

City of Kelowna
Regular Council Meeting
AGENDA



Monday, January 28, 2019
1:30 pm
Council Chamber
City Hall, 1435 Water Street

Pages

1. Call to Order

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

2. Confirmation of Minutes

4 - 11

Regular PM Meeting - January 21, 2019

3. Development Application Reports & Related Bylaws

3.1 Dehart Rd 894, Z18-0119 - Stephen Edward Sai-Wung Cheung

12 - 20

To rezone the subject property from the RU1 - Large Lot Housing zone to the RU6 - Two Dwelling Housing zone facilitate the development of two dwelling housing.

3.2 Dehart Rd 894, BL11748 (Z18-0119) - Stephen Edward Sai-Wung Cheung

21 - 21

To give Bylaw No. 11748 first reading in order to rezone the subject property from the RU1 - Large Lot Housing zone to the RU6 - Two Dwelling Housing zone.

3.3 Venus Rd 165 - Z18-0120 - Andrew Bergestad

22 - 26

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

3.4 Venus Rd 165, BL11749 (Z18-0120) - Andrew Bergestad

27 - 27

To give Bylaw No. 11749 first reading in order to rezone the subject property from the RU1 - Large Lot Housing zone to the RU1c - Large Lot Housing with Carriage House Zone.

3.5	Sexsmith Rd 2960, Z18-0061 - Stuart McMillan and Jackie-Lynn Large	28 - 36
	To rezone the subject property from the A1 – Agricultural Zone to the I6 – Low Impact Transitional Industrial Zone for an outdoor storage.	
3.6	Sexsmith Rd 2960, (BL11750) Z18-0061 - Stuart McMillan and Jackie-Lynn Large	37 - 37
	To give Bylaw No. 11750 first reading in order to rezone the subject property from the A1 – Agricultural Zone to the I6 – Low Impact Transitional Industrial Zone.	
3.7	Penno Rd 360, Z18-0086 - New North West Trading	38 - 43
	To rezone the subject property from the P3 – Parks & Open Space zone to the I2 – General Industrial zone.	
3.8	Penno Rd 360, BL11751 (Z18-0086) - New North West Trading	44 - 44
	To give Bylaw No. 11751 first reading in order to rezone the subject property from the P3 – Parks & Open Space zone to the I2 – General Industrial zone.	
3.9	Edith Gay Rd 440, Z17-0030 Extension - Harbrinder Singh Khangura	45 - 45
	To extend the deadline for adoption of Rezoning Bylaw No. 11496 to November 7, 2019.	
3.10	Dehart Rd 644, Z17-0097 Extension - Ricardo Samuel Trumper and Patricia Del Carmen Tomic	46 - 47
	To extend the deadline for adoption of Rezoning Bylaw No. 11533 to February 6, 2020.	
3.11	Bernard Avenue 1371, Z17-0116 (BL11591) - Miroslavka Gataric	48 - 48
	To adopt Bylaw No. 11591 in order to rezone the subject property from the RU6 - Two Dwelling zone to the RM3 - Low Density Multiple Housing zone.	
3.12	Bernard Ave 1371, DP17-0288 - Miroslavka Gataric	49 - 66
	To consider the form and character of a multiple dwelling housing project in the RM3- Low Density Multiple Housing zone.	

4. Bylaws for Adoption (Development Related)

4.1 Treadgold Ct 5059, BL11543 (Z17-0029) - Travis Shipka 67 - 67

To adopt Bylaw No. 11543 in order to rezone the subject property from the RU1 - Large Lot Housing zone to the RU1c - Large Lot Housing with Carriage House zone.

4.2 Molnar Rd 435, BL11707 (Z18-0096) - Craig J. and Natasha B. Guidi 68 - 68

To adopt Bylaw No. 11707 in order to rezone the subject property from RU1 – Large Lot Housing zone to RU1c – Large Lot Housing with Carriage House zone to facilitate the development of a carriage house.

4.3 Old Vernon Rd 252, Z18-0034 (BL11722) -0959036 BC Ltd Inc. No. BC0959036 69 - 69

To adopt Bylaw No. 11722 in order to o rezone the subject property from the A1 – Agriculture 1 and A1c – Agriculture 1 with Carriage House zones to the I2 – General Industrial zone.

5. Non-Development Reports & Related Bylaws

5.1 Community Resiliency Investment (CRI) Program Funding 70 - 75

To seek Council approval towards an application for funding through the Community Resiliency Investment (CRI) Program.

5.2 Pandosy 1 DCC Birch – McKay Sidewalk - Budget Amendment 76 - 77

To amend the City's 2018 Financial Plan to cover the additional funding required for the Pandosy 1 DCC Birch-McKay Sidewalk project.

5.3 Transit Signal Priority Equipment Project 78 - 79

To amend the City's 2018 Financial Plan to include the additional Federal Gas Tax Grant funding for the Transit Signal Priority Equipment Project.

6. Mayor and Councillor Items

7. Termination



City of Kelowna Regular Council Meeting Minutes

Date: Monday, January 21, 2019
 Time: 1:30 pm
 Location: 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*; Community Planning Supervisor, Laura Bentley*; Planner, Lydia Korolchuk; Integrated Transportation Department Manager, Rafael Villarreal Pacheco*; Transportation Engineer, Chad Williams*; Divisional Director, Infrastructure, Alan Newcombe*; Transit and Programs Manager, Jerry Dombowsky*; Transit and Programs, Matt Worona*; Legislative Coordinator (Confidential), Clint McKenzie

(* Denotes partial attendance)

1. Call to Order

Mayor Basran called the meeting to order at 1:31 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 Wooldridge/Seconded By Councillor Hodge

(R0050/19/01/21) THAT the Minutes of the Regular Meetings of January 14, 2019 be confirmed as circulated.

Carried

3. Development Application Reports & Related Bylaws

3.1 Barnaby Rd 751, Z18-0073 - Kristine Sales and Dustin Sales

Staff displayed a PowerPoint presentation summarizing the application and responded to questions from Council.
Staff confirmed no variances are being requested.

Moved By Councillor Stack/Seconded By Councillor Sieben

(R0051/19/01/21) THAT Rezoning Application No. Z18-0073 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot B DL 357 SDYD Plan 24757 located at 751 Barnaby Rd, Kelowna, BC from the RR2 – Rural Residential 2 zone to the RU6 – Two Dwelling Housing zone, be considered by Council;

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

Carried

3.2 Barnaby Rd 751, BL11728 (Z18-0073) - Kristine Sales and Dustin Sales

Moved By Councillor Wooldridge/Seconded By Councillor Given

(R0052/19/01/21) THAT Bylaw No. 11728 be read a first time.

Carried

3.3 Cadder Ave 418-422, Z18-0083 - Geoffrey & Michelle Couper and Friedrich & Evelyn Wille

Staff displayed a PowerPoint presentation summarizing the application and responded to questions from Council.

Moved By Councillor Hodge/Seconded By Councillor Singh

(R0053/19/01/21) THAT Rezoning Application No. Z18-0083 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 7 Block 8 DL 14 ODYD Plan 348 located at 418-422 Cadder Ave, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU6 – Two Dwelling Housing zone be considered by Council;

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

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Community Planning Department dated July 30, 2018;

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

Carried

3.4 Cadder Ave 418-422, BL11736 (Z18-0083) - Geoffrey & Michelle Couper and Friedrich & Evelyn Wille

Moved By Councillor Given/Seconded By Councillor Wooldridge

(R0054/19/01/21) THAT Bylaw No. 11736 be read a first time.

Carried

3.5 Hein Rd 365-367, Z18-0066 - 1918951 Alberta Ltd

Staff displayed a PowerPoint presentation summarizing the application.

Moved By Councillor Singh/Seconded By Councillor Stack

(R0055/19/01/21) THAT Rezoning Application No. Z18-0066 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Strata Lot 1 & 2 Section 27 TWP 26 ODYD Strata Plan KAS2718 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V, located at Hein Rd, 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 Schedule "A" attached to the Report from the Community Planning Department dated June 28, 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 Hein Rd 365-367, BL11737 (Z18-0066) - 1918951 Alberta Ltd

Moved By Councillor Given/Seconded By Councillor Wooldridge

(R0056/19/01/21) THAT Bylaw No. 11737 be read a first time.

Carried

3.7 Kneller Rd 210, Z18-0099 - Gurdev and Kamalpreet Gill

Staff presented a PowerPoint presentation summarizing the application.

Moved By Councillor Hodge/Seconded By Councillor Singh

(R0057/19/01/21) THAT Rezoning Application No. Z18-0099 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot B Section 27 Township 26 ODYD Plan 17467, located at 215 Kneller Road, Kelowna, BC from the RU1 – Large Lot Housing zone to the RM3 – Low Density Multiple Housing zone, be considered by Council;

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

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Attachment "A" attached to the Report from the Community Planning Department dated September 20, 2018;

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

Carried

3.8 Kneller Rd 210, BL11738 (Z18-0099) - Gurdev and Kamalpreet Gill

Moved By Councillor Donn/Seconded By Councillor Stack

(R0058/19/01/21) THAT Bylaw No. 11738 be read a first time.

Carried

3.9 Creekside Rd 1200, Z18-0095 - 0806568 BC Ltd

Staff presented a PowerPoint presentation summarizing the application.

Moved By Councillor Sieben/Seconded By Councillor Donn

(R0059/19/01/21) THAT Rezoning Application No. Z18-0120 to amend the City of Kelowna Zoning Bylaw No.8000 by changing the zoning classification of Lot 18, Section 22, Township 26, ODYD, Plan 20015, located at 1200 Creekside Rd, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU1c – Large lot Housing with Carriage House zone be considered by Council;

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

Carried

3.10 Creekside Rd 1200, BL11742 (Z18-0095) - 0806568 BC Ltd

Moved By Councillor Donn/Seconded By Councillor DeHart

(R0060/19/01/21) THAT Bylaw No. 11742 be read a first time.

Carried

3.11 Shayler Rd (W of) PR18-0002 Kinnikinnik Developments Inc.docx

Staff provided a PowerPoint presentation summarizing the application and responded to questions from Council.

Confirmed there is a statutory right of way along the foreshore for public access.

Moved By Councillor Stack/Seconded By Councillor Singh

(R0061/19/01/21) THAT Council hear from the applicant.

Carried

Applicant Russ Watson, McKinley Beach Marina Project Manager:

- Confirmed there are no further plans to expand as the existing plan maximizes the water lease space held with the Province.

Moved By Councillor Sieben/Seconded By Councillor DeHart

(R0062/19/01/21) THAT Provincial Referral No. PR18-0002 for Lot 7, Plan EPP8753, Township 23, Section 28, 29, ODYD located at (W of) Shayler Road, Kelowna, BC for a marina expansion be supported by Council;

AND THAT Council directs staff to forward the subject application to the Province for consideration.

Carried

3.12 Lakeshore Rd 4609 - BL11468 (OCP16-0023) - Lev8 Developments Ltd

Moved By Councillor Donn/Seconded By Councillor Sieben

(R0063/19/01/21) THAT Bylaw No. 11468 be adopted.

Carried

3.13 Lakeshore Rd 4609 - BL11469 (Z16-0068) - Lev8 Developments Ltd

Moved By Councillor DeHart/Seconded By Councillor Donn

(R0064/19/01/21) THAT Bylaw No. 11469 be adopted.

Carried

3.14 Lakeshore Rd 4609, DP16-0249 - Lev8 Developments Ltd

Staff displayed a PowerPoint presentation summarizing the application and responded to questions from Council.

Staff confirmed there are no variances associated with the application.

Moved By Councillor Sieben/Seconded By Councillor DeHart

(R0065/19/01/21) THAT final adoption of Official Community Plan Bylaw No. 11468 be considered by Council;

AND THAT final adoption of Rezoning Bylaw No. 11469 be considered by Council;

AND THAT Council authorizes the issuance of Development Permit No. DP16-0249 for Lot 1, District Lot 167, ODYD, Plan EPP82334 located at 4609 Lakeshore Rd, 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

3.15 McKenzie Rd, 1251, A18-0004

Staff displayed a PowerPoint presentation providing an overview of the application and responded to questions from Council.

Moved By Councillor Given/Seconded By Councillor Singh

(R0066/19/01/21) THAT Agricultural Land Reserve Application No. A18-0004 for Lot B, Sections 24 and 25 Township 26, ODYD, Plan KAP74860 located at 1251 McKenzie Road,

Kelowna, BC to subdivide land within the Agricultural Land Reserve, pursuant to Section 21(2) of the *Agricultural Land Commission Act*, be supported by Council, subject to the following:

- a. The entirety of the lot be included into the ALR in accordance with Section 17(3) of the *Agricultural Land Commission Act*; and
- b. An 8.3 ha environmentally sensitive portion of the subject parcel be transferred to the City of Kelowna as a condition of subdivision approval.

AND THAT Council directs staff to forward the subject application to the Agricultural Land Commission for consideration.

Carried

3.16 Hilltop Cr, 1850, DP18-0249

Staff displayed a PowerPoint presentation providing an overview of the application and responded to questions from Council.

Moved By Councillor Sieben/Seconded By Councillor Given

(R0067/19/01/21) THAT Council authorizes the issuance of Development Permit No. DP18-0249 for Lot 6, Section 28 and 29, Township 23, ODYD, Plan EPP76020 located at 1850 Hilltop Crescent, Kelowna, BC subject to the following:

1. The dimensions and siting of the buildings to be constructed on the land be in accordance with Schedule "A,"
2. The exterior design and finish of the buildings 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 Council's consideration of this Development Permit 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 January 28, 2019;

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

Opposed - Councillors Hodge, Singh and Stack

4. Non-Development Reports & Related Bylaws

4.1 Budget Amendment, ICBC Road Improvement Program

Staff spoke to the requested budget amendment in order to reflect ICBC grant contributions.

Moved By Councillor Given/Seconded By Councillor Stack

(R0068/19/01/21) THAT Council receives, for information, the report from the Transportation Engineering Specialist dated January 21, 2019 with respect to the ICBC Road Improvement Program;

AND THAT the 2018 Financial Plan be amended to include \$162,300 ICBC Road Improvement Program Contributions related to the receipt of grant funding from the ICBC Road Safety Improvement Program as outlined in the report from the Transportation Engineering Specialist dated January 21, 2019.

Carried

4.2 Alta Vista Road Water Utility Project to be Cancelled and Budget Transferred

Staff spoke to the reasons for the proposed cancellation of the water utility project and budget transfer.

Moved By Councillor Sieben/Seconded By Councillor Donn

(R0069/19/01/21) THAT Council receives for information, the report from the Infrastructure Division Director dated January 21, 2019 regarding the cancellation of the Alta Vista Road Water Main project and transfer the remaining budget to the Vintage Terrace PRV Water project;

AND THAT the 2018 Financial Plan be amended to include the project cancellation and transfer of budget as outlined in the Alta Vista Road Water Main project report from the Infrastructure Division Director, dated January 21, 2019.

Carried

4.3 Draft response to provincial inquiry into transportation network services

Staff provided an overview of the draft response letter to the provincial inquiry into transportation network services and responded to questions from Council.

