

City of Kelowna

Public Hearing

AGENDA



Tuesday, September 25, 2018
6:00 pm
Council Chamber
City Hall, 1435 Water Street

Pages

1. Call to Order

THE CHAIR WILL CALL THE HEARING TO ORDER:

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

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

(c) All information, correspondence, petitions or reports that have been received concerning the subject bylaws have been made available to the public. The correspondence and petitions received after September 11, 2018 (date of notification) are available for inspection during the course of this hearing and are located on the information table in the foyer of the Council Chamber.

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

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

2. Notification of Meeting

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

3. Individual Bylaw Submissions

- 3.1 Dilworth Dr 1655, Z17-0055 (BL11493) - PC Urban Enterprise Holdings ltd** 4 - 37
- To consider a rezoning application on the subject property from the I3 – Heavy Industrial Zone to the I2 – General Industrial Zone.
- 3.2 Grouse Ave, Phoebe Ct, Raven Dr, Sandpiper Ct, Stellar Dr, Tanager Ct, Tanager Dr & Thrasher Ave, LUCT18-0001 & Z18-0054 (BL11611 & BL11612) - Various Owners** 38 - 63
- To consider an application to rezone the subject properties as identified in Schedule "B and C", and proceed with the early termination of Land Use Contract LUC77-1001 to revert the properties within the Upper Mission area of Kelowna to the new underlying RU1 – Large Lot Housing and RR3 – Rural Residential 3 zones.
- 3.3 Grouse Ave 5321, LUC18-0002 & Z18-0030 (BL11637 & BL11651) - Neil & Linda Sauverwald** 64 - 78
- To consider a Land Use Contract discharge and rezoning of the subject property from RR1 – Rural Residential 1 to RU1 - Large Lot Housing.
- 3.4 Buckhaven Ct 4975, (S OF) Steele Rd, OCP18-0009 & Z18-0043 (BL11669 & BL 11670) - Pamela Blaskovich, Ponds Ventures Inc. No. BCo862732** 79 - 90
- To amend the Official Community Plan to change the future land use designation and to rezone portions of the subject property to facilitate creation of a residential subdivision.
- 3.5 Brookside Ave 1275, Z18-0018 (BL11671) - 1118374 BC Ltd.** 91 - 101
- To rezone the subject property from RU6 – Two Dwelling Housing to RM3 – Low Density Multiple Housing.
- 3.6 Curlew Drive 461, Z18-0084 (BL11674) - Alexander and Nadja Duffield** 102 - 115
- To rezone the subject property from RR3 – Rural Residential 3 to RU1 – Large Lot Housing to facilitate an addition for a secondary suite.
- 3.7 Vaughan Ave 889, Z17-0094 (BL11676) - 1568447 Alberta Ltd** 116 - 130
- To consider rezoning a portion of the subject property from the I2 – General Industrial zone to the I4 – Central Industrial zone to facilitate the development of three new industrial buildings.

4. Termination

5. Procedure on each Bylaw Submission

- (a) Brief description of the application by City Staff (Land Use Management);

- (b) The Chair will request that the City Clerk indicate all information, correspondence, petitions or reports received for the record.
- (c) The applicant is requested to make representation to Council regarding the project and is encouraged to limit their presentation to 15 minutes.
- (d) The Chair will call for representation from the public in attendance as follows:
 - (i) The microphone at the public podium has been provided for any person(s) wishing to make representation at the Hearing.
 - (ii) The Chair will recognize ONLY speakers at the podium.
 - (iii) Speakers are encouraged to limit their remarks to 5 minutes, however, if they have additional information they may address Council again after all other members of the public have been heard a first time.
- (e) Once the public has had an opportunity to comment, the applicant is given an opportunity to respond to any questions raised. The applicant is requested to keep the response to a total of 10 minutes maximum.
- (f) Questions by staff by members of Council must be asked before the Public Hearing is closed and not during debate of the bylaw at the Regular Meeting, unless for clarification.
- (g) Final calls for representation (ask three times). Unless Council directs that the Public Hearing on the bylaw in question be held open, the Chair shall state to the gallery that the Public Hearing on the Bylaw is closed.

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

SUPPLEMENTAL REPORT TO COUNCIL



Date: Aug 27, 2018

RIM No. 1250-30

To: City Manager

From: Community Planning Department (AC)

Application: Z17-0055

Owner: PC Urban Enterprise Holdings
Ltd. Inc. No. BC 1099976

Address: 1655 Dilworth Dr

Applicant: PC Urban – Shawn Oh

Subject: Rezoning Application

Existing OCP Designation: IND – Industrial

Existing Zone: I3 – Heavy Industrial

Proposed Zone: I2 – General Industrial

1.0 Recommendation

THAT Council receives, for information, the Report from the Community Planning Department dated Aug 27th 2018 with respect to Rezoning Application No. Z17-0055.

AND THAT Zone Amending Bylaw 11493 be forwarded to a Public Hearing for further consideration.

2.0 Purpose

To consider a rezoning application on the subject property from the I3 – Heavy Industrial Zone to the I2 – General Industrial Zone.

3.0 Community Planning

Staff support the rezoning from the I3 zone to the I2 zone. The Official Community Plan (OCP) designates the property as Industrial (IND) and encourages industrial development on the subject property. The property is surrounded by Industrial, Commercial, Service Commercial, and Institutional OCP designated properties.

On Oct 2nd 2017 Council approved the first reading for the rezoning on the subject property. Staff delayed public hearing as the Ministry of Transportation and Infrastructure (MOTI) required additional time to consider the file and its potential impact on Hwy 97. On Aug. 8th 2018, MOTI provided their written approval for the rezoning bylaw subject to the conditions identified in the Traffic Report limiting some of the high

intensity trip generating land uses (such as fast food drive thru's) within the I2 zone. Therefore, Staff are now recommending that Council forward the bylaw to Public Hearing.

If the rezoning is successful, Staff will review the form and character of the proposed buildings within a Development Permit report. Within the current proposal, Staff are tracking one variance to reduce the amount of parking provided. The merits of which will be explained within a Development Permit and Development Variance Permit Council report. Further, the applicant intends to subdivide the parcel into two lots.

4.0 Proposal

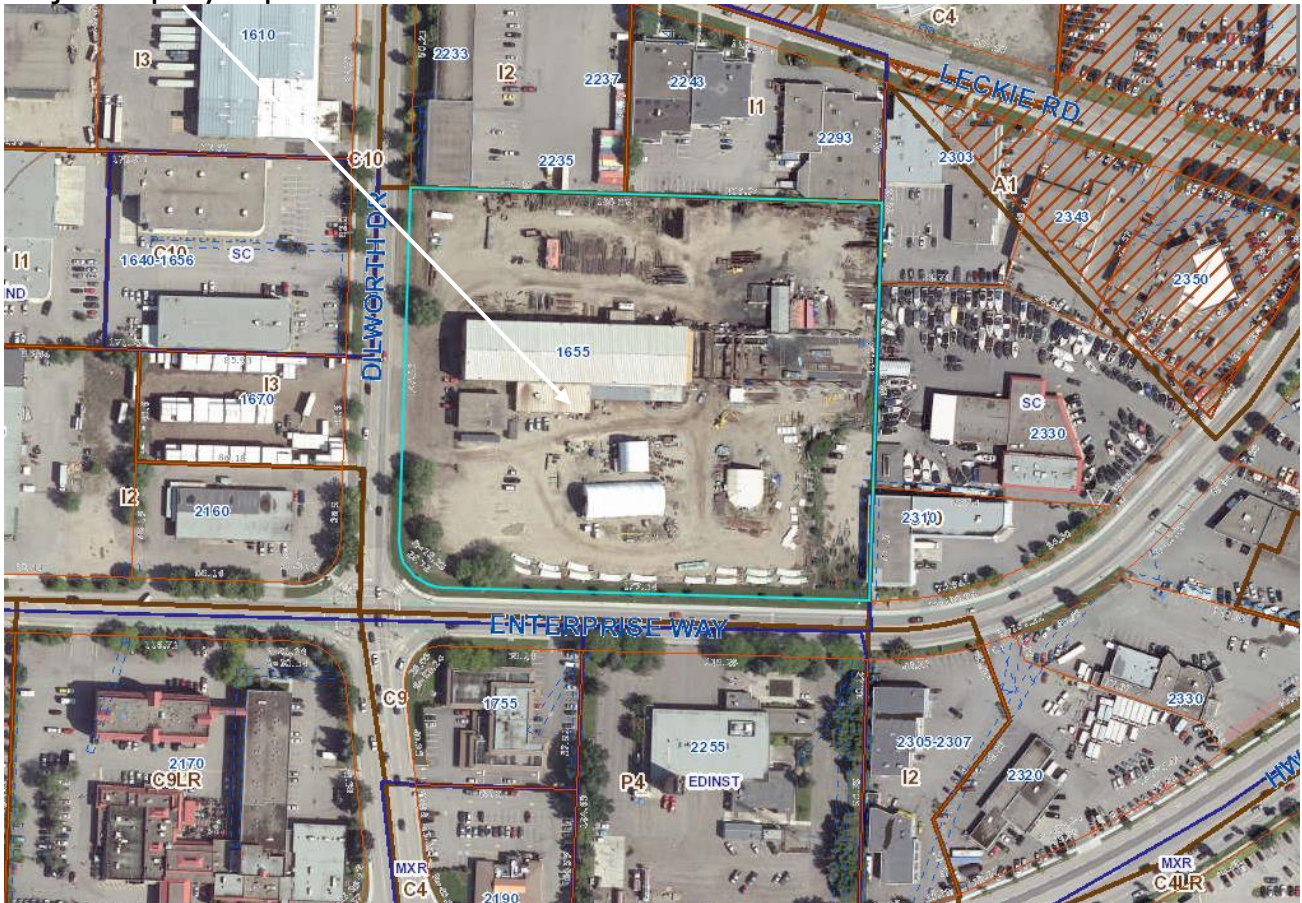
4.1 Project Description

The applicant is applying to subdivide the property in to two legal lots; Lot A 1.04 ha and Lot B 2.19 ha. A shared access easement is contemplated straddling the boundary between the two lots. The rezoning to I2 General industrial zone will facilitate a small bay, light industrial, strata development on the northern Lot A. A Development Permit application has recently been submitted on Lot B and it is for an automobile dealership.

4.2 Site Context

The subject property is within the Midtown Urban Centre and located at the corner of Dilworth Drive and Enterprise Way. Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	I1 – Business Industrial I2 – General Industrial	Industrial Industrial
East	C10 – Service Commercial	Commercial
South	C9 – Tourist Commercial P4 - Utilities	Commercial Fire Hall
West	I2 – General Industrial I3 – Heavy Industrial C10 – Service Commercial	Industrial Industrial Commercial

Subject Property Map: 1655 Dilworth Drive**5.0 Current Development Policies****5.1 Kelowna Official Community Plan (OCP)****Development Process**

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

Industrial Land Use Policies

Objective 5.28.² Focus industrial development to areas suitable for industrial use.

Industrial Supply Protection.³ 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.

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

² City of Kelowna Official Community Plan, Objective 5.28, Chapter 10 (Development Process Chapter).

³ City of Kelowna Official Community Plan, Policy 5.28.1, Chapter 5 (Development Process Chapter).

Non-compatible Industrial.⁴ Restrict the encroachment of residential uses in areas adjacent to non-compatible industrial sites.

Business Centre.⁵ Encourage, in areas designated as "Industrial," the provision of business centres that incorporate a mix of research, light manufacturing and associated business office uses.

Location of Heavy Industrial.⁶ Direct heavy industries to areas that would not negatively affect existing neighbourhoods or businesses and the natural environment.

Industrial Land Use Intensification.⁷ Encourage more intensive industrial use of currently under-utilized industrial sites during site redevelopment or by permitting lot subdivision where new lots can meet the minimum lot size requirements of the Zoning Bylaw.

6.0 Technical Comments

6.1 Building & Permitting Department

No comment on rezoning.

6.2 Development Engineering Department

See attached memorandum dated July 25, 2017.

6.3 Fire Department

No comment on rezoning.

7.0 Application Chronology

Date of Application Received:	June 22 nd 2017
Date Public Notification Completed:	Sept 17 th 2017
Date of First Reading:	Oct 2 nd 2017
Date of MOTI Approval:	Aug 8 th 2018

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

Attachments:

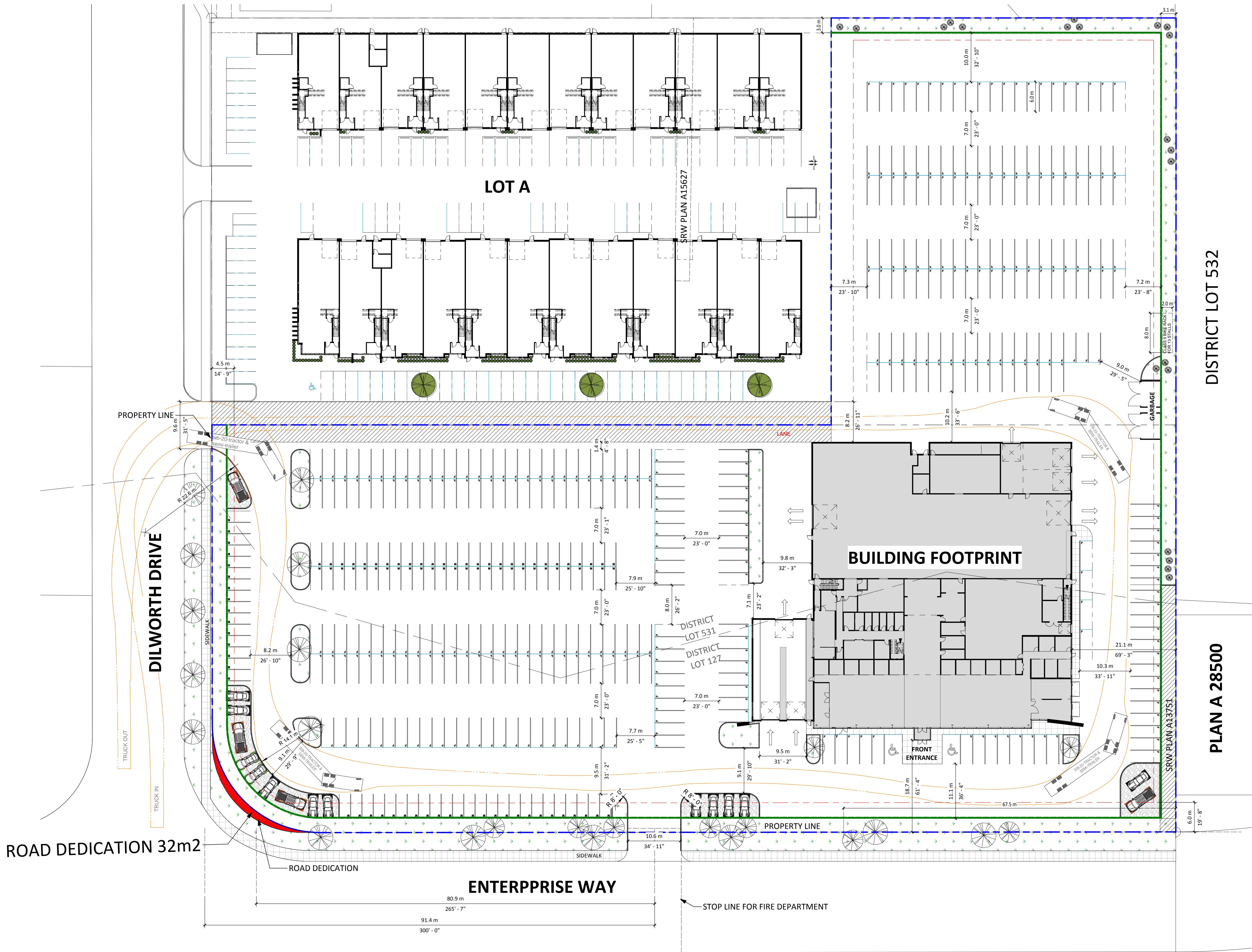
ATTACHMENT 'A' Development Engineering Memo dated July 25th 2017
Site Plan

⁴ City of Kelowna Official Community Plan, Policy 5.22.4, Chapter 5 (Development Process Chapter).

⁵ City of Kelowna Official Community Plan, Policy 5.28.2, Chapter 5 (Development Process Chapter).

⁶ City of Kelowna Official Community Plan, Policy 5.28.3, Chapter 5 (Development Process Chapter).

⁷ City of Kelowna Official Community Plan, Policy 5.29.1, Chapter 5 (Development Process Chapter).

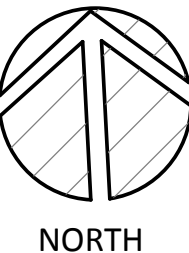


ROAD DEDICATION 32m2

ROAD DEDICATION

ENTERPPRISE WAY

STOP LINE FOR FIRE DEPARTMENT



SITE PLAN LEGEND			
	PROPERTY LINE		S.O.D
	SETBACK LINE		DISPLAY VEHICLE PAD
	3m LANDSCAPED BUFFER OFFSET		ASPHALT GROUND
	SRW		
	DISTRICT LOT LINE		
	TRUCK TRACK LINE		

STALL TYPE	COUNT	PERCENTAGE
TYPE 1 FULL SIZE	354	79%
TYPE 2 MEDIUM SIZE	93	21%
TYPE 3 HANDICAPED	2	0%
TOTAL PARKING STALLS:	449	

1 SITE PLAN
A1.0 1/32" = 1'-0"

Notes:
- THIS DRAWING MUST NOT BE SCALED.
- VERIFY ALL DIMENSIONS AND DATUMS PRIOR TO COMMENCEMENT OF WORK. REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT.
- VARIATIONS AND MODIFICATIONS ARE NOT ALLOWED WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT.
- THIS DRAWING IS THE EXCLUSIVE PROPERTY OF THE ARCHITECT.
- ANY REPRODUCTION MUST BEAR THEIR NAME AS ARCHITECT.

NOT FOR CONSTRUCTION

NO.	DATE	BY	DESCRIPTION
1	2018.07.30	MA	ISSUED FOR D.P.

SEAL

gta

GTA ARCHITECTURE LTD.
243 1889 SPRINGFIELD ROAD
Kelowna, British Columbia
V1Y 6V5
TELEPHONE: (250) 979-1668
www.gtarch.ca

DEVELOPED BY:

PROJECT
NEW FORD LINCOLN
1655 DILWORTH DR, KELOWNA, BC

SHEET TITLE
SITE PLAN

DRAWN BY:	FF	DRAWING NO.	A1.0
DESIGNED BY:	Designer		
SCALE:	As indicated		
DATE:	01/29/18	FILE:	A17-47

REPORT TO COUNCIL



Date: Oct 2, 2016

RIM No. 1250-30

To: City Manager

From: Community Planning Department (AC)

Application: Z17-0055

Owner: PC Urban Enterprise Holdings
Ltd. Inc. No. BC 1099976

Address: 1655 Dilworth Dr

Applicant: PC Urban - Louise Tagulao

Subject: Rezoning Application

Existing OCP Designation: IND – Industrial

Existing Zone: I3 – Heavy Industrial

Proposed Zone: I2 – General Industrial

1.0 Recommendation

THAT Rezoning Application No. Z17-0055 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 1, District Lots 127 & 531, ODYD, Plan EPP67320, located at 1655 Dilworth Dr, Kelowna, BC, from the I3 – Heavy 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.

AND THAT final adoption of the Zone Amending Bylaw be subsequent to the following:

1. To the outstanding conditions identified in Attachment "A" associated with the report from the Community Planning Department dated July 25th 2017.
2. The approval of the Ministry of Transportation and Infrastructure Branch.
3. The approval of the Ministry of Environment.

2.0 Purpose

To consider a rezoning application on the subject property from the I3 – Heavy Industrial Zone to the I2 – General Industrial Zone.

3.0 Community Planning

Staff support the rezoning from the I3 zone to the I2 zone. The Official Community Plan (OCP) designates the property as Industrial (IND) and encourages industrial development on the subject property. The property is surrounded by Industrial, Commercial, Service Commercial, and Institutional OCP designated properties.

Community Planning acknowledges the importance of maintaining industrially zoned land in the area for the City's long-term needs. The I2 zone allows for more types of land uses, however, this zone still achieves the City's industrial goals as the permitted land uses are more compatible with the way the surrounding neighbourhood has developed over the past 20 years. Many of the I3 zone land uses, such as concrete plants or wrecking yards, would likely create land use conflicts in the area. See Table 1 below to see a comparison between the permitted land uses between the I2 & I3 zones. The other main difference is the I2 zone permits double the Floor Area Ratio (FAR) allowing the site to be utilized more densely.

Table 1					
Land uses in the I2 zone that are not in the I3 zone		Land uses in the I3 zone that are not in the I2 zone		Land uses in both the I3 & I2 zones	
1	Auctioneering establishments	1	Concrete and asphalt plants	1	Analytical testing
2	Automotive and equipment repair services	2	Recycling plants	2	Breweries and distilleries, major
3	Automotive and minor recreation vehicle sales/rentals	3	Utility services, major impact	3	Breweries and distilleries, minor
4	Commercial storage	4	Wrecking yards	4	Bulk fuel depots
5	Contractor services, general			5	Medical marijuana production facilities
6	Contractor services, limited			6	Outdoor storage
7	Convenience vehicle rentals			7	Recycling depots
8	Custom indoor manufacturing			8	Recycled materials drop-off centres
9	Emergency and protective services			9	Utility services, minor impact
10	Equipment rentals			10	Vehicle and equipment services, industrial
11	Fleet services				
12	Food primary establishment				
13	Gas bars				
14	Household repair services				
15	Liquor primary establishment, minor				
16	Participant recreation services, indoor				
17	Private clubs				
18	Rapid drive-through vehicle services				
19	Service stations, minor				
20	Service stations, major				
21	Truck and mobile home sales/rentals				
22	Warehouse sales				

If the rezoning is successful, Staff will review the form and character of the proposed buildings within a Development Permit report. Within the current proposal, Staff are tracking one variance to reduce the amount of parking provided. The merits of which will be explained within a Development Permit and Development Variance Permit Council report. Further, the applicant intends to subdivide the parcel into two lots.

4.0 Proposal

4.1 Project Description

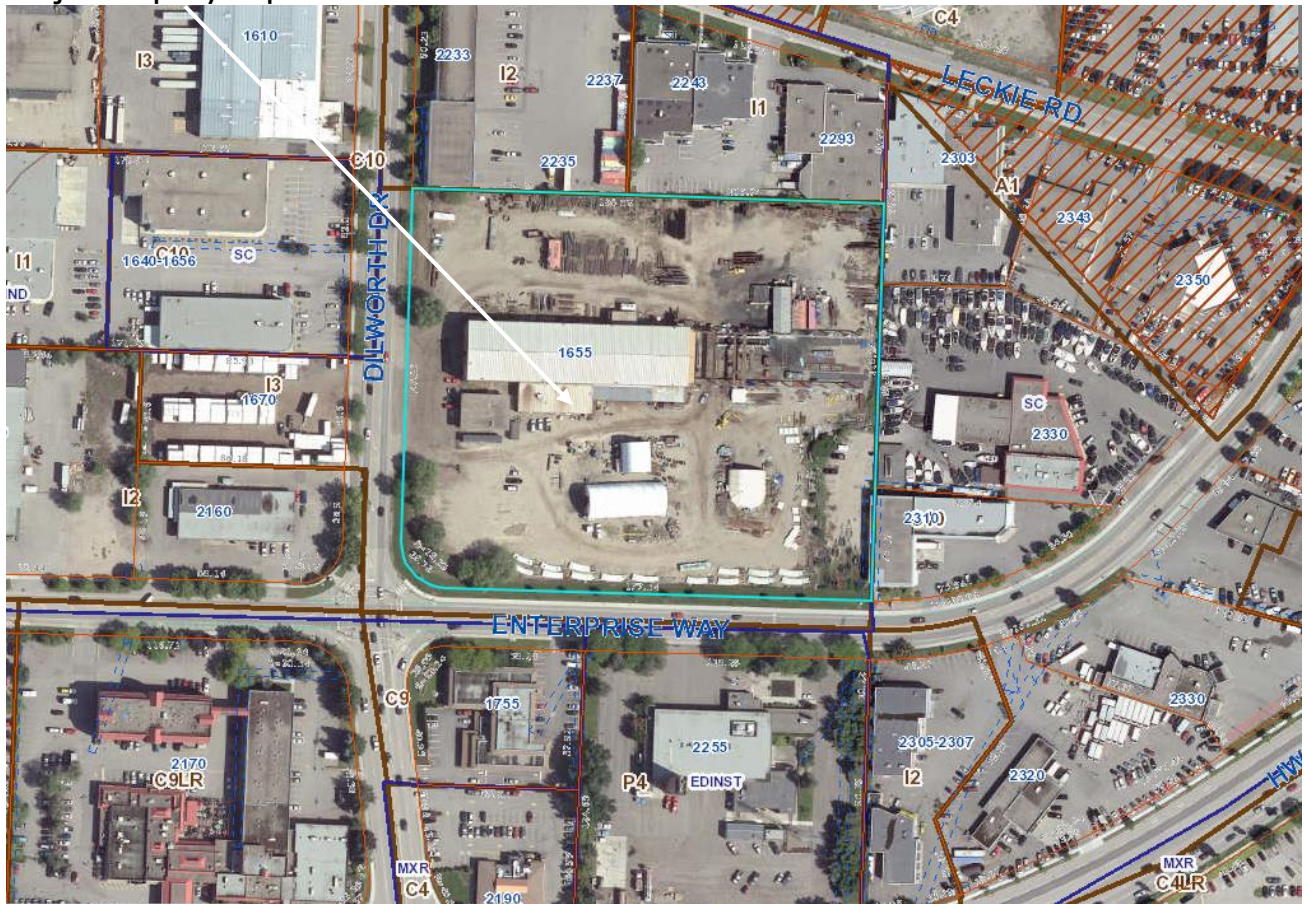
The applicant is applying to subdivide the Property into two legal lots; Lot A 1.62 ha and Lot B 1.61 ha. A shared access easement is contemplated straddling the boundary between the two lots. The rezoning to I2 General Industrial zone will facilitate a small bay, light industrial, strata development on the northern Lot A. A future Development Permit application is anticipated for a development of proposed Lot B.

4.2 Site Context

The subject property is within the Midtown Urban Centre and located at the corner of Dilworth Drive and Enterprise Way. Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	I1 – Business Industrial I2 – General Industrial	Industrial Industrial
East	C10 – Service Commercial	Commercial
South	C9 – Tourist Commercial P4 - Utilities	Commercial Fire Hall
West	I2 – General Industrial I3 – Heavy Industrial C10 – Service Commercial	Industrial Industrial Commercial

Subject Property Map: 1655 Dilworth Drive



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process

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

Industrial Land Use Policies

Objective 5.28.² Focus industrial development to areas suitable for industrial use.

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

² City of Kelowna Official Community Plan, Objective 5.28, Chapter 10 (Development Process Chapter).

Industrial Supply Protection.³ 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.

Non-compatible Industrial.⁴ Restrict the encroachment of residential uses in areas adjacent to non-compatible industrial sites.

Business Centre.⁵ Encourage, in areas designated as “Industrial,” the provision of business centres that incorporate a mix of research, light manufacturing and associated business office uses.

Location of Heavy Industrial.⁶ Direct heavy industries to areas that would not negatively affect existing neighbourhoods or businesses and the natural environment.

Industrial Land Use Intensification.⁷ Encourage more intensive industrial use of currently under-utilized industrial sites during site redevelopment or by permitting lot subdivision where new lots can meet the minimum lot size requirements of the Zoning Bylaw.

6.0 Technical Comments

6.1 Building & Permitting Department

- No comment on rezoning.

6.2 Development Engineering Department

- See attached memorandum dated July 25, 2017.

6.3 Fire Department

- No comment on rezoning.

7.0 Application Chronology

Date of Application Received: June 22nd 2017

Date Public Notification Completed: Sep 17th 2017

Report prepared by: Adam Cseke, Planner Specialist

Reviewed by: Terry Barton, Urban Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

ATTACHMENT 'A' Development Engineering Memo dated July 25th 2017

Initial Architectural Drawing Package

³ City of Kelowna Official Community Plan, Policy 5.28.1, Chapter 5 (Development Process Chapter).

⁴ City of Kelowna Official Community Plan, Policy 5.22.4, Chapter 5 (Development Process Chapter).

⁵ City of Kelowna Official Community Plan, Policy 5.28.2, Chapter 5 (Development Process Chapter).

⁶ City of Kelowna Official Community Plan, Policy 5.28.3, Chapter 5 (Development Process Chapter).

⁷ City of Kelowna Official Community Plan, Policy 5.29.1, Chapter 5 (Development Process Chapter).



CITY OF KELOWNA

MEMORANDUM

Date: July 25, 2017
File No.: Z17-0055
To: Urban Planning (AC)
From: Development Engineering Manager (JK)
Subject: 1655 Dilworth Drive Zone: I1 to I2, I3

The Development Engineering Department has the following comments and requirements associated with this application. The road and utility upgrading requirements outlined in this report will be a requirement of this development. All servicing and Road requirements will be address in S17-0057.

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

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

1. **General**

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

2. **Domestic Water and Fire Protection**

- (a) The development site is presently serviced with a (38-mm) water service. The developer's consulting mechanical engineer will determine the domestic, fire protection requirements of this proposed development and establish hydrant requirements and service needs. Only one service per lot will be permitted for this development.
- (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.

3. **Sanitary Sewer**

The developer's consulting mechanical engineer will determine the development requirements of the proposed development and establish the service needs. The existing lot is serviced with a 100mm diameter sanitary service. Only one service per lot will be permitted for this development. If required, the applicant will arrange for the removal and disconnection of the existing service and the installation of one new larger service at the applicants cost.

4. Storm Drainage

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

5. Road Improvements and Dedication

- (a) All road requirements will be addressed in S17-0057 and in submitted TIA.

6. 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. Design and Construction

- (b) 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.
- (c) 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.
- (d) 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).
- (e) A "Consulting Engineering Confirmation Letter" (City document 'C') must be completed prior to submission of any designs.
- (f) Before any construction related to the requirements of this subdivision application commences, design drawings prepared by a professional engineer must be submitted to the City's Development Engineering Department. The design drawings must first be "Issued for Construction" by the City Engineer. On examination of design drawings, it may be determined that rights-of-way are required for current or future needs.

8. Servicing Agreements for Works and Services

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

\$5,000,000 and the City is to be named on the insurance policy as an additional insured.

9. Other Engineering Comments

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

10. Development Permit and Site Related Issues

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


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

RO

ATTACHMENT		A
This forms part of application		
# Z17-0055		
Planner Initials	AC	
		City of Kelowna <small>COMMUNITY PLANNING</small>

CITY OF KELOWNA

MEMORANDUM

Date: July 25, 2017
File No.: S17-0057
To: Community Planning (AC)
From: Development Engineering Manager (JK)
Subject: 1655 Dliworth Drive

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 Ryan O'Sullivan

1. Domestic Water and Fire Protection

- (a) The existing lot is serviced with a 38mm copper 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 applicant, at his cost, will arrange for the removal of the existing service and the installation of one new larger metered water service.
- (b) A water meter is mandatory for this development and must be installed inside the building on the water service inlet as required by the City Plumbing Regulation and Water Regulation bylaws. The developer or building contractor must purchase the meter from the City at the time of application for a building permit from the Inspection Services Department, and prepare the meter setter at his cost.
- (c) Landscaped boulevards, complete with underground irrigation systems, must be integrated with the on-site irrigation system.

2. Sanitary Sewer

- (a) The existing lot is serviced with 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 service. Only one service will be permitted for this development. The applicant, at his cost, will arrange for the removal of all existing service and the installation of a new larger service.

3. Storm Drainage

- (a) The developer must engage a consulting civil engineer to provide a storm water management plan for the site, which meets the requirements of the Subdivision, Development and Servicing Bylaw No. 7900. The storm water management plan must also include provision of lot grading plan, minimum basement elevation (MBE), if applicable, and provision of a storm drainage service for the development and / or recommendations for onsite drainage containment and disposal systems. The existing lot is serviced with a 150mm diameter over-flow storm service.

3. Road Improvements

- (a) Enterprise Way fronting this development has been upgraded to an urban standard including curb and gutter, sidewalk, storm drainage system, pavement widening. Relocation of 1.8 m Sidewalk to PL (with 0.3 offset) on Enterprise. (To be looked at to help with visuals on Enterprise and Impacts to existing trees should be minimized.)
- (b) Dedication at the Enterprise/Dilworth intersection to increase corner radius to 22 m to accommodate required channelization future island.
- (c) 1.8m sidewalk be constructed at 0.3m from PL and consideration is given to ultimate grading for the future ATC. On Dilworth.
- (d) Enterprise access near east side of the property line as per sight line review a right-in only.
- (e) These are Development Engineering comments/requirements and are subject to the review and requirements from the Ministry of Transportation (MOTI) Infrastructure Branch. A TIA is required for this development and improvements maybe required from this Report.

6. Subdivision

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

7. Electric Power and Telecommunication Services

- a) All proposed distribution and service connections are to be installed underground.
- b) Streetlights must be installed on roads.
- c) Make servicing applications to the respective Power and Telecommunication utility companies. The utility companies are required to obtain the City's approval before commencing construction.

- d) Re-locate existing poles and utilities, where necessary. Remove aerial trespass (es).

8. 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.

9. Design and Construction

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

10. Servicing Agreements for Works and Services

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

11. Geotechnical Report

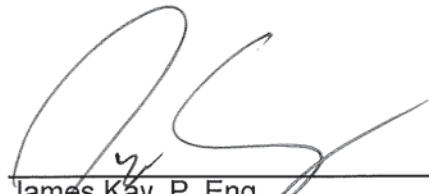
As a requirement of this application the owner must provide a geotechnical report prepared by a Professional Engineer qualified in the field of hydro-geotechnical survey to address the following:

- (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.

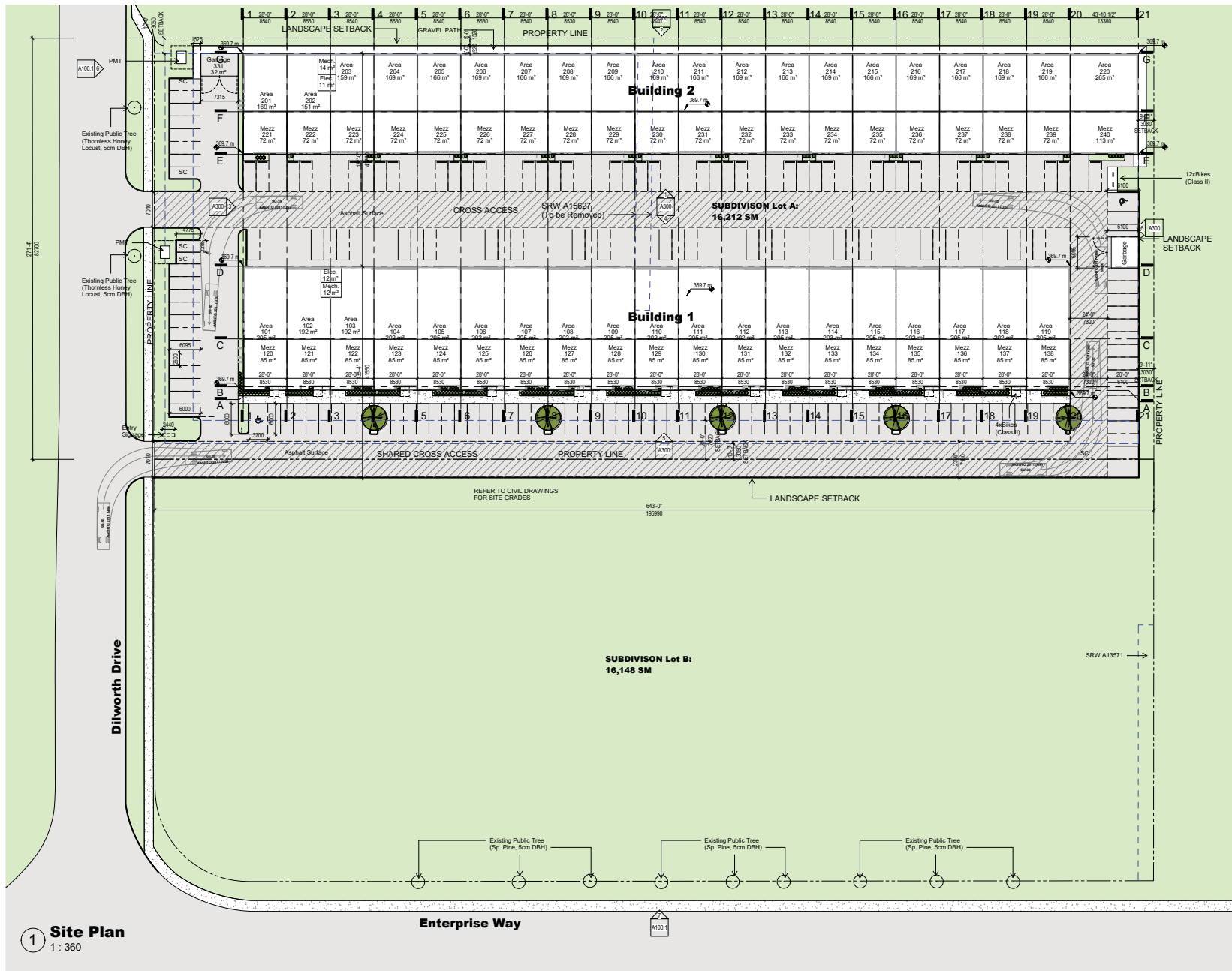
12. Development Permit and Site Related Issues

Access and Manoeuvrability

- (i) Access to the site does not meet the throat length requirement of 15 m as laid out by TAC standard.
- (ii) A MSU standard size vehicle must be able to manoeuvre onto and off the site without requiring a reverse movement onto public roadways. If the development plan intends to accommodate larger vehicles movements should also be illustrated on the site plan.
- (iii) Perimeter access must comply with the BC Building Code. Fire Truck access designs and proposed hydrant locations will be reviewed by the Fire Protection Officer.
- (iv) The future, access and egress to the site may be restricted to right-in and right-out onto Enterprise Way with a future median.



