City of Kelowna
Public Hearing
AGENDA

Tuesday, August 14, 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 August 1, 2018 (date of notification) are available for inspection during the course of this hearing and are located on the information table in the foyer of the Council Chamber.

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

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

2. Notification of Meeting

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

3. Individual Bylaw Submissions

3.1 Curlew Dr 521, Z17-0049 (BL11467) - Derek & Tammy Cartier 4 - 29

To rezone the subject property from the RR1 - Rural Residential 1 zone to the RU1c – Large Lot Housing with Carriage House zone in order to facilitate the construction of a carriage house.

3.2 Valley Rd 244, 252, 260 & 268, OCP18-0008 (BL11641) & Z18-0042 (BL11642) - Vanmar Constructors 2 LTD Inc. No. BC1155488 30 - 60

To amend the Official Community Plan to change the future land use from the S2RES - Single / Two Unit Residential and EDINST - Education/Major Institutional designations to the MRL - Multiple Unit Residential (Low Density) designation and to rezone from the RU2 - Medium Lot Housing, P2 - Education and Minor Institutional and RR3 - Rural Residential zones to the RM3 - Low Density Multiple Housing zone the subject properties to facilitate the development of 77 3-storey townhouses on the subject properties.

3.3 Taylor Rd 235, Z17-0088 (BL11648) - 0725353 BC Ltd Inc No BC0725353 61 - 70

To rezone the subject property from RU1 – Large Lot Housing to RM3 – Low Density Multiple Housing to facilitate the development of multi-family housing.

3.4 McCarthy Rd 9570 & 9580, Z18-0050 (BL11649) - The Flowr Group (Okanagan) Inc., Inc. No. BC0974062 71 - 95

To rezone the subject properties from the A1 - Agriculture 1 zone to the I2 - General Industrial zone to facilitate the development of a new industrial building.

3.5 Paret Rd 820, Z18-0046 (Bl11650) - Lisa and Edward Berk 96 - 100

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

3.6 Raymer Rd 4624, Z18-0035 (BL11652) - Montemurro Industries Inc 101 - 106

To rezone the subject property from the RU1 - Large lot Housing zone to RU2 – Medium Lot Housing zone to facilitate a potential future four lot subdivision.

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 respresentation (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.

SUPPLEMENTAL REPORT

Date: July 30th, 2018

File: 1250-30

To: City Manager

From: Community Planning Department (JR)

Subject: Rezoning Application for Z17-0049 – 521 Curlew Drive

1.0 Recommendation

THAT Council receives, for information, the Supplemental Report to Council from the Community Planning Department dated July 30th, 2018 regarding clarification of the siting of the carriage house;

AND THAT the Public Hearing with respect to the Rezoning Application No. Z17-0049 for the property located at 521 Curlew Drive be re-opened;

AND FURTHER THAT Rezoning Bylaw No. 11467 be forwarded to a Public Hearing for further consideration.

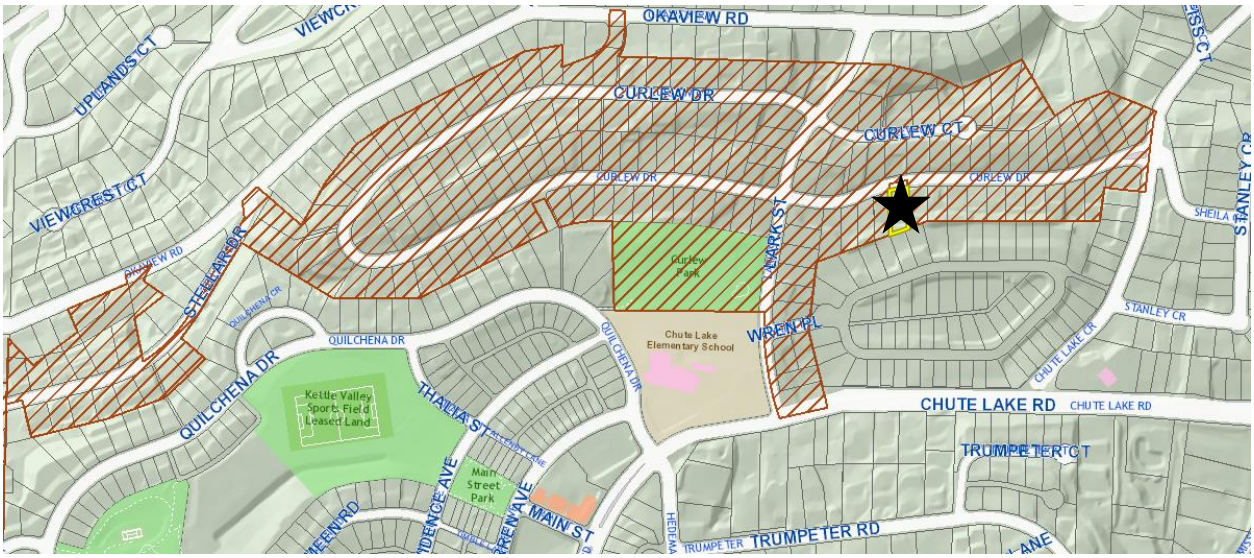
2.0 Purpose

To receive additional information with respect the rezoning of the subject property to the RU1c – Large Lot Housing with Carriage House zone and to re-open the Public hearing.

3.0 Community Planning

The applicant is proposing to rezone the subject property to facilitate the construct of a carriage house. Last year, this application was brought to Council to discharge the LUC, that was regulating the property, and rezone the property. At that time the parcel was currently under the regulation of a Land Use Contract (LUC77-1002) which did not permit the construction of a carriage house and so the LUC needed to be discharged. The LUC discharge was approved by Council however, at Public Hearing several neighbours were concerned with privacy issues and the increased density. Council did not pass the rezoning of the property and asked for the privacy concerns to be addressed in their design. The applicant is now coming forward with an updated design. The proposal now includes the addition of a five (5) foot opaque wooden fence along the West side of the carriage house deck. Community Planning staff support the request to rezone the property to facilitate the construction of a carriage house.

Subject Property Maps: 521 Curlew Drive



4.0 Application Chronology

Date of Application:	May 29, 2017
Date of Council Deferral:	October 3, 2017
Date of Public Consultation Completed:	June 19, 2018

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

CITY OF KELOWNA

MEMORANDUM

Date: July 12, 2017
File No.: Z17-0049

To: Land Use Management Department (JR)

From: Development Engineering Manager

Subject: 521 Curlew Drive Lot 15 Plan 32591 RU1c Carriage House

Development Engineering has the following requirements associated with this application.

1. Domestic Water and Sanitary Sewer

   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 suite.

   The property is within Water Extended Service Area 14. An additional $2,014.50 (0.5 of $ 4,029.00 ESA 14 charge) is required. Valid until 29-09-2017

2. Sanitary Sewer

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

3. 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.

4. Access and Parking Requirements

   The proposed parking module location for the Carriage House must meet bylaw requirements.

James Kay, P. Eng.
Development Engineering Manager
JF/jf

ATTACHMENT A
This forms part of application
Z17-0049
Planner Initials JR
City of Kelowna
COMMUNITY PLANNING

CARTIER RESIDENCE

PROPOSED CARRIAGE HOME AT 521 CURLEW DRIVE – KELOWNA, BC

OWNERS: DEREK & TAMMY CARTIER

STREET ADDRESS: 521 CURLEW DRIVE – KELOWNA, BC
LEGAL ADDRESS: LOT 15 – PLAN 32591 – SECTION 24
TOWNSHIP 28 – S.D.Y.D.

EXISTING RESIDENCE: 1927 ft2 [179 m2]
PROPOSED CARRIAGE HOME: 1073 ft2 [100 m2]
PROPOSED STORAGE SHED: 319 ft2 [30 m2]

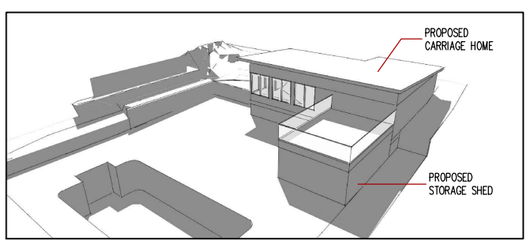
PARCEL AREA: 13,290 ft2 [1235 m2]

SITE COVERAGE: 11% *CARRIAGE HOME, ACCESSORY BUILDING
25% *ALL BUILDINGS, INC. PRINCIPAL RESIDENCE

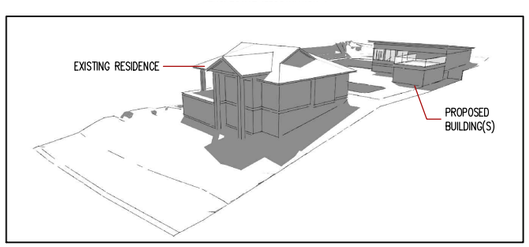
EXISTING ZONING: 'RR1' WITH 'LAND-USE CONTRACT' IN-PLACE
PROPOSED: DISCHARGE L.U.C. AND RE-ZONE TO 'RU1C' TO
PERMIT CONSTRUCTION OF PROPOSED CARRIAGE HOME.

SITE PLAN

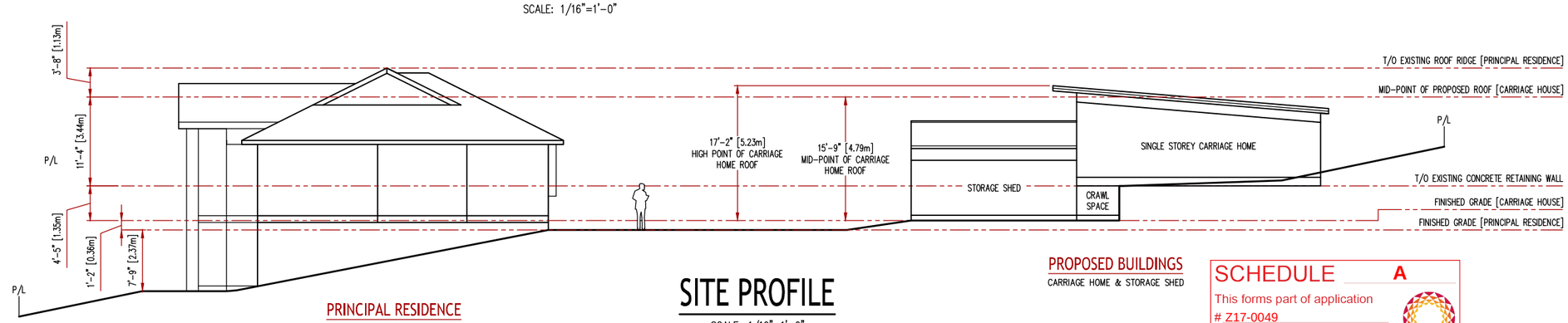
SCALE: 1/16"=1'-0"



PERSPECTIVE ILLUSTRATION 1



PERSPECTIVE ILLUSTRATION 2



PRINCIPAL RESIDENCE
EXISTING

SITE PROFILE

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

PROPOSED BUILDINGS
CARRIAGE HOME & STORAGE SHED

SCHEDULE A
This forms part of application
Z17-0049
Planner Initials JR
City of Kelowna COMMUNITY PLANNING

PRINT ON 17"x11" SIZE PAPER
MAY 23, 2017

SCHEDULE A

This forms part of application

Z17-0049

Planner Initials JR

City of Kelowna COMMUNITY PLANNING

521 Curlew Drive, Kelowna BC

URBAN OPTIONS

Front view of the subject property.

Planned location for the carriage house. Existing pool shed with be removed. Mechanical will be relocated into new storage shed.

SCHEDULE A
This forms part of application
Z17-0049
Planner Initials JR
City of Kelowna
COMMUNITY PLANNING

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SCHEDULE A

This forms part of application

Z17-0049

City of Kelowna
COMMUNITY PLANNING

Planner Initials JR

MAIN FLOOR - 1060 SQ. FT.
SHED - 315 SQ. FT.
UPPER FLOOR (DECK) - 277 SQ. FT.

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HOUSE MODEL: JERICHO

CUSTOMER:

Sales & Design Consultant
Mya Zimmerman
tel: 403-286-1611
facsimile: 403-247-1385
toll free: 1-800-267-4586
email: mzimmerman@linwoodhomes.com
www.linwoodhomes.com

LINWOOD CUSTOM HOMES

LINWOOD HOMES LTD. 8250 River Road Delta, British Columbia Canada V4G 1B5

Date: 2018-02-16

EVERY NOTATION FOLLOWED BY "N.I.C." INDICATES THAT THE ITEM IS "NOT INCLUDED IN CONTRACT"

PURCHASE AGREEMENT

123456

SCHEDULE A

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Z17-0049

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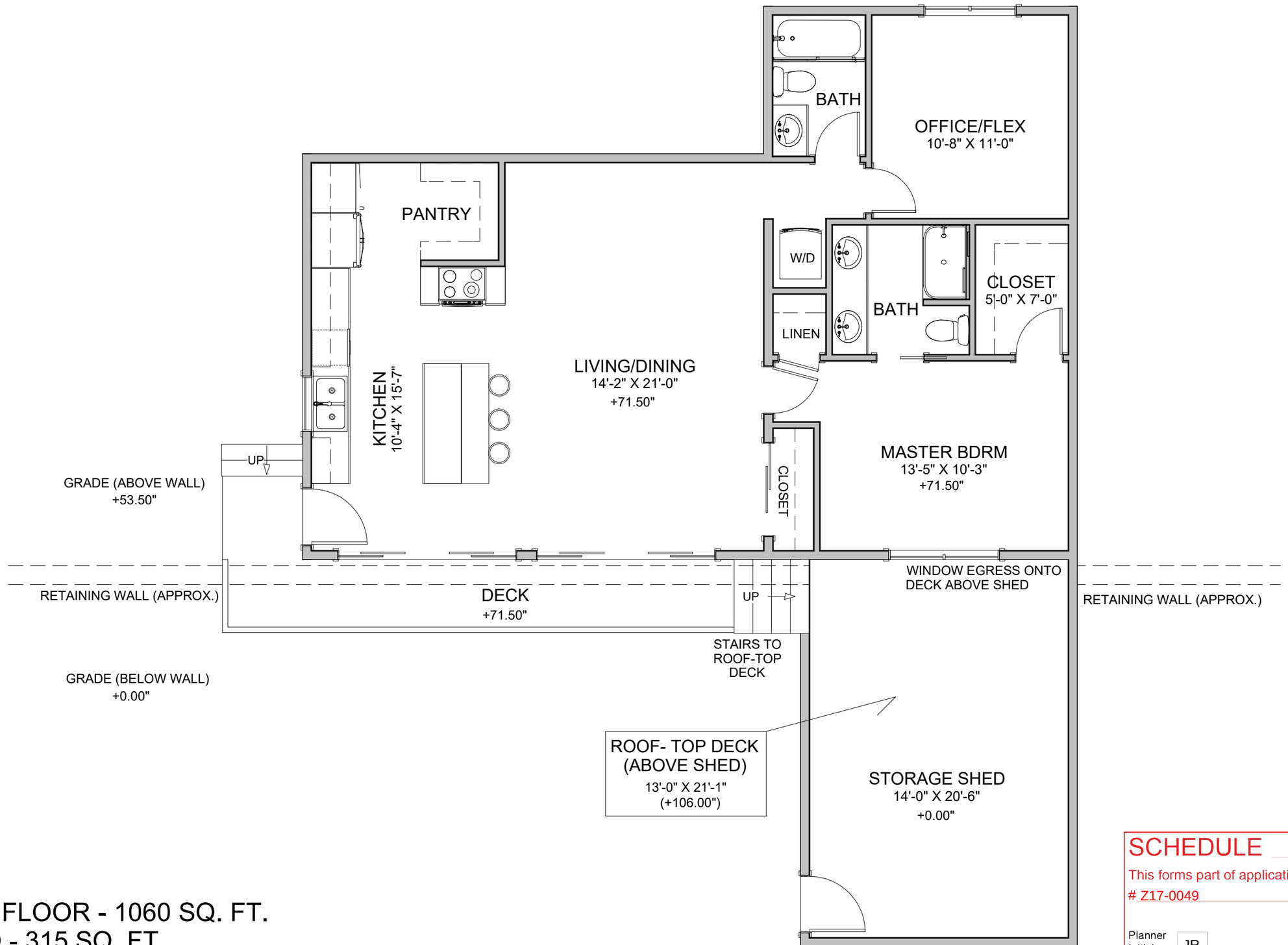

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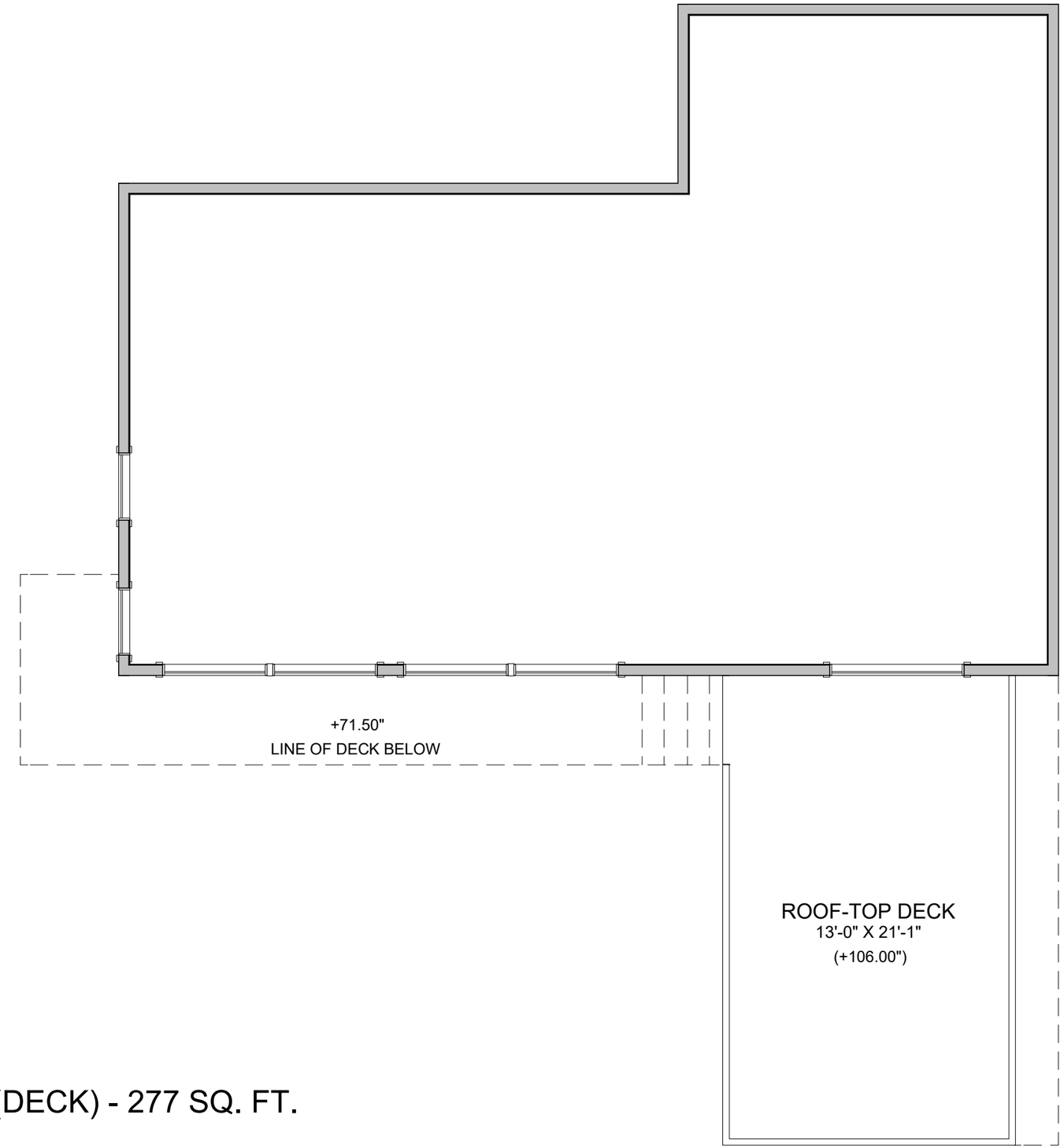

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HOUSE MODEL: JERICHO

SCHEDULE B

This forms part of application

Z17-0049

City of Kelowna
COMMUNITY PLANNING

Planner Initials JR

CUSTOMER:

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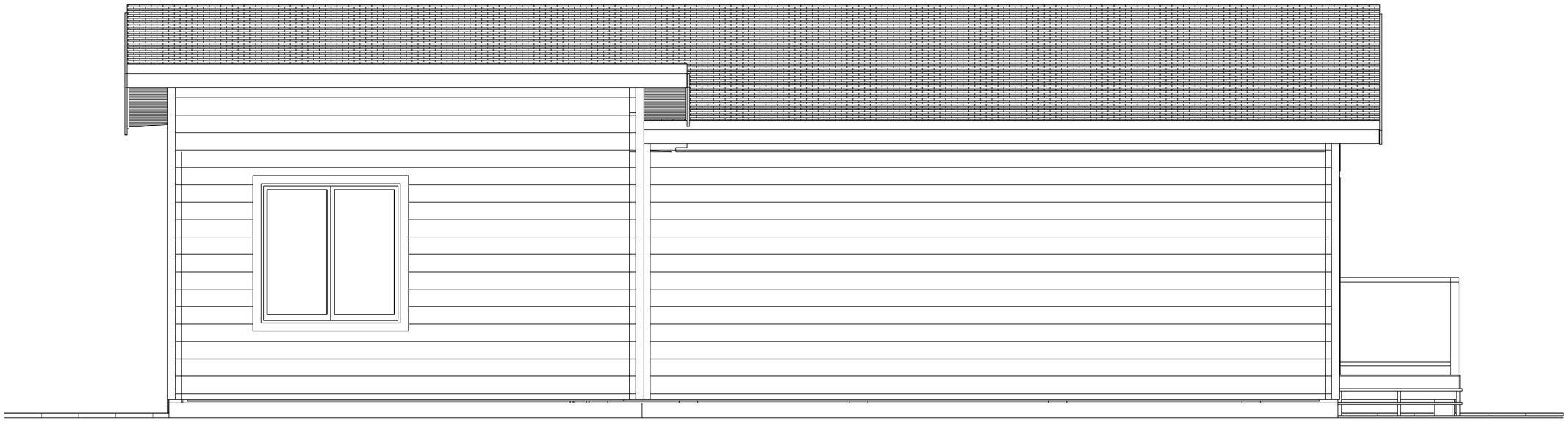

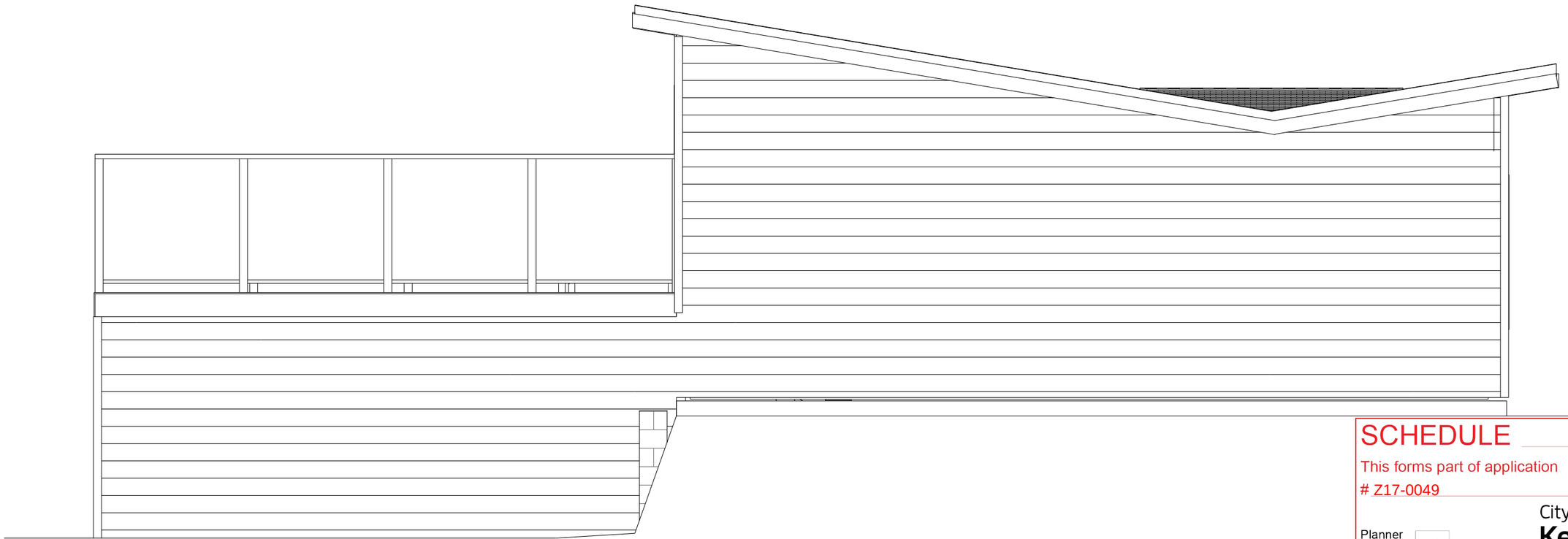

SCHEDULE B

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HOUSE MODEL: JERICHO

REPORT TO COUNCIL

Date:	August 28th, 2017		
RIM No.	1250-40		
To:	City Manager		
From:	Community Planning Department (JR)		
Application:	LUC17-0002/Z17-0049	**Owner:**	Derek L & Tammy L Cartier
Address:	521 Curlew Drive	**Applicant:**	Urban Options Planning & Permits
Subject:	Land Use Contract Discharge and Rezoning Application (LUC 77-1002)		
Existing OCP Designation:	S2RES – Single / Two Unit Residential		
Existing Zone:	RR1 – Rural Residential 1		
Proposed Zone:	RU1c – Large Lot Housing with Carriage House		

1.0 Recommendation

THAT Application No. LUC 17-0002 to discharge LUC77-1002 from Lot 15 Section 24 Township 28 SDYD Plan 32591 located at 521 Curlew Drive, Kelowna, BC, be considered by Council;

AND THAT Rezoning Application No. Z17-0049 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification for 521 Curlew Drive, Kelowna, BC from the RR1 – Rural Residential 1 zone to RU1c – Large Lot Housing with Carriage House be considered by Council;

AND FURTHER THAT the Land Use Contract Discharge and Zone Amending Bylaws be forwarded to a Public Hearing for further consideration;

2.0 Purpose

To consider a Land Use Contract discharge and rezoning of the subject property from RR1 – Rural Residential 1 to RU1c – Large Lot Housing with Carriage House.

3.0 Community Planning

The applicant is proposing to rezone the subject property to facilitate the construct of a carriage house. However, the parcel is currently under the regulation of a Land Use Contract (LUC) which does not permit the construction of a carriage house and so the LUC needs to be discharged. The LUC (LUC77-1022) was created in 1978 and permitted 168 total residential parcels in the neighbourhood. Further, the LUC stipulates that the provisions of Zoning Bylaw No. 4500 A4 – Rural Residential regulations apply to the development of the land whereby carriage houses are not permitted. Community Planning staff supports the request to

discharge the LUC and rezone the property as the underlying RR1 zone is not appropriate. Rezoning will provide the property with an appropriate zone and will facilitate the construction the proposed carriage house. The LUC will be discharged in accordance with Council Policy No. 282 (Strategy for Elimination of Remaining Land Use Contracts).

In conformance with Council Policy No. 282, Staff will bring a bylaw terminating the Land Use Contract from the remainder 167 parcels within the Upper Mission Area of Kelowna. This is a separate process from the discharge of an LUC, as termination eliminates the LUC one year after Council adoption (whereas a discharge is immediate).

4.0 Proposal

4.1 Background

The Province first experimented with contract zoning in 1971. The Land Use Contract was a tool that entered into use in the 1970's before it was eliminated on November 15th 1978. The purpose of the tool was to allow local governments to arrive at agreements with specific developers to grant development rights over and above what was allowed under current zoning. This was typically done in exchange for commitments by developers to help finance the infrastructure costs of development.

However, issues have arisen, specifically with the continued application of land use contracts as they supersede any subsequent bylaw dealing with land use and development including: Zoning Bylaws, Development Cost Charge Bylaws, and Development Permits. From 1978 to 2014, municipalities or the owners of the land could not unilaterally discharge, cancel, or modify the land use contract without the other party's consent. The Local Government Act was amended in 2014 stating all land use contracts in the province need to be terminated as of June 30th 2024. This provides property owners with ten years to complete any development authorized by their land use contract unless the LUC is terminated prior to that date. By June 20th 2022, local governments must have appropriate zoning regulations in place to replace land use contracts upon their termination. However, due to this requirement of the Local Government Act, staff are recommending whenever a property owner applies to change land uses within an LUC, that staff initiate the process to eliminate the whole LUC. This approach will help alleviate the future work load of eliminating and rezoning all LUC's at one time.

In addition, local governments must provide notice to each owner that the termination of land use contract is occurring 1 year after adoption and must provide notice of what the new zoning regulations are that apply to the land.

4.2 Project Description

The applicant is proposing to rezone the subject property to RU1c – Large Lot Housing with Carriage House to facilitate the construction of a carriage house. The existing LUC needs to be discharged prior to supporting the rezoning and construction of the carriage house.

