

City of Kelowna

Regular Council Meeting

AGENDA



Monday, April 4, 2016

1:30 pm

Council Chamber

City Hall, 1435 Water Street

Pages

1. Call to Order

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

2. Confirmation of Minutes

4 - 8

PM Meeting - March 21, 2016

3. Development Application Reports & Related Bylaws

3.1 1835 Gordon Drive, DP15-0264 - RG Properties Ltd.

9 - 24

Mayor to invite the Applicant, or Applicant's Representative to come forward.

To consider a Staff recommendation to NOT issue a Development Permit for the form and character of a digital pylon sign.

3.2 889 McCurdy Place, Z16-0003 - P J S Holdings Ltd.

25 - 29

To consider a Rezoning Application on the subject property from the I1 - Business Industrial zone to the I2 - General Industrial zone to allow general industrial uses with outdoor storage.

3.3 889 McCurdy Place, BL11217 (Z16-0003) - P J S Holdings Ltd.

30 - 30

To give Bylaw No. 11217 first reading in order to rezone the subject property to allow general industrial uses with outdoor storage.

3.4 190 Homer Road, Z15-0044 - Kaskade Developments Group. Inc.

31 - 40

To rezone the subject property to facilitate the conversion of an accessory building into a carriage house.

- 3.5 190 Homer Road, BL11218 (Z15-0044) - Kaskade Developments Group Inc. 41 - 41**

To give Bylaw No. 11218 first reading in order to rezone the subject property to facilitate the conversion of an accessory building into a carriage house.

- 3.6 2970 Shayler Court, Z15-0056 - Bruce & Helga Morris 42 - 53**

To rezone the subject property to facilitate a carriage house.

- 3.7 2970 Shayler Court, BL11219 (Z15-0056) - Bruce & Helga Morris 54 - 54**

To give Bylaw No. 11219 first reading in order rezone the subject property to facilitate a carriage house.

- 3.8 990 Guisachan Road, OCP15-0019 & Z15-0065 - Strandhaus Developments Inc. 55 - 78**

To amend the Official Community Plan to change the OCP Future Land Use designation to MRL and to rezone the subject property to the RM3 zone to facilitate a five unit multi family dwelling on the subject properties.

- 3.9 990 Guisachan Road, BL11220 (OCP15-0019) - Strandhaus Developments Inc. 79 - 79**

Requires a majority of all members of Council (5).

To give Bylaw No. 11220 first reading in order to change the Future Land Use Designation of the subject property to facilitate a five unit multi family dwelling.

- 3.10 990 Guisachan Road, BL11221 (Z15-0065) - Strandhaus Developments Inc. 80 - 80**

To give Bylaw No. 11221 first reading in order to rezone the subject property to facilitate a five unit multi family dwelling.

- 3.11 477 Christleton Avenue, Z16-0007 - Legault Enterprises Ltd. 81 - 104**

To rezone the subject property to facilitate the development of two detached dwellings.

- 3.12 477 Christleton Avenue, BL11222 (Z16-0007) - Legault Enterprises Ltd. 105 - 105**

To give Bylaw No. 11222 first reading in order to rezone the subject property to facilitate the development of two detached dwellings.

4. Bylaws for Adoption (Development Related)

- 4.1 1457 Highway 33 East, BL11129 (Z15-0020) - Francesco Guarini 106 - 106**

To adopt Bylaw No. 11129 in order to rezone the subject property to facilitate the development of a second dwelling.

5. Non-Development Reports & Related Bylaws

5.1 Snow and Ice Control Policy for Parks and Civic Properties 107 - 110

To adopt a new snow and ice control policy for parks and civic properties that outlines minimum standards for maintenance and for risk management purposes.

5.2 1525 Dickson Road (Portion of) - Proposed Road Closure 111 - 113

To close a 22.9m² portion of Dickson Avenue (the “Subject Property”) that was dedicated to the City as part of the redevelopment of the adjacent property.

5.3 1525 Dickson Road (Portion of), BL11224 - Road Closure Bylaw 114 - 115

To give Bylaw No. 11224 first, second and third readings in order to authorize the City to permanently close and remove the highway dedication of a portion of Highway on Dickson Avenue.

6. Bylaws for Adoption (Non-Development Related)

6.1 BL11200 - Amendment No. 7 to Miscellaneous Fees and Charges Bylaw No. 9381 116 - 117

To adopt Bylaw No. 11200 in order to amend the City of Kelowna's Miscellaneous Fees and Charges Bylaw to provide a means for recovering costs associated with the collection of traffic count data.

6.2 BL11204 - Repeal Road Closure Bylaw No. 5158-81 118 - 118

Mayor to invite anyone in the public gallery who deems themselves affected by proposed reopening of a portion of Bowes Street between Glenwood Avenue and Guisachan Road to come forward.

To adopt Bylaw No. 11204 in order to repeal Road Closure Bylaw No. 5158-81.

7. Mayor and Councillor Items

8. Termination



City of Kelowna Regular Council Meeting Minutes

Date: Monday, March 21, 2016
 Location: Council Chamber
 City Hall, 1435 Water Street

Members Present Mayor Colin Basran, Councillors Maxine DeHart, Gail Given, Charlie Hodge, Mohini Singh and Luke Stack

Members Absent Councillors Ryan Donn, Tracy Gray and Brad Sieben

Staff Present City Manager, Ron Mattiussi*; Acting City Manager, Doug Gilchrist*; City Clerk, Stephen Fleming; Community Planning Department Manager, Ryan Smith*; Urban Planning Manager, Terry Barton*; Fire Chief, Jeff Carlyle*; Financial Services Director, Genelle Davidson*; Planner Specialist, Graham March*; Long Range Policy Planning Manager, James Moore*; Special Project Manager, Water District Integration, Ron Westlake*; Property Officer, Tammy Abrahamson*; Real Estate Services Manager, John Saufferer*; Park & Landscape Planner, Barbara Davidson*; Parks Services Manager, Ian Wilson*; Parks & Buildings Planning Manager, Robert Parlane*; Transportation & Mobility Manager, Moudud Hasan*; Council Recording Secretary, Arlene McClelland

(* Denotes partial attendance)

1. Call to Order

Mayor Basran called the meeting to order at 1:33 p.m.

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

Mayor Basran on behalf of Council made a statement offering condolences to family and friends of Ben Lee who passed away March 20th and praised Mr. Lee's numerous contributions to the City and the community. The Mayor stated that the City flag would fly at half-mast until sunset, Saturday, March 26th, the day of the Celebration of Life, to be held in Ben Lee Park at 1:00 p.m.

2. Confirmation of Minutes

Moved By Councillor Hodge/Seconded By Councillor Stack

R213/16/03/21 THAT the Minutes of the Regular Meeting of March 14, 2016 be confirmed as circulated.

Carried

3. Development Application Reports & Related Bylaws

3.1 1040 Hollywood Road South, DP15-0319 - The Board of School Trustees of School District No. 23 (Central Okanagan)

Staff:

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

Moved By Councillor Given/Seconded By Councillor Hodge

R214/16/03/21 THAT Council authorizes the issuance of Development Permit No. DP15-0319 for Lot 9, Section 22, Twp. 26, ODYD Plan 19144 located at 1040 Hollywood Road, Kelowna, BC subject to the following:

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

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

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

Carried

4. Bylaws for Adoption (Development Related)

4.1 330 Davie Road, BL11203 (Z15-0062) - Carissa Kennedy & Jeremiah Weiler

Moved By Councillor Hodge/Seconded By Councillor DeHart

R215/16/03/21 THAT Bylaw No. 11203 be adopted.

Carried

5. Non-Development Reports & Related Bylaws

5.1 2015 Development Summary Report

Staff:

- Displayed a PowerPoint Presentation summarizing the report.

Moved By Councillor Hodge/Seconded By Councillor Singh

R216/16/03/21 THAT Council receives for information the report of the Planner Specialist, dated March 21, 2016, with respect to the 2015 Development Statistics Summary Report.

Carried

5.2 2016-2030 Kelowna Fire Department Strategic Plan

Staff:

- Displayed a PowerPoint Presentation summarizing the Fire Department's 14-year Strategic Plan and responded to questions from Council.

Moved By Councillor Given/Seconded By Councillor Stack

R217/16/03/21 THAT Council supports in principle the 2016-2030 Kelowna Fire Department Strategic Plan as set out in the form attached to the Report by the Fire Chief on March 21, 2016;

AND THAT the implementation of recommendations outlined in the 2016-2030 Kelowna Fire Department Strategic Plan will be considered within the City of Kelowna 2030 Infrastructure Plan and annual budget process for priority and funding commencing in 2017 with the incremental staffing increase of 12 firefighters and renovations to Station 8 in Glenmore as the interim facility until the new 5 Station is completed;

AND FURTHER THAT Council directs staff to report back on the implications of amending the 2030 Infrastructure Plan to identify the new Station 5 for construction in 2020.

Carried

5.3 Kelowna Rapid Bus - Operations and Maintenance Agreement

Staff:

- Provided an overview of the Rapid Bus operating and maintenance agreement.

Moved By Councillor Given/Seconded By Councillor Singh

R218/16/03/21 THAT Council receives, for information, the Report of the Special Project Manager - Water Infrastructure dated March 16, 2016 with respect to the Kelowna Rapid Bus - Operations and Maintenance Agreement;

AND THAT Council authorize the Mayor and City Clerk to execute the Interagency Agreement for Operation and Maintenance of the Highway 97 Rapid Bus Assets and Infrastructure.

Carried

5.4 1639 Byrns Road - Farm Lease to Byrns Farms Ltd.

Staff:

- Displayed a PowerPoint Presentation summarizing the farm lease and responded to questions from Council.

Moved By Councillor Stack/Seconded By Councillor Hodge

R219/16/03/21 THAT Council approves the City entering into a Five (5) year Lease Agreement with Byrns Farms Ltd., for the purpose of operating an alfalfa farm, with the option to renew for an additional Five (5) year term, in the form attached to the Report of the Property Manager, dated March 21, 2016;

AND THAT the Mayor and City Clerk be authorized to execute all documents necessary to complete this transaction.

Carried

5.5 Dog Park Public Engagement Results

Staff:

- Displayed a PowerPoint Presentation summarizing the public engagement results and potential new locations for off-leash dog beaches and park and responded to questions from Council.

Moved By Councillor Hodge/Seconded By Councillor Singh

R220/16/03/21 THAT Council receives, for information, the report from the Parks Planner dated March 15, 2016 with respect to the dog park public engagement results;

AND THAT Council direct staff to engage in public consultation with stakeholders and neighbourhood residents on four potential off-leash dog beaches and one potential off-leash dog park

Carried

5.6 Amendment to Miscellaneous Fees & Charges Bylaw No. 9381

Staff:

- Summarized the reasons for the proposed amendment and responded to questions from Council.

Moved By Councillor Stack/Seconded By Councillor Given

R221/16/03/21 THAT Council receives, for information the report from the Transportation and Mobility Manager dated March 16, 2016 with respect to consideration of a new Schedule "F Fees for Transportation Engineering Service" Miscellaneous Fees & Charges Bylaw No. 9381;

AND THAT Council give reading consideration to Bylaw No. 11200 being Amendment No. 7 to Miscellaneous Fees and Charges Bylaw No. 9381.

5.7 Bylaw No. 11200 - Amendment No. 7 to Miscellaneous Fees & Charges Bylaw No. 9381

Moved By Councillor Hodge/Seconded By Councillor Given

R222/16/03/21 THAT Bylaw No. 11200 be read a first, second and third time.

Carried

6. Mayor and Councillor Items

Councillor Given:

- Acknowledged that March 22nd is World Water Day; an event will be held at the Laurel Packing House.

Councillor Hodge:

- Spoke to his attendance, on behalf of the Mayor, at the 7th Annual Aboriginal Student Recognition Celebration at Okanagan College on March 19th.
- Will be attending the Inter-University Curling Championships at the Kelowna Curling Club on March 20th.

Councillor DeHart:

- Spoke to her attendance at the Okanagan Historical Society 68th Annual AGM.

Councillor Stack:

- Spoke to his attendance at the CBC Irrelevant Show; a comedy taping where the Mayor provided a number of fun facts about Kelowna.

Mayor Basran:

- Acknowledged Bonnie Gratz for organizing CBC's Irrelevant Show Event.
- Advised that the City is hosting a World Water Day Event March 22nd, 10:00 a.m. at Adams Reservoir, 455 Rockview Lane; open to media and public.
- Reminder to Council that there is no meeting next week due to Easter.

Acting City Manager:

- Acknowledged Twitter's 10-year anniversary and reminded the community of the City's Twitter feed.

7. Termination

This meeting was declared terminated at 4:08 p.m.

Mayor

/acm

City Clerk

REPORT TO COUNCIL



Date: April 4, 2016

RIM No. 0940-50

To: City Manager

From: Community Planning Department (RR)

Application: DP15-0264 **Owner:** RG Properties Ltd Inc No BC0812619

Address: 1835 Gordon Dr **Applicant:** Gavin Perry

Subject: Form and Character Development Permit

Existing OCP Designation: MXR - Mixed Use Residential

Existing Zone: C4LP - Urban Center Commercial - Liquor Primary

1.0 Recommendation

THAT Council NOT authorize the issuance of Development Permit No. DP15-0264 for Lot A, DL 137, ODYD, Plan KAP64836 Except Plan EPP33990 located at 1835 Gordon Dr, Kelowna, BC.

2.0 Purpose

To consider a Staff recommendation to NOT issue a Development Permit for the form and character of a digital pylon sign.

3.0 Community Planning

The Community Planning Division does not support the proposed development permit.

The Revitalization Guidelines of the Official Community Plan establish several guidelines for signage installed in the area. The guidelines require that developments "Minimize signage lighting (i.e., incorporate indirect front-lit signs wherever possible)" and that "Box signs are strongly discouraged". The proposed animated box sign will be brightly lit and distinct.

The overall permit objectives are to "Convey a strong sense of authenticity through high quality urban design that is distinctive of Kelowna" and to "Enhance the urban centre's main street character in a manner consistent with the area's character". It is the opinion of staff that the proposed signage alteration does not achieve these objectives.

City Engineering staff and the RCMP have also expressed concerns regarding the potential for distracting signs along the highway, especially so close to a major intersection.

While the Sign Bylaw does permit animated signage, the Development Permit Guidelines for the area do not support this form of signage. Council is within its legislative purview to not issue the Development Permit.

If the proposed Development Permit is approved, the applicant will be required to comply with current or future regulations pertaining to Electronic Changeable Copy Signage.

Staff consider this an important issue for the City to regulate appropriate signage. Should Council approve the requested digital sign, it is anticipated that additional applications will be made for similar signage across the city.

4.0 Proposal

4.1 Project Description

The applicant wishes to alter the current Pylon sign on the property to replace portions of sign copy with new digital and LED lit signage. The size of the sign would not change, with the alterations being only to existing sign copy and cabinets.



4.2 Site Context

The site is at a key local intersection, of Highway 97 and Gordon, along very busy roadways. It is highly visible to local and visitor traffic.

The Capri Center is intended as a redevelopment site, with Council having given recent consideration to the Zoning Bylaw amendment and Master Development Permit for a complete redevelopment of the site.



Picture 1 Sign to be Altered

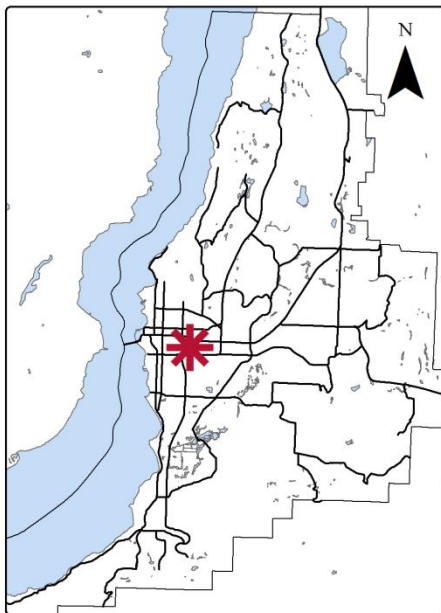


Picture 2 Sign to Remain

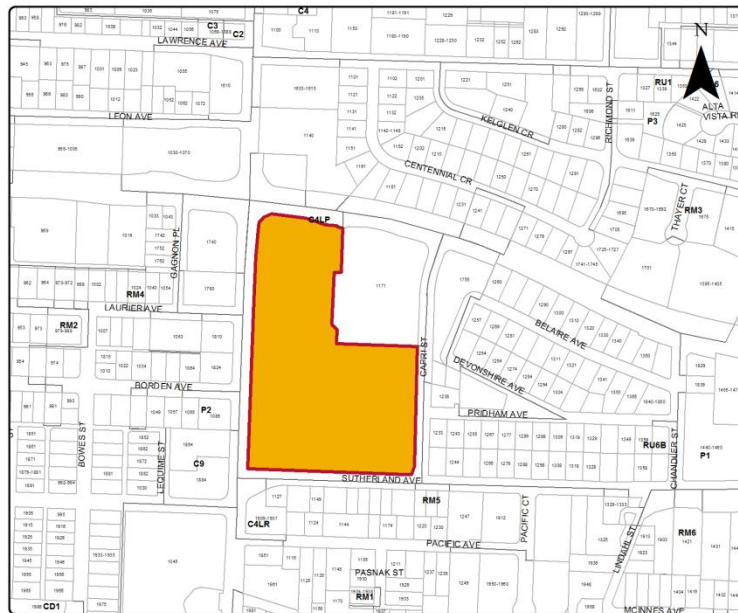
Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	C4 - Urban Centre Commercial	Hotel
East	C4 - Urban Centre Commercial	Restaurant
South	C4 - Urban Centre Commercial	Commercial Rental
West	C4 - Urban Centre Commercial	Commercial / Office Rental

Subject Property Map:



CONTEXT



NEIGHBOURING ZONING



SUBJECT PROPERTY

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Revitalization Development Permit Area

OBJECTIVES

- Use appropriate architectural features and detailing of buildings and landscapes to define area character;
- Convey a strong sense of authenticity through high quality urban design that is distinctive of Kelowna;

- Enhance the urban centre's main street character in a manner consistent with the area's character;
- Provide for a scale and massing of buildings that promotes an enjoyable living, pedestrian, working, shopping and service experience;

SIGNAGE

- 7.1 Design signage that is high quality, imaginative, and innovative;
- 7.2 Design signage with consideration of the size of any individual sign as part of the overall scheme of building signage and the appearance of the building's façade. Scale and architectural expression should not be compromised by size and number of signs;
- 7.3 Box signs are strongly discouraged;
- 7.4 Incorporate concise messaging and simple graphics into signage. Corporate and store logos are appropriate only if they form part of an overall sign design, and are suitably scaled to the façade composition;
- 7.5 Light lettering on a dark background is preferred over dark lettering on a light background and consideration should be given to those with visual impairment;
- 7.6 Minimize signage lighting (i.e., incorporate indirect front-lit signs wherever possible);
- 7.7 Counter-balance illuminated signs with natural materials and appropriate framing.

5.2 Signage Bylaw 8235

Electronic Changeable Copy Signs

- 5.10.1 An Electronic Changeable Copy Sign is permitted if it;
 - (a) is part of a freestanding or fascia sign;
 - (b) incorporates public service information (time, date, or temperature) for a portion of the message;
 - (c) limits the change to the complete message to one change per minute;
 - (d) does not incorporate any form of scrolling, fading, movement of any kind as part of the change of message;
 - (e) does not incorporate any form of animation, moving letters, symbols, or image, or any change in intensity of illumination to the message;
 - (f) does not incorporate any form of chasing borders or animation of any kind to the sign or message.

6.0 Technical Comments

6.1 Development Engineering Department

The Engineering Department has expressed concerns regarding potential distractions to drivers stopped at the intersection of Harvey and Gordon (see attached Memorandum)

6.2 RCMP

The RCMP advises that Harvey and Gordon is a very high accident intersection, and that they are concerned about the possibility of additional distractions in the area.

7.0 Application Chronology

Date of Application Received: October 23, 2015

8.0 Alternate Recommendation

THAT Council authorizes the issuance of Development Permit No. DP15-0264 for Lot A, DL 137, ODYD, Plan KAP64836 Except Plan EPP33990, located at 1835 Gordon Dr. Kelowna, BC subject to the following:

1. The exterior design and finish of the building to be constructed on the land, be in accordance with Schedule "A";
2. Sign copy shall remain in place for a minimum of 6.0 seconds before switching to the next copy;
3. The maximum transition time between each digital copy shall not exceed 0.25 seconds;
4. Copy shall not be shown on the digital display using full motion video or otherwise give the appearance of animation of movement, and the transition between each digital copy shall not be displayed using any visible effects, including but not limited to action, motion, fading in and out, dissolving, blinking, intermittent, or flashing light or the illusion of such effects;
5. Copy shall not be shown in a manner that requires the copy to be viewed or read over a series of sequential copy messages on a single digital display, or sequences on multiple digital displays;
6. The signs must be equipped with an ambient light sensor;
7. The digital display shall not increase the light levels adjacent to the digital display by more than 3.0 LUX above the ambient light level;
8. While the sign is in operation, the light output for the digital display shall be set in accordance with the following maximum luminance levels when measured from the sign face at its maximum brightness:
 - a. From sunrise to sunset, 7500 Nits;
 - b. From sunset to sunrise, 300 Nits
9. If any component on the sign fails or malfunctions the sign shall be programmed to automatically turn off.

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

Report prepared by:

Ryan Roycroft, Planner

Reviewed by:

☐

Terry Barton, Urban Planning Manager

Approved for Inclusion:

☐

Ryan Smith, Community Planning Department Manager

Attachments:

Conceptual Elevations

Development Engineering Memorandum

DEVELOPMENT PERMIT



APPROVED ISSUANCE OF DEVELOPMENT PERMIT NO. DP15-0264

Issued To: RG Properties Ltd., INC. NO. BC0812619
Site Address: 1835 Gordon Drive
Legal Description: Lot A, DL 137, ODYD, Plan KAP64836, Except Plan EPP33990
Zoning Classification: C4LP - Urban Center Commercial - Liquor Primary
Development Permit Area: MXR - Mixed use Residential

SCOPE OF APPROVAL

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

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

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

1. TERMS AND CONDITIONS

THAT Development Permit No. DP15-0264 for Lot A, DL 137, ODYD, Plan KAP64836, Except Plan EPP33990, located at 1835 Gordon Drive, Kelowna, BC to allow the construction for an animated sign be approved subject to the following:

THAT Council authorizes the issuance of Development Permit No. DP15-0264 for Lot A, DL 137, ODYD, Plan KAP64836 Except Plan EPP33990, located at 1835 Gordon Dr. Kelowna, BC subject to the following:

1. The exterior design and finish of the building to be constructed on the land, be in accordance with Schedule "A";
2. Sign copy shall remain in place for a minimum of 6.0 seconds before switching to the next copy;
3. The maximum transition time between each digital copy shall not exceed 0.25 seconds;
4. Copy shall not be shown on the digital display using full motion video or otherwise give the appearance of animation of movement, and the transition between each digital copy shall not be displayed using any visible effects, including but not limited to action, motion, fading in and out, dissolving, blinking, intermittent, or flashing light or the illusion of such effects;

5. Copy shall not be shown in a manner that requires the copy to be viewed or read over a series of sequential copy messages on a single digital display, or sequences on multiple digital displays;
6. The signs must be equipped with an ambient light sensor;
7. The digital display shall not increase the light levels adjacent to the digital display by more than 3.0 LUX above the ambient light level;
8. While the sign is in operation, the light output for the digital display shall be set in accordance with the following maximum luminance levels when measured from the sign face at its maximum brightness:
 - a. From sunrise to sunset, 7500 Nits;
 - b. From sunset to sunrise, 300 Nits
9. If any component on the sign fails or malfunctions the sign shall be programmed to automatically turn off.

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

PERFORMANCE SECURITY

None required.

2. DEVELOPMENT

The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit that shall form a part hereof.

If the Permit Holder does not commence the development permitted by this Permit within two years of the date of this Permit, this Permit shall lapse.

This Permit IS NOT a Building Permit.

3. APPLICANT'S AGREEMENT

I hereby declare that all of the above statements and the information contained in the material submitted in support of this Permit are to the best of my belief, true and correct in all respects. Upon issuance of the Permit for me by the Municipality, then in such case, I covenant and agree to save harmless and effectually indemnify the Municipality against:

- a) All actions and proceedings, costs, damages, expenses, claims, and demands whatsoever and by whomsoever brought, by reason of the Municipality granting to me the said Permit.
- b) All costs, expenses, claims that may be incurred by the Municipality if the construction by me of engineering or other types of works as called for by the Permit results in damages to any property owned in whole or in part by the Municipality or which the Municipality by duty or custom is obliged, directly or indirectly in any way or to any degree, to construct, repair, or maintain.

I further covenant and agree that should I be granted a Development Permit and/or Development Variance Permit, the Municipality may withhold the granting of any Occupancy Permit for the occupancy and / or use of any building or part thereof constructed upon the hereinbefore referred to land until all of the engineering works or other works called for by the Permit have been completed to the satisfaction of the Municipal Engineer and Divisional Director of Community Planning & Real Estate.

Should there be any change in ownership or legal description of the property, I undertake to notify the Community Planning Department immediately to avoid any unnecessary delay in processing the application.

I HEREBY UNDERSTAND AND AGREE TO ALL THE TERMS AND CONDITIONS SPECIFIED IN THIS PERMIT.

Signature of Owner / Authorized Agent

Date

Print Name in Bold Letters

Telephone No.

4. APPROVALS

Issued and approved by Council on the _____ day of _____, 2016 .

Ryan Smith, Community Planning Department Manager
Community Planning & Real Estate

Date

**The PERMIT HOLDER is the CURRENT LAND OWNER.
Security shall be returned to the PERMIT HOLDER.**

CITY OF KELOWNA

MEMORANDUM

Date: November 18, 2015
File No.: DP15-0264

To: Community Planning (RR)

From: Development Engineering Manager

Subject: 1835 Gordon Drive REVISED Comments Sign Alterations

Development Engineering Services comments and requirements pertaining to this application are as follows:

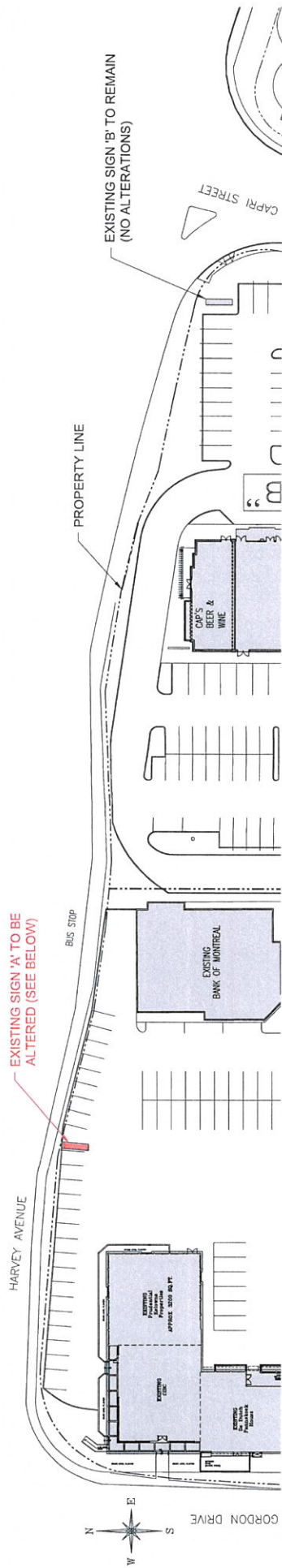
General

The Development Permit application to alter the existing sign to permit the installation of a video screen will not compromise City of Kelowna servicing requirements but does create the following concerns;

- *Distraction for drivers approaching the intersection (both directions)*
- *Distraction for drivers waiting at the signal – green on the display could easily be mistaken for a green signal.*
- *The magnitude of the sign can cause temporary ‘flash-blindness’, making it difficult for drivers to see the traffic signal, pedestrians etc...*

Steve Muenz, P. Eng.
Development Engineering Manager

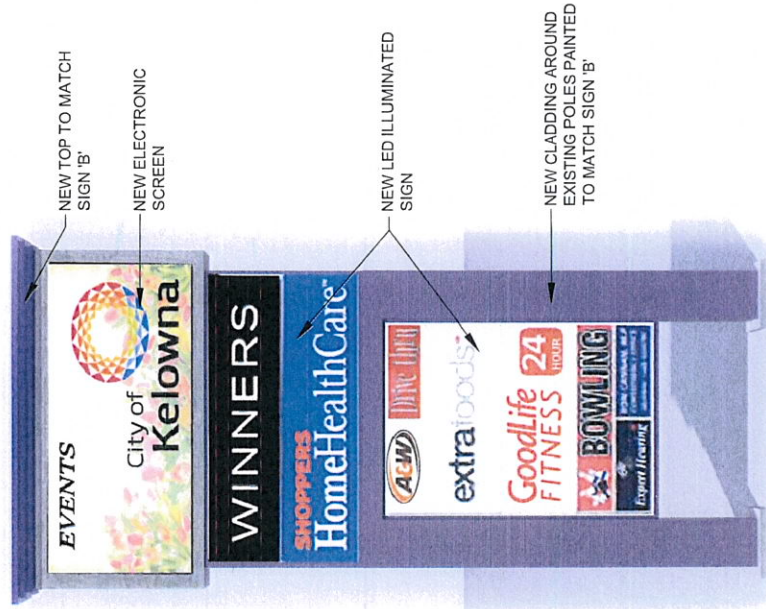
SS



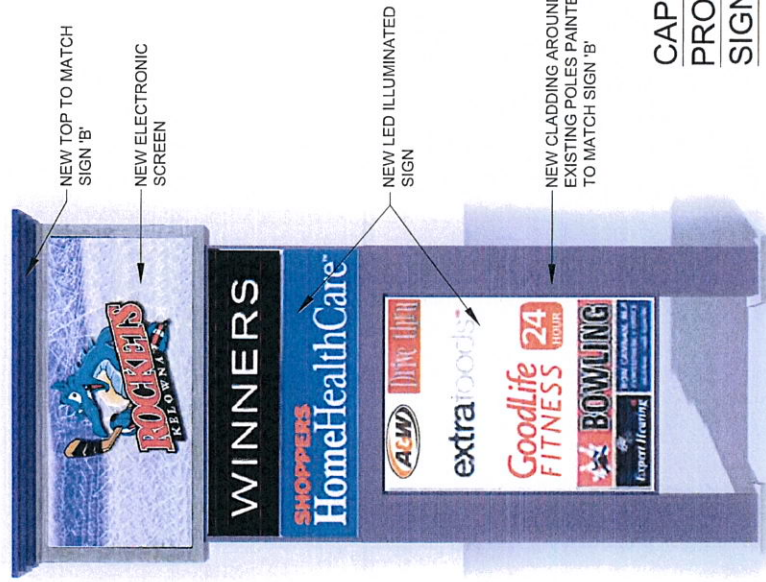
CAPRI CENTRE PARTIAL SITE PLAN
N.T.S.