James Kay, P. Eng.
Development Engineering Manager
RÖ



ZONING SUMMARY:

LEGAL DESCRIPTION: Lot 1 District Lots 127 and 531 Osoyoos Yale District Plan EPP67320

Front Yard Setback : Proposed: 17.4m (57'-4")
Required: 7.5m (25'-0")
Side Yard Setback : Proposed: 3m (10'-0")
Required: Not required
Rear Yard Setback : Proposed: 3m (10'-0")
Required: Not required

EASEMENTS: TBA
ZONE: Current: I-3 Heavy Industrial
Proposed: I-2 General Industrial Zone

USES: TBA

Gross Floor Area: (See Table Below)

Site Area: 32,360 sm (348,326 sf)
Subdivision 1: 16,212 sm (174,544 sf)
Subdivision 2: 16,148 sm (173,782 sf)

Site Cover (Lot 1): Proposed: 46%
Permitted: 60%
FSR: Proposed: 0.65
Permitted: 1.5

Height: Proposed: 9m (30')
Permitted: 14m (45.9')

Parking (Vehicle): Proposed: 168 Cars (inc. 2HC)
Required: 2/1076sf = 200 Cars (variance required for calculated parking)

Parking (Bike ClassII): Proposed: 52
Required: 0.3/1076sf = 32

Loading: Proposed: 39 loading bays
Required: 1/20,451sf = 6 loading bays

Area Summary (Gross Floor Area - By Building and Level)

Building	Level	Area (SF)	Area (SM)
1	Level 1	42040 SF	3905 m²
1	Level 2	17400 SF	1616 m²
2	Level 1	37170 SF	3454 m²
2	Level 2	15950 SF	1482 m²
		112560 SF	10457 m²

Area Summary (Gross Floor Area - By Level)

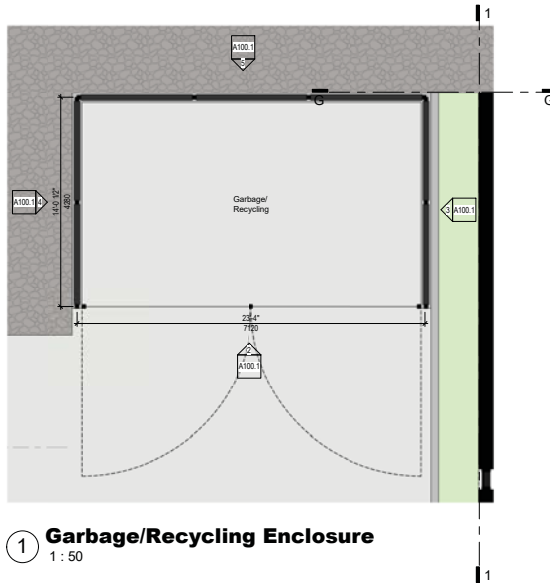
Level	Area (SF)	Area (SM)
Level 1	79210 SF	7359 m²
Level 2	33350 SF	3098 m²
	112560 SF	10457 m²



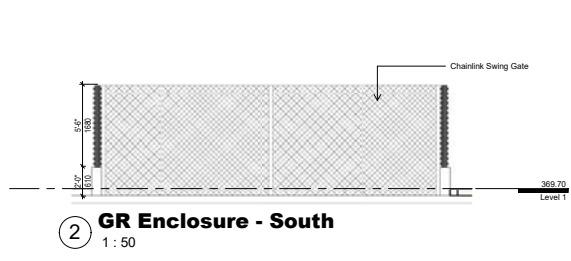
1655 Dilworth
Kelowna

Site Plan

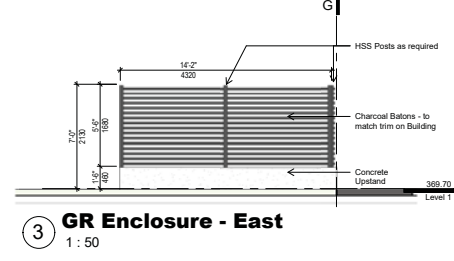
A100



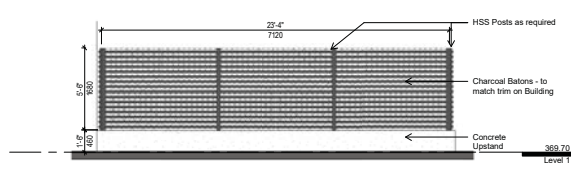
1 Garbage/Recycling Enclosure
1 : 50



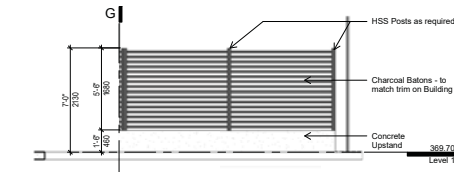
2 GR Enclosure - South
1 : 50



3 GR Enclosure - East
1 : 50



5 GR Enclosure - North
1 : 50



4 GR Enclosure - West
1 : 50



6 Street Elevation - Dilworth Drive
1 : 200



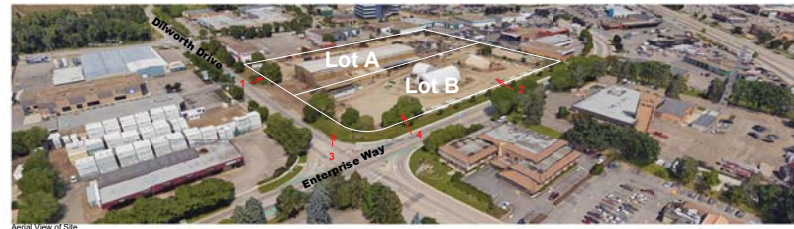
7 Street Elevation - Enterprise Way
1 : 200



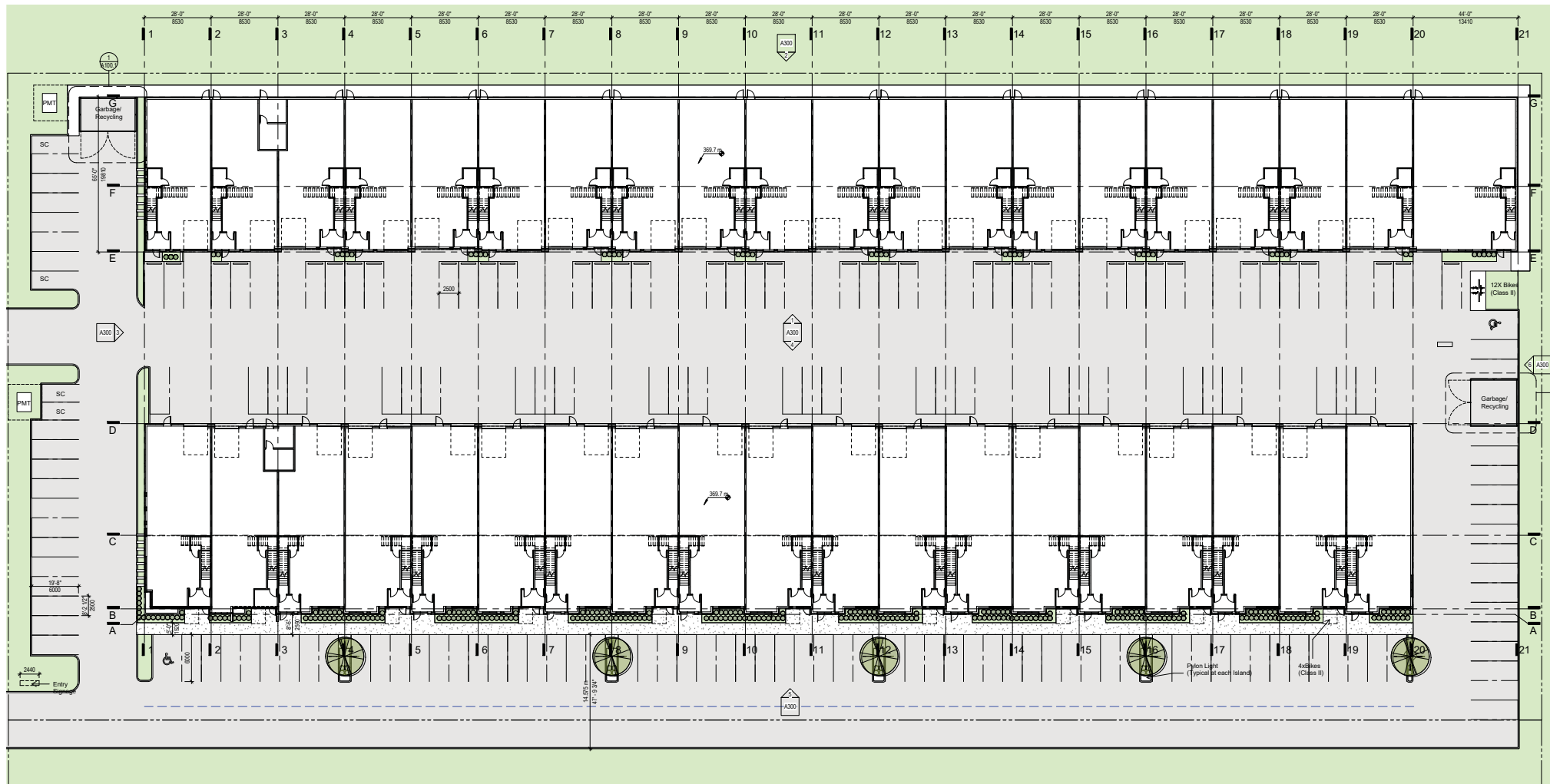
3) From Dilworth Drive and Enterprise Way - Looking NE



4) From Enterprise Way - Looking NE



Aerial View of Site

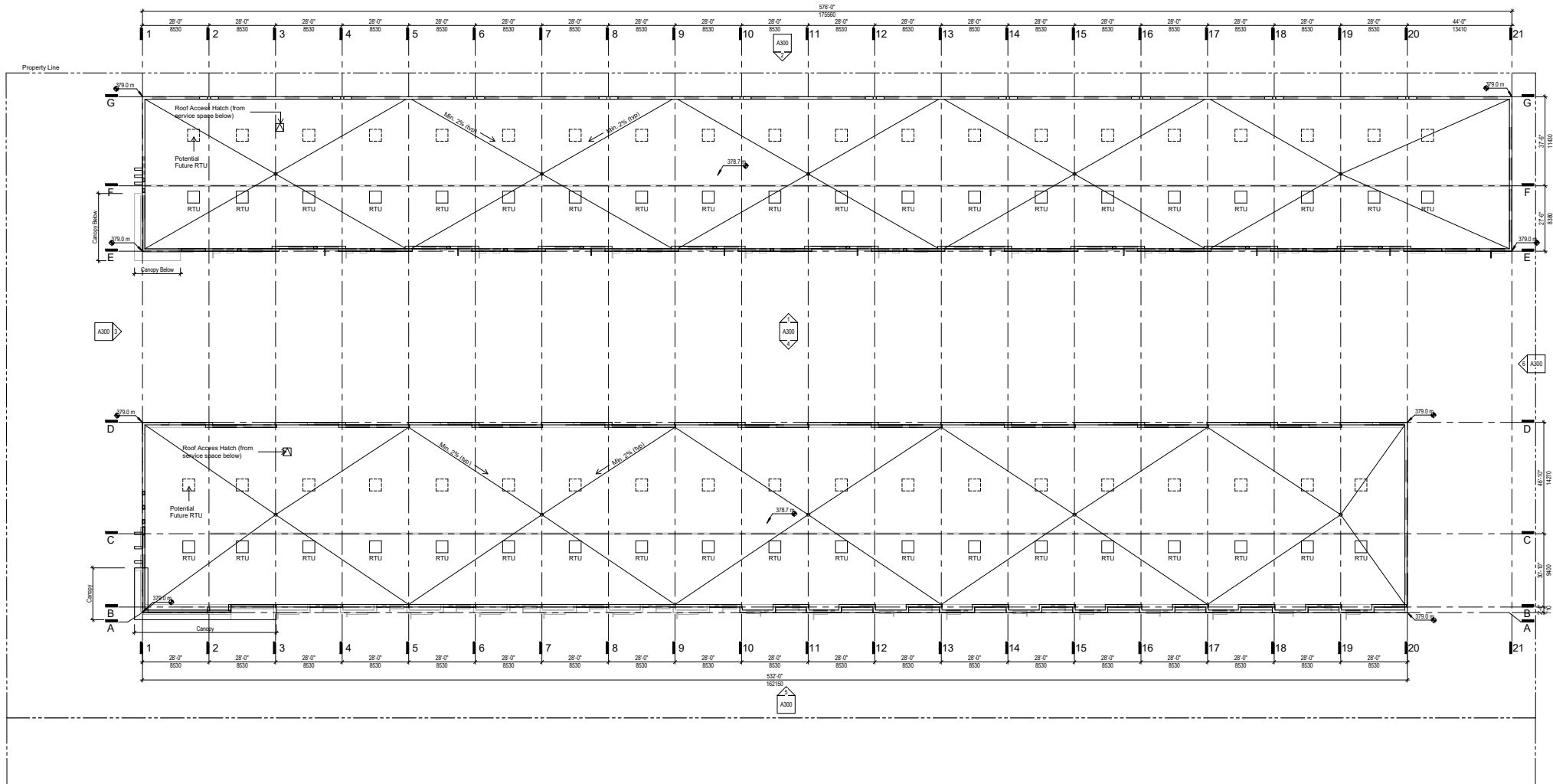


① **Level 1**
1 : 240

1655 Dilworth
Level 1
6/12/2017 1:47:16 PM Scales 50% @ 11"x17"
A101

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① **Roof**
1 : 240

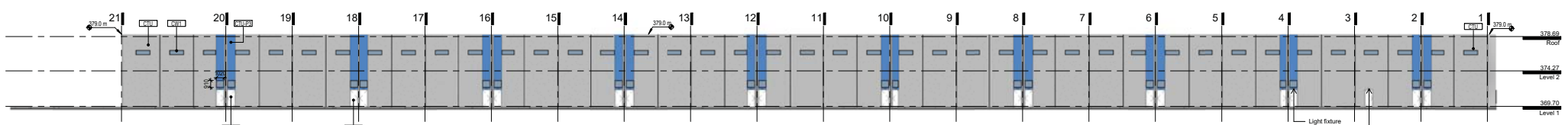
1655 Dilworth
Roof Plan
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A103

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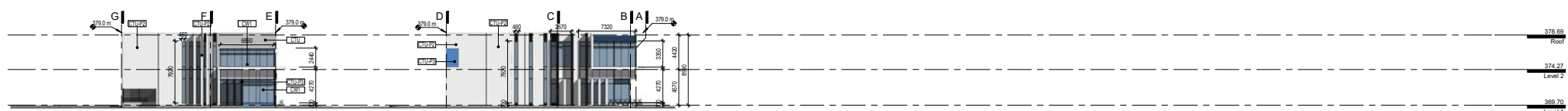




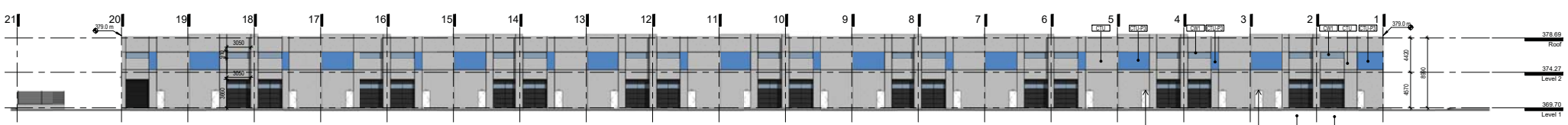
① **Building 2 - South**
1 : 240



② **Building 2 - North**
1 : 240



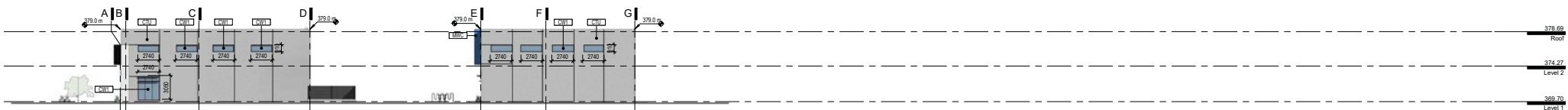
③ **Building 1&2 - West**
1 : 240



④ **Building 1 - North**
1 : 240



⑤ **Building 1 - South**
1 : 240



⑥ **Building 1&2 - East**
1 : 240

KEYNOTE LEGEND

TAG	DESCRIPTION
CTU	CONCRETE - TILT UP
CTU-P1	CONCRETE - TILT UP - PAINTED P1
CTU-P2	CONCRETE - TILT UP - PAINTED P2
CTU-P3	CONCRETE - TILT UP - PAINTED P3

KEYNOTE LEGEND

TAG	DESCRIPTION
CTU	CURTAIN WALL - TYPE 1
DO	DOOR
MWC	METAL WALL CLADDING
CHD	OVERHEAD DOOR

1655 Dilworth
Elevations
6/12/2017 1:48:23 PM Scales 50% @ 11"x17"
A300

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Bldg_1_from drive aisle



Bldg_1_from drive aisle 2



Bldg_1_front corner



Bldg_1_loading area

1655 Dilworth
Building 1 Perspective Views
6/12/2017 1:49:07 PM Scales 50% @ 11"x17"
A900

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Bldg_2 from drive aisle



Bldg_2 front corner



Bldg_2 from drive aisle 2

1655 Dilworth
Building 2 Perspective Views
6/12/2017 1:49:38 PM Scales 50% @ 11"x17"
A901

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TAYLOR KURTZ ARCHITECTURE + DESIGN INC



Unpainted Concrete (CTU)

Primary Finish - Building Facade



Blue (CTU-P3) *Utah Sky* - Benjamin Moore

Accent Finish - Building Facade, Canopies,
Trim, Vertical Sunshades



White (CTU-P2)

Primary Finish - Building Facade



Black (CTU-P1)

Accent Colour - Building Facade, Canopies, Trim,
Vertical/Horizontal Sunshades, Window/Door Trim

1655 Dilworth

LANDSCAPE ARCHITECTURAL SET - ISSUED FOR REVIEW - 08 JUNE 2017



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

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

LANDSCAPE DRAWING INDEX

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

GENERAL NOTES

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

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

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

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

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

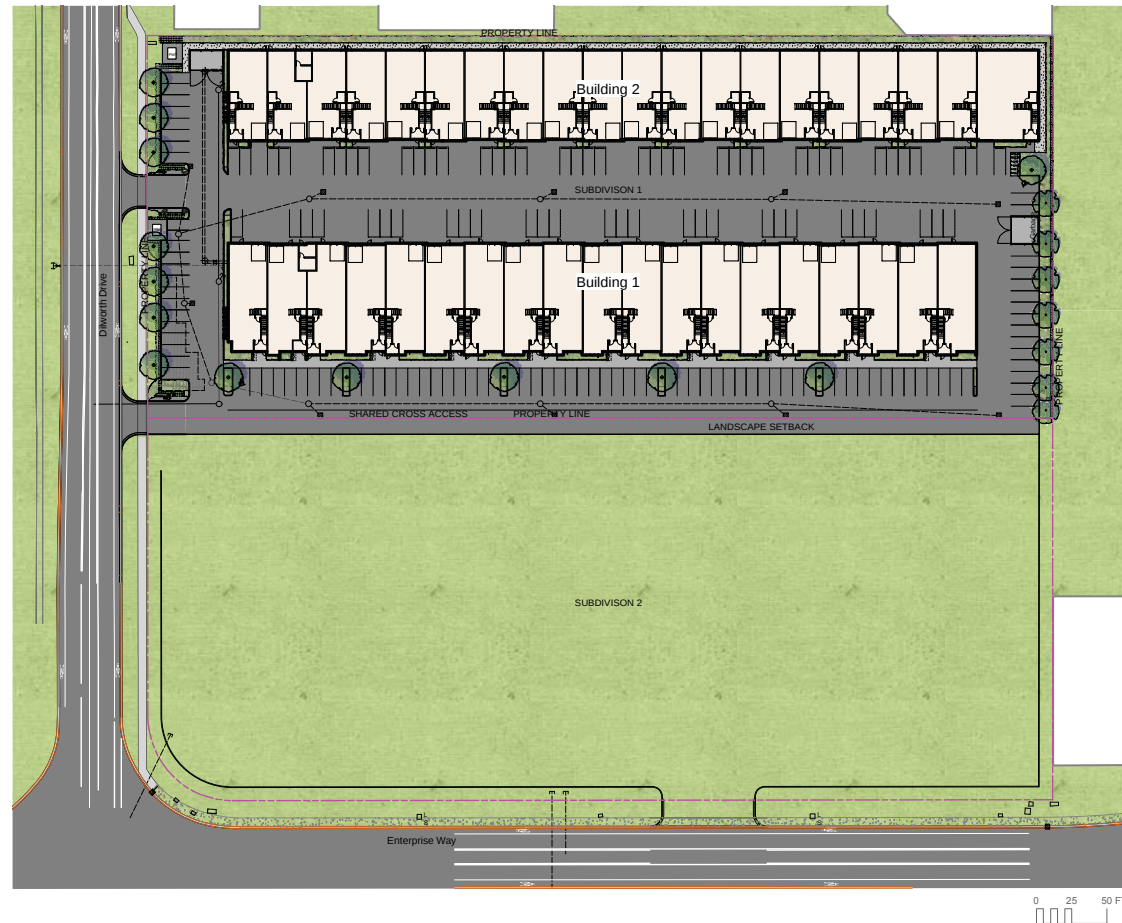
ALL PLANTING SHALL BE IN ACCORDANCE WITH BC LANDSCAPE STANDARD, LATEST EDITION.

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

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

ALL PUBLIC REALM DETAILS TO CITY OF KELOWNA STANDARDS



2	ISSUED FOR CLIENT REVIEW	17-06-08
1	ISSUED FOR CLIENT REVIEW	17-06-24

REVISIONS

1655 Dilworth

Dilworth Drive and Enterprise Way
Kelowna, British Columbia

Scale:	1:500
Drawn:	KD
Reviewed:	DS
Project No.	06-544

LANDSCAPE COVER PAGE
AND CONTEXT PLAN

L1.0



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2 ISSUED FOR CLIENT REVIEW 17-06-08

1 ISSUED FOR CLIENT REVIEW 17-06-24

REVISIONS

1655 Dilworth

Dilworth Drive and Enterprise Way
Kelowna, British Columbia

Scale: 1:200

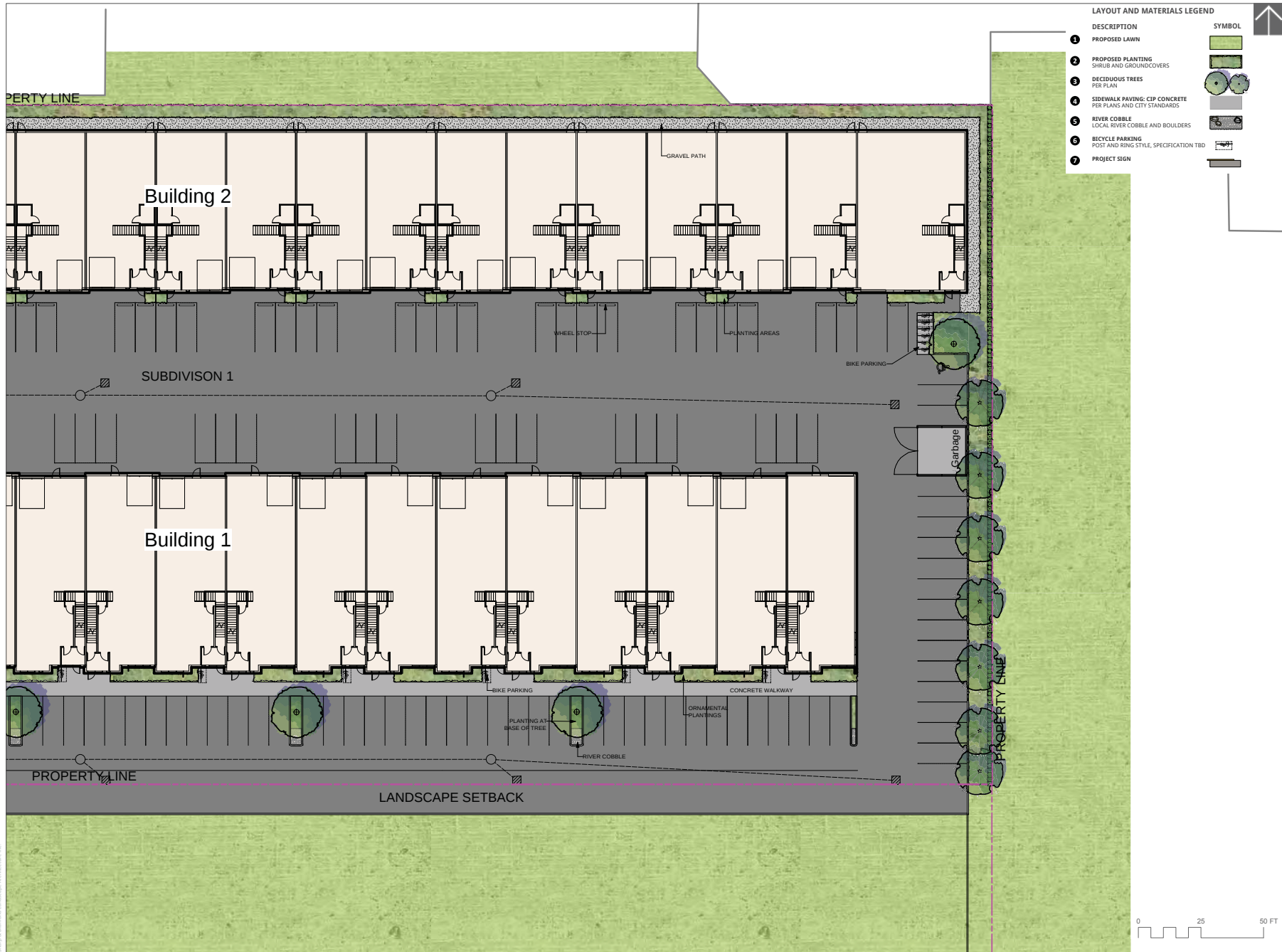
Drawn: KD

Reviewed: DS

Project No. 06-544

LANDSCAPE CONCEPT
WEST SIDE

L1.1



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

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REVISIONS

1655 Dilworth

Dilworth Drive and Enterprise Way
Kelowna, British Columbia

Scale: 1:200

Drawn: KD

Reviewed: DS

Project No. 06-544

LANDSCAPE CONCEPT
EAST SIDE

L1.2

LANDSCAPE CHARACTER

•RUSTIC MATERIALS COMBINED WITH DROUGHT-TOLERANT PLANTS.

•ATTRACTIVE ORNAMENTAL GRASSES MIXED WITH NATIVE AND DROUGHT-TOLERANT SHRUBS AND PERENNIALS

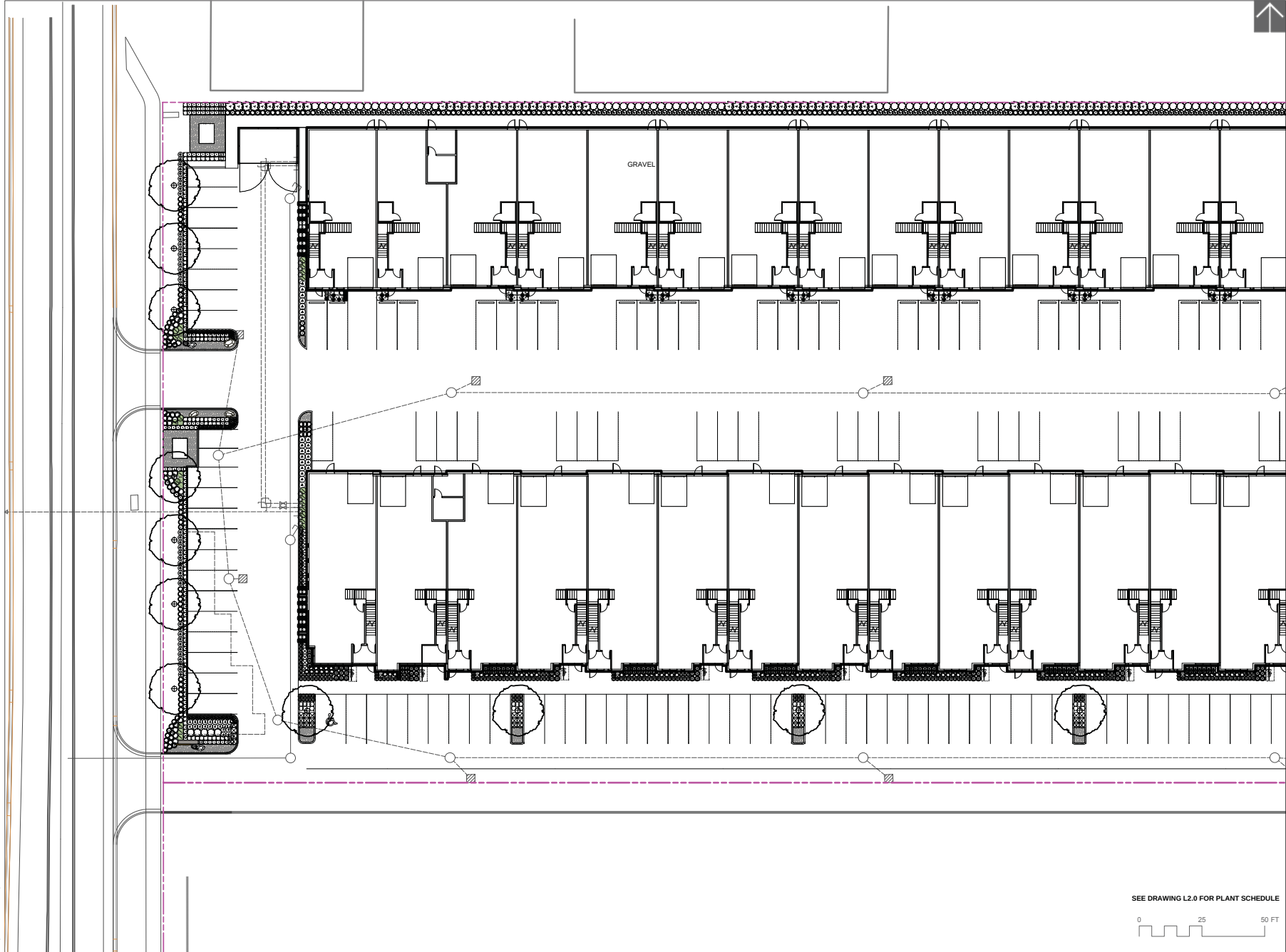
•LOCAL MATERIALS, RIVER COBBLE, BOULDERS

•WEATHERED (CORTEN) STEEL BICYCLE RACKS



PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	SUN EXP.
Trees						
	14	<i>Robinia pseudoacacia</i> 'Frisia'	Golden Locust	7cm cal. 1.8m std. Full braching B&B	As Shown	○●
	8	<i>Fraxinus pennsylvanica</i> 'Prairie Spire'	Prairie Spire Ash	7cm cal. 1.8m std. Full braching B&B	As Shown	○●
Shrubs						
	23	<i>Artemisia tridentata</i>	Mountain Sage	#2 pot	@600mm O.C.	○
	178	<i>Berberis</i> 'Ruby Glow'	Dwarf Red Barberry	#3 pot	@600mm O.C.	○
	146	<i>Clethra alnifolia</i>	Sweet Pepper Bush	#2 pot	@900mm O.C.	○●●
	75	<i>Cornus sericea</i> 'Arctic Fire'	Dwarf Dogwood	#2 pot	@750mm O.C.	○●
	60	<i>Cotoneaster dammeri</i>	Little Leaf Cotoneaster	#2 pot	@600mm O.C.	○●
	207	<i>Ericameria nauseosus</i>	Rabbit Bush	#2 pot	@600mm O.C.	○●
	331	<i>Picea abies</i> 'Nidiformus'	Bird's Nest Spruce	#2 pot	@600mm O.C.	○●
	124	<i>Rhus aromatica</i> 'Gro-Low'	Gro'Low Sumac	#2 pot	@750mm O.C.	○●
	96	<i>Ribes alpinum</i>	Alpine Flowering Current	#3 pot	@900mm O.C.	○●
	221	<i>Symphoricarpos albus</i>	Snowberry	#3 pot	@600mm O.C.	○●
	384	<i>Taxus X Media</i> 'Hicksii'	Hick's Yew	1.2m High, B&B	@600mm O.C.	○●●
Ornamental Grasses						
	65	<i>Calamagrostis x Acutiflora</i> 'Karl Foerster'	Feather Reed Grass	#2 pot	@750mm O.C.	○●
	73	<i>Pennisetum alopecuroides</i>	Dwarf Fountain Grass	#2 pot	@750mm O.C.	○●
	46	<i>Sporobolus heterolepis</i>	Prairie Dropseed	#2 pot	@450mm O.C.	○
Perennials						
	71	<i>Achillea millefolium</i>	Yarrow	10cm pot	@450mm O.C.	○
	86	<i>Echinacea purpurea</i>	Purple Cone Flower	#1 pot	@600mm O.C.	○●
	43	<i>Rudbeckia triloba</i>	Browneyed Susan	#1 pot	@600mm O.C.	○
	311	<i>Salvia nemerosa</i> 'Caradonna'	Midnight Salvia	10cm pot	@450mm O.C.	○



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2 ISSUED FOR CLIENT REVIEW 17-06-08

1 ISSUED FOR CLIENT REVIEW 17-06-24

REVISIONS

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1655 Dilworth

Dilworth Drive and Enterprise Way
Kelowna, British Columbia

Scale: 1:200

Drawn: KD

Reviewed: DS

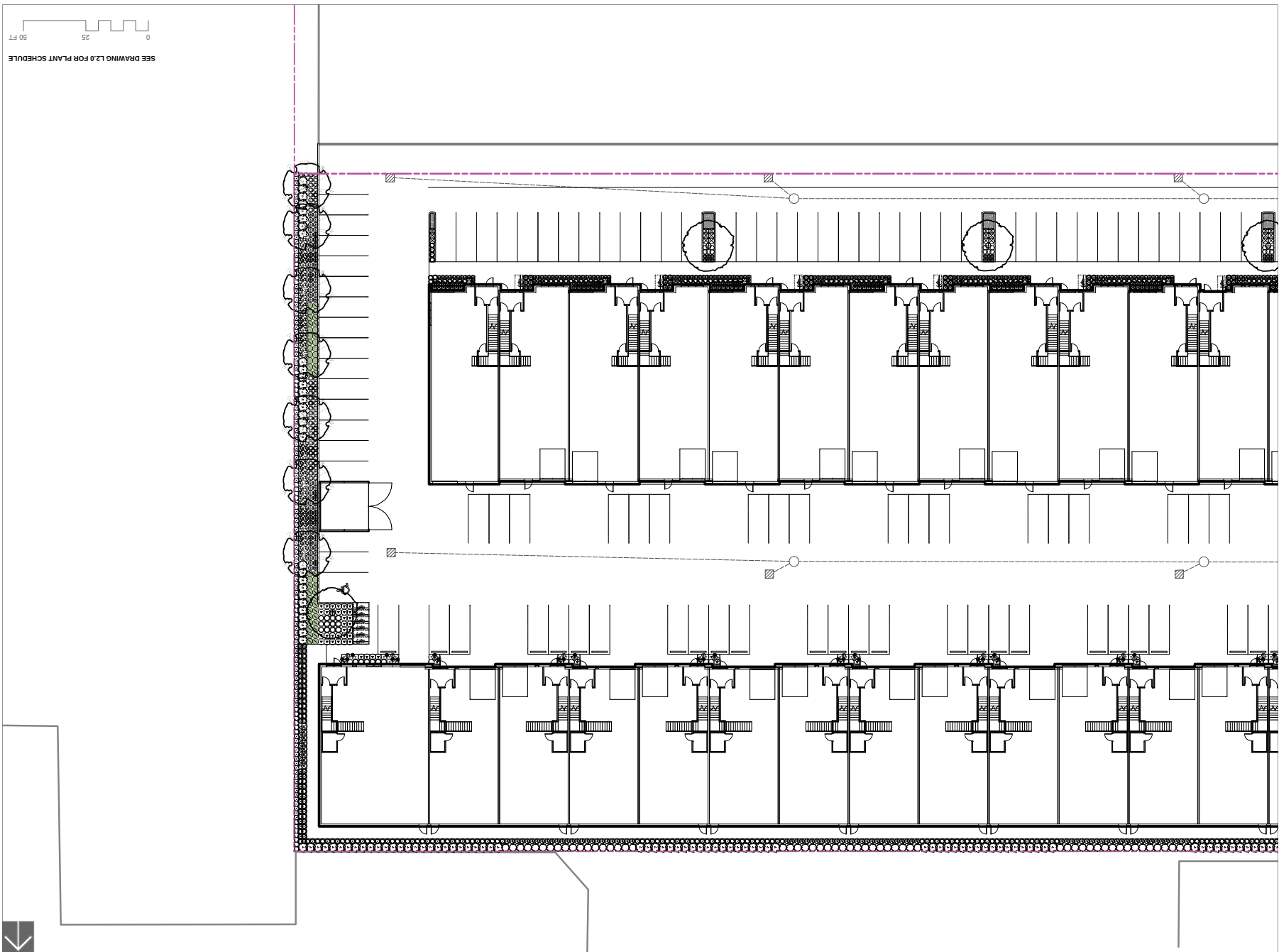
Project No. 06-544

LANDSCAPE PLANTING
PLAN - WEST

SEE DRAWING L2.0 FOR PLANT SCHEDULE



L1.1



SEE DRAWING L2.0 FOR PLANT SCHEDULE

0 25 50 FT

1655 Dilworth
Dilworth Drive and Enterprise Way
Kelowna, British Columbia

Scale: 1:200

Drawn: KD
Reviewed: DS
Project No. 06-544

LANDSCAPE PLANTING
PLAN - EAST

REVISIONS

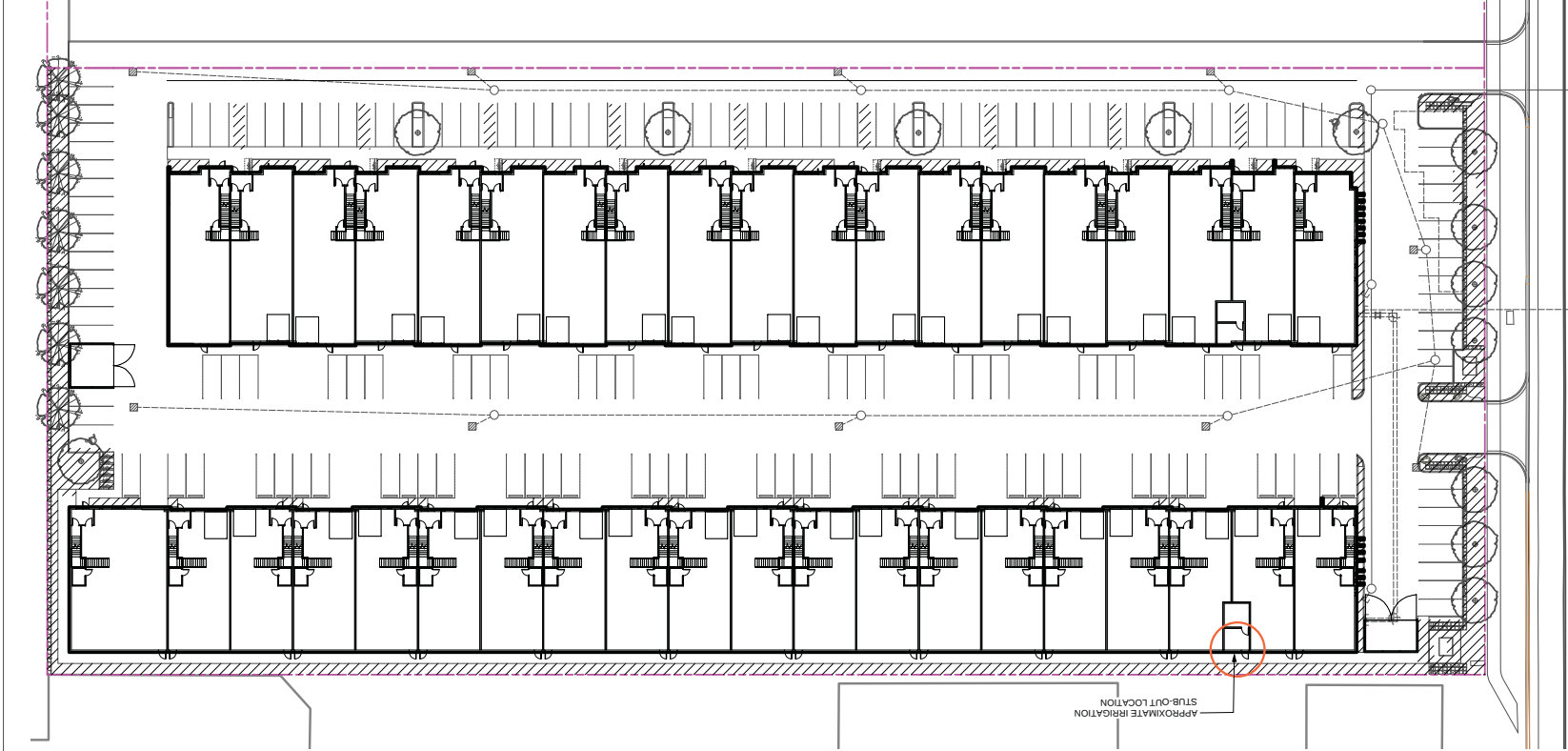
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- DESIGN - BUILD IRRIGATION NOTES**
1. LANDSCAPE CONTRACTOR TO PROVIDE COMPLETE DESIGN-BUILD SERVICES FOR ALL AUTOMATIC SITE IRRIGATION WORKS.
 2. IRRIGATION CONTRACTOR PERFORMING THE WORK MUST HAVE MINIMUM (5) FIVE YEARS DOCUMENTED EXPERIENCE, A MEMBER IN GOOD STANDING OF THE IABC (IRRIGATION AND BUILDING ASSOCIATION OF BC).
 3. IRRIGATION TO CONFORM TO ALL LOCAL PLUMBING AND ELECTRICAL CODE REQUIREMENTS. CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH MECHANICAL, ELECTRICAL, CONSULTANTS AND TRADES.
 4. IRRIGATION TO CONFORM TO ALL IABC STANDARDS WITH THE FOLLOWING EXCEPTIONS:
 - a. MATERIALS SECTION 88: ALL PIPE TO BE MINIMUM CLASS 200
 - b. MATERIALS SECTION 90: NO WIRE SMALLER THAN 14 GAUGE DIRECT BURIAL
 5. COORDINATE WITH CIVIL CONTRACTOR TO PROVIDE PVC SLEEVING WHERE REQUIRED.
 6. IRRIGATION STUB-OUTS AND HOSE BIBS PER MECHANICAL PLANS.
 7. PROVIDE SHOP DRAWINGS FOR IRRIGATION LAYOUT TO CONSULTANT FOR REVIEW AND APPROVAL PRIOR TO FABRICATION AND INSTALLATION. INCLUDE SLEEVING, DRAIN LINE, PIPE SIZE, VALVE BOXES, ETC., AND ALL IRRIGATION COMPONENT SPECIFICATIONS. VALVE BOXES TO BE LOCATED IN LOW-VISIBLE, PLANTED AREAS ONLY AND LOCATIONS TO BE APPROVED.
 8. HIGH EFFICIENCY IRRIGATION TECHNOLOGY TO BE EMPLOYED INCLUDING, BUT ARE NOT LIMITED TO: CENTRAL SHUT-OFF VALVE, HIGH EFFICIENCY Drip IRRIGATION LINES, AND NOTION SENSOR/VALVE DELAY CONTROLLER.
 9. TEST SYSTEM PRIOR TO COMPLETION OF LANDSCAPE WORKS TO ENSURE NO LEAKAGE AND SPECIFIED PSI IS MET. PROVIDE WRITTEN NOTICE THAT PRESSURE TESTING HAS MET STANDARDS (LEAKS SHALL NOT BE REPAIRED BY PATCHING).
 10. PROVIDE COVERAGE AND CONTROLLER TEST WHEN SYSTEM IS COMPLETE AND MAKE ADJUSTMENTS AS REQUIRED.
 11. PROVIDE AS-BUILT RECORD DRAWINGS TO SCALE SHOWING LOCATIONS OF ALL CONCEALED COMPONENTS, PIPING, SYSTEM AND CONDUIT.
 12. MAINTAIN AND OPERATE IRRIGATION PER MANUFACTURER'S RECOMMENDATIONS THROUGHOUT WARRANTY PERIOD - WINTERIZE AS REQUIRED.
 13. PROVIDE (3) COPIES OF INSTRUCTIONS FOR OPERATION AND MAINTENANCE OF SYSTEM AND CONTROLS, SEASONAL ACTIVITY AND SHUT-DOWN AND MANUFACTURER'S PARTS CATALOGUE.
 14. INSTRUCT OWNER'S PERSONNEL IN THE OPERATION AND MAINTENANCE OF SYSTEM INCLUDING ADJUSTING OF SPRINKLER HEADS, USE OPERATION AND MAINTENANCE MATERIAL AS BASIS FOR DEMONSTRATION.



11.1

LANDSCAPE IRRIGATION	
Project No.	06-544
Reviewed:	DS
Drawn:	KD
Scale:	1:300

Dilworth Drive and Enterprise Way
Kelowna, British Columbia

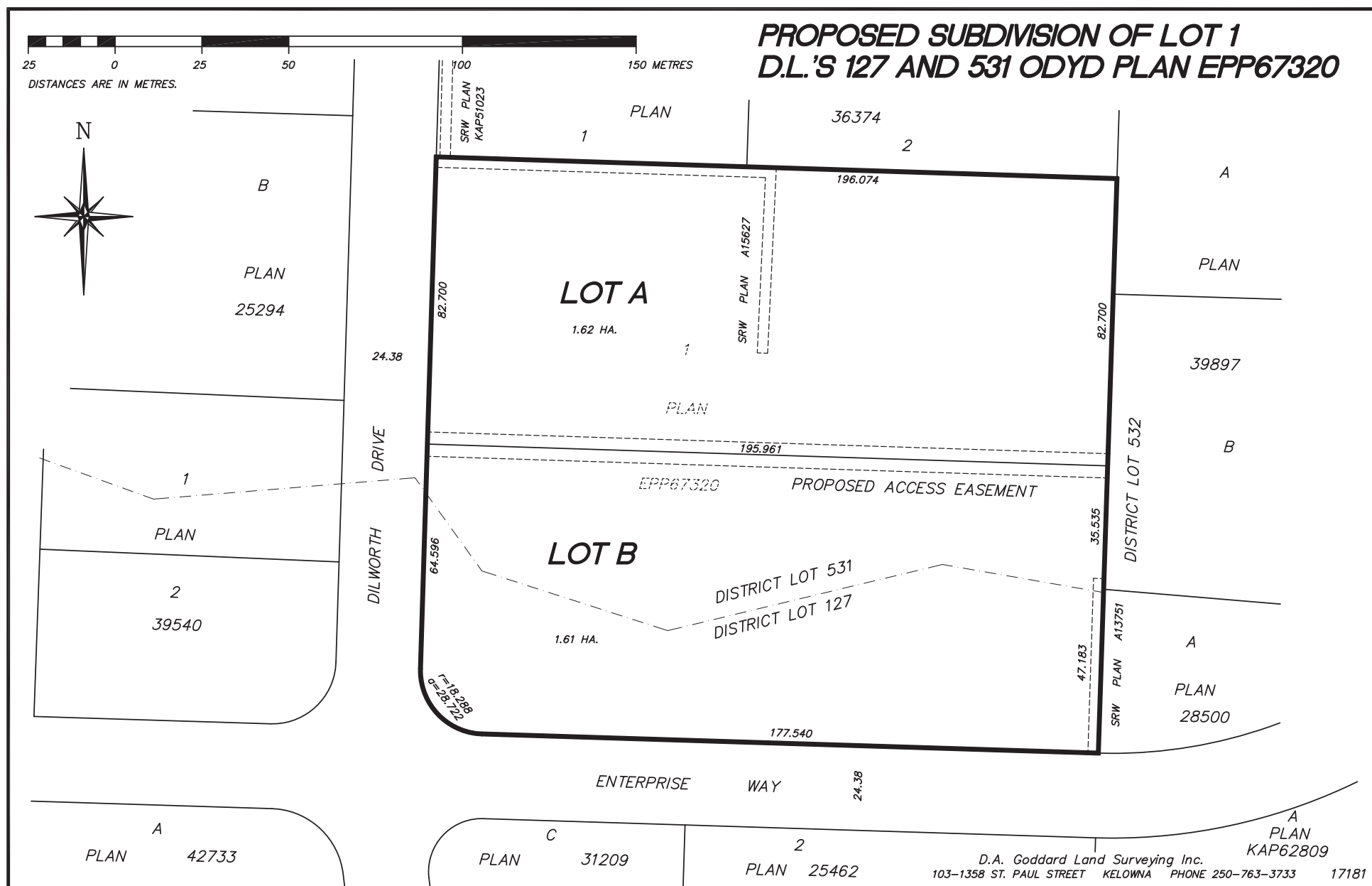
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2	ISSUED FOR CLIENT REVIEW 17-06-08

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connect
LANDSCAPE ARCHITECTURE



REPORT TO COUNCIL



Date: June 30th, 2018

RIM No. 1250-40

To: City Manager

From: Community Planning Department (JR)

Application: LUCT18-0001 / Z18-0054 **Owner:** Multiple Properties

Address: Multiple Addresses **Applicant:** The City of Kelowna

Affected Streets: Grouse Avenue, Stellar Drive, Sandpiper Street, Sandpiper Court, Tanager Drive, Tanager Court, Raven Drive, and Phoebe Court

Subject: Land Use Contract Termination (LUC77-1001) and Rezoning Application

Existing OCP Designation: S2RES – Single / Two Unit Residential

Existing Zone: RR1 – Rural Residential 1

Proposed Zone: RU1 – Large Lot Housing & RR3 – Rural Residential 3

1.0 Recommendation

WHEREAS the BC Provincial Government has mandated that all Land Use Contracts under the jurisdiction of a local government and in the Province of British Columbia be terminated by 2024;

AND WHEREAS the BC Provincial Government has provided a legislated process for the early termination of land use contract when the local government has adopted a zoning bylaw that will apply to the land at the time the termination bylaw comes into force;

THEREFORE, BE IT RESOLVED THAT as the underling RR1 – Rural Residential 1 zone for the subject properties under the Land Use Contract LUC77-1001 outlined in 'Schedule A' does not meet the land use requirements under City of Kelowna Zoning Bylaw No. 8000;

THAT Application No. LUCT18-0001 to terminate LUC77-1001 from the properties identified in 'Schedule A' located on Grouse Avenue, Stellar Drive, Sandpiper Street, Sandpiper Court, Tanager Drive, Tanager Court, Raven Drive, Thrasher Avenue and Phoebe Court, Kelowna, BC, be considered by Council;

AND THAT Rezoning Application No. Z18-0054 to amend the City of Kelowna Bylaw No. 8000 by changing the zoning classification for properties identified in 'Schedule B', located on Grouse Avenue, Stellar Drive, Sandpiper Street, Sandpiper Court, Tanager Drive, Tanager Court, Raven Drive, Thrasher Avenue and Phoebe Court Kelowna, BC from the RR1 – Rural Residential 1 zone to RU1 – Large Lot Housing be considered by Council;

AND THAT Rezoning Application No. Z18-0054 to amend the City of Kelowna Bylaw No. 8000 by changing the zoning classification for properties identified in 'Schedule C', located on Tanager Court, Kelowna, BC from the RR1 – Rural Residential 1 zone to RR3 – Rural Residential 3 be considered by Council;

AND THAT the Land Use Contract Termination Bylaw and Rezone Bylaw be forwarded to a Public Hearing for further consideration.

2.0 Purpose

To consider an application to rezone the subject properties as identified in Schedule "B and C", and proceed with the early termination of Land Use Contract LUC77-1001 to revert the properties within the Upper Mission area of Kelowna to the new underlying RU1 – Large Lot Housing and RR3 – Rural Residential 3 zones.

3.0 Community Planning

Community Planning Staff is supportive of terminating a Land Use Contract that applies to 124 subject parcels within the South Okanagan Mission Sector, just north of the Kettle Valley Development. An application, LUC18-0002, was made to the City to have the LUC discharged from 5321 Grouse Avenue. As outlined in the Land Use Contract Termination Strategy Report to Council dated September 12, 2016, if an application is made to request a Land Use Contract Discharge from a specific property, Staff will use the opportunity to bring forth the accompanying Land Use Contract Termination Report when the land use contract applies to additional properties.

The 123 subject parcels are located on Grouse Avenue, Stellar Drive, Sandpiper Street, Sandpiper Court, Tanager Drive, Tanager Court, Raven Drive, Thrasher Avenue and Phoebe Court. The LUC currently restricts the use to one single family dwelling. The underlying zoning (RR1 – Rural Residential 1) does not fit with the established neighbourhood and is not an appropriate zone for the existing land use. Staff are recommending that properties connected to sanitary sewer or have the possibility to connect be rezoned to RU1 – Large Lot Housing and properties not connect to sanitary sewer be rezoned to RR3 – Rural Residential 3. The Land Use Contract uses and regulations fit within the RU1 and RR3 zone however, the new zones do permit more uses (e.g. secondary suite).

4.0 Proposal

4.1 Background

Land Use Contracts were a tool regularly used in the 1970's before it was eliminated on November 15th 1978. The purpose of the tool was to allow local governments to arrive at agreements with specific developers to grant development rights over and above what was allowed under current zoning. This was typically done in exchange for commitments by developers to help finance the infrastructure costs of development.

Issues have arisen, specifically with the continued application of land use contracts as they supersede any subsequent bylaw dealing with land use and development including: Zoning Bylaws, Development Cost Charge Bylaws, and Development Permits. The Local Government Act was amended in 2014 stating all land use contracts in the province will be terminated as of June 30th 2024. Land use contracts will remain in force until that date unless terminated early by the municipality. By June 20th 2022, local governments must have appropriate zoning regulations in place to replace land use contracts upon their termination. However, LUC terminations (unlike LUC discharges) do not apply when Council adopts the bylaw. Terminations require a one-year grace period as outlined by the Local Government Act.

4.2 Notification

Local governments must provide notice to each owner that the termination of land use contract is occurring and must provide notice of what the new zoning regulations apply to the land. The municipality must send additional letters after the one-year grace period is complete informing the property owners of which land use regulations apply to their properties.

Staff are recommending Council Notification Policy #367 including early notification and development signage be waived for all Land Use Contract terminations. Public consultation in this case is not recommended as the notification policy is a City initiative. Staff are suggesting the standard development notification, as outlined above, be sent to properties affected by the LUC under consideration for termination.

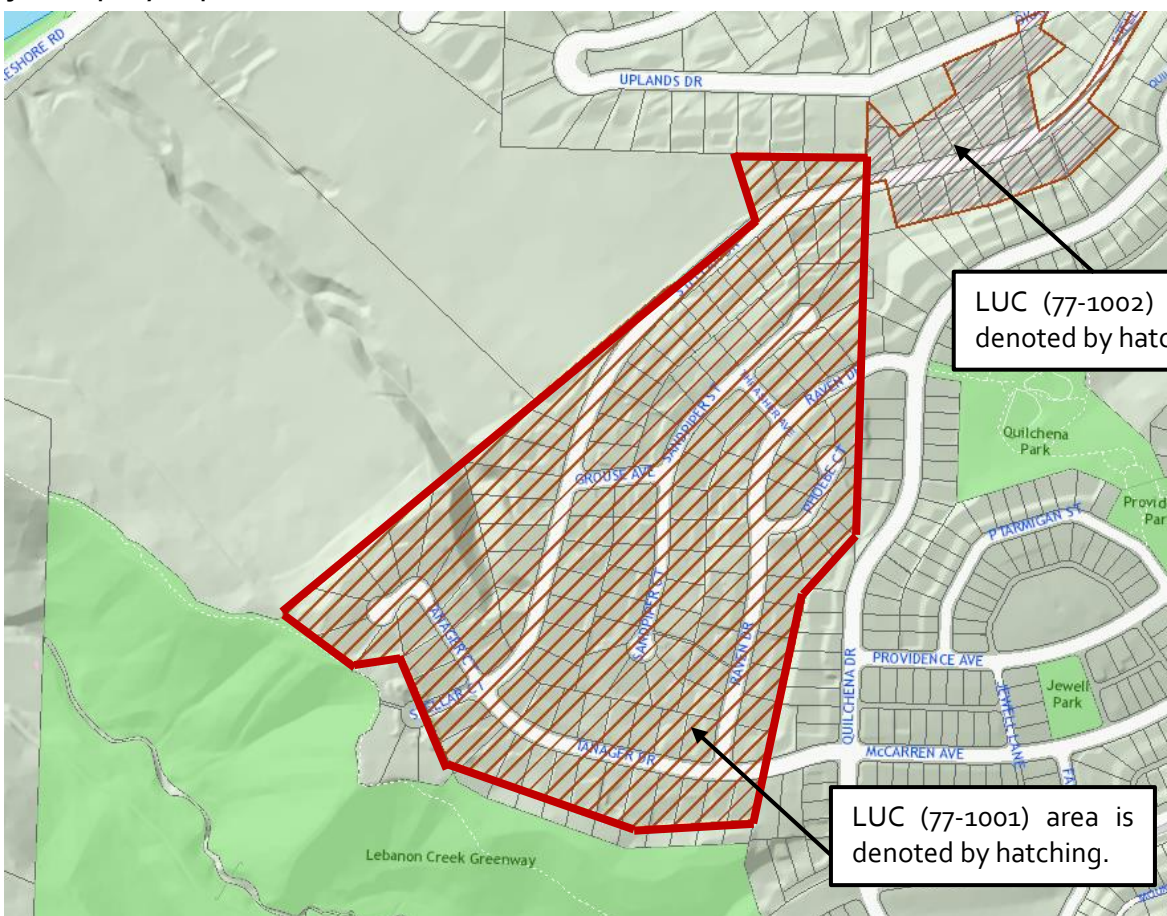
4.3 Site Context

The subject properties have a total area of 209,918 m² and are located just North of the Kettle Valley development. The properties are designated S2RES – Single / Two Unit Residential and the surrounding area is single family residential, agriculture, and park space.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RR2 – Rural Residential 2 A1 – Agriculture 1	Residential Subdivision Vineyard
East	CD12 - Kettle Valley RU1 – Large Lot Housing	Residential Subdivision
South	RU1 – Large Lot Housing P3 – Parks and Open Space	Residential Subdivision Park Land
West	A1 – Agriculture 1	Vineyard

Subject Property Map: Grouse Avenue



5.0 Current Development Policies

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

Council Policy No. 282.² Includes the following statement:

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

6.0 Technical Comments

6.1 Development Engineering Department

- No concerns

7.0 Application Chronology

N/A

Prepared by: Jenna Ratzlaff, Planner

Reviewed by: Terry Barton, Urban Planning Manager

Reviewed by: Ryan Smith, Community Planning Department Manager

Attachments:

Map 'A' – Proposed Zoning

Schedule 'A' – LUC Termination Properties

Schedule 'B' – Properties to be Rezoned (RR1 – RU1)

Schedule 'C' – Properties to be Rezoned (RR1 – RR3)



W1

RR3

RU1

Subject Property Notes:

Rezone subject properties
from RR1 - Rural Residential 1
to RU1 - Large Lot Housing

RR2

A1

RR1

CD2

Subject Property Notes:

Rezone subject properties
from RR1 - Rural Residential 1
to RR3 - Rural Residential 3

RR3

MAP "A" PROPOSED ZONING
File Z18-0054

Legend

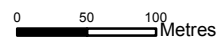


RR3



RU1

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



Rev. Wednesday, May 16, 2018

Schedule A

No.	Legal Description	Address	Parcel Identifier Number	Charge Number	Land Use Contract	Underlying Zone
1	LOT 24 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	5320 Grouse Ave	002-762-340	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
2	LOT 22 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP60402	318 Phoebe Ct	023-941-898	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
3	LOT 14 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP60402	319 Phoebe Ct	023-941-812	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
4	LOT 21 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP60402	324 Phoebe Ct	023-941-880	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
5	LOT 15 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP60402	325 Phoebe Ct	023-941-821	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
6	LOT 20 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP60402	330 Phoebe Ct	023-941-871	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
7	LOT 16 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP60402	331 Phoebe Ct	023-941-839	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
8	LOT 19 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP60402	336 Phoebe Ct	023-941-863	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
9	LOT 17 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP60402	337 Phoebe Ct	023-941-847	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
10	LOT 18 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP60402	343 Phoebe Ct	023-941-855	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
11	LOT 28 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP60402	276 Raven Dr	023-941-952	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
12	LOT 27 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP60402	282 Raven Dr	023-941-944	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
13	LOT 26 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP60402	288 Raven Dr	023-941-936	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
14	LOT 9 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP60402	289 Raven Dr	023-941-766	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
15	LOT 25 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP60402	294 Raven Dr	023-941-928	P1217	LUC77-1001	RR1 - Rural Residential 1 zone

16	LOT 10 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP60402	295 Raven Dr	023-941-774	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
17	LOT 24 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP60402	300 Raven Dr	023-941-910	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
18	LOT 11 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP60402	301 Raven Dr	023-941-782	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
19	LOT 23 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP60402	306 Raven Dr	023-941-901	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
20	LOT 12 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP60402	307 Raven Dr	023-941-791	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
21	LOT 4 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP52698	312 Raven Dr	018-835-490	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
22	LOT 13 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP60402	313 Raven Dr	023-941-804	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
23	LOT 3 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP52698	320 Raven Dr	018-835-481	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
24	LOT 2 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP52698	328 Raven Dr	018-835-473	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
25	LOT 1 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP52698	336 Raven Dr	018-835-465	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
26	LOT 14 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 38433	344 Raven Dr	008-106-061	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
27	LOT 12 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 38433	360 Raven Dr	008-106-045	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
28	LOT 11 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 38433	368 Raven Dr	008-106-037	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
29	LOT 2 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 41660	376 Raven Dr	014-660-253	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
30	LOT 1 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 41660	384 Raven Dr	014-660-237	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
31	LOT 11 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP52698	287 Sandpiper Ct	018-835-562	P1217	LUC77-1001	RR1 - Rural Residential 1 zone

32	LOT 10 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP52698	291 Sandpiper Ct	018-835-554	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
33	LOT 12 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP52698	292 Sandpiper Ct	018-835-571	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
34	LOT 9 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP52698	295 Sandpiper Ct	018-835-546	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
35	LOT 13 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP52698	296 Sandpiper Ct	018-835-589	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
36	LOT 8 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP52698	299 Sandpiper Ct	018-835-538	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
37	LOT 14 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP52698	300 Sandpiper Ct	018-835-597	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
38	LOT 7 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP52698	303 Sandpiper Ct	018-835-520	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
39	LOT 15 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP52698	304 Sandpiper Ct	018-835-601	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
40	LOT 6 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP52698	307 Sandpiper Ct	018-835-511	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
41	LOT 16 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP52698	308 Sandpiper Ct	018-835-619	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
42	LOT 5 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP52698	311 Sandpiper Ct	018-835-503	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
43	LOT 17 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP52698	312 Sandpiper Ct	018-835-627	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
44	LOT 23 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	314 Sandpiper St	003-458-016	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
45	LOT 22 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	315 Sandpiper St	002-098-199	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
46	LOT 21 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	325 Sandpiper St	003-458-008	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
47	LOT 19 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	330 Sandpiper St	003-457-958	P1217	LUC77-1001	RR1 - Rural Residential 1 zone

48	LOT 20 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	335 Sandpiper St	003-457-982	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
49	LOT 1 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 38433	338 Sandpiper St	008-105-812	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
50	LOT 2 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 38433	346 Sandpiper St	008-105-847	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
51	LOT 3 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 38433	354 Sandpiper St	008-105-855	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
52	LOT 4 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 38433	362 Sandpiper St	008-105-880	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
53	LOT 5 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 38433	370 Sandpiper St	008-105-936	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
54	LOT 6 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 38433	378 Sandpiper St	008-105-944	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
55	LOT 7 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 38433	388 Sandpiper St	008-105-961	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
56	LOT 14 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP73329	391 Sandpiper St	025-646-923	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
57	LOT 31 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	297 Stellar Dr	003-458-091	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
58	LOT 32 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	298 Stellar Dr	001-729-055	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
59	LOT 30 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	301 Stellar Dr	003-458-083	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
60	LOT 33 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	302 Stellar Dr	003-458-105	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
61	LOT 29 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	303 Stellar Dr	003-458-075	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
62	LOT 28 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	305 Stellar Dr	003-458-059	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
63	LOT 34 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	306 Stellar Dr	003-458-113	P1217	LUC77-1001	RR1 - Rural Residential 1 zone

64	LOT 27 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	307 Stellar Dr	003-458-041	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
65	LOT 35 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	310 Stellar Dr	003-458-121	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
66	LOT 26 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	311 Stellar Dr	003-458-032	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
67	LOT 36 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	314 Stellar Dr	003-458-130	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
68	LOT 25 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	315 Stellar Dr	001-643-398	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
69	LOT 37 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	318 Stellar Dr	003-458-148	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
70	LOT 17 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	321 Stellar Dr	003-457-877	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
71	LOT 38 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	322 Stellar Dr	003-458-156	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
72	LOT 16 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	323 Stellar Dr	003-457-869	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
73	LOT 15 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	325 Stellar Dr	003-457-826	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
74	LOT 39 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	326 Stellar Dr	001-996-479	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
75	LOT 14 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	327 Stellar Dr	003-457-818	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
76	LOT 40 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	330 Stellar Dr	003-458-172	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
77	LOT 13 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	331 Stellar Dr	003-457-796	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
78	LOT 12 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	335 Stellar Dr	003-457-788	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
79	LOT 11 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	339 Stellar Dr	003-457-770	P1217	LUC77-1001	RR1 - Rural Residential 1 zone

80	LOT 10 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	343 Stellar Dr	003-457-753	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
81	LOT 9 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	347 Stellar Dr	003-457-711	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
82	LOT 8 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	351 Stellar Dr	003-457-745	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
83	LOT 7 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	355 Stellar Dr	003-457-702	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
84	LOT 1 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	358 Stellar Dr	001-796-836	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
85	LOT 6 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	359 Stellar Dr	003-457-699	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
86	LOT 2 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	362 Stellar Dr	003-457-648	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
87	LOT 5 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	363 Stellar Dr	001-796-861	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
88	LOT 3 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	366 Stellar Dr	003-457-672	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
89	LOT 4 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	367 Stellar Dr	001-796-844	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
90	LOT 5 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 35953	5385 Tanager Ct	002-286-556	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
91	LOT 6 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 35953	5386 Tanager Ct	002-286-564	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
92	LOT 7 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 35953	5392 Tanager Ct	002-286-572	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
93	LOT 4 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 35953	5397 Tanager Ct	002-286-530	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
94	LOT 8 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 35953	5398 Tanager Ct	002-286-629	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
95	LOT 9 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 35953	5404 Tanager Ct	002-286-653	P1217	LUC77-1001	RR1 - Rural Residential 1 zone

96	LOT 3 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 35953	5409 Tanager Ct	002-286-513	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
97	LOT 10 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 35953	5410 Tanager Ct	002-286-700	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
98	LOT 11 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 35953	5416 Tanager Ct	002-286-742	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
99	LOT 2 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 35953	5421 Tanager Ct	002-286-483	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
100	LOT 12 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 35953	5422 Tanager Ct	002-286-751	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
101	LOT 1 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 35953	5427 Tanager Ct	002-286-475	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
102	LOT 13 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 35953	5428 Tanager Ct	002-286-769	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
103	LOT 28 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP52698	301 Tanager Dr	018-835-732	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
104	LOT 16 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN EPP27701	305 Tanager Dr	029-214-718	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
105	LOT 15 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN EPP27701	309 Tanager Dr	029-214-700	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
106	LOT 14 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN EPP27701	313 Tanager Dr	029-214-670	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
107	LOT 18 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP52698	314 Tanager Dr	018-835-635	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
108	LOT 13 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN EPP27701	317 Tanager Dr	029-214-661	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
109	LOT 19 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP52698	318 Tanager Dr	018-835-643	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
110	LOT 12 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN EPP27701	321 Tanager Dr	029-214-653	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
111	LOT 20 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP52698	322 Tanager Dr	018-835-651	P1217	LUC77-1001	RR1 - Rural Residential 1 zone

112	LOT 11 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN EPP27701	325 Tanager Dr	029-214-645	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
113	LOT 21 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP52698	326 Tanager Dr	018-835-660	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
114	LOT 10 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN EPP27701	329 Tanager Dr	029-214-637	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
115	LOT 22 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP52698	330 Tanager Dr	018-835-678	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
116	LOT 9 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN EPP27701	333 Tanager Dr	029-214-629	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
117	LOT 29 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP60402	334 Tanager Dr	023-941-961	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
118	LOT 8 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN EPP27701	337 Tanager Dr	029-214-611	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
119	LOT 7 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN EPP27701	341 Tanager Dr	029-214-602	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
120	LOT 6 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN EPP27701	345 Tanager Dr	029-214-599	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
121	LOT 8 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP60402	348 Tanager Dr	023-941-758	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
122	LOT 5 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN EPP27701	349 Tanager Dr	029-214-581	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
123	LOT13 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 38433	5420 Thrasher Ave	008-106-053	P1217	LUC77-1001	RR1 - Rural Residential 1 zone

Schedule B

No.	Legal Description	Address	Parcel Identifier Number	Charge Number	Land Use Contract	Underlying Zone	Proposed Zone
1	LOT 24 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	5320 Grouse Ave	002-762-340	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
2	LOT 22 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP60402	318 Phoebe Ct	023-941-898	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
3	LOT 14 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP60402	319 Phoebe Ct	023-941-812	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
4	LOT 21 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP60402	324 Phoebe Ct	023-941-880	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
5	LOT 15 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP60402	325 Phoebe Ct	023-941-821	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
6	LOT 20 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP60402	330 Phoebe Ct	023-941-871	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
7	LOT 16 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP60402	331 Phoebe Ct	023-941-839	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
8	LOT 19 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP60402	336 Phoebe Ct	023-941-863	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
9	LOT 17 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP60402	337 Phoebe Ct	023-941-847	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
10	LOT 18 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP60402	343 Phoebe Ct	023-941-855	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
11	LOT 28 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP60402	276 Raven Dr	023-941-952	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone

12	LOT 27 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP60402	282 Raven Dr	023-941-944	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
13	LOT 26 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP60402	288 Raven Dr	023-941-936	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
14	LOT 9 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP60402	289 Raven Dr	023-941-766	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
15	LOT 25 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP60402	294 Raven Dr	023-941-928	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
16	LOT 10 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP60402	295 Raven Dr	023-941-774	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
17	LOT 24 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP60402	300 Raven Dr	023-941-910	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
18	LOT 11 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP60402	301 Raven Dr	023-941-782	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
19	LOT 23 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP60402	306 Raven Dr	023-941-901	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
20	LOT 12 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP60402	307 Raven Dr	023-941-791	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
21	LOT 4 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP52698	312 Raven Dr	018-835-490	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
22	LOT 13 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP60402	313 Raven Dr	023-941-804	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
23	LOT 3 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP52698	320 Raven Dr	018-835-481	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone

24	LOT 2 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP52698	328 Raven Dr	018-835-473	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
25	LOT 1 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP52698	336 Raven Dr	018-835-465	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
26	LOT 14 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 38433	344 Raven Dr	008-106-061	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
27	LOT 12 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 38433	360 Raven Dr	008-106-045	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
28	LOT 11 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 38433	368 Raven Dr	008-106-037	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
29	LOT 2 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 41660	376 Raven Dr	014-660-253	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
30	LOT 1 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 41660	384 Raven Dr	014-660-237	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
31	LOT 11 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP52698	287 Sandpiper Ct	018-835-562	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
32	LOT 10 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP52698	291 Sandpiper Ct	018-835-554	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
33	LOT 12 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP52698	292 Sandpiper Ct	018-835-571	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
34	LOT 9 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP52698	295 Sandpiper Ct	018-835-546	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
35	LOT 13 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP52698	296 Sandpiper Ct	018-835-589	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone

36	LOT 8 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP52698	299 Sandpiper Ct	018-835-538	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
37	LOT 14 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP52698	300 Sandpiper Ct	018-835-597	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
38	LOT 7 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP52698	303 Sandpiper Ct	018-835-520	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
39	LOT 15 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP52698	304 Sandpiper Ct	018-835-601	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
40	LOT 6 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP52698	307 Sandpiper Ct	018-835-511	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
41	LOT 16 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP52698	308 Sandpiper Ct	018-835-619	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
42	LOT 5 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP52698	311 Sandpiper Ct	018-835-503	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
43	LOT 17 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP52698	312 Sandpiper Ct	018-835-627	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
44	LOT 23 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	314 Sandpiper St	003-458-016	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
45	LOT 22 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	315 Sandpiper St	002-098-199	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
46	LOT 21 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	325 Sandpiper St	003-458-008	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
47	LOT 19 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	330 Sandpiper St	003-457-958	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone

48	LOT 20 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	335 Sandpiper St	003-457-982	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
49	LOT 1 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 38433	338 Sandpiper St	008-105-812	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
50	LOT 2 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 38433	346 Sandpiper St	008-105-847	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
51	LOT 3 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 38433	354 Sandpiper St	008-105-855	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
52	LOT 4 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 38433	362 Sandpiper St	008-105-880	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
53	LOT 5 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 38433	370 Sandpiper St	008-105-936	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
54	LOT 6 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 38433	378 Sandpiper St	008-105-944	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
55	LOT 7 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 38433	388 Sandpiper St	008-105-961	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
56	LOT 14 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP73329	391 Sandpiper St	025-646-923	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
57	LOT 31 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	297 Stellar Dr	003-458-091	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
58	LOT 32 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	298 Stellar Dr	001-729-055	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
59	LOT 30 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	301 Stellar Dr	003-458-083	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone

60	LOT 33 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	302 Stellar Dr	003-458-105	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
61	LOT 29 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	303 Stellar Dr	003-458-075	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
62	LOT 28 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	305 Stellar Dr	003-458-059	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
63	LOT 34 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	306 Stellar Dr	003-458-113	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
64	LOT 27 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	307 Stellar Dr	003-458-041	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
65	LOT 35 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	310 Stellar Dr	003-458-121	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
66	LOT 26 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	311 Stellar Dr	003-458-032	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
67	LOT 36 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	314 Stellar Dr	003-458-130	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
68	LOT 25 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	315 Stellar Dr	001-643-398	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
69	LOT 37 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	318 Stellar Dr	003-458-148	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
70	LOT 17 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	321 Stellar Dr	003-457-877	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
71	LOT 38 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	322 Stellar Dr	003-458-156	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone

72	LOT 16 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	323 Stellar Dr	003-457-869	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
73	LOT 15 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	325 Stellar Dr	003-457-826	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
74	LOT 39 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	326 Stellar Dr	001-996-479	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
75	LOT 14 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	327 Stellar Dr	003-457-818	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
76	LOT 40 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	330 Stellar Dr	003-458-172	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
77	LOT 13 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	331 Stellar Dr	003-457-796	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
78	LOT 12 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	335 Stellar Dr	003-457-788	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
79	LOT 11 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	339 Stellar Dr	003-457-770	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
80	LOT 10 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	343 Stellar Dr	003-457-753	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
81	LOT 9 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	347 Stellar Dr	003-457-711	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
82	LOT 8 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	351 Stellar Dr	003-457-745	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
83	LOT 7 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	355 Stellar Dr	003-457-702	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone

84	LOT 1 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	358 Stellar Dr	001-796-836	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
85	LOT 6 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	359 Stellar Dr	003-457-699	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
86	LOT 2 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	362 Stellar Dr	003-457-648	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
87	LOT 5 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	363 Stellar Dr	001-796-861	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
88	LOT 3 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	366 Stellar Dr	003-457-672	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
89	LOT 4 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	367 Stellar Dr	001-796-844	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
90	LOT 13 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 35953	5428 Tanager Ct	002-286-769	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
91	LOT 28 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP52698	301 Tanager Dr	018-835-732	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
92	LOT 16 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN EPP27701	305 Tanager Dr	029-214-718	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
93	LOT 15 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN EPP27701	309 Tanager Dr	029-214-700	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
94	LOT 14 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN EPP27701	313 Tanager Dr	029-214-670	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
95	LOT 18 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP52698	314 Tanager Dr	018-835-635	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone

96	LOT 13 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN EPP27701	317 Tanager Dr	029-214-661	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
97	LOT 19 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP52698	318 Tanager Dr	018-835-643	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
98	LOT 12 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN EPP27701	321 Tanager Dr	029-214-653	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
99	LOT 20 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP52698	322 Tanager Dr	018-835-651	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
100	LOT 11 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN EPP27701	325 Tanager Dr	029-214-645	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
101	LOT 21 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP52698	326 Tanager Dr	018-835-660	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
102	LOT 10 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN EPP27701	329 Tanager Dr	029-214-637	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
103	LOT 22 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP52698	330 Tanager Dr	018-835-678	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
104	LOT 9 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN EPP27701	333 Tanager Dr	029-214-629	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
105	LOT 29 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP60402	334 Tanager Dr	023-941-961	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
106	LOT 8 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN EPP27701	337 Tanager Dr	029-214-611	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
107	LOT 7 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN EPP27701	341 Tanager Dr	029-214-602	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone

108	LOT 6 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN EPP27701	345 Tanager Dr	029-214-599	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
109	LOT 8 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP60402	348 Tanager Dr	023-941-758	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
110	LOT 5 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN EPP27701	349 Tanager Dr	029-214-581	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
111	LOT13 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 38433	5420 Thrasher Ave	008-106-053	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone

Schedule C

No.	Legal Description	Address	Parcel Identifier Number	Charge Number	Land Use Contract	Underlying Zone	Proposed Zone
1	LOT 5 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 35953	5385 Tanager Ct	002-286-556	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RR3 – Rural Residential 3 zone
2	LOT 6 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 35953	5386 Tanager Ct	002-286-564	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RR3 – Rural Residential 3 zone
3	LOT 7 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 35953	5392 Tanager Ct	002-286-572	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RR3 – Rural Residential 3 zone
4	LOT 4 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 35953	5397 Tanager Ct	002-286-530	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RR3 – Rural Residential 3 zone
5	LOT 8 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 35953	5398 Tanager Ct	002-286-629	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RR3 – Rural Residential 3 zone
6	LOT 9 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 35953	5404 Tanager Ct	002-286-653	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RR3 – Rural Residential 3 zone
7	LOT 3 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 35953	5409 Tanager Ct	002-286-513	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RR3 – Rural Residential 3 zone
8	LOT 10 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 35953	5410 Tanager Ct	002-286-700	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RR3 – Rural Residential 3 zone
9	LOT 11 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 35953	5416 Tanager Ct	002-286-742	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RR3 – Rural Residential 3 zone
10	LOT 2 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 35953	5421 Tanager Ct	002-286-483	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RR3 – Rural Residential 3 zone

11	LOT 12 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 35953	5422 Tanager Ct	002-286-751	P1217	LUC77- 1001	RR1 - Rural Residential 1 zone	RR3 – Rural Residential 3 zone
12	LOT 1 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 35953	5427 Tanager Ct	002-286-475	P1217	LUC77- 1001	RR1 - Rural Residential 1 zone	RR3 – Rural Residential 3 zone

REPORT TO COUNCIL



Date: August 27, 2018

RIM No. 1250-40

To: City Manager

From: Community Planning Department (JR)

Application: LUC18-0002 / Z18-0030

Owner: Neil Leohard Savilerwald &
Linda Anne Saliverwald

Address: 5321 Grouse Avenue

Applicant: Ray Lefebvre – Keystone
Design

Subject: Land Use Contract Discharge and Rezoning Application (LUC 77-1001)

Existing OCP Designation: S2RES – Single / Two Unit Residential

Existing Zone: RR1 – Rural Residential 1

Proposed Zone: RU1 – Large Lot Housing

1.0 Recommendation

THAT Application No. LUC 18-0002 to discharge LUC77-1001 from Lot 18 Section 23 Township 28 SDYD Plan 32481 located at 5321 Grouse Avenue, Kelowna, BC, be considered by Council;

AND THAT Rezoning Application No. Z18-0030 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 18 Section 23 Township 28 SDYD Plan 32481, located at 5321 Grouse Ave, Kelowna, BC from the RR1 – Rural Residential 1 zone to RU1 – Large Lot Housing be considered by Council;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Attachment "A" attached to the report from the Community Planning Department dated August 27, 2018;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the removal of the secondary driveway as set out in Schedule "A" attached to the report from the Community Planning Department dated August 27, 2018;

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

2.0 Purpose

To consider a Land Use Contract discharge and rezoning of the subject property from RR1 – Rural Residential 1 to RU1 - Large Lot Housing.

3.0 Community Planning

The applicant is proposing to rezone the subject property to facilitate a building addition to the primary dwelling and garage which would allow for the addition of a secondary suite within the primary dwelling. However, the parcel is currently under the regulation of a Land Use Contract (LUC) which does not permit the secondary suites and so the LUC needs to be discharged. The LUC (LUC77-1001) was created in 1978 and permitted 123 total residential parcels in the neighbourhood. Further, the LUC stipulates that the provisions of Zoning Bylaw No. 4500 A4 – Rural Residential regulations apply to the development of the land whereby secondary suites are not permitted. Community Planning Staff supports the request to discharge the LUC and rezone the property as the underlying RR1 zone is not appropriate. Rezoning will provide the property with an appropriate zone and will facilitate the construction of the addition to allow for a secondary suite. The LUC will be discharged in accordance with Council Policy No. 282 (Strategy for Elimination of Remaining Land Use Contracts).

In conformance with Council Policy No. 282, Staff will bring a bylaw terminating the Land Use Contract from the remainder 122 parcels within the Upper Mission Area of Kelowna. This is a separate process from the discharge of an LUC, as termination eliminates the LUC one year after Council adoption (whereas a discharge is immediate).

4.0 Proposal

4.1 Background

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

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

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

4.2 Project Description

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

4.3 Site Context

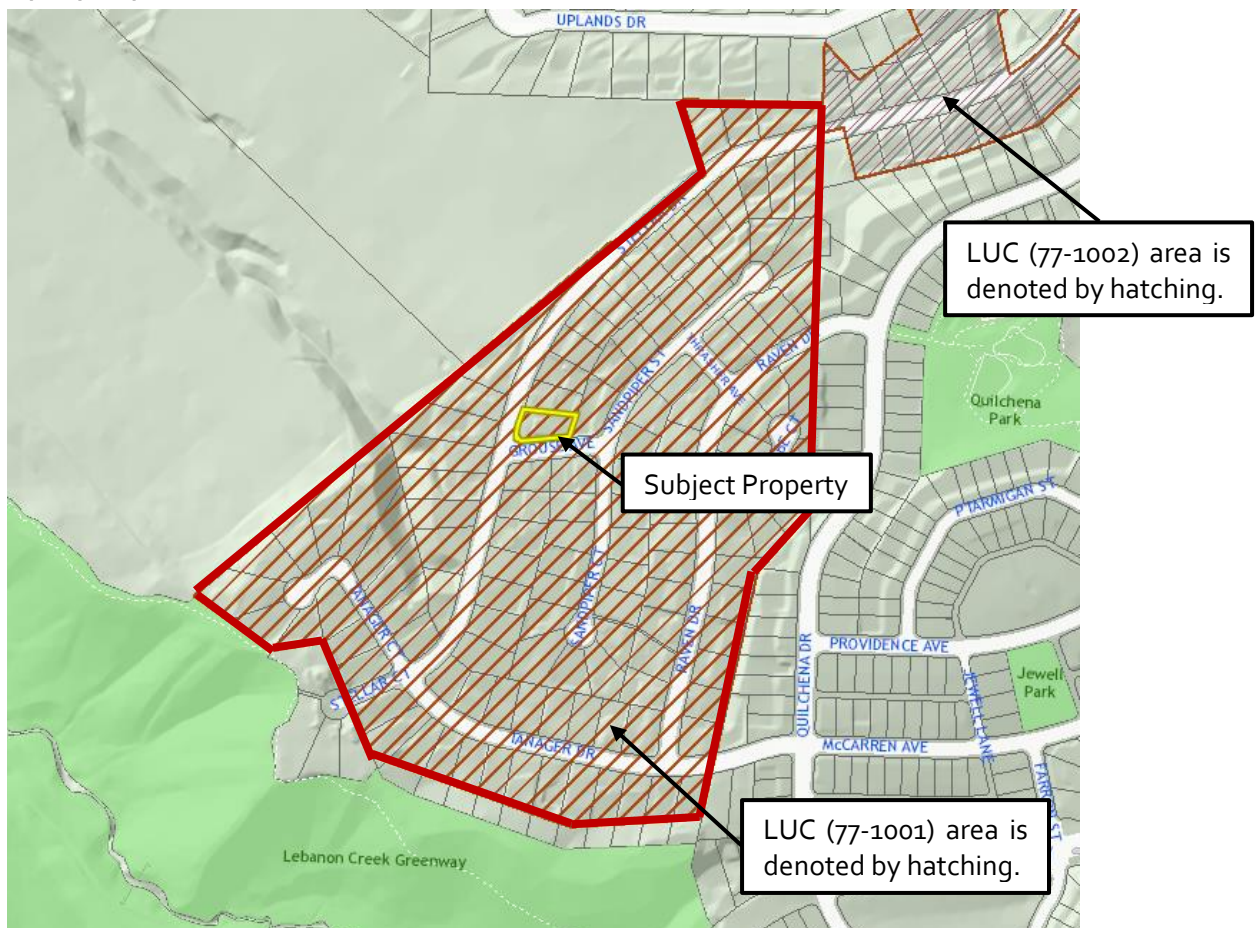
The subject property has a total area of 1255 m² and is located on Grouse Avenue. Currently the property is not connected to community sewer however is required to connect due to proposed secondary suite. The property and the surrounding area is designated S2RES – Single / Two Unit Residential in the Official Community Plan. The LUC applies to 123 parcels which front onto Grouse Avenue, Stellar Drive, Sandpiper Street, Sandpiper Court, Tanager Drive, Tanager Court, Raven Drive, and Phoebe Court.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	LUC 77-1001 RR1 – Rural Residential 1	Residential Subdivision
East	LUC 77-1001 RR1 – Rural Residential 1	Residential Subdivision
South	LUC 77-1001 RR1 – Rural Residential 1	Residential Subdivision
West	LUC 77-1001 RR1 – Rural Residential 1	Residential Subdivision

LUC Area Map: Grouse Avenue

Subject Property Map: 5321 Grouse Avenue



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process

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

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

Council Policy No. 282.² Includes the following statement:

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

6.0 Technical Comments

6.1 Building & Permitting Department

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

6.2 Development Engineering Department

- See Attachment A

6.3 Fire Department

- No objections to zoning

7.0 Application Chronology

Date of Application Received: March 26, 2018

Date Public Consultation Completed: August 14, 2018

Prepared by: Jenna Ratzlaff, Planner

Reviewed by: Terry Barton, Urban Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

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

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

Attachments:

Attachment 'A': Development Engineering Memo

Schedule 'A': Plans

Schedule 'B': Sections and Elevations

Date: June 14, 2018
File No.: Z18-0030

To: Community Planning Department (JR)
From: Development Engineering Manager (Revised Comments)

Subject: 5321 Grouse Avenue Land Use Contract to RU1 – Large Lot Housing

1. Domestic Water and Fire Protection

2. Sanitary Sewer

James Kay , P. Eng.
Development Engineering Manager
JF

City of Kelowna
COMMUNITY PLANNING

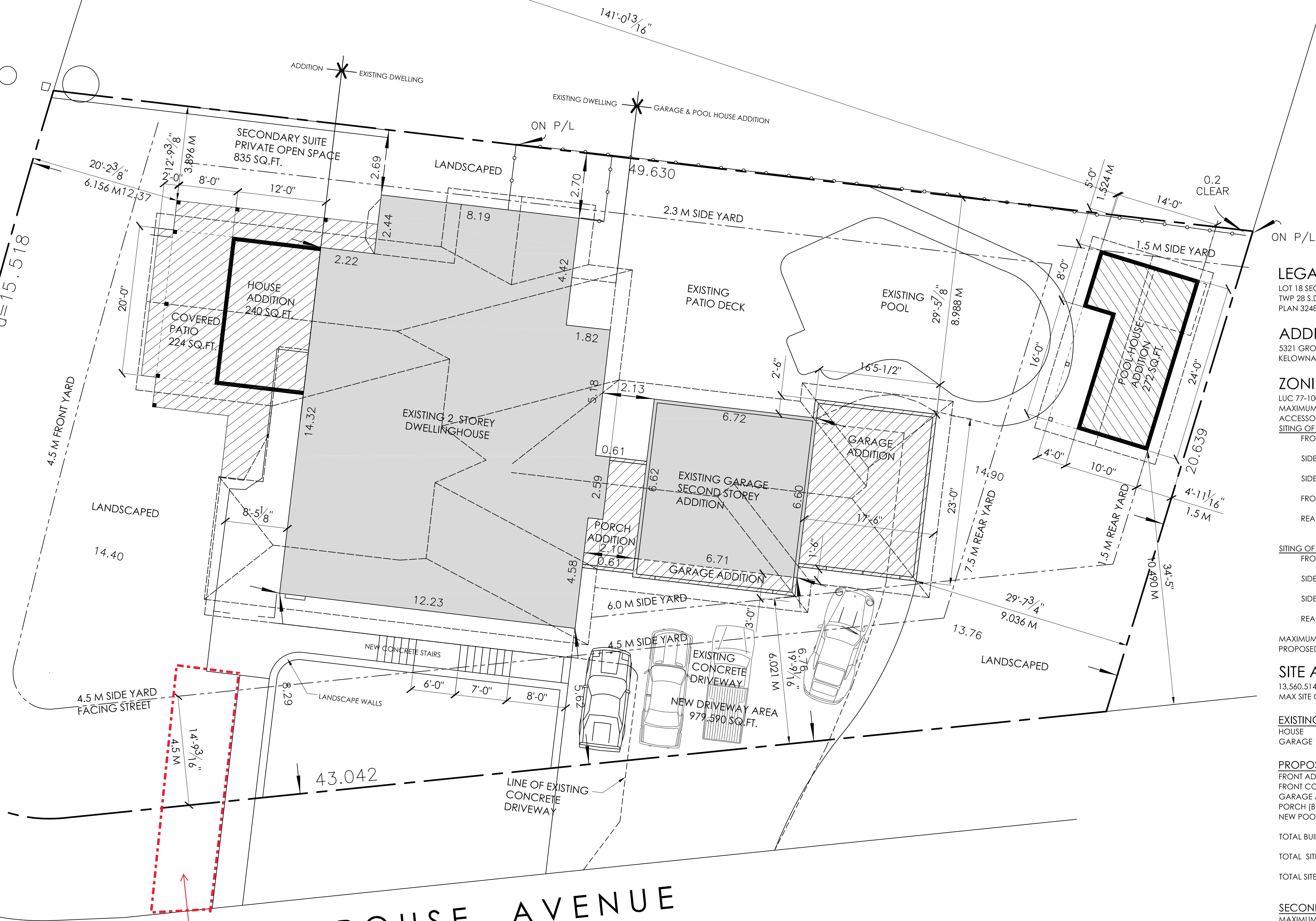
STELLER DRIVE

SITE PLAN

SCALE 1/8" = 1'-0"

Location of secondary driveway: to be removed

GROUSE AVENUE



LEGAL

LOT 18 SECTION 23
TWP 28 S.D.Y.D.
PLAN 32481

ADDRESS

5321 GROUSE AVE
KELOWNA BC V1W 4K7

ZONING

LUC 77-1001 A-4 TO BE RE-ZONED TO RU1 - LARGE LOT HOUSING WITH SECONDARY SUITE
MAXIMUM BUILDING HEIGHT - 2 STOREYS OR 9.5 M = 31.167' PROPOSED 7.163 M = 23'-6"
ACCESSORY BUILDING 4.5M = 14.764' PROPOSED 4.115 M = 13.500'

SITING OF PRINCIPLE BUILDING

FRONT YARD - WEST	MINIMUM	4.5 M
	PROPOSED	6.156 M
SIDE YARD - NORTH	MINIMUM	2.300 M FOR TWO STOREY BUILDING
	EXISTING	2.690 M
SIDE YARD - SOUTH	MINIMUM	4.500 M FROM FLANKING STREET
	EXISTING	5.62
FROM NEW GARAGE	MINIMUM	6.0 M
	PROPOSED ADDITION	6.021 M
REAR YARD - EAST	MINIMUM	7.500 M
	PROPOSED ADDITION	9.036 M

SITING OF ACCESSORY BUILDING

FRONT YARD - WEST	MINIMUM	18.000 M
	PROPOSED	42.997 M
SIDE YARD - NORTH	MINIMUM	1.500 M
	PROPOSED	1.524 M
SIDE YARD - SOUTH	MINIMUM	4.500 M FROM FLANKING STREET
	PROPOSED	10.490 M
REAR YARD - EAST	MINIMUM	1.500 M
	PROPOSED	1.500 M

MAXIMUM AREA OF ACCESSORY BUILDING 14% OF LOT COVERAGE TO A MAX OF 90 SQ.M.
PROPOSED LOT COVERAGE 2.006 % 25.270 SQ.M. = 272 SQ.FT.

SITE AREA

13,560.514 SQ.FT. = 1259.813 SQ.M.
MAX SITE COVERAGE AT 40% = 5,424.206 SQ. FT. = 503.925 SQ.M.

EXISTING BUILDING AREAS AT FOUNDATION

HOUSE	2109.333 SQ.FT.
GARAGE	484.000 SQ.FT.

PROPOSED ADDITIONS

FRONT ADDITION	240.000 SQ.FT.
FRONT COVERED DECK	224.000 SQ.FT.
GARAGE ADDITIONS	424.146 SQ.FT.
PORCH (BREEZEWAY) ADDITION	91.792 SQ.FT.
NEW POOL-HOUSE	272.000 SQ.FT.

TOTAL BUILDING AREA 3845.271 SQ.FT. = 357.237 SQ. M.

TOTAL SITE COVERAGE-BUILDINGS	
MAX 40%	PROPOSED 28.360 %
TOTAL SITE COVERAGE-BUILDINGS & DRIVEWAY	
MAX 50%	PROPOSED 35.580 %

SECONDARY SUITE

MAXIMUM FLOOR AREA OF SECONDARY SUITE 90 SQ/M. OR 40%
OF TOTAL FLOOR AREA OF PRINCIPAL BUILDING
PROPOSED SECONDARY SUITE AREA 89.101 SQ.M. = 959.076 SQ.FT.
PRINCIPAL BUILDING AREA



1743 Sunrise Road T: 250-765-0314
Kelowna BC C: 250-801-9717
V1P 1G3 E: k-design@telus.net

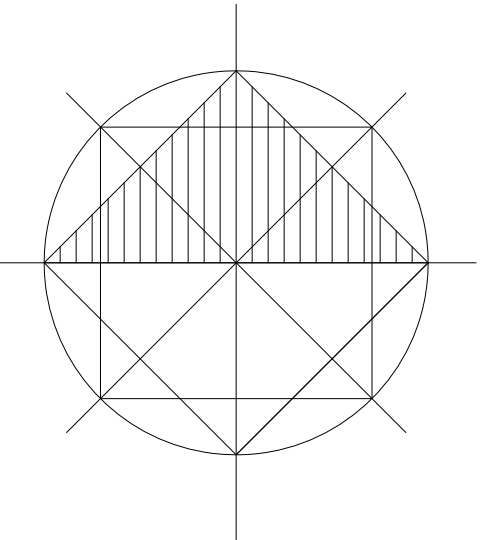
REVISIONS:

Issued for Review MAR 01, 2018

Issued for Permit

Issued for Construction

NORTH



PROJECT
SAUVERWALD HOUSE
ADDITION & RENOVATION

5321 GROUSE AVE
KELOWNA BC

DRAWING TITLE

SITE PLAN

PROJECT NO 2016-126

DATE JUNE 2016

DRAWN Ray Lefebvre

SCALE 1/8"=1'-0"

DRAWING NO

SCHEDULE A

This forms part of application

LUC18-0002

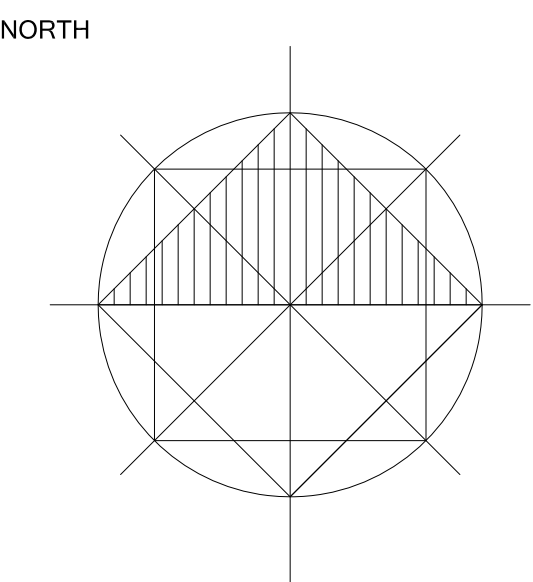
Z18-0030

Planner Initials JR



1 of 9

REVISIONS:	-
Issued for Review	MAR 01, 2018
Issued for Permit	-
Issued for Construction	-



PROJECT
SAUERWALD HOUSE
ADDITION & RENOVATION

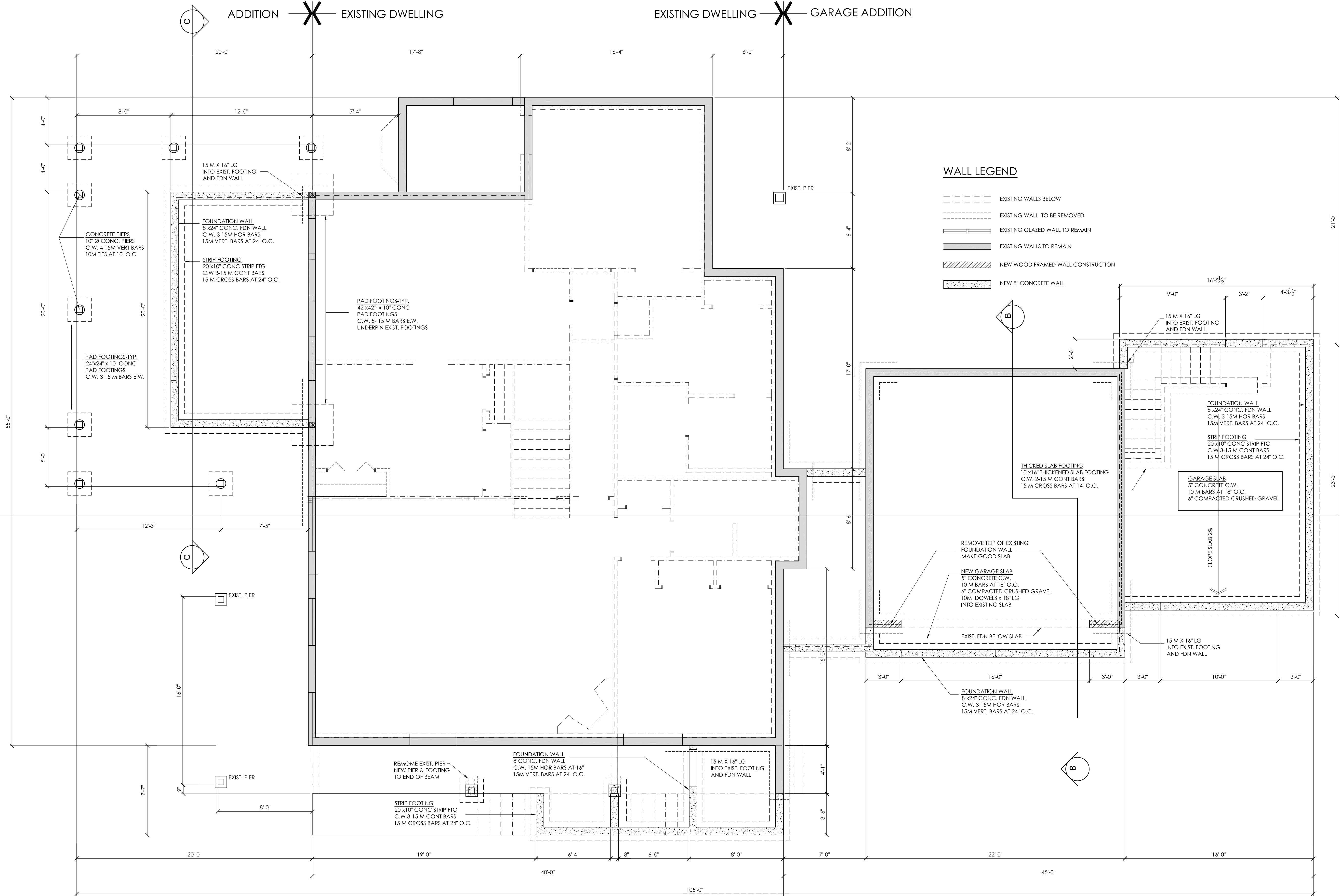
5321 GROUSE AVE
KELOWNA BC

DRAWING TITLE

PROPOSED
MAIN FLOOR PLAN

PROJECT NO	2016-126
DATE	JUNE 2016
DRAWN	Ray Lefebvre
SCALE	1/8"=1'-0"

DRAWING NO

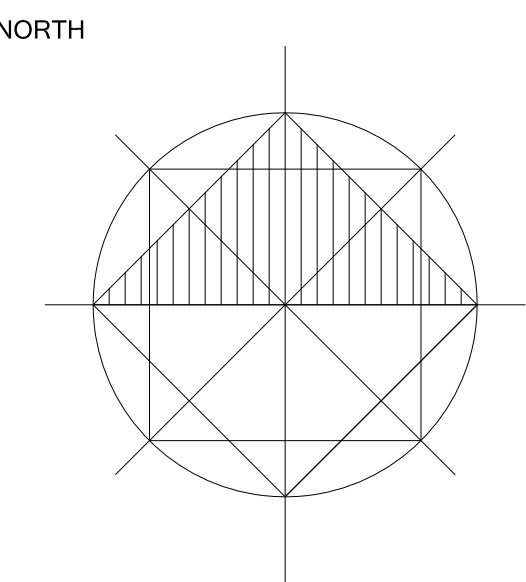




1743 Sunrise Road
Kelowna BC
V1P 1G3

T: 250-765-0314
C: 250-801-9717
E: k-design@telus.net

REVISIONS:	-
Issued for Review	MAR 01, 2018
Issued for Permit	-
Issued for Construction	-



PROJECT
SAUERWALD HOUSE
ADDITION & RENOVATION

5321 GROUSE AVE
KELOWNA BC

DRAWING TITLE
GROUND FLOOR PLAN

PROJECT NO	2016-126
DATE	JUNE 2016
DRAWN	Ray Lefebvre
SCALE	1/8"=1'-0"

DRAWING NO

3 of 9

WALL LEGEND

- EXISTING WALLS BELOW
- EXISTING WALL TO BE REMOVED
- EXISTING GLAZED WALL TO REMAIN
- EXISTING WALLS TO REMAIN
- NEW WOOD FRAMED WALL CONSTRUCTION
- NEW 8" CONCRETE WALL

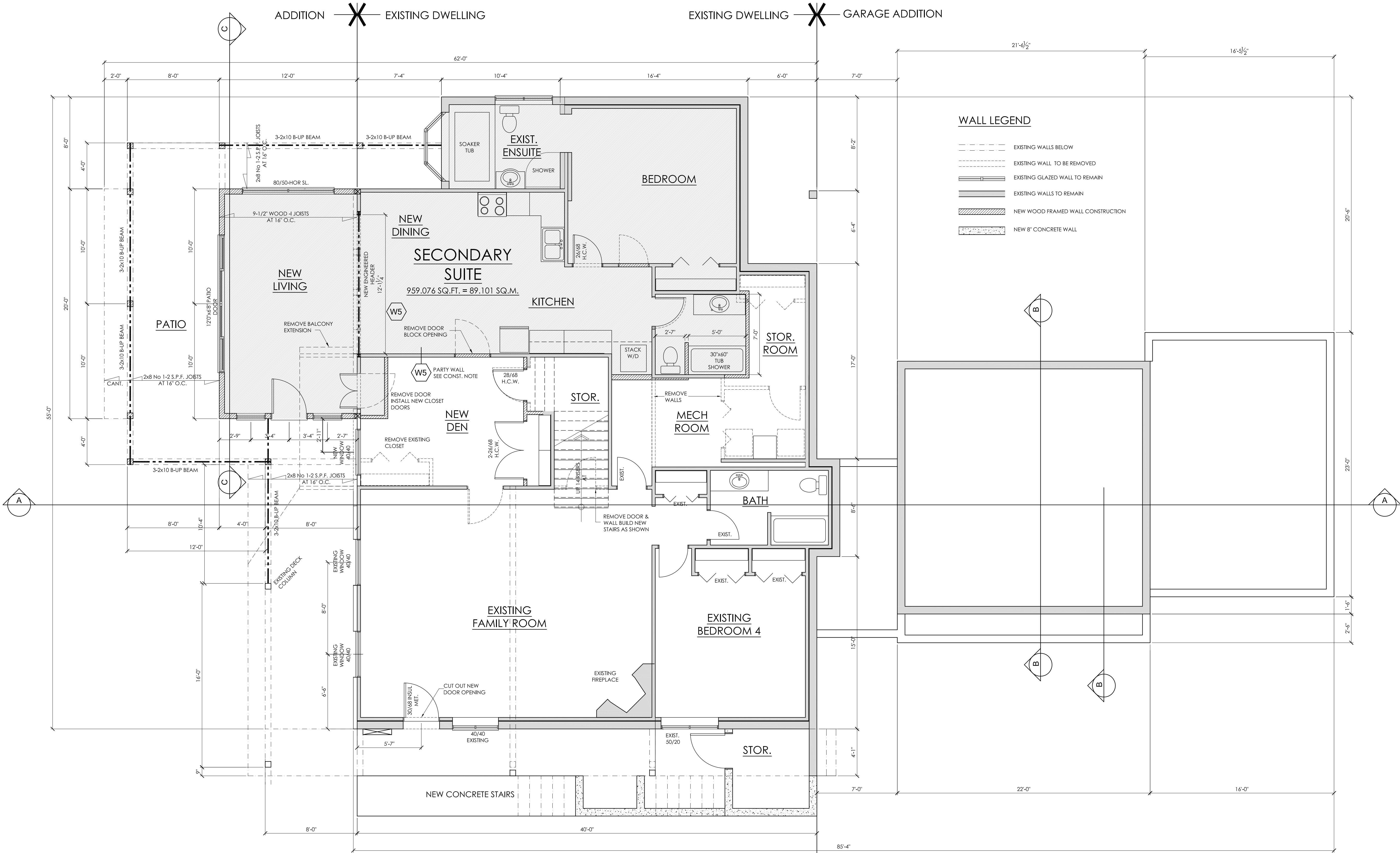
GROUND FLOOR PLAN
SCALE 1/4" = 1'-0"

SCHEDULE A

This forms part of application
LUC18-0002
Z18-0030

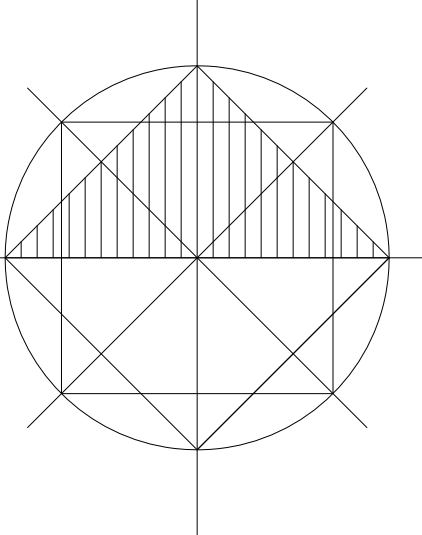
Planner Initials JR

City of Kelowna
COMMUNITY DEVELOPMENT



REVISIONS:	-
Issued for Review	MAR 01, 2018
Issued for Permit	-
Issued for Construction	-

NORTH



PROJECT
SAUERWALD HOUSE
ADDITION & RENOVATION

5321 GROUSE AVE
KELOWNA BC

DRAWING TITLE

MAIN FLOOR PLAN

PROJECT NO	2016-126
DATE	JUNE 2016
DRAWN	Ray Lefebvre
SCALE	1/8"=1'-0"

DRAWING NO

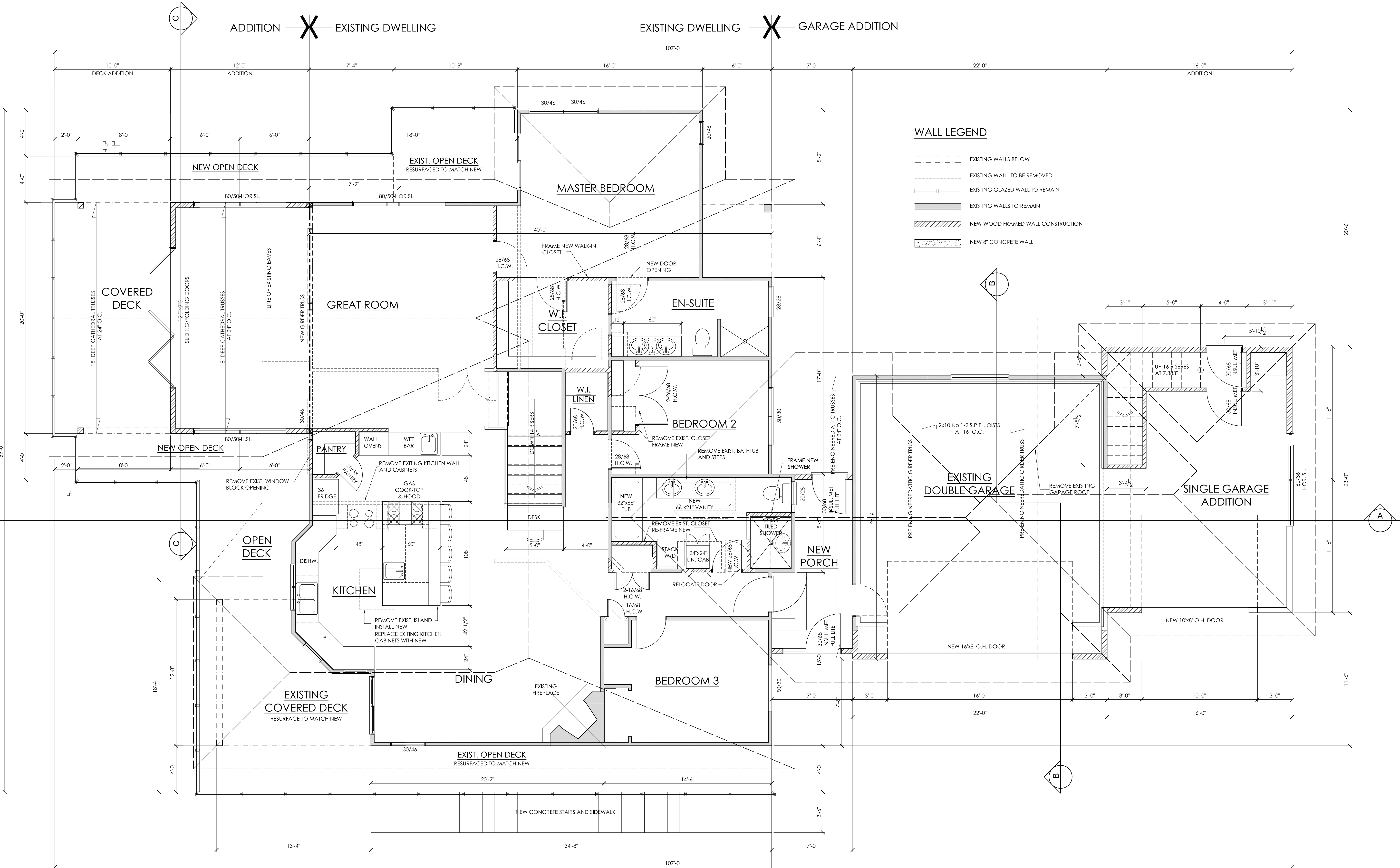
4 of 9

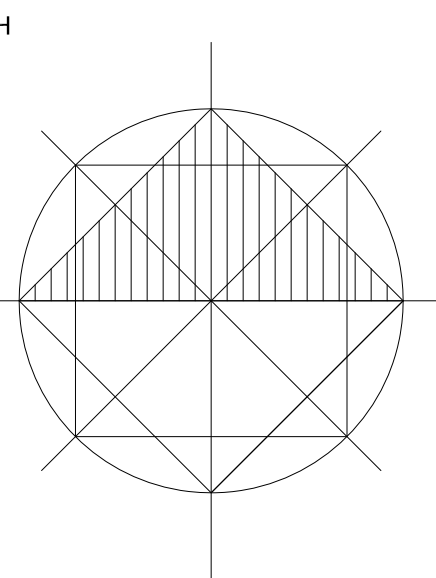
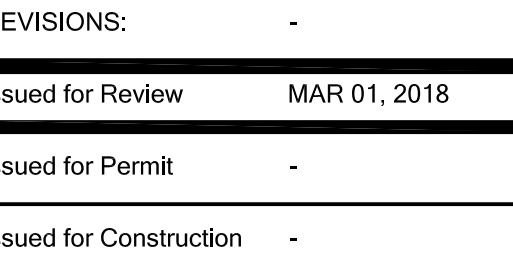
SCHEDULE A

This forms part of application
LUC18-0002
Z18-0030

Planner Initials JR

City of Kelowna
COMMUNITY PLANNING





PROJECT

SAUVERWALD HOUSE

ADDITION & RENOVATION

321 GROUSE AVE
KELOWNA BC

DRAWING TITLE

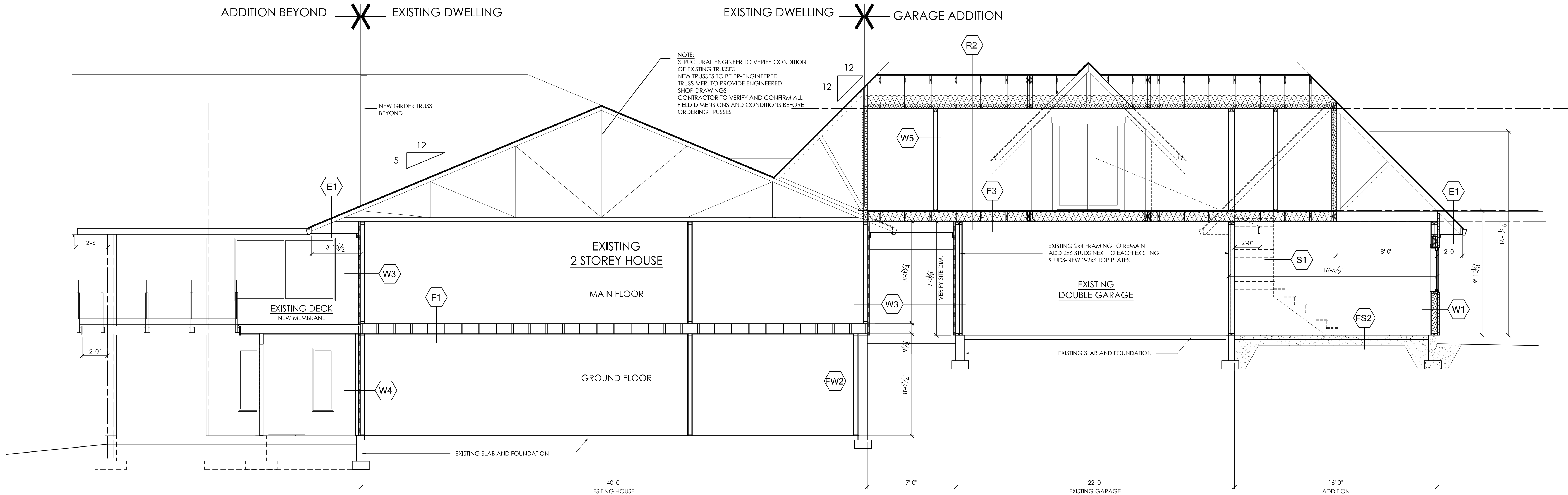
SECOND FLOOR PLAN

STUDIO OVER GARAGE

PROJECT NO	2016-126
DATE	JUNE 2016
DRAWN	Ray Lefebvre
SCALE	1/8"=1'-0"

DRAWING NO

5 of 9



SECTION A-A

SCALE 1/4" = 1'-0"

CONSTRUCTION NOTES

ROOF CONSTRUCTION

R1 ROOF CONSTRUCTION - CATHEDRAL TRUSS
PRE-FINISHED METAL ROOF TILES
15 LB. ROOFING FELT
1/2" PLY ROOF SHEATHING C.W. H-CUPS
PRE-ENGINEERED CATHEDRAL TRUSSES AT 24" O.C.
R 38+12 BATT INSULATION
6 MIL POLY VAPOUR BARRIER
1/2" CD GYPSUM CEILING BOARD -PAINT FINISH

R2 ROOF CONSTRUCTION-ATTIC TRUSS
PRE-FINISHED METAL ROOF TILES
15 LB. ROOFING FELT
1/2" PLY ROOF SHEATHING C.W. H-CUPS
PRE-ENGINEERED ATTIC TRUSSES AT 24" O.C.
R 28+12 BATT INSULATION
6 MIL POLY VAPOUR BARRIER
1/2" CD GYPSUM CEILING BOARD
PAINT FINISH

R3 ROOF CONSTRUCTION-ATTIC TRUSS
PRE-FINISHED METAL ROOF TILES
15 LB. ROOFING FELT
1/2" PLY ROOF SHEATHING C.W. H-CUPS
PRE-ENGINEERED DORMER TRUSSES AT 24" O.C.
R 28+12 BATT INSULATION
6 MIL POLY VAPOUR BARRIER
1/2" CD GYPSUM CEILING BOARD
PAINT FINISH

FOUNDATION WALL CONSTRUCTION

FW1 FOUNDATION WALL-BELOW GRADE
8" X24" POURED CONCRETE
3-1/2" EPS INSULATION

FW2 EXISTING FOUNDATION WALL-BELOW GRADE
8" X8" POURED CONCRETE
AIR BARRIER
1" AIR SPACE
2x4 STUDS AT 16" O.C.
3-1/2" BATT INSULATION - 6MIL POLY V.B.
1/2" GYP. BRD.

WOOD FRAMED WALL CONSTRUCTION

W1 NEW EXTERIOR WALL CONSTRUCTION-STUCCO
EPS WITH 1-1/2" EPS INSULATION
60 MIN. AIR BARRIER
7/16" OSB SHEATHING
2x6 K.D. NO 1-2 S.P.F. STUDS AT 16" O.C.
R-24 FRICTION FIT BATT INSULATION
6 MIL POLY VAPOUR BARRIER
1/2" GYPSUM WALL BOARD-PAINT FINISH

W2 NEW EXTERIOR WALL CONSTRUCTION-STONE
THIN SET STONE ON MORTAR BASE
C.W. EXPANDED METAL MESH
60 MIN. AIR BARRIER
1" EPS INSULATION
1/2" O.S.B. OR PLYWOOD SHEATHING
2x6 STUDS AT 16" O.C.
R-20 FRICTION FIT BATT INSULATION
6 MIL POLY VAPOUR BARRIER
1/2" GYPSUM WALL BOARD-PAINT FINISH

W3 EXISTING EXTERIOR WALL CONSTRUCTION-STUCCO
EPS WITH 1-1/2" EPS INSULATION
60 MIN. AIR BARRIER
EXISTING PLYWOOD SHEATHING
EXISTING 2x4 STUDS AT 16" O.C.
EXISTING R-12 FRICTION FIT BATT INSULATION
EXISTING 6 MIL POLY VAPOUR BARRIER
1/2" GYPSUM WALL BOARD-PAINT FINISH

W4 EXISTING EXTERIOR WALL CONSTRUCTION-STONE
THIN SET STONE ON MORTAR BASE
C.W. EXPANDED METAL MESH
60 MIN. AIR BARRIER
1" EPS INSULATION
EXISTING PLYWOOD SHEATHING
EXISTING 2x4 STUDS AT 16" O.C.
EXISTING R-12 FRICTION FIT BATT INSULATION
EXISTING 6 MIL POLY VAPOUR BARRIER
1/2" GYPSUM WALL BOARD-PAINT FINISH

W5 SUITE PARTY WALL CONSTRUCTION
TYPE W42-1HR F.R.R.-STC-51
EXISTING 2x4 STUDS AT 16" O.C.
3-1/2" MINERAL WOOL SOUND INSULATION
2 LAYERS OF 5/8" TYPE X GYP. BRD. ON
RC CHANNELS AT 24" O.C.
5/8" TYPE X GYPSUM BOARD ON STUD SIDE

W6 INTERIOR PARTITION
1/2" GYPSUM BRD. -PAINT FIN.
2x4 No 1-2 S.P.F. STUDS AT 16" O.C.
1/2" GYPSUM TYPE - PAINT FIN.

W7 INTERIOR LOAD BEARING & PLUMBING WALL
1/2" GYPSUM BRD. -PAINT FIN.
2x4 No 1-2 S.P.F. STUDS AT 16" O.C.
1/2" GYPSUM TYPE - PAINT FIN.

CONCRETE FLOOR CONSTRUCTION

FS1 GROUND FLOOR SLAB
4" CONCRETE SLAB
C.W. 10 M BARS AT 24" O.C.
R10 EXTRUDED POLYSTYRENE INSUL.
6 MIL POLY VAPOUR BARRIER
6" COMPACTED CRUSHED GRAVEL

FS2 GARAGE FLOOR SLAB
4" CONCRETE SLAB-SLOPED 2% TO O.H. DR.
C.W. 10 M BARS AT 16" O.C.
6 MIL POLY VAPOUR BARRIER
6" COMPACTED CRUSHED GRAVEL

WOOD FLOOR CONSTRUCTION

F1 FLOOR CONSTRUCTION-EXISTING
FLOORING OVER UNDERLAY
5/8" T&G PLY SUBFLOOR
2x10 No 1-2 S.P.F. JOISTS AT 16" AT 16" O.C.
1/2" CD GYP. BRD.

F2 FLOOR CONSTRUCTION
TYPE F9c - F.R.R. - 1HR-STC-54
FLOORING OVER UNDERLAY
3/4" T&G PLY OR OSB SUBFLOOR
9-1/2" TJI -560 AT 16" O.C.
3-1/2" MINERAL WOOL SOUND INSULATION
RC CHANNELS AT 16" O.C.
2 LAYERS OF 5/8" TYPE X GYP. BRD.

F3 FLOOR CONSTRUCTION-OVER GARAGE
FLOORING OVER UNDERLAY
3/4" T&G PLY OR OSB SUBFLOOR
2x10 JOIST (ATTIC TRUSS-BOT. CHORD)
6 MIL POLY V.B.
R 28 BATT INSULATION
1/2" CD GYP. BRD. -PAINT FINISH

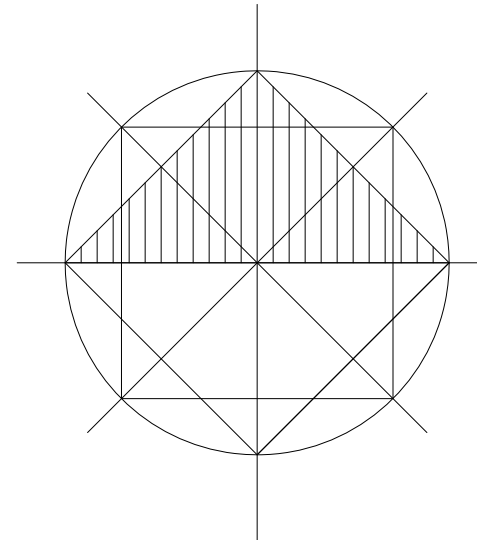
MISCELLANEOUS CONSTRUCTION

E1 EAVE CONSTRUCTION
ICE AND WATER SHIELD MEMBRANE
FROM ROOF EDGE EXTENDING TO MIN 12"
FROM THE INSIDE EXTERIOR WALL FACE
2x6 ROUGH FASCIA
5/4x8 FASCIA
SEAMLESS ALUM. FASCIA GUTTER
C.W. ROOF EDGE FLASHING
VENTED ALUMINUM OR PVC SOFFIT

D1 DECK CONSTRUCTION
80 MIL PVC DECK MEMBRANE ADHERED TO
3/4" T&G PLY SUBFLOOR
2x8 No 1-2 S.P.F. JOISTS AT 16" O.C.
TOP FACE SLOPED AT 2%
VENTED ALUM OR PVC SOFFIT

S1 STAIR CONSTRUCTION
RISE: AS NOTED ON PLAN
RUN: 10" NOSING, 1"
TREADS: 1x11" PLYWOOD
CUT STRINGERS: 2x12 No 1 S.P.F.

NORTH



PROJECT
SAUVERWALD HOUSE
ADDITION & RENOVATION

5321 GROUSE AVE
KELOWNA BC

DRAWING TITLE

SECTIONS

PROJECT NO 2016-126

DATE JUNE 2016

DRAWN Ray Lefebvre

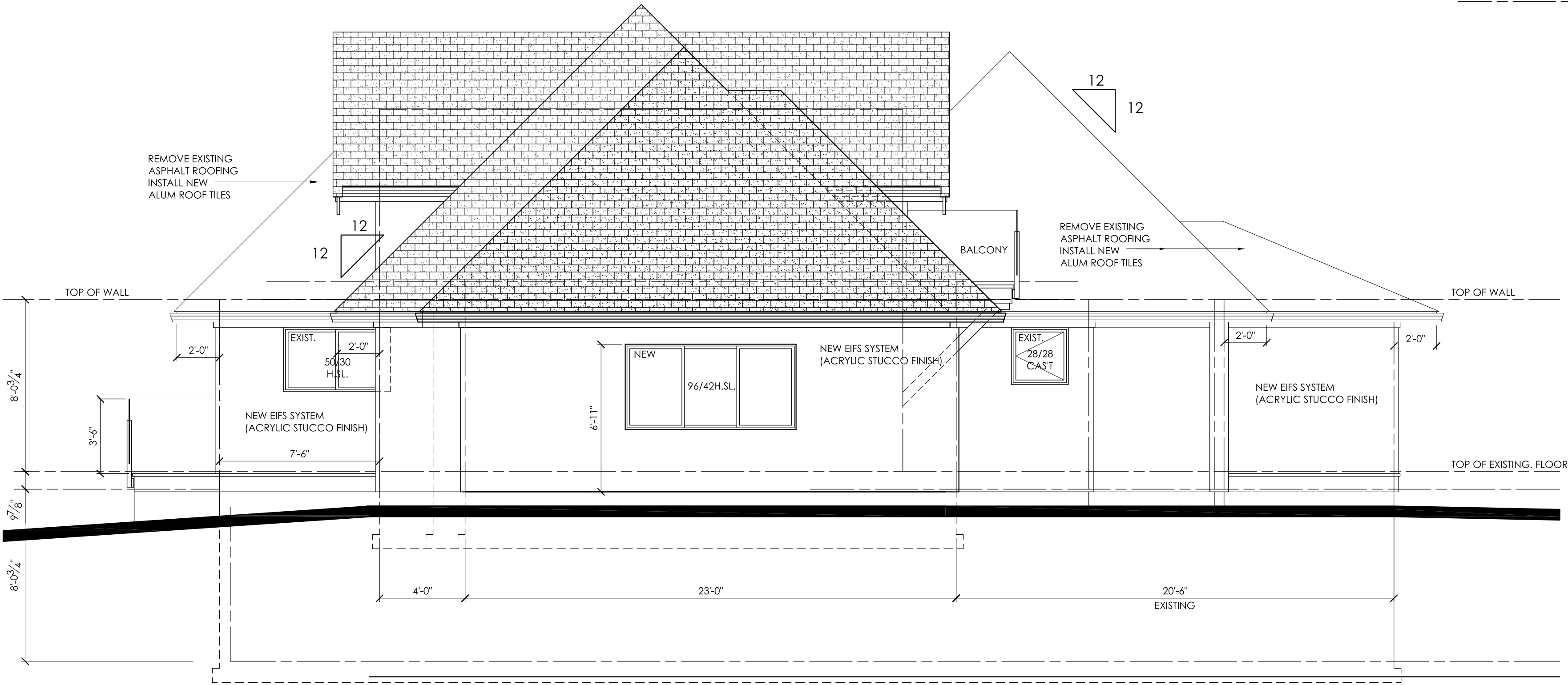
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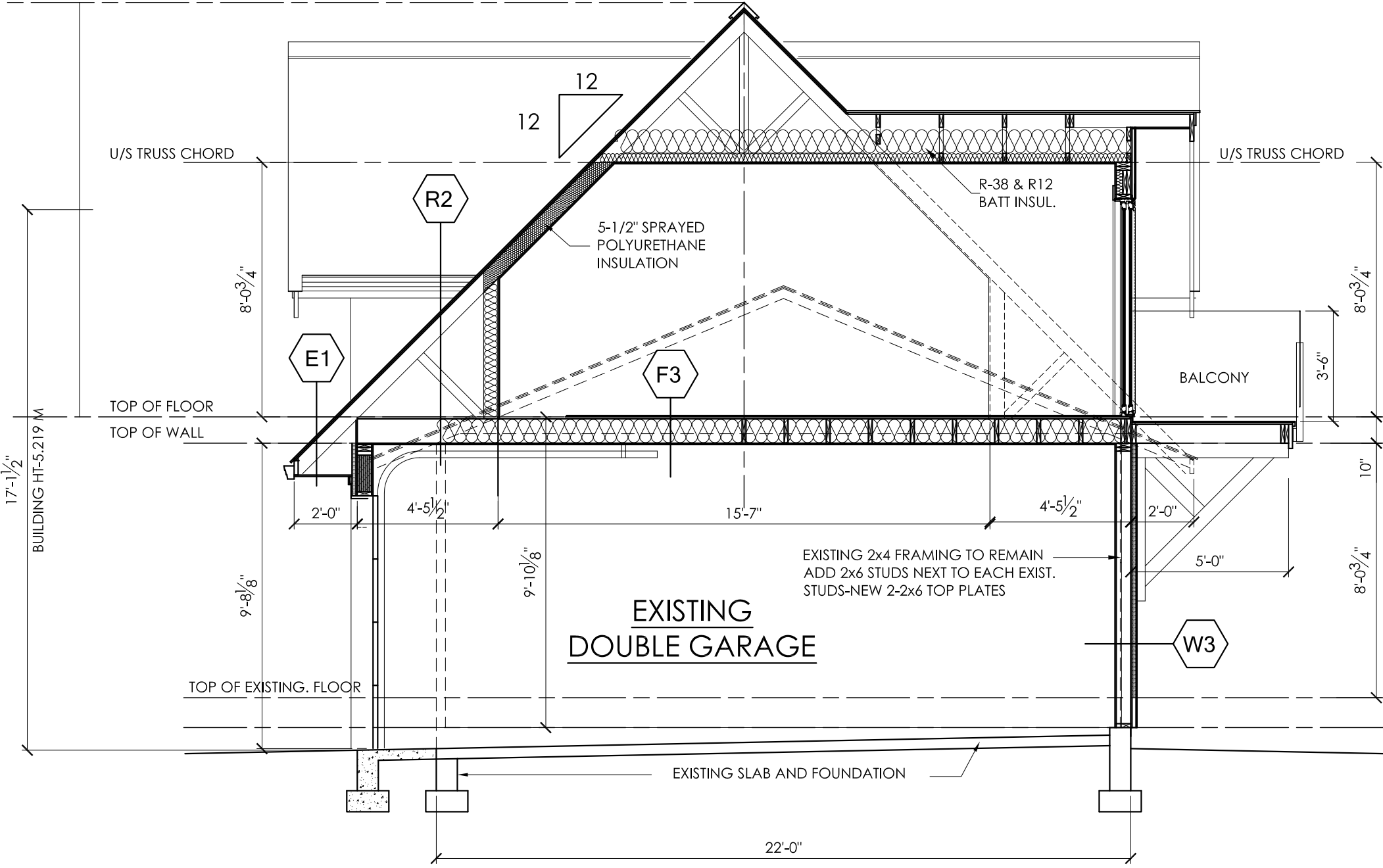


1743 Sunrise Road
Kelowna BC
V1P 1G3

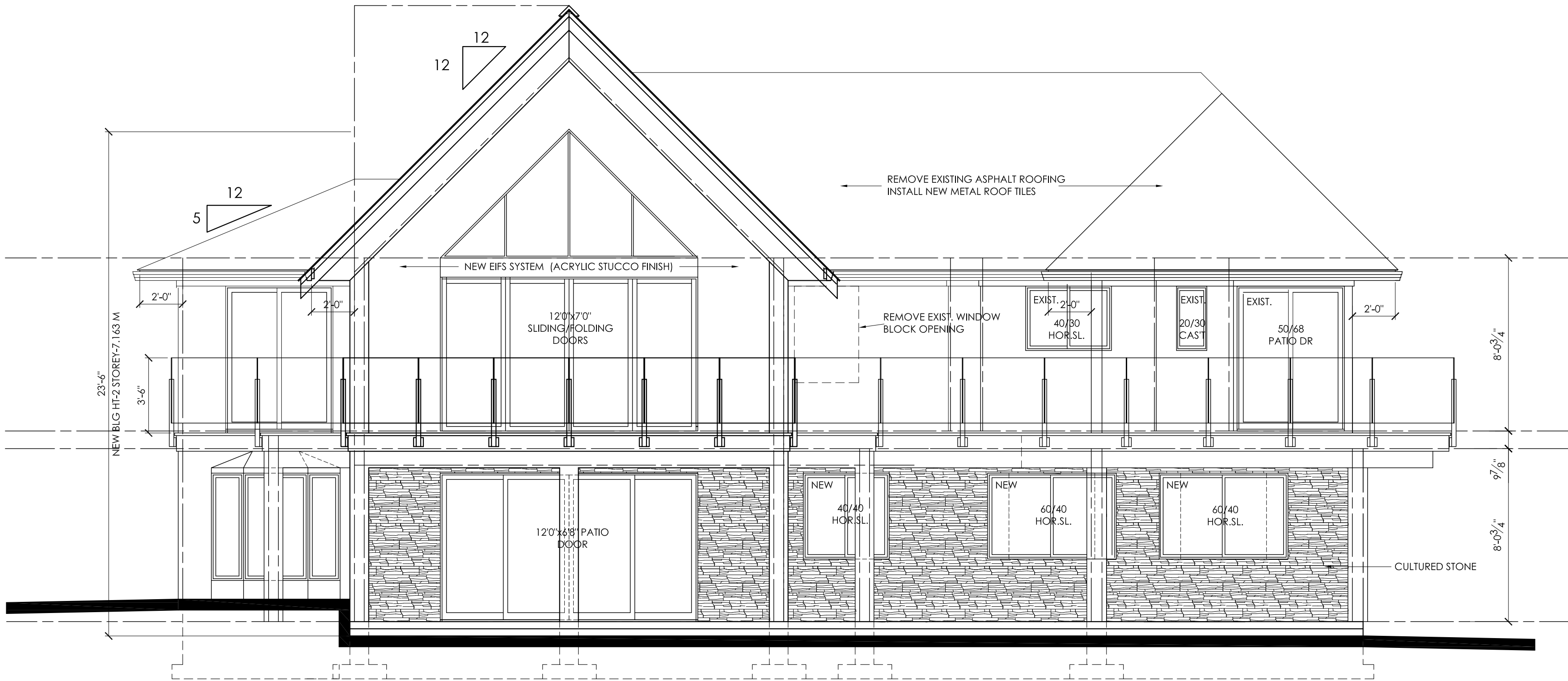
T: 250-765-0314
C: 250-801-9717
E: k-design@telus.net



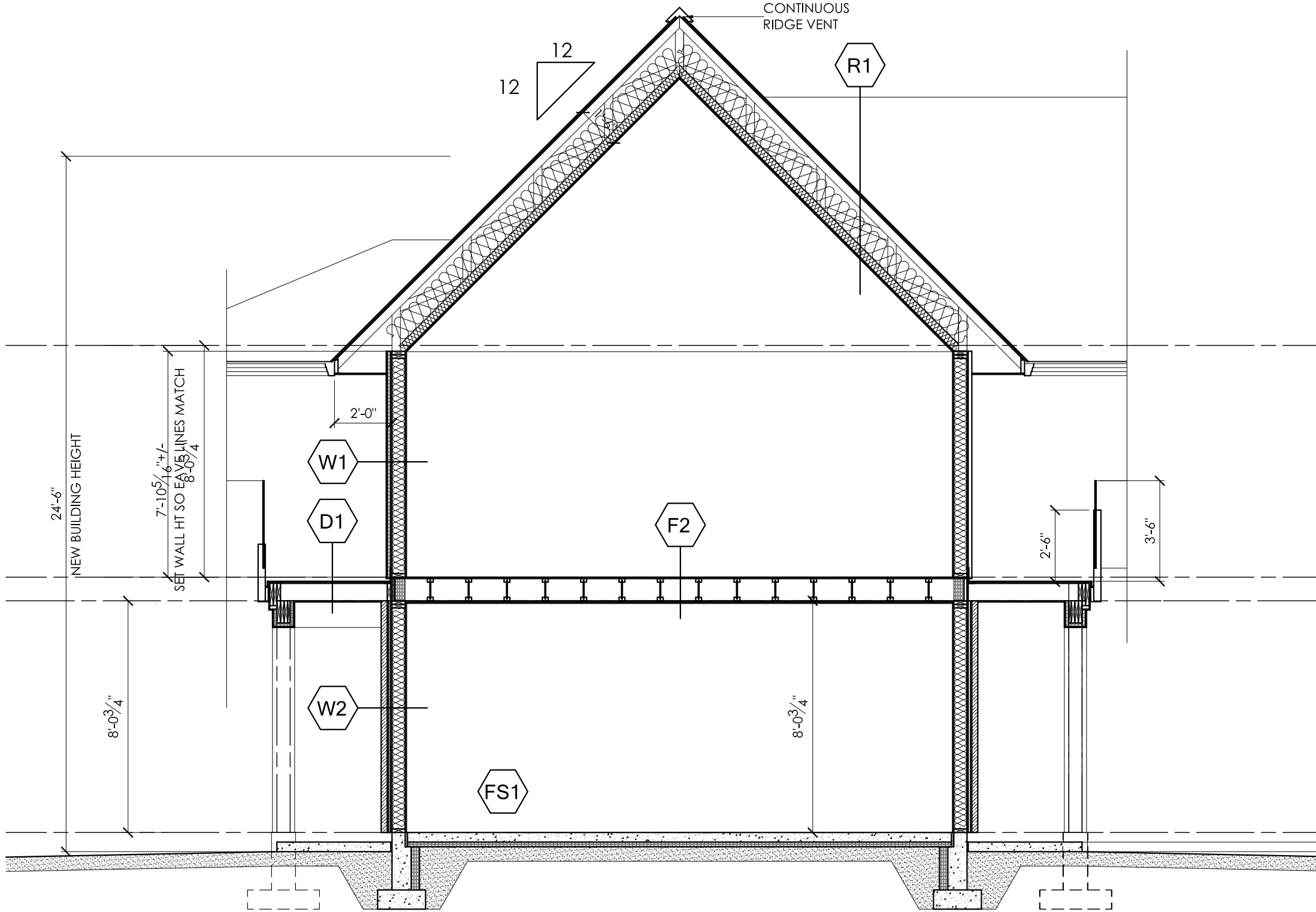
NORTH ELEVATION GARAGE ADDITION
SCALE 1/4" = 1'-0"



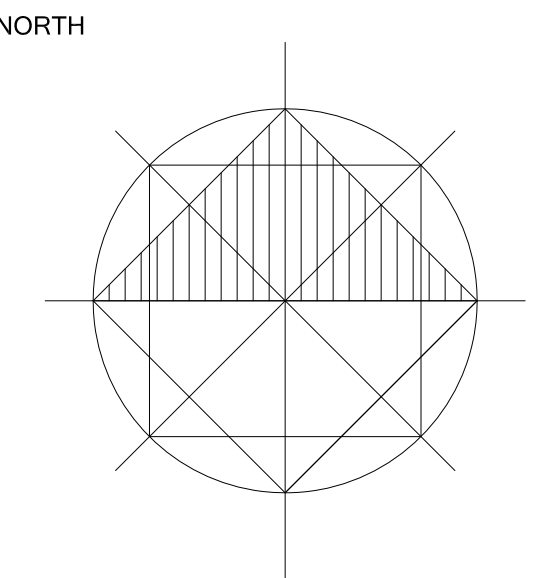
SECTION B-B GARAGE ADDITION
SCALE 1/4" = 1'-0"



SOUTH ELEVATION -VIEW FROM STELLER DRIVE HOUSE ADDITION
SCALE 1/4" = 1'-0"



SECTION C-C HOUSE ADDITION
SCALE 1/4" = 1'-0"



PROJECT
SAUERWALD HOUSE
ADDITION & RENOVATION

5321 GROUSE AVE
KELOWNA BC

DRAWING TITLE
NORTH ELEVATION
SOUTH ELEVATION
SECTION B-B
SECTION C-C

PROJECT NO	2016-126
DATE	JUNE 2016
DRAWN	Ray Lefebvre
SCALE	1/8"=1'-0"

DRAWING NO

SCHEDULE

B

This forms part of application

LUC18-0002

Z18-0030

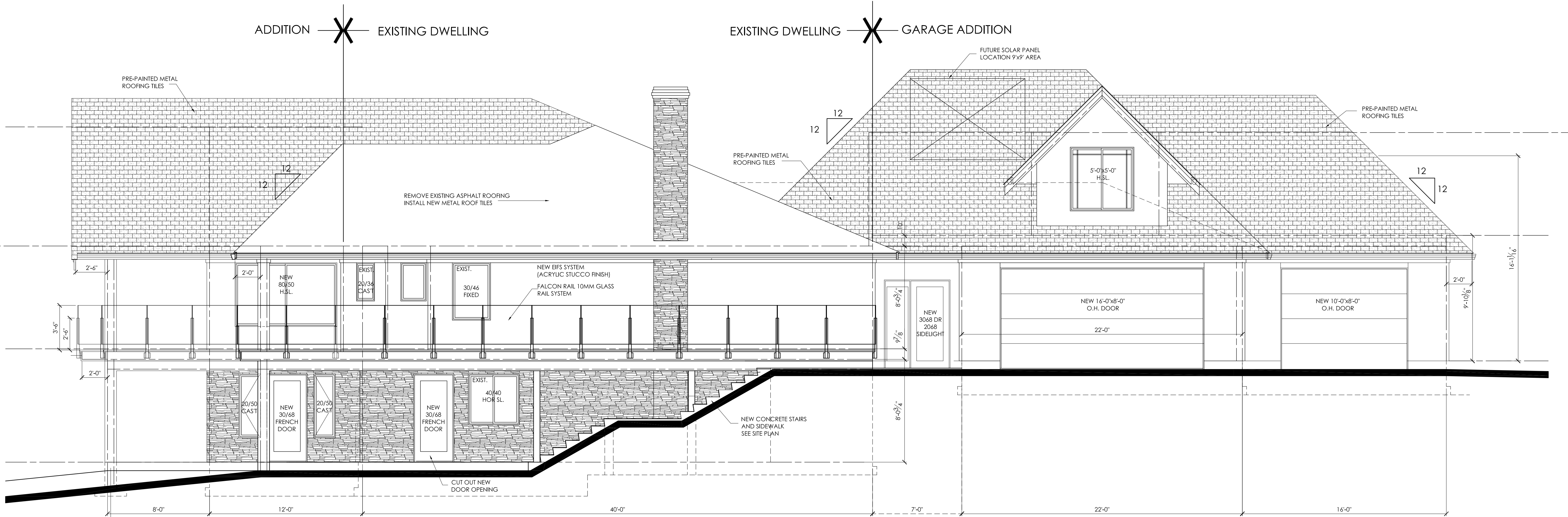
Planner

Initials

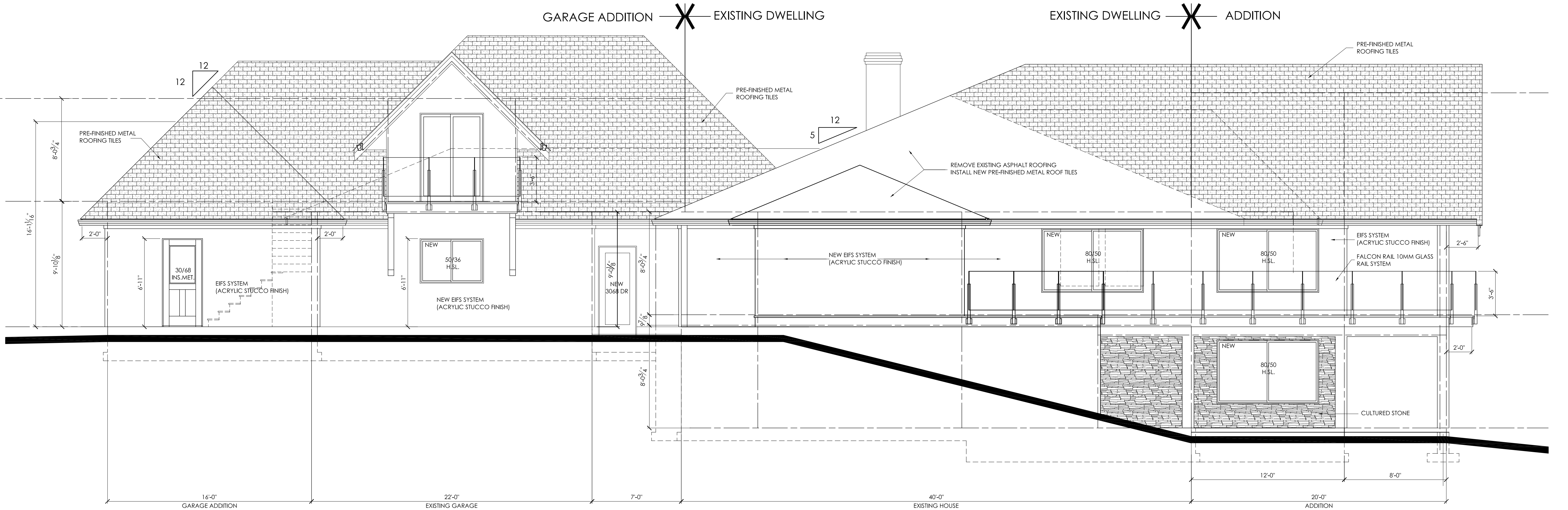
JR

City of Kelowna

COMMUNITY PLANNING

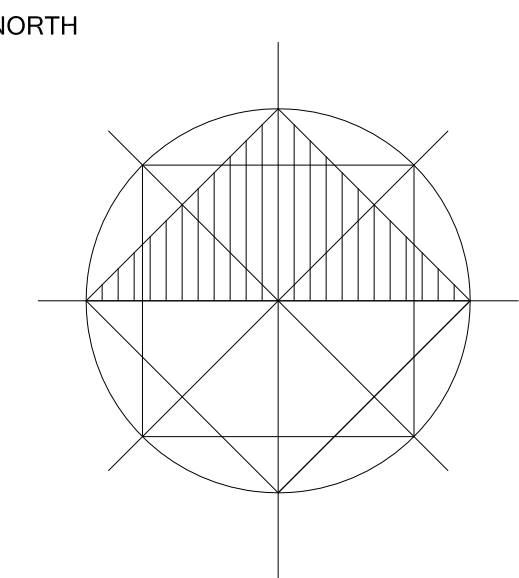


EAST ELEVATION - VIEW FROM GROUSE AVENUE
SCALE 1/4" = 1'-0"



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

REVISIONS:	-
Issued for Review	MAR 01, 2018
Issued for Permit	-
Issued for Construction	-



PROJECT
SAUVERWALD HOUSE
ADDITION & RENOVATION
5321 GROUSE AVE
KELOWNA BC

DRAWING TITLE
EAST ELEVATION
WEST ELEVATION

PROJECT NO	2016-126
DATE	JUNE 2016
DRAWN	Ray Lefebvre
SCALE	1/8"=1'-0"

DRAWING NO

SCHEDULE B
This forms part of application
LUC18-0002
Z18-0030
Planner Initials JR
City of Kelowna
COMMUNITY PLANNING

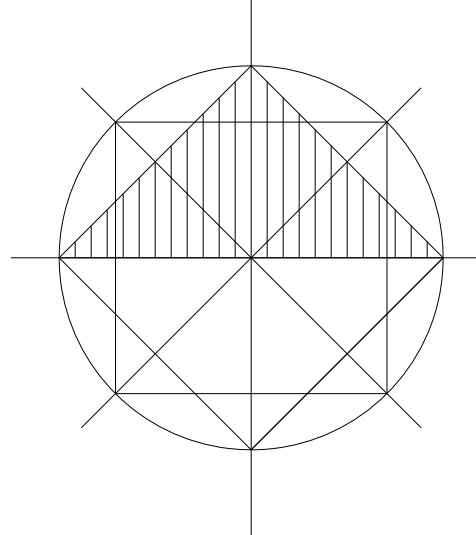
REVISIONS:

Issued for Review MAR 01, 2018

Issued for Permit -

Issued for Construction -

NORTH



PROJECT
SAUVERWALD HOUSE
ADDITION & RENOVATION

5321 GROUSE AVE
KELOWNA BC

DRAWING TITLE

POOL HOUSE

PROJECT NO 2016-126

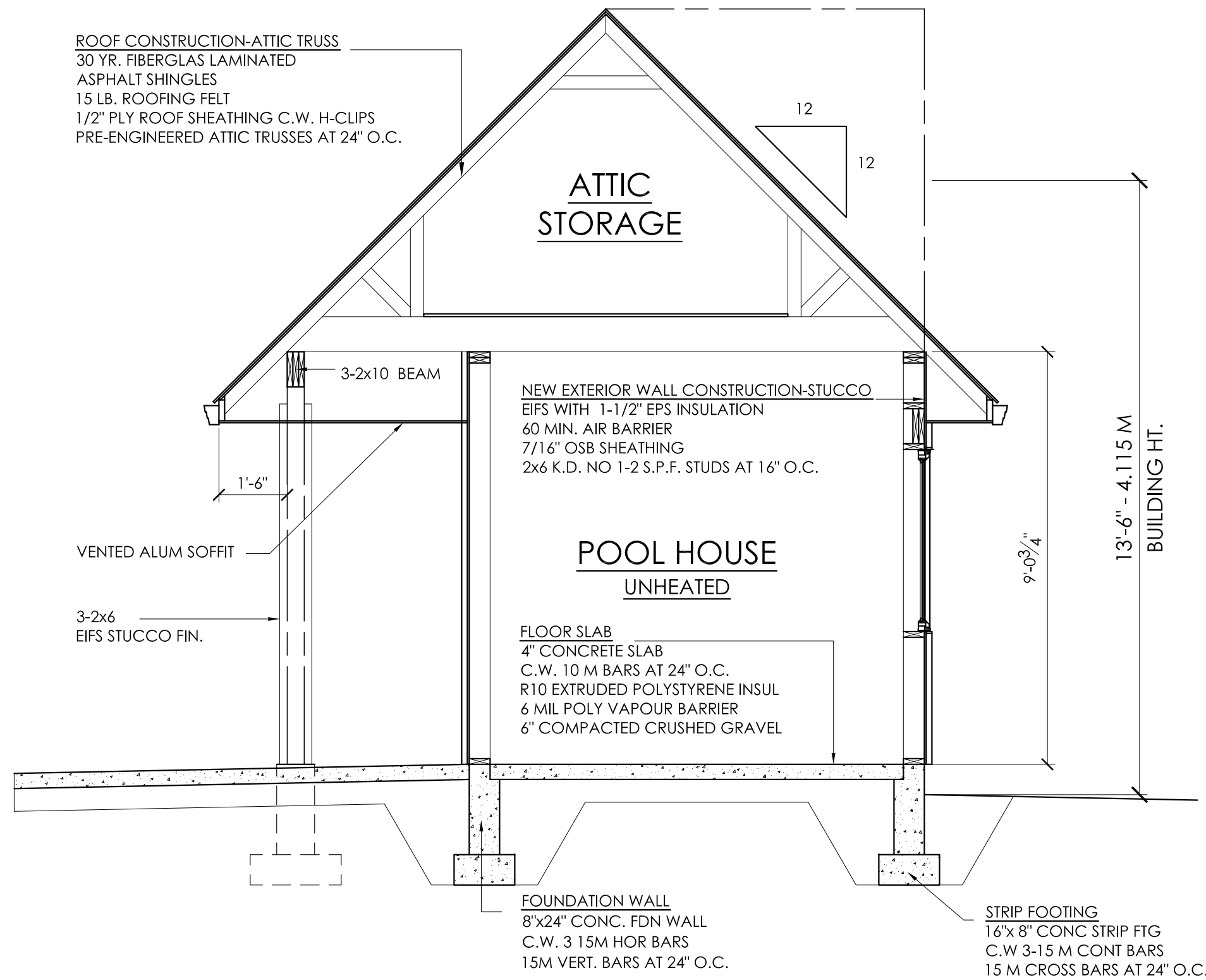
DATE JUNE 2016

DRAWN Ray Lefebvre

SCALE 1/8"=1'-0"

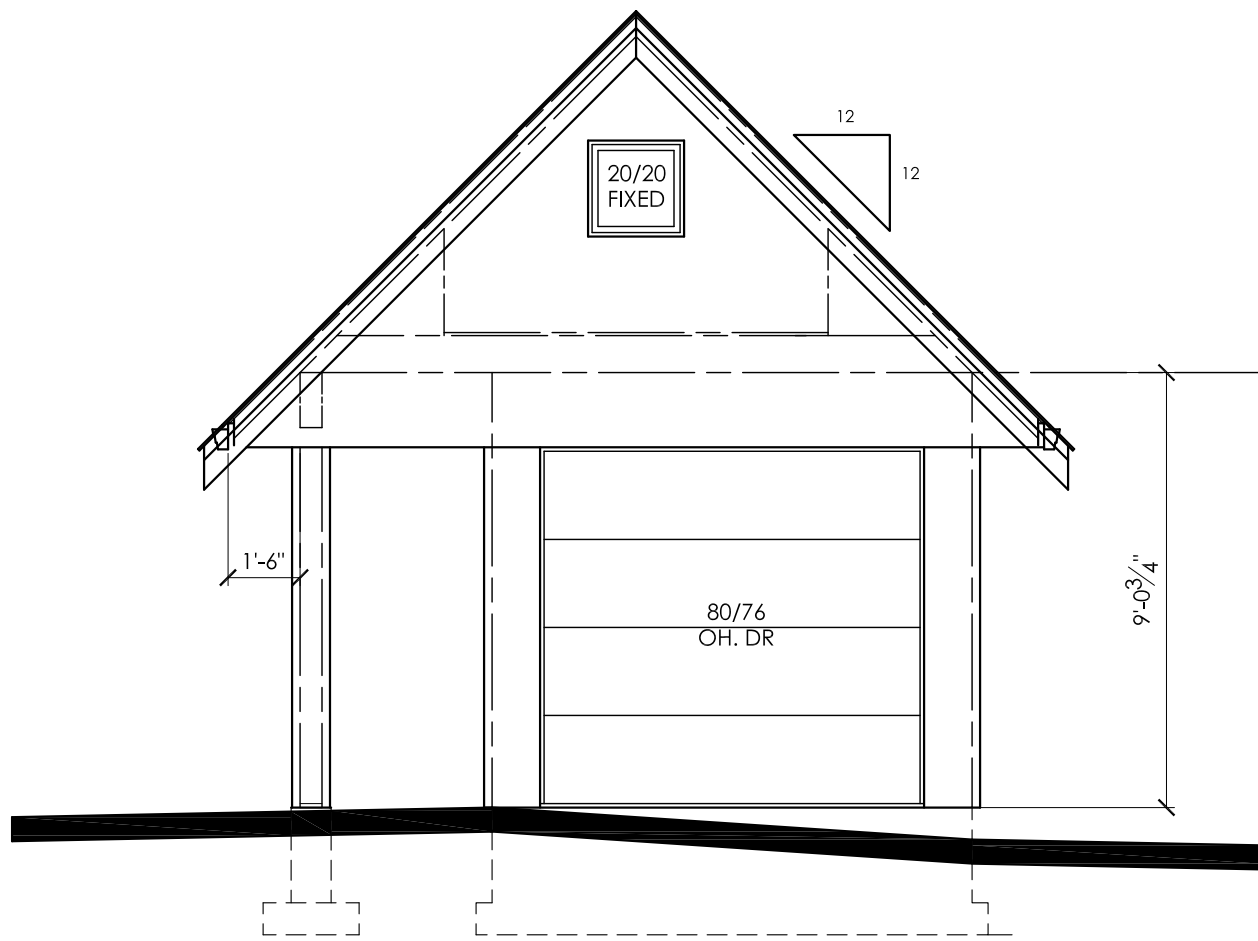
DRAWING NO

9 of 9



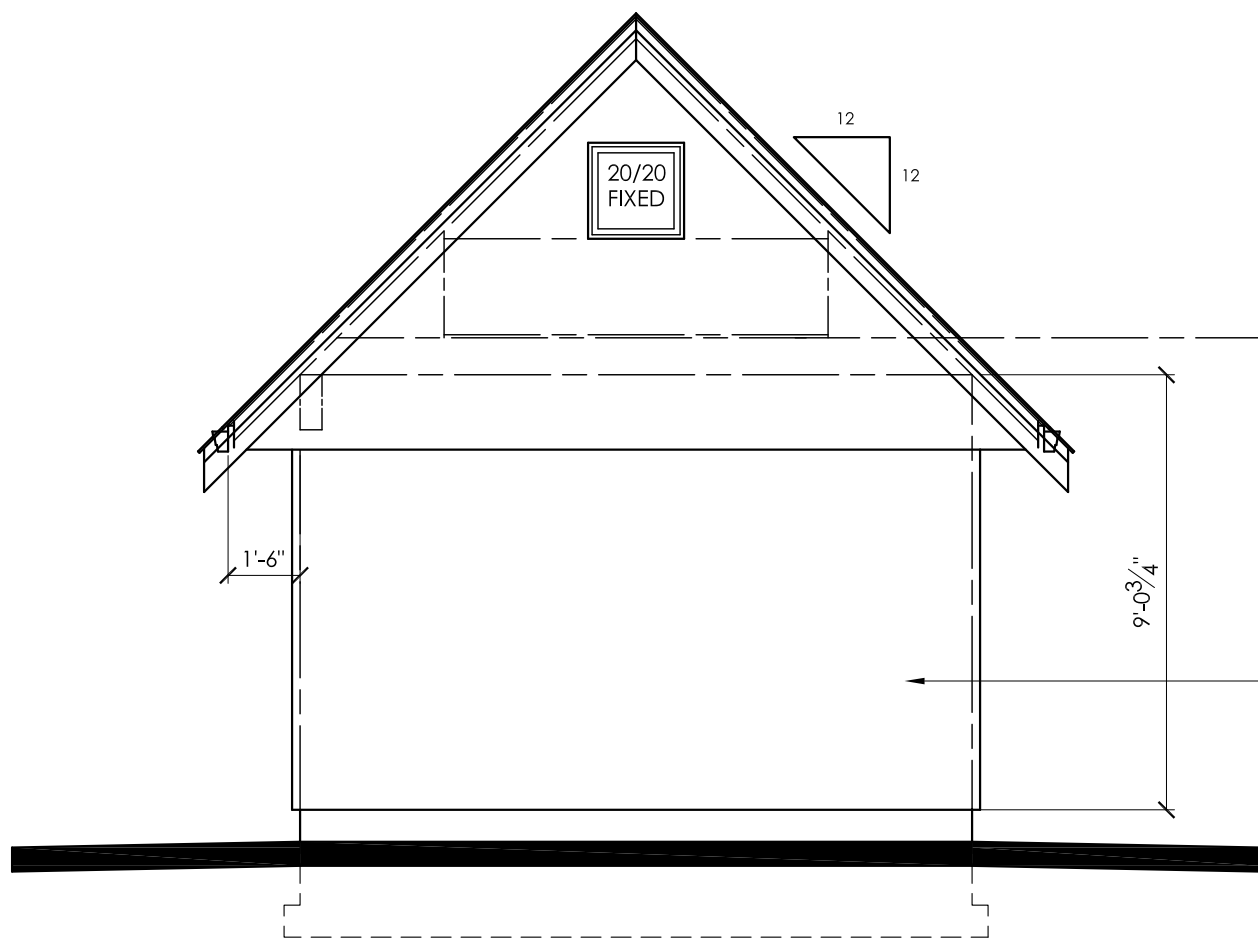
SECTION A-A

SCALE 3/8" = 1'-0"



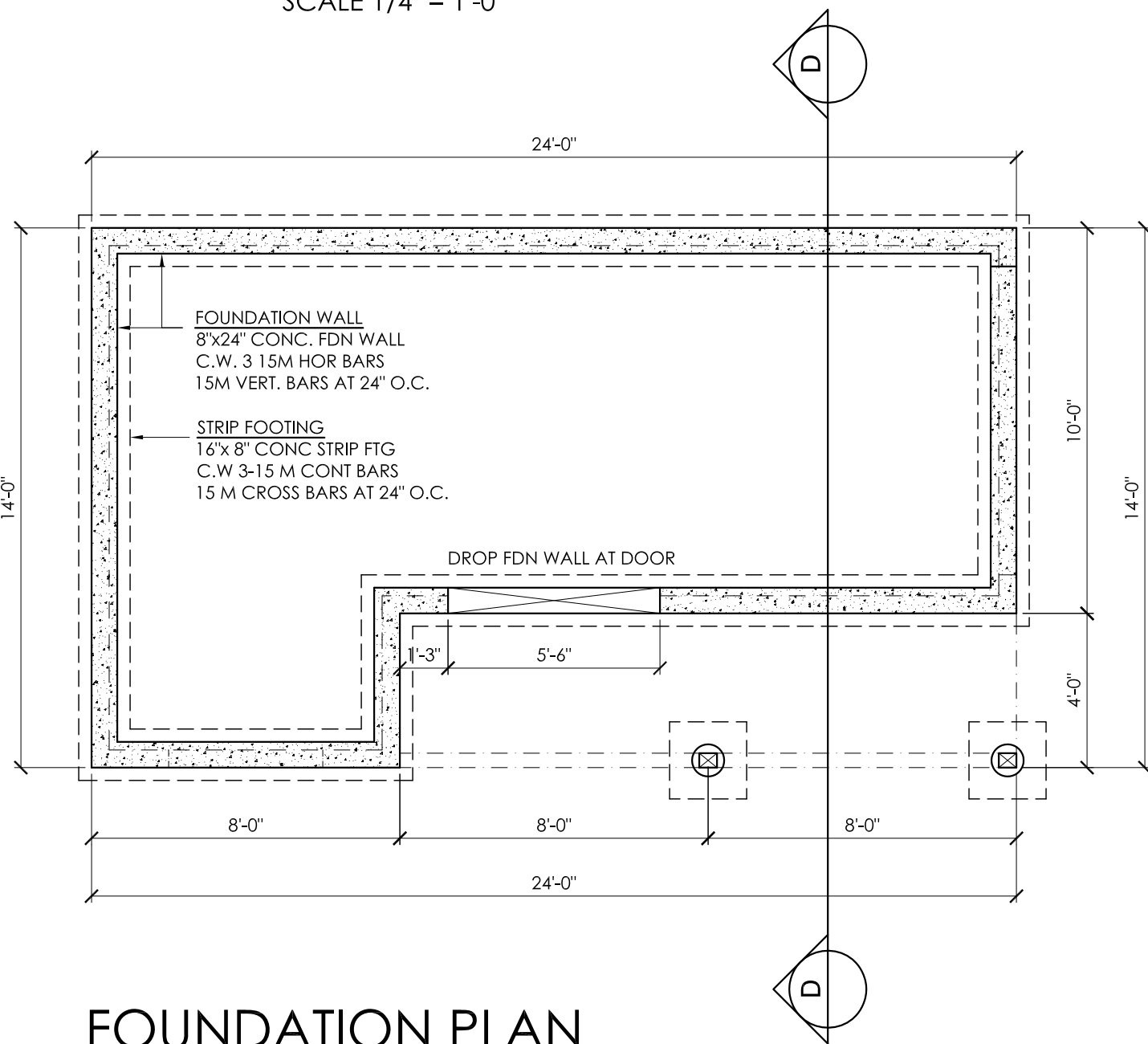
SOUTH ELEVATION

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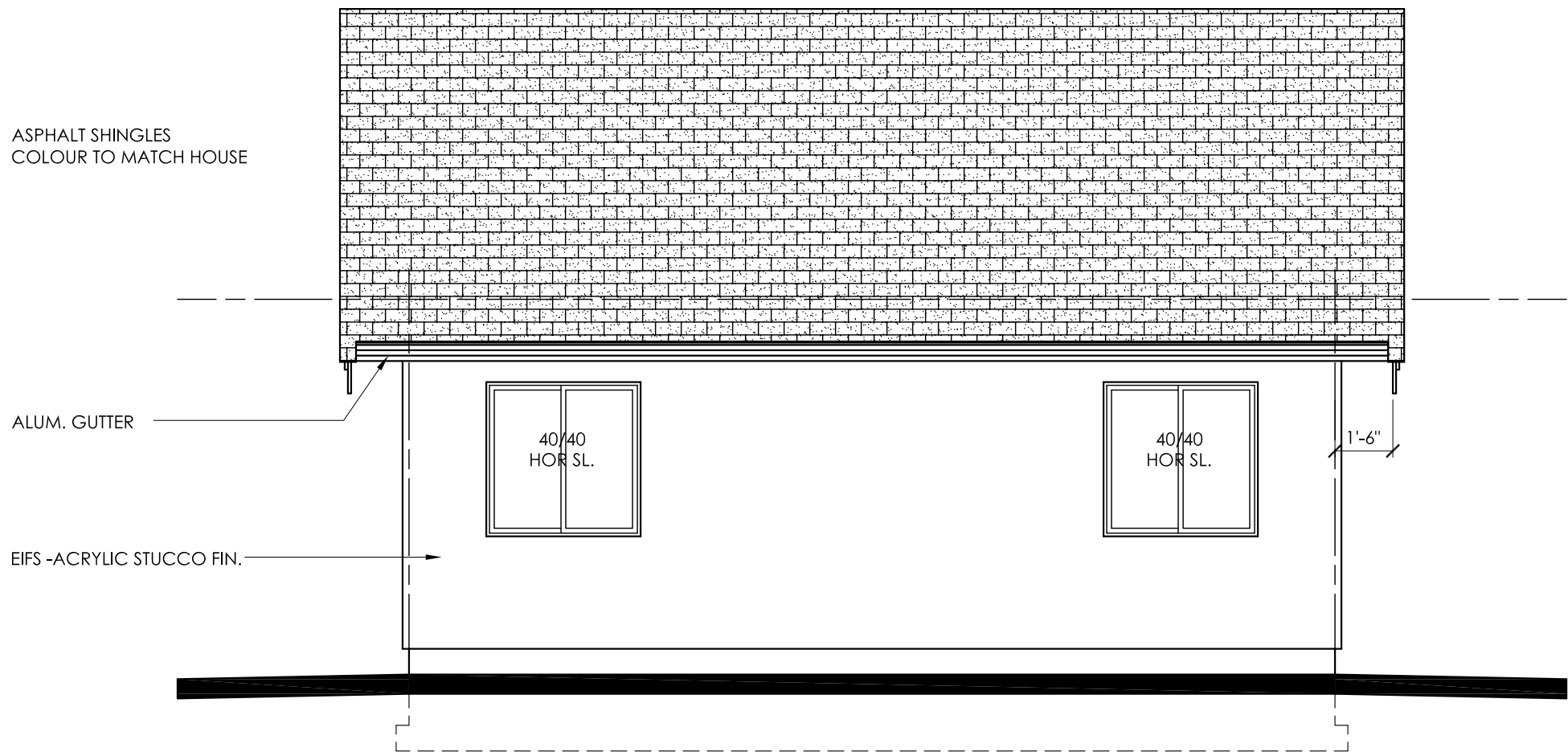
NORTH ELEVATION

SCALE 1/4" = 1'-0"



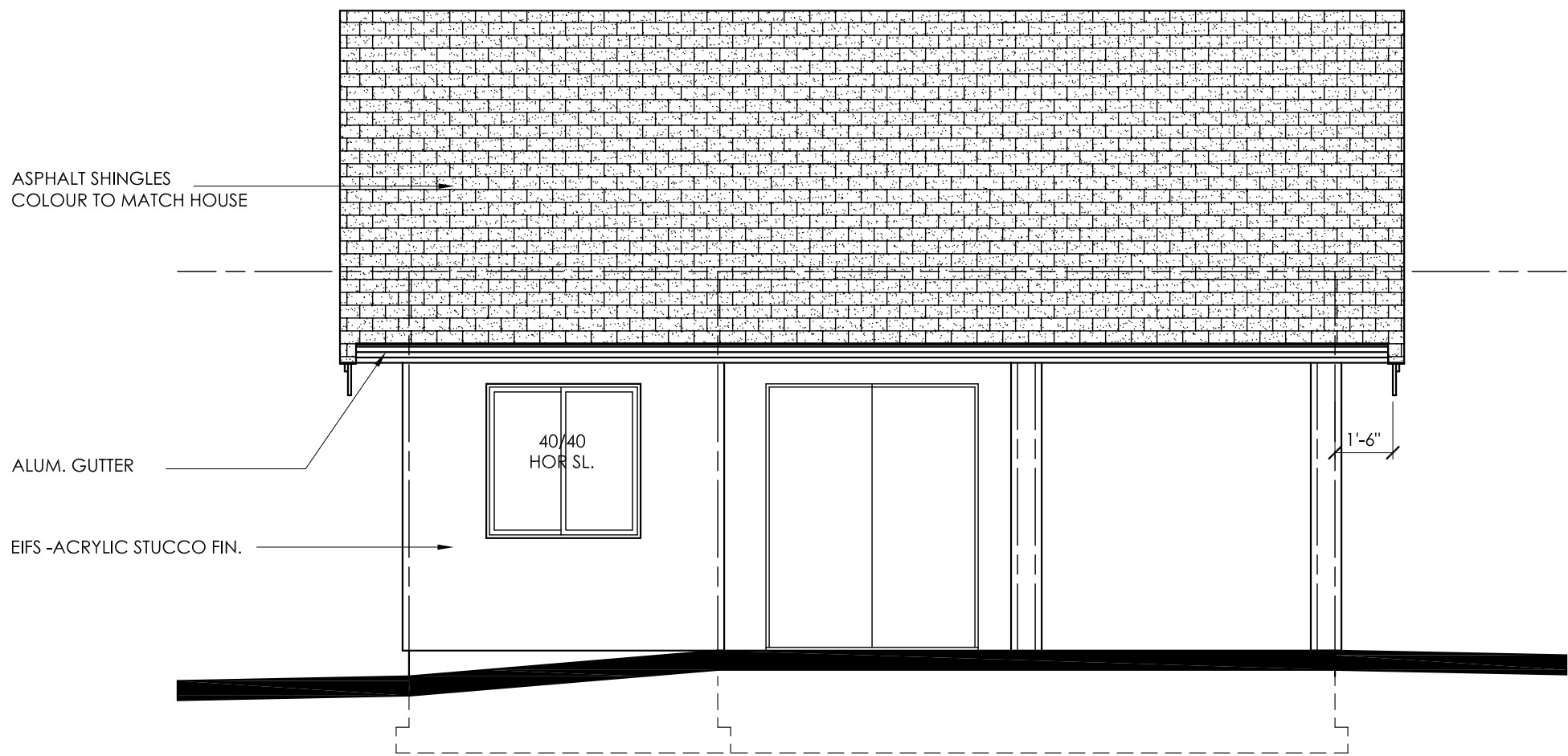
FOUNDATION PLAN

SCALE 1/4" = 1'-0"



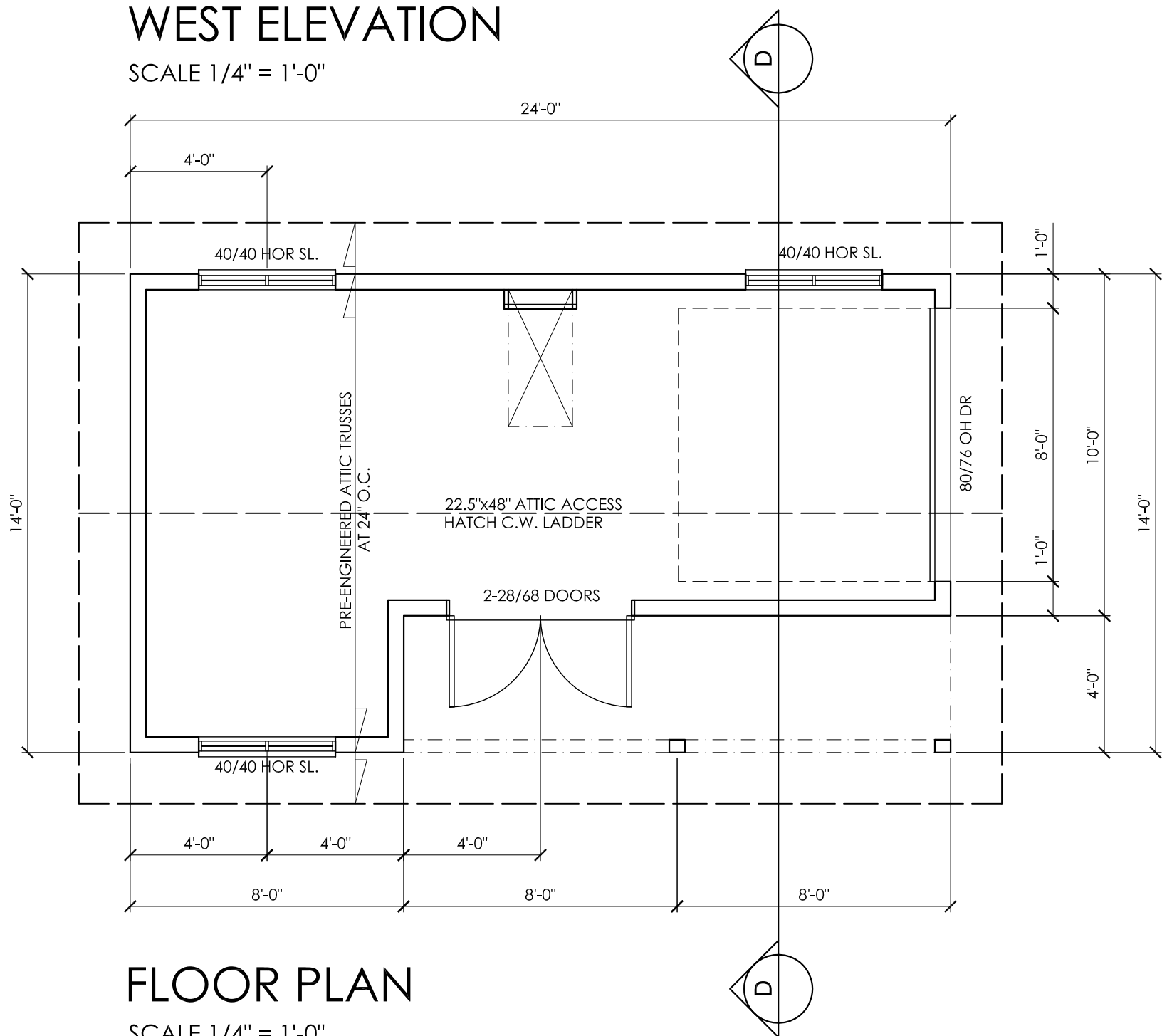
EAST ELEVATION

SCALE 1/4" = 1'-0"



WEST ELEVATION

SCALE 1/4" = 1'-0"



FLOOR PLAN

SCALE 1/4" = 1'-0"

SCHEDULE

B

This forms part of application

LUC18-0002

Z18-0030

Planner

Initials

JR



City of
Kelowna

COMMUNITY PLANNING

REPORT TO COUNCIL



Date: August 27, 2018

RIM No. 1250-30

To: City Manager

From: Community Planning Department (TH)

Application: OCP18-0009, Z18-0043
Owner: Pamela Blaskovich & Ponds Ventures Inc. No. BCo862732

Address: 4975 Buckhaven Court & (S OF) Steele Road
Applicant: Mair Developments Inc.

Subject: Official Community Plan Amendment, Rezoning Amendment

Existing OCP Designation: S2RESH - Single/Two Unit Residential Hillside
MRC - Multiple Unit Residential Cluster Housing
PARK – Major Parks and Open Space

Proposed OCP Designation: S2RESH - Single/Two Unit Residential Hillside
PARK – Major Parks and Open Space

Existing Zone: A1 – Agriculture 1

Proposed Zone: RU1H – Large Lot Housing Hillside
P3 – Parks and Open Space

1.0 Recommendation

THAT Official Community Plan Map Amendment Application No. OCP18-0009 to amend Map 4.1 in the Kelowna 2030 – Official Community Plan Bylaw No. 10500 by changing the Future Land Use designation of

- portions of Lot A sections 20 and 29 Township 29 SDYD Plan KAP44335 Except Plans KAP92565, EPP23066, EPP31364, EPP51781 and EPP72348, located at 4975 Buckhaven Court, Kelowna, BC, and
- portions of Lot B Section 20 Township 29 SDYD Plan KAP44335 Except Plan KAP86178, located at (S OF) Steele Road, Kelowna, BC;
- from the S2RESH – Single Two Unit Residential Hillside designation to the PARK – Major Parks and Open Space designation;
- from the MRC – Multiple Unit Residential Cluster Housing designation to the S2RESH – Single Two Unit Residential Hillside designation;

- from the PARK – Major Parks and Open Space designation to the S2RESH – Single Two Unit Residential Hillside designation

as shown on Map “A” attached to the Report from the Community Planning Department dated August 27, 2018 be considered by Council;

AND THAT Rezoning Application No. Z18-0043 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of

- portions of Lot A sections 20 and 29 Township 29 SDYD Plan KAP44335 Except Plans KAP92565, EPP23066, EPP31364, EPP51781 and EPP72348, located at 4975 Buckhaven Court, Kelowna, BC and
- portions of Lot B Section 20 Township 29 SDYD Plan KAP44335 Except Plan KAP86178, located at (S OF) Steele Road, Kelowna, BC:
- from the A1 – Agriculture 1 zone to the RU1H – Large Lot Housing Hillside zone;
- from the A1 – Agriculture 1 zone to the P3 – Parks and Open Space zone

as shown on Map “B” attached to the Report from the Community Planning Department dated August 27, 2018 be considered by Council;

AND FURTHER THAT the Official Community Plan Map Amending Bylaw and Rezoning Bylaw be forwarded to a Public Hearing for further consideration.

2.0 Purpose

To amend the Official Community Plan to change the future land use designation and to rezone portions of the subject property to facilitate creation of a residential subdivision.

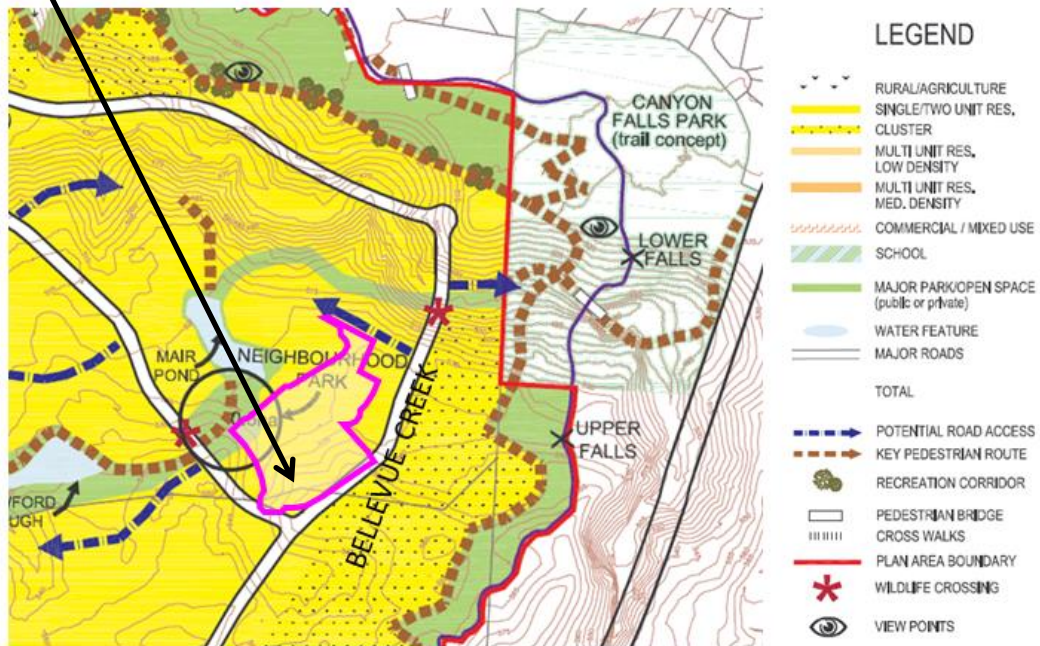
3.0 Community Planning

Staff support the proposed OCP Amendment and Rezoning application to facilitate the next phase of development of The Ponds, Bellevue area. The *Neighbourhood 3 Area Structure Plan (ASP)* was created to direct the vision and objectives for what is now commonly known as The Ponds neighbourhood. This application generally adheres to the approved ASP. The Community Planning department worked with the applicant in conjunction with related Subdivision and Environmental Development Permit applications to address all conditions required of this proposed phase.

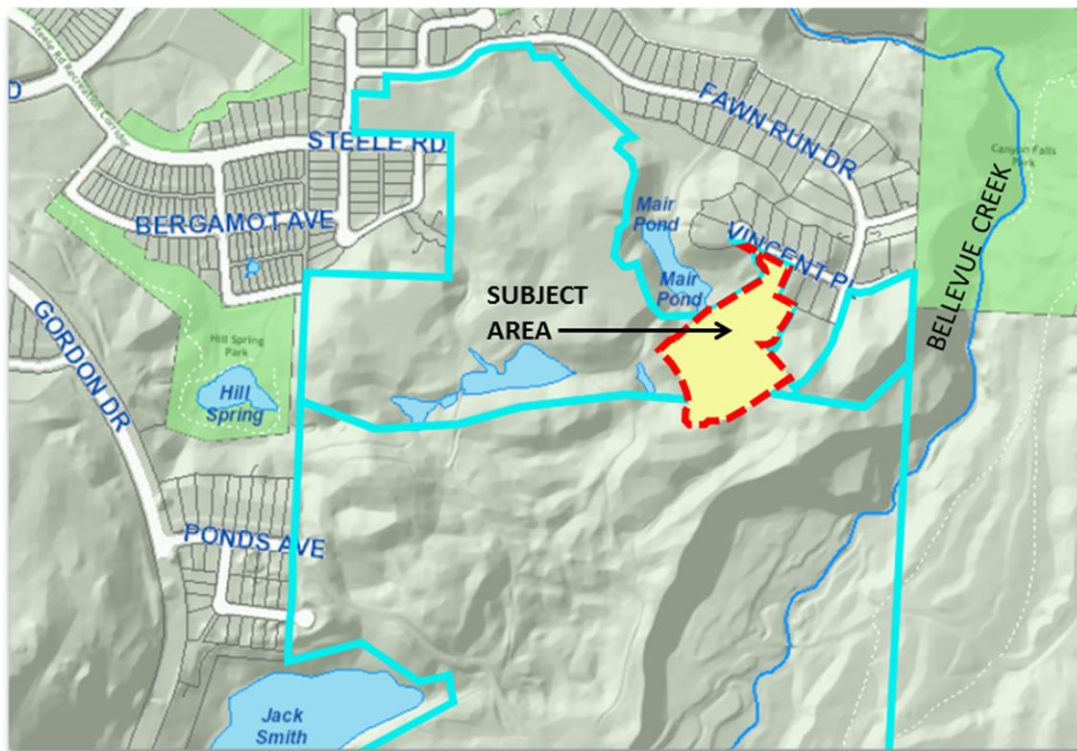
The application also generally follows the existing Future Land Use designations as identified in Kelowna’s OCP. Portions of land proposed for OCP amendment are a result of detailed design of the roads and residential lots using the natural topography of the subject properties. The land proposed to be amended from the PARK designation to the S2RESH designation is within an area identified as a 0.5 hectare Neighbourhood Park in the A.S.P.. Collaboration between City staff and the applicant determined that the land identified for this required 0.5 hectare Neighbourhood Park contains steep slopes that is not suitable for the intended use. More information on the proposed amendments in this particular area are detailed in section 4.2 Project Description of this report.

Otherwise, the application follows the intention of the ASP and the existing Land Use Designations identified in Kelowna’s Official Community Plan. The applicant has worked with natural topography to ensure that road connections to the existing Steele Road and Fawn Run Drive roads meet the City of Kelowna standards.

Neighbourhood 3 Area Structure Plan: Parks and Pathway Plan
Subject Area



Subject Property Map: Subject area



4.0 Proposal

4.1 Background

The Neighbourhood 3 ASP and related OCP amendments were adopted by Council on April 3, 2007. Neighbourhood 3 was identified within the 1994 Southwest Okanagan Mission Sector Plan and covers the entirety of the area now known as The Ponds. The Ponds Bellevue is part of this larger master planned community.

The Plan envisions a logical pattern of development for the Neighbourhood 3 area that would result in a high quality, attractive and complete community including the objectives of: inter-connection of natural spaces, parks, pathways encourages respect for nature. The ASP notes that the development concept has been formulated to work harmoniously with the topography and to retain the integrity of water features and their surroundings.

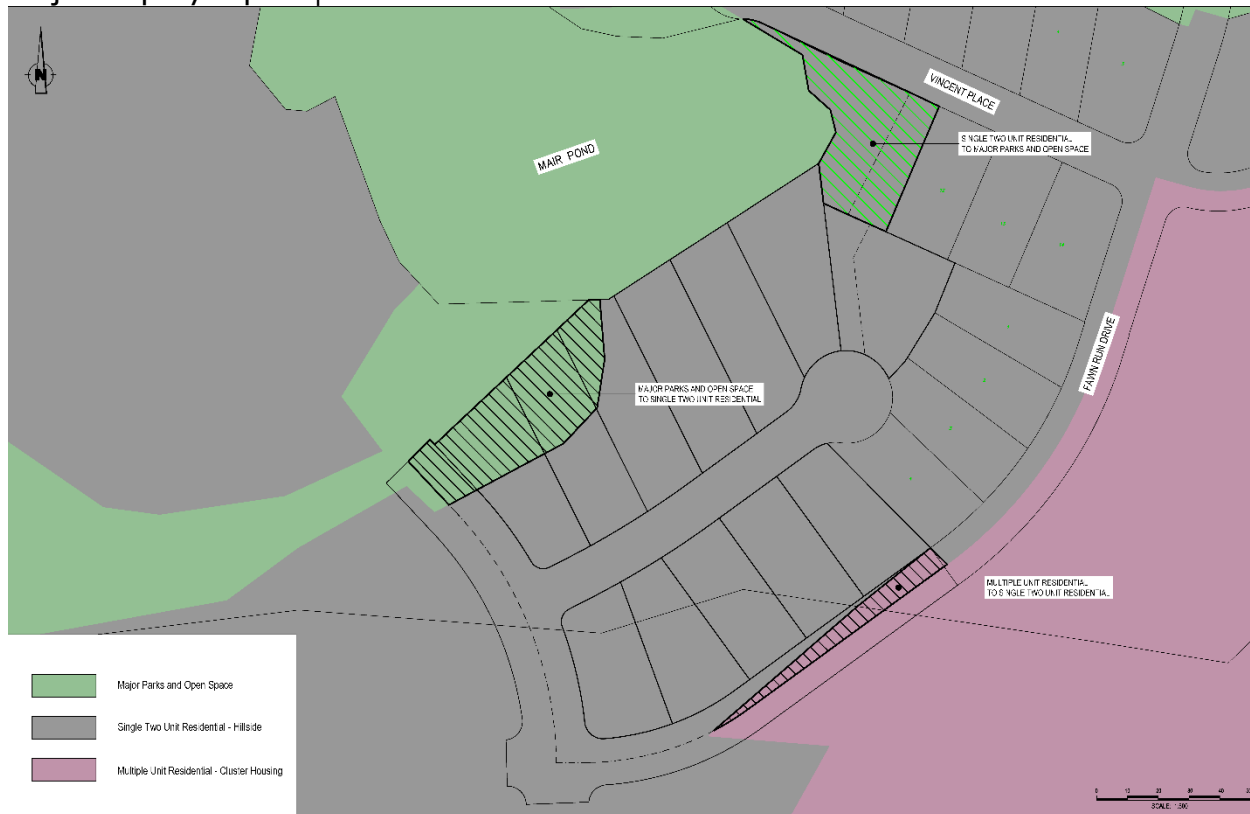
Subject Property Map: Layout of 12 Residential Lots



4.2 Project Description

The application for OCP Amendment and Rezoning is specifically for lands within the next phase of development within The Ponds Bellevue neighbourhood of The Ponds. The application proposes the continuation of Fawn Run Drive, creating 12 RU1H lots.

A 0.37-acre portion of land is proposed to be dedicated as Park for utility access and natural trail access to Mair Pond park area. The remaining subject are within this application is proposed to be rezoned to RU1H for creation of the 12 hillside residential lots. All remaining lands of the two subject parcels will be developed at a future date under the Neighbourhood 3 ASP. A number of items are required in order to complete final subdivision of the proposed 12 residential lots, one engineering requirement is the construction of a second vehicle exit.

Subject Property Map: Proposed Future Land Use amendments

The site is currently designated S2RESH – Single / Two Residential – Hillside (shown in grey above), MRC – Multiple Unit Residential Cluster Housing (shown in pink above), and PARK – Major Park / Open Space Public (shown in green above). The OCP Amendment proposes adjusting the boundaries of the existing Future Land Use designations in three locations.

Amendment Area 1: The small portion of MRC designated land is proposed to be amended to the S2RESH designation to accommodate Fawn Run Drive road alignment. Preservation of the important MRC designation is maintained within The Ponds as no other amendments to this designation are proposed.

Amendment Area 2: The 1,793 sq.m./0.44 acres of PARK designated land proposed to be amended to the S2RESH designation is within an area that identified to be Neighbourhood Park, 0.5 hectares in size.

Kelowna's Parkland Acquisition Guidelines identifies that Neighbourhood Parks may include playgrounds, non-bookable recreation spaces, trails, picnic areas, and passive recreational open space for children, families, seniors and others to enjoy. As such, land used for this purpose are required to contain a relatively flat area or a have very low sloping grade. Detailed analysis of this area shows the existing terrain in this area is not suitable for a flat park area. Due to the steep grades and environmentally sensitive areas within the area identified as future Neighbourhood Park, it was determined by Staff and the applicant that lands to the northwest within the immediate development area are more suitable for this specific use of park. The entire general area identified as Neighbourhood Park will be majority reclaimed as natural park space (undeveloped) with the portion proposed in this report to be combined with the RU1H zoned residential lots.

The provision for the Neighbourhood Park is still a requirement of the ASP, and this immediate neighbourhood. Staff are in discussion with Mair Development Inc to provide a detailed design for an appropriate space in the next phase of development to the northwest.

Amendment Area 3: 1,530 sq.m./0.37 acres of S2RES designated lands are proposed to be amended to the PARK designation as the natural topography and adjacency to existing Mair Pond park area do not allow for further residential development.

Retaining walls are not proposed as part of the creation of the 12 lot and road construction. A continuation of revegetation of all disturbed areas will continue as the applicant will continue to work under the current Environmental Development Permit DP16-0181 with the Community Planning Environmental Planner during all construction. All previous phases of The Ponds Bellevue with Mair Developments have been successful rehabilitation and slope stabilization projects.

The applicant submitted a Neighbourhood Consultation Summary Form to staff on July 22, 2018 outlining that Council Policy No. 367 has been fulfilled. Staff have reviewed this application, and it may move forward without affecting either the City's Financial Plan or Waste Management Plan.

4.3 Site Context

The subject property is located within the Okanagan Mission sector of the City, east of the intersection of Gordon rive and Steele Road, and west of Canyon Falls Park / Bellevue Creek. It is located within the Permanent Growth Boundary, and is generally known as The Ponds.

The portion of the subject parcel under consideration contains a mix of Future Land Use designations, including: S2RESH – Single / Two Unit Residential – Hillside; MRC – Multiple Unit Residential Cluster Housing; and PARK – Major Parks and Open Space Public.

The adjacent properties to the north and west have a Future Land Use designation of PARK. To the south S2RESH and MRC designations exist.

Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	P3 – Parks and Open Space RU1H – Large Lot Housing Hillside	Mair Pond Park Single Until Hillside Residential
East	RU1H – Large Lot Housing Hillside	Single Unit Hillside Residential
South	A1 – Agriculture 1	Future Residential
West	A1 – Agriculture 1	Future PARK & Hillside Residential

4.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RU1H ZONE REQUIREMENTS	PROPOSED 12 RU1H LOTS
Subdivision Regulations		
Lot Area	550 m ²	1,101 m ² – 1,492 m ²
Lot Width	16.5 m or 17.0 m corner lot	17.0 m – 26.0 m
Lot Depth	30.0 m	47.0 m – 65.0 m
Other Regulations		

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 5: Development Process

Policy 5.14.2 Dedication of Linear Parks. At subdivision and rezoning for all development types secure a minimum 10-metre wide linear corridor for public access as included in Table 5.1 Linear Park – Public Access and/or are shown on Map 5.9 – Linear Corridors / Paths. The 10-metre wide corridor may be in addition to, and outside, any riparian management area requirements imposed through the Environmental Development Permit (see Chapter 12) requirements of the OCP. Linear trail corridors can have the following tenure which will be determined by staff at the time of subdivision or rezoning:

- Titled property in the name of the city as a park, protected area, or
- Road reserve right of way; or
- Statutory right of way.

Policy 5.15.3 Environmentally Sensitive Area Linkages. Ensure that development activity does not compromise the ecological function of environmentally sensitive areas and maintains the integrity of plant and wildlife corridors.

Policy 5.15.13 Access Through Steep Slopes. Discourage roads (public or private) through +30% slope areas intended to access lands beyond, except in cases where it can be demonstrated the road will be sensitively integrated (visual and aesthetic impacts minimized) with the natural environment and will present no hazards to persons or property, environmental threats or unreasonable servicing or maintenance challenges.

Policy 5.36.3 Design for People and Nature. Structure new neighbourhoods around parks, pedestrian and bike routes, open spaces, and environmental areas, rather than around roadways and cars.

Chapter 7: Infrastructure

Policy 7.6.2 Complete Streets. Ensure new roads are built as complete streets that incorporate sidewalks and on street bike lanes on arterial and major collector roads and off-road bike paths as per the Active Transportation Plan and provides for efficient transit service, as well as sufficient space to include landscaping.

Policy 7.8.3 New Residential Developments. Ensure that new residential developments and subdivisions have active transportation links to the nearest arterial or major collector roads at developer cost.

Policy 7.12.2 Natural Area Parks and Open Spaces. Provide a city-wide network of natural area parks which meet the following criteria:

- Contains representative Okanagan ecosystems;
- Contains areas of outstanding natural beauty (including areas with high visual sensitivity and high visual vulnerability, such as rocky outcrops, ridge lines, hilltops, silt slopes, canyons, and water edges);
- The land area is contiguous and forms part of a larger open space network;
- Contains conservation areas;
- Protects viewshed corridors; and
- Where appropriate, trails which maximize public safety while minimizing human impact on the most sensitive and vulnerable areas.

Policy 7.15.1 Partnerships. The City will create community and enhance quality-of-life through partnerships with developers, residents' associations, property owners, non-profit organizations, private enterprise, user groups and individuals, on the acquisition and construction of all classes of parks. The City

will also pursue joint use agreements and partnerships with School District 23, Regional District of the Central Okanagan, and the University of British Columbia Okanagan.

6.0 Technical Comments

6.1 Parks

All Park works are required at time of Subdivision S18-0035.

6.2 Development Engineering Department

All servicing with regards to the proposed development are required at time of Subdivision S18-0035.

7.0 Application Chronology

Date of Application Received: April 27, 2018

Date Public Consultation Completed: July 22, 2018

Report prepared by: Tracey Hillis, Planner, Suburban and Rural Planning

Reviewed by: Dean Strachan, Suburban and Rural Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

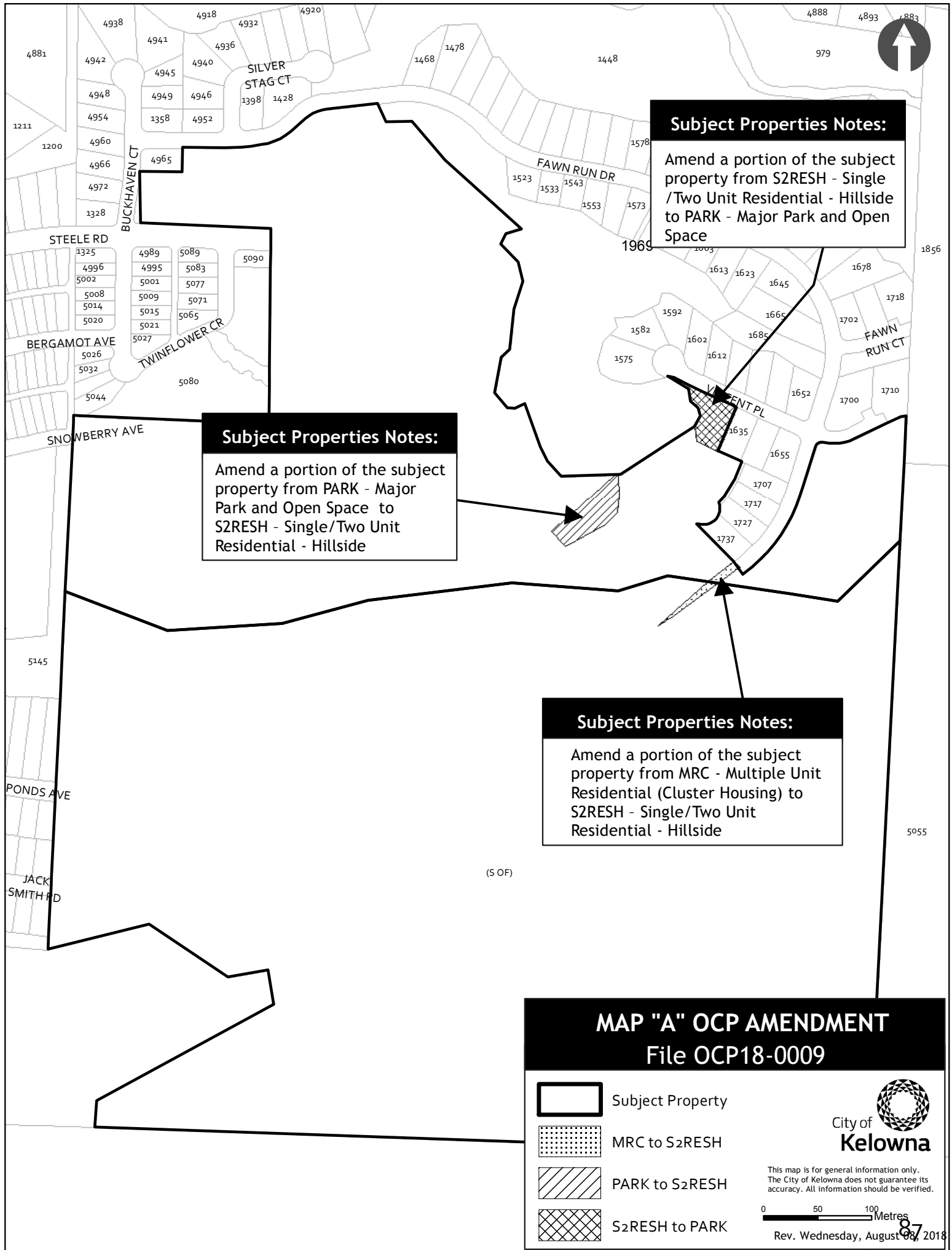
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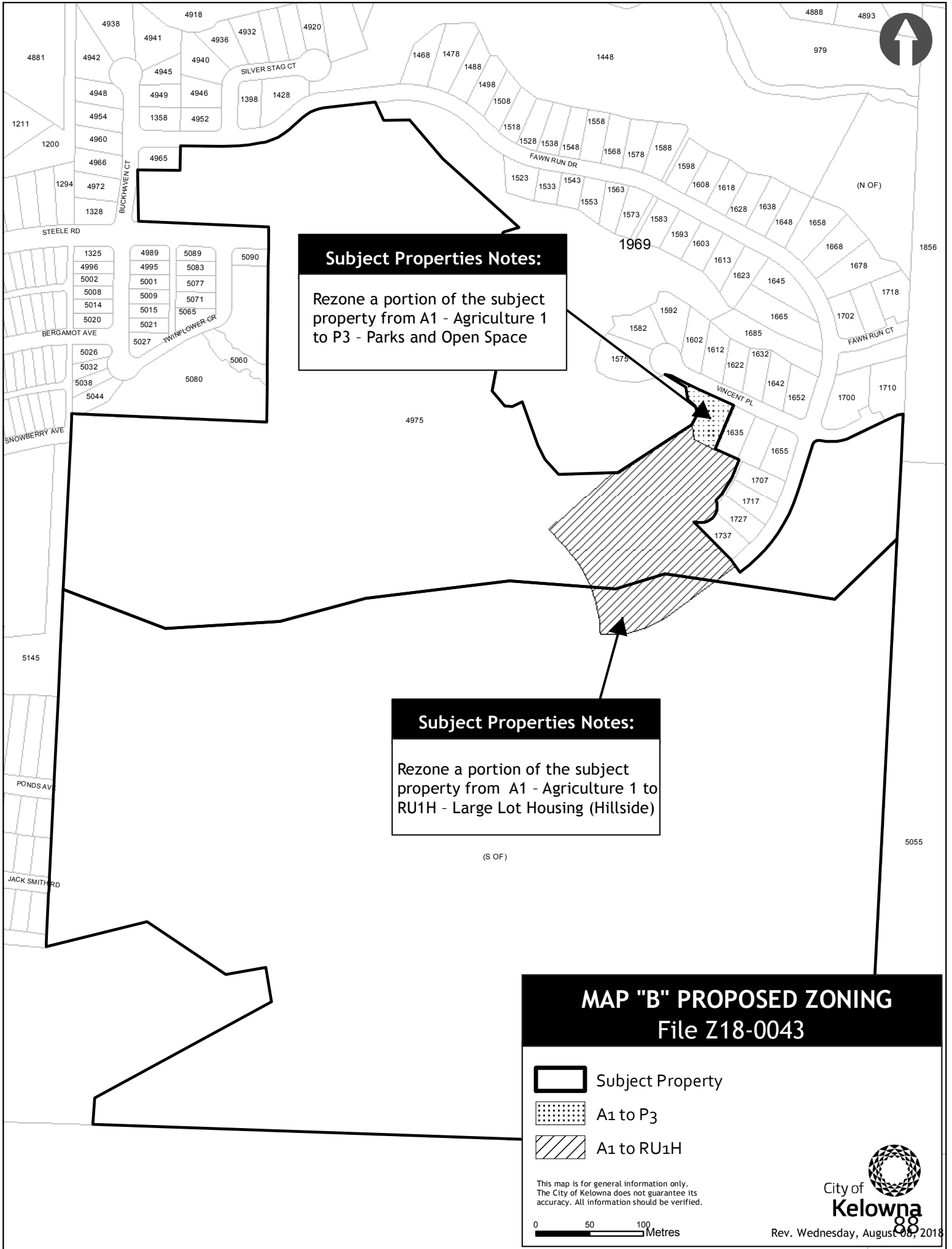
Map "A" OCP Amendment

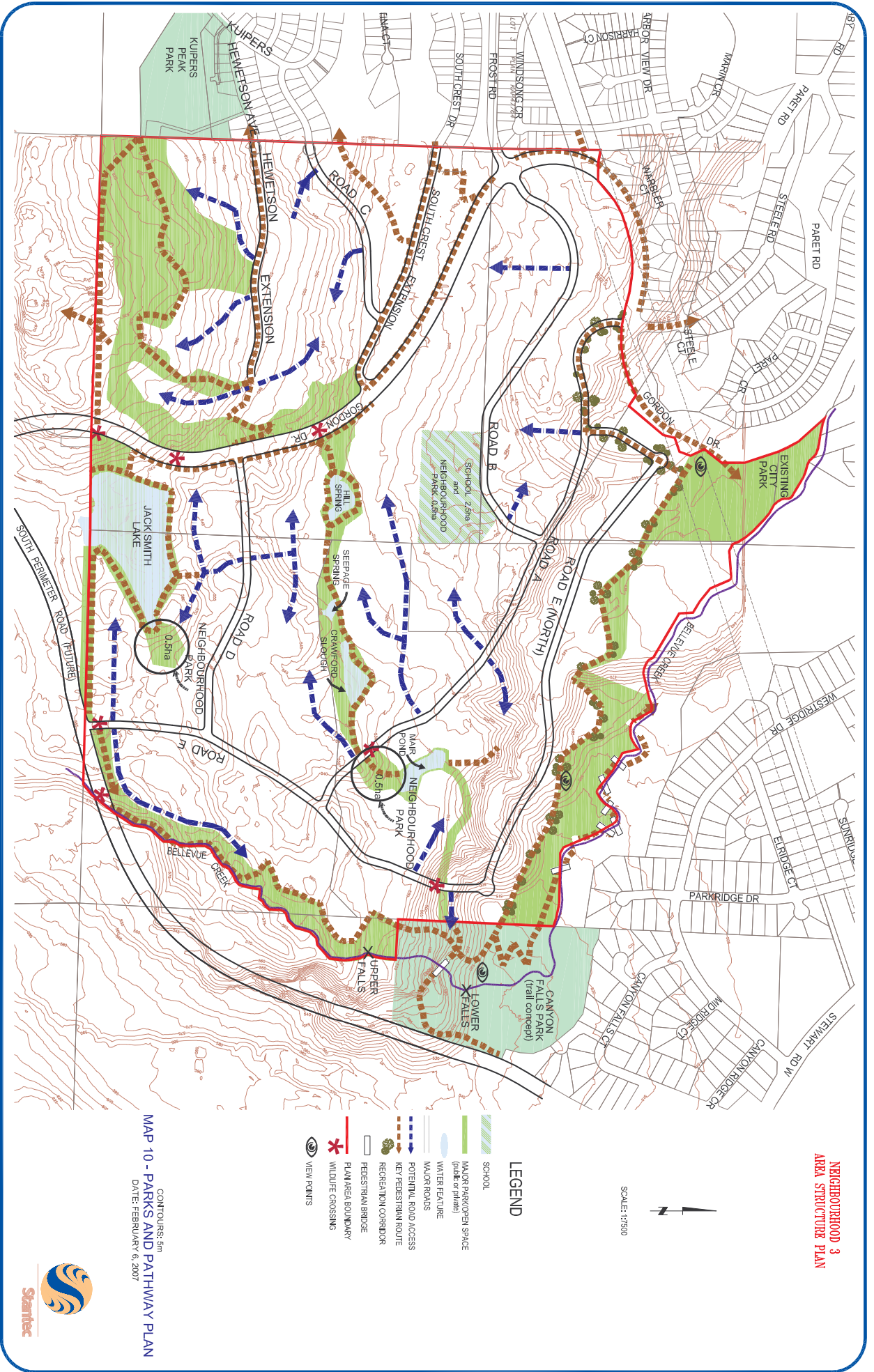
Map "B" Proposed Rezoning

Attachment 1: ASP Map 8 Development Concept

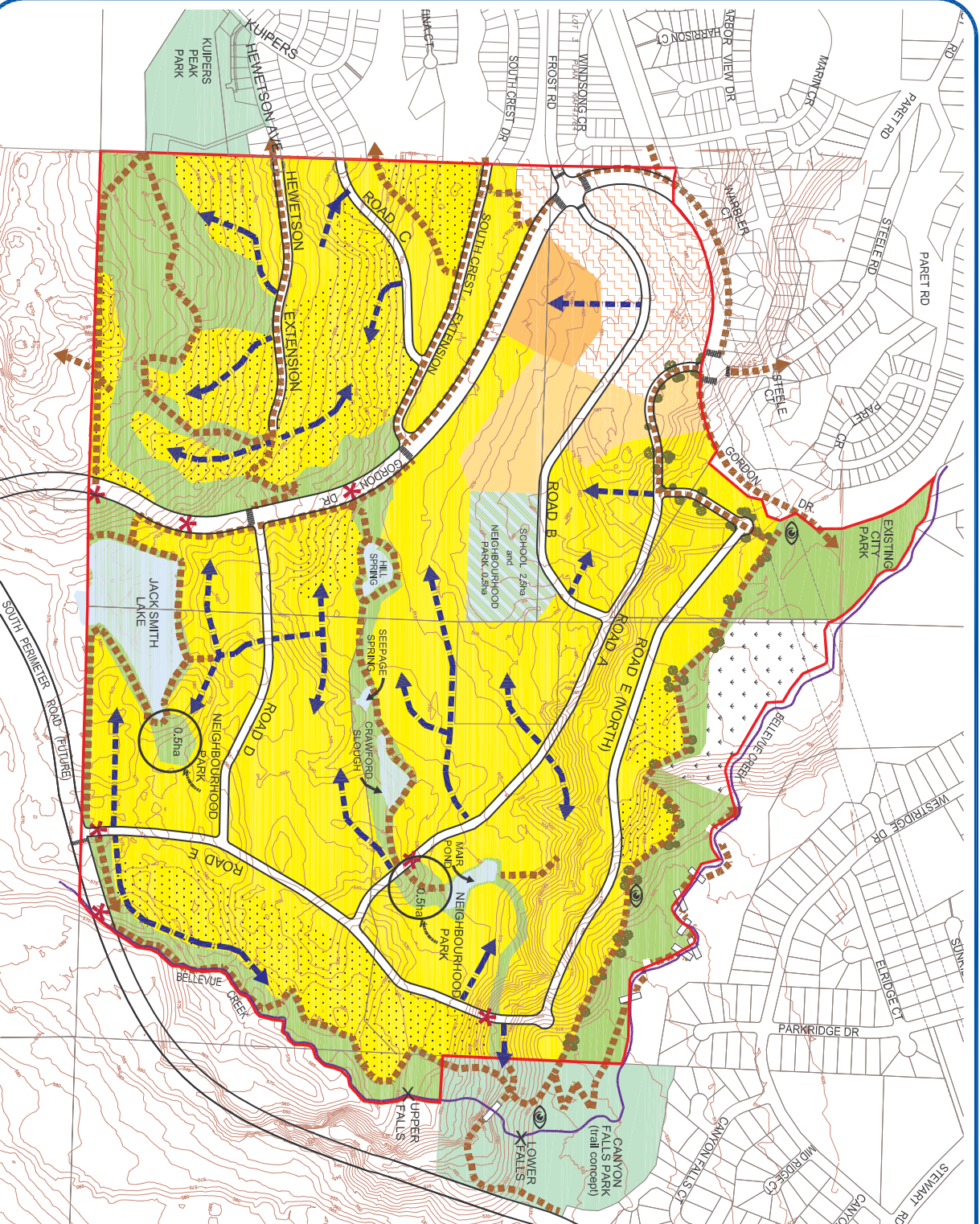
Attachment 2: ASP Map 10 Parks and Pathways Plan







NEIGHBOURHOOD 3 AREA STRUCTURE PLAN



LEGEND

RURAL/AGRICULTURE	HA	% OF TOTAL
SINGLE UNIT RES.	3.8	2
MULTI UNIT RES.	75.0	42
LOW DENSITY	20.6	17
MED. DENSITY	5.5	4
SCHOOL	2.5	1
MAJOR PARK/OPEN SPACE (public or private)	7.2	4
WATER FEATURE	2.5	1
MAJOR ROADS	4.3	3
TOTAL	177.4	100

- POTENTIAL ROAD ACCESS
- KEY FEEDS/ROAD ROUTE
- RECREATION CORRIDOR
- PEDESTRIAN BRIDGE
- CROSS WALKS
- PLAN AREA BOUNDARY
- WILDLIFE CROSSING
- VIEW POINTS

MAP 8-DEVELOPMENT CONCEPT
DATE: FEBRUARY 6, 2007



REPORT TO COUNCIL



Date: August 27, 2018

RIM No. 1250-30

To: City Manager

From: Community Planning Department (TA)

Application: Z18-0018

Owner: 1118374 BC Ltd

Address: 1275 Brookside Avenue

Applicant: Matt Johnston, Architecturally
Distinct Solutions Inc.

Subject: Rezoning

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

Existing Zone: RU6 – Two Dwelling Housing

Proposed Zone: RM3 – Low Density Multiple Housing

1.0 Recommendation

THAT Rezoning Application No. Z18-0018 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 3, Section 19, Township 26, ODYD, Plan 10696, Except Plans H14021 and KAP44480, located at 1275 Brookside Avenue, Kelowna, BC from the RU6 – Two Dwelling Housing zone to the RM3 – Low Density Multiple Housing zone, be considered by Council;

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

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Community Planning Department dated February 22, 2018;

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

2.0 Purpose

To rezone the subject property from RU6 – Two Dwelling Housing to RM3 – Low Density Multiple Housing.

3.0 Community Planning

Community Planning supports the proposed rezoning from RU6 – Two Dwelling Housing to RM3 – Low Density Multiple Housing as it is consistent with the Official Community Plan (OCP) Future Land Use

Designation of Multiple Unit Residential (Low Density) and located within the Capri Landmark Urban Centre. The subject property is aligned with the OCP Policy of Compact Urban Form (Policy 5.2.3). It is located immediately adjacent to a transit stop on Springfield Road, walking distance to Capri Centre, and is a convenient proximity to schools and parks. In addition, the surrounding area is a combination of single family dwellings and other multi-family projects, and therefore the application is consistent with the established character of the neighbourhood.

Should Council support the rezoning, Staff will bring forward a Development Permit for the form and character of the proposed 6-unit townhomes with no variances identified at this time.

4.0 Proposal

4.1 Background

The subject property is currently vacant and has never been developed.

4.2 Project Description

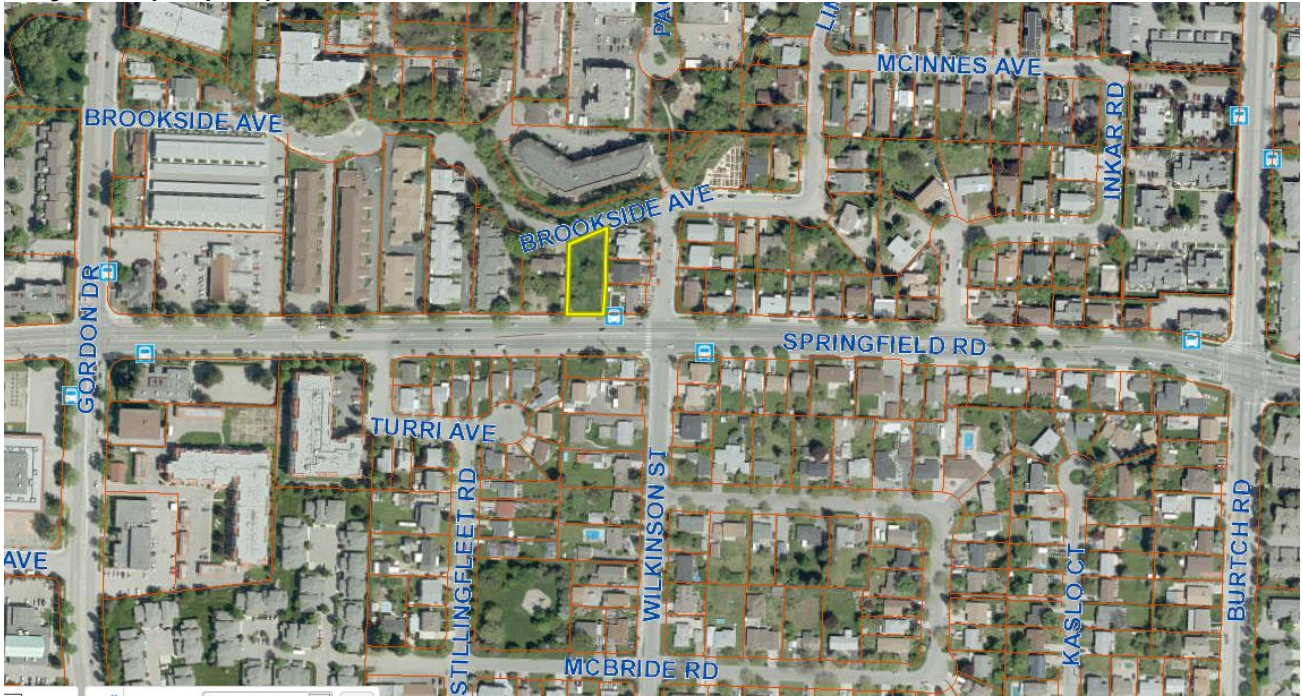
The proposed rezoning to RM3 – Low Density Multiple Housing will facilitate the development of a 6-unit townhome complex with three bedrooms and double garages, with the site entrance off of Brookside Avenue. Development Engineering requirements include paying cash-in-lieu for upgrades to Brookside Avenue which include sidewalk, storm, curb, and gutter. The property is located within the Mill Creek Floodplain Bylaw area, and therefore a minimum elevation will be required to any habitable space.

4.3 Site Context

The subject property is located within the Capri Landmark Urban Centre, and fronts along Springfield Road and Brookside Avenue. There is a transit stop immediately adjacent to the property on Springfield, it is within walking distance to Capri Centre for a commercial node, and is within 400 m of the nearest Elementary School.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RM5 – Medium Density Multiple Housing	Multi-family
East	RU6 – Two Dwelling Housing	Two Dwelling Housing Single Dwelling Housing
South	RU6 – Two Dwelling Housing	Single Dwelling Housing
West	RU6 – Two Dwelling Housing	Single Dwelling Housing

Subject Property Map: 1275 Brookside Avenue**5.0 Current Development Policies****5.1 Kelowna Official Community Plan (OCP)****Development Process**

Compact Urban Form.¹ Develop a compact urban form that maximizes the use of existing infrastructure and contributes to energy efficient settlement patterns. This will be done by increasing densities (approximately 75 - 100 people and/or jobs located within a 400 metre walking distance of transit stops is required to support the level of transit service) through development, conversion, and re-development within Urban Centres (see Map 5.3) in particular and existing areas as per the provisions of the Generalized Future Land Use Map 4

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

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

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, Policy 5.2.3 (Development Process Chapter).

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

³ City of Kelowna Official Community Plan, Policy 5.22.13 (Development Process Chapter).

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

6.2 Development Engineering Department

Please see attached Development Engineering Memorandum dated February 22, 2018 as Schedule "A".

6.3 Fire Department

- Approved Construction fire safety plan required prior to construction and updated as required. Template at Kelowna.ca
- Fire Department access is to be met as per BCBC 3.2.5. and 5.6.1.4 BCFC.
- New hydrants shall be operational prior to start of construction
- Address building off Brookside Ave with unit numbers
- Provide protection from adjacent building that would be exposed to fire originating from building under construction. BCFC 5.6.1.2
- Garbage enclosure must not be within 3 meter from structure or overhangs.
- Building will comply with Bylaw 10760.

6.4 Ministry of Transportation

Preliminary approval granted for one year.

7.0 **Application Chronology**

Date of Application Received:	February 1, 2018
Date Public Consultation Completed:	July 3, 2018
Date of Additional Information Received:	August 2, 2018

Report prepared by: Trisa Atwood, Planner II

Reviewed by: Dean Strachan, Suburban and Rural Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Attachment "A": Site Plan

Attachment "B": Conceptual Elevations

Attachment "C": Landscape Plan

Schedule "A": Development Engineering Memorandum dated February 22, 2018

1275 BROOKSIDE AVENUE, KELOWNA, BC



PROPERTY DESCRIPTION

CINC: 1275 Brookside Avenue, Kelowna, BC

LEGAL: PLAN 10696, LOT #3, 284962 KID

ZONING CALCULATIONS:

CURRENT: City of Kelowna RM6 Zoning
PROPOSED: City of Kelowna, RM3 Zoning

SITE INFORMATION:

	Allowed	Proposed
Gross Site Area=	15,569 sf (1,446 sm)	
Moveable Site Coverage (private outdoor space + 10% greater than min.)=	40% (6,226sf/578.6sm)	30% (4,670sf/433.9sm)
Coverage + Hardscaping=	60% (9,341sf/867.8sm)	60% (9,341sf/867.8sm)

F.A.R. =	.75 + .05 = .8 (12,455sf)	.64 (9,850sf)
Unit Area Calculations:		

Unit Area Calculations:

Unit 1	1,655sf
Unit 2	1,635sf
Unit 3	1,635sf
Unit 4	1,635sf
Unit 5	1,635sf
Unit 6	1,655sf
Total=	9,850sf

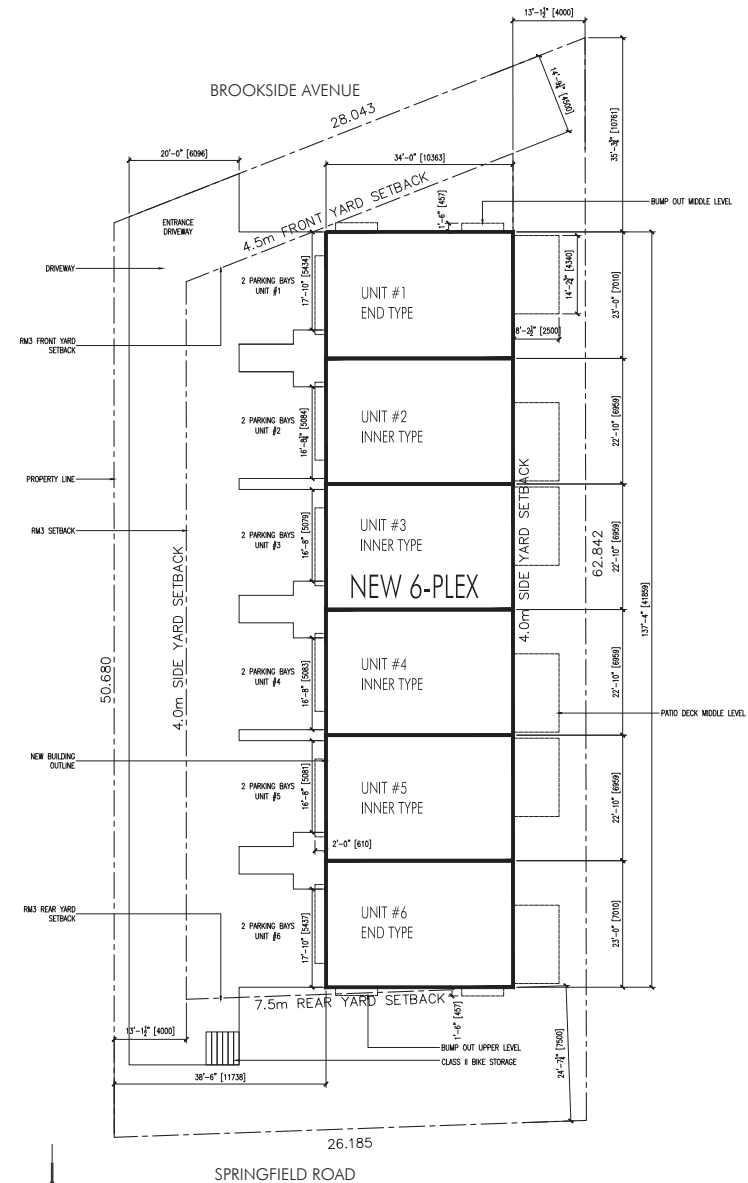
	Allowed	Proposed
Max. Height =	10m (32.8 ft) or 3 stories	10m (3 stories)

Yard setbacks:	Allowed	Proposed
front yard -	4.5m	4.5m
side yard -	4.0m	11.8m/4.0m
rear yard -	7.5m	7.5m

Parking Calculations:	Allowed	Proposed
2 per /3 bedroom =	2x6=12 (Required)	12

Bicycle Storage:	Allowed	Proposed
Class I, 5/unit	.5x6=3 (Required)	6 (garage storage)
Class II, 1/unit	.1x6=.6 (1) (Required)	6

Private Space Areas / Roof Deck Areas:	UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5	UNIT 6
ENTRY LEVEL	28sm	28sm	28sm	28sm	28sm	28sm
MIDDLE LEVEL	9.5sm	9.5sm	9.5sm	9.5sm	9.5sm	9.5sm
TOTAL	37.5sm	37.5sm	37.5sm	37.5sm	37.5sm	37.5sm



1 SITE/ROOF PLAN
A-001 3/32'-1'-0"



501-1630 Pandosy St.
Kelowna, BC V1Y 1P7
www.distinctsolutions.ca

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All trades are to maintain the work in accordance with the current municipality building bylaws and requirements of other local jurisdiction building bylaws as well as the British Columbia Building Code. (Over recent years) building all trades must comply with the current building code and maintain responsibility for the location and protection of all water and other ground utilities, drive and contact connections, including but not limited to, water, sewer, gas, fibre and telephone.

Revision No., Date
and Description
01-31-18-FOR DP

Plot Date Drawing No.
31-Jan-18 A-001

PROJECT
1275 BROOKSIDE AVENUE

DRAWING TITLE
PROJECT INFORMATION



FOR DP

ATTACHMENT

This forms part of application
Z18-0018

Planner Initials

TA

City of Kelowna
COMMUNITY PLANNING

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ALL RIGHTS RESERVED

All ideas, designs, drawings and specifications for the complete project are the property of Architectural District Solutions Inc. As instruments of service, they may not be used or reproduced in any form without the written consent of Architectural District Solutions Inc. All Contracting Trades shall check and verify all specifications, details and conditions on the plans prior to commencement of any work. Any discrepancies are to be reported immediately to Architectural District Solutions Inc. Do not make any dimensions from this drawing.

All trades are to execute the work in accordance with the current municipality building codes, bylaws and conditions of the local authorities having jurisdiction as well as the british columbia building code - (most recent edition) including all published revisions and amendments. All trades shall assume full responsibility for the locations and protection on all under and above ground utilities, wires on conduct connections, including but not limited to water, sewer, gas, hydro and telephone.

Revision No., Date and Description
01.31.18 - FOR DP
04.13.18 - ADDENDUM NO.1

Plot Date 13-Apr-18	Drawing No. A-200
------------------------	----------------------

PROJECT
1275 BROOKSIDE AVENUE

<div style="text-align: center;">  </div>	DRAWING TITLE
	ELEVATIONS



PRE-FINISHED METAL WOOD GRAIN PANEL:	GUNSTOCK BY FX ALUMINUM OR KNOTTY EBONY BY LUX OR APPROVED EQUAL
CULTURED STONE:	NATURAL CONCRETE
HORIZONTAL SIDING:	WOODSTOCK BROWN HARDIE COLOUR
VERTICAL SIDING:	WOODSTOCK BROWN HARDIE COLOUR
ACRYLIC STUCCO:	HC-172 REVERE PEWTER BY BENJAMIN MOORE
WINDOWS & DOORS: ALUMINUM HANDRAILS:	WHITE WHITE
PRE-FINISHED ALUMINUM CAP FLASHING:	MATCH MATERIAL
STAINED FIBERGLASS ENTRY DOOR:	ESPRESSO
ASPHALT SHINGLES/ TORCH ON MEMBRANE:	ARCHITECTURAL DUAL BLACK BY IKO OR APPROVED EQUAL

This forms part of application
Z18-0018



City of Kelowna
COMMUNITY PLANNING

Planner
Initials

TA

FOR DP

96



VIEW 1



VIEW 2



VIEW 3

FOR DP

ATTACHMENT

B

This forms part of application

Z18-0018

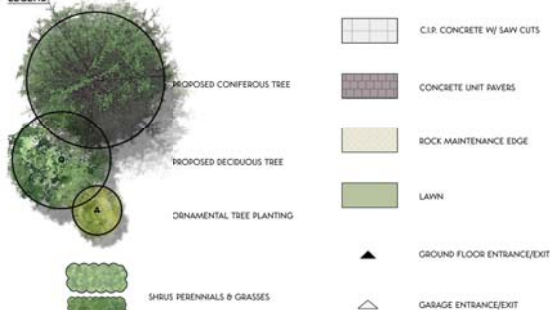
Planner Initials

TA

City of Kelowna

COMMUNITY PLANNING

LEGEND:



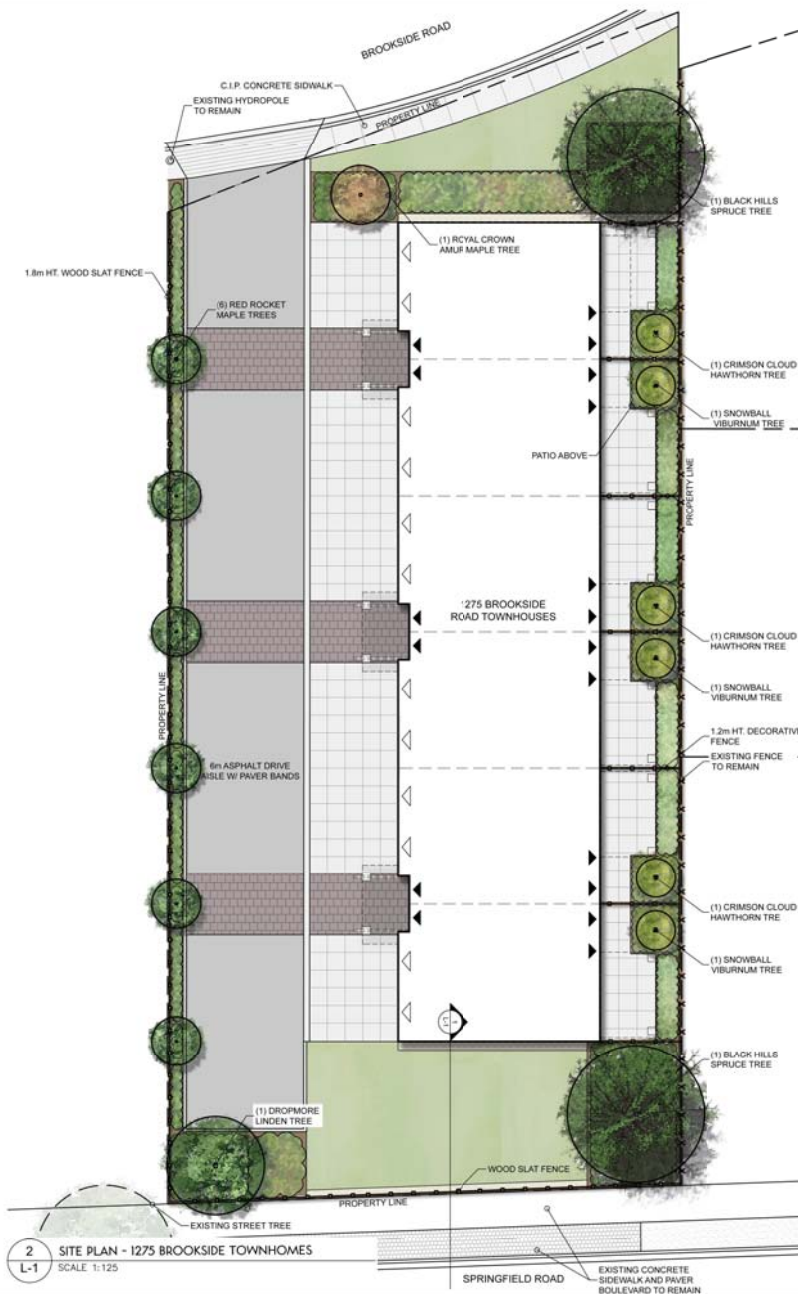
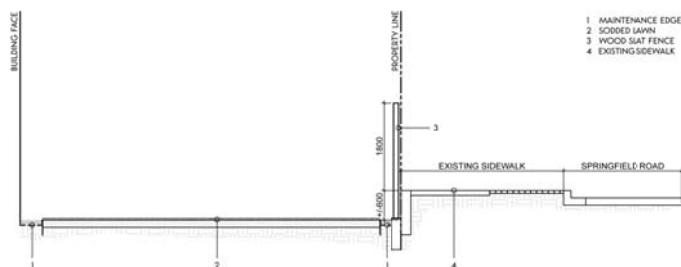
DEVELOPMENT PERMIT NOTES:

- PLANT MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MINIMUM STANDARDS ESTABLISHED IN THE LATEST EDITION OF THE B.C. LANDSCAPE STANDARDS, PUBLISHED BY B.C.L.N.A. AND B.C.S.L.A. AS WELL AS THE CITY OF KELLOWNA LANDSCAPE STANDARDS IN BYLAW 7900.
- THE LANDSCAPE DESIGN DESIGNATED HEREIN IS CONCEPTUAL BUT REFLECTS THE MINIMUM CITY OF KELLOWNA FORM AND CHARACTER REQUIREMENTS.
- PLANT MATERIAL SELECTIONS ARE CONCEPTUAL ONLY. FINAL PLANTING SELECTIONS MAY VARY DEPENDING UPON AVAILABILITY AT THE TIME OF CONSTRUCTION.
- TREES SHALL BE INSTALLED IN DEFINED SOIL PITS OR PLANTING BED AREAS. ADEQUATE SOIL VOLUME SHALL BE PROVIDED BASED ON THE SPECIFIED TREE SPECIES AND LOCATION.
- ORNAMENTAL SHRUB, GRASS AND PERENNIAL CLUSTERS ARE TO BE PLACED WITHIN DEFINED PLANTING BEDS. ALL PLANTING BEDS SHALL HAVE A MIN. OF 450mm (18") IMPORTED GROWING MEDIUM AND 75mm (3") OF COMPOSTED MULCH OR APPROVED EQUAL.
- ROCK MAINTENANCE EDGE AREAS SHALL HAVE A MIN. OF 75mm (3") OF DECORATIVE CRUSHED ROCK. COMMERCIAL GRADE LANDSCAPE FABRIC SHALL BE INSTALLED BELOW W/ AN ALUMINUM EDGE RESTRAINT.
- TOPSOIL AREAS SHALL BE LOW WATER USE "NO. 1" PREMIUM SOD WITH A MIN. OF 150mm (6") IMPORTED GROWING MEDIUM.
- A HIGH EFFICIENCY IRRIGATION SYSTEM SHALL BE INSTALLED FOR ALL ORNAMENTAL LANDSCAPE AREAS AND SHALL CONFORM TO THE CITY OF KELLOWNA'S IRRIGATION STANDARDS IN BYLAW 7900.

PLANT LIST:

TREES			
Botanical Name	Common Name	Size	Root
<i>Acer glabrum 'Silver'</i>	Royal crown amur maple	4cm Cal.	882
<i>Acer rubrum 'Red Rocket'</i>	Red Rocket maple	4cm Cal.	882
<i>Crataegus lanuginosa 'Crimson Cloud'</i>	Crimson Cloud hawthorn	4cm Cal.	882
<i>Picea canadensis 'Black Hills'</i>	Black Hills spruce	1.8m Ht.	882
<i>Thuja x 'Revegensis' 'Diamond'</i>	Diamond cedar	4cm Cal.	882
<i>Viburnum spicatum 'Snowball'</i>	Snowball viburnum	1.2m Ht.	882
SHRUBS			
Botanical Name	Common Name	Size/Spacing	Root
<i>Berberis thunbergii</i>	Berberis	#02 Conf./10m O.C.	Putted
<i>Buxus 'Green Velvet'</i>	Green velvet boxwood	#02 Conf./10m O.C.	Putted
<i>Hydrangea arborescens 'Annabelle'</i>	Annabelle hydrangea	#02 Conf./15m O.C.	Putted
PERENNIALS			
Botanical Name	Common Name	Size/Spacing	Root
<i>Erincholax purpurea 'Magnus'</i>	Magnus cornflower	#01 Conf./0.6m O.C.	Putted
<i>Impatiens 'Candy'</i>	Berry red bearded iris	#01 Conf./0.6m O.C.	Putted
<i>Asiatica 'Candy'</i>	White bearded iris	#01 Conf./0.6m O.C.	Putted
<i>Salix nemoralis 'Sensation Rose'</i>	Cliff Green	#01 Conf./0.75m O.C.	Putted
<i>Salix nemoralis 'Sensation Rose'</i>	Sensation rose salvia	#01 Conf./0.3m O.C.	Putted
GRASSES			
Botanical Name	Common Name	Size/Spacing	Root
<i>Calamagrostis canadensis 'Karl Forester'</i>	Karl Forester feather reed grass	#01 Conf./0.75m O.C.	Putted
<i>Roegneria glauca</i>	Large blue hair grass	#01 Conf./0.9m O.C.	Putted

- MAINTENANCE EDGE
- SODDED LAWN
- WOOD SLAT FENCE
- EXISTING SIDEWALK



NO.	DATE	DESCRIPTION
1	JULY 2018	ISSUED FOR REVIEW
2	JULY 2018	ISSUED FOR REVIEW
3	JULY 2018	ISSUED FOR REVIEW



ARCHITECTURALLY
DISTINCT SOLUTIONS INC.
KELLOWNA, B.C.

PROJECT:
1275 BROOKSIDE
ROAD TOWNHOMES
KELLOWNA, B.C.

SHEET TITLE:
LANDSCAPE
PLAN

DESIGN BY: L.S.
DRAWN BY: L.S.
CHECKED BY: AN
PROJECT NO.: 18-001
SCALE: 1:125

SHEET NO.

L-1

ATTACHMENT C
SECTION - 1275 BROOKSIDE SOUTH PROPERTY LINE
L-1 SCALE: 1:50

This forms part of application

Z18-0018

Planner
Initials

TA

City of
Kelowna
COMMUNITY PLANNING





CITY OF KELOWNA

MEMORANDUM

Date: February 22, 2018
File No.: Z18-0018
To: Community Planning (TA)
From: Development Engineering Manager(JK)
Subject: 1275 Brookside Avenue RU1 to RM3

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

1. Domestic Water and Fire Protection

This property is currently serviced with a 13mm-diameter copper water service. An Upgrade to 50mm 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 Jason Angus, by email jangus@kelowna.ca or phone, 250-469-8783.

2. Sanitary Sewer

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

3. Storm Drainage Improvements

The developer must engage a consulting civil engineer to provide a storm water management plan for this site which meets the requirements of the City Storm Water Management Policy and Design Manual. The storm water management plan must also include provision of lot grading plans, minimum basement elevations (MBE), if applicable, and provision of a storm drainage service and recommendations for onsite drainage containment and disposal systems.



4. Road Improvements

- a. Brookside Avenue must be upgraded to an urban standard along the full frontage of this proposed development, including sidewalk, pavement removal and replacement, boulevard landscaping, 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 **\$32,385.00 not including utility service cost.**
- b. Only the service upgrades must be completed at this time. The City wishes to defer the upgrades to Scott Rd. 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
Sidewalk	\$8,750.00
Storm System	\$6,587.50
Street Lighting	\$5,812.50
Road Fillet	\$5,460.00
Curb & Gutter	\$3,150.00
Blvd Landscaping	\$2,625.00
Total	\$32,385.00

4. Development Permit and Site Related Issues

- a) Vehicle access for the Townhomes must be from Brookside Avenue 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. 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.

8. Servicing Agreement for Works and Services

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

9. Administration Charge

An administration charge will be assessed for processing of this application, review and approval of engineering designs and construction inspection. The administration charge is calculated as (3.5% of Total Off-Site Construction Cost plus GST).

9. Survey, Monument and Iron Pins

If any legal survey monuments or property iron pins are removed or disturbed during construction, the developer will be invoiced a flat sum of \$1,200.00 per incident to cover the cost of replacement and legal registration. Security bonding will not be released until restitution is made.

10. Bonding and Levy Summary

(a) Levies

1. Brookside Avenue frontage improvements	\$32,385.00
---	--------------------

(b) Bonding

1. Service upgrades	To be determined
---------------------	-------------------------


James Kay, P. Eng.
Development Engineering Manager

REPORT TO COUNCIL



Date: August 27, 2018

RIM No. 1250-30

To: City Manager

From: Community Planning Department (JR)

Application: Z18-0084

Owner: Alexander Mark Duffield &
Nadja Duffield

Address: 461 Curlew Drive

Applicant: Alexander Mark Duffield

Subject: Rezoning Application

Existing OCP Designation: S2RES – Single / Two Unit Residential

Existing Zone: RR3 – Rural Residential 3

Proposed Zone: RU1 – Large Lot Housing

1.0 Recommendation

THAT Rezoning Application No. Z18-0084 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 108, Section 23, Township 28, SDYD, Plan 32591, located 461 Curlew Drive, Kelowna, BC from RR3 – Rural Residential 3 zone to the RU1 – Large Lot Housing zone, be considered by Council;

AND THAT Council's consideration of this Rezoning Bylaw be considered subsequent to the registration of a Right of Way for sewer connection with neighbouring property located along Quilchena Drive, Kelowna, BC, in favor of the subject property;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Attachment "A" attached to the Report from the Community Planning Department dated August 27, 2018;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the discharge of LUC77-1002 on October 3, 2018;

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

2.0 Purpose

To rezone the subject property from RR3 – Rural Residential 3 to RU1 – Large Lot Housing to facilitate an addition for a secondary suite.

3.0 Community Planning

Community Planning Staff support the proposed rezoning to facilitate an addition to the house for a secondary suite. The property is located within the Permanent Growth Boundary, adjacent to the Kettle Valley sector of the City. The parcel is designated as S2RES – Single/Two Unit Residential in the Official Community Plan (OCP) and is 1214 m². The applicant is looking to rezone to RU1 as it would allow for a larger lot size coverage percentage which is needed to accomplish the addition. The addition will be a maximum of 100 m² and will be located on the West side of the house. Rezoning the subject property to an urban zone is appropriate as it meets all aspects of an urban neighbourhood. The addition of the secondary suite would meet policy objectives including fostering a mix of housing forms and concentrating growth within the Permanent Growth Boundary. The proposed rezoning is consistent with the property's future land use designation and will have urban services (i.e. Sewer). Sewer connection is proposed to be completed by connecting through neighbours backyard.

In accordance with Council Policy No. 367, the applicant submitted a Neighbour Consultation Form outlining that the neighbours within 50m of the subject property were notified of the proposed rezoning application.

4.0 Proposal

4.1 Project Description

The proposed addition, is to be located in the side yard and requires no variances. The design and height, one storey, will match that of the original house.

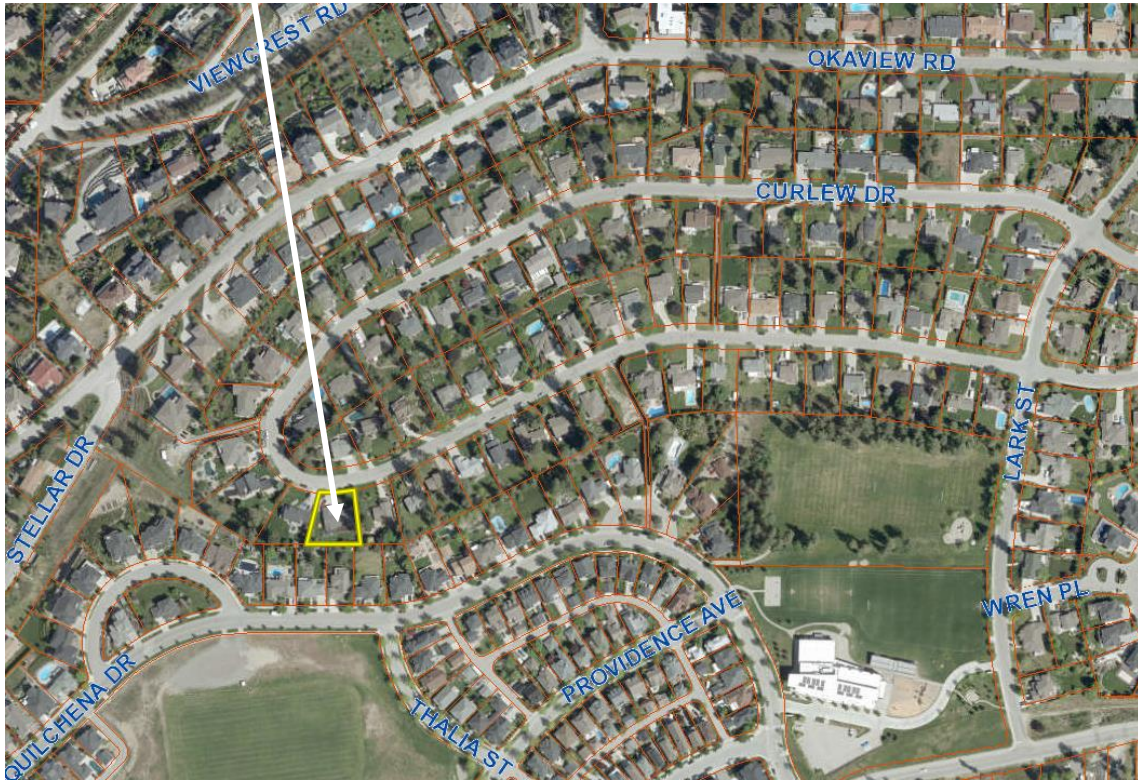
4.2 Site Context

The subject property has a total area of 1214 m² and is located at 461 Curlew Drive. The property is designated S2RES – Single / Two Unit Residential in the Official Community Plan and the surrounding area is single family residential.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RR3 – Rural Residential 3	Single Family Residential
East	RR3 – Rural Residential 3	Single Family Residential
South	CD2 – Kettle Valley	Single Family Residential
West	RR3 – Rural Residential 3	Single Family Residential

Subject Property Map: 461 Curlew Drive



4.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RU ₁ ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Lot Area	550 m ²	1172m ²
Lot Width	16.5 m	25m Front / 40m Back
Lot Depth	30 m	40m (East side) / 39m (West side)
Development Regulations		
Site Coverage	40%	36%
Site Coverage (including buildings and driveways)	50%	43%
Height	9.5 m / 2 ½ storeys	1 storey
Front Yard	4.5 m	6.8 m
Side Yard (east)	2 m	3 m
Side Yard (west)	2 m	2 m
Rear Yard	7.5 m	7.75 m
Other Regulations		
Minimum Parking Requirements	3 stalls	5 (2 garage / 3 driveway)
Private Open Space	60 m ² (30 m ² per dwelling)	465 m ² (total)

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 neighborhood with respect to building design, height and siting.

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

6.0 Technical Comments

6.1 Building & Permitting Department

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

6.2 Development Engineering Department

See Attachment A

7.0 Application Chronology

Date of Application Received: July 17th, 2018

Date Public Consultation Completed: July 29th, 2018

Report prepared by: Jenna Ratzlaff, Planner

Reviewed by: Terry Barton, Urban Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Attachment 'A': Development Engineering Memorandum

Schedule 'A': Rational, Site Plan & Floor Plans

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

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

³ City of Kelowna Official Community Plan, Policy 5.22.7 (Development Process Chapter).

Date: August 7, 2018

File No.: Z18-0084

To: Urban Planning Management (JR)

From: Development Engineering Manager (JK)

Subject: 461 Curlew Dr RR3 to RU1 Addition

ATTACHMENT		A
This forms part of application		
# Z18-0084		
Planner Initials	JR	 City of Kelowna COMMUNITY PLANNING

461 Curlew Drive Rezoning Rational Statement

Description of Land:

Parcel Identifier: 001-555-804

Legal Description:

LOT 108, SECTION 23, TOWNSHIP 28 SIMILKAMEEN DEVISION YALE DISTRICT PLAN 32591

We are seeking to have our property at 461 Curlew Drive, Kelowna BC rezoned from RR3 to RU1 to accommodate a future planned addition to the home. The addition would be in the form of a 800-960 sq ft legal rental suite built by Gord Turner Renovations. We would like to begin construction as soon as zoning and sewer work is approved by City of Kelowna.

The current building is a single level rancher with a site coverage already over the site coverage percentage for the existing RR3 zoning and is listed as 'legal non-conforming'. The Site Coverage Percentage permitted under RU1 would allow for the addition we are looking to add to our home.

Our lot was just recently zoned as RR3 as part of a bulk rezoning related to the termination of the existing land use contract. Our understanding is that all properties on septic were zoned as RR3 and those on City sewer were zoned to RU1.

We are awaiting to hear back from John Fillipenko at City Engineering Department to have a site inspection done and estimate time for the site to be connected to city sewer.

Thank you for your consideration of this request.

Alex & Nadja Duffield
250-872-9515

SCHEDULE		A
This forms part of application		
# Z18-0084		
Planner Initials	JR	 City of Kelowna COMMUNITY PLANNING

461 Curlew Drive
Parcel Identifier: 001-555-804
Legal Description:
LOT 108, SECTION 23, TOWNSHIP 28 SIMILKAMEEN DEVISION YALE DISTRICT PLAN 32591



SCHEDULE


A

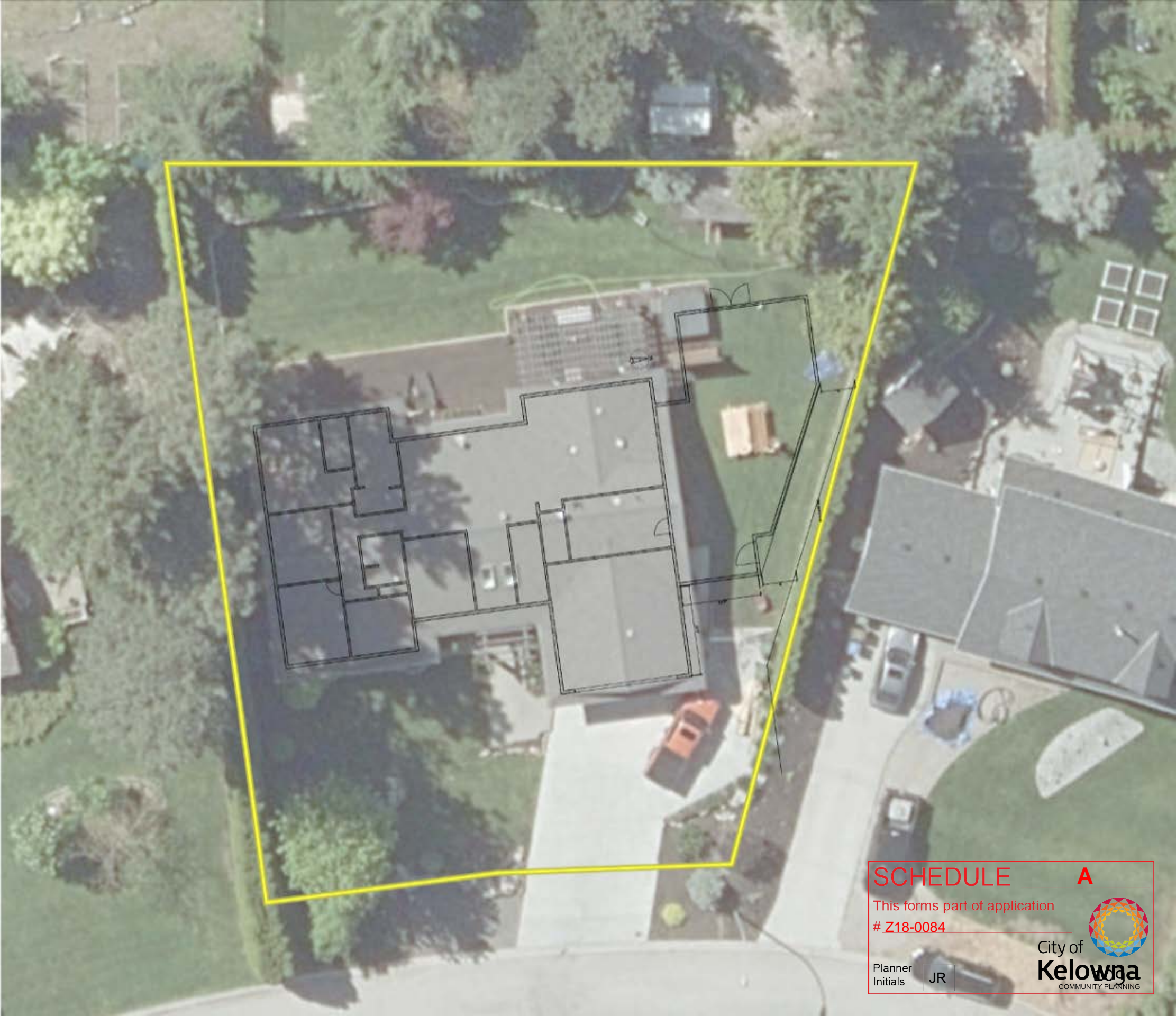
This forms part of application
Z18-0084

Planner
Initials

JR

City of
Kelowna
COMMUNITY PLANNING





SCHEDULE A

This forms part of application
Z18-0084

Planner
Initials

JR











SCHEDULE

A

This forms part of application
Z18-0084

Planner
Initials JR





REPORT TO COUNCIL



Date: August 27, 2018

RIM No. 1250-30

To: City Manager

From: Community Planning Department (LK)

Application: Z17-0094

Owner: 1568447 Alberta Ltd

Address: 889 Vaughan Avenue

Applicant: Blue Green Architecture Inc.

Subject: Rezoning Application

Existing OCP Designation: IND - Industrial

Existing Zone: I₂ – General Industrial & I₄ – Central Industrial

Proposed Zone: I₄ – Central Industrial

1.0 Recommendation

THAT Rezoning Application No. Z17-0094 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 1 Section 30 Township 26 ODYD Plan EPP34493, located at 889 Vaughan Avenue, Kelowna, BC from the I₂ – General Industrial zone and the I₄ – Central Industrial zone to the I₄ – Central Industrial zone, be considered by Council;

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

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Community Planning Department dated August 27, 2018;

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

2.0 Purpose

To consider rezoning a portion of the subject property from the I₂ – General Industrial zone and the I₄ – Central Industrial zone to the I₄ – Central Industrial zone to facilitate the development of three new industrial buildings.

3.0 Community Planning

Community Planning Staff supports the proposed rezoning of the split zoned property (I₂ – General Industrial and I₄ – Central Industrial zones) to the I₄ – Central Industrial zones to facilitate the development

of a new industrial business park. The Official Community Plan (OCP) has a Future Land Use of IND – Industrial for the properties on the North side of Clement Avenue.

This north end industrial area and specifically the Clement Avenue corridor is currently undergoing a transition. There are many older warehouses including BC Tree Fruits Sun-Rype and Sandhill Wines. Along with the recently completed RCMP building, there are a number of proposed large residential and mixed use apartment building projects currently under application in the area.

4.0 Proposal

4.1 Project Description

The applicant is proposing three new business industrial buildings with a total of 23 units. Each unit has an upper mezzanine level for office space with large overhead doors facing to the interior of the site in order to appeal to a wider range of tenants. Glass facades with entryways front onto the three street frontages to provide pedestrian connectivity. Site access is from Ethel Street and Vaughan Avenue with the parking oriented to the middle of the site.

With the heavier industrial uses to the north, the development provides a sensitive land-use transition to the residential neighbourhood across Clement Avenue.

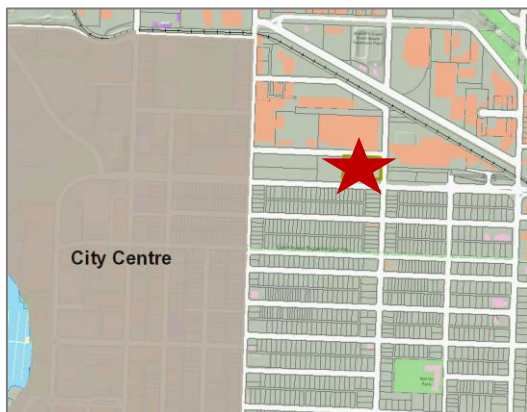
4.2 Site Context

The project site is located to the east of the City Centre Urban Centre along Clement Avenue. The site has street frontage along three sides (Clement Avenue, Vaughan Avenue and Ethel Street).

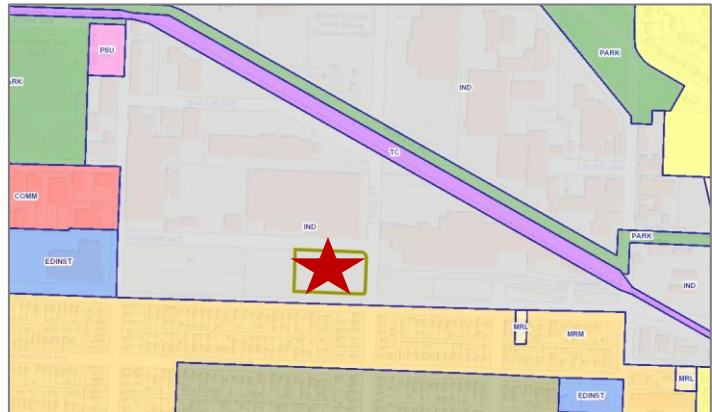
Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	I ₄ – Central Industrial Zone	Warehouse/ Storage
East	I ₄ – Central Industrial Zone	Warehouse/ Storage, Vacant
South	RU6 – Two Dwelling Housing	Single Family Dwellings
West	I ₂ General Industrial, I ₄ – Central Industrial Zone	Vacant

Context Map:



Future Land Use: Industrial



Subject Property Map: 889 Vaughan Avenue



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process

North End Industrial (High Tech and Incubator).¹ Encourage the redevelopment of industrially designated lands north of the Downtown Urban Centre for high-tech projects and buildings, including the potential for “incubator space” for smaller businesses.

Business Centres.² Encourage, in areas designated as “Industrial,” the provision of business centres that incorporate a mix of research, light manufacturing and associated business office uses.

6.0 Technical Comments

6.1 Building & Permitting Department

- No comments applicable to Rezoning.

6.2 Development Engineering Department

- Refer to Schedule 'A' dated October 19, 2017.

6.3 Fortis BC - Gas

- Please be advised that FortisBC Energy has a 219mm Intermediate pressure line that runs along Clement Avenue. If the applicant is working within 2m or crossing this line a permit is required. Please apply for a permit at www.fortisbc.com/rightofway. If you have any further questions, please contact our permit desk at 604-576-7021.

¹ City of Kelowna Official Community Plan, Policy 5.19.6 (Development Process Chapter).

² City of Kelowna Official Community Plan, Policy 5.28.2 (Development Process Chapter).

7.0 Application Chronology

Date of Application Received: October 11, 2017

Date Public Consultation Completed: June 26, 2018

Report prepared by: Lydia Korolchuk, Planner

Reviewed by: Dean Strachan, Suburban and Rural Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Schedule A: Development Engineering Memorandum

Attachment A: Site Plan

Attachment B: Conceptual Elevations and Rendering

CITY OF KELOWNA

MEMORANDUM

SCHEDULE A
This forms part of application # Z17-0094
 City of Kelowna <small>COMMUNITY PLANNING</small>
Planner Initials LK

Date: October 19, 2014
File No.: Z17-0094
To: Community Planning (LK)
From: Development Engineering Manager (JK)
Subject: 889 Vaughan Ave

Business Park Development

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

The Development Engineering Technologist for this project is Jason Angus

1) General

- a) Provide easements as may be required.

1) Domestic Water and Fire Protection

- a) 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.
- b) Only one service will be permitted for this development. The applicant, at his cost, will arrange for the removal of all existing services and the installation of a fire hydrant and one new larger metered water service.
- c) A water meter is mandatory for this development and must be installed inside the building on the water service inlet as required by the City Plumbing Regulation and Water Regulation bylaws. The developer or building contractor must purchase the meter from the City at the time of application for a building permit from the Inspection Services Department, and prepare the meter setter at his cost. Boulevard landscaping, complete with underground irrigation system, must be integrated with the on-site irrigation system.

2) Sanitary Sewer

- a) The developer's consulting mechanical engineer will determine the requirements of this proposed development and establish the required size and preferred location of the new service. Only one service will be permitted for this development. The applicant, at his cost, will arrange for the removal of the existing 100mm diameter service and the installation of a new larger service.
- b) A downstream flow analysis check is required by a consulting civil engineer to determine the impact of additional flow contributions on the existing pipe system and sewer lift station. If it is determined that upgrades to the existing facilities must be made, additional bonding will be required.

3) Storm Drainage

- a) The developer must engage a consulting civil engineer to provide a storm water management plan for the site, which meets the requirements of the City Storm Water Management Policy and Design Manual. The storm water management plan must also include provision of lot grading plan, minimum basement elevation (MBE), if applicable, and provision of a storm drainage service for the development and /or recommendations for onsite drainage containment and disposal systems. The on-site drainage system may be connected to an existing or proposed drainage system with an overflow service
- b) It will be necessary for the applicant to construct piped storm drainage systems along Vaughan Ave and Clement Av for the full development frontage. These works are included in the road upgrading requirements

4) Road Improvements

- a) Vaughan Avenue fronting this development must be upgraded to a full urban standard SS-R5 including a sidewalk, curb and gutter, storm drainage system road works, landscaped boulevard complete with underground irrigation system, street lights and re-location or adjustment of existing utility appurtenances if required to accommodate the upgrading construction
- b) Ethel Street is designated an urban linear corridor road. Frontage improvements required include curb and gutter, separate sidewalk, piped storm drainage system, road works, landscaped boulevard complete with underground irrigation system, and street lights. Existing overhead wires are to be located underground
- c) Ethel St and Clement Ave will require the installation of a traffic control signal, complete with left turn bays on Ethel St in both directions
- d) Clement Ave is designated an urban arterial road. Frontage improvements required include curb and gutter, separate sidewalk, piped storm drainage system, road works, transit shelter, landscaped boulevard complete with underground irrigation system, and street lights, and re-location or adjustment of existing utility appurtenances if required to accommodate the upgrading construction.

5) Subdivision

- a) By registered plan to provide the following:
 - i) Grant statutory rights-of-way if required for utility services

6) Electric Power and Telecommunication Services

- a) Electrical and telecommunication services to this site as well as the local distribution wiring must be installed in an underground duct system. The proposed new 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) Street Lighting

- a) Street lighting including underground ducts must be installed on all roads fronting on the proposed development. The cost of this requirement is included in the roads upgrading item

8) Engineering

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

9) Design and Construction

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

10) Servicing Agreements for Works and Services

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

11) Geotechnical Report

- a) As a requirement of this application the owner must provide a geotechnical report prepared by a Professional Engineer qualified in the field of hydro-geotechnical survey to address the following
 - i) Area ground water characteristics
 - ii) Site suitability for development, unstable soils, etc
 - iii) 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

- iv) List extraordinary requirements that may be required to accommodate construction of roads and underground utilities as well as building foundation designs
- v) Additional geotechnical survey may be necessary for building foundations, etc

12) Development Permit and Site Related Issues

- a) No driveway access will be permitted to Clement Ave
- b) Access and Manoeuvrability
 - i) An SU-9 standard size vehicle must be able to manoeuvre onto and off the site without requiring a reverse movement onto public roadways. If the development plan intends to accommodate larger vehicles movements should also be illustrated on the site plan
 - ii) Perimeter access must comply with the BC Building Code. Fire Truck access designs and proposed hydrant locations will be reviewed by the Fire Protection Officer

13) Charges and Fees

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



James Kay, P. Eng.
Development Engineering Manager

JA

CITY OF KELOWNA

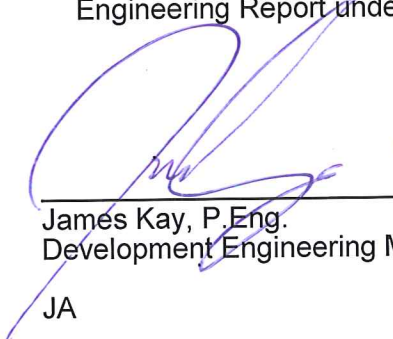
MEMORANDUM

Date: October 19, 2017
File No.: DP17-0214
To: Community Planning (LK)
From: Development Engineer Manager (JK)
Subject: 889 Vaughan Ave

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

1. General.

- a) All the offsite infrastructure and services upgrades are addressed in the Rezoning Engineering Report under file Z17-0094.



James Kay, P.Eng.
Development Engineering Manager

JA

SCHEDULE A	
This forms part of application # Z17-0094	
Planner Initials	<div>LK</div>
City of Kelowna <small>COMMUNITY PLANNING</small>	

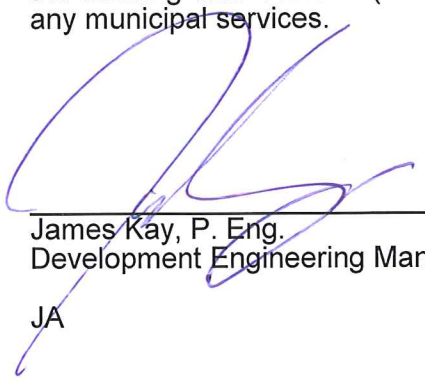
CITY OF KELOWNA

MEMORANDUM

Date: October 19, 2017
File No.: DVP17-0215
To: Community Planning (LK)
From: Development Engineering Manager (JK)
Subject: 889 Vaughan Ave

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

The request to vary the form and character of three new industrial buildings with a variance to the flanking side setback (south) from 7.5m required to .30m proposed does not compromise any municipal services.



James Kay, P. Eng.
Development Engineering Manager

JA



ATTACHMENT A

This forms part of application

Z17-0094

Planner
Initials

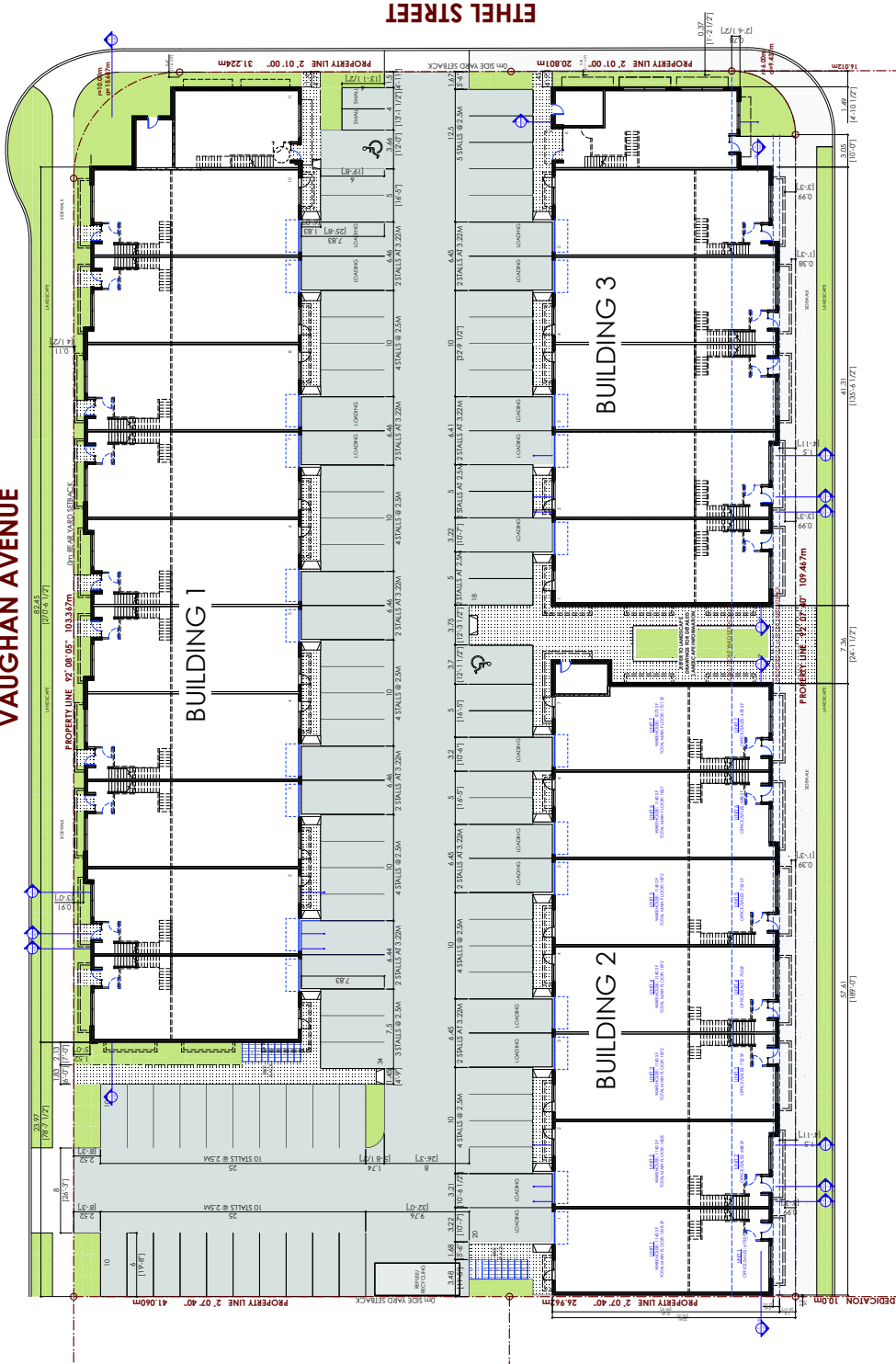
LK

City of
Kelowna
COMMUNITY PLANNING



DATE 2018/06/18
SCALE 1:200
ISSUED FOR RE-ISSUED FOR DP
PROJECT 17.546
A1.0

VAUGHAN AVENUE



ETHEL STREET

CLEMENT AVENUE

SITE PLAN

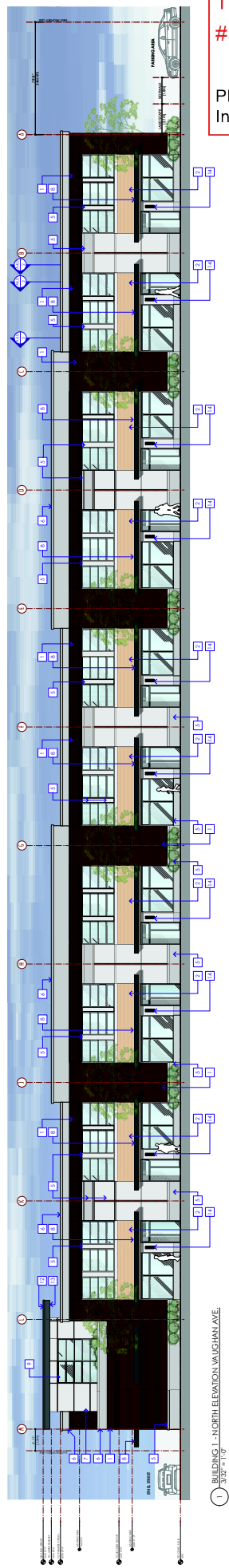
CEMENT BUSINESS PARK
KELOWNA BC

**BLUEGREEN
ARCHITECTURE INC.**
205-110 HAVY BL. Kelowna BC V1Y 0Y7
P 778.753.3600 F 778.753.1448
info@bluegreenarchitect.com
www.bluegreenarchitect.com

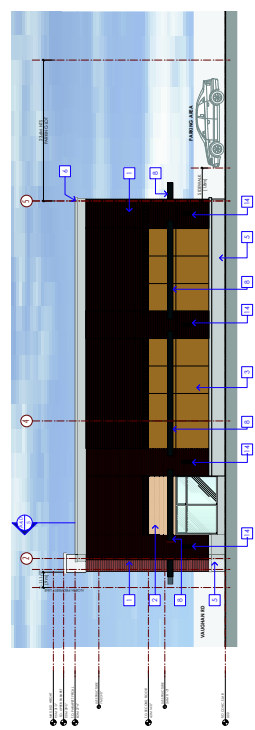




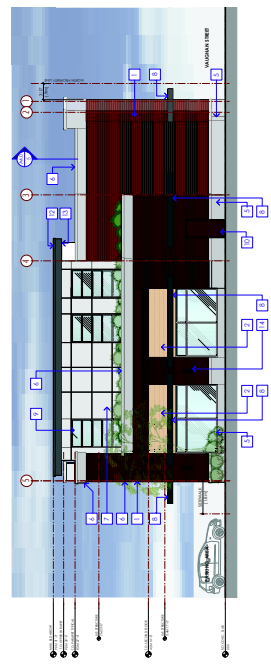
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- 2. BUILDING 1 - WEST ELEVATION 3/22' = 1/8"
- 3. BUILDING 1 - EAST ELEVATION ETHEL STREET 3/22' = 1/8"
- 4. BUILDING 1 - SOUTH ELEVATION 3/22' = 1/8"



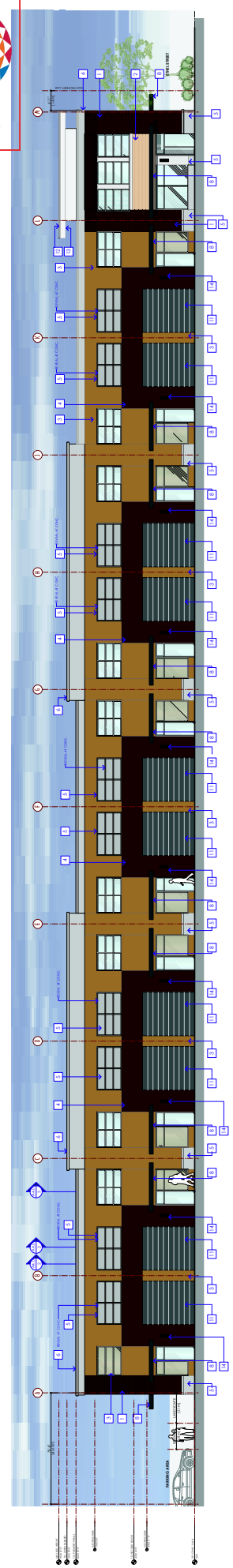
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3/22' = 1/8"



2. BUILDING 1 - WEST ELEVATION
3/22' = 1/8"



3. BUILDING 1 - EAST ELEVATION ETHEL STREET
3/22' = 1/8"



4. BUILDING 1 - SOUTH ELEVATION
3/22' = 1/8"

BLUEGREEN ARCHITECTURE INC.
202 - 102 HOOVER ST., Kelowna BC, V1Y 1Z7
P: 778.931.3800 F: 778.931.1448
2-148 Lakeshore Drive, Kelowna BC V2Y 6V9
P: 250.861.1112 F: 250.861.1125

CLEMENT BUSINESS PARK

BUILDING 1 ELEVATIONS

DATE 2018.04.18
SCALE 3/22' = 1/8"
ISSUED FOR RE-ISSUED FOR DP
PROJECT 17.546
A3.0



This forms part of application
Z17-0094

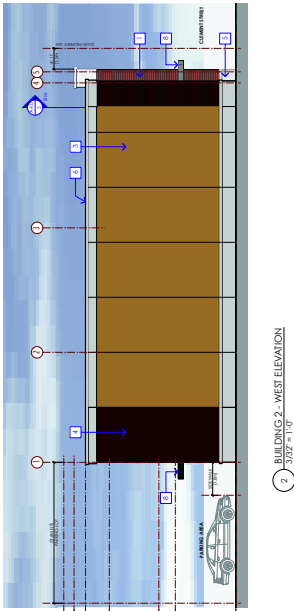
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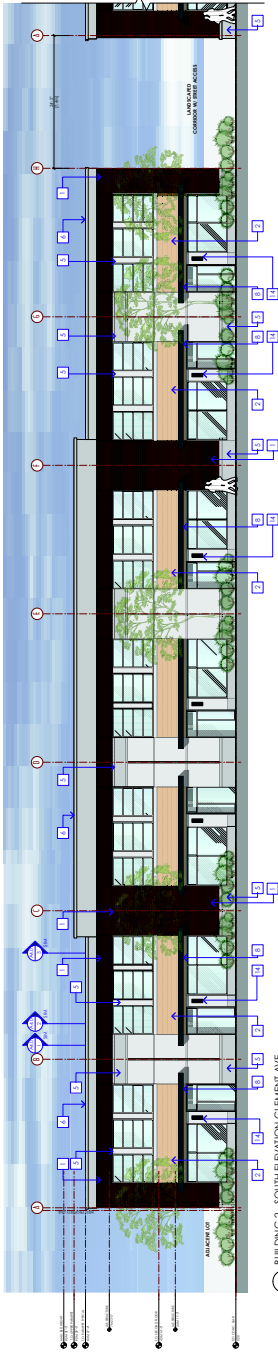
BUILDINGS 2 AND 3 ELEVATIONS

CLEMENT BUSINESS PARK

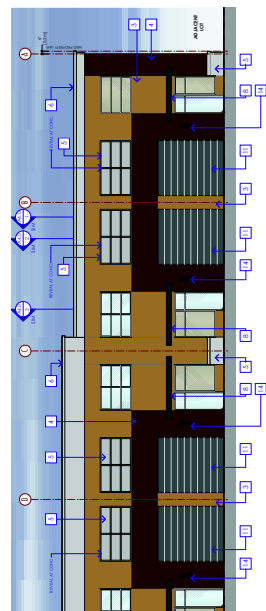
BLUEGREEN ARCHITECTURE INC.
202-102400733 Kelowna BC V1Y 1Z7
P1 778.931.3800 F1 778.931.1448
3-144 Lakeshore Drive Kelowna BC V2Y 6V9
7-250-574-1112



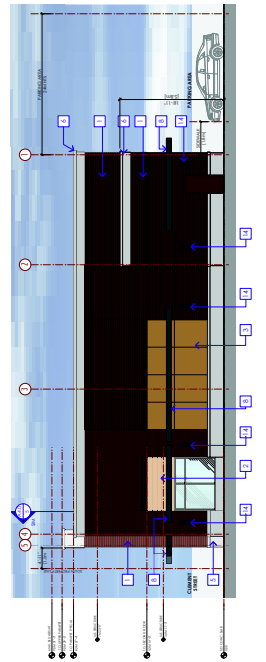
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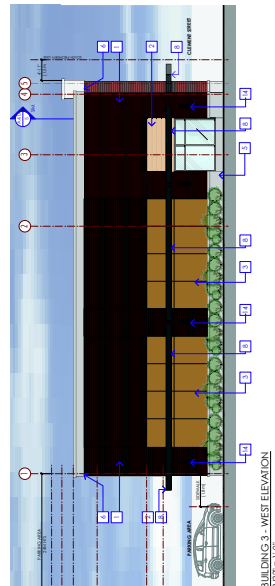
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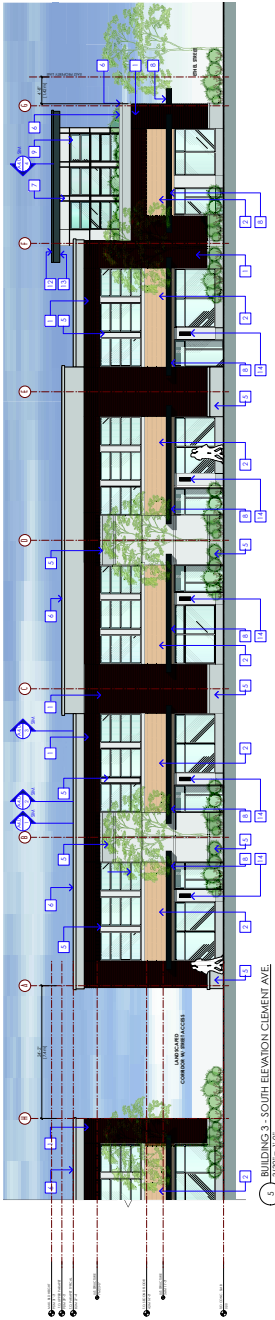
4 BUILDING 2 - NORTH ELEVATION
3/32" = 1'-0"



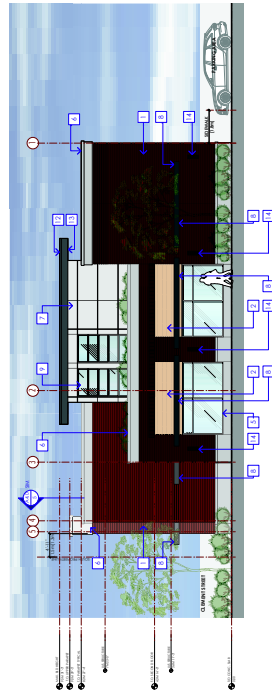
3 BUILDING 2 - EAST ELEVATION
3/32" = 1'-0"



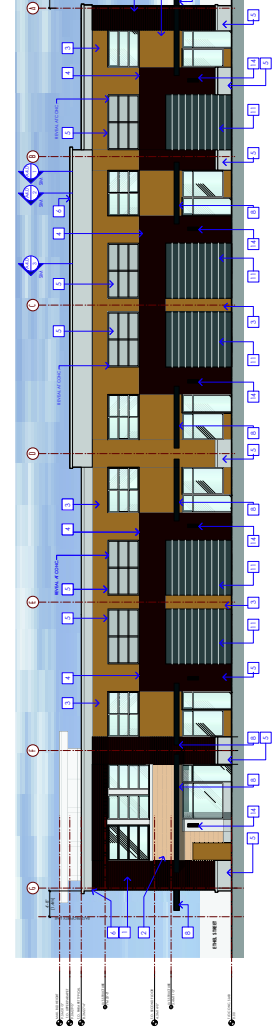
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5 BUILDING 3 - SOUTH ELEVATION CLEMENT AVE
3/32" = 1'-0"



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



8 BUILDING 3 - NORTH ELEVATION
3/32" = 1'-0"



CLEMENT BUSINESS PARK

KELOWNA, B.C.