4.3 Site Context

The subject property has a total area of 1255 m^2 and is located on Curlew Drive, and is connected to community sewer. The property and the surrounding area is designated S2RES – Single / Two Unit Residential in the Official Community Plan. The LUC applies to 168 parcels which front onto Curlew Drive, Curlew Court, Lark St, Wren Place, and Stellar Drive.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	LUC 77-1002 RR1 – Rural Residential 1	Residential Subdivision
East	LUC 77-1002 RR1 – Rural Residential 1	Residential Subdivision
South	CD2 – Kettle Valley	Residential Subdivision
West	LUC 77-1002 RR1 – Rural Residential 1	Residential Subdivision

LUC Area Map: Curlew Drive

Subject Property Map: 521 Curlew Drive

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process

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

[1] 5.5.2 Development Process – Compact Urban Form

5.2 Council Policy No. 282 – Strategy for Elimination of Remaining Land Use Contracts

Council Policy No. 282.[2] Includes the following statement:

That the City of Kelowna initiate proceedings to discharge the contacts subject to consultation with affected owners of the land and subject to prior approval by council with regard to affected contracts;

6.0 Technical Comments

6.1 Building & Permitting Department

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

6.2 Bylaw Services

- No concerns

6.3 Development Engineering Department

- See Schedule A

6.4 Interior Health

- No concerns

6.5 Fire Department

- No concerns with LUC Discharge and Zoning
- Requirements of section 9.10.19 Smoke Alarms and Carbon Monoxide alarms of the BCBC 2012 are to be met.
- All units shall have a posted address on Curlew Drive
- If a fence is ever constructed between the units a clear width of 1100mm is required to be maintained for access
- Maintain access to the carriage house from Curlew Dr

[2] City of Kelowna Council Policy 282 Strategy for Elimination of Remaining Land Use Contracts.

7.0 Application Chronology

Date of Application Received: May 29, 2017
Date of Public Consultation Completed: July 3, 2017

Prepared by: Jenna Ratzlaff, Planner

Reviewed by: Terry Barton, Urban Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Schedule 'A': Development Engineering Memo

Schedule 'B': Plans

CITY OF KELOWNA

MEMORANDUM

Date: July 12, 2017
File No.: Z17-0049

To: Land Use Management Department (JR)

From: Development Engineering Manager

Subject: 521 Curlew Drive Lot 15 Plan 32591 RU1c Carriage House

Development Engineering has the following requirements associated with this application.

1. Domestic Water and Sanitary Sewer

   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 suite.

   The property is within Water Extended Service Area 14. An additional $2,014.50 (0.5 of $ 4,029.00 ESA 14 charge) is required. Valid until 29-09-2017

2. Sanitary Sewer

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

3. 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.

4. Access and Parking Requirements

   The proposed parking module location for the Carriage House must meet bylaw requirements.

James Kay, P. Eng.
Development Engineering Manager
JF/jf

SCHEDULE A
This forms part of application
LUC17-0002
Z17-0049
Planner Initials JR
City of Kelowna
COMMUNITY PLANNING

CARTIER RESIDENCE

PROPOSED CARRIAGE HOME AT 521 CURLEW DRIVE – KELOWNA, BC

SCHEDULE B

This forms part of application

LUC17-0002
Z17-00049

Planner Initials JR

City of Kelowna
COMMUNITY PLANNING

OWNERS: DEREK & TAMMY CARTIER

STREET ADDRESS: 521 CURLEW DRIVE – KELOWNA, BC
LEGAL ADDRESS: LOT 15 – PLAN 32591 – SECTION 24 TOWNSHIP 28 – S.D.Y.D.

EXISTING RESIDENCE: 1927 ft2 [179 m2]
PROPOSED CARRIAGE HOME: 1073 ft2 [100 m2]
PROPOSED STORAGE SHED: 319 ft2 [30 m2]

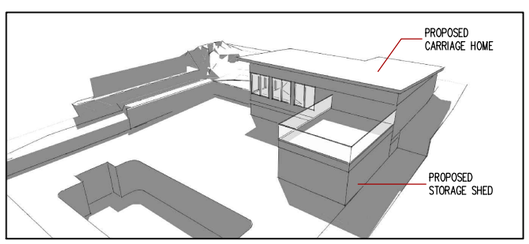
PARCEL AREA: 13,290 ft2 [1235 m2]

SITE COVERAGE: 11% *CARRIAGE HOME, ACCESSORY BUILDING
25% *ALL BUILDINGS, INC. PRINCIPAL RESIDENCE

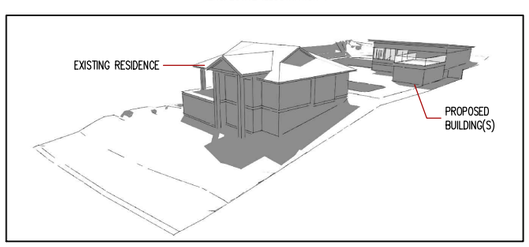
EXISTING ZONING: 'RR1' WITH 'LAND-USE CONTRACT' IN-PLACE
PROPOSED: DISCHARGE L.U.C. AND RE-ZONE TO 'RU1C' TO PERMIT CONSTRUCTION OF PROPOSED CARRIAGE HOME.

SITE PLAN

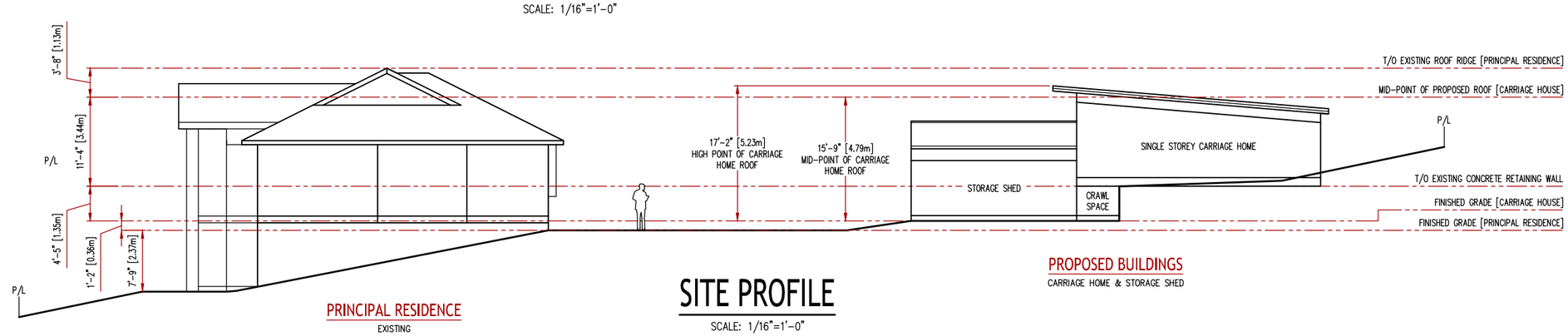
SCALE: 1/16"=1'-0"



PERSPECTIVE ILLUSTRATION 1



PERSPECTIVE ILLUSTRATION 2



SITE PROFILE

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

PRINT ON 17"x11" SIZE PAPER
MAY 23, 2017

SCHEDULE B

This forms part of application

LUC17-0002
Z17-00049

Planner Initials JR

City of Kelowna
COMMUNITY PLANNING

521 Curlew Drive, Kelowna BC

URBAN OPTIONS

Front view of the subject property.

Planned location for the carriage house. Existing pool shed with be removed. Mechanical will be relocated into new storage shed.

SCHEDULE B
This forms part of application
LUC17-0002
Z17-00049
Planner Initials JR
City of Kelowna
COMMUNITY PLANNING

SCHEDULE B
This forms part of application
DVP17-0002
DP17-00049
Planner Initials JR
City of Kelowna
DEVELOPMENT PLANNING

SCHEDULE
City of
Kelowna
Planner
Initials
JR

REPORT TO COUNCIL

Date:	July 16, 2018		
RIM No.	1250-30		
To:	City Manager		
From:	Community Planning Department (LK)		
Application:	OCP18-0008 & Z18-0042	**Owner:**	Vanmar Developments 2 LTD., Inc. No. BC1155488
Address:	244, 252, 260 & 268 Valley Road	**Applicant:**	Vanmar Constructors Inc.
Subject:	OCP Amendment & Rezoning Applications		
Existing OCP Designation:	S2RES – Single/ Two Unit Residential & EDINST – Education/Major Institutional		
Proposed OCP Designation:	MRL – Multiple Unit Residential (Low Density)		
Existing Zone:	RR3 – Rural Residential 3, RU2 – Medium Lot Housing & P2 – Education & Minor Institutional		
Proposed Zone:	RM3 – Low Density Multiple Housing		

1.0 Recommendation

THAT Official Community Plan Map Amendment Application No. OCP18-0008 to amend Map 4.1 in the Kelowna 2030 – Official Community Plan Bylaw No. 10500 by changing the Future Land Use designation of Lot 2 Section 4 Township 23 ODYD Plan EPP64488, located at 244 Valley Road, Kelowna, BC from the S2RES - Single / Two Unit Residential and EDINST – Educational/Major Institutional designation to the MRL – Multiple Unit Residential (Low Density) designation, be considered by Council;

AND THAT Official Community Plan Map Amendment Application No. OCP18-0008 to amend Map 4.1 in the Kelowna 2030 – Official Community Plan Bylaw No. 10500 by changing the Future Land Use designation of Lots 6, 5 & 4 Section 4 Township 23 and of Section 33 Township 26 ODYD Plan 18062, located at 252, 260 & 268 Valley Road, Kelowna, BC from the S2RES - Single / Two Unit Residential designation to the MRL – Multiple Unit Residential (Low Density) designation, be considered by Council;

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

AND THAT Council considers the Public Information Session public process to be appropriate consultation for the *Purpose* of Section 879 of the *Local Government Act*, as outlined in the Report from the Community Planning Department dated July 16, 2018;

THAT Rezoning Application No. Z18-0042 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 2 Section 4 Township 23 ODYD Plan EPP64488, located at 244 Valley Road, Kelowna, BC from the RU2 – Medium Lot Housing and P2 – Education and Minor Institutional zone to the RM3 – Low Density Multiple Housing zone, be considered by Council;

THAT Rezoning Application No. Z18-0042 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lots 6, 5 & 4 Section 4 Township 23 and of Section 33 Township 26 ODYD Plan 18062, located at 252, 260 & 268 Valley Road, Kelowna, BC from the RR3 – Rural Residential zone to the RM3 – Low Density Multiple Housing zone, be considered by Council;

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

AND THAT final adoption of the Official Community Plan Map Amending Bylaw and the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Community Planning Department dated July 16, 2018;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the registration of a SRW for public access to be registered on title for the subject property.

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

2.0 Purpose

To amend the Official Community Plan to change the future land use of the subject properties and to rezone the subject properties to facilitate the development of 77 3-storey townhouses on the subject properties.

3.0 Community Planning

Staff supports the Official Community Plan (OCP) amendment and the rezoning application to facilitate the development of 77 townhouses on the four subject 3.28 acre properties. The Glenmore Valley Village Centre commercial hub is located to the south along Valley Road. These parcels transition from Commercial at the core to MRM - Multiple Unit Residential (Medium Density) and MRL – Multiple Unit Residential (Low Density) future land use designations towards the outer edge of the Village Centre. The subject properties currently have the S2RES – Single/Two Unit Residential and EDINST – Education/ Major Institutional Future Land Use designation as they are immediately adjacent to the village centre.

With Valley Road being a major collector roadway and the development of the Glenmore Recreation Park (GRP) directly across Valley Road, the increase in density to row housing at this location is a positive step which will contribute to the goal of densifying Kelowna in the appropriate locations. The development is supported by the future recreation park, nearby schools, transit, bike routes and shopping in the vicinity.

This is phase 2 of a multi-family development that came before Council in 2017. The first phase included the parcel to the south (formerly three separate parcels). At that time, Staff noted that it was foreseeable that similar considerations for the subject S2RES designated properties would be forthcoming to transition to the MRL designation. This provides a cohesive transition to the single family dwellings west of the parcels fronting onto Valley Road.

Phase 1 of the multi-family development triggered the partial construction of Glenpark Drive which will provide the primary access to both phases of the development site. The full construction and connection of Glenpark Drive to Drysdale Boulevard would not be completed until the development of 330 Valley Road (property to the south of the subject site).

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

Figure 1 – Orange indicates the subject proposal site; Blue indicates the previously approved phase 1 of the development. Green indicates the portion of Glenpark Drive to be constructed and Red indicates the future Glenpark Drive to be constructed as part of the adjacent future development.

3.1 Public Notification

In fulfillment of Council Policy No. 367, the applicant completed public notification and consultation with property owners within 50 m of the subject property. The applicant held a public open house on Wednesday, May 23, 2018.

4.0 Proposal

4.1 Project Description

The development consists of four parcels which will be consolidated into a single lot through a technical subdivision application. This application is phase 2 of the previously approve Glenpark Row which came before Council in December 2017. The first phase of the development required a road dedication to facilitate the construction of a portion of Glenpark Drive and to ensure the intersection is aligned with the Glenmore Recreation Park site access from Valley Road forming a 4-way intersection.

Phase 2 of the proposed development is for the construction of 77 three-storey townhouse units with attached garages. The development will include a total of thirteen buildings: 5 five-unit buildings and 6 – six-unit buildings and 2 eight-unit buildings. All units have private amenity space in the form of balconies and meet on-site parking requirements. 15 additional visitor stalls are provided beyond the Zoning Bylaw minimum requirements and are located throughout the site for easy access to all units.

The project is oriented towards families with children through the provision of all units having 3-bedroom units, along with an additional den that could be developed into a fourth bedroom, if needed. There is a children's play areas and two internal 'mews courtyards' with extensive landscaping and walkways to provide multiple small gathering areas for the residents.

The project as proposed meets the RM3 – Low Density Row Housing regulations and on-site parking requirements. Primary site access will be from Glenpark Drive through phase 1 with an 'emergency access only' from Zinnia Road. The development provides ground oriented units with front entries facing the street rather than being oriented to the interior of the site. Each unit has a front landscaped area to delineate the private space from the public street which reduces the amount of fencing and gates. The units have prominent at-grade entries with walkways leading to the street frontages. This provides a stronger pedestrian interface along Valley Road with walkway connections throughout the site.

Should Council support the OCP Amendment and Rezoning bylaws, the applicant will finalize the design and staff will bring forward a Development Permit Council Report.

4.2 Site Context

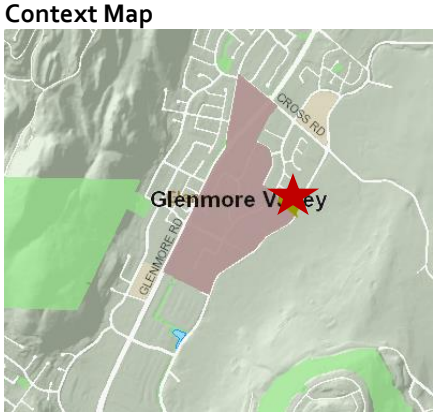
The subject proposal consists of three properties located in the Glenmore Valley area along Valley Road, connected to urban services, and located within the Permanent Growth Boundary.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	P2 – Education and Minor Institutional	Religious Assembly
East	P5 – Municipal District Park	Future Glenmore Recreation Park
South	A1 – Agriculture 1	Farm
West	RU2 – Medium Lot Housing	Single Dwelling Housing

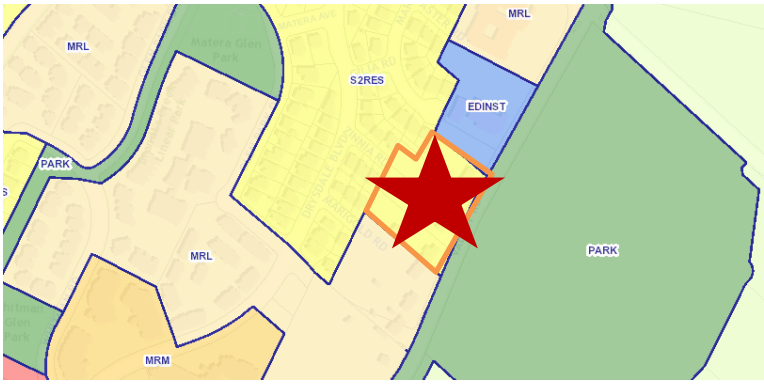
Subject Property Map:

Context Map



Note: the highlighted area indicates the extent of Glenmore Valley Village Centre.

Future Land Use



Subject Property Map: 276, 284 & 292 Valley Road

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process

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

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

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

Healthy Communities.[4] Through current zoning regulations and development processes, foster healthy, inclusive communities and a diverse mix of housing forms, consistent with the appearance of the surrounding neighbourhood.

Housing Mix.[5] Support a greater mix of housing unit size, form and tenure in new multi-unit residential and mixed use developments.

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[1] City of Kelowna Official Community Plan, Policy 5.2.4 (Development Process Chapter).
[2] City of Kelowna Official Community Plan, Policy 5.2.3 (Development Process Chapter).
[3] City of Kelowna Official Community Plan, Policy 5.22.6 (Development Process Chapter).
[4] City of Kelowna Official Community Plan, Policy 5.22.7 (Development Process Chapter).

Ground-Oriented Housing.[6] Encourage all multiple-unit residential buildings in neighbourhoods with schools and parks to contain ground-oriented units with 2 or more bedrooms so as to provide a family housing choice within the multi-unit rental or ownership markets. High density residential projects in the Downtown area are encouraged to include a ground-oriented housing component, especially where such can be provided on non-arterial and non-collector streets.

6.0 Technical Comments

6.1 Building & Permitting Department

- No comments related to the OCP Amendment or Rezoning.

6.2 Development Engineering Department

- Refer to Attachment 'A' dated April 30, 2018.

6.3 Fire Department

- No comments related to the OCP Amendment or Rezoning.

7.0 Application Chronology

Date of Application Received: April 27, 2018
Date Public Consultation Completed: May 23, 2018

Report prepared by: Lydia Korolchuk, Planner

Reviewed by: Terry Barton, Urban Planning Manager

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

Attachments:

Attachment A: Development Engineering Memorandum
Attachment B: GEID Letter
Attachment C: Applicant's Public Open House Summary Report
Schedule A: Site Plan and Floor Plans
Schedule B: Landscape Plan

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[5] City of Kelowna Official Community Plan, Policy 5.22.11 (Development Process Chapter).
[6] City of Kelowna Official Community Plan, Policy 5.23.1 (Development Process Chapter).

CITY OF KELOWNA

MEMORANDUM

ATTACHMENT A
This forms part of application
OCP18-0008
Z18-0042
Planner Initials LK
City of Kelowna
COMMUNITY PLANNING

Date: April 30, 2018

File No.: Z18-0042

To: Land Use Management Department (LK)

From: Development Engineering Manager (JK)

Subject: 244, 252, 260, 268 Valley Rd. Plan 18062 Lot 1,2,3 P2,RU2 RR3 to RM3

Development Engineering has the following comments and requirements associated with this application to A Rezoning application to rezone the subject properties from P2 – Education and Minor Institutional, RU2 – Medium Lot Housing and RR3 – Rural Residential 3 to RM3 – Low Density Multiple Housing to facilitate multiple dwelling housing on the subject properties.

The road and utility upgrading requirements outlined in this report will be a requirement of this application. All servicing and Road requirements will be address in this Rezoning memo.

Technologist for this project is Ryan O'Sullivan.

The following Works & Services are required for this Rezoning:

.1) General

a) This proposed subdivision may require the installation of centralized mail delivery equipment. Please contact Rick Ould, Delivery Planning Officer, Canada Post Corporation, 530 Gaston Avenue, Kelowna, BC V1Y 2K0 to obtain further information and to determine suitable location(s) within the development.

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

c) Due to the restrictive access of common driveways and emergency and maintenance issues, we recommend that all lots have direct physical access to a public road rather than by common driveways, unless accepted by the Approving Officer.

d) The Fire Department and Environment Division requirements and comments are addressed separately by them.

.2) Geotechnical Report

a) Provide a comprehensive geotechnical report (3 copies), prepared by a Professional Engineer competent in the field of hydro-geotechnical engineering to address the items below: **NOTE: The City is relying on the Geotechnical Engineer's report to prevent any damage to property and/or injury to persons**

from occurring as a result of problems with soil slippage or soil instability related to this proposed subdivision.

The Geotechnical reports must be submitted to the Planning and Development Services Department (Planning & Development Officer) for distribution to the Works & Utilities Department and Inspection Services Division prior to submission of Engineering drawings or application for subdivision approval.

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

(ii) Site suitability for development.

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

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

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

(vi) Slope stability, rock fall hazard and slippage including the effects of drainage and septic tank effluent on the site.

(vii) Identify slopes greater than 30%.

ii) Top of bank assessment and location including recommendations for property line locations, septic field locations, building setbacks, and ground water disposal locations.

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

iv) Any special requirements that the proposed subdivision should undertake so that it will not impact the bank(s). The report must consider erosion and structural requirements.

v) Any items required in other sections of this document.

vi) Recommendations for erosion and sedimentation controls for water and wind.

vii) Recommendations for roof drains and perimeter drains.

.3) **Water**

a) The property is located within the GEID service area.

b) Provide an adequately sized domestic water and fire protection system complete with individual lot connections. Two of the three Service connection must be removed. The water system must be capable of supplying domestic and fire flow demands of the project in accordance with the Subdivision, Development & Servicing Bylaw. Provide water calculations for this subdivision to confirm this.

c) Ensure every building site is located at an elevation that ensures water pressure is within the bylaw pressure limits. Note: Private pumps are not acceptable for addressing marginal pressure.

d) Hydrants are to be spaced at 200m but also must be located within 100m of a building. Due to the length of the common driveway access and the distance of homes from the roads, another watermain may be required within the common driveway to service hydrants closer to the homes.

e) Design drawings must be reviewed by GEID prior to the City issuing the drawings for construction. Confirmation of their review must be provided to the City.

.4) Sanitary Sewer

a) Provide an adequately sized sanitary sewer system complete with individual lot connections in accordance with the Subdivision, Development & Servicing Bylaw. Only one service is to be provided per lot.

b) Three of the four service connection must be removed.

.5) Drainage

a) Provide an adequately sized drainage system complete with individual lot connections. The Subdivision, Development and Servicing Bylaw requires that each lot be provided with an individual connection; however, the City Engineer may permit use of individual ground water disposal systems, where soils are suitable. For on-site disposal of drainage water, a hydrogeotechnical report will be required complete with a design for the disposal method (i.e. trench drain / rock pit). The Lot Grading Plan must show the design and location of these systems for each lot.

b) Provide the following drawings:

i) A detailed Lot Grading Plan (indicate on the Lot Grading Plan any slopes that are steeper than 30% and areas that have greater than 1.0 m of fill);

ii) A detailed Stormwater Management Plan for this subdivision; and,

iii) An Erosion and Sediment Control Plan.

c) Show details of dedications, rights-of-way, setbacks and non-disturbance areas on the lot Grading Plan.

d) Significant banks are located on this site. The slopes appear to be sensitive to erosion; temporary and permanent measures must be taken to prevent erosion and sediment transport.

e) Identify clearly on a contour map, or lot grading plan, the top of bank(s). Provide cross sections along the top of the bank at each property corner and at locations where there are significant changes in slope. Cross sections are to be perpendicular to the contour of the slope. Show the proposed property lines on the cross sections. Not all areas have a clear top of bank; and therefore, field reconnaissance by City staff and the applicant may be needed to verify a suitable location for property lines.

f) Where ditches are provided they must be adequately lined and protected for the design flows.

g) The drainage gullies are to be protected by way of Statutory Rights-of Way suitable to the Drainage Manager.

.6) Roads

a) It is a requirement to construct an emergency access road from Zinnia Road to the proposed development site to the satisfaction of the Fire Department.

b) No access to this development will be allowed onto Valley Road all access must be through GlenPark ROW phase 1

c) 1.0m Road dedication will be required for 268,260,252 Valley road

d) Valley Rd south bound lane must be constructed to 3.5m south bound lane, 1.5m bike lane, curb, gutter, 1.0m boulevard and 1.5m sidewalk placed 0.20m from Property line.

e) Any upgrades or relocation of Brant's creek must be complete with offsite construction with MOE and City of Kelowna approved permits.

f) Provide pavement marking and traffic signs where required. The City will install all signs and traffic control devices at the developer's expense.

g) Provide a Street Sign, Markings and Traffic Control Devices Drawing.

h) Re-locate existing poles and utilities, where necessary.

i) Private access roads must be constructed and paved to the City standard SS-R2.

j) Temporary asphalt cul-de-sacs or turn-a-round will be required at each terminal end of roads that will be extended in the future. Additional dedication or a Statutory Right-of-Way may be needed.

.7) Power and Telecommunication Services and Street Lights

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

b) Street lights must be installed on all roads.

c) Before making application for approval of your subdivision plan, please make arrangements with Fortis BC for the pre-payment of applicable charges and tender a copy of their receipt with the subdivision application.

d) Make servicing applications to the respective Power and Telecommunication utility companies. The utility companies are required to obtain the City's approval before commencing construction.

.8) Design and Construction

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

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

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

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

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

.9) Servicing Agreements for Works and Services

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

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

.10) Other Engineering Comments

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

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

.11) Charges and Fees

a) Development Cost Charges (DCC's) are payable

b) None of the Works & Services required are items included in the DCC calculations and therefore not eligible for DCC credits.

c) Fees per the "Development Application Fees Bylaw" include:

i) Street/Traffic Sign Fees: at cost if required (to be determined after design).
ii) Survey Monument Fee: $50.00 per newly created lot (HST exempt).
iii) Survey Monument, Replacement Fee: $1,200.00 (GST exempt) – only if disturbed.
iv) Engineering and Inspection Fee: 3.5% of construction value (plus GST).

James Kay, P. Eng.
Development Engineering Manager
RO

CITY OF KELOWNA

MEMORANDUM

ATTACHMENT A
This forms part of application
OCP18-0008
Z18-0042
Planner Initials LK
City of Kelowna
COMMUNITY PLANNING

Date: April 30, 2018

File No.: OCP18-0008

To: Community Planning (LK)

From: Development Engineering Manager (JK)

Subject: 244, 252,260, 268 Valley Road

The Development Engineering Branch comments and requirements regarding this Official Community Plan Amendment to change the Future Land Use from EDINST – Educational/ Major Institutional and S2RES – Single/ Two Unit Residential to MRL – Multiple Unit Residential (Low Density) to facilitate multiple dwelling housing on the subject properties.

1. General

All the offsite infrastructure and services upgrades are addressed in the Rezoning Engineering Report under file Z18-0042.

James Kay, P. Eng.
Development Engineering Manager

RO

CITY OF KELOWNA

MEMORANDUM

ATTACHMENT A
This forms part of application
OCP18-0008
Z18-0042
Planner Initials LK
City of Kelowna
COMMUNITY PLANNING

Date: April 30, 2018

File No.: DP18-0086

To: Community Planning (LK)

From: Development Engineering Manager (JK)

Subject: 244,252,260,268 Valley Road Form and Character

Development Engineering has the following comments and requirements associated with this application to obtain a Development Permit for the form and character.

Development Engineering has no comment regarding the form and character of the proposed buildings.

For servicing requirements refer to file Z18-0042

James Kay, P.Eng,
Development Engineering Manager
RO

GLENMORE-ELLISON IMPROVEMENT DISTRICT

445 Glenmore Road
Kelowna BC V1V 1Z6
P. 250-763-6506 | F. 250-763-5688
www.glenmoreellison.com

ATTACHMENT B
This forms part of application
OCP18-0008
Z18-0042
Planner Initials LK
City of Kelowna
COMMUNITY PLANNING

June 20, 2018

City of Kelowna
Community Planning and Real Estate
1435 Water Street
Kelowna, BC V1Y1J4

Attention: **Lydia Korolchuk (via email: lkorolchuk@kelowna.ca; planninginfo@kelowna.ca)**

Re: **Z18-0042 OCP18-0008 DP18-0086**
A Rezoning application to rezone the subject properties from P2 – Education and Minor Institutional, RU2 – Medium Lot Housing and RR3 – Rural Residential 3 to RM3 – Low Density Multiple Housing to facilitate multiple dwelling housing on the subject properties. An Official Community Plan Amendment to change the Future Land Use from EDINST – Educational/ Major Institutional and S2RES – Single/ Two Unit Residential to MRL – Multiple Unit Residential (Low Density) to facilitate multiple dwelling housing on the subject properties and a Development Permit for the form and character of multiple dwelling housing on the subject properties.
244, 252, 260 & 268 Valley Road
Plan EPP64488 Lot 2 & Plan EPP18062 Lots 4, 5 & 6

Glenmore-Ellison Improvement District (GEID) has received a Rezoning/ OCP/ DP referral from the City of Kelowna for the above noted property. GEID does not require fees and conditions prior to Zoning/ OCP/ DP approval; however, GEID will have fees and conditions required prior to issuance of a Water Service Certificate to facilitate subdivision or building permit issuance.

Please note that applications for new development proposing to utilize the GEID water system must proceed in compliance with GEID bylaws, regulations, and policy.

For a detailed assessment of the water servicing fees and conditions required prior to issuance of a Water Service Certificate, please submit an application fee in the amount of $150.00 payable to GEID.

If you have any questions on this matter, please do not hesitate to contact me.

Sincerely,
GLENMORE-ELLISON
IMPROVEMENT DISTRICT

Mike Rojem,
Projects Coordinator.

MR/mh

Encl. GEID Development Application Form

c.c. Vanmar Developments Glenpark 2 Ltd (via email: matthew@mgcprojects.com)

ATTACHMENT C
This forms part of application
OCP18-0008
Z18-0042
Planner Initials LK
City of Kelowna
COMMUNITY PLANNING

Mary Lapointe
Community Relations & Public Consultation
5078 Weiss Court
Kelowna, B.C. V1W 4L9
250-826-7670

May 25, 2018

City of Kelowna
1435 Water Street
Kelowna, B.C.
V1Y 1J4

Attention: Lydia Korolchuck, Planner

Re: 244, 252 And 260 and 268 Valley Road, Kelowna (Glenpark Row – Phase 2) – Public Consultation Summary Report

Introduction

VanMar Constructors ("VanMar") has applied to the City of Kelowna ("City") for a Development Permit (DP18-0086), a Rezoning (Z18-0042) from Rural Residential 3 (RR-3) to Low Density Multiple Housing (RM-3) and an amendment to the Official Community Plan (OCP18-0008) from 'Single Family' to 'Multi-Residential Low Density' designation for their site at 244, 252, 260 and 268 Valley Road, Kelowna.