EXISTING SIGN 'A'



UPDATED SIGN 'A' - WEST ELEVATION



UPDATED SIGN 'A' - EAST ELEVATION

CAPRI CENTRE PROPOSED SIGN ALTERATION

1835 GORDON DRIVE
OCT 16, 2015

DEVELOPMENT PERMIT



APPROVED ISSUANCE OF DEVELOPMENT PERMIT NO. DP15-0264

Issued To: RG Properties Ltd., INC. NO. BC0812619
Site Address: 1835 Gordon Drive
Legal Description: Lot A, DL 137, ODYD, Plan KAP64836, Except Plan EPP33990
Zoning Classification: C4LP - Urban Center Commercial - Liquor Primary
Development Permit Area: MXR - Mixed use Residential

SCOPE OF APPROVAL

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

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

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

1. TERMS AND CONDITIONS

THAT Development Permit No. DP15-0264 for Lot A, DL 137, ODYD, Plan KAP64836, Except Plan EPP33990, located at 1835 Gordon Drive, Kelowna, BC to allow the construction for an animated sign be approved subject to the following:

THAT Council authorizes the issuance of Development Permit No. DP15-0264 for Lot A, DL 137, ODYD, Plan KAP64836 Except Plan EPP33990, located at 1835 Gordon Dr. Kelowna, BC subject to the following:

1. The exterior design and finish of the building to be constructed on the land, be in accordance with Schedule "A";
2. Sign copy shall remain in place for a minimum of 6.0 seconds before switching to the next copy;
3. The maximum transition time between each digital copy shall not exceed 0.25 seconds;
4. Copy shall not be shown on the digital display using full motion video or otherwise give the appearance of animation of movement, and the transition between each digital copy shall not be displayed using any visible effects, including but not limited to action, motion, fading in and out, dissolving, blinking, intermittent, or flashing light or the illusion of such effects;

5. Copy shall not be shown in a manner that requires the copy to be viewed or read over a series of sequential copy messages on a single digital display, or sequences on multiple digital displays;
6. The signs must be equipped with an ambient light sensor;
7. The digital display shall not increase the light levels adjacent to the digital display by more than 3.0 LUX above the ambient light level;
8. While the sign is in operation, the light output for the digital display shall be set in accordance with the following maximum luminance levels when measured from the sign face at its maximum brightness:
 - a. From sunrise to sunset, 7500 Nits;
 - b. From sunset to sunrise, 300 Nits
9. If any component on the sign fails or malfunctions the sign shall be programmed to automatically turn off.

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

PERFORMANCE SECURITY

None required.

2. DEVELOPMENT

The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit that shall form a part hereof.

If the Permit Holder does not commence the development permitted by this Permit within two years of the date of this Permit, this Permit shall lapse.

This Permit IS NOT a Building Permit.

3. APPLICANT'S AGREEMENT

I hereby declare that all of the above statements and the information contained in the material submitted in support of this Permit are to the best of my belief, true and correct in all respects. Upon issuance of the Permit for me by the Municipality, then in such case, I covenant and agree to save harmless and effectually indemnify the Municipality against:

- a) All actions and proceedings, costs, damages, expenses, claims, and demands whatsoever and by whomsoever brought, by reason of the Municipality granting to me the said Permit.
- b) All costs, expenses, claims that may be incurred by the Municipality if the construction by me of engineering or other types of works as called for by the Permit results in damages to any property owned in whole or in part by the Municipality or which the Municipality by duty or custom is obliged, directly or indirectly in any way or to any degree, to construct, repair, or maintain.

I further covenant and agree that should I be granted a Development Permit and/or Development Variance Permit, the Municipality may withhold the granting of any Occupancy Permit for the occupancy and / or use of any building or part thereof constructed upon the hereinbefore referred to land until all of the engineering works or other works called for by the Permit have been completed to the satisfaction of the Municipal Engineer and Divisional Director of Community Planning & Real Estate.

Should there be any change in ownership or legal description of the property, I undertake to notify the Community Planning Department immediately to avoid any unnecessary delay in processing the application.

I HEREBY UNDERSTAND AND AGREE TO ALL THE TERMS AND CONDITIONS SPECIFIED IN THIS PERMIT.

Signature of Owner / Authorized Agent

Date

Print Name in Bold Letters

Telephone No.

4. APPROVALS

Issued and approved by Council on the _____ day of _____, 2016 .

Ryan Smith, Community Planning Department Manager
Community Planning & Real Estate

Date

**The PERMIT HOLDER is the CURRENT LAND OWNER.
Security shall be returned to the PERMIT HOLDER.**

REPORT TO COUNCIL



Date: April 4, 2016

RIM No. 1250-30

To: City Manager

From: Community Planning Department (TB)

Application: Z16-0003

Owner: P J S Holdings Ltd

Address: 889 McCurdy Place

Applicant: Gord Anton

Subject: Rezoning Application

Existing OCP Designation: IND - Industrial

Existing Zone: I1 - Business Industrial Zone

Proposed Zone: I2 - Business Industrial Zone

1.0 Recommendation

THAT Rezoning Application No. Z16-0003 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Strata Lot 23, District Lot 124, ODYD, Strata Plan KAS3323, together with an interest in the common property in proportion to the unit entitlement of the Strata Lot as shown on Form V, located on 889 McCurdy Place, Kelowna, BC from the I1 - Business Industrial zone to the I2 - General Industrial zone be considered by Council;

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

2.0 Purpose

To consider a Rezoning Application on the subject property from the I1 - Business Industrial zone to the I2 - General Industrial zone to allow general industrial uses with outdoor storage.

3.0 Community Planning

Planning Staff supports the proposal to rezone the subject property from the I1 - Business Industrial zone to the I2 - General Industrial zone to allow general industrial uses with outdoor storage on the subject property. The Official Community Plan supports more intensive use of under-utilized industrial sites, and encourages protection of existing industrial land. Rezoning the subject property to the I2 zone protects the industrial land supply and supports more efficient use of industrial sites in this area.

The main differences between the I1 and I2 zones are the permitted uses and regulations regarding outdoor storage. The I1 zone allows some light industrial and office uses, with limited

outdoor storage. The I2 zone permits a greater range of industrial uses and fewer restrictions on outdoor storage. Offices are not a permitted use in the I2 zone.

In fulfillment of Council Policy No. 367 respecting public consultation, the applicant undertook neighbourhood consultation by informing all properties within a 50m radius of the subject property. To date, staff have received no response.

4.0 Proposal

4.1 Background

The Marshall Business Centre was created as a bareland strata industrial park in 2007 through rezoning and subdivision of a former Marshall Feedlot. The lots on the outside of McCurdy Place are zoned I2 and the inside lots were all originally zoned I1, intended for light industrial and office uses with limited outdoor storage. Several of the outer lots zoned I2 have been purchased and developed with various general industrial uses, including automotive, motorcycle and minor recreational vehicle retailers, manufacturing, and equipment sales and rentals. The majority of these uses involve some outdoor storage on the property.

One inner lot zoned I1 was developed in 2012 with two multi-unit buildings, on 840-842 McCurdy Place. Some units are occupied while others remain vacant, and there has been little interest in developing other lots under the I1 zone. In February 2015, five inner lots were rezoned from I1 to I2 to respond to the demand for industrial property zoned I2. The adjacent lot was rezoned from I1 to I2 in August, 2015. The applicant will not require a comprehensive development permit.

4.2 Site Context

The subject property is located within the Marshall Business Centre, southwest of the intersection of McCurdy Road and Highway 97 in the City's Highway 97 Sector. The property is designated IND - Industrial in the Official Community Plan and is within the Permanent Growth Boundary. The area surrounding the property is industrial.

Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	I2 - General Industrial	General industrial
East	I2 - General Industrial	General industrial
South	I2 - General Industrial	Vacant
West	I2 - General Industrial	Vacant

Subject Property Map:



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

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.

Industrial Supply Protection.² Protect existing industrial lands from conversion to other land uses by not supporting the rezoning of industrial land to preclude industrial activities unless there are environmental reasons for encouraging a change of use.

6.0 Technical Comments

6.1 Building & Permitting Department

- No comment.

6.2 Development Engineering Department

- See Schedule "A": City of Kelowna Memorandum dated March 8, 2016.

6.3 Fire Department

- No comment.

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

² City of Kelowna Official Community Plan, Policy 5.30.1 (Development Process Chapter).

6.4 FortisBC Electric

- There are primary distribution facilities along McCurdy Place. The applicant is responsible for costs associated with any change to the subject property's existing service, if any, as well as the provision of appropriate land rights where required.
- Otherwise, FortisBC Inc. (Electric) has no concerns with this circulation.

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.

6.6 Black Mountain Irrigation District

- No response.

7.0 **Application Chronology**

Date of Application Received: January 5, 2016
Date Public Consultation Completed: February 2016

Report prepared by:

Trisa Brandt, Planner I

Reviewed by: ☐ Terry Barton, Urban Planning Manager

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

Attachments

Schedule "A": City of Kelowna Memorandum dated March 8, 2016


CITY OF KELOWNA
MEMORANDUM

Date: March 8, 2016
File No.: Z16-0003
To: Urban Planning Management (TB)
From: Development Engineering Manager (SM)
Subject: 889 McCurdy Place Lot 23, Plan K3323

The Developments Engineering comments and requirements regarding this application to rezone the subject property from I1 to I2 are as follows

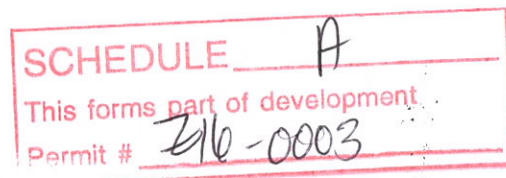
1. General.

- a) This development is within a strata industrial park. All Municipal services have been provided to the property line.
- b) This application does not trigger any offsite upgrades.



Steve Muenz, P. Eng.
Development Engineering Manager

jo



CITY OF KELOWNA
BYLAW NO. 11217
Z16-0003 - P J S Holdings Ltd.
889 McCurdy Place

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

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Strata Lot 23, District Lot 124, ODYD, Strata Plan KAS3323, together with an interest in the common property in proportion to the unit entitlement of the Strata Lot as shown on Form V located on McCurdy Place, Kelowna, B.C., from the I1 - Business Industrial zone to the I2 - General Industrial zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Approved under the Transportation Act

(Approving Officer-Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

REPORT TO COUNCIL



Date: April 4, 2016

RIM No. 1250-30

To: City Manager

From: Community Planning Department (TB)

Application: Z15-0044 **Owner:** Kaskade Developments Group Inc
(Inc. No. A0078591)

Address: 190 Homer Road **Applicant:** Kaskade Developments Group Inc

Subject: Rezoning Application

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

Existing Zone: RU1 - Large Lot Housing

Proposed Zone: RU1c - Large Lot Housing with Carriage House

1.0 Recommendation

THAT Rezoning Application No. Z15-0044 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 9, Section 27, Township 26, ODYD, Plan 14897 located at 190 Homer Rd, Kelowna, BC from the RU1 - Large Lot Housing zone to the RU1c - Large Lot Housing with Carriage House zone be considered by Council;

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

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Community Planning Department dated April 4, 2016;

2.0 Purpose

To rezone the subject property to facilitate the conversion of an accessory building into a carriage house.

3.0 Community Planning

Community Planning Staff supports the proposed rezoning application to allow the conversion of a workshop into a carriage house on the property. The proposed carriage house use is consistent with the Official Community Plan (OCP) urban infill policies for Compact Urban Form and Sensitive Infill. There are no variances required. Should Council approve the rezoning, staff will

continue to work with the applicant to issue a Direct Development Permit in accordance with the Intensive Residential - Carriage House/Two Dwelling Housing Guidelines.

Council Policy No. 367 with respect to public consultation was undertaken by the applicant. All adjacent neighbours within a 50m radius were provided with a circulation package in regards to the development on March 1, 2016. To date, staff has received 1 phone call of non-support from a neighbor in the multi-family complex to the west due to concerns over privacy. Should Council approve this proposal, staff can work with the applicant through the development permit to resolve any privacy concerns through screening or small alterations of the proposed plan.

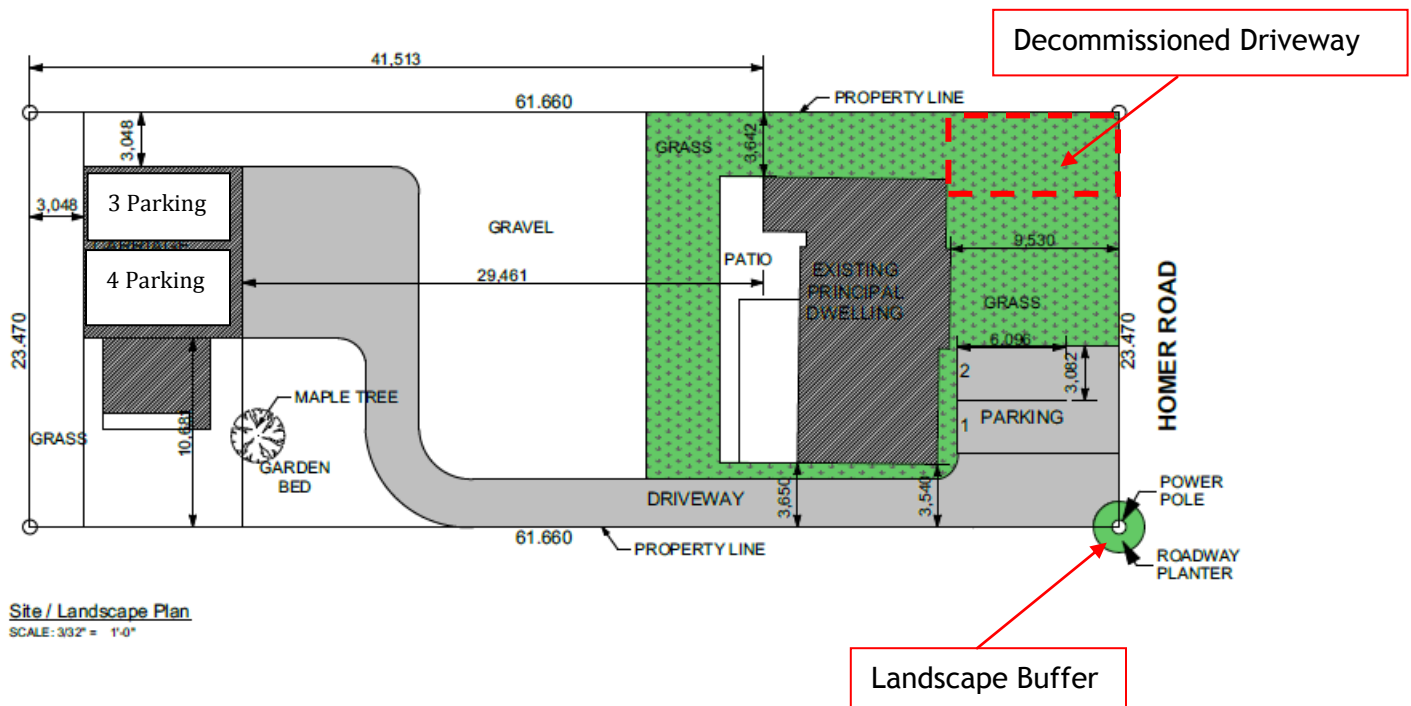
4.0 Proposal

4.1 Background

The original one-storey single family dwelling was constructed in the 1960's, and the accessory building (workshop and garage) was completed in 2010 with all required permits. The applicant and current owner purchased the property in 2013 and has worked with bylaws to decommission an illegal suite in the primary dwelling that was constructed by the previous owner. The accessory building has never had a suite constructed in it and has never had a bylaw infraction.

4.2 Project Description

The subject property is located on the west side of Homer Road north of Highway 33 W. The proposed carriage house would involve converting the existing 1.5 storey accessory building into a dwelling. Two parking stalls for the main dwelling are provided in the front yard, and two additional parking stalls are provided in a garage on the main floor of the carriage house. The private space for the carriage house is achieved on an outdoor deck and the private space for the main dwelling is in the front and rear lawn. The proposed carriage house does not require any variances. As part of the process the applicant has decommissioned a second driveway on the north side of the property, and has agreed to provide a landscaping buffer around the hydro pole at the south driveway for safety.



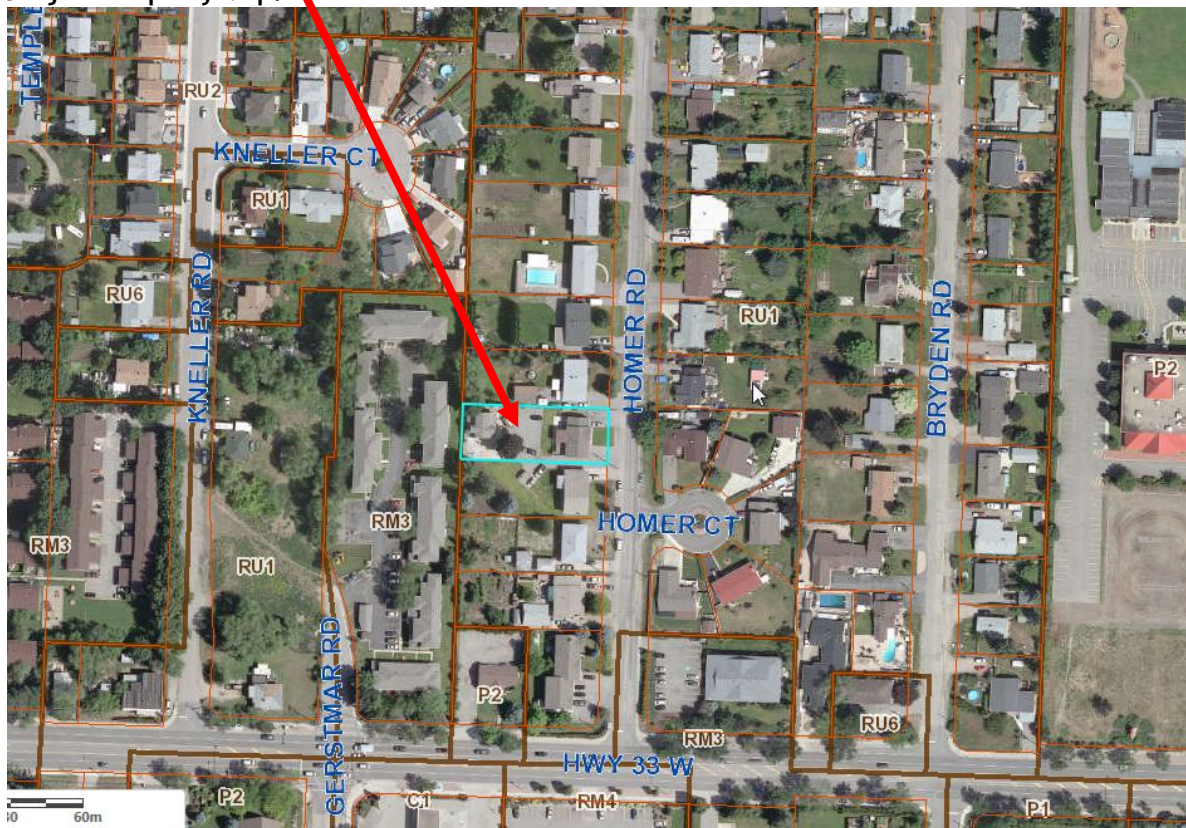
4.3 Site Context

The subject property is located in Rutland and is fully serviced with sewer and water. The surrounding neighborhood is predominantly single family dwellings with some low density multiple housing to the west and south. The property is within walking distance of the Rutland Town Centre, transit stops along Hwy 33, and Ben Lee Park on Houghton Road.

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	RM3 - Low Density Multiple Housing	Residential

Subject Property Map:



4.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RU1c ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Lot Area	550 m ²	1447.2 m ²
Lot Width	16.5 m	16.3 m
Lot Depth	30 m	40.4 m
Development Regulations		
Site Coverage (buildings)	40%	17.5%
Maximum Total Site Coverage (buildings, driveways, & parking)	50%	38.2%
Site Coverage: accessory buildings or structures and carriage house	14%	6.1%
Floor area of carriage house (footprint)	90 m ²	87.7 m ²
Max. area of carriage house (total habitable area)	90 m ²	74.8 m ²
Max. net floor area of carriage house to total net floor area of principal building	75%	53.9%
Setback from Principal Dwelling	3 m	8.1 m
Carriage House Regulations		
Max. Height	4.8 m	4.67 m
Min. Side Yard (north)	2.0 m	3.05 m
Min. Side Yard (south)	2.0 m	10.68 m
Min. Rear Yard (without a lane)	2.0 m	3.05 m
Height (carriage house shall not be higher than existing primary dwelling unit)	1 storey house	1 ½ story carriage house
Other Regulations		
Min. Parking Requirements	3 stalls	>3 stalls
Min. Private Open Space	30m ²	>30m ²

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

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).

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

- Development Cost Charges (DCC's) are required to be paid prior to issuance of any Building Permits.
- Full Plan check for Building Code related issues will be done at time of Building Permit applications.

6.2 Development Engineering Department

- See Schedule "A": City of Kelowna Memorandum dated August 20, 2015

6.3 Fire Department

- No concern with zoning change
- 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 Homer Rd. for emergency response
- Should a gate or fence be installed between main house and carriage house the gate is to open without special knowledge (locking device and have a clear width of 1100mm).

6.4 FortisBC Electric

- There are primary distribution facilities along Homer Rd. The applicant is responsible for costs associated with any change to the subject property's existing service, if any, as well as the provision of appropriate land rights where required.
- Otherwise, FortisBC Inc. (Electric) has no concerns with this circulation.
- In order to initiate the design process, the customer must call 1-866-4FORTIS (1-866-436-7847). It should be noted that additional land rights issues may arise from the design process but can be dealt with at that time, prior to construction.

6.5 Irrigation District (BMID)

- No Comments

6.6 Ministry of Transportation and Infrastructure

- Preliminary Approval is granted for the rezoning for one year pursuant to Section 52(3)(a) of the Transportation Act.

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

7.0 Application Chronology

Date of Application Received: August 6, 2015
Date Public Consultation Completed: March 1, 2016

Report prepared by:

Trisa Brandt, Planner I

Reviewed by: ☐ Terry Barton, Urban Planning Manager

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

Attachments:

Site Plan/Landscape Plan

Conceptual Elevations

Floor Plan

Schedule "A": City of Kelowna Memorandum dated August 20, 2015

CITY OF KELOWNA

MEMORANDUM

Date: August 20, 2015
File No.: Z15-0044
To: Urban Planning (AC)
From: Development Engineering Manager (SM)
Subject: 190 Homer Road – Lot 9, Plan 14897, Sec. 27, Twp. 26, ODYD

The Development Engineering comments and requirements regarding this application to rezone from RU-1 to RU-1c (carriage) are as follows:

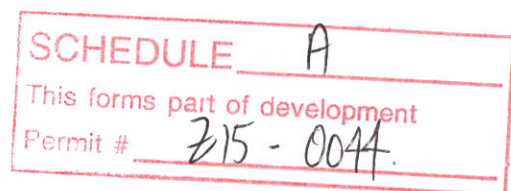
1. General
 - a) Provide easements as required.
 - b) This application does not trigger any offsite upgrades.
2. Domestic water and fire protection.

This development is within the service area of the Black Mountain Irrigation District (BMID). All the fees and charges are to be paid directly to BMID.
3. Sanitary Sewer.

The subject property is located within the Local Area Service (LAS) #1. This application does not trigger any Specified Area charges.

Steve Muenz, P.Eng.
Development Engineering Manager

B²





WESTERKAMP DESIGN INC.
#201-660 WATER STREET
KELOWNA, B.C. V1Y 5T8
(778) 864-2516

www.westerkampdesign.com

CONTRACTING:

CONSULTANTS:

190 HOMER ROAD
KELOWNA, B.C.

LOT 10
PLAN 14897

ISSUED FOR
ZONING CHANGE

MARK	DATE	DESCRIPTION
1	2/1/2016	DATE
2	2/1/2016	MODEL FILE
3	2/1/2016	DRAWN BY
4	2/1/2016	CHECKED BY
5	2/1/2016	COPYRIGHT

SHEET TITLE
Site / Landscape Plan

DP-001
SHEET 11 OF 13

190 HOMER ROAD

ZONING: RUC - LARGE LOT HOUSING WITH CARRIAGE HOUSE

SITE DETAILS:

LOT AREA: 1447.16 m²
LOT WIDTH: 23.47 m
LOT DEPTH: 61.66 m

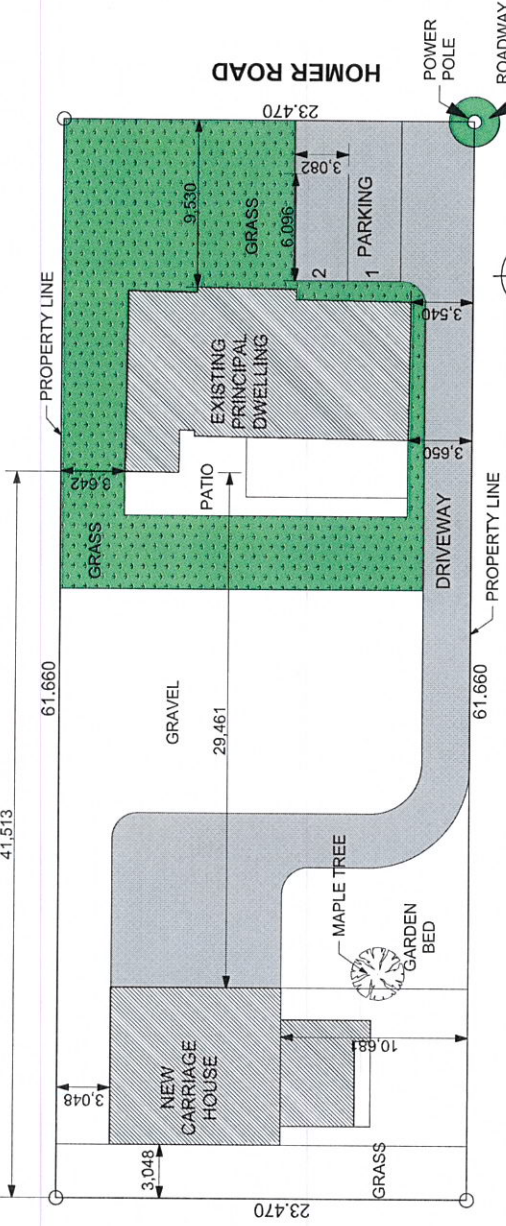
FOOTPRINT AREA OF PRINCIPAL DWELLING: 138.70 m²
FOOTPRINT AREA OF CARRIAGE HOUSE: 87.70 m²
AREA OF DECK: 26.85 m²
AREA OF DRIVEWAYS & PARKING: 299.89 m²

SITE COVERAGE (%):
CARRIAGE HOUSE ONLY: 6.06 %
BUILDING + DECK: 17.50 %
BUILDINGS, DECKS & DRIVEWAYS: 38.22 %

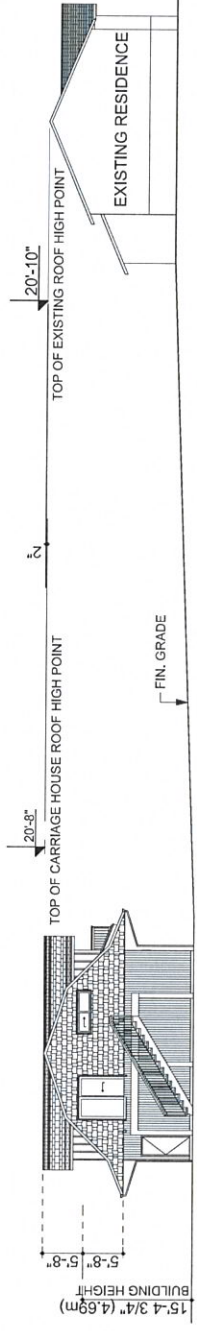
PRINCIPAL DWELLING DETAILS:
TOTAL FLOOR AREA: 138.70 m²
HEIGHT OF BUILDING: (1 STOREY)
SETBACKS (IN METRES):
FRONT: 9.530 m
SIDE (WEST): 3.642 m
SIDE (EAST): 3.540 m
REAR: 41.513 m

CARRIAGE HOUSE DETAILS:
TOTAL FLOOR AREA: 87.70 m²
HEIGHT OF BUILDING (TO MIDPOINT OF ROOF): 4.67 m
SETBACKS (IN METRES):
FRONT: 41.590 m
SIDE (WEST): 3.048 m
SIDE (EAST): 10.681 m
REAR: 3.048 m

LOT COVERAGE OF ALL ACCESSORY BUILDINGS (INCLUDING CARRIAGE HOUSE): 8.09 m²
NUMBER OF PARKING STALLS: 2
SIZE OF PARKING STALL: 3.048 x 6.096 m
PRIVATE OPEN SPACE PER UNIT (m²): 87.71 m²



Site / Landscape Plan
SCALE: 3/32" = 1'-0"



2 SITE SECTION
SCALE: 1/8" = 1'-0"



WESTERKAMP DESIGN INC.
#201-690 WATER STREET
VANCOUVER, B.C. V7Y-6T8
(778) 484-2515

www.westerkampdesign.com

CONTRACTING:

CONSULTANTS:

190 HOMER ROAD
KELOWNA, B.C.

LOT 10
PLAN 14897

ISSUED FOR
ZONING CHANGE

MARK DATE DESCRIPTION

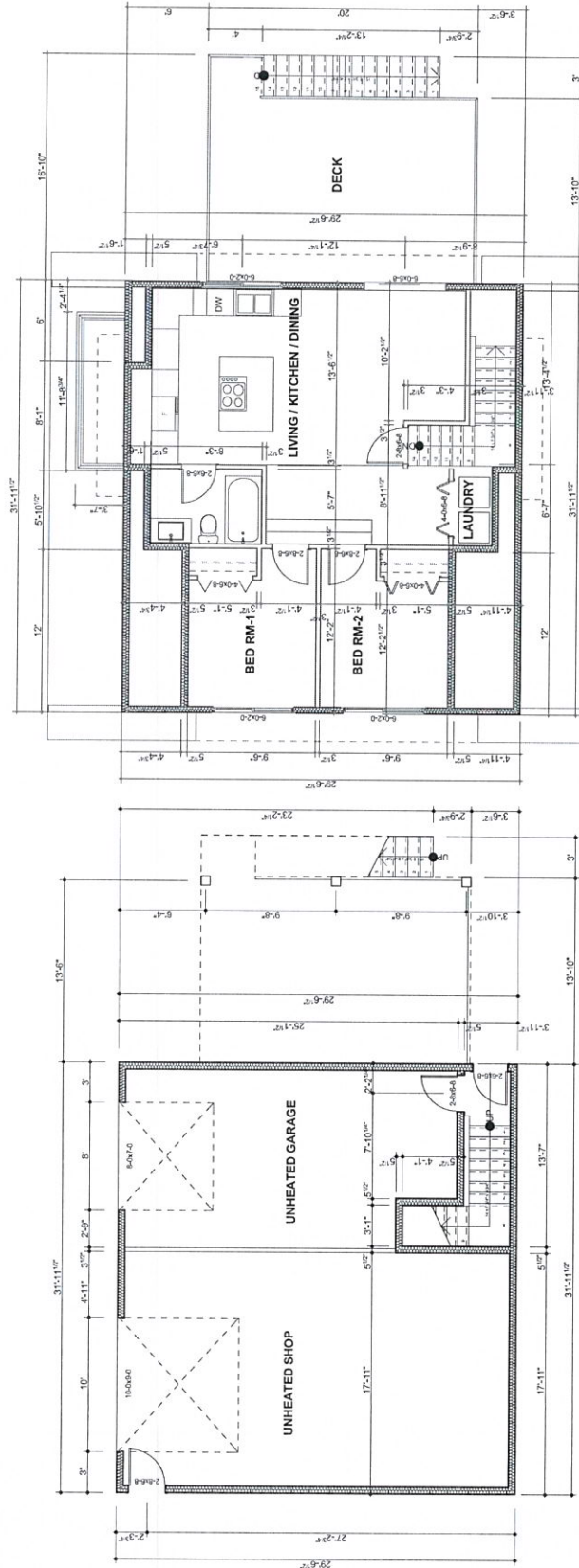
DATE: 2/9/2016
DRAWN BY: [blank]
CHECKED BY: [blank]
COPYRIGHT: [blank]

SHEET TITLE

Floor Plans

DP-002

SHEET 12 OF 13



Upper (Main) Floor Plan
SCALE: 1/4" = 1'-0"

DP Lower (Garage) Floor Plan
SCALE: 1/4" = 1'-0"



WESTERKAMP DESIGN INC.
8201-1690 WATER STREET
VANCOUVER, B.C. V1V 4T8
(778) 484 2516

email: ben@westerkampdesign.com
www: www.westerkampdesign.com

CONTRACTING:

CONSULTANTS:

190 HOMER ROAD
KELOWNA, B.C.

LOT 10
PLAN 14897

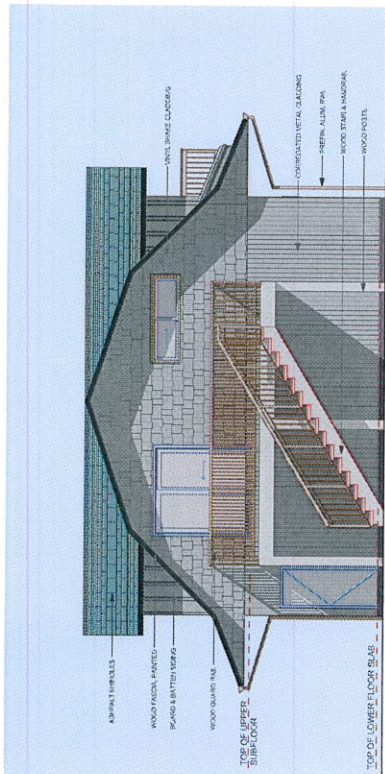
ISSUED FOR
ZONING CHANGE

MARK	DATE	DESCRIPTION
1	2/2/2016	ISSUED FOR ZONING CHANGE
2	2/2/2016	ISSUED FOR ZONING CHANGE
3	2/2/2016	ISSUED FOR ZONING CHANGE
4	2/2/2016	ISSUED FOR ZONING CHANGE
5	2/2/2016	ISSUED FOR ZONING CHANGE
6	2/2/2016	ISSUED FOR ZONING CHANGE
7	2/2/2016	ISSUED FOR ZONING CHANGE
8	2/2/2016	ISSUED FOR ZONING CHANGE
9	2/2/2016	ISSUED FOR ZONING CHANGE
10	2/2/2016	ISSUED FOR ZONING CHANGE
11	2/2/2016	ISSUED FOR ZONING CHANGE
12	2/2/2016	ISSUED FOR ZONING CHANGE
13	2/2/2016	ISSUED FOR ZONING CHANGE
14	2/2/2016	ISSUED FOR ZONING CHANGE
15	2/2/2016	ISSUED FOR ZONING CHANGE
16	2/2/2016	ISSUED FOR ZONING CHANGE
17	2/2/2016	ISSUED FOR ZONING CHANGE
18	2/2/2016	ISSUED FOR ZONING CHANGE
19	2/2/2016	ISSUED FOR ZONING CHANGE
20	2/2/2016	ISSUED FOR ZONING CHANGE
21	2/2/2016	ISSUED FOR ZONING CHANGE
22	2/2/2016	ISSUED FOR ZONING CHANGE
23	2/2/2016	ISSUED FOR ZONING CHANGE
24	2/2/2016	ISSUED FOR ZONING CHANGE
25	2/2/2016	ISSUED FOR ZONING CHANGE
26	2/2/2016	ISSUED FOR ZONING CHANGE
27	2/2/2016	ISSUED FOR ZONING CHANGE
28	2/2/2016	ISSUED FOR ZONING CHANGE
29	2/2/2016	ISSUED FOR ZONING CHANGE
30	2/2/2016	ISSUED FOR ZONING CHANGE
31	2/2/2016	ISSUED FOR ZONING CHANGE
32	2/2/2016	ISSUED FOR ZONING CHANGE
33	2/2/2016	ISSUED FOR ZONING CHANGE
34	2/2/2016	ISSUED FOR ZONING CHANGE
35	2/2/2016	ISSUED FOR ZONING CHANGE
36	2/2/2016	ISSUED FOR ZONING CHANGE
37	2/2/2016	ISSUED FOR ZONING CHANGE
38	2/2/2016	ISSUED FOR ZONING CHANGE
39	2/2/2016	ISSUED FOR ZONING CHANGE
40	2/2/2016	ISSUED FOR ZONING CHANGE
41	2/2/2016	ISSUED FOR ZONING CHANGE
42	2/2/2016	ISSUED FOR ZONING CHANGE
43	2/2/2016	ISSUED FOR ZONING CHANGE
44	2/2/2016	ISSUED FOR ZONING CHANGE
45	2/2/2016	ISSUED FOR ZONING CHANGE
46	2/2/2016	ISSUED FOR ZONING CHANGE
47	2/2/2016	ISSUED FOR ZONING CHANGE
48	2/2/2016	ISSUED FOR ZONING CHANGE
49	2/2/2016	ISSUED FOR ZONING CHANGE
50	2/2/2016	ISSUED FOR ZONING CHANGE
51	2/2/2016	ISSUED FOR ZONING CHANGE
52	2/2/2016	ISSUED FOR ZONING CHANGE
53	2/2/2016	ISSUED FOR ZONING CHANGE
54	2/2/2016	ISSUED FOR ZONING CHANGE
55	2/2/2016	ISSUED FOR ZONING CHANGE
56	2/2/2016	ISSUED FOR ZONING CHANGE
57	2/2/2016	ISSUED FOR ZONING CHANGE
58	2/2/2016	ISSUED FOR ZONING CHANGE
59	2/2/2016	ISSUED FOR ZONING CHANGE
60	2/2/2016	ISSUED FOR ZONING CHANGE
61	2/2/2016	ISSUED FOR ZONING CHANGE
62	2/2/2016	ISSUED FOR ZONING CHANGE
63	2/2/2016	ISSUED FOR ZONING CHANGE
64	2/2/2016	ISSUED FOR ZONING CHANGE
65	2/2/2016	ISSUED FOR ZONING CHANGE
66	2/2/2016	ISSUED FOR ZONING CHANGE
67	2/2/2016	ISSUED FOR ZONING CHANGE
68	2/2/2016	ISSUED FOR ZONING CHANGE
69	2/2/2016	ISSUED FOR ZONING CHANGE
70	2/2/2016	ISSUED FOR ZONING CHANGE
71	2/2/2016	ISSUED FOR ZONING CHANGE
72	2/2/2016	ISSUED FOR ZONING CHANGE
73	2/2/2016	ISSUED FOR ZONING CHANGE
74	2/2/2016	ISSUED FOR ZONING CHANGE
75	2/2/2016	ISSUED FOR ZONING CHANGE
76	2/2/2016	ISSUED FOR ZONING CHANGE
77	2/2/2016	ISSUED FOR ZONING CHANGE
78	2/2/2016	ISSUED FOR ZONING CHANGE
79	2/2/2016	ISSUED FOR ZONING CHANGE
80	2/2/2016	ISSUED FOR ZONING CHANGE
81	2/2/2016	ISSUED FOR ZONING CHANGE
82	2/2/2016	ISSUED FOR ZONING CHANGE
83	2/2/2016	ISSUED FOR ZONING CHANGE
84	2/2/2016	ISSUED FOR ZONING CHANGE
85	2/2/2016	ISSUED FOR ZONING CHANGE
86	2/2/2016	ISSUED FOR ZONING CHANGE
87	2/2/2016	ISSUED FOR ZONING CHANGE
88	2/2/2016	ISSUED FOR ZONING CHANGE
89	2/2/2016	ISSUED FOR ZONING CHANGE
90	2/2/2016	ISSUED FOR ZONING CHANGE
91	2/2/2016	ISSUED FOR ZONING CHANGE
92	2/2/2016	ISSUED FOR ZONING CHANGE
93	2/2/2016	ISSUED FOR ZONING CHANGE
94	2/2/2016	ISSUED FOR ZONING CHANGE
95	2/2/2016	ISSUED FOR ZONING CHANGE
96	2/2/2016	ISSUED FOR ZONING CHANGE
97	2/2/2016	ISSUED FOR ZONING CHANGE
98	2/2/2016	ISSUED FOR ZONING CHANGE
99	2/2/2016	ISSUED FOR ZONING CHANGE
100	2/2/2016	ISSUED FOR ZONING CHANGE

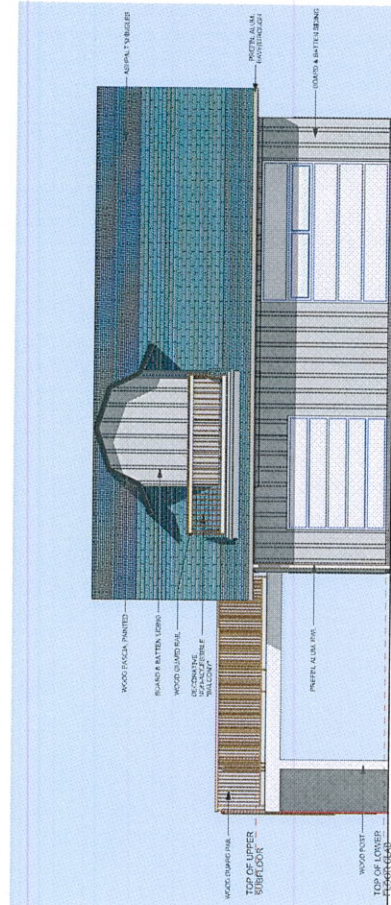
Elevations

DP-003

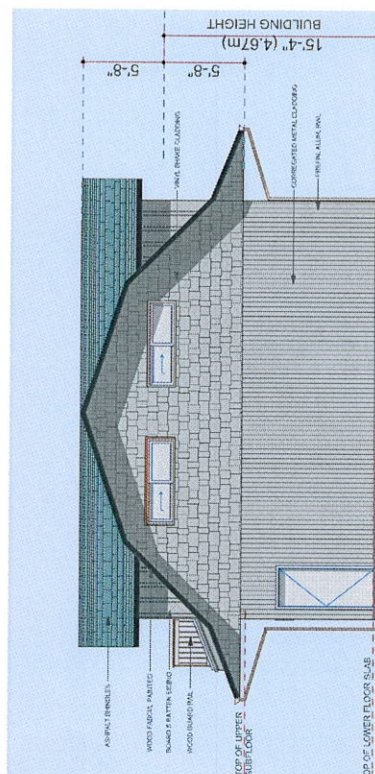
SHEET 13 OF 13



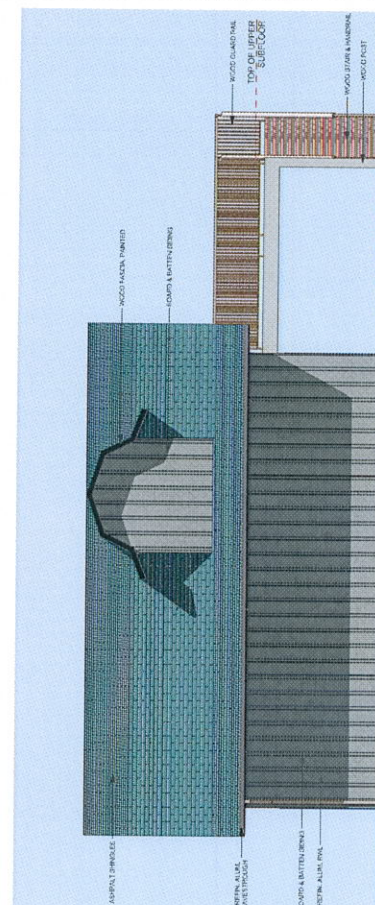
DP EAST ELEVATION
SCALE: 1/4" = 1'-0"



DP NORTH ELEVATION
SCALE: 1/4" = 1'-0"



DP WEST ELEVATION
SCALE: 1/4" = 1'-0"



DP SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

EXTERIOR FINISHES LEGEND:

- ASPHALT ROOFING: IRON GREY
- VINYL SHINGLED PORCH: CHELSEA GREY BY BENJAMIN MOORE
- BOARD & BATTEN SIDING: CHELSEA GREY BY BENJAMIN MOORE
- GALVANIZED CORRUGATED METAL SIDING: NATURAL FINISH
- DOORS, DOOR FRAMES & WINDOW FRAMES: WHITE
- FASCIAS & TRIM: CHELSEA GREY BY BENJAMIN MOORE

CITY OF KELOWNA
BYLAW NO. 11218
Z15-0044 - Kaskade Developments Group Inc., Inc. No.
A0078591
190 Homer Road

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

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 9, Section 27, Township 26, ODYD, Plan 14897 located on Homer Road, Kelowna, B.C., from the RU1 - Large Lot Housing zone to the RU1c - Large Lot Housing with Carriage House zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Approved under the Transportation Act

(Approving Officer-Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

REPORT TO COUNCIL



Date: March 21, 2016

RIM No. 1250-30

To: City Manager

From: Community Planning Department (TY)

Application: Z15-0056 **Owner:** Bruce & Helga Morris

Address: 2970 Shayler Court **Applicant:** Bruce Morris

Subject: Rezoning Application

Existing OCP Designation: REP - Resource Protection Area

Existing Zone: A1 - Agriculture 1

Proposed Zone: A1c - Agriculture 1 with Carriage House

1.0 Recommendation

THAT Rezoning Application No. Z15-0056 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 9 Section 29 Township 23 ODYD Plan KAP70569, located at 2970 Shayler Court, Kelowna, BC from the A1 - Agriculture 1 zone to the A1c - Agriculture 1 with Carriage House zone, be considered by Council;

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

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval by Glenmore-Ellison Improvement District as set out in Schedule "A" attached to the Report from Community Planning Department dated March 21, 2016.

2.0 Purpose

To rezone the subject property to facilitate a carriage house.

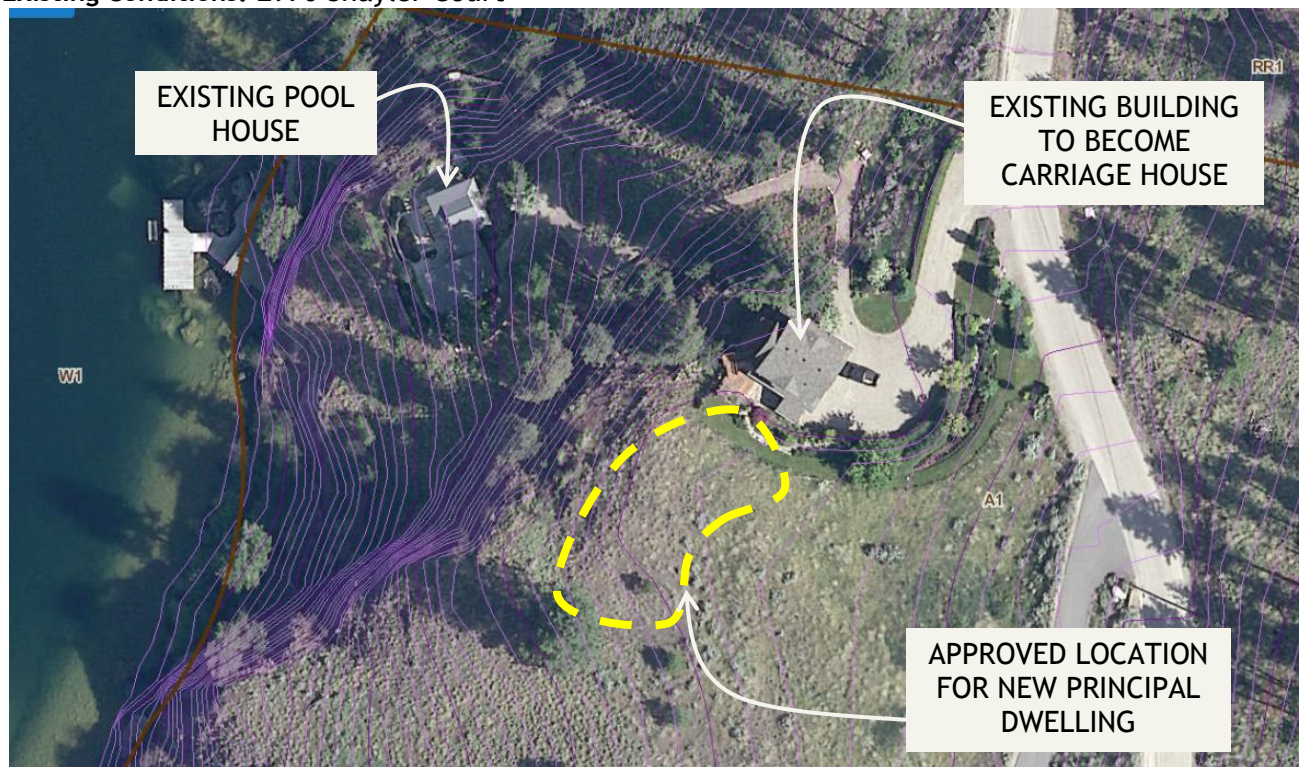
3.0 Community Planning

Community Planning supports the proposed rezoning to add the "c" designation in order to retain an existing suite in an accessory building on the subject property. Staff are in support of the proposed rezoning as the proposed development meets the A1c zone requirements, and Kelowna's Official Community Plan goals in foreshore areas. In 2002, a two storey accessory building was designed and constructed as living space for the owners until they constructed their principal dwelling. It was designed to meet Zoning Bylaw No. 8000 regulations regarding an accessory building of the day. Today, the owners are prepared to build the principal dwelling and would like to keep the secondary suite within the accessory building and legalize the building as a carriage house.

The parcel is outside of the Permanent Growth Boundary and not in the Agricultural Land Reserve. The existing building meets current zoning bylaw regulations for a carriage house in the A1c - Agriculture 1 with Carriage House zone.

Any development on the subject property, which is located on Okanagan Lake foreshore requires a Hazardous Condition and Environmental Development Permit to ensure that construction on the land is completed in a responsible and safe manner. The owners have received the appropriate permits for existing buildings and the proposed principal dwelling (DP15-0244). This means the proposed principal dwelling to be constructed meets City of Kelowna goals and regulations with regards to steep slopes, environmental, and natural habitat concerns. The permit has been issued showing the existing building (potential carriage house) being retained. The building may remain in place, however this rezoning application will legalize the dwelling unit to remain on the top floor of the existing building after the principal dwelling is constructed. A Qualified Environmental Professional is required to monitor all works relating to the new principal dwelling construction, no-disturb areas have been established and erosion and sediment controls are also required.

Existing Conditions: 2970 Shayler Court



Although the subject property is outside of the Permanent Growth Boundary, the location of the potential carriage house on the parcel is very close to the proposed principal dwelling (4.0 m), which does not create speculation for subdivision. The size of the living space of the carriage house is also very small in relation to a typical secondary suite that is permitted. The zone permits a 90 m² area, the existing living space within the carriage house is 50 m².

4.0 Proposal

4.1 Project Description

Two buildings exist on the subject property. One is a pool house on the west portion of the property near Okanagan Lake. The second is the building located near the centre of the property

which is the building the owners wish to legalize as a carriage house. The existing building contains parking for two vehicles on the main floor, with living space on the second floor. The building is 6.0 m in height, designed with gables and dormers and has a total footprint of 65 m², the total living space is 50 m².

Existing Dwelling (proposed carriage house): 2970 Shayler Court



4.2 Site Context

The subject property is located at the end of Shayler Court, in the McKinley sector of Kelowna. The property is adjacent to Okanagan Lake and within the Natural Environment, Wildland Fire Hazard and Comprehensive Development Permit Areas. Current zoning is the A1 - Agriculture 1 zone and is not within in the ALR. The property has a Future Land Use of REP - Resource Protection Area and is outside of the Permanent Growth Boundary.

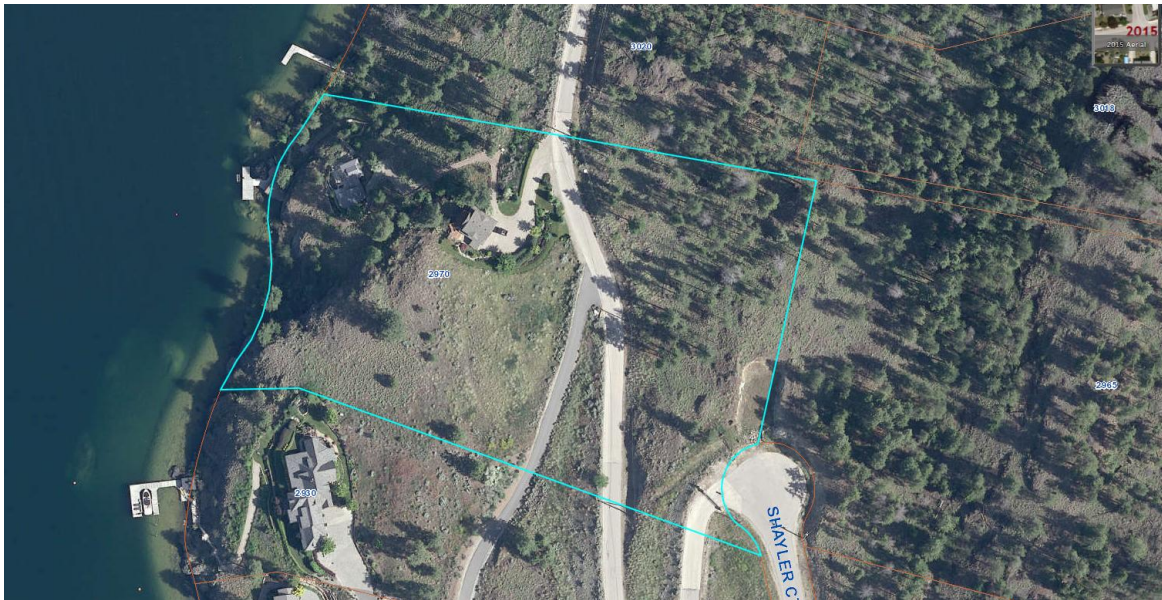
Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RR1	Vacant Lot
East	A1	Vacant Lot
South	RR1	Single Family Residential
West	W1	Okanagan Lake

Neighbourhood Context Map: 2970 Shayler Court



Subject Property Map: 2970 Shayler Court



4.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	A1c ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Minimum Lot Area	4.0 ha / 9.9 ac	4.96 ac / 20,072 m ²
Minimum Lot Width	40.0 m	112.0 m
Development Regulations - Carriage House		
Maximum Site Coverage Accessory buildings & carriage house	14 %	4 %
Maximum area of Carriage House Living Space	90 m ²	50 m ²
Maximum Height	6.0 m	6.0 m
Minimum Front Yard	6.0 m	+ 100 m
Minimum Side Yard (south)	3.0 m	+ 25 m
Minimum Side Yard (north)	3.0 m	+ 60 m
Minimum Rear Yard	3.0 m	+ 60 m
Minimum Distance from principal building	min 3.0 m max 10.0 m	4.0 m
Other Regulations		
Minimum Parking Requirements	2 principal & 1 carriage	+ 2 principal & 2 carriage
Minimum Okanagan Lake Sightlines	120°	+ 120°

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Land Use Designation Definitions

Resource Protection Area (REP).¹ Rural land preserved for agricultural, environmental and recreational purposes, including the ALR, other resource lands with environmental value and protected natural open spaces, including private open space, steeply sloped lands, Natural Environment/Hazardous Condition DP Areas, and other natural features such as watercourses, water bodies, wetlands, plant and wildlife habitat, and significant aesthetic value. Allowable uses would be agriculture / resource use including farming, forestry, wood lots and silviculture as well as public or private open space on lands considered environmentally sensitive or hazardous (steep slopes). Generally land areas within this designation (whether they are within the permanent growth boundary or not) will not be supported for exclusion from the ALR or for more intensive development than that allowed under current zoning regulations, except in specific circumstances where the City of Kelowna will allow exceptions to satisfy civic objectives for the provision of park/recreation uses. Non-ALR land outside the Permanent Growth Boundary will not be supported for any further parcelization.

In the A1 zone, secondary suites are permitted, the proposed carriage house is not located in an area that would allow for future speculation of subdivision. The size of the living space within the carriage house is also very minimal.

The existing accessory building (proposed carriage house) and proposed principal dwelling are designed in areas on the property where slopes are minimum and well under the 30% maximum.

The proposed carriage house also meets all requirements for the A1c zone, not requiring any variances. Development on the subject property has been carried out in an appropriate manner with regards to the sensitive topography and natural ecosystems.

Development Process

Homeplating.² Locate buildings and structures, including farm help housing and farm retail sales area and structures, on agricultural parcels in close proximity to one another and where appropriate, near the existing road frontage. The goal should be to maximize use of existing infrastructure and reduce impacts on productive agricultural lands.

The homeplating principals are being considered to as the proposed principal dwelling is located in close proximity to the existing accessory dwelling. Using the same driveway, not disturbing additional steep slope areas.

Foreshore: Natural Environment DP Guidelines³ Hazardous Condition DP Guidelines⁴

The above noted Development Permits have been issued for the construction of the proposed principal single family dwelling while retaining the existing accessory building.

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.

¹ City of Kelowna Official Community Plan, (Future Land Use Chapter).

² City of Kelowna Official Community Plan, Policy 5.34.3 (Development Process Chapter).

³ City of Kelowna Official Community Plan, (Natural Environment DP Guidelines Chapter).

⁴ City of Kelowna Official Community Plan, (Hazardous Condition DP Guidelines Chapter).

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

6.2 Development Engineering Department

The applicant must satisfy Glenmore-Ellison Improvement District requirements prior to final rezoning.

Approval from Interior Health Authority or Wastewater Technician for on-site sewage disposal system must be obtained prior to issuance of Building Permit for new dwelling.

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 at the applicant's cost.

6.3 FortisBC Inc - Electric

There are primary distribution facilities along Shayler Court. The applicant is responsible for costs associated with any change to the subject property's existing service, if any, as well as the provision of appropriate land rights where required.

7.0 Application Chronology

Application Received:	October 15, 2015
Public Consultation Completed:	November 20, 2015
Application Placed On Hold by Applicant:	November 23, 2015
Notice to Proceed with Application from the Applicant:	January 21, 2016

Report prepared by:

Tracey Yuzik, Planner

Approved for Inclusion: ☐ Todd Cashin, Suburban and Rural Planning Manager

Attachments:

Schedule "A": GEID Conditions of Service
Context/Site Photos
Existing Building Floor Plans



Glenmore-Ellison Improvement District

445 Glenmore Road
Kelowna, BC V1V 1Z6

Email: glenmore.ellison@shaw.ca

Website: www.glenmoreellison.com

Page 1 of 2

Phone: 250-763-6506

Fax: 250-763-5688

OUR FILE No.: 0137
CITY OF KELOWNA FILE No.: Z15-0056, DP15-0254, DVP15-0255
P.I.D.: 025-250-922

March 7, 2016

Mr. Bruce Morris (via email: morriskelowna@hotmail.com)
23500 – 64th Avenue
Langley, BC
V2Y 2G7

Dear Sir:

SCHEDULE A
This forms part of development
Permit # Z15-0056

Re: Conditions of water service – convert detached existing garage to carriage house designation and new home to be built on property (2016) at 2970 Shayler Ct. (Lot 9, Plan 70569), City of Kelowna.

In response to the above referenced application, the following fees and conditions are required to be fulfilled prior to issuance of a GEID Water Service Certificate.

1. All water supplies are subject to Glenmore-Ellison Improvement District (GEID) Water bylaws, rules and regulations, and the City of Kelowna Bylaw #7900. Copies of all GEID bylaws are available at the GEID office and on the GEID website at www.glenmoreellison.com.
2. As part of the water service application requirements, GEID may require the applicant to provide a detailed engineering study, including any fire flow modeling, to determine the infrastructure requirements for the proposed works. The study must be prepared by the District's Consulting Engineer with all associated costs to be borne by the applicant.
3. GEID Records indicate that the property is currently serviced with a 25mm water service connection. The applicant is required to connect to this service on private property.
4. The applicant will be required to submit a site plan showing the location of all existing and proposed structures, natural features, utilities, services, roads and driveways, etc., on and adjacent to the properties in question. All servicing must be located, verified in the field and shown on the submitted plan.
5. Installation and maintenance of piping from the service connection to locations within the property are the property owner's responsibility.
6. As provided in Water Regulation Bylaw #147, no water may be used on any property other than that property for which tolls and taxes have been paid. Therefore, no water from one property may flow onto the adjoining property. All watering, including any outside irrigation, must be kept separate.
7. All water supplied by GEID must be metered. Water Meters (5/8" x 3/4") and remote reader (MXU) are required to be purchased from GEID and installed by Corix. Following payment of the applicable metering fees, the applicant will be required to coordinate the installation of a water meter, complete with remote reader, in accordance with the GEID Metering Bylaw No. 148. This may be completed

by contacting Corix Utility Services in Kelowna. Corix will provide a specification for the lay-length of the water meter as needed to prepare for installation and inspection by Corix.

