City of Kelowna Regular Council Meeting AGENDA



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Monday, January 7, 2019 1:30 pm Council Chamber City Hall, 1435 Water Street

1. Call to Order

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

2. Confirmation of Minutes

PM Meeting - December 10, 2018

3. Development Application Reports & Related Bylaws

3.1	Coronation Ave 1028, 1036,1044 Z17-0117 - 1136605 BC Ltd., Inc No. BC1136605	15 - 26
	To rezone the subject properties from the RU6 – Two Dwelling Housing zone to the RM5 – Medium Density Multiple Housing zone to facilitate the development of multiple dwelling housing.	
3.2	Coronation Ave 1028, 1036,1044, Z17-0117 (BL11731) - 1136605 BC Ltd., Inc No. BC1136605	27 - 27
	To give Bylaw No. 11731 first reading in order to rezone the subject properties from the RU6 – Two Dwelling Housing zone to the RM5 – Medium Density Multiple Housing zone.	
3.3	Agassiz Rd 2025, Z18-0109 - Provincial Rental Housing Corp, Inc. No. BC0052129	28 - 29
	To amend Bylaw No.11701 in order to rezone the subject property from the RU1 - Large Lot Housing and RM4 - Transitional Low Density Housing zones to the RM5 - Medium Density Multiple Housing zone.	

	3.4	Agassiz Rd 2025, Z18-0109 (BL11701) - Provincial Rental Housing Corp. Inc. No BC 0052129	30 - 30
		To amend Bylaw No. 11701 to rezone the subject property from the RU1 - Large Lot Housing and RM4 - Transitional Low Density Housing zones to the RM5 - Medium Density Multiple Housing zone.	
	3.5	Academy Way 610, DP18-0150 - Watermark Developments Ltd Inc No BC0642787	31 - 70
		To consider the form and character of a multiple dwelling housing development.	
	3.6	John Hindle Dr 2770, A18-0013 - University of British Columbia	71 - 92
		To consider a Non-Farm Use application to place up to 412 cubic metres of fill on the property and to construct a greenhouse, under Section 20(3) of the Agricultural Land Commission Act.	
4.	Bylaw	s for Adoption (Development Related)	
	4.1	Riverside Ave 1848-1854, BL11700 (Z18-0045) - Lisa Carol White	93 - 93
		To adopt Bylaw No. 11700 in order to rezone the subject property from the RU1 - Large Lot Housing zone to the RU6 - Two Dwelling Housing zone.	
5.	Bylaw	s for Adoption (Non-Development Related)	
	5.1	BL11706 - Amendment No. 8 to the Development Application Fee Bylaw No. 10560	94 - 95
		To adopt Bylaw No. 11706 in order to amend the Development Application Fee Bylaw No. 10560.	
	5.2	BL11725 Amendment No. 33 to Airport Fees Bylaw No. 7982	96 - 97
		To adopt Bylaw No. 11725 in order to amend the Airport Fees Bylaw No. 7982.	
6.	Mayor	and Councillor Items	

7. Termination



City of Kelowna Regular Council Meeting Minutes

Date: Location: Monday, December 10, 2018 Council Chamber City Hall, 1435 Water Street

Members Present

Mayor Colin Basran, Councillors Maxine DeHart, Ryan Donn, Gail Given, Charlie Hodge, Brad Sieben, Mohini Singh*, Luke Stack* and Loyal Wooldridge

Staff Present

City Manager, Doug Gilchrist; City Clerk, Stephen Fleming; Community Planning Department Manager, Ryan Smith*; Urban Planning Manager, Terry Barton*; Planner Specialist, Adam Cseke*; Long Range Policy Planning Manager, James Moore*; Planner, Kim Brunet*; Planner, Lydia Korolchuk*; Senior Airport Finance & Corporate Services Manager, Shayne Dyrdal*; Divisional Director, Financial Services, Genelle Davidson*; Infrastructure Engineering Manager, Joel Shaw*; Divisional Director, Community Planning & Strategic Investments, Derek Edstrom*; Policy & Planning Department Manager, Danielle Noble-Brandt*; OCP Project Manager, Robert Miles*; Planner Specialist, Ross Soward*; Business License Manager, Greg Wise*; Development Engineering Manager, James Kay*; Partnership Manager, Sandra Kochan*; Sport & Event Services Manager, Doug Nicholas*; Fire Chief, Travis Whiting*; Utility Services Manager, Kevin Van Vliet* and Legislative Coordinator (Confidential), Clint McKenzie

(* Denotes partial attendance)

1. Call to Order

Mayor Basran called the meeting to order at 1:32 p.m.

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

2. Confirmation of Minutes

Moved By Councillor Hodge/Seconded By Councillor Wooldridge

<u>**R1102/18/12/10</u>** THAT the Minutes of the Regular Meetings of December 3, 2018 be confirmed as circulated.</u>

3. Development Application Reports & Related Bylaws

3.1 Gore Street 2643-2627 Z18-0106 Teano Holdings Ltd BC1090038

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Moved By Councillor Stack/Seconded By Councillor Donn

R1103/18/12/10 THAT Rezoning Application No. Z18-0106 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 7, District Lot 14, ODYD, Plan KAP7927, located at 2627 Gore Street, Kelowna, BC and Lot 8, District Lot 14, ODYD, Plan 7927, located at 2643 Gore Street, Kelowna, BC from the RU6 – Two Dwelling Housing zone to the RM5 – Medium Density Multiple Housing zone, be considered by Council;

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

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Attachment "A" attached to the Report from the Community Planning Department dated September 26th, 2018;

Carried

3.2 Gore Street 2643 and 2627, Z18-0106 (BL11721) - Teano Holdings Ltd BC1090038

Moved By Councillor Stack/Seconded By Councillor DeHart

R1104/18/12/10 THAT Bylaw No. 11721 be read a first time.

Carried

3.3 Old Vernon Rd 252, Z18-0034 - 0959036 BC Ltd Inc. No. BC0959036

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Moved By Councillor Sieben/Seconded By Councillor DeHart

<u>R1105/18/12/10</u> THAT Rezoning Application No. Z18-0034 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of a Lot A, District Lot 2, ODYD, Plan EPP75507, located at 252 Old Vernon Road, Kelowna, BC from the A1 – Agriculture 1 and A1c – Agriculture 1 with Carriage House zone to the I2 – General Industrial zone, be considered by Council;

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

Carried

3.4 Old Vernon Rd 252, Z18-0034 (BL11722) -0959036 BC Ltd Inc. No. BC0959036

Moved By Councillor DeHart/Seconded By Councillor Stack

R1106/18/12/10 THAT Bylaw No. 11722 be read a first time.

3.5 Rutland Rd N 1354, Z18-0097 - Parminder Singh Kindhra and Sheetu Kindhra

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Moved By Councillor Given/Seconded By Councillor Hodge

<u>**R1107/18/12/10</u>** THAT Rezoning Application No. Z18-0097 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 1 Section 35 Township 26 Osoyoos Division Yale District Plan 14663, located at 1354 Rutland Road North, Kelowna, BC from the RU1 – Large Lot Housing zone to the RM3 – Low Density Multiple Housing zone, be considered by Council;</u>

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 December 10, 2018;

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

Carried

3.6 Rutland Rd N 1354, Z18-0097 (BL11723) - Parminder Singh Kindhra and Sheetu Kindhra

Moved By Councillor Given/Seconded By Councillor Wooldridge

R1108/18/12/10 THAT Bylaw No. 11723 be read a first time.

Carried

3.7 Coopland Cr 786, Z18-0068 - Miles and Lisa Lang

Staff:

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

Moved By Councillor Donn/Seconded By Councillor Singh

<u>**R1109/18/12/10</u>** THAT Rezoning Application No. Z18-0068 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 29 District Lot 135 ODYD Plan 22856, located at 786 Coopland Crescent, Kelowna, BC from the RU6 – Two Dwelling Housing zone to the RM1 – Four Dwelling Housing, be considered by Council;</u>

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

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Attachment "A" attached to the Report from the Community Planning Department dated January 7, 2019;

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.

3.8 Coopland Cr 786, Z18-0068 (BL11724) - Miles and Lisa Lang

Moved By Councillor Wooldridge/Seconded By Councillor Given

<u>R1110/18/12/10</u> THAT Bylaw No. 11724 be read a first time.

Carried

3.9 Optic Ct 2175 and 2185, DP18-0209 - Pier Mac Petroleum / Birchwood Heights Holding Corp

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Moved By Councillor Singh/Seconded By Councillor Donn

<u>**R1111/18/12/10</u>** THAT Council authorize the issuance of Development Permit No. DP18-0209 for:</u>

- Lot 11, District Lot 32 and Section 14, Township 23, ODYD, Plan EPP64961 located at 2175 Optic Ct, Kelowna, BC; and
- Lot 12, District Lot 32 and Section 14, Township 23, ODYD, Plan EPP64961 located at 2185 Optic Ct, Kelowna, BC;

subject to the following:

- 1. The dimensions and siting of the building to be constructed on the land be in general accordance with Schedule "A";
- 2. The exterior design and finish of the building to be constructed on the land be in general accordance with Schedule "B";
- 3. Landscaping to be provided on the land to be in general accordance with Schedule "C";
- 4. That the applicant be required to post with the City, a Landscape Performance Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, as determined by a professional landscaper;
- 5. That the applicant consolidates the lots prior to Development Permit issuance and update the legal description of the resulting lot in order for the Development Permit and Development Variance Permit to be registered on the consolidated lot.

AND THAT the Development Permit is issued subsequent to the outstanding conditions set out in Attachment "A" attached to the Report from the Community Planning Department dated May 7th 2018;

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

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

Carried

3.10 Hwy 97 N 3976, Z17-0112 (BL11571) - Sweetwater Management Ltd

Moved By Councillor Hodge/Seconded By Councillor Singh

<u>R1112/18/12/10</u> THAT Bylaw No. 11571 be adopted.

3.11 Hwy 97 N 3976 DP17-0269 Sweetwater Management Ltd

Staff:

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

Moved By Councillor Stack/Seconded By Councillor Singh

<u>R1113/18/12/10</u> THAT Council authorizes the issuance of Development Permit No. DP17-0269 Lot 1 Section 2 TWP 23 ODYD Plan 42310 Except Plan EPP53293, located at 3976 Highway 97 N, Kelowna, BC subject to the following:

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

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

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

Carried

4. Bylaws for Adoption (Development Related)

4.1 Fitzpatrick Rd 425, BL11686 (Z18-0079) - Harpal Singh Kohri and Kirandeep Kohri

Moved By Councillor Wooldridge/Seconded By Councillor Singh

R1114/18/12/10 THAT Bylaw No. 11686 be adopted.

Carried

4.2 McClure Rd 679, BL11691 (Z18-0078) - Paul Sexsmith

Moved By Councillor Hodge/Seconded By Councillor Wooldridge

<u>R1115/18/12/10</u> THAT Bylaw No. 11691 be adopted.

Carried

5. Non-Development Reports & Related Bylaws

5.1 Provisional 2019 Financial Plan

Deferred to later in the agenda.

5.2 Kelowna International Airport Soaring Beyond 2.5 Million Passengers Airport Improvement Fee Capital Program

Staff:

- Displayed a PowerPoint Presentation summarizing the Airport Improvement Fee Capital Program and responded to questions from Council.

Moved By Councillor Sieben/Seconded By Councillor Donn

<u>R116/18/12/10</u> THAT Council receive for information the report of the Senior Airport Finance and Corporate Services Manager dated December 10, 2018 with respect to Kelowna International Airport's Soaring Beyond 2.5 Million Passengers Airport Improvement Fee Capital Program;

AND THAT Council support Kelowna International Airport's Soaring Beyond 2.5 Million Passengers Airport Improvement Fee Capital Program;

AND FURTHER THAT Bylaw No. 11725 being Amendment No. 33 to the City of Kelowna Airport Fees Bylaw 7982 be advanced for reading consideration.

Carried

5.3 BL11725 Amendment No. 33 to Airport Fees Bylaw No. 7982

Moved By Councillor Stack/Seconded By Councillor DeHart

<u>R1117/18/12/10</u> THAT Bylaw No. 11725 be read a first, second and third time.

Carried

5.4 Callahan Construction Company Ltd. Sublease of Lands at Kelowna International Airport

Staff:

- Summarized the reasons for recommending the sublease be entered into and responded to questions from Council.

Moved By Councillor Hodge/Seconded By Councillor Stack

<u>**R1118/18/12/10**</u> THAT COUNCIL approves the City entering into a Sublease with Callahan Construction Company Ltd. in the form marked as Appendix A attached to the report of the Senior Airport Finance and Corporate Services Manager and Manager, Property Management dated December 10, 2018;

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

Carried

5.1 Provisional 2019 Financial Plan

Staff:

- Displayed a PowerPoint Presentation outlining the Provisional 2019 Financial Plan and responded to questions from Council.

Moved By Councillor Stack/Seconded By Councillor Sieben

<u>**R1119/18/12/10</u>** THAT Council receives, for information, the presentation from the Divisional Director Financial Services and the Infrastructure Engineering Manager dated Dec.10, 2018 with respect to the Provisional 2019 Financial Plan.</u>

5.5 2040 OCP Preferred Growth Scenario and Phase 3 Activities

Staff:

- Displayed a PowerPoint Presentation summarizing the preferred growth strategy and responded to questions from Council.

Moved By Councillor Given/Seconded By Councillor Sieben

<u>**R1120/18/12/10**</u> THAT Council receives, for information, the report from the Policy & Planning Department dated December 10, 2018, with respect to the activities undertaken as part of Phase 3 of the Official Community Plan Update;

AND THAT Council endorses the preferred growth scenario, as outlined in the report from the Policy & Planning Department dated December 10, 2018, to develop a draft 2040 Official Community Plan.

Defeated

Mayor Basran, Councillors Donn, Hodge, Singh and Wooldridge - Opposed

Moved By Councillor Donn/Seconded By Councillor Wooldridge

<u>R1121/18/12/10</u> THAT Council receives, for information, the report from the Policy & Planning Department dated December 10, 2018, with respect to the activities undertaken as part of Phase 3 of the Official Community Plan Update;

AND THAT Council endorses Growth Scenario 3 as outlined in the report from Policy & Planning Department dated December 10, 2018 to serve as the foundation in developing a draft 2040 Official Community Plan.

Carried

Councillors Dehart, Given, Sieben and Stack – Opposed

Mayor:

- Called a break for Council to visit the Santa Bus, located in front of Stuart Park at 3:50 p.m.

The meeting reconvened at 4:16 p.m.

Development Application Fee Bylaw No.10560 Amendment – Sign Fees

Staff:

5.6

- Provided an overview of the Sign Fee amendments to the Development Application Fee Bylaw and responded to questions from Council.

Moved By Councillor Given/Seconded By Councillor Stack

<u>**R1122/18/12/10**</u> THAT Council receives, for information, the Report from the Community Planning Department Manager dated December 3, 2018 with respect to amendments to the Development Application Fees Bylaw;

AND THAT Bylaw No. 11706, being Amendment No. 8 to Development Application Fees Bylaw No. 10560 be advanced for reading considerations.

5.7 BL11706 - Amendment No. 8 to the Development Application Fee Bylaw No. 10560

Moved By Councillor Donn/Seconded By Councillor Sieben

<u>R1123/18/12/10</u> THAT Bylaw No. 11706 be read a first, second and third time.

Carried

Councillor Singh left the meeting at 4:43 p.m.

5.8 1730 Richter Street Revitalization Tax Exemption Amended Agreement

Councillor Stack declared a potential conflict of interest to be consistent with previous conflicts he has declared with respect to revitalization tax exemptions and left the meeting at 4:43 p.m.

Staff:

- Provided an overview of the Revitalization Tax Exemption Agreement and responded to questions from Council.

Moved By Councillor Given/Seconded By Councillor Donn

<u>R1124/18/12/10</u> THAT Council authorize staff to amend the Revitalization Tax Exemption Agreement RTE18-0002 with 1017476 B.C. Ltd (Al Stober Construction Ltd) for Lot 1 Plan 92715 at 1730 Richter Street, Kelowna, BC, in the form attached to the report from the Planner Specialist, dated December 10, 2018;

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

Carried

Councillor Stack rejoined the meeting at 4:46 pm.

5.9 726 Clement – Rental Housing Grant Extension

Councillor Stack declared a potential conflict of interest as his employer also applies for rental housing grants and left the meeting at 4:46 p.m.

Staff:

- Provided comment on the rental housing grant extension and responded to questions from Council.

Moved By Councillor Given/Seconded By Councillor Hodge

<u>**R1125/18/12/10</u>** THAT Council receives the report from the Planner Specialist, dated December 10, 2018 regarding a rental housing grant extension;</u>

AND THAT Council approves the final extension on the Rental Housing Grant for PC Urban rental project at 726 Clement Ave as identified in the report from the Planner Specialist, dated December 10, 2018;

AND THAT Council approves a budget amendment to the 2019 Financial Plan for funding of \$53,063 from the Housing Opportunities Reserve for the deferred rental housing grant.

Carried

Councillor Stack rejoined the meeting at 4:47 p.m.

5.10 Proposed Cannabis Retail and Cannabis Related Business Licence Bylaw regulations

Staff:

- Displayed a PowerPoint Presentation summarizing the proposed regulations and fees and responded to questions from Council.

Moved By Councillor Wooldridge/Seconded By Councillor Donn

<u>R1126/18/12/10</u> THAT Council receives, for information, the report from the Business Licencing Manager dated December 10th, 2018 with respect to proposed draft regulations for the development of a Cannabis Retail and Cannabis Related Business Licence Bylaw.

AND THAT Council directs Staff to bring forward Business Licence Bylaw amendments in line with the report from the Business Licencing Manager dated December 10th, 2018;

AND THAT Council directs Staff to bring forward Bylaw Text amendments for the Medical Marihuana Producer Business Licence and Regulation Bylaw No. 10920 as outlined in the report from the Business Licencing Manager dated December 10th, 2018.

Carried Councillor Hodge - Opposed

5.11 Latecomer Agreement - North Clifton Sanitary Sewer

Staff:

- Provided an overview of the Latecomer Agreement for the North Clifton Sanitary Sewer

Moved By Councillor Stack/Seconded By Councillor Sieben

<u>**R1127/18/12/10</u>** THAT Council endorse the Latecomer Agreement – North Clifton Sanitary Sewer between the City and the owner of Lot 2, Plan KAP65503, Section 17, Township 23, which was subdivided and required to provide excess and extended services;</u>

AND THAT Council impose Latecomer charges for excess or extended services shown in Appendix C on the benefitting lands listed in Appendix B;

AND FURTHER THAT the Mayor and Clerk be authorized to execute this Latecomer Agreement.

Carried

5.12 Proposed Multi-Sport Fieldhouse – Rutland Recreation Park

Staff:

- Displayed a PowerPoint Presentation summarizing the rationale for the proposed multi-sport Fieldhouse at Rutland Recreation Park and responded to questions from Council.

Moved By Councillor Sieben/Seconded By Councillor Hodge

<u>**R1128/18/12/10</u>** THAT Council receives, for information, the report from the Partnership Manager dated December 10, 2018, regarding a proposal from the Central Okanagan Rugby Enthusiasts to fund, construct and operate a multi-sport fieldhouse at Rutland Recreation Park;</u>

AND THAT Council supports, in principle, a partnered approach between the City of Kelowna and the Central Okanagan Rugby Enthusiasts for the construction and operation of a multi-sport fieldhouse at Rutland Recreation Park as outlined in the report from the Partnership Manager dated December 10, 2018;

AND THAT Council directs staff to work with the Central Okanagan Rugby Enthusiasts to consult with Rutland Recreation Park stakeholders, user groups and neighbouring residents about the proposed multi-sport fieldhouse at Rutland Recreation Park;

AND FURTHER THAT Council directs staff to develop a Memorandum of Understanding with the Central Okanagan Rugby Enthusiasts for the multi-sport fieldhouse project at Rutland Recreation Park and report back with the Memorandum of Understanding for Council approval.

Carried

5.13 Emergency Mutual Aid Agreement

Staff:

- Provided information regarding the Emergency Mutual Aid Agreement.

Moved By Councillor Given/Seconded By Councillor Hodge

<u>**R1129/18/12/10</u>** THAT Council receive the report of the Fire Chief, dated December 10, 2018 regarding the renewal of the Emergency Mutual Aid Agreement;</u>

AND THAT Council authorize Mayor and City Clerk execute the Emergency Mutual Aid Agreement as attached to the report of the Fire Chief, Dated December 10, 2018.

Carried

5.14 Christmas Tree Recycling at Glenmore Landfill

Staff:

- Provided background to the reason for the requested fee waiver at the Glenmore Landfill.

Moved By Councillor Donn/Seconded By Councillor Wooldridge

<u>**R1130/18/12/10**</u> THAT Council receives, for information, the report from the Utility Services Manager dated December 10, 2018 with respect to Complimentary Christmas Tree Recycling at the Glenmore Landfill;

AND THAT Council approves no charge Christmas tree recycling at the Glenmore Landfill from December 27, 2018 through January 27, 2019 as outlined in the December 10, 2018 report from the Utility Services Manager.

Carried

6. Resolutions

6.1 City Clerk, Draft Resolution, re: Public Hearing, January 17, 2019

Moved By Councillor Stack/Seconded By Councillor Donn

<u>R1131/18/12/10</u> THAT a Public Hearing and Regular Meeting for Bylaw No.11701, 2025 Agassiz Road, be scheduled for Thursday, January 17, 2019 at 6:00 p.m. in Council Chambers at City Hall.

7. Bylaws for Adoption (Non-Development Related)

7.1 Rutland Rd N (Portion of), BL11680 - Road Closure and Removal of Hwy Dedication

Mayor Basran invited anyone in the public gallery who deemed themselves affected to come forward. No one from the Gallery came forward.

Moved By Councillor Donn/Seconded By Councillor Stack

<u>R1132/18/12/10</u> THAT Bylaw No. 11680 be read adopted.

Carried

7.2 Enterprise Court 1955 (Portion of), BL11704 - Road Closure and Removal of Hwy Dedication

Mayor Basran invited anyone in the public gallery who deemed themselves affected to come forward.

No one from the Gallery came forward.

Moved By Councillor Stack/Seconded By Councillor Donn

R1133/18/12/10 THAT Bylaw No. 11704 be adopted.