The following is a summary of the public consultation activities undertaken by VanMar in conjunction with this application. .

Neighbour Consultation

VanMar's Community Relations representative, Mary Lapointe, has made a series of pre-arranged, one-on-one and door to door neighbourhood visits in order to ensure that immediate neighbours:

i. Are informed on the proposal;
ii. Have had an opportunity to ask questions and voice concerns;
iii. Have information regarding the public approvals process and timing; and
iv. Have the developer's contact information.

Several of the immediate neighbours have not yet been available for a one-on-one meeting however our team will be continuing to make efforts to meet with our neighbours in the coming days and weeks.

Public Information Session:

In compliance with the City of Kelowna policy, on May 23, 2018, the project team hosted a 3-hour Public Information Session (details below) to share development plans with the greater community and to gain feedback on the proposal.

Date: Wednesday, May 23rd, 2018
Time: 5:00 – 8:00pm
Location: Willow Park Church, 228 Valley Rd, Kelowna

Notification:
The Public Information Session was advertised to the community by mail out to all properties within a 100-metre radius (50 metres is stipulated by policy), a newspaper advertisement in the Kelowna Courier and Large Format Development Notice Signs posted on the subject site as per the City's requirements.

Attendance & Feedback:
Nine (9) neighbours attended during the three hour open house (see attached sign-in sheet). The Public Information Session followed an informal format, with 14 display boards positioned around the room, and 3 members of the project team available to speak with the community and answer questions.

Comment sheets were available throughout the room, and participants were encouraged to record their feedback on the proposal.

The attendees were interested in talking primarily about traffic, parking, access/egress points and circulation (including the extension of Glenpark Drive), landscape and buffering and construction timeframes.

Comment Cards:
One comment cards was completed and submitted at the Public Information Session. The neighbour (Joel Kuyvenhoven), who lives at 284 Drysdale Road, commented as follows:

Q: Are there elements of the proposed plan that you like? If so, what are they?

A: "Aesthetically appealing."

Q: Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

A: "Parking. Not even close to enough parking, and not enough storage in the units. Parking overflow will end up in my street severely limiting my options for having guests. I know it adheres to the bylaws but they don't work. Reduce your project size, improve on your parking."

Next Steps

VanMar is now in the process of following up with neighbours who have posed questions and/or concerns regarding the project and is available to respond to any other concerns which may arise.

Please confirm your need for any additional information on the neighbourhood consultation program for this application.

Best Regards,

Mary Lapointe
VanMar Community Relations

Attach. Public Information Meeting Sign-in
City of Kelowna Neighbourhood Consultation Form

PLEASE SIGN IN – FOR SUBMISSION TO CITY OF KELOWNA PLANNING DEPARTMENT

Glenpark Row – Phase 2 Public Information Session
Wednesday, May 23, 2018
228 Valley Road, 5:00 – 8:00 pm

PRINT NAME	PHONE/EMAIL
Mary Lapointe	250-826-7670 \ VanMar
DON WARKENTIN	250-864 3082 / Reps.
MATTHEW CARTER	604 838 4746
Cheryl Purdey & Bruce White	cherylpurdey@yahoo.com
Jan Speed	243 MARIGOLD CRES 250-801-7260 icspeed@telus.net
Joni Baker / Don Walraven	241 Marigold Cres. 250-860-8796
JOEL + CHERYL KUYVENHOVEN	250-717-1671
Jen Skwarczynski	250-863-8931
Desmond Gm & McLou	250-765-8927

Neighbour Consultation Form
(Council Policy No.367)

City of Kelowna

A summary of neighborhood consultation efforts, feedback and response must be provided to City staff, identifying how the efforts meet the objectives of this Policy. This form must be filled out and submitted to the File Manager a minimum of 20 days prior to initial consideration by Council.

I, MARY LAPOINTE, *the applicant for Application No.* OCP-18-0008 Z-18-0042 DP-18-0086

for GLENPARK ROW TOWNHOMES - PHASE 2 (77 UNITS)
(brief description of proposal)

at 244, 252, 260, 268 VALLEY RD, KELOWNA, BC have conducted the required neighbour
(address)
consultation in accordance with Council Policy No. 367.

- ☐ My parcel is located **outside** of the Permanent Growth Boundary and I have consulted all owners & occupants within a 300m radius
- ☑ My parcel is located **inside** of the Permanent Growth Boundary and I have consulted all owners & occupants within a 50m radius

I have consulted property owners and occupants by doing the following: FORMAL NOTIFICATION & PUBLIC INFORMATION SESSION PER POLICY; NEIGHBOURHOOD WALKAROUND & ONE-ON-ONE MEETINGS WITH NEIGHBOURS

Please initial the following to confirm it has been included as part of the neighbour consultation:

- ✓ Location of the proposal;
- ✓ Detailed description of the proposal, including the specific changes proposed;
- ✓ Visual rendering and/or site plan of the proposal;
- ✓ Contact information for the applicant or authorized agent;
- ✓ Contact information for the appropriate City department;
- ✓ Identification of available methods for feedback.

Please return this form, along with any feedback, comments, or signatures to the File Manager ***20 days prior to the anticipated initial consideration by Council date****. On the back of this form please list those addresses that were consulted.*

City of Kelowna
1435 Water Street
Kelowna, BC V1Y 1J4
TEL 250 469-8600
FAX 250 862-3330
kelowna.ca

Address	Spoke with Owner & Occupant	Left Package with Owner & Occupant	Date
228 VALLEY ROAD	✓	✓	APRIL 20 2018
276 VALLEY ROAD (OCCUPANT)	✓	✓	MAY 9, 2018
✓ ED HALL (OWNER)	✓		VARIOUS.
290 MARIGOLD	✓	✓	MAY 23, 2018
2054 ZINNIA (OCCUPANT)		✓	MAY 22, 2018
254 MARIGOLD CRES.	✓	✓	MAY 16, 2018
2050 ZINNIA	✓	✓	MAY 16, 2018
2053 ZINNIA	✓	✓	MAY 16, 2018

DESIGN TEAM

Owner	VanMar Development Glenpark Ltd.
General Contractor	VanMar Constructors Inc.
Development Management	MGC Projects Ltd.
Architect	RLA Architects Inc.
Landscape	Outland Design Landscape Architecture
Interior	Laura Vroom Design Corporation
Civil	Protech Consulting Ltd.
Survey	Runnels Denby Land Surveying
Geotechnical	GeoPacific Consultants Ltd.
Traffic	CTQ Consultants

DRAWING LIST

A-1.0	Context Plan
A-1.1	Context Aerial Views
A-1.2	Survey Plan
A-1.3	Design Rationale
A-1.4	Development Summary & Zoning Analysis Table
A-1.5	Site Plan
A-1.6	Phasing Plan
A-1.7	Fire Fighting Access Plan
A-1.8	Site Section
A-2.0	Bldgs 1, 2 & 11 (5-plex); Bldg 6 Similar; Bldgs 3, 4, 5 & 12 Mirror Plans
A-2.1	Bldgs 1, 2 & 11 (5-plex); Bldg 6 Similar; Bldgs 3, 4, 5 & 12 Mirror Plans
A-3.0	Bldg 7 (5-plex) Plans
A-4.0	Bldgs 9 & 10 (7-plex); Bldgs 8 & 13 Similar Plans
A-4.1	Bldgs 9 & 10 (7-plex); Bldgs 8 & 13 Similar Plans
A-5.0	Type A Unit Plans
A-5.1	Type B Unit Plans
A-5.2	Type C Unit Plans
A-6.0	Unit Sections
A-7.0	Colour and Material Scheme A
A-7.1	Colour and Material Scheme B
L1/1	Conceptual Landscape Plan
17049-10	Site Servicing Plan

GLENPARK ROW 2

244, 252, 260, 268 Valley Road
Kelowna, BC
April 16, 2018

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200-970 Homer St. Vancouver BC V6B2W7

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Revisions

April 16, 2018
Issued For Development Permit, Rezoning and OCP Amendment

Client

Project

Glenpark Row 2

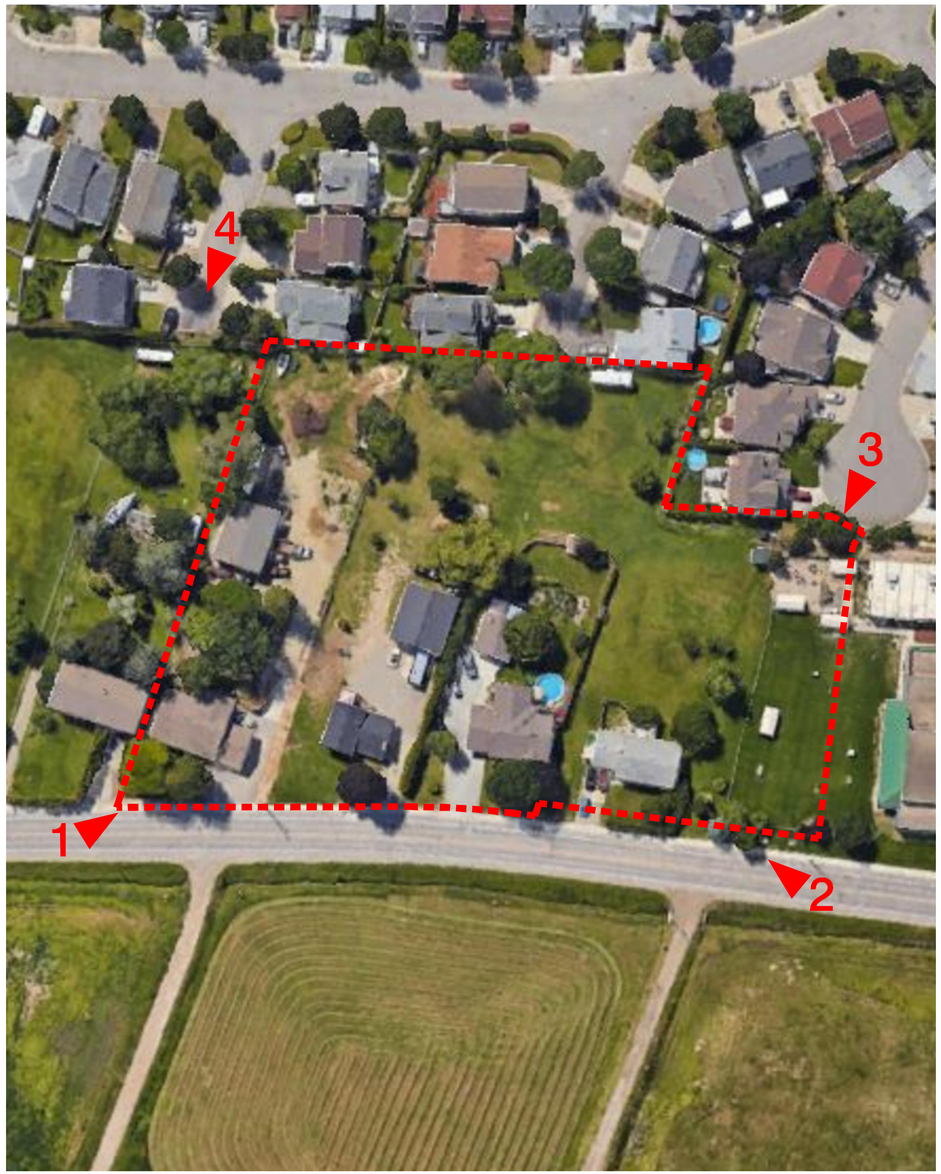
244, 252, 260, 268 Valley Road
Kelowna, BC

Lot 2, Sec 4, Township 23, Plan EPP64488
Lots 4, 5 & 6, Sec 4, Township 23, and Of Sec 33, Township 26, Plan 18062, ODYD

April 16, 2018

4

1



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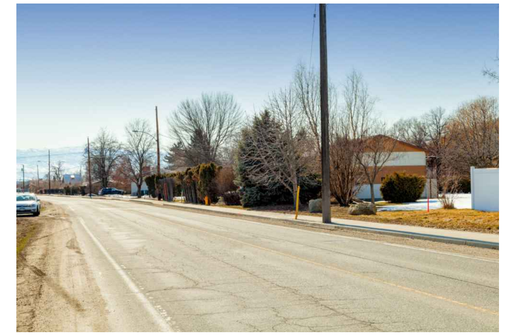

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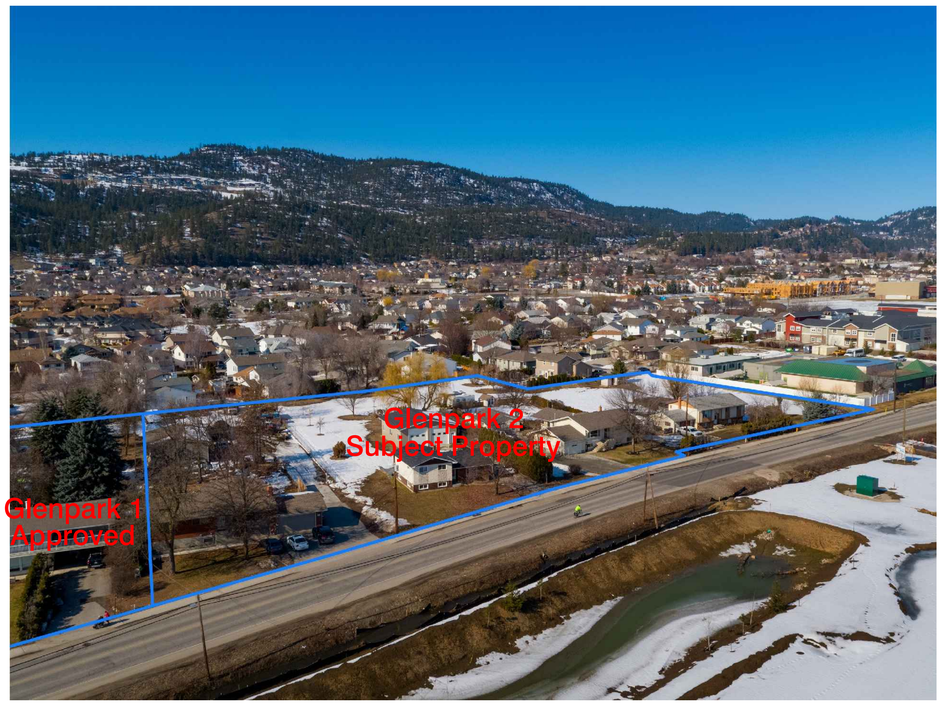
and Of Sec 33, Township 26,
Plan 18062, ODYD

Context Plan

April 16, 2018

A-1.0



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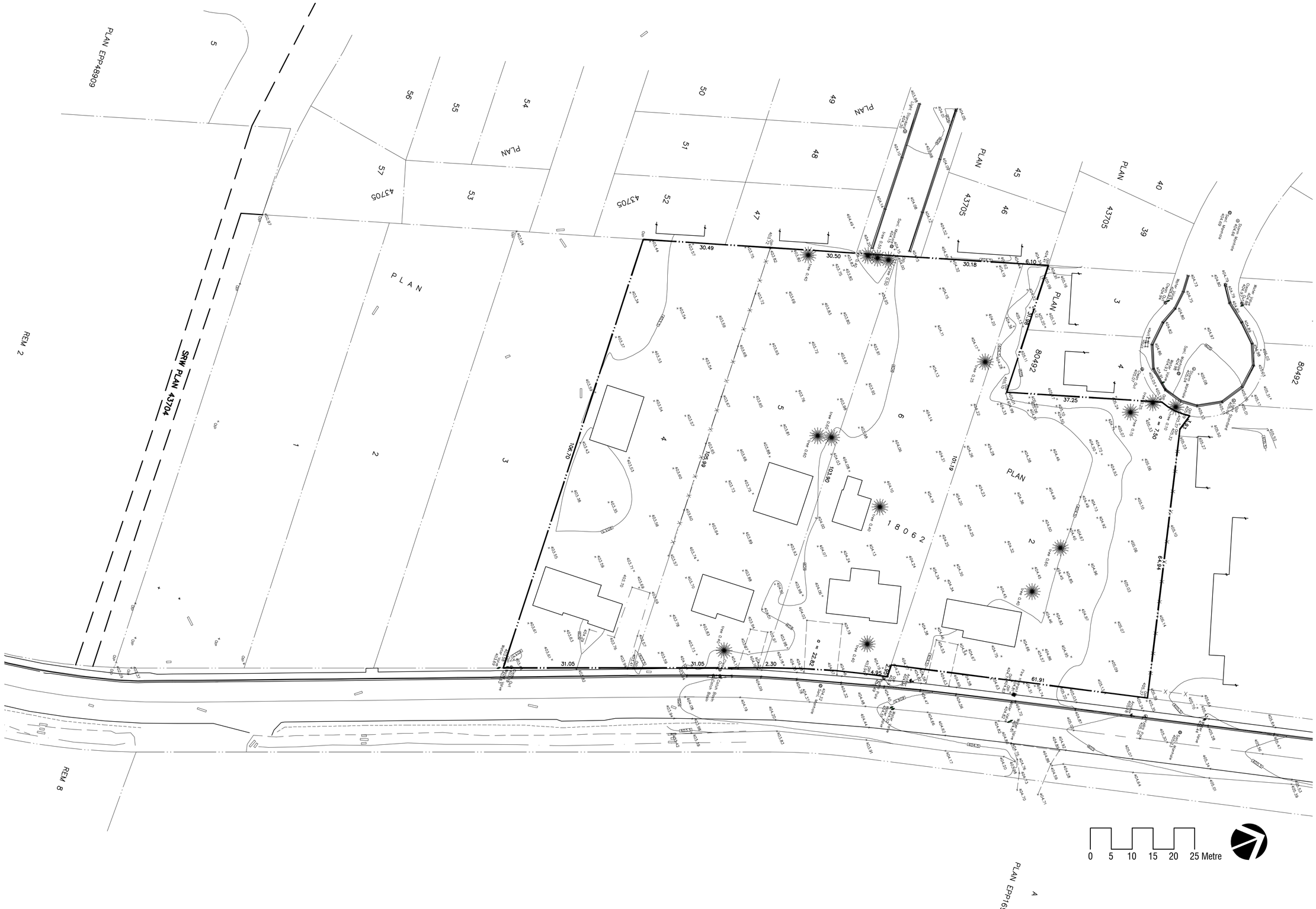
Plan EPP64488
Lots 4, 5 & 6, Sec 4, Township 23,
and Of Sec 33, Township 26,
Plan 18062, ODYD

Context Aerial Views

April 16, 2018

A-1.1



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Lot 2, Sec 4, Township 23,
Plan EPP64488
Lots 4, 5 & 6, Sec 4, Township 23,
and Of Sec 33, Township 26,
Plan 18062, ODYD

Survey Plan

1 = 400
April 16, 2018

A-1.2

DESIGN RATIONALE

Introduction

1. The development site is at 244, 252, 260 and 268 Valley Road. It is a 3.3 acre, reasonably flat parcel that currently comprises 4 single-family lots.

2. It is located in an established community that is within close proximity to a retail village, a new sports complex and schools.

3. The site is located immediately to the North of VanMar Developments' existing 'Glenpark Row' project (which, for the purposes of this document, will be called Glenpark 1).

4. The Glenpark 2 project is intended to integrate into the existing Glenpark 1 project as a subsequent phase.

5. The intent is that Glenpark 1 and Glenpark 2 will function as a single townhouse community to be known collectively as 'Glenpark Row'.

6. Given its recent success with the nearby 'Drysdale Row' townhouse development project, VanMar Developments recognizes the opportunity to create a highly livable townhouse community that will contribute positively to the Glenmore community and appeal to a broad range of people, and particularly families with children.

7. Like Glenpark 1, the development proposal is in response to Council's priority to see more family-oriented housing, particularly 3-bedroom ground-oriented townhouses, in locations close to schools, shops and services.

Purpose of this document

8. This 'Design Rationale' document has guided VanMar's approach to the design of this new community. The document seeks to first identify all the relevant considerations that the design needs to respond to. Having identified all of the relevant considerations, the document then details a design that appropriately responds to these considerations.

Part I: Identification of the relevant considerations that the design needs to respond to...

THE SITE AND ITS LOCATIONAL CONTEXT

9. The site has an interesting locational context. It is within easy walking distance of everyday urban amenities (schools, shops, daycare and parks), while also being adjacent to farmland and orchards.

10. To the West of the development site is an attractive neighbourhood of single-family homes and duplexes accessed from Drysdale Boulevard.

11. To the East of the development site the City is developing the new 'Glenmore Recreation Park' sports facility which is now under construction. Beyond this new sports facility, there are attractive views of orchards and hills.

12. To the South of the development site is a working apple and pear orchard, and a heritage house that was built in the 1920's. The orchard is operated by a long-term resident, Desmond Macmahon. Mr. Macmahon sells produce from his house to the local community. Beyond this orchard is a vibrant and busy neighbourhood retail village, with an IGA, Save on Foods, Shoppers Drug Mart, Starbucks and other amenities. The retail village area is within easy walking distance of the development site.

13. The site is within close proximity to high quality schools, including Dr Knox Middle School and North Glenmore Elementary School. Dr Knox is within easy walking distance of the site.

ADVICE FROM THE CITY OF KELOWNA PLANNING DEPARTMENT

14. Given the locational context, and the alignment with City policy priorities, City planning staff are supportive towards the idea of recommending to Council that this site be developed for townhouses, subject to the following conditions and provisos:

    a. That the townhouses are designed to be appealing to families given Council's desire to see more family-oriented housing, particularly 3-bedroom ground-oriented townhouses. This is due to Kelowna currently going through a period of growth and there being a shortage of housing that is suitable and affordable for families with school-aged children.

    b. That the development integrates with the local context of growing family-oriented amenities (including the new Glenmore Recreation Park and the retail village), and is sensitive to the adjacent single-family homes to the West.

    c. That the design should be welcoming and inclusive of the surrounding community, and should activate the perimeter streets with outward (rather than inward) facing homes and strong corner elements on the ends of buildings.

    d. That the development includes construction of a new portion of Glenpark Drive that intersects with Valley Road (and in alignment with the access to Glenmore Recreation Park on the other side of Valley Road) and that, once constructed, this newly constructed portion of Glenpark Drive be dedicated to the City.

    e. That vehicle access to the Glenpark Row community (ie. both Glenpark 1 and Glenpark 2) is provided from this new section of Glenpark Drive, and not from Valley Road or from Marigold Road or Zinnia Road.

    f. That the development's landscape design responds appropriately to views put forward by Council regarding play areas for children.

15. Planning staff have advised that the development approval process for the project will require a Development Permit, a Rezoning from RR-3 to RM-3 and an amendment to the OCP from 'Single Family' to 'Multi-Residential Low Density'. Planning staff have advised VanMar of the required steps and public consultation requirements that this process will require.

Part II: Proposed design response to these considerations...

SUMMARY OF OUR PROPOSED DESIGN APPROACH

16. Our design responds to the above-listed contextual considerations through a thoughtfully designed development of 77 townhouses organized in 13 separate buildings with an overall FAR of 0.80.

17. The community is predominantly oriented towards families with children. There are three types of townhouse unit. An A-type townhouse, a B-type townhouse and a C-type townhouse. All of the townhouses have:

    a. 3 bedrooms

    b. A den, which can also be converted into a 4th bedroom.

    c. Parking for 2 cars (and we have also provided a good level of visitor parking around the site).

    d. A balcony directly accessed from the principal living space.

    e. A front yard garden area.

    f. Approximately 1,500 sf of living space.

18. The design is compliant with the RM-3 By-law and has no variances.

19. The community has been designed to be self-sufficient with regards to parking, and to not place any parking burden on the surrounding streets. Each townhouse has 2 parking stalls. There are visitor parking stalls distributed around the community, as well as on-street parking on the new section of Glenpark Drive.

LAYOUT AND ORGANIZATION OF THE COMMUNITY

20. The organization and layout of the community is driven by the following four ideas:

    a. **Vehicle Access...**
    Vehicle access to the development will be from Glenpark Drive, with an emergency vehicle only access/exit on Marigold and Zinnia Roads. Vehicle access to the community will only be from this new section of Glenpark Drive. There will be no vehicle access or egress to the community from Marigold Road or Zinnia Road, other than for Fire Truck emergency purposes.

    b. **Outward-facing Design...**
    The townhouses located parallel to Valley road have front doors directly facing Valley Road. This approach activates Valley Road and presents a welcoming face to the surrounding neighbourhood.

    c. **Mews Courtyard...**
    The townhouses on the interior of the community are organized around a 'mews courtyard' concept where front doors face a green area that is free from vehicles. We believe these courtyards provide an appealing amenity for all residents and foster an improved interaction between neighbours. They also allow a pleasant and social path network for walking around the community, well suited for residents wanting to take an evening stroll or walk their dog. Children's play areas and features are integrated into these courtyards.

    d. **Sensitivity to the privacy of the neighbours to the West...**
    The design of the project has attempted to be as sensitive as possible to the respecting the privacy of neighbouring homes to the West. Where possible, driveways separate townhouses from neighbouring properties. Setbacks are fully compliant and our landscape design seeks to use trees and planting to provide privacy buffers wherever possible.

ARCHITECTURAL EXPRESSION

21. The site has an interesting locational context. It is within easy walking distance of everyday urban amenities (schools, shops, daycare and parks), while also being adjacent to farmland and orchards. The architectural design is inspired by this locational context - being part urban and part rural. The townhouses will reflect this by having a contemporary architectural design that is evocative of the rural/agricultural history of the area.

22. The architectural expression of the A, B and C units is related and follows an integrated theme, but is also sufficiently differentiated to provide some variety.

23. Several colour variations for the building exteriors are used to create visual interest throughout the community.

24. The architectural design seeks to create a strong expression of the individual townhouse. This is achieved through:

    a. A strong front entry condition that is defined by a highly visible front door, an attractive front yard, and clearly visible street address number.

    b. Each townhouse having its individual identity expressed architecturally in gable roof forms and bay window treatments.

    c. Using a mix of attractive and distinct, but complimentary, colours for the siding and windows on each of the townhouses. The natural landscape of the Okanagan informs the base colour palette of the design, with more dynamic colour accents used in certain areas to express the individuality of each home and to express a more contemporary and vibrant appearance, particularly around the front entry.

MASSING AND THE OVERALL FEEL OF THE COMMUNITY

25. To ensure that the Glenpark Row community (ie. both Glenpark 1 and Glenpark 2) feels livable and friendly, efforts have been made to reduce the overall perception of building mass through the following ideas:

    a. The community is comprised of both A, B and C type townhouses which have different massing characteristics. This provides a variety of building form.

    b. The townhouses on the interior of the community are arranged around mews courtyards which seek to create mini-neighbourhoods within the community.

    c. The community has been arranged so that most blocks of buildings have no more than 6 townhouses.

    d. The blocks of townhouse buildings facing onto Valley Road will have an integrated overall design but will be differentiated through colour and a variety of 'accent' materials to ensure visual interest along Valley Road.

    e. The townhouses within each building block are 'articulated' through roof forms and a variety of window expressions.

    f. The yard in front of each townhouse provides a delineation between the public and private realm but does so in a friendly and inclusive fashion and without the need for excessive barriers.

    g. Attention is paid to roof form and bay window elements to create 'strong corners', particularly at the most visible building ends.

    h. Each home has a balcony directly accessed from the principal living space. As well as providing important opportunities for indoor/outdoor living, the balcony provides an opportunity for informal neighbour-to-neighbour interaction across the driveway aisle and community overlook which improves security and safety in the parking/drive aisle area.

26. The landscape design:

    a. Is well integrated with the architectural design, and is mindful of the hot and dry Okanagan climate. The landscape design features canopy trees to reduce heat gain and, where possible (given regulations on fruit-bearing trees), these trees are evocative of the pear and apple orchard history of this part of Glenmore.

    b. Will provide a pedestrian friendly boulevard treatment along Valley Road, achieved through the installation of deciduous shade trees and a turf boulevard.

    c. Will introduce an element of public art to provide points of visual interest at various locations.

    d. Will integrate children's play features into the courtyards.

    e. Where possible trees and low level planting are introduced to complement and enhance the streetscape and delineate the public and private outdoor areas.

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Revisions

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244, 252, 260, 268 Valley Road
Kelowna, BC

Lot 2, Sec 4, Township 23, Plan EPP64488
Lots 4, 5 & 6, Sec 4, Township 23, and Of Sec 33, Township 26, Plan 18062, ODYD

Design Rationale

April 16, 2018

A-1.3

City of Kelowna

Community Planning
1435 Water Street
Kelowna, BC V1Y 1J4
250-469-8626
kelowna.ca

Zoning Analysis Table

FILE NUMBER: _____ - _____

The Zoning Analysis Table applies to all Rezoning and Development Permit applications for:

- Character Neighbourhood Permit
- Heritage Alteration Permit
- Carriage House/Two Dwelling Housing Permit
- Development Variance Permit
- Multi-unit Residential Permit (3+ units)
- Commercial Permit
- Industrial Permit
- Institutional Permit

This analysis table provides the applicant an opportunity to demonstrate how the proposal meets the regulations of the Zoning Bylaw 8000. Please refer to the Zoning Bylaw 8000 online at kelowna.ca/bylaws.

ALL MEASUREMENTS TO BE PROVIDED IN METRIC.