Project Fees

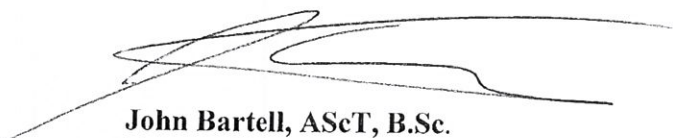
The following fees are required prior to development approval. Fees are payable at the GEID office.

Fee Description	Rate	Payable Prior to...	Total
Document Administration fee	\$150.00 per staff review for each application for water service	Application Review	\$150.00 (Paid)
Capital Expenditure Charge	Single Family Residence CEC rate, \$5,300; Carriage Home CEC rate, \$4,240.00. Property allocated one Single Family Residential unit (\$5,300.00 Credit). (\$5,300.00 + \$4,240.00 - \$5,300.00 = \$4,240.00)	Installation or Activation of Water Service (if applicable) or issuance of GEID Water Service Certificate	\$4,240.00
Residential Meter & MXU	5/8" x 3 / 4"	Issuance of GEID Water Service Certificate	\$450.00
Water service Inspection	\$100.00 for water service connection inspection	Installation or Activation of Water Service or issuance of GEID Water Service Certificate	(if applicable)

This review is valid for **ONE (1) YEAR** from the date of this letter provided that there are no changes in legislation, regulations, or bylaws in which case alterations to this review may be required to comply with the new legislation, regulations, or bylaws. It is now the applicant's responsibility to fulfill the conditions of this review.

If you have any questions regarding the above fees and conditions, please feel free to contact our office at 250-763-6506. Please reference our file number on all correspondence.

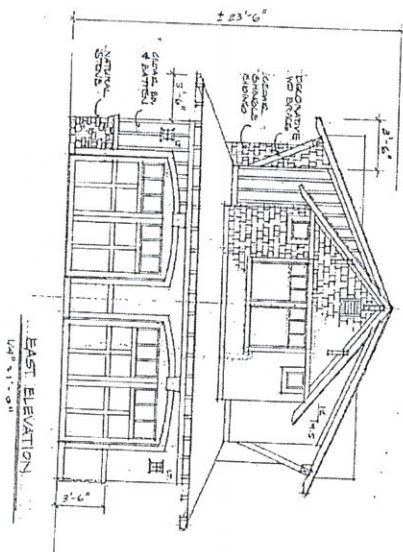
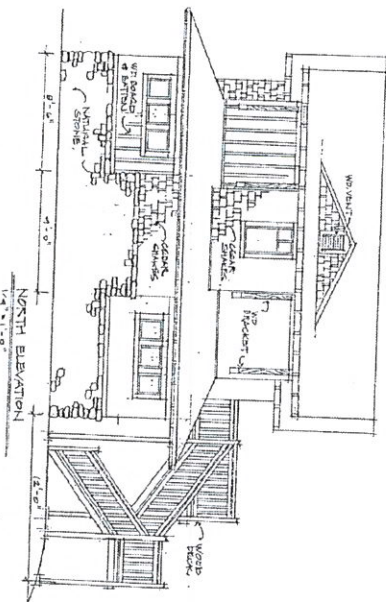
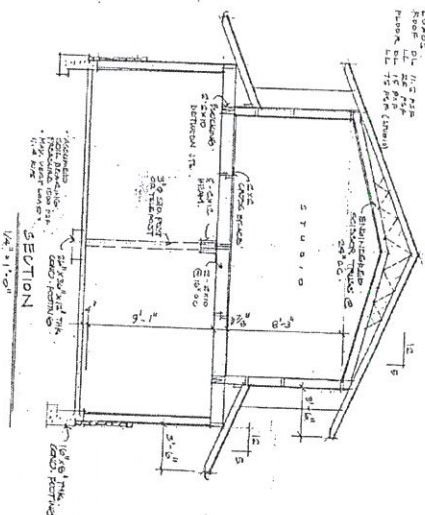
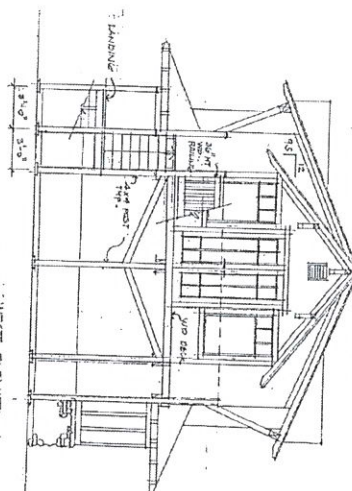
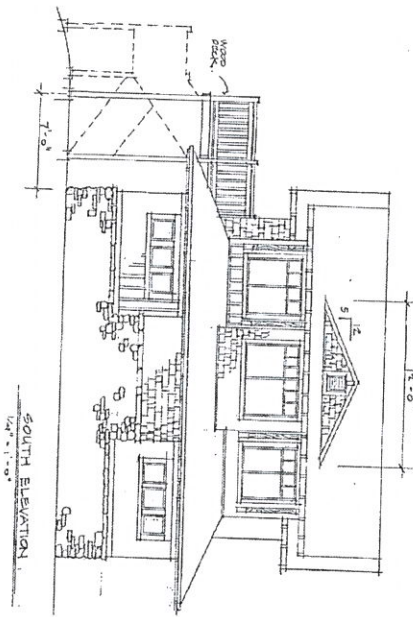
Sincerely,



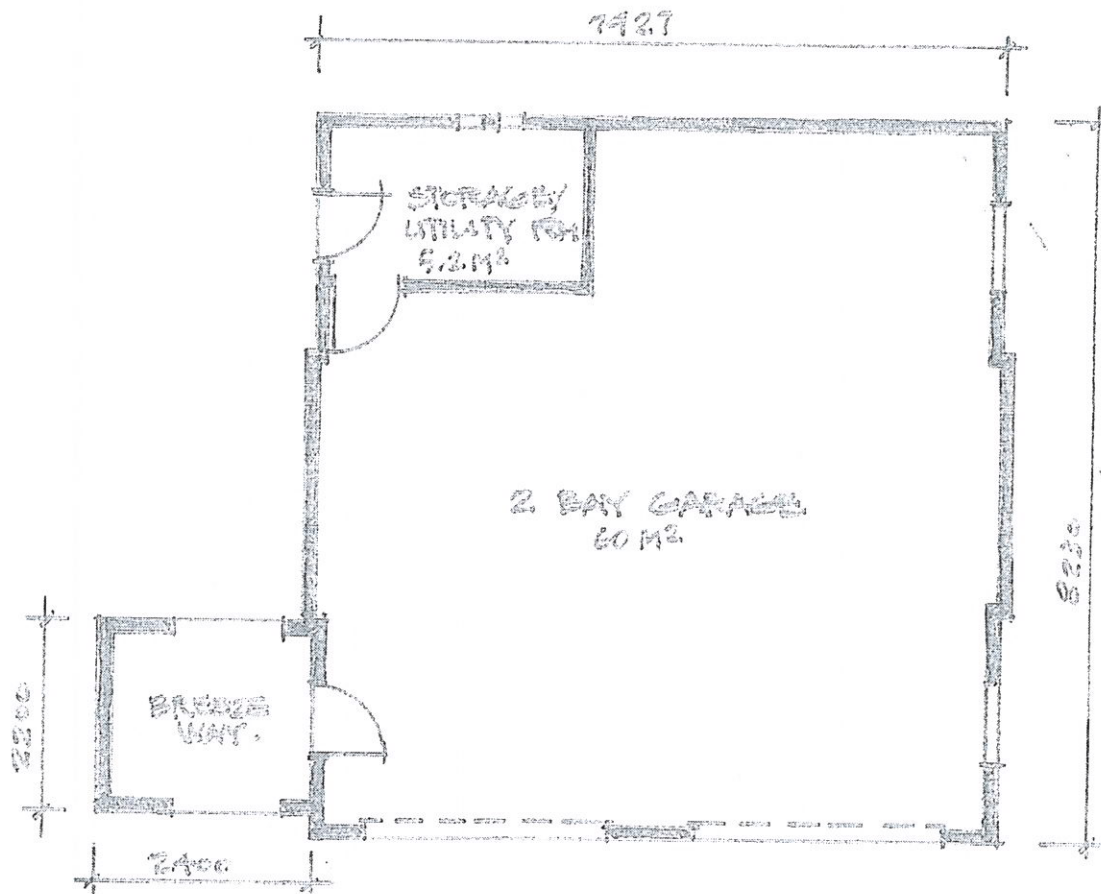
John Bartell, ASCT, B.Sc.
Manager of Engineering and Operations

sv/jb

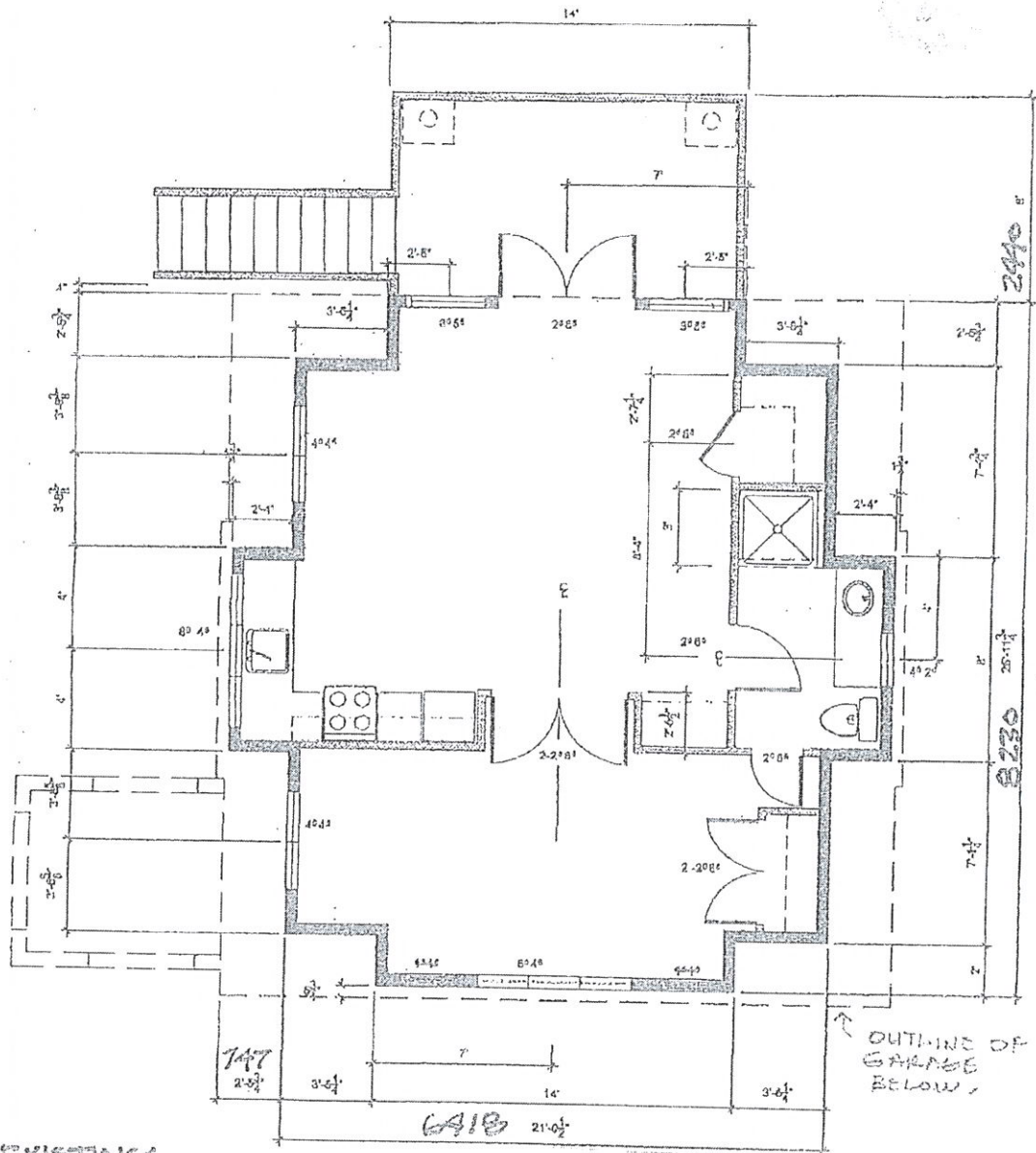
cc: City of Kelowna (via email: TYuzik@kelowna.ca, planninginfo@kelowna.ca)



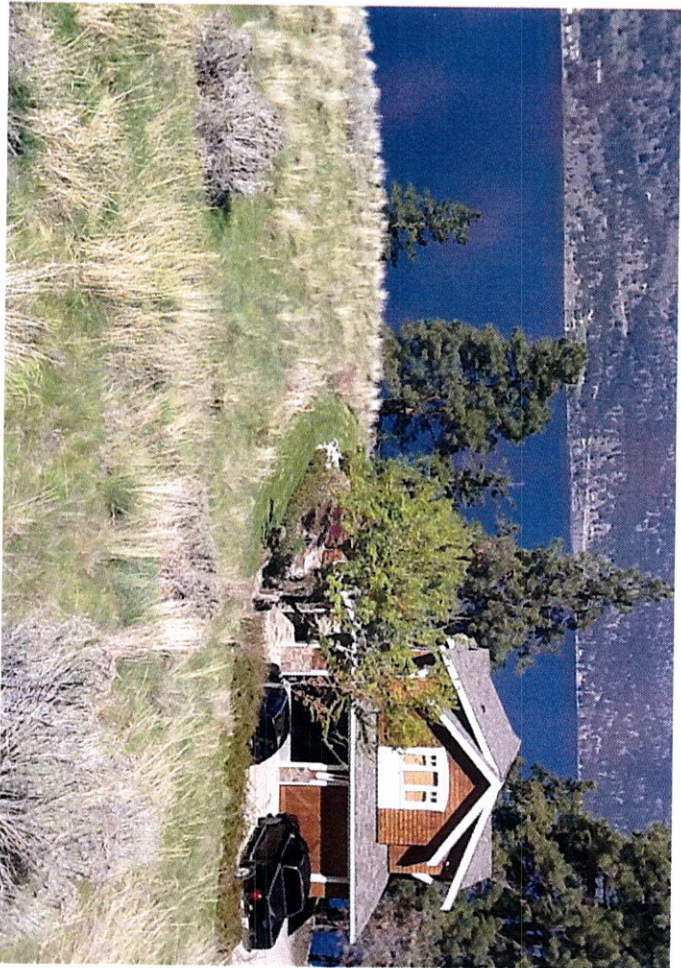
MORRIS GARAGE
LOT 9, SHANTARA CRT.
KELSONA, D.C.
DWG. BY: B. J. MORRIS
JULY 27, 1902.



EXISTING
MORRIS GARAGE / STUDIO
GROUND LEVEL
LOT 9, SHAYLER COURT (2970).
SEPT 30/15



EXISTING
MORRIS GARAGE/STUDIO
UPPER LEVEL
LOT 9, SHAYLER COURT (2970),
NOV. 14, 02
SEPT 20/15



CITY OF KELOWNA
BYLAW NO. 11219
Z15-0056 - Bruce & Helga Morris
2970 Shayler Court

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

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 9, Section 29, Township 23, ODYD, Plan KAP70569 located on Shayler Court, Kelowna, B.C., from the A1 - Agriculture 1 zone to the A1c - Agriculture 1 with Carriage House zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

REPORT TO COUNCIL



Date: April 4, 2016

RIM No. 1250-30

To: City Manager

From: Community Planning Department (TY)

Application: OCP15-0019 Z15-0065 **Owner:** Strandhaus Developments Inc., Inc.No. BC1005533

Address: 990 Guisachan Road **Applicant:** Strandhaus Developments Inc.

Subject: Official Community Plan Amendment & Rezoning Application

Existing OCP Designation: EDINST - Educational/Major Institutional

Proposed 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 Official Community Plan Map Amendment Application No. OCP15-0019 to amend Map 4.1 in the Kelowna 2030 - Official Community Plan Bylaw No. 10500 by changing the Future Land Use designation of Lot 1 District Lot 136 ODYD Plan 1470 AND Lot 2 District Lot 136 ODYD Plan 1470, located at 990 Guisachan Road, Kelowna, BC from the EDINST - Educational/Major Institutional designation to the MRL - Multiple Unit Residential (Low Density) designation, be considered by Council;

AND THAT Council considers the Public Information Session public process to be appropriate consultation for the *Purpose* of Section 879 of the *Local Government Act*, as outlined in the Report from the Community Planning Department dated April 4, 2016;

AND THAT Rezoning Application No. Z15-0065 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 1 District Lot 136 ODYD Plan 1470 AND Lot 2 District Lot 136 ODYD Plan 1470, located at 990 Guisachan 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 Official Community Plan Map Amending Bylaw and Rezoning Bylaw be forwarded to a Public Hearing for further consideration;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Community Planning Department dated April 4, 2016;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the lot consolidation of the subject properties;

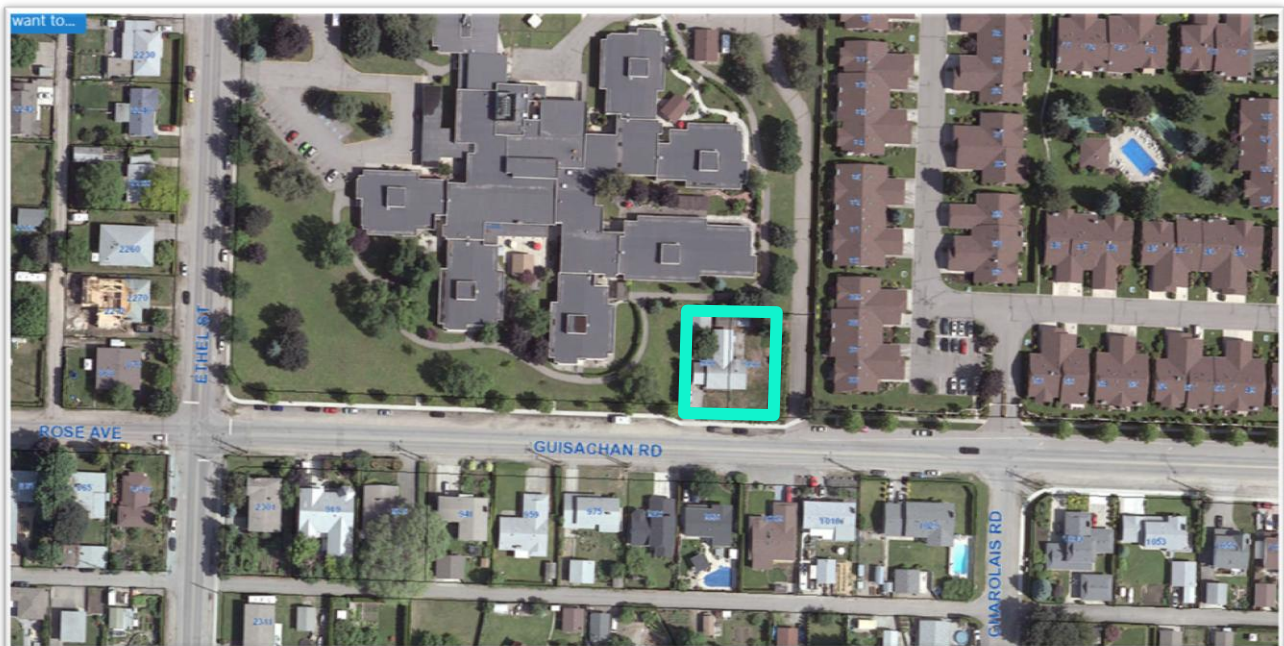
2.0 Purpose

To amend the Official Community Plan to change the OCP Future Land Use designation to MRL and to rezone the subject property to the RM3 zone to facilitate a five unit multi family dwelling on the subject properties.

3.0 Community Planning

Community Planning supports the OCP Amendment and Rezoning Application as the proposed development will see the addition of five multiple family dwelling units to a neighbourhood that is centrally located between three Urban Centres and in close proximity to Guisachan Village Centre.

Subject Property Map: 990 Guisachan Road



3.1 Official Community Plan

The unique location of the subject properties includes a north and west property line that is shared with Interior Health's Cottonwoods Care Facility, the east property line runs along a City of Kelowna owned lane and the south of the property fronts Guisachan Road.

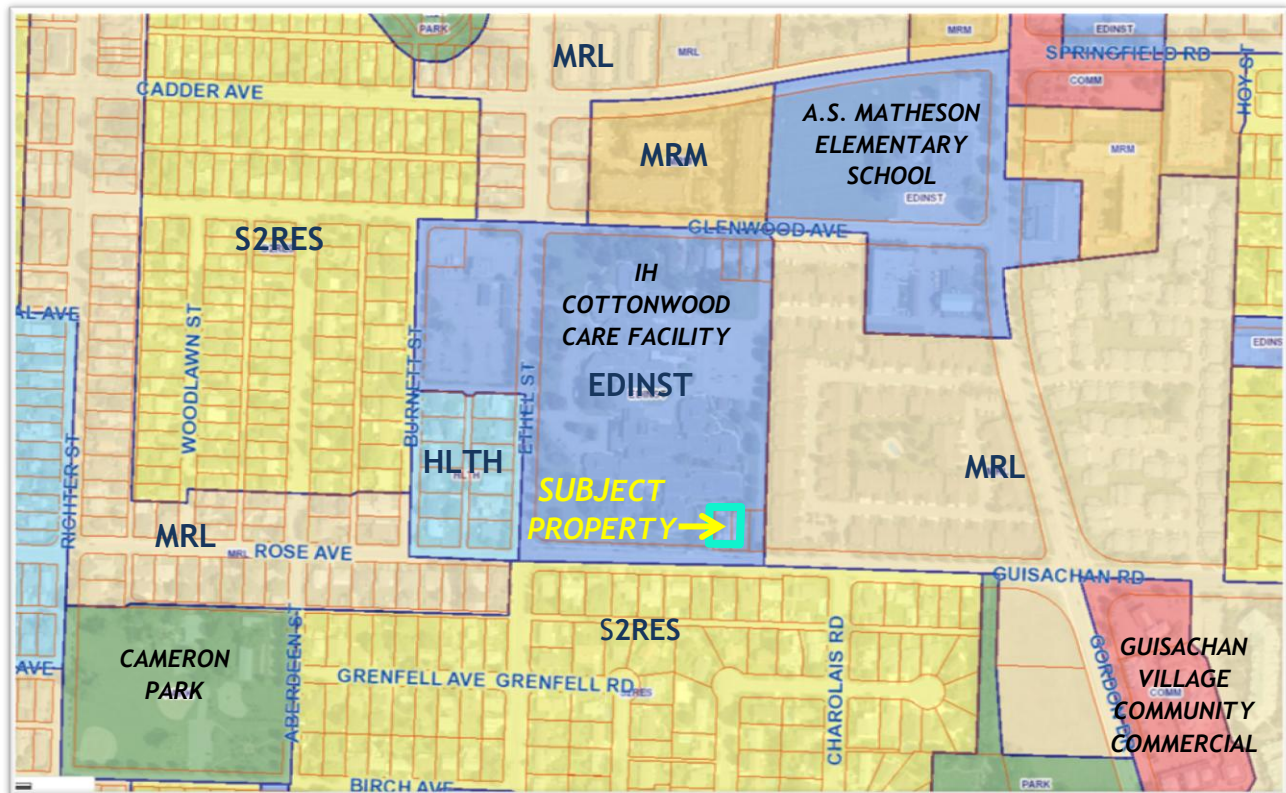
The existing Future Land Use of EDINST Educational/Major Institutional seeks to provide public services to Kelowna such as schools, university, colleges, correctional facilities hospitals, etc. The intent of the institutional land use designation was to provide a future opportunity to Interior Health for the comprehensive expansion and possibly consolidation of their facility (a P2 Zone property).

The previous land owners indicated that they were in contact with Interior Health Authority (IHA), and that IHA was not interested in purchasing the subject parcels.

As the original plan to consolidate the lots with the Interior Health property is reportedly no longer an option being considered by IH; The two subject parcels on their own do not lend themselves well to a stand alone Institutional development due to the total area available for development (appx 998 m² after road dedication). A development fitting the P2 zone of the public or institutional nature would require substantial height and parking variances to fulfil a role in a true educational or major institutional development.

When considering appropriate use of unique parcels such as these, Staff consider the surrounding Future Land Use and regional context. The surrounding neighbourhood represents a number of Future Land Use designations. Residential exists in the form of single/two unit dwellings to the south, and low density multiple family dwellings to the east. Taking the surrounding residential uses and the lot size into consideration, Staff are recommending to Council an OCP amendment to residential, the same designation that exists to the east. The applicant is proposing five townhome dwellings in a manner that meets Kelowna's OCP goals for achieving density in a sustainable manner.

Figure 1: Future Land Use Map 990 Guisachan



The proposed development would help achieve Kelowna's Official Community Plan goals of:

- **Growth Projections:**¹ Kelowna's OCP New Housing Distribution seeks to see 1,150 Multiple Unit homes in the South Pandosy Area by 2030.
 - As of December 2015 City has issued only 180 permits for Multiple Family Dwelling Units in the South Pandosy Area.

¹ City of Kelowna Official Community Plan, Table 3.5 (Growth Projections Chapter).

- **Focusing development to designated growth areas:**² Develop a compact urban form that maximizes the use of existing infrastructure and contributes to energy efficient settlement patterns.
 - This property is fully serviced with water, sewer, waste management, snow removal, and adjacent pedestrian boulevards.
 - This will be done by increasing densities within a 400 metre walking distance of transit stops is required to support the level of transit service.³
 - BC Transit - Gordon Dr bus route which runs every 15 minutes during peak times of the day.

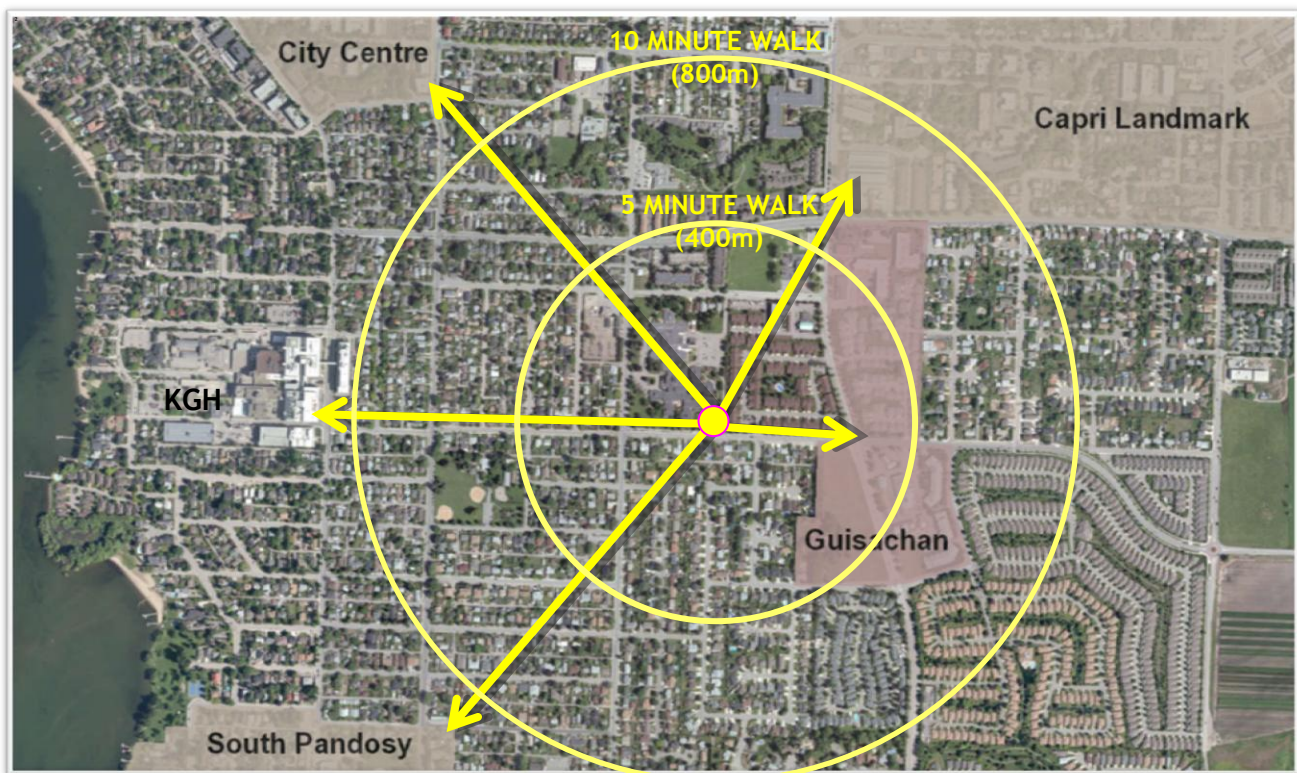
The trend of reducing house sizes is one that Staff supports in the City Core. This development allows for 172 m² living space with 35 m² of private open space on only 189 m² of land.

3.2 Rezoning

The applicant is proposing a development that would create a five unit, three storey multiple unit building. The proposed design is shown in the attached conceptual architectural plans. Achieving 5 units on the two subject properties currently zoned RU1- Large Lot Housing fulfills several City policy objectives. The subject properties are located within 400 m of a village centre (Guisachan) which has a wide range of C3 - Community Commercial amenity opportunities.

There is potential for a live/work/play opportunity on the subject property as the property is situated central (appx 900 m) to City Centre, Capri Landmark and South Pandosy Urban Centres as well as Kelowna General Hospital.

Figure 2: Proximity to Services 990 Guisachan



² City of Kelowna Official Community Plan, Objective 5.3.1 (Development Process Chapter).

³ City of Kelowna Official Community Plan, Objective 5.3.2 (Development Process Chapter).

3.3 Public Notification

As per Council Policy 367, the applicant completed Public Notification & Consultation in the form of neighbourhood circulation within 50 m of the subject properties and a Public Information Session.

- Circulated information to neighbours January 20, 2016.
 - No written correspondence was submitted to the City of Kelowna
- Held Public Information Session February 26, 2016 at 2250 Abbott Street. Approximately 7 people attended, 4 of whom lived in the neighbourhood.