Carried

8. Mayor and Councillor Items

Mayor Basran – provided the Council appointments to external committees and boards:

Airport Advisory Committee

- Mayor Basran
- Councillor Sieben

Audit Committee

- Mayor Basran
- Councillor Given
- Councillor Stack

Civic Awards

Councillor Donn

Parcel Tax Review

- Councillor Singh
- Councillor Hodge
- Councillor Wooldridge

Economic Development Commission

- Councillor Donn
- Councillor Singh alternate

Okanagan Regional Library

- Councillor Wooldridge
- Councillor Hodge alternate

Southern Interior Municipal Employers Association

Councillor Stack

Bio-Solids Advisory CommitteeCouncillor Given

- Councillor Donn .
- Councillor Wooldridge •

Central Okanagan Committee for Safe Schools Councillor Sieben

- Councillor Donn .

Downtown Kelowna Association

- •
- Councillor Hodge Councillor DeHart alternate .

• Councillor Wooldridge

- Councillor Stack alternate •

Uptown Rutland Business Association

- Councillor Sieben
- Councillor Given alternate

Kelowna Chamber of Commerce • Councillor DeHart

- Councillor Hodge – alternate

Tourism Kelowna

- Councillor Given •
- Councillor Sieben alternate •

UBCO External Community Advisory Council

Mayor Basran •

Termination 9.

This meeting was declared terminated at 5:35 p.m.

Mayor Basran

/cm

REPORT	г то со	UNCIL		City of
Date:	January 7, 201	9		Kelowna
RIM No.	1250-30			I CIUWIIA
То:	City Manager			
From:	Community Pla	anning Department (LK)		
Application:	Z17-0117		Owner:	William Davies, 1136605 B.C. Ltd., Inc. No. BC1136605; 1136499 B.C. Ltd., Inc. No. BC1136499Sage Mona Holdings Ltd., Inc. No. BC1136607
Address: 1028, 1036 & 10 Avenue		044 Coronation	Applicant:	GTA Architecture Ltd.
Subject: Rezoning Appl		cation		
Existing OCP Designation:		MRM – Multiple Unit Residential (Medium Density)		
Existing Zone:		RU6 – Two Dwelling Housing		
Proposed Zone:		RM5 – Medium Density	/ Multiple Hous	ing

1.0 Recommendation

THAT Rezoning Application No. Z17-0117 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 9 & 10 District Lot 138 and of Section 30 Township 26 ODYD Plan 3763 and Lot 1 District Lot 138 ODYD Plan 4282, located at 1026, 1036 & 1044 Coronation Avenue, Kelowna, BC from the RU6 – Two Dwelling Housing zone to the RM5 – Medium Density Multiple Housing zone, be considered by Council;

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

AND THAT final adoption of the 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 January 7, 2019;

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

2.0 Purpose

To rezone the subject properties from the RU6 – Two Dwelling Housing zone to the RM5 – Medium Density Multiple Housing zone to facilitate the development of multiple dwelling housing.

3.0 Community Planning

The applicant is requesting to rezone the three subject properties from the RU6 – Two Dwelling Housing zone to the RM5 - Medium Density Multiple Housing zone. The proposal for 3-1/2 storey townhouses achieves the maximum allowable FAR of 1.2 when parking is provided under habitable space or screened from view. The 3-bedroom townhouse units meet the OCP goal of providing a greater mix of housing units and ground-oriented housing to provide more family housing choices for people.

Community Planning Staff are supportive of the application to facilitate the development of sixteen 3storey townhouses. The subject properties are close to the 'City Centre' Urban Centre at 1026, 1036 & 1044 Coronation Avenue between Graham Street and Gordon Drive. The three properties, which will be consolidated, are in close proximity to the Cawston Avenue multi-use corridor. This provides good cycling connectivity to downtown, the Ethel St multi-use corridor, and Rails with Trails. The properties have a Walk Score of 64 (Somewhat Walkable- some errands can be accomplished on foot) and a Transit Score of 42 (Some Transit- a few nearby public transportation options). The surrounding neighbourhood is an area in transition with a number of projects in the development stage. The proximity to downtown provides nearby amenities including parks, restaurants, shops and recreational opportunities in the immediate area.

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

4.0 Proposal

4.1 Project Description

The applicant is proposing the construction of a 3-1/2 storey 16-unit townhouse development. Groundoriented units with entry doors face onto the Coronation avenue facade. The building massing steps back above 2-1/2 storeys, which aids in providing a more pedestrian scaled development and a transition in height to the single family dwellings located across Coronation Avenue to the south.

Parking is provided in a partially underground parkade structure, which is 1.0 m below grade due to the high water table in this location. This allows the development to provide two rows of townhouses with an interior courtyard between them. This successfully screens the above ground portion of the parking podium while providing an outdoor amenity area for the occupants.

4.2 <u>Site Context</u>

The three parcels are located on the north side of Coronation Avenue, which has a Future Land Use of MRM – Multiple Unit Residential (Medium Density). Sensitive Infill Housing (RU7) is situated on the south side of Coronation Avenue. The development is within the Permanent Growth Boundary.



Subject Property Map: 1028, 1036 & 1044 Coronation Avenue

5.0 Current Development Policies

5.1 <u>Kelowna Official Community Plan (OCP)</u>

Development Process

Housing Mix.¹ Support a greater mix of housing unit size, form and tenure in new multi-unit residential and mixed use developments.

Family Housing.² Support housing alternatives for families when single detached housing is too costly, including features that are important to families such as: outdoor space, direct access to grade, workshop space, larger units, safe design, and neighbourhood characteristics (e.g.: location and amenities).

Ground-Oriented Housing.³ Encourage all multiple-unit residential buildings in neighborhoods' with schools and parks to contain ground-oriented units with 2 or more bedrooms so as to provide a family housing choice within the multi-unit rental or ownership markets. High density residential projects in the Downtown area are encouraged to include a ground-oriented housing component, especially where such can be provided on non-arterial and non-collector streets.

6.o Technical Comments

- 6.1 <u>Development Engineering Department</u>
 - Refer to Attachment 'A' dated October 1, 2018.

¹ City of Kelowna Official Community Plan, Policy 5.22.11 (Development Process Chapter).

² City of Kelowna Official Community Plan, Policy 5.22.13 (Development Process Chapter).

³ City of Kelowna Official Community Plan, Policy 5.23.1 (Development Process Chapter).

7.0 Application Chronology

Date of Application Received:	December 20, 2017
Date of Amended Application Received:	September 27, 2018
Date Public Consultation Completed:	December 6, 2018

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

Attachments:

Attachment A: Development Engineering Memorandum Schedule A: Site Plan Schedule B: Project Rendering

	CITY OF KELOWNA	
	MEMORANDUM	ATTACHMENT A This forms part of application
Date:	October 01, 2018	City of
File No.:	Z17-0117 (REVISED)	Initials LK KEIOWNA
То:	Community Planning (LK)	
From:	Development Engineering Manager(JK)	
Subject:	1028 - 1044 Coronation Ave (REVISED)	RU6 to RM5

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

The Development Engineering Technologist for this project is Jason Angus

- .1) Domestic Water and Fire Protection
 - a) The development site is presently serviced with a two (2) small diameter (13-mm) water services and one (1) 19mm service. The applicant's consulting mechanical engineer will determine the domestic, fire protection requirements of this proposed development and establish hydrant requirements and service needs. Only one service will be permitted for this development.
 - b) It is apparent that the existing 150mm diameter water main within Coronation Ave is substandard. The applicant, at their cost, will arrange for upgrading of watermain along the full frontage to Gordon Drive with a 200mm PVC water main, the decommissioning of the *Three (3)* small water services, and the installation of one new larger water service.
- .2) <u>Sanitary Sewer</u>
 - (a) The development site is presently serviced with a *Three (3)* 100mm-diameter sanitary sewer service. Only one service will be permitted for this development. The developer's consulting civil engineer will determine sanitary sizing for this development. The applicant, at his cost, will arrange for the removal of the existing services and the installation of a new larger service if required.
- .3) <u>Storm Drainage</u>
 - (a) The developer must engage a consulting civil engineer to provide a storm water management plan for these sites which meets the requirements of the City Subdivision Development and Servicing Bylaw 7900. The storm water management plan must also include provision of lot grading plans, minimum basement elevations (MBE), if applicable, and provision of a storm drainage service and recommendations for onsite drainage containment and disposal systems.
 - (b) Only one service will be permitted for this development. The applicant, at their cost, will arrange the installation of one overflow service.

Z17-0117- 1028-1044 Coronation Ave RU6 - RM5 REVISED JA.doc

.4) Road Improvements

- (a) Coronation Ave fronting this development must be upgraded to an urban standard to include barrier curb & gutter, storm drainage, concrete sidewalk, landscaped boulevard c/w irrigation and relocation or adjustment of existing utility appurtenances if required to accommodate the upgrading construction.
- (b) The lane fronting this development is constructed to a paved standard, therefore the upgrades that are required is the pavement widening and a storm drainage system.

.5) Road Dedication and Subdivision Requirements

By registered plan to provide the following:

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

.6) <u>Electric Power and Telecommunication Services</u>

- a) All proposed distribution and service connections are to be installed underground. Existing distribution and service connections, on that portion of a road immediately adjacent to the site, are to be relocated and installed underground as this site is located within the South Pandosy urban town centre.
- b) Make servicing applications to the respective Power and Telecommunication utility companies. The utility companies are required to obtain the City's approval before commencing construction.
- c) Re-locate existing poles and utilities, where necessary. Remove aerial trespass (es).

.7) <u>Engineering</u>

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

.8) Design and Construction

- a) Design, construction supervision and inspection of all off-site civil works and site servicing must be performed by a Consulting Civil Engineer and all such work is subject to the approval of the City Engineer. Drawings must conform to City standards and requirements.
- b) Engineering drawing submissions are to be in accordance with the City's "Engineering Drawing Submission Requirements" Policy. Please note the number of sets and drawings required for submissions.
- c) Quality Control and Assurance Plans must be provided in accordance with the Subdivision, Development & Servicing Bylaw No. 7900 (refer to Part 5 and Schedule 3).
- d) A "Consulting Engineering Confirmation Letter" (City document 'C') must be completed prior to submission of any designs.

- Z17-0117- 1028-1044 Coronation Ave RU6 RM5 REVISED JA.doc
 - e) Before any construction related to the requirements of this subdivision application commences, design drawings prepared by a professional engineer must be submitted to the City's Works & Utilities Department. The design drawings must first be "Issued for Construction" by the City Engineer. On examination of design drawings, it may be determined that rights-of-way are required for current or future needs.
- .9) <u>Servicing Agreements for Works and Services</u>
 - a) A Servicing Agreement is required for all works and services on City lands in accordance with the Subdivision, Development & Servicing Bylaw No. 7900. The applicant's Engineer, prior to preparation of Servicing Agreements, must provide adequate drawings and estimates for the required works. The Servicing Agreement must be in the form as described in Schedule 2 of the bylaw.
 - b) Part 3, "Security for Works and Services", of the Bylaw, describes the Bonding and Insurance requirements of the Owner. The liability limit is not to be less than \$5,000,000 and the City is to be on the insurance policy as an additional insured.

.10) Survey Monuments and Iron Pins

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

.11) Bonding and Levy Summary

(a) <u>Bonding</u>

(i)	Water main and service upgrade	\$TBD
(ií)	Sanitary main and service upgrade	\$TBD
(iii)	Lane Upgrades	\$TBD
(iv)	Coronation Ave Frontage Improvements	\$TBD

.12) Administration Charge

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

14) <u>Development Permit and Site Related Issues</u>

Access and Manoeuvrability

(i) The access to this site must be from the lane. Access to Gore Street is not permitted as per bylaw.

15. <u>Geotechnical Report</u>

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

- (a) Area ground water characteristics.
- (b) Site suitability for development, unstable soils, etc.
- (c) Drill and / or excavate test holes on the site and install pisometers if necessary. Log test hole data to identify soil characteristics, identify areas of

Z17-0117- 1028-1044 Coronation Ave RU6 - RM5 REVISED JA.doc

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.

ames Kay

Øames Kay, P∮Eng. Development Engineering Manager JA

	CITY OF KELOWNA MEMORANDUM	ATTACHMENT A This forms part of application # Z17-0117
Date: File No.:	<i>October 1, 2018</i> DP17-0289	Planner Initials LK Kelowna COMMUNITY PLANNING
То:	Community Planning (LK)	
From:	Development Engineer Manager (JK)	
Subject:	1028 - 1044 Coronation Ave (REVISED)	

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

1. <u>General.</u>

a) All the offsite infrastructure and services upgrades are addressed in the Rezoning Engineering Report under file Z17-0117.

ames Kay

James Kay, P.Eng. Development Engineering Manager

JA

	CITY OF KELOWNA MEMORANDUM	ATTACHMENT A This forms part of application # 217-0117 City of
Date:	October 1, 2018	Planner Initials LK Kelowna
File No.:	DVP17-0290	
То:	Community Planning (LK)	
From:	Development Engineer Manager (JK)	
Subject:	1028 – 1044 Coronation Ave	

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

This development variance permit application for form and character of townhouses with variances to the rear yard setback from 7.0m required to 1.8m proposed and site coverage of buildings from 50% maximum to 69% proposed and site coverage including driveways & parking from 65% maximum to 79% proposed, does not compromise any municipal services.

rmes Kay

Øames Kay, P.ºEng. Development Engineering Manager

JA







CORONATION AVENUE SOUTHWEST

Project File Name and Location: P:\2017 Architecture \A17-16 Coronation Ave \3.0 DRAWINGS \A17-16 coronation ave 2 colour option.rvt



ISSUED FOR PRESENTATION

CITY OF KELOWNA

BYLAW NO. 11731 Z17-0117 – 1028, 1036 & 1044 Coronation Avenue

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

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

- THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 9 & 10 District Lot 138 and of Section 30 Township 26 ODYD Plan 3763 and Lot 1 District Lot 138 ODYD Plan 4282, located on Coronation Avenue, Kelowna, BC from the RU6 – Two Dwelling Housing zone to the RM5 – Medium Density Multiple Housing zone.
- 2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk





Date:	December 21, 2018		Kelowna	
RIM No.	1250-30			
То:	City Manager			
From:	Community Pla	anning Department (RS)		
Application:	Z18-0109		Owner:	Provincial Rental Housing Corporation, Inc.No BC0052129
Address:	2025 Agassiz R	oad	Applicant:	Provincial Rental Housing Corporation
Subject: Rezoning Appl		cation		
Existing OCP Designation:		MRM – Multiple Unit Residential (Medium Density)		
Existing Zone:		RU1-Large Lot Housing/RM4 – Transitional Low Density Housing		
Proposed Zone:		RM5 – Medium Density Multiple Housing		

1.0 Recommendation

THAT Council receives, for information, the Supplemental Report from the Community Planning Department dated January 7, 2019 with respect to Rezoning Application NO. Z18-0109;

AND THAT Bylaw No. 11701 be forwarded for amendment consideration;

2.0 Purpose

To amend Bylaw No.11701 to rezone the property from RU1 – Large Lot Housing zone and Rm4 - Transitional Low Density Housing zone to the RM5 – Medium Density Multiple Housing zone.

3.0 Background

The bylaw associated with the original zoning received first reading by Council on November 26, 2018 and was forwarded to the January 17, 2019 Public Hearing. The Bylaw is being amended at first reading to reflect that the existing parcel is currently split zoned RU1 – Large Lot Housing and RM4 – Transitional Low Density Housing.

Report prepared by:

Ryan Smith, Department Manager, Community Planning

Approved for Inclusion:

Derek Edstrom, Divisional Director, Community Planning & Real Estate

CITY OF KELOWNA

BYLAW NO. 11701 Z18-0109 – 2025 Agassiz Road

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

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

- THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 1, District Lot 129, ODYD, Plan EPP68381, located on Agassiz Road, Kelowna, BC from the RU1 – Large Lot Housing and RM4 – Transitional Low Density Housing zones to the RM5 – Medium Density Multiple Housing zone.
- 2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 26th day of November, 2018.

Amended at first reading by the Municipal Council this

Considered at a Public Hearing on this

Read a second and third time by the Municipal Council this

Approved under the Transportation Act this

(Approving Officer – Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk





Date:	January 7, 2019	1		Kelowna
RIM No.	0940-00			
То:	City Manager			
From:	Community Pla	anning Department (KB)		
Application:	DP18-0150		Owner:	Watermark Developments Ltd., Inc. No. BC0642787
Address:	610 Academy V	Vay	Applicant:	Meiklejohn Architects
Subject:	Development P	Permit Application		
Existing OCP Designation:		MRL – Multiple Unit Residential (Low Density)		
Existing Zone:		RM3 – Low Density Mu	ltiple Housing	

1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP18-0150 for Parcel A (being a consolidation of Lots 10 & 11 See CA6510572) Section 3 Township 23 Osoyoos Division Yale District Plan EPP53793, located at 610 Academy Way, Kelowna, BC subject to the following:

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

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

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

2.0 Purpose

To consider the form and character of a multiple dwelling housing development.

3.0 Community Planning

Community Planning supports the proposed Development Permit. The proposed ground-oriented design achieves the following form and character objectives, from the City of Kelowna's Official Community Plan (OCP) Comprehensive Design Guidelines:

- landscaping and building form convey a character that is distinct to Kelowna;
- equal emphasis has been provided to both the Academy Way and Vint road frontages;
- has a sense of architectural unity and cohesiveness between buildings in the development; and
- front entrances are visually prominent and recognizable in particular on the Academy Way and Vint Road frontages, help create a pedestrian friendly streetscape.

The proposal is also in alignment with the University Village Master Plan, to contain a mixture of residential unit type and sizes, largely within multi-family residential apartment and row or stacked townhouse complexes. It also helps to address the "missing middle" housing type, by providing a multiple dwelling housing form that is an alternative to single family homes and condominiums.

The one outstanding concern from Community Planning relates to the overall scale of the development over 7.95 acres. Staff would have preferred the applicant to provide greater variation in form, character and colours of the various townhouse blocks. This would help to break down the overall repetitive nature of the development along Vint Road and Academy Way creating a better character from the street.



Image 1 – Rendering of Row Houses looking west along Vint Road

There are no variances being requested as part of this application.

4.0 Proposal

4.1 <u>Background</u>

The subject property is a 7.95 acre, east-facing site, which was created as a result of the University South Development Plan and subdivision. The site is currently vacant.

4.2 Project Description

The 'Academy Ridge' development proposal includes 154 units in row house form. Each unit would contain three bedrooms and varies in size from approximately 1,400 ft² to 2,200 ft². The 154 units would be contained in 30 separate buildings, proposed to be constructed in 11 separate phases. The colour palatte

proposes five different colour schemes, as shown in Schedule "B". The owner is proposing to select palettes based on evaluating the natural environment and feedback from customers.

The main access to the site is off Academy Way. The entrance then branches to allow for vehicular access to the units. As further outlined in Attachment "C", it is the intent of the applicant to have a people-friendly neighbourhood, which embraces a "living street concept". There is one additional emergency access installed off Vint Road. (see rationale for what the pedestrian-friendly intent is)

The project meets the parking requirements of the Zoning Bylaw. Visitor parking is located in four separate areas throughout the development. Parking for the residents is provided in garages (both side-by-side and tandem configuration). Of the 154 units, side-by-side garage parking is proposed for 88 units, and tandem parking is proposed for 66 units. All parking stalls are full or medium sized and 25 visitor stalls are dispersed throughout the site.

A central feature of the projects landscape plan is an interior courtyard area identified as "The Park" (see Schedule C). This area includes lectern style seating around a lawn area and a variety of tree and shrub species. The intention of this space is to provide an amenity for all residents and foster interactions between neighbours.



Image 2 – View of Buildings 12 & 13 (North facing elevations)

Form and Character

4.3 <u>Site Context</u>

The subject property is located in the Highway 97 City Sector on the west side of Academy Way. It is in close proximity to the 'U-series' buildings on Academy Way, and other nearby row housing projects. The walk score of the property is 11, indicating that almost all errands require a car and the transit score is 28, with a few nearby public transportation options.

Orientation	Zoning	Land Use	
North	P4 – Utilities	Private/Public Utilities, Vacant Land	
NOTUT	RM3 – Low Density Multiple Housing	Future Residential	
Fact	P2 – Education and Minor Institutional	Current Vacant Land	
EdSL	P3 – Parks and Open Space		
Couth	P2 – Education and Minor Institutional	Current Vacant Land	
5000	RM3 – Low Density Multiple Housing	Residential	
West	P4 – Utilities	Private/Public Utilities, Vacant Land	
west	RU1h – Large Lot Housing (Hillside Area)	Residential / Future Residential	

Specifically, adjacent land uses are as follows:



Subject Property Map: 610 Academy Way

Zoning Analysis Table 4.4

Zoning Analysis Table			
CRITERIA	RM ₃ ZONE REQUIREMENTS	PROPOSAL	
Development Regulations			
Floor Area Ratio	0.8	0.7	
Site Coverage (buildings)	40 %	32 %	
Site Coverage (including buildings, driveways and parking areas)	60 %	46 %	
Maximum Height	10.0 m / 3 storeys	10.0 m / 3 storeys	
Minimum Front Yard (east - Academy Way)	1.5 M	4.5 m	
Minimum Flanking Side Yard (south – Vint Rd)	1.5 M	4.5 M	
Minimum Side Yard (north)	4.0 m	4.5 m	
Minimum Rear Yard (west)	7.5 M	7.5 M	
Other Regulations			
Minimum Parking Requirements	2 stalls / 3 bedroom = 308 stalls 1 stalls / 7 unit visitor = 22 stalls Total: 330 stalls	Total: 333 stalls	
Parking Stall Ratio	Full Size Minimum: 50 % Medium Maximum: 50 %	Full Size: 54.4 % Medium Size: 45.6 %	
Private Open Space	25 m² per 3 bedroom Total: 3850 m²	3850 m²	
Minimum drive aisle width	6.o m	6.o m	

5.0 Application Chronology

Date of Application Received:	June 4, 2018
Date Application Accepted as Complete:	July 18, 2018
Revised Drawings Received:	December 10, 2018

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

Attachments:

Draft Development Permit No. DP18-0150 Schedule A – Site Plan and Zoning Analysis Table Schedule B - Elevations and Materials Schedule C - Landscape Plan Attachment A – City of Kelowna Memorandum Attachment B – Site Grading Attachment C – Applicant's Rationale Letter



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

610 Academy Way

and legally known as

Parcel A (being a consolidation of Lots 10 & 11 See CA6510572) Section 3 Township 23 Osoyoos Division Yale District Plan EPP53793

and permits the land to be used for the following development:

Multiple Dwelling Housing

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

Date of Decision:January 7, 2019Decision By:CouncilIssued Date:January 7, 2019Development Permit Area:Comprehensive Development Permit Area

This permit will not be valid if development has not commenced by January 7, 2021.

Existing Zone: RM3 - Low Density Multiple Housing Future Land Use Designation: MRL - Multiple Unit Residential (Low Density)

This is NOT a Building Permit.

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

NOTICE

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

Owner: Watermark Developments Ltd., Inc. No. BCo642787

Applicant: Meiklejohn Architects

Ryan Smith Community Planning Department Manager Community Planning & Strategic Investments Date
1. SCOPE OF APPROVAL

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

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

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

2. CONDITIONS OF APPROVAL

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

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

3. PERFORMANCE SECURITY

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

a) An Irrevocable Letter of Credit in the amount of \$960,820.63

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

5. INDEMNIFICATION

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

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

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

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

			G&F	LOO	R Al	REA	S
building -	no.		~f-	±sf	±sf	±sf	
1	C1	L1	gfa garage	106	526		
		L2	gfa	597			
			deck	054		49	
		L3	gta subtotal	1,357	526	49	
			2 units	2,714	1,052	98	
	C1a	L1	gfa	106	500		
		L2	garage	597	520		
			deck			49	
		L3	gfa	639	526	40	
			2 units	2,684	526 1,052	49 98	
			total	5,398	2,104	196	±sf
				501.5	195.5	18.2	±sm
23				5,398	2,104	196	±sr ±sm
22	В	L0	gfa	444			
Za		1.4	deck	444		76	
		LI	grage	444	426		
		L2	gfa	923			
			deck	4.044	400	64	
			suptotal 5 units	9,055	426 2,130	140 700	
	D	L0	gfa	532			
		1.4	deck	F00		97	
		L1	gta garade	523	445		
		L2	gfa	972			
			deck	0.007		95	
			subtotal	2,027	445	192 192	
			total	11,082	2,575	892	±sf
				1,029.6	239.2	82.9	±sm
2b	В	LO	gta deck	444		76	
		L1	gfa	444			
			garage	000	426		
		L2	gta deck	923		64	
			subtotal	1,811	426	140	
	-		5 units	9,055	2,130	700	
	D	LO	gta deck	532		97	
		L1	gfa	523			
			garage		445		
		L2	gfa deck	972		95	
			subtotal	2,027	445	192	
			1 unit	2,027	445	192	
			total	111082	-		
			total	1 029 6	2,575 239 2	892 82.9	±sf +sm
2~	A2	L1	gfa	1,029.6 360	2,575 239.2	892 82.9	±sf ±sm
3a	A2	L1	gfa garage	1,029.6	2,575 239.2 435	892 82.9	±sf ±sm
3a	A2	L1 L2	gfa garage gfa deck	1,029.6 360 785	2,575 239.2 435	892 82.9 70	±sf ±sm
3a	A2	L1 L2 L3	gfa garage gfa deck gfa	1,029.6 360 785 785	2,575 239.2 435	892 82.9 70	±sf ±sm
3a	A2	L1 L2 L3	gfa garage gfa deck gfa subtotal	1,029.6 360 785 785 1,930	2,575 239.2 435 435 435	892 82.9 70 70	±sf ±sm
3a	A2	L1 L2 L3	gfa garage gfa deck gfa subtotal 2 units	1,029.6 360 785 785 1,930 3,860 292	2,575 239.2 435 435 435 870	892 82.9 70 70 140	±sf ±sm
3a	A2 A2a	L1 L2 L3 L1	gfa garage gfa deck gfa subtotal 2 units gfa garage	1,029.6 360 785 785 1,930 3,860 292	2,575 239.2 435 435 435 870 410	892 82.9 70 70 140	±sf ±sm
3a	A2 A2a	L1 L2 L3 L1 L1	gfa garage gfa deck gfa subtotal 2 units gfa garage gfa	1,029.6 360 785 785 1,930 3,860 292 690	2,575 239.2 435 435 435 870 410	892 82.9 70 70 140	±sf
3a	A2 A2a	L1 L2 L3 L1 L2	gfa garage gfa deck gfa subtotal 2 units gfa garage gfa deck	1,029.6 360 785 785 1,930 3,860 292 690 690	2,575 239.2 435 435 435 870 410	892 82.9 70 70 140 70 70	±sf ±sm
3a	A2 A2a	L1 L2 L3 L3 L1 L2 L2 L2	gfa garage gfa deck gfa subtotal 2 units gfa garage gfa deck gfa subtotal	1,029.6 360 785 785 1,930 3,860 292 690 690 1,672	2,575 239.2 435 435 870 410 410 410	892 82.9 70 70 140 70 70 70 70	±sf ±sm
3a	A2 A2a	L1 L2 L3 L1 L1 L2 L2 L3	gfa garage gfa deck gfa subtotal 2 units gfa garage gfa deck gfa subtotal 1 unit	1,029.6 360 785 785 1,930 3,860 292 690 1,672 1,672	2,575 239.2 435 435 870 410 410 410	892 82.9 70 70 140 70 70 70 70 70 70	±sf
3a	A2 A2a	L1 L2 L3 L3 L1 L2 L3	gfa garage gfa deck gfa subtotal 2 units gfa garage gfa deck gfa subtotal 1 unit	11,029.6 360 785 785 1,930 3,860 292 690 1,672 1,672 5,532	2,575 239.2 435 435 870 410 410 410 410 1,280	892 82.9 70 70 140 70 70 70 70 70 70 210	±sf
3a	A2 A2a	L1 L2 L3 L3 L1 L2 L2 L2 L3	gfa garage gfa deck gfa subtotal 2 units gfa garage gfa deck gfa subtotal 1 unit total	1,029.6 360 785 785 1,930 3,860 292 690 1,672 1,672 5,532 513.9 360	2,575 239.2 435 435 870 410 410 410 410 1,280 118.9	892 82.9 70 70 140 70 70 70 70 70 70 210 19.5	±sf ±sm
3a 3b	A2 A2a A2	L1 L2 L3 L3 L1 L2 L2 L3	gfa garage gfa deck gfa subtotal 2 units gfa garage gfa deck gfa subtotal 1 unit total	11,029.6 360 785 785 1,930 3,860 292 690 1,672 1,672 5,532 513.9 360	2,575 239.2 435 435 870 410 410 410 1,280 118.9 435	892 82.9 70 70 140 70 70 70 70 70 70 210 19.5	±sf ±sm
3a 3b	A2 A2a A2	L1 L2 L3 L3 L1 L2 L3 L3 L3 L3 L3 L3 L3	gfa garage gfa deck gfa subtotal 2 units gfa garage gfa deck gfa subtotal 1 unit total 1 unit total	1,029.6 360 785 785 1,930 3,860 292 690 1,672 1,672 5,532 513.9 360 785	2,575 239.2 435 435 870 410 410 410 1,280 118.9 435	892 82.9 70 70 140 70 70 70 70 70 70 210 19.5	±sf
3a 3b	A2 A2a A2	L1 L2 L3 L3 L1 L2 L2 L3 L3 L2 L3 L3 L1 L2 L2	gfa gfa gfa gfa deck gfa subtotal gfa gfa <td>1,029.6 360 785 785 1,930 3,860 292 690 1,672 1,672 5,532 513.9 360 785</td> <td>2,575 239.2 435 435 870 410 410 410 1,280 118.9 435</td> <td>892 82.9 70 70 140 70 140 70 70 70 210 19.5</td> <td>±sf ±sm </td>	1,029.6 360 785 785 1,930 3,860 292 690 1,672 1,672 5,532 513.9 360 785	2,575 239.2 435 435 870 410 410 410 1,280 118.9 435	892 82.9 70 70 140 70 140 70 70 70 210 19.5	±sf ±sm
3a 3b	A2 A2a A2	L1 L2 L3 L3 L1 L1 L2 L3 L3 L3 L1 L1	gfa gfa gfa gfa deck gfa subtotal 2 units gfa gfa gfa gfa	1,029.6 360 785 785 1,930 3,860 292 690 1,672 1,672 5,532 513.9 360 785 1,930	2,575 239.2 435 7 435 870 410 410 410 1,280 118.9 435	892 82.9 70 70 140 70 140 70 140 70 140 70 140 70 70 70 70 <td>±sf ±sm </td>	±sf ±sm
3a 3b	A2 A2a A2	L1 L2 L3 L3 L1 L2 L3 L3 L1 L1 L2 L3 L3	gfa gfa gfa gfa deck gfa subtotal gfa gfa <td>1,029.6 360 785 785 1,930 3,860 292 690 1,672 1,672 5,532 513.9 360 785 1,672 3,860 292 360 360 360 360 360 360 360 360 360 360 360 360 360 360 360 360 360 360</td> <td>2,575 239.2 435 435 870 435 870 410 410 1,280 118.9 435 435 870</td> <td>892 82.9 70 70 140 70 140 70 140 70 140 70 70 70 70 70 70 70 70 70 70 70 70 70 70 70 70 70 70 70 19.5 70</td> <td>±sf</td>	1,029.6 360 785 785 1,930 3,860 292 690 1,672 1,672 5,532 513.9 360 785 1,672 3,860 292 360 360 360 360 360 360 360 360 360 360 360 360 360 360 360 360 360 360	2,575 239.2 435 435 870 435 870 410 410 1,280 118.9 435 435 870	892 82.9 70 70 140 70 140 70 140 70 140 70 70 70 70 70 70 70 70 70 70 70 70 70 70 70 70 70 70 70 19.5 70	±sf
3a 3b	A2 A2a A2	L1 L2 L3 L3 L1 L1 L2 L3 L3 L3 L1 L1	gfa	1,029.6 360 785 785 1,930 3,860 292 690 1,672 1,672 5,532 513.9 360 785 1,930 360 292 360 292 360 293 360 360 292 360 292 360 292 360 292 360 292 360 292	2,575 239.2 435 435 870 435 870 410 410 1,280 118.9 435 118.9 435 870	892 82.9 70 70 140 70 140 70 140 70 140 70 70 70 70 70 70 70 70 70 70 70 70 70 70 70 70 70 19.5 70 140 70	±sf ±sm
3a 3b	A2 A2a A2a	L1 L2 L3 L3 L3 L1 L2 L3 L3 L3 L1 L1 L2 L3	gfa	1,029.6 360 785 785 1,930 3,860 292 690 1,672 1,672 5,532 513.9 360 785 1,930 3,860 292 690 1,672 1,672 5,532 513.9 360 292 360 292 360 292 513.9 360 292 513.9 360 292 690 3,860 292 690	2,575 239.2 435 435 870 410 410 410 1,280 118.9 435 118.9 435 870 435	892 82.9 70 70 140 70 140 70 140 70 140 70 70 70 70 70 70 70 70 70 70 70 70 19.5 70 70 140 70 70 70 19.5 70 <td>±sf ±sm </td>	±sf ±sm
3a 3b	A2 A2a A2	L1 L2 L3 L3 L1 L2 L2 L3 L3 L3 L1 L1 L2 L3 L3 L1 L1 L2	gfa gfa gfa gfa deck gfa subtotal gfa gfa <td>1,029.6 360 360 785 1,930 3,860 292 690 1,672 5,532 513.9 360 785 1,930 3,860 292 690 1,672 5,532 513.9 360 785 1,930 3,860 292 690 690 690 690 690 690 292 690 202 690 202 690 202 690</td> <td>2,575 239.2 435 7 435 870 410 410 410 1,280 118.9 435 870 435 870 435</td> <td>892 82.9 70 70 140 70 140 70 140 70 140 70 140 70 70 70 70 70 70 70 70 70 70 19.5 70</td> <td>±sf ±sm </td>	1,029.6 360 360 785 1,930 3,860 292 690 1,672 5,532 513.9 360 785 1,930 3,860 292 690 1,672 5,532 513.9 360 785 1,930 3,860 292 690 690 690 690 690 690 292 690 202 690 202 690 202 690	2,575 239.2 435 7 435 870 410 410 410 1,280 118.9 435 870 435 870 435	892 82.9 70 70 140 70 140 70 140 70 140 70 140 70 70 70 70 70 70 70 70 70 70 19.5 70	±sf ±sm
3a 3b	A2 A2a A2a	L1 L2 L3 L3 L1 L2 L3 L3 L1 L2 L3 L1 L2 L3 L3	gfa	1,029.6 360 360 785 1,930 3,860 292 690 1,672 1,672 5,532 513.9 360 292 690 1,672 3,860 292 513.9 360 292 513.9 360 292 690 1,672 690 1,930 3,860 292 690 3,860 292 690 1,930 3,860 292 690 1,930 3,860 292 690 3,860 292 690 1,672 690 1,672	2,575 239.2 435 435 870 410 410 410 1,280 118.9 410 1,280 118.9 435 870 415 870	892 82.9 70 70 140 70 140 70 140 70 70 140 70	±sf ±sm
3a 3b	A2 A2a A2a	L1 L2 L3 L3 L1 L1 L2 L3 L3 L3 L1 L1 L2 L3 L3 L1 L2 L3 L3 L1 L2 L3 L3 L3 L3 L3 L3 L3 L3 L3 L3	gfa	1,029.6 360 360 785 785 1,930 3,860 292 690 1,672 5,532 513.9 360 785 1,930 3,860 292 690 1,672 5,532 513.9 360 292 513.9 360 292 513.9 360 9 690 1,672 1,930 3,860 292 690 1,930 3,860 292 690 1,672 690 1,672	2,575 239.2 435 435 870 410 410 410 1,280 118.9 410 1,280 118.9 435 870 435 870 410 410	892 82.9 70 </td <td>±sf ±sm </td>	±sf ±sm

BU	ΠΓΕ	DIN	G & F	LOO	R Al	REA	S
building	g no.			±sf	±sf	±sf	
Λ	C2	L1	gfa	106			
4			garage		526		
		L2	gfa	597			
		12	deck	654		49	
		LJ	gia subtotal	1 357	526	49	
			2 units	2,714	1,052	98	
	C2a	L1	gfa	106			
			garage		526		
		L2	gfa	597			
			deck			49	
		L3	gfa	639	500	40	
			subtotal	1,342	526	49	
			z units total	2,004	2 104	90 196	+sf
			tota	501.5	195.5	18.2	±sm
5				5,398	2,104	196	±sf
C				501.5	195.5	18.2	±sm
10				5,398	2,104	196	±sf
10				501.5	195.5	18.2	±sm
11				5,398	2,104	196	±sf
	C2	11	ofa	106	195.5	18.2	±sm
6	02	<u> </u>	garade	100	526		
		L2	gfa	597			
			deck			49	
		L3	gfa	654			
			subtotal	1,357	526	49	
			4 units	5,428	2,104	196	
	C2b	L1	gfa	106			
		10	garage	507	526		
		LZ	gia deck	597		49	
		L3	qfa	647		0	
			subtotal	1,350	526	49	
			1 units	1,350	526	49	
			total	6,778	2,630	245	±sf
				629.7	244.3	22.8	±sm
8				6,778	2,630	245	±sf
	<u> </u>	11	afa	629.7 106	244.3	22.8	±sm
12	62		gia	106	526		
		L2	gfa	597	020		
			deck			49	
		L3	gfa	654			
			subtotal	1,357	526	49	
			6 units	8,142	3,156	294	
			total	8,142	3,156	294	±sf
				756.4	293.2	27.3	±sm
13				756.4	293.2	294	±sm
7	C2	L1	gfa	106	200.2	2110	
/			garage		526		
		L2	gfa	597			
			deck			49	
		L3	gfa	654			
			subtotal	1,357	526	49	
	C2-	11	് units	4,071 106	1,578	147	
	<u>5</u> 28		garade	100	526		
		L2	gfa	597			
			deck			49	
		L3	gfa	639			
			subtotal	1,342	526	49	
			3 units	4,026	1,578	147	
			total	ช,097 752 ว	3,156 202 2	294 27.2	±sf
				8.0 <u>9</u> 7	3.156	21.3 294	<u>+st</u>
9				752.2	293.2	27.3	±sm
1 /	C1	L1	gfa	106			
14			garage		526		
		L2	gfa	597			
		• ~	deck	07.1		49	
		L3	gta	654 1 257	506	40	
			3 unite	4.071	1.578	49 147	
	C1a	L1	gfa	106	1,010	171	
	~		garage		526		
		L2	gfa	597			
			deck			49	
		L3	gfa	639			
			subtotal	1,342	526	49	
			ত UNITS total	4,U26 8 Na7	1,278 3 156	147 201	+of
			ioiai	752.2	293.2	27.3	±sm
			1	_		-	1

BUILE	DIN	G & F	LOO	R Al	REA	S
building no.			±sf	±sf	±sf	
25			8,142	3,156	294	±sf
20			756.4	293.2	27.3	±sm
15 ^{A1}	L1	gfa	360			
		garage		435		
	L2	gta	785		70	
	1.2	deck	705		70	
	L3	gra totol	1 020	125	70	
		6 unite	1,930	2 610	420	+ef
		0 units	1 075 8	242.5	39.0	+sm
4 7			11.580	2.610	420	±sf
11			1.075.8	242.5	39.0	±sm
10			11,580	2,610	420	±sf
19			1,075.8	242.5	39.0	±sm
21			11,580	2,610	420	±sf
			1,075.8	242.5	39.0	±sm
16 ^B	L0	gfa	444			
טון		deck			76	
	L1	gfa	444			
		garage		426		
	L2	gfa	923			
		deck			64	
		total	1,811	426	140	
		6 units	10,866	2,556	840	±sf
			1009.5	237.5	78.0	±sm
18			10,866	2,556	840	±sf
			1009.5	237.5	78.0	±sm
20			10,866	2,556	840	±st
			10.966	237.5	78.0	±sm
22			10,000	2,550	78.0	<u>+</u> sm
	10	ofa	444	207.0	70.0	<u></u>
24	20	deck			76	
	L1	gfa	444			
		garage		426		
	L2	gfa	923			
		deck			64	
		total	1,811	426	140	
		4 units	7,244	1,704	560	±sf
			673.0	158.3	52.0	±sm
26			7,244	1,704	560	±sf
			673.0	158.3	52.0	±sm
28			7,244	1,704	560	±sf
		<i>r</i>	673.0	158.3	52.0	±sm
27 [₿]	LU	gta	444		70	
- .	11	deck ofo	ллл		01	
		garage		426		
	L2	afa	923	120		
		deck			64	
		total	1,811	426	140	
		6 units	10,866	2,556	840	±sf
			1,009.5	237.5	78.0	±sm
		total	242,068	69,706	12,900	±sf
			22,490.4	6,475.9	1,198.5	±sm
			gfa	garage	deck	

GARBAGE & RECYCLING BIN

EACH UNIT TO HAVE TOTE BINS FOR INDIVIDUAL GARAGE & RECYCLING COLLECTION.

AVAILABENE PROJECTION Set AUX/DEPY YEW Rever 0.0, FOR IPP ATT 0.8 Set AUX/DEPY YEW Rever 0.0, FOR IPP ATT 0.8 DOULPACY	ZONING SUMMARY			BUILDING C	ODE F	REVIEW		
Advacase Social Advacase Advacase Advacase Advacase Local Local UP Local Loca	ACADEMY RIDGE TOWNHOUSES							
LICEN. SCORPTICION UNIT NOT (LIPPUNDU) MATCLE CONTRACTOR NOT (STATUS) CAUSANDAL - FUNDINGS MAXILLON SUBSITIV MALTING - FUNDING NO OF STRECTS TANDA I NO OF STRECTS TANDA IS NO OF S	ADDRESS	550 ACADEMY WAY, Kelowna B.C.		OCCUPANCY		GROUP C		
Description NA	LEGAL DESCRIPTION	LOT 10 & 11, EPP 53793		ARTICLE		CONFORMING TO PART 9		
Instruction Not Construction Not Construction Image: Construction Im	DEVELOPMENT PERMIT AREA	N/A		NO. OF STOREYS		3 STOREYS MAX.		
	EXISTING ZONING	RM3 LOW DENSITY MULTIPLE HOUSI	NG	NO. OF STREETS FACING		1		
Sevences Southal Construction of the Construlation of the Construction of the Construlation of the Construlat	EXISTING LEGAL USE	VACANT		MAX. BUILDING AREA		600 sm		
NUMBER OF SUBJINGS 24 NO CRITERIA FOR CRITERIA FOR ALL TYPES OF APPLICATION MUS 1000 DENSITY HOUSING NOTE	GRADES	SLOPING		CONSTRUCTION TYPE		COMBUSTIBLE		
CRITERIA FOR ALL TYPES OF APPLICATION PM3 LOW DENSITY HOUSING ALL TYPES OF APPLICATION Assertion of the second of	NUMBER OF BUILDINGS	28		SPRINKLERED		NO		
ALL TYPES OF APPLICATION: DOUGS OF APPLICATION: DOUGS OF APPLICATION: DOUGS OF APPLICATION: 3TE AREA (an) 500 km 532.025 cm formal bit dates) 532.025 cm formal bit dates) AUXES EXAMPLICATION:		RM3 LOW DENSITY HOUS	ING	ASSEMBLY RATINGS:		1		
ZONING STANDARD PROPOSAL WALLS IEDANG STAUCH ON SUITE SPRANT ON ALLE POR SUITE SEPARATION A				FLOOR		NONE		
Init Address form 900 m 252.00 m (see parking calculation) 252.00 m (see parking calculation) OPT_ATTREET PARKING 26.00 m (see parking calculation) 35.00 m (see parking		ZONING STANDARD	PROPOSAL	WALLS / BEARING STF	RUCTURE	NONE (1 HR. @ AS PER 9.10.9.) PARTY WALLS FO 14.(3))	R SUITE SEPARATION
International State State <td>SITE AREA (sm)</td> <td>900 sm</td> <td>±32,203 sm (overall lot area)</td> <td></td> <td></td> <td></td> <td></td> <td></td>	SITE AREA (sm)	900 sm	±32,203 sm (overall lot area)					
SITE DEPLAYING YUN JUN	SITE WIDTH (m)	30.0m	±362m (overall lot)			1 HR. (FOR SU	TTE SEPARATION A	S PER 9.10.9.14.(3))
OPT-STREET PARADING Model and mit, does participal conductions Model and	SITE DEPTH (m)	30.0m	±99.5m (overall lot)		OUR SPACE	N/A		
PREVATE OPEN SPACE 25 and more from 1 bod at 156 with = 0.050 are (02.203 - 4570) an it mush = 0.050 are (02.200 are (02.2	OFF-STREET PARKING	308 stall min. (see parking calculations)	335 stall					
* 154 units = 3,550 sm ubs area - record and (20 200 · 1000 - 4470 ym m + 27 35.70 sm biol = 45 120 sm Wall is ADJACENT TO (20 200 · 1000 - 4470 ym m + 27 35.70 sm biol = 45 120 sm Wall is ADJACENT TO (20 200 · 1000 - 4470 ym m biol = 45 120 sm Wall is ADJACENT TO (20 200 · 1000 - 4470 ym m biol = 45 120 sm Wall is ADJACENT TO (20 200 · 1000 - 4470 ym m biol = 45 120 sm Wall is ADJACENT TO (20 200 · 1000 - 4470 ym m biol = 45 120 sm Wall is ADJACENT TO (20 200 · 1000 - 4470 ym m biol = 45 120 sm Wall is ADJACENT TO (20 200 · 1000 - 4470 ym m biol = 45 120 sm Wall is ADJACENT TO (20 200 is m (20 20 sm (20 20 sm)) Wall is ADJACENT TO (20 20 sm (20 20 sm))	PRIVATE OPEN SPACE	25.0 sm / more than 1 bed	deck: ±1,198.5 sm	SPATIAL SE	PARA	TION:		9.10.15.4
Image: Stand		x 154 units = 3,850 sm	site area - footprint area - paved area		WALLS	ADJACENT TO	UNIT WALLS	WALLS FACING
Height OF BUILDING (syld OF STOREYS 10.0m / 3 storeys max.			(32,203 - 10,280.3 - 4570) sm		ROAD V	VAY		REAR LOT LINES
Letter CV BULLDING (397 OF STRUCTION AU MUM STE COVERAGE OF BULLDING (397 OF STRUCTION AUX 40% max. ±10.20% 3 sm (±51.0%) 40% max. ±10.20% 3 sm (±51.0%) ±7.85 m			=17,352.70 sm				EACHOTHER	
HEIGHT OF BUILDING (SV OF STOREYS 10.0m / 3 storys max. 10.0m / 3 storys max. CONSTRUCTION ARE DEVENUE (SV EARGE OF BUILDING), (ST E COVERAGE OF			total – 16,551.20 Sm	WALL AREA	OPENIN	IGS & WALL	±87sm	±40.4sm
SHTE COVERAGE OF EURLENINGS (%) 4% max. ±10,280.3 am (±31.9%) % PROVIDED Max ±0.58 (± 2.51%) SHTE COVERAGE INCLUDINGS (%) 60% max. ±10,280.3 am (±00ptm) ±26.7%	HEIGHT OF BUILDING (S)/# OF STOREYS	10.0m / 3 storeys max.	10.0m / 3 storeys max.	OPENING AREA		RUCTION ARE	±5.76sm	±10.2sm
STEE COVERAGE INCLUDING BUILDINGS DRIVEWAYS AND PARKING (%) df% max. =10.280.3 km (fedprint) =4.570 km (max) =10.280.3 km (fedprint) =4.570 km (max) I.Sm MIN.	SITE COVERAGE OF BUILDING(S) (%)	40% max.	±10,280.3 sm (±31.9%)	% PROVIDED	WALLS	FACE ROADS &	6.6%	±25.1%
SHE DOUCHOOLE INCLUDINGS, DRIVE MULTINGS diversion of the second sec				LIMITING DISTANCE		IMITING	1.5m MIN.	7.5m MIN.
ADDITIONAL REQUIREMENTS FOR COMMERCIAL INDUSTING AUXTIFIEL UNIT INTENSIVE RESIDENTIAL AND MULTIFIEL UNIT INTENSIVE RESIDENTIAL AND MULTIFIEL UNIT INTENSIVE RESIDENTIAL APPLICATIONS: RM3 LOW DENSITY HOUSING ZONING STANDARD ZONING STANDARD PROPOSAL PROPOSAL Construct (Columns) (Col	DRIVEWAYS AND PARKING (%)	60% max.	\pm 10,280.3 sm (footprint) +4.570 sm (payed)	% PERMITTED	THAN 9	.0m IN	8%	84.5%
ADDITIONAL REQUIREMENTS FOR COMMERCIAL, INDUSTRIAL AND MULTPLE VINIT / INTENSIVE REGIDENTIAL AND MULTPLE VINIT / INTENSIVE MULTPLE VINIT / INTENSIVE REGIDENTIAL AND MULTPLE VINIT / INTENSIVE REGIDENTIAL AND MULTPLE VINIT / INTENSIVE MULTPLE VINIT / INTENSIVE MULT			$\pm 14.850.3 \text{ sm (total)} = \pm 46.1\%$	CONSTRUCTION TYPE			Combust.	Combust.
ADDITIONAL REQUIREMENTS FOR COMMERCIAL INDUSTRIAL ANPLICATIONS: RM3 LOW DENSITY HOUSING ZONING STANDARD PROPOSAL NUMBER OF BICYCLE PARKING SPACES Class 1: 0.5 per dwolling unit x 154 units Total = 77 bikas min. Class 1: 277 bikos (1 in each garage) NUMBER OF BICYCLE PARKING SPACES Class 1: 0.5 per dwolling unit x 154 units Total = 77 bikas min. Class 1: 164- bike spaces NUMBER OF LOADING SPACES NvA NA NUMBER OF LOADING SPACES NvA NvA SETEACKS TO PARKING (m): EXTENDENCE NVA NORTH NVA NvA SOUTH NvA NvA FLOOR AREA NET ± 25,702,4 sm max, ret area ± 224,00,4 sm FLOOR AREA NET ± 25,702,4 sm max, ret area ± 224,00,4 sm ULILDING (S) SETEACKS (m): 0.75 plus 0.05 garding borus 0.658 FLOOR AREA NET ± 25,702,4 sm max, ret area ± 22,40,4 sm ULILDING (S) SETEACKS (m): 0.75 plus 0.05 garding borus 0.658 BUILDING (S) SETEACKS (m): Unit A 2 PERSONS SLEEPING ROOM X 3 ROOMS 6 PERSONS PER UNIT UNIT SIDE YARD 4,5m MIN. 4,5m MIN. 4,5m MIN. SOUTH SIDE YARD 4,5m MIN. 4,5m MIN. SOUTH SIDE YARD 4,5m MIN. 4,5m MIN. SOUTH SIDE YARD 4,5m MIN. 4,5m MIN.				CLADDING MATERIAL	9.10.14.	4.(9)	non-Combust.	Combust.
COMMERCIAL, INDUSTRIAL AND MULTIFLE UNIT INTENSIVE RESIDENTIAL APPLICATIONS: INDUSTRIATIONS INDUSTRIAL AND SOUTH STRATE STRATE NUMBER OF BICYCLE PARKING SPACES Class 1: 5.0.5 por dwelling unit x 154 units Total = 77 biles min. Class 1: 1277 biles (1 in each garge) Total = 77 biles min. Class 1: 1277 biles (1 in each garge) Total = 77 biles min. NUMBER OF LOADING SPACES N/A Class 1: 1277 biles min. Class 1: 1277 biles min. Class 1: 1277 biles min. NUMBER OF LOADING SPACES N/A Class 1: 1277 biles min. SETBACKS TO PARKING (m): Class 1: 1270 biles min. N/A N/A SPRINKLERED NO SOUTH N/A N/A N/A SPRINKLERED NO EMERGENCY LIGHTING SPRINKLERED NO FLOOR AREA NET 2.57 824 sm max. net area = 0.00 max FAR 2.24 904 sm N/A N/A SPRINKLERED NO BULLDING (s) SETBACKS (m):	ADDITIONAL REQUIREMENTS FOR			REQUIRED RATINGS			45 min.	45 min.
Induction Construction ZONING STANDARD PROPOSAL NUMBER OF BICYCLE PARKING SPACES Class I: 0.5 per dwelling unit x 154 units Total = 16 bikes min. Class I: 1.51 / bike spaces (1 each driveway) Class II: 1.51 / bike spaces (1 each driveway) BUILDING ENTRIES 90 m MAX. NUMBER OF LOADING SPACES N/A N/A SPRINKLERED NO SETBACKS TO PARKING (m): N/A N/A SPRINKLERED NO SOUTH N/A N/A PRE ALARM SYSTEM NO SOUTH N/A N/A EMAC NA FLOOR AREA NET 425,782.4 sm max. reat area ± 22,490.4 sm NO FLOOR AREA RATIO (F.A.R.) 0.75 puis 0.05 parking bonus = 0.80 max FAR 0.698 0.698 BUILDING (S) SETBACKS (m): - - - FRANKLERED A.5m MIN. 7.5m MIN. 6 PERSONS PER UNIT Unit B 2 PERSONS/SLEEPING ROOM X 3 ROOMS 6 PERSONS PER UNIT Init B 2 PERSONS/SLEEPING ROOM X 3 ROOMS 6 PERSONS PER UNIT Init B 2 PERSONS/SLEEPING ROOM X 3 ROOMS 6 PERSONS PER UNIT Init B 2 PERSONS/S								
NUMBER OF BICYCLE PARKING SPACES Class I: 0.5 per dwelling unit x 154 units Total = 77 bikes min. Class I: 16+/- bike spaces (1 each off/way) Class I: 15 //- bikes spaces (1 each off/way) NUMBER OF LOADING SPACES N/A Class II: 16+/- bike spaces (1 each off/way) 90 m MAX. NUMBER OF LOADING SPACES N/A N/A STADPIPE/HOSE NO NUMBER OF LOADING SPACES N/A N/A STADPIPE/HOSE NO SUTH N/A N/A STADPIPE/HOSE NO SOUTH N/A N/A STADPIPE/HOSE NO EAST N/A N/A Sets 22.490.4 sm NO FLOOR AREA NET ± 25.702.4 sm max. net area = 0.80 max FAR ± 22.490.4 sm NO BUILDING (S) SETBACKS (m):	RESIDENTIAL APPLICATIONS:	ZONING STANDARD	PROPOSAL					
India → T dates min. Class II: 0, 1 per dwelling unit x 154 units Total = 16 bikes min. Class II: 16+1-bike spaces (1 each driveway) BUILDING ENTRIES 9 m MAX. NUMBER OF LOADING SPACES N/A N/A STANDPIPEHOSE NO SETBACKS TO PARKING (m): Image: Stand PiceHose NO SPRINKLERED NO NORTH N/A N/A N/A EMER JARK SYSTEM NO SOUTH N/A N/A EMER GERCY LIGHTIS NO WEST N/A N/A MA EMER GERCY LIGHTIS NO FLOOR AREA NET 4 25.702.4 sm max. net area ± 22.490.4 sm unit A 2 PERSONS/ SLEEPING ROOM X 3 ROOMS 6 PERSONS PER UNIT BUILDING (S) SETBACKS (m):	NUMBER OF BICYCLE PARKING SPACES	Class I: 0.5 per dwelling unit x 154 units	Class I: ±77 bikes (1 in each garage)	FIRE PROT	ECTIO	N:		
Class II: 0.1 per dwelling unit x 154 units Total = 16 bikes min. Class II: 164- bike spaces (1 each driveway) 90 m MAX. NUMBER OF LOADING SPACES N/A N/A STANDPIPE/HOSE NO SETBACKS TO PARKING (m): N/A N/A SPRINKLERED NO NORTH N/A N/A N/A SPRINKLERED NO SOUTH N/A N/A N/A EXIT LIGHTS NO FLOOR AREA NET ± 25.762.4 sm max. net area ± 22.490.4 sm Mit A 2 PERSONS/SLEEPING ROOM X 3 ROOMS 6 PERSONS PER UNIT FLOOR AREA RATIO (F.A.R.) 0.75 plus 0.05 parking borus all Duits (s) SETBACKS (m): 0.698 0.698 Unit A 2 PERSONS/SLEEPING ROOM X 3 ROOMS 6 PERSONS PER UNIT Unit C 2 PERSONS/SLEEPING ROOM X 3 ROOMS 6 PERSONS PER UNIT Unit B 2 PERSONS/SLEEPING ROOM X 3 ROOMS 6 PERSONS PER UNIT Unit C 2 PERSONS/SLEEPING ROOM X 3 ROOMS 6 PERSONS PER UNIT Unit C 2 PERSONS/SLEEPING ROOM X 3 ROOMS 6 PERSONS PER UNIT Unit C 2 PERSONS/SLEEPING ROOM X 3 ROOMS 6 PERSONS PER UNIT Unit D 2 PERSONS/SLEEPING ROOM X 3 ROOMS 6 PERSONS PER UNIT Unit C 2 PERSONS/SLEEPING ROOM X 3 ROOMS 6 PERSONS PER UNIT Unit D 2 PERSONS/SLEEPING ROOM X 3 ROOMS 6 PERSONS PER UNIT Unit D				LOCATION OF HYDRA	NT TO			
Induction Induction NA NUMBER OF LOADING SPACES N/A N/A SETBACKS TO PARKING (m):		Class II: 0.1 per dwelling unit x 154 units	Class II: 16+/- bike spaces (1 each driveway)	BUILDING ENTRIES		90 m MAX.		
NUMBER OF LOADING SPACES N/A N/A SETBACKS TO PARKING (m): I I NORTH N/A N/A SOUTH N/A N/A WEST N/A N/A EAST N/A N/A FLOOR AREA NET ±25,762.4 sm max. net area ±22,490.4 sm 0.696 unit A 2 PERSONS/ SLEEPING ROOM X 3 ROOMS 6 PERSONS PER UNIT BUILDING (S) SETBACKS (m):				STANDPIPE/HOSE		NO		
SETBACKS TO PARKING (m): Indext Indext Indext Indext NORTH N/A N/A N/A SOUTH N/A N/A MO WEST N/A N/A MO EAST N/A N/A MO FLOOR AREA NET ± 25,762.4 sm max.net area ± 22,490.4 sm MO FLOOR AREA NET ± 25,762.4 sm max.net area ± 22,490.4 sm MO FLOOR AREA RATIO (F.A.R.) 0.75 plus 0.05 parking bonus = 0.80 max FAR 0.698 GPERSONS/ SLEEPING ROOM X 3 ROOMS 6 PERSONS PER UNIT BUILDING (s) SETBACKS (m): Init A 2 PERSONS/ SLEEPING ROOM X 3 ROOMS 6 PERSONS PER UNIT REAR YARD 7.5m MIN. / 6.0m to garages 4.5m MIN. 4.5m MIN. SOUTH SIDE YARD (FLANKING STREET) 4.5m MIN. 4.5m MIN. SOUTH SIDE YARD (FLANKING STREET) 4.5m MIN. 4.5m MIN. SOUTH SIDE YARD (FLANKING STREET) 4.5m MIN. MO DAYLIGHT ANGLE (F A TOWER) N/A N/A PODIUM HEIGHT (F PROPOSED) N/A N/A FLOOR PLATE SIZE (IF REQUIRED) N/A N/A FLOOR PLATE SIZE (IF REQUIRED) N/A N/A	NUMBER OF LOADING SPACES	N/A	N/A	SPRINKLERED		NO		
NORTH N/A N/A SOUTH N/A N/A SOUTH N/A N/A WEST N/A N/A EAST N/A N/A FLOOR AREA NET ± 25,762.4 sm max. net area ± 22,490.4 sm FLOOR AREA NET ± 25,762.4 sm max. net area ± 22,490.4 sm BUILDING (S) SETBACKS (m): 0.698 BUILDING (S) SETBACKS (m): 0.698 FRONT YARD 4.5m MIN. / 6.0m to garages 4.5m MIN. NORTH SIDE YARD 7.5m MIN. 7.5m MIN. SOUTH SIDE YARD 4.5m MIN. 4.0m MIN. SOUTH SIDE YARD (FLANKING STREET) 4.5m MIN. OATLIGHT ANGLE (IF A TOWER) N/A PODIUM HEIGHT (IF PROPOSED) N/A FLOOR PLATE SIZE (IF REQUIRED) N/A	SETBACKS TO PARKING (m):			FIRE ALARM SYSTEM		NO		
SOUTH N/A NA WEST N/A N/A EAST N/A N/A FLOOR AREA NET ±25,762.4 sm max. net area ±22,490.4 sm FLOOR AREA RATIO (F.A.R.) 0.75 plus 0.05 parking bonus ±22,490.4 sm o.808 0.698 unit A 2 PERSONS/ SLEEPING ROOM X 3 ROOMS 6 PERSONS PER UNIT BUILDING (S) SETBACKS (m): unit B 2 PERSONS/ SLEEPING ROOM X 3 ROOMS 6 PERSONS PER UNIT FRONT YARD 4.5m MIN. / 6.0m to garages 4.5m MIN. 1.5m MIN. NORTH SIDE YARD 1.5m MIN. 7.5m MIN. 6 PERSONS PER UNIT SOUTH SIDE YARD 4.0m MIN. 4.0m MIN. 6 PERSONS PER UNIT DAYLIGHT ANGLE (IF A TOWER) N/A N/A N/A PODIUM HEIGHT (IF PROPOSED) N/A N/A 8.00 FLOOR PLATE SIZE (IF REQUIRED) N/A N/A REQUIRED EXITS	NORTH	N/A	N/A			NO		
WEST N/A N/A EAST N/A N/A FLOOR AREA NET ± 25,762.4 sm max. net area ± 22,490.4 sm FLOOR AREA RATIO (F.A.R.) 0.75 plus 0.05 parking bonus = 0.80 max FAR 0.698 BUILDING (S) SETBACKS (m): 0.698 FRONT YARD 4.5m MIN. / 6.0m to garages 4.5m MIN. REAR YARD 7.5m MIN. 7.5m MIN. NORTH SIDE YARD 4.0m MIN. 4.0m MIN. SOUTH SIDE YARD 4.0m MIN. 4.0m MIN. DAYLIGHT ANGLE (IF A TOWER) N/A N/A PODIUM HEIGHT (IF PROPOSED) N/A N/A FLOOR PLATE SIZE (IF REQUIRED) N/A N/A	SOUTH	N/A	N/A		3	NO		
EXST N/A N/A N/A N/A N/A N/A N/A FLOOR AREA NET ± 25,762.4 sm max. net area ± 22,490.4 sm ± 22,490.4 sm it is a constraint of the second								
Instant 122,102.41 strintex. Het alled 122,400.4 strintex. FLOOR AREA RATIO (F.A.R.) 0.75 plus 0.05 parking bonus = 0.80 max FAR 0.698 BUILDING (S) SETBACKS (m): unit A 2 PERSONS/ SLEEPING ROOM X 3 ROOMS 6 PERSONS PER UNIT BUILDING (S) SETBACKS (m): unit A 2 PERSONS/ SLEEPING ROOM X 3 ROOMS 6 PERSONS PER UNIT REAR YARD 4.5m MIN. / 6.0m to garages 4.5m MIN. 6 PERSONS PER UNIT NORTH SIDE YARD 4.0m MIN. 4.0m MIN. 6 PERSONS PER UNIT DAYLIGHT ANGLE (IF A TOWER) N/A 4.5m MIN. 6 PERSONS PER UNIT PODIUM HEIGHT (IF PROPOSED) N/A N/A REQUIRED EXITS 6 PERSONS PER UNIT		+ 25 762 4 sm max, net area	N/A + 22 490 4 sm		⁻ LOAE)		TABLE 3.1.17.1.
Instruction Close planting boilds	FLOOR AREA RATIO (F.A.R.)		0.698	unit A	2 PERSO	NS/ SLEEPING RC	DOM X 3 ROOMS	6 PERSONS PER UNIT
BUILDING (S) SETBACKS (m): Init C 2 PERSONS/ SLEEPING ROOM X 3 ROOMS 6 PERSONS PER UNIT FRONT YARD 4.5m MIN. / 6.0m to garages 4.5m MIN. 6 PERSONS PER UNIT REAR YARD 7.5m MIN. 7.5m MIN. 6 PERSONS PER UNIT NORTH SIDE YARD 4.0m MIN. 4.0m MIN. 6 PERSONS PER UNIT SOUTH SIDE YARD (FLANKING STREET) 4.5m MIN. 4.5m MIN. 6 PERSONS PER UNIT DAYLIGHT ANGLE (IF A TOWER) N/A N/A 1 1 1 PODIUM HEIGHT (IF PROPOSED) N/A N/A 8.11 Min. 8.11 Min. FLOOR PLATE SIZE (IF REQUIRED) N/A N/A 8.21 Min. 8.21 Min.		= 0.80 max FAR	0.000	unit B	2 PERSO	NS/ SLEEPING RC	OOM X 3 ROOMS	6 PERSONS PER UNIT
FRONT YARD 4.5m MIN. / 6.0m to garages 4.5m MIN. REAR YARD 7.5m MIN. 7.5m MIN. 6 PERSONS / SLEEPING ROOM X 3 ROOMS 6 PERSONS PER UNIT NORTH SIDE YARD 4.0m MIN. 4.0m MIN. 4.0m MIN. 1<	BUILDING (S) SETBACKS (m):			unit C	2 PERSO	NS/ SLEEPING RC	OOM X 3 ROOMS	6 PERSONS PER UNIT
REAR YARD 7.5m MIN. 7.5m MIN. NORTH SIDE YARD 4.0m MIN. 4.0m MIN. SOUTH SIDE YARD (FLANKING STREET) 4.5m MIN. 4.5m MIN. DAYLIGHT ANGLE (IF A TOWER) N/A N/A PODIUM HEIGHT (IF PROPOSED) N/A N/A FLOOR PLATE SIZE (IF REQUIRED) N/A N/A	FRONT YARD	4.5m MIN. / 6.0m to garages	4.5m MIN.	unit D	2 PERSO	NS/ SLEEPING RC	DOM X 3 ROOMS	6 PERSONS PER UNIT
NORTH SIDE YARD 4.0m MIN. 4.0m MIN. SOUTH SIDE YARD (FLANKING STREET) 4.5m MIN. 4.5m MIN. DAYLIGHT ANGLE (IF A TOWER) N/A N/A PODIUM HEIGHT (IF PROPOSED) N/A N/A FLOOR PLATE SIZE (IF REQUIRED) N/A N/A	REAR YARD	7.5m MIN.	7.5m MIN.					
SOUTH SIDE YARD (FLANKING STREET)4.5m MIN.4.5m MIN.DAYLIGHT ANGLE (IF A TOWER)N/AN/APODIUM HEIGHT (IF PROPOSED)N/AN/AFLOOR PLATE SIZE (IF REQUIRED)N/AN/A	NORTH SIDE YARD	4.0m MIN.	4.0m MIN.					
DAYLIGHT ANGLE (IF A TOWER) N/A N/A BANA	SOUTH SIDE YARD (FLANKING STREET)	4.5m MIN.	4.5m MIN.					
PODIUM HEIGHT (IF PROPOSED) N/A N/A EATLEACILITES S.ITO 3.0 FLOOR PLATE SIZE (IF REQUIRED) N/A N/A REQUIRED EXITS Image: Complete Size (IF Required)	DAYLIGHT ANGLE (IF A TOWER)	N/A	N/A					21 TO 26
FLOOR PLATE SIZE (IF REQUIRED) N/A N/A REQUIRED EXITS	PODIUM HEIGHT (IF PROPOSED)	N/A	N/A			1		3.1103.0
	FLOOR PLATE SIZE (IF REQUIRED)	N/A	N/A	REQUIRED EXITS				1

PARKING CALCUL	ATIONS			
STALL SIZE	WIDTH	LENGTH		HEIGHT
FULL SIZE STALL	8'-3" (2.5m) min.	19'-8" (6.0	Dm) min.	6'-6" (2.0m) min.
MEDIUM SIZE STALL (40% max)	7'-6" (2.3m) min.	15'-9" (4.8	3m) min.	6'-6" (2.0m) min.
COMPACT SIZE STALL (10% max)	6'-6" (2.0m) min.	11'-2" (3.4	4m) min.	6'-6" (2.0m) min.
DISABLED STALL	12'-2" (3.7m) min.	19'-8" (6.0	Dm) min.	6'-6" (2.0m) min.
DRIVE AISLES (2-way 90° pkg)	23'-0" (7.0m) min.			
PARKING REQUIREMENTS:				
	2.0 stall/ unit x 154 uni	ts		
	154 units / 7 = 22 visit	or stall min	(1 visitor stal	l every 7 units)
	TOTAL PARKING REC	QUIRED:	308 stalls (include min. 22 visitor stalls)
	TOTAL PARKING PRO	OVIDED:	176 stalls in 132 stalls in Note: each garag 25 visitor s 333 stall (to	n double garages n tandam garages ge has 1 full size stall & 1 medium size stall talls (full size stall) otal provided)

ACCESSIBILITY REQUIREMENTS 3.			
	REQUIRED	PROVIDED	
ACCESS TO MAIN ENTRANCES	YES	YES	
ACCESS TO ALL FLOORS	NO	NO	
ACCESSIBLE WASHROOM	NO	NO	

WASHROOM FIXTURES REQUIREMENTS

MIN. 1 REQ'D./ DWELLING UNIT

MIN. 2-1/2 BATHS PROVIDED IN EACH UNIT

3.7.2.2.(11)

RESIDENTIAL UNITS

EXIT EXPOSURE

STAIR SHAFTS

CORRIDORS

PANIC HARDWARE REQ'D

MAX. TRAVEL DISTANCE

EXIT RATINGS REQUIRED:

3.4.6.16.(2)

3.4.4.1 3.3.2.6.(4)

REQUIRED FIRE SEPARATIONS

N/A

ok

30m

N/A

N/A

1 HR

1 HR

N/A

N/A

TENANTS / MAJOR OCCUPANCIES GROUP C TO C SERVICES ROOMS JANITOR ROOM

BUILDING FIRE SAFETY

SOFFIT PROTECTION FLAME SPREAD RATINGS METAL DECK ASSEMBLIES ROOF COVERING CLASSIFICATION ATTIC FIRESTOPS MAX. ATTIC AREA MAX. CRAWLSPACE AREA CONCEALED FLOOR AREA

YES COMPLY WITH N/A CLASS "A" YES 300 sm N/A

Α

City of **Kelowna**

COMMUNITY PLANNING

SCHEDULE

This forms part of application #<u>DP18-0150</u>

Planner KB Initials

PROVIDED WIDTHS min. 1 door @ 800mm (each unit) min. 1-36" doors @ each unit

> 3.2.3.13. 3.4.2.5.(1)

3.1.3.1.

9.10.9.14.(3) 3.6.2. N/A

3.2.3.16. 3.1.13.2

3.1.14.2. 3.1.15.2.

3.1.11

3.1.11.5.

3.1.11.6.

3.1.11.5.

A1.01 DRAWINGS ARE NOT TO BE SCALED. ALL DIMENSIONS SHALL BE VERIFIED ON JOB Drawing Title

> ZONING & CODE SUMMARY

te	2018-07-03
b No.	m+m 17-1760
ale	AS SHOWN
awn	SN
ecked	JM

V2A 1H2 TEL: 250.492.3143 EMAIL: pen-mai@shaw.ca 233 BERNARD AVENUE KELOWNA, B.C. VIY 6N2 TEL: 250.762.3004 EMAIL: kel-mai@shaw.ca

201-75 FRONT STREET PENTICTON, B.C.





2018-07-03 DP

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No.	Date	Revision
01	2018-06-04	issued for DP
02	2018-07-03	clarify parking requirement

Project Title ACADEMY RIDGE TOWNHOMES

550 Academy Way Kelowna BC Lot 10 & 11, EPP53793

Drawing Number



01	2018-06-04	issued for DP
02	2018-07-03	clarify parking requirement
03	2018-08-21	issued for pricing
04	2018-09-26	revised DP drawings
05	2018-10-11	Phase 1 BP
06	2018-11-06	Phase 2 BP
07	2018-11-15	revised Phase 2 door sched
08	2018-11-20	revised DP
09	2018-11-29	Phase 3 BP

Date	2018-11-20
Job No.	m+m 17-1760
Scale	AS SHOWN
Drawn	SN
Checked	JM







area 4

233 BERNARD AVENUE KELOWNA, B.C. VIY 6N2 TEL: 250.762.3004 EMAIL: kel-mai@shaw.ca CTS Ш ARCHITI MEIKLEJOHN AcademyRidge 2018-11-20 revised DP TRUE NORTH

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06	2018-11-06	Phase 2 BP
07	2018-11-15	revised Phase 2 door sched
08	2018-11-20	revised DP

Project Title

ACADEMY RIDGE TOWNHOMES

550 Academy Way Kelowna BC Lot 10 & 11, EPP53793

Drawing Number



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

Drawing Title PARKING STALL DIMENSION

1/8"=1'-0"

ate	2018-11-20
ob No.	m+m 17-1760
cale	AS SHOWN
rawn	SN
hecked	JM

BUILDING ELEVATION KEY NOTE:
1. REFER TO PLANS & SECTIONS FOR DETAILED INFORMATION
2. COLOURS SHALL BE CHOSEN BY THE ARCHITECT AT A LATER DATE FROM SPECIFIED COLOUR RANGE
1a STUCCO REVEAL/CONTROL JOINT
(2h) HORIZONTAL HARDIE PLANK SIDING
2v VERTICAL SIDING: HARDIE PANELS C/W BATTENS
3 HARDIE PANEL CLADDING
30 HARDIE CONTROL JOINT
4 HORIZONTAL WOOD GRAIN CLADDING
5 BRICK VENEER
6 VINYL WINDOW/DOOR
7 OVERHEAD DOOR
8 LAMINATED FIBREGLASS/ ASPHALT SHINGLES
9 HARDIE TRIM
10 ALUMINUM/GLASS RAILING
11 PREFINISHED SHEET STEEL FLASHING CAP
12) PREFIN. SHEET STEEL FASCIA/ DRIP FLASHING
13 LINE OF FINISHED GRADE (V.O.S.)
14 PAINT FINISH OVER CEMENT FACED RIGID INSULATION



_____ _ _ _ _ _ _













BUILDING ELEVATION KEY NOTE:	
1. REFER TO PLANS & SECTIONS FOR DETAILED INFORMATION	
2. COLOURS SHALL BE CHOSEN BY THE ARCHITECT AT A LATER DATE FROM SPECIFIED COLOUR RANGE	
	7 OVERHEAD DOOR
1a STUCCO REVEAL/CONTROL JOINT	8 LAMINATED FIBREGLA
2h HORIZONTAL HARDIE PLANK SIDING	9 HARDIE TRIM
2v VERTICAL SIDING: HARDIE PANELS C/W BATTENS	(10) ALUMINUM/GLASS R
3 HARDIE PANEL CLADDING	(11) PREFINISHED SHEET
3a HARDIE CONTROL JOINT	(12) PREFIN. SHEET STEE
4 HORIZONTAL WOOD GRAIN CLADDING	13 LINE OF FINISHED O
5 BRICK VENEER	14 PAINT FINISH OVER
6 VINYL WINDOW/DOOR	



		1

JM

- REFER TO PLANS & SECTIONS FOR DETAILED INFORMATION 2. COLOURS SHALL BE CHOSEN BY THE ARCHITECT AT A LATER DATE FROM SPECIFIED COLOUR RANGE 1) STUCCO
- 1a STUCCO REVEAL/CONTROL JOINT
- 2h HORIZONTAL HARDIE PLANK SIDING
- 2v VERTICAL SIDING: HARDIE PANELS C/W BATTENS
- 3 HARDIE PANEL CLADDING
- 3a HARDIE CONTROL JOINT
- 4 HORIZONTAL WOOD GRAIN CLADDING
- 5 BRICK VENEER 6 VINYL WINDOW/DOOR
- 7 OVERHEAD DOOR
- 8 LAMINATED FIBREGLASS/ ASPHALT SHINGLES
- 9 HARDIE TRIM
- (10) ALUMINUM/GLASS RAILING
- (11) PREFINISHED SHEET STEEL FLASHING CAP
- 12 PREFIN. SHEET STEEL FASCIA/ DRIP FLASHING
- 13 LINE OF FINISHED GRADE (V.O.S.)
- (14) PAINT FINISH OVER CEMENT FACED RIGID INSULATION









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1/8"=1'0"
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ate	2018-11-20
ob No.	m+m 17-1760
cale	AS SHOWN
rawn	SN
hecked	JM
	1.0





SIDE ELEVATION (C2) 3 A4.04 SCALE: 1/8"=1'-0"









BACK ELEVATION (C2)

Ĭ ARCHITECTS ------MEIKLEJOHN _____ \mathbb{N} **Academy**Ridge AT UNIVERSITY VILLAG 2018-11-20 revised DP Copyright reserved. This plan and design is and at all times remains the exclusive property of Meiklejohn Architects Inc. and may not be used without the Architects' consent. No. Date Revision 01 2018-06-04 issued for DP 02 2018-07-03 clarify parking requirement 03 2018-08-21 issued for pricing 04 2018-09-26 revised DP drawings 05 2018-10-11 Phase 1 BP 06 2018-11-06 Phase 2 BP

07 2018-11-15 revised Phase 2 door sched

08 2018-11-20 revised DP

ACADEMY RIDGE

TOWNHOMES

550 Academy Way Kelowna BC

Lot 10 & 11, EPP53793

Drawing Number

Drawing Title

Project Title

233 BERNARD AVENUE KELOWNA, B.C. VIY 6N2

TEL: 250.762.3004 EMAIL: kel-mai@shaw.ca

Date 2018-11-20 Job No. m+m 17-1760 Scale AS SHOWN Drawn SN Checked JM

A4.04

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

Exterior Elevations

Buildings 10+11 (sim bldgs. 4+5)

1/8"=1'0"

BUILDING ELEVATION KEY NOTE:
1. REFER TO PLANS & SECTIONS FOR DETAILED INFORMATION
2. COLOURS SHALL BE CHOSEN BY THE ARCHITECT AT A LATER DATE FROM SPECIFIED COLOUR RANGE
1a STUCCO REVEAL/CONTROL JOINT
(2h) HORIZONTAL HARDIE PLANK SIDING
2v VERTICAL SIDING: HARDIE PANELS C/W BATTENS
3 HARDIE PANEL CLADDING
(3a) HARDIE CONTROL JOINT
4 HORIZONTAL WOOD GRAIN CLADDING
5 BRICK VENEER
6 VINYL WINDOW/DOOR
7 OVERHEAD DOOR
8 LAMINATED FIBREGLASS/ ASPHALT SHINGLES
9 HARDIE TRIM
10 ALUMINUM/GLASS RAILING
11 PREFINISHED SHEET STEEL FLASHING CAP
12 PREFIN. SHEET STEEL FASCIA/ DRIP FLASHING
13 LINE OF FINISHED GRADE (V.O.S.)
14 PAINT FINISH OVER CEMENT FACED RIGID INSULATION









BACK ELEVATION (C2/C2a/C2b) 3 A4.06 SCALE: 1/8"=1'-0"

233 BERNARD AVENUE KELOWNA, B.C. VIY 6N2 TEL: 250.762.3004 EMAIL: kel-mai@shaw.ca

2018-11-20 revised DP

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No.	Date	Revision
01	2018-06-04	issued for DP
02	2018-07-03	clarify parking requirement
03	2018-08-21	issued for pricing
04	2018-09-26	revised DP drawings
05	2018-10-11	Phase 1 BP
06	2018-11-06	Phase 2 BP
07	2018-11-15	revised Phase 2 door sched
08	2018-11-20	revised DP

Project Title

ACADEMY RIDGE TOWNHOMES

550 Academy Way Kelowna BC Lot 10 & 11, EPP53793

Drawing Number

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

Drawing Title Exterior Elevations Building 8 (sim bldg. 6)

1/8"=1'0"

te	2018-11-20
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BUILDING ELEVATION KEY NOTE:
1. REFER TO PLANS & SECTIONS FOR DETAILED INFORMATION
2. COLOURS SHALL BE CHOSEN BY THE ARCHITECT AT A LATER DATE FROM SPECIFIED COLOUR RANGE
1a STUCCO REVEAL/CONTROL JOINT
2h HORIZONTAL HARDIE PLANK SIDING
2v VERTICAL SIDING: HARDIE PANELS C/W BATTENS
3 HARDIE PANEL CLADDING
(3a) HARDIE CONTROL JOINT
4 HORIZONTAL WOOD GRAIN CLADDING
5 BRICK VENEER
6 VINYL WINDOW/DOOR
7 OVERHEAD DOOR
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11 PREFINISHED SHEET STEEL FLASHING CAP
12 PREFIN. SHEET STEEL FASCIA/ DRIP FLASHING
13 LINE OF FINISHED GRADE (V.O.S.)
14 PAINT FINISH OVER CEMENT FACED RIGID INSULATION

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Checked

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JM

BUILDING ELEVATION KEY NOTE:
1. REFER TO PLANS & SECTIONS FOR DETAILED INFORMATION
2. COLOURS SHALL BE CHOSEN BY THE ARCHITECT AT A LATER DATE FROM SPECIFIED COLOUR RANGE
1a STUCCO REVEAL/CONTROL JOINT
2h HORIZONTAL HARDIE PLANK SIDING
2v VERTICAL SIDING: HARDIE PANELS C/W BATTENS
3 HARDIE PANEL CLADDING
(3a) HARDIE CONTROL JOINT
4 HORIZONTAL WOOD GRAIN CLADDING
5 BRICK VENEER
6 VINYL WINDOW/DOOR
7 OVERHEAD DOOR
8 LAMINATED FIBREGLASS/ ASPHALT SHINGLES
9 HARDIE TRIM
10 ALUMINUM/GLASS RAILING
(11) PREFINISHED SHEET STEEL FLASHING CAP
(12) PREFIN. SHEET STEEL FASCIA/ DRIP FLASHING
13) LINE OF FINISHED GRADE (V.O.S.)
14 PAINT FINISH OVER CEMENT FACED RIGID INSULATION

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47

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JM

Checked

BUILDING ELEVATION KEY NOTE:		
1.	REFER TO PLANS & SECTIONS FOR DETAILED INFORMATION	
2.	COLOURS SHALL BE CHOSEN BY THE ARCHITECT AT A LATER DATE FROM SPECIFIED COLOUR RANGE	
1	STUCCO	
(1a)	STUCCO REVEAL/CONTROL JOINT	
(2h	HORIZONTAL HARDIE PLANK SIDING	
(2v)	VERTICAL SIDING: HARDIE PANELS C/W BATTENS	
3	HARDIE PANEL CLADDING	
(3a)	HARDIE CONTROL JOINT	
4	HORIZONTAL WOOD GRAIN CLADDING	
5	BRICK VENEER	
6	VINYL WINDOW/DOOR	
7	OVERHEAD DOOR	
8	LAMINATED FIBREGLASS/ ASPHALT SHINGLES	
9	HARDIE TRIM	
(10)	ALUMINUM/GLASS RAILING	
(11)	PREFINISHED SHEET STEEL FLASHING CAP	
(12)	PREFIN. SHEET STEEL FASCIA/ DRIP FLASHING	
(13)	LINE OF FINISHED GRADE (V.O.S.)	
(14)	PAINT FINISH OVER CEMENT FACED RIGID INSULATION	

3 SIDE ELEVATION (C1) A4.14 SCALE: 1/8"=1'-0"

A4.14 FRONT ELEVATION (C1) SCALE: 1/8"=1'-0"

2 A4.14 BACK ELEVATION (C1) SCALE: 1/8"=1'-0" 233 BERNARD AVENUE KELOWNA, B.C. VIY 6N2 TEL: 250.762.3004 EMAIL: kel-mai@shaw.ca

2018-11-20 revised DP

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07	2018-11-15	revised Phase 2 door sched
08	2018-11-20	revised DP

Project Title

ACADEMY RIDGE TOWNHOMES

550 Academy Way Kelowna BC Lot 10 & 11, EPP53793

Drawing Number

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

Drawing Title Exterior Elevations Building 14 (sim bldg. 25) 1/8"=1'0"

te	2018-11-20
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3 SIDE ELEVATION (A1) A4.15 SCALE: 1/8"=1'-0"

233 BERNARD AVENUE KELOWNA, B.C. VIY 6N2 TEL: 250.762.3004 EMAIL: kel-mai@shaw.ca

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2018-11-15	revised Phase 2 door sched	
2018-11-20	revised DP	
	Date 2018-06-04 2018-07-03 2018-08-21 2018-09-26 2018-10-11 2018-11-06 2018-11-06 2018-11-20	

Project Title

ACADEMY RIDGE TOWNHOMES

550 Academy Way Kelowna BC Lot 10 & 11, EPP53793

Drawing Number

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

Drawing Title Exterior Elevations Building 19 (sim bldgs. 15+17+21) 1/8"=1'0"

Date	2018-11-20	
Job No.	m+m 17-1760	
Scale	AS SHOWN	
Drawn	SN	
Checked	JM	

(3) SIDE ELEVATION (B) SCALE: 1/8"=1'-0"

Checked

JM

FRONT ELEVATION (A1) 1 A4.23 SCALE: 1/8"=1'-0"

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2018-11-20 revised DP

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07	2018-11-15	revised Phase 2 door sched
08	2018-11-20	revised DP

Project Title

ACADEMY RIDGE TOWNHOMES

550 Academy Way Kelowna BC Lot 10 & 11, EPP53793

Drawing Number

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

Drawing Title **Exterior Elevations** Building 23

1/8"=1'0"

2018-11-20 Date m+m 17-1760 Job No. Scale AS SHOWN Drawn SN Checked JM

**** SIDE ELEVATION (B) 3 A4.24 SCALE: 1/8"=1'-0"

233 BERNARD AVENUE KELOWNA, B.C. VIY 6N2 TEL: 250.762.3004 EMAIL: kel-mai@shaw.ca

2018-11-20 revised DP

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Project Title

ACADEMY RIDGE TOWNHOMES

550 Academy Way Kelowna BC Lot 10 & 11, EPP53793

Drawing Number

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Drawing Title **Exterior Elevations** Building 24 (sim bldgs. 26+28) 1/8"=1'0"

te	2018-11-20
b No.	m+m 17-1760
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awn	SN
ecked	JM

concrete post

Academy Ridge Townhouses

chestnut brown siding

light brown door+accent strip

cedar siding

dark brown door+accent strip

mountain sage siding

light green door+accent strip

evening blue siding

dark grey

door+accent strip

countrylane siding

Pomegranate door+accent strip

COMMON NAME	QTY	SIZE/SPACING & REMARKS
AUTUMN BLAZE MAPLE SNOWCLOUD SERVICEBERRY FRANS FONTAINE HORNBEAM BLOODGOOD LONDON PLANE TREE IVORY SILK LILAC TREE CHANCELLOR LINDEN	2 39 37 44 69 30	6cm CAL. 6cm CAL. 6cm CAL. 6cm CAL. 6cm CAL. 6cm CAL.
GOLD PLATE YARROW KINNICKINNICK PEACH BLOSSOM ASTILBE ROYAL BURGUNDY BARBERRY KARL FOERSTER FEATHER REED GRASS GOLDEN VARIEGATED DOGWOOD WINGED BURNING BUSH MAGNUS CONEFLOWER BLUE GLOW THISTLE RUBY STELLA DAYLILLY NORTHERN EXPOSURE HOSTA OREGON GRAPE HOLLY MAIDEN GRASS WALKER'S LOW CATMINT FOUNTAIN GRASS RUSSIAN SAGE WILD MOCKORANGE COPPERTINA NINEBARK DWARF SERBIAN SPRUCE DWARF BLUE SCOTCH PINE ALPINE CURRANT BONICA ROSE GOLDSTRUM CONEFLOWER HAKURA NISHIKI TRICOLOUR WILLOW ANTHONY WATERER SPIREA WHITE SNOWBERRY DWARF KOREAN LILAC	317 617 218 143 218 52 23 317 317 143 91 143 218 143 143 33 52 52 64 64 143 317 91 143 91 143 91 91	#01 CONT. /0.75M O.C. SPACING #01 CONT. /0.75M O.C. SPACING #01 CONT. /0.9M O.C. SPACING #02 CONT. /1.2M O.C. SPACING #01 CONT. /0.9M O.C. SPACING #05 CONT. /2.0M O.C. SPACING #05 CONT. /3.0M O.C. SPACING #01 CONT. /0.75M O.C. SPACING #01 CONT. /0.75M O.C. SPACING #01 CONT. /0.75M O.C. SPACING #01 CONT. /0.75M O.C. SPACING #02 CONT. /1.2M O.C. SPACING #02 CONT. /1.2M O.C. SPACING #01 CONT. /1.2M O.C. SPACING #05 CONT. /2.5M O.C. SPACING #05 CONT. /2.0M O.C. SPACING #05 CONT. /2.0M O.C. SPACING #05 CONT. /2.0M O.C. SPACING #05 CONT. /1.8M O.C. SPACING #05 CONT. /1.8M O.C. SPACING #02 CONT. /1.8M O.C. SPACING #02 CONT. /1.2M O.C. SPACING #02 CONT. /1.5M O.C. SPACING

303-590 KLO Road Kelowna, BC V1Y 7S2 T (250) 868-9270 www.outlanddesign.ca

PROJECT TITLE

ACADEMY RIDGE

Kelowna, BC

DRAWING TITLE

CONCEPTUAL LANDSCAPE PLAN

ISSUED FOR / REVISION

	,	
1	18.05.30	Review
2	18.10.19	Review
3		
4		
5		

PROJECT NO	17-142
DESIGN BY	KM
DRAWN BY	NG
CHECKED BY	FB
DATE	OCT. 19, 2018
SCALE	1:500

SEAL

DRAWING NUMBER

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	18.05.30 18.10.19

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SEAL

DRAWING NUMBER

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	TOTAL APEA: 82 ca m		TOTAL AREA: 98 sq.m.
	MICROCLIMATE: EAST EXPOSURE, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 117 cu.m.	ij	MICROCLIMATE: NORTH-EAST ESTIMATED ANNUAL WATER
	ZONE #2: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREA TOTAL AREA: 63 sq.m. MICROCLIMATE: EAST EXPOSURE, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 63 cu.m.		ZONE #25: LOW VOLUME PC TOTAL AREA: 72 sq.m. MICROCLIMATE: NORTH-EAST ESTIMATED ANNUAL WATER
	ZONE #3: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREA TOTAL AREA: 97 sq.m. MICROCLIMATE: EAST EXPOSURE, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER LISE: 139 cum	[]]]	ZONE #26: LOW VOLUME PC TOTAL AREA: 71 sq.m. MICROCLIMATE: NORTH EXPC ESTIMATED ANNI IAL WATER
	ZONE #4: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS TOTAL AREA: 96 sq.m. MICROCLIMATE: EAST EXPOSURE, PARTIALLY SHADED BY TREES		ZONE #27: LOW VOLUME PO TOTAL AREA: 90 sq.m. MICROCLIMATE: NORTH EXPC
	ESTIMATED ANNUAL WATER USE: 137 cu.m. ZONE #5: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREA TOTAL AREA: 97 sq.m.		ZONE #28: LOW VOLUME PO TOTAL AREA: 113 sq.m.
	ESTIMATE: EAST EXPOSORE, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 137 cu.m. ZONE #6: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREA TOTAL AREA: 59 sq.m.		ZONE #29: LOW VOLUME PO TOTAL AREA: 74 sq.m.
i	MICROCLIMATE: SOUTH-EAST EXPOSURE, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 84 cu.m. ZONE #7: LOW VOLUME POP-UP SPRAYHEADS FOR TURE AREA	Ĺ j	MICROCLIMATE: NORTH-WES ESTIMATED ANNUAL WATER I ZONE #30: LOW VOLUME PO
]	TOTAL AREA: 87 sq.m. MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 124 cu.m.	[]]]	TOTAL AREA: 79 sq.m. MICROCLIMATE: WEST EXPOS ESTIMATED ANNUAL WATER I
]	ZONE #8: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREA TOTAL AREA: 74 sq.m. MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 106 cu m	[]]]	ZONE #31: LOW VOLUME PO TOTAL AREA: 102 sq.m. MICROCLIMATE: WEST EXPOS ESTIMATED ANNUAL WATER
]	ZONE #9: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREA TOTAL AREA: 96 sq.m. MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY TREES	[]]]	ZONE #32: LOW VOLUME PO TOTAL AREA: 97 sq.m. MICROCLIMATE: WESTEXPOSU
	ESTIMATED ANNUAL WATER USE: 137 cu.m. ZONE #10: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREA TOTAL AREA: 97 sq.m.	 7	ZONE #33: LOW VOLUME PC TOTAL AREA: 70 sq.m.
·	ESTIMATED ANNUAL WATER USE: 139 cu.m. ZONE #11: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREA TOTAL AREA: 106 sg.m.		ZONE #34: LOW VOLUME PC
i	MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 151 cu.m.	ii	MICROCLIMATE: WEST EXPOS ESTIMATED ANNUAL WATER ZONE #35: LOW VOLUME PC
]	TOTAL AREA: 122 sq.m. MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 174 cu.m.		TOTAL AREA: 96 sq.m. MICROCLIMATE: SOUTH EXPC ESTIMATED ANNUAL WATER I
	ZONE #13: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREA TOTAL AREA: 96 sq.m. MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 137 cu.m.		ZONE #36: LOW VOLUME PO TOTAL AREA: 107 sq.m. MICROCLIMATE: SOUTH EXPC ESTIMATED ANNUAL WATER
]]	ZONE #14: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREA TOTAL AREA: 58 sq.m. MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY TREES	[]]]	ZONE #37: LOW VOLUME PC TOTAL AREA: 93 sq.m. MICROCLIMATE: SOUTH EXPC ESTIMATED ANNUAL WATER
	ZONE #15: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREA TOTAL AREA: 108 sq.m.		ZONE #38: LOW VOLUME PC TOTAL AREA: 120 sq.m. MICROCLIMATE: SOUTH EXPC
J	MICROCLIMATE: NORTH-EAST EXPOSURE, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 154 cu.m. ZONE #16: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREA	 -	ZONE #39: LOW VOLUME PC TOTAL AREA: 79 sq.m.
	TOTAL AREA: 109 sq.m. MICROCLIMATE: NORTH-EAST EXPOSURE, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 156 cu.m. ZONE #17: LOVA VOLUME POPULE SERATHEADS FOR TURE AREA		ZONE #40: LOW VOLUME PC
]	TOTAL AREA: 99 sq.m. MICROCLIMATE: AST EEXPOSURE, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 141 cu.m.	ii	MICROCLIMATE: SOUTH EXPC ESTIMATED ANNUAL WATER ZONE #41: LOW VOLUME PC
	ZONE #18: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREA TOTAL AREA: 99 sq.m. MICROCLIMATE: NORTH-EAST EXPOSURE, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 141 cum	[]	TOTAL AREA: 90 sq.m. MICROCLIMATE: SOUTH EXPO ESTIMATED ANNUAL WATER
==]	ZONE #19: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREA TOTAL AREA: 99 sq.m. MICROCLIMATE: NORTH-EAST EXPOSURE, PARTIALLY SHADED BY TREES		TOTAL AREA: 48 sq.m. MICROCLIMATE: SOUTH EXPC ESTIMATED ANNUAL WATER
	ESTIMATED ANNUAL WATER USE: 141 cu.m. ZONE #20: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREA TOTAL AREA: 94 sq.m. MICROCUMATE: NORTH-EAST EXPOSURE PARTIALLY SHADED BY TREES	[]	ZONE #43: LOW VOLUME PC TOTAL AREA: 84 sq.m. MICROCLIMATE: SOUTH EXPC ESTIMATED ANNUAL WATER
——	ESTIMATED ANNUAL WATER USE: 134 cu.m. ZONE #21: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREA TOTAL AREA: 60 sq.m.	[]]]	ZONE #44: LOW VOLUME PC TOTAL AREA: 116 sq.m. MICROCLIMATE: SOUTH EXPC
	MICROCLIMATE: NORTH-EAST EXPOSURE, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 86 cu.m. ZONE #22: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS	 -	ESTIMATED ANNUAL WATER ZONE #45: LOW VOLUME PC TOTAL AREA: 112 sq.m.
	TOTAL AREA: 94 sq.m. MICROCLIMATE: NORTH-EAST EXPOSURE, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 134 cu.m.	L J	TONE #46: LOW/ VOLUME PO
	ZONE #23: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREA TOTAL AREA: 99 sq.m. MICROCLIMATE: NORTH-EAST EXPOSURE, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 141 cum		TOTAL AREA: 119 sq.m. MICROCLIMATE: SOUTH EXPC ESTIMATED ANNUAL WATER

DP-UP SPRAYHEADS FOR TURF AREA		ZONE #47: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREA		ZC
IT EXPOSURE, PARTIALLY SHADED BY TREES USE: 98 cu.m.		MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 151 cu.m.		TC M FS
DP-UP SPRAYHEADS FOR TURF AREA	 -	ZONE #48: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREA		ZC
IT EXPOSURE, PARTIALLY SHADED BY TREES USE: 103 cu.m.	ij	MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 140 cu.m.		PL TC M
DP-UP SPRAYHEADS FOR TURF AREA		ZONE #49: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREA TOTAL AREA: 98 sg.m.		ES
OSURE, PARTIALLY SHADED BY TREES USE: 101 cu.m.	<u>i </u>	MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 140 cu.m.	[]	ZC PL TC
DP-UP SPRAYHEADS FOR TURF AREA		ZONE #50: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREA		M ES
OSURE, PARTIALLY SHADED BY TREES USE: 129 cu.m.	<u>i </u>	MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 130 cu.m.	r — — ¬	ZC PL
DP-UP SPRAYHEADS FOR TURF AREA		ZONE #51: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREA		TC M
OSURE, PARTIALLY SHADED BY TREES USE: 161 cu.m.	ij	MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 131 cu.m.		ES ZC
DP-UP SPRAYHEADS FOR TURF AREA	 -	ZONE #52: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREA		PL TC
ST EXPOSURE, PARTIALLY SHADED BY BUILDING USE: 106 cu.m.	ij	MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 116 cu.m.		M ES
DP-UP SPRAYHEADS FOR TURF AREA		ZONE #53: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE	r — — ¬	ZC PL
SURE, PARTIALLY SHADED BY BUILDING USE: 113 cu.m.	L	TOTAL AREA: 193 sq.m. MICROCLIMATE: EAST EXPOSURE, PARTIALLY SHADED BY TREES	L J	TC M ES
DP-UP SPRAYHEADS FOR TURF AREA		ZONE #54: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE		ZC
SURE, PARTIALLY SHADED BY BUILDING USE: 146 cu.m.	$[_ _]$	PLANTING AREAS TOTAL AREA: 191 sq.m. MICROCUMATE: FAST EXPOSURE, PARTIALLY SHADED BY TREES		PL TC M
OP-UP SPRAYHEADS FOR TURF AREA		ESTIMATED ANNUAL WATER USE: 106 cu.m.		ES
SURE, PARTIALLY SHADED BY BUILDING		ZONE #55: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS	r — — ¬	PL
DP-UP SPRAYHEADS FOR TURF AREA	ij	TOTAL AREA: 181 sq.m. MICROCLIMATE: SOUTHEAST EXPOSURE, PARTIALLY SHADED BY TREES	L J	M F
SURE, PARTIALLY SHADED BY BUILDING		ESTIMATED ANNUAL WATER USE: 101 cu.m.		ZC
DP-UP SPRAYHEADS FOR TURF AREA	[]]]	PLANTING AREAS TOTAL AREA: 171 sq.m.	[]]]	PL TC M
SURE, PARTIALLY SHADED BY BUILDING		ESTIMATED ANNUAL WATER USE: 95 cu.m.		ES
USE: 103 cu.m. DP-UP SPRAYHEADS FOR TURF AREA		ZONE #57: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS		ZC PL
DSURE, FULL SUN		TOTAL AREA: 160 sq.m. MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER LISE: 88 cum	LJ	M
OP-UP SPRAYHEADS FOR TURF AREA		ZONE #58: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE		ZC
OSURE, PARTIALLY SHADED BY TREES		PLANTING AREAS TOTAL AREA: 109 sq.m.		TC M
USE: 153 cu.m.		MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 61 cu.m.		ES
		ZONE #59: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS	г — — ¬	ZC PL
USE: 133 cu.m.	ij	TOTAL AREA: 69 sq.m. MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY TREES		TC M ES
DP-UP SPRAYHEADS FOR TURF AREA		ESTIMATED ANNUAL WATER USE: 38 cu.m.		ZC
DSURE, FULL SUN USE: 171 cu.m.		PLANTING AREAS TOTAL AREA: 213 sq.m.		PL TC M
OP-UP SPRAYHEADS FOR TURF AREA		MICROCLIMATE: SOUTHWEST EXPOSURE, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 118 cu.m.		ES
DSURE, FULL SUN USE: 113 cu.m.		ZONE #61: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS	г — — ¬	ZC PL
DP-UP SPRAYHEADS FOR TURF AREA	ĹJ	TOTAL AREA: 179 sq.m. MICROCLIMATE: SOUTHWEST EXPOSURE, PARTIALLY SHADED BY TREES		TC M
DSURE, PARTIALLY SHADED BY TREES		ESTIMATED ANNUAL WATER USE: 99 cu.m.		ES
DP-UP SPRAYHEADS FOR TURF AREA		ZONE #62: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 143 sq.m.		
DSURE, FULL SUN USE: 129 cu.m.		MICROCLIMATE: WEST EXPOSURE, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 79 cu.m.		
DP-UP SPRAYHEADS FOR TURF AREA		ZONE #63: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS		
DSURE, FULL SUN USE: 69 cu.m.	ij	TOTAL AREA: 123 sq.m. MICROCLIMATE: NORTHWEST EXPOSURE, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 68 cu m		
DP-UP SPRAYHEADS FOR TURF AREA		ZONE #64: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE		
DSURE, PARTIALLY SHADED BY BUILDING & TREES USE: 120 cu.m.	[]]]	PLANTING AREAS TOTAL AREA: 229 sq.m. MICROCLIMATE: NORTHWEST EXPOSURE, PARTIALLY SHADED BY TREES		
DP-UP SPRAYHEADS FOR TURF AREA		ESTIMATED ANNUAL WATER USE: 127 cu.m.		
DSURE, PARTIALLY SHADED BY TREES		ZONE #65: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS		
DP-UP SPRAYHEADS FOR TURF AREA	L J	MICROCLIMATE: NORTHWEST EXPOSURE, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 118 cum		
OSURE, PARTIALLY SHADED BY TREES		ZONE #66: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE		
	[]]]	PLANTING AREAS TOTAL AREA: 217 sq.m. MICROCLIMATE: NORTHWEST EXPOSURE, PARTIALLY SHADED BY TREES		
		ESTIMATED ANNUAL WATER USE: 121 cu.m.		
USE: 170 cu.m.		ZONE #67: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 219 sq.m. MICROCLIMATE: NORTHWEST EXPOSURE, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 122 cu.m.		

ZONE #68: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS OTAL AREA: 175 sq.m. MICROCLIMATE: NORTH EXPOSURE, PARTIALLY SHADED BY TREES STIMATED ANNUAL WATER USE: 97 cu.m. ONE #69: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS OTAL AREA: 162 sq.m. MICROCLIMATE: NORTH EXPOSURE, PARTIALLY SHADED BY TREES STIMATED ANNUAL WATER USE: 90 cu.m. ONE #70: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS OTAL AREA: 146 sq.m. MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY TREES STIMATED ANNUAL WATER USE: 81 cu.m. ZONE #71: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS OTAL AREA: 157 sq.m. MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY TREES STIMATED ANNUAL WATER USE: 87 cu.m. ZONE #72: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS OTAL AREA: 117 sq.m. MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY TREES STIMATED ANNUAL WATER USE: 65 cu.m. ZONE #73: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS OTAL AREA: 214 sq.m. MICROCLIMATE: SOUTHEXPOSURE, PARTIALLY SHADED BY TREES STIMATED ANNUAL WATER USE: 119 cu.m. ZONE #74: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS OTAL AREA: 227 sq.m. MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY TREES STIMATED ANNUAL WATER USE: 126 cu.m. ONE #75: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS OTAL AREA: 215 sq.m. MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY TREES STIMATED ANNUAL WATER USE: 119 cu.m. ZONE #76: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS OTAL AREA: 196 sq.m. MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY TREES STIMATED ANNUAL WATER USE: 109 cu.m. ZONE #77: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS OTAL AREA: 179 sq.m. MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY TREES STIMATED ANNUAL WATER USE: 99 cu.m.

ZONE #78: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS

OTAL AREA: 127 sq.m. MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY TREES

ESTIMATED ANNUAL WATER USE: 71 cu.m. ZONE #79: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS

OTAL AREA: 226 sq.m. MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 126 cu.m.

ZONE #80: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS

OTAL AREA: 205 sq.m. MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY TREES

ESTIMATED ANNUAL WATER USE: 114 cu.m. ZONE #81: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS

OTAL AREA: 101 sq.m. MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 56 cu.m.

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Planner Initiala	Kelowna
Initials KB	

303-590 KLO Road Kelowna, BC V1Y 7S2 T (250) 868-9270 www.outlanddesign.ca

PROJECT TITLE

ACADEMY RIDGE

Kelowna, BC

DRAWING TITLE

CONCEPTUAL LANDSCAPE PLAN

ISSUED FOR / REVISION

1550	ISSUED FOR / REVISION			
1	18.05.30	Review		
2	18.10.19	Review		
3				
4				
5				

PROJECT NO	17-142
DESIGN BY	KM
DRAWN BY	NG
CHECKED BY	FB
DATE	OCT. 19, 2018
SCALE	1:500

DRAWING NUMBER

ISSUED FOR REVIEW ONLY

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CITY OF KELOWNA

MEMORANDUM

Date:July 18, 2018File No.:DP18-0150To:Environmental Coordinator (KB)From:Development Engineering Manager (JK)Subject:610 Academy Way , Plan EPP53793Form and Character

Development Engineering Services comments and requirements pertaining to a Development Permit for the form and character of multiple dwelling housing (28 row housing buildings, containing 154 units in total)

- a) This Development Permit does not compromise any Municipal infrastructure services.
- b) Minimum site distance must be confirmed for a safe entrance location.
- c) A second Emergency access must be installed on Vint road.
- d) Entry Plaza plantings on Vint rd and Academy way must not block site lines for Vint road.

James Kay, P. Eng. Development Engineering Manager

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Ser MAIN STREET PENTICION, B.C. YAZ SB2 EXAMPLE SCAP2, 20318 EMAIL: pen-mai@shaw.ca YARNE YARNE YARNE BE 250.762.8707 PAIL: kel-mai@shaw.ca ON DATE OF D
<image/>
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<section-header> KELOWNA, BC Drawing Number C-O7 DRAWINGS ARE NOT TO BE SCALED. ALL DIMENSIONS SHALL BE VERIFIED ON JOB Drawing Title GRADING PLAN 3 OF 3</section-header>
DateNOVEMBER 2018Job No.CTQ 04026-160Scale1:250DrawnTFCheckedST

Academy Ridge Townhomes Design Rationale

1. Introduction

- Academy Ridge, a townhome project by Watermark Developments Ltd., in conjunction with Academy Ridge GP Ltd., is a low density multiple housing development consisting of 155 townhomes located on Academy Hill in the University District of Kelowna.
- The development is compliant with the RM3 zoning by-law and has no variances.
- The site is located at 550 and 610 Academy Way. It is a 7.95 acre gently sloped, east-facing site, which was the result of the University South Development Plan and subdivision.
- It is surrounded by an extensive park network in the midst of the rapidly growing University South neighbourhood.
- Consistent with the OCP and the University South Development Plan, Academy Ridge is addressing the "missing middle" housing type, providing an affordable multi-unit alternative to single family homes and condominiums.
- The community will comprise a number of different type townhomes appealing to a wide number of residents, ranging from first time buyers to families, empty nesters, university students, and people working in the ever-growing North part of Kelowna (UBC, the airport & surrounding businesses).

2. Relevant Site and Location Considerations

- Academy Ridge is located at 550 and 610 Academy Way. It is a 7.95 acre gently sloped, east-facing site, which was the result of the University South Development Plan and subdivision. The site is cleared, serviced and ready for construction.
- The development is surrounded by an extensive park network in the midst of the rapidly growing University South neighbourhood. The site is delineated:
 - \circ to the East by Academy Way and a 7+ acre designated park right across the road,
 - o to the South by Vint Road and Deerhurst Estates, and
 - o to the West & North by a designated linear park system, with the "gully" nature reserve beyond.
 - The neighbouring University South developments consist of:
 - o Multi Family:
 - Academy Hill, a 78 unit project completed in 2014;
 - U One, a 66 unit project completed in 2015;
 - U Two, a 112 unit project completed in 2016;
 - U Three, a 87 unit project completed in 2017;
 - U Five, a 72 unit project under construction & to be completed in 2018;
 - U Six, a 57 unit project under construction & to be completed in 2019;
 - Versity 1, a 63 unit rental project completed in August 2017; and
 - Versity 2, a 108 unit rental project under construction & to be completed in 2018.
 - Micro Suites:
 - VEDA, a 251 unit rental project completed in 2016; and
 - VEDA 2, a 316 unit rental project under construction & to be completed in 2018.
 - o Single Family:
 - University Heights, a 216 lot project currently under construction.
 - Townhomes:
 - Deerhurst Estates, a 19 unit project completed in 2017.
- Academy Ridge is ideally located
 - within walking distance of:

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		City of		
Planner Initials	KB			

- the future commercial center of University Village (650 m);
- Aberdeen Hall Preparatory School (900 m); and
- Academy Hill commercial center (1.0 km).
- o on the Academy Way public transit corridor with bus stops right in front on Academy Way
- within easy driving distance from:
 - UBC Okanagan (1.8 km);
 - Kelowna International Airport (4.2 km);
 - Orchard Park Shopping Center (about 7 km); and
 - Downtown Kelowna (about 12 km).

3. Design Approach and Rationale

3.1 Overview

- The Academy Ridge community design responds to the above-listed site and location considerations through a meticulously and thoughtfully designed development of 155 townhomes organized in 30 separate buildings.
- The community will offer a number of different unit layouts, addressing the needs of a wide range of potential buyers:
 - \circ 68 ± 1,400 sqft 3-bedroom units with 2-car tandem garages;
 - $\circ~~51\pm$ 1,900 sqft 3-bedroom units with 2-car side-by-side garages;
 - \circ 34 ± 2,000 sqft 3-bedroom + den units with 2-car side-by-side garages; and
 - \circ 2 ± 2,200 sqft 3-bedroom units with 2-car side-by-side garages.
- All units feature:
 - o a balcony directly accessed from the principal living space;
 - o a pedestrian entrance off the street, as well as a separate entrance off the back/garden; and
 - a front yard garden area.
- The development is compliant with the RM3 zoning by-law and has no variances.
- The community has been designed to be self-sufficient with regards to parking. Each townhome has a 2car garage and there are 25 visitor parking stalls distributed around the community. There is also onstreet parking on Vint Road.

3.2 Community Concept and Design Principles

The Academy Ridge community is driven by the following concepts and principles:

A. Integration

- The site design and grading has been optimized to:
 - fit within the natural contours of the site;
 - maximize views, where possible;
 - connect to existing and proposed trail systems; and
 - be developed with minimal use of retaining walls.
- The architecture is consistent with the contemporary look and feel of the current developments of the University South Developments, namely Academy Hill, U, and Veda.
- The townhouses located around the perimeter of the community have front doors directly facing Academy Way and Vint Road, providing a welcoming face to the surrounding neighbourhood.

B. Living Street

Academy Ridge will be the first "people friendly" neighbourhood by embracing the "living street" concept:

- originally implemented in the Netherlands ("woonerf");
- a street designed primarily with the interests of pedestrians and cyclists in mind and as a social space where people can meet and where children may also be able to play legally and safely;

- these roads are still available for use by motor vehicles (and fully compatible for emergency vehicle access), however their design aims to reduce both the speed and dominance of motorized transport;
- this is achieved using the "shared space" approach, with greatly reduced demarcations between vehicle traffic and pedestrians, such as low/soft curbs, wide sidewalks, no parking on the streets, and planters with trees;
- the goal of shared space is to improve the road safety and vibrancy of roads and junctions, particularly ones with high levels of pedestrian traffic, by encouraging negotiation of priority in shared areas between different road users.

C. Accessibility

- Vehicular access will be off of Academy Way on the straightest and flattest section of the road in order to:
 - provide the safest access in terms of grades and sightlines;
 - allow for optimal grades throughout the community; and
 - fit the development within the natural contours of the site.
- Pedestrian/bicycle access to the community will be provided from numerous sides in order to enhance the walkability of the development.
- Consistent with the request from the City of Kelowna, Academy Ridge will allow public access through the community to facilitate access to the parklands beyond and across.

D. Destinations

The community will feature a number of meticulously and carefully designed "destinations", such as:

- "The Gateway", the entry to the community, designed to present a welcoming sense of arrival;
- "The Square", a designed focal point of the anchor buildings on the corner of Academy Way and Vint Road, complete with trees and street furniture;
- "The Plaza", a street- & landscaped meeting place with trees and benches at the top of the development. It also will connect the walk/bike path axis through the development connecting the linear park to the West with The Gateway and the East side bus stop.
- "The Park", the center piece of the community with open spaces, trees and outdoor furnishings. This attractive and well-designed green space will provide an amenity for all residents and foster interactions between neighbours. Pathways through the park will facilitate pedestrian/bicycle movement through and across the community.

E. Symmetry

Symmetry is being used as a strong design element throughout the development:

- the buildings are mostly arranged in pairs/even numbers, sharing a common entry feature;
- the buildings across the street from each other reflect each other, providing a symmetrical streetscape;
- the grouping of buildings around The Gateway is arranged in symmetry of the access road;
- the buildings around The Square form a symmetrical building block; and
- The Plaza is arranged in a strict symmetry, creating an intersection between the road and the pedestrian/bicycle East-West axis through the site.

F. Rhythm

The streetscape design is such that it creates a rhythm throughout the community in terms of:

- repetitive tree- and planer spacing;
- repetitive street/sidewalk textures, patterns and materials; and
- symmetrical arrangement roads, sidewalks, trees/planters and buildings.

G. Sightlines

• The site design is optimized to fit within the natural contours of the site and to maximize views and sightlines, where possible;

- The areas at The Gateway, The Square and The Plaza are designed such to break up long, straight sightlines, thereby creating a more intimate and liveable community feel.
- The sightline of the Academy Way & Vint Road intersection has been specifically considered. This intersection is currently challenged by the grades of Academy Way, the way Academy Way turns and restricted sightlines. The buildings at that corner (around The Square) are designed such that the entrance grade along Academy Way will be below the boulevard sidewalk, thereby improving the sightline up North along Academy Way significantly.

3.3 Architectural Rationale

The architectural concept for the site is to create a strong set of design components that are repeated, with subtle variations and in varying combinations to create variety within a consistent overall language.

- Varied roofline using a combination of flat and 'off-set' sloping shingle roofs.
- Framing elements highlighting oversized windows and wood infill panels.
- Decorative custom garage doors with interesting window placement to enhance street presence.
- Generous patio and deck areas to connect residents to the street and internal landscape areas.

3.4 Overall Feel of the Community

A number of measures have been taken to ensure that the community feels livable and friendly:

- A living street concept primarily with the interests of pedestrians and cyclists in mind and as a social space where people can meet and where children may also be able to play legally and safely;
- a welcoming and varied building view from Academy Way with appropriate landscaping, plus a landscape feature at the corner of Academy Way and Vint Road;
- an attractive and inviting vehicular/pedestrian/bicycle entrance to the community with appropriate signage;
- all buildings are arranged in 3 to 6 townhome clusters with an articulated building façade and, in some cases, staggered arrangement, providing visual interest;
- the townhomes within each building block are further articulated through roof forms, a variety of window expressions and feature elements/materials;
- the street presence of each building has been emphasized with a design that has been "grounded" to the site and tied in with the living street concept. The choice of materials and textures combined with the thoughtful placement of trees and planters ensure a pedestrian friendly environment with visually interesting sidewalks/walkways that are safe and easy for all to access;
- the yard in front of each townhome provides a delineation between the public and private realm, and does so in a friendly and inclusive fashion and without the need for barrier fences and gates;
- where possible trees and low-level planting are introduced to complement and enhance the streetscape and delineate the public and private outdoor areas. Visually interesting trees and shrubs are being suggested;
- a generous park area for all residents to access and enjoy; and
- each home has a balcony directly accessed from the principal living space. While providing important
 opportunities for indoor/outdoor living, the balcony provides an opportunity for informal neighbour-toneighbour interaction and community overlook improving security and safety in the parking/drive aisle
 area.

In conclusion we believe that the layout and building design for this project will be sensitive to and compliment adjacent developments, respect its immediate landscape area and be considerate to existing site conditions.

REPORT	ТО СО	UNCIL		City of	
Date:	January 7, 2019	1		Kelowna	
RIM No.	1210-10				
То:	City Manager				
From:	Community Planning Department (SS)				
Application:	A18-0013		Owner:	University of British Columbia	
Address:	2770 John Hindle Drive		Applicant:	A.Riley, Associate Director, Campus Planning	
Subject:	Application to the ALC for Non-Farm Use in the ALR for the Placement of Fill				
Existing OCP De	signation:	Resource Protection Ar	rea		
Existing Zone:		A1 - Agriculture			

1.0 Recommendation

THAT Agricultural Land Reserve Appeal No. A18-0013 for Part of Lot 1 Section 10 TWP 23 ODYD Plan EPP60261, located at 2770 John Hindle Drive, Kelowna, for a Non-Farm Use in the Agricultural Land Reserve pursuant to Section 20(3) of the Agricultural Land Commission Act, be supported by Council.

2.0 Purpose

To consider a Non-Farm Use application to place up to 412 cubic metres of fill on the property and to construct a greenhouse, under Section 20(3) of the Agricultural Land Commission Act.

3.0 Community Planning

Staff supports the application as proposed. The application proposes to place up to 412 cubic metres of fill, with the intent of constructing a greenhouse, on the property, which is in the Agricultural Land Reserve (ALR). Propagation and growth of plants in the greenhouse will support research that will take place on the main UBC Okanagan campus (outside of the ALR), and this work is expected to further advancement in BC's agricultural industry.

A greenhouse is a permitted use in the A1 – Agriculture 1 zone. The purpose of the placement of fill is to facilitate the proposed location for the greenhouse within the sloped area along the parcel's eastern boundary and the location was selected to minimize the impact on agriculture. The existing alfalfa production on the majority of the property will not be impacted by the placement of fill.

Should the Agricultural Land Commission (ALC) approve the Non-Farm Use, the applicant will be required to attain a Soil Permit from the City of Kelowna prior to placing fill on the property.

4.0 Proposal

4.1 Background

The subject property was purchased by the owner in 2010. The property was subsequently subdivided in 2016 as a result of the road dedication required for the extension of John Hindle Drive through the original parcel. Of the 37-hectare parcel approximately 26.2 hectares is farmed for alfalfa. Currently there are no existing structures on the site. The site area for the proposed greenhouse and outdoor growing space is not currently used for agricultural purposes.

The *Agricultural Land Commission Act*, Agricultural Land Reserve Use, Subdivision and Procedure Regulation (ALR Regulation) and ALC Bylaw No. 2 – Placement of Fill in the Agricultural Land Reserve define the legislation, procedures and thresholds for a non-farm use as it relates to placement of fill in the ALR, and it was determined this proposal requires a Non-Farm Use approval to proceed.

4.2 Project Description

The greenhouse proposal includes a 475 sq. m. greenhouse building, with a fenced outdoor growing area of 256 sq. m. as shown on the Attachment C – Site Plan. Additional outdoor growing activities will access part of the undisturbed native lands. Access to the greenhouse will be from the main UBC Okanagan campus to the east via an extension of a driveway from the Upper Campus Health Building. The proposed greenhouse design anticipates two possible future glasshouse additions, which could enable a further indoor growing area of 731 sq. m.

The greenhouse will be used for propagation and growth of research plants, and will not include any uses that would not be consistent with normal agricultural operations. All research analyses will take place in existing laboratories on the main UBC Okanagan campus. The greenhouse will not be used for classroom, lecture or teaching laboratory, and no scheduled classes or teaching activities will take place at the greenhouse facility. Further, neither the greenhouse nor the outdoor area to be filled will be used for cannabis production or research as this would not be consistent with section 2(2.5) of the ALR Regulation.

4.3 Site Context

The subject property is located in the McKinley, Sector of the City and is within the ALR. The Future Land Use of the property is Resource Protection Area (REP). It is zoned A_1 – Agriculture 1 and is outside of the Permanent Growth Boundary. The property slopes downward from the northeast to southwest.

Parcel Size:	37 ha (91.67 acres)
Elevation:	476.0 to 435.0 metres above sea level (masl) (approx.)

Orientation	Zoning	ALR	Land Use
North	A1 - Agricultural	Yes	Agriculture
East	CD20 – Comprehensive University Development Zone	No	Education and Research
South	A1 - Agricultural	Yes	Agriculture / Rural Residential
West	A1 - Agricultural	Yes	Agriculture

Adjacent land uses are as follows:
Map 1 – Subject Property



Map 2 – Agricultural Land Reserve



5.0 Current Development Policies

5.1 City of Kelowna Agriculture Plan (2017)

The recently adopted Agricultural Plan recommends several bylaw and policy changes meant to address concern over the non-farm use of ALR land. Specifically, the following updates to the Official Community Plan and Development Application Procedure Bylaw updates are recommended by the plan:

- 1. Restrict non-farm uses that do not directly benefit agriculture. Only support non-farm uses in farm areas that have a direct and ongoing benefit to agriculture or meet essential requirements of municipal government.
- 5.2 Kelowna Official Community Plan (OCP)

Goals for a Sustainable Future

One of the main goals of the OCP is to: Enable healthy and productive agriculture. Promote healthy and productive agriculture through diverse strategies that protect farmlands and food production.

Agricultural Land Use Policies

Objective 5.33 Protect and enhance local agriculture Policy .1 - Protect Agricultural Land.

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

Objective 5.33 Protect and enhance local agriculture Policy .6 - Non-Farm Uses.

Support non-farm use applications on agricultural lands only where approved by the ALC and where the proposed uses:

- are consistent with the Zoning Bylaw and OCP;
- provide significant benefits to local agriculture;
- can be accommodated using existing municipal infrastructure;
- minimize impacts on productive agricultural lands;
- will not preclude future use of the lands for agriculture;
- will not harm adjacent farm operation

5.3 Agricultural Land Commission Act (ALCA)

Section 6 Purposes of the Commission

The following are the purposes of the commission:

(a) to preserve agricultural land;

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

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

6.o Technical Comments

Comments from referral agencies and departments are in Attachment A.

7.0 Application Chronology

Date of Application Received:		October 29, 2018
Agricultural Advisory Committe	ee	n/a
Report prepared by:	Sergio S	Sartori, Development Technician
Reviewed by:	Laura Bentley, Community Planning Supervisor	
Approved for Inclusion:	Ryan Sr	nith, Community Planning Department Manager

Attachments:

Attachment A: Technical Circulation Comments Attachment B: UBCO Letters of Rational Attachment C: Site Plan & Conceptual Elevations





Nov 30, 2018

File: A18-0013

City of Kelowna 1435 Water Street Kelowna BC V1Y 1J4 E-mail: <u>planning@kelowna.ca</u>

Re: ALC Non-Farm Use Application - Placement of Fill at 2770 John Hindle Drive

To the City of Kelowna,

Thank you for providing the B.C. Ministry of Agriculture the opportunity to comment on the ALC nonfarm use application for the property located at 2770 John Hindle Drive, Kelowna. I have reviewed the documents you have provided. From an agricultural perspective I can provide the following comments for your consideration:

- Ministry staff recognize that the building has been sited outside of the actively farmed lands on the subject parcel.
- Research and development in agricultural technologies and practices is considered positive for the agricultural industry.
- Ministry staff support the reuse of topsoil on the site and the reseeding of a locally appropriate, native seed mix in rehabilitation of the landscape as detailed in the application.

If you have any questions please contact me directly at <u>christina.forbes@gov.bc.ca</u> or 250-861-7201.

Sincerely.

Christina Forbes, P.Ag Regional Agrologist B.C. Ministry of Agriculture – Kelowna Office: (250) 861-7201 E-mail: <u>christina.forbes@gov.bc.ca</u> Email copy: ALC Regional Planner, ALC.Okanagan@gov.bc.ca



CITY OF KELOWNA

MEMORANDUM

Date: November 22, 2018

File No.: A18-0013

To: Suburban and Rural Planning (DS)

From: Development Engineering Manager (JK)

Subject: 2770 John Hindle Dr.

The Development Engineering comments regarding this application for Placement of fill on ALR land for a non-farm use activity and Greenhouse for UBC Campus within the Agricultural Land Reserve are as follows:

This application to place 412 m³ of soil to a maximum depth of 3m. Development Engineering has no comments at this point in time with regard to this application, however, a comprehensive report will be provided at the time of development application submission when the Agricultural Land Commission agrees to the proposed activity on the subject property.

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fames Kay, P. Eng. Development Engineering Manager

RO





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

GEID File: 006-29 City of Kelowna File: A18-0013

November 27, 2018

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

Attention: Baylee Tiller (via email: bmtiller@kelowna.ca, planninginfo@kelowna.ca)

RE: Placement of Fill on ALR Land for a Non-Farm Use Activity (Greenhouse for UBC Campus) Located at 2770 John Hindle Drive Lot 1, Plan EPP60261 PID: 030-009-723

Glenmore-Ellison Improvement District (GEID) has received an application referral from the City of Kelowna for the above noted property.

GEID has no concerns over this Non-Farm Use (Placement of Fill) application.

However, please note that the development of a greenhouse on the said property and an extension of a local roadway across GEID's land connecting to the future greenhouse, GEID will have fees and conditions prior to the issuance of a GEID Water Service Certificate for required building permit. Please submit the proposed SRW plan and the updated servicing drawings of the site to GEID to review.

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

Sincerely, GLENMORE-ELLISON IMPROVEMENT DISTRICT

Mike Rojem Projects Coordinator

MR/mh

Encl.

cc: The University of British Columbia (via email:Abigail.riley@ubc.ca)



UBC Okanagan Greenhouse Proposal

The purpose of this proposal is to gain approval for the placement of fill on ALR to accommodate the construction of a Greenhouse for the University of British Columbia (UBC) Okanagan Campus. Although a greenhouse is a permitted use within the ALR, in pre-application conversations the ALC has advised that in this instance it would be considered a non-farm use as it is intended for the propagation and growth of research plants.

Greenhouse Proposal

There is presently an unmet need for greenhouse space at the UBC Okanagan campus. This need is buttressed by the circumstance that existing facilities in other parts of the BC Interior and in the Lower Mainland cannot effectively and efficiently serve the university's greenhouse research needs. Lack of adequate greenhouse space on campus has resulted in loss of research and researcher interest to outof-province and country institutions.

The university's greenhouse-related research teams are nonetheless some of the most productive on campus, and research conducted in the Greenhouse will be directly applicable to major agricultural industries in the Okanagan Valley and province, including the fruit and wine industries. The research will also expand knowledge of and develop mitigation strategies for the changing conditions in the Okanagan Valley due to climate change, such as the expanding growing range of cherry crops. Please refer to the attached letter from UBC Okanagan's lead Greenhouse researchers, Dr. Susan Murch and Dr. John Klironomos, outlining the relevance and importance of the research enabled by a campus greenhouse facility in supporting the Okanagan's and province's agricultural industries.

The Greenhouse proposal includes a 475 sq. m. (5,113 sq. ft.) greenhouse building, with a fenced outdoor growing area of 256 sq. m. (2,756 sq. ft.). (Refer to Drawing A-2 – Site Plan). Additional outdoor growing activities will access a discrete area of the adjacent undisturbed native lands. Access to the Greenhouse will be provided from the main UBC Okanagan campus via an extension of a driveway from the Upper Campus Health Building (formerly the Mountain Weather Office) at 1238 Discovery Avenue. The proposed outdoor growing, access and loading areas will be unpaved gravel surface. Services for the Greenhouse will be extended from the main campus along the north side of the proposed driveway access extension, including sanitary sewer. As such, no septic field is proposed. (Refer to Drawing C-101 – Civil Site Plan). Both the driveway access and services extension will cross the Glenmore Ellison Irrigation District's (GEID) land parcel that separates the university's main campus from its agricultural land holdings to the west, and discussions are presently underway with the GEID to secure an access easement across this intervening parcel. The proposed Greenhouse design anticipates two possible future glasshouse additions, which could enable a further indoor growing area of 731 sq. m. (7,868 sq. ft.); however, neither will be developed at this time.

The Greenhouse will be used uniquely for propagation and growth of research plants, and will not include any uses that would not be consistent with normal agricultural operations. Research plants will be monitored and measured with standard techniques and protocols, with all research analyses to take place in existing laboratories on the main UBC Okanagan campus, outside the ALR. The Greenhouse will not be used for classroom, lecture or teaching laboratory, and no scheduled classes or teaching activities will take place at the Greenhouse facility.



Proposed Location

Several sites were assessed for the Greenhouse, including areas on the main campus lands. However, the subject site on the university's west campus lands was identified as the most suitable location for the Greenhouse. In addition to being in close and convenient proximity for the university's researchers, the proposed siting provides a complementary land use on the university's agricultural lands and adjacent to its actively farmed lands. The proposed siting enables the university to minimize related impacts (e.g. light overspill, agricultural impact) on the campus's existing academic and residential facilities, and enables opportunity for outdoor growing activity generally, and in native soils and landscape specifically. The site's unobstructed westward orientation allows for full sun exposure, and its adjacency to the main campus enables analysis activities to occur back in the campus's research labs.

The proposed footprint and siting of the Greenhouse will have minimal impact on the agricultural function of the ALR lands on which it is developed. The site is located at the southeast corner of the land parcel on a sloped area of undisturbed natural woodland, and is located outside of the area on the parcel used for agricultural purposes (i.e., alfalfa cultivation). The proposed access and loading area for the Greenhouse is unpaved and limited in size, and no long-term parking is provided on site. Personal vehicle parking is accommodated at the main campus, and it is expected researchers will access the Greenhouse on foot. Finally, the Greenhouse siting is generally in line with the site's sloped condition to minimize disturbance and the cut/fill needed to level the site.

Proposal dimensions

Total fill placement area (to one decimal place).

The total fill/cut area is 0.2 ha, with a total fill area of 0.1 ha.

Maximum depth of material to be placed as fill.

The maximum depth of the material to be placed as fill could be 3m, along the western edge of the greenhouse building, but is generally expected to be closer to 2.0-2.5m.

Volume of material to be placed as fill

The total volume of material to be cut is 671 Cu. M. and to be filled is 411.75 Cu M. with a net cut of 259.05 Cu. M. The project geotechnical report identifies the subsurface soils as both sand-gravel mixtures suitable for reuse and sand-silt mixtures not practical for reuse. If the soil encountered within the cut portion is feasible for reuse it will be used for the fill component, with the excess soils removed from the site. If the cut portion is not feasible for reuse then structural fill will be imported to the site. The existing top soil will be kept and reused on site for landscape rehabilitation and use at the greenhouse.

Estimated duration of the project.

While the project is expected to take approx. 6-8 months for construction, the Greenhouse is anticipated to serve the university for as long as the building can safely endure.



Has a Professional Agrologist reviewed the project and provided a written report? If yes, please attach the Professional Agrologist report in the "Upload Attachments" section. No, through pre-application conversations with the ALC it was advised that an Agrologist review would not required due to the limited size and nature of the proposal.

What alternative measures have you considered or attempted before proposing to place fill?

The proposed location for the Greenhouse within the sloped area along the parcel's eastern boundary was selected in order to minimize impact on agricultural. However, due to the slope, earthwork and fill are required in order to level the site. The extent of levelling and site disruption is minimized through orienting the greenhouse in line with the existing slope.