Site Details:	Zone Requirement	Proposal
Site Area (m^2)	RM 3	13,289.3 SM
Site Width (m)		154.08 M
Site Depth (m)		106.70 M
Site Coverage of Building(s) (%)	40%	39%
Site Coverage of buildings, driveways, and parking (%)	60%	44%

Development Regulations:	Zone Requirement	Proposal
Total Number & Types of units		77 Townhomes
Floor Area (gross/net)	Net 10,631 SM	13,487 SM / 10,483 SM
Floor Area Ratio (FAR)	0.80	0.79
Building Height (stories/meters)	10 M or 3 Stories	3 Storeys
Building(s) Setbacks (m):		
Front	1.5 M East (Valley Road)	3.5 to 4.5M East (Valley Road)
Side (include direction)	4.0 M South (adjacent to Glenpark 1 development)	4.0 M South (adjacent to Glenpark 1 development)
Side (include direction)	4.0 M North	4.0 M North
Rear	7.5 M West	7.5 M West
Number of Parking Stalls/Loading Spaces	165 Stalls (No Loading)	167 Stalls (No Loading)
Setbacks to Parking (m):		
Front		
Side (include direction)		
Side (include direction)		
Rear		
Drive Aisle Width (m)	6.0 M	6.1 M
Number of Bicycle Parking Spaces	8 Spaces	8 Spaces
Private Open Space Area	1,925 SM	2,111 SM (Includes balconies)

CRITERIA FOR A CARRIAGE HOUSE OR ACCESSORY DEVELOPMENT

	Development Regulations:	Zone Requirement	Proposal
	Maximum Total Site Coverage (buildings)		Not Applicable
	Maximum Total Site Coverage (buildings, driveways & parking)		
	Maximum Height		
	Minimum Front Yard		
	Minimum Side Yard (_____)		
	Minimum Side Yard (_____)		
	Minimum Rear Yard		
	Carriage House Regulations:	**Requirement**	**Proposal**
Single Storey	Maximum Accessory Site Coverage	20%	Not Applicable
Single Storey	Maximum Accessory Building Footprint	100 m^2 (carriage house) 50 m^2 (accessory buildings) 130 m^2 (total)	
Single Storey	Maximum Net Floor Area	100 m^2	
Single Storey	Maximum Net Floor Area to Principal Building	75%	
Higher than Single Storey	Maximum Accessory Site Coverage	14%	
Higher than Single Storey	Maximum Accessory Building Footprint	90 m^2	
Higher than Single Storey	Maximum Net Floor Area	90 m^2	
Higher than Single Storey	Maximum Net Floor Area to Principal Building	75%	
Higher than Single Storey	Maximum Upper Storey Floor Area to Building Footprint	75%	
All Carriage Houses	Maximum Height (to mid-point)	4.8 m	
All Carriage Houses	Maximum Height (to peak)	Peak of principal dwelling	
All Carriage Houses	Minimum Front Yard	To be in rear yard	
All Carriage Houses	Minimum Side Yard (_____)	2.0 m 4.5 m (flanking street)	
All Carriage Houses	Minimum Side Yard (_____)		
All Carriage Houses	Minimum Rear Yard	0.9 m 1.5 m (to garage / carport) 2.0 m (no lane)	
All Carriage Houses	Minimum Distance to Principal Building	3.0 m	
	Other Regulations:		
	Minimum Parking Requirements	3 stalls	Not Applicable
	Minimum Private Open Space	30 m^2 per dwelling	

NOTE: Additional analysis requirements may be required for individual zones within the Zoning Bylaw 8000.

Additional Information:

_____

Development Statistics

Civic Address:	244, 252, 260 & 268 Valley Road, Kelowna BC		
Legal Description:	Lot 2, Section 4, Township 23, Plan EPP64488; Lots 4, 5 & 6, Section 4, Township 23, and of Section 33, Township 26, Plan 18062, ODYD		
Gross Site Area:	**3.28 Acres**	**143,049.5 sf**	**13,289.3 SM**
Zoning Classification	**Rezoning from RR-3 to RM-3**		
Permitted FSR:	0.75	107,287 sf	9,967 SM
(Parking spaces screened from public view)	0.05	7,152 sf	664 SM
	0.80	114,440 sf	10,631 SM
Proposed FSR:	**0.79 Net**	**112,834 sf**	**10,482 SM**
Permitted Site Coverage of Buildings:	40%		
Proposed Site Coverage of Buildings (including decks):	**39%**		
Permitted Site Coverage of Buildings, Decks, Driveway, Surface Parking:	60%		
Proposed Site Coverage of Buildings, Decks, Driveway, Surface Parking:	**44%**		
Permitted Height:	10 M or 3 Storeys (the lesser of the two)		
Proposed Height:	**3 Stories**		
Permitted Setbacks:			
Front - East (Valley Road)	1.5 M		
Side - South (adjacent to Glenpark 1 development)	4.0 M		
Rear - West	7.5 M		
Side - North	4.0 M		
Proposed Setbacks:			
Front - East (Valley Road)	**3.5 to 4.5 M** ground oriented units facing street		
Side - South (adjacent to Glenpark 1 development)	**4.0 M**		
Rear - West	**7.5 M**		
Side - North	**4.0 M**		
Required Private Open Space Per Dwelling:	25 SM	269 sf (for dwellings more than one bedroom)	
77 dwellings total	1,925 SM	20,721 sf	
Proposed Private Open Space Per Dwelling (includes balconies):	**2,111 SM**	**22,724 sf total for 77 dwellings**	

Proposed Development:

	Type	Lower Flr (FSR)	Main Flr	Upper Flr	Total (Exclu. garage)	No. of Units	Total FSR Area	Lower Flr Gross	Gross Flr Area	Garage Parking	Apron Parking
A	3-Bedrm	150 sf	603 sf	655 sf	1,408 sf	28	39,424 sf	595 sf	51,884 sf	2 cars	0 car
A1	3 Bedrm	152 sf	651 sf	666 sf	1,469 sf	8	11,752 sf	629 sf	15,568 sf	2 cars	0 car
A2	3-Bedrm	152 sf	647 sf	661 sf	1,460 sf	8	11,680 sf	629 sf	15,496 sf	2 cars	0 car
B	3-Bedrm	245 sf	616 sf	630 sf	1,491 sf	23	34,293 sf	616 sf	42,826 sf	1 car	1 car
B1	3-Bedrm	247 sf	647 sf	662 sf	1,556 sf	9	14,004 sf	623 sf	17,388 sf	1 car	1 car
C	3 Bedrm	337 sf	672 sf	672 sf	1,681 sf	1	1,681 sf	672 sf	2,016 sf	1 car	1 car
Total						**77 units**	**112,834 sf FSR Net** **10,482 sm FSR**		**145,178 sf Gross** **13,487 sm Gross**		

Required Parking:		
2 cars per residential unit	154 cars	
1 visitor car per 7 dwelling units	11 cars	
Total Required Parking	**165 cars**	
Proposed Parking:		
Double garages (Types A, A1, A2)	88 cars	
Single garages (Types B, B1, C)	33 cars	
Total in Garages	**121 cars**	
Apron Parking (Types B, B1, C)	33 cars	
Overall Residential Parking	**154 cars**	
Visitor Parking	**15 cars**	
Total Provided Parking	**169 cars**	
Required Bicycle Parking:		
Class 2 0.1 per dwelling unit	8 spaces	
Total required bicycle parking	**8 spaces**	
Provided Bicycle Parking:		
Class 2	8 spaces	
Total Provided Bicycle Parking	**8 spaces**	

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Revisions

April 16, 2018
Issued For Development Permit,
Rezoning and OCP Amendment

Client

Project

Glenpark Row 2

244, 252, 260, 268 Valley Road
Kelowna, BC

Lot 2, Sec 4, Township 23,
Plan EPP64488
Lots 4, 5 & 6, Sec 4, Township 23,
and Of Sec 33, Township 26,
Plan 18062, ODYD

Development Summary &
Zoning Analysis Table

April 16, 2018

A-1.4

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Revisions

April 16, 2018
Issued For Development Permit, Rezoning and OCP Amendment

SCHEDULE A
This forms part of application
OCP18-0008
Z18-0042
Planner Initials LK
City of Kelowna
COMMUNITY PLANNING

Client

Project

Glenpark Row 2

244, 252, 260, 268 Valley Road
Kelowna, BC

Lot 2, Sec 4, Township 23, Plan EPP64488
Lots 4, 5 & 6, Sec 4, Township 23, and Of Sec 33, Township 26, Plan 18062, ODYD

Site Plan

1 = 400
April 16, 2018

A-1.5

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Revisions

April 16, 2018
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SCHEDULE A
This forms part of application
OCP18-0008
Z18-0042
Planner Initials LK
City of Kelowna
COMMUNITY PLANNING

Client

Project

Glenpark Row 2

244, 252, 260, 268 Valley Road
Kelowna, BC

Lot 2, Sec 4, Township 23, Plan EPP64488
Lots 4, 5 & 6, Sec 4, Township 23, and Of Sec 33, Township 26, Plan 18062, ODYD

Phasing Plan

1 = 400
April 16, 2018

A-1.6

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Revisions

April 16, 2018
Issued For Development Permit, Rezoning and OCP Amendment

SCHEDULE A
This forms part of application
OCP18-0008
Z18-0042
Planner Initials LK
City of Kelowna
COMMUNITY PLANNING

Client

Project

Glenpark Row 2

244, 252, 260, 268 Valley Road
Kelowna, BC

Lot 2, Sec 4, Township 23, Plan EPP64488
Lots 4, 5 & 6, Sec 4, Township 23, and Of Sec 33, Township 26, Plan 18062, ODYD

Fire Fighting Access Plan

1 = 400
April 16, 2018

A-1.7

GLENPARK

Typical Street Elevation - 4 Plex Building

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

Contemporary Residential "Farmhouse" Architecture

Typical End Unit Elevation

SCALE: 3/8" = 1'-0"

PLANT LIST

BOTANICAL NAME	COMMON NAME	QTY	SIZE / SPACING & REMARKS
TREES			
AMELANCHIER ALNIFOLIA	SASKATOON	50	4cm CAL./TREEFORM SHRUB
CARPINUS BETULUS 'FRANS FONTAINE'	FRANS FONTAINE HORNBEAM	14	6cm CAL.
FRAXINUS AMERICANA 'AUTUMN PURPLE'	PURPLE ASH	32	4cm CAL.
MALUS 'SPRING SNOW'	SPRING SNOW CRABAPPLE	39	6cm CAL.
PRUNUS EMARGINATA	STERILE CHERRY	21	6cm CAL.
PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER PEAR	33	6cm CAL.
SHRUBS			
BERBERIS THUNBERGI 'MONOMB'	CHERRY BOMB BARBERRY	248	#01 CONT. /1.2M O.C. SPACING
CORNUS STOLONIFERA 'FARROW'	ARCTIC FIRE DOGWOOD	248	#01 CONT. /1.2M O.C. SPACING
EUONYMOUS ALATUS 'SELECT'	FIRE BALL BURNING BUSH	158	#01 CONT. /1.5M O.C. SPACING
JUNIPERUS CHINENSIS 'SPARTAN'	SPARTAN JUNIPER	158	#01 CONT. /1.5M O.C. SPACING
SYRINGA MEYERI 'PALIBIN'	DWARF KOREAN LILAC	111	#01 CONT. /1.8M O.C. SPACING
VIBURNUM OPULUS 'COMPACTUM'	COMPACT EUROPEAN CRANBERRY	111	#01 CONT. /1.8M O.C. SPACING
PERENNIALS & GRASSES			
ACHILLEA FILIPENDULA 'CLOTH OF GOLD'	CLOTH OF GOLD YARROW	183	#01 CONT. /0.75M O.C. SPACING
DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS	125	#01 CONT. /0.9M O.C. SPACING
ECHINACEA 'MAGNUS SUPERIOR'	MAGNUS SUPERIOR CONEFLOWER	284	#01 CONT. /0.6M O.C. SPACING
ECHINOPS RITRO 'BLUE GLOW'	BLUE GLOW THISTLE	183	#01 CONT. /0.75M O.C. SPACING
EUPATORIUM DUBIUM 'LITTLE JOE'	LITTLE JOE DWARF JOE PYE	125	#01 CONT. /0.9M O.C. SPACING
HOSTA 'HALCYON'	HALCYON HOSTA	102	#01 CONT. /1.0M O.C. SPACING
HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	183	#01 CONT. /0.75M O.C. SPACING
MOLINIA ARUNDINACEA	TALL MOOR GRASS	70	#01 CONT. /1.2M O.C. SPACING
NEPETA X FAASSENNII 'WALKERS LOW'	WALKER'S LOW CATMINT	183	#01 CONT. /0.75M O.C. SPACING
PANICUM VIRGATUM 'ROSTRALBUSCH'	RED SWITCH GRASS	102	#01 CONT. /1.0M O.C. SPACING
PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	102	#01 CONT. /1.0M O.C. SPACING
PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	70	#01 CONT. /1.2M O.C. SPACING
RUDBECKIA FULGIDA 'GOLDSTURM'	GOLDSTURM CONEFLOWER	284	#01 CONT. /0.6M O.C. SPACING
SALVIA NEMOROSA 'MAY NIGHT'	MAY NIGHT SALVIA	183	#01 CONT. /0.75M O.C. SPACING

NOTES

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED C.N.L.A. STANDARDS.

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

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

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

5. TURF AREAS FROM SOD SHALL BE NO. 1 GRADE GROWN FROM CERTIFIED SEED OF IMPROVED CULTIVARS REGISTERED FOR SALE IN B.C. AND SHALL BE TOLERANT OF DROUGHT CONDITIONS. A MINIMUM OF 100mm DEPTH OF GROWING MEDIUM IS REQUIRED BENEATH TURF AREAS. TURF AREAS SHALL MEET EXISTING GRADES AND HARD SURFACES FLUSH.

OUTLAND DESIGN
LANDSCAPE ARCHITECTURE

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

SCHEDULE B
This forms part of application
OCP18-0008
Z18-0042
City of Kelowna
COMMUNITY PLANNING
Planner Initials LK

N

PROJECT TITLE

GLENPARK II

Kelowna, BC

DRAWING TITLE

CONCEPTUAL LANDSCAPE PLAN

ISSUED FOR / REVISION

1	18.04.16	Review
2		
3		
4		
5		

PROJECT NO	18-029
DESIGN BY	FB
DRAWN BY	NG
CHECKED BY	FB
DATE	APR. 16, 2018
SCALE	1:300

SEAL

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
FIONA BARTON
334

DRAWING NUMBER

L1/1

ISSUED FOR REVIEW ONLY

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REPORT TO COUNCIL

Date:	July 30, 2018		
RIM No.	1250-30		
To:	City Manager		
From:	Community Planning Department (TA)		
Application:	Z17-0088	**Owner:**	0725353 BC Ltd Inc No BC0725353
Address:	235 Taylor Road	**Applicant:**	0725353 BC Ltd Inc No BC0725353
Subject:	Rezoning Application		
Existing OCP Designation:	MRL – Multiple Unit Residential (Low Density)		
Existing Zone:	RU1 -Large Lot Housing		
Proposed Zone:	RM3 – Low Density Multiple Housing		

1.0 Recommendation

THAT Rezoning Application No. Z17-0088 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 1, Section 22, Township 26, ODYD, Plan 10497 located at 235 Taylor Road, Kelowna, BC from the RU1 – Large Lot Housing zone to the RM3 – Low Density Multiple Housing zone be considered by Council;

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

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Community Planning Department dated October 3, 2017;

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

2.0 Purpose

To rezone the subject property from RU1 – Large Lot Housing to RM3 – Low Density Multiple Housing to facilitate the development of multi-family housing.

3.0 Community Planning

Community Planning supports the proposed rezoning from RU1 – Large Lot Housing to RM3 – Low Density Multiple Housing as it is consistent with the Official Community Plan (OCP) Future Land Use Designation of Multiple Unit Residential (Low Density) and located within the Permanent Growth Boundary. The subject property is located within 400m of the nearest transit stop, walking distance to Mission Creek Greenway, and is a convenient proximity to schools, transit, shopping, and both Midtown and Rutland Urban Centres. The subject property is aligned with the OCP Policy of Compact Urban Form (Policy 5.2.3) as it is fully serviced. In addition, the RM3 zone restricts height to three storeys which is a half storey higher than height restrictions in the surrounding RU1 zones, therefore, this incremental increase meets the OCP Policy of Sensitive Infill (Policy 5.22.6).

A requirement of rezoning will be the dedication of ~2.5m wide road right-of-way along Taylor Road in order to reach the required width for the eventual cross section of the roadway and will include the construction of sidewalks, curb, gutter, landscaped boulevard, and storm sewer.

Should Council support the rezoning, Staff will bring forward a Development Permit for the form and character of the 8-unit proposal with one variance for Council consideration.

4.0 Proposal

4.1 Background

The subject property has a single family dwelling which will be demolished as a function of this development.

4.2 Project Description

The proposed 8-unit multi-family complex is broken into two buildings of four units each. Every unit has a full double garage accessed from a common strata lane with visitor parking accommodated on the interior of the site. The proposed units are three bedrooms each with small rear yards and a balcony on the second storey.

4.3 Site Context

The subject property is located within the Rutland Sector, between Midtown and Rutland Urban Centres. It is within walking distance to nearby transit, schools, and Mission Creek Greenway for active outdoor activities. It receives a WalkScore of 60 meaning that it is somewhat walkable

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RM3 – Low Density Multiple Housing	Multi-Family Residential
East	RU6 – Two Dwelling Housing	Two Dwelling Housing
South	RM3 – Low Density Multiple Housing	Vacant
West	RU6 – Two Dwelling Housing	Two Dwelling Housing

Subject Property Map: 235 Taylor Rd

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process

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

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

Family Housing.[3] Support housing alternatives for families when single detached housing is too costly, including features that are important to families such as: outdoor space, direct access to grade, workshop space, larger units, safe design, and neighborhood characteristics (e.g.: location and amenities).

[1] City of Kelowna Official Community Plan, Policy 5.2.3 (Development Process Chapter).
[2] City of Kelowna Official Community Plan, Policy 5.22.6 (Development Process Chapter).
[3] City of Kelowna Official Community Plan, Policy 5.22.13 (Development Process Chapter).

6.0 Technical Comments

6.1 Building & Permitting Department

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

6.2 Development Engineering Department

- Please see attached Schedule "A" dated October 3, 2017.

6.3 Bylaw Services

- Currently there are no outstanding open/active Bylaw Enforcement files pertaining to property location: 235 Taylor Rd.

6.4 Fire Department

- Construction fire safety plan is required to be submitted and reviewed prior to construction and updated as required.

6.5 Ministry of Transportation

- Preliminary Approval is granted for the rezoning for one year pursuant to Section 52(3)(a) of the Transportation Act. Please forward the bylaw for Ministry signature after 3rd reading.

7.0 Application Chronology

Date of Application Received:	September 14, 2017
Date Public Consultation Completed:	May 6, 2018
Date Revisions Received:	May 11, 2018

Report prepared by: Trisa Atwood, Planner II

Reviewed by: Terry Barton, Urban Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:
Schedule "A": Development Engineering Memorandum
Attachment "A": Applicant's Letter of Rationale
Attachment "B": Proposed Site Plan

SCHEDULE A
This forms part of application
Z17-0088
Planner Initials TA
City of Kelowna
COMMUNITY PLANNING

CITY OF KELOWNA

MEMORANDUM

Date: Oct 03, 2017

File No.: Z17-0088

To: Urban Planning Management (TB)

From: Development Engineering Manager (JK)

Subject: 235 Taylor Rd RU1 to RM3

The Development Engineering Department has the following comments and requirements associated with this application to rezone the subject property from RU1 to RM3 to facilitate a multi-family development.

The road and utility upgrading requirements outlined in this report will be a requirement of this development. The Development Engineering Technologist for this project is Andy Marshall.

1. General

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

2. Domestic Water and Fire Protection

a) This development is within the service area of the Rutland Water District (RWD). The developer is required to make satisfactory arrangements with the RWD for these items. All charges for service connection and upgrading costs, as well as any costs to decommission existing services are to be paid directly to RWD.

b) The developer must obtain the necessary permits and have all existing utility services disconnected prior to removing or demolishing the existing structures.

3. Sanitary Sewer

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

4. Storm Drainage

The developer must engage a consulting civil engineer to provide a storm water management plan for the site, which meets the requirements of the Subdivision, Development and Servicing Bylaw No. 7900. The storm water management plan must also include provision of lot grading plan, minimum basement elevation (MBE), if applicable, and provision of a storm drainage service for the development and / or recommendations for onsite drainage containment and disposal systems. Only one service will be permitted for this development. The applicant, at his cost, will arrange the installation of one overflow service if required.

5. Road Dedication and Subdivision Requirements

a) Dedicate ~2.5m width along the full frontage of Taylor Rd..

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

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

6. Electric Power and Telecommunication Services

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

7. Road Improvements

a) Detailed design drawings are to be prepared by the Developers Consulting Engineer for the upgrade of Taylor Rd. to an urban standard, City Std. drawing SS-R5, along the full frontage of this proposed development. This will include curb and gutter, sidewalk, landscaped boulevard complete with street trees, drainage system including catch basins, manholes and pavement removal and replacement, street lighting and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. The estimated cost of this construction, for bonding purposes, is to be submitted by the Developers Consulting Engineer.

8. Geotechnical Report

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

- Overall site suitability for development.
- Presence of ground water and/or springs.
- Presence of fill areas.

- Presence of swelling clays.
- Presence of sulphates.
- Potential site erosion.
- Provide specific requirements for footings and foundation construction.
- Provide specific construction design sections for roads and utilities over and above the City's current construction standards

9. Design and Construction

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

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

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

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

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

10. Servicing Agreements for Works and Services

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

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

11. Charges and Fees

a) Development Cost Charges (DCC's) are payable.

b) Fees per the "Development Application Fees Bylaw" include:

i) Engineering and Inspection Fee: 3.5% of construction value (plus GST).

12. Bonding

Bonding will be required for 130% of Consulting Engineers construction estimate.

Andrew Marshall
Development Engineering Technologist

Development Engineering Manager
(initials)

ATTACHMENT A
This forms part of application
Z17-0088
Planner Initials TA
City of Kelowna
COMMUNITY PLANNING

BLUEGREEN ARCHITECTURE INC.

DESIGN RATIONALE

235 Taylor Road, Kelowna, BC

The subject property is located at 235 Taylor Road in Rutland. The property is currently zoned RU1 and the owner wishes to rezone the property RM3 to allow for development of affordable rental townhouses.

The proposed development consists of 8, 3-storey townhouses along a new shared drive aisle. All townhomes will consist of 3 bedrooms + den as well as private backyard, patio and 2-car garage. Two visitor parking spaces will be provided along with a common outdoor amenity space. Garden plots will be located at the rear of the property and available exclusively to residents of the complex. This project aims at healthy living for its occupants and sustainable development in its neighborhood.

Rezoning will provide gentrification to an area central to family oriented housing and help promote sustainable growth and development. The proposed design creates density while maintaining a street scale appropriate with the neighbourhood. While aimed at family living, the size of units can accommodate a diversity of renters, and encourages harmonious living through shared amenity spaces. Street frontage blends familiarity by masking the building's overall depth and creates pedestrian scale architecture and lush planting along its public thoroughfare. While the development is requesting a rear yard setback variance, it provides a sensitivity to neighbouring properties through use of garden plots and vegetative screening as a buffer. This strategy thereby maintains a comfortable building setback from the public streetscape.

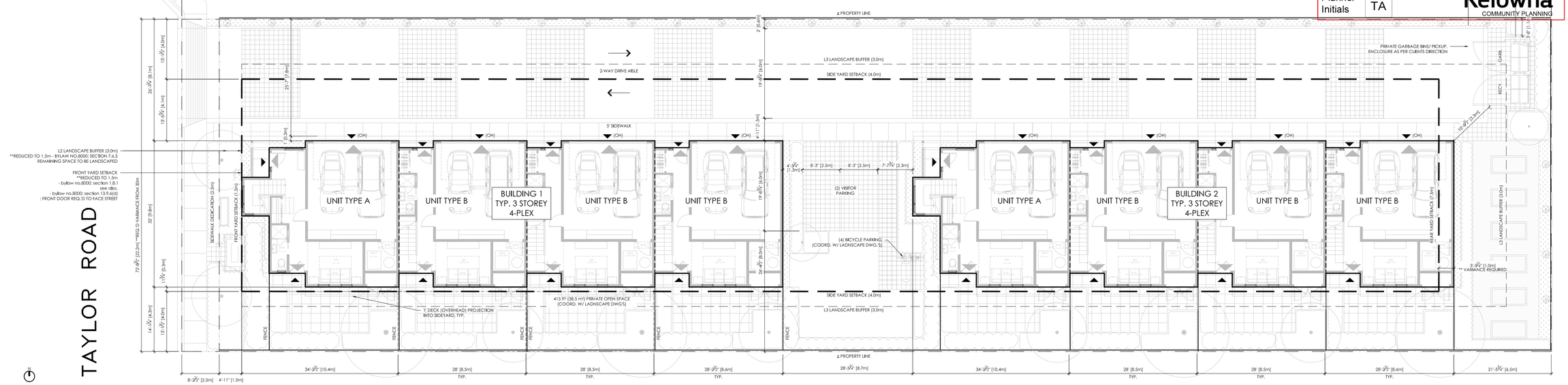
Kevin Ryan | Architect AIBC - MA (Hons) - DA - LEED AP **Wendy Rempel** | Architect AIBC - M.Arch - B.Arch
www.bluegreenarchitecture.com

KAMLOOPS
2 - 436 Lorne Street, Kamloops, BC V2C 1W3
P | 250.374.1112 F | 250.374.2279

KELOWNA
202 - 110 Highway 33 West, Kelowna, BC V1X 1X7
P | 778.753.2650 F | 778.753.1448

ATTACHMENT B
This forms part of application
Z17-0088
Planner Initials TA
City of Kelowna COMMUNITY PLANNING

COORDINATE WITH LANDSCAPE DRAWINGS FOR ALL VEGETATIVE + SURFACE RELATED INFORMATION



1 A1.0 PROPOSED SITE PLAN 3/32" = 1'

PROPOSED REZONING:

RU1 TO RM3

REQUIRED VARIANCES:

- REAR YARD SETBACK REDUCED FROM 7.5m TO 6.5m

SITE INFORMATION:

SITE AREA:	21,789.5ft²	2,024.31m²
SITE WIDTH:	72' 8-1/2"	22.16m
SITE DEPTH:	299' 8-1/2'	91.3m

SITE COVERAGE (BUILDING):

273.6/4.02(BUILDING AREA) = 7,388.04 ft²
7,388.04/21,789.5 = 33.9% (40% PERMITTED)

SITE COVERAGE(BUILDING + DRIVE + PARKING):

PARKING - 325.58ft²
DRIVE ABLE- 5,542.06 ft²
BUILDING - 7,388.04ft²

13,256.04/21,789.5ft²
= 60.8% (65% PERMITTED W/ PERMEABLE SURFACES)

BUILDING G.F.A.

FLOOR	UNIT	ft²
1	A	918.7-436.2(GARAGE)=482.5ft²
		(PRIVATE OPEN SPACE) =415 ft²
	B	861.3-436.2(GARAGE)=425.0ft²
		(P.O.S)=415ft²
2	A	850.9-45.2(STAIRS)=805.6ft²
		(P.O.S.)=157.8ft²
	B	785.5-53.3(STAIRS)=732.2ft²
		(P.O.S.)=157.8ft²
3	A	831.4-71.4(STAIRS)=760.0ft²
	B	775.6-56.3(STAIRS)=719.2ft²
GFA	A	2,048.1 + 436.3(GAR.) + 572.8(P.O.S.)ft²
	B	1,876.5 + 436.3(GAR.) + 572.8(P.O.S.)ft²

BUILDING G.F.A.

BUILDING	ft²	m²
1	7,677.61	713.27
2	7,677.61	713.27

SITE F.A.R.

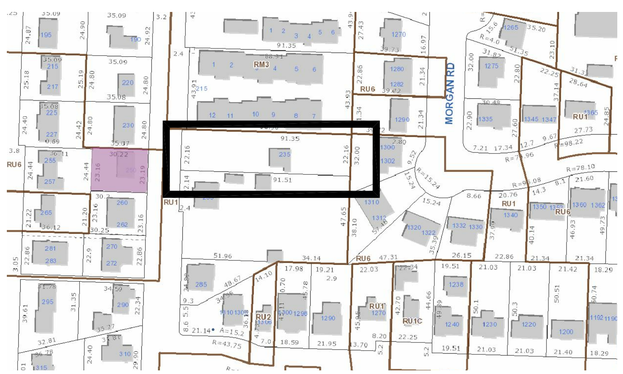
=(BUILDING 1 + BUILDING 2) / SITE AREA
=[(2,048.1+(3*1,876.5)) + (2,048.1+(3*1,876.5))] / (21,789.5)
=[7,677.61 + 7,677.61) / 21,789.5
= 15,355.22 / 21,789.5
= 0.70 (0.8 PERMITTED)

SYMBOLS & ABBREV.'S LEGEND

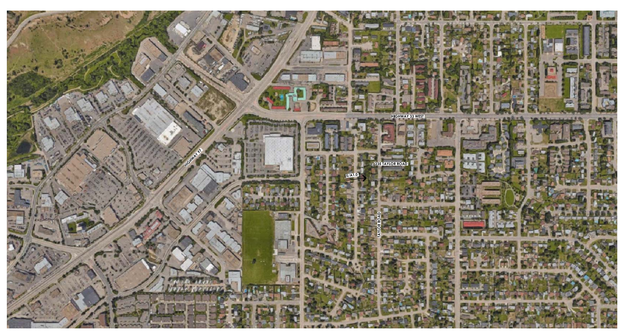
IDENTIFICATION MARKER LEGEND

▲	BUILDING ENTRANCE
▲ (OH)	VEHICLE ENTRANCE (OVERHEAD)
	PTD. WHEELCHAIR SIGN ON ASPHALT
	PROPOSED FENCE (COORD. W/ LANDSCAPE DWG.'S)
CB (EX.)	PROPOSED/EX. CATCH BASIN (COORD. W/ SITE GRADING/SERVICES DWG.'S)
CB/MH (EX.)	PROPOSED/EX.CATCH BASIN - MAN HOLE (COORD. W/ SITE GRADING/SERVICES DWG.'S)
MH (EX.)	PROPOSED/EX. MAN HOLE (COORD. W/ SITE GRADING/SERVICES DWG.'S)
FH	FIRE HYDRANT LOCATION (COORD. W/ SITE GRADING/SERVICES DWG.'S)
SIA (EX.)	EX. SIAMESE CONN./FIRE DEPARTMENT CONN. (COORD. W/ SITE SERVICES DWG.'S)
LF	LIGHT STANDARD - WALL (COORD. W/ ELEC. DWG.'S)
BOL.	BOLLARD
DC	DROPPED CURB
HM	HYDRO METER (COORD. W/ ELEC. DWG.'S)
HB	HOSE BIB (COORD. W/ MECH. DWG.'S)
	5 METER BY 5 METER VISIBILITY TRIANGLE
	EX. TREE / LANDSCAPE / BRUSH / FOREST
→	DENOTES EX. PTD. DIRECTIONAL ARROWS ON ASPHALT PAVEMENT
EX. SIGN	EX. SIGN(S) TO REMAIN TYP.

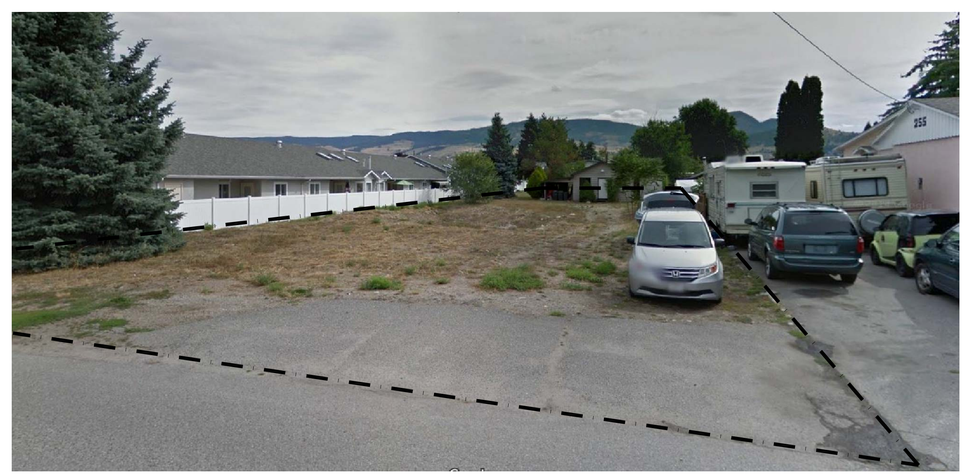
2 A1.0 DRAWING LEGEND



3 A1.0 SITE ZONING MAP



4 A1.0 SITE LOCATION MAP



5 A1.0 EXISTING STREET VIEW

BLUEGREEN ARCHITECTURE INC.
#202 - 110 Hw 33 West, Kelowna, BC. V1X 1X7
p: 778.753-2650
www.bluegreenarchitecture.com

☐ KAMLOOPS
■ KELOWNA

These drawings are instruments of service, are the exclusive property of the architect and cannot be reproduced or used for construction without the architect's prior written permission.

This drawing must not be scaled. The general contractor shall verify all dimensions, datums and levels prior to commencement of work. Any errors or omissions are to be reported immediately to the architect.

Consultants

Seal

NO.	DATE	RECORD OF REVISIONS
2	18.04.19	RE-ISSUED FOR DP
1	17.09.11	ISSUED FOR DP

NO.	DATE	RECORD OF ISSUES

Project
235 TAYLOR ROAD TOWNHOMES
KELOWNA, BC

Sheet Title
SITE PLAN + ZONING INFORMATION

Job Number 17.597
Date 2018.04.19
Scale
Issued Number 2
Drawing Number **A1.0**

MMREPORT TO COUNCIL

Date:	Jul 30, 2018		
RIM No.	1250-30		
To:	City Manager		
From:	Community Planning Department (LK)		
Application:	Z18-0050	**Owner:**	The Flowr Group (Okanagan) Inc., Inc. No. BC0974062
Address:	9570 & 9580 McCarthy Road	**Applicant:**	Meiklehohn Architectural Design Studio Inc.
Subject:	Rezoning Application		
Existing OCP Designation:	IND - Industrial		
Existing Zone:	A1 – Agriculture 1		
Proposed Zone:	I2 – General Industrial		

1.0 Recommendation

THAT Rezoning Application No. Z18-0050 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of The Northerly 92.5 feet of Lot 3 measured along the east boundary of the said lot by the full depth thereof shown on Plan B15892 Section 11 Township 20 ODYD Plan 4273 and Lot 2 Section 11 Township 20 ODYD Plan 4273, located at 9570 and 9580 McCarthy Road, Kelowna, BC from the A1 – Agriculture 1 zone to the I2 – General Industrial zone, be considered by Council;

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

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Community Planning Department dated July 16, 2018;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the registration on title of a Section 219 Parking Covenant to ensure adequate parking is provided for the proposed development.

2.0 Purpose

To rezone the subject properties to facilitate the development of a new industrial building.

3.0 Community Planning

Community Planning is supportive of the request to rezone the two subject properties from the A1 – Agriculture zone to the I2 – General Industrial zone. The Official Community Plan (OCP) has a Future Land Use (FLU) of Industrial for the subject properties and the adjacent parcels within the City of Kelowna boundary. Across McCarthy Road, the north parcels are within the Lake Country area and contain farming uses.

4.0 Proposal

4.1 Project Description

Rezoning the two subject properties to the I2 – General Industrial zone from the A1 – Agriculture zone will align the properties with the Official Community Plans Future Land Use. The parcels in this area are unique in that water service for the site is provided from the District of Lake Country, while sanitary sewer is provided by the City of Kelowna. In the future, when the water service is extended to the area, the properties would connect to the City for this service.

4.2 Offsite Parking

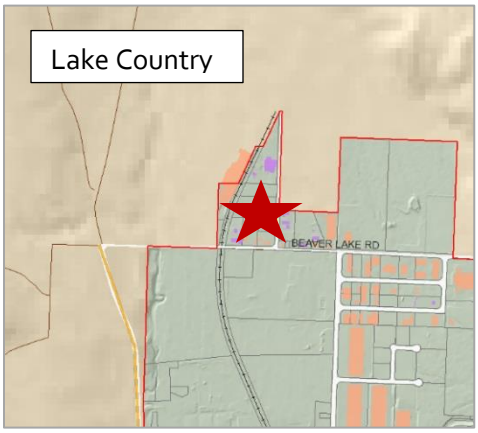
The applicant is opting to utilize a parking regulation which allows for some or all of the required parking spaces to be located at an off-site location within 120 m of the project site. The off-site parking is at 9640 McCarthy Road, which is located to the north of the proposal site, and is under the same ownership. The project site provides 33 of the required parking stalls with the remaining 75 stalls located off-site. This meets the zoning bylaw requirement of 105 parking stalls for the proposed development. The owner will be required to register on title a Section 219 covenant for parking to ensure the on-going requirements of the development are met now and in the future.

4.3 Site Context

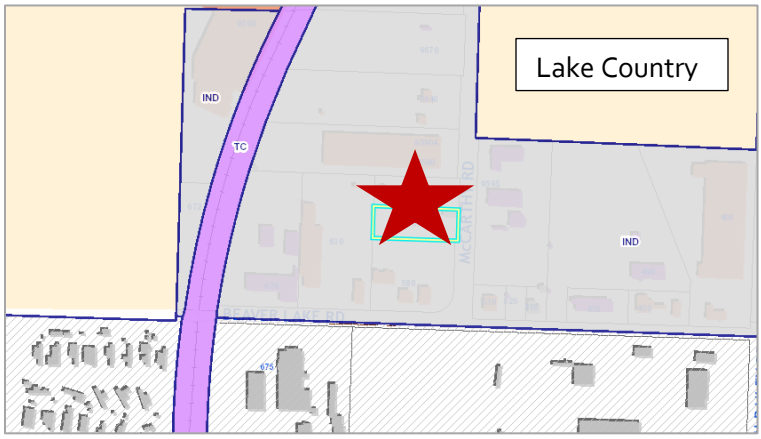
Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	I2 – General Industrial I3 – Heavy Industrial	General Industrial Uses Outdoor Storage
East	Lake Country I3 – Heavy Industrial	Farming Outdoor Storage
South	I2 – General Industrial I3 – Heavy Industrial	General Industrial Uses Outdoor Storage
West	I3 – Heavy Industrial	General Industrial Uses

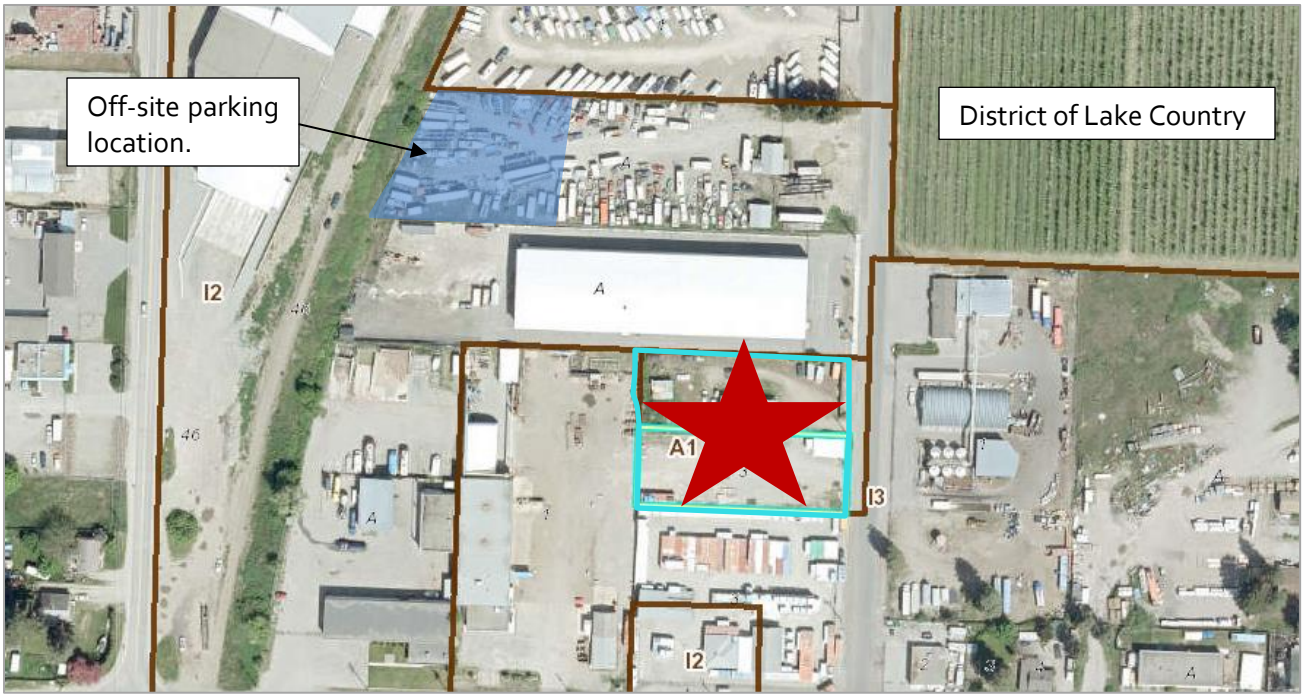
Site Context Map:



Future Land Use Map:



Subject Property Map: 9570 & 9580 McCarthy Road



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process

Industrial Land Use Intensification.[1] 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.

6.0 Technical Comments

6.1 Building & Permitting Department

- No comments applicable to the Rezoning application.

6.2 Development Engineering Department

- Refer to Schedule 'A' dated May 8, 2018

6.3 BC-Hydro

- No objections to the Rezoning application.

6.4 Fire Department

- No comments applicable to the Rezoning application.

6.5 Ministry of Transportation & Infrastructure (MOTI)

[1] City of Kelowna Official Community Plan, Policy 5.29.1 (Development Process Chapter).

- Preliminary Approval is granted for the rezoning for one year pursuant to Section 52(3)(a) of the Transportation Act. Please forward the bylaw for Ministry signature after 3rd reading.

6.6 Irrigation District

- No concerns regarding the Rezoning application.

7.0 Application Chronology

Date of Application Received: May 7, 2018
Date Public Consultation Completed: May 31, 2018

Report prepared by: Lydia Korolchuk, Planner

Reviewed by: Terry Barton, Urban Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Schedule A: Development Engineering Memorandum dated August 14, 2017.
Attachment A: Design Rationale
Attachment B: Site Plan and Floor Plans
Attachment C: Conceptual Elevations

CITY OF KELOWNA

MEMORANDUM

SCHEDULE A
This forms part of application
Z18-0050
Planner Initials LK

City of Kelowna
COMMUNITY PLANNING

Date: May 9, 2018

File No.: Z18-0050

To: Urban Planning (LK)

From: Development Engineering Manager (JK)

Subject: 9570-80 McCarthy Road Zone: A1 to I2

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

1. General

a) The Fire Department and Environment Division requirements and comments are addressed separately.

b) Provide easements as may be required.

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

2. Geotechnical Report

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

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

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

(ii) Site suitability for development.

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

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

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

ii) Any special requirements that the proposed subdivision should undertake so that it will not impact the bank(s). The report must consider erosion and structural requirements.

iii) Any items required in other sections of this document.

iv) Recommendations for erosion and sedimentation controls for water and wind.

v) Recommendations for roof drains and perimeter drains.

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

3. Domestic Water and Fire Protection

a) The property is located within the Lake Country service area. Design drawings must be reviewed by Lake Country prior to the City issuing the drawings for construction. Confirmation of their review must be provided to the City for review.

b) Provide an adequately sized domestic water and fire protection system complete with individual lot connections. The water system must be capable of supplying domestic and fire flow demands of the project in accordance with the Subdivision, Development & Servicing Bylaw. Only one service will be permitted for this development.

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

4. 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 and the installation of one new larger service.

b) 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, if requested. 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 Aaron Sangster, by email asangster@kelowna.ca or phone, 250-862-3314.

c) The Connection Area #32 charge is currently set by Bylaw at $2,600.00 per Single Family Equivalent (SFE). Determined by bylaw No. 8469, the assessed value of 0.53 & 0.53 SFE for lots 9570 & 9580 McCarthy respectively is **$7,800.00**.

d) Abandon and backfill existing septic tanks in accordance with Building Department requirements, if applicable. Identify, on the Lot Grading Plan, the location of the existing tanks and fields.

5. Storm Drainage

a) The developer must engage a consulting civil engineer to provide a storm water management plan for the site, which meets the requirements of the Subdivision, Development and Servicing Bylaw No. 7900. The storm water management plan must also include provision of lot grading plan, minimum basement elevation (MBE), if applicable, and provision of a storm drainage service for the development and / or recommendations for onsite drainage containment and disposal systems.

b) Provide the following drawings:

i) A detailed Stormwater Management Plan for this development; and,

ii) An Erosion and Sediment Control Plan.

6. Roads

McCarthy Rd must be upgraded to a 2 lane collector along the full frontage of this proposed development including curb and gutter, LED street lights, landscaped & irrigated boulevard, sidewalk, drainage system including catch basins and storm main, and pavement removal and replacement and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. The road cross section to be used is a SS-R5.

7. Road Improvements and Dedication

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

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

c) The ultimate width of McCarthy Road is a 20.0m right of way (R.O.W). The R.O.W. in the front of the subject property is deficient by approximately 2.5m. The developer must ddedicate 2.5m width along the full frontage of McCarthy Rd.

8. Electric Power and Telecommunication Services

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

9. Design and Construction

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

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

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

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

(e) Before any construction related to the requirements of this subdivision application commences, design drawings prepared by a professional engineer must be submitted to the City's 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.

10. Servicing Agreements for Works and Services

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

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

11. Other Engineering Comments

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

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

13. <u>Charges and Fees</u>

a) Development Cost Charges (DCC's) are payable

b) Fees per the "Development Application Fees Bylaw" include:

i) Survey Monument, Replacement Fee: $1,200.00 (GST exempt) – only if disturbed.

ii) Engineering and Inspection Fee: 3.5% of construction value (plus GST).

James Kay, P.Eng,
Development Engineering Manager

AS

MEIKLEJOHN ARCHITECTURAL DESIGN **STUDIO** INC.
CALVIN B MEIKLEJOHN, ARCHITECT AIBC

ATTACHMENT **A**
This forms part of application
Z18-0050
Planner Initials LK
City of Kelowna
COMMUNITY PLANNING

July 06, 2018

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

Attention: Lydia Korolchuk, Planner
Email: LKorolchuk@kelowna.ca

R&D FACILITY

9570, 9580 McCARTHY ROAD

DESIGN RATIONALE

The Development Proposal is for the rezoning of the site from A1 – Agriculture 1 to I2 – General Industrial, and the construction of a 3-storey Research and Development Industrial Facility. The proposal fits within the anticipated Industrial land use pattern outlined in the city of Kelowna OCP, Highway 97 sector. The proposal does not anticipate any variances. The proposed building type fits within the neighbourhood context. This development is part of a larger multi-phase development that will span 4 properties. Required parking is provided on-site and within 120 m of the subject property and on a neighbouring property located at 9640 McCarthy Road. This site is owned by the registered owner and is part of the larger multi-phase development.

The proposed building is located at the rear of the site, allowing for a surface parking lot to be located between the street and the building. The parking lot contains 2 electric charging stations and an employee amenity with decorative stand-alone signage and seating. In line with the brand of the R&D facility, the landscape concept proposes a mix of native grasses and shrubs, creating the illusion that the building is located in an open green field. The building exterior draws its aesthetic inspiration from local wineries, complete with screened windows large overhangs, and a trellised screen. Large glazing portions face the street providing animation to the sidewalk and a less industrial look at the front and side elevations. The building contains rooftop green houses, softening the roofline and providing a non-industrial backdrop to the architecture. The building square footprint allows good site lines around the perimeter satisfying Crime Prevention Through Environmental Design (CPTED) criteria.

Building program is focused on laboratory and green house spaces with ancillary office and common functions at the perimeter. A large 2-storey lobby gives the

building transparency; large expanses of glass on the interior allow the function of the building to be expressed on the exterior.

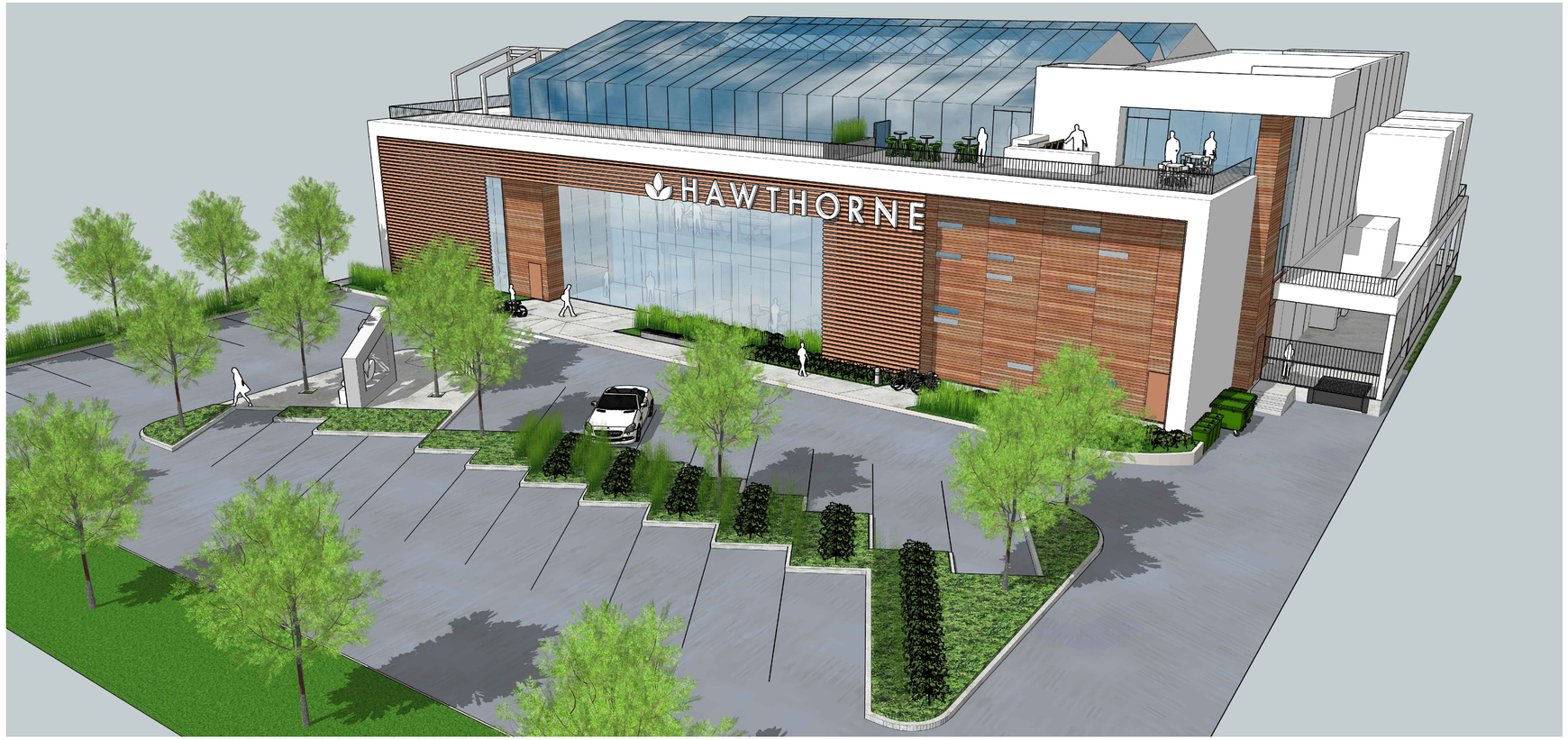
The intent for the form and character of the building and landscaping is to lead the way for other developments in the area, and allow the program of the building to shift the focus of the I2 zone away from current neighbourhood Industrial uses focused on storage and vehicle repair.

Site circulation is addressed via a one-way circular drive aisle, allowing fire fighter access to the front door via a direct alignment of the curb cut and the front entrance. Loading and waste + recycling is proposed to be managed via private pickup.

The site is to be partially fenced at the north, south and west property lines; new fencing is to match existing chain link fencing.

Sincerely,

Cal Meiklejohn, Architect AIBC, FRAIC, LEED™AP
MEIKLEJOHN ARCHITECTURAL DESIGN **STUDIO** INC.
cal@meiklejohn.ca



R + D FACILITY

McCarthy Road, Kelowna, BC

ISSUED FOR REZONING - JUNE 27, 2018

ARCHITECTURAL:

MEIKLEJOHN ARCHITECTURAL DESIGN STUDIO INC

A000	COVER SHEET & DRAWING LIST
A121	ZONING / CODE / BYLAW
A210	SITE SURVEY
A211	REMOTE PARKING SITE SURVEY
A230	SITE PLAN
A231	SITE PLAN PARKING
A232	LUMINAIRE SCHEDULE
A233	SITE DETAILS
A240	CONTEXT PHOTOGRAPHS
A310	MAIN FLOOR
A311	SECOND FLOOR
A312	THIRD FLOOR
A313	THIRD FLOOR DRAINAGE
A314	ROOF PLAN
A410	SOUTH + NORTH ELEVATION
A411	EAST + WEST ELEVATION
A420	MATERIALS BOARD
A430	PERSPECTIVES
A431	PERSPECTIVES

LDP1	OVERALL PLAN
LDP2	LANDSCAPE PLAN
LDP3	HYDROZONE PLAN

1663-3-114-001	EXISTING SITE PLAN VIEW
1663-3-114-002	PROPOSED SITE PLAN VIEW

MEIKLEJOHN ARCHITECTURAL DESIGN STUDIO INC
201 - 75 FRONT STREET, PENTICTON, BC, V2A 1H2
TEL: 250.492.3143 EMAIL: Office@meiklejohn.ca
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HAWTHORNE
flowr

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No.	DATE	REVISION
01	2018.03.16	For City Review
02	2018.07.06	Rezoning Reapplication

PROJECT TITLE

R+D Facility
9570 + 9580
McCarthy Road
Kelowna, BC

DRAWING NUMBER

A000

DRAWINGS ARE NOT TO BE SCALED.
ALL DIMENSIONS SHALL BE VERIFIED ON SITE

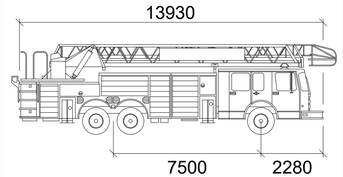
DRAWING TITLE

Cover Sheet

DATE	-
JOB NO.	-
SCALE	AS NOTED
DRAWN	-
CHECKED	-

SITE PLAN

VEHICLE LEGEND



mm	Fire Truck
3000 :	Width
2200 :	Track
6.0 :	Lock to Lock Time
40.0 :	Steering Angle

SITE LEGEND

N.G. XXX.XX
F.G. XXX.XX

N.G. - NATURAL GRADE
F.G. - FINISHED GRADE

PROPERTY LINES (ALL PL TO REMAIN AS IS)
SETBACK LINES
FIRE ACCESS ROUTE
WASTE & RECYCLING / LOADING STAGING AREA
CENTER OF ROAD
ELECTRICAL
GAS
WATER
SEWER
STORM
CABLE / INTERNET

SIAMESE CONNECTION
FIRE HYDRANT
WALL MOUNTED LIGHT ABOVE
BOLLARD
LIGHT STANDARD
CLASS 2 BIKE RACK
PRINCIPAL BUILDING ENTRANCE
BUILDING ENTRANCE ENTRANCE/EXIT

GENERAL NOTES:

A. UNLESS OTHERWISE NOTED. ALL PLAN DIMENSIONS ARE MEASURED FROM :
1. FACE OF PREFABRICATED METAL PANEL
2. FACE OF CONCRETE
3. CENTERLINE OF COLUMN

B. REFER TO STRUCTURAL PLANS FOR ALL STUD SPACING, STRUCTURAL COLUMNS, BEAMS, LINTELS, ETC..

C. REFER TO ELECTRICAL PLANS FOR ALL EXIT SIGNAGE, EMERGENCY LIGHTING, SMOKE DETECTORS, FIRE ALARMS, AUDIBLE AND VISUAL ALARMS, SPEAKERS, ETC.

D. REFER TO ELECTRICAL PLANS FOR ELECTRICAL LAYOUTS, FIXTURE TYPES, SPECIFICATIONS AND DETAILS.

E. REFER TO MECH PLANS FOR RETURN AND SUPPLY / REGISTER LOCATIONS.

F. REFER TO MECHANICAL DRAWINGS FOR ALL MECHANICAL PIPE AND DUCT LOCATIONS, FIXTURE TYPES, SPECIFICATIONS, DETAILS. FRAMING CONTRACTOR TO INSTALL STUD FURRING C/W 5/8" FIRE RATED GWB AROUND ALL MECHANICAL ELEMENTS.

G. FRAMING CONTRACTOR TO SUPPLY AND INSTALL FURRING AND BLOCKING AT ALL WALL MOUNTED CABINETS, ACCESSORIES, ETC., AND COORDINATE WITH SUPPLIERS.

H. PROVIDE MOISTURE RESISTANT WALL BOARD AT ALL WET LOCATIONS.

I. FIRE STOP ALL HOLES IN SHAFTS, AND OTHER PENETRATIONS THROUGH RATED ASSEMBLIES. PROVIDE FIRESTOPPING DETAILS FOR ARCHITECTS' REVIEW AND APPROVAL.

J. ENSURE FINISH GRADES SLOPE AWAY FROM BUILDING.

K. PROVIDE ROUGH IN PLUMBING TO ACCOMMODATE BATHROOMS.

L. ALIGN DIFFERENT WALL TYPES TO ENSURE FINISHES WILL LINE UP. U.N.O.

M. BRACE WALLS AS REQUIRED.

N. PROVIDE DEFLECTION HEAD AT TOP OF WALL PANELS, AS REQUIRED, TO UNDERSIDE OF STRUCTURE AT INTERIOR WALLS.

O. FOR DOOR FRAME AND DOOR TYPES SEE LEGEND.

P. SEE CIVIL DRAWINGS FOR FURTHER GRADES AND SITE UTILITY ALIGNMENT.

R. SEE LANDSCAPE DRAWINGS FOR LANDSCAPE PLANS AND DETAILS.

S. SEE ELECTRICAL DRAWINGS FOR ELECTRICAL PLAN, FIXTURE LOCATIONS AND TYPES.

ABBREVIATIONS

@	AT	DS	DOWN SPOUT	INSUL	INSULATION	PR	PAIR	TEMP	TEMPORARY
AB	ANCHOR BOLT	DTL	DETAIL	INT	INTERIOR	PSL	PARALLEL STRAND LUMBER	THR	THRESHOLD
AP	ANCHOR POINT	DWG	DRAWING	JAN	JANITOR			T.O.	TOP OF
AC	ACOUSTICAL	EA	EACH	JT	JOINT	PT	PRESSURE. TREATED	TOB	TOP OF BEAM
ADJ	ADJUSTABLE	EL	ELEVATION	KPL	KICK PLATE	R	RADIUS/RISER	TOC	TOP OF CONC
ALUM	ALUMINIUM	ELEC	ELECTRIC	L	LENGTH	RD	ROOF DRAIN	TOF	TOP OF FLOOR
APRX	APPROXIMATE	ELEV	ELEVATOR	LAM	LAMINATE	REQ	REQUIRED	TOM	TOP OF MASONRY
ARCH	ARCHITECTURAL	EQ	EQUAL/ EQUIVALENT	LAV	LAVATORY	RESIL	RESILIENT	TOS	TOP OF STEEL
ASPH	ASPHALT			LH	LEFT HAND	RH	RIGHT HAND	TOW	TOP OF WALL
BD	BOARD	EQUIP	EQUIPMENT	MAT	MATERIAL	RM	ROOM	TP	TOILET PARTITION
BITUM	BITUMINOUS	EXIST	EXISTING	MAX	MAXIMUM	RO	ROUGH OPENING	TYP.	TYPICAL
BLDG	BUILDING	EXP JT	EXPANSION JOINT	MDF	MEDIUM DENSITY FIBREBOARD	ROW	RIGHT OF WAY	U.N.O.	UNLESS NOTED OTHERWISE
BLK	BLOCK	FAU	FORCE AIR UNIT			RTG	RATING		
BLKG	BLOCKING	FD	FLOOR DRAIN	MECH	MECHANICAL	RWL	RAIN WATER LEADER	VENT	VENTILATION
BM	BEAM	FDN	FOUNDATION	MFR	MANUFACTURER			VERT	VERTICAL
BOT	BOTTOM	FIN	FINISH	MIN	MINIMUM	SAT	SUSPENDED ACOUSTICAL TILE	VEST	VESTIBULE
CAB	CABINET	FIXT	FIXTURE	MISC	MISCELLANEOUS				
		FLUOR	FLUORESCENT	MO	MASONRY OPENING	SB	SOUND ATTENUATION BATT	W/	WITH
CT	CERAMIC TILE	FRR	FIRE RESISTANCE RATING	MTL	METAL			WB	WOOD BASE
CIP	CAST IN PLACE			NIC	NOT IN CONTRACT	SCHD	SCHEDULE	WC	WATER CLOSET
CJ	CONTROL JOINT	FT	FOOT/FEET	NTS	NOT TO SCALE	SC	SCUPPER	WD	WOOD
CL	CENTRE LINE	FTG	FOOTING	NA	NOT APPLICABLE	SD	SMOKE DETECTOR	WIN	WINDOW
CLG	CEILING	GA	GAUGE	NO	NUMBER	SGB	SUSPENDED GYPSUM BOARD	WH	WATER HEATER
CMU	CONCRETE MASONRY UNIT	GALV	GALVANIZED	OC	ON CENTRE			W/O	WITHOUT
		GB	GYPSUM BOARD	OD	OUTSIDE DIAMETER	SPEC	SPECIFICATION	WRGB	WATER RESISTANT GYPSUM BOARD
COL	COLUMN	GL	GLASS	OH	OVERHEAD	SS	STAINLESS STEEL		
CONC	CONCRETE	HB	HOSE BIBB	OPG	OPENING	ST	STAINED	WT	WEIGHT
CONST	CONSTRUCTION	HC	HANDICAP ACCESSIBLE	OPP	OPPOSITE	STD	STUD	WWF	WELDED WIRE FABRIC
CONT	CONTINUOUS			P	PAINT	STL	STEEL		
CPT	CARPET	HORIZ	HORIZONTAL	PC	PRECAST CONCRETE	STN	STONE	XS	EXPOSED STRUCTURE
DIA	DIAMETER	HT	HEIGHT			STRUC	STRUCTURAL		
DIM	DIMENSION	HVAC	HEAT,VENTILATION, AIR CONDITIONING	PF	PRE-FINISHED	SUSP	SUSPENDED		
DN	DOWN			PIP	POURED IN PLACE	T&B	TOP & BOTTOM		
DR	DOOR	ID	INSIDE DIAMETER	PL	PLATE	T&G	TONGUE & GROOVE		

BUILDING CODE SUMMARY PHASE 1 AND 2a

OCCUPANCY CLASSIFICATION	GROUP F3 3.2.2.80	
MAXIMUM BUILDING AREA	FOR 3 STOREYS = 14,400 m²	
	REQUIRED	PROVIDED
SPRINKLERED	YES	YES
NUMBER OF STORIES	UP TO 6	3
NUMBER OF STREETS	1	1
CONSTRUCTION TYPE	COMBUST./NON-COMBUST.	NON-COMBUSTIBLE
CONSTRUCTION REQUIRED:		
- FLOORS/CEILINGS	1.0 HOUR	NON COMBUSTIBLE
- MEZZANINES	1.0 HOUR	N/A
- ROOF	N/A	N/A
- BEARING	NOT LESS THAN 1.0 HOUR	NON-COMBUSTIBLE

BUILDING AND GROSS FLOOR AREA OF SUITE 3.1.3.2

PROPOSED BUILDING AREA:	5,280.1 m²	[56,834.6 ft²]
PROPOSED MAIN LEVEL:	1,926.1 m²	[20,731.9 ft²]
PROPOSED SECOND LEVEL:	1,936.0 m²	[20,839.1 ft²]
PROPOSED THIRD LEVEL:	1,418.0 m²	[15,263.6 ft²]

FIRE/ EMERGENCY SYSTEMS 3.2.4

FIRE ALARM SYSTEM	YES
EXIT LIGHTS	YES
EMERGENCY LIGHTS	YES
MAXIMUM	

FIRE/ EMERGENCY SYSTEMS 3.2.5.8

STAND PIPE -

OCCUPANT LOAD 3.1.17.1

OCCUPANT LOAD - WAREHOUSE/STORAGE SPACE	125 PERSONS (3,518m²/9.3m²/PERSON)
OCCUPANT LOAD - OFFICE SPACE	76 PERSONS (713m²/9.3m²/PERSON)
OCCUPANT LOAD - SERVICE SPACE	12 PERSONS (115m²/9.3m²/PERSON)
TOTAL OCCUPANT LOAD	213 PERSONS

EXITS AND EGRESS SYSTEMS 3.3.1.5.B & 3.4.2.5.1.C

MAXIMUM FLOOR AREA F3 300m²	
REQUIRED EXITS	TWO
PROVIDED EXITS	TWO
MAXIMUM TRAVEL DISTANCE	45m (50m in service area)
EXIT RATING	N/A
PANIC HARDWARE REQUIRED	YES
EXIT WIDTH	1100mm CORRIDORS, 800mm DOORWAYS, 900mm STAIRS
DEAD END CORRIDORS - 3.3.1.9.7	MAXIMUM 6m

WATERCLOSET FACILITIES 3.7.2.10. & 3.8.2.36.

REQUIRED NO. OF WATER CLOSETS	12 (3 MALE, 8 FEMALE)
PROVIDED NO. OF WATER CLOSETS:	4 MALE, 4 FEMALE

REQUIREMENTS FOR PEOPLE WITH DISABILITIES 3.8.2.38.1

GROUP F3 OCCUPANCIES, NOT OPEN TO THE PUBLIC ARE NOT REQUIRED TO PROVIDE ACCESS TO PERSONS WITH DISABILITIES.

ZONING SUMMARY

ZONING EXISTING:	A1 - AGRICULTURE 1
ZONING PROPOSED:	I2 - GENERAL INDUSTRIAL, FAR 1.5, SITE COVERAGE 60%, MAXIMUM HEIGHT 14m, SETBACKS: front =7.5m, south = 0m, north side = 0m, rear = 0m.
CIVIC ADDRESS:	9570 & 9580 McCARTHY ROAD, KELOWNA, BC
LEGAL DESCRIPTION:	
9580 McCARTHY ROAD	LOT 2, SECTION 11, TOWNSHIP 20 ODYD, PLAN 4273
9570 McCARTHY ROAD	LOT 3, SECTION 11, TOWNSHIP 20, ODYD, PLAN 427
LOT AREA:	4,300 m² [46,284.8 ft²]
PROPOSED TOTAL BUILDING AREA:	5,280.1m² [56,834.6 ft²]
PROPOSED FAR:	1.228
PROPOSED SITE COVERAGE:	0.450
PROPOSED BUILDING HEIGHT	14.0m [46 ft]

9570 & 9580 McCarthy Road

PARKING BYLAW SUMMARY

	REQUIRED:	PROPOSED:
GENERAL INDUSTRIAL:	2.0 PER 100m² GFA - 105 STALLS	30 STALLS + 75 STALLS AT 9640 McCARTHY ROAD (OFFSITE - WITHIN 117m TO 9580 McCARTHY ROAD) TOTAL: 105 STALLS
BICYCLE PARKING:	CLASS 2 - .3 per 100m² = 16 STALLS	16 STALLS
LOADING:	1 PER 1900m² GFA 3 REQUIRED	1
TOTAL PARKING STALLS:	CAR = 105 STALLS BIKE = 16 STALLS	29 STALLS + 1 H/C 73 STALLS + 2 H/C 16 BIKE STALLS

VEHICLE STALLS (LARGE):	6m x 2.5m
VEHICLE STALLS (MEDIUM):	4.8m x 2.3m
VEHICLE STALLS (PARALLEL):	7m x 2.6m
ALL H/C STALLS ARE LARGE:	6m x 3.7m
LOADING BAYS ARE:	12.2m x 3.6 x 3.65m

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No.	DATE	REVISION
01	2018.03.16	For City Review
02	2018.07.06	Rezoning Reapplication

PROJECT TITLE

R+D Facility
9570 + 9580
McCarthy Road
Kelowna, BC

DRAWING NUMBER

A121

DRAWINGS ARE NOT TO BE SCALED.
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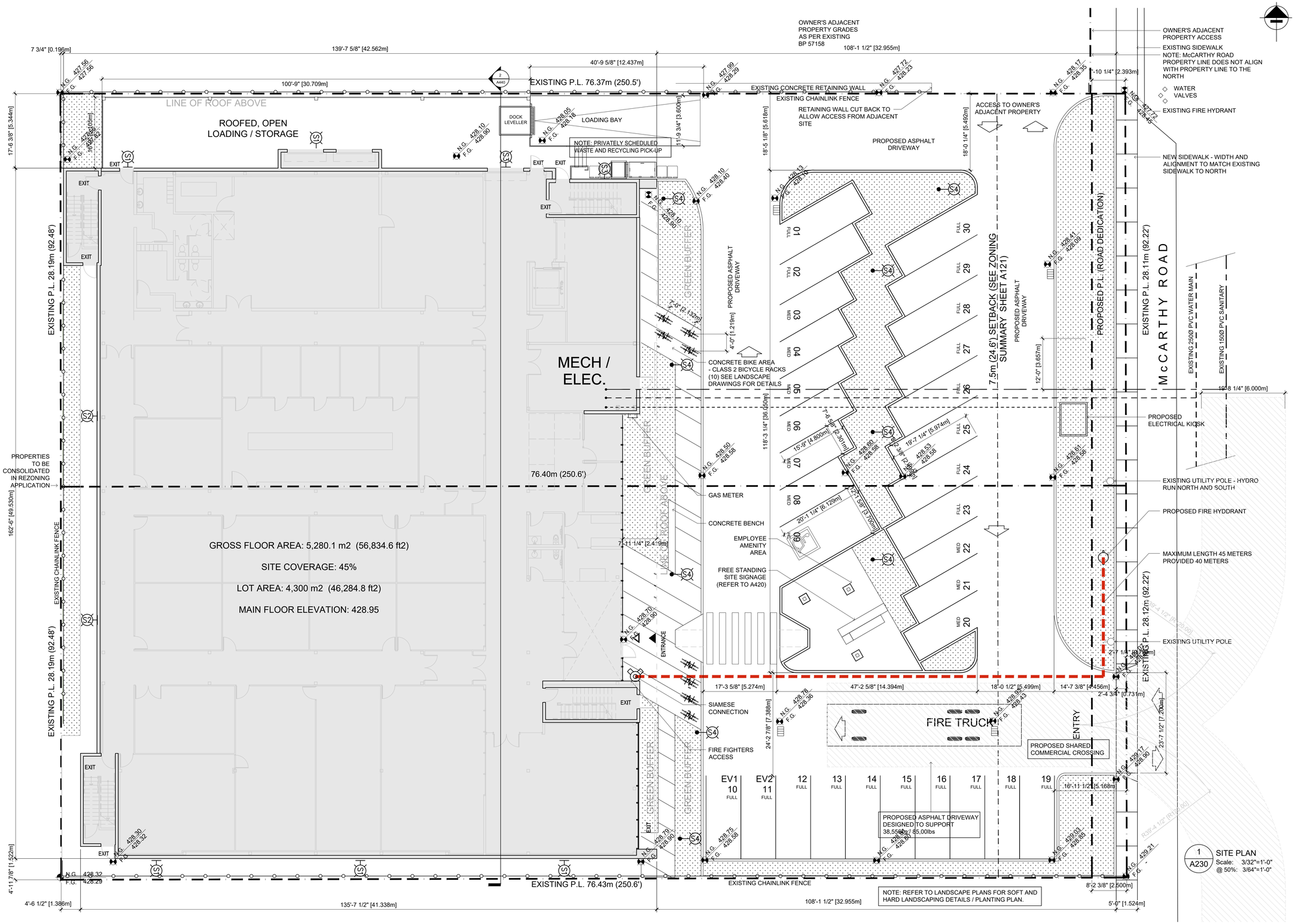
DRAWING TITLE

Zoning
Building Code
Bylaws

DATE	-
JOB NO.	-
SCALE	AS NOTED
DRAWN	-
CHECKED	-



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R+D Facility
9570 + 9580
McCarthy Road
Kelowna, BC

DRAWING NUMBER

A230

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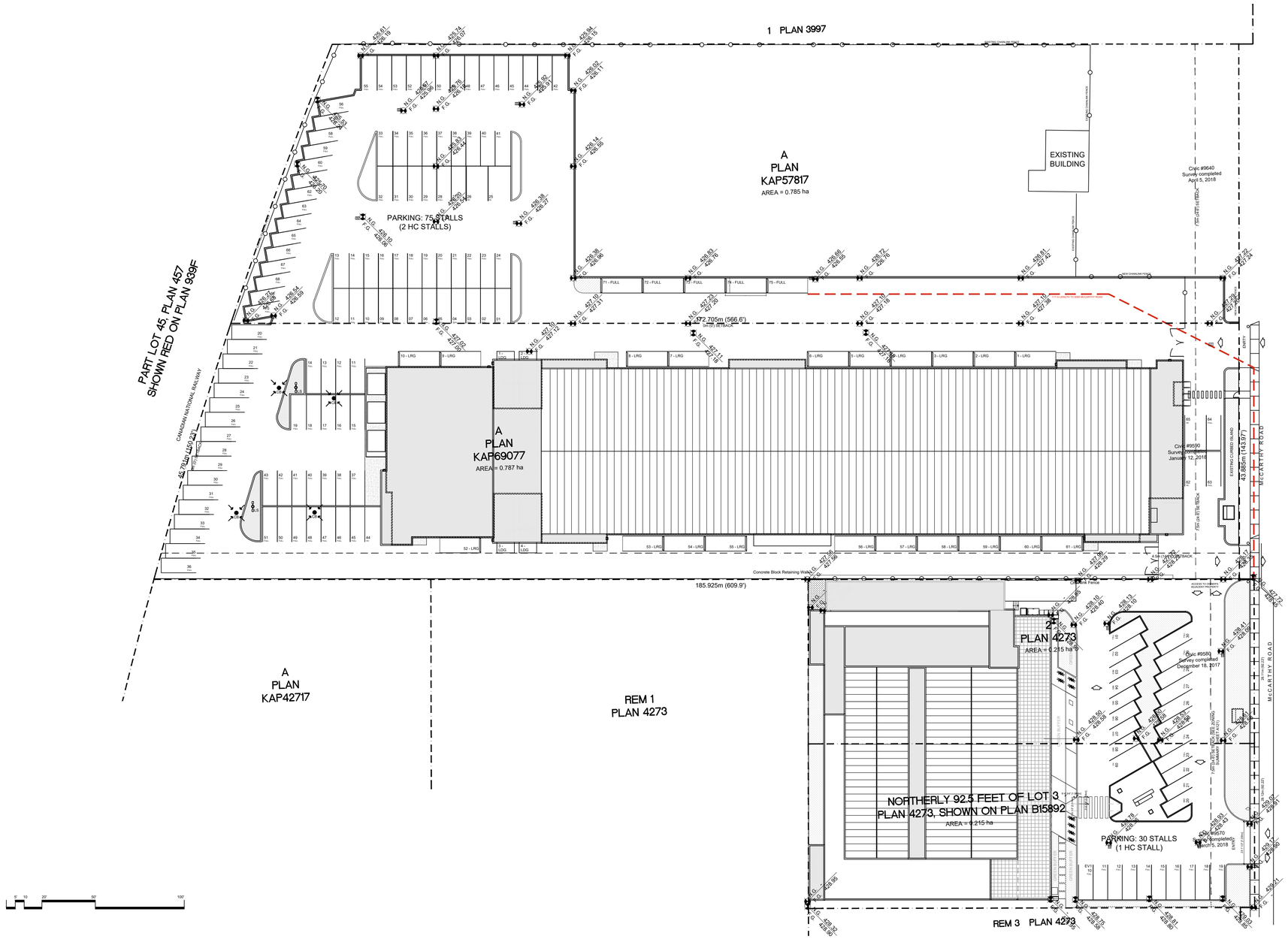
DRAWING TITLE

Site Plan

DATE	-
JOB NO.	-
SCALE	AS NOTED
DRAWN	-
CHECKED	-



1 / A231 SITE PARKING PLAN
Scale: 1/32"=1'-0"
@ 50%: 1/64"=1'-0"

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Kelowna, BC

DRAWING NUMBER

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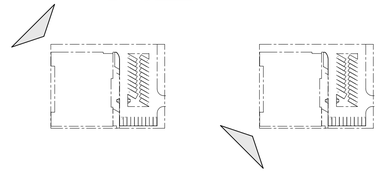
DRAWING TITLE

Site Plan /
Remote Parking
Site Plan

DATE	-
JOB NO.	-
SCALE	AS NOTED
DRAWN	-
CHECKED	-

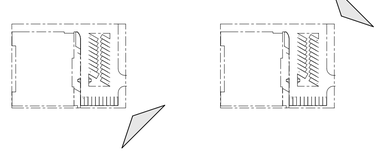
1 SOUTH EAST
Scale: NTS

2 NORTH EAST
Scale: NTS



3 NORTH WEST
Scale: NTS

4 SOUTH WEST
Scale: NTS



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R+D Facility
9570 + 9580
McCarthy Road
Kelowna, BC

DRAWING NUMBER

A240

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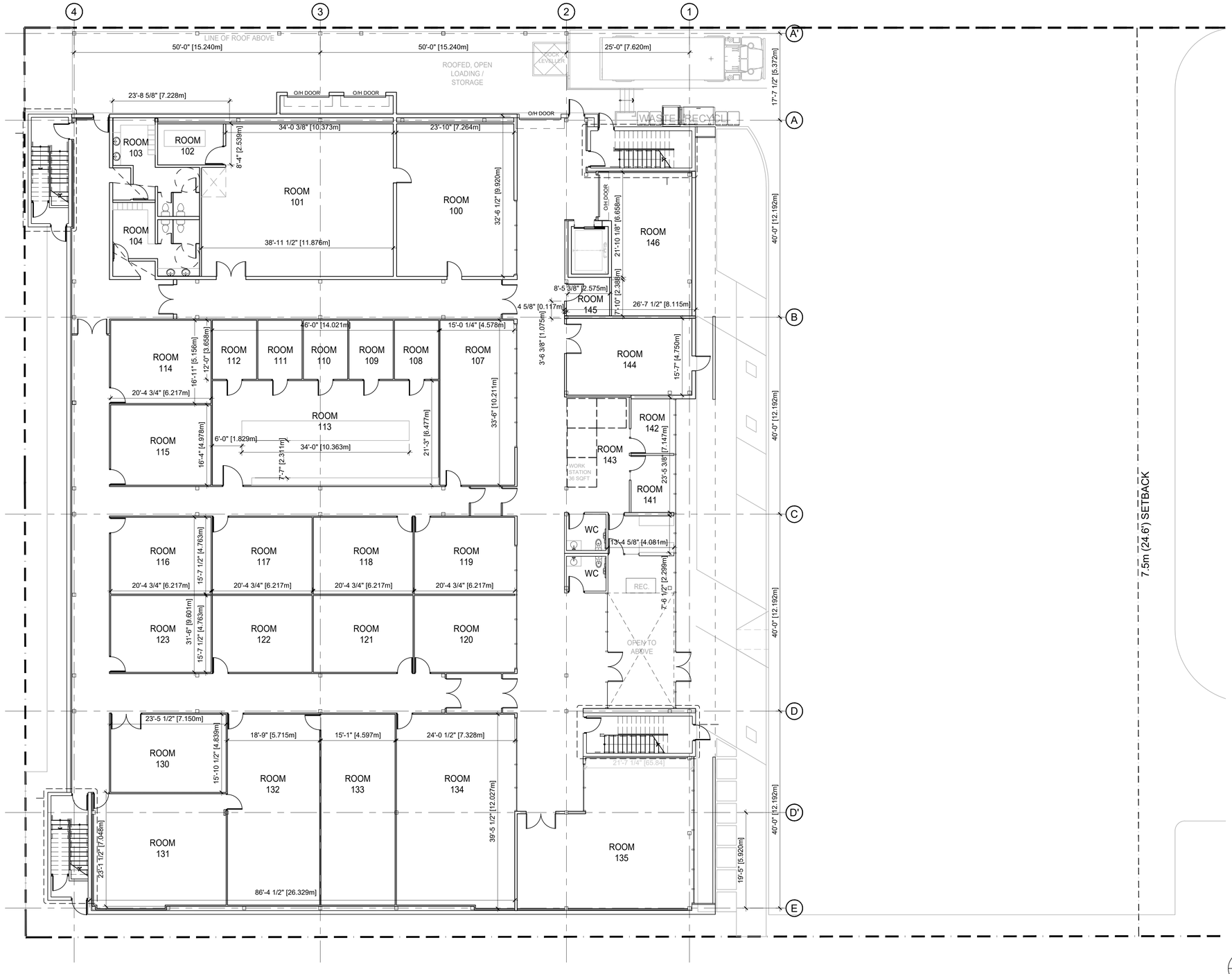
DRAWING TITLE

Context Photographs

DATE	-
JOB NO.	-
SCALE	AS NOTED
DRAWN	-
CHECKED	-



1 / A310 LEVEL 1
Scale: 3/32"=1'-0"
@ 50%: 3/64"=1'-0"

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A310

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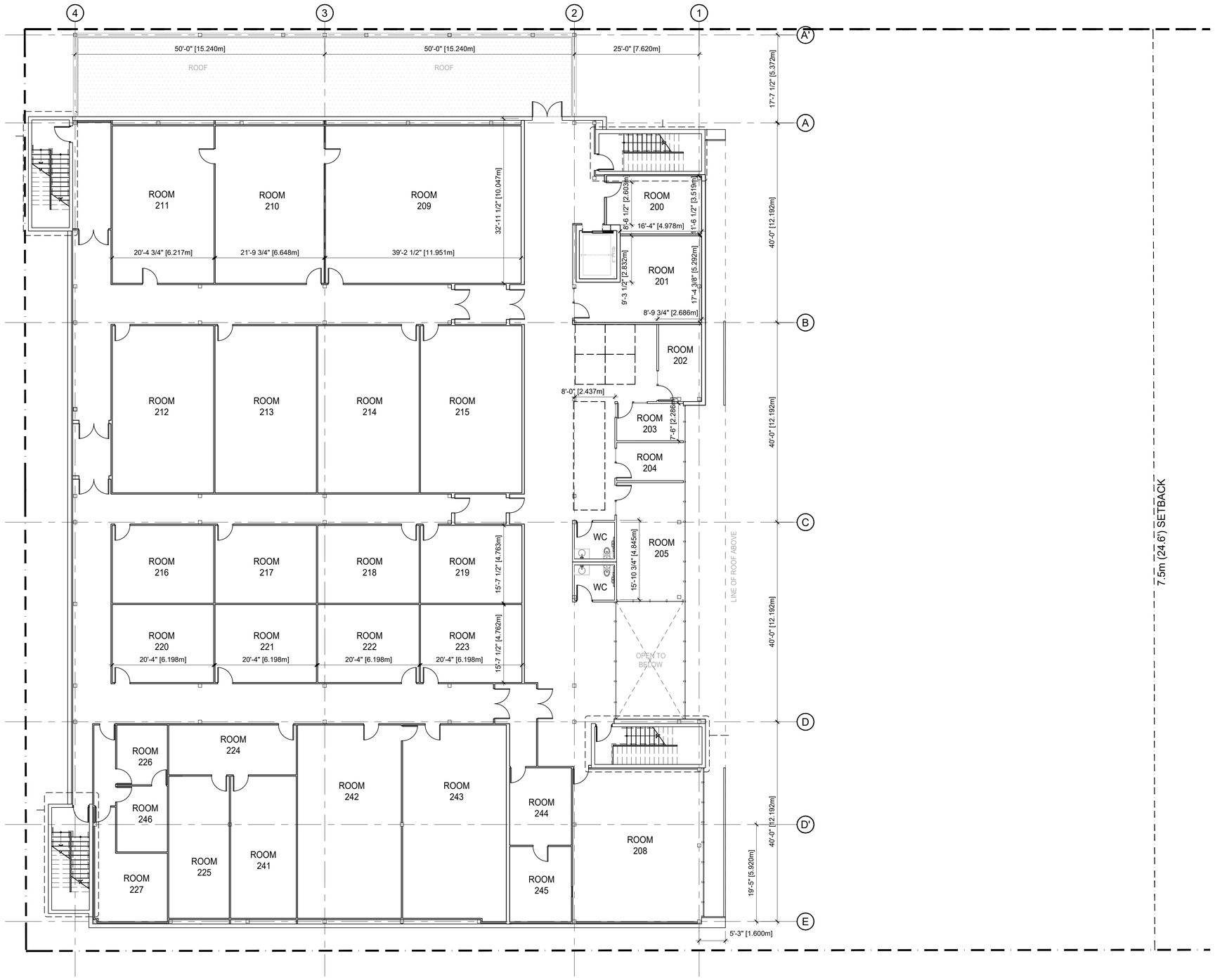
DRAWING TITLE

Level 1

DATE	-
JOB NO.	-
SCALE	AS NOTED
DRAWN	-
CHECKED	-



1 / A311 LEVEL 2
Scale: 3/32"=1'-0"
@ 50%: 3/64"=1'-0"

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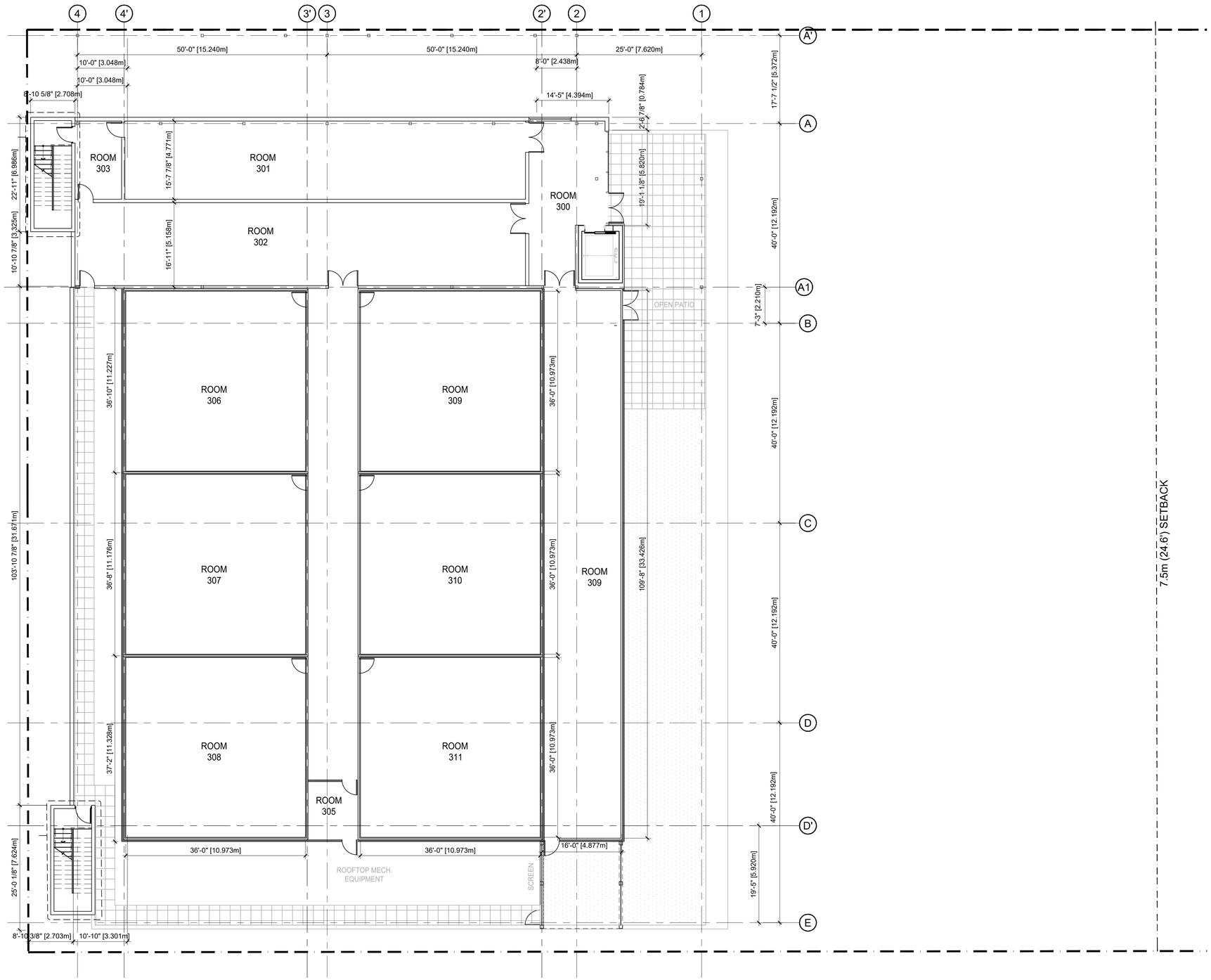
DRAWING TITLE

Level 2

DATE	-
JOB NO.	-
SCALE	AS NOTED
DRAWN	-
CHECKED	-



1 / A312 LEVEL 3
Scale: 3/32"=1'-0"
@ 50%: 3/64"=1'-0"

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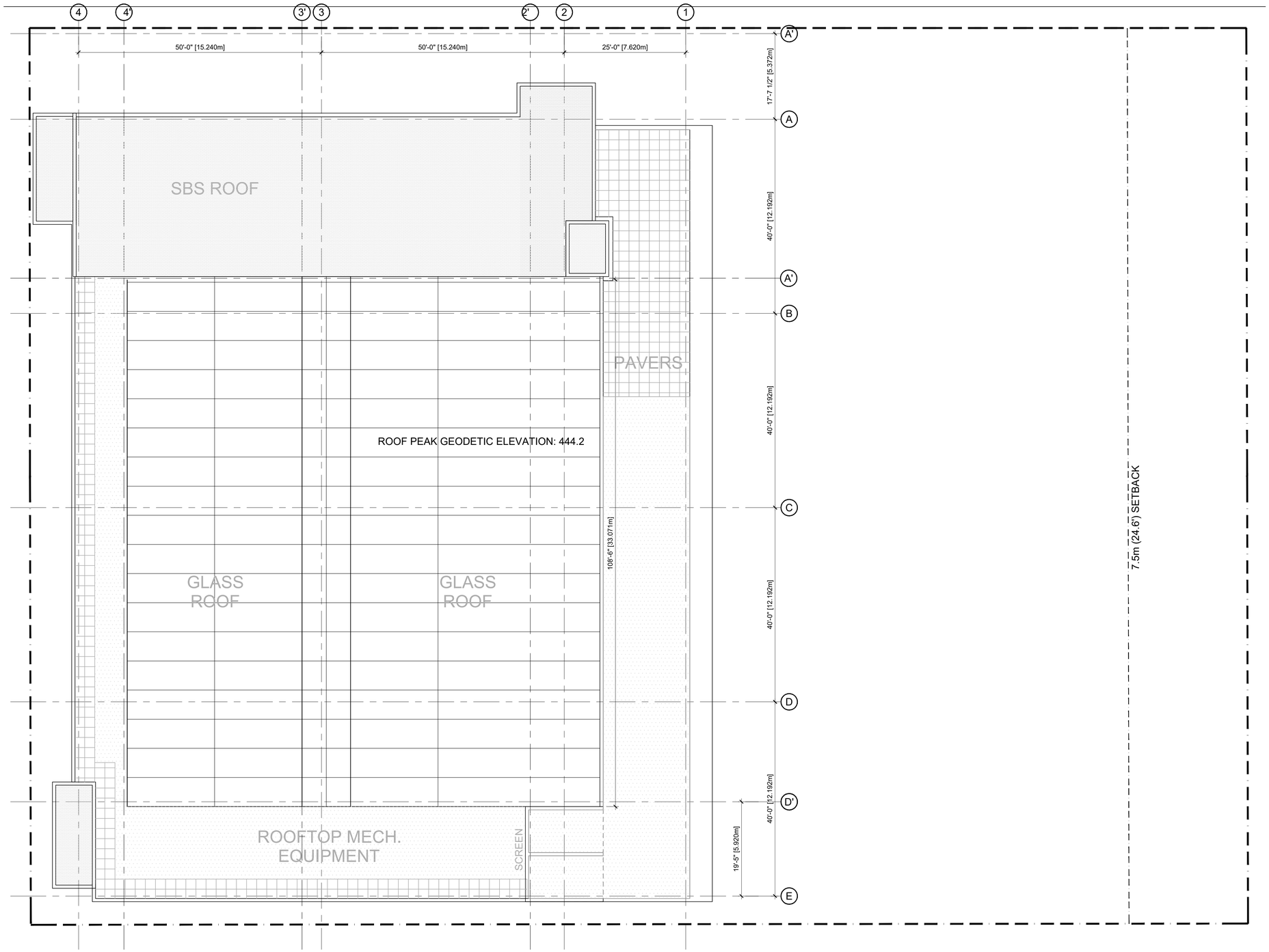
DRAWING TITLE

Level 3

DATE	-
JOB NO.	-
SCALE	AS NOTED
DRAWN	-
CHECKED	-



1 / A314 ROOF LEVEL
Scale: 3/32"=1'-0"
@ 50%: 3/64"=1'-0"

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DRAWING NUMBER

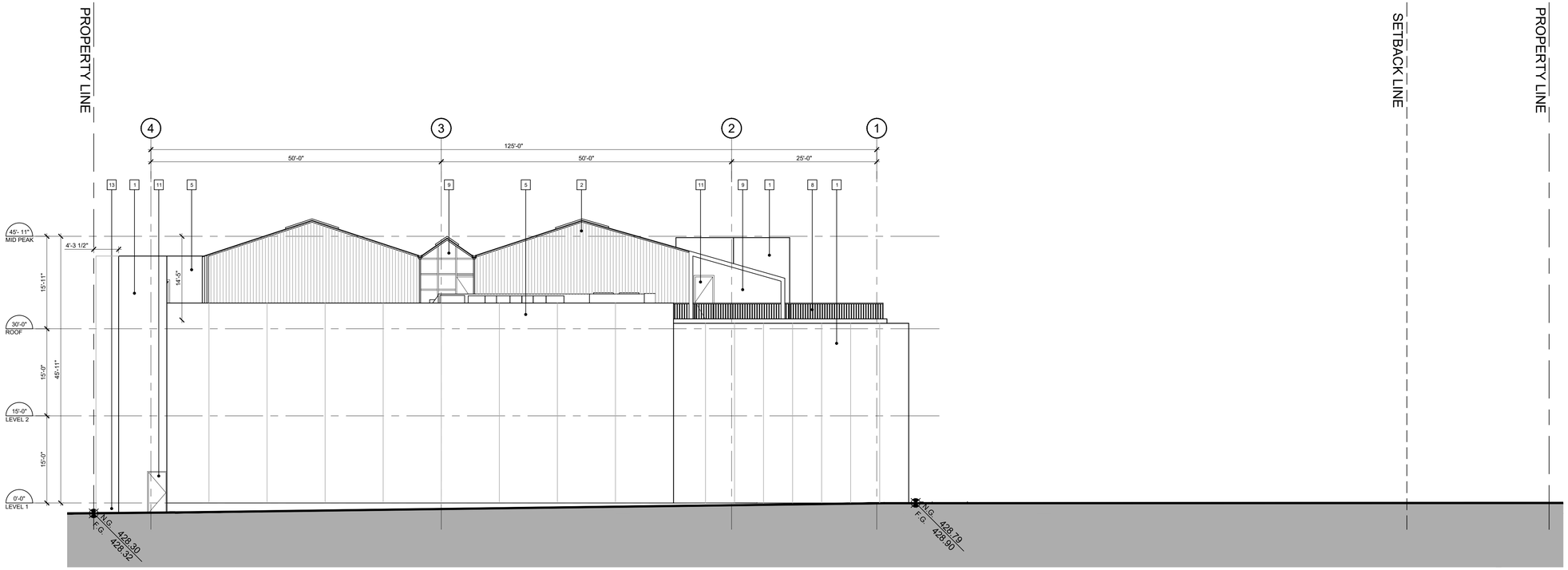
A314

DRAWINGS ARE NOT TO BE SCALED.
ALL DIMENSIONS SHALL BE VERIFIED ON SITE

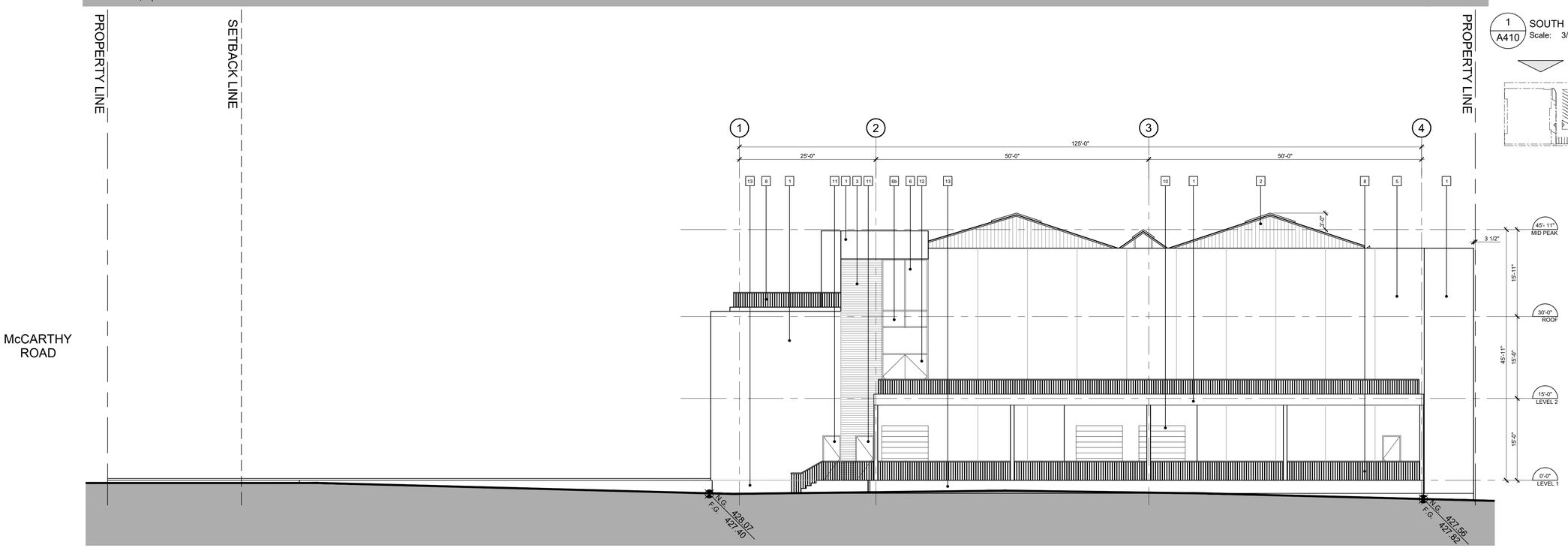
DRAWING TITLE

Roof Plan

DATE	-
JOB NO.	-
SCALE	AS NOTED
DRAWN	-
CHECKED	-



1 A410 SOUTH
Scale: 3/32"=1'-0"



2 A410 NORTH
Scale: 3/32"=1'-0"

1	INSULATED METAL PANEL CLADDING WHITE	4	WOOD-LIKE SCREEN	6B	STOREFRONT GLAZING C/W SILLICONE JOINT , SPANDREL	9	GLASS WINDOW PANEL
2	STANDING SEAM METAL CLADDING, WHITE	5	PRECAST INSULATED SANDWICH PANEL MEDIUM WHITE	7	PAINTED STEEL SCREEN / COLUMN	10	PAINTED OVERHEAD DOOR BROWN
3	WOOD-LIKE PANELLING	6	STOREFRONT GLAZING C/W BLACK ANODIZED FRAME, CLEAR	8	PAINTED ALUMINUM RAILING, BLACK	11	PAINTED STEEL WHITE / BROWN

12	STOREFRONT GLASS DOOR
13	PAINTED CONCRETE

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R+D Facility
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Kelowna, BC

DRAWING NUMBER

A410

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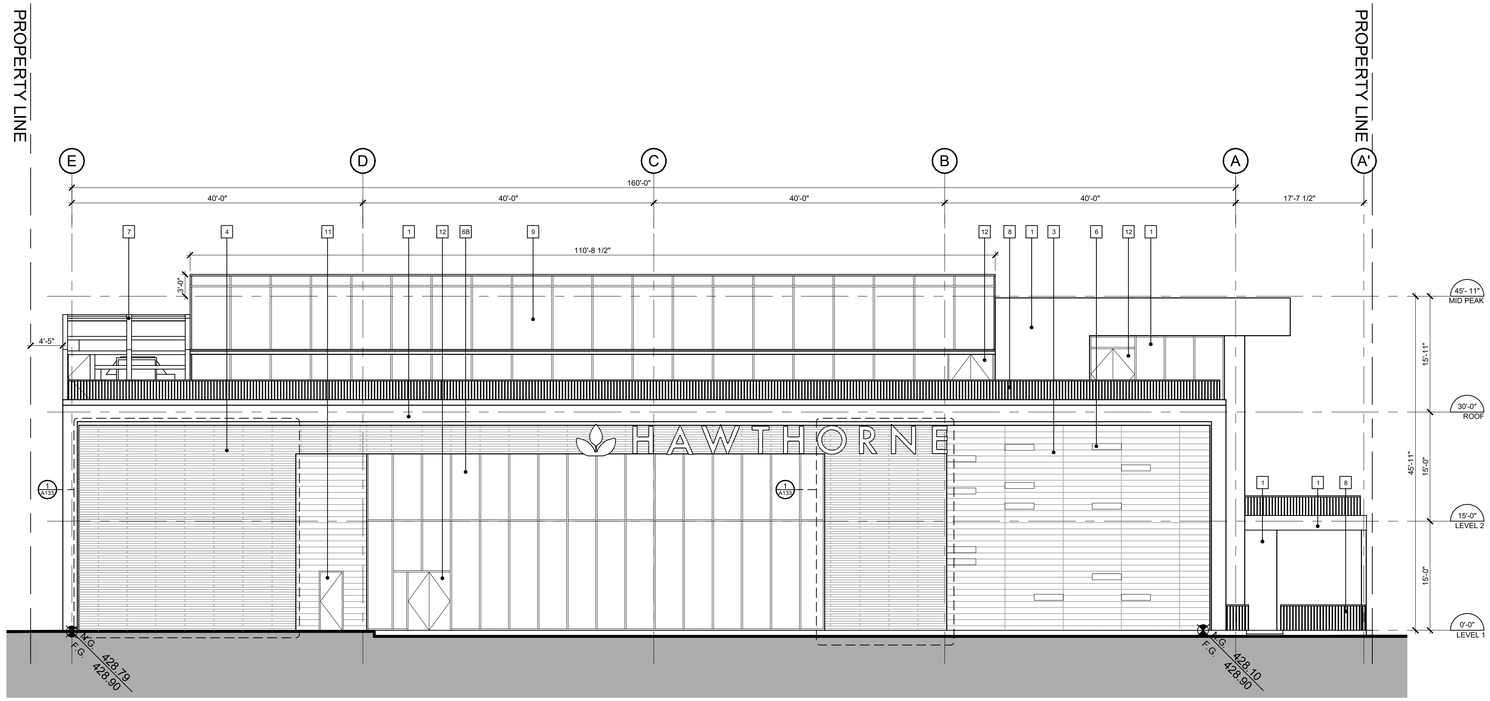
DRAWING TITLE

South + North Elevation

DATE	-
JOB NO.	-
SCALE	AS NOTED
DRAWN	-
CHECKED	-



1 / A411 EAST
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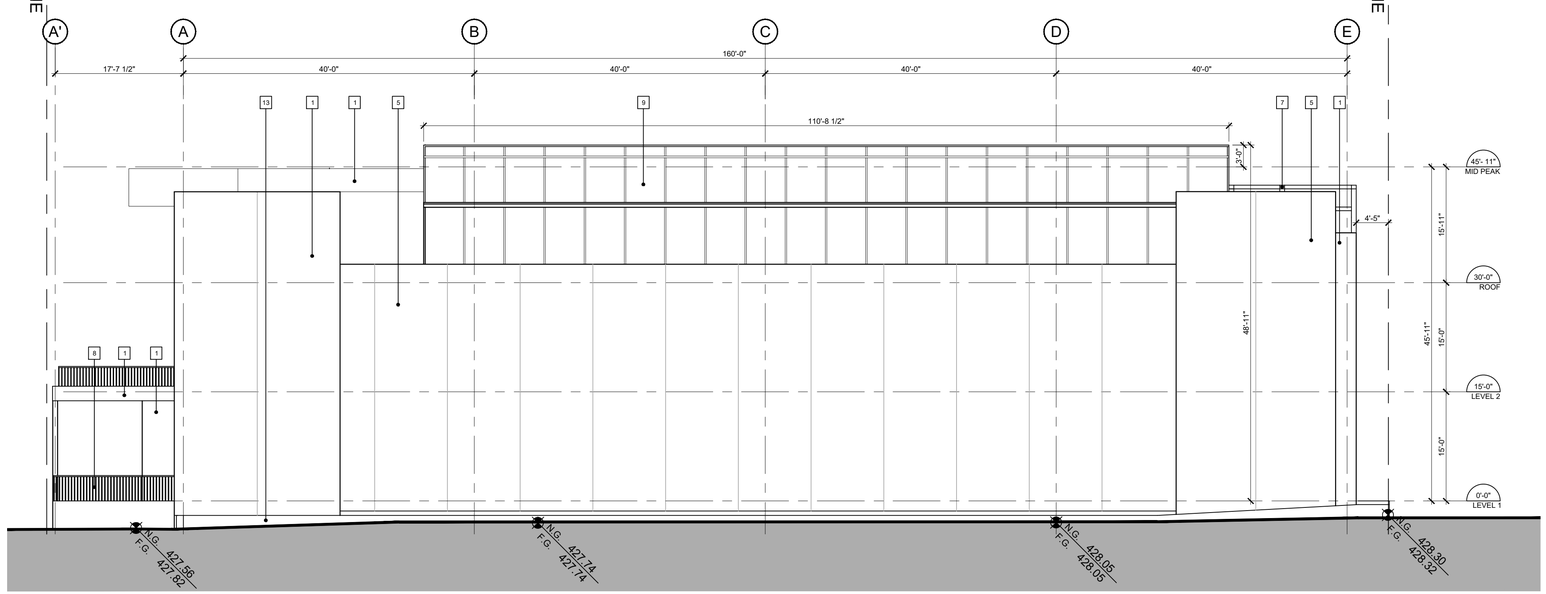

2 / A411 WEST
Scale: 3/32"=1'-0"

1	INSULATED METAL PANEL CLADDING WHITE	4	WOOD-LIKE SCREEN	6B	STOREFRONT GLAZING C/W SILLICONE JOINT , SPANDREL	9	GLASS WINDOW PANEL	12	STOREFRONT GLASS DOOR
2	STANDING SEAM METAL CLADDING, WHITE	5	PRECAST INSULATED SANDWICH PANEL MEDIUM WHITE	7	PAINTED STEEL SCREEN / COLUMN	10	PAINTED OVERHEAD DOOR BROWN	13	PAINTED CONCRETE
3	WOOD-LIKE PANELLING	6	STOREFRONT GLAZING C/W BLACK ANODIZED FRAME, CLEAR	8	PAINTED ALUMINUM RAILING, BLACK	11	PAINTED STEEL WHITE / BROWN		

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ATTACHMENT C
This forms part of application
Z18-0050
City of Kelowna
COMMUNITY PLANNING
Planner Initials LK

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No.	DATE	REVISION
01	2018.03.16	For City Review
02	2018.07.06	Rezoning Reapplication

PROJECT TITLE

R+D Facility
9570 + 9580
McCarthy Road
Kelowna, BC

DRAWING NUMBER

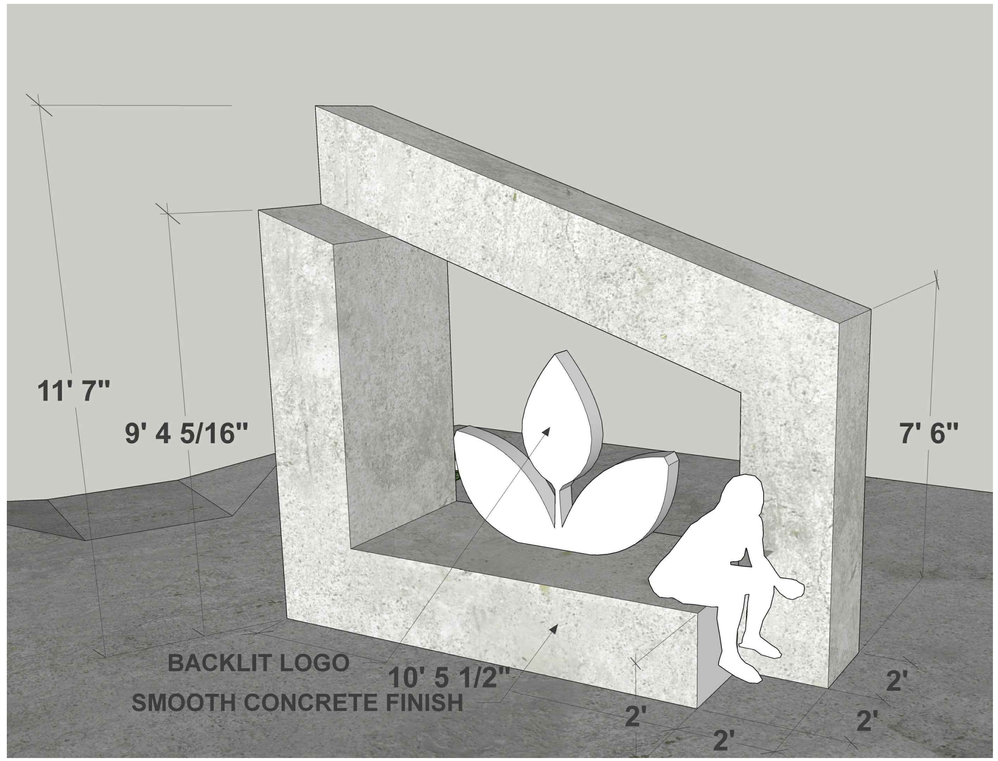
A411

DRAWINGS ARE NOT TO BE SCALED.
ALL DIMENSIONS SHALL BE VERIFIED ON SITE

DRAWING TITLE

East + West
Elevation

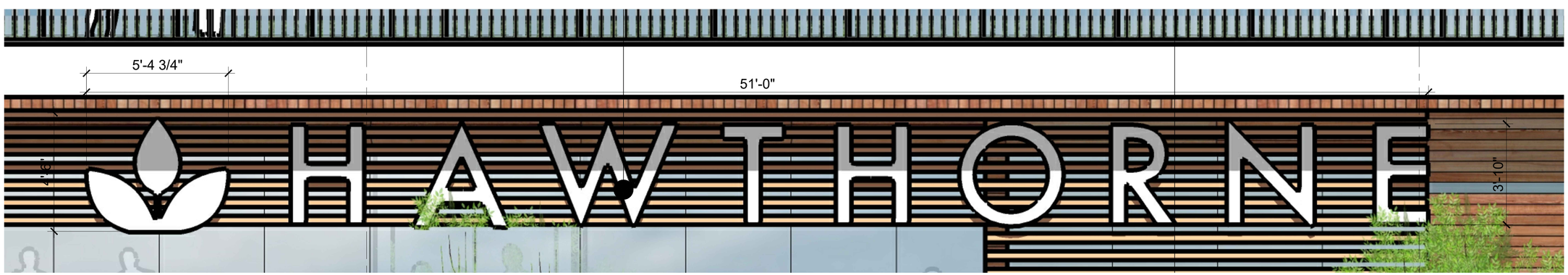
DATE	-
JOB NO.	-
SCALE	AS NOTED
DRAWN	-
CHECKED	-



1 / - FREE STANDING SITE SIGNAGE
Scale: NTS

MATERIALS BOARD

1	INSULATED METAL PANEL CLADDING WHITE	8	PAINTED ALUMINUM RAILING, BLACK
2	STANDING SEAM METAL CLADDING, WHITE	9	POLYCARBONATE WINDOW PANEL
3	WOOD-LIKE PANELLING	10	PAINTED OVERHEAD DOOR BROWN
4	WOOD-LIKE SCREEN	11	PAINTED STEEL WHITE / BROWN
5	PRECAST INSULATED SANDWICH PANEL MEDIUM WHITE	12	STOREFRONT GLASS DOOR
6	STOREFRONT GLAZING C/W BLACK ANODIZED FRAME, CLEAR	14	PAINTED STEEL SCREEN
6B	STOREFRONT GLAZING C/W SILLICONE JOINT , SPANDREL	15	PAINTED CONCRETE
		16	GREY ROOF MEMBRANE



2 / - BACK-LIT BUILDING SIGNAGE
Scale: NTS

MAD
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No.	DATE	REVISION
01	2018.03.16	For City Review
02	2018.07.06	Rezoning Reapplication

PROJECT TITLE

R+D Facility
9570 + 9580
McCarthy Road
Kelowna, BC

DRAWING NUMBER

A420

DRAWINGS ARE NOT TO BE SCALED.
ALL DIMENSIONS SHALL BE VERIFIED ON SITE

DRAWING TITLE

Materials Board /
Site Signage

DATE	-
JOB NO.	-
SCALE	AS NOTED
DRAWN	-
CHECKED	-

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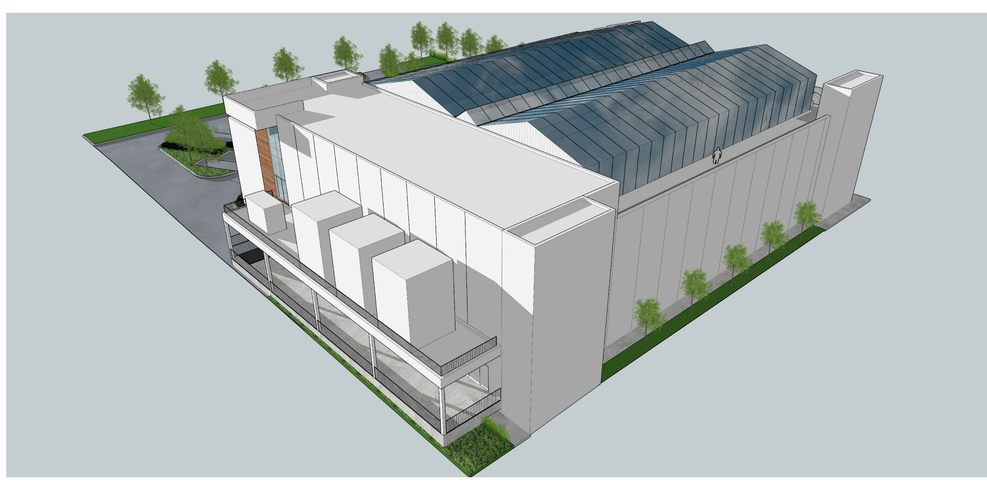

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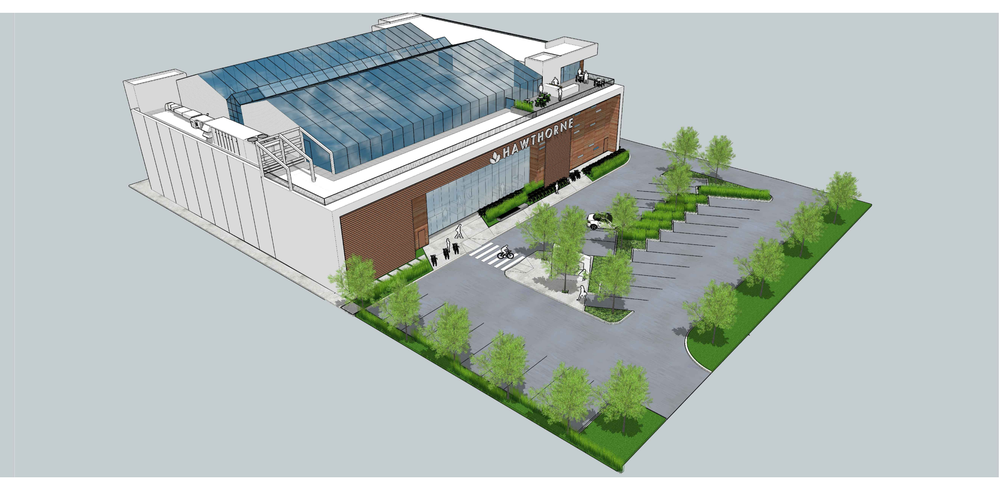

3 - SOUTH EAST
Scale: NTS

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No.	DATE	REVISION
01	2018.03.16	For City Review
02	2018.07.06	Rezoning Reapplication

PROJECT TITLE

R+D Facility
9570 + 9580
McCarthy Road
Kelowna, BC

DRAWING NUMBER

A430

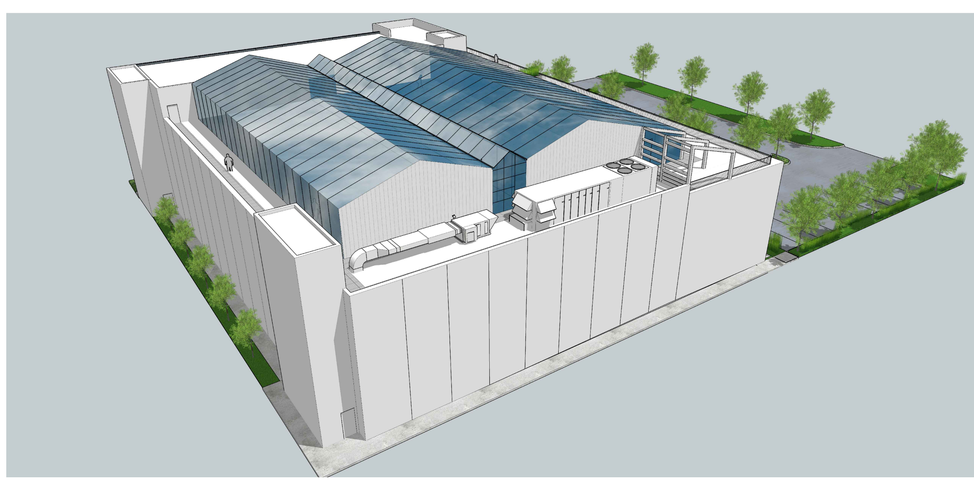
DRAWINGS ARE NOT TO BE SCALED.
ALL DIMENSIONS SHALL BE VERIFIED ON SITE

DRAWING TITLE

Perspectives

DATE	-
JOB NO.	-
SCALE	AS NOTED
DRAWN	-
CHECKED	-

1 / - NORTH EAST
Scale: NTS



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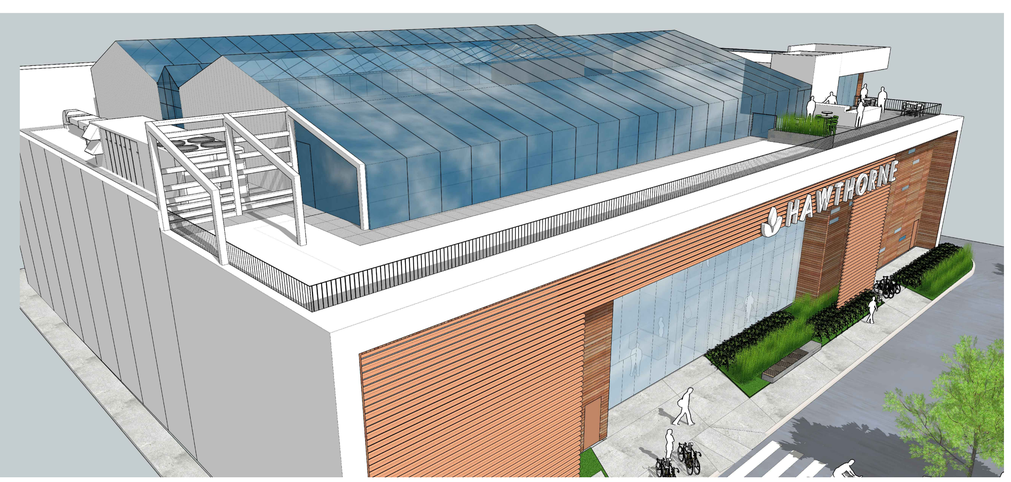
Scale: NTS



3 / - SOUTH EAST
Scale: NTS

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No.	DATE	REVISION
01	2018.03.16	For City Review
02	2018.07.06	Rezoning Reapplication

PROJECT TITLE

R+D Facility
9570 + 9580
McCarthy Road
Kelowna, BC

DRAWING NUMBER

A431

DRAWINGS ARE NOT TO BE SCALED.
ALL DIMENSIONS SHALL BE VERIFIED ON SITE

DRAWING TITLE

Perspectives

DATE	-
JOB NO.	-
SCALE	AS NOTED
DRAWN	-
CHECKED	-

REPORT TO COUNCIL

Date:	July 30, 2018		
RIM No.	1250-30		
To:	City Manager		
From:	Community Planning Department (TH)		
Application:	Z18-0046	**Owner:**	Lisa and Edward Berk
Address:	820 Paret Road	**Applicant:**	Lisa and Edward Berk
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. Z18-0046 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 3 District Lot 579 SDYD Plan 15130 , located at 820 Paret 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 FURTHER THAT the Rezoning Bylaw be forwarded to a Public Hearing for further consideration.

2.0 Purpose

To rezone the subject property to facilitate a carriage house.

3.0 Community Planning

Community Planning supports the Rezoning application to permit a carriage house on the subject parcel. A carriage house meets one of the forms of housing intended for the Single/Two Unit Residential (S2RES) designation in Kelowna's Official Community Plan. Rental units are in high demand in Kelowna, a carriage house may not be stratified remains as a rental unit for its entire lifespan. The subject parcel is within Kelowna's Permanent Growth Boundary and a BC Transit bus stop is located within 200 m on Gordon Drive.

One variance is triggered by this application as the owners are retaining an existing workshop on the property. The workshop and proposed carriage house will exceed the allowable maximum footprint for all accessory structures in the proposed RU1C zone. No Development Engineering requirements are a condition of this rezoning as the subject property is serviced with adequate water and sewer infrastructure.

The applicant submitted a Neighbourhood Consultation Summary Form to staff on July 9, 2018 outlining that Council Policy No. 367 has been fulfilled.

4.0 Proposal

4.1 Background

The existing workshop is unique in that it was the workshop of Bernie Barski. Mr. Barski owned and operated a fiberglass manufacturing plant called *Barski Industries*. Mr. Barski is responsible for the creation of the apple at Gyro Beach, many characters for the Flintstone's Park, as well as the Whinny the Pooh in City Park in Kelowna. Mr. Barski's daughter Lisa now lives on the property with her husband. The couple maintain the workshop and many neighbours still come over to use the space and tools. The owners would like to keep the workshop for the length of their life on the property.

4.2 Project Description

The applicant is proposing a single storey carriage house. The RU1C zone regulates that the total footprint of all single storey accessory structures may not exceed the lesser of 20% site coverage on the land, or 120 sq.m. The applicant is proposing to have accessory structures (existing workshop and proposed carriage house) cover a total of 6% of the land, however the combined footprint coverage measures 184 sq.m. As the square meters are over the allowable size, a variance is triggered for the construction of the carriage house.

If the current RU1C Rezoning application is approved by Council, a Development Variance Permit will be presented to Council to consider the increase to the allowable footprint to 184 sq.m. (6% site coverage).

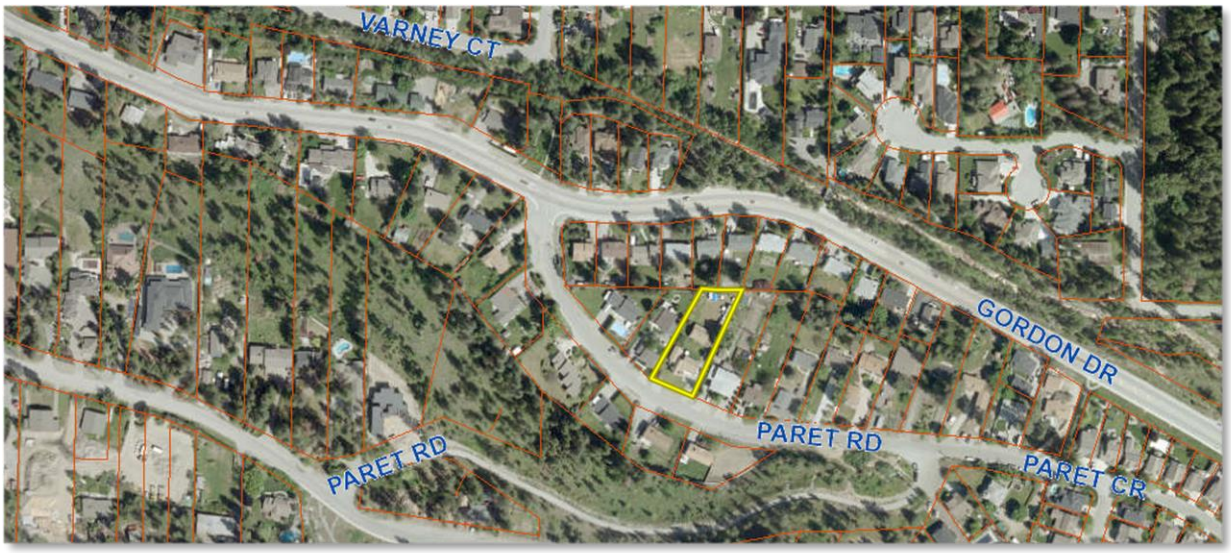
4.3 Site Context

The subject parcel is 0.53 acres in size. The principle dwelling was constructed in the 1960s, workshop constructed in the 1970s. The property is located in the Southwest Mission sector of Kelowna and is within the Permanent Growth Boundary.

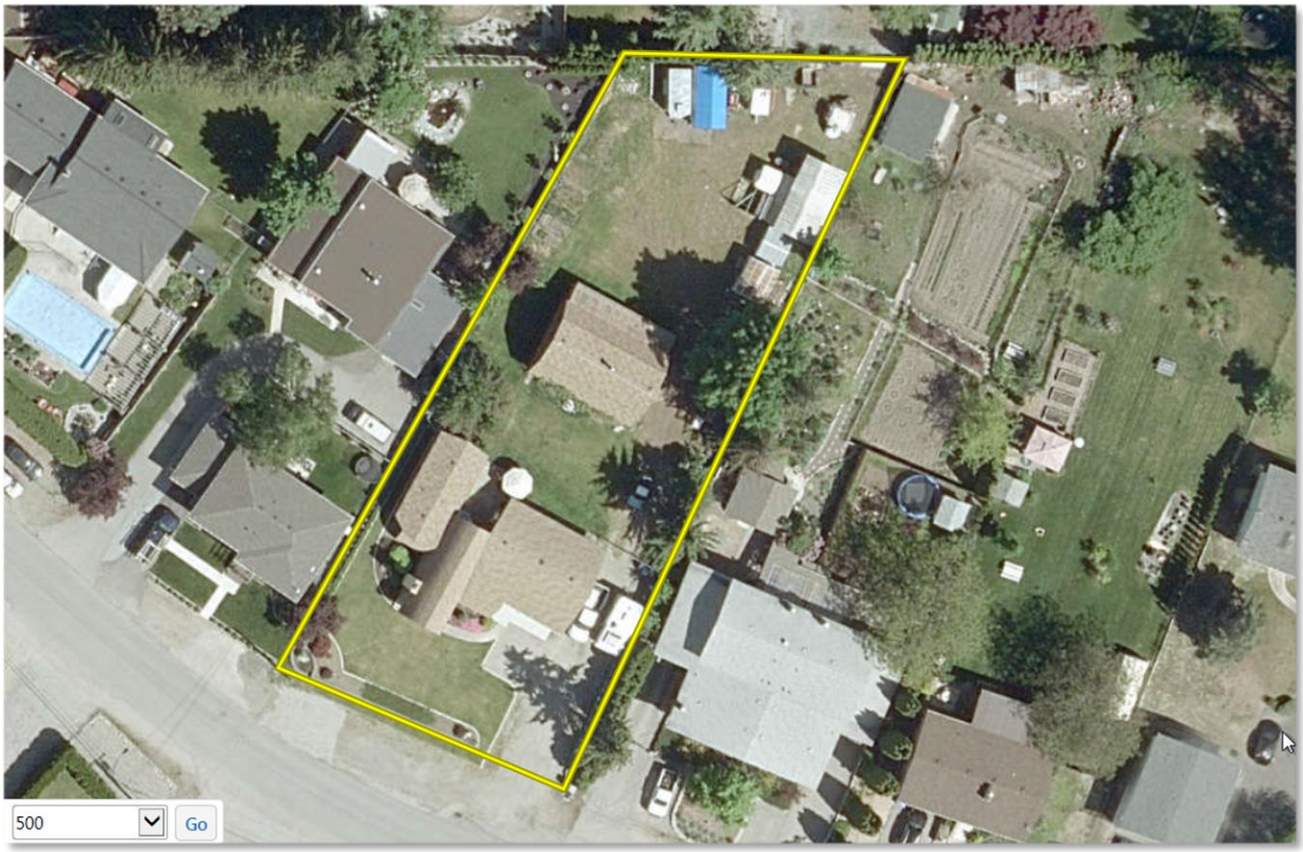
Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1	Single Family Dwelling
East	RU6	Single Family Dwelling
South	RU1	Single Family Dwelling
West	RU6	Two Dwelling Housing

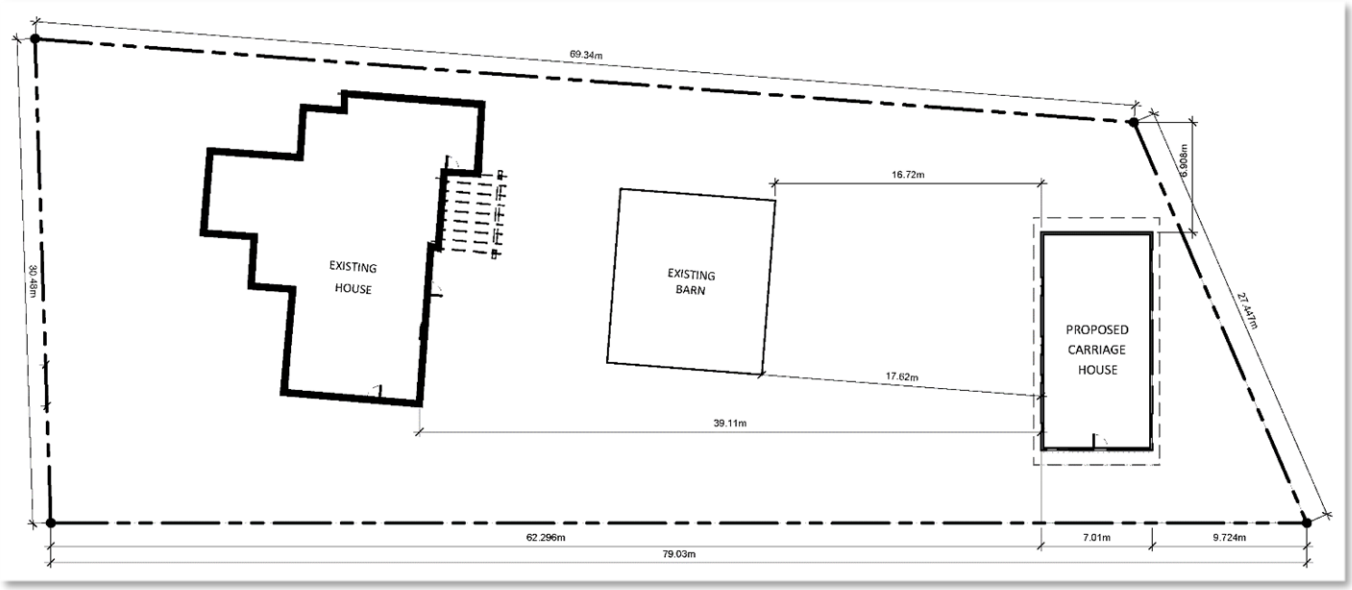
Neighbourhood Context: 820 Paret Rd



Subject Property: 820 Paret Rd



Proposed Site Plan: 820 Paret Rd



4.4 Zoning Analysis Table

Subdivision Regulations are not applicable to this rezoning application, for information only.

Zoning Analysis Table		
CRITERIA	**RU1C ZONE REQUIREMENTS**	**EXISTING CONDITIONS**
Existing Lot/Subdivision Regulations		
Lot Area	550 m²	2,145 m²
Lot Width	16.5 m	30.0 m
Lot Depth	30.0 m	79.0 m
Development Regulations		
Max Site Coverage	40%	13%
Max Site Coverage incl driveways & parking	50%	23%
Max Height principal dwelling	9.5 m or 2.5 storeys	1.5 storey
One Storey Carriage House Regulations		
CRITERIA	**REQUIREMENT**	**PROPOSED**
Min Parking	3	3
Max combined site coverage of carriage house and all accessory buildings	Lesser of 20% or 130 m²	6% / 184 m² ❶
Max **footprint** of a carriage house	100 m²	96.2 m²
Max **footprint** of accessory buildings	50 m²	87 m² Existing building – legal non-conforming
Max net floor area of carriage house	100 m²	96.2 m²
Max height	Lesser of 4.8 m or height of existing dwelling	4.6 m
Min front yard	9.0 m	+ 50.0 m
Min side yard	1.5 m	4.5 m
Min rear yard	1.5 m	1.5 m
Min distance to principal dwelling	3.0 m	+10.0 m
❶ Indicates a requested variance to maximum combined site coverage of carriage house and all accessory buildings.		

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Single / Two Unit Residential (S2RES) [1] Single detached homes for occupancy by one family, single detached homes with a secondary suite or carriage house, semi-detached buildings used for two dwelling units, modular homes, bareland strata, and those complementary uses…

The proposed carriage house is an approved dwelling form in the S2RES designation.

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

The subject parcel is located within 200 m of a BC Transit bus stop. Three schools also exist within a 1.5 km radius of the subject parcel.

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

Technical Comments

5.2 Building & Permitting Department

A Full Plan Check is required at time of Building Permit for the Carriage House.

5.3 Development Engineering Department

City of Kelowna infrastructure does not require upgrading for this application.

6.0 Application Chronology

Date of Application Received: April 24, 2018
Date Public Consultation Completed: July 7, 2018

Report prepared by: Tracey Hillis

Reviewed by: Dean Strachan, Suburban and Rural Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

none

REPORT TO COUNCIL

Date:	July 30, 2018		
RIM No.	1250-30		
To:	City Manager		
From:	Community Planning Department (AF)		
Application:	Z18-0035	**Owner:**	Montemurro Industries Inc.
Address:	4624 Raymer Road	**Applicant:**	New Town Services
Subject:	Rezoning Application		
Existing OCP Designation:	S2RES – Single / Two Unit Residential		
Existing Zone:	RU1 – Large Lot Housing		
Proposed Zone:	RU2 – Medium Lot Housing		

1.0 Recommendation

THAT Rezoning Application No. Z18-0035 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 6, District Lot 357, ODYD, Plan 17105, located at 4624 Raymer Road, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU2 – Medium Lot Housing zone be considered by Council;

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

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Attachment "A" attached to the Report from the Community Planning Department dated April 11, 2018;

AND THAT a maintenance access easement be registered on the title of the subject property prior to final adoption;

2.0 Purpose

To consider a development application to rezone to RU2 – Medium Lot Housing to facilitate a potential future four lot subdivision

3.0 Community Planning

Community Planning supports the proposed rezoning from RU1 – Large Lot Housing to RU2 – Medium Lot Housing as it fulfills the Official Community Plan (OCP) objective of modestly increasing density in an existing single family neighbourhood within the City's Permanent Growth Boundary. The rezoning will facilitate a potential future four-lot subdivision as the RU2 zone allows for narrower width lots than the

existing Ru1 zone. The subject property is fully serviced and is in close proximity to transit, parks, and schools.

Community Planning recommends that a 4.5 m wide maintenance right-of-way be registered on the subject property to provide access over the existing drainage channel located at the southwest corner of the site. This right-of-way requirement will be a condition of zoning approval.

4.0 Proposal

4.1 Background

The subject property currently has an existing single family dwelling located near the western or rear portion of the site with a large amount of mature vegetation surrounding the home. The existing home would be required to be removed from the site to facilitate a future subdivision of the existing lot.

4.2 Project Description

The proposed rezoning from RU1 to RU2 would facilitate the development of a potential future four lot subdivision of the subject property. The proposed rezoning 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 one of the larger properties within the neighbourhood and 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.

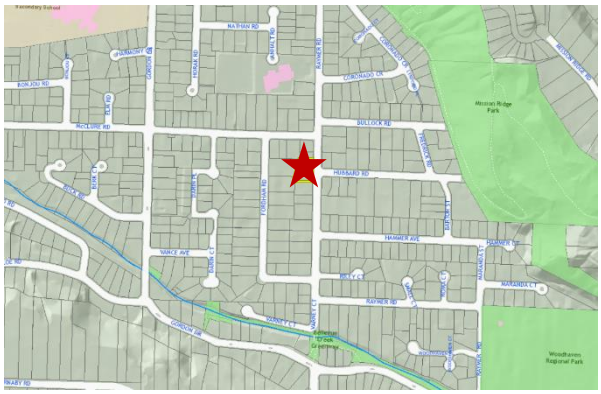
4.3 Site Context

The subject property is located in North Okanogan Mission near the intersection of McClure Road and Raymer Road and west of Mission Ridge Park. It is in close proximity to transit routes located along Gordon Drive and is within walking distance to Mission Ridge Park and Woodhaven Regional Park. The surrounding neighbourhood is largely comprised of RU1 zoned properties. There is one other RU2 zoned property within the area. Other surrounding zones within the neighbourhood include several RU1c – Large Lot Housing with Carriage House, RU6 – Two Dwelling Housing, and one RU4 – Low Density Cluster Housing zoned properties.

Specifically, adjacent land uses are as follows:

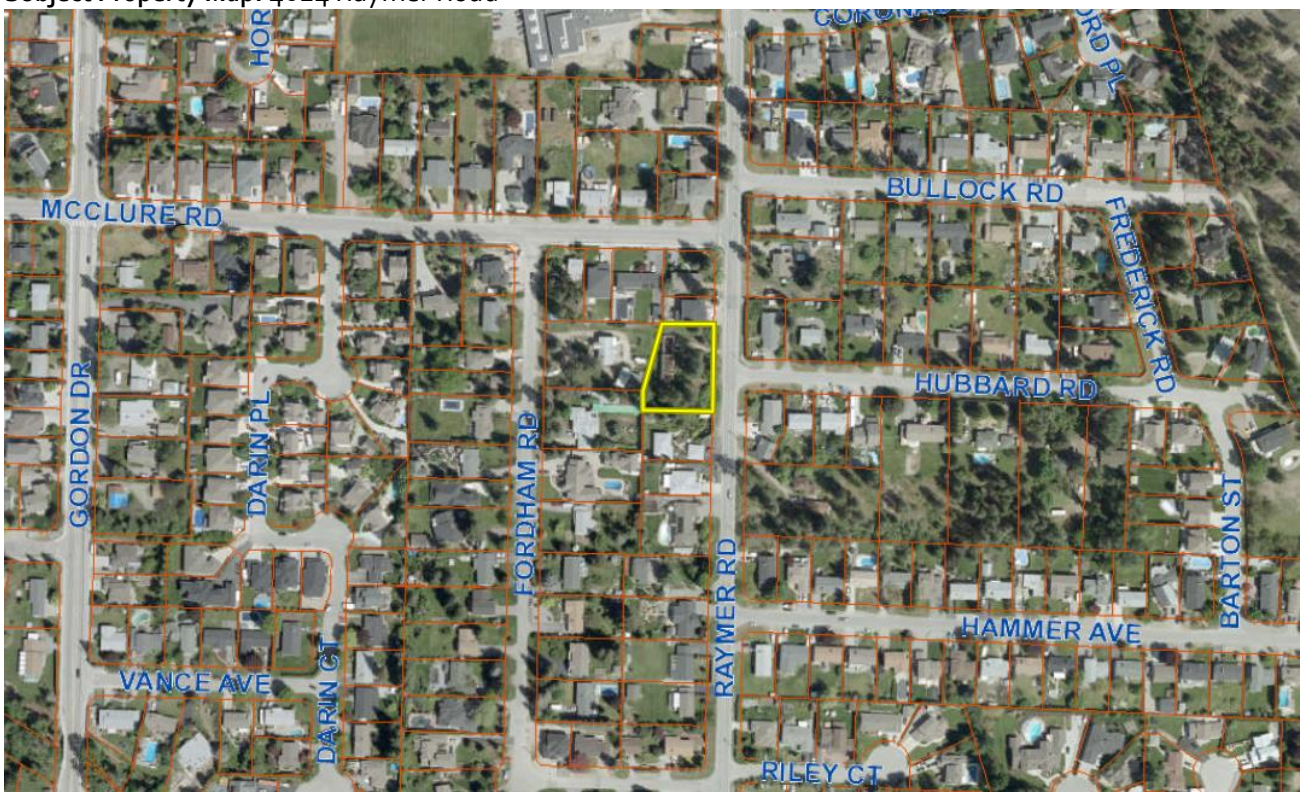
Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing	Residential
East	RU1 – Large Lot Housing	Residential
South	RU1 – Large Lot Housing	Residential
West	RU1 – Large Lot Housing	Residential

Site Context Map



Future Land Use Map

Subject Property Map: 4624 Raymer Road



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process

Compact Urban Form.[1] Develop a compact urban form that maximizes the use of existing infrastructure and contributes to energy efficient settlement patterns. This will be done by

[1] City of Kelowna Official Community Plan, Policy 5.2.3 (Development Process Chapter).

increasing densities (approximately 75 - 100 people and/or jobs located within a 400 metre walking distance of transit stops is required to support the level of transit service) through development, conversion, and re-development within Urban Centres (see Map 5.3) in particular and existing areas as per the provisions of the Generalized Future Land Use Map 4.1.

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

6.0 Technical Comments

6.1 Building & Permitting Department

- Demolition Permit required for the existing structure.

6.2 Development Engineering Department

- See attached memorandum dated April 11, 2018

6.3 Fire Department

- No concerns with proposed rezoning application

7.0 Application Chronology

Date of Application Received: March 22, 2018
Date Public Consultation Completed: May 23, 2018

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

Attachments:

Attachment A: Development Engineering Technical Comments
Site Plan

[2] City of Kelowna Official Community Plan, Policy 5.22.6 (Development Process Chapter).

CITY OF KELOWNA

MEMORANDUM

ATTACHMENT A
This forms part of application
Z18-0035
Planner Initials AF
City of Kelowna
COMMUNITY PLANNING

Date: April 11, 2018

File No.: Z18-0035

To: Community Planning (AF)

From: Development Engineering Manager (JK)

Subject: 4624 Raymer Road RU1 to RU2

Development Engineering has the following comments and requirements associated with this application.

1. General

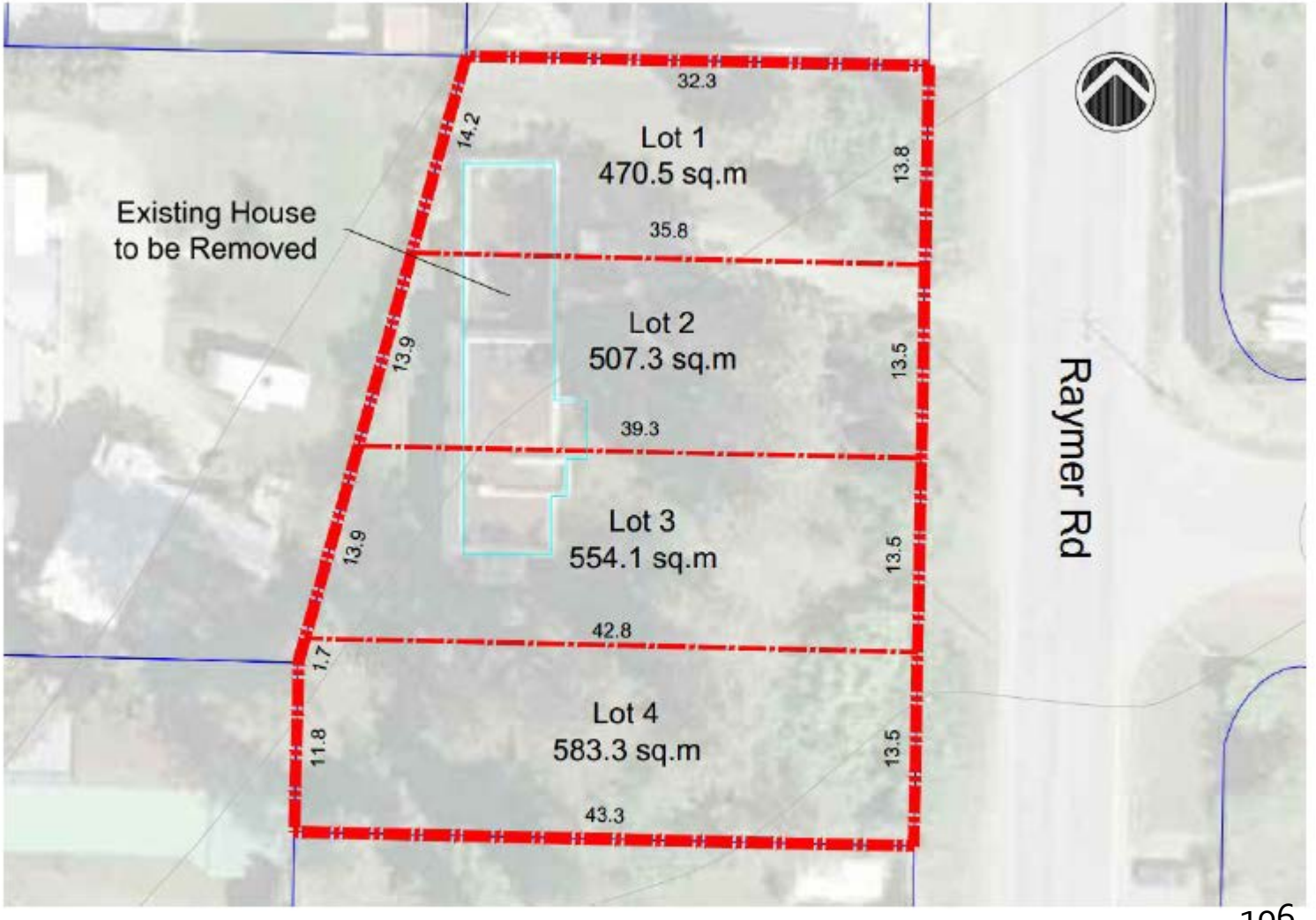
Road frontage improvements are triggered by this rezoning application. The requirements include curb and gutter, storm drainage system and pavement widening. Also required is a landscaped boulevard, street lighting and the re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. The cost of this construction is at the applicant's expense.

The proposed redevelopment includes the subject parcel being subdivided into two lots. A subdivision application will require service upgrades that include the installation of additional services. The work will require road cuts and boulevard and pavement restoration. Development Engineering is prepared to defer the requirements of the rezoning to the subdivision stage.

for

James Kay, P. Eng.
Development Engineering Manager

JA



Conceptual subdivision pattern (to be applied for at a later date).