Comments included:

- (2) Interest in buildings up to 10 m in height
- Interest in buildings up to 16.5 m in height
- (2) Interested in buildings up to 22 m in height
- (5) Agreement that the RM3 zone is an appropriate transition on this unique site
- (5) A 3 Bedroom residential unit is needed in the area

4.0 **Proposal**

4.1 Background

The two subject properties share the same address and currently have one 1960s single family dwelling constructed across the two lots. The property is surrounded on the north and west sides by Interior Health Authority Cottonwoods Care Centre, a lane to the care centre exists to the east. The previous owner made efforts to contact Interior Health to inquire about possible interest from IH to purchase the property for IH future development, as the consolidation with the existing cottonwoods facility would best align with the FLU EDNST. This was unsuccessful and the property was put up for sale. The current owner wishes to remove the existing dwelling, consolidate the lots and construct a five dwelling, three storey building. The applicant wishes to complete a Party Wall agreement subdivision after construction, creating five RM3 freehold lots.

4.2 Project Description

The building will consist of two storeys of living space, the third storey portion of the building is five individual stairwells that access five individual rooftop patios. The third storey rooftop patio access (stairwell) is set back 8.5 m from the front of the building. On each side of the building the third storey portion of the rooftop access is set back 4.0 m. After construction, the applicant is proposing to subdivide each dwelling parcel under the RM3 Zone requirements.

4.3 Bonus Options in the RM3 Zone

Zoning Bylaw No. 8000 as directed in Kelowna's OCP incorporates incentives in the form of increase in site coverage or FAR for innovative use of amenity areas and permeable paving. This development application utilizes a number of the bonus options in the RM3 zone.

- FAR maximum is 0.75
 - If a development has at least 75% of on-site parking under habitable area, FAR increases by 0.05.
 - ✓ All parking is provided in attached garages, this development FAR is 0.80 maximum.
- Site coverage maximum for all buildings is 40%
 - If a development has private open space provided in the form of a deck, patio, balcony or rooftop patio which exceeds the bylaw requirement by 10%, the site coverage may increase to 50%
 - The minimum private open space for this development is 25 m². A 10% = 27.5 m².
 - ✓ Each dwelling unit is provided a total of 35 m² of private open space, this development may utilize a maximum of 50% of the site for buildings.
- site coverage maximum for all buildings, driveways & parking areas is 60%
 - If drive surfaces and parking are in the form of permeable surfaces, site coverage may be increased to 65%
 - ✓ All driveway area on the development is an engineered permeable paving system, this development may utilize 65% of the site for buildings and driveways.

4.4 Variance

The proposed application triggers three variances as identified in the Zoning Analysis Table in this report. The RM3 zone allows for a maximum site coverage of 50% for buildings, the proposed building covers 52% of the site. The second and third variance requests are due to the building extending into the required side yard setbacks. The building is oriented with a large front yard setback however the applicant is seeking a variance to the minimum setback for both the west and east side yards. The minimum distance on the west side of the property is 4.0 m, the building is proposed at a 0.75 m setback. The minimum distance on the east side of the property is 1.2 m, the building is proposed at a 0.9 m setback. Should Council support the OCP and Rezoning application, a Development Permit and Development Variance Permit application will come before Council for consideration.

4.5 Site Context

The subject properties are located on the north side of Guisachan Road, between Ethel Street and Gordon Drive. The properties have adjacent future land uses of MRL, EDINST on adjacent property lines and S2RES across Guisachan Road. The current Future Land Use of the properties is EDINST, and the current zone is RU1 - Large Lot Housing zone. The parcels are within the Permanent Growth Boundary.

Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	P2	Cottonwoods Care Facility
East	RM2	Gated Community
South	RU1	Single Family Dwelling
West	P2	Cottonwoods Care Facility

4.6 Zoning Analysis Table 990 Guisachan Rd Represented as One Consolidated Lot

Zoning Analysis Table as per Zoning Bylaw No. 8000 All Calculations are based on Site Area Prior to Road Dedication		
CRITERIA	RM3 ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Lot Area	900 m ²	1,077.7 m ² before dedication 983.2 m ² after dedication
Lot Width	30.0 m	30.4 m
Lot Depth	30.0 m	35.3 m before dedication 32.3 m after dedication
Development Regulations		
Floor Area Ratio (FAR)	0.75	Shown Below
<i>Bonus - min 75% of parking in garage, may increase + 0.05</i>	0.80	861 m ² 0.80
Site Coverage of Buildings	40%	Shown below
<i>Bonus - If private open space exceeds bylaw by 10% may increase by 10%</i>	50%	52 % ❶
Site Coverage of buildings, driveways and parking	60%	Shown Below
<i>Bonus -permeable drive surfaces and parking, may increase + 5%</i>	65%	65 %
Height	10.0 m or 3 storeys	8.7 m / 3 storeys
Front Yard	1.5 m (front door facing the street)	6.4 m before dedication 3.4 m after dedication
Side Yard (west)	4.0 m	0.75 m ❷
Side Yard (east)	1.2 m	0.9 m ❸
Rear Yard	7.5 m	8.0 m
Other Regulations		
Minimum Parking Requirements	2 spaces per dwelling unit	2 spaces per dwelling unit
Bicycle Parking	n/a	n/a
Private Open Space	25 m ² / unit 28 m ² / unit to qualify for 50% site coverage	19.5 m ² at grade 15.5 m ² on rooftop patio 35 m ² Total / unit
❶ Indicates a requested variance to maximum allowable site coverage of buildings		
❷ & ❸ Indicates a requested variance to the minimum setback of a building from a side property line		

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process

Compact Urban Form.⁴ 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 City of Kelowna Official Community Plan, Policy 5.3.2 (Development Process Chapter).

Housing Mix.⁵ Deliver services and infrastructure and create financial structures that will support the aim of having 57% of new housing units in the form of townhouses and apartments.

Ease of Movement.⁶ Ensure that pedestrians, bicyclists and transit users can move about pleasantly and conveniently and that they are not unduly impeded in their movements by provisions for enhanced automobile mobility.

Ground-Oriented Housing.⁷ 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.

Building Height.⁸ In determining appropriate building height, the City will take into account such factors as: Contextual fit into the surrounding urban fabric; Shadowing of the public realm; View impacts; Overlook and privacy impacts on neighbouring buildings; Impacts on the overall skyline;

6.0 Technical Comments

This five-unit multi-family dwelling is not able to be subdivided into five freehold lots until the building is constructed. As such, the entire development will be constructed with five separate water and sewer connections, separate addressing and garbage collection. Once complete, subdivision into five smaller lots will be considered subsequent to a registered Party Wall agreement.

6.1 Building & Permitting Department

- Demolition permits are required for any existing structures
- Development Cost Charges (DCC's) are required to be paid prior to issuance of any Building Permit(s)
- Placement permits are required for any sales or construction trailers that will be on site. The location(s) of these are to be shown at time of development permit application.
- A Building Code analysis is required for the structure at time of building permit applications, but the following items may affect the form and character of the building(s):
- Any security system that limits access to exiting needs to be addressed in the code analysis by the architect.
- A Geotechnical report is required to address the sub soil conditions and site drainage at time of building permit application.
- Full Plan check for Building Code related issues will be done at time of Building Permit applications. Please indicate how the requirements of Radon mitigation and NAFS are being applied to this structure.

6.2 Development Engineering Department

- See attached Schedule "A" City of Kelowna Memorandum dated January 25, 2016.

⁵ City of Kelowna Official Community Plan, Policy 7.3.1 (Infrastructure Chapter).

⁶ City of Kelowna Official Community Plan, Policy 7.7.2 (Infrastructure Chapter).

⁷ City of Kelowna Official Community Plan, Policy 5.2.1 (Development Process Chapter).

⁸ City of Kelowna Official Community Plan, Policy 5.5.1 (Development Process Chapter).

7.0 Application Chronology

Application Received: December 12, 2015
Public Information Session Completed: February 26, 2016

Report prepared by:

Tracey Yuzik, Planner

Reviewed by: ☐ Terry Barton, Urban Planning Manager

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

Attachments:

Schedule "A" City of Kelowna Memorandum
Conceptual Site Plan
Conceptual Elevations
Conceptual Landscape Plan
Permeable Paving Unit Information

CITY OF KELOWNA
MEMORANDUM

Date: January 25, 2016
File No.: Z15-0065
To: Community Planning (TY)
From: Development Engineering Manager
Subject: 990 Guisachan Rd

RU1 to RM3

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

The Development Engineering Technologist for this project is Sergio Sartori

1. Domestic Water and Fire Protection

- (a) The existing lot is serviced with 19mm diameter water service. The developer's consulting mechanical engineer will determine the domestic and fire protection requirements of this proposed development and establish hydrant requirements and service needs. The estimated cost of this construction for bonding purposes is **\$10,000.00**
- (b) The developer must obtain the necessary permits and have all existing utility services disconnected prior to removing or demolishing the existing structures. The City of Kelowna water meter contractor must salvage existing water meters, prior to building demolition. If water meters are not salvaged, the developer will be invoiced for the meters.

2. Sanitary Sewer

- (a) The existing lot is serviced with a 100mm diameter sanitary service. The developer's consulting mechanical engineer will determine the requirements of this proposed development and establish the required size and preferred location of the new services. The estimated cost of this construction for bonding purposes is **\$10,000.00**

3. Storm Drainage

- (a) The developer must engage a consulting civil engineer to provide a storm water management plan for these sites which meets the requirements of the City Subdivision Development and Servicing Bylaw 7900. The storm water management plan must also include provision of lot grading plans, minimum basement elevations (MBE), if applicable, and provision of a storm drainage service and recommendations for onsite drainage containment and disposal systems.
- (b) The subject development must include the design of a piped drainage system for Guisachan Rd fronting the subject lots and the lane, including road improvement construction. The cost of the work is included in the road design calculations.

4. Road Improvements

- (a) Guisachan Rd must be upgraded to an urban standard along the full frontage of this proposed development and the lane frontage, including curb and gutter, sidewalk replacement, landscaped boulevard complete with street trees drainage system including storm main, 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 **\$31,500.00**.
- (b) Provide a Signs, Pavement Markings and Traffic Control Devices Drawing for Guisachan Rd.

5. Road Dedication and Subdivision

- (a) Grant Statutory Rights Of Way if required for utility services.
- (b) Lot Consolidation is required.
- (c) Dedicate ~3.1m width along the full frontage of Guisachan Rd to achieve a 25.0m road right of way.
- (d) 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

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

7. Engineering

Road and utility construction design, construction supervision, and quality control supervision of all off-site and site services including on-site ground recharge drainage collection and disposal systems, must be performed by an approved consulting civil engineer. Designs must be submitted to the city engineering department for review and marked "issued for construction" by the city engineer before construction may begin.

8. Design and Construction

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

9. Servicing Agreements for Works and Services

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

10. Geotechnical Report

As a requirement of this application the owner must provide a geotechnical report prepared by a Professional Engineer qualified in the field of hydro-geotechnical survey to address the following:

- (a) Area ground water characteristics.
- (b) Site suitability for development, unstable soils, etc.
- (c) Drill and / or excavate test holes on the site and install piezometers if necessary. Log test hole data to identify soil characteristics, identify areas of fill if any. Identify unacceptable fill material, analyse soil sulphate content, identify unsuitable underlying soils such as peat, etc. and make recommendations for remediation if necessary.
- (d) List extraordinary requirements that may be required to accommodate construction of roads and underground utilities as well as building foundation designs.
- (e) Additional geotechnical survey may be necessary for building foundations, etc.

11. Bonding and Levy Summary(a) Bonding

Water service upgrades	\$ 10,000
Sanitary sewer service upgrades	\$ 10,000
Guisachan Rd frontage improvements	\$ 31,500
Total Bonding	\$51,500.00

NOTE: The bonding amount shown above are comprised of estimated construction costs escalated by 140% to include engineering design and contingency protection and are provided for information purposes only. The owner should engage a consulting civil engineer to provide detailed designs and obtain actual tendered construction costs if he wishes to do so. Bonding for required off-site construction must be provided and may be in the form of cash or an irrevocable letter of credit, in an approved format.


The owner must also enter into a servicing agreement in a form provided by the City.

12. Development Permit and Site Related Issues

Access and Manoeuvrability

(i) The access to the site is from lane only.

(ii) Indicate on the site plan, the locations of loading bays as well as the garbage and recycle bins as required.



Steve Muenz, P. Eng.
Development Engineering Manager
SS

CITY OF KELOWNA

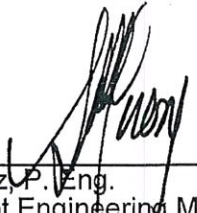
MEMORANDUM

Date: January 25, 2016
File No.: OCP15-0019
To: Community Planning (TY)
From: Development Engineer Manager (SM)
Subject: 990 Guisachan Rd

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

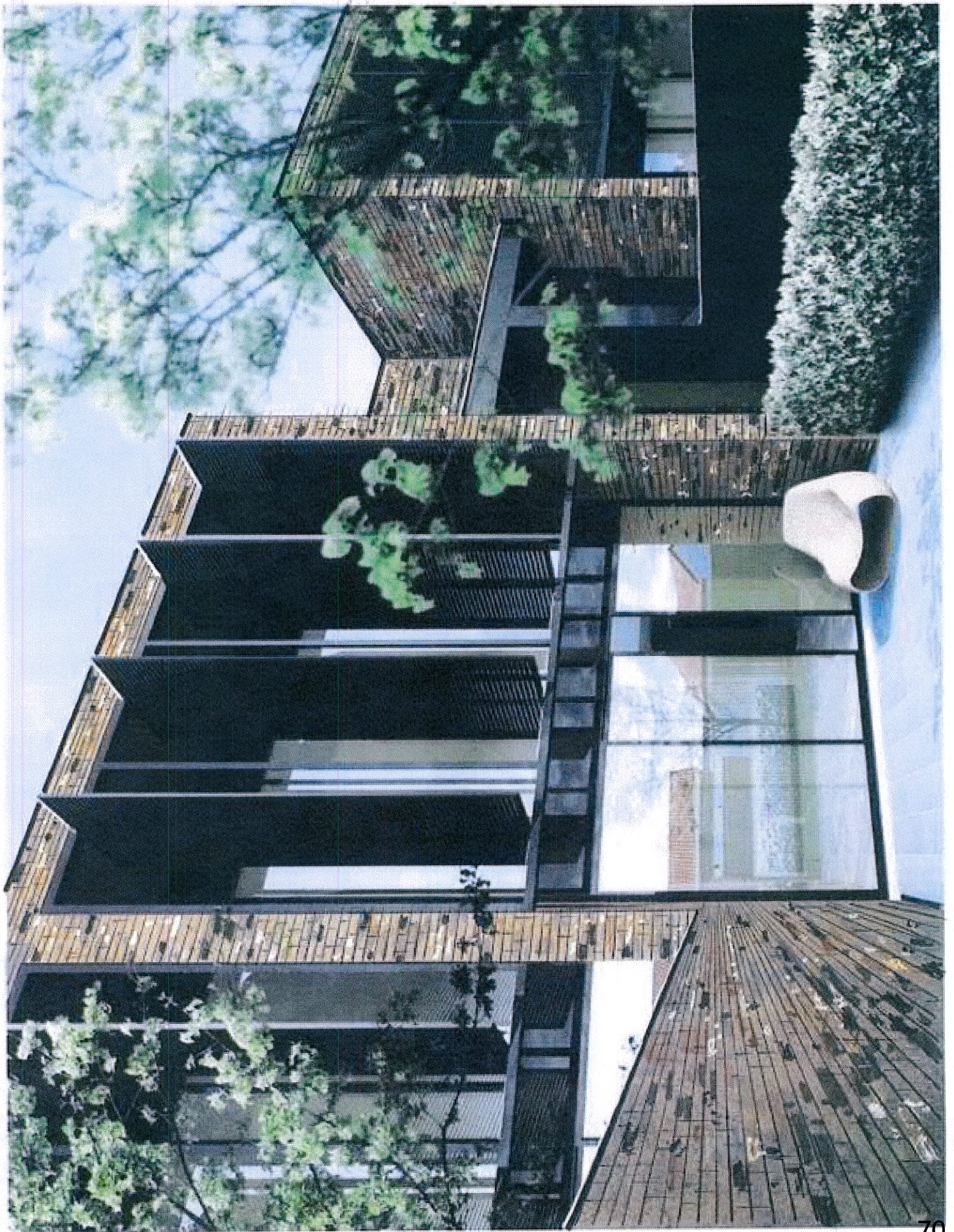
1. **General.**

- a) All the offsite infrastructure and services upgrades are addressed in the Rezoning Engineering Report under file Z15-0065.



Steve Muenz, P. Eng.
Development Engineering Manager

SS





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



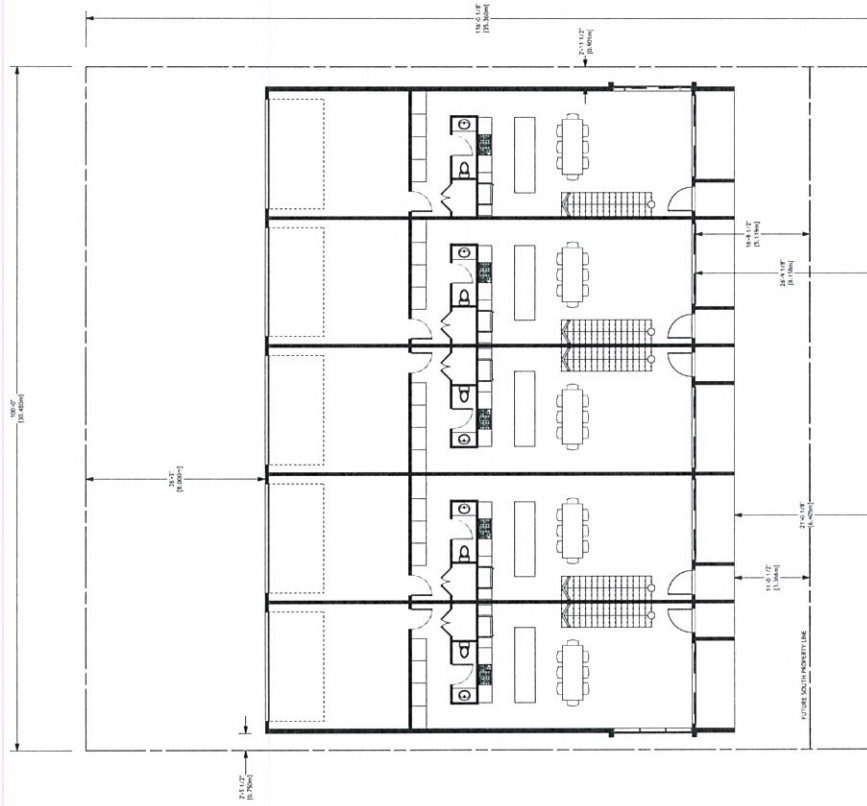
PERIOD	DATE	DESCRIPTION
A	22/04/2018	ELEMENTAIRE PERIODE

TOWNHOME DEVELOPMENT
990 GUISSACHAN ROAD
KELOWNA, BC V1Y 9W8
LOT 2 PLAN KAP1470

SITE PLAN

DRAWING NUMBER

7 of 7



GUTHRIE ROAD



INS DESIGN
1302 MINE HILL DRIVE
KELOWNA, BC V1P 1S5
WWW.INSDESIGN.COM
(250) 212-7688

THIS DOCUMENT IS THE PROPERTY OF INS DESIGN. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF INS DESIGN IS EXPRESSLY PROHIBITED.



PROJECT NORTH

REVISION	DATE	DESCRIPTION
A	22 JAN 2016	ELEVATIONS & SITE REVISIONS

PROJECT

TOWNHOME DEVELOPMENT
990 GUISACHAN ROAD
KELOWNA, BC V1Y 9W8
LOT 2 PLAN KAP1470

DRAWING TITLE

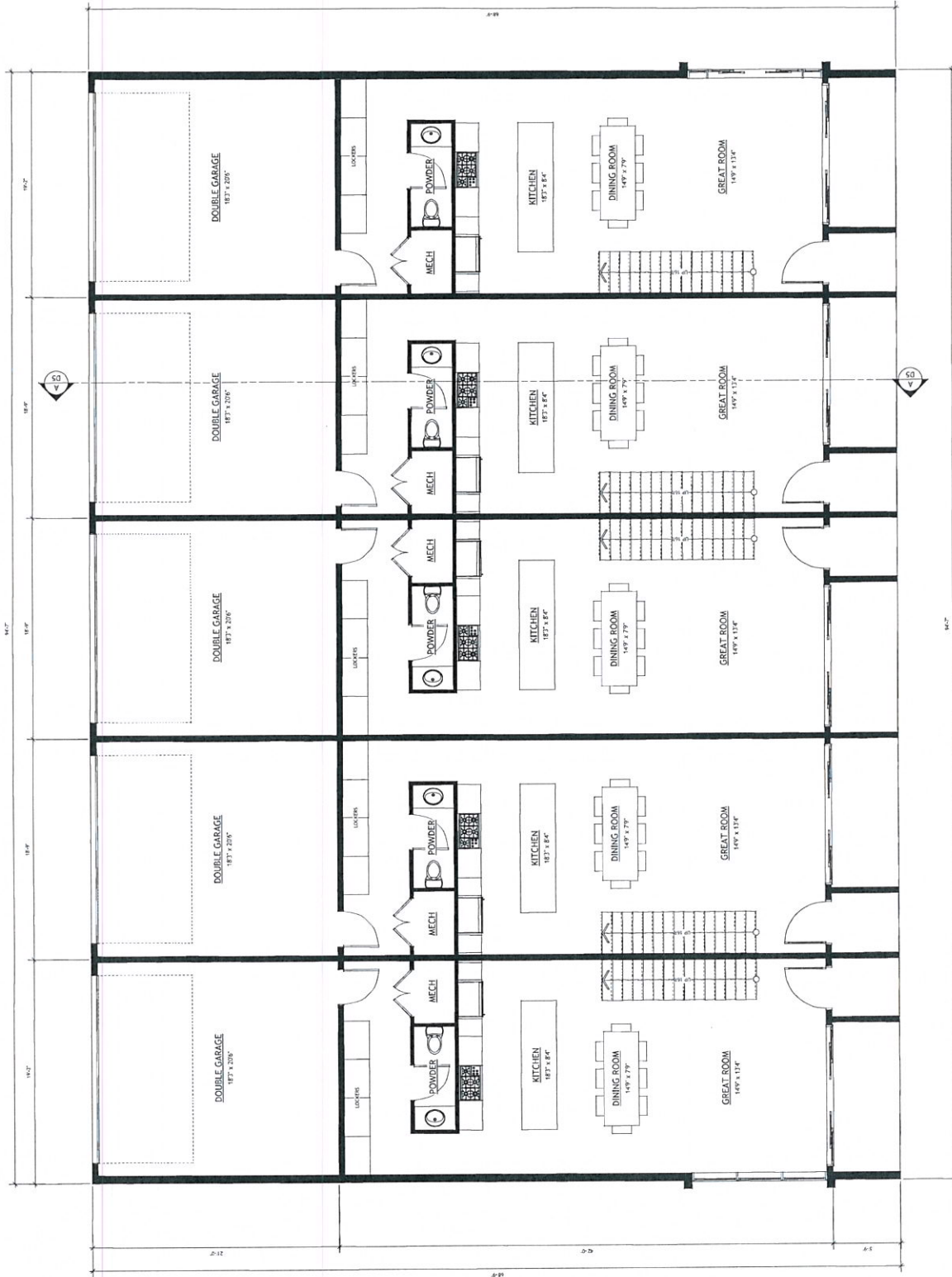
MAIN FLOOR PLAN

DATE

NOVEMBER 25, 2015

DRAWING NUMBER

3 of 7



1 MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0" INDIVIDUAL FPA = 755 SQ. FT. (70,140 sq. ft.)



HS DESIGN
1302 MINE HILL DRIVE
KELOWNA, BC V1P1S5
WWW.HSDSIGN.COM
(250) 212-1258

THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF HS DESIGN AND ARE NOT TO BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION FROM THE SAME.



PROJECT NORTH

REVISION	DATE	DESCRIPTION
A	22/04/2016	ELEVATION & DATE REVISION

PROJECT

TOWNHOME DEVELOPMENT
990 GUISACHAN ROAD
KELOWNA, BC V1Y 9W8
LOT 2 PLAN KAP1470

DRAWING TITLE

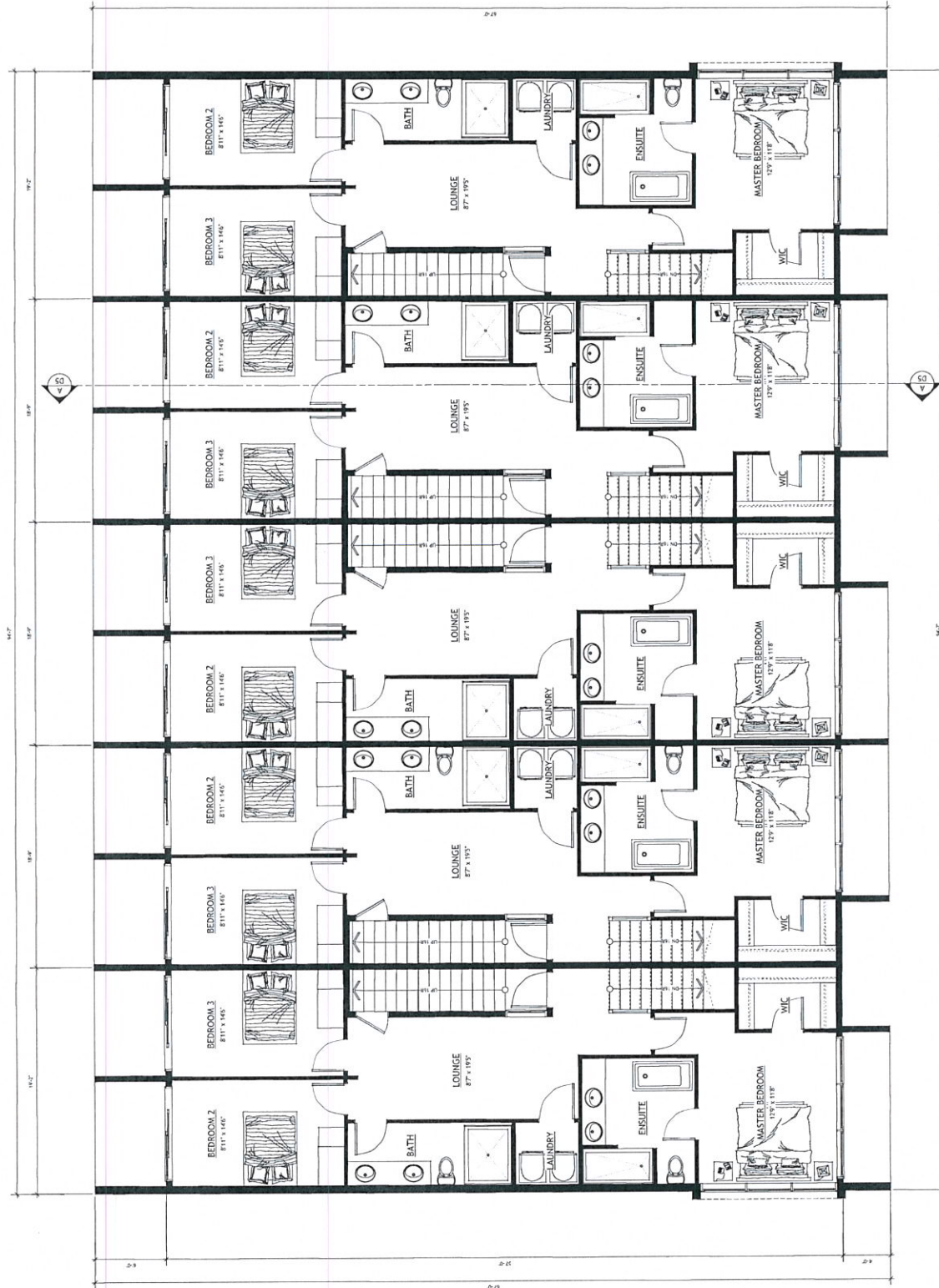
SECOND FLOOR PLAN

DATE

NOVEMBER 25, 2015

DRAWING NUMBER

4 of 7



1 SECOND FLOOR PLAN
Scale: 1/4" = 1'-0" INDIVIDUAL FPA - 972 SQ. FT. [90.3m²]



INS DESIGN
1332 NINE HILL DRIVE
KELOWNA, BC V1P 1S5
Tel: (250) 868-1234
Fax: (250) 212-7588

THIS DOCUMENT IS THE EXCLUSIVE PROPERTY OF INS DESIGN. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION FROM THE SAME.



PROJECT NORTH

REVISION	DATE	DESCRIPTION
A	22 JAN 2016	ELEVATION & DATE REVISION

PROJECT

TOWNHOME DEVELOPMENT
990 GUISACHAN ROAD
KELOWNA, BC V1Y 9W8
LOT 2 PLAN KAP1470

DRAWING TITLE

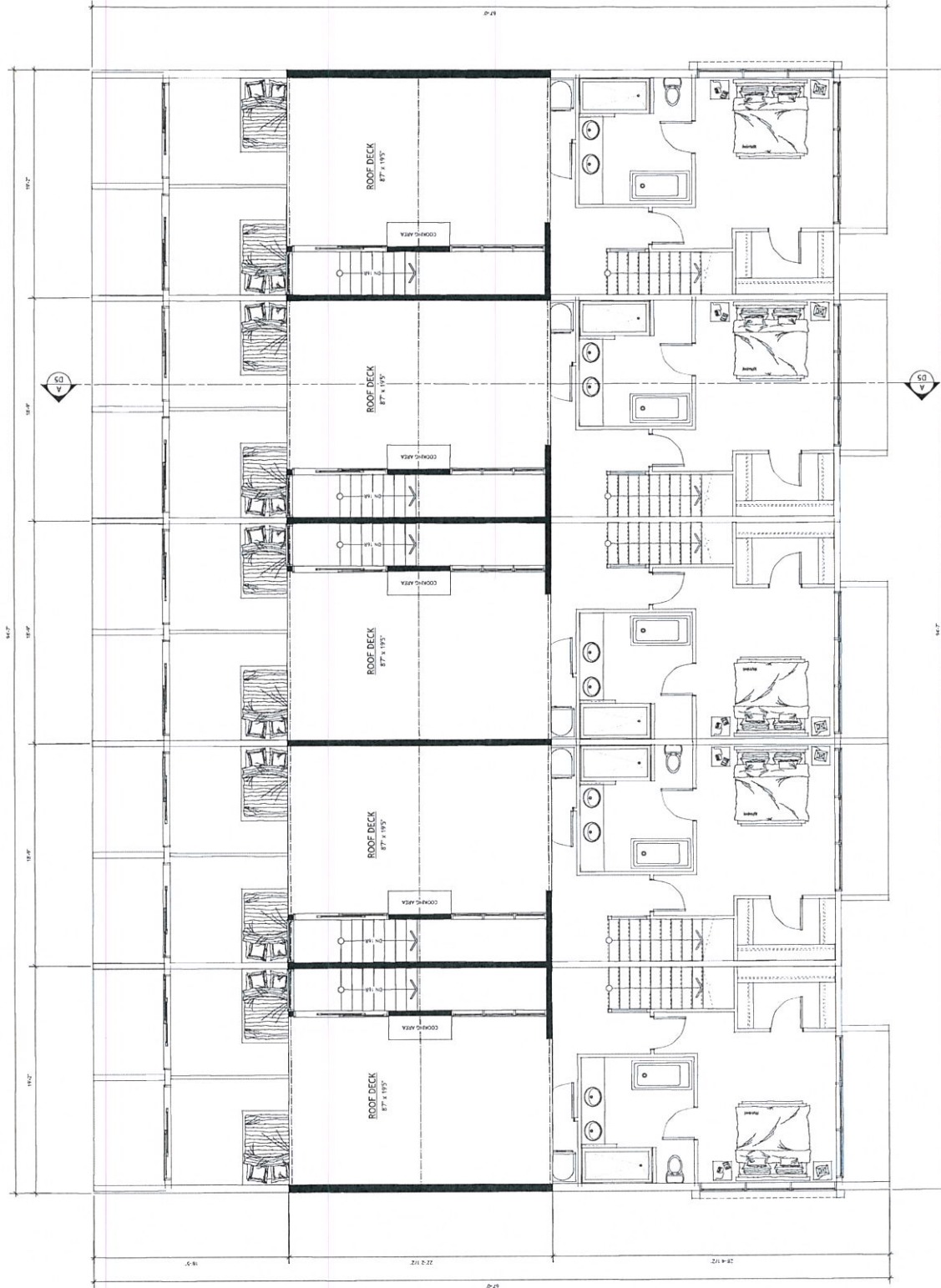
ROOF LIVING PLAN

DATE

NOVEMBER 25, 2015

DRAWING NUMBER

5 of 7



1 ROOF LIVING PLAN
SCALE: 1/4" = 1'-0" INDIVIDUAL TPA = 315 SQ. FT. [29.3m²]



TNS DESIGN
1302 MIKE HILL DRIVE
KELOWNA, BC V1Y 1S5
VANCOUVER, BC
(604) 215-7388

THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF TNS DESIGN AND ARE NOT TO BE REPRODUCED OR USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF TNS DESIGN.



PROJECT NORTH

REVISION	DATE	DESCRIPTION
A	22/02/2016	ELEVATION & SITE REVISIONS

PROJECT

TOWNHOME DEVELOPMENT
980 GUISACHAN ROAD
KELOWNA, BC V1Y 9W8
LOT 2 PLAN KAP1470

DRAWING TITLE

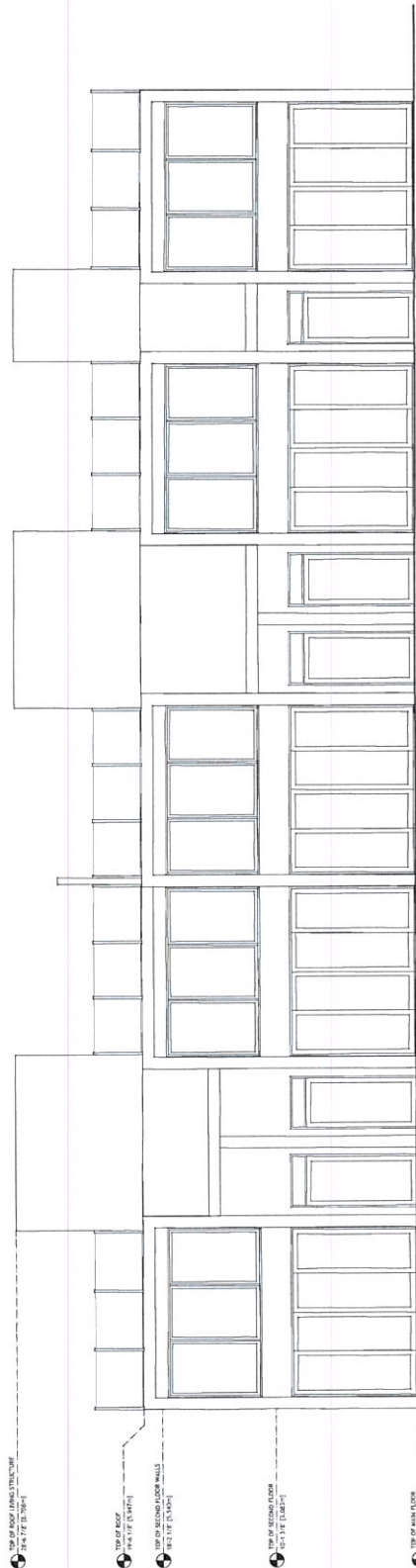
ELEVATIONS

DATE

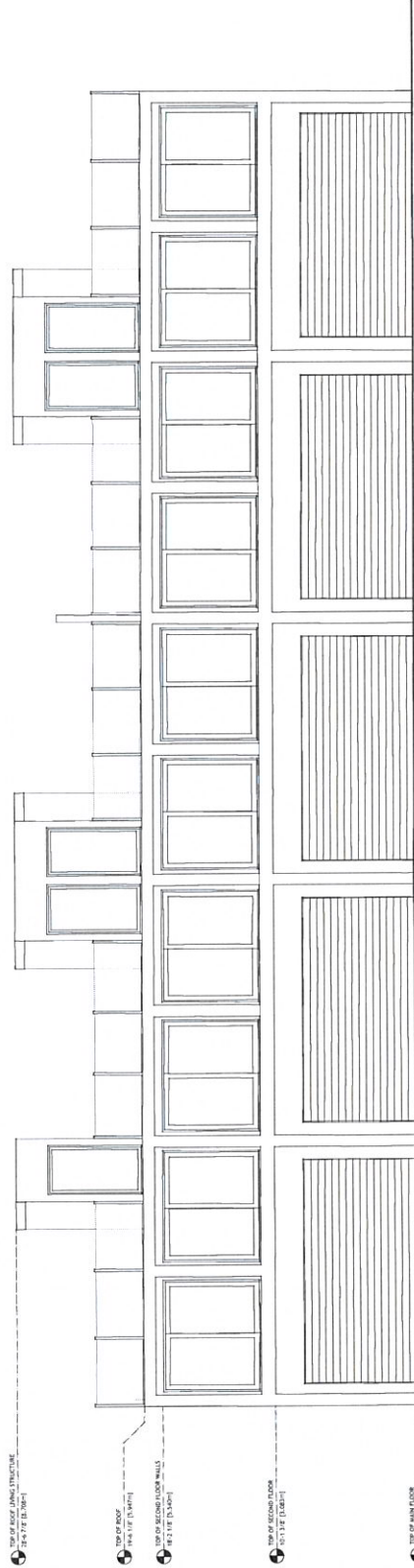
NOVEMBER 25, 2015

DRAWING NUMBER

1 of 7



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



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



HKS DESIGN
1302 MIKE HILL DRIVE
KELOWNA, BC V1P 1S5
www.hksdesign.com
(250) 213-7628

THESE DOCUMENTS ARE THE EXCLUSIVE PROPERTY OF HKS DESIGN AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION FROM THE OWNER.



PROJECT NORTH

REVISION	DATE	DESCRIPTION
A	22/04/2016	ELEVATION & SITE ELEVATIONS

PROJECT

TOWNHOME DEVELOPMENT
890 GUISACHAN ROAD
KELOWNA, BC V1Y 9W8
LOT 2 PLAN KAP1470

DRAWING TITLE

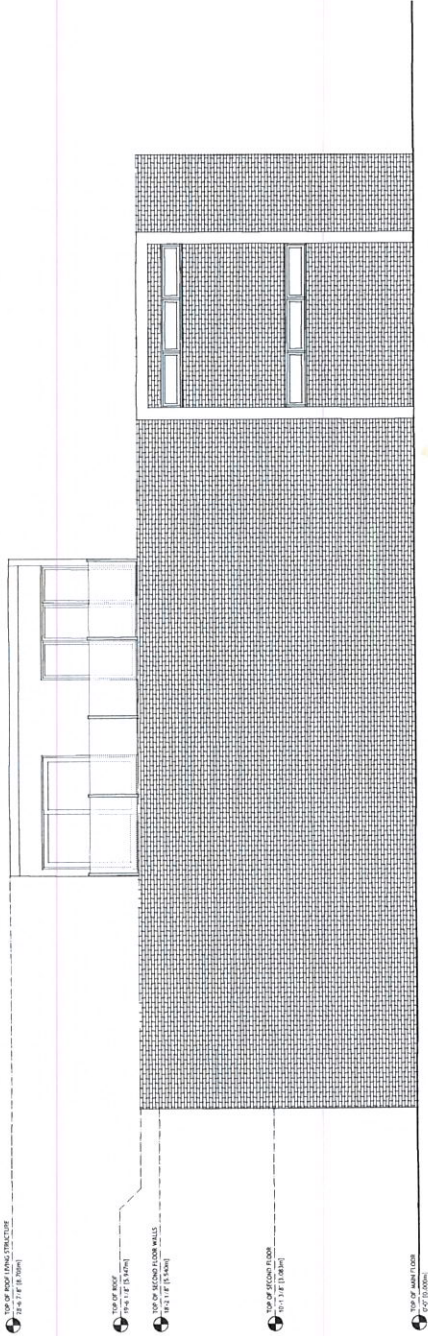
ELEVATIONS

DATE

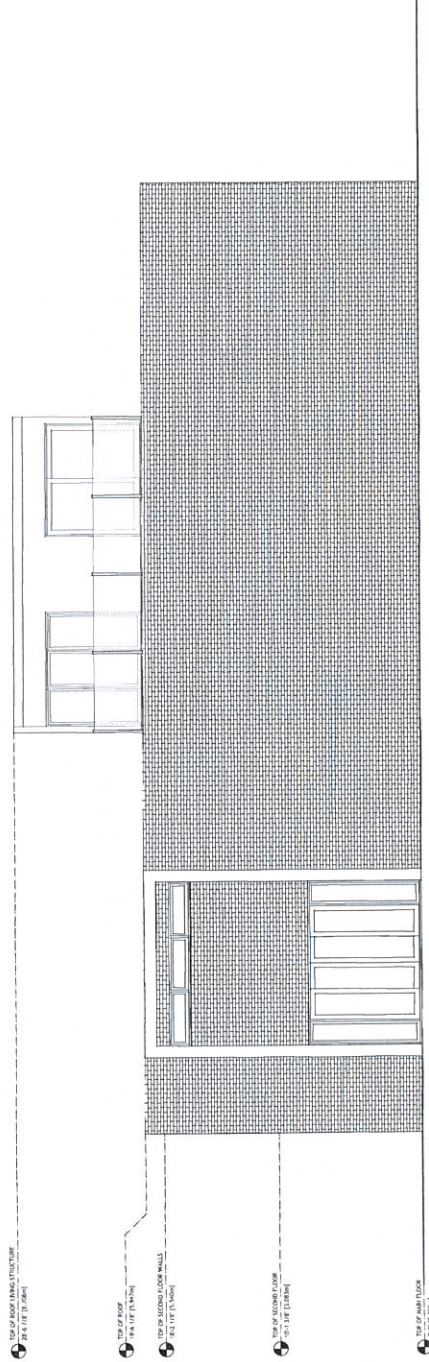
NOVEMBER 25, 2015

DRAWING NUMBER

2 of 7



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



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



OUTLAND DESIGN
LANDSCAPE ARCHITECTURE
200 - 850 East Road
Tulsa, OK 74107
www.outlanddesign.com



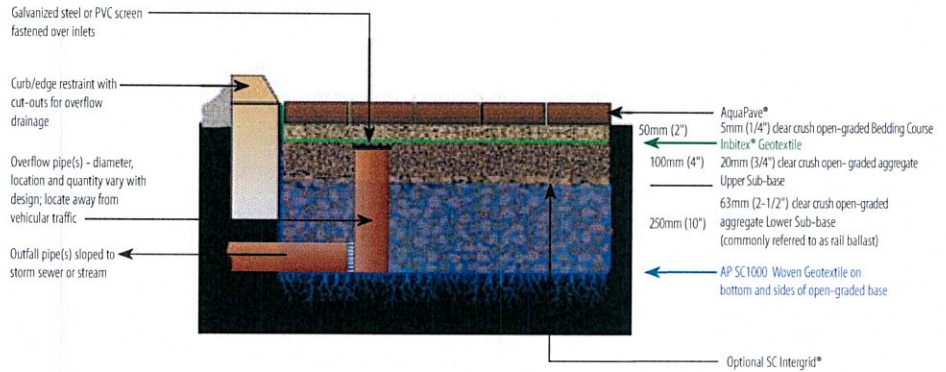
PROJECT TITLE:
990 GUISSACHAN ROAD

**CONCEPTUAL
LANDSCAPE PLAN**

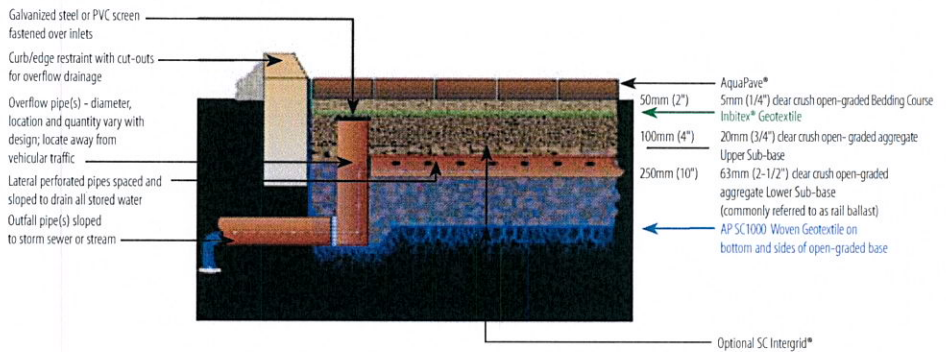
COST/SCA HISTORY		
1	10/20/01	Revised
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		
71		
72		
73		
74		
75		
76		
77		
78		
79		
80		
81		
82		
83		
84		
85		
86		
87		
88		
89		
90		
91		
92		
93		
94		
95		
96		
97		
98		
99		
100		
101		
102		
103		
104		
105		
106		
107		
108		
109		
110		
111		
112		
113		
114		
115		
116		
117		
118		
119		
120		
121		
122		
123		
124		
125		
126		
127		
128		
129		
130		
131		
132		
133		
134		
135		
136		
137		
138		
139		
140		
141		
142		
143		
144		
145		
146		
147		
148		
149		
150		
151		
152		
153		
154		
155		
156		
157		
158		
159		
160		
161		
162		
163		
164		
165		
166		
167		
168		
169		
170		
171		
172		
173		
174		
175		
176		
177		
178		
179		
180		
181		
182		
183		
184		
185		
186		
187		
188		
189		
190		
191		
192		
193		
194		
195		
196		
197		
198		
199		
200		
201		
202		
203		
204		
205		
206		
207		
208		
209		
210		
211		
212		
213		
214		
215		
216		
217		
218		
219		
220		
221		
222		
223		
224		
225		
226		
227		
228		
229		
230		
231		
232		
233		
234		
235		
236		
237		
238		
239		
240		
241		
242		
243		
244		
245		
246		
247		
248		
249		
250		
251		
252		
253		
254		
255		
256		
257		
258		
259		
260		
261		
262		
263		
264		
265		
266		
267		
268		
269		
270		
271		
272		
273		
274		
275		
276		
277		
278		
279		
280		
281		
282		
283		
284		
285		
286		
287		
288		
289		
290		
291		
292		
293		
294		
295		
296		
297		
298		
299		
300		
301		
302		
303		
304		
305		
306		
307		
308		
309		
310		
311		
312		
313		
314		
315		
316		
317		
318		
319		
320		
321		
322		
323		
324		
325		
326		
327		
328		
329		
330		
331		
332		
333		
334		
335		
336		
337		
338		
339		
340		
341		
342		
343		
344		
345		
346		
347		
348		
349		
350		
351		
352		
353		
354		
355		
356		
357		
358		
359		
360		
361		
362		
363		
364		
365		
366		
367		
368		
369		
370		
371		
372		
373		
374		
375		
376		
377		
378		
379		
380		
381		
382		
383		
384		
385		
386		
387		
388		
389		
390		
391		
392		
393		
394		
395		
396		
397		
398		
399		
400		
401		
402		
403		
404		
405		
406		
407		
408		
409		
410		
411		
412		
413		
414		
415		
416		
417		
418		
419		
420		
421		
422		
423		
424		
425		
426		
427		
428		
429		
430		
431		
432		
433		
434		
435		
436		
437		
438		
439		
440		
441		
442		
443		
444		
445		
446		
447		
448		
449		
450		
451		
452		
453		
454		
455		
456		
457		
458		
459		
460		
461		
462		
463		
464		
465		
466		
467		
468		
469		
470		
471		
472		
473		
474		
475		
476		
477		
478		
479		
480		
481		
482		
483		
484		
485		
486		
487		
488		
489		
490		
491		
492		
493		
494		
495		
496		
497		
498		
499		
500		
501		
502		
503		
504		
505		
506		
507		
508		
509		
510		
511		
512		
513		
514		
515		
516		
517		
518		
519		
520		
521		
522		
523		
524		
525		
526		
527		
528		
529		
530		
531		
532		
533		
534		
535		
536		
537		
538		
539		
540		
541		
542		
543		
544		
545		
546		
547		
548		
549		
550		
551		
552		
553		
554		
555		
556		
557		
558		
559		
560		
561		
562		
563		
564		
565		
566		
567		
568		
569		
570		
571		
572		
573		
574		
575		
576		
577		
578		
579		
580		
581		
582		
583		
584		
585		
586		
587		
588		
589		
590		
591		
592		
593		
594		
595		
596		
597		
598		
599		
600		
601		
602		
603		
604		
605		
606		
607		
608		
609		
610		
611		
612		
613		
614		
615		
616		
617		
618		
619		
620		
621		
622		
623		

Typical Systems and Exfiltration Options *(Modify to site conditions)*

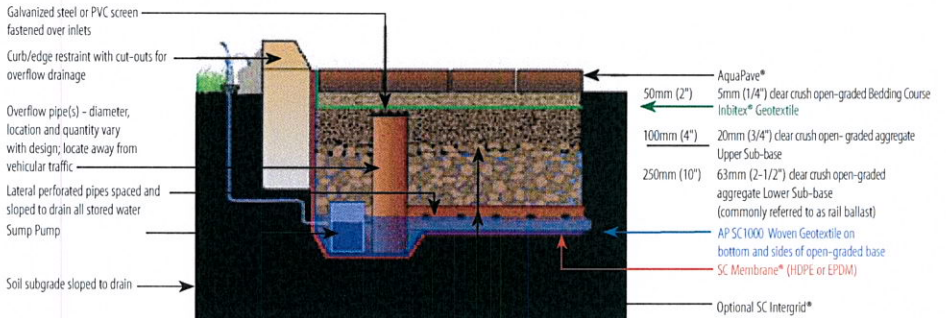
Full Exfiltration System



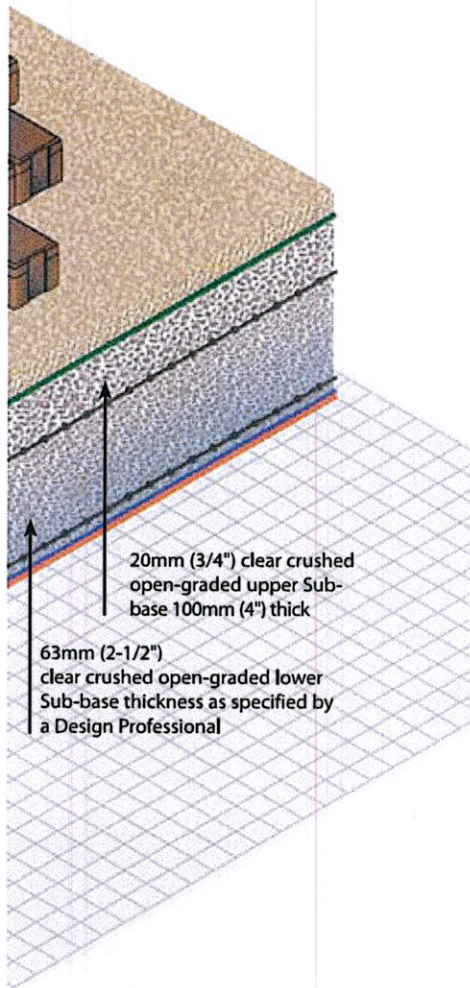
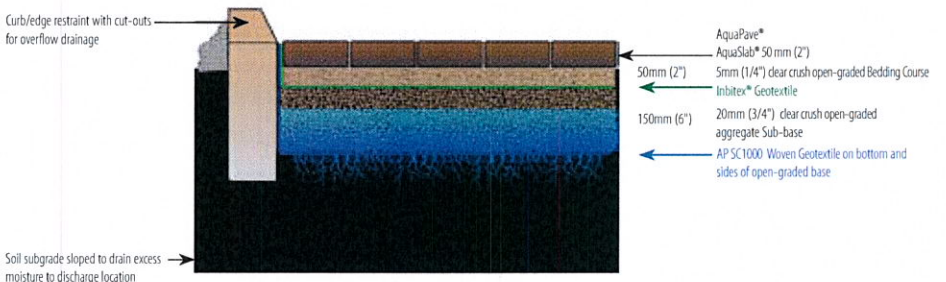
Partial Exfiltration System



No Exfiltration System



Typical Residential Driveway/Sidewalk Construction



On all designs:

- Open-graded base thickness varies depending on water management and/or structural requirements.
- For pedestrian sidewalks or residential driveway applications only the 20mm clear crushed open-graded aggregate, upper sub-base is required. This should be a minimum of 6".

CITY OF KELOWNA

BYLAW NO. 11220

Official Community Plan Amendment No. OCP15-0019 Strandhaus Developments Inc., Inc. No. BC1005533 990 Guisachan Road

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

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

1. THAT Map 4.1 - **GENERALIZED FUTURE LAND USE** of "*Kelowna 2030* - Official Community Plan Bylaw No. 10500" be amended by changing the Generalized Future Land Use designation of Lot 1, District Lot 136, ODYD, Plan 1470 and Lot 2, District Lot 136, ODYD, Plan 1470, located on Guisachan Road, Kelowna, B.C., from the EDINST - Educational / Major Institutional designation to the MRL - Multiple Unit Residential (Low Density) designation;
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

CITY OF KELOWNA
BYLAW NO. 11221
Z15-0065 - Strandhaus Developments Inc., Inc. No.
BC1005533
990 Guisachan Road

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

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 1, District 136, ODYD, Plan 1470 and Lot 2, District Lot 136, ODYD, Plan 1470 located on Guisachan Road, Kelowna, B.C., from the RU1 - Large Lot Housing zone to the RM3 - Low Density Multiple Housing zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

REPORT TO COUNCIL



Date: April 4, 2016

RIM No. 1250-30

To: City Manager

From: Community Planning Department (TB)

Application: Z16-0007

Owner: Legault Enterprises Ltd

Address: 477 Christleton Avenue

Applicant: Joël Legault Projects Inc.

Subject: Rezoning Application

Existing OCP Designation: S2RES - Single/Two Unit Residential

Existing Zone: RU1 - Large Lot Housing

Proposed Zone: RU6 - Two Dwelling Housing

1.0 Recommendation

THAT Rezoning Application No. Z16-0007 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 1, District Lot 14, ODYD, Plan 8009, located at 477 Christleton Avenue, Kelowna, BC from the RU1 - Large Lot Housing zone to the RU6 - Two Dwelling Housing zone be considered by Council;

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

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Community Planning Department dated March 7, 2016;

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

2.0 Purpose

To rezone the subject property to facilitate the development of two detached dwellings.

3.0 Community Planning

Community Planning supports the rezoning of the subject property to facilitate the development of two detached dwellings. The property is designated in Kelowna's Official Community Plan (OCP) as S2RES - Single/Two Unit Residential and as such the application to rezone the property

to RU6 is in compliance with the designated future land use. The proposed use is consistent with the OCP urban infill policies for Compact Urban Form and Sensitive Infill. The proposed design put forth by the applicant shows a commitment to quality design and materials, and requires one variance to the Zoning Bylaw for setbacks of the second storey. Should Council approve this rezoning, staff will bring forth a Development Variance Permit and a form and character Development Permit for Council approval.

In fulfillment of Council Policy No. 367 respecting public consultation, the applicant undertook neighbour consultation on March 15th, 2016 by individually contacting the neighbours. To date staff have not received any comments. Should any comments be received prior to first reading on April 4th, staff will present them during the next Council meeting.

4.0 Proposal

4.1 Background

The subject property currently has a 70-year-old single story house which will be moved rather than demolished as part of this redevelopment. The proposed RU6 zoning will allow for the construction of two 2-storey dwellings. New construction in this area must adhere to the minimum floor elevations for Okanagan floodplain areas. As a result, many homes in this neighbourhood average two storeys as basements are not viable.

4.2 Project Description

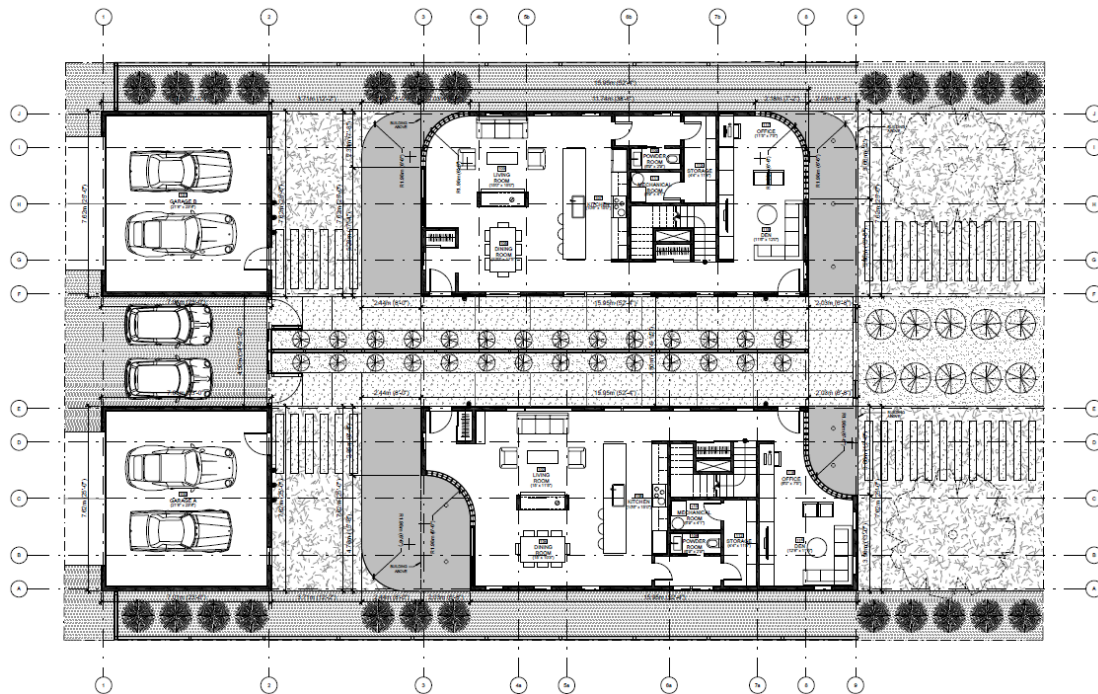
The two proposed dwellings have been designed in a modern style with flat roofs and structural curved glass facades. Differences in articulation on the front and rear facades provides for visual interest from the street while creating useable outdoor space in the rear. The two dwellings have individual characteristics rather than being “cookie cutter” duplicates of one another contributing to visual interest from the street. A selection of high quality materials compliments the design.



The front yard setbacks are consistent with other houses on the street creating a uniform streetscape. The modern design shares similar elements to other recent developments in the area, and contributes to the transitional nature of this neighbourhood.



The site plan includes private outdoor space in the form of rooftop terraces in addition to ground level patios and lawn areas in the rear. Access to each two car garage is off the rear lane with additional visitor parking on site. Fencing and landscaping on the site encourages privacy between the two proposed dwellings as well as between adjacent properties.



The proposed variance is to change the required setback on the second stories from 2.3m required to 2.0m proposed. This matches the setback of the main floor and creates more floor space on the second floor. Due to the narrow design of the houses the additional floor area makes the second storey more functional.

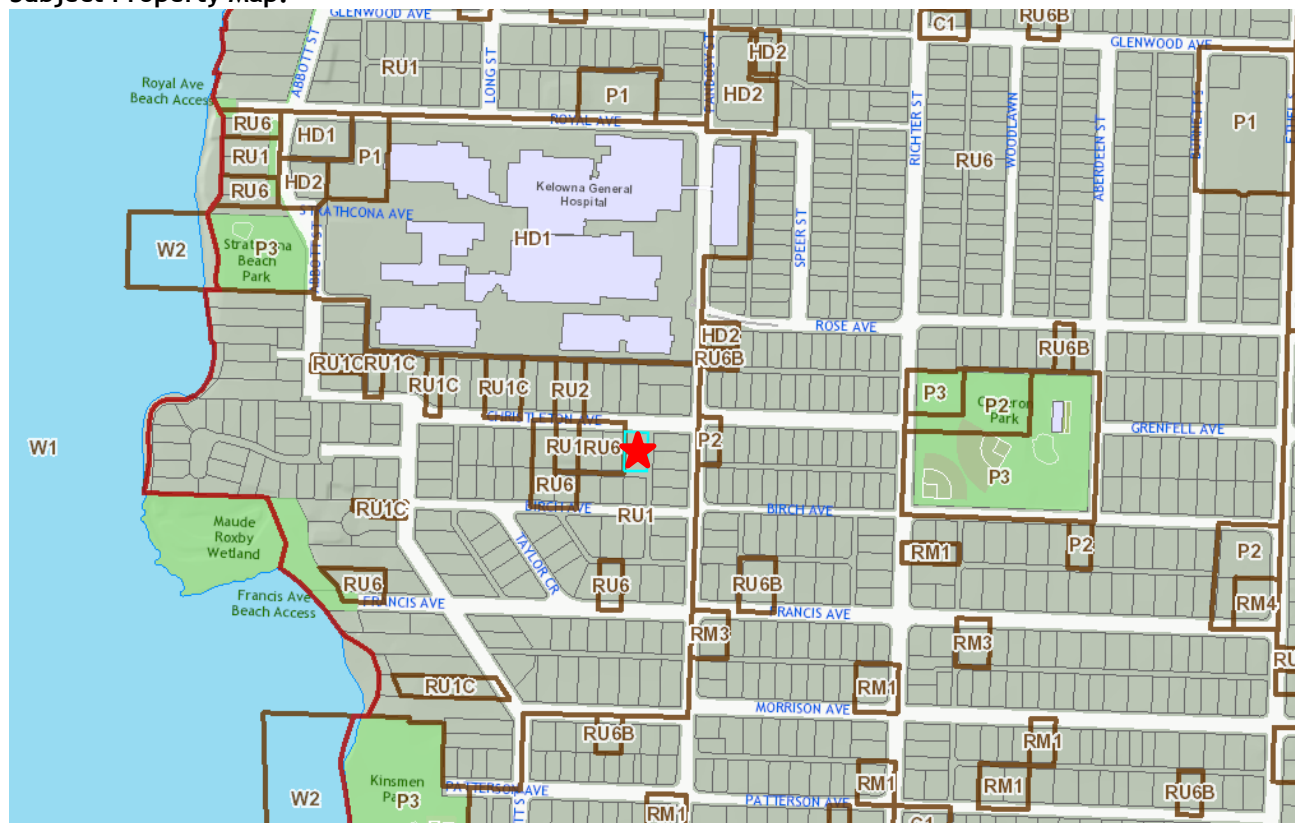
4.3 Site Context

The subject property is located on the south side of Christleton Avenue, east of Pandosy Street, and within the core area. It is in close proximity to Kelowna General Hospital, the Abbott Street Active Transportation Corridor, and Strathcona Beach Park. There are at least 10 other properties in close proximity that have been rezoned for two dwelling housing or for a single family dwelling with carriage house including the immediately adjacent property.

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	RU6 - Two Dwelling Housing	Residential

Subject Property Map:



4.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RU6 ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Minimum Lot Area	700 m ²	957.5 m ²
Minimum Lot Width	18 m	23.8 m
Minimum Lot Depth	30 m	40.2 m
Development Regulations		
Maximum Site Coverage (buildings)	40%	36%
Maximum Site Coverage (buildings, driveways and parking)	50%	42%
Maximum Height	9.5m or 2 ½ storeys	6.86 m 2 storeys
Minimum Front Yard	4.5 m	7.7 m
Minimum Side Yard (west)	2.3 m	2.0 m ●

Minimum Side Yard (east)	2.3 m	2.0 m ●
Minimum Rear Yard	7.5 m	14.7 m
Other Regulations		
Minimum Parking Requirements	4 stalls	6 stalls
Minimum Private Open Space	30 m ² per dwelling	Greater than 30 m ² per dwelling
● Indicates a requested variance to the side yard setbacks (both east & west) from 2.3 m required to 2.0 m proposed on the second storey.		

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.

6.0 Technical Comments

6.1 Building & Permitting Department

- Demolition permits are required for any existing structures
- Development Cost Charges (DCC's) are required to be paid prior to issuance of any Building Permit(s)
- A Building Code analysis is required for the structure at time of building permit applications, but the following items may affect the form and character of the building(s):
 - i) Spatial calculations required to support the amount of glazing between the two building is required or an alternative solution accepted by the Chief Building Inspector in lieu prior to the release of the DP
- A Geotechnical report is required to address the sub soil conditions and site drainage at time of building permit application. This property falls within the Mill Creek flood plain bylaw area and compliance is required. Minimum building elevations are required to be established prior to the release of the Development Permit. This minimum Geodetic elevation is required for all habitable spaces including parking garages. This building may be designed to low, which may affect the form and character of the building.
- Full Plan check for Building Code related issues will be done at time of Building Permit applications. Please indicate how the requirements of Radon mitigation and NAFS are being applied to this structure in the permit application drawings.

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).

6.2 Development Engineering Department

- Please see attached Schedule A dated March 7, 2016.

6.3 FortisBC Electric

- There are primary distribution facilities along Christleton Ave and the laneway adjacent the subject's east and south property lines. The applicant is responsible for costs associated with any change to the subject property's existing service, if any, as well as the provision of appropriate land rights where required.
- Otherwise, FortisBC Inc. (Electric) has no concerns with this circulation.
- In order to initiate the design process, the customer must call 1-866-4FORTIS (1-866-436-7847). It should be noted that additional land rights issues may arise from the design process but can be dealt with at that time, prior to construction.

7.0 Application Chronology

Date of Application Received: January 22, 2016
Date Public Consultation Completed: March 15, 2016

Report prepared by:

Trisa Brandt, Planner I

Reviewed by:



Terry Barton, Urban Planning Manager

Approved for Inclusion:

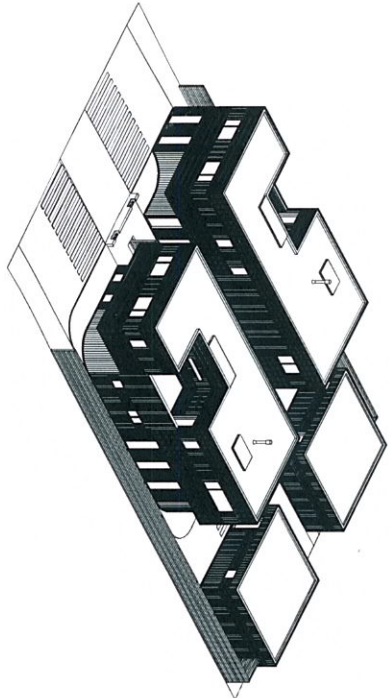


Ryan Smith, Community Planning Department Manager

Attachments:

Site Plan
Conceptual Elevations
Landscape Plan
Context/Site Photos
Schedule "A" dated March 7, 2016

477 CHRISTLETON AVENUE
(ISSUED FOR DEVELOPMENT PROPOSAL APPLICATION)
JANUARY 22, 2016
PID 009-879-471
KID 199606
LOT 1 DISTRICT LOT 14
OSOYOOS DIVISION VALE DISTRICT
PLAN 8009



PROJECT INFORMATION

HOUSE A	
GFA, DETACHED GARAGE	53.42 m² (575 sq ft)
GROUND LEVEL	121.33 m² (1305 sq ft)
2ND LEVEL	118.54 m² (1275 sq ft)
TOTAL	239.87 m² (2582 sq ft)
HOUSE B	
GFA, DETACHED GARAGE	53.42 m² (575 sq ft)
GROUND LEVEL	119.84 m² (1290 sq ft)
2ND LEVEL	118.54 m² (1275 sq ft)
TOTAL	238.38 m² (2566 sq ft)
LOT AREA	657.5 m² (10,306 sq ft)

NOTES

- DOUBLE PANE INSULATED ROOFTOP SKYLIGHT
- ROUND TOP CHIMNEY
- WOOD DECKING - PRIVATE OPEN SPACE
- BLACK MATTE - 150mm INDUSTRIAL CAGED NAUTICAL LIGHT
- BLACK MATTE - RECESSED SOFFIT POT LIGHT

MATERIALS

- ARCHITECTURAL CONCRETE
- BLACK CEDAR CLADDING
- WESTERN RED CEDAR VERTICAL SLAT CLADDING
- WESTERN RED CEDAR WINDOW FRAME WITH DOUBLE PANE INSULATED GLAZING
- CORTEN STEEL
- TEMPERED TRANSLUCENT CHANNEL GLASS
- BLACK CEDAR WOOD SLAT FENCE
- BLACK MATTE PAINTED ALUMINUM FLASHING
- *SEQUOIA RED STAINED SOLID CORE WOOD DOOR
- WESTERN RED CEDAR WOOD DECKING
- EPDM RUBBER MEMBRANE
- WESTERN RED CEDAR PATIO DOOR FRAME WITH DOUBLE PANE INSULATED GLAZING
- WESTERN RED CEDAR PANEL GARAGE DOOR
- WESTERN RED CEDAR DOOR FRAME WITH INSERTED DOUBLE PANE INSULATED GLAZING

DRAWING LIST

- A0.00 TITLE PAGE
- A1.01 SITE PLAN
- A1.02 LANDSCAPE/ROOF PLAN
- A2.01 GROUND LEVEL - FLOOR PLAN
- A2.02 2ND LEVEL - FLOOR PLAN
- A3.01 HOUSE ELEVATIONS
- A3.02 DETACHED GARAGE ELEVATIONS
- A3.03 HOUSE A - ELEVATIONS
- A3.04 HOUSE B - ELEVATIONS
- A4.01 PERSPECTIVE VIEW 1
- A4.02 PERSPECTIVE VIEW 2
- A4.03 PERSPECTIVE VIEW 3
- A4.04 PERSPECTIVE VIEW 4
- A4.05 PERSPECTIVE VIEW 5
- A4.06 PERSPECTIVE VIEW 6
- A4.07 PERSPECTIVE VIEW 7

These drawings are the property of the designer and shall remain the property of the designer. No part of these drawings shall be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without written consent of the designer.

DO NOT SCALE DRAWINGS

NO.	REVISION	DATE
1.	Complete set prepared for submission	January 22, 2016
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		

477 Christleton Avenue
Vancouver, British Columbia
V7Z 1T6
KID 199606 PID 009-879-471
LOT 1 DISTRICT LOT 14
OSOYOOS DIVISION VALE DISTRICT
PLAN 8009

Sheet Title
Title Page

Drawn: Author
Checked: J. Legault
Reviewed: J. Legault
Scale: Not Applicable

A0.00

CHRISTLETON AVENUE

EDGE SIDEWALK

23.7m (78')

473

477 CHRISTLETON AVENUE

BUILDING INFORMATION

HOUSE A

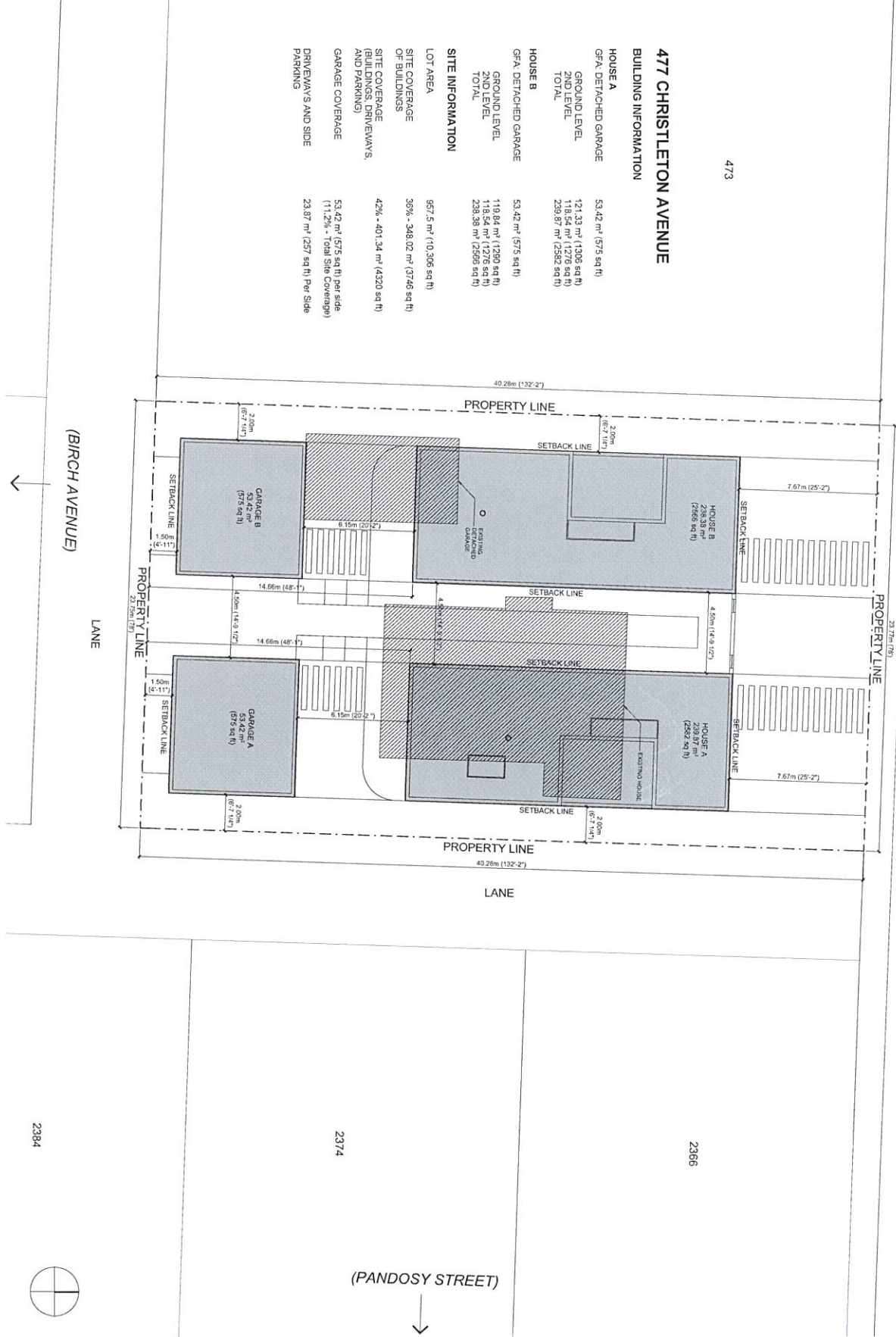
GFA, DETACHED GARAGE 53.42 m² (575 sq ft)
GROUND LEVEL 121.33 m² (1306 sq ft)
2ND LEVEL 118.54 m² (1276 sq ft)
TOTAL 239.87 m² (2582 sq ft)

HOUSE B

GFA, DETACHED GARAGE 53.42 m² (575 sq ft)
GROUND LEVEL 119.84 m² (1290 sq ft)
2ND LEVEL 118.54 m² (1276 sq ft)
TOTAL 238.38 m² (2569 sq ft)

SITE INFORMATION

LOT AREA 957.5 m² (10,306 sq ft)
SITE COVERAGE OF BUILDINGS 36% - 348.02 m² (3746 sq ft)
SITE COVERAGE (BUILDINGS, DRIVEWAYS, AND PARKING) 42% - 401.34 m² (4320 sq ft)
GARAGE COVERAGE 53.42 m² (575 sq ft) per side (11.2% - Total Site Coverage)
DRIVEWAYS AND SIDE PARKING 23.87 m² (257 sq ft) Per Side



JOËL LEGAULT
PROJECTS

Unit 205 - 2777 Galt Line Road
West Kelowna, British Columbia
V1Y 1T6 Canada
Tel: 250.861.1234
E: jlegault@jlegault.com

Copyright Reserved: These drawings and the design contained herein are the property of the author and all rights reserved. The author's property of design is not to be reproduced, copied, or used in any form without written consent of Joel Legault Projects Inc.

Consultant and client and with all dimensions and report any discrepancies to the consultant before proceeding with the work.

DO NOT SCALE DRAWINGS

NO.	REVISED	DATE
1.	Consultant Project Validation	January 22, 2016
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		

477 Christleton Avenue
Kelowna, British Columbia
V1Y 5H9
KNO 189606 / PNO 006479-471
LOT 1 DISTRICT LOT 14
C/O 20000 CHRISTLETON VALLEY DISTRICT
PLAN 8009

Sheet Title
Site Plan

Drawn: Author
Job No.: 002
Job Name: 477 Christleton Avenue
Issue Date: 01-22-16
Scale: 1:200

A1.01



2384

2374

2366

(BIRCH AVENUE)

(PANDY STREET)

JOËL LEGAULT
PROJECTS

Unit 204, 3777 Coala Lane Road
West Kelowna, British Columbia
V1Z 1T6 Canada
Tel: 250.861.1313
E: jlegault@shaw.ca

Copyright Reserved. These drawings and the design
thereof are the property of the author and are not to be
reproduced or used in any way without the written
consent of the author. The author assumes no
responsibility for the use of the drawings without the
written consent of the author.

Check for and make any changes to the drawings and
report any errors to the author before
proceeding with the work.

DO NOT SCALE DRAWINGS

NO. 1050-025 DATE
1. Drawings: Project Application January 22, 2016
2. 3. 4. 5. 6. 7. 8. 9. 10.

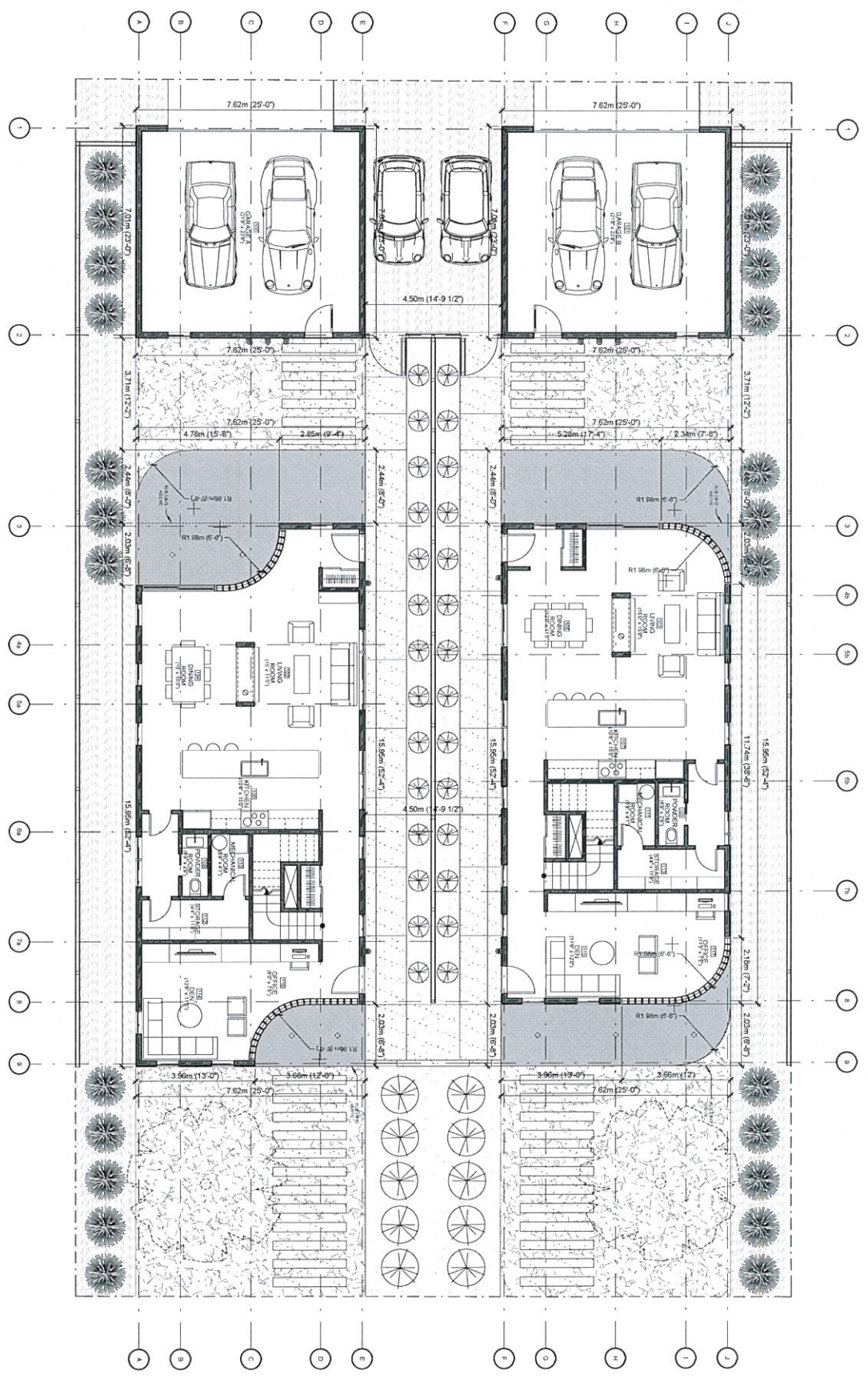
477 Chelation Avenue
Kelowna, British Columbia
V1Y 5H9
403.966661 / 780.93479-471
LOT 1 DISTRICT LOT 14
PLAN 8009

Sheet Title
Ground Level - Floor Plan

Drawn: Author
Job No.: 002
Client: J. Legault
Issue Date: 01.22.16
Scale: As Indicated

A2.01

SCALE 1:25
0m 1m 2m 4m



JOËL LEGAULT
PROJECTS

Unit 205, 2777 South Main Road
West Kelowna, British Columbia
V1Z 1T6 Canada
E: jlegault@joellegault.com

Copyright Notice: These drawings and the design contained herein are the sole property of Joel Legault and all rights reserved. The architect's property of the drawings and design is not to be used or reproduced in any form without the written consent of Joel Legault Projects Inc.

Consultants and other parties shall be responsible for providing any information to the architect before proceeding with the work.

DO NOT SCALE DRAWINGS

- NO. 888-887 DATE
1. Development Proposal Application January 22, 2016
2. Development Proposal Application
3. Development Proposal Application
4. Development Proposal Application
5. Development Proposal Application
6. Development Proposal Application
7. Development Proposal Application
8. Development Proposal Application
9. Development Proposal Application
10. Development Proposal Application

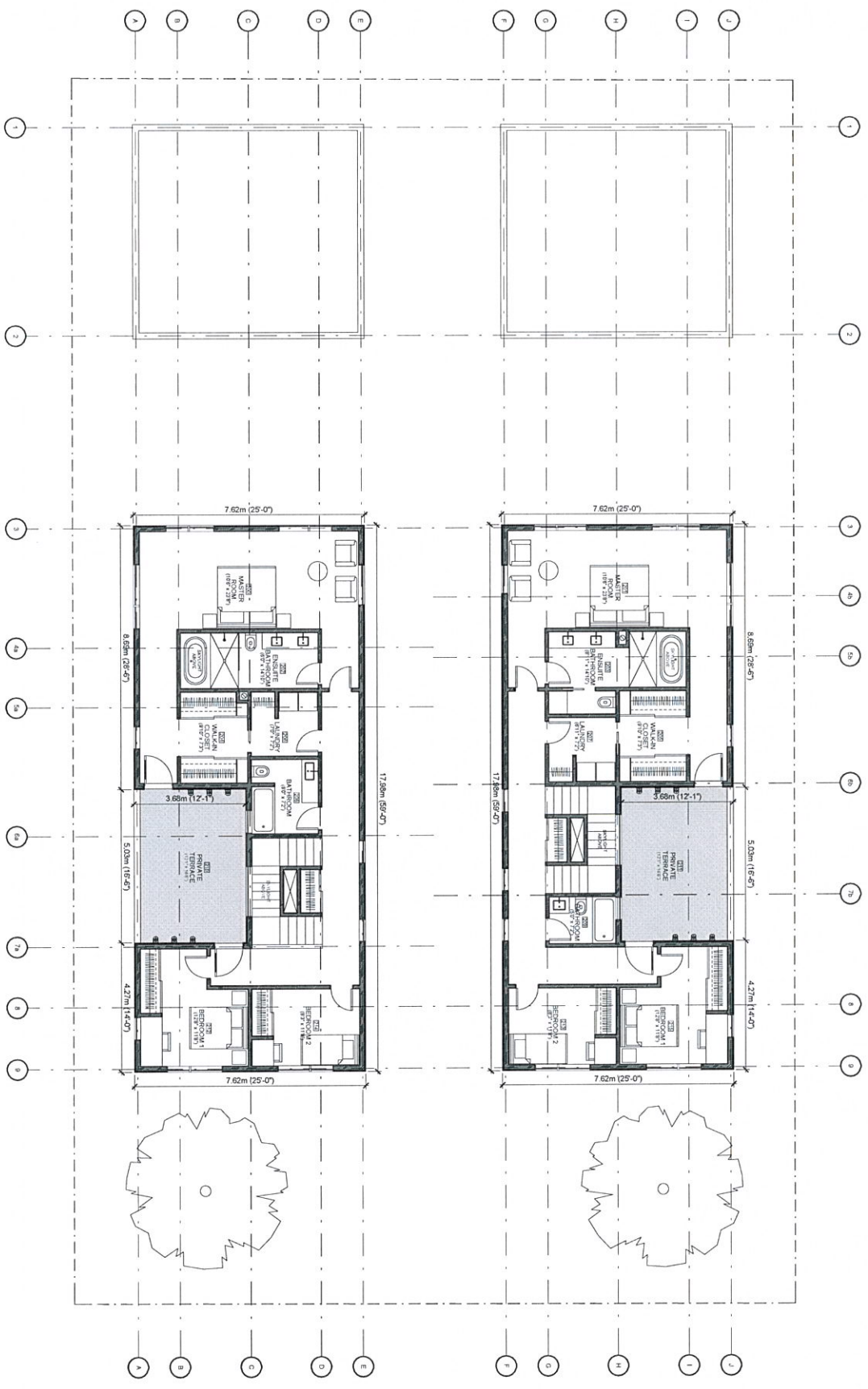
477 Chisleton Avenue
West Kelowna, British Columbia
V1Z 1T6
477 Chisleton Avenue
West Kelowna, British Columbia
V1Z 1T6
LOT 138 DISTRICT LOT 14
PLAN 0009

Sheet Title
2nd Level - Floor Plan

Drawn: 002
Author: 002
Job No.: 002
Issue Date: 01-22-16
Scale: As Indicated

A2.02

SCALE: 1/32
0m 1m 2m 4m



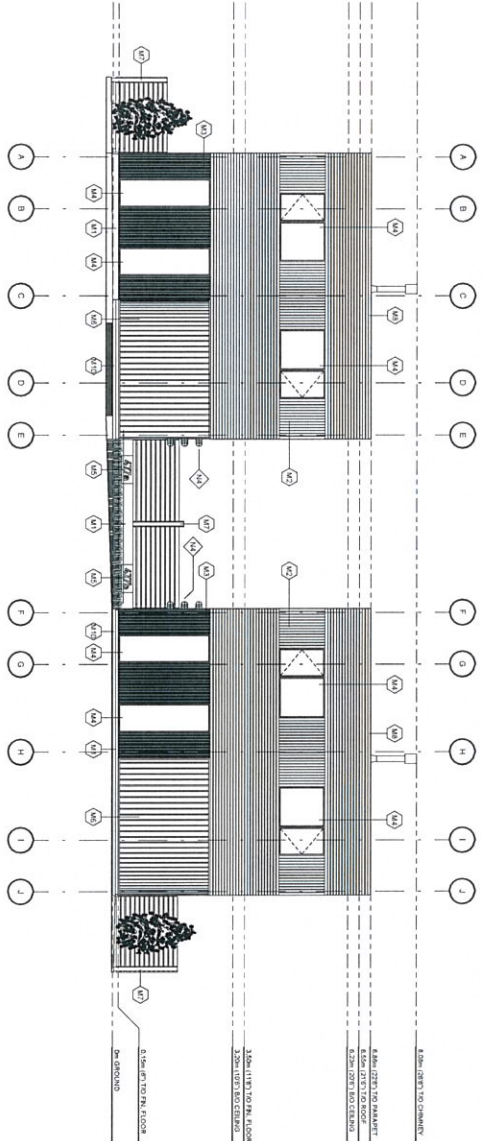
JOËL LEGAULT
PROJECTS

Unit 205, 2777 Cass Street Road
West Vancouver, British Columbia
V2V 1T6 Canada
E: jlegault@joellegault.com

Copyright Reserved. These drawings and the design contained herein are the intellectual property of the author and all rights reserved. The exclusive property of the author and the design is hereby acknowledged. No part of this drawing, which cannot be used for any other project without written consent of Joël Legault Projects Inc.

1 NORTH ELEVATION - HOUSES

SCALE 1:125
0m 1m 2m 4m



DO NOT SCALE DRAWINGS

NO. 1021-013
DATE
1. Development Project Application January 25, 2016
2. Development Project Application
3. Development Project Application
4. Development Project Application
5. Development Project Application
6. Development Project Application
7. Development Project Application
8. Development Project Application
9. Development Project Application
10. Development Project Application

477 Chisleton Avenue
V2V 1T6
British Columbia
V2V 1T6
LOT 1021-013
PCAT 0008

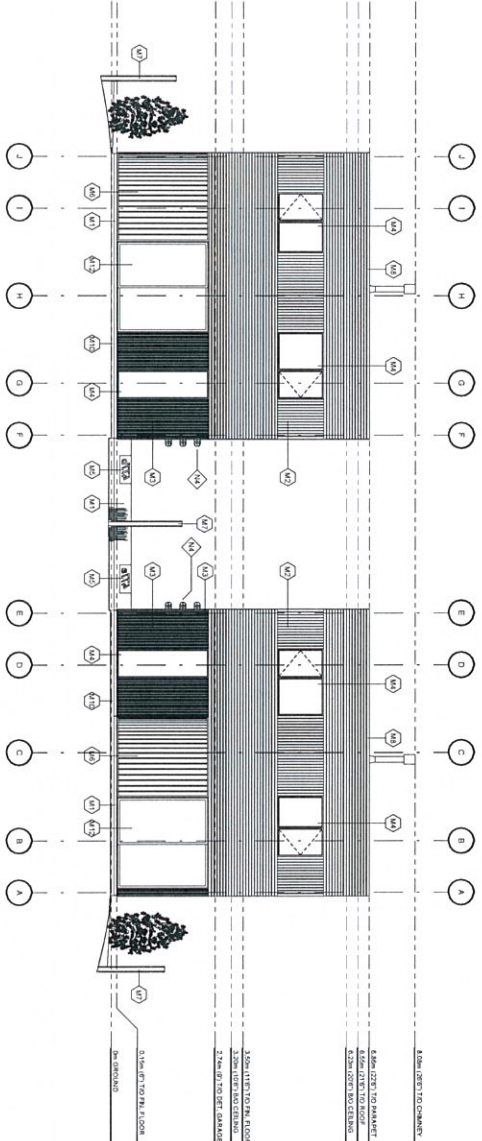
Sheet Title
House Elevations

Drawn
Job No.
Author
Scale
As indicated

A3.01

SCALE 1:125
0m 1m 2m 4m

2 SOUTH ELEVATION - HOUSES



1 NORTH ELEVATION - GARAGES
A3.02 1:125

2 SOUTH ELEVATION - GARAGES
A3.02 1:125

DO NOT SCALE DRAWINGS

Sheet Title
Detached Garage Elevations

A3.02

[illegible]

SCALE 1:125

0m 1m 2m 4m

SCALE 1:125

0m 1m 2m 4m

A3.03



Copyright Reserved. These drawings and the design contained therein or which may be inferred there from are, and at all times remain, the exclusive property of Joel Legault Projects Inc. It holds the copyright and ownership in the said drawings, which cannot be used for any purpose without written consent of Joel Legault Projects Inc.

