Siting and Dimensions
Schedule "B": Elevations
Schedule "C": Landscape Plan

CITY OF KELOWNA

MEMORANDUM

Date: January 26, 2018

File No.: DP18-0021 _ *REVIDED*

To: Community Planning (EW)

From: Development Engineering Manager (JK)

Subject: 2629 HWY 97 N

The Development Engineering Department has the following comments and requirements associated with this Development Permit 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. General.

This Development Permit for the form and character of a new hotel does not compromise any existing municipal infrastructure, however, at Building Permit the following works will be required as they are Directly Attributable Impact;

- Road improvements on Mills road
- Sanitary Sewer Spec area payment
- Driveway letdown removal on HWY 97 N
- Storm Drainage upgrades on Mills road.

2. Domestic Water and Fire Protection

This development is within the service area of the Rutland Waterworks District (RWD). The developer is required to make satisfactory arrangements with the RWD for these items. All charges for service connection and upgrading costs are to be paid directly to the RWD. The developer is required to provide a confirmation that the district is capable of supplying fire flow in accordance with current requirements for the proposed development.

3. Sanitary Sewer

(a) The existing lot is serviced with a 150mm sanitary service. The developer's consulting mechanical engineer will determine the requirements of this proposed development and establish the required size and preferred location of the new service if needed. Only one service will be permitted for this development. The applicant, at his cost, will arrange for the removal of all existing service and the installation of a new larger service if required.

(b) This property is located within Sewer Specified Area #23, $14,379.53 has already been paid to the City annually with property taxes. The total sewer Specified Area fee in 2018 will be calculated based on 13.58 SFE at $5,501.67 per SFE. Total = ***$60,333.15***

4. Storm 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 recommendations for onsite drainage containment and disposal systems.

(b) On site storm drainage systems for the site will be reviewed and approved by Engineering when a site servicing design is submitted.

5. Road Improvements

(a) Mills Rd must be upgraded to an urban standard (SS-R5) along the full frontage of this proposed development, including curb and gutter, sidewalk, drainage system including catch basins, manholes and pavement removal and replacement, street lighting and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction.

(b) HWY 97 N has already been upgraded therefore, no further upgrades are needed at this time. Access from HWY 97 N will not be permitted and must be closed.

6. Development Permit and Site Related Issues

(a) An HSU sized vehicle must be able to manoeuvre onto and off the site without requiring a reverse movement onto public roadways.

(b) Access to this property will be allowed from Mill Rd only.

7. Electric Power and Telecommunication Services

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

8. Design and Construction

(a) Design, construction supervision and inspection of all off-site civil works and site servicing must be performed by a Consulting Civil Engineer and all such work is subject to the approval of the City Engineer. Drawings must conform to City standards and requirements.

(b) Engineering drawing submissions are to be in accordance with the City's "Engineering Drawing Submission Requirements" Policy. Please note the number of sets and drawings required for submissions.

(c) Quality Control and Assurance Plans must be provided in accordance with the Subdivision, Development & Servicing Bylaw No. 7900 (refer to Part 5 and Schedule 3).

(d) A "Consulting Engineering Confirmation Letter" (City document 'C') must be completed prior to submission of any designs.

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

9. Servicing Agreements for Works and Services

(a) A Servicing Agreement is required for all offsite works and services on City lands in accordance with the Subdivision, Development & Servicing Bylaw No. 7900. The applicant's Engineer, prior to preparation of Servicing Agreements, must provide adequate drawings and estimates for the required works. The Servicing Agreement must be in the form as described in Schedule 2 of the bylaw.

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

10. Other Engineering Comments

(a) Provide all necessary Statutory Rights-of-Way for any utility corridors as required.

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

(c) 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.

11. Subdivision

(a) Grant Statutory Rights of Way if required for utility services.

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

12. Geotechnical Report

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

The Geotechnical report must be submitted prior to submission of Engineering drawings or application for subdivision approval.

(i) Area ground water characteristics, including any springs and overland surface drainage courses traversing the property. Identify any monitoring required.

(ii) Site suitability for development.

(iii) Site soil characteristics (i.e. fill areas, sulphate content, unsuitable soils such as organic material, etc.).

(iv) Any special requirements for construction of roads, utilities and building structures.

(v) Suitability of on-site disposal of storm water and sanitary waste, including effects upon adjoining lands.

(vi) Identify slopes greater than 30%.

(viii) Recommendations for items that should be included in a Restrictive Covenant.

(ix) Any items required in other sections of this document.

(x) Recommendations for erosion and sedimentation controls for water and wind.

(xi) Recommendations for roof drains and perimeter drains.

(xii) Recommendations for construction of detention or infiltration ponds if applicable.

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).

14. Transportation

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

James Kay, P. Eng.
Development Engineering Manager

AS

Development Permit
DP18-0021

This permit relates to land in the City of Kelowna municipally known as

2629 Hwy 97 North

and legally known as

Lot 5 District Lot 125 ODYD Plan KAP73825

The development has been approved subject to any attached terms and conditions, and to full compliance with the approved plans bearing the stamp of approval and the above described development permit number.

The present owner and any subsequent owner of the above described land must comply with any attached terms and conditions.

Date of Decision:	April 9, 2018
Decision By:	CITY COUNCIL
Issued Date:	Tbd
Development Permit Area:	Comprehensive Development Permit Area
File Manager:	Alec Warrender

This permit will not be valid if development has not commenced by April 9, 2020.

Existing Zone: C9 – Tourist Commercial Future Land Use Designation: Commercial

This is NOT a Building Permit.

In addition to your Development Permit, a Building Permit may be required prior to any work commencing. For further information, contact the City of Kelowna, Development Services Branch.

NOTICE

This permit does not relieve the owner or the owner's authorized agent from full compliance with the requirements of any federal, provincial or other municipal legislation, or the terms and conditions of any easement, covenant, building scheme or agreement affecting the building or land.

Owner:	SKJJ Holdings Inc.
Address:	2534 Lucinde Road
City:	West Kelowna, BC
Phone:	250-378-2222

_____ _____

Ryan Smith, Community Planning Department Manager Date
Community Planning & Strategic Investments

1. SCOPE OF APPROVAL

This Development Permit applies to and only to those lands within the Municipality as described above, and any and all buildings, structures and other development thereon.

This Development Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this permit, noted in the Terms and Conditions below.

DRAFT

The issuance of a permit limits the permit holder to be in strict compliance with regulations of the Zoning Bylaw and all other Bylaws unless specific variances have been authorized by the Development Permit. No implied variances from bylaw provisions shall be granted by virtue of drawing notations that are inconsistent with bylaw provisions and that may not have been identified as required Variances by the applicant or Municipal staff.

2. CONDITIONS OF APPROVAL

a) The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";

b) The exterior design and finish of the building to be constructed on the land be in accordance with Schedule "B";

c) Landscaping to be provided on the land be in accordance with Schedule "C"; and

d) The applicant be required to post with the City a Landscape Performance Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, as determined by a Registered Landscape Architect.

This Development Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

3. PERFORMANCE SECURITY

As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Developer and be paid to the Developer or his or her designate if the security is returned. The condition of the posting of the security is that should the Developer fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the Municipality may use enter into an agreement with the property owner of the day to have the work carried out, and any surplus shall be paid over to the property own of the day. Should the Developer carry out the development permitted by this Permit within the time set out above, the security shall be returned to the Developer or his or her designate. There is filed accordingly:

a) A Certified Cheque in the amount of tbd.

Before any bond or security required under this Permit is reduced or released, the Developer will provide the City with a statutory declaration certifying that all labour, material, workers' compensation and other taxes and costs have been paid.

4. Indemnification

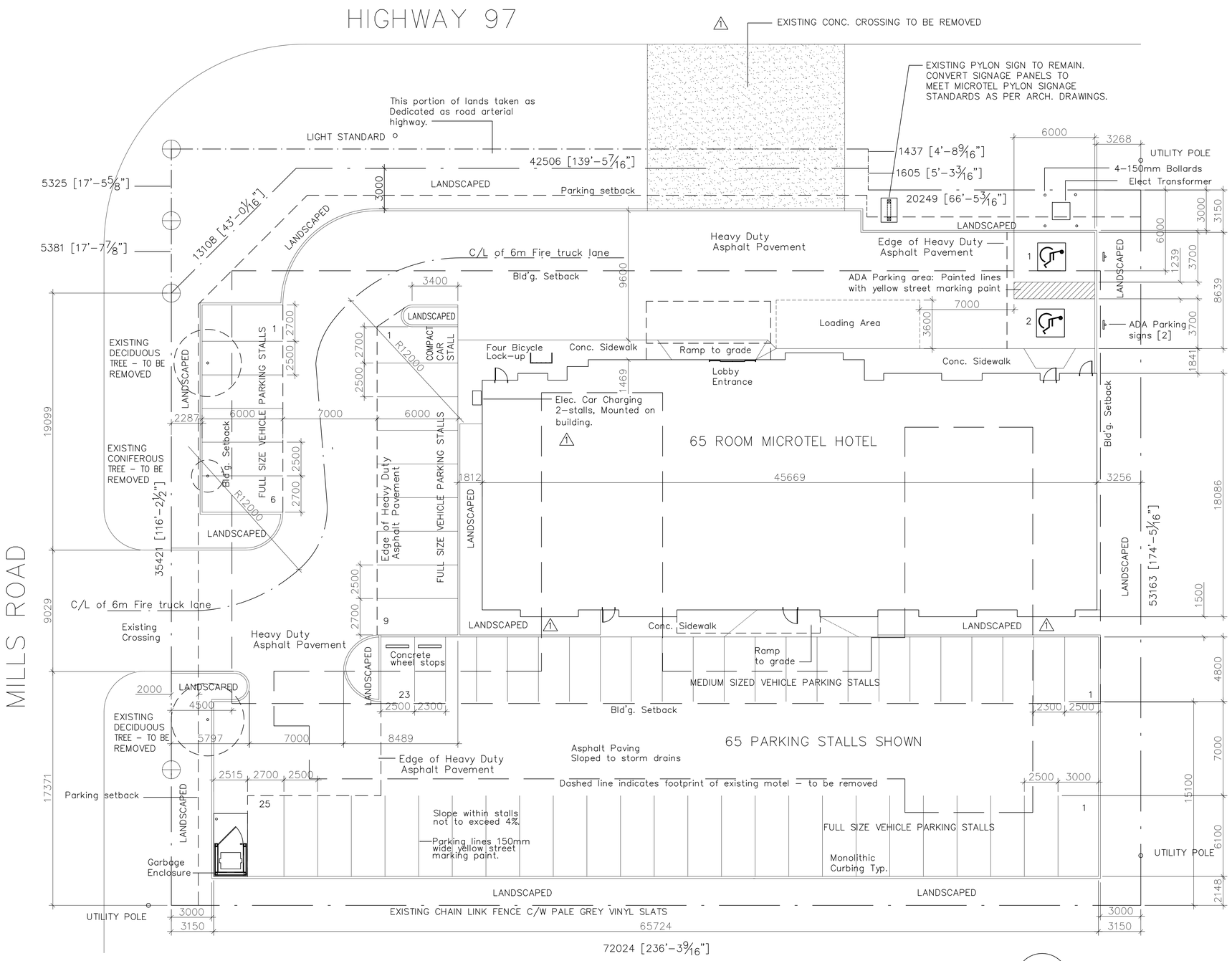
Upon commencement of the works authorized by this Permit the Developer covenants and agrees to save harmless and effectually indemnify the Municipality against:

a) All actions and proceedings, costs, damages, expenses, claims, and demands whatsoever and by whomsoever brought, by reason of the Municipality said Permit.

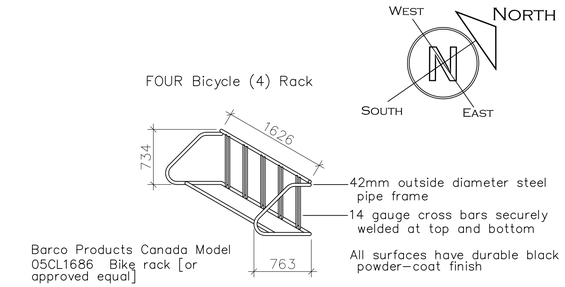
All costs, expenses, claims that may be incurred by the Municipality where the construction, engineering or other types of works as called for by the Permit results in damages to any property owned in whole or in part by the Municipality or which the Municipality by duty or custom is obliged, directly or indirectly in any way or to any degree, to construct, repair, or maintain.

The PERMIT HOLDER is the <u>CURRENT LAND OWNER</u>.
Security shall <u>ONLY</u> be returned to the signatory of the Landscape Agreement or their designates.

DRAFT



1 A-01 SITE PLAN 1:150



2 A-01 FOUR Bicycle (4) Rack 1:75

PROPOSED BUILDING DATA:
New 65 Room Microtel Hotel
4 stories
fully sprinklered
combustible or non combustible construction allowed
Use: BC Building Code: 2012
Using 3.2.2.50 (Allowed 1,800m2-4 stories)
Proposed 831 m2 - 4 stories

65 PARKING STALLS

OUTLINE OF EXISTING 2 STOREY HOWARD JOHNSON HOTEL

Building Footprint Area = 832.4 m2 (8,960.07 Sq. Ft.)
F.A.R.
Main Flr=832.4m2
2'nd. Flr=823.6m2
3'rd. Flr=823.6m2
4'th. Flr=823.6m2
Total Const'n area=3,303.2m2 (35,556.24 Sq. Ft.)
FAR allowed 1.5 (Hotels)
Proposed FAR: 0.569 (Hotel)
Site Area (3,869.15) x 1.5 = 5,803.73 m2
Total const'n. area for F.A.R. = 3,303.2m2
Therefore proposed FAR = 0.569
Max. O/A Building height proposed = 17.3m (56'-9")
Allowed Bld'g. Ht (Hotel) = 22m (72.2')

LEGAL DESCRIPTION:
REM 2
Plan 3246
Except plans H8110 & 9504
DL 125
Mills Road & Highway 97 Kelowna, BC
2629 Highway 97 North, Kelowna BC

SITE DATA:
Site Area = .956 acre
=3,869.15 m2
=41,648.6 Sq. Ft.

Landscaped Area:
=753.3 m2
=8,109 Sq. Ft.

Landscaped Area = 20 % of site

ZONING: C-9
FAR allowed 1.5 (Hotels)
Max Height allowed: Hotels = 22 m (72.2')
& up to 6 stories high
Building Setbacks:
Front yard 6.0m
Side 3.0m
Side (Street) 4.5m
Rear 15.0m

SCHEDULE A
This forms part of application # DP18-0021
City of Kelowna COMMUNITY PLANNING
Planner Initials AW

R. W. SCHEIDT DESIGN
1683 BLONDEAUX CR.
KELOWNA, B.C. V1Y 4J8
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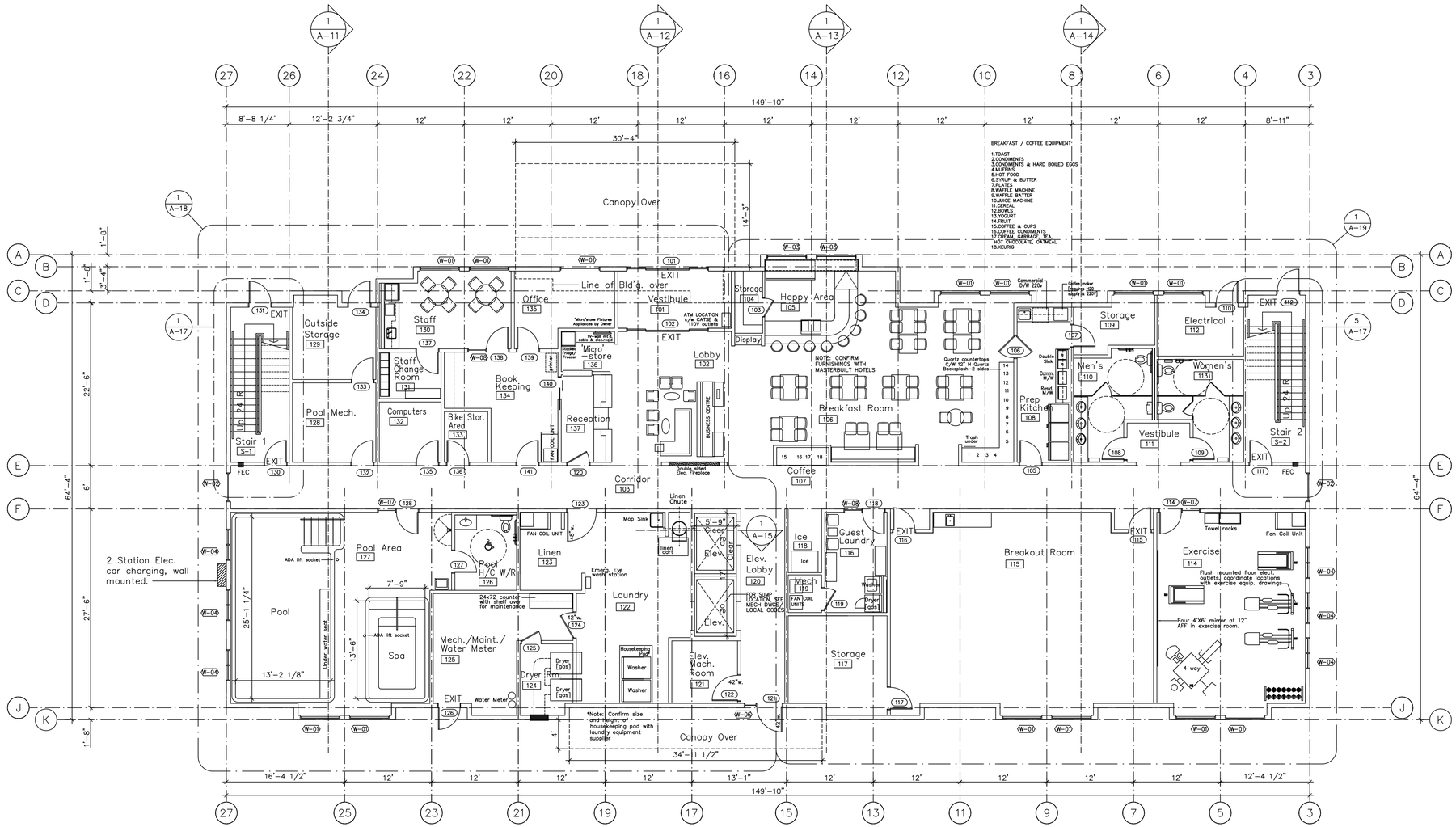
E MAIL: SCHEIDTDESIGN@SHAW.CA

REGISTERED ARCHITECT ROBERT L.A. MCDOUGALL BRITISH COLUMBIA

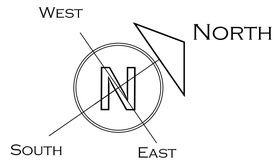
MCDOUGALL ARCHITECT
SUITE 904, 330 - 26 TH AVENUE S.W.
CALGARY, ALBERTA T2S 2T3
PHONE: (250) 860-5061 (403) 265-3300

REVISIONS: 1 Mar 20 2018: Remove existing crossing from Hwy 97
Add 2 Elec. car charging stations S.W. end bld'g.
Add additional landscaping areas.
Remove 3 parallel parking stalls front of bld'g.

PROJECT NAME	65 ROOM MICROTEL HOTEL
PROJECT ADDRESS	2629 HIGHWAY 97 N. KELOWNA, B.C.
DRAWING TITLE	SITE PLAN
SHEET	1 A-01
DESIGN / DRAW / SCALE	1:150
DATE	MAR 20 2018



1 A-02 Main Floor Plan
1/8" =1'-0'



SUITE LEGEND MICROTEL HOTEL									
	A	B	B_1	C	D	D_1	D_2	E	FLOOR TOTAL
SUITE TYPE	King Suite	Queen Suite Kitchette	Queen Suite Wet Bar	Double Queen Suite Kitchette	D'bl Q'n Fridge Micro	D'bl Q'n Fridge Micro	D'bl Q'n Fridge Micro	ADA Single Q'n Room	
MAIN FLOOR	–	–	–	–	–	–	–	–	0
SECOND FLOOR	1	–	9	2	6	2	1	1	22
THIRD FLOOR	–	9	–	2	6	2	1	1	21
FOURTH FLOOR	1	9	–	2	6	2	1	1	22
TOTAL	2	18	9	6	18	6	3	3	65
TOTAL NUMBER OF SUITES = 65									

Main Floor Area = 8,960.07 Square Feet (832.4m2)

NOTE: BUILDING DESIGNED IN ACCORDANCE WITH B.C. BUILDING CODE [LATEST EDITION] & NATIONAL ENERGY CODE

NOTES:
1. Public Toilets on main floor to have open front seats, no lid.
2. All exposed interior Gas lines to be taped and labeled with pressure.
3. Flame spread ratings in public areas to conform to BC Building Code
4. Corridors to conform to BC Building Code
5. Install fire extinguisher cabinet, near each exit stair access door. The Fire extinguisher cabinet is located in 1 hr rated wall. The fire rating must be maintained around the fire extinguisher cabinet. Location and quantities of fire extinguishers per floor to be confirmed with building code and local authority having jurisdiction. See detail 2/A-27 [fire separation dwg]
6. Suite Bathroom plumbing walls to be 6" steel studs & Drywall & 'Densshield' in wet areas. Coordinate with Owner the locations of millwork blocking/bracing requirements.

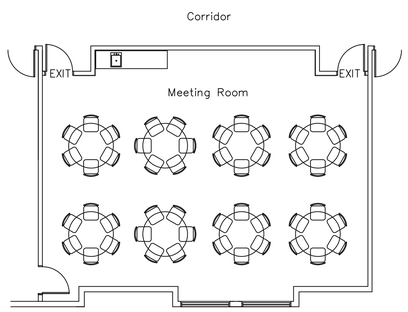
CONSTRUCTION AREAS:
FOOTPRINT AREA BUILDING(Main Fl'r.): 8,960.07 Square Feet (832.4m2)
CONSTRUCTION AREA 2'ND. FLOOR: 8,865.39 Square Feet (823.6m2)
CONSTRUCTION AREA 3'RD. FLOOR: 8,865.39 Square Feet (823.6m2)
CONSTRUCTION AREA 4'TH. FLOOR: 8,865.39 Square Feet (823.6m2)
TOTAL CONSTRUCTION AREA 81 ROOMS = 35,556.24 Square Feet (3,303.2 M2)

PROPOSED 65 ROOM MICROTEL HOTEL

CIVIC ADDRESS
2629 HIGHWAY 97 N., KELOWNA B.C.

LEGAL DESCRIPTION
TO BE DETERMINED

PROJECT DATA:
PROVINCE: B.C.
USING: B.C. BUILDING CODE 2012
GROUP C – 3.2.2.50
4 – STORIES
COMBUSTIBLE OR NON COMBUSTIBLE CONSTRUCTION
FULLY SPRINKLERED.
FLOOR ASSEMBLIES–FIRE SEPARATION WITH 1 HOUR FIRE RESISTANCE RATING.
LOADBEARING WALLS & COLUMNS 1 HOUR FIRE RESISTANCE RATING.



2 A-02 Meeting Room – Seating Plan
1/8" =1'-0'

SCHEDULE A
This forms part of application
DP18-0021
Planner Initials AW
City of Kelowna
COMMUNITY PLANNING

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MCDOUGALL ARCHITECT
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CALGARY, ALBERTA T2S 2T3
PHONE: (250) 860-5061 (403) 265-3300

REVISIONS:

PROJECT NAME	65 ROOM MICROTEL HOTEL
PROJECT ADDRESS	2629 HIGHWAY 97 N. KELOWNA, B.C.
DRAWING TITLE	Main Floor Plan
SHEET:	A-02
DESIGN	
DRAW	
SCALE	1/8" =1'-0'
DATE	MAR 20 2018

1 A-03 Second Floor Plan
1/8" =1'-0'

Second Floor Area = 8,785 Sq. Ft. (816m2)

SCHEDULE A
This forms part of application
DP18-0021
City of Kelowna
COMMUNITY PLANNING
Planner Initials AW

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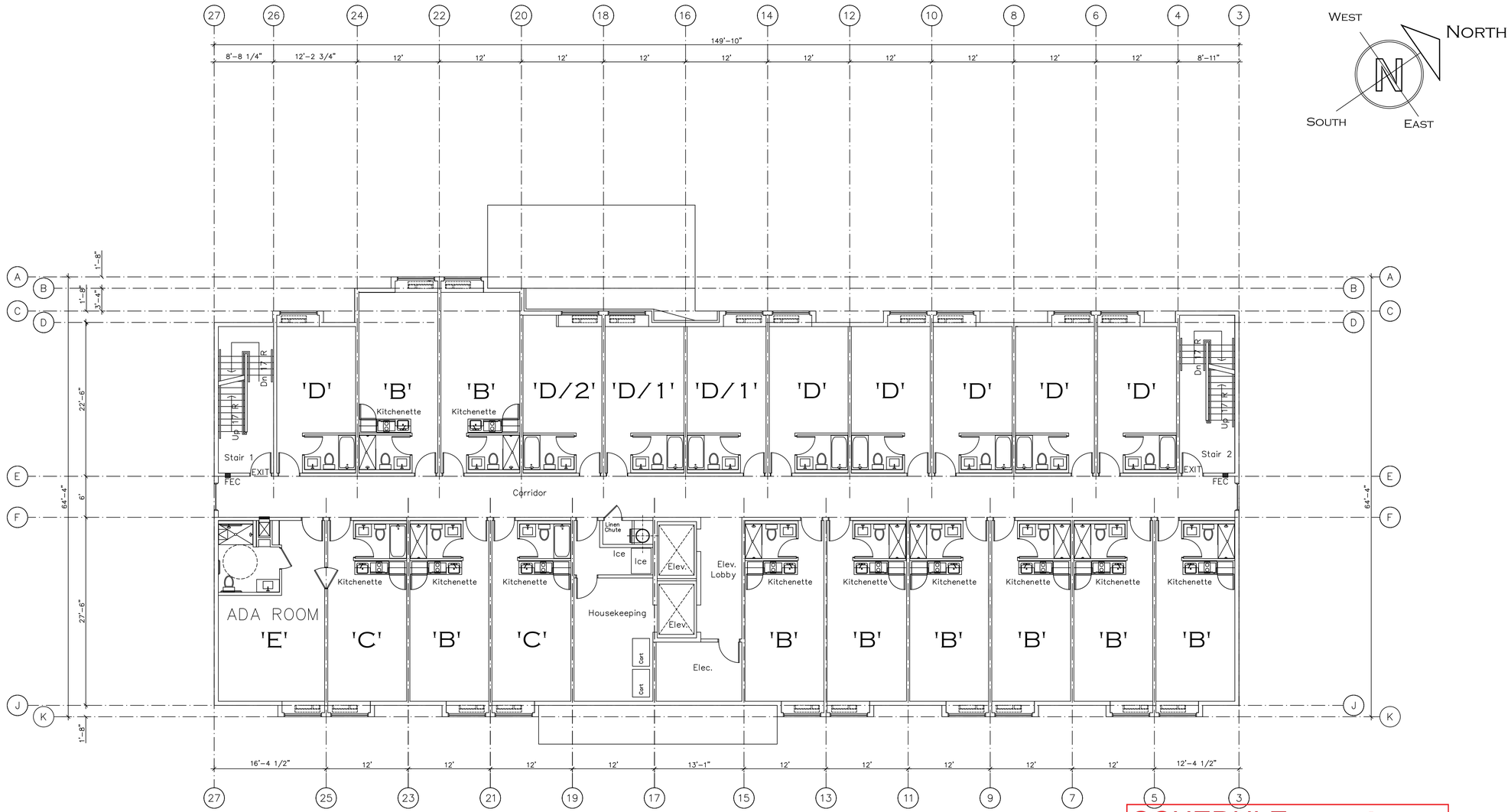
PROJECT NAME	65 ROOM MICROTEL HOTEL			
PROJECT ADDRESS	2629 HIGHWAY 97 N. KELOWNA, B.C.			
DRAWING TITLE	2'ND Floor Plan			SHEET: A-03
DESIGN	DRAW	SCALE 1/8" =1'-0'	DATE NOV 28 2017	



1 A-04 Third Floor Plan
1/8" =1'-0'

Third Floor Area = 8,785 Sq. Ft. (816m2)

SCHEDULE A

This forms part of application

DP18-0021

Planner Initials AW

City of Kelowna
COMMUNITY PLANNING

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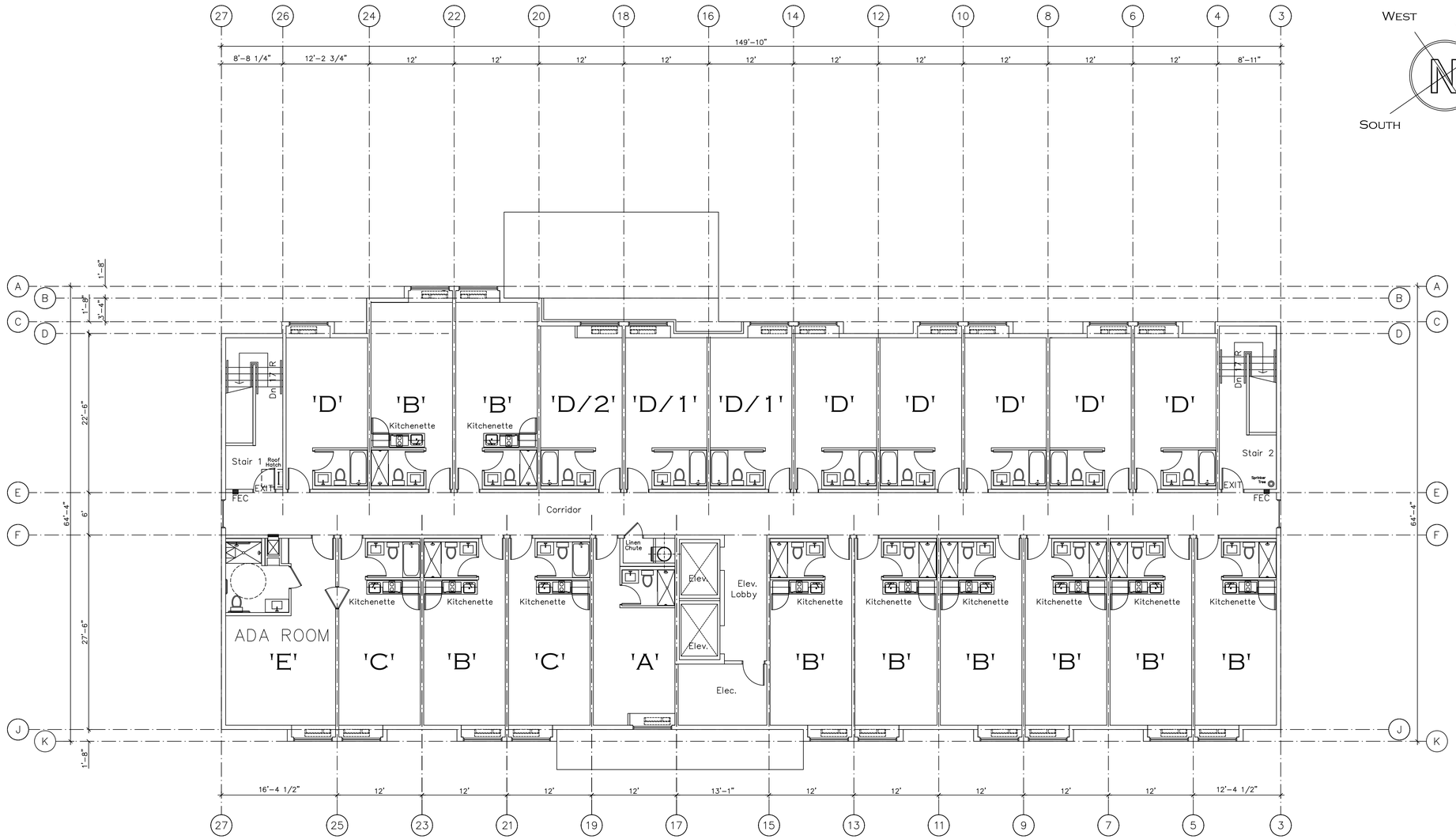
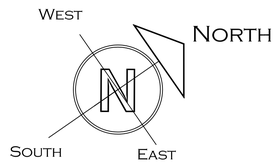
PROJECT NAME	65 ROOM MICROTEL HOTEL			
PROJECT ADDRESS	2629 HIGHWAY 97 N. KELOWNA, B.C.			
DRAWING TITLE	3'RD. Floor Plan			SHEET:
DESIGN	DRAW	SCALE 1/8" =1'-0'	DATE NOV 28 2017	A-04





1 / A-05 Fourth Floor Plan
1/8" =1'-0'

Fourth Floor Area = 8,785 Sq. Ft. (816m2)

SCHEDULE A

This forms part of application

DP18-0021

City of Kelowna
COMMUNITY PLANNING

Planner Initials AW

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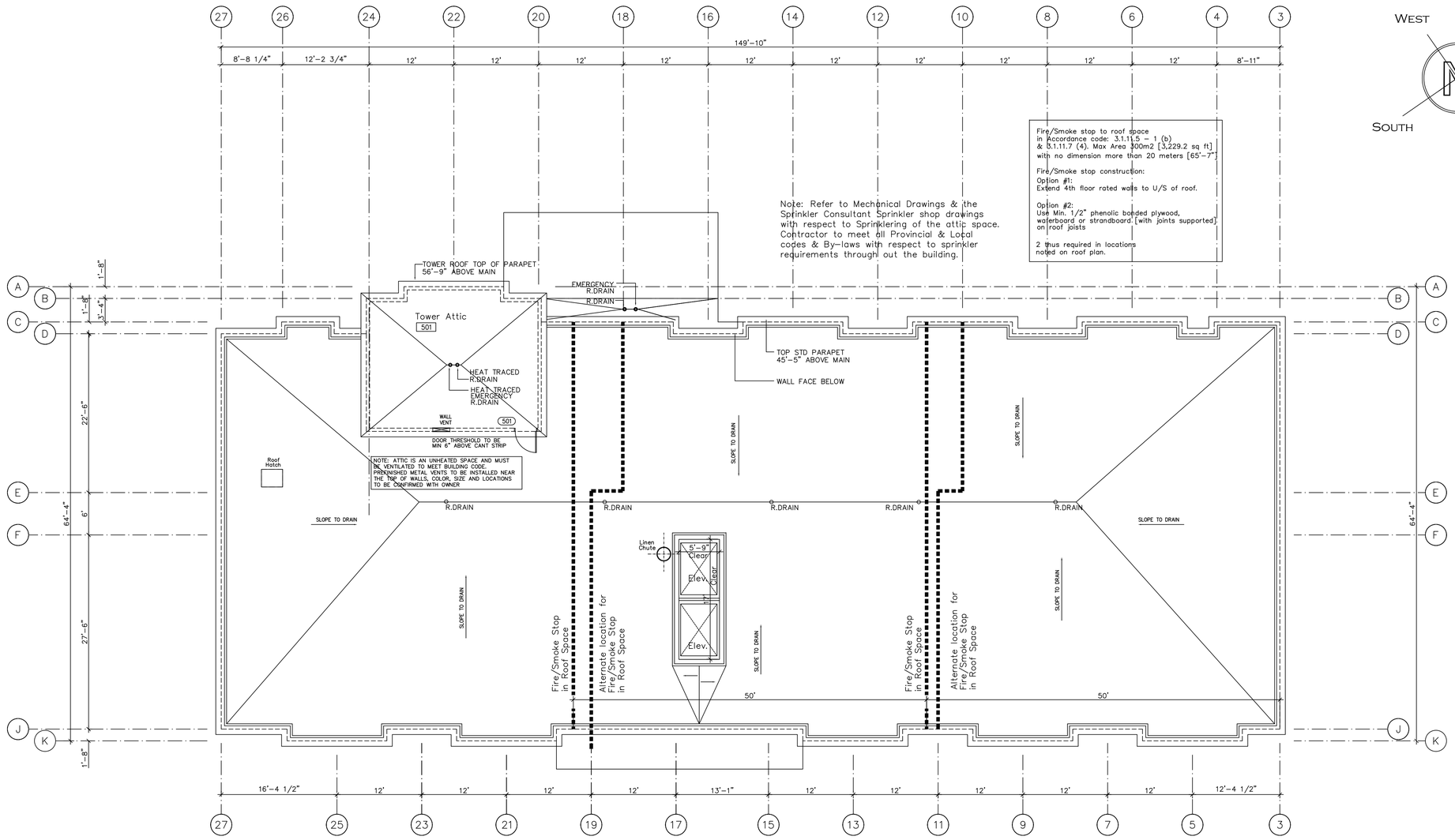
PROJECT NAME	65 ROOM MICROTEL HOTEL			
PROJECT ADDRESS	2629 HIGHWAY 97 N. KELOWNA, B.C.			
DRAWING TITLE	4'TH Floor Plan			SHEET:
DESIGN	DRAW	SCALE 1/8" =1'-0'	DATE NOV 28 2017	A-05



1 A-06 Roof Plan
1/8" =1'-0'

SCHEDULE A

This forms part of application

DP18-0021

Planner Initials AW

City of Kelowna
COMMUNITY PLANNING

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McDOUGALL ARCHITECT
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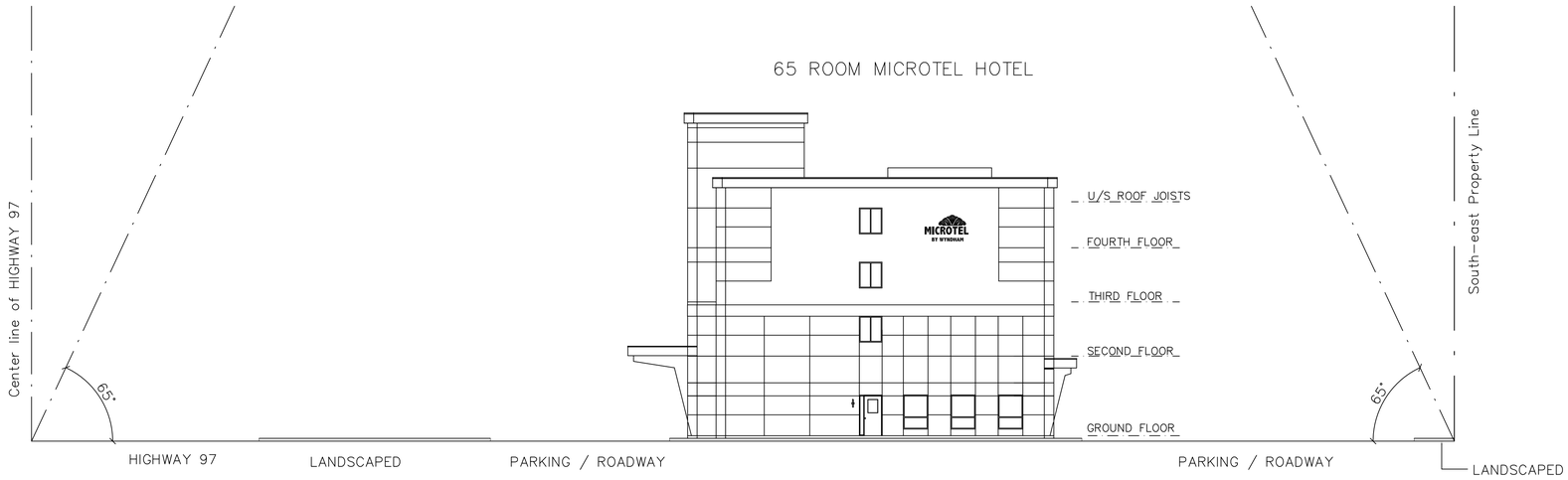
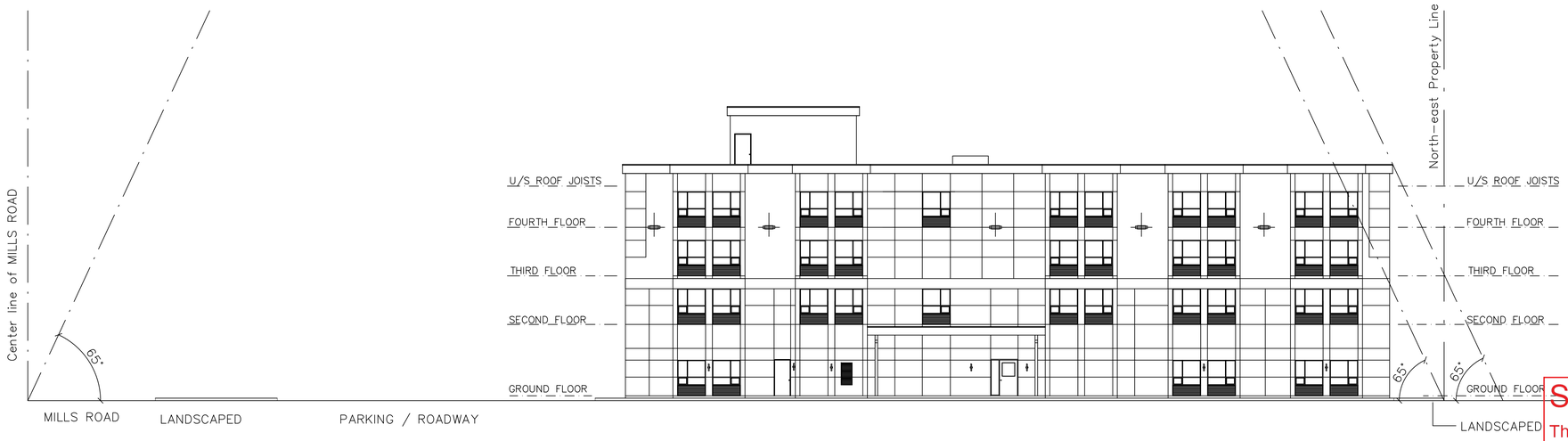
CALGARY, ALBERTA T2S 2T3
PHONE: (250) 860-5061 (403) 265-3300

PROJECT NAME	65 ROOM MICROTEL HOTEL			
PROJECT ADDRESS	2629 HIGHWAY 97 N. KELOWNA, B.C.			
DRAWING TITLE	Roof Plan			SHEET:
DESIGN	DRAW	SCALE 1/8" =1'-0'	DATE NOV 28 2017	A-06



1
A-01a

DAYLIGHTING STANDARD FOR HIGHWAY 97
[VIEW FACING NORTH-EAST]
1:150



PARTIAL OUTLINE OF
EXISTING 2 STOREY
HOWARD JOHNSON HOTEL

2
A-01a

DAYLIGHTING STANDARD FOR HIGHWAY 97
[VIEW FACING NORTH-WEST]
1:150

SCHEDULE A
This forms part of application
DP18-0021
Planner Initials AW
City of Kelowna
COMMUNITY PLANNING

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REGISTERED ARCHITECT
ROBERT L.A. McDOUGALL
BRITISH COLUMBIA

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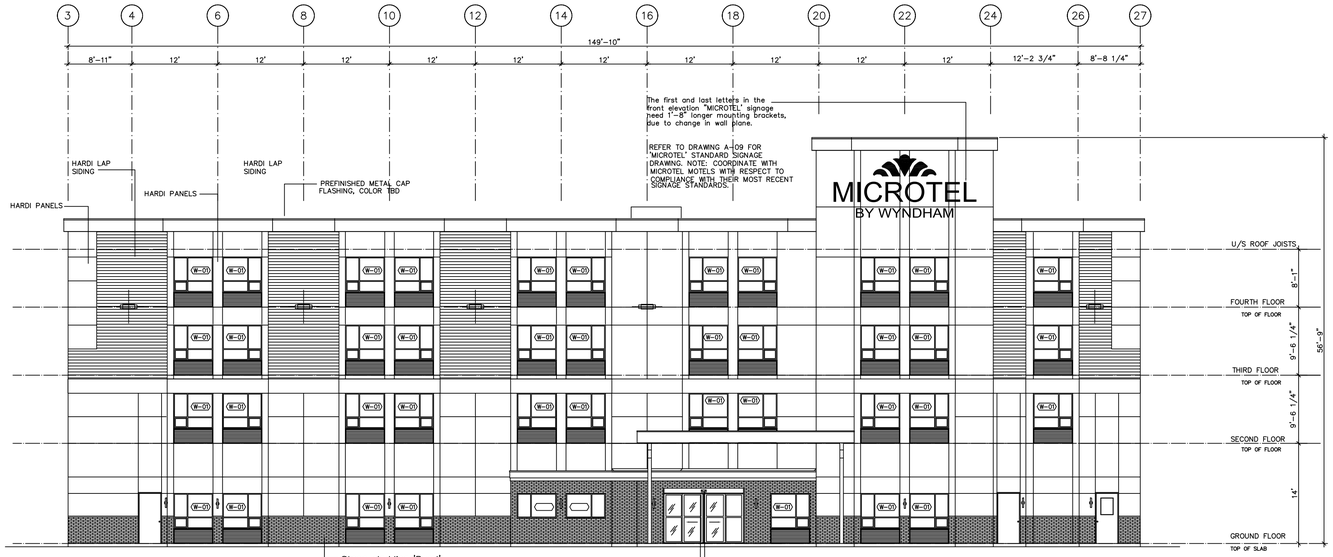
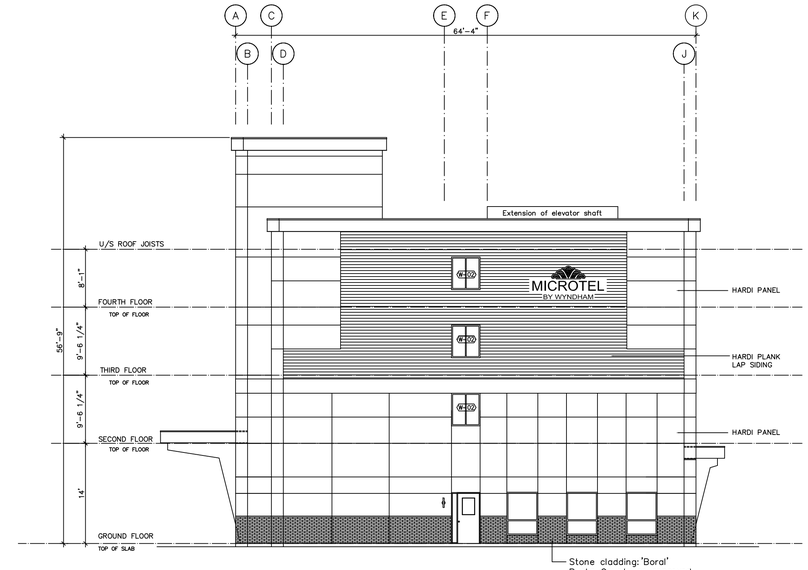
PHONE: (250) 860-5061 (403) 265-3300

PROJECT NAME	65 ROOM MICROTEL HOTEL			
PROJECT ADDRESS	2629 HIGHWAY 97 N. KELOWNA, B.C.			
DRAWING TITLE	DAYLIGHTING STANDARDS			SHEET
DESIGN	DRAW	SCALE 1:150	DATE NOV 30, 2017	A-01a

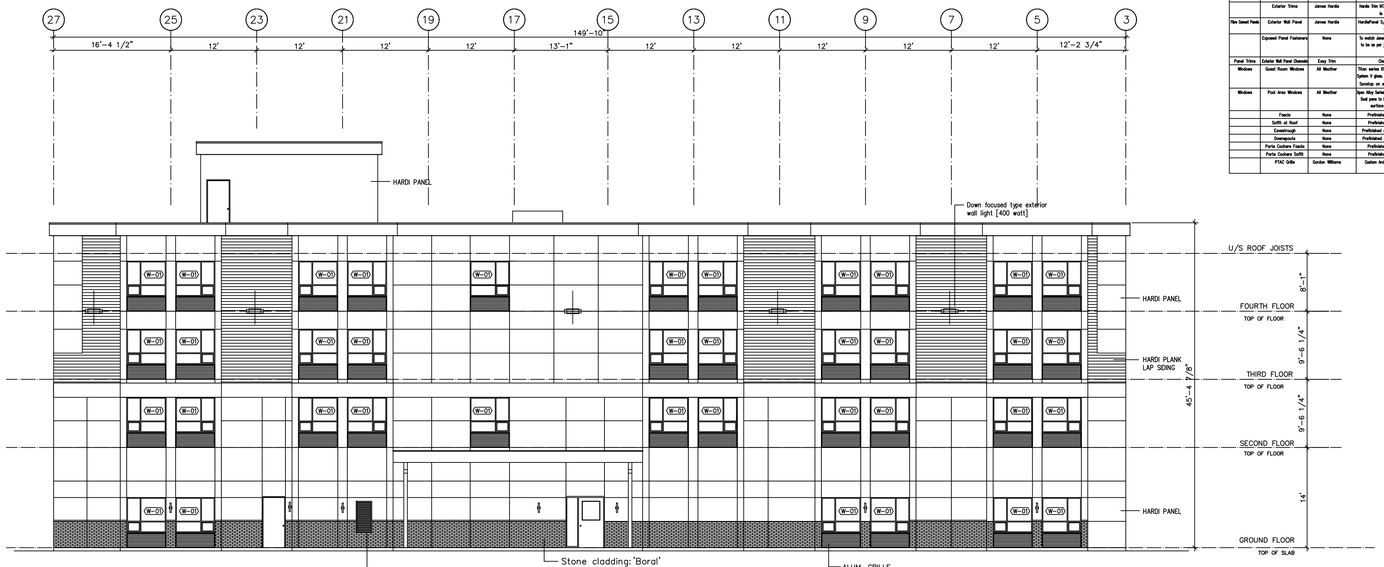


1 A-07 Front [North-west] Elevation
1" = 10'

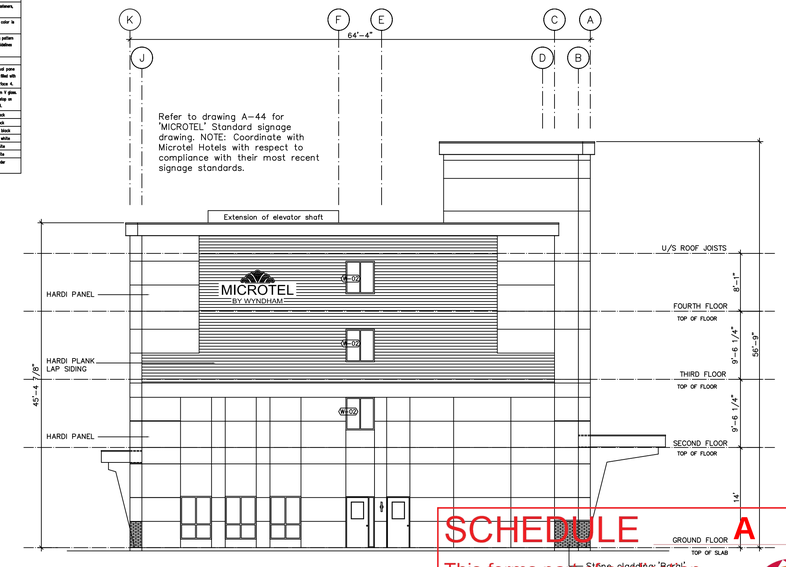


2 A-07 Right [South-west] Side Elevation
1" = 10'

MICROTEL CANADA EXTERIOR FINISH SCHEDULE			
Location	Product Type	Manufacturer	Name, Color & Product Number
Asphalt Roofing	Main roof	IKP Canada	IKP Harmony Laminate Weather Tite shingle in Shadow Black
Plank Siding	Exterior Wall Siding	James Hardie	James Hardie HZ5 Lap Siding in Cedarmill Finish, Color is Arctic White JW-20
	Exterior Trims	James Hardie	Hardie Trim HZ5,fastened with Concealed Fasteners, in Arctic White JW2-20
Fibre Cement Panels	Exterior Wall Panel	James Hardie	HardiePanel 5/16" thick, Smooth finish, color is Iron Grey JH90-30
	Exposed Panel Fasteners	None	To match James Hardie iron grey. Fastening pattern to be as per James Hardie Vented Panel guidelines
Panel Trims	Exterior Wall Panel Channels	Easy Trim	Configuration 2 Clear anodized aluminum
Windows	Guest Room Windows	All Weather	Titan series 6500 PVC Windows with dual pane Option 1 glass. Dual pane to be argon gas filled with Sunstop on surface 2 and Ezis on surface 4.
Windows	Pool Area Windows	All Weather	Vista Alloy Series 9000 with dual pane option 1 glass. Dual pane to be argon gas filled with Sunstop on surface 2 and EZIS on surface 4.
	Fascia	None	Prefinished aluminum fascia in black
	Soffit at Roof	None	Prefinished aluminum soffit in black
	Eavestrough	None	Prefinished aluminum eavestrough in black
	Downspouts	None	Prefinished aluminum downspouts in white
	Porte Cochere Fascia	None	Prefinished aluminum fascia in white
	Porte Cochere Soffit	None	Prefinished aluminum soffit in white
	PTAC Grills	Gordon Williams	Custom Architectural aluminum grill powder coat in white



3 A-07 Rear [South-east] Elevation
1" = 10'



4 A-07 Left [North-east] Side Elevation
1" = 10'

SCHEDULE A
This forms part of application
DP18-0021
Planner Initials AW
City of Kelowna
COMMUNITY PLANNING

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REGISTERED ARCHITECT PAUL A. MCDOUGALL BRITISH COLUMBIA

MCDOUGALL ARCHITECT
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CALGARY, ALBERTA T2S 2T3
PHONE: (250) 860-5061 (403) 265-3300

PROJECT NAME	65 ROOM MICROTEL HOTEL
PROJECT ADDRESS	2629 HIGHWAY 97 N. KELOWNA, B.C.
DRAWING TITLE	Exterior Elevations
SHEET:	A-07
DESIGN	
DRAW	
SCALE	1" = 10'-0"
DATE	JAN 02 2018

SCHEDULE B

This forms part of application
DP18-0021

City of
Kelowna
COMMUNITY PLANNING

Planner Initials AW

Front

Right

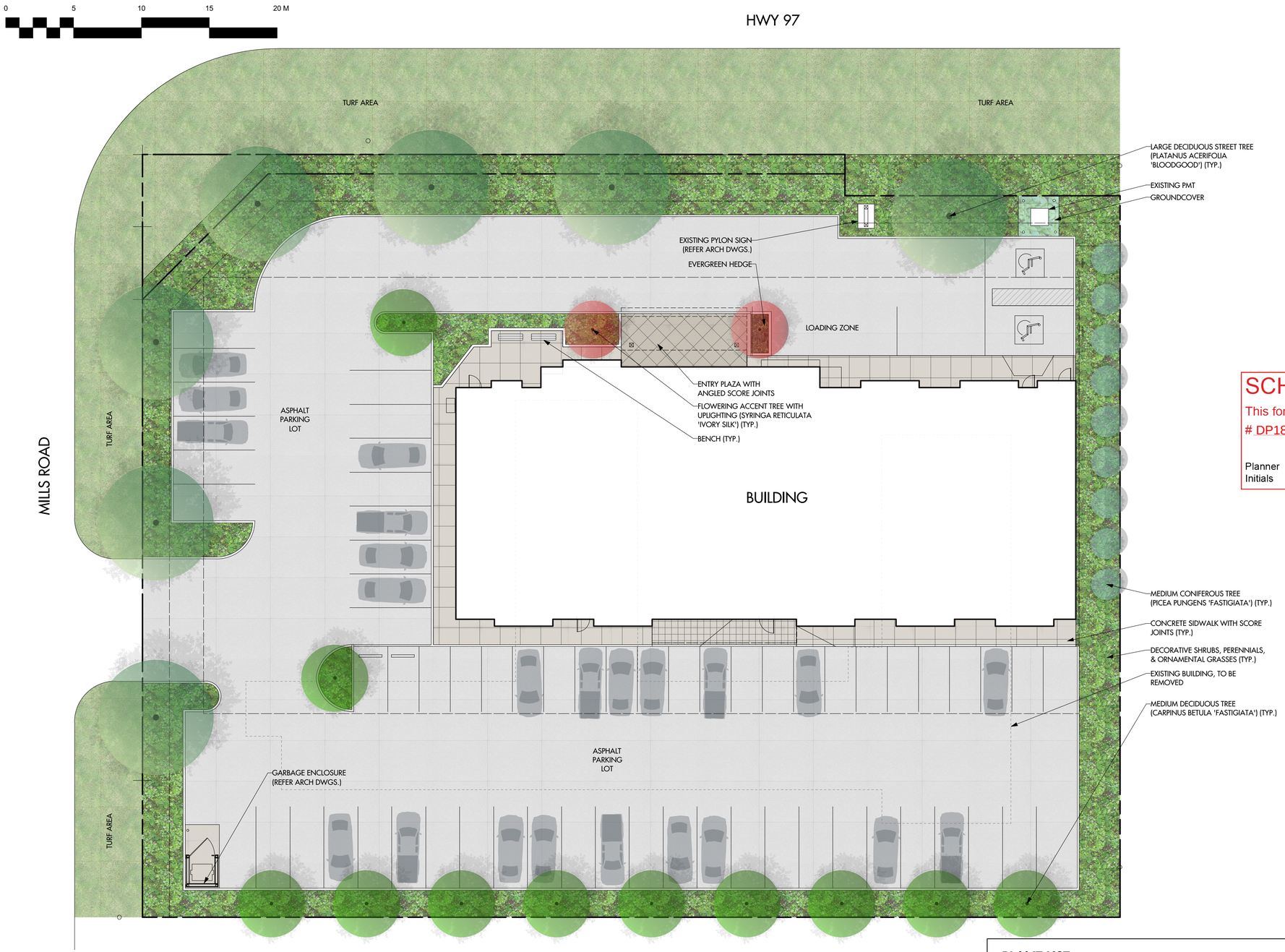
Back

Left

MICROTEL CANADA EXTERIOR FINISH SCHEDULE

1. Exterior Wall Siding Plank Siding James Hardie James Hardie HZ5 Lap Siding Colour is Arctic White JH10-20
2. Exterior Trims James Hardie Hardie Trim NT3,fastened with Concealed Fasteners, colour is Arctic White JH10-20
3. Exterior Wall Panel Fibre Cement Panels James Hardie HardiePanel 5/16" thick, Smooth finish, color is Iron Grey JH90-30
4. Exposed Panel Fasteners Fibre Cement Panels To match Jones Hardie Iron grey. Fastening pattern to be as per jones Hardie Reveal Panel guidelines Configuration 2
5. Panel Trims (Reveals) Exterior Wall Panel Channels Easy Trim Clear anodized aluminum
6. Windows Guest Room Windows All Weather Titan series 6500 PVC Windows with dual pane System V glass. Dual pane to be argon gas filled with Sunstop on surface 2 and Eps on surface 4.
7. Windows Pool Area Windows All Weather "Apex Alloy Series 9900 with dual pane system V glass. Dual pane to be argon gas filled with Sunstop on surface 2 and EPS on surface 4.
8. Fascia Prefinished aluminum fascia in White
9. Eavestrough Prefinished aluminum eavestrough in White
10. Downspouts Prefinished aluminum downspouts in White
11. Porte Cochere Fascia Prefinished aluminum fascia in white
12. Porte Cochere Soffit T. & G Cedar C/W Clear Poly High Gloss coating.
13. PTAC Grills Gordon Williams Custom Architectural aluminum grill powder coat in white
14. Stone Cladding "Boral Stone" Bucks County stone cladding or approved equal depending on local & availability.

SCHEDULE B
This forms part of application
DP18-0021
Planner Initials AW
City of Kelowna
COMMUNITY PLANNING



SCHEDULE C

This forms part of application

DP18-0021

Planner Initials AW

City of Kelowna
COMMUNITY PLANNING

NOTES

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED CANADIAN NURSERY LANDSCAPE STANDARDS.

2. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION SYSTEM.

3. TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 50mm WOOD MULCH. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.

4. TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT.

PLANT LIST

BOTANICAL NAME	COMMON NAME	QTY	SIZE / SPACING & REMARKS
TREES			
CARPINUS BETULA 'FASTIGIATA'	PYRAMIDAL EUROPEAN HORNBEAM	11	6cm CAL
PLATANUS ACERIFOLIA 'BLOODGOOD'	BLOODGOOD LONDONPLANE TREE	7	6cm CAL
PICEA PUNGENS 'FASTIGIATA'	COLUMNAR BLUE SPRUCE	9	3m HT.
SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK TREE LILAC	2	6cm CAL
SHRUBS, PERENNIALS & GRASSES			
ARCTOSTAPHYLOS UVA-URSI	KINNIKININICK	246	#01 CONT. /0.5 O.C. SPACING
BERGENIA CORDIFOLIA	ELEPHANT EAR	171	#01 CONT. /0.6 O.C. SPACING
CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FOERSTER'S FEATHER REED GRASS	110	#01 CONT. /0.75 O.C. SPACING
DECHAMPSIA CAESPITOSA 'BRONZESCHLEIER'	BRONZE TUFTED HAIR GRASS	171	#01 CONT. /0.6 O.C. SPACING
EUONYMUS ALATUS 'COMPACTA'	DWARF BURNING BUSH	76	#02 CONT. /1.75 O.C. SPACING
ROSA RUGOSA 'HANSA'	HANSA ROSE	84	#02 CONT. /1.5 O.C. SPACING
TAXUS X MEDIIA 'HICKSII'	HICK'S YEW	61	#02 CONT. /1.0 O.C. SPACING

OUTLAND DESIGN
LANDSCAPE ARCHITECTURE

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

N

PROJECT TITLE

HYW 97 MICROTEL

Kelowna, BC

DRAWING TITLE

CONCEPTUAL LANDSCAPE PLAN

ISSUED FOR / REVISION

1	18.03.22	Review
2		
3		
4		
5		

PROJECT NO	18-003
DESIGN BY	FB
DRAWN BY	NG
CHECKED BY	FB
DATE	MAR. 22, 2018
SCALE	1:150

SEAL

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
FIONA BARTON
334

DRAWING NUMBER

L1/2

ISSUED FOR REVIEW ONLY

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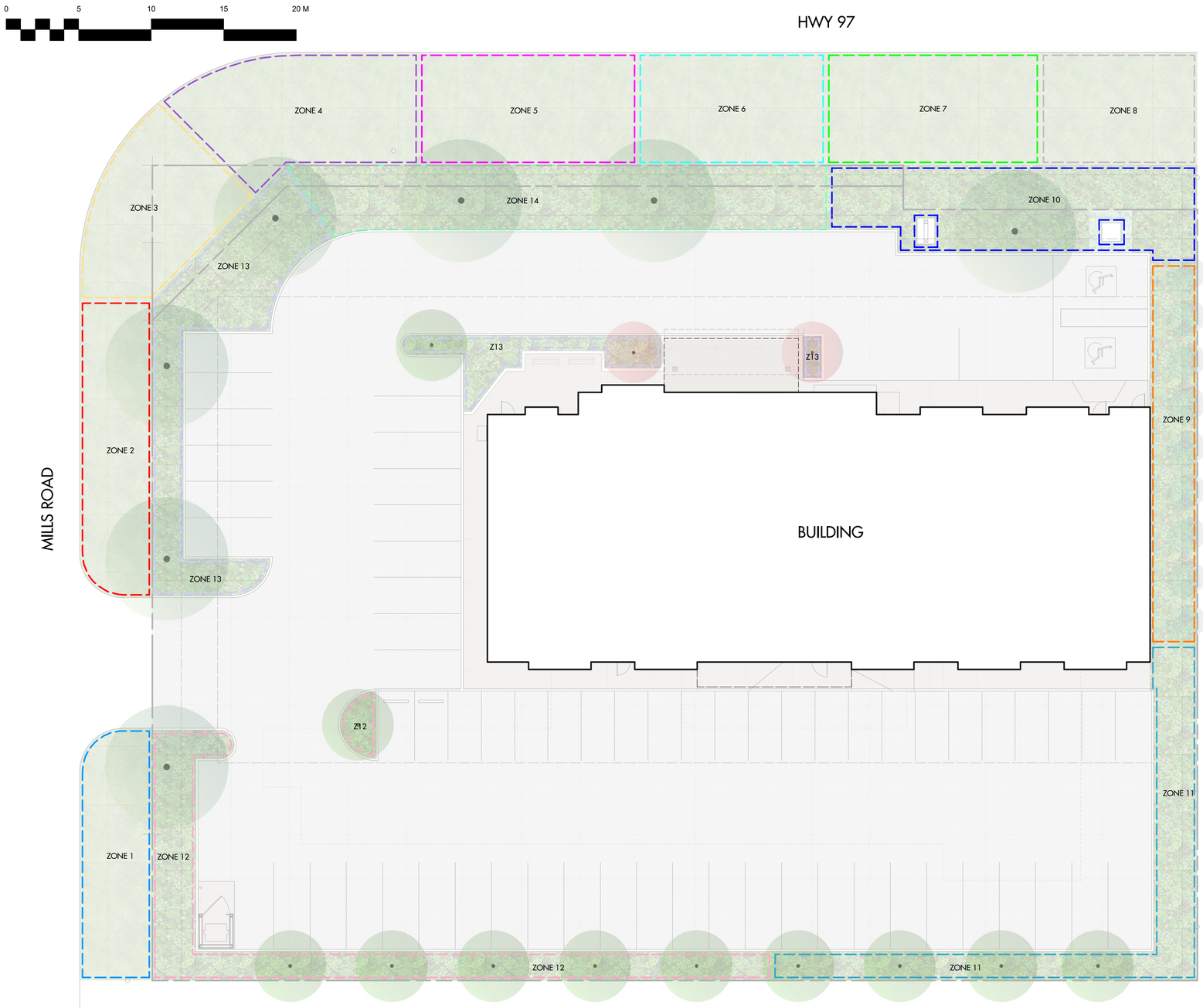

IRRIGATION LEGEND

ZONE #1: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS
TOTAL AREA: 85 sq.m.
MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 121 cu.m.

ZONE #2: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS
TOTAL AREA: 101 sq.m.
MICROCLIMATE: SOUTH WEST EXPOSURE, PARTIALLY SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 144 cu.m.

ZONE #3: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS
TOTAL AREA: 100 sq.m.
MICROCLIMATE: WEST EXPOSURE, PARTIALLY SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 143 cu.m.

ZONE #4: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS
TOTAL AREA: 124 sq.m.
MICROCLIMATE: WEST EXPOSURE, PARTIALLY SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 177 cu.m.

ZONE #5: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS
TOTAL AREA: 117 sq.m.
MICROCLIMATE: WEST EXPOSURE, PARTIALLY SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 167 cu.m.

ZONE #6: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS
TOTAL AREA: 101 sq.m.
MICROCLIMATE: WEST EXPOSURE, PARTIALLY SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 144 cu.m.

ZONE #7: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS
TOTAL AREA: 115 sq.m.
MICROCLIMATE: NORTH WEST EXPOSURE, PARTIALLY SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 164 cu.m.

ZONE #8: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS
TOTAL AREA: 84 sq.m.
MICROCLIMATE: NORTH WEST EXPOSURE, PARTIALLY SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 120 cu.m.

ZONE #9: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 82 sq.m.
MICROCLIMATE: NORTH EXPOSURE, PARTIALLY SHADED BY TREES AND BUILDING
ESTIMATED ANNUAL WATER USE: 46 cu.m.

ZONE #10: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 144 sq.m.
MICROCLIMATE: NORTH WEST, PARTIALLY SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 80 cu.m.

ZONE #11: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 123 sq.m.
MICROCLIMATE: EAST, PARTIALLY SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 68 cu.m.

ZONE #12: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 145 sq.m.
MICROCLIMATE: SOUTH EAST, PARTIALLY SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 81 cu.m.

ZONE #13: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 163 sq.m.
MICROCLIMATE: SOUTH WEST EXPOSURE, PARTIALLY SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 91 cu.m.

ZONE #14: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 159 sq.m.
MICROCLIMATE: SOUTH WEST EXPOSURE, PARTIALLY SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 88 cu.m.

IRRIGATION NOTES

1. IRRIGATION PRODUCTS AND INSTALLATION METHODS SHALL MEET OR EXCEED THE REQUIREMENTS OF THE WATER USE REGULATION BYLAW NO. 10480 AND THE SUPPLEMENTARY SPECIFICATIONS IN THE CITY OF KELOWNA BYLAW 7900 (PART 6, SCHEDULE 5).

2. THE IRRIGATION SYSTEM SHALL MEET THE REQUIREMENTS, REGULATIONS, AND BYLAWS OF THE WATER PURVEYOR.

3. THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH AN APPROVED BACKFLOW PREVENTION DEVICE, WATER METER, AND SHUT OFF VALVE LOCATED OUTSIDE THE BUILDING ACCESSIBLE TO THE CITY.

4. AN APPROVED SMART CONTROLLER SHALL BE INSTALLED. THE IRRIGATION SCHEDULING TIMES SHALL UTILIZE A MAXIMUM ET VALUE OF 7" / MONTH (KELOWNA JULY ET), TAKING INTO CONSIDERATION SOIL TYPE, SLOPE, AND MICROCLIMATE.

5. DRIP LINE AND EMITTERS SHALL INCORPORATE TECHNOLOGY TO LIMIT ROOT INTRUSION.

6. IRRIGATION SLEEVES SHALL BE INSTALLED TO ROUTE IRRIGATION LINES UNDER HARD SURFACES AND FEATURES.

7. IRRIGATION PIPE SHALL BE SIZED TO ALLOW FOR A MAXIMUM FLOW OF 1.5m /SEC.

8. A FLOW SENSOR AND MASTER VALVE SHALL BE CONNECTED TO THE CONTROLLER AND PROGRAMMED TO STOP FLOW TO THE SYSTEM IN CASE OF AN IRRIGATION WATER LEAK.

WATER CONSERVATION CALCULATIONS

LANDSCAPE MAXIMUM WATER BUDGET (WB) = 1650 cu.m. / year

ESTIMATED LANDSCAPE WATER USE (WU) = 1642 cu.m. / year

WATER BALANCE = 8 cu.m. / year

*REFER ATTACHED IRRIGATION APPLICATION FOR DETAILED CALCULATIONS

SCHEDULE C

This forms part of application

DP18-0021

City of Kelowna
COMMUNITY PLANNING

Planner Initials AW

OUTLAND DESIGN
LANDSCAPE ARCHITECTURE

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

N

PROJECT TITLE

HYW 97 MICROTEL

Kelowna, BC

DRAWING TITLE

WATER CONSERVATION/ IRRIGATION PLAN

ISSUED FOR / REVISION		
1	18.03.22	Review
2		
3		
4		
5		

PROJECT NO	18-003
DESIGN BY	FB
DRAWN BY	NG
CHECKED BY	FB
DATE	MAR. 22, 2018
SCALE	1:150

SEAL

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
FIONA BARTON
334

DRAWING NUMBER

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DP18-0021
2629 Hwy 97 North

Development Permit

Proposal

To consider the form and character Development Permit for a 65 room hotel development.

Development Process

Nov 30, 2017 — Initial Development Application Submitted

↓

Staff Review & Circulation

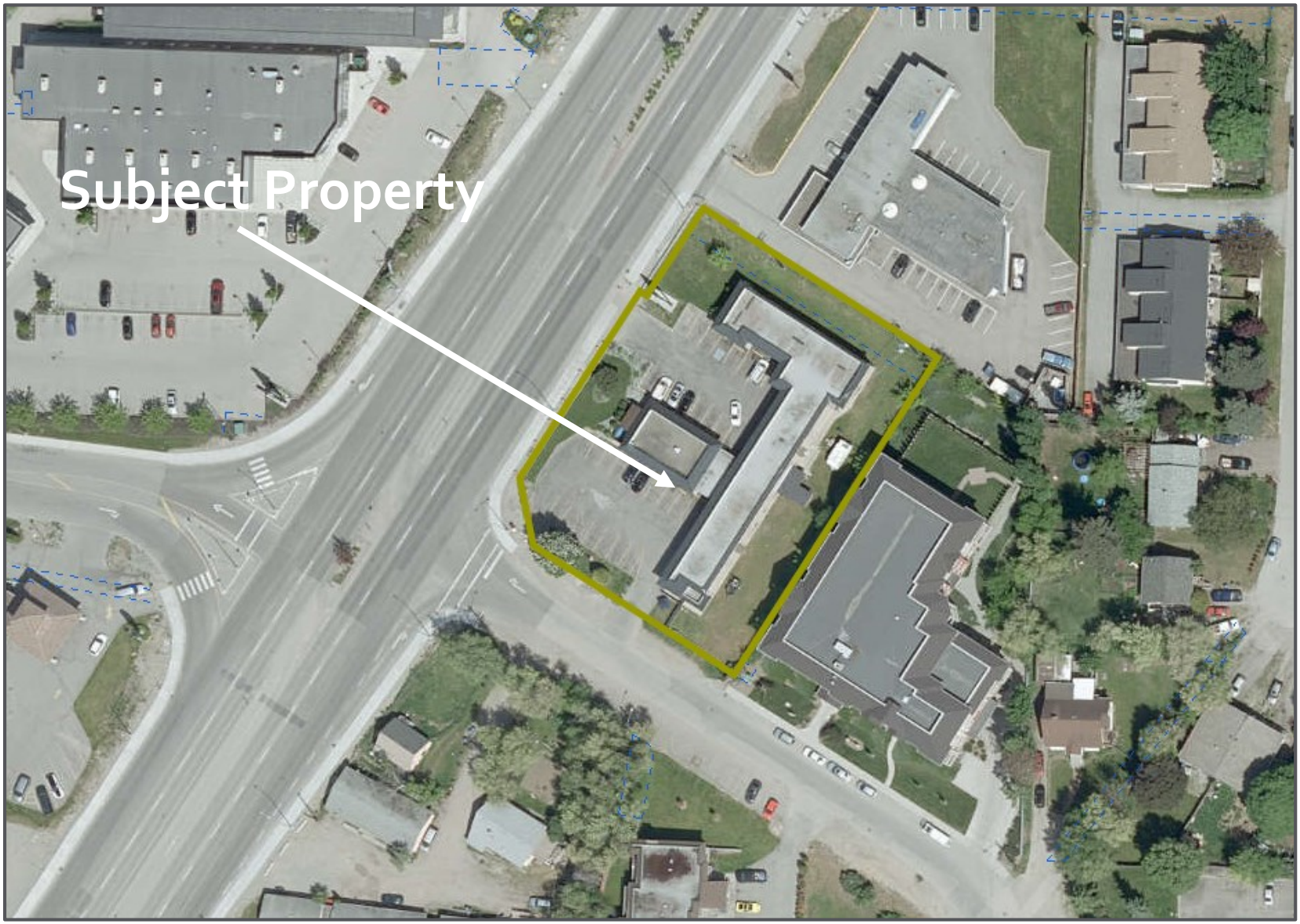
↓

April 9, 2018 → Development Permit Application } Council Approval

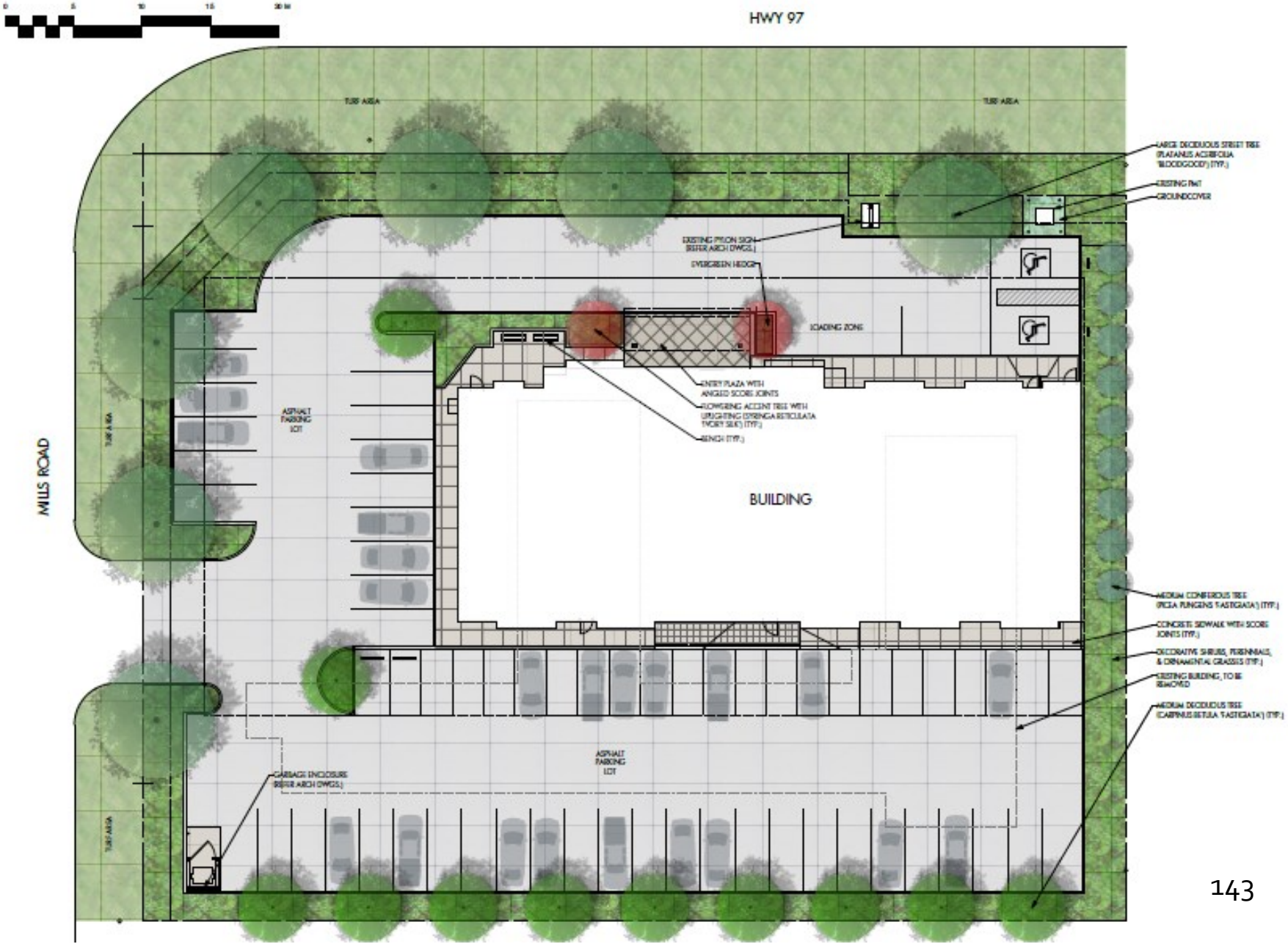
↓

Building Permits

Subject Property Map



Lot Layout


HWY 97
MILLS ROAD
TURF AREA
TURF AREA
TURF AREA
TURF AREA
LARGE DECIDUOUS STREET TREE (PLATANUS ACERIFOLIA 'BLOODGOOD') (TYP.)
EXISTING TWT
GROUNDCOVER
EXISTING PYLON SIGN (REFER ARCH DWGS.)
EVERGREEN HEDGE
LOADING ZONE
ENTRY PLAZA WITH ANGLED SCORE JOINTS
FLOWERING ACCENT TREE WITH UPLIGHTING (SYRINGA RETICULATA 'IVORY SILK') (TYP.)
BENCH (TYP.)
ASPHALT PARKING LOT
BUILDING
MEDIUM CONIFEROUS TREE (PICEA PUNGENS 'FASTIGIATA') (TYP.)
CONCRETE SIDEWALK WITH SCORE JOINTS (TYP.)
DECORATIVE SHRUBS, PERENNIALS, & ORNAMENTAL GRASSES (TYP.)
EXISTING BUILDING, TO BE REMOVED
MEDIUM DECIDUOUS TREE (CARPINUS BETULA 'FASTIGIATA') (TYP.)
ASPHALT PARKING LOT
GARBAGE ENCLOSURE (REFER ARCH DWGS.)

Hwy Elevation

Technical Details

- 4 storey 'Microtel' Hotel
  - Existing motel to be demolished
  - Provided necessary landscape buffers
  - Onsite restaurant and meeting room
  - 65 parking stalls required & 65 provided

Public Notification Policy #367

City of Kelowna

- Development Permits do not have any notification requirements

Staff Recommendation

- Staff recommend support for the proposed DP:
  - Additional hotel units on Hwy 97 corridor;
  - Consistent with staff expectations.

Conclusion of Staff Remarks

CITY OF KELOWNA

BYLAW NO. 11524
Z17-0099 – 276-292 Valley Road

A bylaw to amend the "City of Kelowna Zoning Bylaw No. 8000".

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot A Section 33 Township 26 ODYD Plan EPP80045 located on Valley Road, Kelowna, B.C., from the RR3 – Rural Residential zone to the RM3 – Low Density Multiple Housing zone.

2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 11th day of December, 2017.

Considered at a Public Hearing on the 9th day of January, 2018.

Read a second and third time by the Municipal Council this 9th day of January, 2018.

Amended at third reading and adopted by the Municipal Council of the City of Kelowna this

_____
Mayor

_____
City Clerk

REPORT TO COUNCIL

Date:	April 9, 2018		
RIM No.	0940-00		
To:	City Manager		
From:	Community Planning Department (LK)		
Application:	DP17-0241	**Owner:**	Vanmar Developments Glenpark Ltd.
Address:	276-292 Valley Road	**Applicant:**	Vanmar Constructors Inc.
Subject:	Development Permit		
Existing OCP Designation:	S2RES – Single/ Two Unit Residential		
Proposed OCP Designation:	MRL – Multiple Unit Residential (Low Density)		
Existing Zone:	RR3 – Rural Residential 3		
Proposed Zone:	RM3 – Low Density Multiple Housing		

1.0 Recommendation

THAT Rezoning Bylaw No. 11524 be amended at third reading to revise the legal description of the subject properties from Lots 1, 2 & 3 Section 33 Township 26 ODYD Plan 18062 to Lot A Section 33 Township 26 ODYD Plan EPP80045;

AND THAT final adoption of Rezoning Bylaw No. 11524 be considered by Council;

AND THAT Council authorizes the issuance of Development Permit No. DP17-0241 for Lot A Section 33 Township 26 ODYD Plan EPP80045, located at 276-292 Valley Road, Kelowna, BC subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A,"

2. The exterior design and finish of the building to be constructed on the land, be in accordance with Schedule "B";

3. Landscaping to be provided on the land be in accordance with Schedule "C";

4. The applicant be required to post with the City a Landscape Performance Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, as determined by a Registered Landscape Architect;

AND THAT Council's consideration of this Development Permit 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 (insert date);

AND THAT the applicant be required to complete the above noted conditions of Council's approval of the Development Permit Application in order for the permits to be issued;

AND FURTHER THAT this Development Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

2.0 Purpose

To consider the form and character of a townhouse project on the subject property.

3.0 Community Planning

Community Planning supports the form and character development permit for the 52-unit townhouse project on the subject property. The proposal includes the provision of Ground Oriented Units which front onto both Valley Road and the future Glen Park Drive. The development meets the majority of the Official Community Plan (OCP) Urban Design Guidelines including the selected building finishes, façade articulation and transition between the public and private open spaces. The application meets many of the OCP's Urban Infill objectives with respect to Compact Urban Form and Sensitive Infill.

The property is located within the Permanent Growth Boundary in the Glenmore Valley neighbourhood on Valley Road at the intersection with the future Glen Park Drive. The increase in density at this location is supported by local amenities such as parks, schools, transit and recreational opportunities in the immediate area.

Council Policy No. 367 with respect to public consultation was undertaken by the applicant and all neighbours within a 50 m radius of the subject parcel.

4.0 Proposal

4.1 Background

A technical subdivision was completed to consolidate three parcels into one for this development. Included in that application was a corner rounding and substantial road dedication at the southeast portion of the site. The road dedication was required to facilitate the construction of a portion of Glenpark Drive and to ensure the intersection is aligned with the Glenmore Recreation Park site access from Valley Road forming a 4-way intersection.

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

4.2 Project Description

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

The project is oriented towards families with children through the provision of all units having 3-bedroom units, along with an additional den that could be developed into a fourth bedroom, if needed. The townhouses have been designed with and internal 'mews courtyard' that is a pedestrian only area, which provides extensive landscaping and walkways to provide multiple small gathering areas for the residents. This provides a stronger pedestrian interface along Valley Road with walkway connections throughout the site.

The development has a contemporary 'farmhouse' architectural feel. The large windows, and outdoor space provide access to both natural light and shade. The balconies serve to lessen the visual impact of the garage doors below while providing an amenity space for the unit. The garage entry doors are oriented to the interior of the site which allows the development to have ground-oriented units facing to the street rather than being oriented to the interior of the site. Each unit has a front landscaped terrace area to delineate the private space from the public street. The units have prominent at-grade entries with walkways leading to the street frontage which provides a welcoming, activated streetscape.

The natural colour scheme has touches of colour to provide individuality to the units, while providing a cohesiveness to the multiple buildings within the development. A combination of lap siding along with board and batten siding has been utilized to create a visually appealing façade.

The project as proposed meets the RM3 – Low Density Row Housing regulations and on-site parking requirements. Primary site access will be from Glenpark Drive with a secondary 'emergency access only' from Marigold Road.

The development has been designed such that it could be integrated with the parcels to the north of the site in the future. The developer is currently in the process of completing land deals to purchase the adjacent properties and has begun preliminary design work for the future development.

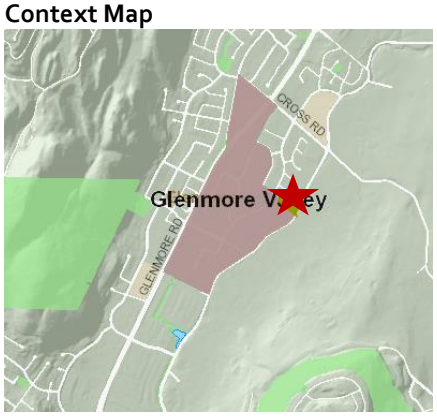
4.3 Site Context

The subject property is located on Valley Road, which is a major collector roadway. It is connected to urban services, and is located within the Permanent Growth Boundary.

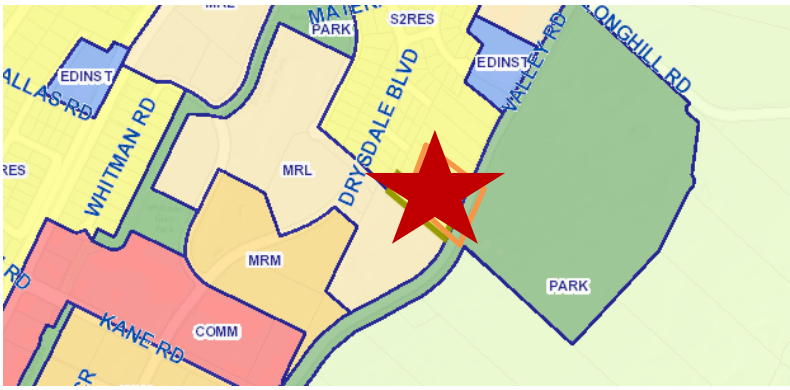
Specifically, adjacent land uses are as follows:

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

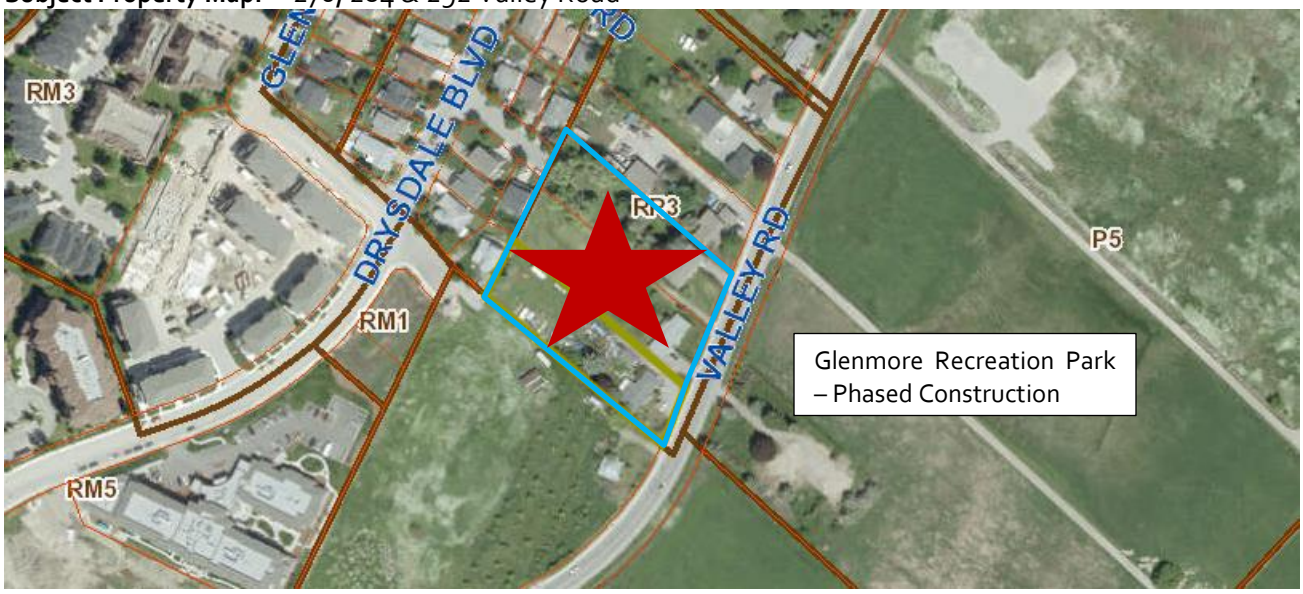
Context Map



Future Land Use



Subject Property Map: 276, 284 & 292 Valley Road



4.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	**RM3 ZONE REQUIREMENTS**	**PROPOSAL**
Existing Lot/Subdivision Regulations		
Lot Area	900 m²	9849 m²
Lot Width	30 m	89.1 m
Lot Depth	30 m	114.2 m
Development Regulations		
Floor Area Ratio	.75	.71
Height	10 m or 3 storeys	9.91 m & 3 storeys
Front Yard (Valley Rd)	1.5 m	3.0 m
Side Yard (Glenpark Dr - South)	1.5 m	3.5 m
Side Yard (North)	4.0 m	4.0 m
Rear Yard	7.5 m	7.5 m
Other Regulations		
Minimum Parking Requirements	104 stalls	104 stalls

Visitor Parking Stalls	8 stalls	9 stalls
Private Open Space	1300 m²	1674 m²
Visitor Bike Spaces (Class II)	6 spaces	6 spaces *
* Class II Bicycle Spaces are intended for visitors to the site and are provided in the form of bike racks.		

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process

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

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

Healthy Communities.[3] Through current zoning regulations and development processes, foster healthy, inclusive communities and a diverse mix of housing forms, consistent with the appearance of the surrounding neighbourhood.

Ground-Oriented Housing.[4] Encourage all multiple-unit residential buildings in neighbourhoods with schools and parks to contain ground-oriented units with 2 or more bedrooms so as to provide a family housing choice within the multi-unit rental or ownership markets. High density residential projects in the Downtown area are encouraged to include a ground-oriented housing component, especially where such can be provided on non-arterial and non-collector streets.

6.0 Technical Comments

6.1 <u>Building & Permitting Department</u>

1) Development Cost Charges (DCC's) are required to be paid prior to issuance of any Building Permit(s).
2) HPO (Home Protection Office) approval or release is required at time of Building Permit application.
3) Placement permits are required for any sales or construction trailers that will be on site. The location(s) of these are to be shown at time of development permit application.
4) A Hoarding permit may be required and protection of the public from the staging area and the new building area during construction.
5) A Building Code analysis is required for the structure at time of building permit applications, but the following items may affect the form and character of the building(s):
    a. Any security system that limits access to exiting needs to be addressed in the code analysis by the architect.

[1] City of Kelowna Official Community Plan, Policy 5.2.3 (Development Process Chapter).
[2] City of Kelowna Official Community Plan, Policy 5.22.6 (Development Process Chapter).
[3] City of Kelowna Official Community Plan, Policy 5.22.7 (Development Process Chapter).
[4] City of Kelowna Official Community Plan, Policy 5.23.1 (Development Process Chapter).

b. Spatial calculation should be provided for the building face adjacent to the property line.

6) A Geotechnical report is required to address the sub soil conditions and site drainage at time of building permit application. Minimum building elevations are required to be established prior to the release of the Development Permit. If a soil removal or deposit permit is required, this must be provided at time of Development Permit application.
7) We strongly recommend that the developer have his professional consultants review and prepare solutions for potential impact of this development on adjacent properties. Any damage to adjacent properties is a civil action which does not involve the city directly. The items of potential damage claims by adjacent properties are items like settlement of foundations (preload), damage to the structure during construction, additional snow drift on neighbour roofs, excessive noise from mechanical units, vibration damage during foundation preparation work etc.
8) Fire resistance ratings are required for units, garages and/or garbage enclosure room(s). The drawings submitted for building permit are to clearly identify how this rating will be achieved and where these area(s) are located.
9) Size and location of all signage to be clearly defined as part of the development permit. This should include the signage required for the building addressing to be defined on the drawings per the bylaws on the permit application drawings.
10) Full Plan check for Building Code related issues will be done at time of Building Permit applications. Please indicate how the requirements of Radon mitigation and NAFS are being applied to this structure at time of permit application.

6.2 Development Engineering Department

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

6.3 Fortis BC Inc - Electric

- There are FortisBC Inc (Electric) ("FBC(E)") primary distribution facilities along Valley Road and Marigold Road. Based on the plans submitted, it is unclear whether adequate space has been provided to accommodate the transformation required to service the proposed development. It is recommended that FBC(E) be contacted as soon as possible to determine servicing and land rights requirements for the proposed design. The applicant is responsible for costs associated with any change to the subject property's existing service, if any, as well as the provision of appropriate land rights where required.
- For more information, please refer to FBC(E)'s overhead and underground design requirements:

  FortisBC Overhead Design Requirements: http://fortisbc.com/ServiceMeterGuide

  FortisBC Underground Design Specification: http://www.fortisbc.com/InstallGuide

  Otherwise, FBC(E) has no concerns with this circulation.
- In order to initiate the design process, the customer must call 1-866-4FORTIS (1-866-436-7847). Please have the following information available in order for FBC(E) to set up the file when you call.

  • Electrician's Name and Phone number

  • FortisBC Total Connected Load Form

• Other technical information relative to electrical servicing

- It should be noted that additional land rights issues may arise from the design process but can be dealt with at that time, prior to construction.

6.4 Fire Department

1) Construction fire safety plan is required to be submitted and reviewed prior to construction and updated as required.
2) The developer met with KFD prior to submission to ensure all access needs were met for apparatus. Road widths are minimum 6metres, and access to all units is appropriate travel distance as per BCBC 3.2.5.
3) The complex shall be addressed off of the road it is accessed from Glenpark Dr. - the main entrance - with assigned unit numbers for each building and unit.
4) Dumpster/refuse container must be 3 meters from structures or overhangs.
5) Ensure appropriate fire flows of 150 litres/sec.
6) Should a hydrant be required to be installed, it shall be operational prior to the start of construction.

7.0 Application Chronology

Date of Application Received:	November 2, 2017
Date Public Consultation Completed:	November 16, 2017
Date Amended Drawings Received:	December 8, 2017
Date Technical Subdivision Completed:	March 28, 2018

Report prepared by: Lydia Korolchuk, Planner

Reviewed by: Terry Barton, Urban Planning Manager

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

Attachments:

Attachment A: Development Engineering Memorandum
Attachment B: GEID Letter
Attachment C: Draft Development Permit – DP17-0241
Schedule A: Site Plan and Floor Plans
Schedule B: Elevations
Schedule C: Landscape Plan

CITY OF KELOWNA

MEMORANDUM

Date: November 6, 2017

File No.: OCP17-0024

To: Community Planning (LK)

From: Development Engineering Manager (JK)

Subject: 276,284,292 Valley Road

ATTACHMENT A
This forms part of application
DP17-0241
Planner Initials LK
City of Kelowna
COMMUNITY PLANNING

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

1. **General**

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

James Kay, P. Eng.
Development Engineering Manager

RO

ATTACHMENT A
This forms part of application
DP17-0241
Planner Initials LK
City of Kelowna
COMMUNITY PLANNING

CITY OF KELOWNA

MEMORANDUM

Date: November 6, 2017

File No.: Z17-0099

To: Land Use Management Department (LK)

From: Development Engineering Technologist (RO)

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

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

Technologist for this project is Ryan O'Sullivan.

The following Works & Services are required for this Rezoning:

.1) General

a) This proposed subdivision may require the installation of centralized mail delivery equipment. Please contact Rick Ould, Delivery Planning Officer, Canada Post Corporation, 530 Gaston Avenue, Kelowna, BC V1Y 2K0 to obtain further information and to determine suitable location(s) within the development.

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

c) Due to the restrictive access of common driveways and emergency and maintenance issues, we recommend that all lots have direct physical access to a public road rather than by common driveways, unless accepted by the Approving Officer.

d) The Fire Department and Environment Division requirements and comments are addressed separately by them.

.2) Geotechnical Report

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

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

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

(i) Area ground water characteristics, including any springs and overland surface drainage courses traversing the property. Identify any monitoring required.

(ii) Site suitability for development.

(iii) Site soil characteristics (i.e. fill areas, sulphate content, unsuitable soils such as organic material, etc.).

(iv) Any special requirements for construction of roads, utilities and building structures.

(v) Suitability of on-site disposal of storm water and sanitary waste, including effects upon adjoining lands.

(vi) Slope stability, rock fall hazard and slippage including the effects of drainage and septic tank effluent on the site.

(vii) Identify slopes greater than 30%.

ii) Top of bank assessment and location including recommendations for property line locations, septic field locations, building setbacks, and ground water disposal locations.

iii) Recommendations for items that should be included in a Restrictive Covenant.

iv) Any special requirements that the proposed subdivision should undertake so that it will not impact the bank(s). The report must consider erosion and structural requirements.

v) Any items required in other sections of this document.

vi) Recommendations for erosion and sedimentation controls for water and wind.

vii) Recommendations for roof drains and perimeter drains.

.3) **Water**

a) The property is located within the GEID service area.

b) Provide an adequately sized domestic water and fire protection system complete with individual lot connections. Two of the three Service connection must be removed. The water system must be capable of supplying domestic and fire flow demands of the project in accordance with the Subdivision, Development & Servicing Bylaw. Provide water calculations for this subdivision to confirm this.

c) Ensure every building site is located at an elevation that ensures water pressure is within the bylaw pressure limits. Note: Private pumps are not acceptable for addressing marginal pressure.

d) Hydrants are to be spaced at 200m but also must be located within 100m of a building. Due to the length of the common driveway access and the distance of homes from the roads, another watermain may be required within the common driveway to service hydrants closer to the homes.

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

.4) Sanitary Sewer

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

b) Two of the three service connection must be removed.

.5) Drainage

a) Provide an adequately sized drainage system complete with individual lot connections. The Subdivision, Development and Servicing Bylaw requires that each lot be provided with an individual connection; however, the City Engineer may permit use of individual ground water disposal systems, where soils are suitable. For on-site disposal of drainage water, a hydrogeotechnical report will be required complete with a design for the disposal method (i.e. trench drain / rock pit). The Lot Grading Plan must show the design and location of these systems for each lot.

b) Provide the following drawings:

i) A detailed Lot Grading Plan (indicate on the Lot Grading Plan any slopes that are steeper than 30% and areas that have greater than 1.0 m of fill);

ii) A detailed Stormwater Management Plan for this subdivision; and,

iii) An Erosion and Sediment Control Plan.

c) Show details of dedications, rights-of-way, setbacks and non-disturbance areas on the lot Grading Plan.

d) Significant banks are located on this site. The slopes appear to be sensitive to erosion; temporary and permanent measures must be taken to prevent erosion and sediment transport.

e) Identify clearly on a contour map, or lot grading plan, the top of bank(s). Provide cross sections along the top of the bank at each property corner and at locations where there are significant changes in slope. Cross sections are to be perpendicular to the contour of the slope. Show the proposed property lines on the cross sections. Not all areas have a clear top of bank; and therefore, field reconnaissance by City staff and the applicant may be needed to verify a suitable location for property lines.

f) Where ditches are provided they must be adequately lined and protected for the design flows.

g) The drainage gullies are to be protected by way of Statutory Rights-of Way suitable to the Drainage Manager.

.6) Roads

a) It is a requirement to construct an emergency access road from Marigold Road to the proposed development site to the satisfaction of the Fire Department.

b) Glenpark Drive dedicated and constructed to SS-R5 20.0m right of way urban standard along the full frontage of this proposed development, including curb and gutter, bike lanes, Sidewalk, parking on east side, drainage system including catch basins, manholes and pavement removal and replacement and re-location or

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

c) Corner rounding will be required on Valley road and Glenpark Drive.

d) Glenpark Drive on to Valley Road intersection will be stop condition, with left turn bay.

e) Left turn lanes into Glenpark Drive from Valley Road is required.

f) Any upgrades or relocation of Brant's creek must be complete with offsite construction with MOE and City of Kelowna approved permits.

g) Provide pavement marking and traffic signs where required. The City will install all signs and traffic control devices at the developer's expense.

h) Provide a Street Sign, Markings and Traffic Control Devices Drawing.

i) Re-locate existing poles and utilities, where necessary.

j) Private access roads must be constructed and paved to the City standard SS-R2.

k) Temporary asphalt cul-de-sacs or turn-a-round will be required at each terminal end of roads that will be extended in the future. Additional dedication or a Statutory Right-of-Way may be needed.

.7) Power and Telecommunication Services and Street Lights

a) All proposed distribution and service connections are to be installed underground. Existing distribution and service connections, on that portion of a road immediately adjacent to the site, are to be relocated and installed underground

b) Street lights must be installed on all roads.

c) Before making application for approval of your subdivision plan, please make arrangements with Fortis BC for the pre-payment of applicable charges and tender a copy of their receipt with the subdivision application.

d) Make servicing applications to the respective Power and Telecommunication utility companies. The utility companies are required to obtain the City's approval before commencing construction.

.8) Design and Construction

a) Design, construction supervision and inspection of all off-site civil works and site servicing must be performed by a Consulting Civil Engineer and all such work is subject to the approval of the City Engineer. Drawings must conform to City standards and requirements.

b) Engineering drawing submissions are to be in accordance with the City's "Engineering Drawing Submission Requirements" Policy. Please note the number of sets and drawings required for submissions.

c) Quality Control and Assurance Plans must be provided in accordance with the Subdivision, Development & Servicing Bylaw No. 7900 (refer to Part 5 and Schedule 3).

d) A "Consulting Engineering Confirmation Letter" (City document 'C') must be completed prior to submission of any designs.

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

.9) Servicing Agreements for Works and Services

a) A Servicing Agreement is required for all works and services on City lands in accordance with the Subdivision, Development & Servicing Bylaw No. 7900. **The applicant's Engineer, prior to preparation of Servicing Agreements, must provide adequate drawings and estimates for the required works.** The Servicing Agreement must be in the form as described in Schedule 2 of the bylaw.

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

.10) Other Engineering Comments

a) Provide all necessary Statutory Rights-of-Way for any utility corridors required, including those on proposed or existing City Lands.

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

.11) Charges and Fees

a) Development Cost Charges (DCC's) are payable

b) None of the Works & Services required are items included in the DCC calculations and therefore not eligible for DCC credits.

c) Fees per the "Development Application Fees Bylaw" include:

i) Street/Traffic Sign Fees: at cost if required (to be determined after design).
ii) Survey Monument Fee: $50.00 per newly created lot (HST exempt).
iii) Survey Monument, Replacement Fee: $1,200.00 (GST exempt) – only if disturbed.
iv) Engineering and Inspection Fee: 3.5% of construction value (plus GST).

James Kay, P. Eng.
Development Engineering Manager
RO

ATTACHMENT A
This forms part of application
DP17-0241
Planner Initials LK
City of Kelowna
COMMUNITY PLANNING

CITY OF KELOWNA

MEMORANDUM

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

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

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

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

For servicing requirements refer to file Z17-0099

James Kay, P.Eng,
Development Engineering Manager
RO

ATTACHMENT A
This forms part of application
DP17-0241
Planner Initials LK
City of Kelowna
COMMUNITY PLANNING

CITY OF KELOWNA

MEMORANDUM

Date: November 6, 2017

File No.: S17-0106

To: Community Planning Department Manager (LK)

From: Development Engineering Manager (JK)

Subject: Proposed Lot Consolidation

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

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

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

James Kay, P. Eng.
Development Engineering Manager

RO

ATTACHMENT B
This forms part of application
DP17-0241
Planner Initials LK
City of Kelowna
COMMUNITY PLANNING

Glenmore-Ellison Improvement District
445 Glenmore Road
Kelowna, BC V1V 1Z6
Email: glenmore.ellison@shaw.ca
Phone: 250-763-6506 Website: www.glenmoreellison.com Fax: 250-763-5688

November 8, 2017

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

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

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

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

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

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

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

Sincerely,
GLENMORE-ELLISON IMPROVEMENT DISTRICT

Mike Rojem
Projects Coordinator

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

N:\Projects\210 - 276, 284, 292 Valley Rd. Subdivision & DP - 52 units townhomes\L171107-Initial.doc

Development Permit DP17-0241

ATTACHMENT C
This forms part of application
DP17-0241
Planner Initials LK
City of Kelowna COMMUNITY PLANNING

City of Kelowna

This permit relates to land in the City of Kelowna municipally known as

276-292 Valley Road

and legally known as

Lot A Section 33 Township 26 ODYD Plan EPP80045

and permits the land to be used for the following development:

Multiple Dwelling Housing

The present owner and any subsequent owner of the above described land must comply with any attached terms and conditions.

Date of Decision: May 1, 2018

Decision By: CITY COUNCIL

Development Permit Area: Comprehensive

This permit will not be valid if development has not commenced by May 1, 2020.

Existing Zone: RM3 Future Land Use Designation: MRL

This is NOT a Building Permit.

In addition to your Development Permit, a Building Permit may be required prior to any work commencing. For further information, contact the City of Kelowna, Development Services Branch.

NOTICE

This permit does not relieve the owner or the owner's authorized agent from full compliance with the requirements of any federal, provincial or other municipal legislation, or the terms and conditions of any easement, covenant, building scheme or agreement affecting the building or land.

Owner:

Applicant:

_____

Ryan Smith
Community Planning Department Manager
Community Planning & Strategic Investments

Date

1. SCOPE OF APPROVAL

This Development Permit applies to and only to those lands within the Municipality as described above, and any and all buildings, structures and other development thereon.

This Development Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this permit, noted in the Terms and Conditions below.

The issuance of a permit limits the permit holder to be in strict compliance with regulations of the Zoning Bylaw and all other Bylaws unless specific variances have been authorized by the Development Permit. No implied variances from bylaw provisions shall be granted by virtue of drawing notations that are inconsistent with bylaw provisions and that may not have been identified as required Variances by the applicant or Municipal staff.

2. CONDITIONS OF APPROVAL

a) The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";

b) The exterior design and finish of the building to be constructed on the land be in accordance with Schedule "B";

c) Landscaping to be provided on the land be in accordance with Schedule "C"; and

d) The applicant be required to post with the City a Landscape Performance Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, as determined by a Registered Landscape Architect.

This Development Permit is valid for two (2) years from the date of May 1, 2020 approval, with no opportunity to extend.

3. PERFORMANCE SECURITY

As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Developer and be paid to the Developer or his or her designate if the security is returned. The condition of the posting of the security is that should the Developer fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the Municipality may use enter into an agreement with the property owner of the day to have the work carried out, and any surplus shall be paid over to the property own of the day. Should the Developer carry out the development permitted by this Permit within the time set out above, the security shall be returned to the Developer or his or her designate. There is filed accordingly:

a) An Irrevocable Letter of Credit in the amount of **$188,667.50**

Before any bond or security required under this Permit is reduced or released, the Developer will provide the City with a statutory declaration certifying that all labour, material, workers' compensation and other taxes and costs have been paid.

4. INDEMNIFICATION

Upon commencement of the works authorized by this Permit the Developer covenants and agrees to save harmless and effectually indemnify the Municipality against:

a) All actions and proceedings, costs, damages, expenses, claims, and demands whatsoever and by whomsoever brought, by reason of the Municipality said Permit.

All costs, expenses, claims that may be incurred by the Municipality where the construction, engineering or other types of works as called for by the Permit results in damages to any property owned in whole or in part by the Municipality or which the Municipality by duty or custom is obliged, directly or indirectly in any way or to any degree, to construct, repair, or maintain.

The PERMIT HOLDER is the <u>CURRENT LAND OWNER</u>.
Security shall <u>ONLY</u> be returned to the signatory of the
Landscape Agreement or their designates.

DESIGN TEAM

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

DRAWING LIST

A-1.0	Context Plan
A-1.1	Context Aerial Views
A-1.2	Survey Plan
A-1.3	Design Rationale
A-1.4	Development Summary
A-1.5	Site Plan
A-1.6	Phasing Plan
A-1.7	Fire Fighting Access Plan
A-1.8	Streetscape & Site Section
A-2.0	Building 1 (7-plex) Plans; Building 11 similar
A-2.1	Building 1 (7-plex) Plans; Building 11 similar
A-2.2	Building 1 (7-plex) Elevations; Building 11 similar
A-3.0	Building 2 (4-plex) Plans; Buildings 3, 4, 6, 8, 9, 10 similar
A-3.1	Building 2 (4-plex) Elevations; Buildings 3, 4, 6, 8, 9, 10 similar
A-4.0	Building 5 (5-plex) Plans; Building 7 similar
A-4.1	Building 5 (5-plex) Elevations; Building 7 similar
A-5.0	Type A Unit Plans
A-5.1	Type A2 Unit Plans
A-5.2	Type A3 Unit Plans
A-5.3	Type A4 Unit Plans, Type A1 Similar
A-6.0	Unit Sections
A-7.0	Material & Colour
A-7.1	Material & Colour
A-8.0	Context Aerial Views With Buildings
A-9.0	Massing Study
A-9.1	Massing Study
A-9.2	Massing Study
L1/2	Conceptual Landscape Plan
L2/2	Water Conservation & Irrigation Plan
17049-00	Concept Utility Plan

GLENPARK ROW

276, 284, 292 Valley Road
Kelowna, BC
January 30, 2018

ARCHITECTS incorporated
200-970 Homer St Vancouver B.C. V6B2W7
Tel .604 .669 .3339 Fax .604 .669 .6651

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Revisions

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

December 8, 2017
Re-Issued For Development Permit, Rezoning and OCP Amendment

January 30, 2018
Re-Issued For Development Permit, Rezoning and OCP Amendment

Client

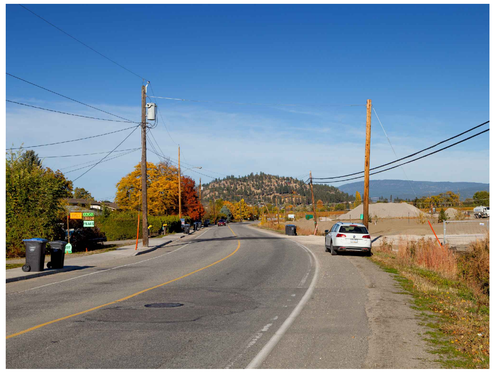
Project

Glenpark Row

276, 284, 292 Valley Road
Kelowna, BC

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

January 30, 2018



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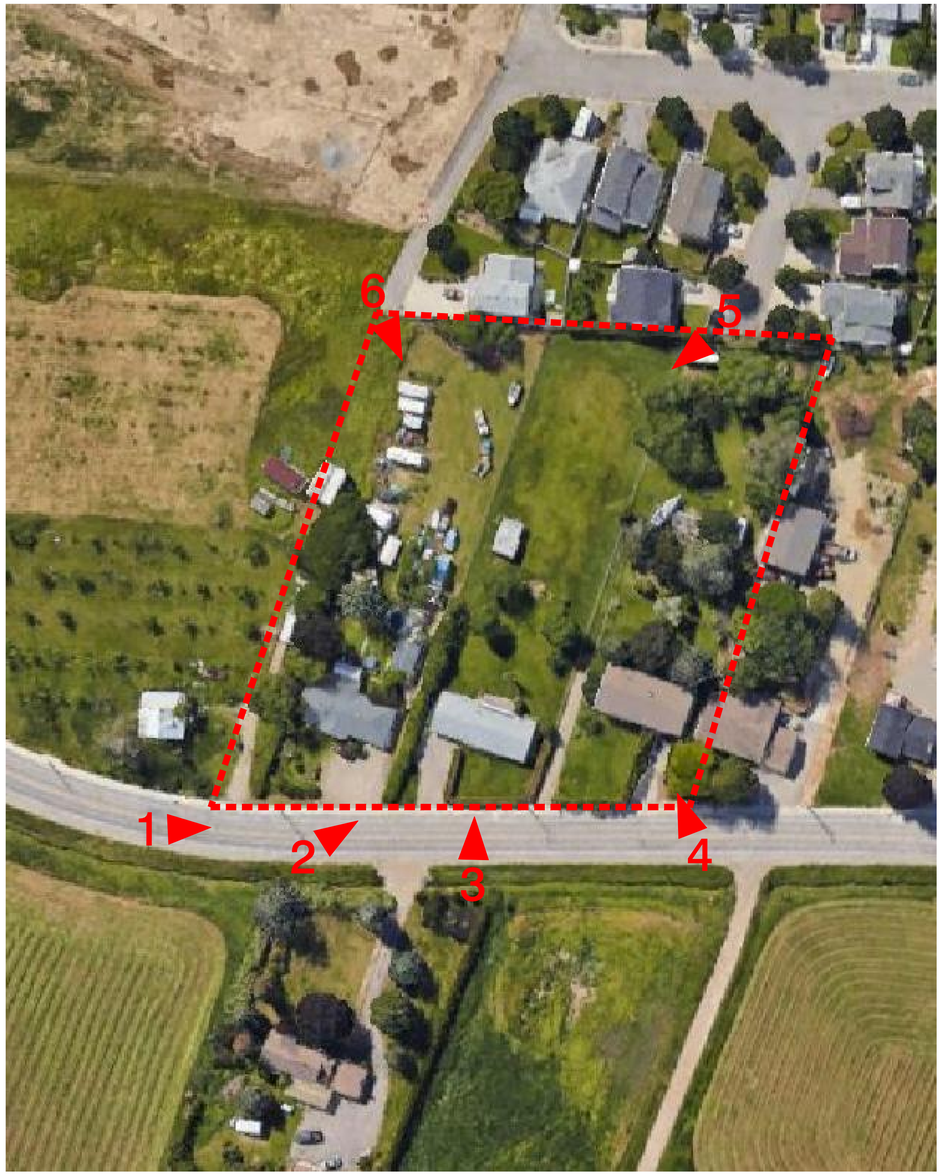

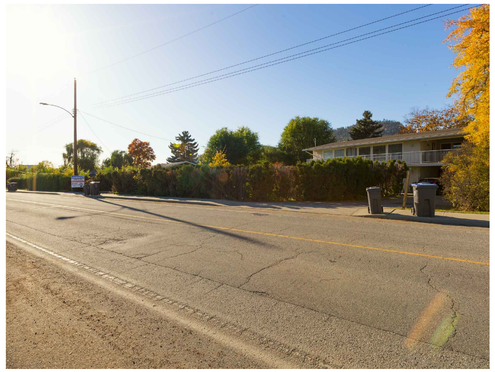

4

5

6

ARCHITECTS
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Project

Glenpark Row

276, 284, 292 Valley Road
Kelowna, BC

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

Context Plan

January 30, 2018

A-1.0

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Client

Project

Glenpark Row

276, 284, 292 Valley Road
Kelowna, BC

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

Context Aerial Views

January 30, 2018

A-1.1

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Client

Project

Glenpark Row

276, 284, 292 Valley Road
Kelowna, BC

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

Survey Plan

1 = 250
January 30, 2018

A-1.2

DESIGN RATIONALE

Introduction

1. 'Glenpark Row' is a development proposal comprising 52 family-oriented townhouses in the Glenmore neighbourhood of Kelowna.

2. The development site is at 292, 284 and 276 Valley Road. It is a 2.4 acre, reasonably flat parcel that currently comprises 3 single-family lots.

3. It is located in an established community that is within close proximity to a retail village, a new sports complex and schools.

4. Given its recent success with the nearby 'Drysdale Row' townhouse development project, VanMar Developments (the builder) recognizes the opportunity to create a highly livable townhouse community that will contribute positively to the Glenmore community and to appeal to a broad range of people, and particularly families with children.

5. The development proposal is in response to Council's priority to see more family-orientated housing, particularly 3-bedroom ground-oriented townhouses that are walkable and close to schools, shops and services. Earlier this month, this was expressed in a housing needs assessment developed by the City of Kelowna. This recently published report identified a "missing middle" housing type to meet the increasing demand for walkable multi-unit and family-oriented communities that are scale-compatible with single family housing.

Purpose of this document

6. This 'Design Rationale' document has guided VanMar's approach to the design of this new community. The document seeks to first identify all the relevant considerations that the design needs to respond to. Having identified all of the relevant considerations, the document then details a design that appropriately responds to these considerations.

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

THE SITE AND ITS LOCATIONAL CONTEXT

7. The site has an interesting locational context. It is within easy walking distance of everyday urban amenities (shops, schools, daycare and parks), while also being immediately adjacent to the farmland and orchards.

8. To the South of the development site is a working apple and pear orchard, and a heritage house that was built in the 1920's. The orchard grower sells produce from his house to the local community. Beyond this orchard is a vibrant and busy neighbourhood retail village, with an IGA, Save-on-Foods, Shoppers Drug Mart, Starbucks and other urban amenities. The retail village area is within easy walking distance of the development site.

9. To the West of the development site is an attractive neighbourhood of single-family homes accessed from Drysdale Boulevard.

10. To the East of the development site the City is developing the new 'Glenmore Recreation Park' sports facility, which is now under construction. Beyond this new sports facility, there are attractive views of orchards and hills.

11. To the North of the development site are 3 single-family homes. The owners of these homes have expressed interest in selling their property for development. These discussions are amicable and ongoing. To date, an agreement has not been reached between these owners and VanMar.

12. The site is within close proximity to high quality schools, including Dr Knox Middle School and North Glenmore Elementary School. Dr Knox is within easy walking distance of the site. The site is also within walking distance of the Green Gables Daycare.

13. The site is a 15-minute drive to downtown Kelowna and a 10 minute drive to UBCO.

ADVICE FROM THE CITY OF KELOWNA PLANNING DEPARTMENT

14. Given the locational context, and the alignment with City policy priorities, City planning staff are supportive towards the idea of recommending to Council that this site be developed for townhouses, subject to the following conditions and provisos:

    a. That the townhouses are designed to be appealing to families given Council's desire to see more family-oriented housing, particularly 3-bedroom ground-oriented townhouses. This is due to Kelowna currently going through a period of growth and there being a shortage of housing that is suitable and affordable for families with school-aged children.

    b. That the development integrates with the local context of growing family-oriented amenities (including the new Glenmore Recreation Park and the retail village), and is sensitive to the adjacent single-family homes to the West.

    c. That the design should be welcoming and inclusive of the surrounding community, and should activate the perimeter streets with outward (rather than inward) facing homes and strong corner elements on the ends of buildings.

    d. That the development includes construction of a new portion of Glenpark Drive that intersects with Valley Road (and in alignment with the access to Glenmore Recreation Park on the other side of Valley Road) and that, once constructed, this newly constructed portion of Glenpark Drive be dedicated to the City.

    e. That vehicle access to the project is provided from this new section of Glenpark Drive, and not from Valley Road or from Marigold Road.

    f. That the design and layout of a townhouse project on this site can be integrated with development of the single-family house lots to the North of the site (if they become available for development in the future).

    g. That the project make provision for a pedestrian walkway through the site, linking Drysdale Boulevard with Glenmore Recreation Park.

15. Planning staff have advised that the development approval process for the project will require a Development Permit, a Rezoning from RR-3 to RM-3 and an amendment to the OCP from 'Single Family' to 'Multi-Residential Low Density'. Planning staff have advised VanMar of the required steps and public consultation requirements that this process will require.

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

SUMMARY OF OUR PROPOSED DESIGN APPROACH

16. Our design responds to the above-listed contextual considerations through a thoughtfully designed development of 52 townhouses organized in 11 separate buildings with an overall FAR of 0.72.

17. The community is predominantly oriented towards families with children. All of the 52 townhouses have:

    a. 3 bedrooms

    b. A den, which can also be converted into a 4th bedroom.

    c. A garage with side-by-side parking for 2 cars (and we have also provided by-law compliant visitor parking around the site).

    d. A balcony directly accessed from the principal living space.

    e. A front yard garden area.

    f. Approximately 1,500 sf of living space.

18. The design is compliant with the RM-3 By-law and has no variances.

19. The community has been designed to be self-sufficient with regards to parking, and to not place any parking burden on the surrounding streets. Each townhouse has a garage with 2 side-by-side parking stalls. There are also 9 visitor parking stalls distributed around the community, as well as on-street parking on the new section of Glenpark Drive.

LAYOUT AND ORGANIZATION OF THE COMMUNITY

20. The organization and layout of the community is driven by the following four ideas:

    a. **Vehicle Access...**
    Vehicle access to the development will be from Glenpark Drive, with an emergency vehicle only exit on Marigold Road. Vehicle access to the community will only be from this new section of Glenpark Drive. There will be no vehicle access or egress to the community from Marigold Road, other than for Fire Truck emergency purposes.

    b. **Outward-facing Design...**
    The townhouses located around the perimeter of the community have front doors directly facing Valley Road and Glenpark Drive. This approach activates these streets and presents a welcoming face to the surrounding neighbourhood. Importantly, on-street parking on Glenpark Drive improves the livability and functionality of these street-facing outward looking townhouse units.

    c. **Mews Courtyard...**
    The townhouses on the inside of the project are organized around a 'mews courtyard' concept where front doors face a green area that is free from vehicles. The first of these courtyards is organized so that it is the first thing a person sees when entering the community from Glen Park Drive. We believe these courtyards provide an appealing amenity for all residents and foster an improved interaction between neighbours. These attractive green spaces allow us to integrate small community gathering areas and provide the basis for a diagonal pedestrian pathway through the community to link Marigold Road with the new Glenmore Recreation Park.

    d. **Future Integration Potential...**
    The overall layout of the townhouse community works well on the current project site but also has the potential to be integrated with the lots to the North of the site(if these lots become available for redevelopment in the future).

ARCHITECTURAL EXPRESSION

21. The architectural design is inspired by the locational context, being part urban and part rural. The townhouses will reflect this regional influence with a contemporary architectural design.

22. The design approach seeks to create a strong expression of the individual townhouse. This is achieved through:

    a. A strong front entry condition that is defined by a highly visible front door, an attractive front yard, and clearly visible street address number.

    b. Each townhouse having its individual identity expressed architecturally in gable roof forms and bay window treatments.

    c. Using a mix of attractive and distinct, but complimentary, colours for the siding and windows on each of the townhouses. The natural landscape of the Okanagan informs the base colour palette of the design, with more dynamic colour accents used in certain areas to express the individuality of each home and to express a more contemporary and vibrant appearance, particularly around the front entry.

MASSING AND THE OVERALL FEEL OF THE COMMUNITY

23. To ensure that the community feels livable and friendly, efforts have been made to reduce the overall perception of building mass through the following ideas:

    a. The community has been arranged so that most blocks of buildings have no more than 4 townhouses.

    b. The townhouses within each building block are 'articulated' through roof forms and a variety of window expressions throughout each block of buildings.

    c. The yard in front of each townhouse provides a delineation between the public and private realm but does so in a friendly and inclusive fashion and without the need for excessive barrier fences and gates.

    d. Attention is paid to roof form and bay window elements to create 'strong corners', particularly at the most visible building ends.

    c. Where possible trees and low level planting are introduced to compliment and enhance the streetscape and delineate the public and private outdoor areas.

    f. Each home has a balcony directly accessed from the principal living space. As well as providing important opportunities for indoor/outdoor living, the balcony provides an opportunity for informal neighbour-to-neighbour interaction across the driveway aisle and community overlook which improves security and safety in the parking/drive aisle area.

    g. The landscape design is well integrated with the architectural design, and is mindful of the hot and dry Okanagan climate. The landscape design incorporates canopy trees wherever possible to reduce heat gain.

    h. The development will provide a pedestrian friendly boulevard treatment along Glenpark Drive, achieved through the installation of deciduous shade trees and a turf boulevard.

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November 1, 2017
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December 8, 2017
Re-Issued For Development Permit, Rezoning and OCP Amendment

January 30, 2018
Re-Issued For Development Permit, Rezoning and OCP Amendment

Client

Project

Glenpark Row

276, 284, 292 Valley Road
Kelowna, BC

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

Design Rationale

January 30, 2018

A-1.3

Development Statistics

Civic Address:	276, 284, 292 Valley Road, Kelowna BC		
Legal Description:	Lots 1-3, Section 33, Township 26, ODYD, Plan 18062		
Gross Site Area:	**2.43 Acres**	**106,017 sf**	**9,849 SM**
Zoning Classification	**Rezoning from RR-3 to RM-3**		
Permitted FSR:	0.75	79,513 sf	7,387 SM
Proposed FSR:	**0.72**	**76,110 sf**	**7,071 SM**
Permitted Site Coverage of Buildings:	40%		
Proposed Site Coverage of Buildings (including decks):	**36%**		
Permitted Site Coverage of Buildings, Decks, Driveway, Surface Parking:	60%		
Proposed Site Coverage of Buildings, Decks, Driveway, Surface Parking:	**39%**		
Permitted Height:	10 M or 3 Storeys (the lesser of the two)		
Proposed Height:	**3 Stories**		

Permitted Setbacks:

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

Proposed Setbacks:

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

Required Private Open Space Per Dwelling:	25 SM	269 sf	(for dwellings more than one bedroom)
52 dwellings total	1,300 SM	13,994 sf	
Proposed Private Open Space Per Dwelling (includes balconies):	**1,674 SM**	**18,014 sf total for 52 dwellings**	

Proposed Development:

Type	Lower Flr (FSR)	Main Flr	Upper Flr	Total (Exclu. garage)	No. of Units	Total FSR Area	Lower Flr Gross	Gross Flr Area	Garage Parking	Apron Parking
A 3-Bedrm	182 sf	603 sf	655 sf	1,440 sf	30	43,200 sf	595 sf	55,590 sf	2 cars	0 car
A1 3 Bedrm	183 sf	651 sf	666 sf	1,500 sf	7	10,500 sf	629 sf	13,622 sf	2 cars	0 car
A2 3-Bedrm	183 sf	647 sf	661 sf	1,491 sf	10	14,910 sf	629 sf	19,370 sf	2 cars	0 car
A3 3-Bedrm	183 sf	651 sf	666 sf	1,500 sf	1	1,500 sf	629 sf	1,946 sf	2 cars	0 car
A4 3 Bedrm	183 sf	651 sf	666 sf	1,500 sf	4	6,000 sf	629 sf	7,784 sf	2 cars	0 car
Total					**52 units**	**76,110 sf FSR**		**98,312 sf Gross**		
						7,071 sm FSR		**9,133 sm Gross**		

Required Parking:	
2 cars per residential unit	104 cars
1 visitor car per 7 dwelling units	7 cars
Total Required Parking	**111 cars**
Proposed Parking:	
Double garages (Types A, A1, A2, A3, A4)	104 cars
Single garages	0 cars
Total in Garages	**104 cars**
Apron Parking	0 cars
Overall Residential Parking	**104 cars**
Visitor Parking	**9 cars**
Total Provided Parking	**113 cars**
Required Bicycle Parking:	
Class 2 0.1 per dwelling unit	5 spaces
Total required bicycle parking	**5 spaces**
Provided Bicycle Parking:	
Class 2	6 spaces
Total Provided Bicycle Parking	**6 spaces**

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Client

Project

Glenpark Row

276, 284, 292 Valley Road
Kelowna, BC

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

Development Summary

January 30, 2018

A-1.4

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SCHEDULE A
This forms part of application
DP17-0241
Planner Initials LK
City of Kelowna
COMMUNITY PLANNING

Client

Project

Glenpark Row

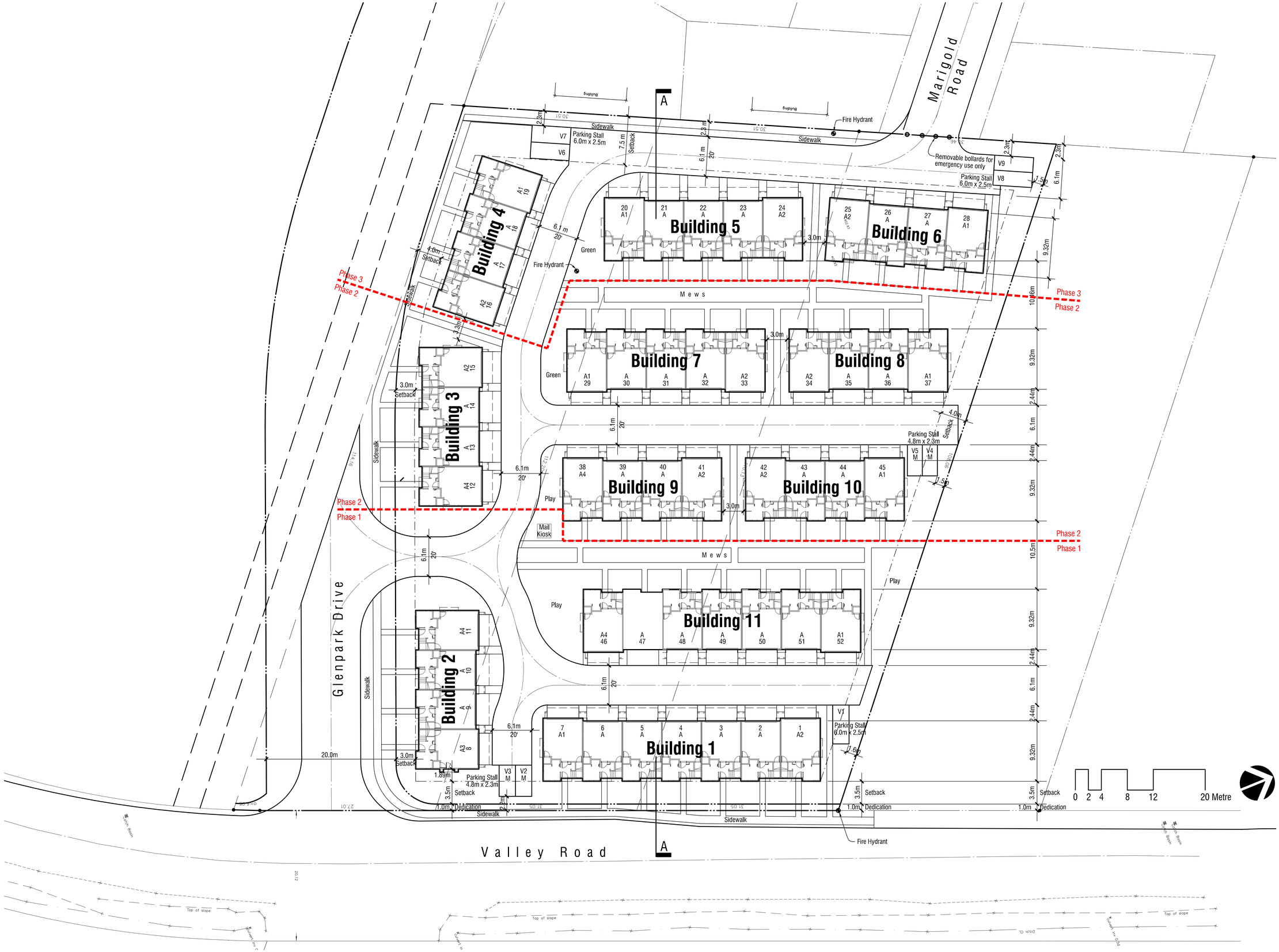
276, 284, 292 Valley Road
Kelowna, BC

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

Site Plan

1 = 250
January 30, 2018

A-1.5



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City of Kelowna COMMUNITY PLANNING
Planner Initials LK

Client

Project

Glenpark Row

276, 284, 292 Valley Road
Kelowna, BC

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

Phasing Plan

1 = 250
January 30, 2018

A-1.6

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Client

Project

Glenpark Row

276, 284, 292 Valley Road
Kelowna, BC

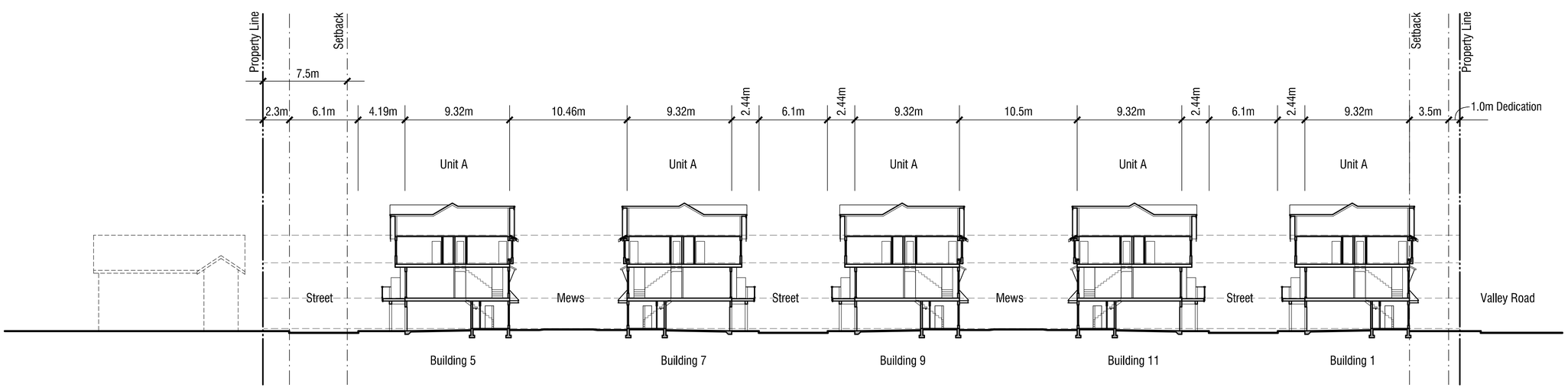
Lots 1-3, Section 33, Township 26, ODYD
Plan 18062

Fire Fighting Access Plan

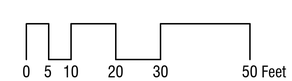
1 = 250
January 30, 2018

A-1.7

Valley Road Streetscape



Site Section



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DP17-0241
Planner Initials LK
City of Kelowna
COMMUNITY PLANNING

Client

Project

Glenpark Row

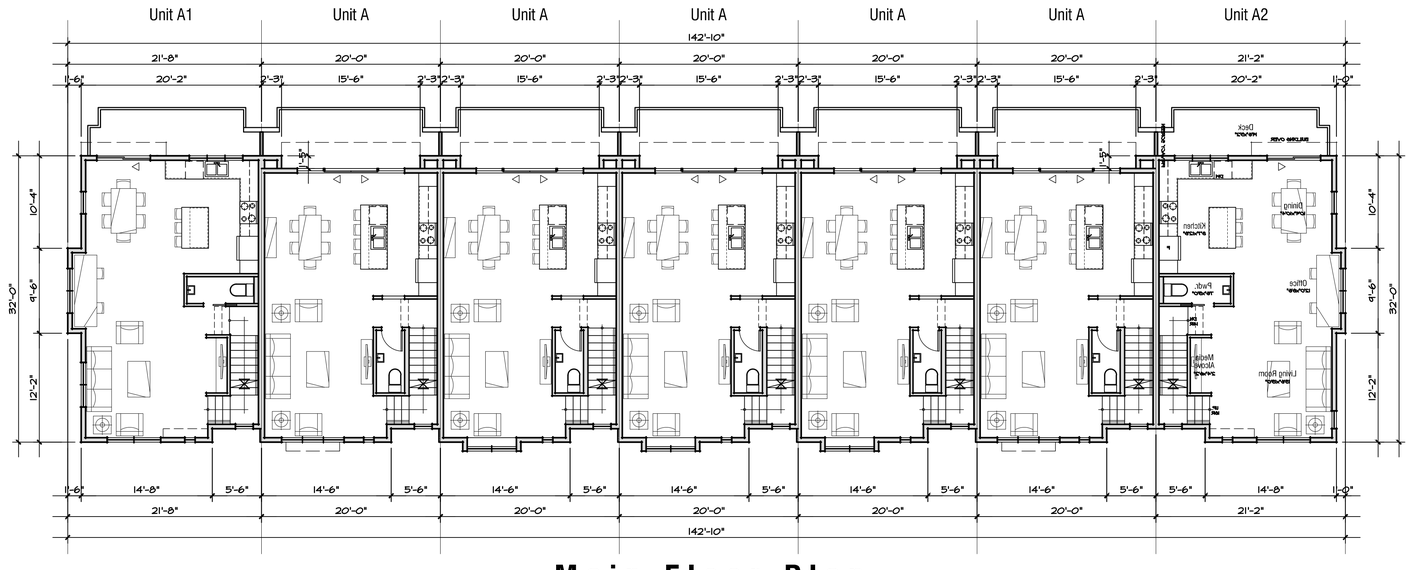
276, 284, 292 Valley Road
Kelowna, BC

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

Valley Road Streetscape
Site Section

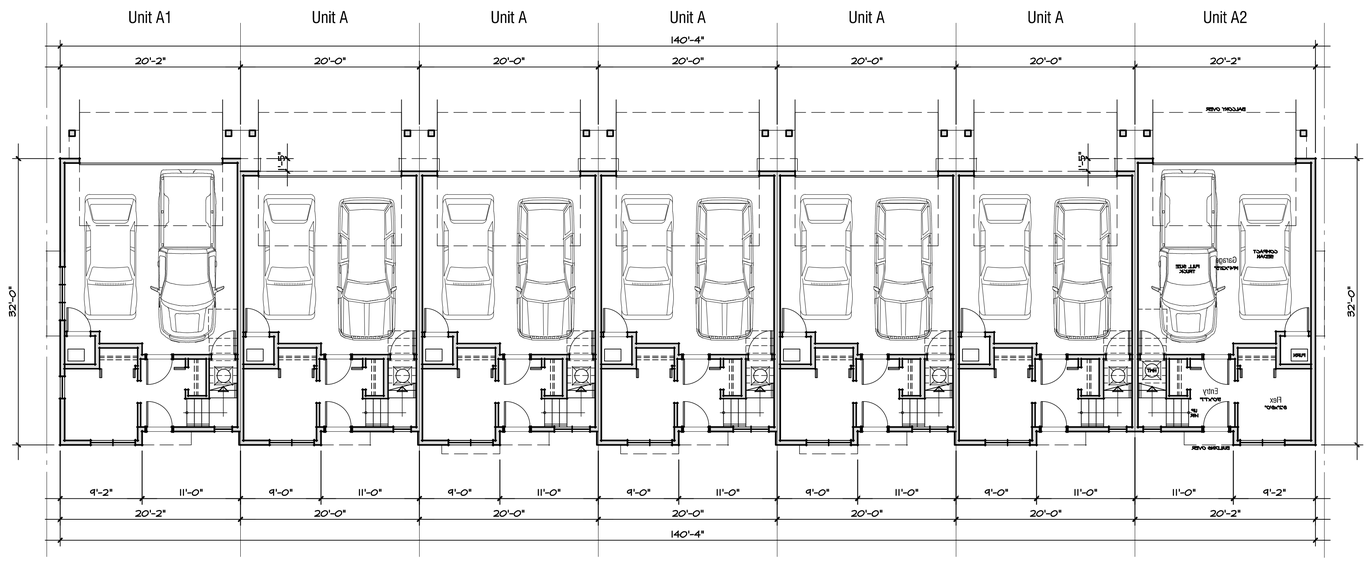
1/16" = 1'-0"
January 30, 2018

A-1.8



Main Floor Plan

Building Area 4,368 sf



Ground Floor Plan

Building Area 4,235 sf

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Project

Glenpark Row

276, 284, 292 Valley Road
Kelowna, BC

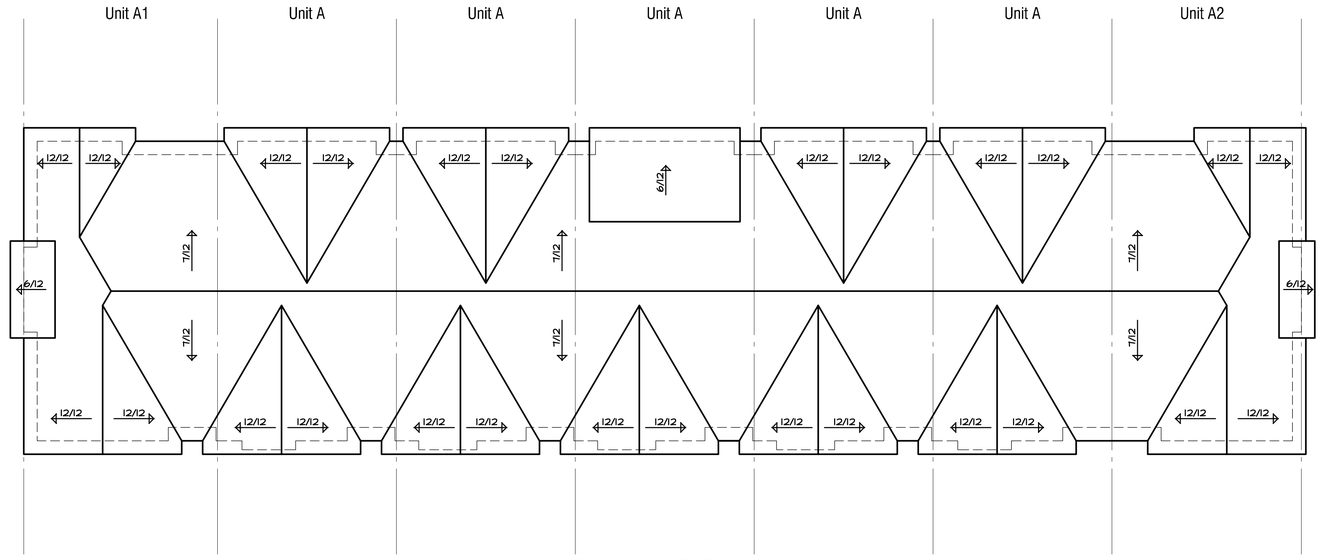
Lots 1-3, Section 33, Township 26, ODYD
Plan 18062

Building 1 (7-plex) Plans
Building 11 Similar

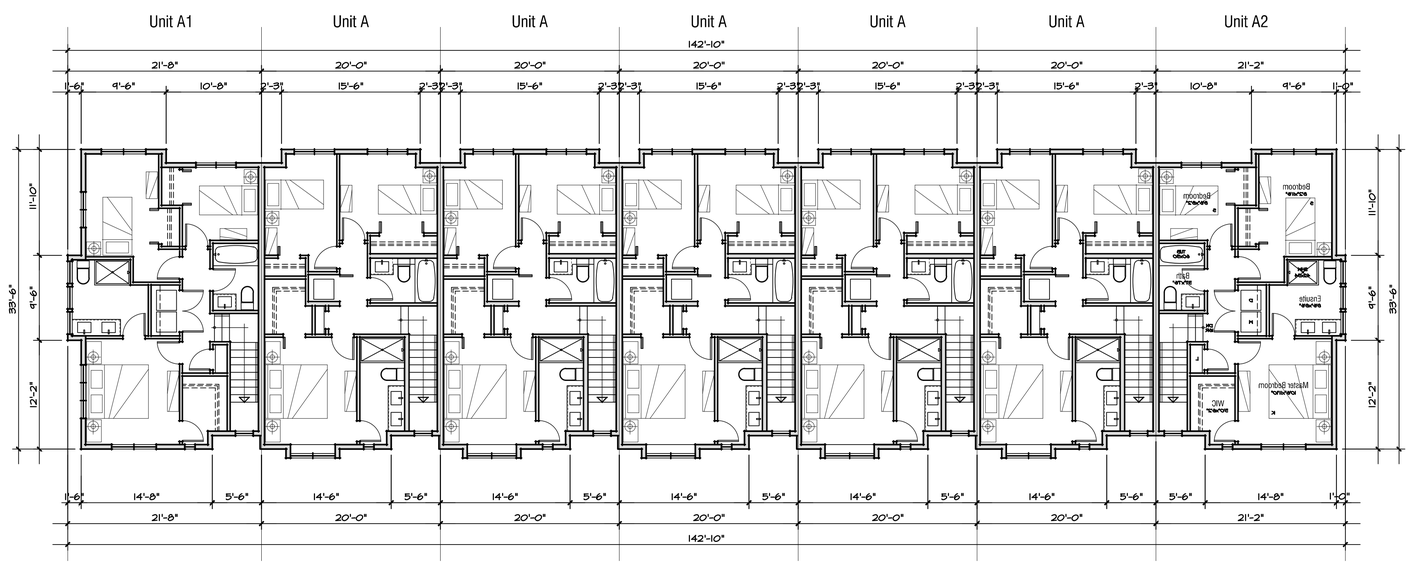
1/8" = 1'-0"
January 30, 2018

0 4 8 12 16 20 FT

A-2.0



Roof Plan



Upper Floor Plan

Building Area 4,634 sf

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City of Kelowna
COMMUNITY PLANNING

Client

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276, 284, 292 Valley Road
Kelowna, BC

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

Building 1 (7-plex) Plans
Building 11 Similar

1/8" = 1'-0"
January 30, 2018

0 4 8 12 16 20 FT

A-2.1

South Elevation

904 sf building face
132 sf unprotected opening
14.6% proposed
30.5% allowable

East Elevation

North Elevation

West Elevation

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City of Kelowna COMMUNITY PLANNING

Client

Project

Glenpark Row

276, 284, 292 Valley Road
Kelowna, BC

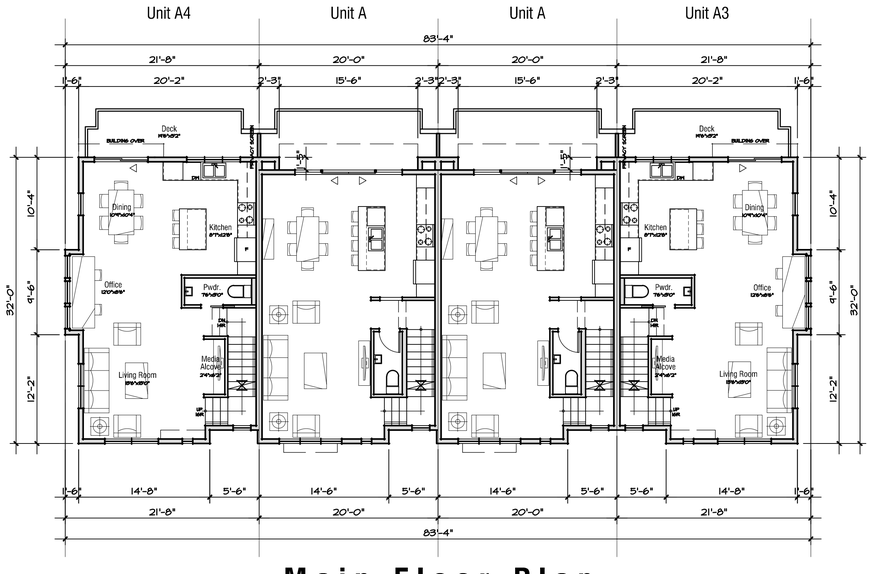
Lots 1-3, Section 33, Township 26, ODYD
Plan 18062

Building 1(7-plex) Elevations
Building 11 Similar

1/8" = 1'-0"
January 30, 2018

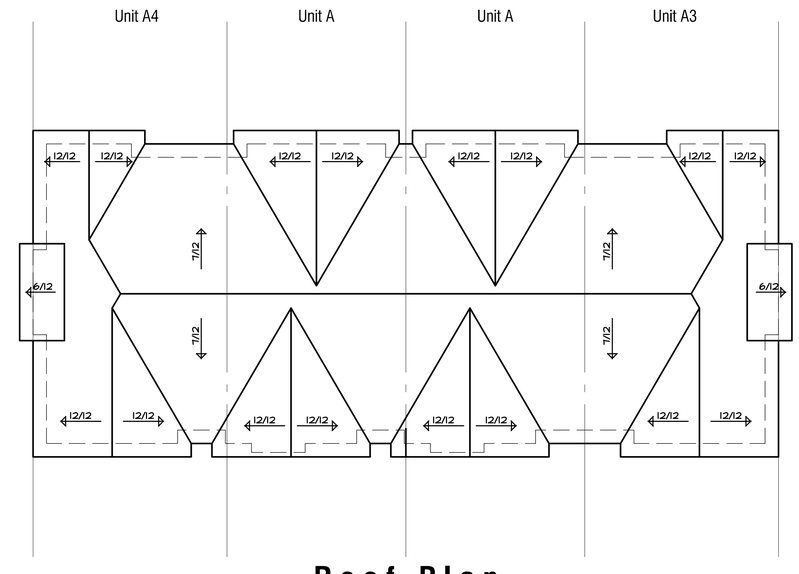
0 4 8 12 16 20 FT

A-2.2

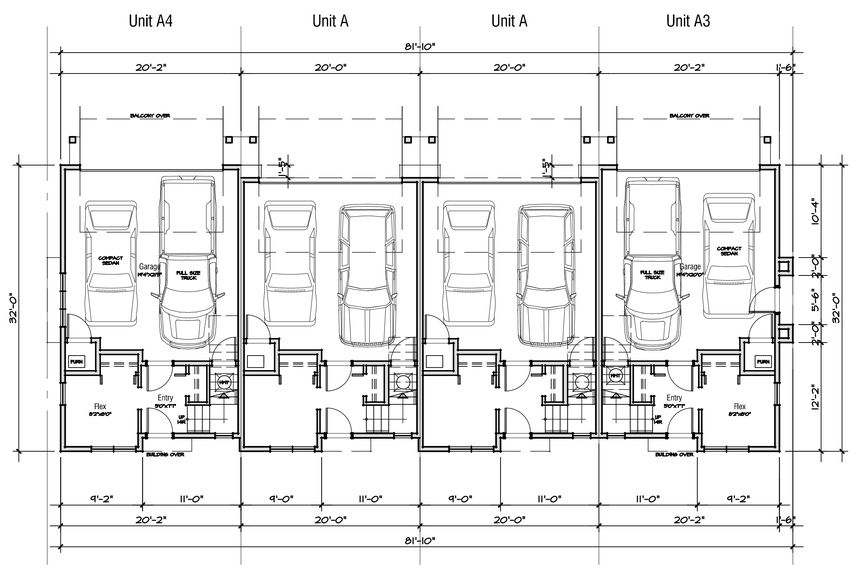


Main Floor Plan

Building Area 2,523 sf

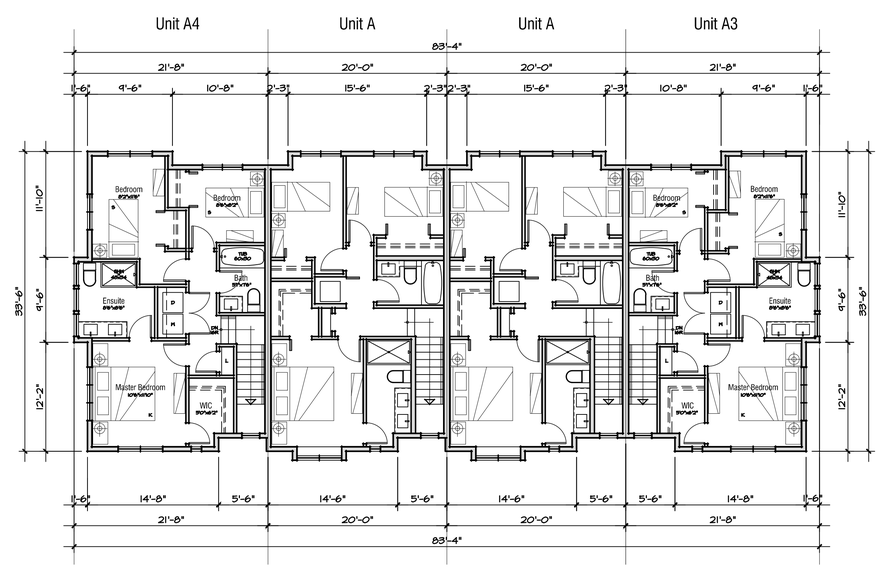


Roof Plan



Ground Floor Plan

Building Area 2,455 sf



Upper Floor Plan

Building Area 2,654 sf

0 4 8 12 16 20 FT

ARCHITECTS incorporated
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SCHEDULE A
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DP17-0241
Planner Initials LK
City of Kelowna COMMUNITY PLANNING

Client

Project

Glenpark Row

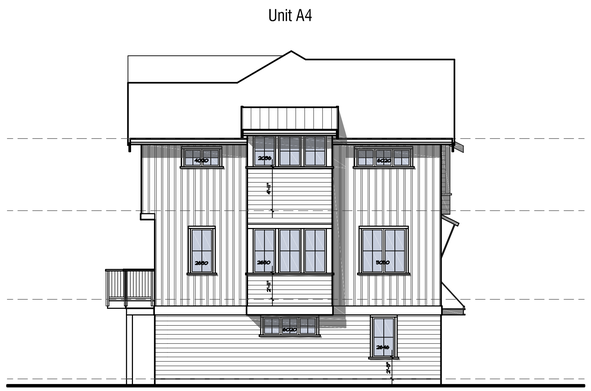
276, 284, 292 Valley Road
Kelowna, BC

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

Building 2 (4-plex) Plans
Buildings 3, 4, 6, 8, 9, 10 Similar

1/8" = 1'-0"
January 30, 2018

A-3.0

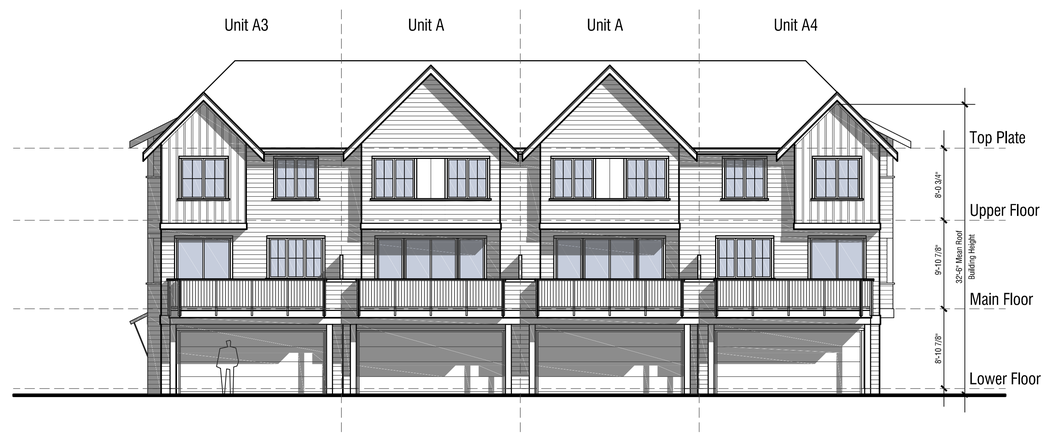


West Elevation

904 sf building face
145 sf unprotected opening
16.0% proposed
63.5% allowable

South Elevation

East Elevation



North Elevation

0 4 8 12 16 20 FT

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City of Kelowna COMMUNITY PLANNING
Planner Initials LK

Client

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Glenpark Row

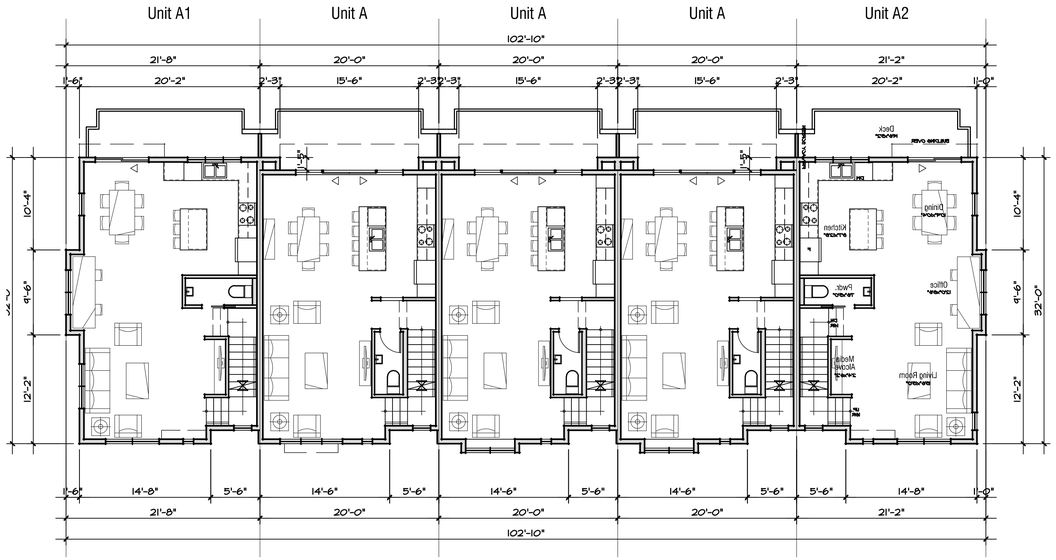
276, 284, 292 Valley Road
Kelowna, BC

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

Building 2 (4-plex) Elevations
Buildings 3, 4, 6, 8, 9, 10 Similar

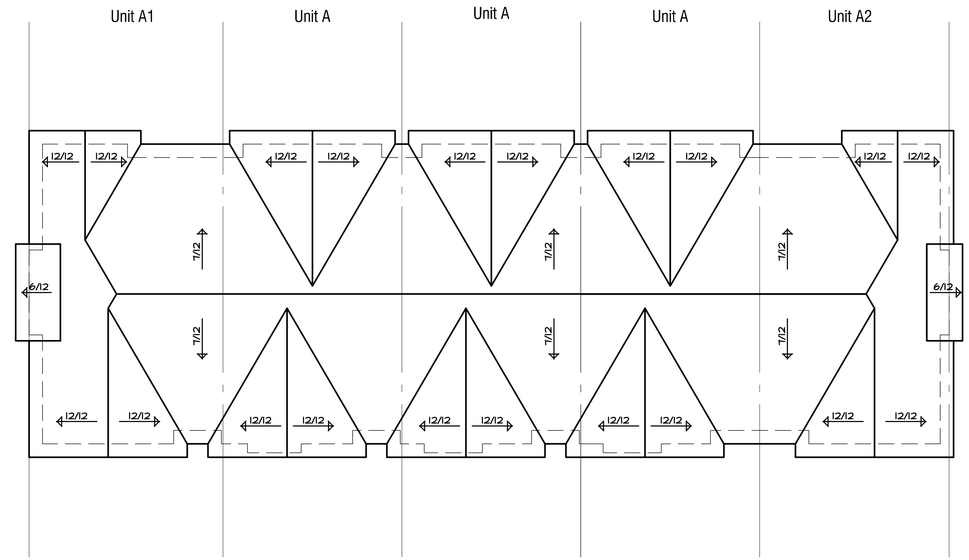
1/8" = 1'-0"
January 30, 2018

A-3.1

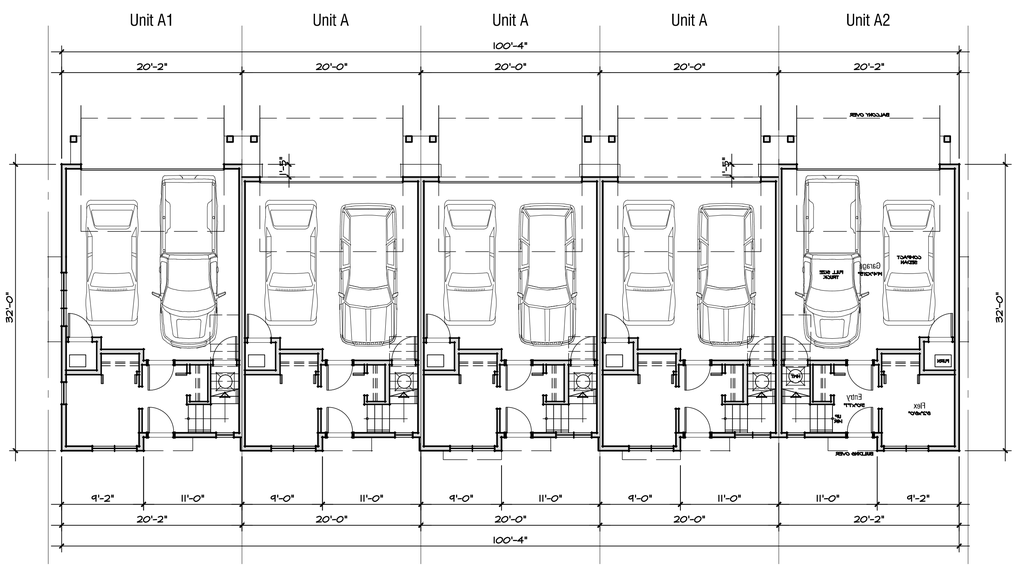


Main Floor Plan

Building Area 3,141 sf

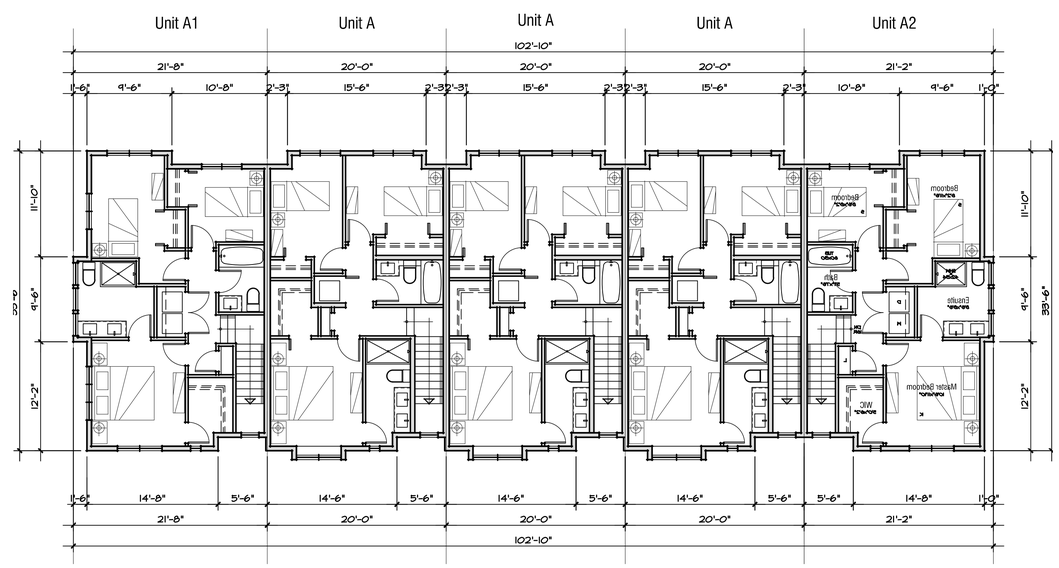


Roof Plan



Ground Floor Plan

Building Area 3,044 sf



Upper Floor Plan

Building Area 3,311 sf

ARCHITECTS incorporated
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Tel .604 .669 .3339 Fax .604 .669 .6651

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SCHEDULE A
This forms part of application
DP17-0241
City of Kelowna
COMMUNITY PLANNING
Planner Initials LK

Client

Project

Glenpark Row

276, 284, 292 Valley Road
Kelowna, BC

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

Building 5 (5-plex) Plans
Building 7 Similar

1/8" = 1'-0"
January 30, 2018

0 4 8 12 16 20 FT

A-4.0

South Elevation

East Elevation

North Elevation

904 sf building face
73 sf unprotected opening
8.1% proposed
8.1% allowable
5'0" limiting distance

West Elevation

0 4 8 12 16 20 FT

ARCHITECTS incorporated
200-970 Homer St Vancouver B.C. V6B2W7
Tel .604 .669 .3339 Fax .604 .669 .6651

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SCHEDULE B
This forms part of application
DP17-0241
Planner Initials LK
City of Kelowna COMMUNITY PLANNING

Client

Project

Glenpark Row

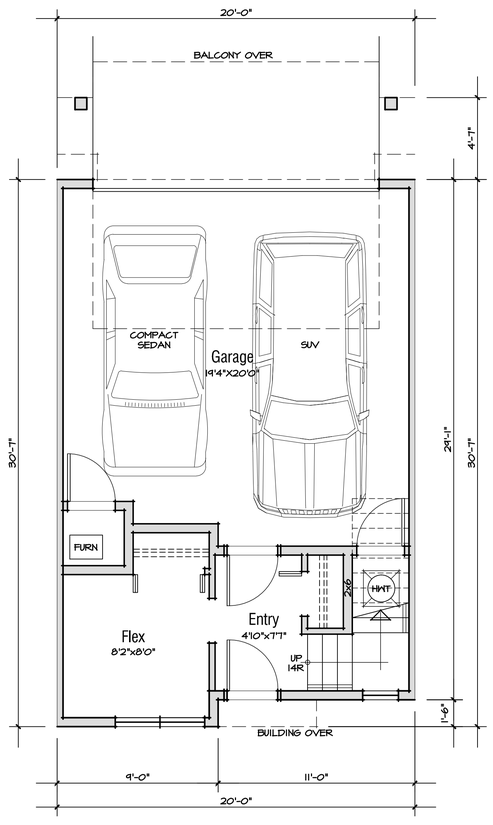
276, 284, 292 Valley Road
Kelowna, BC

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

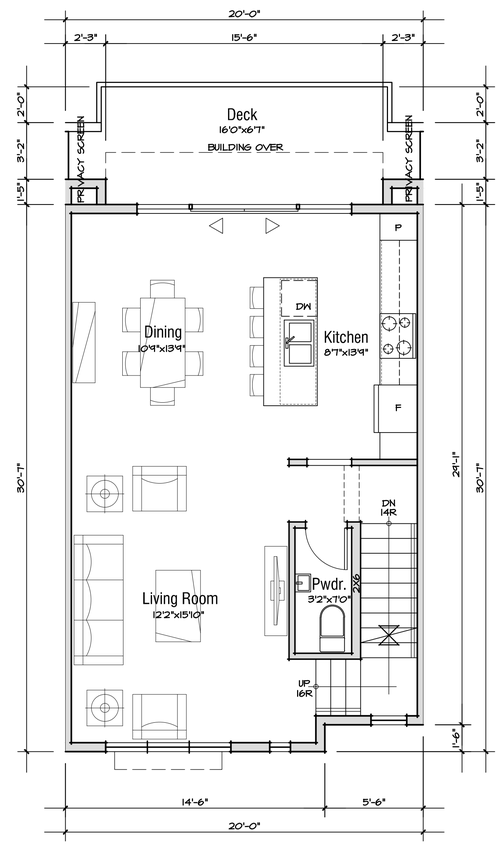
Building 5 (5-plex) Elevations
Building 7 Similar

1/8" = 1'-0"
January 30, 2018

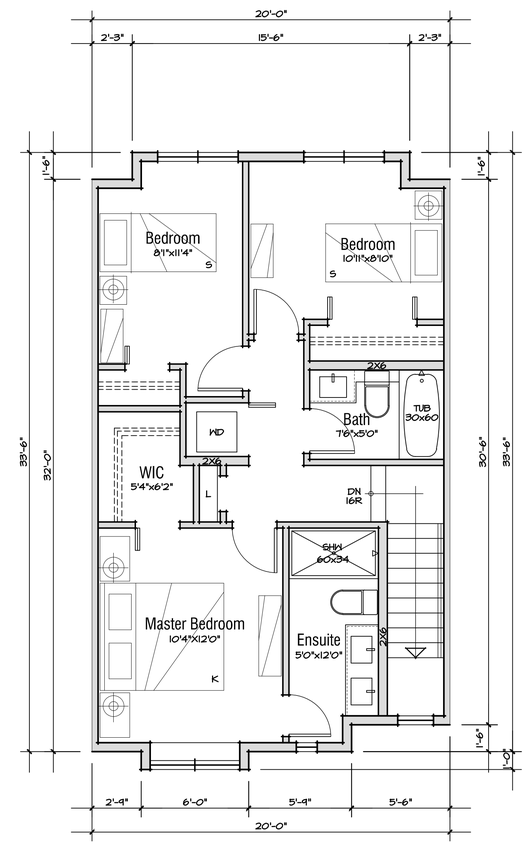
A-4.1



Lower Floor
182 sf (FSR)
413 sf (Garage)



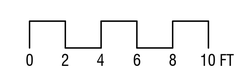
Main Floor
603 sf (FSR)
114 sf (Deck)



Upper Floor
655 sf (FSR)

Type A

1,440 sf FSR



ARCHITECTS incorporated
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Tel .604.669.3339 Fax .604.669.6651

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SCHEDULE A
This forms part of application
DP17-0241
City of Kelowna
COMMUNITY PLANNING
Planner Initials LK

Client

Project

Glenpark Row

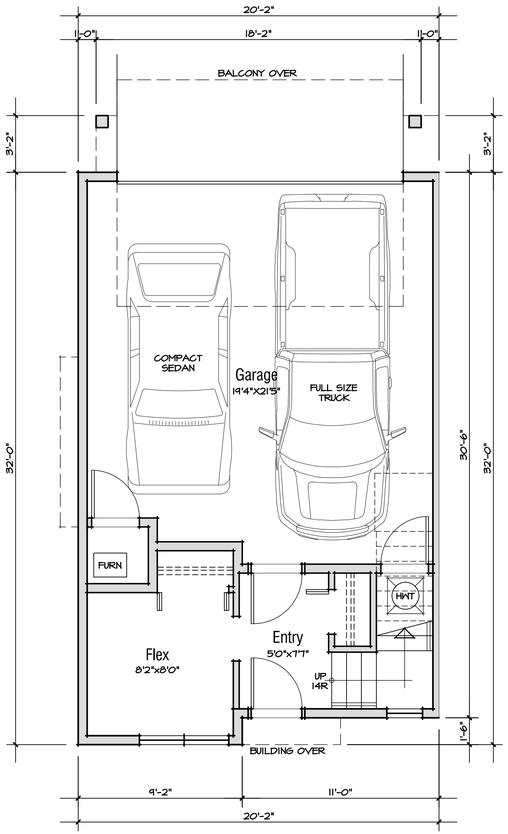
276, 284, 292 Valley Road
Kelowna, BC

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

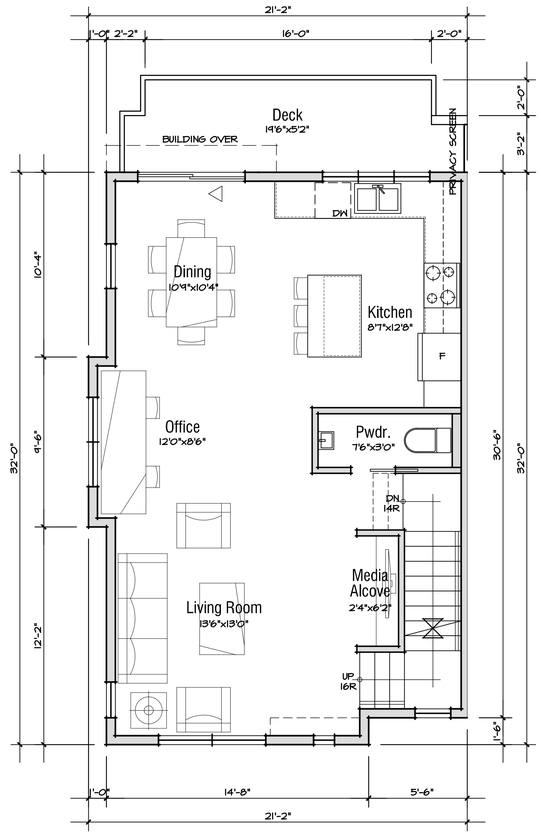
Type A Unit Plans

1/4" = 1'-0"
January 30, 2018

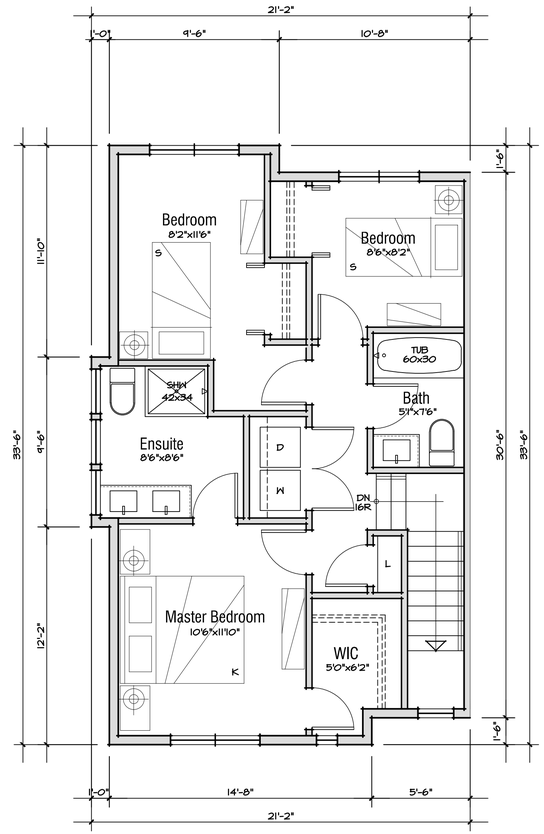
A-5.0



Lower Floor
183 sf (FSR)
446 sf (Garage)



Main Floor
647 sf (FSR)
91 sf (Deck)



Upper Floor
661 sf (FSR)

Type A2

1,491 sf FSR

0 2 4 6 8 10 FT

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Planner Initials LK
City of Kelowna
COMMUNITY PLANNING

Client

Project

Glenpark Row

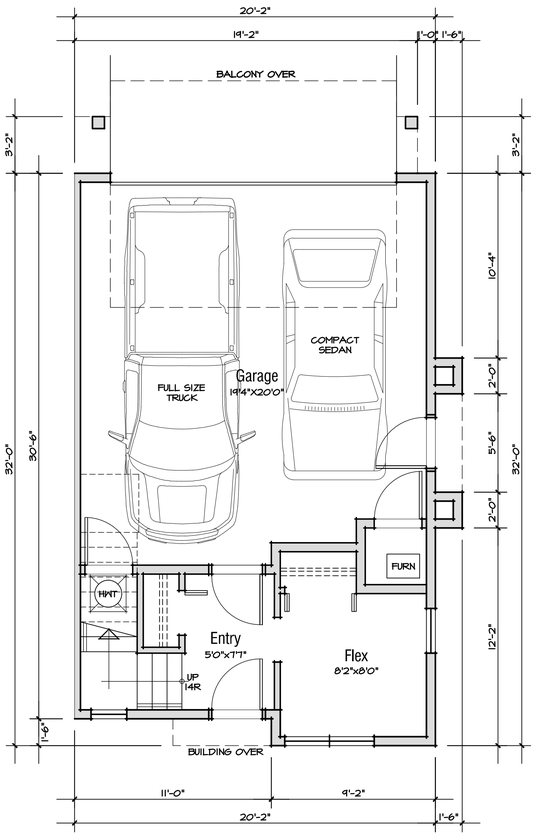
276, 284, 292 Valley Road
Kelowna, BC

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

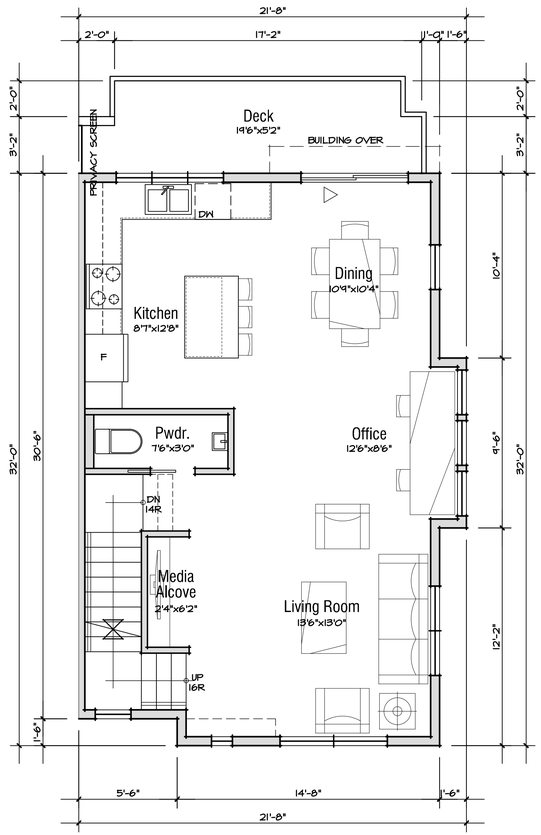
Type A2 Unit Plans

1/4" = 1'-0"
January 30, 2018

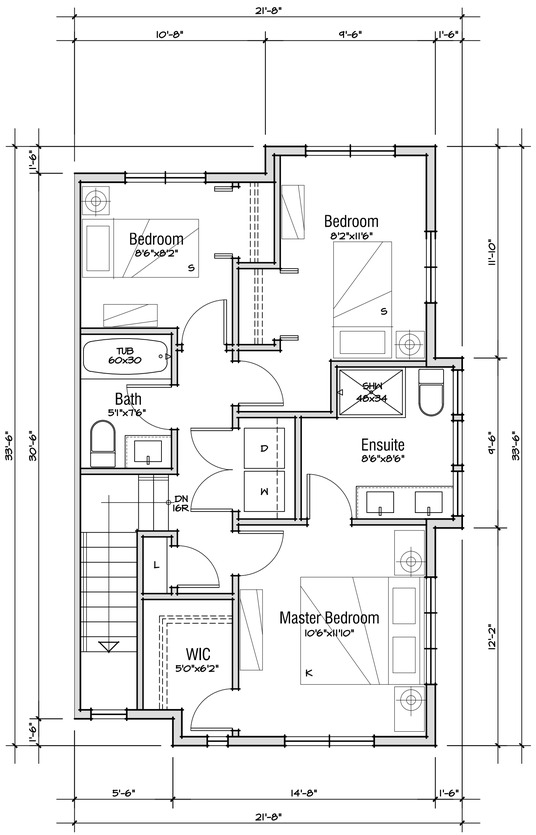
A-5.1



Lower Floor
183 sf (FSR)
446 sf (Garage)



Main Floor
651 sf (FSR)
91 sf (Deck)



Upper Floor
666 sf (FSR)

Type A3

1,500 sf FSR

0 2 4 6 8 10 FT

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SCHEDULE A
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Planner Initials LK
City of Kelowna
COMMUNITY PLANNING

Client

Project

Glenpark Row

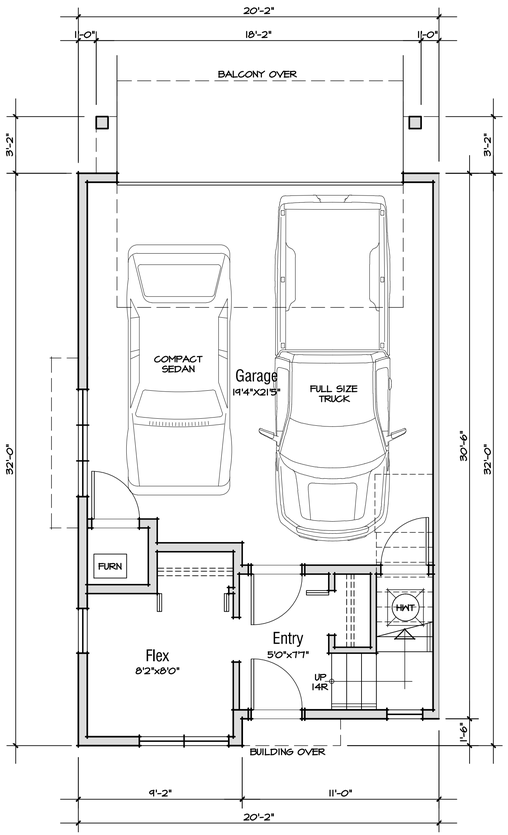
276, 284, 292 Valley Road
Kelowna, BC

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

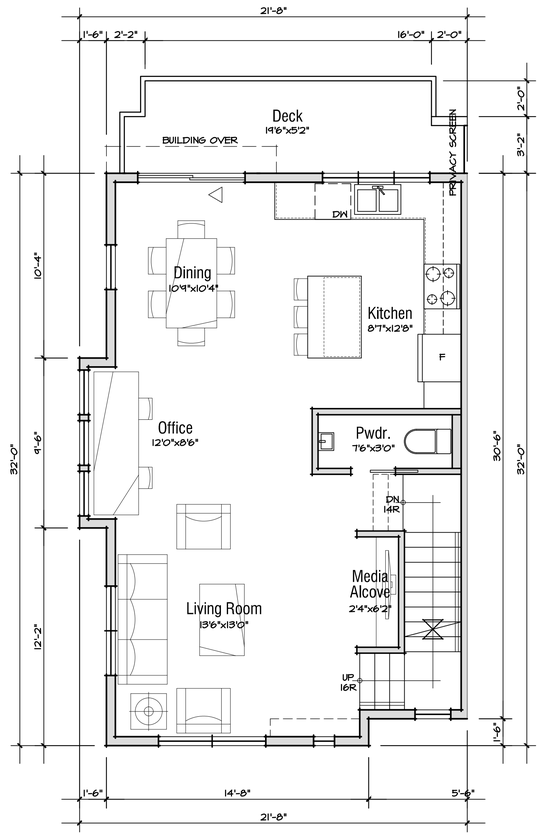
Type A3 Unit Plans

1/4" = 1'-0"
January 30, 2018

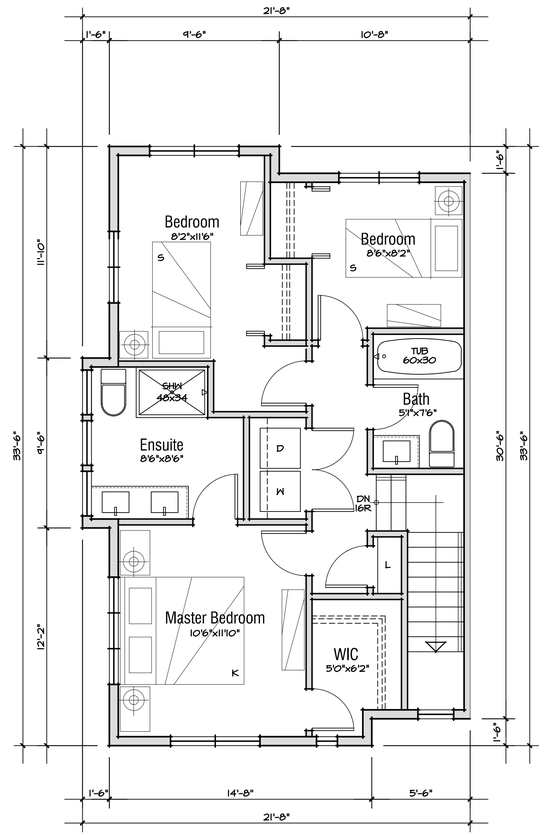
A-5.2



Lower Floor
183 sf (FSR)
446 sf (Garage)



Main Floor
651 sf (FSR)
91 sf (Deck)



Upper Floor
666 sf (FSR)

Type A4

1,500 sf FSR

0 2 4 6 8 10 FT

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DP17-0241
Planner Initials LK
City of Kelowna
COMMUNITY PLANNING

Client

Project

Glenpark Row

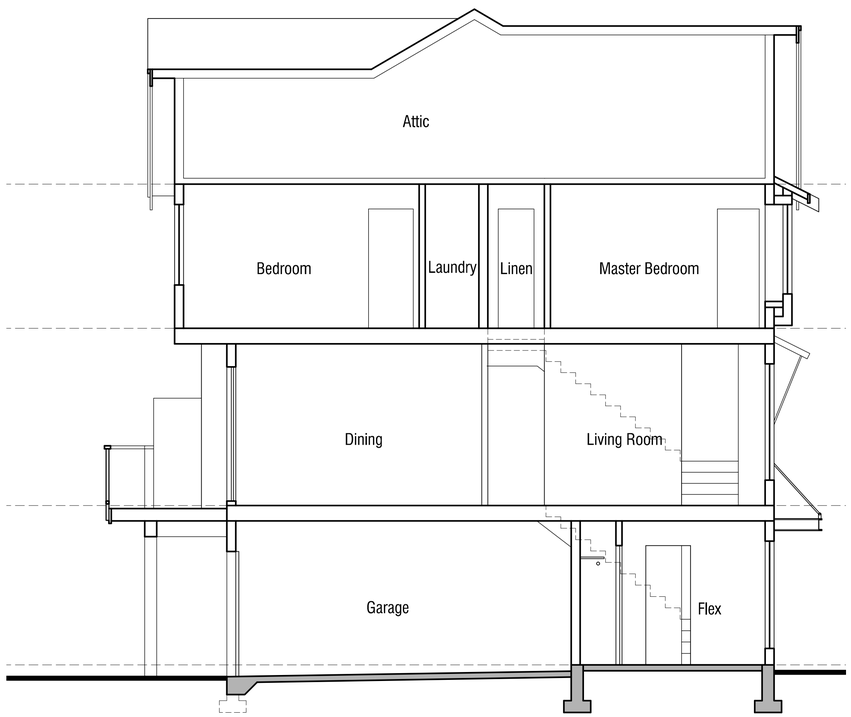
276, 284, 292 Valley Road
Kelowna, BC

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

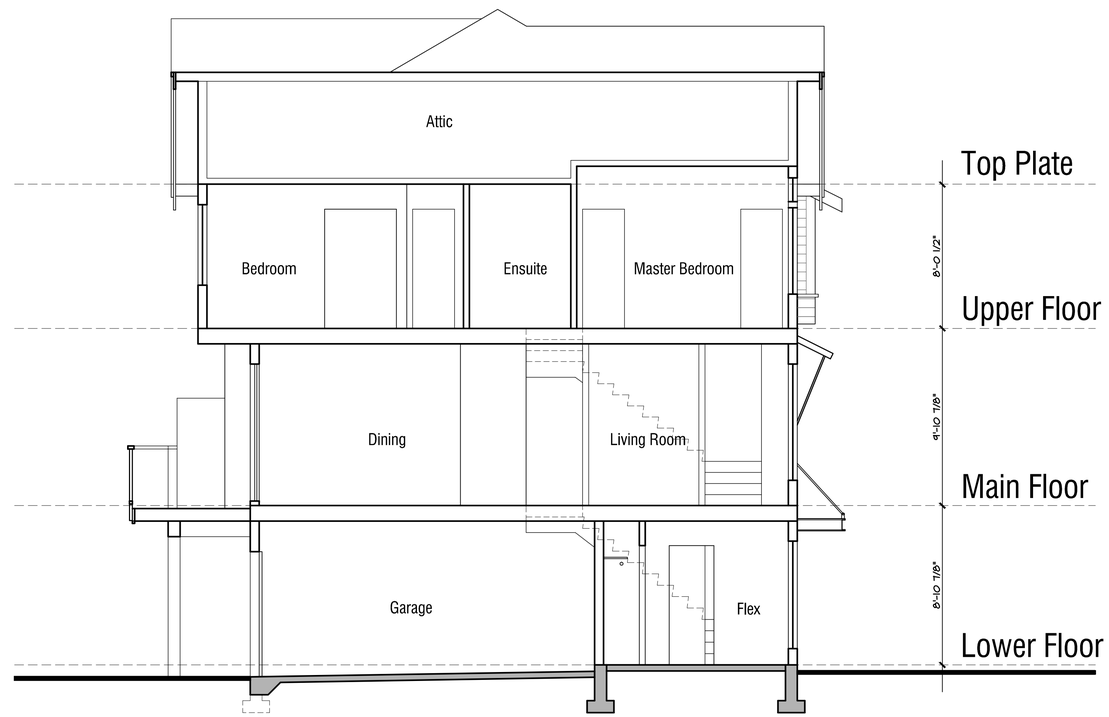
Type A4 Unit Plans
Type A1 Similar

1/4" = 1'-0"
January 30, 2018

A-5.3



Type A Section



Type A1 Section

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Client

Project

Glenpark Row

276, 284, 292 Valley Road
Kelowna, BC

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

Unit Sections

1/4" = 1'-0"
January 30, 2018

0 2 4 6 8 10 FT

A-6.0

Colour Scheme A

Benjamin Moore CC-20 Decorator's White
Board and Batten, Lap Siding

Benjamin Moore HC-167 Amherst Gray
Lap Siding, Fascias, Trims, Bays
Posts, Beams

Benjamin Moore HC-169 Coventry Gray
Lap Siding

Benjamin Moore AF-290 Caliente
Entry Door

PITCH ROOFING:
Asphalt roof shingles GAF Timberline HD Birchwood

FASCIA:
1x3 Hardi Batten Boards on 2x8 HardieTrim Boards, Smooth, Painted

BOARD AND BATTEN:
1x3 Hardi Batten Boards on
1x10 HardiTrim Boards, Smooth, painted

WINDOW BAY TRIMS:
HardieTrim Boards, Smooth, painted

WINDOW TRIMS:
2x3 wood trims, painted

WINDOWS:
Double glazed, vinyl frames
Black exterior, white interior

ROOF CANOPY:
Standing seam canopy with metal support struts

LAP SIDING:
HardiePlank Lap Siding, Smooth, 6" exposure, painted

SUPPORTING STRUT:
Metal Strut, painted

ENTRY ROOF:
Flat roof w/ c-channel surround, asphalt pitch roof, or standing seam pitch roof, as per elevations

BELLY BAND:
2x12, painted to match adjacent cladding colour

POST & BEAM
Wood, painted

UNIT NUMBER:
Pin Raised Lettering on HardiePanel, Smooth, painted
"Avantgarde" fonts

ENTRY DOOR:
Fibreglas with glazed panel, painted

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Tel .604 .669 .3339 Fax .604 .669 .6651

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SCHEDULE B
This forms part of application
DP17-0241
City of Kelowna
COMMUNITY PLANNING
Planner Initials LK

Client

Project

Glenpark Row

276, 284, 292 Valley Road
Kelowna, BC

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

Colour and Material Scheme A

3/8" = 1'-0"
January 30, 2018

A-7.0

Colour Scheme B

Benjamin Moore CC-20 Decorator's White
Lap Siding

Benjamin Moore HC-167 Amherst Gray
Board and Batten, Fascias, Trims, Bays, Posts, Beams

Benjamin Moore HC-169 Coventry Gray
Trims, Lap Siding

Benjamin Moore AF-290 Caliente
Entry Door

PITCH ROOFING:
Asphalt roof shingles GAF Timberline HD Birchwood

FASCIA:
1x3 Hardi Batten Boards on 2x8 HardieTrim Boards, Smooth, Painted

BOARD AND BATTEN:
1x3 Hardi Batten Boards on
1x10 HardiTrim Boards, Smooth, painted

WINDOW BAY TRIMS:
HardieTrim Boards, Smooth, painted

WINDOW TRIMS:
2x3 wood trims, painted

WINDOWS:
Double glazed, vinyl frames
Black exterior, white interior

ROOF CANOPY:
Standing seam canopy with metal support struts

LAP SIDING:
HardiePlank Lap Siding, Smooth, 6" exposure, painted

SUPPORTING STRUT:
Metal Strut, painted

ENTRY ROOF:
Flat roof w/ c-channel surround, asphalt pitch roof, or standing seam pitch roof, as per elevations

BELLY BAND:
2x12, painted to match adjacent cladding colour

POST & BEAM
Wood, painted

UNIT NUMBER:
Pin Raised Lettering on HardiePanel, Smooth, painted
"Avantgarde" fonts

ENTRY DOOR:
Fibreglas with glazed panel, painted

ARCHITECTS incorporated
200-970 Homer St Vancouver B.C. V6B2W7
Tel .604 .669 .3339 Fax .604 .669 .6651

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Planner Initials LK
City of Kelowna
COMMUNITY PLANNING

Client

Project

Glenpark Row

276, 284, 292 Valley Road
Kelowna, BC

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

Colour and Material Scheme B

3/8" = 1'-0"
January 30, 2018

A-7.1

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incorporated
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Project

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276, 284, 292 Valley Road
Kelowna, BC

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

Context Aerial Views With Buildings

January 30, 2018

A-8.0

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Glenpark Row

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Kelowna, BC

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

Massing Study

January 30, 2018

A-9.0

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Kelowna, BC

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

Massing Study

January 30, 2018

A-9.1

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Massing Study

January 30, 2018

A-9.2

NOTES

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED B.C.L.N.A. STANDARDS.

2. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION SYSTEM.

3. TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 50mm WOOD MULCH. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.

4. TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT.

5. TURF AREAS FROM SOD SHALL BE NO. 1 GRADE GROWN FROM CERTIFIED SEED OF IMPROVED CULTIVARS REGISTERED FOR SALE IN B.C. AND SHALL BE TOLERANT OF DROUGHT CONDITIONS. A MINIMUM OF 100mm DEPTH OF GROWING MEDIUM IS REQUIRED BENEATH TURF AREAS. TURF AREAS SHALL MEET EXISTING GRADES AND HARD SURFACES FLUSH.

PLANT LIST

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

OUTLAND DESIGN
LANDSCAPE ARCHITECTURE

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

SCHEDULE C
This forms part of application
DP17-0241
City of Kelowna COMMUNITY PLANNING
Planner Initials LK

N

PROJECT TITLE

276 284 292 VALLEY ROAD

Kelowna, BC

DRAWING TITLE

CONCEPTUAL LANDSCAPE PLAN

ISSUED FOR / REVISION		
1	17.10.27	Review
2	17.11.30	Review
3	17.12.08	Development Permit
4	18.01.30	Development Permit
5	18.03.20	Development Permit

PROJECT NO	17-123
DESIGN BY	FB
DRAWN BY	NG
CHECKED BY	FB
DATE	MAR. 20, 2018
SCALE	1:300

SEAL

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
FIONA BARTON
334

DRAWING NUMBER

L1/1

ISSUED FOR REVIEW ONLY

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WATER CONSERVATION CALCULATIONS

LANDSCAPE MAXIMUM WATER BUDGET (WB) = 2,613 cu.m. / year

ESTIMATED LANDSCAPE WATER USE (WU) = 2,182 cu.m. / year

WATER BALANCE = 431 cu.m. / year

*REFER ATTACHED IRRIGATION APPLICATION FOR DETAILED CALCULATIONS

IRRIGATION NOTES

1. IRRIGATION PRODUCTS AND INSTALLATION METHODS SHALL MEET OR EXCEED THE REQUIREMENTS OF THE WATER USE REGULATION BYLAW NO. 10480 AND THE SUPPLEMENTARY SPECIFICATIONS IN THE CITY OF KELOWNA BYLAW 7900 (PART 6, SCHEDULE 5).

2. THE IRRIGATION SYSTEM SHALL MEET THE REQUIREMENTS, REGULATIONS, AND BYLAWS OF THE WATER PURVEYOR.

3. THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH AN APPROVED BACKFLOW PREVENTION DEVICE, WATER METER, AND SHUT OFF VALVE LOCATED OUTSIDE THE BUILDING ACCESSIBLE TO THE CITY.

4. AN APPROVED SMART CONTROLLER SHALL BE INSTALLED. THE IRRIGATION SCHEDULING TIMES SHALL UTILIZE A MAXIMUM ET VALUE OF 7" / MONTH (KELOWNA JULY ET), TAKING INTO CONSIDERATION SOIL TYPE, SLOPE, AND MICROCLIMATE.

5. DRIP LINE AND EMITTERS SHALL INCORPORATE TECHNOLOGY TO LIMIT ROOT INTRUSION.

6. IRRIGATION SLEEVES SHALL BE INSTALLED TO ROUTE IRRIGATION LINES UNDER HARD SURFACES AND FEATURES.

7. IRRIGATION PIPE SHALL BE SIZED TO ALLOW FOR A MAXIMUM FLOW OF 1.5m /SEC.

8. A FLOW SENSOR AND MASTER VALVE SHALL BE CONNECTED TO THE CONTROLLER AND PROGRAMMED TO STOP FLOW TO THE SYSTEM IN CASE OF AN IRRIGATION WATER LEAK.

IRRIGATION LEGEND

ZONE #1: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS
TOTAL AREA: 95 sq.m.
MICROCLIMATE: WEST EXPOSURE, PARTIALLY SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 136 cu.m.

ZONE #2: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS
TOTAL AREA: 82 sq.m.
MICROCLIMATE: WEST EXPOSURE, PARTIALLY SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 117 cu.m.

ZONE #3: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS
TOTAL AREA: 128 sq.m.
MICROCLIMATE: WEST EXPOSURE, PARTIALLY SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 183 cu.m.

ZONE #4: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS
TOTAL AREA: 121 sq.m.
MICROCLIMATE: EAST EXPOSURE, PARTIALLY SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 173 cu.m.

ZONE #5: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS
TOTAL AREA: 97 sq.m.
MICROCLIMATE: EAST EXPOSURE, PARTIALLY SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 139 cu.m.

ZONE #6: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS
TOTAL AREA: 91 sq.m.
MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 130 cu.m.

ZONE #7: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS
TOTAL AREA: 91 sq.m.
MICROCLIMATE: WEST EXPOSURE, PARTIALLY SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 130 cu.m.

ZONE #8: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS
TOTAL AREA: 99 sq.m.
MICROCLIMATE: WEST EXPOSURE, PARTIALLY SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 141 cu.m.

ZONE #9: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS
TOTAL AREA: 95 sq.m.
MICROCLIMATE: EAST EXPOSURE, PARTIALLY SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 136 cu.m.

ZONE #10: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 300 sq.m.
MICROCLIMATE: NORTH WEST EXPOSURE, PARTIALLY SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 167 cu.m.

ZONE #11: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 207 sq.m.
MICROCLIMATE: NORTH WEST EXPOSURE, PARTIALLY SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 115 cu.m.

ZONE #12: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 271 sq.m.
MICROCLIMATE: NORTH EXPOSURE, PARTIALLY SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 151 cu.m.

ZONE #13: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 192 sq.m.
MICROCLIMATE: EAST EXPOSURE, PARTIALLY SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 107 cu.m.

ZONE #14: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 230 sq.m.
MICROCLIMATE: WEST EXPOSURE, PARTIALLY SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 128 cu.m.

ZONE #15: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 176 sq.m.
MICROCLIMATE: EAST EXPOSURE, PARTIALYL SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 98 cu.m.

ZONE #16: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 156 sq.m.
MICROCLIMATE: EAST EXPOSURE, PARTIALLY SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 87 cu.m.

OUTLAND DESIGN
LANDSCAPE ARCHITECTURE

206 - 1889 Spall Road
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SCHEDULE C
This forms part of application
DP17-0241
City of Kelowna
COMMUNITY PLANNING
Planner Initials LK

N

PROJECT TITLE

276 284 292 VALLEY ROAD

Kelowna, BC

DRAWING TITLE

WATER CONSERVATION AND IRRIGAITON PLAN

ISSUED FOR / REVISION		
1	17.10.27	Review
2	17.11.30	Review
3	17.12.08	Development Permit
4		
5		

PROJECT NO	17-123
DESIGN BY	FB
DRAWN BY	NG
CHECKED BY	FB
DATE	DEC. 6, 2017
SCALE	1:300

SEAL

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
FIONA BARTON
334

DRAWING NUMBER

L2/2

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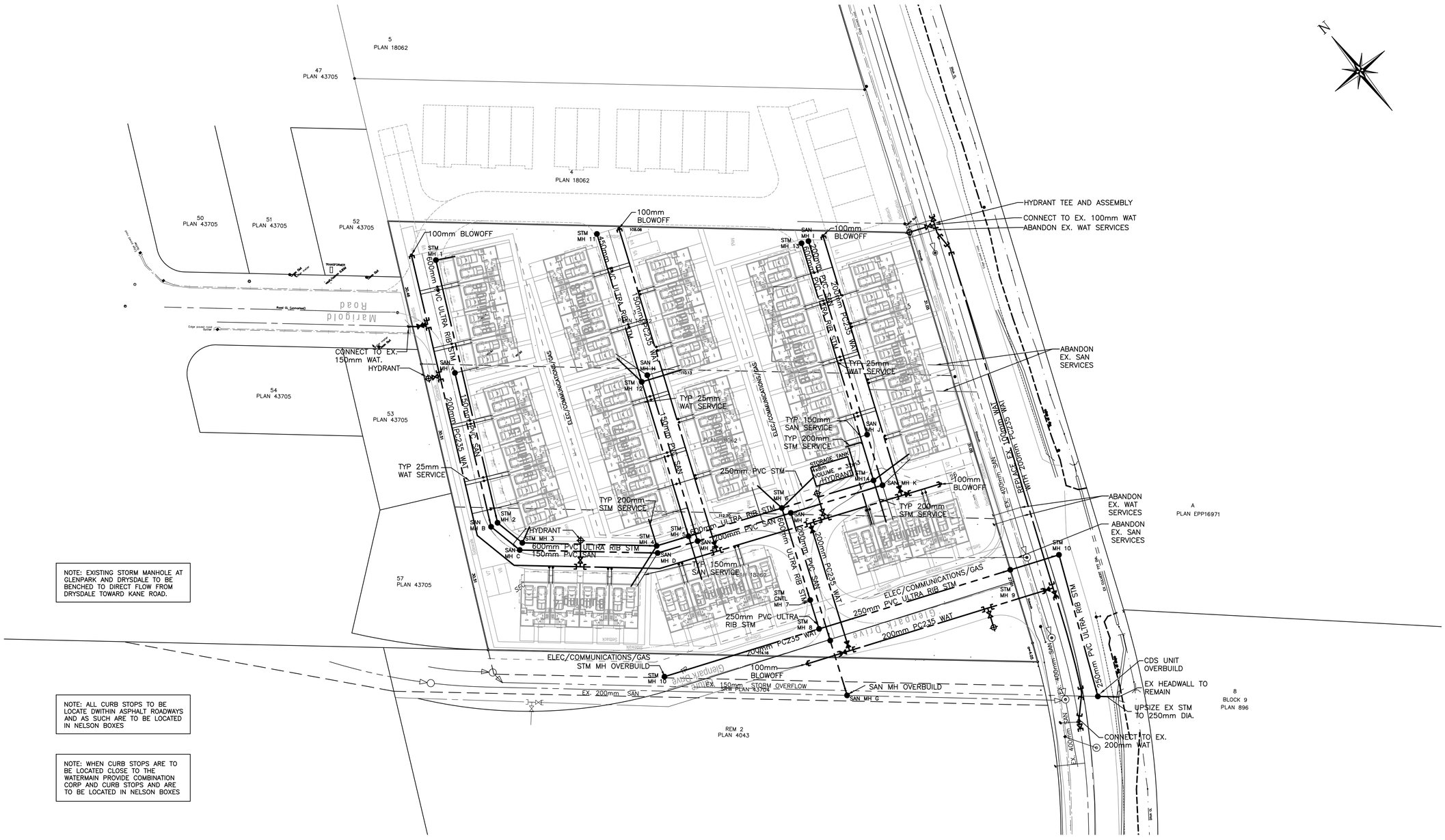

NOTE: EXISTING STORM MANHOLE AT GLENPARK AND DRYSDALE TO BE BENCHED TO DIRECT FLOW FROM DRYSDALE TOWARD KANE ROAD.

NOTE: ALL CURB STOPS TO BE LOCATE DWITHIN ASPHALT ROADWAYS AND AS SUCH ARE TO BE LOCATED IN NELSON BOXES

NOTE: WHEN CURB STOPS ARE TO BE LOCATED CLOSE TO THE WATERMAIN PROVIDE COMBINATION CORP AND CURB STOPS AND ARE TO BE LOCATED IN NELSON BOXES

Legend

Water	Manhole	I.C.	
San. Sewer	Power Pole	C.S.	
Storm Sewer	Lamp Standard	LPT	
Gas	Catch Basin	SERVICE BOX	
U.G. Telephone	Hydrant		
U.G. Electrical	Trees		

PROTECH CONSULTING 2012

200 – 1461 St. Paul Street Kelowna B.C. Phone 860–1771 FAX 860–1994

NO.	DATE	BY	REVISION	CH'KD
2	JAN 30, 2018	DJP	RE-ISSUED FOR DP, REZONING & OCP AMENDMENT	
1	DEC 8, 2017	RSB	RE-ISSUED FOR DP, REZONING & OCP AMENDMENT	

DRAWN	RSB
DESIGN	RSB
APPROVED	DRP
DATE	OCT 2017
SCALE	
HORIZ.	1:400
VERT.	N/A

THE CITY OF KELOWNA
ENGINEERING DEPARTMENT

VAN MAR CONSTRUCTORS
276, 284 AND 292 VALLEY ROAD
SITE SERVICING PLAN

DIVISION

DRAWING NO. 17049–00

REV. NO. 2

Report to Council

Date:	April 9, 2018
File:	1200-40
To:	City Manager
From:	Ryan Smith, Community Planning Department Manager
Subject:	Cannabis Regulatory Options
Report prepared by:	Kimberly Brunet, Planner

Recommendation:

THAT Council receives, for information, the report from the Community Planning Department dated April 9, 2018, with respect to City of Kelowna considerations regarding the upcoming legalization of cannabis in Canada.

AND THAT Council directs staff to proceed with bylaw and policy development as outlined in the report from the Community Planning Department dated April 9, 2018, with respect to the upcoming legalization of cannabis in Canada

Purpose:

To proceed with bylaw and policy development with respect to the upcoming legalization of cannabis in Canada.

Background:

The Government of Canada

The *Cannabis Act* (Bill C-45) is scheduled to be voted on by the Senate on June 7, 2018. If passed, royal assent would follow almost immediately and the proposed *Cannabis Act* would be brought into force. The Government of Canada anticipates that provincial and territorial governments would need an additional eight to 12 weeks following royal assent to prepare for retail sales. This could occur as early as late Summer or Fall 2018.

Upon coming into force of the *Cannabis Act*, adults in Canada will be allowed to legally engage in the following activities:

- Purchase fresh or dried cannabis, cannabis oil, plants and seeds for cultivation from either a provincially or territorially regulated retailer, or where this option is not available, directly from a federally licensed producer;
- Possess up to 30 grams of dried legal cannabis or equivalent in public;
- Share up to 30 grams or equivalent of legal cannabis and legal cannabis products with other adults;
- Cultivate up to 4 plants in their own residence (4 plants total per household); and
- Alter cannabis at home in order to prepare varying types of cannabis products (e.g., edibles) for personal use provided that no dangerous organic solvents are used in the process.

Municipalities will be key partners in supporting the implementation of the proposed legislation. It is anticipated that municipalities will work closely with their respective provincial or territorial governments to support the oversight and regulation of cannabis distribution and sales once the *Cannabis Act* comes into force.

The Government of British Columbia

In preparation for the federal governments legalization of non-medical cannabis, the Province has made a number of decisions about what the provincial regulatory framework will look like. On February 5, 2018 the Government of British Columbia announced the following regulatory decisions:

- British Columbia's minimum age to possess, purchase and consume cannabis will be 19 years old.
- British Columbians of legal age will be able to purchase non-medical cannabis through privately run retail stores or government-operated retail stores and online sales. The BC Liquor Distribution Branch (LDB) will operate the public retail stores, and Liquor Control and Licensing Branch (LCLB) will be responsible for licensing private stores and monitoring the retail sector. The operating rules governing public and private retail stores will be similar to those currently in place for liquor. In urban areas, licensed retailers will not be able to sell cannabis in the same stores as liquor or tobacco.
- Like many other provinces, B.C. will have a government-run wholesale distribution model. The LDB will be the wholesale distributor of non-medical cannabis in B.C.

British Columbia will generally allow adults to use non-medical cannabis in public spaces where tobacco smoking and vaping are permitted. However, to minimize child and youth exposure, smoking and vaping of non-medical cannabis will be banned in areas frequented by children, including community beaches, parks and playgrounds. Use of cannabis in any form will also be banned for all occupants in vehicles. In addition, landlords and strata councils will be able to restrict or prohibit non-medical cannabis smoking and vaping at tenanted and strata properties.

Local governments will be able to set additional restrictions related to cannabis, as they do now for tobacco use. Additional restrictions and requirements may include setting zoning restrictions for cannabis-related businesses and restricting where cannabis can be consumed in public. This approach allows municipalities to take specific local considerations into account.

Municipalities will play an important role in enforcing local zoning and density bylaws, building standards, and matters related to the minimum age of purchase, personal cultivation, personal

possession limits, smoking restrictions, and public nuisance complaints. These will be enforced through municipal bylaws, health and safety inspectors and police.

The Province will permit local governments to decide whether they wish to have a non-medical cannabis retail store in their community. The Province will not be regulating the location of cannabis retail stores. Local government jurisdiction over land use management is recognized, including jurisdiction to set requirements for the proximity of a store to another cannabis store, schools, daycares or other land uses. For the Province to issue a license, applicants must have the support of the local government in the community where the proposed store would be located.

The City of Kelowna

City of Kelowna considerations relating to cannabis include production (industrial, agricultural and personal), retail, consumption in public and business licensing. The Community Planning Department is seeking direction from Council on the development of regulations and policy in relation to the upcoming legalization of cannabis in Canada.

Provided below is a summary of staff's recommended direction on key areas of Kelowna's municipal operation that will be impacted by cannabis legalization. Based on Council direction, each area will be refined and presented to key stakeholders for feedback. The results of this process will then be forwarded for Council consideration later this spring. These recommendations are based on research of other jurisdictions, including in Colorado and Washington state, where cannabis is now legal.

	Zoning Bylaw Considerations (General)	**Zoning Bylaw Considerations (Specific)**	**Additional Considerations**	**Engagement**
Production: Industrial	Amend the existing Zoning Bylaw language from "Marihuana" to "Cannabis"	Amend Interpretation section to include: • Industrial Cannabis Production • Industrial Cannabis Production (Craft/Boutique) Add subzones for Industrial Production	Permitting retail sale in Industrial zones to be further evaluated by staff	Select Producers
Production: Agricultural		Amend Interpretation section to include: • Agricultural Production - Cannabis Consideration of maximum site coverage for greenhouses or plant nurseries	Farm sales and processing regulations to be further evaluated by staff	Agricultural Advisory Committee
Production: Personal			Adults allowed to grow up to four cannabis plants per	Internal City of Kelowna

			household, but the plants must not be visible from public spaces off the property. Staff to evaluate if further policy or bylaw development would be required.	Departments (including the Bylaw Department – for Business Licensing) RCMP

	Zoning Bylaw Considerations (General)	Zoning Bylaw Considerations (Specific)	Inclusion in a Council Policy	Additional Considerations	Engagement
Retail	Amend the existing Zoning Bylaw language from "Marihuana" to "Cannabis"	Amend Interpretation section to include: • Retail Store, Cannabis Hours of operation Add subzones for Cannabis Retail Stores Establishment of exclusion zones for Retail Store, Cannabis locations (Bernard Avenue, South Pandosy Street) Require setbacks from Retail Liquor Sales Establishments Required minimum distances between Retail Store, Cannabis locations	Required minimum distances from schools, major city parks and community centres	Retailing directly from Agricultural Land (Market Agriculture) to be further evaluated by staff	Select Retailers Kelowna Chamber of Commerce Downtown Kelowna Association Uptown Rutland Business Association Pandosy Village Business Association

Note: Additional staff recommendations may be presented to Council in relation to consumption/use of cannabis in public and business licensing, as policy and bylaw development is further developed through Council direction. Further issues for consideration may include how second-hand smoke may impact private space (i.e. backyards or condo units), special event licenses, and if a new process may be required for investigating complaints.

Next Steps:

Should Council endorse the high-level direction proposed in this report, staff will begin drafting proposed bylaw amendments and then schedule consultation with relevant stakeholder groups to review the amendments in greater detail. Staff would provide a summary of feedback to Council during consideration of the proposed bylaw amendments.

Unless directed by Council, it is not the intention to do general public engagement or surveying, as the Government of British Columbia has recently completed public and stakeholder engagement on the legalization and regulation of non-medicinal cannabis, which received nearly 50,000 feedback forms or written submissions. The feedback collected through this engagement process will help ensure the provincial regulatory framework for non-medical cannabis reflects the needs and values of British Columbians, while prioritizing the protection of young people, health and safety, keeping the criminal element out of cannabis and keeping roads safe.

Internal Circulation:
Bylaw Services Manager
Business License Manager
City Clerk
Communications Advisor, Community Engagement
Parks Services Manager
Policy & Planning Department Manager
Sport & Event Services Manager

Existing Policy: Related Policy (Liquor Licensing Policy & Procedures – Policy No. 359)

Financial/Budgetary Considerations: It is anticipated there will be increased costs for enforcement. These estimated costs will be offset by development application and business license fees.

Personnel Implications: Short term impacts are expected in development application and business license processes. Depending on the complexity of regulations desired by Council, there may be longer term impacts.

External Agency/Public Comments: Staff suggest initial consultation with representatives from several broad stakeholder groups.

Considerations not applicable to this report:
Communications Comments: N/A
Legal/Statutory Authority: N/A
Legal/Statutory Procedural Requirements: N/A
Alternate Recommendation: N/A

Submitted by:

R. Smith, Community Planning Department Manager

Approved for inclusion: Doug Gilchrist, Divisional Director, Community Planning & Strategic Investments

CITY OF KELOWNA

BYLAW NO. 11298
TA16-0001 – CD12 – Airport Zone Amendment

A bylaw to amend the "City of Kelowna Zoning Bylaw No. 8000".

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. THAT City of Kelowna Zoning Bylaw No. 8000, **Section 2 – Interpretation, 2.3 General Definifitions** be amended by deleteing the definition for "**AIRPORTS**" that reads:

   "AIRPORTS means any area, designed, prepared, equipped or set aside for the arrival, departure, movement or servicing of aircraft; and includes any associated **buildings**, installations, **open space**, and equipment in connection therewith. This also includes aircraft and airport related manufacturing and services."

   And replace it with:

   "AIRPORTS means any area, designed, prepared, equipped or set aside for the arrival, departure, movement or servicing of aircraft; and includes any associated **buildings**, installations, hangars, **open space**, accessory parking and equipment in connection therewith. This also includes aircraft and airport related manufacturing and services."

2. AND THAT City of Kelowna Zoning Bylaw No. 8000, **Schedule 'B' – Comprehension Development Zones, CD12-Airport/CD12lp/rls – Airport (Liquor Primary/Retail Liquor Sales"** be deleted in its entirety and replaced with a new "**CD12-Airport/CD12lp-Airport-Liquor Primary**" as attached to and forming part of this bylaw;

3. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 17th day of October, 2016.

Considered at a Public Hearing on the 1st day of November, 2016.

Read a second and third time by the Municipal Council this 1st day of November, 2016.

Approved under the Transportation Act this 9th day of April, 2018.

____Audrie Henry_____
(Approving Officer-Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

_____
Mayor

_____
City Clerk

Schedule 'B' – Comprehensive Development Zones

CD12 – Airport/
CD12lp– Airport (Liquor Primary)

1.1 Purpose

The purpose is to provide a **zone** for the orderly operation of an airport and the development of properties surrounding the airport.

1.2 Principal Uses

The **principal uses** in this **zone** are:

(a) **airports**
(b) **aircraft sales/rentals**
(c) **animal clinics, minor**
(d) **automotive and equipment repair shops**
(e) **bulk fuel depot**
(f) **business support services**
(g) **child care centre, major**
(h) **commercial storage**
(i) **community garden**
(j) **convenience vehicle rentals**
(k) **equipment rentals**
(l) **fleet services**
(m) **funeral services**
(n) **food primary establishment**
(o) **general industrial uses**
(p) **hotels**
(q) **liquor primary establishment, major (CD12lp only)**
(r) **liquor primary establishment, minor**
(s) **motels**
(t) **non-accessory parking**
(u) **offices**
(v) **outdoor storage**
(w) **retail stores, convenience**
(x) **retail stores, general**
(y) **service stations, minor**
(z) **truck and mobile home sales/rentals**
(aa) **utility services, minor impact**

1.3 Secondary Uses

The **secondary uses** in this **zone** are:

(a) **gas bars**

1.4 Subdivision Regulations

(a) The minimum **lot width** is 30 m.
(b) The minimum **lot depth** is 30 m.
(c) The minimum **lot area** is 1000 m^2.

1.5 Development Regulations

(a) Maximum **height** for **airport** uses is subject to federal and provincial regulations for airports.
(b) Maximum **height** for non-**airport** uses is the lesser of 9.0 m or 2 storeys, except that it may be increased to the less of 12.0 m or 3 storeys where the maximum **site coverage** including driveways and parking areas does not exceed 50%.
(c) The maximum **floor area ratio** for non airport uses is 0.65.
(d) The maximum **site coverage** for non-airport uses is 60%.
(e) The minimum **front yard** is 6.0 m.
(f) The minimum **side yard** is 4.5 m.
(g) The minimum **rear yard** is 4.5 m.

1.6 Other Regulations

(a) In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 6 (accessory development, yards, projections into yards, accessory development, lighting, stream protection, etc.), the landscaping and fencing provisions of Section 7, the parking and loading regulations of Section 8, and the specific use regulations of Section 9.
(b) Retail Liquor Sales Establishments shall not have a gross floor area of greater than 186 m^2.
(c) Drive-in food services are a permitted form of development in this zone.

CITY OF KELOWNA

BYLAW NO. 11570

HD15-0001 - St. Aidan's Church Heritage Designation Bylaw - 135 Mugford Road

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WHEREAS the Municipal Council of the City of Kelowna considers the building known as the "St. Aidan's Church" located at Lot A Section 26 Township 26 ODYD Plan EPP51686, on Mugford Road, Kelowna, B.C. to be a building with heritage value and that the designation of the building as a heritage site pursuant to Section 611 of the *Local Government Act* is desirable for the conservation of the building;

AND WHEREAS the Municipal Council of the City of Kelowna considers the building envelope as indicated in Schedule "A" attached to this bylaw located at Lot A Section 26 Township 26 ODYD Plan EPP516865, on Mugford Road, Kelowna, B.C. to be a site with heritage value and that the designation of the site as a heritage site pursuant to Section 611 of the *Local Government Act* is desirable for the conservation of the site;

AND THAT, the Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. The building known as St. Aidan's Church situated on lands legally described as Lot A Section 26 Township 26 ODYD Plan EPP51686, located at 135 Mugford Road, Kelowna, BC is hereby designated a Municipal Heritage Building pursuant to Section 611 of the *Local Government Act*.
2. The building envelope as indicated by Schedule "A" attached to this bylaw, situated on lands legally described as Lot A Section 26 Township 26 ODYD Plan EPP51686, located at 135 Mugford Road, Kelowna, BC is hereby designated a Municipal Heritage Site pursuant to Section 611 of the *Local Government Act*.
3. Except as authorized by this bylaw or as authorized by a Heritage Alteration Agreement approved by Council, no person shall:
    a) Alter the exterior of any building situated on the property designated by this bylaw;
    b) Make a structural change to a building or structure situated on property designated by this bylaw;
    c) Move any building situated on the property designated by this bylaw; or
    d) Alter, excavate or build on land designated by this bylaw.
4. The following alterations to the designated building are hereby authorized without a Heritage Alteration Permit:
    a) Normal day to day maintenance and repairs
5. This bylaw may be cited for all purposes as the Heritage Designation Bylaw No. 11570 St. Aidan's Church.

Read a first time by the Municipal Council this 5th day of March, 2018.

Considered at a Public Hearing this 20th day of March, 2018.

Read a second and third time by the Municipal Council this 20th day of March, 2018.

Adopted by the Municipal Council of the City of Kelowna this

_____
Mayor

_____
City Clerk

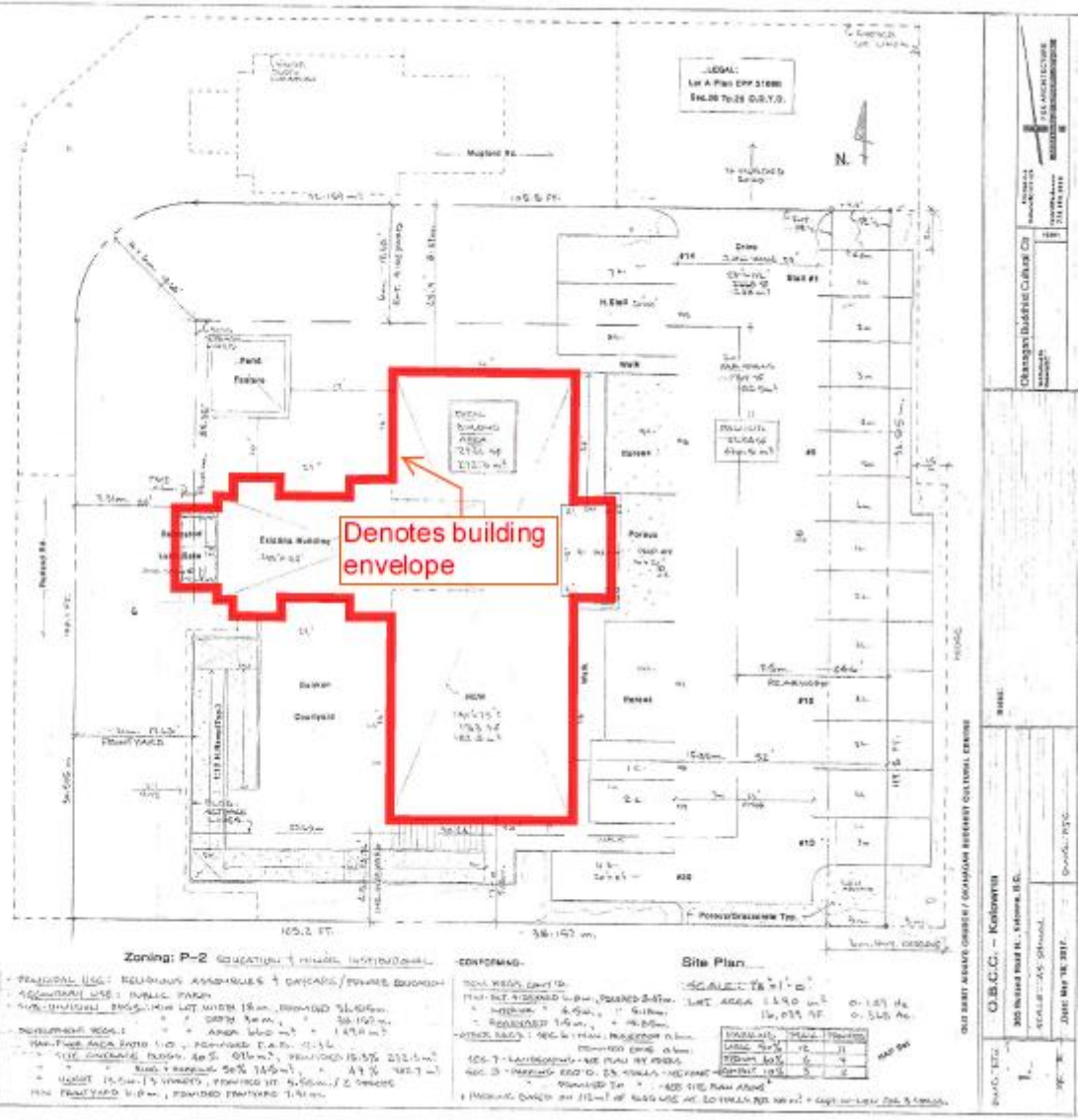
SCHEDULE A

This forms part of application

HD15-0001

City of Kelowna
COMMUNITY PLANNING

Planner Initials LK



Report to Council

Date: April 9, 2018

File: 1910-60

To: City Manager

From: Divisional Director, Infrastructure

Subject: 2018 Freshet Preparation

Recommendation:

THAT Council receives for information, the report from the Infrastructure Divisional Director dated April 9, 2018 regarding preparation for the 2018 Freshet;

AND THAT Council authorize the amendment of the 2018 Financial Plan for the 2018 Freshet Project up to $100,000, funded from the flood control averaging reserve.

Purpose:

To provide Council with an understanding of projects completed, underway and anticipated in advance of the 2018 freshet, and to identify a funding source to initiate the anticipated works.

Background:

The 2017 spring freshet brought extreme flooding in early May and subsequent record high levels of Okanagan Lake. Staff brought forward a report in November, 2017, that identified 52 discrete locations that required repairs valued at approximately $10.7 million. Work was initiated immediately and to date well over $3 million has been expended on completed projects. One project of note was the work completed on Upper Vernon Creek. The creek construction work included the removal of approximately 2,600 tonnes of concrete, installation of more than 8,000-square-metres of channel bed liner, importing of 12,000 tonnes of rock riprap with boulders up to 5 feet in diameter and placement of 9,500 tonnes of native soils.

Creek channel capacity restoration projects continue to be the priority right now in anticipation of the freshet, which is the spring snowpack melt that fills creeks and streams.

Projects include:

- Gravel removal and erosion mitigation along Bellevue Creek
- Channel remediation on Upper Vernon Creek

- Vegetation removal along and within Mill Creek
- Reinstatement of capacity along Mill Creek

Several more projects of the original 52 are awaiting initiation. It is expected that the projects will be completed by 2019.

Current snowpack conditions within the Central Okanagan are above normal for this time of year. With cool spring conditions, the snowpack continues to increase and lower elevation snow has remained. We are closely monitoring all the flood factors with provincial departments, including snow pack, temperature and weather events. Advanced planning work includes extensive mapping to identify areas most prone to flooding in the event of higher than normal stream flows.

As a precautionary measure, staff are proposing to proactively institute flood prevention measures in specific areas along Mill Creek. These measures include employing sand bagging, bladder dams, Hesco bins or similar alternatives. Sand bags and sand will also be provided for private properties that have been identified at an increased risk due to potential high stream flows. Locations will be determined and publicized when available.

At this point in time, it has not been determined if Emergency Management British Columbia (EMBC) will be providing funding for these measures to be employed in response to the high flow risk. Therefore, funding is requested to initiate these projects in advance of the EMBC approval.

On a separate but related issue, the localized basement flooding some property owners are experiencing is the result of high groundwater or isolated low level snowmelt incidents. Private property owners are responsible for protecting their properties from possible high ground water damage. Anyone who has historically experienced wet basements or seepage should prepare accordingly.

Internal Circulation:
Divisional Director, Corporate Strategic Services
Divisional Director, Financial Services
Financial Planning Manager
Fire Chief
Infrastructure Operations Department Manager
Project Manager, Flood Recovery
Utilities Planning Manager

Financial/Budgetary Considerations:
The funding source for up to $100,000 will be the flood control averaging reserve.

Should additional funding be required or funding not be available through EMBC, there is the potential need for additional funding that may be sourced from the contingency funding available in the Council approved 2017 Flood Mitigation project.

Considerations not applicable to this report:
Legal/Statutory Authority
Legal/Statutory Procedural Requirements
Existing Policy

Personnel Implications
External Agency/Public Comments
Communications Comments
Alternate Recommendation

Submitted by:

Alan Newcombe, P.Eng.
Divisional Director, Infrastructure

Approved for inclusion: Joe Creron, Acting City Manager

cc Divisional Director, Financial Services
Divisional Director, Corporate Strategic Services
Fire Chief
Infrastructure Operations Department Manager

Report to Council

Date:	April 9, 2018
File:	1910-10
To:	City Manager
From:	Shayne Dyrdal, Senior Airport Finance & Corporate Services Manager
Subject:	2017 Freshet Infrastructure Recovery for Kelowna International Airport
	Report Prepared by: Toni McQueenie, Administration Manager

Recommendation:

THAT Council receive for information, the report from the Senior Airport Finance & Corporate Services Manager dated April 9, 2018 with respect to the 2017 Freshet Infrastructure Recovery at Kelowna International Airport;

AND FURTHER THAT the 2018 Financial Plan be amended to include $1,063,000 for the 2017 Freshet Infrastructure Recovery at Kelowna International Airport of which up to $802,380 is anticipated to be recoverable through the provincial Disaster Financial Assistance (DFA) program with the remaining amount to come from Airport reserves.

Purpose:

To provide Council with an overview of the infrastructure recovery and associated costs resulting from the 2017 freshet event at Kelowna International Airport (the Airport).

Background:

The 2017 spring freshet in Kelowna brought extreme flooding in early May and record high levels in Okanagan Lake that persisted from May until July resulting in significant damage to creek channels, culverts, and City infrastructure. The Airport suffered damages that are anticipated to cost $1,063,000 to repair or restore as part of the 2017 Airport Freshet Flooding Recovery Program (the Recovery Program) and the direct cost to the Airport for this program is estimated at $260,620. Included within the Recovery Program are drainage and channel works that are urgent in nature and should be completed before the 2018 spring freshet to mitigate the risk of further flooding and additional damage. Amendments to the City's 2018 Financial Plan are required to proceed with this work.

Funding of the recovery work can be broken into two categories for the purpose of financial planning: costs eligible for the provincial Disaster Financial Assistance (DFA) program and costs not eligible for the DFA program, which must be fully funded by the Airport.

DFA is a provincial program that supports local government and private property owners to recover after catastrophic events. DFA pays 80% of eligible recovery costs to restore many types of infrastructure to pre-disaster conditions. It does not fund enhancements or upgrades that improve infrastructure or prevent future problems. Not all damage caused by a disaster is eligible for DFA: erosion, landscaping, insured assets and non-critical items are not. Enhancements over and above the pre-existing condition are at the Airport's expense. The enhancement included in the Recovery Program consists of the construction of a road access to restore the function of an existing sediment trap.

DFA has received submission from the Airport for review and preapproval. No approvals have been granted yet as formal notification may take some time. After the initial preapproval from DFA, each project and component of work will be looked at on its merits to determine its ultimate eligibility for DFA funding. Given the high level of estimating and need to develop detailed scopes of work for each project, some elements of work in the recovery program may ultimately not be eligible. A contingency budget of 20% has been added to the program to address this uncertainty.

The Recovery Program:

There are discrete locations or areas of damage within three creeks identified within the Recovery Program. Aerial photographs of the Airport and surrounding creeks have been included as Schedule A. The Recovery Program is anticipated to cost $1,062,297 with $802,382 anticipated to be funded by DFA and $259,915 anticipated to be funded by the Airport.

Description	DFA Eligible	Not DFA Funded	Total
Mill Creek and Wagner Creek	$ 428,900	$ 0	$ 428,900
Scotty Creek	574,078	16,000	590,078
Total Estimated Damage	**$ 1,002,978**	**$ 16,000**	**$ 1,018,978**
DFA 80%/20% split	802,382	200,596	
		$ 216,596	
20% Contingency		43,319	$ 43,319
Total Estimated Cost	**$ 802,382**	**$ 259,915**	**$ 1,062,297**

Mill Creek and Wagner Creek:

Professional engineering consultants completed a post-flood inspection of Mill Creek and provided a report that identified a number of issues which include erosion of the channel banks, sediment aggradation, and woody debris blockages. The report states that the entire alignment of the creek was impacted by the significant influx of sediments that significantly reduces the capacity of the channel to carry flow, thereby increasing the potential for flooding. In addition, the report identified that the majority of the gravels removed in 2015 when the Airport dredged this portion of Mill Creek, were replaced during the 2017 freshet by an equivalent amount of sediment. The costs associated with the proposed work are shown in the table below.

Description	DFA Eligible	Not DFA Funded	Total
Removal of sediment	166,000	0	166,000
Restoration of creek bank	101,400	0	101,400
Sediment control and coffer dams	100,900	0	100,900
Removal and replacement of Rip Rap	60,600	0	60,600
Total Estimated Damage	**$ 428,900**	**$ 0**	**$ 428,900**
DFA 80%/20% split	343,120	85,780	
		$ 85,780	
20% Contingency		17,156	17,156
Total Estimated Cost	**$ 343,120**	**$ 102,936**	**$ 446,056**

Scotty Creek:

Professional engineering consultants completed a post-flood inspection and provided a report that identified a number of issues which include erosion of the channel bed and banks, sediment aggradation, woody debris blockages, and the wash out of three culverts. According to the report, the proposed work includes the replacement of a bridge located on Shadow Ridge golf course, replacement of culverts with a single box culvert, road works to restore existing roads and provide access to existing sediment traps, and the installation of a gabion basket sediment trap which is necessary to maintain pre-flood creek conditions and avoid costly, more frequent dredging along the creek. The costs associated with the proposed work are shown in the table below.

Description	DFA Eligible	Not DFA Funded	Total
Bridge	$ 201,778	0	$ 201,778
Restoration of culverts	185,700	0	185,700
Removal of sediment and debris	95,300	0	95,300
Road works	41,000	16,000	57,000
Restoration of sediment trap	30,200	0	30,200
Sediment control and coffer dams	20,100	0	20,100
Total Estimated Damage	**$ 574,078**	**$ 16,000**	**$ 590,078**
DFA 80%/20% split	459,262	114,816	
		$ 130,816	
20% Contingency		26,163	26,163
Total Estimated Cost	**$ 459,262**	**$ 156,979**	**$ 616,241**

Internal Circulation:
Genelle Davidson, Divisional Director, Financial Services
Jackie Dueck, Controller
George King, Financial Planning Manager
Alan Newcombe, Infrastructure Divisional Director
Lance Kayfish, Manager, Risk & Safety
Jodie Foster, Community Communications Manager

Financial/Budgetary Considerations:
The 2017 Freshet Airport Infrastructure Recovery in the amount of $1,063,000 is not part of the Airport's current Financial Plan. The 2018 Financial Plan will require the addition of the 2017 Freshet Airport Infrastructure Recovery of which $802,380 is anticipated to be recovered from the provincial Disaster Financial Assistance (DFA) program, $103,000 will be funded from the Airport's Airside Reserve and $157,620 will be funded from the Airport's Groundside Reserve.

Considerations not applicable to this report:
Legal/Statutory Authority:
Legal/Statutory Procedural Requirements:
Existing Policy:
Personnel Implications:
External Agency/Public Comments:
Communications Comments:
Alternate Recommendation:

Submitted by:

S. Dyrdal, Senior Airport Finance & Corporate Services Manager

Approved for inclusion:

Joe Creron, Acting City Manager
Sam Samaddar, Airport Director

cc:
Genelle Davidson, Divisional Director, Financial Services
Jackie Dueck, Controller
George King, Financial Planning Manager
Alan Newcombe, Infrastructure Divisional Director
Lance Kayfish, Manager, Risk & Safety
Jodie Foster, Community Communications Manager

Schedule A

Schedule A

Scotty Creek
Convergence of Mill and Scotty Creeks
Mill Creek
Mill Creek

Report to Council

Date:	April 9, 2018
File:	0220-03
To:	City Manager
From:	Shayne Dyrdal, Senior Airport Finance & Corporate Services Manager
Subject:	Amendment to Increase the Budget of the Soaring Beyond 2.5 Million Passenger Airport Improvement Fee Capital Program at the Airport Report Prepared by: Toni McQueenie, Airport Administration Manager

Recommendation:

THAT Council receives, for information, the report from the Senior Airport Finance and Corporate Services Manager dated April 9, 2018, with respect to a budget amendment for the Soaring Beyond 2.5 Million Passenger Airport Improvement Fee Capital Program.

AND FURTHER THAT the 2018 Financial Plan be amended in the amount of $1,700,000 to increase the Soaring Beyond 2.5 Million Passenger Airport Improvement Fee Capital Program, funded from the Airport Improvement Fee Reserve.

Purpose:

To obtain Council's authorization for a budget increase of $1,700,000 to the Soaring beyond 2.5 Million Passenger Airport Improvement Fee (AIF) Capital Program.

Background:

The original budget for the Soaring Beyond 2.5 Million Passenger AIF Program was $2,300,000; however, the cost of the original scope of the program came in $872,000 over budget. The $872,000 overrun is mainly due to the estimate for the terminal expansion preliminary design coming in $761,000 over budget.

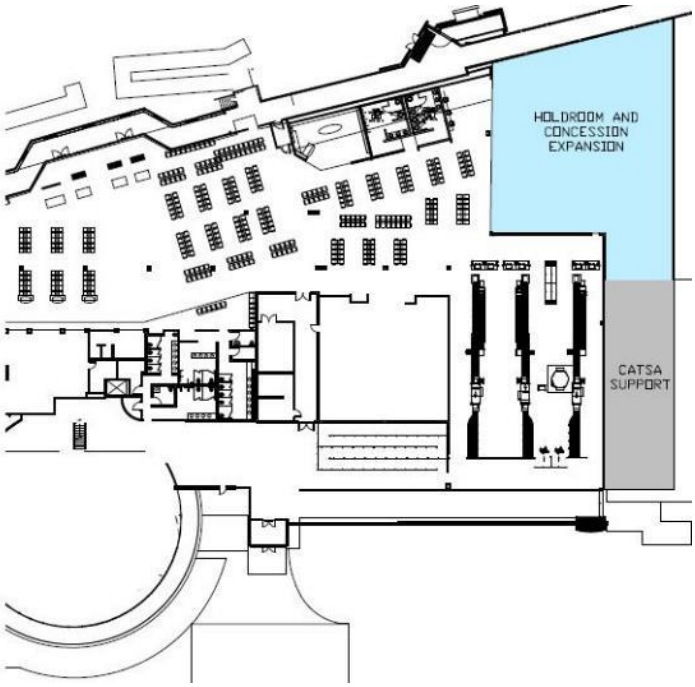
In addition, three changes to the scope of the Soaring Beyond 2.5 Million Passenger AIF Program are being proposed at a cost of $799,000.

Combined, the Airport is proposing to increase the budget of the Soaring Beyond 2.5 Million Passenger AIF Program by $1,700,000. This $1,700,000 increase in budget has been endorsed by the Airport's Airline Consultative Committee. Details of the proposed scope changes are included below.

	Proposed Scope Changes
Terminal Expansion	694,000
Glycol Secondary Capture	168,000
Combined Operations Building Phase 2	(63,000)
	799,000

Terminal Expansion

The Terminal Expansion project within the Soaring Beyond 2.5 Million Passenger AIF Program included the preliminary design of the Airport's terminal expansion to the south. However, with the rapid increase in passenger traffic at the Airport, there is concern that a full build would not be completed in time to mitigate operational constraints in the departures lounge. As a result, the Airport is proposing to move forward with a phased terminal expansion where the detailed design of Phase 1 would enable early construction of a portion of the expansion to provide more timely relief of operational constraints in the departures lounge. The new space being proposed is highlighted in blue and grey below and would create space for additional seating and concessions, as well as the space necessary to implement CATSA Plus.



Glycol Secondary Capture

The original scope of the Glycol Secondary Capture project included the preliminary design of a bio-reactor at the airport. Subsequent discussions with the Airline Consultative Committee Glycol Secondary Capture Technical Sub-committee have identified the desire to look at other options.

The Airport is proposing to move forward with the analysis and preliminary design of options in order to help make a more informed decision with regard to how glycol should be captured, stored and treated.

Combined Operations Building ("COB") Phase 2

The Airport had initially incorporated $63,000 for the preliminary design of Phase 2 of the COB in the Soaring Beyond 2.5 Million Passenger AIF Program. However, it is anticipated that no further preliminary design will be necessary subsequent to the work completed as a part of the Flight to 2020 AIF Sub-Program. As a result, the Airport is proposing to remove the preliminary design of the COB Phase 2 from the Soaring Beyond 2.5 Million Passenger AIF Program.

Financial/Budgetary Considerations:
The $1,700,000 budget increase would be funded from the Airport Improvement Fee Reserve.

Internal Circulation:
Genelle Davidson, Divisional Director, Financial Services
Jackie Dueck, Controller
George King, Financial Planning Manager
Jodie Foster, Community Communications Manager

Considerations not applicable to this report:
Legal/Statutory Authority:
Legal/Statutory Procedural Requirements:
Existing Policy:
Personnel Implications:
External Agency/Public Comments:
Communications Comments:
Alternate Recommendation:

Submitted by:

S. Dyrdal, Senior Airport Finance & Corporate Services Manager

Approved for inclusion: Sam Samaddar, Airport Director
Joe Creron, Acting City Manager

cc:
Genelle Davidson, Divisional Director, Financial Services
Jackie Dueck, Controller
George King, Financial Planning Manager
Jodie Foster, Community Communications Manager

Report to Council

Date: April 9th, 2018

File: 0280-40

To: City Manager

From: Angie Schumacher, Revenue Supervisor

Subject: Major Industry tax category (Class 4)

Recommendation:

THAT Council receives, for information, the report from the Revenue Supervisor dated April 9th, 2018 with respect to the Major Industry tax category (Class 4);

AND THAT council direct staff to continue with the current application of the Tax Distribution Policy.

Purpose:

To respond to a request from Council from the October 16, 2017 AM meeting regarding the Major Industry tax category (Class 4) where Council directed staff to provide information and a recommendation.

Background:

Council has adopted a "Fixed Share" method for the Tax Distribution Policy annually since 1989 and it is the most common method used by municipalities within British Columbia. This method provides an equitable distribution of municipal taxes within each class by modifying tax class ratios based on market shifts within each class. As a result, each property class is provided the same effective tax increase.

BC Assessment (BCA) is a provincial Crown corporation that defines the classes and determines the property assessment values across the province each year. This assessment is the basis used by taxing authorities to determine the municipal and provincial property taxes owners will pay. For most classes of property, the assessments are completed by local area offices throughout the province however, in

2014 BCA restructured their appraisal services for Class 4 (Major Industry Property– MIP) and Class 2 (Utilities) to a specialized provincial Major Industry & Power Assessment Team. The reasons that BCA provided for this restructuring include:

- Sustain long term expertise of a highly-specialized property portfolio
- Maintain uniform assessments through consistent and coordinated application of MIP manuals, case law decisions, and exemptions and classification

Class 4 Major Industry properties are assessed under a specific legislated valuation methodology that uses regulated cost manuals (MIP) for improvements (prescribed replacement cost and depreciation up to 80%) and market value for land.

Current Situation:

Kelowna has only one taxpayer in the Class 4 Major Industry category (Tolko) so any changes in the owner's property assessment values are what sets the average change for that class. Tax class rates shift to meet the tax revenue requirements of the class and also to align with the effective tax rate. Changes in assessment value do not equate to a change in taxes because the effective tax rate is the same for all classes. This class was accorded the same effective tax increase that was passed by Council for all classes.

Recommendation:

City staff have reviewed and evaluated the current situation and support continuing with the current application of the Tax Distribution Policy for the following reasons:

- Any changes in the distribution would shift the reduction in Class 4 taxes to other classes (Appendix A)
    - Financial impact of changes = $257,440 or 0.7%
    - Tax class ratio impact of changes = Class 5/6 ratio increase of 0.0152, Class 4 ratio decrease of 3.59
    - Because there is a single owner in Class 4 it could appear that the City is assisting business if it were to change the tax distribution methodology
- Different valuation methods for Class 4 property reduces comparability with other classes. When council modified the tax class ratios in 1993 to align Class 5 and 6, a main supporting point was that BCA uses the same valuation methodology for these classes
- The province provides a 60% school tax reduction to Class 4 properties ($61k in 2017) which is not available to other classes except Class 9 Farm which receives a 50% credit.
- The majority of municipalities in BC use a separate rate for Class 4 – it is not a best practice to provide an equal rate to Class 5 or 6 (Appendix B)
    - 71 (44%) municipalities in BC have Class 4 properties
    - 24 (34%) municipalities with similar situation of single Class 4 property owner

    - Only three (4%) align Class 4, 5 & 6 rates (Dawson Creek, Nanaimo and Victoria)
- Maintains greater alignment with Class 4's unique infrastructure costs for services (future clean up costs to make property available for other uses, large truck traffic, road clean-up of debris, noise and smoke in downtown, firefighter call outs, etc.)

At this time, the current application of the City's Tax Distribution Policy remains relevant and it is recommended to continue with the current methodology.

Internal Circulation:
Genelle Davidson, Financial Services Director

Legal/Statutory Authority:
Community Charter section 165(3.1)

Existing Policy:
Tax Distribution Policy

Financial/Budgetary Considerations:
The 2018 tax distribution policy will be presented to Council for adoption on April 16th or 23rd.

Considerations not applicable to this report:

Legal/Statutory Procedural Requirements:
Personnel Implications:
External Agency/Public Comments:
Communications Comments:
Alternate Recommendation:

Submitted by:

A. Schumacher, Revenue Supervisor

Approved for inclusion: G. Davidson, Financial Services Director

cc: Genelle Davidson, Financial Services Director
Jackie Dueck, Controller

Attachments:
Appendix A – Impacts of Change
Appendix B – Municipalities in BC comparison
Appendix C – BCA definitions

Appendix A – Impacts of change

Staff also evaluated the impacts of changes based on three scenarios shown below. These were limited to the non-residential classes of Light Industry (Class 5 – 166 properties in 2017) and Business/Other (Class 6 – 2,997 properties in 2017) and use 2017 assessment values.

1. If Class 4 Major Industry rates were aligned with Class 5/6 rates:
   - Looking only at financial impacts over $1,000 there would be 23 Class 6 (Business & Other) properties receiving an average increase of 0.35% ($1,045 - $3,954) with the largest Class 6 property increase being 0.37% ($15,000)
   - The first table below shows the total financial impact resulting in a shift of $257,440 or 0.7%

Class	2017 Assessed values	2017 Rate	2017 Taxes	Revised 2017 rate	2017 Taxes at Revised rate	Difference
Major Industry	$21,233,300	20.1571	$428,003	8.0328	$170,563	-$257,440
Light Ind/Bus./Other	$4,637,964,343	7.9792	$37,007,196	8.0328	$37,264,636	$257,440
Total Tax revenue			$37,435,199		$37,435,199	$0
Tax burden passed to other properties in Light Ind/Business/Other						**-$257,440**

   - The second table shows the tax class ratio impact:

Property Class	2016 Tax Class Ratios	2017 Tax Class Ratios	Aligned Tax Class Ratios	Change in Tax Class Ratios
Res/Rec/NP/SH	1.0000	1.0000	1.0000	0.0000
Utilities	5.0458	5.3182	5.3182	0.0000
Major Industry	3.7328	5.8019	2.3119	-3.4900
Lgt Ind/Business/Other	2.1934	2.2967	2.3119	0.0152
Farm Land	0.1275	0.1357	0.1357	0.0000
Farm Improvements	0.4801	0.4810	0.4810	0.0000

2. If Class 4 Major Industry rates were set at a multiplier of the Class 5/6 rate (using 1.5 as example)
   - Using 1.5 multiplier of Class5/6 rate as an example and looking only at financial impacts over $1,000 there would be 13 Class 6 (Business/Other) properties receiving an average increase of 0.23% ($1,076 - $2,659) with the largest Class 6 property increase being 0.25% ($10,000)
   - Council has set a Class 6 multiplier cap of 3 times the residential rate which would in turn cap the Class 4 rate to 4.5 times the residential rate

3. If a multi-year approach using decreasing multipliers was used to align the Class 4, 5 and 6 tax rates the impact would be the same concept as the two scenarios above – an increase to Class 5 and 6 with a corresponding decrease to Class 4.

Appendix B – Municipalities in BC comparison

Information obtained from Local Government Statistics, BC Assessment, and other research is provided here to depict the current state of Kelowna's Class 4 properties in comparison to other municipalities in the province.

1. How many municipalities in BC align Class 4, 5 and 6 tax rates?
   - Three (4%) of the 71 (44% of the total 162) municipalities in BC with Class 4 values (Dawson Creek, Nanaimo and Victoria)
     - Nanaimo: Chamber of Commerce petitioned for change, 3-year transition to alignment completed in 2013 – shift absorbed mostly by class 1
   - Kamloops has a cap
     - Committee created, recommendation to cap - considerations were % of each class of revenue, % of class in total assessment, shift absorbed mostly by Class 1
2. How many municipalities in BC have a single Class 4 property owner and of those, how many align their tax rates across Class 4, 5 and 6?
   - 24 (34%) municipalities with single class 4 owner and 3 align class 4, 5 & 6
   - Table below from Local Government 2017 stats (last 4 columns filled if Class 4 >$10M)

Jurisdiction	Total Rolls	Total Owners	Class 4 Assessment	% of total assessment	Class 4 Rate	% of total tax rev
City of Victoria	2	1	11,222,000	0.1%	12.4577	0.1%
Nanaimo Rural	4	1	103,630,700	0.7%	13.5403	1.4%
Town of Lake Cowichan	3	1				
Campbell River Rural	1	1				
Village of Port Alice	3	1	28,900,900	37.2%	23.3302	70.0%
Town of Golden	3	1				
Village of Radium Hot Springs	2	1				
District of Barriere	3	1				
Merritt Rural	3	1	17,889,400	2.2%	67.6412	4.5%
Village of Chase	2	1	23,110,600	7.3%	6.0000	8.5%
Village of Clinton	6	1				
Village of Lytton	1	1				
City of Kelowna	4	1	21,233,300	0.1%	21.0991	0.3%
City of West Kelowna	1	1	15,802,000	0.2%	10.6735	0.6%
District of West Vancouver	1	1				
City of Terrace	3	1				
District of Kitimat	6	1	653,009,700	36.6%	25.4453	67.3%
Prince Rupert Rural	1	1	112,064,000	7.9%	52.7273	38.6%
Smithers Rural	2	1	11,188,100	1.6%	59.1396	11.1%
Village of Midway	2	1				
City of Revelstoke	9	1				
City of Salmon Arm	7	1				
District of Coldstream	3	1				
Township of Spallumcheen	1	1	19,593,000	2.3%	32.8034	11.8%

Class 4, 5 and 6 Descriptions:

Class 4-Major Industry — land and improvements (buildings and structures) of prescribed types of industrial plants, including lumber and pulp mills, mines, smelters, large manufacturers of specified products, ship building and loading terminals for sea-going ships.

Class 5-Light Industry — property used or held for extracting, processing, manufacturing or transporting products, including ancillary storage. Scrap metal yards, wineries and boat-building operations fall within this category. Exceptions include properties used for the production or storage of food and non-alcoholic beverages and retail sales outlets, which fall into Class 6.

Class 6-Business Other — property used for offices, retail, warehousing, hotels and motels all fall within this category. This class includes properties that do not fall into other classes.

Major Industry Tax Category – Class 4

April 9th, 2018

Background

City of Kelowna

- Council
  - Council receives an annual recommendation to review and approve the Tax Distribution Policy
  - Fixed Share Method used in the Policy since 1989
  - Most common method used by municipalities in BC
  - Provides an equal effective tax increase for all classes
  - Maintains equitable distribution for all classes

Background

City of Kelowna

- BC Assessment
  - Define classes and determine property values across BC
  - Used by taxing authorities in determining taxes
  - Special Team established to assess Class 4 (Major Industry)
    - Highly specialized expertise
    - Uniformity, consistency, coordinated application of manuals, case laws decisions, and exemptions and classification
  - Special valuation methodology for Class 4
    - Hybrid of market and replacement cost less depreciation

Current Situation

City of Kelowna

- One property owner in Class 4
  - Set the average change in assessment value
  - Reliance on one property owner for 100% revenue of an entire class
  - Tax class rates shift to meet tax requirements
  - Change in assessment ≠ change in taxes
  - Tax class rates set to represent effective tax increase

Recommendation:
Continue with current distribution policy

- Any changes shifts tax burden to other classes
  - Financial impact of changes = $257k or 0.7%
  - Tax class ratio impact of changes = Class 4 decrease of 3.59, Class 5/6 increase of 0.0152
- Different valuation methodologies, comparability
- Existing provincial tax credits ($61k in 2017)
- Follows best practices of other BC municipalities
- Unique infrastructure costs for services

Questions?

For more information, visit **kelowna.ca**.