Moved By Councillor Donn/Seconded By Councillor Wooldridge

(R0070/19/01/21) THAT Council receive, for information, the report from the Transit and Programs Manager, dated January 21, 2019 regarding response to the call for written submissions from the Select Standing Committee on Crown Corporations inquiry into transportation network services (ride hailing services) in BC;

AND THAT Council authorize the proposed response to the Select Standing Committee on Crown Corporations inquiry.

Carried

5. Mayor and Councillor Items

Councillor Dehart:

- Tomorrow attending first Board meeting as Council liaison with Kelowna Chamber of Commerce.

Councillor Stack

- Commented that all applications today involved multi-family housing. Last week's applications were similar. The market seems to be favouring multi-family developments.

Councillor Wooldridge:

- Attended Kasugai Sister City Board Meeting as Council liaison last week. They are looking for additional board members from the community.

6. Termination

This meeting was declared terminated at 3:26 p.m.

Mayor Basran

/sf/cm



City Clerk

REPORT TO COUNCIL



Date: January 28, 2019

RIM No. 1250-30

To: City Manager

From: Community Planning Department (KB)

Application: Z19-0119

Owner: Stephen Edward Sai-Wung Cheung

Address: 894 Dehart Road

Applicant: Urban Options Planning & Permits

Subject: Rezoning Application

Existing OCP Designation: S2RES – Single / Two Unit Residential

Existing Zone: RU1 – Large Lot Housing

Proposed Zone: RU6 – Two Dwelling Housing

1.0 Recommendation

THAT Rezoning Application No. Z18-0119 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 5 District Lot 358 Osoyoos Division Yale District Plan KAP54236, located at 894 Dehart Road, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU6 – Two Dwelling Housing zone, be considered by Council;

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

AND FURTHER 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 January 28, 2019.

2.0 Purpose

To rezone the subject property to facilitate the development of two dwelling housing.

3.0 Community Planning

Community Planning Staff support the rezoning application to facilitate the development of two dwelling housing. The proposed RU6 – Two Dwelling Housing zone meets the form and density objectives of the Official Community Plan (OCP) S2RES – Single / Two Unit Residential designation, and as such the application is in compliance with the designated future land use. In addition, the OCP urban infill policies

support the densification of urban residential neighbourhoods where infrastructure already exists, and through containing urban growth.

The applicant has confirmed the completion of public notification in accordance with Council Policy No. 367.

4.0 Proposal

4.1 Background

There is an open subdivision file on this property, to subdivide the existing parcel into two lots. Should Council support the rezoning application, and the applicant satisfies the requirements of the Preliminary Layout Review, the end result would be two dwellings on each lot (four dwellings total). The existing single detached housing would need to be demolished for this to occur.

4.2 Project Description

The applicant is requesting permission to rezone to the RU6 – Two Dwelling Housing zone, to facilitate the development of two dwelling housing.

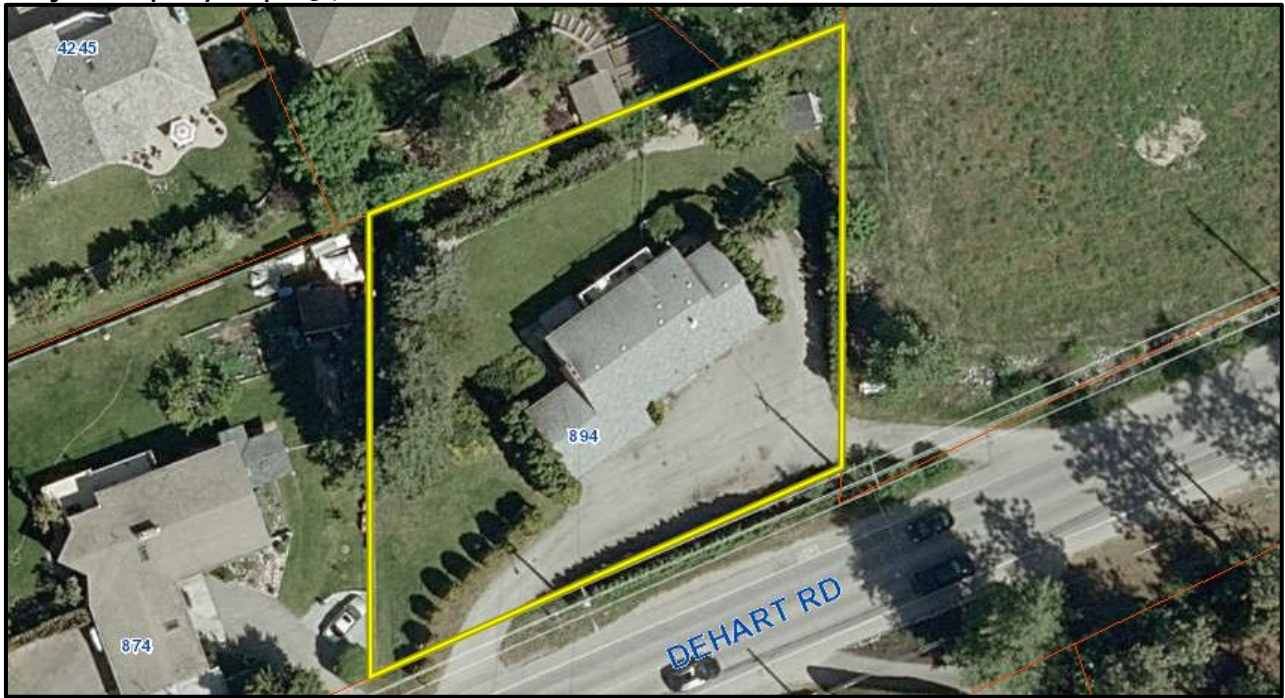
4.3 Site Context

The subject property is located on the north side of Dehart Road, near the intersection of Bartholomew Court. It is approximately 1,667 m² in area and currently has one single detached house. The surrounding area is characterized by single family dwellings and currently vacant land. It is within the City's Permanent Growth Boundary. The walk score is 20, indicating that almost all errands require a car.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing	Residential
East	RU1 – Large Lot Housing	Currently vacant with an open subdivision application
South	RU1 – Large Lot Housing A1 – Agriculture 1	Residential
West	RU1 – Large Lot Housing	Residential

Subject Property Map: 894 Dehart Road



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

- **Policy 5.3.2 Compact Urban Form.** Develop a compact urban form that maximizes the use of existing infrastructure and contributes to energy efficient settlement patterns. This will be done by increasing densities (approximately 75 - 100 people and/or jobs located within a 400 metre walking distance of transit stops is required to support the level of transit service) through development, conversion, and re-development within Urban Centres (see Map 5.3) in particular and existing areas as per the provisions of the Generalized Future Land Use Map 4.1.

6.0 Technical Comments

6.1 Development Engineering Department

See attached City of Kelowna Memorandums

Application Chronology

Date of Application Received: November 30, 2018

Date Public Consultation Completed: January 8, 2019

Report prepared by: Kimberly Brunet, Planner

Reviewed by: Terry Barton, Urban Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:


Schedule A – City of Kelowna Memorandums

CITY OF KELOWNA
MEMORANDUM

Date: December 13, 2018
File No.: Z18-0119
To: Community Planning (KB)
From: Development Engineering Manager (JK)
Subject: 894 DeHart Road RU1 to RU6

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

1. General
 - a) All the offsite infrastructure and services upgrades that are addressed in the Subdivision Engineering Report under file S17-0093 are outstanding. The requirements of the Subdivision Engineering report must be completed prior to Zoning approval.
 - b) The City has collected funds for the frontage improvements of this development. However, the funds will not cover all construction cost of the frontage improvements. The funds that have been collected will be used to offset the frontage improvement costs for this development.


James Kay, P. Eng.
Development Engineering Manager

JA

CITY OF KELOWNA

MEMORANDUM

Date: September 21, 2017
File No.: S17-0093

To: Urban Planning (TB)

From: Development Engineering Manager (JK)

Subject: Subdivision Application – 2 Lot Subdivision

LOCATION:	894 DeHart Rd
APPLICANT:	Stephen Cheung 250-888-8733
LEGAL:	Lot 5 Plan KAP54236

WORKS AND SERVICES REQUIREMENTS

The City's Development Engineering Department will handle the Works & Services requirements identified below between time of Preliminary Layout Review (PLR) and application for Subdivision Approval. Arrangements for construction must be made before making application for Final Approval of a subdivision plan. The Development Engineering Technologist for this project is Jason Angus. The following Works & Services are required for this subdivision:

.1) General

The postal authorities must be contacted to determine whether or not a "community mailbox" will be utilized. Please contact the Canadian Post Corporation, Delivery Services, P.O. Box 2110, Vancouver, B.C. V6B 4Z3 (604) 662-1381 in this regard.

.2) Geotechnical Report

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

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

.3) Water

- a) The property is located within the City of Kelowna service area and is serviced with a 25mm water service. This service can be utilized for one of the proposed lots.
- b) Provide an adequately sized water service sized for domestic water and fire protection. The water system must be capable of supplying domestic and fire flow demands of the project in accordance with the Subdivision, Development & Servicing Bylaw.

.4) Sanitary Sewer

- a) The existing 100mm diameter service will be utilised to service one of the proposed lots.
- b) Provide an adequately sized sanitary sewer system complete with individual lot connections.

.5) Drainage

- a) The property is located within the City of Kelowna drainage service area. The Subdivision, Development and Servicing Bylaw requires that each lot be provided with an individual connection; however, the City Engineer may permit use of individual ground water disposal systems, where soils are suitable. For on-site disposal of drainage water, a hydrogeotechnical report will be required complete with a design for the disposal method (i.e. trench drain / rock pit). The Lot Grading Plan must show the design and location of these systems for each lot.
- b) The development is required to contain and dispose of site generated storm drainage on the site by installing a ground recharge system designed by the consulting civil engineer. The existing lots do not presently have storm drainage services.

- c) Provide the following drawings:
 - i) A detailed Lot Grading Plan (indicate on the Lot Grading Plan any slopes that are steeper than 30% and areas that have greater than 1.0 m of fill);
 - ii) A detailed Stormwater Management Plan for this subdivision; and,
 - iii) An Erosion and Sediment Control Plan.
- d) Identify clearly on a contour map, or lot grading plan, the top of bank(s). Provide cross sections along the top of the bank at each property corner and at locations where there are significant changes in slope. Cross sections are to be perpendicular to the contour of the slope. Show the proposed property lines on the cross sections. Not all areas have a clear top of bank; and therefore, field reconnaissance by City staff and the applicant may be needed to verify a suitable location for property lines

.6) Road Improvements and Dedication

- a) DeHart Road frontage must be upgraded to a full urban standard including curb, gutter, sidewalk, fillet pavement, street lights, storm drainage, and adjustment and/or re-location of existing utility appurtenances if required to accommodate this construction. A modified cross section will be provided for design purposes.
- b) LED street lights to be installed on all roads.
- c) Drive way let downs will need to be installed once the location of the new driveways are determined. Standard detail SS-C7 will be used.

.7) Power and Telecommunication Services and Street Lights

- a) If the existing area is served by overhead wiring, the service connections may be provided overhead provided that there are no new poles required and service trespasses will not be created. If either of these conditions is not satisfied, then underground service will be required for that lot.
- b) Streetlights must be installed on all roads.
- c) Make servicing applications to the respective Power and Telecommunication utility companies. The utility companies are required to obtain the City's approval before commencing construction.
- d) Before making application for approval of your subdivision plan, please make arrangements with Fortis for the pre-payment of applicable charges and tender a copy of their receipt with the subdivision application for final approval.
- e) Re-locate existing poles and utilities, where necessary. Remove aerial trespass (es).

.8) Other Engineering Comments

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

.9) Design and Construction

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

.10) Servicing Agreements for Works and Services

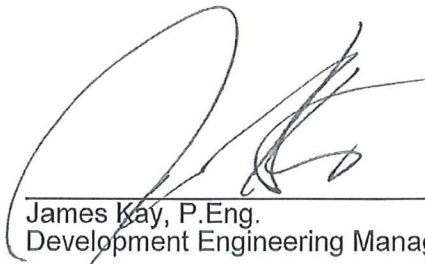
- a) A Servicing Agreement is required for all offsite works and services on City lands in accordance with the Subdivision, Development & Servicing Bylaw No. 7900. The applicant's Engineer, prior to preparation of Servicing Agreements, must provide adequate drawings and estimates for the required works.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

.11) Charge and Fees

- a) Development Cost Charges (DCC's) are payable
- b) Fees per the "Development Application Fees Bylaw" include:



- i) Survey Monument Fee: **\$50.00** (\$50.00 per newly created lot GST exempt).
 - ii) Survey Monument, Replacement Fee: \$1,200.00 (GST exempt) – only if disturbed.
 - iii) Street/Traffic Sign Fees: at cost if required (**to be determined after design**).
 - iv) Street/Traffic Pavement Markings: at cost if required (**to be determined after design**).
 - v) Engineering and Inspection Fee: 3.5% of construction value (plus GST).
- c) A hydrant levy charge of **\$250.00** (250.00 per new lot).



James Kay, P.Eng.
Development Engineering Manager

JA

CITY OF KELOWNA
BYLAW NO. 11748
Z19-0119 894 Dehart Road

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

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 5 District Lot 358 ODYD Plan KAP54236 located on Dehart Road, Kelowna, B.C., from the RU1 – Large Lot Housing zone to the RU6 – Two Dwelling Housing zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

REPORT TO COUNCIL



Date: January 28, 2019

RIM No. 1250-30

To: City Manager

From: Community Planning Department (LKC)

Application: Z18-0120 **Owner:** Andrew Bergestad

Address: 165 Venus Rd **Applicant:** Adam Rumpel

Subject: Rezoning Application

Existing OCP Designation: S2RES - Single / Two Unit Residential

Existing Zone: RU1 – Large Lot Housing

Proposed Zone: RU1c – Large Lot Housing with Carriage House

1.0 Recommendation

THAT Rezoning Application No. Z18-0120 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 62, Section 23, Township 26, ODYD, Plan 22418, located at 165 Venus Rd, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU1c – Large Lot Housing with Carriage House zone be considered by Council;

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

2.0 Purpose

To consider a development application to rezone to the RU1c - Large Lot Housing with Carriage House Zone to facilitate a proposed carriage house on the subject property.

3.0 Community Planning

Staff are recommending support for the proposed rezoning of the subject property to RU1c-Large Lot Housing with Carriage House Zone as it is consistent with the Official Community Plan (OCP) Future Land Use Designation and infill growth policies for the subject property. The property is located within the Permanent Growth Boundary, fully serviced and is in close proximity to transit, parks, and schools. The walkscore is 54 indicating that it is somewhat walkable allowing for some errands to be accomplished on foot.

4.0 Proposal

4.1 Background

The subject property currently has an existing one and a half story single family dwelling with a carport.

4.2 Project Description

The proposed rezoning is necessary to permit development of a carriage house on the subject property. Staff are currently tracking one variance for the proposed Carriage House. Should the rezoning be supported by council, Staff will produce a variance report to council.

4.3 Site Context

The subject property is located in the Rutland neighbourhood. There are several RU1c – Large Lot Housing with Carriage Homes zoned properties located within the neighbourhood.

Subject Property Map:



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

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

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

Carriage Houses & Accessory Apartments.² Support carriage houses and accessory apartments through appropriate zoning regulations.

6.o Technical Comments

No comments relevant for rezoning.

7.o Application Chronology

Date of Application Received: October 18, 2018

Date Public Consultation Completed: January 12, 2019

Report prepared by: Levan King Cranston, Planner 1

Reviewed by: Terry Barton, Urban Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Manager

Attachments:

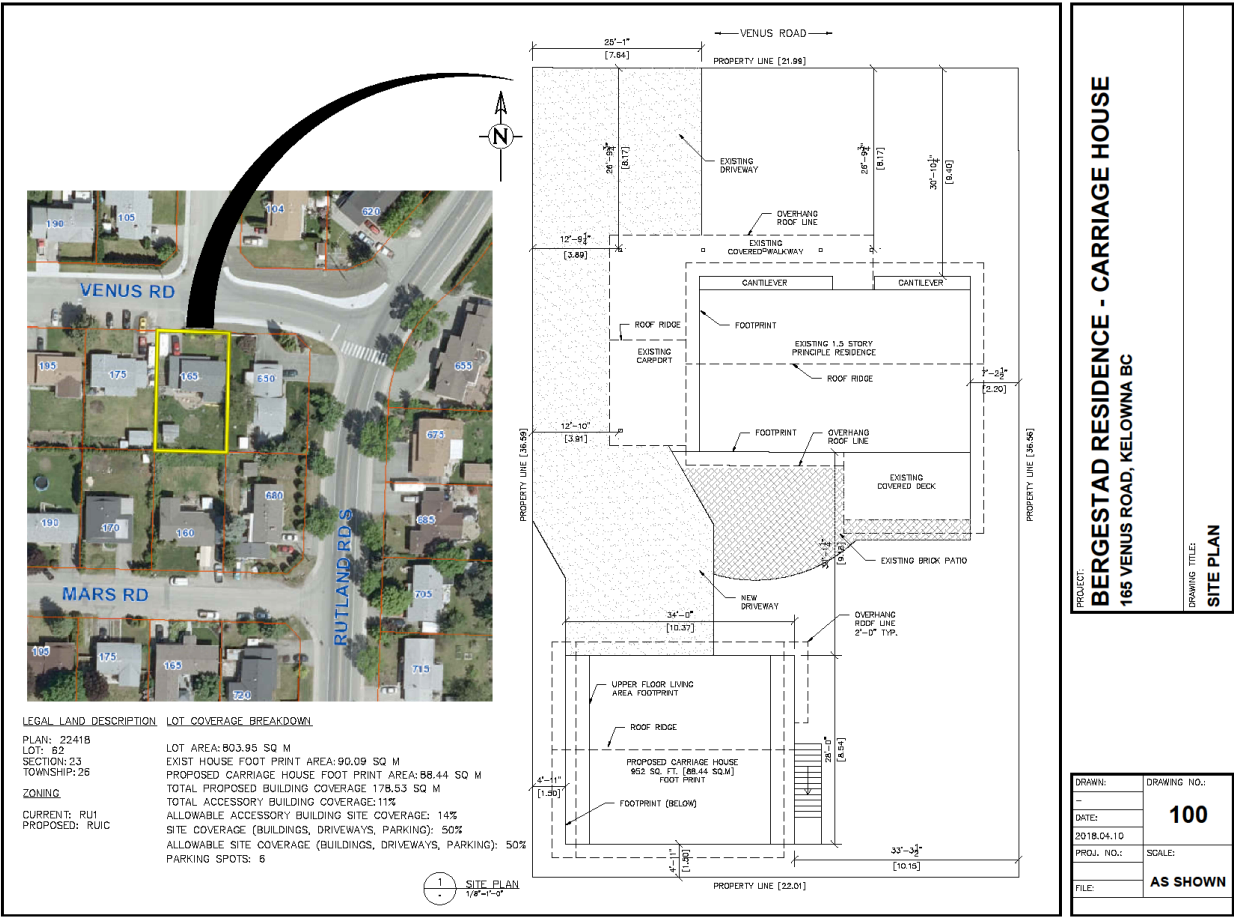
Attachment A: Site Plan

Attachment B: Development Engineering Technical Comments

² City of Kelowna Official Community Plan, Policy 5.22.12 (Development Process Chapter).

SCHEDULE A – Site Plan

Subject: 165 Venus Rd (Application Z19-0120)



SCHEDULE B – Development Engineering Memo



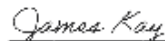
Subject: 165 Venus Rd (Application Z19-0120)

CITY OF KELOWNA MEMORANDUM

Date: December 14, 2018
File No.: DVP18-0244
To: Urban Planning Management (LC)
From: Development Engineering Manager (JK)
Subject: 165 Venus Rd.

Development Engineering comments and requirements regarding this development permit application are as follows:

This development variance permit application to vary the maximum carriage house footprint size from 90m² to 114.5m², does not compromise any municipal services.


James Kay, P.Eng.
Development Engineering Manager
agm

CITY OF KELOWNA
BYLAW NO. 11749
Z18-0120 165 Venus Road

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

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 62, Section 23, Township 26, ODYD, Plan 22418 located on Venus Road, Kelowna, B.C., from the RU1 – Large Lot Housing zone to the RU1 C– Large Lot Housing with Carriage House zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this

Considered at a Public Hearing on the

Read a second and third time and be adopted by the Municipal Council this

Mayor

City Clerk

REPORT TO COUNCIL



Date: January 28, 2019

RIM No. 1250-30

To: City Manager

From: Community Planning Department (LK)

Application: Z18-0061

Owner: Stuart McMillan & Jackie Large

Address: 2960 Sexsmith Road

Applicant: CTQ Consultants Ltd.

Subject: Rezoning Application

Existing OCP Designation: IND-L – Industrial - Limited

Existing Zone: A1 – Agriculture

Proposed Zone: I6- Low Impact Transitional Industrial

1.0 Recommendation

THAT Rezoning Application No. Z18-0061 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 33 Section 3 Township 23 ODYD Plan 18861, located at 2960 Sexsmith Road, Kelowna, BC from the A1 – Agriculture Zone to the I6 – Low Impact Transitional Industrial Zone, be considered by Council;

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

AND FURTHER THAT final adoption of the Zone Amending 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 28, 2019.

2.0 Purpose

To rezone the subject property from the A1 – Agricultural Zone to the I6 – Low Impact Transitional Industrial Zone for an outdoor storage.

3.0 Community Planning

Staff support the rezoning application from the A1 zone to the I6 zone as the Official Community Plan (OCP) designates the property as IND-L Industrial – Limited which was created for the I6 zone. The zone was created to allow for a range of low-impact industrial uses that are intended to act as a transition between the general industrial areas to the south and east and the rural residential areas to the north and west. The permitted uses, development regulations, screening requirements, outdoor storage restriction

and other regulations within the I6 zone are designed to limit negative impacts to the nearby residential, rural and agricultural uses in the area.

4.0 Proposal

4.1 Project Description

The applicant is proposing to rezone the property to allow for outdoor storage of boats and RV's. Should Council support the Rezoning, a Development Permit and any associated variances will come before Council to review the site layout and landscape plan. The existing dwelling has now been demolished and the driveway access to Sexsmith Rd will be removed. The primary site access is proposed on Arab Rd with a secondary access proposed from (future) Palamino Rd. The gravel surfaced site will provide multiple rows of storage/parking for RV's and boats.

4.2 Site Context

Subject Property Map: 2960 Sexsmith Road



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process

Industrial Land Use Policies.¹ Focus industrial development to areas suitable for industrial use.

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

6.0 Technical Comments

6.1 Development Engineering Department

- Refer to Attachment A dated May 28, 2018.

¹ City of Kelowna Official Community Plan, Policy 5.28 (Development Process Chapter).

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

7.0 Application Chronology

Date of Application Received: May 25, 2018
Date Public Consultation Completed: January 7, 2019

Report prepared by: Lydia Korolchuk, Planner

Reviewed by: Terry Barton, Urban Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Attachment A: Development Engineering Memorandum
Attachment B: Site Plan

CITY OF KELOWNA

MEMORANDUM

Date: May 28, 2018

File No.: Z18-0061

To: Planning & Development Services Department (LK)

From: Development Engineer Manager (JK)

Subject: 2960 Sexsmith Rd., Lots 33, Plan KAP18861 A1 – I6

Development Engineering has the following comments and requirements associated with this application rezone the subject property from A-1 to I6 are as follows:

1. General

- a) Access to the subject lots must ultimately be achieved off of Palomino Road or north half of Arab Rd. as Sexsmith Road is designated as a 4 lane arterial and access will be restricted. Until such time that Palomino Road is built, the subject property is granted access onto Sexsmith Road under the condition

2. Sanitary Sewer System

- a) The developer's consulting mechanical engineer will determine the development requirements of the proposed development and establish the service needs. Only one service per lot will be permitted for this development. There is an existing 100mm PVC sanitary service to lot.
- a) The Connection Area #35 charge is currently set by Bylaw at \$13,300 per Single Family Equivalent (SFE). This Bylaw was reviewed for and accepted by Council in 2018.

determined by the following formula: the first 0.36 acres of developed land or portion thereof equals 1 SFE. Thereafter 2.8 SFE's per acre of developed land.

The assessed value is 5.144 Acres is **\$68,415.20**

3. Water Servicing Requirements

This development is within the service area of the Glenmore Ellison Irrigation District (GEID). The developer is required to make satisfactory arrangements with the GEID for these items. All charges for service connection and upgrading costs are to be paid directly to the GEID. The developer is required to provide a confirmation that the district is capable of supplying fire flow in accordance with the City of Kelowna current Bylaws and Policies.

4. Storm Drainage

A comprehensive site drainage management plan and design to comply with the City's drainage design and policy manual By-Law 7900 is required.

5. Road Improvements

- a.) The frontage of Sexsmith Road will be upgraded to a full 4 lane arterial urban standard (SS-R9) in accordance with Bylaw 7900, complete with curb and gutter, storm works, sidewalk, fillet paving, landscaped and irrigated boulevard, lane markings, street lighting, removal and/or relocation existing utilities as may be required, etc. This construction will be deferred until Sexsmith Road is upgraded to a 4 lane standard and a cash in lieu of construction payment of **\$73,209.38** is required for the combined frontage of the subject property.
- b.) Palomino Road must be upgraded to an urban standard (SS-R5) along the full frontage of this proposed development, including curb and gutter, street lights, 1.5m sidewalk, drainage system including catch basins, manholes and pavement removal and replacement and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction.
- c.) Arab Road must be upgraded to an urban standard (SS-R5) along the full frontage of this proposed development, including curb and gutter, 1.5m sidewalk, drainage system including catch basins, manholes and pavement removal and replacement and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction.

6. Road Dedication and Subdivision Requirements

- (a) The developer is required dedicate 5m of roadway fronting Sexsmith Road to achieve the 4 lane arterial urban standard width in accordance with Bylaw 7900
- (b) Provide 6m corner rounding at intersection of Sexsmith Road and Arab Road.
- (c) Grant Statutory Rights Of Way if required for utility services.
- (d) If any road dedication or closure affects lands encumbered by a Utility right-of-way (such as Hydro, Telus, Gas, etc.) please obtain the approval of the utility. Any works required by the utility as a consequence of the road dedication or closure must be incorporated in the construction drawings submitted to the City's Development Manager.

7. Power and Telecommunication Services

The services to this development are to be installed underground. It is the developer's responsibility to make a servicing application to the respective utility companies. The utility companies are then required to obtain the city's approval before commencing their works.

8. Design and Construction

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

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

9. Servicing Agreements for Works and Services

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

10. DCC Credits

None of the required improvements qualify for DCC credit consideration,

11. Bonding and Levies Summary

Levies

Sexsmith Road upgrades	\$73,209.38
Connection Area #35 charge	\$68,415.20
Total levies	<u>\$141,624.58</u>

12. Administration Charge

- a. 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).

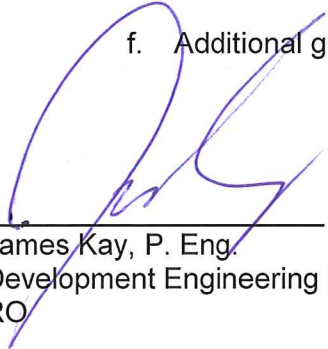
13. Survey, Monument and Iron Pins

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

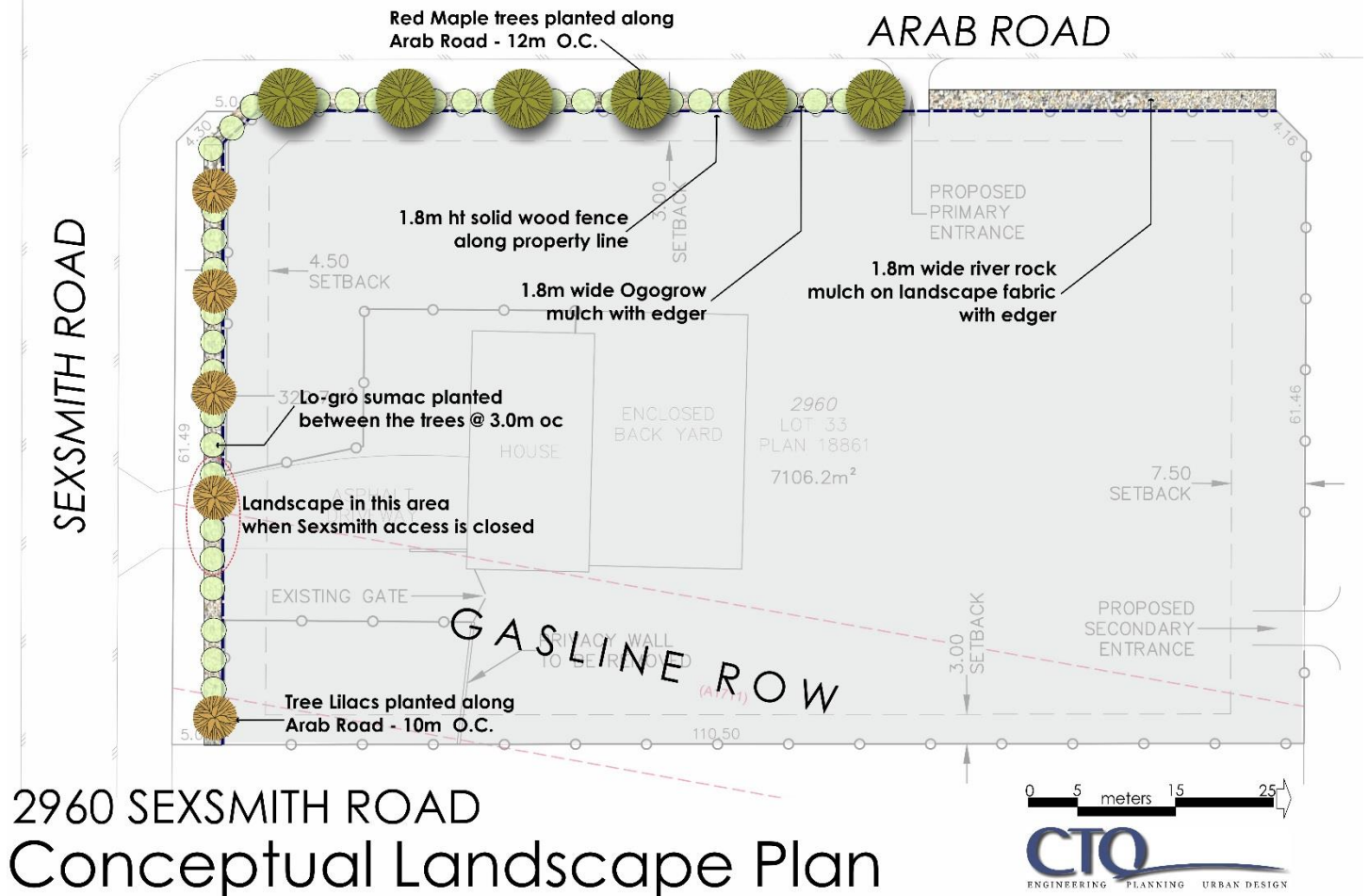
14. Geotechnical Report

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

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



James Kay, P. Eng.
Development Engineering Manager
RO



Red Maple



Gro-low fragrant sumac



1.8m ht Solid wood fence



Tree Lilac



Proposed Plant List - 2960 Sexsmith				
Qty	Botanical Name	Common Name	Size	Spacing
6	Acer rubrum 'Red Sunset'	Red Sunset Maple	60mm cal	
5	Syringa reticulata 'Ivory Silk'	Ivory Silk Tree Lilac	50 mm cal	
33	Rhus aromatica Gro-Low	Gro-Low Fragrant Sumac	#2	3.0m OC

ATTACHMENT B

This forms part of application

Z18-0061

Planner
Initials

LK

City of
Kelowna
COMMUNITY PLANNING

CTO 15

CITY OF KELOWNA
BYLAW NO. 11750
Z18-0061 2960 Sexsmith Road

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

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 33 Section 3 Township 23 ODYD Plan 18861 located on Sexsmith Road, Kelowna, B.C., from the A1 – Agriculture 1 zone to the I6 – Low Impact Transitional Industrial zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council this

Mayor

City Clerk

REPORT TO COUNCIL



Date: January 28, 2018

RIM No. 1250-30

To: City Manager

From: Community Planning Department (TA)

Application: Z17-0086

Owner: New North West Trading Inc.
BC 0845659

Address: 360 Penno Road

Applicant: Grant Maddock
Protech Consulting 2012

Subject: Rezoning

Existing OCP Designation: IND - Industrial

Existing Zone: P3 – Parks & Open Space

Proposed Zone: I2 – General Industrial

1.0 Recommendation

THAT Rezoning Application No. Z17-0086 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot A DL 123 ODYD Plan EPP41714 located at 360 Penno Road, Kelowna, BC from the P3 – Parks & Open Space zone to the I2 – General Industrial zone be considered by Council;

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

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Community Planning Department dated July 31, 2018.

2.0 Purpose

To rezone the subject property from P3 – Parks & Open Space to I2 – General Industrial.

3.0 Community Planning

Community Planning supports the proposed rezoning to I2 – General Industrial as it is consistent with OCP Future Land use of IND – Industrial.

4.0 Proposal

4.1 Background

The subject property had an outdoor storage business located on it through a Temporary Use Permit that was issued in 2015. A requirement of the Temporary Use Permit was that the property be rezoned to permit continued industrial use on the subject property.

Subject Property Map: 360 Penno Road



5.0 Technical Comments

5.1 Development Engineering Department

Please see attached Schedule "A" dated July 31, 2018.

6.0 Application Chronology

Date of Application Received: July 25, 2018

Date Public Consultation Completed: July 2018

Report prepared by: Trisa Atwood, Planner II

Reviewed by: Terry Barton, Urban Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Schedule "A": Development Engineering Memorandum

CITY OF KELOWNA

MEMORANDUM

Date: July 31, 2018

File No.: Z18-0086

To: Urban Planning Management (TA)

From: Development Engineering Manager (JK)

Subject: 360 Penno Rd. P3 to I2

The Development Engineering Department has the following comments and requirements associated with this application to rezone the subject property from P3 to I2. The road and utility upgrading requirements outlined in this report will be a requirement of this development. The Development Engineering Technologist for this project is Aaron Sangster.

1. General

- a) These are Development Engineering comments/requirements and are subject to the review and requirements from the Ministry of Transportation (MOTI).
- b) Provide easements as may be required.
- c) The Fire Department and Environment Division requirements and comments are addressed separately.

2. Domestic Water and Fire Protection

This development is within the service area of the Black Mountain Irrigation District (BMID). The developer is required to make satisfactory arrangements with BMID for these items. All charges for service connection and upgrading costs, as well as any costs to decommission existing services are to be paid directly to BMID. Only one service is permitted for this development.

3. Sanitary Sewer

- a) This property is currently not serviced. The developer's consulting mechanical engineer will determine the development requirements of this proposed development and establish the service needs. Only one service will be permitted for this development. The applicant, at his cost, will arrange for the removal and disconnection of the existing services and the installation of one new larger service if necessary. Any service improvement and decommissioning works may be included in an offsite servicing design package submission including an estimate for bonding purposes.

4. Storm Drainage

- a) The developer must engage a consulting civil engineer to provide a storm water management plan for the site, which meets the requirements of the Subdivision, Development and Servicing Bylaw No. 7900. The storm water management plan must also include provision of lot grading plan, minimum basement elevation (MBE), if

applicable, and provision of a storm drainage service for the development and / or recommendations for onsite drainage containment and disposal systems. Only one service will be permitted for this development. The applicant, at his cost, will arrange the installation of one overflow service if required.

- b) Provide the following drawings:
 - i. A detailed Stormwater Management Plan for this development; and,
 - ii. An Erosion and Sediment Control Plan.

5. Electric Power and Telecommunication Services

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

6. Road Improvements

- a) Penno Rd must be upgraded to an urban collector along the full frontage of this proposed development including curb and gutter, street lights, landscaped & irrigated boulevard, monolithic sidewalk, drainage system including catch basins, pavement removal and replacement, and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. Road cross section to be used is a SS-R5.
- b) Norris Rd connection through 360 Penno Rd must be designed and built to a modified urban collector through the middle of this development including curb and gutter, sidewalk, street lights, landscaped & irrigated boulevard, drainage system including catch basins, and replacement and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. Road cross section to be used is a modified SS-R5.

7. Road Dedication and Subdivision Requirements

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

8. Geotechnical Report

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

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

- (i) Area ground water characteristics, including any springs and overland surface drainage courses traversing the property. Identify any monitoring required.
- (ii) Site suitability for development.
- (iii) Site soil characteristics (i.e. fill areas, sulphate content, unsuitable soils such as organic material, etc.).
- (iv) Any special requirements for construction of roads, utilities and building structures.
- (v) Suitability of on-site disposal of storm water and sanitary waste, including effects upon adjoining lands.
- (vi) Any items required in other sections of this document.
- (vii) Recommendations for erosion and sedimentation controls for water and wind.
- (viii) Recommendations for roof drains and perimeter drains.
- (ix) Recommendations for construction of detention or infiltration ponds if applicable.

9. Design and Construction

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

10. Servicing Agreements for Works and Services

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

11. Charges and Fees

- a) Development Cost Charges (DCC's) are payable.
- b) Fees per the "Development Application Fees Bylaw" include:
 - i) Engineering and Inspection Fee: 3.5% of construction value (plus GST).



James Kay, P.Eng.
Development Engineering Manager

AS

CITY OF KELOWNA
BYLAW NO. 11751
Z17-0086 360 Penno Road

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

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot A Distric Lot 123 ODYD Plan EPP⁴¹⁷¹⁴ located on Penno Road, Kelowna, B.C., from the P₃ – Parks & Open Space zone to the I₂ – General Industrial zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this

Considered at a Public Hearing on the

Approved under the Transportation Act this

(Approving Officer – Ministry of Transportation)

Read a second and third time by the Municipal Council this

Adopted by the Muncipal Council this

Mayor

City Clerk

REPORT TO COUNCIL



Date: January 28, 2019

RIM No. 1250-30

To: City Manager

From: Community Planning Department (TA)

Application: Z17-0030 **Owner:** Harbrinder Singh Khangura

Address: 440 Edith Gay Road **Applicant:** Jaspal Dhaliwal

Subject: Rezoning Application

Existing OCP Designation: S2RES – Single/Two Unit Residential

Existing Zone: RR3 – Rural Residential 3

Proposed Zone: RU6 – Two Dwelling Housing

1.0 Recommendation

THAT in accordance with Development Application Procedures Bylaw No. 10540, the deadline for the adoption of Rezoning Bylaw No. 11496, be extended from November 7, 2018 to November 7, 2019.

AND THAT Council directs Staff to not accept any further extension requests.

2.0 Purpose

To extend the deadline for adoption of Rezoning Bylaw No. 11496 to November 7, 2019.

3.0 Proposal

The applicant has outstanding conditions of rezoning related to engineering requirements and requires an extension to complete the requirements. The application is to rezone the subject property from RR3 – Rural Residential 3 to RU6 – Two Dwelling Housing to facilitate a two lot subdivision.

Report prepared by: Trisa Atwood, Planner II

Reviewed by: Terry Barton, Urban Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

REPORT TO COUNCIL



Date: January 28, 2019

RIM No. 1250-30

To: City Manager

From: Community Planning Department (KB)

Application: Z17-0097
Owner: Ricardo Samuel Trumper
Patricia Del Carmen Tomic

Address: 644 Dehart Road
Applicant: Urban Options Planning & Permits

Subject: Rezoning Extension Application

Existing OCP Designation: S2RES – Single / Two Unit Residential

Existing Zone: RU1 – Large Lot Housing

Proposed Zone: RU6 – Two Dwelling Housing

1.0 Recommendation

THAT in accordance with Development Application Procedures Bylaw No. 10540, the deadline for the adoption of Rezoning Bylaw No. 11533, be extended from February 6, 2019 to February 6, 2020.

AND THAT Council directs Staff to not accept any further extension requests.

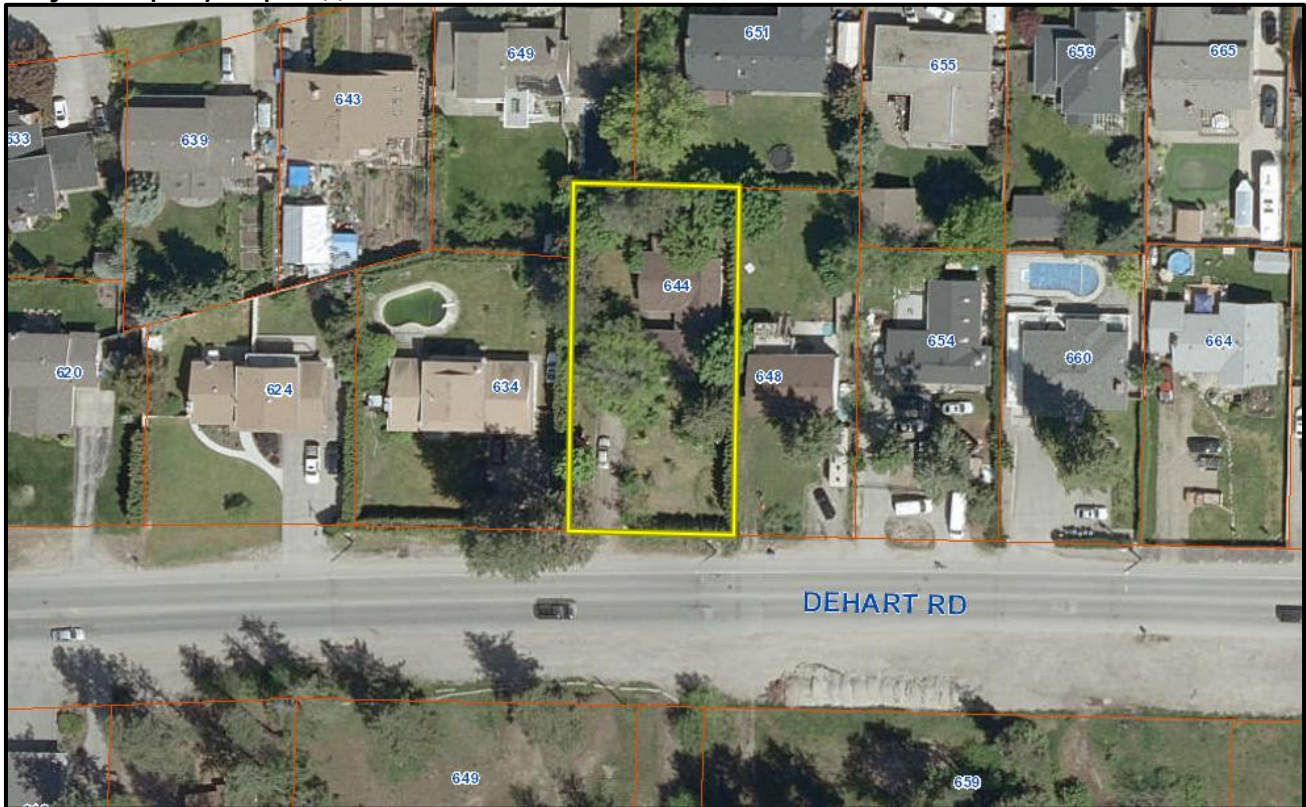
2.0 Purpose

To extend the deadline for adoption of Rezoning Bylaw No. 11533 to February 6, 2020.

3.0 Community Planning

Rezoning Bylaw No. 11533 received second and third readings at a Regular meeting of Council held on Tuesday February 6, 2018. Final adoption of the zone amendment bylaw is subject to the applicant meeting the requirements of the Schedule "A": Development Engineering Memorandum. The applicant has made minimal progress on meeting these requirements, and has indicated that unforeseen circumstances in 2018 prevented this from occurring. Staff are recommending that Council supports extending the deadline for adoption for the Rezoning Bylaw No. 11533 by one year to February 6, 2020.

Subject Property Map: 644 Dehart Road



4.0 Application Chronology

Date of Application Received:	October 20, 2017
Date of Second and Third Readings:	February 6, 2018
Date of Extension Application Received:	December 21, 2018

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

CITY OF KELOWNA
BYLAW NO. 11591
Z17-0116 - 1371 Bernard Avenue

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

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 7, District Lot 137, ODYD, Plan 7936 located on Bernard Avenue, Kelowna, B.C., from the RU6 - Two Dwelling Housing zone to the RM3 – Low Density Multiple Housing zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 9th day of April, 2018.

Considered at a Public Hearing on the 1st day of May, 2018.

Read a second and third time by the Municipal Council this 1st day of May, 2018.

Approved under the Transportation Act this 14th day of May, 2018.

Audrie Henry

(Approving Officer – Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

REPORT TO COUNCIL



Date: January 28, 2019

RIM No. 0940-00

To: City Manager

From: Community Planning Department (KB)

Application: DP17-0288

Owner: Miroslavka Gataric

Address: 1371 Bernard Avenue

Applicant: Miroslavka Gataric

Subject: Development Permit

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

Existing Zone: RM₃ – Low Density Multiple Housing

1.0 Recommendation

THAT final adoption of Rezoning Bylaw No. 11591 be considered by Council;

AND THAT Council authorizes the issuance of Development Permit No. DP17-0288 for Lot 7 District Lot 137 Osoyoos Division Yale District Plan 7936, located at 1371 Bernard Avenue, 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 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 project in the RM₃- Low Density Multiple Housing zone.

3.0 Community Planning

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

- Equal emphasis has been given to both the Bernard Avenue and Lakeview Avenue frontages, with respect to building massing, materials, details, and landscaping.
- Facades are articulated by means of indentations and projections of elements
- Parking areas are located internal to the building and accessed from the lane

The subject property is 924 m² in area and there is approximately a 3.5 metre grade change from east to west across the property, which has presented a challenge for development. Due to this grade change across the property, some on-site retaining will be required to facilitate this development.

The project meets the requirements of the Zoning Bylaw and there are no variances being requested.

4.0 Proposal

4.1 Background

The applicant submitted a Rezoning and Development Permit application in November 2017. The Rezoning application received second and third readings on May 1, 2018. The applicant has met the engineering requirements associated with the rezoning in order to receive final adoption of the Rezoning Bylaw No. 11591.

There is existing single dwelling housing on the subject property, which would be demolished to facilitate this development.

4.2 Project Description

The proposed development features four three-bedroom units in row house form. One dwelling has a main entrance on Bernard Avenue, and the remaining three dwellings are primarily accessed off Lakeview Street. The main exterior materials include dark brown and white acrylic stucco and fibre cement board (imitation cedar siding and shingles).

Each unit has a partially sunken patio, fronting on Lakeview Avenue, as well as a rooftop patio, which exceeds the Zoning Bylaw requirements for private open space. The eight required parking stalls would be met through double wide garages located below each unit. All vehicular access for the development is proposed to come from the lane that fronts this development on the south property line.

Image 1 – Artist Rendering of the proposed Bernard Avenue frontage

4.3 Site Context

The subject property is located at the corner of Bernard Avenue and Lakeview Street in the Central City Sector. It has an area of 924 m² and is located within the Permanent Growth Boundary. Transit stops are located nearby on Bernard Avenue and Lawrence Avenue and the Walk Score is 70 (Very Walkable – most errands can be accomplished on foot). It is in relatively close proximity to commercial areas on Gordon Drive and Burtch Road.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	Ru6 – Two Dwelling Housing	Two Dwelling Housing
East	Ru6 – Two Dwelling Housing	Single Dwelling Housing
South	P2 – Education and Minor Institutional	Child Care Centre, Major
West	Ru6 – Two Dwelling Housing	Two Dwelling Housing

Subject Property Map: 1371 Bernard Avenue



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 5 - Development Process

Objective 5.3 Focus development to designated growth areas

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

Objective 5.22 Ensure context sensitive housing development

Policy .6 Sensitive Infill. Encourage new development or redevelopment in existing residential areas to be sensitive to or reflect the character of the neighbourhood with respect to building design, height and siting.

Policy .7 Healthy Communities. Through current zoning regulations and development processes, foster healthy, inclusive communities and a diverse mix of housing forms, consistent with the appearance of the surrounding neighbourhood.

Policy .13 Family Housing. 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).

Objective 5.23 Address the needs of families with children through the provision of appropriate family-oriented housing

Policy .1 Ground-Oriented Housing. Encourage all multiple-unit residential buildings in neighbourhoods with schools and parks to contain ground-oriented units with 2 or more bedrooms so as to provide a family housing choice within the multi-unit rental or ownership markets. High density residential projects in the Downtown area are encouraged to include a ground-oriented housing component, especially where such can be provided on non-arterial and non-collector streets.

6.0 Technical Comments

6.1 Development Engineering Department

All the offsite infrastructure and services upgrades were addressed in the Rezoning Engineering Report under file Z17-0116.

7.0 Application Chronology

Date of Application Received:	November 27, 2017
Date Public Consultation Completed:	March 14, 2018
Date of Initial Consideration:	April 9, 2018
Date of Public Hearing:	May 1, 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. DP17-0288
Comprehensive Development Permit Guidelines Checklist
Schedule A - Site Plan
Schedule B - Elevations and Material Board
Schedule C - Landscape and Hydrozone Plan

Development Permit DP17-0288



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

1371 Bernard Avenue

and legally known as

Lot 7 District Lot 137 Osoyoos Division Yale District Plan 7936

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 Council Decision January 28, 2019

Decision By: Council

Development Permit Area: Comprehensive Development Permit Area

This permit will not be valid if development has not commenced by January 28, 2021.

Existing Zone: RM3 – low Density Multiple Housing Future Land Use Designation: MRL – Multiple Uni 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: Miroslavka Gataric

Applicant: Miroslavka Gataric

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 Creditor certified cheque in the amount of **\$37,548.75**

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 CURRENT LAND OWNER.
Security shall ONLY be returned to the signatory of the
Landscape Agreement or their designates.**

DEVELOPMENT PERMIT GUIDELINES

Comprehensive Development Permit Area

Consideration has been given to the following guidelines as identified in Section 14.A. of the City of Kelowna Official Community Plan relating to Comprehensive Development Permit Areas:

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Authenticity and Regional Expression			
Do landscaping and building form convey a character that is distinct to Kelowna and the Central Okanagan?	✓		
Are materials in keeping with the character of the region?	✓		
Are colours used common in the region's natural landscape?	✓		
Does the design provide for a transition between the indoors and outdoors?	✓		
Context			
Does the proposal maintain the established or envisioned architectural character of the neighbourhood?	✓		
Does interim development consider neighbouring properties designated for more intensive development?			✓
Are façade treatments facing residential areas attractive and context sensitive?	✓		
Are architectural elements aligned from one building to the next?			✓
For exterior changes, is the original character of the building respected and enhanced?			✓
Is the design unique without visually dominating neighbouring buildings?	✓		
For developments with multiple buildings, is there a sense of architectural unity and cohesiveness?			✓
Relationship to the Street			
Do buildings create the desired streetscape rhythm?	✓		
Are parkade entrances located at grade?	✓		
For buildings with multiple street frontages, is equal emphasis given to each frontage?	✓		
Massing and Height			
Does the design mitigate the actual and perceived mass of buildings?	✓		
Does the height consider shading and view impacts for neighbouring properties and transition to less intensive areas?	✓		
Human Scale			
Are architectural elements scaled for pedestrians?	✓		
Are façades articulated with indentations and projections?	✓		

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Are top, middle and bottom building elements distinguished?	✓		
Do proposed buildings have an identifiable base, middle and top?	✓		
Are building facades designed with a balance of vertical and horizontal proportions?	✓		
Are horizontal glazed areas divided into vertically proportioned windows separated by mullions or building structures?	✓		
Does the design incorporate roof overhangs and the use of awnings, louvers, canopies and other window screening techniques?	✓		
Is the visual impact of enclosed elevator shafts reduced through architectural treatments?			✓
Exterior Elevations and Materials			
Are buildings finished with materials that are natural, local, durable and appropriate to the character of the development?	✓		
Are entrances visually prominent, accessible and recognizable?	✓		
Are higher quality materials continued around building corners or edges that are visible to the public?	✓		
Are a variety of materials used to create contrast, enhance the pedestrian environment and reduce the apparent mass of a building?	✓		
Are elements other than colour used as the dominant feature of a building?	✓		
Public and Private Open Space			
Does public open space promote interaction and movement through the site?			✓
Are public and private open spaces oriented to take advantage of and protect from the elements?	✓		
Is there an appropriate transition between public and private open spaces?	✓		
Are amenities such as benches, garbage receptacles, bicycle stands and community notice boards included on site?			✓
Site Access			
Is the safe and convenient movement of pedestrians prioritized?	✓		
Are alternative and active modes of transportation supported through the site design?	✓		
Are identifiable and well-lit pathways provided to front entrances?	✓		
Do paved surfaces provide visual interest?	✓		
Is parking located behind or inside buildings, or below grade?	✓		
Are large expanses of parking separated by landscaping or buildings?			✓
Are vehicle and service accesses from lower order roads or lanes?	✓		

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Do vehicle and service accesses have minimal impact on the streetscape and public views?			✓
Is visible and secure bicycle parking provided in new parking structures and parking lots?			✓
Environmental Design and Green Building			
Does the proposal consider solar gain and exposure?			✓
Are green walls or shade trees incorporated in the design?			✓
Does the site layout minimize stormwater runoff?			✓
Are sustainable construction methods and materials used in the project?			✓
Are green building strategies incorporated into the design?			✓
Decks, Balconies, Rooftops and Common Outdoor Amenity Space			
Are decks, balconies or common outdoor amenity spaces provided?	✓		
Does hard and soft landscaping enhance the usability of decks, balconies and outdoor amenity spaces?	✓		
Are large flat expanses of roof enhanced with texture, colour or landscaping where they are visible from above or adjacent properties?			✓
Amenities, Ancillary Services and Utilities			
Are loading, garage, storage, utility and other ancillary services located away from public view?	✓		
Are vents, mechanical rooms / equipment and elevator penthouses integrated with the roof or screened with finishes compatible with the building's design?	✓		
Landscape Development and Irrigation Water Conservation			
Does landscaping:	-	-	-
• Compliment and soften the building's architectural features and mitigate undesirable elements?	✓		
• Maintain the dominant pattern of landscaping along the street and surrounding properties?	✓		
• Enhance the pedestrian environment and the sense of personal safety?	✓		
• Screen parking areas, mechanical functions, and garbage and recycling areas?	✓		
• Respect required sightlines from roadways and enhance public views?	✓		
• Retain existing healthy mature trees and vegetation?		✓	
• Use native plants that are drought tolerant?	✓		
• Define distinct private outdoor space for all ground-level dwellings?	✓		
Do any fences and retaining walls create visual interest and enhance the pedestrian environment?	✓		

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Do parking lots have one shade tree per four parking stalls?			✓
Does the Landscape Architect's Landscape Water Conservation Report:	-	-	-
<ul style="list-style-type: none"> Meet the requirements for Landscape Water Budget calculations for the landscaped area? 	✓		
<ul style="list-style-type: none"> Indicate how the development complies with or varies from the Landscape Water Conservation Guidelines? 	✓		
<i>Landscape Water Conservation Guidelines</i>			
Are plants grouped into "hydro-zones" of high, medium and low or unirrigated / unwatered areas?	✓		
Does at least 25% of the total landscaped area require no irrigation / watering?		✓	
Does at least 25% of the total landscaped area require low water use?	✓		
Does at most 50% of the total landscaped area require medium or high water use?	✓		
Is mulch cover provided for shrubs and groundcover to reduce soil evaporation?	✓		
Do water features such as pools and fountains use recirculated water systems?			✓
Do landscape installation standards meet the requirements of the BC Landscape Standard and / or the Master Municipal Construction Document?			✓
Are the required written declarations signed by a qualified Landscape Architect?		✓	
<i>Irrigation System Guidelines</i>			
Is the Irrigation Plan prepared by a Qualified Professional?		✓	
Are irrigation circuits grouped into "hydro-zones" of high, medium and low or unirrigated / unwatered areas consistent with the landscaping plan?	✓		
Is drip or low volume irrigation used?		✓	
Are the required written declarations signed by a qualified Certified Irrigation Designer?		✓	
Crime prevention			
Are CPTED practices as related to landscaping, siting, form and exterior design included in the design?	✓		
Are building materials vandalism resistant?		✓	
Universal Accessible Design			
Is access for persons with disabilities integrated into the overall site plan and clearly visible from the principal entrance?			✓
Are the site layout, services and amenities easy to understand and navigate?			✓
Lakeside Development			
Are lakeside open spaces provided or enhanced?			✓

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Are lake views protected?			✓
Does lakeside development act as a transition between the lake and inland development?			✓
Signs			
Do signs contribute to the overall quality and character of the development?			✓
Is signage design consistent with the appearance and scale of the building?			✓
Are signs located and scaled to be easily read by pedestrians?			✓
For culturally significant buildings, is the signage inspired by historical influences?			✓
Lighting			
Does lighting enhance public safety?	✓		
Is "light trespass" onto adjacent residential areas minimized?	✓		
Does lighting consider the effect on the façade, neighbouring buildings and open spaces?			✓
Is suitably scaled pedestrian lighting provided?			✓
Does exterior street lighting follow the International Dark Sky Model to limit light pollution?			✓

ZONING ANALYSIS:

EXISTING	PROPOSED
ZONING:	
RU6	RM3

RM3 ZONING REQUIREMENTS:
ALLOWED PROPOSED

FAR:	
0.80	0.59
NET BUILDING AREA:	
7943.8 SF BASED ON 0.80 FAR	6123.35 SF
MAX SITE COVERAGE FOR BUILDINGS:	
40%	29%
MAX SITE COVERAGE INCL PARKING & DRIVEWAYS:	
60%	59%
BUILDING HEIGHT:	
3 STOREYS OR 10 m	3 STOREYS W/ LOCALIZED DEPRESSION FOR ENTRY
SETBACKS:	
FRONT: 4.5m	4.5m
SIDE: 2.5m FROM WEST 4.5m FROM LAKEVIEW ST.	7.75m FROM WEST 4.5m FROM LAKEVIEW ST.
REAR: 7.5m	8.3m
PRIVATE OPEN SPACE:	
REQUIRED: 100.0 m2	BALCONIES/ PATIOS: 333.57 m2
PARKING AND LOADING:	PROVIDED:
2 STALLS x 4 UNITS = 8 STALLS	8 STALLS
BICYCLE PARKING:	PROVIDED:
CLASS II: 0.1 x 4 UNITS = 0.4	2 STALLS

BUILDING STATISTICS:

UNIT TYPOLOGY & COUNT:	
3 BEDROOM:	4
BUILDING AREA: 268.5 SM (2690.13 SF)	
GROSS CONSTRUCTION AREA: 922.4 SM (9928.7 SF)	

SCHEDULE

A

This forms part of application

DP17-0288

Planner Initials

KB

City of Kelowna

COMMUNITY PLANNING

NOTE:
SITE SURVEY BASED ON INFORMATION PROVIDED BY:
FINAL LAYOUT, GRADE ELEVATIONS AND FINAL MAIN FLOOR ELEVATION TO BE DETERMINED BY SURVEYOR & CIVIL ENGINEER IN CONSULTATION WITH CONTRACTOR & OWNER.
ARCHITECTURAL SITE PLAN TO BE READ IN CONJUNCTION WITH CIVIL SITE PLAN.
ARCHITECTURAL SITE PLAN TO BE READ IN CONJUNCTION WITH LANDSCAPE PLAN.



ALL CONTRACTORS ARE REQUIRED TO PERFORM THEIR WORK AND SUPPLY THEIR PRODUCTS IN COMPLIANCE WITH ALL BUILDING CODES AND LAWS OF THE PROVINCE OF BRITISH COLUMBIA
This drawing is an instrument of service and the property of New Town Services. The use of this drawing shall be restricted to the original site for which it was prepared and publication thereof is expressly limited to such use.
This drawing must not be scaled.
Verify all dimensions and datums prior to commencement of work.
Report all errors and omissions to the Architect.



Revision		
No	Date	Description
1	NOV 24, 2017	ISSUED FOR DP
2	SEP 17, 2018	RE-ISSUED FOR DP

Seal

project title

1371 BERNARD AVE.
4-PLEX

project address

1371 BERNARD AVE,
KELOWNA, BC

project no.

4035

file no.

drawing title

SITE PLAN &
ZONING
ANALYSIS

designed

scale

As indicated

drawn

R.B./R.Y

checked

R.Y.

drawing no.

A002

plotted

OCT 02, 2018

10/3/2018 1:36:23 PM

SCHEDULE B

This forms part of application
DP17-0288

Planner
Initials KB



ALL CONTRACTORS ARE REQUIRED TO PERFORM THEIR WORK AND SUPPLY THEIR PRODUCTS IN COMPLIANCE WITH ALL BUILDING CODES AND LAWS OF THE PROVINCE OF BRITISH COLUMBIA
This drawing is an instrument of service and the property of New Town Services. The use of this drawing shall be restricted to the original site for which it was prepared and publication thereof is expressly limited to such use.
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MATERIAL KEYNOTE

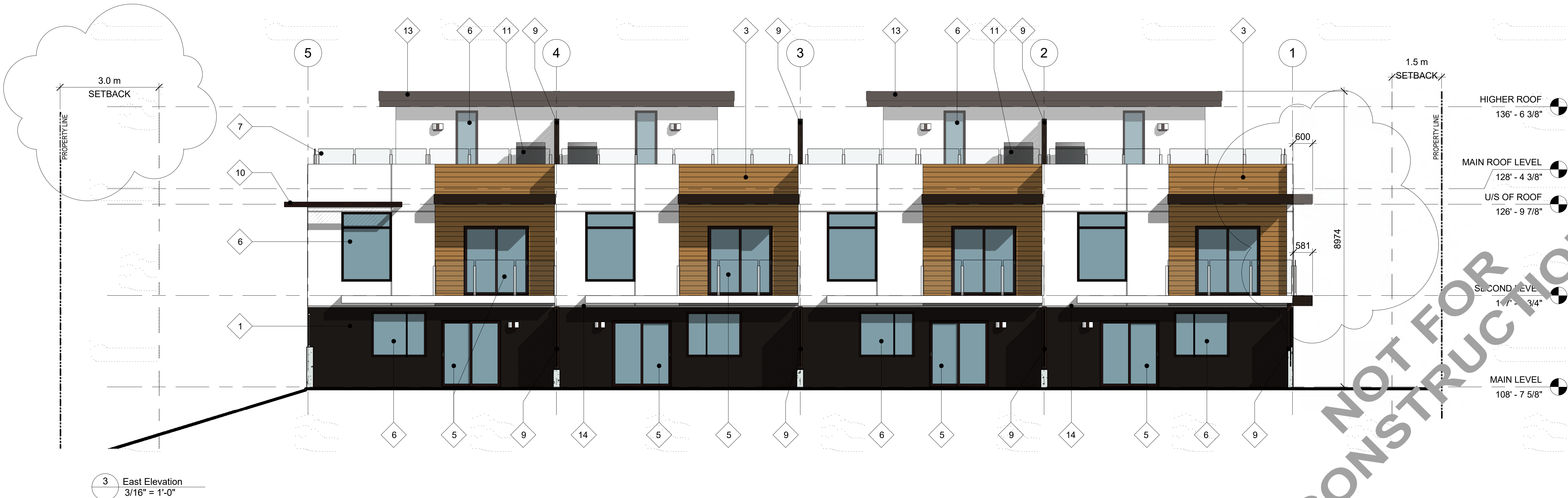
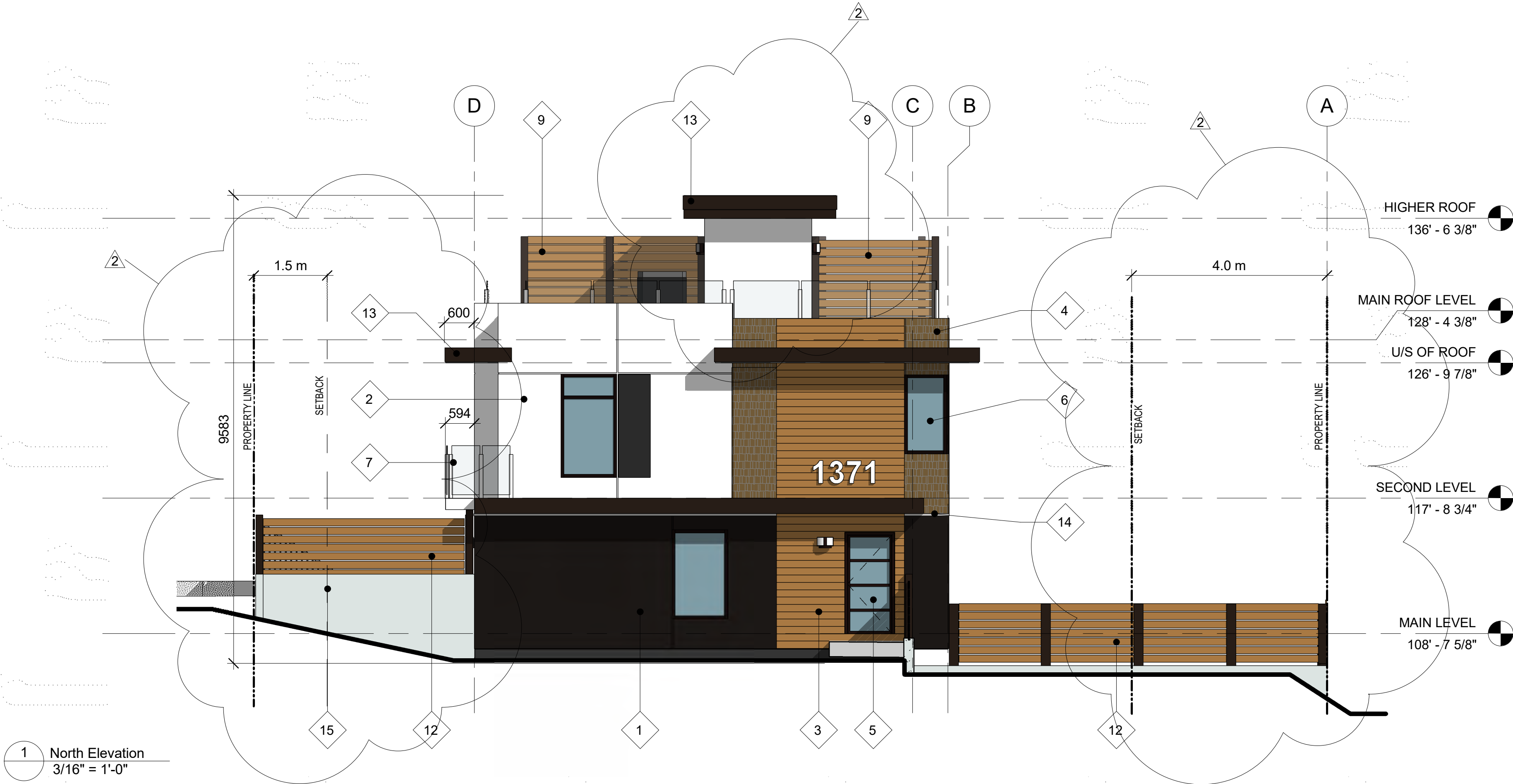
1. ACRYLIC STUCCO - DARK BROWN
2. ACRYLIC STUCCO - WHITE
3. IMITATION CEDAR SIDING (FIBRE CEMENT BOARD)
4. IMITATION CEDAR SHINGLES (FIBRE CEMENT BOARD)
5. DOUBLE GLAZED ALUMINUM DOORS
6. DOUBLE GLAZED ALUMINUM WINDOWS
7. GLAZED RAILING SYSTEM
8. METAL OVERHEAD GARAGE DOOR - INSULATED
9. PRIVACY SCREEN - COMPOSITE CEDAR STRIP
10. ALUMINUM SOLAR SHADE - PAINTED BLACK
11. MECHANICAL UNIT - ON ISOLATION PAD
12. CEDAR STRIP FENCING
13. METAL CAP-FLASHING - PAINTED
14. EXPANSION JOIST - METAL FLASHING - PAINTED
15. ARCHITECTURAL CONCRETE
16. METAL FENCE - PAINTED WHITE

Revision		
No	Date	Description
1	NOV 24, 2017	ISSUED FOR DP
2	SEP 17, 2018	RE-ISSUED FOR DP

Seal

project title
1371 BERNARD AVE.
4-PLEX
project address
1371 BERNARD AVE,
KELOWNA, BC
project no. 4035
file no.
drawing title
ELEVATIONS

designed scale As indicated
drawn R.B./R.Y.
checked R.Y.
drawing no. A009
plotted OCT 02, 2018 10/3/2018 1:36:40 PM



NOT FOR CONSTRUCTION

SCHEDULE B

This forms part of application
DP17-0288



City of
Kelowna
COMMUNITY PLANNING

Planner
NOTE KB

MATERIAL KEYNOTE

1. ACRYLIC STUCCO - DARK BROWN
2. ACRYLIC STUCCO - WHITE
3. IMITATION CEDAR SIDING (FIBRE CEMENT BOARD)
4. IMITATION CEDAR SHINGLES (FIBRE CEMENT BOARD)
5. DOUBLE GLAZED ALUMINUM DOORS
6. DOUBLE GLAZED ALUMINUM WINDOWS
7. GLAZED RAILING SYSTEM
8. METAL OVERHEAD GARAGE DOOR - INSULATED
9. PRIVACY SCREEN - COMPOSITE CEDAR STRIP
10. ALUMINUM SOLAR SHADE - PAINTED BLACK
11. MECHANICAL UNIT - ON ISOLATION PAD
12. CEDAR STRIP FENCING
13. METAL CAP-FLASHING - PAINTED
14. EXPANSION JOIST - METAL FLASHING - PAINTED
15. ARCHITECTURAL CONCRETE
16. METAL FENCE - PAINTED WHITE

ALL CONTRACTORS ARE REQUIRED TO PERFORM THEIR WORK AND SUPPLY THEIR PRODUCTS IN COMPLIANCE WITH ALL BUILDING CODES AND LAWS OF THE PROVINCE OF BRITISH COLUMBIA
This drawing is an instrument of service and the property of New Town Services. The use of this drawing shall be restricted to the original site for which it was prepared and publication thereof is expressly limited to such use.
This drawing must not be scaled.
Verify all dimensions and datums prior to commencement of work.
Report all errors and omissions to the Architect.



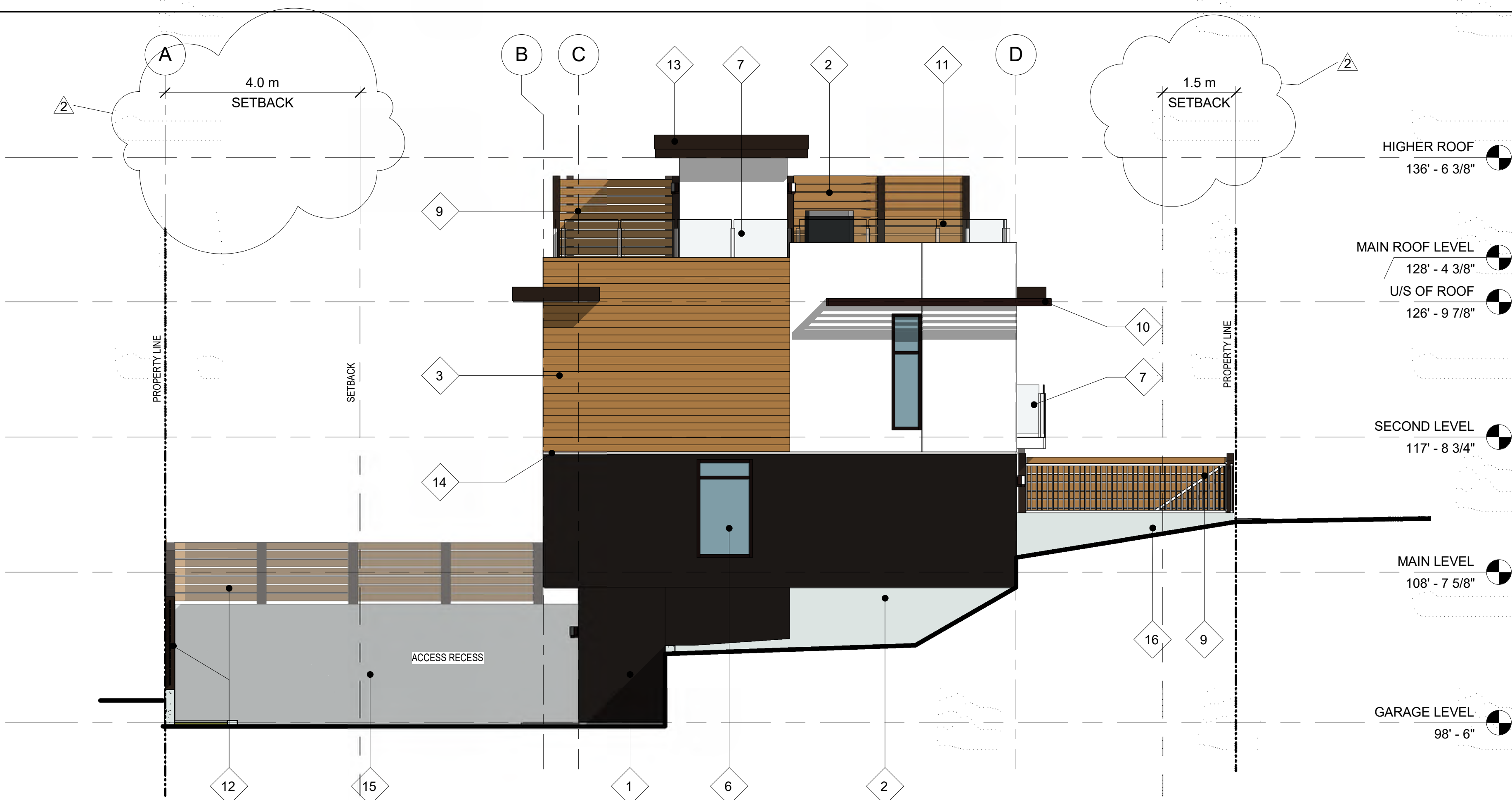
NEW TOWN
ARCHITECTURE
URBAN PLANNING
CIVIL ENGINEERING
www.newtownservices.ca

Revision		
No	Date	Description
1	NOV 24, 2017	ISSUED FOR DP
2	SEP 17, 2018	RE-ISSUED FOR DP

Seal

project title
1371 BERNARD AVE.
4-PLEX
project address
1371 BERNARD AVE,
KELOWNA, BC
project no. 4035
file no.
drawing title
ELEVATIONS

designed scale As indicated
drawn R.B./R.Y.
checked R.Y.
drawing no.
A010
plotted OCT 02, 2018 10/3/2018 1:36:53 PM

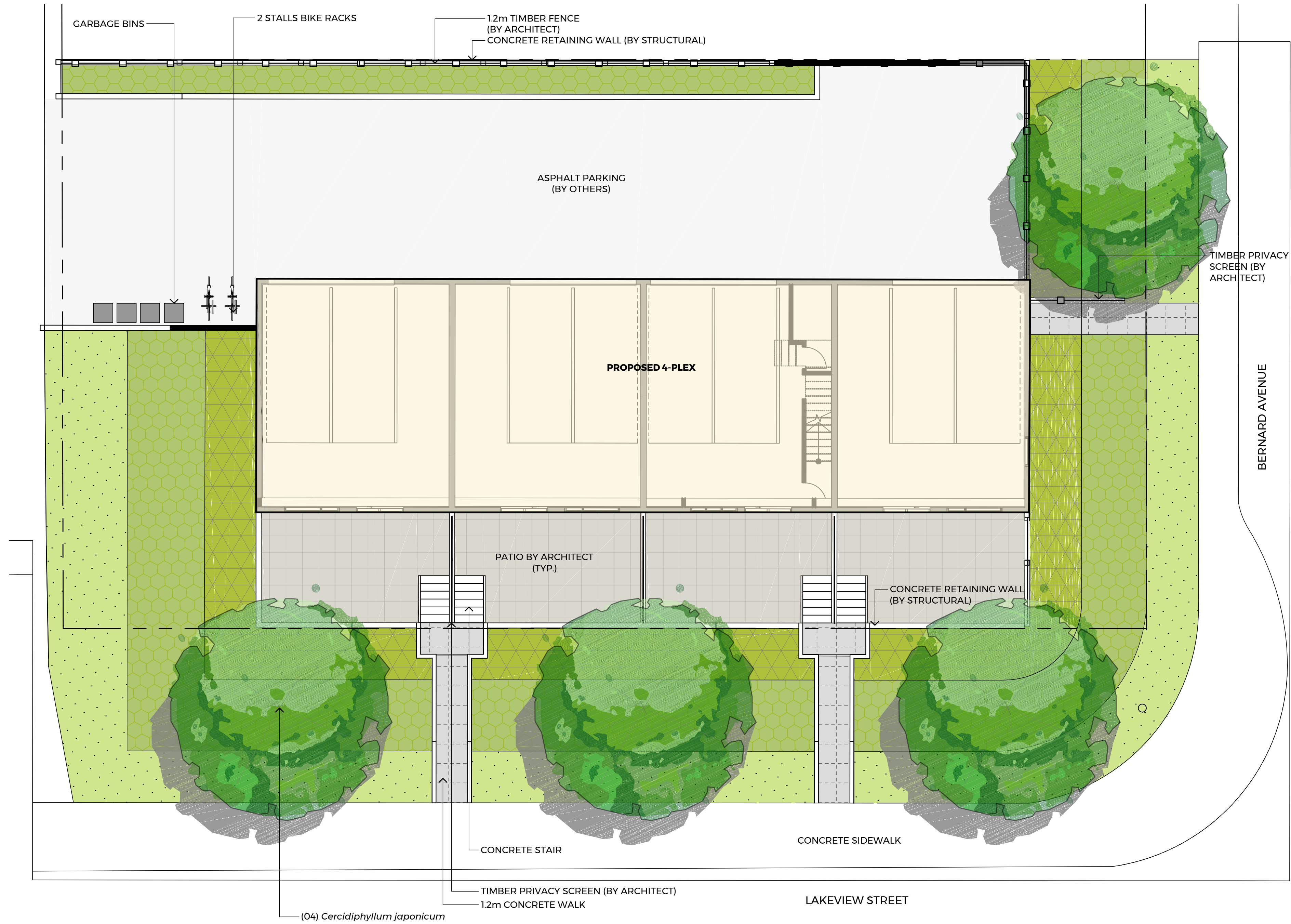


1 South Elevation
3/16" = 1'-0"



2 West Elevation
3/16" = 1'-0"

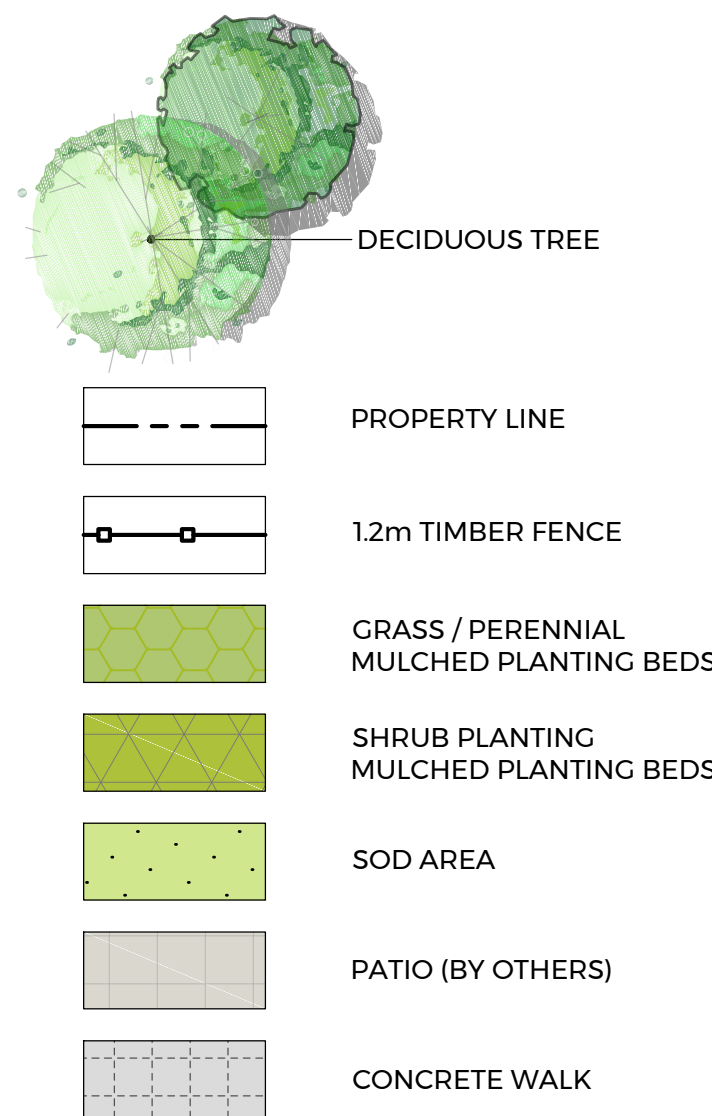
NOT FOR CONSTRUCTION



LANDSCAPE DEVELOPMENT DATA:

1. PLANT MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MINIMUM STANDARDS ESTABLISHED IN THE CANADIAN LANDSCAPE STANDARD (CURRENT EDITION).
2. THE LANDSCAPE DESIGN DESIGNATED HEREIN IS CONCEPTUAL BUT REFLECTS THE MINIMUM ACCEPTABLE QUALITY AND SIZE.
3. PLANT MATERIAL SELECTIONS ARE CONCEPTUAL ONLY. FINAL PLANTING SELECTIONS MAY VARY DEPENDING UPON AVAILABILITY.
4. ALL PLANTING BEDS SHALL HAVE APPROVED MULCH.
5. ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN EFFICIENT AUTOMATIC IRRIGATION SYSTEM.
6. THIS DRAWING DEPICTS FORM AND CHARACTER AND IS TO BE USED FOR DEVELOPMENT PERMIT SUBMISSION ONLY. IT IS NOT INTENDED FOR USE AS A CONSTRUCTION DOCUMENT.

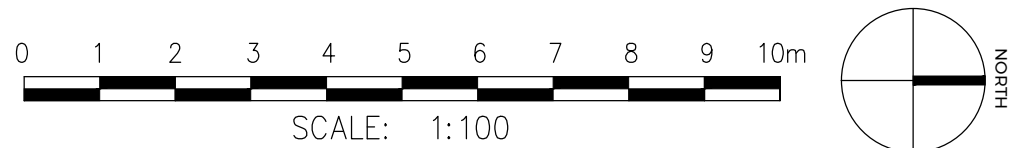
SITE PLAN LEGEND:



REPRESENTATIVE PLANT LIST

BOTANICAL NAME	COMMON NAME	SIZE	ROOT	Mature Plant Size (Ht.xWd.)
Trees Deciduous				
<i>Cercidiphyllum japonicum</i>	Katsura Tree	6cm Cal	B&B	12.0m x 8.0m
Shrubs / Grasses				
<i>Buxus 'Green Gem'</i>	Green Gem Boxwood	#01	Potted	1.0m x 1.0m
<i>Cornus alba 'Bailhala'</i>	Ivory Halo Dogwood	#01	Potted	1.50m x 1.50m
<i>Euonymus alatus 'Compactus'</i>	Dwarf Burning Bush	#01	Potted	2.0m x 2.0m
<i>Miscanthus sinensis 'Gracillimus'</i>	Maiden Hair	#01	Potted	1.0m x 1.5m
<i>Pennisetum alopecuroides 'Red Head'</i>	Red Head Fountain Grass	#01	Potted	1.2m x 1.2m
Perennials				
<i>Allium 'Globemaster'</i>	Persian Onion		bulb	
<i>Echinacea purpurea 'Magnus'</i>	Magnus Coneflower	#01	Potted	1.0m x 0.75m
<i>Nepeta x fassenii 'Walker's Low'</i>	Walker's Low Catmint	#01	Potted	0.90m x 0.90m
<i>Rudbeckia hirta 'Indian Summer'</i>	Goldsturm Coneflower	#01	Potted	0.75m x 1.0m

1 LANDSCAPE PLAN
LDP1 SCALE: 1:100



REPRESENTATIVE IMAGES



SCHEDULE C

This forms part of application
DP17-0288

Planner Initials KB

City of Kelowna
COMMUNITY PLANNING

REVISIONS / ISSUED		
1	NOV 02/17	ISSUED FOR DP
NO.	DATE	DESCRIPTION

PROJECT
1371 BERNARD AVENUE 4-PLEX

CLIENT

LOCATION
KELOWNA, B.C.

wsp

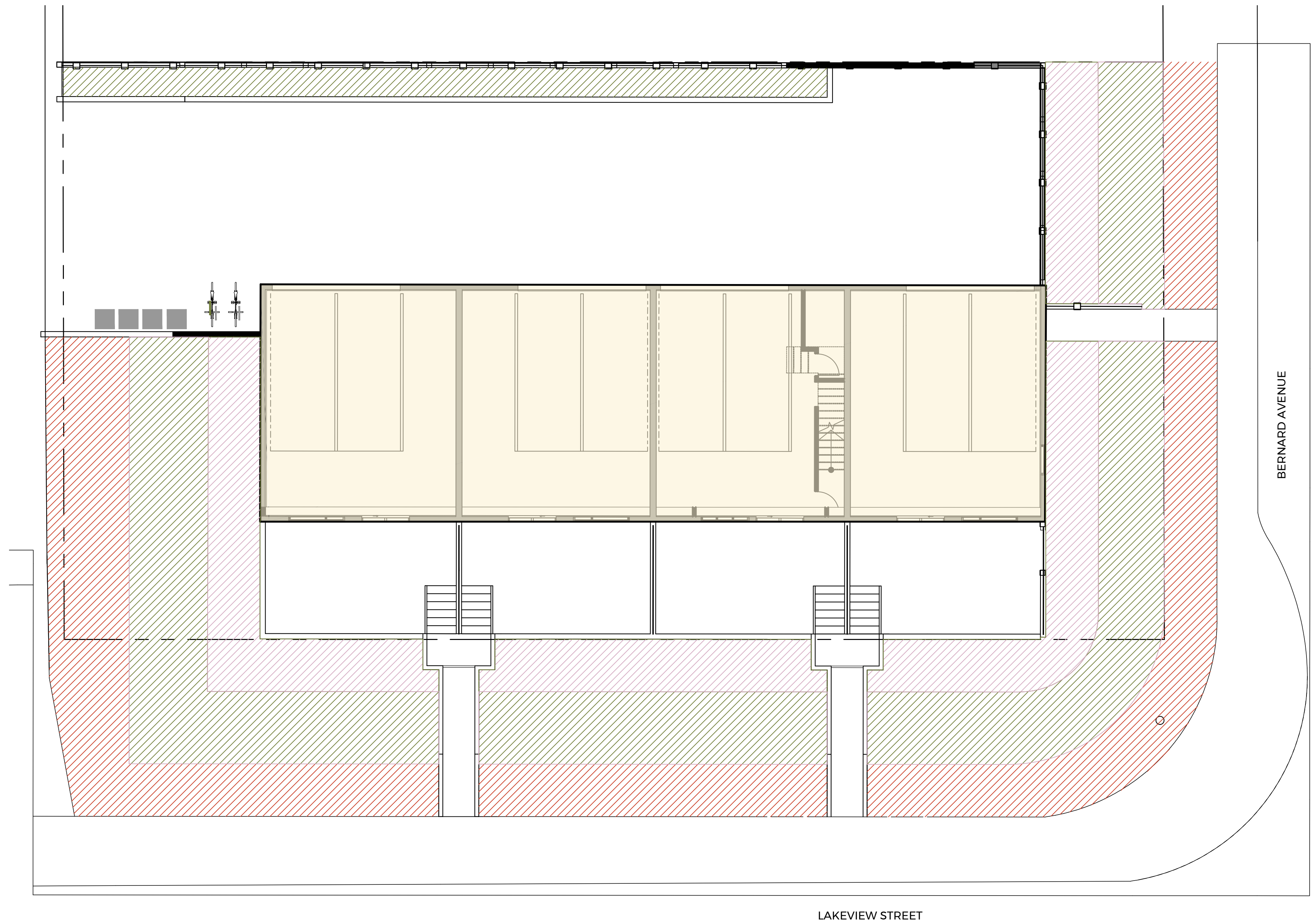
540 Leon Avenue, Kelowna, BC V1Y6J6
t. 250.869.1334, f. 250.862.4849, www.wsp.com

DESIGN BY	BD
DRAWN BY	YY
CHECKED BY	BD
PROJECT NO.	17M-01929
SCALE	1:100

SHEET TITLE
SITE PLAN

SHEET NO.
LDP-1 1 OF 2

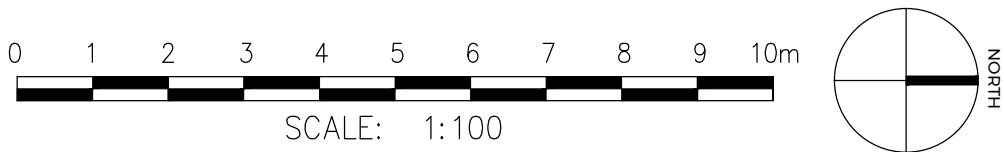
P:\51 - BC INTERIOR\1717\17M-01929-00 BERNARD 4-PLEX\01 - PRODUCTION DRAWINGS\01 - CURRENT\17M-01929-LDP.DWG



HYDROZONE LEGEND:

- LOW WATER REQUIREMENTS (224.0m.sq.)
- MODERATE WATER REQUIREMENTS (121.0m.sq.)
- HIGH WATER REQUIREMENTS (178.0m.sq.)

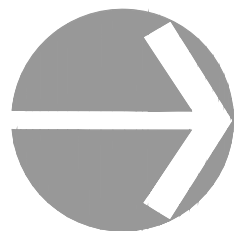
1 HYDROZONE PLAN
LDP2 SCALE: 1:100



SCHEDULE C

This forms part of application
DP17-0288

Planner
Initials KB



REVISIONS / ISSUED		
1	NOV 02/17	ISSUED FOR DP
NO.	DATE	DESCRIPTION

PROJECT
1371 BERNARD AVENUE 4-PLEX

CLIENT

LOCATION
KELOWNA, B.C.

wsp

540 Leon Avenue, Kelowna, BC V1Y6J6
t. 250.869.1334, f. 250.862.4849, www.wsp.com

DESIGN BY	BD
DRAWN BY	YY
CHECKED BY	BD
PROJECT NO.	17M-01929
SCALE	1:100

SHEET TITLE
HYDROZONE PLAN

SHEET NO.
LDP-2 2 OF 2

CITY OF KELOWNA
BYLAW NO. 11543
Z17-0029 – 5059 Treadgold Court

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

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 21 Section 24 Township 28 SDYD Pan KAP76347 located on Treadgold Court, Kelowna, B.C., from the RU1 – Large Lot Housing zone to the RU1c – Large Lot Housing with Carriage House zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 22nd day of January, 2018.

Considered at a Public Hearing on the 6th day of February, 2018.

Read a second and third time by the Municipal Council this 6th day of February, 2018.

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

CITY OF KELOWNA
BYLAW NO. 11707
Z18-0096 – 435 Molnar Road

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

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 13, Section 23, Township 26, Osoyoos Division, Yale District, Plan 24651, located on Molnar Road, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU1c – Large Lot Housing with Carriage House zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

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

Considered at a Public Hearing on this 15th day of January, 2019.

Read a second and third time by the Municipal Council this 15th day of January, 2019.

Approved under the Transportation Act this 16th day of January, 2019.

Blaine Garrison

(Approving Officer – Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

CITY OF KELOWNA
BYLAW NO. 11722
Z18-0034 – 252 Old Vernon Road

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

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of a Lot A, District Lot 2, ODYD, Plan EPP75507, located on Old Vernon Road, Kelowna, BC from the A1 – Agriculture 1 and A1c – Agriculture 1 with Carriage House zone to the I2 – General Industrial zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

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

Considered at a Public Hearing on this 15th day of January, 2019.

Read a second and third time by the Municipal Council this 15th day of January, 2019.

Approved under the Transportation Act this 16th day of January, 2019.

Blaine Garrison

(Approving Officer – Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

Report to Council



Date: January 28, 2019
File: 0710-01
To: City Manager
From: Tara Bergeson, Urban Forestry Technician
Subject: Community Resiliency Investment (CRI) Program Funding

Recommendation:

THAT Council receives, for information, the report of the Urban Forestry Technician dated January 28th, 2019 regarding the 2019 Community Resiliency Investment (CRI) Program funding;

AND THAT Council directs staff to apply for a grant from the CRI program to pursue wildfire mitigation activities as outlined in the Community Resiliency Investment (CRI) Program Funding report of the Urban Forestry Technician dated January 28, 2019;

AND FURTHER THAT upon confirmation of the grant award, the 2019 Financial Plan be amended to include the receipt of up to \$100,000 from the Community Resiliency Investment Program.

Purpose:

To seek Council approval towards an application for funding through the Community Resiliency Investment (CRI) Program.

Background:

The City of Kelowna has a well-established Community Wildfire Protection Program. Program priorities are determined by our current *Community Wildfire Protection Plan (CWPP)* and fuel reduction in our public forests to mitigate forest fires in Kelowna has been ongoing for 20 years.

The CWPP is a document that defines the risk from wildfires in an identified area, identifies measures necessary to mitigate those risks, and outlines a plan of action to be implemented.

Current CWPP prioritized recommendations have been assessed and many are achievable with current resources. Staff have already undertaken some of these, however there are further recommendations that require additional resources and/or expertise to undertake, including:

- Expanded wildfire fuel mitigation across the eastern parcel of Knox Mountain Park;

- Development of a wildfire fuel mitigation maintenance schedule for previously treated areas;
- Development of a landscaping standard for wildland-urban interface areas that meets FireSmart guidelines;
- An updated Terms of Reference document that will be provided to developers and qualified professionals completing the assessments that lists all required elements of a basic wildfire hazard report; and
- Assessment of our current development regulations to identify opportunities to align the regulations with the goals of our CWPP.

To support these additional activities, staff are seeking Council support for funding from a new program offered through the Union of BC Municipalities (UBCM). The Community Resiliency Investment (CRI) Program is a provincially-funded program intended to reduce the risk and impact of wildfire to communities in BC through community funding, supports, and priority fuel management activities within municipal boundaries. Kelowna is eligible for up to \$100,000/year. Staff intend to complete all activities listed above, and to apply for subsequent funding in 2020. Applications for CRI Program funding require Council resolution.

Consultation has been completed with the Kelowna Fire Department and the Community Planning Department on CWPP recommendations, and the activities listed above reflect agreement on the priorities to be addressed through the CRI program.

Internal Circulation:

Communications Advisor
Community Planning Manager
Fire Chief
Infrastructure Operations Manager
Park Services Manager
Suburban and Rural Planning Manager
Urban Forestry Supervisor

Considerations not applicable to this report:

Legal/Statutory Authority:

Legal/Statutory Procedural Requirements:

Personnel Implications:

Financial/Budgetary Considerations:

External Agency/Public Comments:

Alternate Recommendation:


Existing Policy:

Communications Comments:

Submitted by:

T. Bergeson, Urban Forestry Technician

Approved for inclusion:



Joe Creron, Deputy City Manager - Operations

cc: Kelowna Fire Department, Community Planning



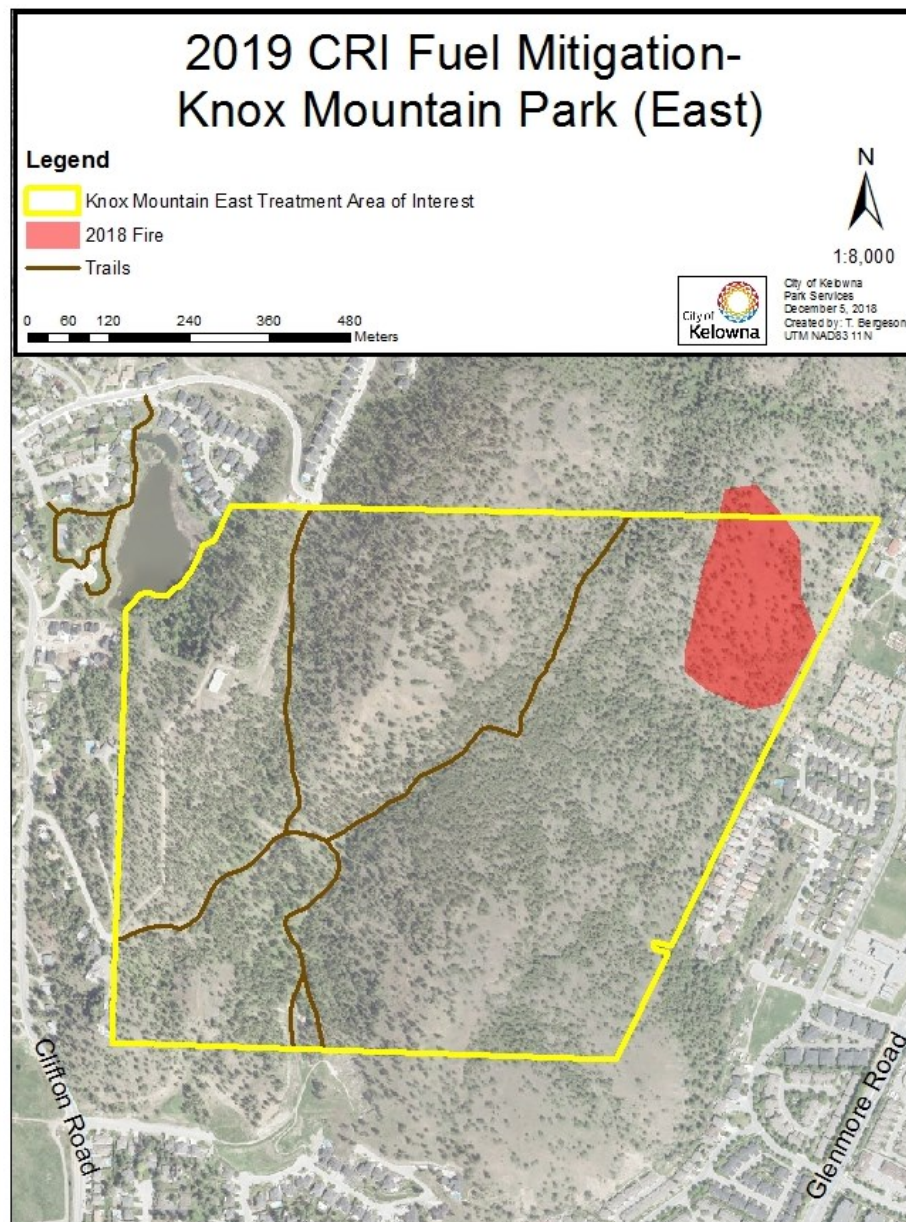
Community Resiliency Investment (CRI) Program Funding

City of Kelowna



2019 CRI Program Scope

- ▶ FireSmart landscaping standard for wildland-urban interface areas
- ▶ Terms of Reference document for developers and qualified professionals
- ▶ Assessment of current development regulations
- ▶ Wildfire fuel mitigation maintenance schedule



Report to Council



Date: January 28, 2019

File: 1850-30

To: City Manager

From: Divisional Director, Infrastructure

Subject: Pandosy 1 DCC Birch – McKay Sidewalk - Budget Amendment

Report Prepared by Brian Beach, Infrastructure Delivery Department Manager

Recommendation:

THAT Council receive, for information, the report from the Infrastructure Division Director, dated January 28, 2019 regarding the Pandosy 1 DCC Birch – McKay Sidewalk project;

AND THAT the 2018 Financial Plan be amended to include \$33,670 in additional Sector 1 Road DCC reserve funds and the transfer of \$22,940 from the Major Traffic Safety project, to the Pandosy 1 DCC Birch-McKay Sidewalk project as outlined in the report of the Divisional Director, Infrastructure dated January 28, 2019.

Purpose:

To amend the City's 2018 Financial Plan to cover the additional funding required for the Pandosy 1 DCC Birch-McKay Sidewalk project.

Background:

The Pandosy 1 DCC Sidewalk project between Birch and McKay was successfully completed by City Crews last year. There are now sidewalks on both sides of Pandosy Street between the Kelowna General Hospital and the Pandosy Village. One short section of sidewalk is temporarily surfaced awaiting completion by an adjacent development.

The project required additional funding as the work was enhanced to include intersection bulb-outs for pedestrian safety at both Francis Avenue and Morrison Avenue. These required additional drainage and road adjustment work than originally anticipated. Also, additional fencing was required to address property agreements and minor street light relocations were required to ensure pedestrian safety and convenience. Traffic control costs were higher than expected and productivity lower than normal due to the busy work area and limited work schedule between rush hour periods. Final costs are considered reasonable for the challenging conditions and extent of work completed.

Financial/Budgetary Considerations:

The 2018 Financial Plan will need to be amended to include \$33,670 in additional Sector I Road DCC reserve funds and the transfer of \$22,940 from the Major Traffic Safety project # 3145 to cover the additional costs incurred for the Pandosy 1 DCC Birch-McKay Sidewalk project # 336301.

Internal Circulation:

Divisional Director, Infrastructure
Divisional Director, Financial Services
Financial Planning Manager
Infrastructure Delivery Manager
Transportation Engineering Manager

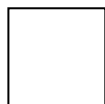
Considerations not applicable to this report:

Legal/Statutory Authority:
Legal/Statutory Procedural Requirements:
Existing Policy:
Personnel Implications:
External Agency/Public Comments:
Communications Comments:
Alternate Recommendation:

Submitted by:

B. Beach, Department Manager, Infrastructure Delivery

Approved for inclusion:



A. Newcombe, Divisional Director, Infrastructure

cc: Divisional Director, Infrastructure
Divisional Director, Financial Services

Report to Council



Date: January 28, 2019

File: 1405-20

To: City Manager

From: Transit and Programs Manager

Subject: Transit Signal Priority Equipment Project

Report Prepared by: Mike Kittmer, Transit Service Coordinator

Recommendation:

THAT Council receive, for information, the report from the Transit and Programs Manager, dated January 28, 2019 regarding the Transit Signal Priority Equipment project;

AND THAT the 2018 Financial Plan be amended to reflect up to \$181,125 in Gas Tax Funds to be received from BC Transit for the purchase and installation of Transit Signal Priority (TSP) bus equipment.

Purpose:

To amend the City's 2018 Financial Plan to include the additional Federal Gas Tax Grant funding for the Transit Signal Priority Equipment Project.

Background:

Federal Gas Tax Revenue funds under the Regionally Significant Projects Fund and General Strategic Priorities Fund are administered by The Union of British Columbia Municipalities (UBCM). The City of Kelowna (and its Regional Partners through the Regional District Board) entered into a pooled funds funding agreement with UBCM for the delivery of multiple transit infrastructure projects funded from these sources. Additionally, BC Transit entered into an agreement with UBCM for use of funds to purchase buses for deployment in the Kelowna Regional Transit System and for the acquisition and installation of TSP bus transponders.

A surplus of \$158,654 of Gas Tax funds remained with \$138,400 recently reallocated to the Rutland Transit Phase 2/Shepherd Road Extension Project. The balance of \$20,250 was approved by the Regional Board in June, 2018 to be transferred to the TSP project. With the inclusion of these additional funds, a total of \$181,125 has been allocated to the TSP Equipment project where the funds will be used to facilitate the purchase and installation of 32 bus transponders which communicate with intersection

equipment that grant buses the ability to influence signals to optimize transit efficiency. This investment brings the total of TSP outfitted conventional buses in the regional fleet to 55 representing approximately 70% of the fleet.

Internal Circulation:

Divisional Director, Infrastructure

Financial Planning Manager

Department Manager, Infrastructure Administration

Financial/Budgetary Considerations:

The 2018 Financial Plan will need to be amended to reflect the \$181,125 in additional grant funding to be received through the Regionally Significant Projects Fund and General Strategic Priorities Fund for the Transit Signal Priority Project.

Considerations not applicable to this report:

Legal/Statutory Authority:

Legal/Statutory Procedural Requirements:

Existing Policy:

Personnel Implications:

External Agency/Public Comments:

Communications Comments:

Alternate Recommendation:

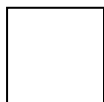
Submitted by:

Mike Kittmer, Transit Service Coordinator

Reviewed by, J. Dombowsky, Transit and Programs Manager

Approved by, Rafael Villarreal, Manager, Integrated Transportation Department

Approved for inclusion:



A. Newcombe, Divisional Director, Infrastructure

Attachments: Regional Board Approval

cc: Divisional Director, Financial Services
Divisional Director, Infrastructure