Contractor must check and verify all dimensions report any discrepancies to the consultant before proceeding with the work.

DO NOT SCALE DRAWINGS

No. ISSUES	DATE

10
a
b
c
d
e
f
g
h
i
j

477 Christleton Avenue
Kelowna, British Columbia
V1Y 5H9

Sheet Title
House B - Elevations

Drawn	Author
Job No.	002
Checked	Checker
Issue Date	01.22.15
Scale	As Indicated

A3.04



SCALE 1:125



0m 1m 2m 4m

Copyright Reserved. These drawings and the design contained therein or which may be inferred there from are, and at all times remain, the exclusive property of Jodel Legal Projects Inc. holds the copyright and ownership in the said drawings, which cannot be used for any purpose without written consent of Jodel Legal Projects Inc.

Contractor must check and verify all dimensions and report any discrepancies to the consultant before proceeding with the work.

DO NOT SCALE DRAWINGS

NO. ISSUES	DATE
1. Development Proposal Application	January 22, 2016
2.	
3.	
4.	
5.	
6.	
7.	
8.	
9.	
10.	

477 Christleton Avenue
Kelowna, British Columbia
V1Y 5H9

KID 166606 / PID 009-870-471
LOT 1 DISTRICT LOT 14
OSOYOOS DIVISION VALE DISTRICT
PLAN 8009

Sheet Title
Perspective View 1

Drawn	Author
Job No.	002
Checked	Checker
Issue Date	01.22.16
Scale	Not Applicable

A4.01



JOËL LEGAULT
PROJECTS

Unit 205, 2771 Oaky Road
West Kelowna, British Columbia
V1Z 1T6 Canada
Tel: 250.860.2241
E: jlegault@shaw.ca

Copyright Reserved. These drawings and the design
thereof are the property of Joel Legault Projects Ltd.
and all rights reserved. The exclusive property of
Joel Legault Projects Ltd. is hereby acknowledged.
No part of these drawings, which remain the
property of Joel Legault Projects Ltd., may be
reproduced or used without written consent of Joel Legault
Projects Ltd.

These drawings and design are the property of
Joel Legault Projects Ltd. and all rights reserved.
No part of these drawings, which remain the
property of Joel Legault Projects Ltd., may be
reproduced or used without written consent of Joel Legault
Projects Ltd.

DO NOT SCALE DRAWINGS

- No. 1000-001
1. Designated Project Application - June 22, 2016
2. Designated Project Application - June 22, 2016
3. Designated Project Application - June 22, 2016
4. Designated Project Application - June 22, 2016
5. Designated Project Application - June 22, 2016
6. Designated Project Application - June 22, 2016
7. Designated Project Application - June 22, 2016
8. Designated Project Application - June 22, 2016
9. Designated Project Application - June 22, 2016
10. Designated Project Application - June 22, 2016

477 Chisleton Avenue
West Kelowna, British Columbia
V1Y 5H0
KID 100000 / PRO 000000-001
LOT 1 EXISTING LOT 14
PLAN 100000 DIVISION FILE DISTRICT
PLAN 100000

Sheet Title
Perspective View 2

Drawn: Author
Joe No. 002
Issue Date: 01/22/16
Scale: Not Applicable

A4.02



JOËL LEGAULT
PROJECTS

Unit 205, 2777 Garsia Road
West Vancouver, British Columbia
V7Z 1Y5 Canada
E [joel@legaultprojects.com]

Copyright Reserved. These drawings and the design are, and shall remain, the exclusive property of the author. No part of these drawings shall be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without written consent of the author.

Contractor must read and comply with all drawings and specifications, and shall be responsible for the accuracy and completeness of the drawings, which shall be used for the construction of the project.

DO NOT SCALE DRAWINGS

No.	REVISION	DATE
1	1. Complete Revised Application	January 22, 2016
2		
3		
4		
5		
6		
7		
8		
9		
10		

477 Christleton Avenue
West Vancouver, British Columbia
V7V 1S2
W80 1860647 PRO 000430471
LOT 1 DISTRICT LOT 14
DISTRICT 14
DIVISION 14
S4N 1000

Sheet Title
Perspective View 3

Drawn: Author
Job No.: 002
Client: [redacted]
Scale: 1:225
Not Applicable

A4.03



JOËL LEGAULT
PROJECTS

Unit 205 - 2777 Cassa Loma Road
West Kelowna, British Columbia
T 416 807 3241
E jlegault@outlook.com

Copyright Reserved. These drawings and the design contained herein is which may be obtained from a third party without the written consent of the author. All Rights Reserved. No part of this drawing may be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying, recording, or by any information storage or retrieval system, without the written consent of the author.

Contractor must check and verify all dimensions and report any discrepancies to the consultant before proceeding with the work.

DO NOT SCALE DRAWINGS

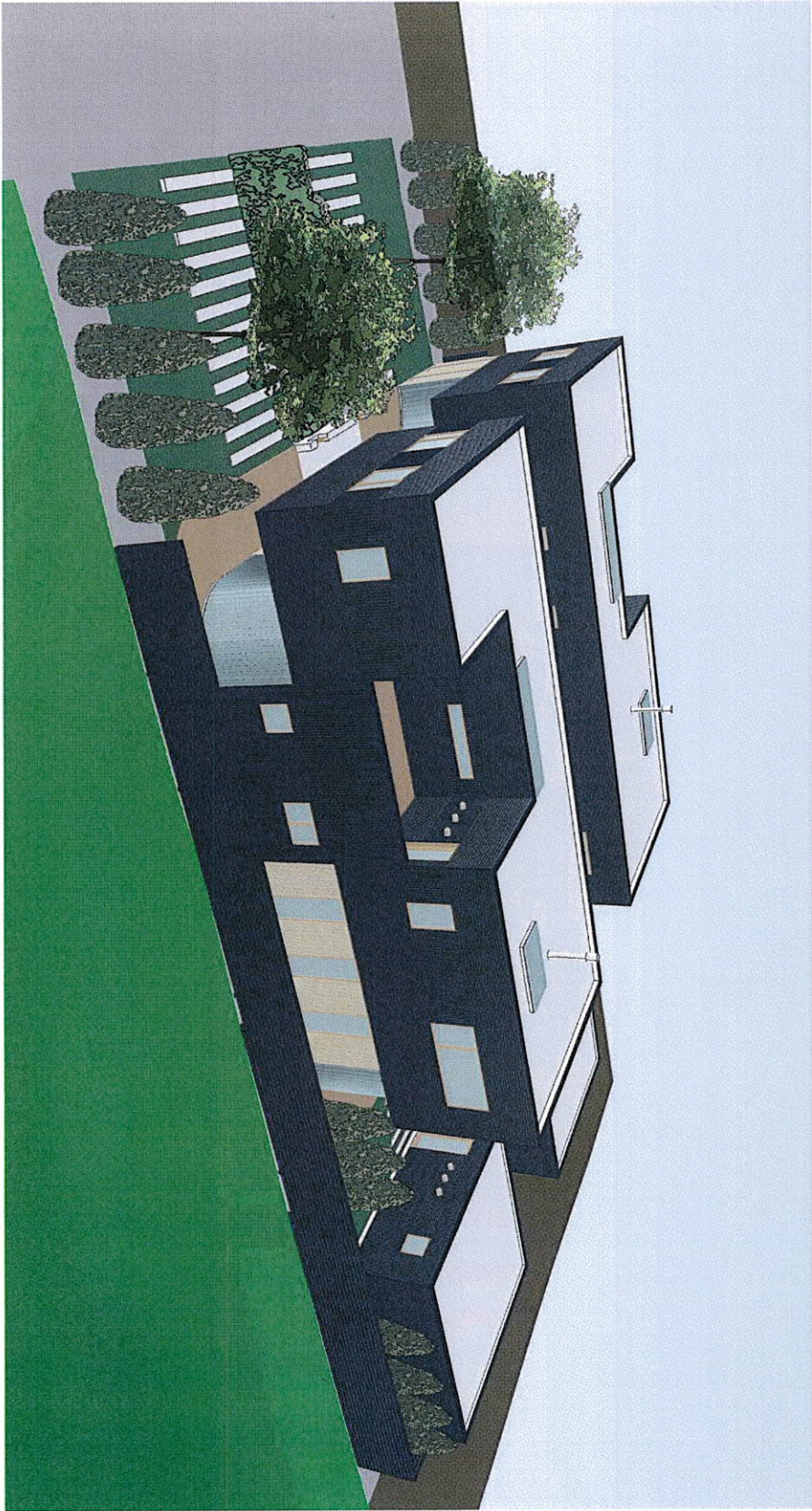
No.	REVISED	DATE
1		Developer Internal Validation January 22, 2016
2		
3		
4		
5		
6		
7		
8		
9		
10		

477 Christleton Avenue
Kelowna, British Columbia
V1Y 5H9
KOD 19606 / PRD 004-079-A-17
000-0000 DIVISION VALE DISTRICT
PLAN 8009

Sheet Title
Perspective View 5

Drawn: Author
Checked: Checker
Issue Date: 01/22/16
Scale: Not Applicable

A4.05



JOËL LEGAULT
PROJECTS

Unit 205 - 2777 Galt Line Road
West Kelowna, British Columbia
V1Y 5H9
T 416 807 1241
E jlegault@shaw.com

Copyright Reserved. These drawings and the design contained herein are the property of the author and shall remain the property of the author. No part of this drawing may be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying, recording, or by any information storage or retrieval system, without written consent of the author.

Contractor must check and verify all dimensions and report any errors to the architect before proceeding with the work.

DO NOT SCALE DRAWINGS

No. ISSUES	DATE
1. Contractor Revised Application	January 22, 2016
2.	
3.	
4.	
5.	
6.	
7.	
8.	
9.	
10.	

477 Christleton Avenue
Kelowna, British Columbia
V1Y 5H9
400 16606 / PND 006-279-471
11.0000 / PND 006-279-471
COSTCOOS DIVISION VALLÉ DISTRICT
PLAN 0009

Sheet Title
Perspective View 6

Drawn	Author
Checked	Checker
Issue Date	01.22.16
Scale	Not Applicable

A4.06



JOËL LEGAULT
PROJECTS

Unit 205, 477 East 1st Street
West Kelowna, British Columbia
V1Z 1T6 Canada
Tel: 250.869.2041
E: jlegault@joellegault.com



Copyright Reserved: These drawings and the design contained herein are the property of Joel Legault Projects Inc. and all third parties. The exclusive property of the drawings is reserved to the author. No part of these drawings may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written consent of Joel Legault Projects Inc.

These drawings and design are the property of Joel Legault Projects Inc. and all third parties. The exclusive property of the drawings is reserved to the author. No part of these drawings may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written consent of Joel Legault Projects Inc.

DO NOT SCALE DRAWINGS

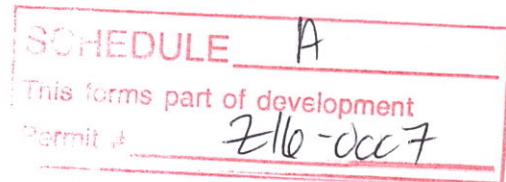
No.	DESCRIPTION	DATE
1.	Development Project Application	January 22, 2016
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		
11.		

477 Chisleton Avenue
West Kelowna, British Columbia
V1Y 5H9
400 19605V PRO 004.07
LOT 1 TRACT 101 14
DIVISION 14E DISTRICT
PLAN 0009

Sheet Title
Perspective View 7

Drawn: Author
Job No.: 002
Issue Date: 01/22/16
Scale: Not Applicable

A4.07



CITY OF KELOWNA
MEMORANDUM

Date: March 7, 2016
File No.: Z16-0007

To: Community Planning (TB)

From: Development Engineering Manager(SM)

Subject: 477 Christleton Ave

RU1 to RU6

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

1. Domestic Water and Fire Protection

This property is currently serviced with a 13mm-diameter copper water service. Two 19mm water services are required to meet current by-law requirements. An additional 19mm service and upgrade to the existing service can be provided by the City at the owner's cost. The applicant will be required to sign a Third Party Work Order for the cost of the water service upgrades. For estimate inquiry's please contact Sergio Sartori, by email ssartori@kelowna.ca or phone, 250-469-8589.

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

2. Sanitary Sewer

Our records indicate that this property is currently serviced with a 100mm-diameter sanitary sewer service. An inspection chamber (IC) complete with brooks box should be installed on the service at the owner's cost. Service upgrades can be provided by the City at the applicant's cost. The applicant will be required to sign a Third Party Work Order for the cost of the service upgrade. For estimate inquiry's please contact Sergio Sartori, by email ssartori@kelowna.ca or phone, 250-469-8589.

3. Road Improvements

- (a) Christleton Ave must be upgraded to an urban standard along the full frontage of this proposed development, including curb and gutter, sidewalk, drainage system including catch basins, manholes and pavement removal and replacement, street lighting and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. A one-time cash payment in lieu of construction must be collected from the applicant for future construction by the City. The cash-in-lieu amount is determined to be **\$12,738.00** not including utility service cost.

SCHEDULE A

This forms part of development

Permit # Z16-0007

- (c) Only the service upgrades must be completed at this time. The City wishes to defer the upgrades to Christleton Ave fronting this development. Therefore, cash-in-lieu of immediate construction is required and the City will initiate the work later, on its own construction schedule.

Item	Cost
Drainage	\$3,513.00
Curb & Gutter	\$2,377.00
Sidewalk	\$2,971.00
Street Lighting	\$ 802.00
Road Fillet	\$ 2,184.00
Blvd Landscaping	\$ 891.00
Total	\$12,738.00

4. Development Permit and Site Related Issues

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

Access permitted from the lane only.

5. 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.


7. Bonding and Levy Summary

(a) Levies

1. Christleton Ave frontage improvements **\$12,738.00**

(b) Bonding

1. Service upgrades To be determined


 Steve Muenz, P. Eng.
 Development Engineering Manager

SS

CITY OF KELOWNA
BYLAW NO. 11222
Z16-0007 - Legault Enterprises Ltd.
477 Christleton Avenue

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

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 1, District Lot 14, ODYD, Plan 8009 located on Christleton Avenue, Kelowna, B.C., from the RU1 - Large Lot Housing zone to the RU6 - Two Dwelling Housing zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

CITY OF KELOWNA
BYLAW NO. 11129
Z15-0020 - Francesco Guarini
1457 Highway 33 East

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

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 2, Section 13, Township 26, ODYD, Plan 23518 Except Plan KAP 86904 located on Highway 33 East, Kelowna, B.C., from the A1 - Agriculture 1 zone to the RU6 - Two Dwelling Housing zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 10th day of August, 2015.

Considered at a Public Hearing on the 25th day of August, 2015.

Read a second and third time by the Municipal Council this 25th day of August, 2015.

Approved under the Transportation Act this 31st day of August, 2015.

Audrie Henry
(Approving Officer-Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

Report to Council



Date: April 4, 2017
File: 1840-01
To: City Manager
From: Ian Wilson, Park Services Manager
Subject: Snow and Ice Control Policy for Parks and Civic Properties.

Recommendation:

THAT Council adopts Council Policy No. 374 being "Snow and Ice Control Policy for Parks and Civic Properties" as outlined in the Report from the Park Services Manager dated April 4, 2016.

Purpose:

To adopt a new snow and ice control policy for parks and civic properties that outlines minimum standards for maintenance and for risk management purposes.

Background:

The current Council-approved Snow and Ice Control Policy #332 addresses service levels for snow removal within road rights-of-way, but does not address parks and civic properties. Staff follow existing work procedures and snow routes in these areas to help ensure that the work is done in an efficient manner in order of priority, but a Council-approved policy is also required for risk management purposes.

The attached policy outlines maintenance standards and priority levels as well as areas where the policy does or does not apply. Note that these are minimum standards which are intended to cover off a "worst case" scenario after a major storm, and to balance resources and overtime costs.

Internal Circulation:

Maria Lee, Communications
Darryl Astooroff, Public Works
Corinne Boback, City Clerks Office
John Hemmett, Risk Management

Existing Policy:

- Council Snow and Ice Control Policy #332 covers snow and ice standards for road rights-of-way as well as City-owned parking lots.
- Traffic Bylaw No. 8120 covers the maintenance of sidewalks within the road right-of-way by adjacent owners.

Considerations not applicable to this report:

Legal/Statutory Authority:

Legal/Statutory Procedural Requirements:

Financial/Budgetary Considerations:

Personnel Implications:

External Agency/Public Comments:

Communications Comments:

Alternate Recommendation:

Submitted by:



I. Wilson, Park Services Manager

Approved for inclusion:



Joe Creron, Divisional Director, Civic Operations

cc: Ted Sophonow, Parks, Beaches and Sportsfields Supervisor



City of Kelowna
1435 Water Street
Kelowna, BC V1Y 1J4
250 469-8500
kelowna.ca

Council Policy

Snow and Ice Control for Parks and Civic Properties

ESTABLISHED: DATE

Contact Department: Civic Operations, Park Services Branch

Guiding Principle

Snow and ice at parks and civic properties will be controlled to balance public access and safety with available budget and resources.

Purpose

To define winter snow and ice control minimum standards at city parks and civic properties.

Definitions

Bare Pavement: A paved surface with a layer of snow not exceeding two (2) cm in depth.

Paved: An area of ground that is covered with asphalt, concrete, or bricks to provide a surface for pedestrian or vehicle traffic.

Priority 1: Any titled park or property owned by the City of Kelowna that is open for public access and located in an **Urban Centre**. Also includes Mission Recreation Park, Parkinson Recreation Park and Rutland Recreation Park. This does not include road rights-of-way.

Priority 2: Any other property owned by the City of Kelowna that is open for public access, and not included under the definition of **Priority 1**.

Urban Centre: Shall have the same definition as in the "Kelowna Official Community Plan", Bylaw 10500, as amended from time to time.

Winter Months: October 31 to March 31, inclusive.

Application

This policy only applies to:

1. Snow / ice control during the **Winter Months**; and
2. City owned parks and civic properties that are open to the public.

This policy does not apply to:

1. Paved parking lots within parks and civic properties (see Council Snow and Ice Policy #332); or
2. Unpaved parking lots or unpaved trails will not receive any snow and ice control, nor will any bridges, paved stairs or paved walkways connected to unpaved trails.

Policy Statements

1. Paved pathways within a Priority 1 property will be cleared to bare pavement within 48 hours of the accumulation of snow or ice.
2. Paved pathways within a Priority 2 property will be cleared to bare pavement within 72 hours of the accumulation of snow or ice.
3. In areas with large paved plazas (e.g. Waterfront Park), a minimum 2m wide pathway will be cleared to bare pavement within 48 hours to allow pedestrian access. The remainder of the paved plaza will be cleared after all other Priority 1 and Priority 2 areas are complete.
4. Paved parking lots, access roads or pathways that are not cleared will be gated and/or signed appropriately.
5. The method of snow and ice control may include the use of plowing, sanding, or salt. The decision to use a particular method of snow or ice control depends on many factors, which may include:
 - Temperatures before, during and after a storm;
 - Duration of the storm;
 - Amount of accumulated snow or ice; and
 - Weather forecast.

Amendments

Report to Council



Date: April 4, 2016

File: 1110-61-026

To: City Manager

From: J. Saufferer, Manager, Real Estate Services

Subject: Proposed Road Closure - 1525 Dickson Avenue

Report Prepared by: A. Warrender, Property Officer Specialist

Recommendation:

THAT Council receives for information, the Report from the Manager, Real Estate Services dated April 4, 2016, recommending that Council adopt the proposed road closure of a portion of road adjacent to 1525 Dickson Avenue;

AND THAT Bylaw No. 11224, being proposed road closure of a portion of land adjacent to 1525 Dickson Avenue, be given reading consideration.

Purpose:

To close a 22.9m² portion of Dickson Avenue (the "Subject Property") that was dedicated to the City as part of the redevelopment of the adjacent property.

Background:

A road dedication was required to widen this portion of Dickson Avenue at the time that the Subject Property was rezoned for a mixed use development. Following a recently completed detailed design analysis, it was determined that the small triangular road closure area is no longer required for transportation purposes; as such, the road closure area will be re-consolidated with the adjacent parcel.

Internal Circulation:

Manager, Development Engineering
Manager, Urban Planning
Manager, Transportation & Mobility

Legal/Statutory Authority:

Section 26 and 40, Community Charter

Considerations not applicable to this report:

Legal/Statutory Procedural Requirements:

Existing Policy:

Financial/Budgetary Considerations:

Personnel Implications:

External Agency/Public Comments:

Communications Comments:

Alternate Recommendation:

Submitted by: J. Saufferer, Manager, Real Estate Services

Approved for inclusion: D. Edstrom, Director, Real Estate

Attachment: 1. Survey Plan

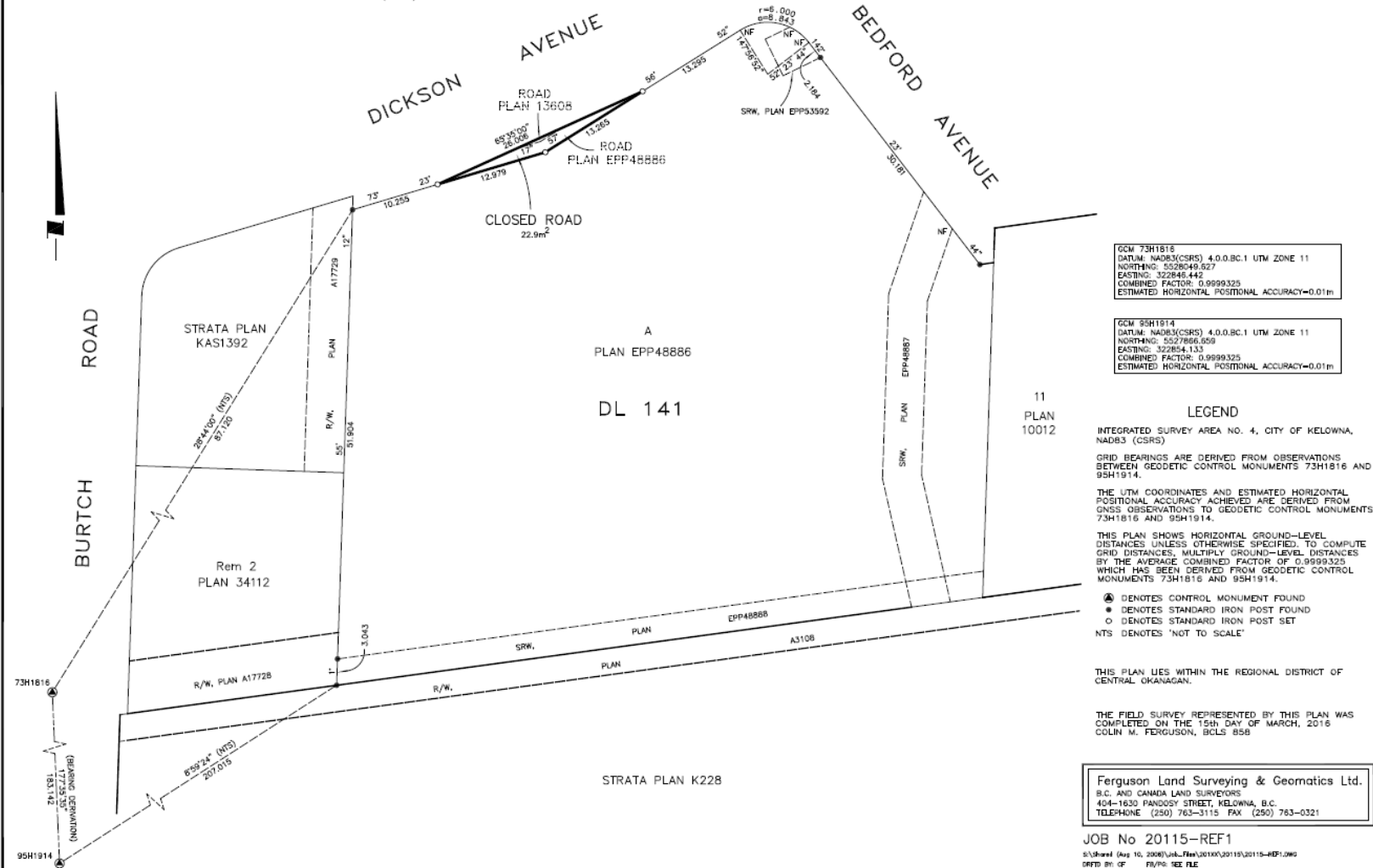
cc: P. Irani, Manager, Development Engineering
T. Barton, Manager, Urban Planning
M. Hasan, Manager, Transportation & Mobility

PLAN EPP48889

BCGS 82E.083



THE INTENDED PLOT SIZE OF THIS PLAN IS 560mm IN WIDTH BY 432mm IN HEIGHT (C SIZE) WHEN PLOTTED AT A SCALE OF 1:300



CITY OF KELOWNA

BYLAW NO. 11224

Road Closure and Removal of Highway Dedication Bylaw (Portion of Dickson Avenue)

A bylaw pursuant to Section 40 of the Community Charter to authorize the City to permanently close and remove the highway dedication of a portion of highway on Dickson Avenue

NOW THEREFORE, the Municipal Council of the City of Kelowna, in open meeting assembled, hereby enacts as follows:

1. That portion of highway attached as Schedule "A" comprising 22.9m² shown in bold black as Closed Road on the Reference Plan prepared by Colin M. Ferguson, B.C.L.S., is hereby stopped up and closed to traffic and the highway dedication removed.
2. The Mayor and City Clerk of the City of Kelowna are hereby authorized to execute such conveyances, titles, survey plans, forms and other documents on behalf of the said City as may be necessary for the purposes aforesaid.

Read a first, second and third time by the Municipal Council this

Approved Pursuant to Section 41(3) of the Community Charter this

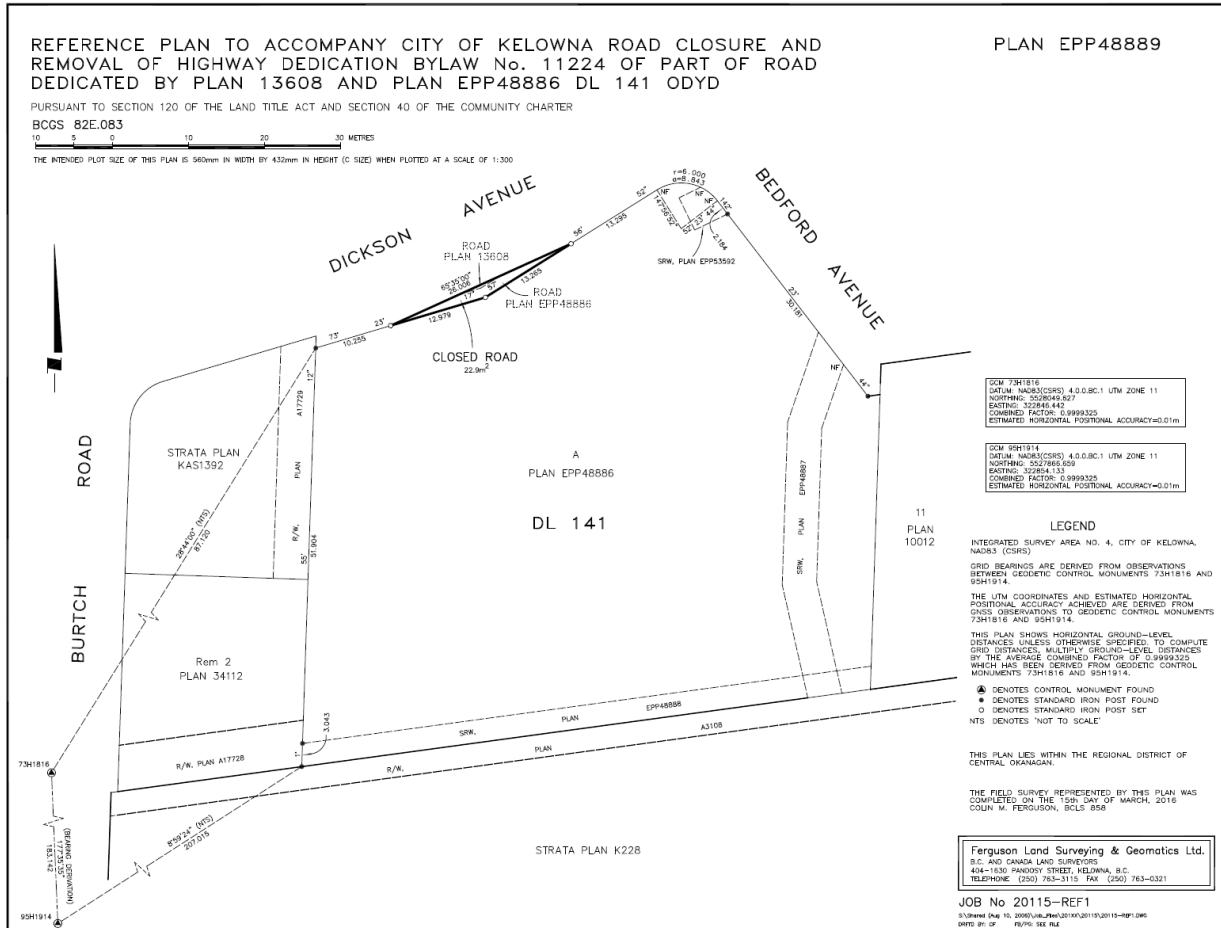
(Approving Officer-Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

Schedule "A"



CITY OF KELOWNA

BYLAW NO. 11200

Amendment No. 7 to Miscellaneous Fees and Charges Bylaw No. 9381

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts that the City of Kelowna Miscellaneous Fees and Charges Bylaw No. 9381 be amended as follows:

1. THAT Miscellaneous Fees and Charges Bylaw No. 9381 be amended by adding a new Schedule "F" in its appropriate location as attached to and forming part of this bylaw.
2. This bylaw may be cited for all purposes as "Bylaw No. 11200, being Amendment No. 7 to Miscellaneous Fees and Charges Bylaw No. 9381."
3. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first, second and third time by the Municipal Council this 21st day of March, 2016.

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

Schedule “F”

Fees for Transportation Engineering Service

<u>Service Provided</u>	<u>Fees</u>
1. Traffic count data	\$300 per location

*Plus applicable taxes.

CITY OF KELOWNA

BYLAW NO. 11204

Repeal Road Closure Bylaw No. 5158-81

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

1. THAT City of Kelowna Road Closure Bylaw No. 5158-81 and all amendments thereto, be repealed.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first, second and third time by the Municipal Council this 7th day of March, 2016.

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk