

# City of Kelowna

## Public Hearing

### AGENDA



Tuesday, May 15, 2018  
6:00 pm  
Council Chamber  
City Hall, 1435 Water Street

Pages

#### 1. Call to Order

THE CHAIR WILL CALL THE HEARING TO ORDER:

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

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

(c) All information, correspondence, petitions or reports that have been received concerning the subject bylaws have been made available to the public. The correspondence and petitions received after May 2, 2018 (date of notification) are available for inspection during the course of this hearing and are located on the information table in the foyer of the Council Chamber.

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

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

#### 2. Notification of Meeting

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

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

- |            |   |         |
|------------|---|---------|
| <b>3.1</b> | <b>Cross Road 1967, 1969 and 1973 Z17-0083 (BL11603) Protech Consultants</b>  | 4 - 21  |
|            | To rezone the subject properties to facilitate a 15 lot residential subdivision.  |         |
| <b>3.2</b> | <b>Clement Ave 726 OCP17-0021 (BL11604) and Z17-0093 (BL11605) - PC Urban Clement Holdings Ltd</b>  | 22 - 58 |
|            | To amend the Official Community Plan to change the future land use designation of a portion of the subject properties from IND – Industrial to MXR - Mixed Use (Residential / Commercial) and to rezone a portion of the subject properties from I4 – Central Industrial zone & I2 – General Industrial zone to C4 – Urban Centre Commercial zone to facilitate the construction of mixed use commercial & residential buildings. |         |
| <b>3.3</b> | <b>Casorso Rd 3596 Z18-0012 (BL11608) - Cheryl &amp; Enzo Nanci</b>   | 59 - 67 |
|            | To consider a development application to rezone to RU1c – Large Lot Housing with Carriage House to facilitate the development of a carriage house.  |         |

### **4. Termination**

### **5. Procedure on each Bylaw Submission**

- (a) Brief description of the application by City Staff (Land Use Management);
- (b) The Chair will request that the City Clerk indicate all information, correspondence, petitions or reports received for the record.
- (c) The applicant is requested to make representation to Council regarding the project and is encouraged to limit their presentation to 15 minutes.
- (d) The Chair will call for representation from the public in attendance as follows:
  - (i) The microphone at the public podium has been provided for any person(s) wishing to make representation at the Hearing.
  - (ii) The Chair will recognize ONLY speakers at the podium.
  - (iii) Speakers are encouraged to limit their remarks to 5 minutes, however, if they have additional information they may address Council again after all other members of the public have been heard a first time.
- (e) Once the public has had an opportunity to comment, the applicant is given an opportunity to respond to any questions raised. The applicant is requested to keep the



response to a total of 10 minutes maximum.

(f) Questions by staff by members of Council must be asked before the Public Hearing is closed and not during debate of the bylaw at the Regular Meeting, unless for clarification.

(g) Final calls for representation (ask three times). Unless Council directs that the Public Hearing on the bylaw in question be held open, the Chair shall state to the gallery that the Public Hearing on the Bylaw is closed.

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

# REPORT TO COUNCIL



**Date:** April 23, 2018

**RIM No.** 1250-30

**To:** City Manager

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

**Application:** Z17-0083

**Owners:**

Maxwell House Developments  
Ltd., Inc. No. C756620, Glen Park  
Village Inc., Inc. No. 378493 &  
City of Kelowna

**Address:** 1967, 1969, & 1973 Cross Rd

**Applicants:** Protech Consulting

**Subject:** Rezoning Application

Existing OCP Designation: S2RES – Single/Two Unit Residential

Existing Zones: RU1 – Large Lot Housing & A1 – Agriculture 1

Proposed Zones: RU2 – Medium Lot Housing, RU2c – Medium Lot Housing with  
Carriage House, RU6 – Two Dwelling Housing

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## 1.0 Recommendation

THAT Rezoning Application No. Z17-0083 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of portions of:

- Lot 2 Section 4 Township 23 ODYD Plan KAP84464, located at 1967 Cross Rd, Kelowna, BC, from the RU1 – Large Lot Housing zone to the RU2 Medium Lot Housing and RU2C Medium Lot Housing with Carriage House zones;
- That Part of Lot 11 Block 6 Section 4 Township 23 ODYD Plan 986 Except Plan 10134 Shown Green on Plan H8323, located at 1969 Cross Rd, Kelowna, BC, from the A1 – Agricultural 1 zone to the RU2C Medium Lot Housing with Carriage House zone;
- The portion of road between That Part of Lot 11 Block 6 Section 4 Township 23 ODYD Plan 986 Except Plan 10134 Shown Green on Plan H8323, located at 1969 Cross Rd, Kelowna, BC and Lot 39 Section 4 Township 23 ODYD Plan KAP48643, located at 1973 Cross Rd, Kelowna, BC, from the A1 – Agricultural 1 and RU1 – Large Lot Housing zones to the RU2 Medium Lot Housing and RU2C Medium Lot Housing with Carriage House zones;

- Lot 39 Section 4 Township 23 ODYD Plan KAP48643, located at 1973 Cross Rd, Kelowna, BC, from the RU1 – Large Lot Housing zone to the RU2 Medium Lot Housing, RU2C Medium Lot Housing with Carriage House and RU6 – Two Dwelling Housing zones;

as shown on Map “A” attached to the Report from the Community Planning Department dated April 23, 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 Zone Amending Bylaw be considered subsequent to the discharge of Covenant (KF124772) and the outstanding conditions of approval as set out in Schedule “A” attached to the Report from the Community Planning Department dated April 23, 2018;

AND FURTHER THAT final adoption of the Zone Amending Bylaw be considered subsequent to the issuance of a Preliminary Layout Review Letter by the Approving Officer.

## 2.0 Purpose

To rezone the subject properties to facilitate a 15 lot residential subdivision.

## 3.0 Community Planning

Staff are supportive of rezoning of the subject properties to accommodate the proposed 15 lot residential subdivision. The proposal includes the use of several urban residential zones that will provide a mix of unit types and add additional density to this village centre location. The subject properties are the last vacant sites designated Single/Two Unit Residential within the ‘Glenmore Valley’ village centre. The proposal fits within the OCP’s future land use designation and meets expectations for development at this location. At build-out the project will likely include duplex housing, single family dwellings, secondary suites and carriage houses. The proposed lot layout and road network also ties in with the single / two family subdivision located to the east that is currently being developed.

## 4.0 Proposal

### 4.1 Project Description

The proposal includes the creation of 15 new residential lots, as follows:

Proposed Zone	# of Lots
RU2 – Medium Lot Housing	10
RU2c – Medium Lot Housing with Carriage House	3
RU6 – Two Dwelling Housing	2

Pedestrian access will be facilitated through the development by way of a walkway connecting from the northern edge of the site through to Cross Road. At the southern edge access of the trail along Brandt Creek will be maintained and the treatment will be improved. The proposed subdivision will also connect to and complete the road network with the recently approved subdivision to the east at 1982 Cross Road.

### 4.2 Site Context

The subject properties are located in the ‘Glenmore Valley’ Village Centre at the corner of Cross Rd and Glenmore Rd. The lots have an approximate combined area of 1.0 hectare. Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RM2 – Low Density Row Housing	Multiple Dwelling Housing
East	RU2 – Medium Lot Housing	Single Dwelling Housing
South	P3 – Parks and Open Space RU1 – Large Lot Housing	Public Park (Brandt's Creek Linear Park) Single Dwelling Housing
West	A1 – Agriculture 1	Vacant

#### Subject Property Map: 1967, 1969, & 1973 Cross Rd



#### 4.3 Zoning Analysis

The proposed lot layout conforms with the lot dimensions and area of the RU2 – Medium Lot Housing, RU2c – Medium Lot Housing with Carriage House, RU6 – Two Dwelling Housing zones.

#### 5.0 Current Development Policies

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

#### Development Process

**Compact Urban Form.**<sup>1</sup> Develop a compact urban form that maximizes the use of existing infrastructure and contributes to energy efficient settlement patterns. This will be done by increasing densities (approximately 75 - 100 people and/or jobs located within a 400 metre walking distance of transit stops is

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

required to support the level of transit service) through development, conversion, and re-development within Urban Centres (see Map 5.3) in particular and existing areas as per the provisions of the Generalized Future Land Use Map 4.1.

## **6.0 Technical Comments**

### **6.1 Building & Permitting Department**

- No comment.

### **6.2 Development Engineering Department**

- See Attached.

### **6.3 Fire Department**

- No concerns. Ensure lots are addressed off of the street that they are accessed from.

### **6.4 Glenmore- Ellison Improvement District**

- Glenmore-Ellison Improvement District (GEID) does not require fees and conditions prior to rezoning approval; however, GEID will have fees and conditions required prior to issuance of a Water Service Certificate to facilitate subdivision approval.

## **7.0 Application Chronology**

Date of Application Received: August 11, 2017

Date Public Consultation Completed: October 19, 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:**

Map 'A'

Development Engineering Memorandum dated September 13, 2017.

Site Plan



# Z17-0083 1967, 1969 & 1973 Cross Road

Rezoning Application

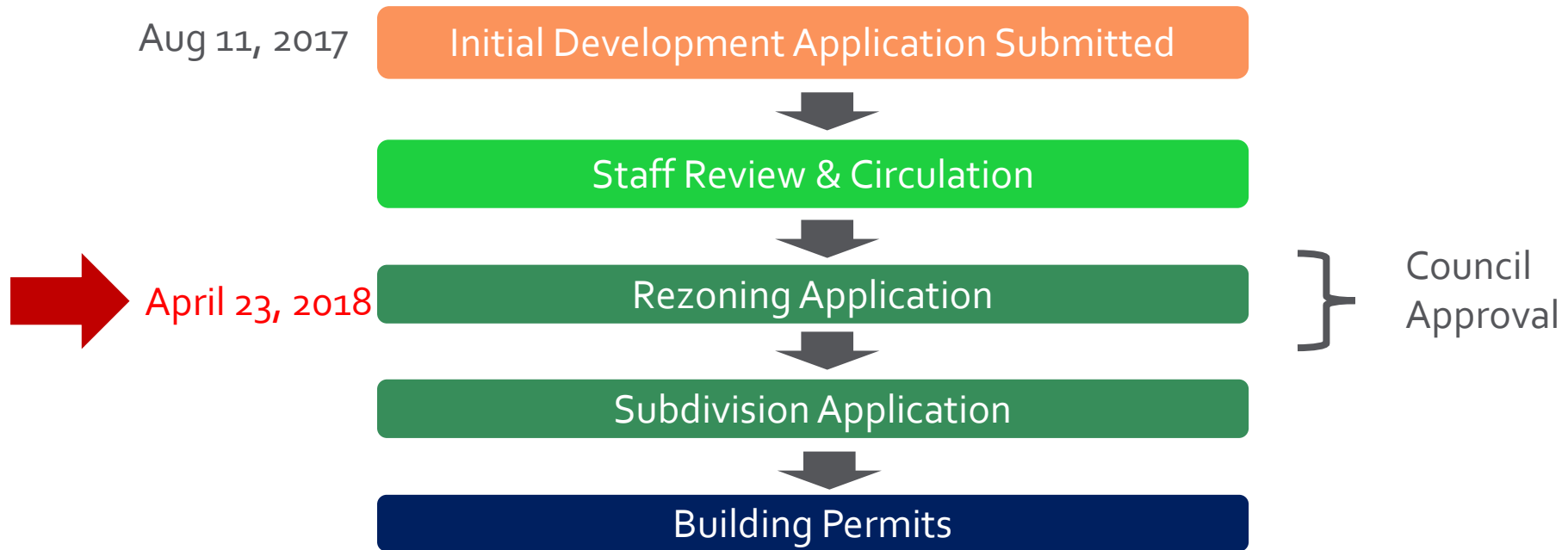


# Proposal

To rezone the subject properties to facilitate a 15 lot residential subdivision.



# Development Process

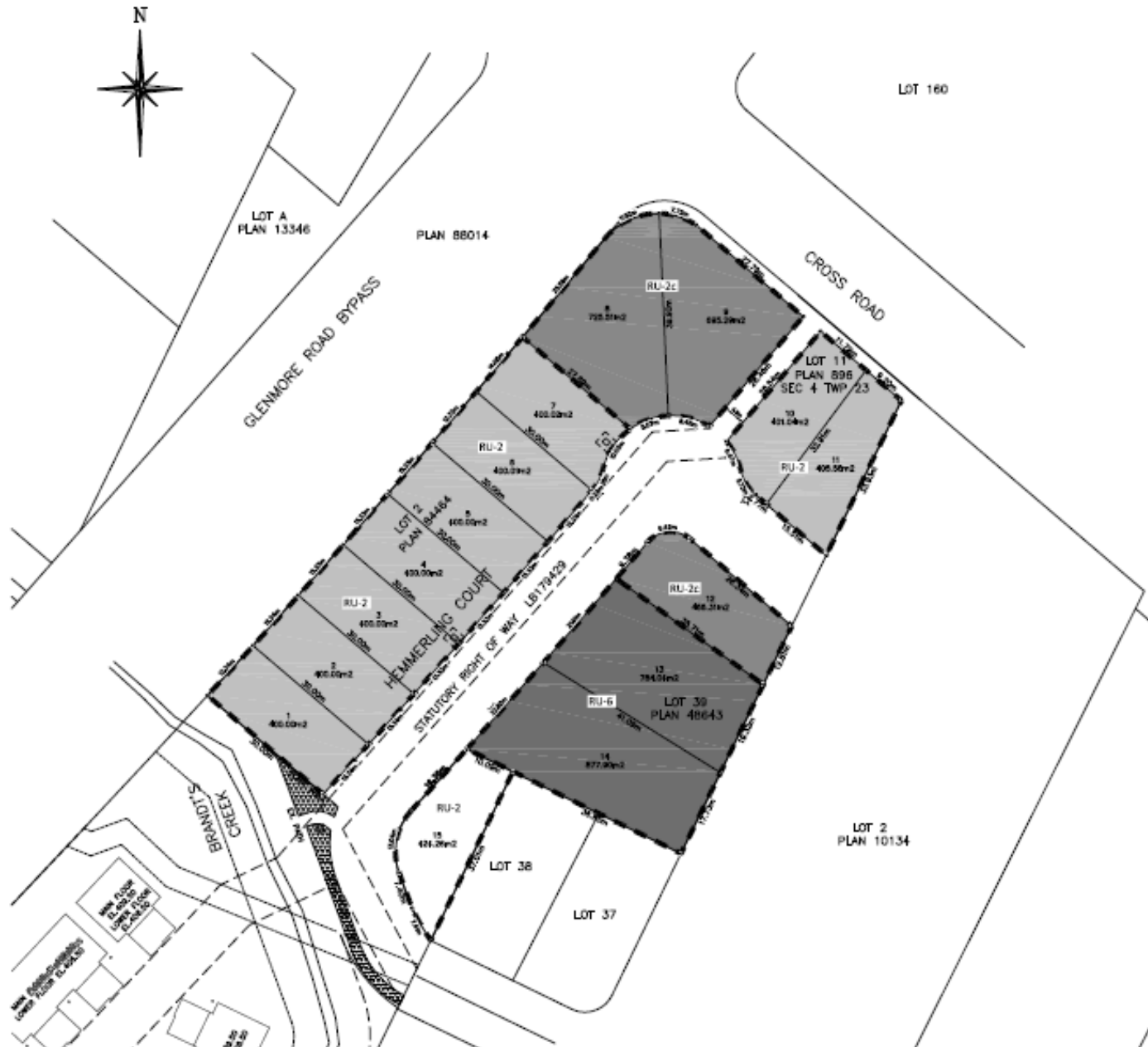




# Subject Property Map



# Lot Layout



# Project Details

## ► 15 Lot Subdivision:

Proposed Zone	# of Lots
RU2 – Medium Lot Housing	10
RU2c – Medium Lot Housing <u>w</u> Carriage House	3
RU6 – Two Dwelling Housing	2

- Duplex housing, single family dwellings, secondary suites and carriage houses;
- Walkway for public access.

**Walk Score®** 



**Car-Dependent**

Most errands require a car.



**Some Transit**

A few nearby public transportation options.

# Public Notification Policy #367

- ▶ The applicant completed appropriate notification;
  - ▶ Submitted October 19, 2017.

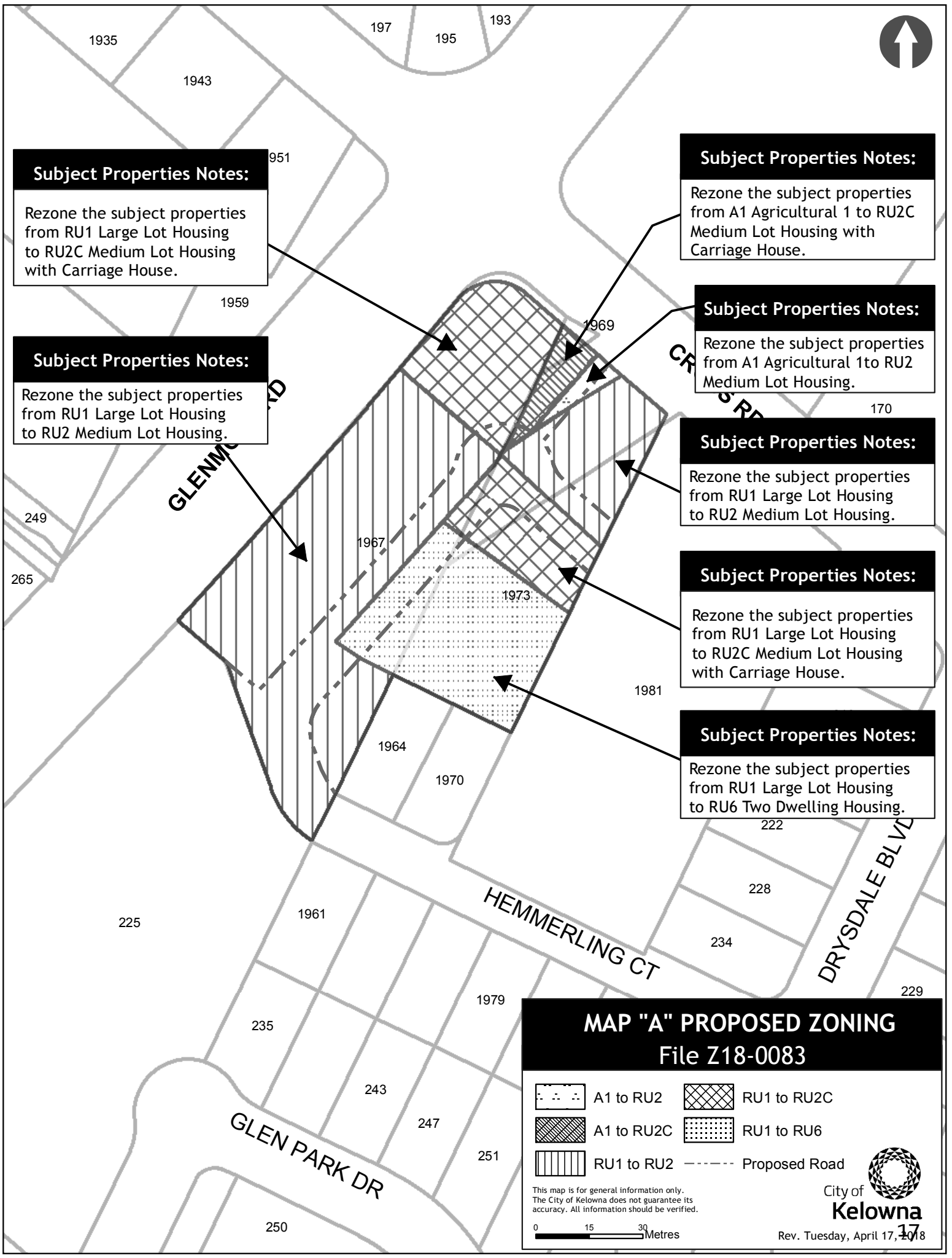
# Staff Recommendation

- ▶ Staff recommend support for the proposed Rezoning:
  - ▶ Consistent with OCP Designation;
  - ▶ Last Single/Two Unit Residential site within the 'Glenmore Valley' village;
  - ▶ Provides variety of housing options.





## *Conclusion of Staff Remarks*



**Subject Properties Notes:**

Rezone the subject properties from RU1 Large Lot Housing to RU2C Medium Lot Housing with Carriage House.

**Subject Properties Notes:**

Rezone the subject properties from RU1 Large Lot Housing to RU2 Medium Lot Housing.

**Subject Properties Notes:**

Rezone the subject properties from A1 Agricultural 1 to RU2C Medium Lot Housing with Carriage House.

**Subject Properties Notes:**

Rezone the subject properties from A1 Agricultural 1 to RU2 Medium Lot Housing.

**Subject Properties Notes:**

Rezone the subject properties from RU1 Large Lot Housing to RU2 Medium Lot Housing.

**Subject Properties Notes:**

Rezone the subject properties from RU1 Large Lot Housing to RU2C Medium Lot Housing with Carriage House.

**Subject Properties Notes:**

Rezone the subject properties from RU1 Large Lot Housing to RU6 Two Dwelling Housing.

**MAP "A" PROPOSED ZONING**  
**File Z18-0083**

- |  |            |  |               |
|--|------------|--|---------------|
|  | A1 to RU2  |  | RU1 to RU2C   |
|  | A1 to RU2C |  | RU1 to RU6    |
|  | RU1 to RU2 |  | Proposed Road |

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

0 15 30 Metres



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**CITY OF KELOWNA**

**MEMORANDUM**

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**Date:** September 13, 2017

**File No.:** Z17-0083

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

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

**Subject:** 1973,1967 Cross Rd Hemmerling Ct Plan 10134 Lot 2,39 Plan 48943

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Development Engineering has the following comments and requirements associated with this application to rezone from RU1 to RU2 RU2C and RU6  
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 S17-0088.

The Development Engineering Technologist for this project is Ryan O'Sullivan

**.1) General**

- a) 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) Domestic Water and Fire Protection**

- a) The property is located within the Glenmore Ellison Irrigation District (GEID) service area. The developer is required to make satisfactory arrangements with the GEID for these items. All charges for service connection and upgrading costs are to be paid directly to the GEID.
- b) Provide an adequately sized domestic water and fire protection system. 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 development to confirm this. 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.

**.3) Sanitary Sewer**

- a) Provide an adequately sized sanitary sewer system.
- b) Provide sanitary routing design complete with calculations ensuring the downstream infrastructure is capable of supporting this rezoning



**.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 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.

**.5) Roads Improvements and Dedication**

- (a) All road requirements will be addressed in S17-0088.

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

- (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.

**.7) Design and Construction**

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

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

- c) 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.

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

**.9) Other Engineering Comments**

- e) Provide all necessary Statutory Rights-of-Way for any utility corridors required, including those on proposed or existing City Lands.
- f) Dedicate 2.72m road widening along the full frontage of Cross Road.
- g) Remove existing road right of way from Glenpark development area.
- h) 4.5m SRW will be need to maintain proposed GEID water Main and In order to promote pedestrian connectivity in this neighbourhood between proposed Proposed Road A and the existing concrete sidewalk on Cross Road, construction of a 3 metre wide asphalt pathway between lots 118 and 126 is requested. To delineate both sides of the pedestrian pathway a 1.2m high black vinyl coated chain link fence to City of Kelowna standards should be installed by the developer 15 cm inside both private property lines.
- i) Provide a sidewalk connection on Hemmerling Court by extending the existing sidewalk on Hemmerling Court to the new sidewalk fronting this development.

**.10) Other Engineering Comments**

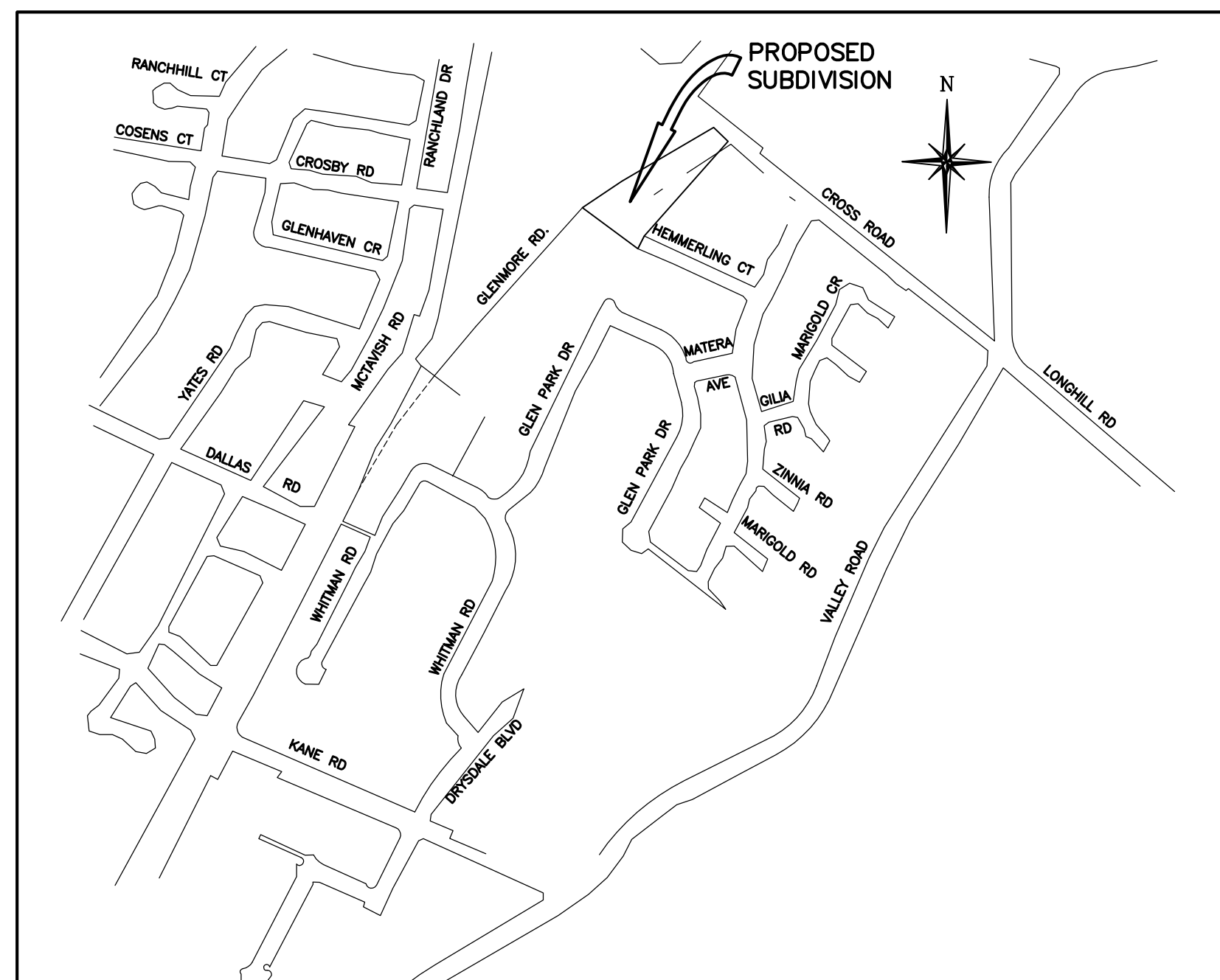
- (a) Provide all necessary Statutory Rights-of-Way for any utility corridors required, including those on proposed or existing City Lands.
- (b) If any road dedication affects lands encumbered by a Utility right-of-way (such as Terasen, etc.) please obtain the approval of the utility prior to application 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) Development Permit and Site Issues**

- (a) Access and Manoeuvrability
  - (i) An MSU standard size vehicle must be able to manoeuvre onto and off the site without requiring a reverse movement onto public roadways. If the development plan intends to accommodate larger vehicles movements should also be illustrated on the site plan.
  - (ii) Perimeter access must comply with the BC Building Code. Fire Truck access designs and proposed hydrant locations will be reviewed by the Fire Protection Officer.

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James Kay, P.Eng.  
Development Engineering Manager  
RO



Legend				
Water	—————	Manhole	○ MH	RU-2 ZONING
San. Sewer	- - - - -	Power Pole	● P.P.	
Storm Sewer	—————	Lamp Standard	□ L.S.	RU-2c ZONING
Gas	- - - - -	Catch Basin	▨ C.B.	
U.G. Telephone	—————	Hydrant	⊕	RU-6 ZONING
U.G. Electrical	- - - - -	Trees	⊗	

# REPORT TO COUNCIL



**Date:** April 23<sup>rd</sup>, 2018

**RIM No.** 1250-30

**To:** City Manager

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

**Application:** OCP17-0021 Z17-0093

**Owners:** PC Urban Clement Holdings  
Ltd., Inc. No. BC 1099980

**Addresses:** 726 Clement Ave

**Applicant:** PC Urban – Robert Spencer

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

Existing OCP Designation: IND – Industrial

Proposed OCP Designation: MXR – Mixed Use (Residential / Commercial)

Existing Zone: I<sub>4</sub> – Central Industrial

Proposed Zone: C<sub>4</sub> – Urban Centre Commercial

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## 1.0 Recommendation

THAT Official Community Plan Map Amendment Application No. OCP17-0021 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 A, Section 30, Township 26, ODYD Plan KAP55948, and portions of Block 29, Section 30, Township 26, ODYD Plan 202 Except Plans 5011 and KAP55948 located at 726 Clement Ave, Kelowna, BC from the IND – Industrial designation to the MXR – Mixed Use (Residential / Commercial) designation, as shown on Map "A" attached to the Report from the Community Planning Department dated April 23<sup>rd</sup> 2018, be considered by Council;

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

AND THAT Council considers the Public Information Session public process to be appropriate consultation for the Purpose of Section 475 of the *Local Government Act*, as outlined in the Report from the Community Planning Department dated April 23<sup>rd</sup>, 2018;

THAT Rezoning Application No. Z17-0093 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of portions of:

1. Lot A, Section 30, Township 26, ODYD Plan KAP55948, located at 726 Clement Ave, Kelowna, BC, from the I<sub>4</sub> – Central Industrial zone to the C<sub>4</sub> – Urban Centre Commercial zone; and

2. Block 29, Section 30, Township 26, ODYD Plan 202 Except Plans 5011 and KAP55948 located at 726 Clement Ave, Kelowna, BC, from the I2 – General Industrial zone to the C4 – Urban Centre Commercial zone;

as shown on Map “B” attached to the Report from the Community Planning Department dated April 23<sup>rd</sup> 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 Official Community Plan Map Amending Bylaw and the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Attachment “A” attached to the Report from the Community Planning Department dated April 23<sup>rd</sup> 2018;

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

## 2.0 Purpose

To amend the Official Community Plan to change the future land use designation of a portion of the subject properties from IND – Industrial to MXR - Mixed Use (Residential / Commercial) and to rezone a portion of the subject properties from I4 – Central Industrial zone & I2 – General Industrial zone to C4 – Urban Centre Commercial zone to facilitate the construction of mixed use commercial & residential buildings.

## 3.0 Community Planning

The subject properties are currently vacant as the former BC Tree Fruit Packinghouse was demolished in 2017. The properties represent 3.6 acres (1.5 ha) of under-developed land in a strategic location on the edge of the ‘City Centre’ Urban Centre at the corner of Clement Avenue and Richter Street. The properties are currently zoned for industrial uses and the Staff have fielded a number of development inquiries over the past few years for potential uses from steel storage containers to self-storage businesses to outdoor vehicle storage. Staff felt the land use of urban mixed-use with an industrial transition was the best suited for this property due to the adjacency of a major gateway into the Downtown and within close proximity to transit stops, urban services, and amenities. PC Urban, the current property owner and developer, acquired the site in late 2016 and have been working with staff on their development scenario. Their rationale behind the land use change to C4 – Mixed-use Commercial is as follows:

*The proposed land uses were carefully considered following detailed market analysis and is attempting to respond to a severe lack of purpose built, long-term, residential rental supply as well as the desire to transform the downtown north industrial area into a part of the vibrant downtown core.*

Staff are in support of the land use change and acknowledge that the Clement Avenue corridor is under transition with a number of other proposed large residential apartment building projects currently under application as well as the recently completed Police Services Building. In addition, once fully upgraded, Clement Avenue will be a five-lane arterial road acting as a major urban gateway into the north part of the Downtown.

Staff’s recommendation of support does not come without some concern for how the residential/commercial land uses will adequately integrate within the larger north-end industrial area and not undermine its viability. Maintaining an adequate supply of centrally located industrial land is also an important objective for the long-term success of the City. The applicant is currently working on providing a sensitive land use

transition to the industrial lands to the east (889 Clement Ave) and a portion of the applicant's property (816 Clement Avenue) is not included in this application in order to provide additional time to resolve this issue. After looking into adjacent nuisance conflicts (See Section 3.1), Staff believe the proposed mixed use development can integrate effectively into the north end industrial area and the applicant can provide an appropriate land use transition to the East. However, Staff would have preferred if the applicant applied for a comprehensively planned site including the industrial transition area rather than focusing on the mixed use portion first.

The proposed site plan shows two mix-use buildings totalling 148 rental residential units located in the south-west corner of the consolidated site at the corner of Richter Street and Clement Avenue. The proposed development plan provides a number of benefits including:

1. A strong urban edge and street wall at the Clement Ave and Richter St intersection;
2. Increasing the supply of much needed rental housing in close proximity to the Downtown and helps with the housing diversity objectives stated in the OCP (see Section 3.2 for a current rental housing overview); and
3. Mitigates the land use conflict potential by locating the parking along the northern portion of the property which adds a significant transition area in conjunction with Vaughn Avenue between the proposed development and the industrial properties to the north.

The magnitude and size of the surface parking lot are a further concern of Staff and will be issues to be resolved with the applicant during the upcoming Form & Character Development Permit. There are no other mixed-use C4 developments in the City that do not contain a portion of either underground parking or structured parking. As a form of land use, the proposed surface parking lot occupies a large portion of the site prohibiting the project from having more green space and amenities for residents. In order for the applicant to achieve Community Planning's support for the upcoming Development Permit, Staff will be requesting substantial changes to the parking solution and anticipate changes to the current site plan.

### 3.1 Industrial / Residential Nuisance & Land Use Conflict Potential

This block of Clement Avenue is a key transitional area that has the potential to integrate well into the surrounding North End industrial area but it also has the potential to undermine the security of the surrounding industrial lands without a broader vision. The intention was to allocate a certain amount of residential in the south-west corner of the site while providing the necessary and effective industrial / commercial transition.

The concern of adding residential land uses north of Clement Avenue within the designated Industrial area is the potential for other property owners to speculate that they could achieve residential units too. This could increase adjacent industrial land prices leading to more unaffordable industrial land and provide uncertainty of existing and future industrial businesses. Staff felt it is important to signal to the North End area that residential land uses are only acceptable in the south-west corner of the subject property and not to expect any further encroachment of residential land uses within the North End industrial lands. This is why a portion of the subject property and the property to the East were not recommended for a zoning change.

The uncertainty for current or future industrial businesses would be if adjacent residential units (or potential residential units) complain about their businesses due to industrial nuisances that may restrict their operations. Staff have reviewed the history of recent bylaw complaints in the industrial North End along Richter Street, Baillie Avenue, Vaughn Avenue, and Gaston Avenue. A summary of the type of complaints the City has received are as follows:

- Vehicles and pallets placed in the laneway that need to be removed.
- Storing pallets in alley
- Commercial blocking vehicles for long periods of time.
- Semi blocking roads.
- Garbage bin and leaking onto the back lane and the adjoining property.
- Transport trucks parking on street for days on end.
- Junk, odours and toxic mold from waste.
- Beer (from brewery) is being dumped into a garbage bin (odour).

These complaints are from the area which currently do not contain residential land uses and the frequency / intensity of these complaints could potentially increase by locating residential units in close proximity to industrial uses. However, after analysing the potential land use conflicts, Staff felt rental residential housing in the south-west corner of this site can integrate in the north end provided this does not lead to any other residential expansion. Further, rental housing will likely have less complaints from adjacent industrial or commercial land uses as tenants will know what neighbourhood they are moving into and tend to be more transient compared to home owners if issues were to arise.

### 3.2 Rental Housing Summary

In late 2016, when initial discussion with PC Urban took place, the City strongly encouraged rental housing and the hope was PC Urban could effectively transition rental housing to the surrounding industrial uses. Planning did a review of all rental projects (both market & non-market housing from 2016 to current (end of March 2018) in order to analyse how many rental units have been: recently occupied, under construction, approved but no building permit, and in the approval process. The summary graphs can be viewed in 'Attachment B' and a summary chart is provided below.

#### **Total Rental Housing**

	Student Bedroom	Micro	Studio	1 Bedroom	2 Bedroom	3 Bedroom	Total # of Units
Occupied	97	343	18	209	208	35	910
Under Construction	0	380	30	480	556	33	1,479
Approved but no BP	0	0	4	111	44	16	175
In Approval Process	0	104	5	71	166	27	373
<b>Total</b>	97	827	57	871	974	111	2,937

The City has 2,937 rental units either recently occupied, under-construction, approved, or in the approval process. This summary includes the number of units proposed by PC Urban on this site. Over 50% of those rental units (1,479) are currently under construction which should relieve some pressure on the supply side of the rental housing market once those units become occupied. This represents an increase of 22% increase in the supply of primary rental housing market<sup>1</sup>.

<sup>1</sup> Note that the total Primary Housing Market is calculated from the CORD area including Peachland, West Kelowna, & Lake Country while the increase in supply is only calculated from the City of Kelowna area.

**Primary Rental Housing (Existing + Under Construction)**

	Bachelor	1 bedroom	2 bedroom	3 Bedroom	Total # of Units
Existing Rental Housing in CMA (Oct 2017)	447	1946	2632	227	5252
Under Construction in Kelowna (April 2018)	410	480	556	33	1479
Total units	857	2426	3188	260	6731
Percent Increase	47.8%	19.8%	17.4%	12.7%	22.0%

The 148 units within this proposed project represents approximately 2.8% increase in the supply of rental housing within the CMA (Central Metropolitan Area). Staff have encouraged this developer and other developers to continue to increase the amount of rental housing especially when sites are in close proximity to the Downtown Urban Centre.

### 3.3 Public Notification & Other City Plans

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

To fulfill Council Policy No. 367 for 'OCP Minor' and 'Zoning Major' applications, the applicant held a public information session on January 23, 2018 at the Rotary Centre for the Arts from 4:30pm to 6:30pm. The applicant also completed the neighbourhood notification process by contacting all properties within 50m of the subject properties.

## 4.0 **Proposal**

### 4.1 Background

This site has a long history of varied development proposals following the sale of the former BC Tree Fruit Packing House. Under the original proposal (in 2012/2013), the entire block (from Richter St to Ethel St) was intended to be divided into three lots. The first was to include a large brewery facility. The middle lot was intended to contain a restored packinghouse repurposed as a commercial market. The third and westernmost parcel was proposed to contain some commercial office and residential. Given its adjacency to the City Centre, Staff were supportive of the westernmost portion of the site being designated/zoned for mixed-use commercial and residential uses. This was understood to be set within a broader redevelopment of the site that saw the conservation of an important building and a major industrial development, all of which functioned comprehensively.

In 2016, after most of the redevelopment plans failed, Staff took a number of inquiries for potential uses. At the time, the Starkhund Brewery was still planned for the eastern portion of the site and Staff took inquiries from steel storage container companies as well as a UHaul self-storage model for the middle and western lots. There was zoning issues between the I2-General Industrial and I4 – Central Industrial zones that proved those proposals unviable. Staff felt a better comprehensive development that included some retail and residential blend of land uses was more suited for the site than strictly industrial land uses especially with all of the development going on downtown and the rapid transformation of Clement Avenue.

In late 2016 and early 2017 Staff took early inquiries from PC Urban regarding potential rental housing on the site in addition to comprehensive commercial redevelopment of the site, including modest amounts of residential in the west and transitional industrial uses. The original vision has not come to fruition and the



proposed Starkhund Brewery on the easternmost lot, owned now by a separate party, is currently being marketed as a strata light industrial project. Staff have been communicating that it would be best to have an industrial and / or commercial land use that provides a transition away from the proposed residential land use. Without knowing what is proposed for the middle lot, Staff informed the applicant that we could not support a rezoning away from the current land uses unless a comprehensive plan was submitted. The applicant wanted to proceed with the zoning for the western lot while they worked on industrial transition proposals for the middle lot.

#### 4.2 Project Description

The purpose of the OCP amendment and the rezoning application is to move away from industrial land uses on the subject property and to allow for residential units mixed with commercial units. If the zoning is acceptable, the plan is to construct two purpose built mixed-use rental buildings on the southwest corner of the site fronting Clement and Richter. The western building façade faces Richter Street and the eastern building façade faces Clement Avenue. Summary of the proposal are listed below:

- The proposed FAR after City dedication is 1.16, the maximum FAR in the C4 zone varies from 1.3 to 2.35 depending on bonuses. The proposal does not qualify for any bonuses therefore the maximum FAR is 1.3.
- 231 at-grade parking spaces are proposed (176 spaces required), and 2 loading bays are provided.
- A ground level public open space plaza connects the two buildings and provides unobstructed access across the site from Clement Avenue.
- 1,784 m<sup>2</sup> of commercial ground floor units and 148 residential rental units on floors two to six.

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

#### 4.3 Site Context

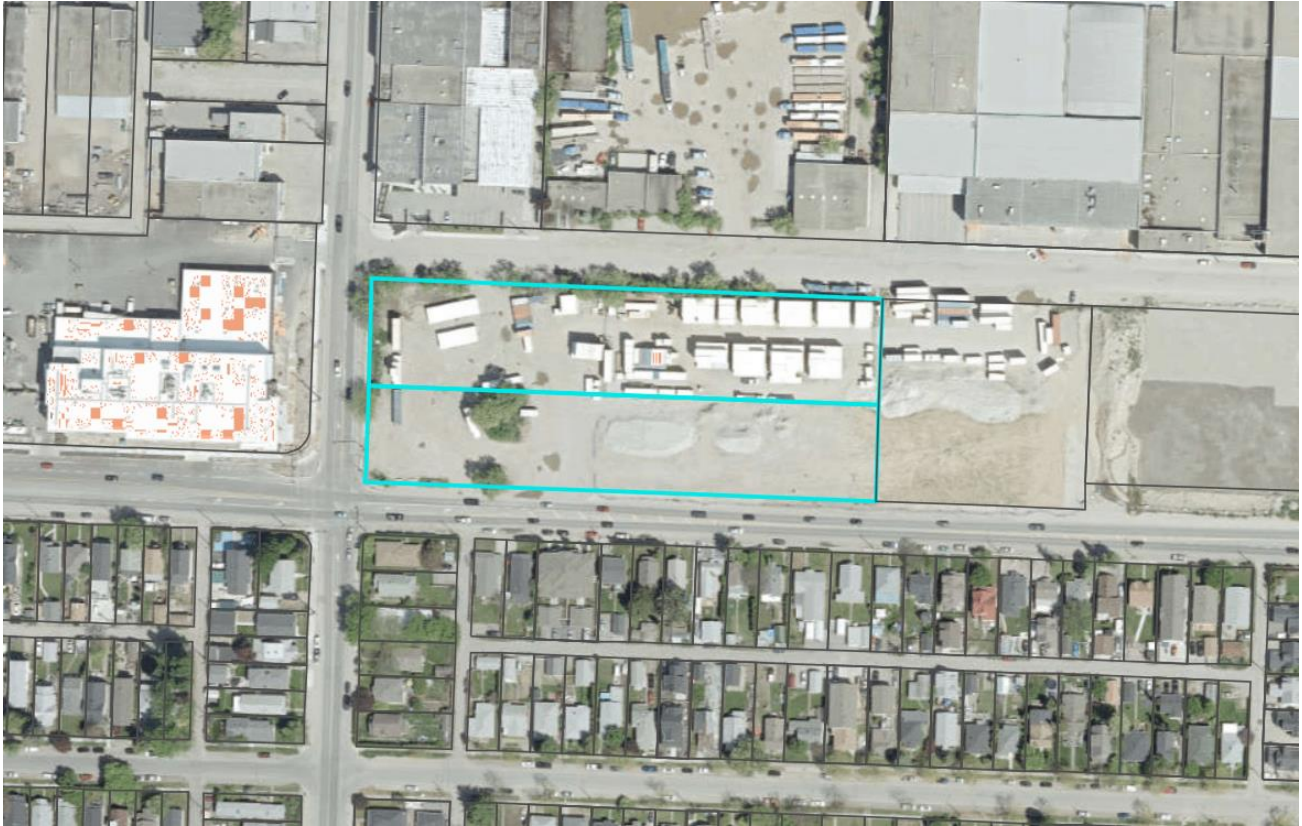
The subject properties are located on the edge of an Urban Centre (City Centre) on the north side of Clement Ave. The neighbourhood has a mix of residential, industrial, and institutional uses. Specifically, the site is bounded by industrial users to the north (BC Tree Fruits, Sun Ripe, Sandhill Wines), a vacant industrial lot to the east, single family residential to the south, and a new regional RCMP station to the west. In the larger context, the site is a few blocks northeast of the downtown core, Bernard Street commercial corridor, and several large scale residential and mixed-use developments.

The site 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	I4 – Central Industrial	Industrial
East	I4 – Central Industrial	Industrial
South	RU6 – Two Dwelling Housing & In-stream RM6 – High Rise Apartment Housing	Single family dwellings Potential 6 storey apartment building
West	P1 – Major Institutional	RCMP Building

**Subject Properties Map:** 726 Clement Ave



## 5.0 Current Development Policies

### 5.1 Kelowna Official Community Plan (OCP)

#### Goals for A Sustainable Future

Contain Urban Growth.<sup>2</sup> Reduce greenfield urban sprawl and focus growth in compact, connected and mixed-use (residential and commercial) urban and village centres.

#### Development Process

Complete Communities.<sup>3</sup> Support the development of complete communities with a minimum intensity of approximately 35-40 people and/or jobs per hectare to support basic transit service – a bus every 30 minutes. (approx. 114 people / hectare proposed).

Compact Urban Form.<sup>4</sup> Develop a compact urban form that maximizes the use of existing infrastructure and contributes to energy efficient settlement patterns. This will be done by increasing densities (approximately 75 - 100 people and/or jobs located within a 400 metre walking distance of transit stops is required to support the level of transit service) through development, conversion, and re-development within Urban Centres (see Map 5.3) in particular and existing areas as per the provisions of the Generalized Future Land Use Map 4.1.

North End Industrial (High Tech and Incubator).<sup>5</sup> Encourage the redevelopment of industrially designated lands north of the Downtown Urban Centre for high-tech projects and buildings, including the potential for “incubator space” for smaller businesses.

<sup>2</sup> Goal 1. (Introduction Chapter 1).

<sup>3</sup> Policy 5.2.4 (Development Process Chapter 5).

<sup>4</sup> Policy 5.3.2 (Development Process Chapter 5).

<sup>5</sup> Policy 5.19.6 (Development Process Chapter 5).

## **Residential Land Use Policies**

Non-compatible Industrial.<sup>6</sup> Restrict the encroachment of residential uses in areas adjacent to non-compatible industrial sites

Neighbourhood Impact.<sup>7</sup> 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.

Embracing Diversity.<sup>8</sup> Increase understanding of various forms of housing needs and styles toward increasing acceptance of housing meeting the needs of diverse populations by encouraging applicants to undertake early and on-going consultation relating to their project, including provision of support material where appropriate.

Housing Mix.<sup>9</sup> Support a greater mix of housing unit size, form and tenure in new multi-unit residential and mixed use developments.

Ground-Oriented Housing.<sup>10</sup> 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.

Objective 5.9. Support the creation of affordable and safe rental, non-market and/or special needs housing.

## **Industrial Land Use Policies**

Objective 5.28. Focus industrial development to areas suitable for industrial use.

Objective 5.29. Ensure efficient use of industrial land supply.

Industrial Land Use Intensification.<sup>11</sup> Encourage more intensive industrial use of currently under-utilized industrial sites during site redevelopment or by permitting lot subdivision where new lots can meet the minimum lot size requirements of the Zoning Bylaw.

Secondary Housing in Light Industrial Areas.<sup>12</sup> Consider the limited expansion of housing as a secondary use within industrial buildings in light or transitional industrial areas.

Objective 5.30. Ensure adequate industrial land supply.

Industrial Supply Protection. Protect existing industrial lands from conversion to other land uses by not supporting the rezoning of industrial land to preclude industrial activities unless there are environmental reasons for encouraging a change of use

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<sup>6</sup> Policy 5.22.4 (Development Process Chapter 5).

<sup>7</sup> Policy 5.22.9 (Development Process Chapter 5).

<sup>8</sup> Policy 5.22.8 (Development Process Chapter 5).

<sup>9</sup> Policy 5.22.11 (Development Process Chapter 5).

<sup>10</sup> Policy 5.23.1 (Development Process Chapter 5).

<sup>11</sup> Policy 5.29.1 (Development Process Chapter 5).

<sup>12</sup> Policy 5.29.2 (Development Process Chapter 5).

## **6.0 Technical Comments**

### **6.1 Building & Permitting Department**

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

### **6.2 Development Engineering Department**

- See Attachment 'A', memorandum dated October 31, 2017.

### **6.3 Fire Department**

- No comments related to zoning.

## **7.0 Application Chronology**

Date of Application Received: September 27, 2017

Date Public Consultation Completed: January 23, 2018

**Report prepared by:**

Adam Cseke, Planner Specialist

**Reviewed by:**

Terry Barton, Urban Planning Manager

**Reviewed by:**

Ryan Smith, Community Planning Department Manager

**Approved for Inclusion:**

Doug Gilchrist, Divisional Director Community Planning & Strategic Investments

### **Attachments:**

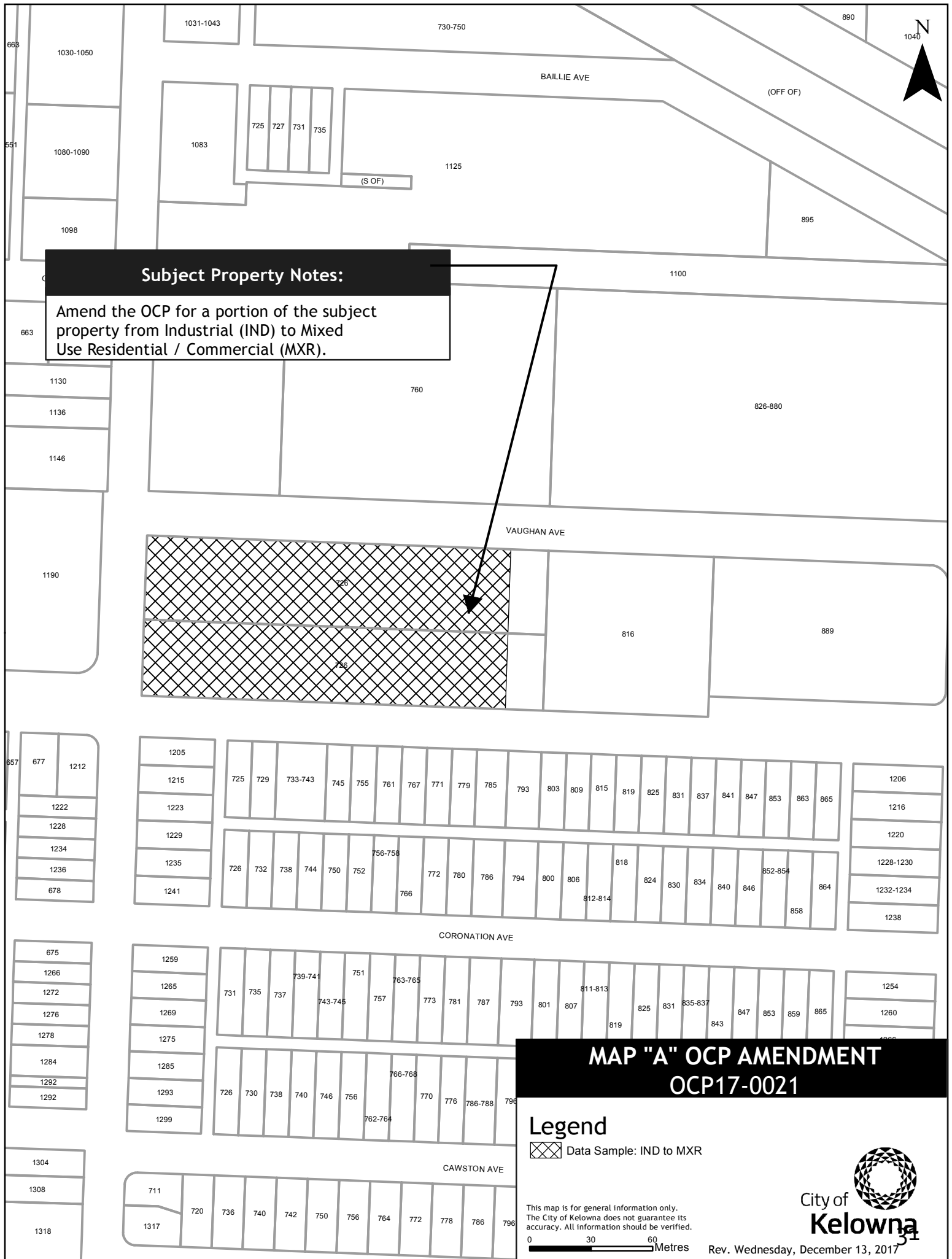
MAP 'A' OCP Amendment

MAP 'B' Rezoning

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

Attachment 'B' – Rental Housing Summary Graphs

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



N



GASTON AVE

RICHTER ST

**Subject Property Notes:**

Rezone a portion of the subject property from I4 - Central Industrial to C4 Urban Centre Commercial

I4

VAUGHAN AVE

P1

I2

CLEMENT AVE

RM4

RU6

**Subject Property Notes:**



Rezone a portion of the subject property from I2 - General Industrial to C4 Urban Centre Commercial

CORONATION AVE

RU2

**MAP "B" PROPOSED ZONING**  
File Z17-0093

**Legend**

-  I2 to C4
-  I4 to C4

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

0 20 40 Metres

Rev. Monday, April 02, 2018





CITY OF KELOWNA

Planner  
Initials

AC

**MEMORANDUM**

**Date:** October 31, 2017  
**File No.:** Z17-0093

**To:** Community Planning (AC)

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

**Subject:** 726 Clement Ave (REVISED) I4 to C4

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

**.1) General**

- a) Where there is a possibility of a high water table or surcharging of storm drains during major storm events, non-basement buildings may be required. This must be determined by the engineer and detailed on the Lot Grading Plan required in the drainage section.
- b) Provide easements as may be required.
- c) The proposed Development triggers a traffic impact assessment. The applicant's transportation engineer shall contact the City's Transportation & Mobility group who will determine the terms of reference for the study. Recommendations from the Traffic Impact Analysis (TIA) will become requirements of rezoning.

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

- a) On the Clement Ave frontage, provide a 10m dedication for a roadway allowance totalling 30m road right of way.
- b) Provide corner rounding or truncation dedication of 10m radius at Clement Ave and Richter Street.
- c) Lot consolidation.
- d) Access to the development should be via Vaughan Ave and the proposed lane.
- e) All access points should be designed to the SS-C7 standard with a continuous sidewalk at property line.



**.3) Geotechnical Study.**

- (a) Provide a geotechnical report prepared by a Professional Engineer competent in the field of hydro-geotechnical engineering to address the items below: NOTE: The City is relying on the Geotechnical Engineer's report to prevent any damage to property and/or injury to persons from occurring as a result of problems with soil slippage or soil instability related to this proposed subdivision. The Geotechnical reports must be submitted to the Development Services Department for distribution to the Development Engineering Branch and Inspection Services Division prior to submission of Engineering drawings or application for subdivision approval:

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

Additional geotechnical survey may be necessary for building foundations, etc

**.4) Water**

- a) The properties are located within the City of Kelowna service area. The existing lots are serviced with small -diameter water services (6). Only one service will be permitted to the site or per property. The applicant, at his cost, will arrange for the removal of all existing services and the installation of one new larger metered water service.
- b) The developer's consulting engineer will determine the domestic and fire protection requirements of this proposed development and establish hydrant requirements and service needs. The bylaw requirement for commercial zoning is 150l/s and is available at the site. If it is determined that upgrades to any other existing water distribution system must be made to achieve the required fire flows, additional bonding will be required.
- c) An approved backflow protection device must also be installed on site as required by the City Plumbing Regulation and Water Regulation bylaws.
- d) A water meter is mandatory for this development and must be installed inside a building on the water service inlet as required by the City Plumbing Regulation and Water Regulation bylaws. The developer or





building contractor must purchase the meter from the City at the time of application for a building permit from the Inspection Services Department, and prepare the meter setter at his cost

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

- a) The developer's consulting mechanical engineer will determine the development requirements of this proposed development and establish the service needs. Only one service will be permitted for this development. The applicant, at his cost, will arrange for the removal and disconnection of the existing services (5) and the installation of one new larger service.
- b) A flow analysis check is required by the developer's civil engineering consultant to determine if there are any down stream impacts to the sewer system triggered by this development.

#### **.6) Drainage**

- a) The developer must engage a consulting civil engineer to provide a storm water management plan for the site, which meets the requirements of the City Storm Water Management Policy and Design Manual. The storm water management plan must also include provision of lot grading plan, minimum basement elevation (MBE), if applicable, and provision of a storm drainage service for the development and / or recommendations for onsite drainage containment and disposal systems.
- b) It will be necessary for the developer to construct storm drainage facilities on Clement Ave, Vaughan Ave, and Richter Street to accommodate road drainage fronting the proposed development.
- c) Provide a detailed Stormwater Management Plan for this development as per the Subdivision, Development and Servicing Bylaw #7900.
- d) There is a possibility of a high water table or surcharging of storm drains during major storm events. This should be considered in the design of the onsite system.

#### **.7) Roads**

- a) Clement Ave is designated an urban arterial road. Frontage improvements required include curb and gutter, separate sidewalk, piped storm drainage system, road works, landscaped boulevard complete with underground irrigation system, street lights, treed middle median and left turn bays. A modified SS-R9 cross section will be used and provided at the time of design.
- b) Richter Street is designated an urban collector road. Frontage improvements required include curb and gutter, separate sidewalk, piped storm drainage system, road works, left turn bays, landscaped boulevard complete with underground irrigation system, and street lights, traffic signal upgrades and re-location or adjustment of existing utility appurtenances if required to accommodate the upgrading. A modified SS-R6 cross section will be used and provided at the time of design.
- c) Vaughan Ave is designated an urban local road. Frontage improvements required include Curb and Gutter, separate sidewalk, piped storm drainage system, landscaped boulevard complete with underground



irrigation system, curb extensions at the intersections and access points, and street lights. Parallel parking only is permitted on Vaughan Ave. A modified SS-R5 cross section will be used and provided at the time of design.

- d) Proposed lane from the development will be restricted to a right in and right out at the intersection of the lane and Clement Ave.
- e) Provide a Street Sign, Markings and Traffic Control Devices design drawing for review and costing.
- f) Landscaped boulevards, complete with underground irrigation design drawing as per bylaw, is required on Clement Ave, Vaughan Ave & Richter Street.

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

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

#### **.10) Design and Construction**

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





**.11) Other Engineering Comments**

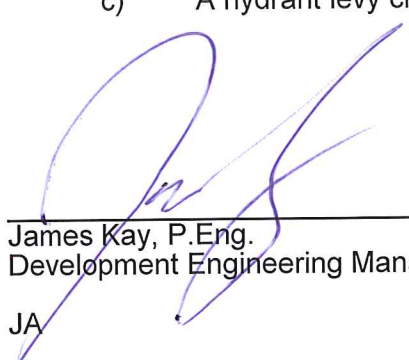
- a) Provide all necessary Statutory Rights-of-Way for any utility corridors required, including those on proposed or existing City Lands, and for public access to Vaughan Ave via the proposed lane.
- b) If any road dedication affects lands encumbered by a Utility right-of-way (such as Terasen, etc.)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

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

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

**.13) Charges and Fees**

- a) Development Cost Charges (DCC's) are payable
- b) Fees per the "Development Application Fees Bylaw" include:
  - i) Street/Traffic Sign Fees: at cost if required (to be determined after design).
  - ii) Survey Monument, Replacement Fee: \$1,200.00 (GST exempt) – only if disturbed.
  - iii) Engineering and Inspection Fee: 3.5% of construction value (plus GST).
- c) A hydrant levy charge of **\$250.00** (\$250.00 per new lot)

  
James Kay, P.Eng.  
Development Engineering Manager

JA

**ATTACHMENT A**

This forms part of application

# OCP17-0021 & Z17-0093

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City of  
**Kelowna**  
COMMUNITY PLANNING



**City of Kelowna Recent Rental Housing Summary**

Name	Address	Student Bedroom	Micro	Studio	1 Bedroom	2 Bedroom	3 Bedroom	Total # of Units	Type	Status	Date
Karis Support Society	550 Rowcliffe	0	0	0	20	8	2	30	Social Housing	Occupied	Occupied Aug 2015
Homer Rd Townhomes	305 Homer Rd	0	0	0	0	0	9	9	Market Housing	Occupied	Occupied April 2017
Friendship Housing (Central Green)	1745 Chapman Pl	0	0	8	38	32	8	86	Social Housing	Occupied	Occupied Oct 2016
Apple Valley Bldg 2	2065 Benvoulin Ct	0	0	0	64	14	0	78	Senior Non-Market Housing	Occupied	Occupied Dec 2016
Apple Valley Bldg 3	2075 Benvoulin Ct	0	0	0	33	14	0	47	Senior Non-Market Housing	BP - Under Construction	Occupancy Approx. Spring 2018
Central Green Bldg B	1740 Richter St	0	15	0	85	8	0	108	Market Housing	BP - Under Construction	BP Issued Nov 2017
Central Green Bldg F	1730 Richter St	0	20	5	35	20	0	80	Market Housing	BP - Under Construction	BP Issued Nov 2017
Mission Flats	1459 - 1469 KLO Rd	0	0	0	95	165	20	280	Market Housing	BP - Under Construction	BP Issued May 2017
Regency KLO	1360 KLO	0	0	4	111	39	0	154	Seniors Market Housing - Independent Living	DP Approved	No BP
The Flats	1525 Dickson Ave	0	44	10	19	17	0	90	Market Housing	Occupied	Occupied Jan 2017
The Flats 2	1545 Bedford Ave	0	24	0	43	0	0	67	Market Housing	Occupied	Occupied Dec 2017
Mission Group Rentals	1920 Enterprise	0	19	0	17	51	0	87	Market Housing	BP - Under Construction	BP Issued Sept 2017
Train Rentals	720 Valley Rd	0	0	12	55	91	8	166	Market Housing	BP - Under Construction	BP Issued Sept 2017
Conservatory Rentals	775 Glenmore Rd	0	0	0	35	48	4	87	Market Housing	BP - Under Construction	BP Issued June 2017
The Artium	125 Dundas	97	0	0	0	0	0	97	Market Housing - Student Housing	Occupied	Occupied Nov 2017
Society of Hope	165 Celano Cr	0	0	0	0	5	16	21	Non-Market Housing	DP Approved	No BP, DP Approved Jan 2018
Viking 4-plex	2150-2166 Richter St	0	0	0	0	8	0	8	Market Housing	BP - Under Construction	BP Issued Feb 2018
4-Plex	1432 McInnes Ave	0	0	0	0	4	0	4	Market Housing	Occupied	Occupied Nov 2016
The Garden House	205 Hwy 33 E	0	2	0	3	5	1	11	Market Housing	BP - Under Construction	BP Issued Oct 2017
BroadStreet	1975 Kane Rd	0	0	0	17	78	16	111	Market Housing	Occupied	Occupied Dec 2017
U3a	805 Academy Way	0	0	0	8	55	0	63	Market Housing	Occupied	Occupied Aug 2017
U5a	755 Academy Way	0	8	0	14	86	0	108	Market Housing	BP - Under Construction	BP Issued March 2017
Veda 1	840-842 Academy Way	0	251	0	0	0	0	251	Market Housing	Occupied	Occupied May 2017
Veda 2	800-802 Academy Way	0	316	0	0	0	0	316	Market Housing	BP - Under Construction	BP Issued Oct 2016
OMAHs	150 Kneller	0	0	9	52	17	0	78	Non-Market Housing	BP - Under Construction	BP Issued April 2018
Nickel Townhouses	200 Nickel Rd	0	0	0	0	9	10	19	Market Housing	DP Rejected by Council	No BP
Freedom's Door	130 McCurdy	0	49	0	0	0	0	49	Non-Market Housing	Zoning Approved, DP not approved yet	No BP
Worman Townhouses	2127 Ethel St	0	24	0	0	0	0	24	Market Housing	Occupied	Occupied May 2016
The Shore	650 Swordy Ave	0	0	4	56	43	0	103	Market Housing	BP - Under Construction	BP Issued Nov 2017
PC Urban	726 Clement Ave	0	0	0	60	87	1	148	Market Housing	Zoning submitted, no DP	No BP
Anagram	573-603 Clement Ave	0	0	0	2	45	11	58	Market Housing	Zoning Approved, no DP	No BP
Pacific Apartments	1155 Pacific Ave	0	0	5	3	6	0	14	Market Housing	Zoning Approved, no DP	No BP
Anagram Pacific	1145 Pacific Ave	0	0	0	6	19	5	30	Market Housing	Zoning submitted, no DP	No BP
BC Housing Shelter	1642 Commerce Ave	0	55	0	0	0	0	55	Non-Market Housing	DP not approved	No BP
Totals:		97	827	57	871	974	111	2937			

DP= Development Permit

BP= Building Permit



**Non-Market Rental Housing**

	Student Bedroom	Micro	Studio	1 bedroom	2 bedroom	3 Bedroom	Total # of Units
Occupied	0	0	8	122	54	10	194
Under Construction	0	0	9	85	31	0	125
Approved but no BP	0	0	0	0	5	16	21
In Approval Process	0	104	0	0	0	0	104
<b>Total</b>	0	49	17	207	90	26	444

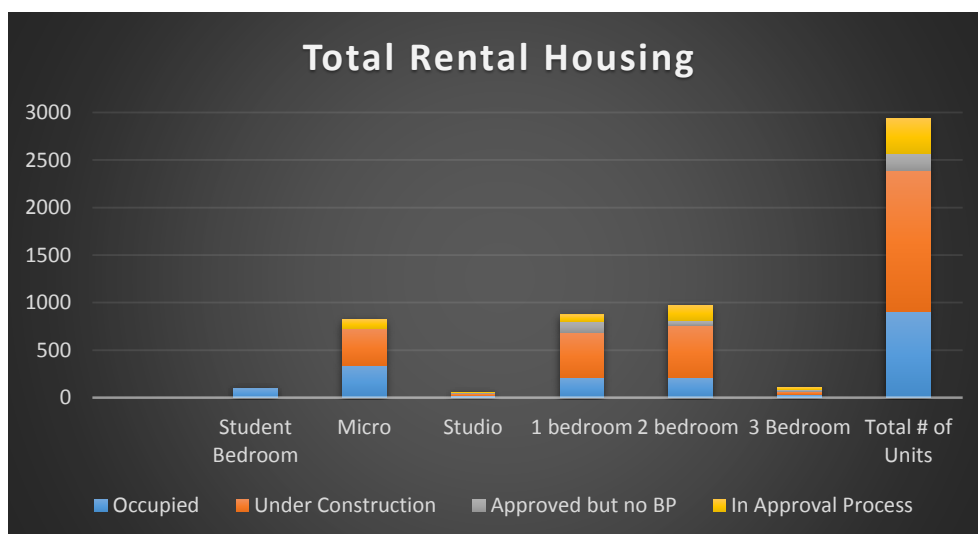
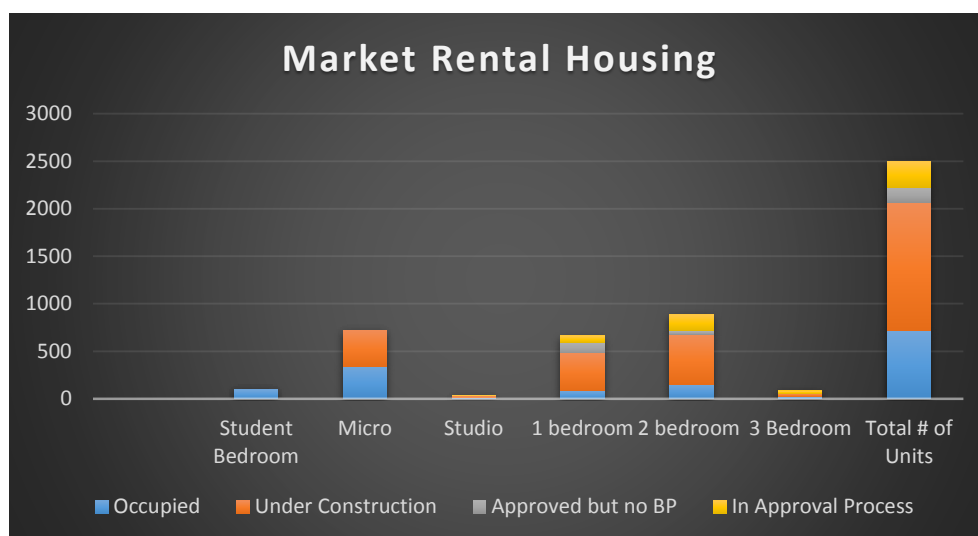
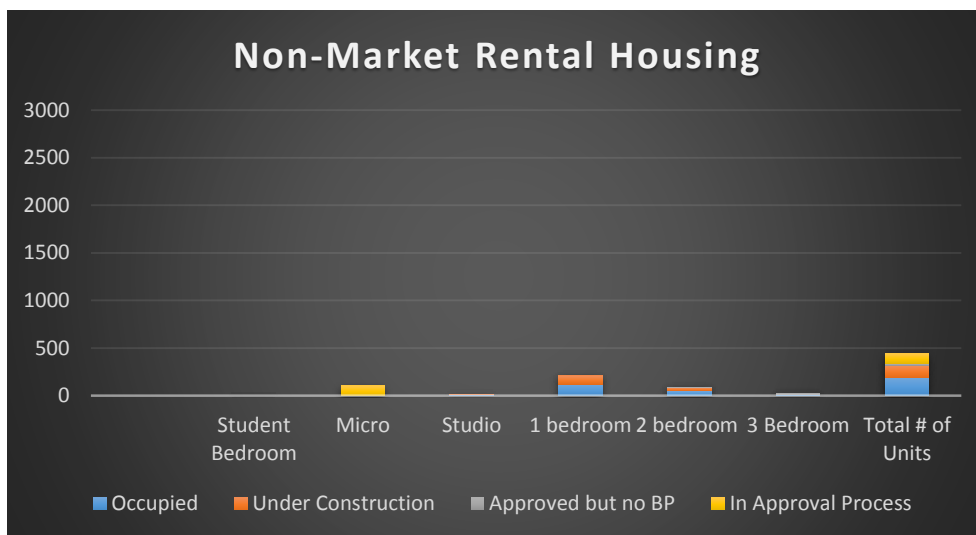
**Market Rental Housing**

	Student Bedroom	Micro	Studio	1 bedroom	2 bedroom	3 Bedroom	Total # of Units
Occupied	97	343	10	87	154	25	716
Under Construction	0	380	21	395	525	33	1354
Approved but no BP	0	0	4	111	39	0	154
In Approval Process	0	0	5	71	166	27	269
<b>Total</b>	97	723	40	664	884	85	2493

**Total Rental Housing**

	Student Bedroom	Micro	Studio	1 bedroom	2 bedroom	3 Bedroom	Total # of Units
Occupied	97	343	18	209	208	35	910
Under Construction	0	380	30	480	556	33	1479
Approved but no BP	0	0	4	111	44	16	175
In Approval Process	0	104	5	71	166	27	373
<b>Total</b>	97	827	57	871	974	111	2937

<b>ATTACHMENT B</b>	
This forms part of application # OCP17-0021 & Z17-0093	
Planner Initials	AC
 <b>City of Kelowna</b> <small>COMMUNITY PLANNING</small>	



March 2, 2018

City of Kelowna  
1435 Water Street  
Kelowna, BC V1Y 1J4

<b>SCHEDULE A &amp; B</b>	
This forms part of application # OCP17-0021 & Z17-0093	
Planner Initials	AC
 <b>City of Kelowna</b> COMMUNITY PLANNING	

**Attn: Adam Cseke**

**Re: Submission of Revised Development Proposal Drawings for 726 Clement Ave., Kelowna**

Dear Mr. Cseke,

Further to your email on November 2, 2017, please find below list of revisions made to Development Proposal for 726 Clement Avenue (the "Site"). Revised drawings have been submitted to you on March 2, 2018 via email.

- 1) In order to permit an access onto Clement, we are hoping you will agree to register a statutory RoW to allow public access through your site to Vaughan.

**Response:** Yes, we agree to provide a right of way through the site.

- 2) Vaughan is to have parallel parking only (no angled parking).

**Response:** Drawings are revised to show parallel parking on Vaughan Avenue. Please see revised civil set page 9 and architectural A-002.

- 3) We are concerned with the stormwater implications with the large amounts of impervious surfaces. Can you provide some level of detail how you plan on mitigating the stormwater impact?

**Response:** We are including stormwater tank design in our civil set. Please see Servicing Plans on page 10 and 11. Further detail of the design will be provided at the building permit phase.

- 4) A major concern remains the amount of surface parking. We do not have any recent urban mixed used (commercial / residential) developments that have not provided structured parking of some kind. You are also over your parking count by approximately 15%. This is seen as a negative when providing surface parking as it increases the amount of impervious surfaces. Can you provide parking down to the bylaw minimum and create a green space?

**Response:** We have reduced parking stalls by 16% from 231 to 194 as well as converted several stalls into landscaping islands. Amount of landscaping and trees along Vaughan Avenue has been increased as well.

- 5) Further, can you add more bicycle spaces for the commercial tenants as well as washroom / change room facility with lockers. This will encourage the commercial employees to bike to and from work?



**Response:** We have added end of trip facilities to both buildings including lockers, bike storages, and a washroom. Number of Class 1 bicycle parking also increased by 17 stalls.

- 6) The height of the buildings is a concern relative to the proposed design. In order to support a height variance to 6 stories we do not want to see buildings without significant setbacks after the first couple of floors and/or setbacks at the upper floors. Further, it will be difficult to support the increase in height from 4 storeys to 6 when no structured parking is provided.

**Response:** We have setback the façade ranging from 1895mm to 2555mm on second floor and higher in both buildings.

- 7) Can you please confirm the proposal for the area on the east side of the lane. We would prefer to consider this project comprehensively. Otherwise, will it be ok if we only did the rezoning / OCP amendment for the west side of the lane?

**Response:** We will submit rezoning of the east parcel as a comprehensive development at a later date.

We can expand further or answer any questions that have not been addressed in the revision. We look forward to moving through the process with you and will provide quick turnaround time to expedite the process.

Respectfully submitted,  
PC URBAN CLEMENT HOLDINGS LTD.



Robert Spencer  
Sr. Development Manager

<b>SCHEDULE</b>		<b>A &amp; B</b>
This forms part of application # <u>OCP17-0021 &amp; Z17-0093</u>		
Planner Initials	AC	 City of <b>Kelowna</b> COMMUNITY PLANNING



# CLEMENT AVE MIXED USE DEVELOPMENT/ PACKING DISTRICT

SCHEDULE

A & B

This forms part of application

# OCP17-0021 & Z17-0093

Planner

Initials

AC

City of Kelowna

COMMUNITY PLANNING

Date

Sep/20/2017

Issue / Revisions

Development Permit Application

Feb/23/2018

Revised Development Permit Application



P3: Existing site bird's eye view looking from southwest



P3: Existing site bird's eye view looking from southeast



P1: Existing Site view from corner of Clement Ave and Richter St



P2: Existing Site view from Clement Ave looking west



P3: Existing Site view from corner of Vaughan Ave and Richter St



P4: Existing Site view from corner of Vaughan Ave and Richter St looking northeast



P5: Existing Site view from Vaughan Ave looking west



V1: Proposed B1 & B2 view from corner of Clement Ave and Richter St



V2: Proposed B2 view from southwest corner



V3: Proposed Open Space Area

## Project Data:

Project Address: 726 Clement Ave,  
Kelowna , BC

## Legal Description:

BLOCK 29 SECTION 30 TOWNSHIP 26 ODDY  
PLAN 202 EXCEPT PLANS 5011 AND KAP55948;  
LOT A SECTION 30 TOWNSHIP 26 ODDY'S PLAN KAP55948  
LOT 1 AND LOT 2 SECTION 30 TOWNSHIP 26 OSOYOOS  
DIVISION YALE DISTRICT PLAN EPP34493

## Project Team:

### Developed by: PC Urban Properties Corp.

880 - 1090 W. Georgia St. Vancouver, BC  
t: (604) 408 5687

### Architecture: NSDA Architects

201- 134 Abbott St. Vancouver, BC  
t: (604) 669 1926

### Landscape: Connect Lanscape Architecture

2305 Hemlock St. Vancouver, BC  
t: (604) 681 3303

### Civil: True Consulting

203- 570 Raymer Ave. Kelowna, BC  
t: (250) 861 8783  
c: (250) 470 2416

### Survey: Vector Geometric Land Surveying

170-1855 Kitchner Rd, Kelowna BC  
t: (250) 868 0172

## Drawings List

A001.....	Cover Sheet
.....	Survey Plan
A002.....	Site Plan
A003.....	Roof Plan
A005.....	Site Plan (Parking Level 1, B3)
A006.....	Roof Plan(Parking Level2, B3)
A101.....	Floor Plans B1
A102.....	Floor Plans B2
A301.....	Elevations B1
A302.....	Elevations B2
L1.0 to L3.0.....	Landscape
1 to 13.....	Civil

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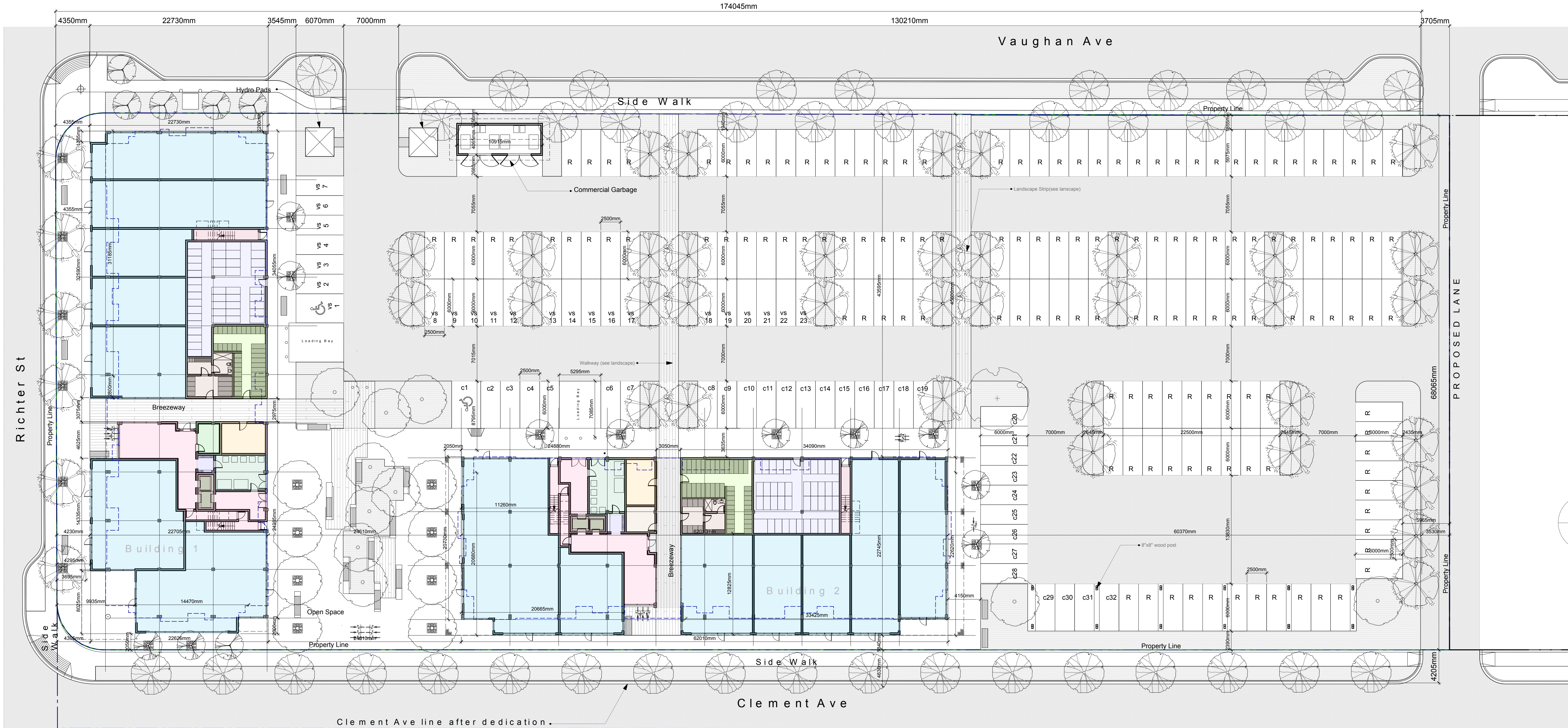
Project  
Clement Ave Mixed Use  
Development

Sheet Title  
Cover Sheet

Project Number  
16049  
Scale  
N.T.S  
Sheet Number

A-001





Consultants

Date  
Sep/20/2017  
Feb/23/2018

Issue / Revisions  
Development Permit Application  
Revised Development  
Permit Application

Seal

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Parking Legend:

R: Residential full size parking  
VS: Residential full size visitor parking  
C: Commercial full size parking

Site Statistics			Parking	Required No. of Parking	Proposed Parking Area
Project Address: 726 Clement Ave Kelowna, B.C.					
Lot area before dedication: 13,900.33 S.M.[149,622 S.F.1]			Building 1 Residential	71 Stalls	
Lot area after dedication: 12,106.32 S.M.[130,307 S.F.]			Building 1 Commercial	1.75 x 894/100 = 16	
Allowable FSR: 1.3			Building 2 Residential	77 Stalls	
Proposed FSR based on lot area after dedication: 1.19			Building 2 Commercial	1.75 x 893.9/100 = 16	
			Total No. of Req. parking B1&2	180 Stalls Incl. 22 visitor	Total provided parking : 194 stalls
Residential Units	Building 1	Building 2	Required Landscape open space on parking	180 x 2 ( 2 s.m. per stall)=360s.m.[3,875 s.f.]	
1 Bedroom	23 Units	37 Units	Provided Landscape open space on parking	1,259 s.m.[13,557 s.f.]	
2 Bedroom	40 Units	40 Units	Required Loading	1 per 1900 S.M. of commercial=1	2
3 Bedroom	1	0	Bicycle Parking	Class 1(Req/Proposed)	Class 2(Req/Proposed)
Total	71 Units	77 Units			
Ground Floor Area	1,300.45 s.m.[13,998 s.f.]+Breezway:58.8 s.m.[633s.f.]	1,287 s.m.[13,853 s.f.]+Breezway:60.2 s.m.[649s.f.]	Building 1 Residential	Required / Provided	Required / Provided
Commercial Space	894 s.m.[9,624s.f.]	889.7 s.m.[9,577 s.f.]	Building 1 Commercial	0.5 x 71 = 36/37	0.1 x 71= 8 / 8
Res. Indoor Amenities on F2	114.45s.m.[1232 s.f.]	100.33 s.m.[1080 s.f.]	Building 1 Residential	0.2 x 768.5/100 = 2 / 8	0.6 x 893/100 = 5 / 5
Floor Area F. 2	1,194 s.m.[12,852 s.f.]	1,194.7 s.m.[12,860 s.f.]	Total	38/45	13/13
Floor Area F. 3-5	1,202.44 s.m.[12,943 s.f.] x 3	1,205.8 s.m.[12,980 s.f.] x 3	Building 2 Residential	0.5 x 77 = 39/43	0.1 x 77 = 8 / 8
Floor Area F. 6	1,114.8 s.m.[12,000 s.f.]	1,181 s.m.[12,713 s.f.]	Building 2 Commercial	0.2 x 768.22/100 = 2/8	0.6 x 768.22/100 = 5 / 5
Total Residential Area	5,916.1 s.m. [63,681 s.f.]	5,968.37 s.m. [64,243 s.f.]	Total	41/51	13/13
Total Residential Area B1 + B2	11,884.5 s.m.[127,924 sf.]				
Total Area B1+B2	14,472 s.m.[155,775 sf.]				
Private Open Space Area	Building 1	Building 2			
Required	23(1BDR)x10+47(2BDR)x15=935 s.m.[10,064 s.f.]	37(1BDR)x10+40(2&3BDR)x15=970 s.m.[10,441 s.f.]			
Provided 2nd Floor Deck	2nd F.Deck :200.3 s.m.[2,157 s.f.]	2nd F.Deck :271.2 s.m.[2,920 s.f.]			
Provided Deck on Floor 3,4 & 5	116 s.m.[1,271 s.f.] x 3 = 354 [3,813 s.f.]	1113 s.m.[1,217 s.f.] x 3 = 339 s.m.[3,651 s.f.]			
Floor 6	Decks:201.4 s.m. [2,168 s.f.]	Decks:113.8 s.m.[1,225 s.f.]			
Open Space between B1 & B2 : 698s.m.[7514 s.f.]	Building 1 share: 698/2= 349s.m.[3,754 s.f.]	Building 2 share: 698/2= 349s.m.[3,754 s.f.]			
Total provided open space	1,104.8 s.m.[11,892 s.f.]	1,073 s.m.[11,550 s.f.]			

Project  
Clement Ave Mixed Use  
Development

Sheet Title  
Site Plan/Statistics

Project Number  
16049  
Scale  
1/250  
Sheet Number  
A-002



SCHEDULE

A & B

This forms part of application

# OCP17-0021 & Z17-0093

Planner

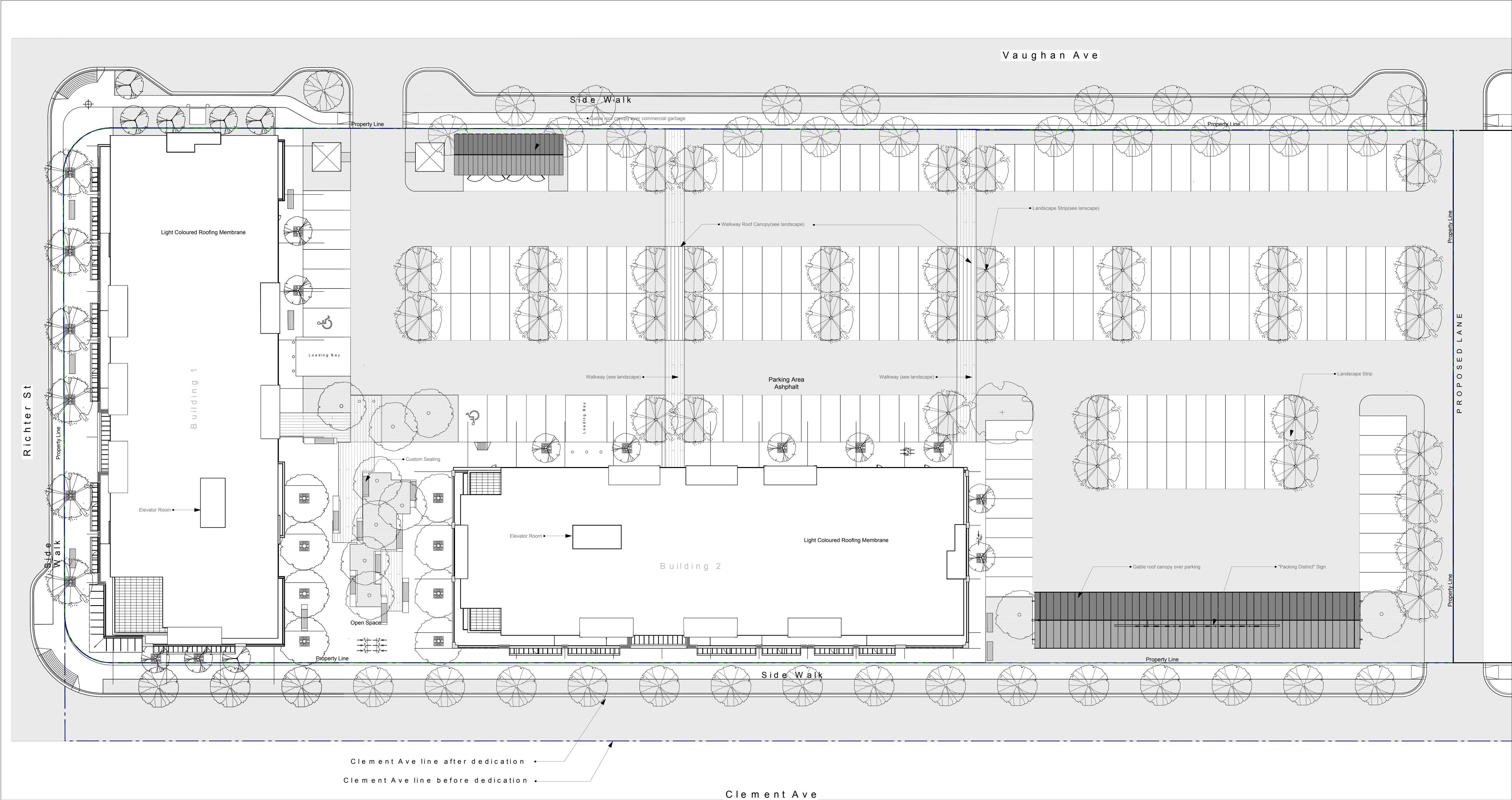
Initials

AC

City of Kelowna

COMMUNITY PLANNING

Date	Issue / Revisions
Sep/20/2017	Development Permit Application
Feb/23/2018	Revised Development Permit Application



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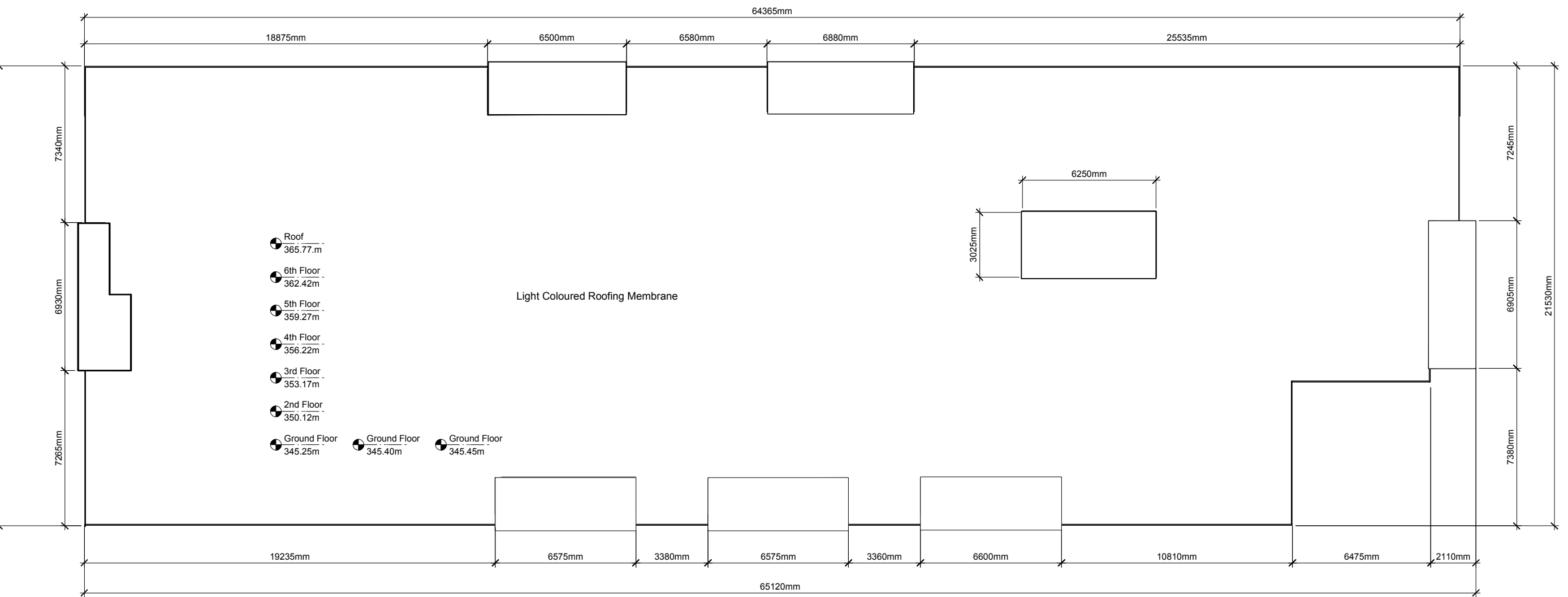
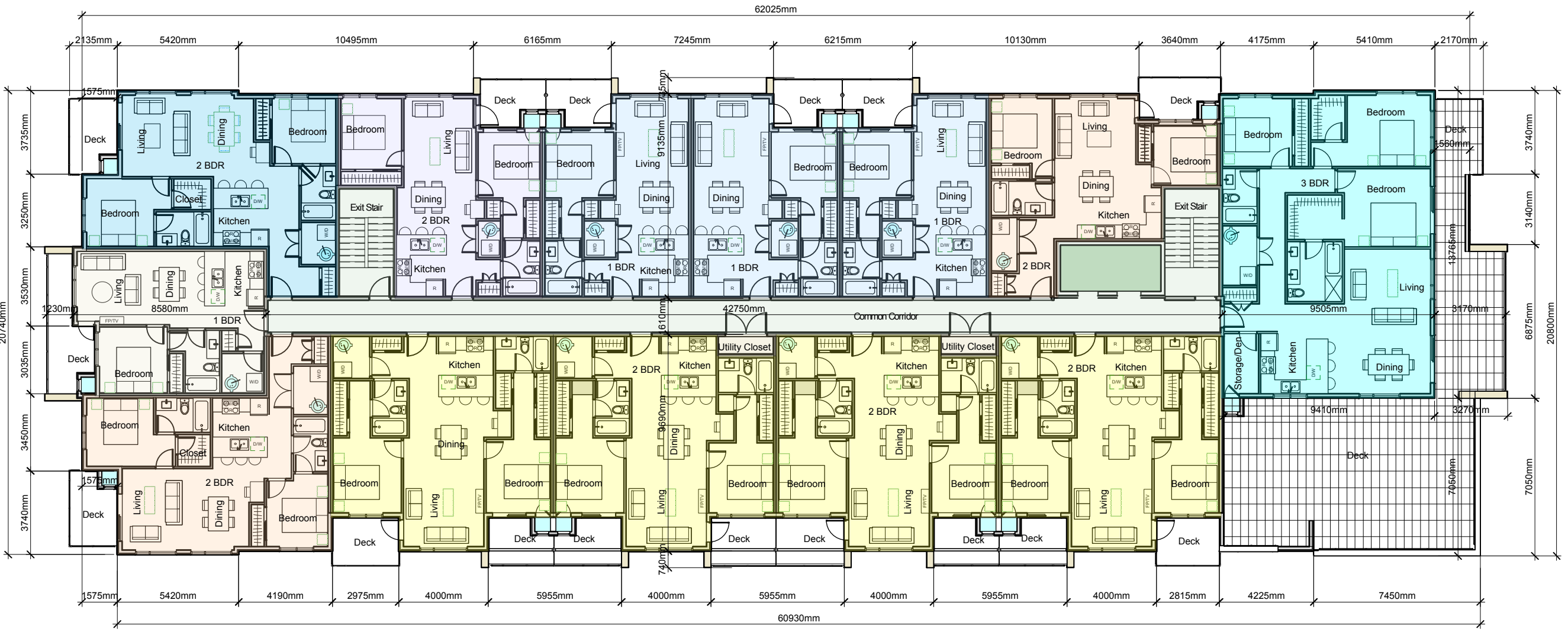
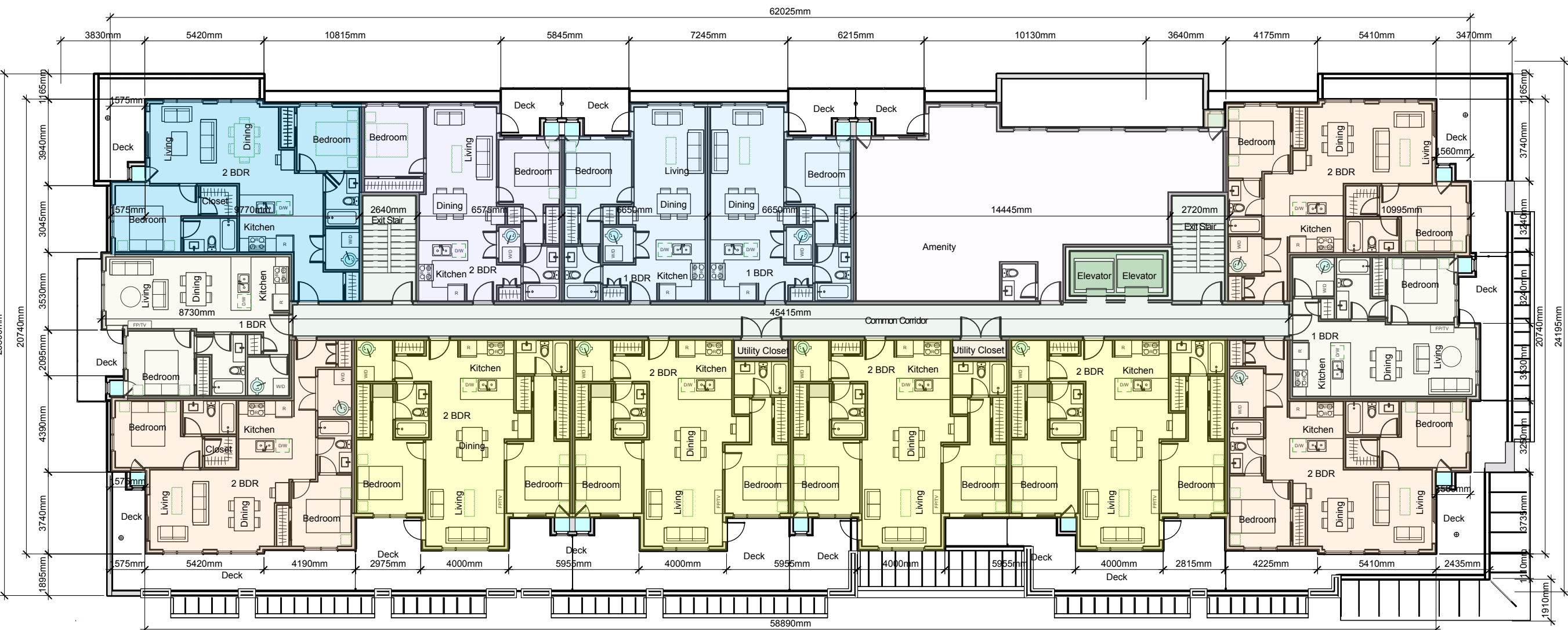
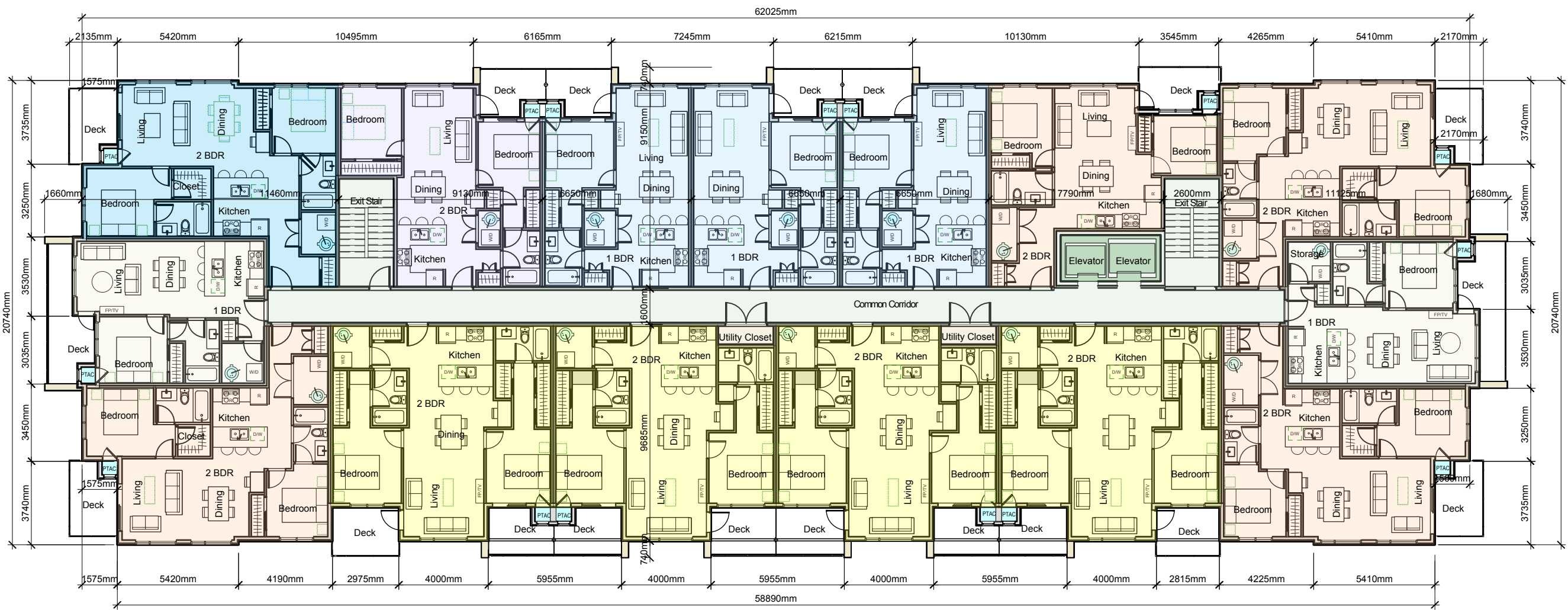
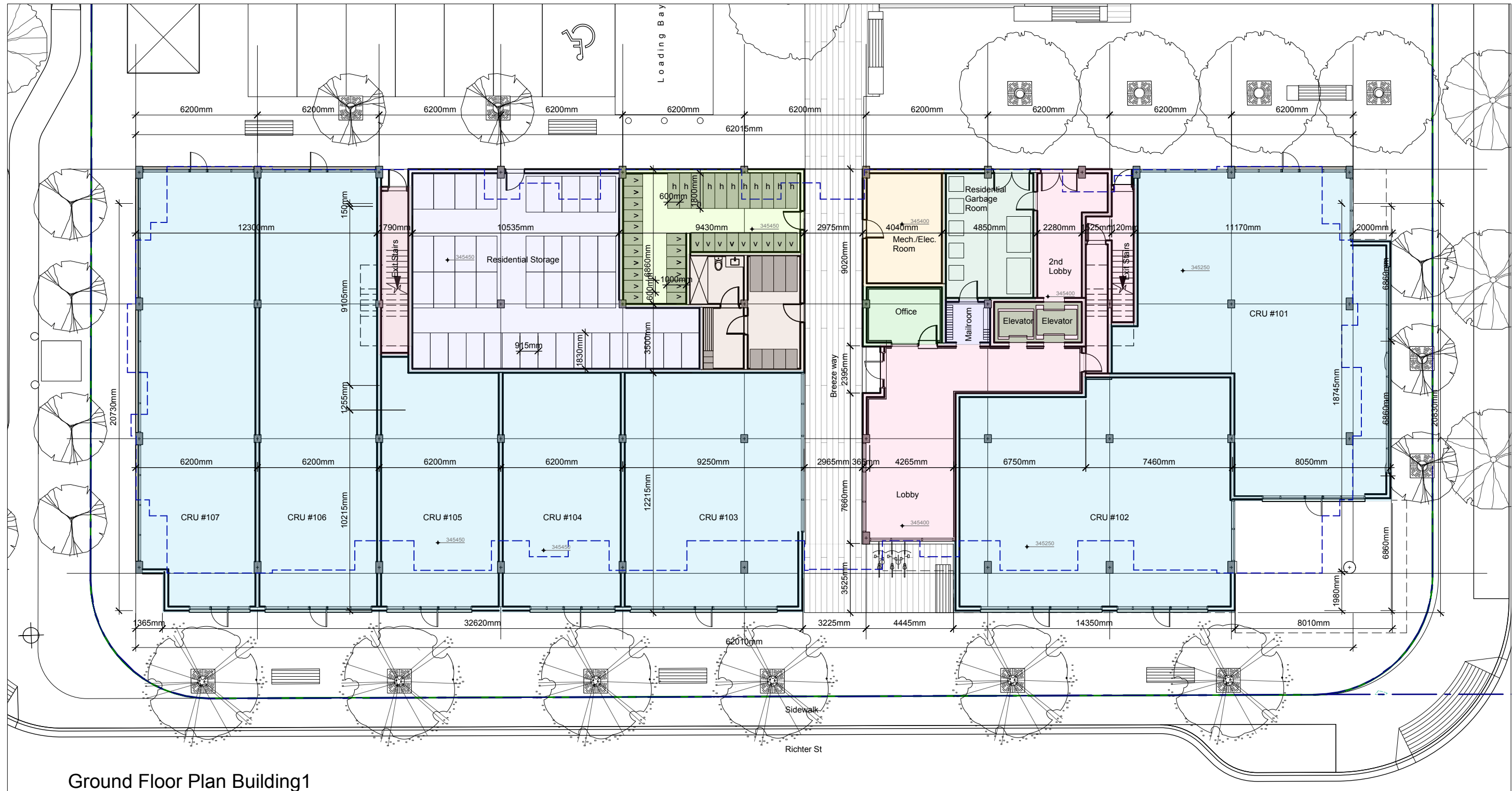
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Project  
Clement Ave Mixed Use  
Development

Sheet Title  
Roof Plan

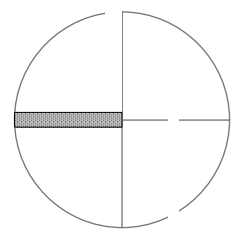
Project Number  
16049  
Scale  
1/250  
Sheet Number  
A-003





Legend:

	One Bedroom type I		Three Bedroom
	One Bedroom type II		Commercial Retail Unit (CRU)
	Two Bedroom type I		Residential Common Areas
	Two Bedroom type II		Amenity Area
	Two Bedroom type III		
	Two Bedroom type IV		
	Two Bedroom type V		



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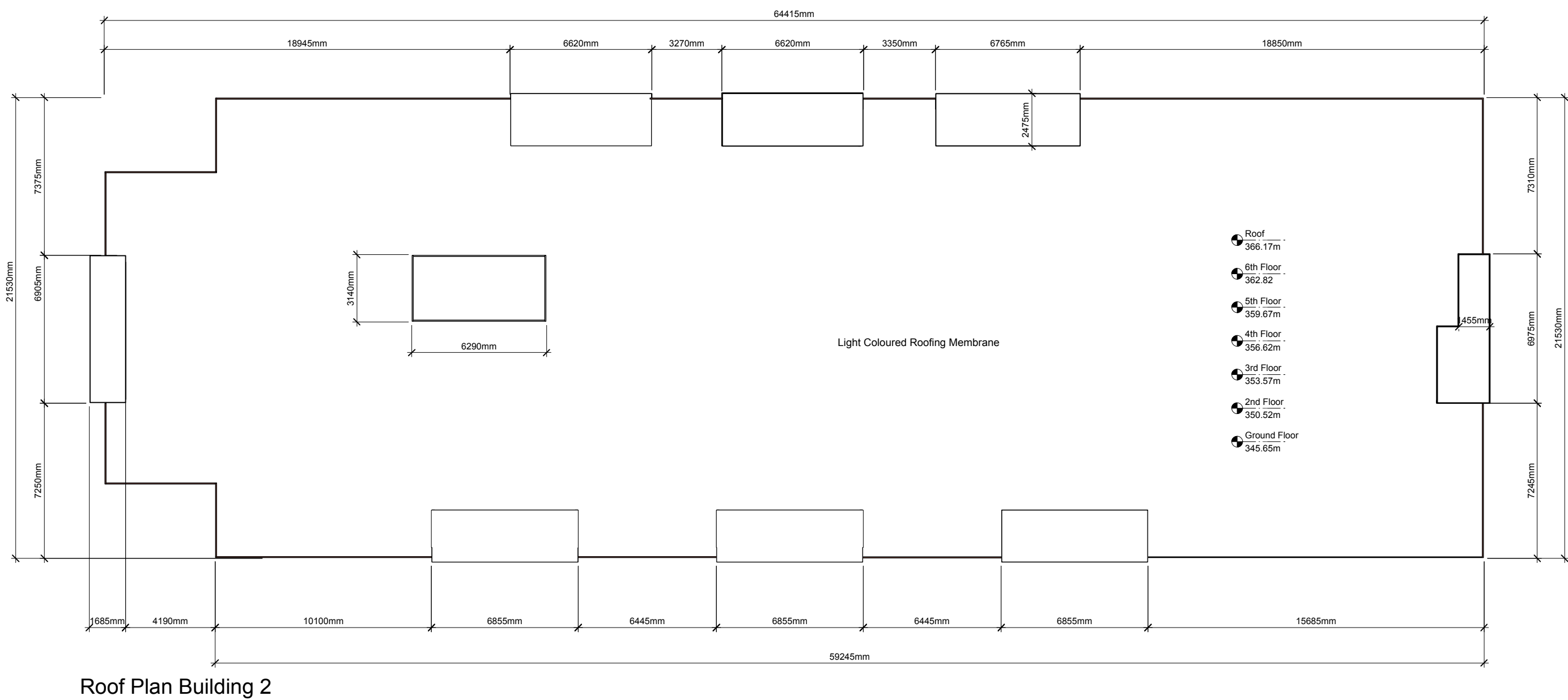
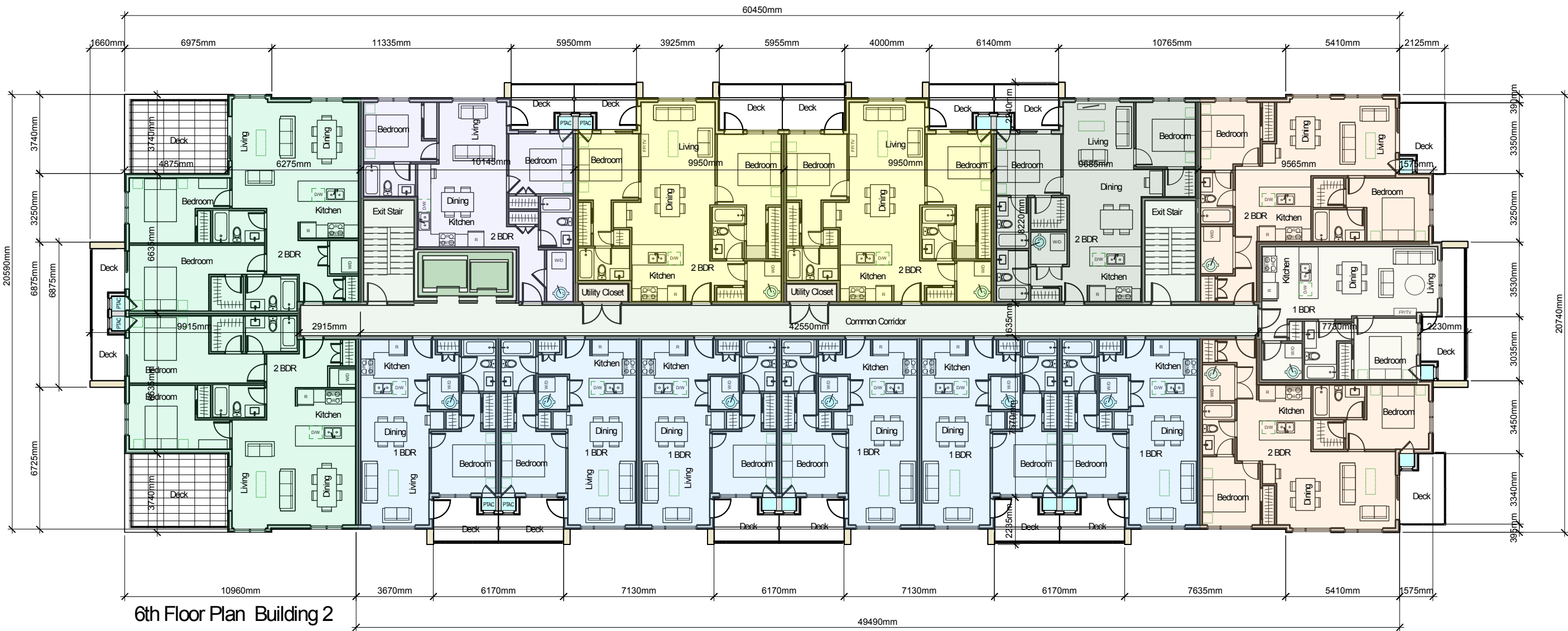
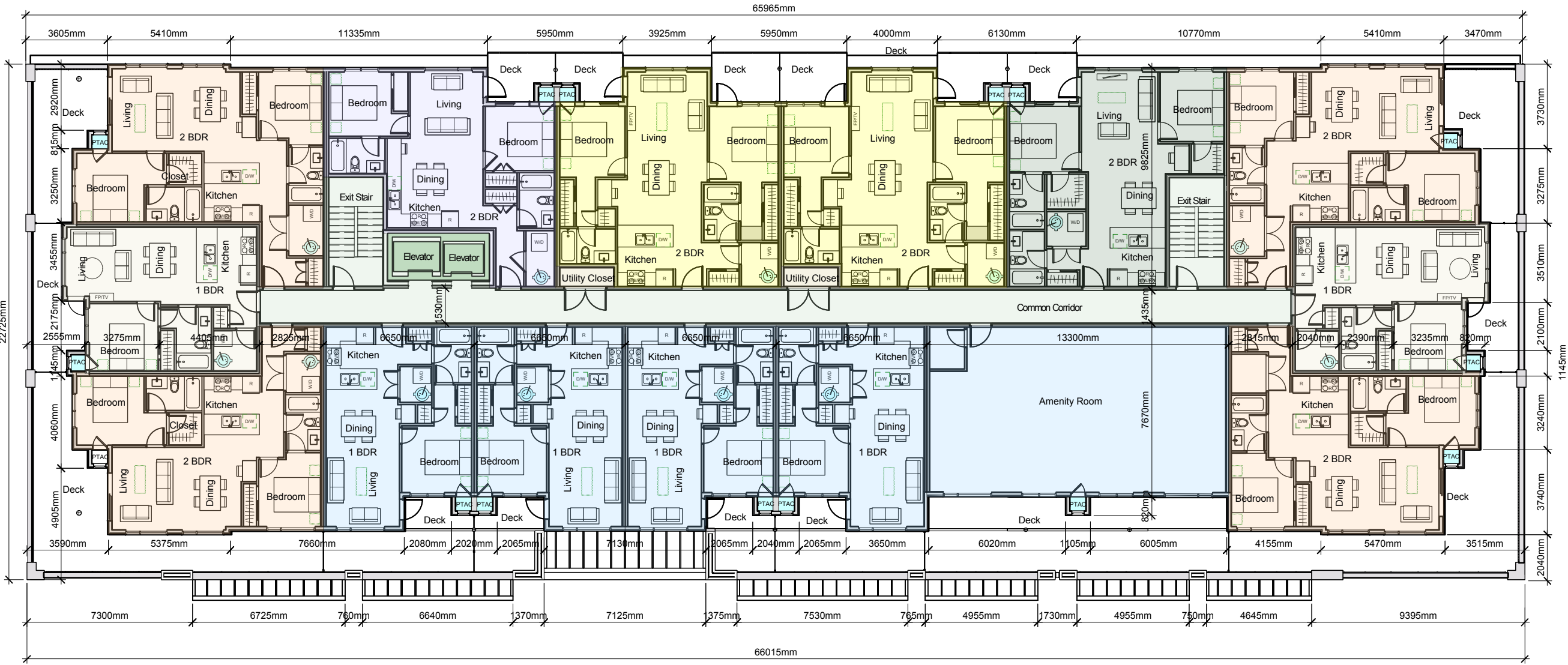
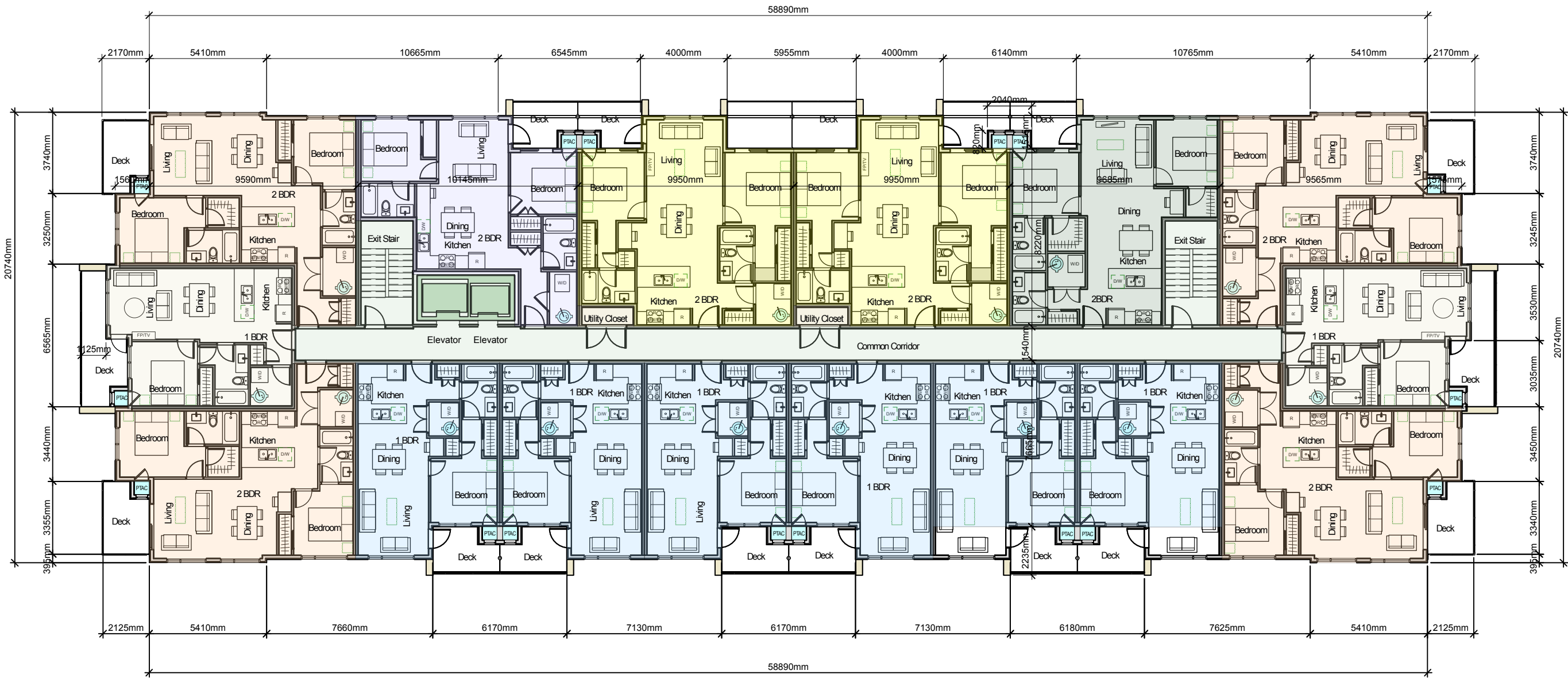
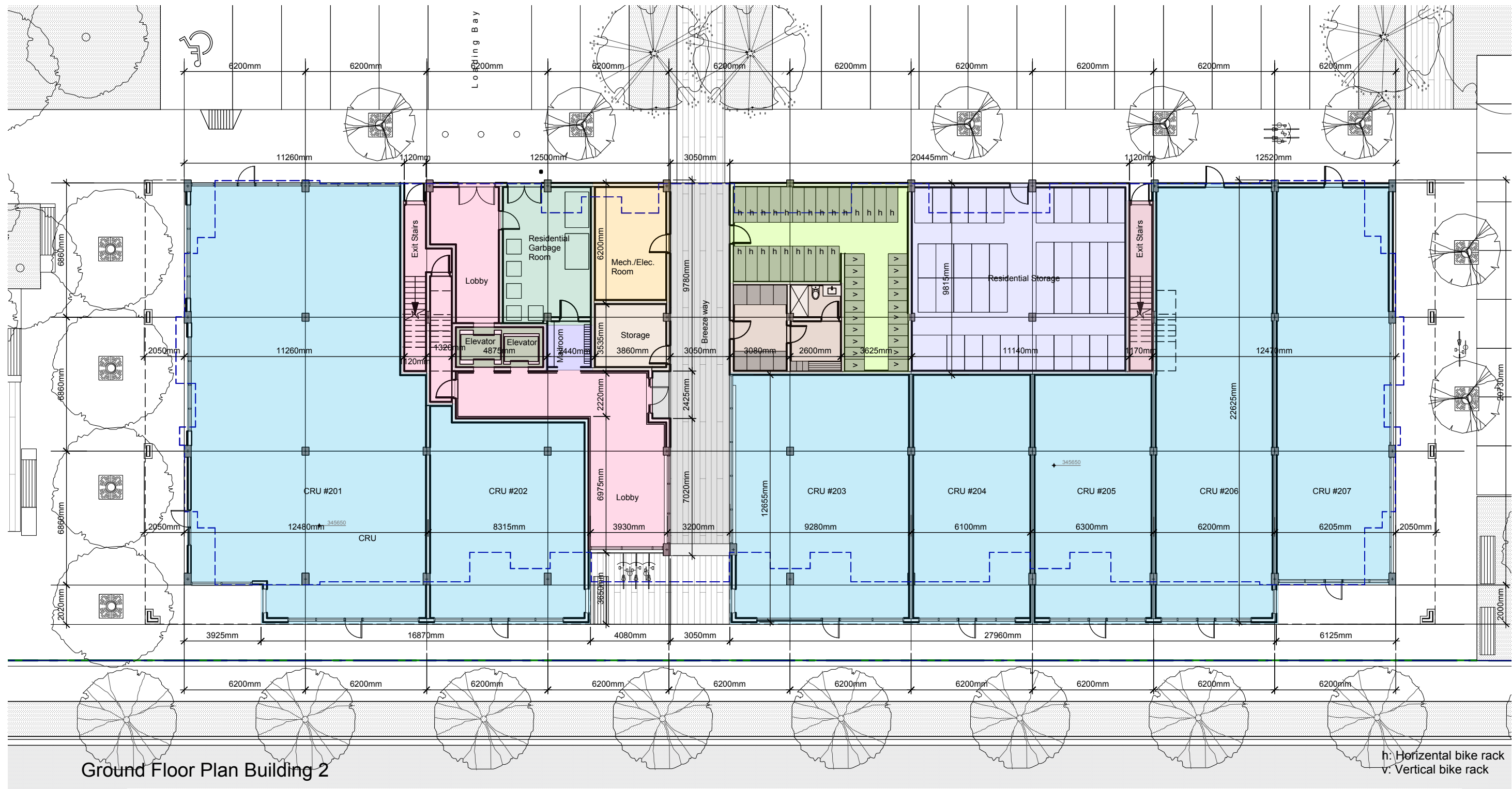
Project  
**Clement Ave Mixed Use Development**

Sheet Title  
**Floor Plans Building 1**

Project Number  
**16049**  
Scale  
**1/200**  
Sheet Number

**A-101**





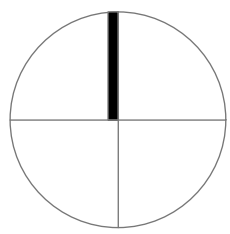
Legend:

	One Bedroom type I		Commercial Retail Unit (CRU)
	One Bedroom type II		Residential Common Areas
	Two Bedroom type I		Amenity Area
	Two Bedroom type II		
	Two Bedroom type III		
	Two Bedroom type IV		
	Two Bedroom type V		

Consultants

Date  
Sep/20/2017  
Feb/23/2018

Issue / Revisions  
Development Permit Application  
Revised Development  
Permit Application



Seal

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Project  
Clement Ave Mixed Use  
Development

Sheet Title  
Floor Plans Building 2

Project Number  
16049

Scale  
1/200

Sheet Number

A-102



Date  
Sep/20/2017  
Feb/23/2018

Issue / Revisions  
Development Permit Application  
Revised Development  
Permit Application



Building 1 West Elevation



Building 1 North Elevation



Building 1 East Elevation



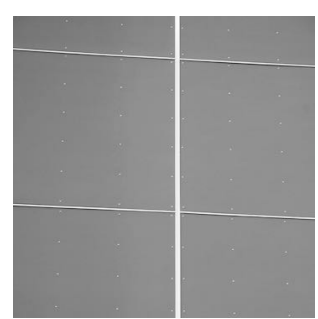
Building 1 South Elevation



Material List:

- 1- Hardie Panel A + Hardie Fascia A
- 2- Corrugated Metal Panel
- 3- Hardie Panel B
- 4- Alum. Flashing
- 5- Shop Front Windows
- 6- Exposed Concrete/Concrete Block painted
- 7- Sign Band
- 8- Alum.Louver
- 9- Brick Veneer
- 10- Exterior Light Fixture
- 11- Standing Sim Metal Roof
- 12- Stained Wood Post on Concrete Base
- 13- "Packing District Sign"
- 14- Hardie Panel C
- 15- Glass Guardrail W/Alum. Frame
- 16- Metal Door
- 17- Alum. Guardrail
- 18- Hardie Panel D
- 19- Vinyl Window/Patio Door(Black)
- 20- Concrete Post
- 21- Alum. Canopy
- 22- Glass Canopy

Material Palette



Hardie Panel



Corrugated metal panel



Painted concrete block wall



Hardie Panel A - Colour: Red



Hardie Panel B - Colour: Off-White



Hardie Panel C - Colour: Light Gray



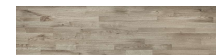
Hardie Panel D - Colour: Green



Colour: Silver Gray



Colour: Off-White



Packing District Sign wood texture



Charcoal black Alum. ( Flashing, Guardrails & Window Frames)



Brick Veneer

Seal

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Project  
**Clement Ave  
Mixed Use  
Development**

Sheet Title  
**Elevations Building1**

Project Number  
**16049**  
Scale  
**1/200**  
Sheet Number  
**A-301**



Date  
Sep/20/2017  
Feb/23/2018

Issue / Revisions  
Development Permit Application  
Revised Development  
Permit Application



Building 2 South Elevation



Building 2 West Elevation



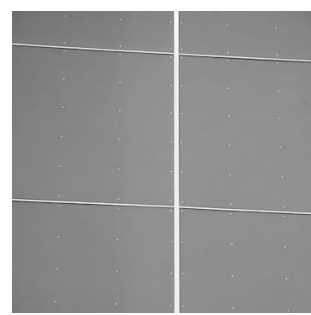
Building 2 East Elevation

**SCHEDULE A & B**  
This forms part of application  
# OCP17-0021 & Z17-0093  
City of Kelowna  
COMMUNITY PLANNING  
Planner Initials AC

Material List:

- 1- Hardie Panel A + Hardie Fascia A
- 2- Corrugated Metal Panel
- 3- Hardie Panel B
- 4- Alum. Flashing
- 5- Shop Front Windows
- 6- Exposed Concrete/Concrete Block painted
- 7- Sign Band
- 8- Alum.Louver
- 9- Brick Veneer
- 10- Exterior Light Fixture
- 11- Standing Slim Metal Roof
- 12- Stained Wood Post on Concrete Base
- 13- "Packing District Sign"
- 14- Hardie Panel C
- 15- Glass Guardrail W/Alum. Frame
- 16- Metal Door
- 17- Alum. Guardrail
- 18- Hardie Panel D
- 19- Vinyl Window/Patio Door(Black)
- 20- Concrete Post
- 21- Alum. Canopy
- 22- Glass Canopy

Material Palette



Hardie Panel



Corrugated metal panel



Painted concrete block wall



Hardie Panel A - Colour: Red



Hardie Panel B - Colour: Off-White



Hardie Panel C - Colour: Light Gray



Hardie Panel D - Colour: Green



Colour: Silver Gray



Colour: Off-White



Packing District Sign wood texture



Charcoal black Alum. (Flashing, Guardrails & Window Frames)



Brick Veneer

Seal

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Project  
Clement Ave  
Mixed Use  
Development

Sheet Title  
Elevations Building2

Project Number  
16049

Scale  
1/200

Sheet Number

**A-302**



# Clement Avenue and Richter Street Mixed-Use

LANDSCAPE ARCHITECTURAL SET - ISSUED FOR REVIEW - 2 FEBRUARY 2018

### LANDSCAPE DRAWING INDEX

SHEET No.	SHEET NAME
L1.0	COVER SHEET AND CONTEXT PLAN
L1.1	CONCEPT PLAN - WEST SIDE
L1.2	CONCEPT PLAN - EAST SIDE
L1.3	PLAZA CONCEPT OPTIONS
L2.0	PRECEDENT MATERIALS
L2.1	PLANT MATERIALS AND SCHEDULE
L2.2	PLANTING PLAN - WEST SIDE
L2.3	PLANTING PLAN - EAST SIDE
L3.0	IRRIGATION PLAN

### GENERAL NOTES

ALL LANDSCAPE ARCHITECTURAL DRAWINGS IN THIS PACKAGE SHALL BE READ IN CONJUNCTION WITH ALL OTHER LANDSCAPE ARCHITECTURAL DRAWINGS, DETAILS, SPECIFICATIONS, AND OTHER CORRESPONDANCE THAT MAY BE ISSUED DURING THE COURSE OF THE CONTRACT.

IF A DISCREPANCY OCCURS BETWEEN THE DRAWINGS AND THE SPECIFICATIONS OR ANY OTHER DOCUMENT ASSOCIATED WITH THE PROJECT, THE CONFLICT SHALL BE REPORTED IN WRITING TO THE LANDSCAPE ARCHITECT TO OBTAIN CLARIFICATION AND APPROVAL BEFORE PROCEEDING WITH WORKS.

THE CONTRACTOR SHALL VISIT THE SITE TO VERIFY THE TRUE EXISTING CONDITIONS. ANY UNCLEAR ISSUES SHALL BE CLARIFIED WITH THE LANDSCAPE ARCHITECT. NO CLAIM SHALL BE ALLOWED FOR EXTRAS WHICH MAY ARISE THROUGH NEGLIGENCE OF THIS ADVICE.

ALL EXISTING INFORMATION IS BASED ON AVAILABLE RECORDS AND SHALL NOT BE CONSTRUED TO BE COMPLETE OR ACCURATE.

LAYOUT OF HARDSCAPE, SITE FURNITURE, SOIL, PLANTING, AND ALL OTHER MATERIALS IS TO BE STAKED OUT AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

ALL PLANTING SHALL BE IN ACCORDANCE WITH BC LANDSCAPE STANDARD, LATEST EDITION. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE, LOCATION, AND ELEVATION OF ALL UTILITIES AND CONCEALED STRUCTURES, AND IS RESPONSIBLE FOR NOTIFYING THE APPROPRIATE COMPANY, DEPARTMENT OR PERSON(S) OF ITS INTENTION TO CARRY OUT ITS OPERATIONS.

CONNECT LANDSCAPE ARCHITECTURE INC. DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF UTILITIES OR CONCEALED STRUCTURES AT THE PROJECT SITE.

FINAL SPACING, SELECTION, TREE SPECIES TO THE SATISFACTION OF THE CITY OF KELOWNA.

ALL PUBLIC REALM DETAILS TO CITY OF KELOWNA STANDARDS

SCHEDULE

A & B

This forms part of application  
# OCP17-0021 & Z17-0093

Planner  
Initials

AC

City of  
Kelowna

COMMUNITY PLANNING



CONNECT LANDSCAPE ARCHITECTURE INC. DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF UTILITIES AND / OR CONCEALED STRUCTURES AT THE PROJECT SITE.

THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE, LOCATION, AND ELEVATION OF ALL UTILITIES AND / OR CONCEALED STRUCTURES, AND IS RESPONSIBLE FOR NOTIFYING THE APPROPRIATE COMPANY, DEPARTMENT OR PERSON(S) OF ITS INTENTION TO CARRY OUT ITS OPERATIONS.

5	REISSUED FOR REVISED DP	18-02-02
4	ISSUED FOR CLIENT REVIEW	17-09-18
3	ISSUED FOR CLIENT REVIEW	17-06-27
2	ISSUED FOR CLIENT REVIEW	17-05-31
1	ISSUED FOR CLIENT REVIEW	17-05-24

#### REVISIONS



### Clement Avenue and Richter Street Mixed-Use

726 Clement Avenue  
Kelowna, British Columbia

Scale:	1/16"=1'-0"
Drawn:	KD
Reviewed:	DS
Project No.	06-545

### LANDSCAPE COVER PAGE AND CONTEXT PLAN

L1.0



SCHEDULE A & B

This forms part of application  
# OCP17-0021 & Z17-0093

Planner  
Initials AC

City of Kelowna

COMMUNITY PLANNING

RICHTER ST

BUILDING 1

BUILDING 2

VAUGHAN AVE

CLEMENT AVE

LAYOUT AND MATERIALS LEGEND	
DESCRIPTION	SYMBOL
1 PROPOSED LAWN	
2 PROPOSED PLANTING SHRUB AND GROUNDCOVERS	
3 DECIDUOUS TREES PER PLAN	
4 PEDESTRIAN FEATURE PAVERS BARKMAN BRIDGEWOOD PAVING SLABS	
5 SIDEWALK PAVING: CIP CONCRETE PER PLANS AND CITY STANDARDS	
6 RIVER COBBLE LOCAL RIVER COBBLE AND BOULDERS	
7 LOW PATIO RAILING METAL WITH WOOD ACCENTS	
8 WEATHERED STEEL TREE GRATE SPECIFICATION TBD	
9 WEATHERED STEEL BOLLARD SPECIFICATION TBD	
10 BICYCLE PARKING POST AND RING STYLE, SPECIFICATION TBD	
11 PATIO FURNISHINGS BY PERMIT	
12 PROJECT SIGN	
13 CUSTOM SEAT ELEMENTS BOARD FORM CONCRETE	
14 WEATHERED STEEL ART ELEMENTS	

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REVISIONS



Clement Avenue and Richter Street Mixed-Use

726 Clement Avenue  
Kelowna, British Columbia

Scale:	1:200
Drawn:	KD
Reviewed:	DS
Project No.	06-545

LANDSCAPE CONCEPT  
WEST SIDE

L1.1



SCHEDULE A & B

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# OCP17-0021 & Z17-0093

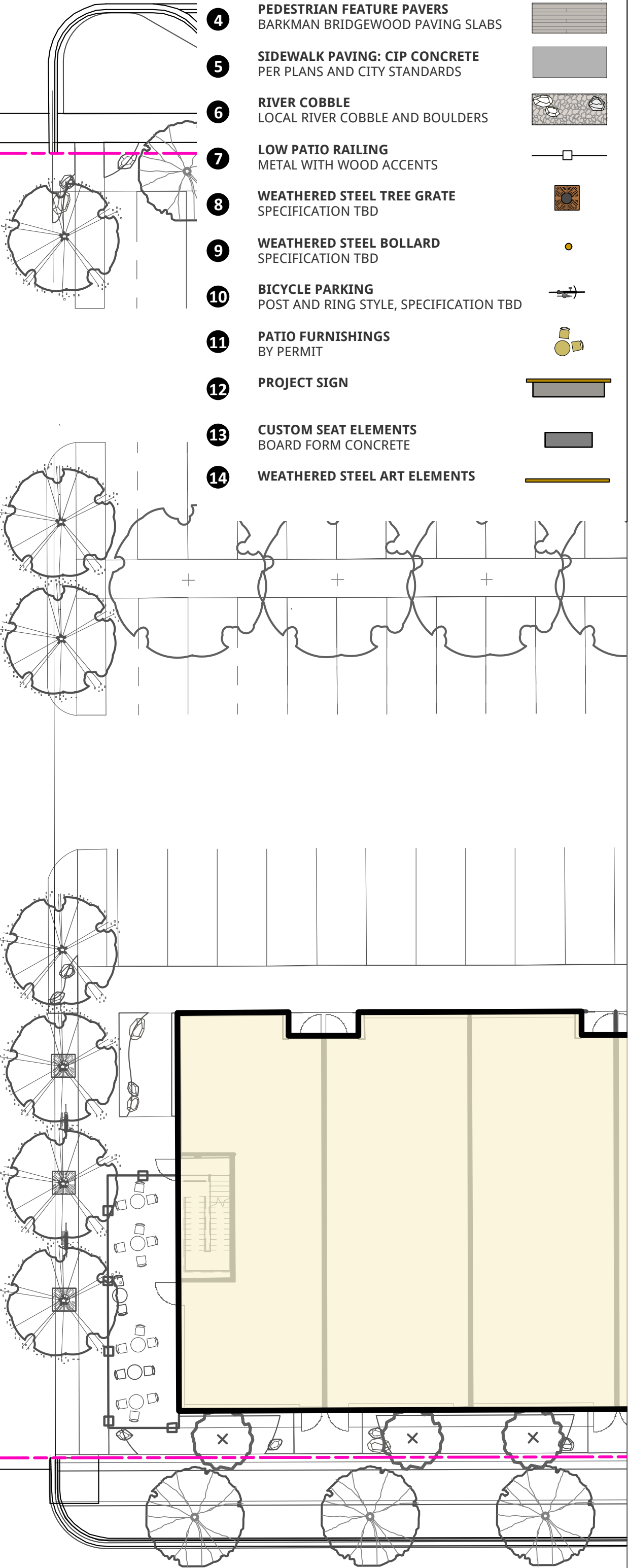
Planner Initials AC

City of Kelowna

COMMUNITY PLANNING



LAYOUT AND MATERIALS LEGEND	
DESCRIPTION	SYMBOL
1 PROPOSED LAWN	[Symbol]
2 PROPOSED PLANTING SHRUB AND GROUNDCOVERS	[Symbol]
3 DECIDUOUS TREES PER PLAN	[Symbol]
4 PEDESTRIAN FEATURE PAVERS BARKMAN BRIDGEWOOD PAVING SLABS	[Symbol]
5 SIDEWALK PAVING: CIP CONCRETE PER PLANS AND CITY STANDARDS	[Symbol]
6 RIVER COBBLE LOCAL RIVER COBBLE AND BOULDERS	[Symbol]
7 LOW PATIO RAILING METAL WITH WOOD ACCENTS	[Symbol]
8 WEATHERED STEEL TREE GRATE SPECIFICATION TBD	[Symbol]
9 WEATHERED STEEL BOLLARD SPECIFICATION TBD	[Symbol]
10 BICYCLE PARKING POST AND RING STYLE, SPECIFICATION TBD	[Symbol]
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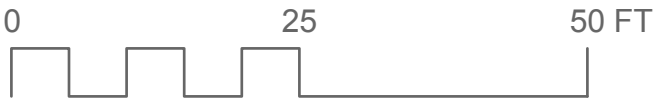
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LANDSCAPE CONCEPT EAST SIDE

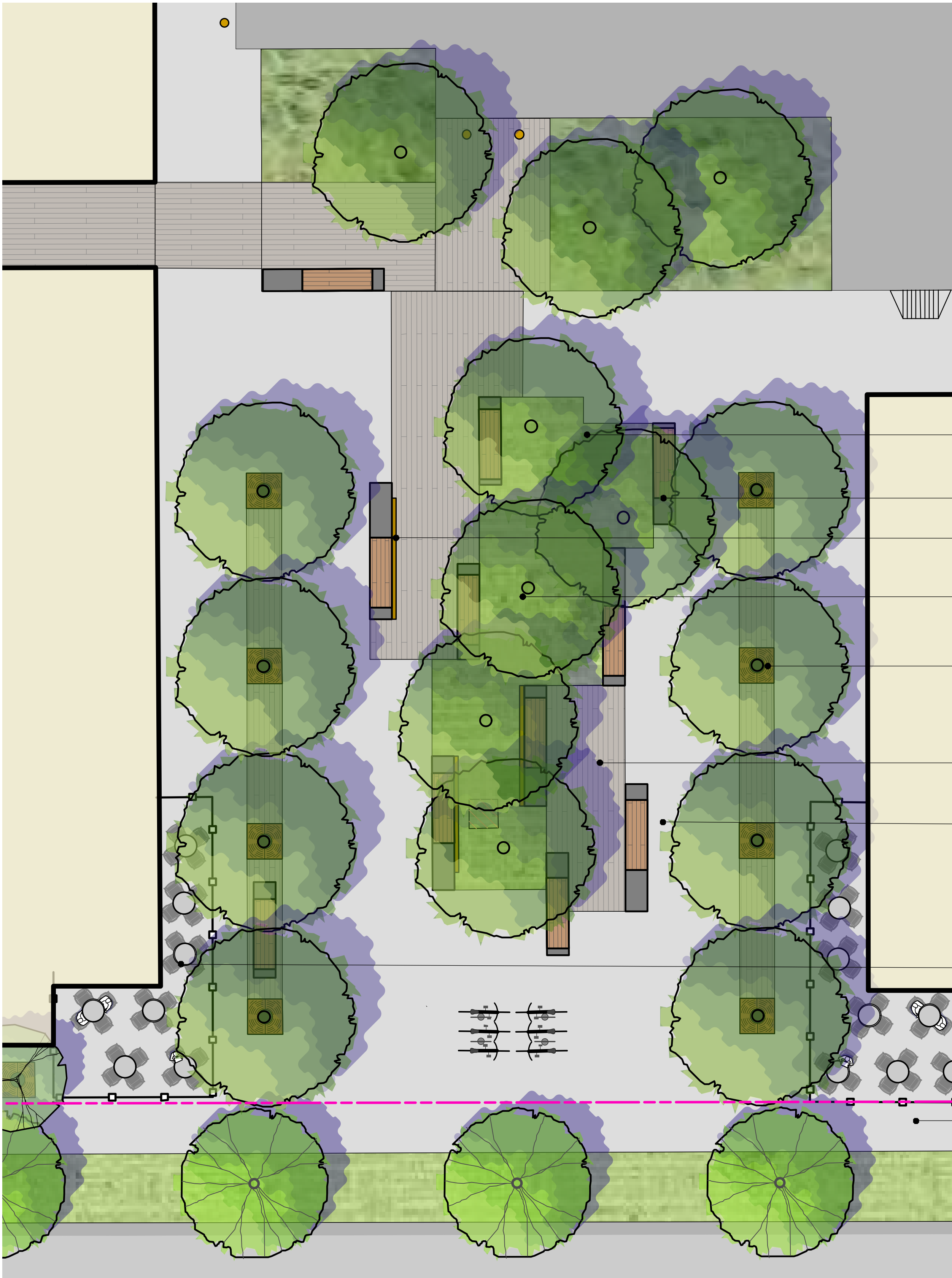






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COMMUNITY PLANNING

- SHADE TREES
- CUSTOM SEATING
- POTENTIAL ART PANEL LOCATIONS
- CENTRAL PLANTING AREA WITH SHADE TREES
- TREES IN TREE GRATES
- SPECIAL PAVING DEFINES SEATING ZONES
- CIRCULATION ZONE
- POSSIBLE RESTAURANT PATIO
- SIDEWALK

DETAILED COURTYARD PLAN - 1:100



LANDSCAPE CHARACTER AND PRECEDENTS


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LANDSCAPE CONCEPT  
MEZZANINE - LEVEL 3



LANDSCAPE CHARACTER

- RUSTIC MATERIALS COMBINED WITH DROUGHT-TOLERANT PLANTS.
- ATTRACTIVE ORNAMENTAL GRASSES.
- LOCAL MATERIALS, RIVER COBBLE, BOULDERS, TIMBERS.



SEATING AND WALLS

- LARGE AND SIMPLE FORMS.
- COLOURS THAT CONTRAST WITH THE PLANTING MATERIALS.
- BOARD-FORM CONCRETE FOR CUSTOM SEATS AND WALLS, TO RELATE TO PACKING BOX THEME.
- POTENTIAL FOR TIMBERS INTEGRATED AS SEAT TOPS



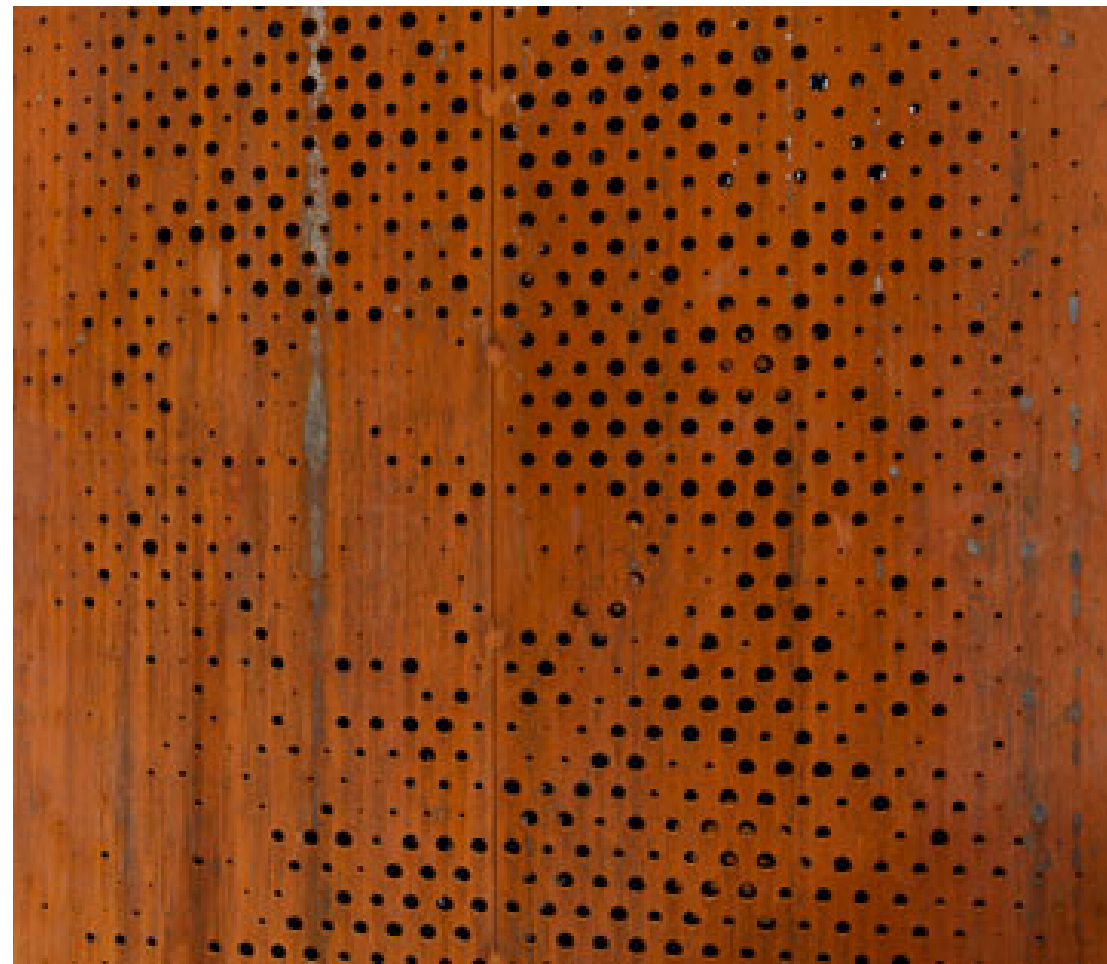
MATERIALS

- TEXTURED CONCRETE PAVING - MIX OF BROOMED AND SAND-BLASTED FINISHES.
- BOARD-FORM CONCRETE FOR WALLS, PLANTERS, SEAT ELEMENTS.
- WOOD-LOOK CONCRETE PAVERS IN FEATURE AREAS TO ADD TO TEXTURE AND CHARACTER.



MATERIALS

- WEATHERED STEEL (CORE-TEN) TO BRING COLOUR AND TEXTURE.
- PATTERNS OR SIMPLE CUT-OUTS FOR IMAGES AND LOGOS.
- TREE GRATES AND OTHER ELEMENTS TO MATCH STEEL AND BRING COLOUR TO DIFFERENT SURFACES.



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Clement Avenue and Richter Street Mixed-Use

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MATERIALS AND CHARACTER



LANDSCAPE CHARACTER

- RUSTIC MATERIALS COMBINED WITH DROUGHT-TOLERANT PLANTS.
- ATTRACTIVE ORNAMENTAL GRASSES MIXED WITH NATIVE AND DROUGHT-TOLERANT SHRUBS AND PERENNIALS
- LOCAL MATERIALS, RIVER COBBLE, BOULDERS



SCHEDULE

A & B

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COMMUNITY PLANNING

PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	SUN EXP.
Trees						
	39	<i>Acer rubrum 'Armstrong'</i>	Armstrong Red Maple	7cm cal. 1.8m std. Full braching B&B	As Shown	
	17	<i>Acer saccharum 'Apollo'</i>	Apollo Fastigate Sugar Maple	6cm cal. 1.8m std. Full braching B&B	As Shown	
	44	<i>Fraxinus pennsylvanica 'Prairie Spire'</i>	Prairie Spire Ash	7cm cal. 1.8m std. Full braching B&B	As Shown	
	18	<i>Robinia pseudoacacia 'Frisia'</i>	Golden Locust	7cm cal. 1.8m std. Full braching B&B	As Shown	
	18	<i>Tilia cordata 'Greenspire'</i>	Greenspire Linden	7cm cal. 1.8m std. Full braching B&B	As Shown	
Shrubs						
	0	<i>Artemesia tridentata</i>	Mountain Sage	#2 pot	@600mm O.C.	
	639	<i>Berberis 'Ruby Glow'</i>	Dwarf Red Barberry	#3 pot	@600mm O.C.	
	31	<i>Clethra alnifolia</i>	Sweet Pepper Bush	#2 pot	@1200mm O.C.	
	105	<i>Cornus sericea 'Arctic Fire'</i>	Dwarf Dogwood	#2 pot	@750mm O.C.	
	698	<i>Cotoneaster dammeri</i>	Little Leaf Cotoneaster	#2 pot	@600mm O.C.	
	120	<i>Ericameria nauseousus</i>	Rabbit Bush	#2 pot	@600mm O.C.	
	304	<i>Picea abies 'Nidiformus'</i>	Bird's Nest Spruce	#2 pot	@600mm O.C.	
	184	<i>Rhus aromatica 'Gro-Low'</i>	Gro'Low Sumac	#2 pot	@750mm O.C.	
	30	<i>Ribes alpinum</i>	Alpine Flowering Current	#3 pot	@900mm O.C.	
	321	<i>Symphoricarpos albus</i>	Snowberry	#3 pot	@600mm O.C.	
	72	<i>Taxus X Media 'Hicksii'</i>	Hick's Yew	1.2m High, B&B	@600mm O.C.	
Ornamental Grasses						
	247	<i>Calamagrostis x Acutiflora 'Karl Foerster'</i>	Feather Reed Grass	#2 pot	@750mm O.C.	
	102	<i>Pennisetum alopecuroides 'Hameln'</i>	Dwarf Fountain Grass	#2 pot	@750mm O.C.	
	580	<i>Sporobolus heterolepis</i>	Prairie Dropseed	#2 pot	@600mm O.C.	
Perennials						
	84	<i>Achillea millefolium</i>	Yarrow	10cm pot	@450mm O.C.	
	93	<i>Echinacea purpurea</i>	Purple Cone Flower	#1 pot	@600mm O.C.	
	44	<i>Rudbeckia triloba</i>	Browneyed Susan	#1 pot	@600mm O.C.	
	202	<i>Salvia nemerosa 'Caradonna'</i>	Midnight Salvia	10cm pot	@450mm O.C.	
Full Sun  Part Sun / Shade  Shade						

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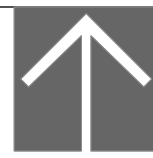
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PLANT SCHEDULE



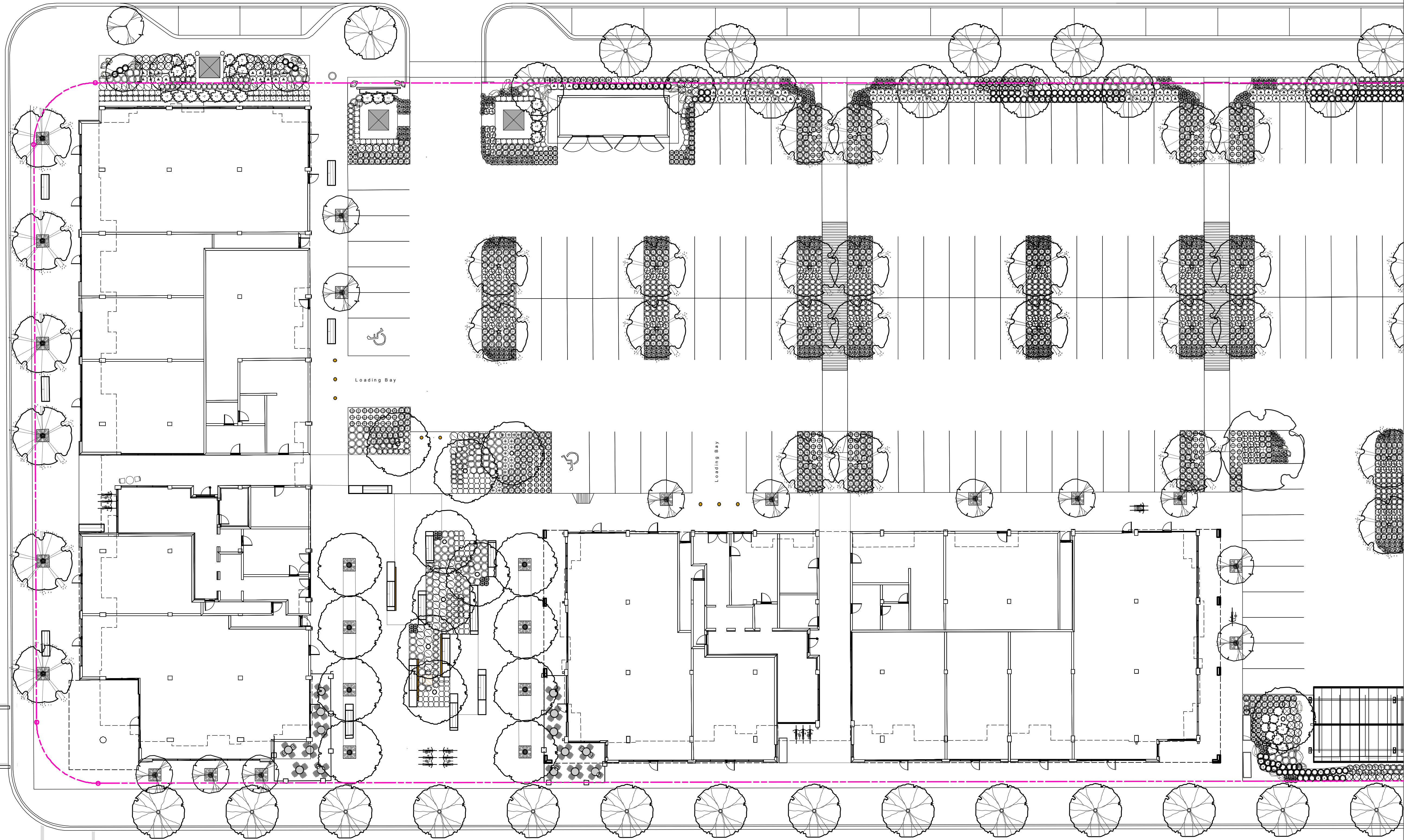


SCHEDULE A & B

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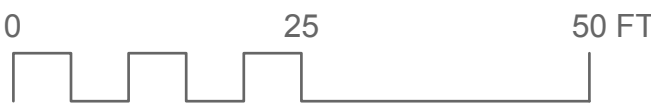


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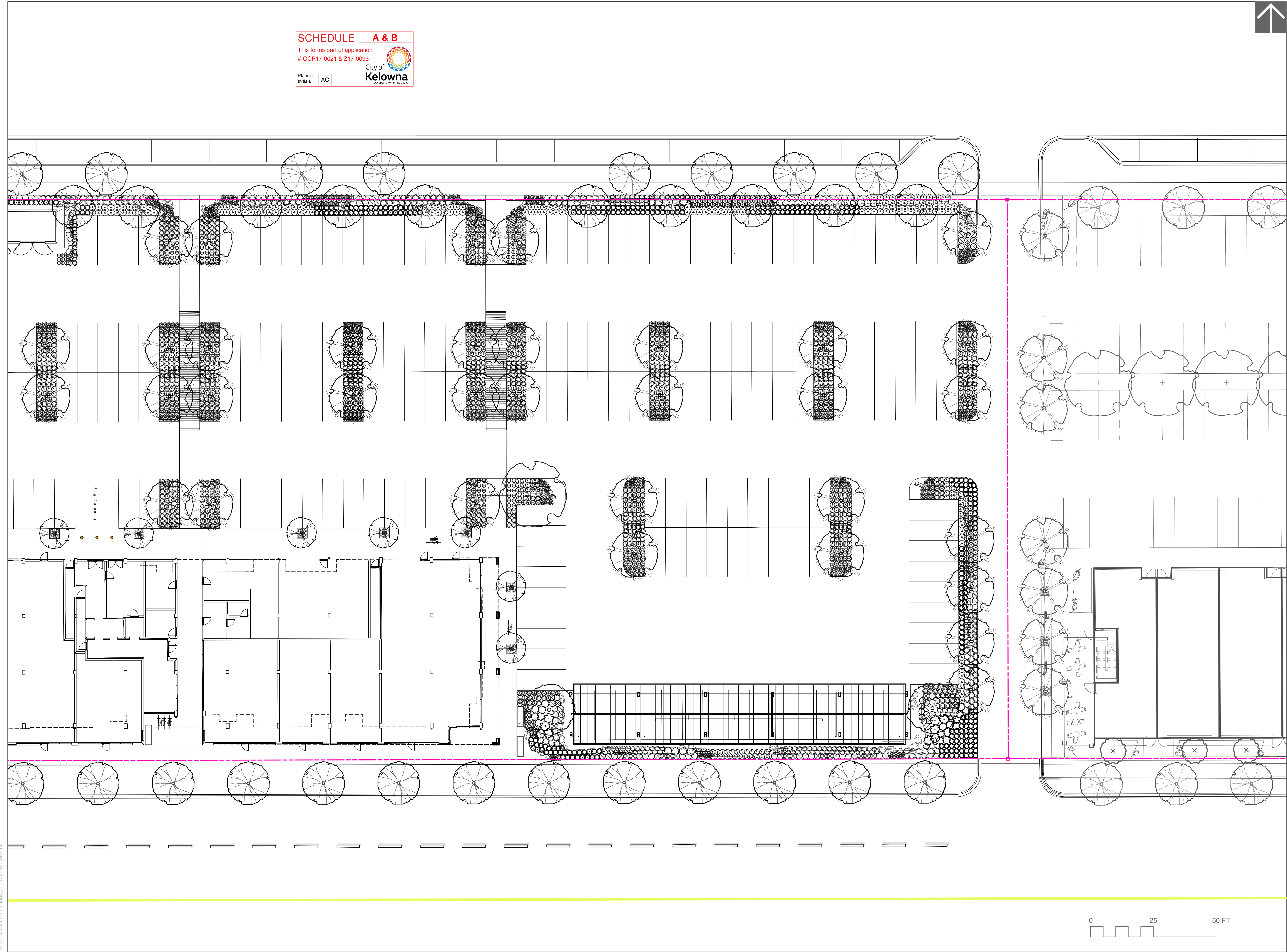
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LANDSCAPE PLANTING  
PLAN WEST SIDE







Sharp & Diamond Landscape Architecture Inc.

SCHEDULEA & B

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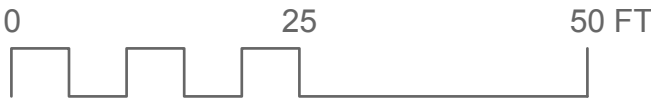


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LANDSCAPE PLANTING  
PLAN EAST SIDE

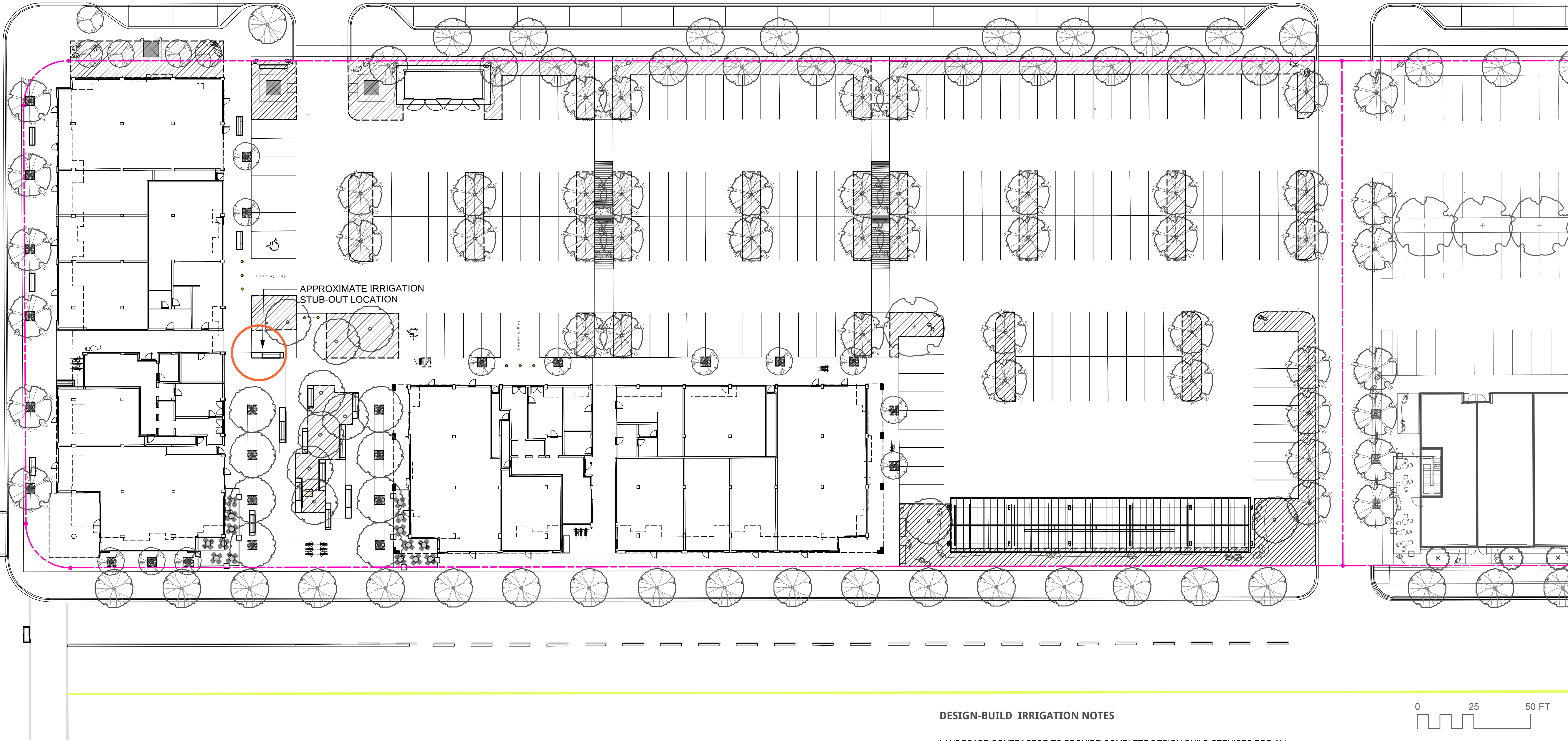






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DESIGN-BUILD IRRIGATION NOTES

- LANDSCAPE CONTRACTOR TO PROVIDE COMPLETE DESIGN-BUILD SERVICES FOR ALL AUTOMATIC SITE IRRIGATION WORKS.
- IRRIGATION CONTRACTOR PERFORMING THE WORK MUST HAVE MINIMUM (5) FIVE YEARS DOCUMENTED EXPERIENCE, AND A MEMBER IN GOOD STANDING OF THE IIABC (IRRIGATION INDUSTRY ASSOCIATION OF BC).
- IRRIGATION TO CONFORM TO ALL LOCAL PLUMBING AND ELECTRICAL CODE REQUIREMENTS. CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH MECHANICAL AND ELECTRICAL CONSULTANTS AND TRADES.
- IRRIGATION TO CONFORM TO ALL IIABC STANDARDS WITH THE FOLLOWING EXCEPTIONS:
  - MATERIALS SECTION 8B: ALL PIPE TO BE MINIMUM CLASS 200
  - MATERIALS SECTION 5G: NO WIRE SMALLER THAN 14 GAUGE DIRECT BURIAL
- COORDINATE WITH CIVIL CONTRACTOR TO PROVIDE PVC SLEEVING WHERE REQUIRED.
- IRRIGATION STUB-OUTS AND HOSE BIBS PER MECHANICAL PLANS.
- PROVIDE SHOP DRAWINGS FOR IRRIGATION LAYOUT TO CONSULTANT FOR REVIEW AND APPROVAL PRIOR TO FABRICATION AND INSTALLATION. INCLUDE SLEEVING, DRIP LINE, PIPE SIZE, VALVE BOXES, ETC., AND ALL IRRIGATION COMPONENT SPECIFICATIONS. VALVE BOXES TO BE LOCATED IN LOW-VISIBLE, PLANTED AREAS ONLY AND LOCATIONS TO BE APPROVED.
- HIGH EFFICIENCY IRRIGATION TECHNOLOGY TO BE EMPLOYED INCLUDE, BUT ARE NOT LIMITED TO: CENTRAL SHUT-OFF VALVE, HIGH EFFICIENCY DRIP IRRIGATION LINES AND MOTION SENOR/RAIN DELAY CONTROLLER
- TEST SYSTEM PRIOR TO COMPLETION OF LANDSCAPE WORKS TO ENSURE NO LEAKAGE AND SPECIFIED PSI IS MET. PROVIDE WRITTEN NOTICE THAT PRESSURE TESTING HAS MET STANDARDS (LEAKS SHALL NOT BE REPAIRED BY PATCHING).
- PROVIDE COVERAGE AND CONTROLLER TEST WHEN SYSTEM IS COMPLETE AND MAKE ADJUSTMENTS AS REQUIRED.
- PROVIDE AS-BUILT RECORD DRAWINGS TO SCALE SHOWING LOCATIONS OF ALL CONCEALED COMPONENTS, PIPING SYSTEM AND CONDUIT.
- MAINTAIN AND OPERATE IRRIGATION PER MANUFACTURER'S RECOMMENDATIONS THROUGHOUT WARRANTY PERIOD - WINTERIZE AS REQUIRED.
- PROVIDE (3) COPIES OF INSTRUCTIONS MANUALS FOR OPERATION AND MAINTENANCE OF SYSTEM AND CONTROLS. SEASONAL ACTIVITY AND SHUTDOWN AND MANUFACTURER'S PARTS CATALOGUE.
- INSTRUCT OWNER'S PERSONNEL IN THE OPERATION AND MAINTENANCE OF SYSTEM, INCLUDING ADJUSTING OF SPRINKLER HEADS. USE OPERATION AND MAINTENANCE MATERIAL AS BASIS FOR DEMONSTRATION.



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WATER CONSERVATION  
AND IRRIGATION PLAN

L3.0

# REPORT TO COUNCIL



**Date:** April 9, 2018

**RIM No.** 1250-30

**To:** City Manager

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

**Application:** Z18-0012

**Owner:** Cheryl Norlene Nanci  
Enzo James Nanci

**Address:** 3596 Casorso Road

**Applicant:** Urban Options Planning &  
Permits

**Subject:** Rezoning Application

Existing OCP Designation: S2RES – Single/Two Unit Residential

Existing Zone: RU1 – Large Lot Housing

Proposed Zone: RU1c – Large Lot Housing with Carriage House

---

## 1.0 Recommendation

THAT Rezoning Application No. Z18-0012 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 18, District Lot 134, ODYD, Plan 20399 located at 3596 Casorso Road, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU1c – Large Lot Housing with Carriage House zone be considered by Council;

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

## 2.0 Purpose

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

## 3.0 Community Planning

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



storey design of the carriage house is an example of a modest increase in density that follows the OCP Policy of Sensitive Infill.

#### 4.0 Proposal

##### 4.1 Background

The subject property currently has an existing one and a half storey single family dwelling with a single car garage and an additional accessory garage located at the rear of the property. The existing accessory garage is proposed to be converted into a carriage house with a single car garage.

##### 4.2 Project Description

The proposed rezoning from RU1 to RU1c would facilitate the development of a carriage house on the subject property. The proposed carriage house meets all of the zoning regulations and does not require any variances. The property has an OCP Future Land Use of S2RES – Single/Two Unit Residential, is fully serviced, and is located within the Permanent Growth Boundary. The subject property is suitable for an increase in density as it is located near transit routes with access to parks and schools.

The proposed rezoning meets the OCP Urban Infill Policies for Compact Urban Growth and Sensitive Infill. These policies state that growth should occur in areas that are already serviced and have access to transit, and that growth should be designed to be sensitive to the existing character of the neighbourhood.

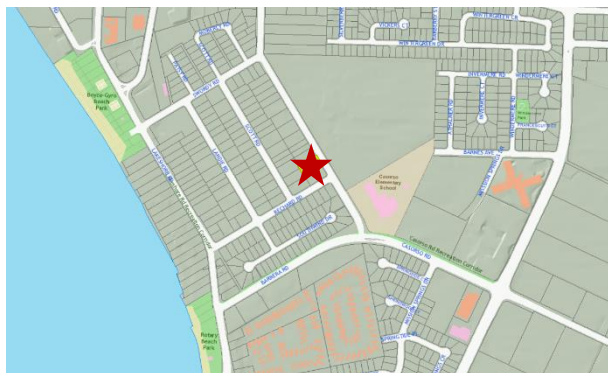
##### 4.3 Site Context

The subject property is located in South Pandosy near the intersection of Lakeshore Road and Barrera Road and just northwest of Casorso Park. It is in close proximity to transit routes located along Lakeshore Road and is within walking distance to both Casorso Park and Casorso Road Recreation Corridor. There is one other RU1c zoned property in the same residential block and several RU1c zoned properties within the neighborhood. Other surrounding zones within the neighborhood include several RU2 – Medium Lot Housing and several RU6 – Two Dwelling Housing properties.

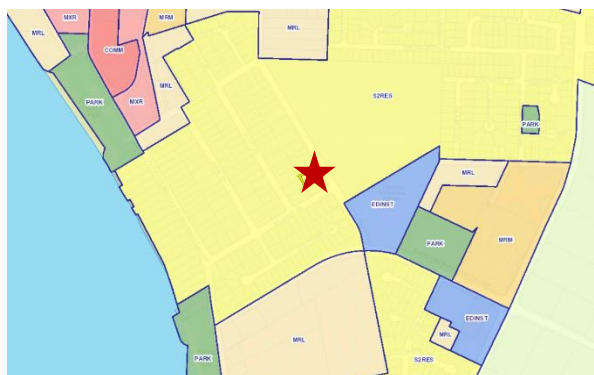
Specifically, adjacent land uses are as follows:

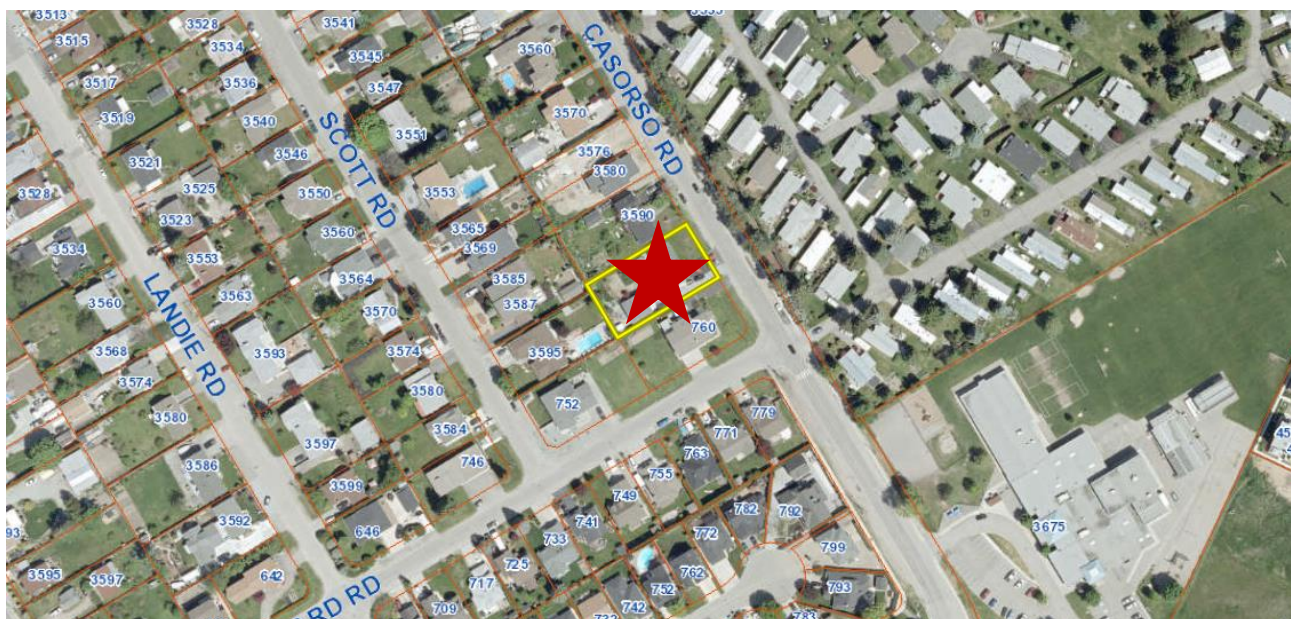
Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing	Residential
East	RM7 – Mobile Home Park	Residential
South	RU1 – Large Lot Housing	Residential
West	RU1 – Large Lot Housing	Residential

**Site Context Map**



**Future Land Use Map**



**Subject Property Map: 3596 Casorso Road****4.4 Zoning Analysis Table**

Zoning Analysis Table		
CRITERIA	ZONE REQUIREMENTS	PROPOSAL
Existing Lot Regulations		
Minimum Lot Area	550 m <sup>2</sup>	1407.94 m <sup>2</sup>
Minimum Lot Width	16.5 m	27.43 m
Minimum Lot Depth	30 m	51.3 m
Development Regulations		
Site Coverage (buildings)	40 %	20.79 %
Site Coverage (buildings, driveways and parking)	50 %	34.5 %
Height	2 ½ storeys or 9.5m	1 ½ storeys / 5.1 m
Minimum Front Yard	4.5m (6.0m to garage)	10.85 m
Minimum Side Yard (south)	2.0 m for 1-1 ½ storeys	6.5 m
Minimum Side Yard (north)	2.0 m for 1-1 ½ storeys	3.2 m
Minimum Rear Yard	7.5m	26.46 m
Other Regulations		
Minimum Parking Requirements	3 stalls	3 stalls
Minimum Private Open Space	30 m <sup>2</sup> per unit	Carriage House: 155 m <sup>2</sup> Principle Dwelling: >30 m <sup>2</sup>

## 5.0 Current Development Policies

### 5.1 Kelowna Official Community Plan (OCP)

#### Development Process

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

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

**Carriage Houses & Accessory Apartments.**<sup>3</sup> Support carriage houses and accessory apartments through appropriate zoning regulations.

## 6.0 Technical Comments

### 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.
- Frost protection is required between the garage and the dwelling unit.
- 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 building at time of permit application.

### 6.2 Development Engineering Department

- See attached memorandum dated February 2, 2018

### 6.3 Fire Department

- Requirements of section 9.10.19 Smoke Alarms and Carbon Monoxide alarms of the BCBC 2012 are to be met.

### 6.4 FortisBC - Electric

- There are FortisBC Inc (Electric) ("FBC(E)") primary distribution facilities along Casorso Road. 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.

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

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

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

## **7.0 Application Chronology**

Date of Application Received: January 19, 2018  
Date Public Consultation Completed: February 26, 2018

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

### **Attachments:**

Attachment A: Site and Floor Plan  
Attachment B: Landscape Plan  
Attachment C: Conceptual Elevations  
Attachment D: Development Engineering Technical Comments





3596 Casorso Rd

Additional landscaping



LOT # 18  
1407.94m<sup>2</sup>

ATTACHMENT B

This forms part of application  
# Z18-0012

Planner  
Initials

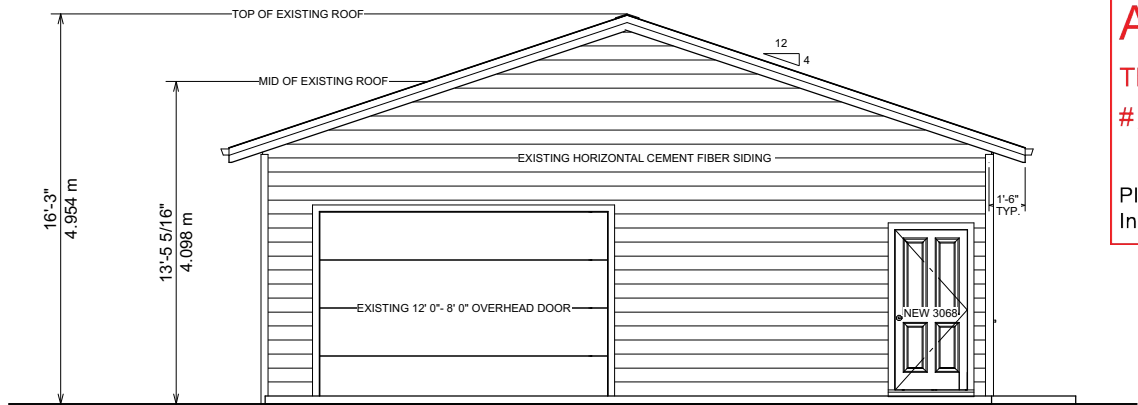
AF



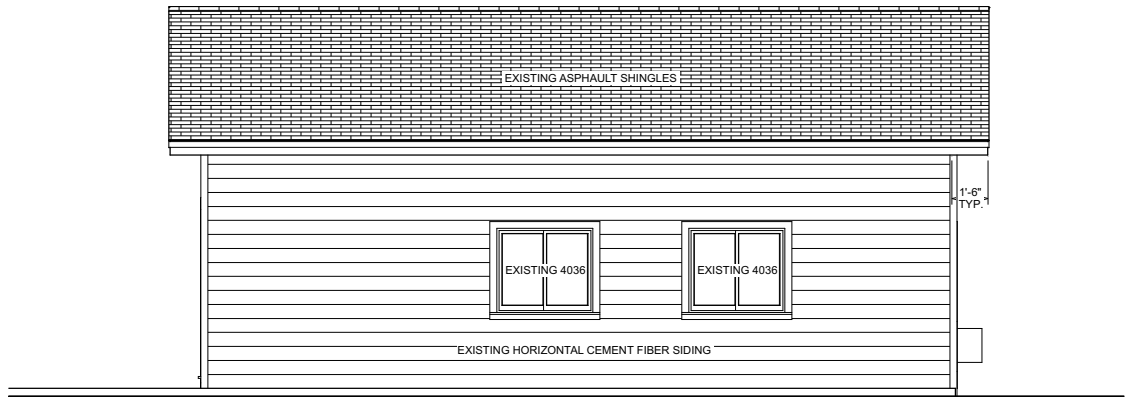
CASORSO ROAD



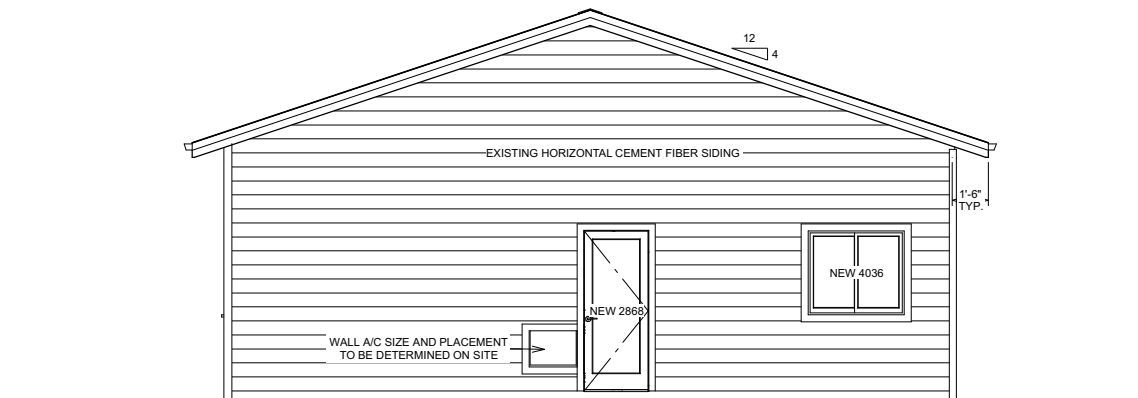
The hedge in the photo is on the south side of the property line. The proposed vegetative matter for the front of the property line is expected to be the same. The alternative are Karl Foerster grasses as shown above.



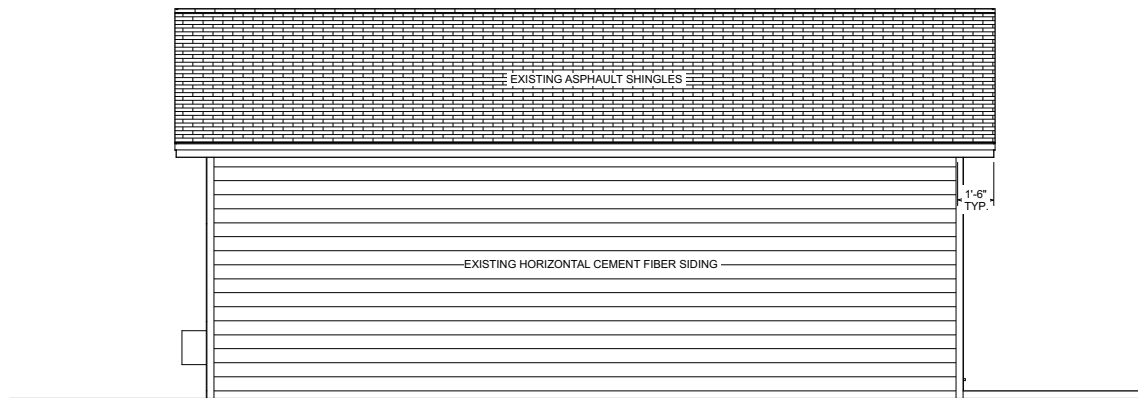
FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



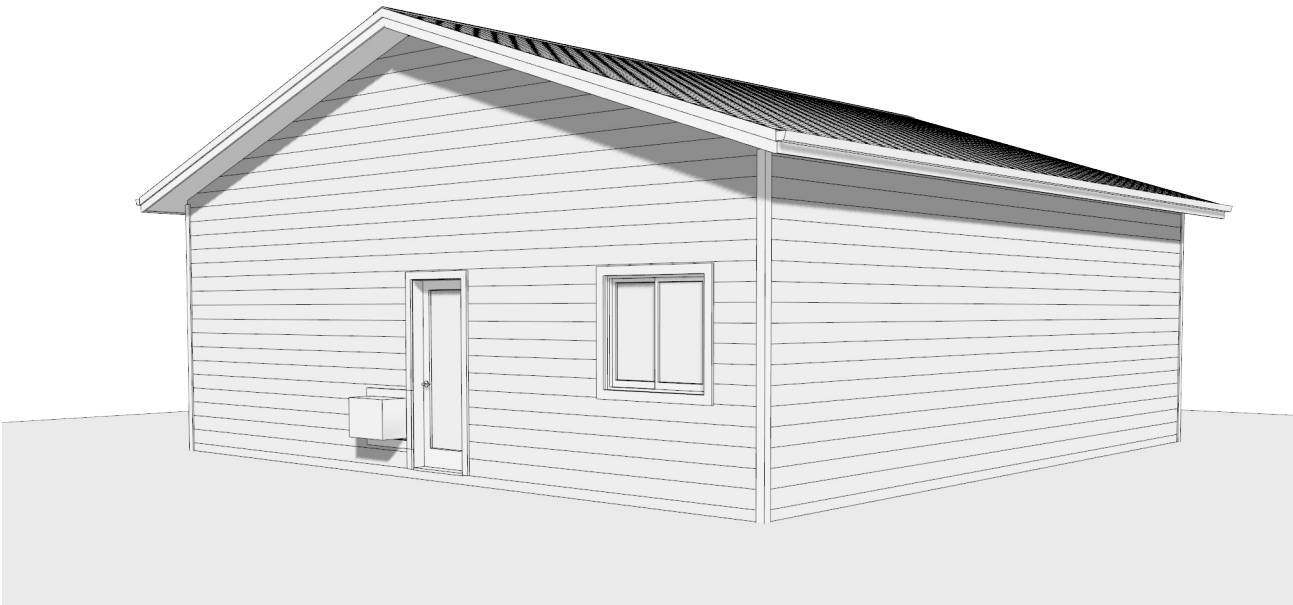
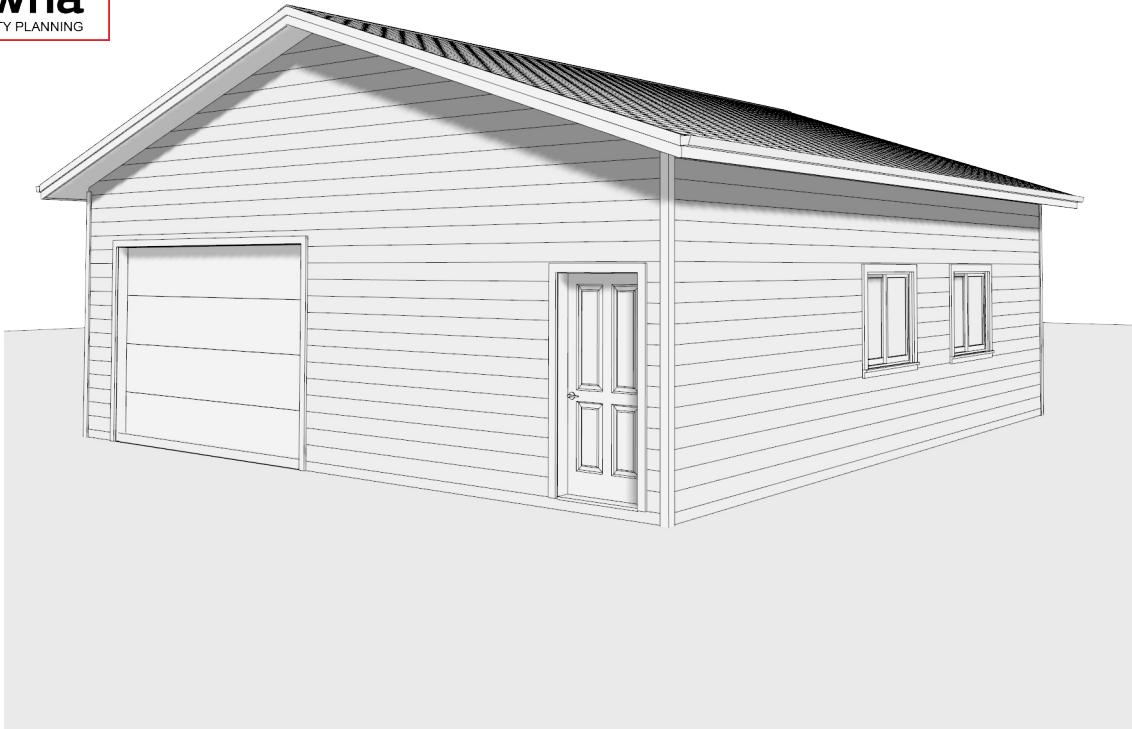
LEFT ELEVATION

ATTACHMENT C

This forms part of application  
# Z18-0012

Planner  
Initials AF

City of  
**Kelowna**  
COMMUNITY PLANNING



- GENERAL NOTES**
- ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE B.C. BUILDING CODE AND ALL LOCAL LAWS AND BYLAWS.
  - BEFORE CONSTRUCTION COMMENCES IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK ALL DETAILS AND DIMENSIONS TO CONFIRM ACCURACY AND TO ASSURE THERE ARE NO DISCREPANCIES.
  - IT IS THE RESPONSIBILITY OF THE CONTRACTOR FOR THE CORRECT SITING OF THE BUILDING TO CONFORM WITH NECESSARY SETBACKS.
  - ALTHOUGH EVERY EFFORT HAS BEEN MADE TO PROVIDE COMPLETE AND ACCURATE DRAWINGS WE CANNOT ELIMINATE THE POSSIBILITY OF HUMAN ERROR, THEREFORE MULLINS DRAFTING & DESIGN WILL NOT BE LIABLE FOR ANY ERRORS OR OMISSIONS.

**ROOF**  
EXISTING ROOF  
R-50 INSULATION  
6 MIL UV POLY  
5/8" DRYWALL

**EXT. WALL**  
EXISTING EXTERIOR WALL  
R-22 BATT INSULATION  
6 MIL UV POLY  
1/2" DRYWALL

**INT. WALL**  
2x4 STUDS 16" o/c  
1/2" DRYWALL BOTH SIDES

**FLOOR SYSTEM**  
3/4" T&G SHEETING  
2x6" FLOOR JOIST @ 16" O/C

**FOUNDATION**  
EXISTING FOUNDATION  
**CONC. SLAB**  
EXISTING 4" CONC. SLAB

**SOFFIT & FASCIA**  
EXISTING SOFFIT & FASCIA

**\*\*NOTE\*\***  
CONTRACTOR TO CONFIRM  
DIM PRIOR TO CONST.

SHEET NUMBER

1/3

SCALE: 1/4" = 1'

DATE : FEB-07-2018

ELEVATION VIEWS

PROPOSED PROJECT FOR

NANCI RESIDENCE

3596 CASORSO RD

UNIT 203 - 1889 SPALL RD.

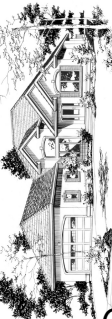
Kelowna BC V1Y 4R2

Bus: (250) 717-3415

Cell: (250) 258-7819

e-mail: mullinsdrafting@shaw.ca

MULLINS  
DRAFTING & DESIGN





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## CITY OF KELOWNA

# MEMORANDUM

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**Date:** February 2, 2018  
**File No.:** Z18-0012  
**To:** Community Planning (AF)  
**From:** Development Engineering Manager (JK)  
**Subject:** 3596 Casorso Road

RU1 to RU1c

Carriage House

**ATTACHMENT D**

This forms part of application  
# Z18-0012

Planner  
Initials

AF



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. An inspection chamber (IC) complete with brooks box must be installed on the service at the owner's cost. Service upgrades can be provided by the City at the applicant's cost. **The applicant will be required to sign a Third Party Work Order for the cost of the service upgrade.** For estimate inquiry's please contact Jason Angus, by email [jangus@kelowna.ca](mailto:jangus@kelowna.ca) or phone, 250-469-8783.

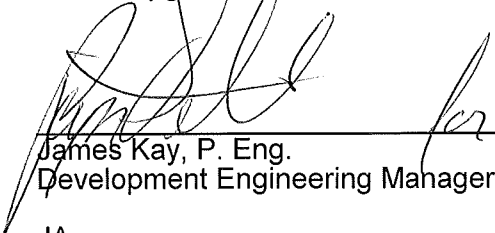
3. Development Permit and Site Related Issues

Direct the roof drains onto splash pads.

Driveway access permissible is one (1) 6m wide as per bylaw

4. Electric Power and Telecommunication Services

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

  
James Kay, P. Eng.  
Development Engineering Manager

JA