Describe the type of fill proposed to be placed.

As noted above, where the site's existing soils have been cut and are suitable for reuse, they will be used for fill on site. Should they not be suitable for reuse, structural fill will be imported to the site. Any structural fill used on site will be clean and free of contaminants, and sourced from a reputable soils company. In accordance with the project's geotechnical study, the following has been specified for required structural fill for the project:

- well-graded 75 mm minus pit run gravel containing less than 8% fines by weight e.g., MMCD Platinum Edition Volume II (2009) Article 31 05 17 (2.3) Pit Run Gravel, or
- crushed aggregate sand and gravel containing less than 5% fines by weight such as e.g., MMCD Platinum Edition Volume II (2009) Article 31 05 17 (2.9) – Crushed Granular Sub-Base.

Briefly describe the origin and quality of fill. Has the fill been assessed by a qualified professional to verify its agricultural suitability? If yes, please attach the assessment report in the "Upload Attachments" section. Only clean fill can be placed within the Agricultural Land Reserve. Material must be of good agricultural quality and free of contaminants. If the Commission has any reservations regarding the suitability of the fill material, they may request an additional assessment.

As noted above, wherever possible the site's existing soils will be reused on site if they are found to be of a suitable composition. If any structural fill is required to be imported to the site, it will clean and free of contaminants, and sourced from a reputable soils company.

Describe the type of equipment to be used for the placement of fill. If applicable, describe any processing to take place on the parcel(s) and the equipment to be used. Outline in detail all processing including the type of equipment used for each process. Processing Examples: Crushing, screening, stock piles, etc. Equipment Examples: pulverizers, crushers, screeners, excavators, etc.

Please find below a description of how fill will be managed on site:



- As silty subgrade soils will be sensitive to disturbance from weather and construction traffic, disturbances can be managed by excavating with a smooth-edge bucket as the excavator retreats from the excavation area, then placing a layer of compacted structural fill at least 150mm thick over the foundation subgrade as a working surface.
- Granular fill can be laced using an end-dump method and spread with lightweight tracked equipment
- Construction traffic should not travel directly on the unprotected subgrade and should generally avoid travelling across the proposed building footprint. Depending on the contractor's methods, thickened haul roads may be required to preserve the subgrade integrity.

What steps will be taken to reduce potential negative impacts on surrounding agricultural lands? Describe impact reducing measures such as project phasing, providing landscape screening, fencing, buffering, etc.

The site for the proposed greenhouse is located outside of the actively farmed lands on the subject parcel, and the limit of disturbance has been limited to the extent of the building and grading footprint, as illustrated on Drawing C-102 – Civil Site Plan. All access for construction will be from the east via the main campus and the adjacent driveway access for the Upper Campus Health Building on Discovery Avenue. The proposed building is oriented along existing contours to minimize the need for levelling, and the site will be graded to eliminate the need for structural retaining. The site's topsoil will be retained and reused on site, and the adjacent landscape rehabilitated.

Describe all proposed reclamation measures. If a reclamation plan from a qualified professional is available, please summarize the reclamation and attach the full plan in the "Upload Attachments" section. Describe in detail all proposed reclamation activities. Example. Project phasing, stock piling topsoil, seeding of stock piles, contouring, weed control, dust suppression, site drainage, etc.

The site's topsoil will be stockpiled and reused on site in support of the adjacent landscape rehabilitation. Disturbed areas will be minimized through construction, and reseeded with a locally appropriate, native seed mix. A temporary water management / site drainage plan will be implemented during construction with sediment controls (i.e., swales, interceptor ditches) to prevent erosion and sediment-laden water draining to off-site locations and westwards toward the farmed lands. Appropriate dust control measures will also be undertaken to prevent construction dust impacting adjacent farm lands and other property.

Further Information Regarding Parcel under Application

Legal Description

LOT 1, SECTION 10, TOWNSHIP 23 OSOYOOS DIVISION YALE DISTRICT, PLAN EPP60261



Parcel ID (PID) 030-009-723

Area

Parcel Area: 37.0 ha (91.5676 acres) Project Site Area:

- Proposed Greenhouse Footprint 475 sq. m. (5,113 sq. ft.);
- Proposed Future Glasshouse Additions 731 sq. m. (7,868 sq. ft.);
- Proposed Outdoor Yard, Loading and Access 421 sq. m. (4,532 sq. ft.);
- Total Proposed and Future Area 1,627 sq. m. (17,513 sq. ft.)*

*Note the two potential future glasshouse additions shown on the Site Plan (Drawing Package, Page A-2) are not presently proposed to be developed at this time, and would come forward under separate future application.

Parcel Purchase Date: 2010*

*Note: Provided as attachments are two titles for the property. The first title dated 2014-11-17 shows the purchase date of 2010-06-30 and a legal description of Lot 2, Section 10, Township 23, ODYD, Plan 1637. The property was subsequently subdivided in 2016 as a result of land dedication required for the extension of John Hindle Drive through the original UBC-owned parcel. Consequently, the current title dated 2018-07-16 shows an Application Received Date of 2016-11-28 and a revised Legal Description of Lot 1, Section 10, Township 23, ODYD, Plan EPP60261.



a place of mind

September 10, 2018

ATTACHMENT

A18-0013

This forms part of application

В

City of 🐝

Kelowna

To the attention of the Agricultural Land Commission,

The UBC Okanagan campus (UBCO) is embedded in a supportive agricultural and rural community in the Okanagan Valley that empowers the research community to make an impact. UBCO's research pillars are founded in our respectful, inclusive and engaged approach to our research and to the communities in which we work. We are committed to making an impact that reflects our intrinsic attachment to our natural environment; our place in the Okanagan Valley connects us to the land and to environmental issues and agricultural industries that are relevant to our region. Our research strengths in the areas of environmental sustainability and high value agriculture have important applications to our region. The proposed greenhouse facility will directly support the research programs of 12 researchers at UBCO that have spent their careers contributing to healthy environments. These researchers lead some of the most productive research teams on campus; in 2014-15, they held 25 external grants worth \$3.45M and produced 45 peer-reviewed publications.

The greenhouse-related projects led by this group of researchers have direct applications in the Okanagan and interior BC food and agro-forestry sectors. The attendant socio-economic benefits of having this cluster of scientists working at UBCO and living in the Okanagan Valley cannot be overstated. The greenhouse facility at UBCO will enable the researchers to develop critical new knowledge for local and provincial agricultural and economic benefit.

Our regional partners, including organizations such as AAFC-Summerland Research & Development Center (SRDC) and FNLRO- Kalamalka Forestry Centre (KFC), have expressed a desire for more interactions with UBCO, along with a need for access to improved, research-quality greenhouse space in the Okanagan, and they support such a facility at UBCO. SRDC has also noted the importance of such a facility in its potential to provide secure back-up capabilities for its greenhouse research contents in the event of emergency, and KFC is interested in long term research collaborations with UBCO involving forest pathology and genetics, both of which require research-quality greenhouse space.

The Dean of the Faculty of Land and Food Systems at the UBC Point Grey campus, Dr. Rickey Yada, has also expressed strong support for this initiative to foster research relationships across both campuses, particularly in the area of viticulture and wine research. In addition, because greenhouse growth space is limited on the Point Grey campus, he envisions using the new greenhouse facility to achieve a new competitive niche for BC food and nutraceutical products.

Greenhouse uses. The proposed research greenhouse will be used uniquely for propagation and growth of research plants and there will be no uses that would not be consistent with normal agricultural operations. Research plants will be monitored and measured with standard techniques and protocols, with all research analyses to take place in existing laboratories on the main campus. The greenhouse will not be used as a classroom, lecture or teaching laboratory setting and no regularly scheduled classes or teaching activities will take place inside the greenhouse.

Supporting research with direct applications to the agricultural industry in the Okanagan Valley. The research conducted in the greenhouse will lead to long term agricultural benefits and





will be directly applicable to major British Columbia agricultural industries, including the fruit and wine industries. The research will also expand our knowledge of and develop mitigation strategies for the changing conditions in the Okanagan Valley due to climate change, such as the expanding growing range of cherry crops. We anticipate local, regional and global benefits stemming from the research projects that will be dependent on the greenhouse including; (a) higher productivity of crops, (b) sustainable new crop development, (c) conservation of endangered species, (d) strategies for management of pests (insect and microbial pests) and development of natural insecticides, (e) sustainable agricultural best practices for wine and craft brewery (hops) industries, (f) water conservation, and (g) climate change resiliency.

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Importantly, these projects address issues that are particularly relevant to the Okanagan Valley region – such as adaptation to climate change, water issues, fruit and vegetable production, the wine industry, and crops with increasing economic impact such as cannabis and hops. UBCO researchers have a solid history of collaboration with local, national and international industry partners, spanning projects on wine (Quail's Gate, Summerhill, Burrowing Owl, Tinhorn Creek, NK]Mip, Blackhills and others), hops (Northwest Horticulture, Skagit Horticulture), haskap production (Agro Forestry Systems, Haskap Farms), cannabis production (Aphria, Tweed, Anandia, AgriMed and other US-based companies) and the lavender industry (Lavender Growers Association), among others. Representative examples of projects that are dependent on controlled growth and experimental conditions with scopes that can be realized in the new greenhouse are listed here:

Food security - Approximately $\frac{1}{2}$ of BC's food is imported from other regions of Canada or other nations. The agricultural land is limited and the Okanagan represents a rich agricultural resource but not all crops can grow sustainably on the land. Research projects in the new greenhouse will test new crops for the Okanagan and for BC generally to determine which crops can be grown most efficiently. Current agricultural operations in the region grow about 100 crops but sustainable growing methods are needed.

Both apple and cherry orchards as well as vineyards require rootstocks that are disease resistant, rapidly growing and can withstand water restrictions and temperature fluctuations. Currently, the demand for apple rootstocks is at least 1 million per year and projected to increase by 10%, over the next 10 years. Elite rootstocks are available internationally but not currently available in BC. Research done in the new greenhouse facility will develop and test these elite new rootstocks to efficiently transfer the knowledge to BC producers.

The explosion of craft brewing and microbreweries has driven a high demand for specialty varieties of hops that add specific flavours but hop varieties are also susceptible to disease. Washington state currently has a quarantine restriction on transport of plants due to a virulent powdery mildew outbreak. Research in the new greenhouse facility will develop methods of growing elite certified disease-free hops for transplant to agricultural operations across the province and will breed new varieties of hops to bring new flavours to beer.

Haskap is a relatively new crop to the Okanagan valley and could provide a rich source of vitamins and nutrients to improve food security but detailed research is needed to determine disease susceptibility, the nutritional benefits for humans and the potential market for products.





Adaptation to climate change – Over the next 50 years, it will become increasingly important for Okanagan agricultural land to be used sustainably and with responsible use of water and other natural resources. This will require an understanding of the soil fertility, stability and nutrient availability and the impacts of changing climates. Researchers working at UBCO will use these criteria to create innovation for the agricultural industries in the valley.

Some of the current projects in this area look at how soil biology affects the ability of cherry growers to expand into regions that are now climatically suitable for cherry production. We have found that addition of organic amendments to soils improves their nutrient status and water-holding capacity for cherries. Greenhouse studies have also indicated that these amendments can suppress infections by plant parasitic nematodes.

Research with applications in forestry have looked at the establishment of conifer seedlings after wildfire or timber harvest which may become more difficult as the climate changes. Studies are underway to look at the nutrient status of newly germinated pine seedlings, as germinating seedlings are heavily dependent on nitrogen for growth and development. The greenhouse part of this work will study the mechanisms by which fungi trigger nutrient uptake or loss by the seedlings.

Fruit production in BC - Crop loss due to fungal pathogens is a serious problem in the fruit industry, and there is increasing consumer demand to reduce the usage of chemical fungicides. Studies are underway to look at how fungal pathogens break down to complex carbohydrates forming plant/fruit cell walls, which is the first step in establishing an infection. Understanding these processes at the molecular level is necessary to inform plant breeding strategies and devise alternative ways to elicit plant defensive responses.

The new greenhouse facility will also allow for the creation of an "Okanagan New Crop Incubator (ONCI)" that will develop new varieties of traditional crops and new crops that are ideally suited to the microclimates and ecosystems of the Okanagan and British Columbia. The Okanagan is a unique environment with seven sensitive ecosystems that are rare in the province and not suitable for growing all crops. Most crops are optimized for growth and productivity in other regions and may not be the ideal planting material for the Okanagan. A key program for the greenhouse will be research to understand the needs of Okanagan agriculture and to breed, select and grow new varieties that are specifically developed for this region.

Extraction of new, useful chemicals from plants - Each piece of a leaf contains an estimated 35,000 distinct chemicals, most of which are completely unknown. The new greenhouse facility will be used to grow a wide variety of different plant types, the tissues will be harvested and transported to the main campus for analysis. Research projects already underway on the campus include investigations of (a) a new source of rubber, (b) natural insecticides, (c) natural cosmetic ingredients, (d) anti-inflammatory compounds for topical ointments, (e) new types of anti-anxiety and other medications.

Development of novel biomaterials - Trees will be grown in the greenhouse as a source of natural latex that exudes from cut surfaces. Latex will be collected and transported to the laboratories on campus for analysis. Latex is a cloudy white emulsion of rubber particles, protein, and secondary metabolites that coagulates upon exposure to air and is produced by many plant species. We are investigating latex produced by breadfruit trees as a viable source of natural rubber as an





alternative to the rubber tree (*Hevea brasiliensis*). Rubber trees are susceptible to disease and there is limited genetic diversity after centuries of clonal production in large plantations. Additionally, some people have severe allergic reactions to latex from rubber trees and safer alternatives are needed. To date, methods have been established for rubber and protein isolation from breadfruit latex but further research is needed to determine the potential of the product.

Analysis of a range of issues surrounding cannabis, including identification of plant viruses, production, harvesting, processing, safety, and quality – The closest botanical relative to hops is cannabis. Many of the technologies developed for hops, for disease detection and resistance are immediately applicable to cannabis production systems.

Research is currently underway to explore and analyze/assess a range of issues surrounding cannabis compounds, viruses, production, harvesting, processing, safety and quality. For example, one project is looking at the sustainability of cannabis production systems using the microbiome of the plants and their controlled growth environment to decrease chemical inputs. We are also developing novel biological amendments to satisfy requirements for organic certification. Finally, our researchers are working with producers to understand the chemical differences between "strains" and to determine whether varieties sold by different producers under different names are actually different.

Greenhouse Design, Energy and Waste Management Demonstration Opportunities. In addition to the plant and soil research activities it provides, the greenhouse itself can also present an opportunity to demonstrate state-of-the-art greenhouse design and construction, along with innovative and value-added waste utilization, carbon capture and energy production and utilization systems in greenhouse applications that may be replicable in greenhouse and other industrial, commercial and/or institutional applications.

On behalf of the Greenhouse User Group, we hope that this information has provided the context and evidence for the importance of this greenhouse in supporting the agricultural industry in the Okanagan Valley and British Columbia.

Sincerely,

Swam W/uech

Dr. Susan Murch, PhD Professor, Department of Chemistry University of British Columbia, Okanagan Campus and

pla Kirono

John Klironomos, PhD, FRSC Professor, Department of Biology The University of British Columbia, Okanagan Campus







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1.	INSULATED METAL PANEL COLOUR 1 - KYNAR BONE WHITE PROFILE - MICRO RIB
2.	INSULATED METAL PANEL COLOUR 2 - KYNAR ZINC GREY PROFILE - MICRO RIB
3.	TEMPERED INSULATED GLAZING UNIT IN ALUMINIUM FRAME
4.	FULL GLAZED ALUMINUIM ENTRY DOOR
5.	TRANSFORMER ON CONC. PAD - SEE ELEC.
6.	ELEC GENERATOR - SEE ELEC
7.	BOLLARD
8.	BIKE RACK
9.	CHAIN LINK FENCE
10.	CHAIN LINK GATE
11.	HOSE BIB - SEE MECH.
12.	ROOF VENT W/ INSECT SCREEN
$\dot{\wedge}$	

ELEVATIONS

UBCO GREENHOUSE 2770 JOHN HINDLE DR, KELOWNA, BC



DRAWING:

PROJECT: DATE: SCALE:











EXTERIOR FINISH LEGEND

(1.)	INSULATED METAL PANEL COLOUR 1 - KYNAR BONE WHITE PROFILE - MICRO RIB
2.>	INSULATED METAL PANEL COLOUR 2 - KYNAR ZINC GREY PROFILE - MICRO RIB
3.	TEMPERED INSULATED GLAZING UNIT IN ALUMINIUM FRAME
4.	FULL GLAZED ALUMINUIM ENTRY DOOR
5.	TRANSFORMER ON CONC. PAD - SEE ELEC.
6.	ELEC GENERATOR - SEE ELEC
7.>	BOLLARD
8.	BIKE RACK
9.	CHAIN LINK FENCE
10.	CHAIN LINK GATE
×11.>	HOSE BIB - SEE MECH.
12.>	ROOF VENT W/ INSECT SCREEN
13.>	RAIN WATER LEADER & CONNECTION TO BELOW GROUND SERVICES

ELEVATIONS

UBCO GREENHOUSE 2770 JOHN HINDLE DR, KELOWNA, BC





DRAWING:

PROJECT: DATE: SCALE:











BUILDING SECTIONS

UBCO GREENHOUSE 2770 JOHN HINDLE DR, KELOWNA, BC











DRAWING:

PROJECT: DATE: SCALE:



CITY OF KELOWNA

BYLAW NO. 11700 Z18-0045 – 1848 - 1854 Riverside Avenue

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

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

- THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot A District Lot 14 Osoyoos Division Yale District Plan EPP81940, located on Riverside Avenue, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU6 – Two Dwelling Housing zone.
- 2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 19th day of November, 2018.

Considered at a Public Hearing on this 4th day of December, 2018.

Read a second and third time by the Municipal Council this 4th day of December, 2018.

Approved under the Transportation Act this 7th day of December, 2018.

Audrie Henry (Approving Officer – Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

CITY OF KELOWNA

BYLAW NO. 11706

Amendment No. 8 to Development Application Fees Bylaw No. 10560

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts that the City of Kelowna Development Applications Fees Bylaw No. 10560 be amended as follows:

1. THAT Schedule "A" - DEVELOPMENT APPLICATION FEES – TABLE 3 FEES PURSUANT TO SIGN BYLAW NO. 11530 be deleted that reads:

- All fees and charges include relevant provincial and federal taxes unless otherwise stated.
- Annual fee increases are permitted until this bylaw is further amended or replaced.
- The fees and charges as noted in Schedule A will increase by two percent (2%) on January 1 each year.
- All fees and charges shall be calculated to the nearest five (5) dollars.

Sign Category ⁶	Application Fee
Temporary Portable Signs	For a period of 30 days of less:\$30.00 per sign.For a period of 31 days to 60 days:\$40.00 per sign.
	For a period of 61 days and 90 days: \$50.00 per sign.
All Signs (Excluding temporary signs)	\$30.00 Minimum plus \$5.00 for each square meter of sign area. For the purposes of fee calculation, sign areas involving a fraction of a square meter shall be calculated to the closest whole meter, and only one side of a two-sided sign shall be counted.

⁶ Sign permit fees are not refundable if the work authorized by the permit is not commenced.

And replaced with a new Schedule "A" - DEVELOPMENT APPLICATION FEES – TABLE 3 FEES PURSUANT TO SIGN BYLAW NO. 11530 section that reads as follows:

- All fees and charges include relevant provincial and federal taxes unless otherwise stated.
- Annual fee increases are permitted until this bylaw is further amended or replaced.
- The fees and charges as noted in Schedule A will increase by two percent (2%) on January 1 each year.
- All fees and charges shall be calculated to the nearest five (5) dollars.

Sign Category ⁶	Application Fee
Temporary Portable Signs	For a period of 30 days of less:\$75.00For a period of 31 days to 60 days:\$175.00For a period of 61 days and 90 days:\$350.00(Permits will not be issued for more than 90 days in a
All Signs (Excluding temporary signs)	 calendar year) \$75.00 Minimum plus \$10.00 for each square meter of sign area. For the purposes of fee calculation, sign areas involving a fraction of a square meter shall be calculated to the closest whole meter, and only one side of a two-sided sign shall be counted.

⁶ Sign permit fees are not refundable if the work authorized by the permit is not commenced.

BL11706 - page 2

- 2. This bylaw may be cited for all purposes as "Bylaw No. 11706, being Amendment No. 8 to Development Applications Fees Bylaw No.10560."
- 3. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first, second and third time by the Municipal Council this 10th day of December, 2018.

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

CITY OF KELOWNA

BYLAW NO. 11725

Amendment No. 33 to Airport Fees Bylaw No. 7982

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts that the City of Kelowna Airport Fees Bylaw No. 7982 be amended as follows:

1. THAT **Schedule A,** 22. <u>AIRPORT IMPROVEMENT FEES</u>, 22.1 FOR SIGNATORY AIR CARRIERS TO THE AIR TRANSPORT ASSOCIATION (ATAC) MEMORANDUM OF AGREEMENT and 22.2 FOR NON-SIGNATORY AIR CARRIERS be amended by deleting the following:

For travel	Fee per departing passenger
Up To December 31, 2010	\$10.00
January 1, 2011 to December 31, 2012	\$12.00
January 1, 2013 on	\$15.00

22.2 FOR NON-SIGNATORY AIR CARRIERS

For travel	Fee per departing passenger
Up to December 31, 2010	\$10.00
January 1, 2011 to December 31, 2012	\$12.00
January 1, 2013	\$15.00

And replacing it with:

For travel	Fee per departing passenger
Up To December 31, 2010	\$10.00
January 1, 2011 to December 31, 2012	\$12.00
January 1, 2013 to March 31, 2019	\$15.00
April 1, 2019 on	\$20.00

22.2 FOR NON-SIGNATORY AIR CARRIERS

For travel	Fee per departing passenger
Up to December 31, 2010	\$10.00
January 1, 2011 to December 31, 2012	\$12.00
January 1, 2013 to March 31, 2019	\$15.00
April 1, 2019 on	\$20.00

- 2. This bylaw may be cited for all purposes as "Bylaw No. 11725, being Amendment No. 33 to Airport Fees Bylaw No. 7982."
- 3. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first, second and third time by the Municipal Council this 10th day of December, 2018.

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk