City of Kelowna
Regular Council Meeting
AGENDA

Monday, September 30, 2019

1:30 pm

Council Chamber

City Hall, 1435 Water Street

Pages

1. Call to Order

I would like to acknowledge that we are gathered today on the traditional, ancestral, unceded territory of the syilx/Okanagan people.

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 - 10

Regular PM Meeting - September 16, 2019

3. Development Application Reports & Related Bylaws

3.1 Farris Rd 454, Z19-0048 (BL11937) - Scott Cramp and Lei Zhang — 11 - 16

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

3.2 Farris Rd 454, BL11812 (Z19-0048) - Scott Cramp and Lei Zhang — 17 - 17

To rescind Bylaw No. 11812 in order to rezone the subject property.

3.3 Farris Rd 454, BL11937 (Z19-0048) - Scott Cramp and Lei Zhang — 18 - 18

To give first reading to Bylaw No. 11937 in order to rezone the subject property from the RU1 - Large Lot Housing zone to the RU1C - Large Lot with Carriage House zone.

3.4 Speer St 2268, 2276, 2284, 2292 and Pandosy St 2269, OCP18-0017, Z18-0077 - Interior Health Authority- Extension Request — 19 - 20

To extend the deadline for adoption of Official Community Plan Bylaw No. 11662 and Rezoning Amending Bylaw No. 11663 to August 28, 2020.

3.5 **Francis Ave 615, Z18-0058 - John Hodges - Extension Request** 21 - 22

To extend the deadline for adoption of Rezoning Amending Bylaw No. 11635 to July 31, 2020.

3.6 **Lakeshore Rd 3786 and Truswell Rd 550, DP19-0115 - City of Kelowna** 23 - 32

To consider a Development Permit for the reconfiguration of the Cook Road Parking Lot (non-accessory parking) that serves the Cook Road Boat Launch.

3.7 **Finns Road 820, BL11246 (OCP15-00016) - Raif Holdings Ltd. Inc. No. 129371** 33 - 34

Requires a majority of all members of Council (5).
To adopt Bylaw No. 11246 in order to change the future land use designation of the subject property to allow the lands to be used for service commercial development.

3.8 **Finns Road 820, BL11247 (Z15-0053) Raif Holdings Ltd. Inc. No. 129371** 35 - 36

To adopt Bylaw No. 11247 in order to rezone the subject property to allow the lands to be used for service commerical development.

3.9 **Finns Road 820, DP18-0097 - Raif Holdings Ltd. Inc. No. 129371** 37 - 68

To review the Form & Character Development Permit for a proposed car dealership.

4. **Non-Development Reports & Related Bylaws**

4.1 **Night Construction - KLO Road** 69 - 70

To request Council to authorize after hours, non-emergency work for a duration longer than five days as allowed for in Traffic Bylaw 8120, Schedule B, Section 25 (c).

5. **Bylaws for Adoption (Non-Development Related)**

5.1 **BL11917 - Rescindment of Kelowna Passenger Vehicles for Hire Bylaw No. 6466-89** 71 - 71

To adopt Bylaw No. 11917.

5.2 **BL11924 - Amendment No. 10 to Water Regulation Bylaw No. 10480** 72 - 74

To adopt Bylaw No. 11924.

5.3 **BL11926 - Repeal Bylaw for SEKID Bylaw Nos. 664, 669 and 693** 75 - 75

To adopt Bylaw No. 11926.

5.4 **BL11935 - Rescindment of Commercial Vehicle Licensing Bylaw no. 5869-87** 76 - 76

To adopt Bylaw No. 11935.

6. Mayor and Councillor Items

7. Termination

City of Kelowna

Regular Council Meeting

Minutes

Date:	Monday, September 16, 2019
Time:	1:30 pm
Location:	Council Chamber City Hall, 1435 Water Street
Members Present	Mayor Colin Basran, Councillors Maxine DeHart, Ryan Donn*, Charlie Hodge, Brad Sieben, Mohini Singh, Luke Stack and Loyal Wooldridge
Members Absent	Councillor Given
Staff Present	City Manager, Doug Gilchrist; City Clerk, Stephen Fleming; Divisional Director, Planning & Development Services, Ryan Smith*; Development Planning Department Manager, Terry Barton*; Urban Planning and Development Policy Manager, Laura Bentley*; Planner Specialist, Adam Cseke*, Planner, Andrew Ferguson*; Cultural Services Manager, Christine McWillis*; Community Development Coordinator, Nicole Cantley*; Utility Services Manager, Kevin Van Vliet*; Revenue Supervisor, Angie Schumacher*; Parks & Buildings Planning Manager, Robert Parlane*; Legislative Coordinator (Confidential), Clint McKenzie

* Denotes partial attendance

1. Call to Order

Mayor Basran called the meeting to order at 1:34 p.m.

I would like to acknowledge that we are gathered today on the traditional, ancestral, unceded territory of the syilx/Okanagan people.

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 Singh/Seconded By Councillor Hodge

R925/19/09/16 THAT the Minutes of the Regular Meetings of September 9, 2019 be confirmed as circulated.

Carried

3. Development Application Reports & Related Bylaws

3.1 Clement Ave 816, BL11711 (TA18-0006) - PC Urban Clement Holdings Ltd., Inc. No. BC1099980

Moved By Councillor Stack/Seconded By Councillor DeHart

R926/19/09/16 THAT Bylaw No. 11711 be adopted.

Carried

3.2 Clement Ave 816, BL11712 (Z18-0059) - PC Urban Clement Holdings Ltd., Inc. No. BC1099980

Moved By Councillor DeHart/Seconded By Councillor Stack

R927/19/09/16 THAT Bylaw No. 11712 be adopted.

Carried

3.3 Clement Ave 816, DP18-0112 - PC Urban Clement Holdings Ltd., Inc. No. BC1099980

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

Moved By Councillor Stack/Seconded By Councillor Sieben

R928/19/09/16 THAT final adoption of Text Amendment Bylaw No. 11711 (TA18-0006) and Rezoning Bylaw No. 11712 (Z18-0059) be considered by Council;

AND THAT Council authorizes the issuance of Development Permit No. DP18-0112 for Lot B, Section 30, Township 26, ODYD, Plan EPP83554 located at 816 Clement 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 THAT the applicant be required to complete the above noted conditions of Council's approval of the Development Permit application in order for the permit to be issued;

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

Carried

3.4 Hwy 97N 2800 - OCP18-0012 (BL11933), Z18-0057 (BL11934) - 0802333 B.C. Ltd

Staff:
- Displayed a PowerPoint Presentation summarizing the application.

Moved By Councillor Donn/Seconded By Councillor Loyal Wooldridge

R929/19/09/16 THAT Official Community Plan Map Amendment Application No. OCP18-0012 to amend Map 4.1 in the Kelowna 2030 – Official Community Plan Bylaw No. 10500 by changing the Future Land Use designation for Lot 1 District Lots 124 and 143 ODYD Plan KAP83915 Except Plan KAP84828 and EPP57498 located at 2800 Hwy 97N, Kelowna, BC from the REP – Resource Protection Area designation to the SC – Service Commercial designation, as shown on Map "A" attached to the Report from the Development Planning Department dated September 16, 2019 be considered by Council;

AND THAT Rezoning Application No. Z18-0057 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classifications for portions of Lot 1 District Lots 124 and 143 ODYD Plan KAP83915 Except Plan KAP84828 and EPP57498 located at 2800 Hwy 97N, Kelowna, BC from the A1 – Agriculture 1 zone and the I2 – General Industrial zones to C10 – Service Commercial, as shown on Map "B" attached to the Report from the Development Planning Department dated September 16, 2019 be considered by Council;

AND THAT the Official Community Plan Amendment and Rezoning Bylaw be forwarded to a Public Hearing for further consideration;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Development Planning Department dated September 16, 2019;

AND 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;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered subsequent to the approval of the Ministry of Transportation and Infrastructure.

Carried

3.5 Hwy 97N 2800 - (BL11933) OCP18-0012 - 0802333 B.C. Ltd

Moved By Councillor Stack/Seconded By Councillor DeHart

R930/19/09/16 THAT Bylaw No. 11933 be read a first time;

AND THAT the bylaw has been considered in conjunction with the City's Financial Plan and Waste Management Plan.

Carried

3.6 Hwy 97N 2800 - BL11934 (Z18-0057) - 0802333 B.C. Ltd

Moved By Councillor Donn/Seconded By Councillor Sieben

R931/19/09/16 THAT Bylaw No. 11934 be read a first time.

Carried

3.7 Harvey Ave 2271 - DP19-0108 - Orchard Park Shopping Centre Holdings Inc No. A59814

Staff:
- Displayed a PowerPoint Presentation summarizing the application.

Moved By Councillor Stack/Seconded By Councillor DeHart

R932/19/09/16 THAT Council authorizes the issuance of Development Permit No. DP19-0108 for Lot 1 District Lot 127 ODYD, Plan KAP53260, Except Plans KAP56123 and EPP3467, located at 2271 Harvey Avenue, Kelowna, BC, Lot 1 District Lots 127 and 4646 ODYD, Plan KAP47934, located at 2271 Harvey Ave, Kelowna, BC, & Lot 1 District Lots 127 and 4646 ODYD, Plan KAP47930, located at 1992 Dilworth Dr, Kelowna, BC subject to the following:

1. The dimensions and siting of the building renovation to be constructed on the land be in accordance with Schedule "A,"

2. The exterior design and finish of the building renovation 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 this Development Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

Carried

4. Bylaws for Adoption (Development Related)

4.1 Hwy 97 N 2339-2397, BL11919 (Z19-0018) - Dilworth Shopping Centre Ltd, Inc. No. 319846

Moved By Councillor Donn/Seconded By Councillor Sieben

R933/19/09/16 THAT Bylaw No. 11919 be adopted.

Carried

4.2 Lakeshore Rd 110-3140, BL11922 (Z19-0059) - D and R Properties Ltd, Inc. No BC0562497

Councillor Sieben declared a conflict as he provides insurance services for the applicant and left the meeting at 1:52 p.m.

Moved By Councillor Hodge/Seconded By Councillor Singh

R934/19/09/16 THAT Bylaw No. 11922 be adopted.

Carried

Councillor Sieben returned to the meeting at 1:52 p.m.

5. Non-Development Reports & Related Bylaws

5.1 2020-2025 Cultural Plan

Staff:
- Displayed a PowerPoint Presentation summarizing the 2020-2025 Cultural Plan and responded to questions from Council.

Moved By Councillor Loyal Wooldridge/Seconded By Councillor Donn

R935/19/09/16 THAT Council receives, for information, the report from the Cultural Services Manager dated September 16, 2019, regarding the 2020-2025 Cultural Plan;

AND THAT Council endorses the 2020-2025 Cultural Plan, as attached to the report;

AND FURTHER THAT Council directs staff to report back with periodic progress updates on the plan's implementation within the community.

Carried

5.2 Water Bylaw amendments for Customers of the former South East Kelowna Irrigation District (SEKID)

Staff:
- Identified rationale for bylaw amendments for customers of the former South East Kelowna Irrigation District and responded to questions from Council.

Moved By Councillor Sieben/Seconded By Councillor DeHart

R936/19/09/16 THAT Council receives for information the report from the Utility Services Manager dated September 16, 2019, regarding water utility rates for customers of the former South East Kelowna Irrigation District (SEKID);

AND THAT Bylaw No. 11924 Amendment No. 10 to Water Regulation Bylaw No. 10480 be forwarded to Council for reading consideration;

AND THAT Bylaw No. 11926 to repeal SEKID Bylaws 664, 690 and 693 be forwarded to Council for reading consideration.

Carried

5.3 BL11924 - Amendment No. 10 to Water Regulation Bylaw No. 10480

Moved By Councillor Singh/Seconded By Councillor Hodge

R937/19/09/16 THAT Bylaw No. 11924 be read a first, second and third time.

Carried

5.4 BL11926 - Repeal Bylaw for SEKID Bylaw Nos. 664, 669 and 693

Moved By Councillor Hodge/Seconded By Councillor Singh

R938/19/09/16 THAT Bylaw No. 11926 be read a first, second and third time.

Carried

5.5 Parks Development Funding Program - Engagement Summary

Staff:
- Displayed a PowerPoint Presentation providing a summary of the engagement results and the preferred implementation option and responded to questions from Council.

Moved By Councillor Stack/Seconded By Councillor Donn

R939/19/09/16 THAT Council receives for information, the report from the Parks & Buildings Planning Manager dated September 16, 2019 with respect to the Parks Development Funding Program – Engagement Summary;

AND THAT Council directs staff to make the amendments to the Parks Development Funding Program as set out in this report in response to the engagement;

DRAFT

AND FURTHER THAT Council directs staff to return to Council with a bylaw amendment based on Model A – Full Implementation, for Council's consideration;

Carried
Councillor Sieben & Singh - Opposed

Councillor Donn left the meeting at 3:50 p.m.

5.6 Rescindment of Chauffeur Permit Regulatory Regime

Moved By Councillor Loyal Wooldridge/Seconded By Councillor DeHart

R940/19/09/16 THAT Council receives, for information, the report from the City Clerk dated September 16, 2019 regarding the rescindment of the Chauffeur Permit regulatory regime;

AND THAT Bylaw No. 11917, being "Kelowna Passenger Vehicles for Hire By-Law No. 6466-89 Rescinding Bylaw" be given reading considerations

Carried

5.7 BL11917 - Rescindment of Kelowna Passenger Vehicles for Hire Bylaw No. 6466-89

Moved By Councillor Singh/Seconded By Councillor Hodge

R941/19/09/16 THAT Bylaw No. 11917 be read a first, second and third time.

Carried

5.8 Rescindment of Commercial Vehicle Licensing Bylaw

Staff confirmed UBCM provided notice in July that they would be eliminating the commercial decal program at the end of 2019.

Moved By Councillor Sieben/Seconded By Councillor Loyal Wooldridge

R942/19/09/16 THAT Council receives, for information, the report from the City Clerk dated September 16, 2019 regarding rescindment of the Commercial Vehicle Licensing Bylaw No 5869-87;

AND THAT Bylaw No 11935, being "Commercial Vehicle Licensing Bylaw No 5869-87 Rescinding Bylaw" be given reading considerations

Carried

5.9 BL11935 - Rescindment of Commercial Vehicle Licensing Bylaw no. 5869-87

Moved By Councillor Loyal Wooldridge/Seconded By Councillor Hodge

R943/19/09/16 THAT Bylaw No. 11935 be read a first, second and third time.

Carried

6. Mayor and Councillor Items

Councillor Wooldridge:
- Attended the opening ceremonies of the 55+ BC Games this past week with Councillors Stack, Dehart and Mayor Basran.

- Attended the United Way launch of Unignorable.

Councillor Singh:
- Attended the opening of the renovated Staples, first renovated retail Staples outlet in western Canada.

Councillor Hodge:
- Attended the Tommy Rock opera.
- Received great comments about the downtown core from an out of town guest who hadn't been in Kelowna for 5 years.

Councillor Sieben:
- Thank-you to the organizing committee of 55+ games; downtown had a great vibe.

Councillor DeHart:
- Very proud to be present at the opening ceremonies of BC 55+ games.
- Congratulated Councillor Stack on his participation in pickle ball at the games.
- COPS for Kids did very well completing their 1000 km with an exciting Sunday return to Kelowna.

Councillor Stack:
- Our parks were packed with over 4300 participants and their families during the 55+ BC Games. Without great parks we would not have the opportunity to host such a successful large event. It showcased the economic benefit of the parks in our community.

Mayor Basran:
- Thanked Chair David Graham and the organizing committee on the best 55+ games ever. Good luck to Richmond who will be hosting next year.
- Sent condolences from Council to the Roshinsky family to the passing of their loved one who was also participating in the 55+ BC games.

7. Termination

This meeting was declared terminated at 4:00 p.m.

Mayor Basran

City Clerk

/cm

DRAFT

REPORT TO COUNCIL

Date:	September 30, 2019		
RIM No.	1250-30		
To:	City Manager		
From:	Development Planning - Urban		
Application:	Z19-0048	**Owner:**	Scott Cramp & Lei Zhang
Address:	454 Farris Rd	**Applicant:**	Protech Consulting
Subject:	Rezoning Application		

1.0 Recommendation

THAT Council rescinds first reading of Rezoning Bylaw No. 11812,

AND THAT Rezoning Application No. Z19-0048 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 2 Section 25 Township 28 SDYD Plan EPP89749, located at 454 Farris Road, Kelowna, BC from the RU1 Large Lot Housing zone to the RU1c – Large Lot Housing with Carriage House zone, be considered by Council;

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

2.0 Purpose

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

3.0 Development Planning

Development Planning Staff support the proposed rezoning application from the RU1 – Large Lot Housing zone to RU1c – Large Lot Housing with Carriage House zone to facilitate the development of a carriage house. The Official Community Plan (OCP) Future Land Use designation of the subject property is S2RES – Single/ Two Unit Residential, which supports this zoning change. The concept of the carriage house is aligned with the OCP Policies of Compact Urban Form – increasing density where infrastructure already exists, and of Carriage Houses & Accessory Apartments. The property is connected to City sanitary sewer and within the Permanent Growth Boundary of the City.

The applicant has submitted preliminary drawings for a carriage house indicating that it can be constructed to meet the Zoning Bylaw requirements without any variances. Should the rezoning application be supported by Council, a Development Permit would not be required, and the applicant could apply directly for a Building Permit.

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

3.1 Background

The Rezoning application at 454 Farris Road was received by the City of Kelowna on February 13, 2019. The original application was to rezone the parcel from RU1 to RU1c before it was subdivided to allow for the construction of a carriage house. A two-lot subdivision was planned for after the completion of the rezoning process. This would have created two parcels that allowed for the development of a carriage house on each parcel.

On March 26, 2019, Staff received the completed neighbourhood consultation form. It contained the list of addresses and a map indicating the properties consulted. Initial consideration for the original rezoning application was on April 15, 2019 and a Public Hearing was held on May 7, 2019. In the days prior, Staff learned that the Neighbourhood Consultation was not completed as per Council Policy 367. The Public Hearing was left open pending confirmation of the neighbourhood consultation completion.

After the Public Hearing, the applicant decided to complete the subdivision of the larger parcel into two lots prior to completing the rezoning application. This has now been completed and registered with the Land Title Office.

3.2 Project Description

The proposed rezoning will apply only to the newly created corner parcel. The parcel to the north will retain the RU1 – Large Lot Housing zone and a new house can be constructed. Should the owner want to develop a carriage house on this parcel, a new Rezoning Application would be required.

The Building and Permitting department have accepted a delayed demolition bond to ensure that the existing dwelling is demolished prior to further development occurring on the parcels. Currently, the existing house straddles the shared property line. Refer to Figure 1 for the proposed future layout of the corner parcel.

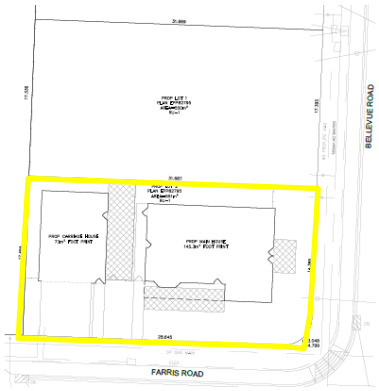


Figure 1 - Larger lot has been subdivided into two new titled lots

3.3 Site Context

The 5,510 m² site is located in the Mission Sector area within the Permanent Growth Boundary. The original 454 Farris Road parcel has been subdivided into three titled parcels. The proposed rezoning will apply to the corner parcel with the other two parcels retaining the RU1 – Large Lot Housing zone.

Subject Property Map: 454 Farris Road

4.0 Current Development Policies

4.1 Kelowna Official Community Plan (OCP)

<u>Chapter 5: Development Process</u>

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.

Objective 5.22 Ensure context sensitive housing development

> *Policy .12 Carriage House & Accessory Apartments.* Support carriage houses and accessory apartments through appropriate zoning regulations.

5.0 Application Chronology

Date of Application Received:	February 13, 2019
Date of Initial Consideration:	April 15, 2019
Date of first Public Hearing:	May 7, 2019
Date New Public Consultation Completed:	September 9, 2019

Report prepared by: Lydia Korolchuk, Planner II

Reviewed by: Laura Bentley, Urban Planning & Development Policy Manager

Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments:
Schedule A: Site Plan & Survey Plan

SCHEDULE A

This forms part of application

Z19-0048

Planner Initials LK

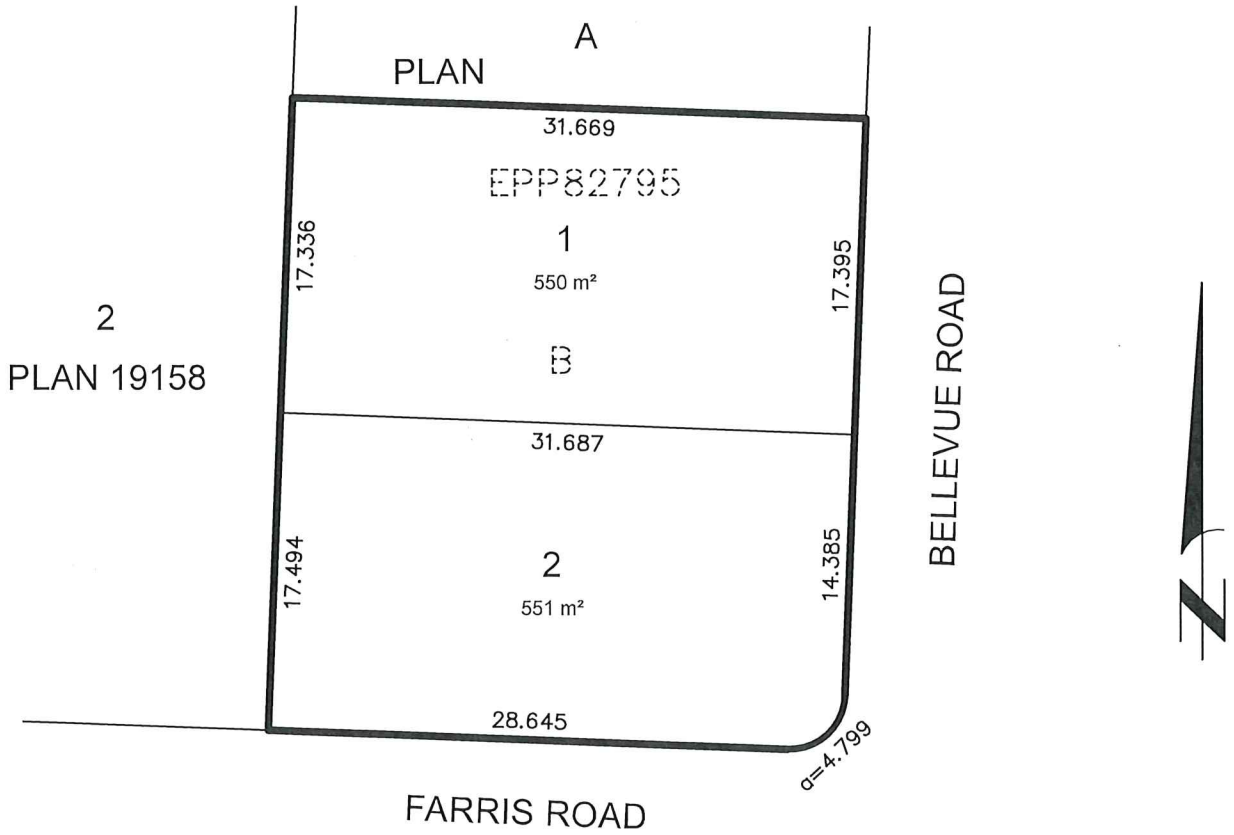
City of Kelowna DEVELOPMENT PLANNING

PROPOSED PLAN OF SUBDIVISION OF LOT B, SEC 25, TP 28, SDYD, PLAN EPP82795.

PROPOSED PLAN EPP89749

PID: 030–539–722
CIVIC ADDRESS: 454 FARRIS ROAD
CLIENT: CRAMP

Scale 1:400 Metric. Distances shown are in metres and decimals thereof.



DA Goddard Surveys
103 – 1358 St Paul St. – Kelowna BC
File: 417009–SD2 January 16, 2019

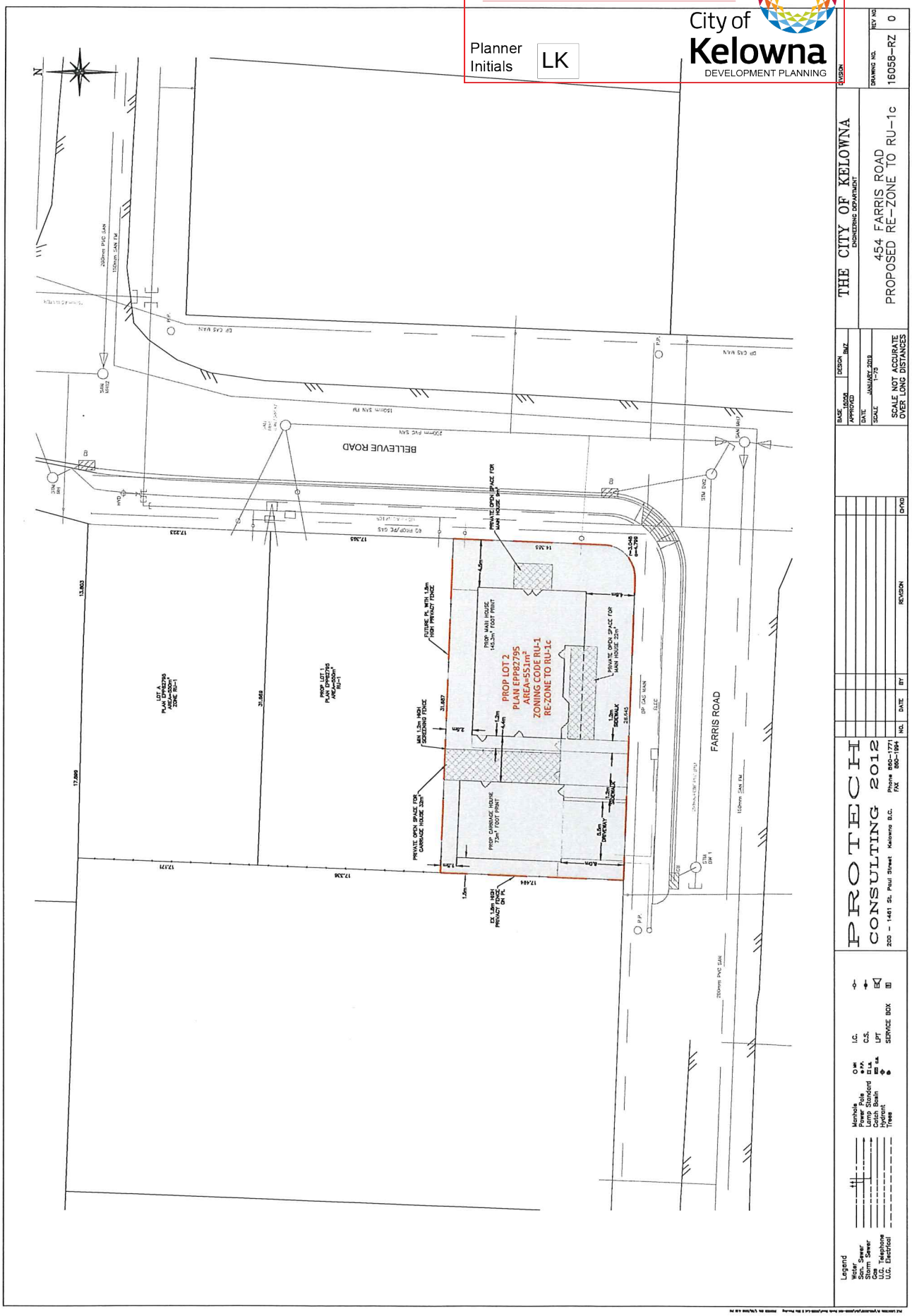
SCHEDULE A

This forms part of application

Z19-0048

Planner Initials LK

City of Kelowna
DEVELOPMENT PLANNING



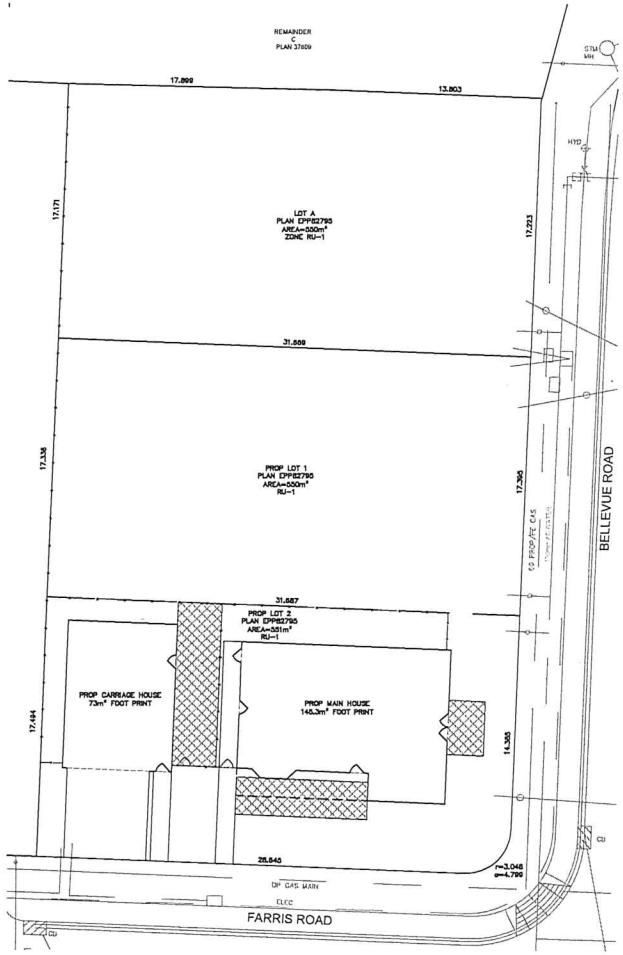
SCHEDULE A

This forms part of application

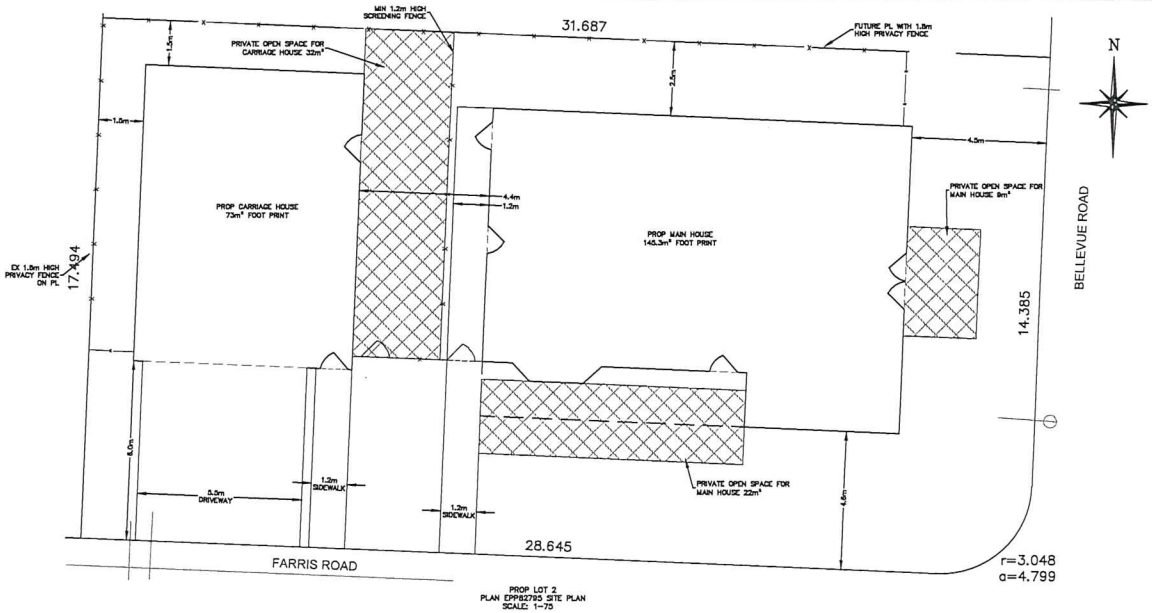
Z19-0048

City of Kelowna
DEVELOPMENT PLANNING

Planner Initials LK



SITE PLAN
SCALE: 1-150



PROP LOT 2
PLAN EPP82795 SITE PLAN
SCALE: 1-75

ZONE RU-1c REQUIREMENTS

Site Details:	Zone Requirement	Proposal
Site Area (m²)	550 Sq.m	551 sq. m.
Site Width (m)	17 m.	17.494m
Site Depth (m)	30 m	31.687
Site Coverage of Building(s) (%)	40 %	39.33
Site Coverage of buildings, driveways, and parking (%)	50%	45.57%
Development Regulations:	**Zone Requirement**	**Proposal**
Total Number & Types of units		
Floor Area (gross/net)		
Floor Area Ratio (FAR)		
Building Height (stories/meters)		
Building(s) Setbacks (m):		
Front	East 4.5/ 6.0 to garage	East 4.5m
Side (include direction)	north- 2 story 2.3m	North 2.5m
Side (include direction)	south- flanking street 4.5m	South 4.5/ 6.0 to garage
Rear	West 1.5m	West 1.5m
Number of Parking Stalls/Loading Spaces	3.0	4.0
Setbacks to Parking (m):		
Front		
Side (include direction)	South 6.0 m	south 6m
Side (include direction)		
Rear		
Drive Aisle Width (m)	N/A	
Number of Bicycle Parking Spaces	N/A	
Private Open Space Area	30 sq. m.	30 sq.m.

	Development Regulations:	Zone Requirement	Proposal
	Maximum Total Site Coverage (buildings)		
	Maximum Total Site Coverage (buildings, driveways & parking)		
	Maximum Height		
	Minimum Front Yard		
	Minimum Side Yard (_____)		
	Minimum Side Yard (_____)		
	Minimum Rear Yard		
	Carriage House Regulations:	**Requirement**	**Proposal**
Single Storey	Maximum Accessory Site Coverage	20%	
	Maximum Accessory Building Footprint	100 m² (carriage house) 50 m² (accessory buildings) 130 m² (total)	
	Maximum Net Floor Area	100 m²	
	Maximum Net Floor Area to Principal Building	75%	
Higher than Single Storey	Maximum Accessory Site Coverage	14%	12.95%
	Maximum Accessory Building Footprint	90 m²	71.37 Sq.m.
	Maximum Net Floor Area	90 m²	50.74 Sq.m.
	Maximum Net Floor Area to Principal Building	75%	35%
	Maximum Upper Storey Floor Area to Building Footprint	75%	35%
All Carriage Houses	Maximum Height (to mid-point)	4.8 m	5.12 m
	Maximum Height (to peak)	Peak of principal dwelling	8.53m
	Minimum Front Yard	To be in rear yard	
	Minimum Side Yard (_____)	2.0 m	
	Minimum Side Yard (_____)	4.5 m (flanking street)	
	Minimum Rear Yard	0.9 m 1.5 m (to garage / carport) 2.0 m (no lane)	
	Minimum Distance to Principal Building	3.0 m	
	Other Regulations:		
	Minimum Parking Requirements	3 stalls	
	Minimum Private Open Space	30 m² per dwelling	

Legend
Water
San. Sewer
Storm Sewer
Gas
U.G. Telephone
U.G. Electrical
Manhole
Power Pole
Lamp Standard
Catch Basin
Hydrant
Trees
I.C.
C.S.
LPT
SERVICE BOX

PROTECH CONSULTING 2012
200 – 1461 St. Paul Street Kelowna B.C. Phone 860-1771 FAX 860-1994

NO.	DATE	BY	REVISION	CHKD

BASE 16058 | DESIGN BMZ
APPROVED
DATE JANUARY 2019
SCALE AS NOTED
SCALE NOT ACCURATE OVER LONG DISTANCES

THE CITY OF KELOWNA
ENGINEERING DEPARTMENT

454 FARRIS ROAD
SITE PLAN

DIVISION
DRAWING NO. 16058-CO
REV NO. 0

CITY OF KELOWNA

BYLAW NO. 11812
Z19-0048 – 454 Farris 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 B Section 25 Township 28 SDYD Plan EPP82795, located on Farris 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 15th day of April, 2019.

Rescinded and the file closed by the Municipal Council of the City of Kelowna this

_____
Mayor

_____
City Clerk

CITY OF KELOWNA

BYLAW NO. 11937

Z19-0048 – 454 Farris 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 2 Section 25 Township 28 SDYD Plan EPP89749, located on Farris 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

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: September 30 2019

To: Council

From: City Manager

Subject: Ocp18-0017 & z18-0077
2268, 2276, 2284 AND 2292 Speers St; 2269 Pandosy St

Department: Development Planning

Recommendation:

THAT in accordance with Development Application Procedures Bylaw No. 10540, the deadline for the adoption of Official Community Plan Bylaw No. 11662 and Rezoning Amending Bylaw No. 11663, be extended from August 28, 2019 to August 28, 2020;.

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

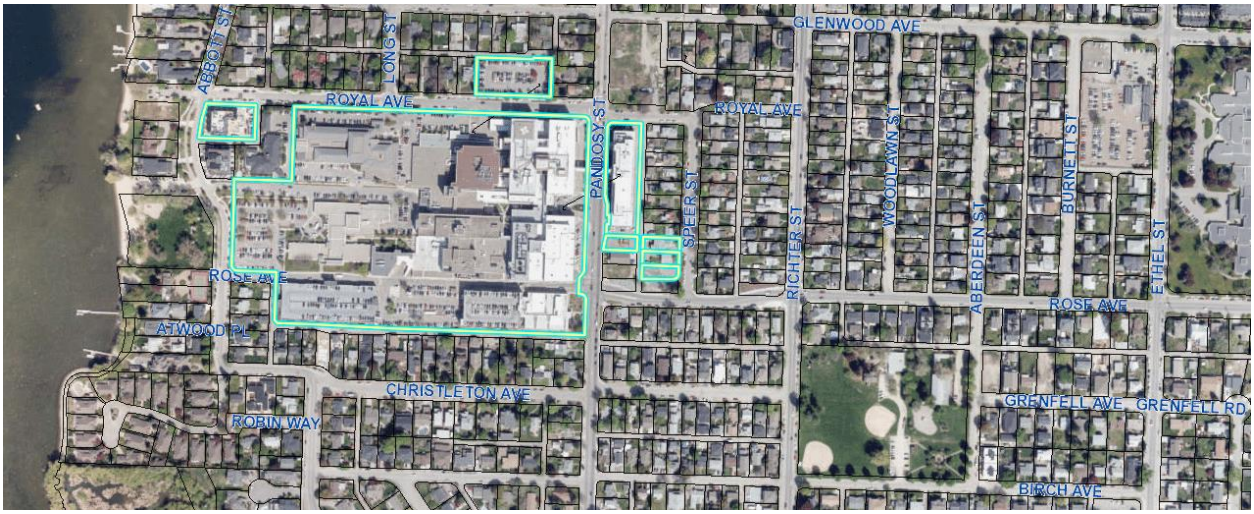
Purpose:

To extend the deadline for adoption of Official Community Plan Bylaw No. 11662 and Rezoning Amending Bylaw No. 11663.

Background:

Under OCP18-0017 and Z18-0077, Interior Health Authority (IHA) proposed a new surface parking lot to increase capacity for the Hospital. Over the past year, IHA has also been working on a long-term plan to provide a more comprehensive parking structure on the hospital property to address the growing parking needs; however, the location of the parking structure has yet to be determined. Staff are recommending that Council supports extending the deadline for adoption for the Official Community Plan Bylaw No. 11662 and Rezoning Bylaw No. 11663 by one year to August 28, 2020.

Subject Property Map: 2268, 2276, 2284 & 2292 Speers St and 2269 Pandosy St



Application Chronology
Date of Application Received: July 10 2018
Date of Extension Received: August 22, 2019

Report prepared by: Heather Benmore, Development Planning Administration

Approved for inclusion: Terry Barton, Manager, Development Planning Department

cc: L. Korolchuk

Report to Council

Date: September 30 2019

To: Council

From: City Manager

Subject: Z18-0058 Extension Report Francis Ave 615

Department: Development Planning

Recommendation:

THAT in accordance with Development Application Procedures Bylaw No. 10540, the deadline for the adoption of Rezoning Amending Bylaw No. 11635, be extended from July 31, 2019 to July 31, 2020;

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

Purpose:

To extend the deadline for adoption of Official Community Plan Bylaw No. 11662 and Rezoning Amending Bylaw No. 11635.

Background:

Rezoning Bylaw No. 11635 received second and third readings at a Regular meeting of Council held on Tuesday, on July 31, 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 progress on the rezoning application but has not yet met all of the engineering requirements. Staff are recommending that Council supports extending the deadline for adoption for the Rezoning Bylaw No. 11635 by one year to July 31, 2020.

Subject Property Map: 615 Francis Avenue

Application Chronology:

Date of Application Received:	June 18, 2018
Date of Second and Third Readings:	July 31, 2018
Date of Extension Received:	September 9, 2019

Submitted by: H. Benmore, Development Planning

Approved for inclusion: Terry Barton Manager, Development Planning Department

cc: Jocelyn Black

REPORT TO COUNCIL

Date:	September 30, 2019		
RIM No.	0940-00		
To:	Council		
From:	City Manager		
Application:	DP19-0115	**Owner:** City of Kelowna	
Address:	3786 Lakeshore Road 550 Truswell Road	**Applicant:** Mission Group Enterprises	
Subject:	Development Permit		

1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP19-0115 for portions of Lot 5 Section 1 Township 25 and Section 6 Township 26 ODYD District Plan 2912 Except Plan 35979 and Plan KAP56428, located at 3786 Lakeshore Road, and Lot 17 Section 1 Township 25 and District Lot 134 ODYD Plan 2714 Except Plan KAP66263, located at 550 Truswell Road, Kelowna, BC subject to the following:

1. The dimensions and siting of the works to be constructed on the land be in accordance with Schedule "A";
2. Landscaping to be provided on the land be in accordance with Schedule "B";
3. The applicant be required to provide the City with cash or an irrevocable and unconditional letter of credit in an amount equal to 130% of the estimated cost of the Works and Landscaping in accordance with the execution of a Servicing Agreement;

AND 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 a Development Permit for the reconfiguration of the Cook Road Parking Lot (non-accessory parking) that serves the Cook Road Boat Launch.

3.0 Development Planning

Development Planning Staff support the Development Permit for the proposed redesign of the Cook Road Parking Lot as it aligns with the intent of the Official Community Plan (OCP) regarding parking guidelines and improves the functionality of the existing parking area.

Several City departments worked collectively to guide the design of the parking lot including Development Planning, Development Engineering, Transportation, Infrastructure Delivery, Parks and Building, Parking

Services, Maintenance and Operations, and Real Estate. Staff are confident that a level of design has been reached that will provide improved functionality for the parking lot, boat launch, and Cook Road extension while minimizing any reduction in stalls and achieving OCP design objectives.

Official Community Plan Guidelines:
Specific OCP design guidelines that were achieved in the design of the parking lot include:

- Safe and convenient movement of pedestrians is prioritized through the installation of an accessible pedestrian pathway connecting the bus stop to Cook Road;
- Vehicle access to the parking lot is from the lower class of road, Cook Road, rather than Lakeshore Road;
- Retaining existing healthy mature trees and vegetation where possible on the north portion of the site and along Lakeshore Road;
- One shade tree per four stalls is achieved through a double planting of trees along the Cook Road extension;
- Landscaping is used to soften the impact of the expansive parking area by increasing the boulevard width along Cook Road.

Functional Design Objectives:
Several key objectives were identified as high priority items for the functionality and usability of the parking lot and boat launch area. The following items were achieved through the collaboration among departments and research into existing boat launch parking lots in other municipalities:

- Increased stall width and length for trailer parking to reflect the popularity of larger sized vehicles and boats (3.5 m wide by 18.5 m long);
- Provided a staging area with 9 staging stalls and 2 dedicated emergency access lanes to reduce potential for stacking along Cook Road;
- Intentional planning of direction of traffic flow to allow for easier turning movements for an extended length vehicle (truck and trailer) and to minimize potential traffic conflicts on Truswell and Cook Roads;
- Increased drive aisle width to allow for ease of pulling in and backing out in the trailer parking area;
- On-street parking on both sides of Cook Road to exceed existing number of car parking stalls;
- Relocation of the washrooms into a new facility within the proposed private Boat Storage Building on the adjacent property.

Total Number of Stalls:

	Existing	**Proposed**	**Net Gain/Loss**
Boat Staging Stalls	0	9	+9
Trailer Parking Stalls	61	52	-9
Parking Lot Stalls	47	40	-7
Accessible Stalls	0	2	+2
On-Street Parking Stalls	0	25	+25
Total Stalls	**108**	**128**	**+20**

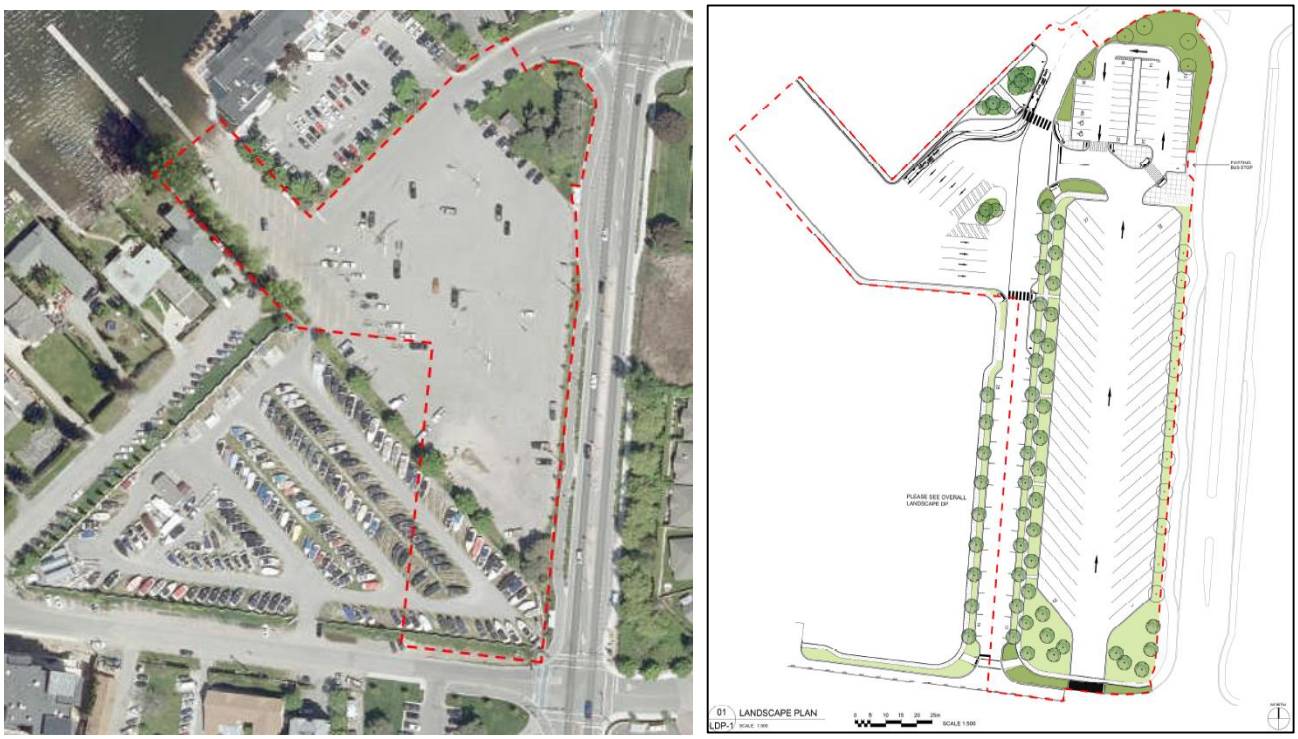


Figure 1: Existing Condition and Proposed Design

4.0 Proposal

4.1 Background

In 2010, the applicant began discussions with the City regarding a proposed development and lot consolidation along Truswell Road and Capozzi Road. A preliminary sketch plan of an improved parking lot design for Cook Road Parking Lot was included in this discussion and formed a portion of a land exchange agreement. The proposed development was not realized at that time, and the land exchange agreement was never executed.

In 2016, the land exchange agreement was revived, and Mission Group applied for a proposed resort development under the name Aqua Resort Ltd. As part of the agreement, the developer is responsible for the cost and construction of Cook Road, the expanded parking lot, and the relocation of the washrooms.

In January 2018, Council gave final adoption of a rezoning bylaw and conditional approval of a Development Permit and Development Permit for the development of Aqua Resort. A condition of the approval is for Council to approve a Development Permit for the design of the Cook Road Parking Lot, and for the developer to execute the land exchange agreement and consolidate the lots.

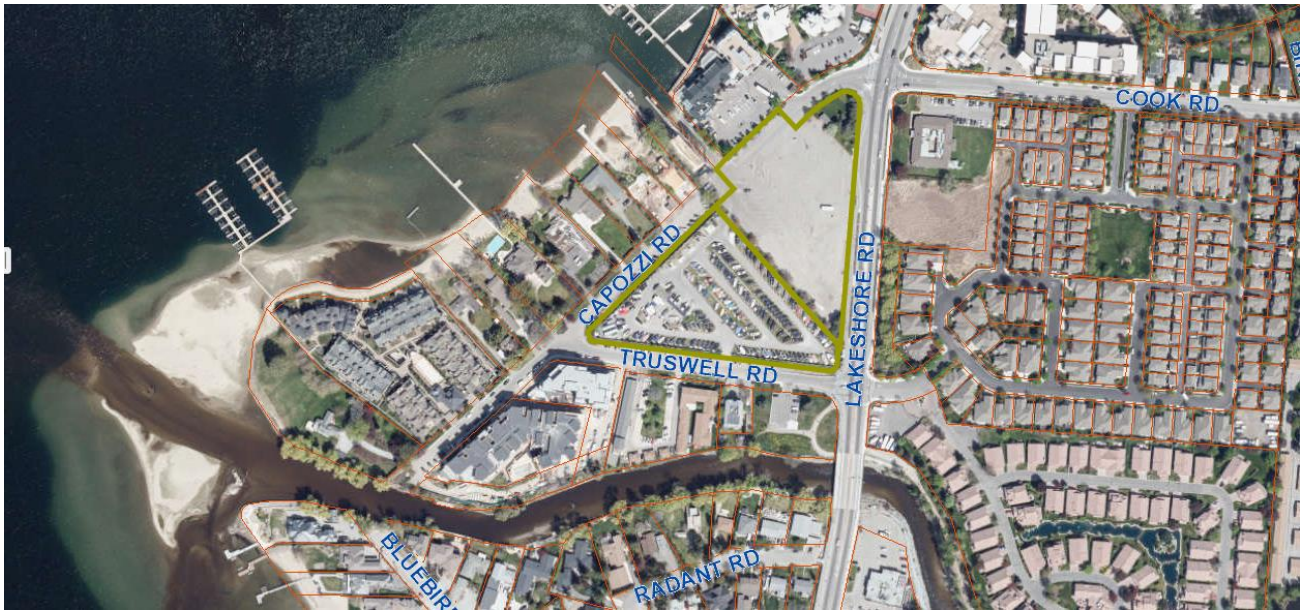
4.2 Project Description

The application is for the City parking lot that serves the Cook Road Boat Launch. The parking lot is proposed to accommodate 128 vehicles in a combination of boat staging, trailer parking, accessible, and regular vehicle parking stalls.

4.3 Site Context

The site is at the corner of Cook Road and Lakeshore Road, adjacent to Okanagan Lake. The site is adjacent to the Hotel Eldorado to the west, Manteo Resort to the north, and Playa Del Sol Resort to the northeast. It features the primary boat launch in the City and is constrained by existing development on three sides.

Subject Property Map: 3786 Lakeshore Rd & 550 Truswell Rd



5.0 Technical Comments

Technical comments and input from necessary departments were received consistently throughout the design process and have been incorporated into the proposed design as discussed in this report.

Report prepared by: Trisa Atwood, Planner II

Reviewed by: Laura Bentley, Urban Planning & Development Policy Manager

Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments:

Attachment "A": DRAFT Development Permit DP19-0115

Schedule "A": Dimensions and Siting

Schedule "B": Landscape Plan

ATTACHMENT A
This forms part of application
DP19-0115
Planner Initials TA

City of Kelowna

Development Permit
DP19-0115

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

3786 Lakeshore Road

550 Truswell Road

and legally known as

LOT 5 SECTION 1 TOWNSHIP 25 AND SECTION 6 TOWNSHIP 26 ODYD PLAN 2912 EXCEPT PLAN 35979 AND PLAN KAP56428

LOT 17 SECTION 1 TOWNSHIP 25 AND DISTRICT LOT 134 ODYD PLAN 2714 EXCEPT PLAN KAP66263

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

Non-accessory parking

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

Date of Council Decision	September 30, 2019
Decision By:	Council
Development Permit Area:	Comprehensive Development Permit Area

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: City of Kelowna

Applicant: Mission Group Enterprises Ltd

_____ _____

Terry Barton
Community Planning Department Manager
Planning & Development Services

Date

DRAFT

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 works to be constructed on the land be in accordance with Schedule "A";
b) Landscaping to be provided on the land be in accordance with Schedule "B";
c) The applicant be required to provide the City with cash or an irrevocable and unconditional letter of credit in an amount equal to 130% of the estimated cost of the Works and Landscaping in accordance with the execution of a Servicing Agreement;

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

3. PERFORMANCE SECURITY

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

a) An Irrevocable Letter of Credit

b) A certified cheque

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

5. INDEMNIFICATION

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

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

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

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

DRAFT

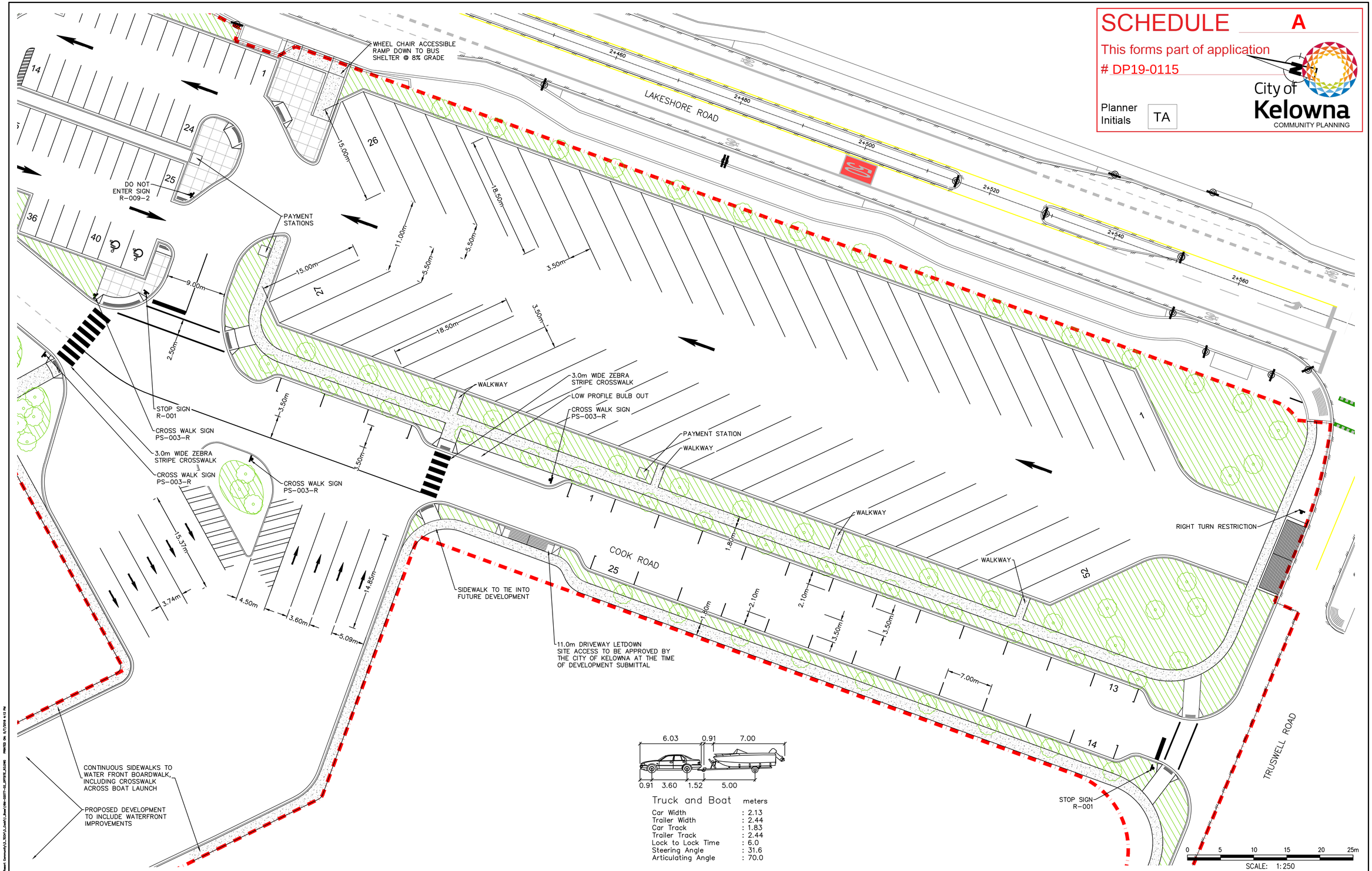
SCHEDULE A

This forms part of application

DP19-0115

Planner Initials TA

City of Kelowna
COMMUNITY PLANNING



LEGEND

WATER
SAN. SEWER
STORM SEWER
GAS
U/G TELEPHONE
U/G ELECTRICAL

MANHOLE M.H.
UTILITY POLE U.P.
POWER POLE P.P.
LAMP STANDARD L.S.
CATCH BASIN C.B.
HYDRANT HYD
TREES T
SURVEY MONUMENT

LEGEND

PAVE WITH ASPHALT
REMOVE-REGRADE-REPLACE
LEVEL COURSE

NAD 83

INSERTION BASE POINT= 300,000 , 5,500,000

Locations and offsets of existing utilities shown on this plan are not guaranteed to be accurate and must be verified in the field PRIOR TO CONSTRUCTION. The City of Kelowna does not guarantee their accuracy. Concerned persons should not rely on these documents and should verify all information shown by way of site survey and other appropriate methods. The City of Kelowna accepts no liability for use of these files or information.

NO.	YY/MM/DD	BY	REVISION	CH'KD
1.	2017-12-08	CW	ISSUED FOR REFERENCE – CONCEPT DESIGN	SDS

BASE MD DESIGN XX
APPROVED XX
DATE 2016-JUL-15
SCALE HORIZ. 1:250

SCALE NOT ACCURATE OVER LONG DISTANCES

THE CITY OF KELOWNA
DESIGN AND CONSTRUCTION

COOK ROAD BOAT LAUNCH
TRUCK AND TRAILER PARKING LOT

DIVISION TRANSPORTATION

DRAWING NO. C-100

REV NO

FILE LOCATION: N:\TW\20077-00-Kpn Lakeside Resort Community\3.5 DESIGN\3.5.Civil\1.Base\VMU-20077-00_OPTION_B.DWG PRINTED ON: 5/7/2019 4:13 PM

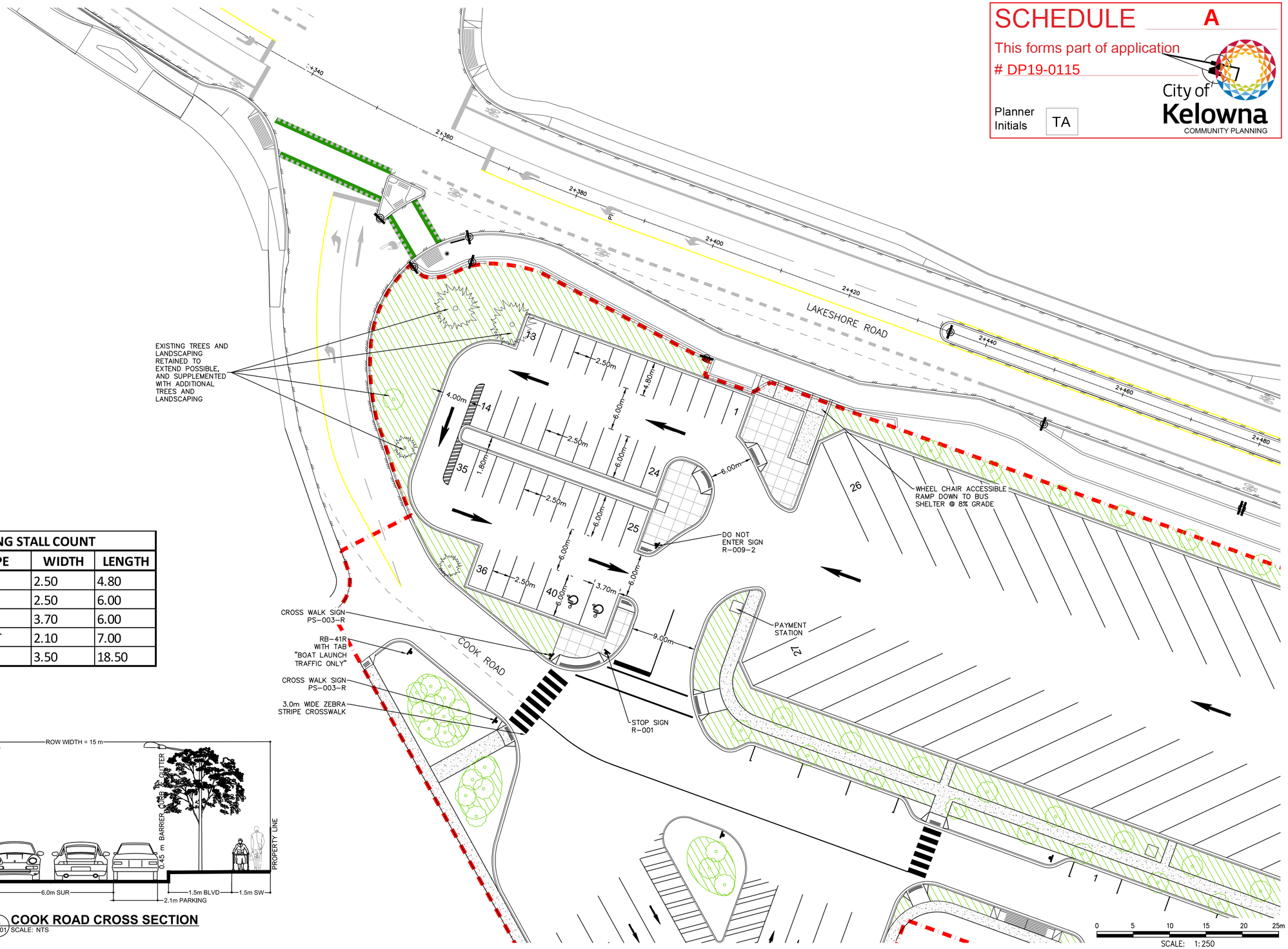
SCHEDULE A

This forms part of application

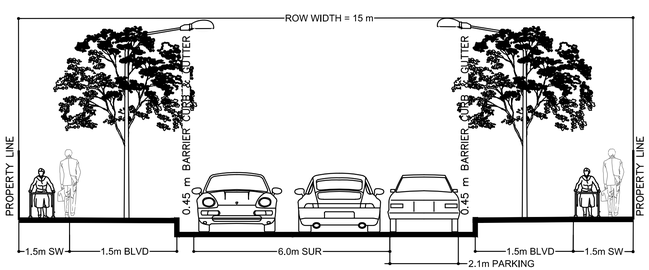
DP19-0115

Planner Initials TA

City of Kelowna COMMUNITY PLANNING



PARKING STALL COUNT			
QTY	TYPE	WIDTH	LENGTH
13	MED	2.50	4.80
27	FULL	2.50	6.00
2	H.C.	3.70	6.00
25	STREET	2.10	7.00
52	BOAT	3.50	18.50



A C-101 COOK ROAD CROSS SECTION
SCALE: NTS

LEGEND

WATER
SAN. SEWER
STORM SEWER
GAS
U/G TELEPHONE
U/G ELECTRICAL

MANHOLE M.H.
UTILITY POLE U.P.
POWER POLE P.P.
LAMP STANDARD L.S.
CATCH BASIN C.B.
HYDRANT HYD
TREES T
SURVEY MONUMENT

LEGEND

PAVE WITH ASPHALT
REMOVE-REGRADE-REPLACE
LEVEL COURSE

NAD 83

INSERTION BASE POINT= 300,000 , 5,500,000

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NO.	YY/MM/DD	BY	REVISION	CH'KD
1.	2017-12-08	CW	ISSUED FOR REFERENCE - CONCEPT DESIGN	SDS

BASE MD DESIGN XX
APPROVED XX
DATE XX
SCALE HORIZ. 1:250

SCALE NOT ACCURATE OVER LONG DISTANCES

THE CITY OF KELOWNA
DESIGN AND CONSTRUCTION

COOK ROAD BOAT LAUNCH CAR PARKING LOT & ENTRANCE

DIVISION TRANSPORTATION

DRAWING NO. C-101

REV NO

FILE LOCATION: N:\TW\20077-20-Hess Lakeside Resort Community\3_DESIGN\3_Civil\1_Base\186-20077-20_DPTRFR_R3.DWG PRINTED ON: 1/7/2019 4:13 PM

01 LDP-1 LANDSCAPE PLAN
SCALE: 1:500

0 5 10 15 20 25m
SCALE 1:500

NORTH

PLANTING LEGEND:

- PROPOSED TREES
- EXISTING TREES
- GRASS, SHRUB AND PERENNIAL PLANTING
- LAWN

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.

REPRESENTATIVE PLANTING LIST

Botanical Name	Common Name	Size	Root	Mature Plant Size (Ht. x Wd.)
Trees				
Cercidiphyllum japonicum	Katsura Tree	60mm Cal.	B & B	13.50m x 9.00m
Fraxinus pennsylvanica 'Rugby'	Prairie Spire Green Ash	60mm Cal.	B & B	12.00m x 6.00m
Pinus flexilis 'Vanderwolf'	Vanderwolf Pine	60mm Cal.	B & B	6.00m x 2.50m
Populus tremuloides 'Forest Silver'	Forest Silver Aspen	60mm Cal.	B & B	16.00m x 3.00m
Quercus frainetto 'Schmidt'	Forest Green Oak	60mm Cal.	B & B	13.00m x 8.00m
Acer rubrum	Red Maple	60mm Cal.	B & B	25.00m x 9.00m
Shrubs				
Cornus alba 'Bailhalo'	Ivory Halo Dogwood	#01	Potted	1.50m x 1.50m
Cornus alba 'Bud's Yellow'	Bud's Yellow Dogwood	#01	Potted	1.50m x 1.50m
Rhus aromatica 'Gro-low'	Grow-low Fragrant Sumac	#01	Potted	0.90m x 1.50m
Grasses				
Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#01	Potted	1.50m x 1.00m
Calamagrostis x acutiflora 'Overdam'	Variegated Reed Grass	#01	Potted	1.25m x 1.00m
Heliototrichon sempervirens	Blue Oat Grass	#01	Potted	0.75m x 0.90m
Molinia caerulea 'Poul Petersen'	Purple Moor Grass	#01	Potted	0.60m x 0.60m
Panicum virgatum 'Shenandoah'	Switchgrass	#01	Potted	1.20m x 0.90m
Pennisetum orientale 'Karley Rose'	Karley Rose Fountain Grass	#01	Potted	0.90m x 1.00m
Pennisetum 'Little Bunny'	Little Bunny Fountain Grass	#01	Potted	0.50m x 0.50m
Pennisetum alopecuroides 'Red Head'	Red Head Fountain Grass	#01	Potted	1.20m x 1.00m
Perennials				
Achillea filipendulina 'Cloth of Gold'	Cloth of Gold Yarrow	#01	Potted	1.00m x 0.75m
Echinacea purpurea 'Magnus'	Magnus Coneflower	#01	Potted	1.00m x 0.60m
Eupatorium maculatum 'Gateway'	Joe Pye Weed	#01	Potted	1.50m x 1.00m
Nepeta x faassenii 'Walker's Low'	Walker's low Catmint	#01	Potted	0.90m x 0.90m
Perovskia atriplicifolia 'Blue Spire'	Russian Sage	#01	Potted	1.20m x 1.00m
Rudbeckia fulgida 'Goldsturm'	Goldsturm Coneflower	#01	Potted	0.60m x 0.60m
Sedum 'Autumn Joy'	Autumn Joy Stonecrop	#01	Potted	0.70m x 0.75m

SCHEDULE B
This forms part of application
DP19-0115
City of Kelowna
COMMUNITY PLANNING
Planner Initials TA

P:\2016\16M-02077-02 AQUA LAKESIDE RESORT COMMUNITY\3_TECH\3_CADD\16M-02077-02_DP.DWG

REVISIONS / ISSUED		
01	23/11/2018	ISSUED FOR DP
NO.	DATE	DESCRIPTION

PROJECT
AQUA LAKESIDE RESORT COMMUNITY

CLIENT
MISSION GROUP

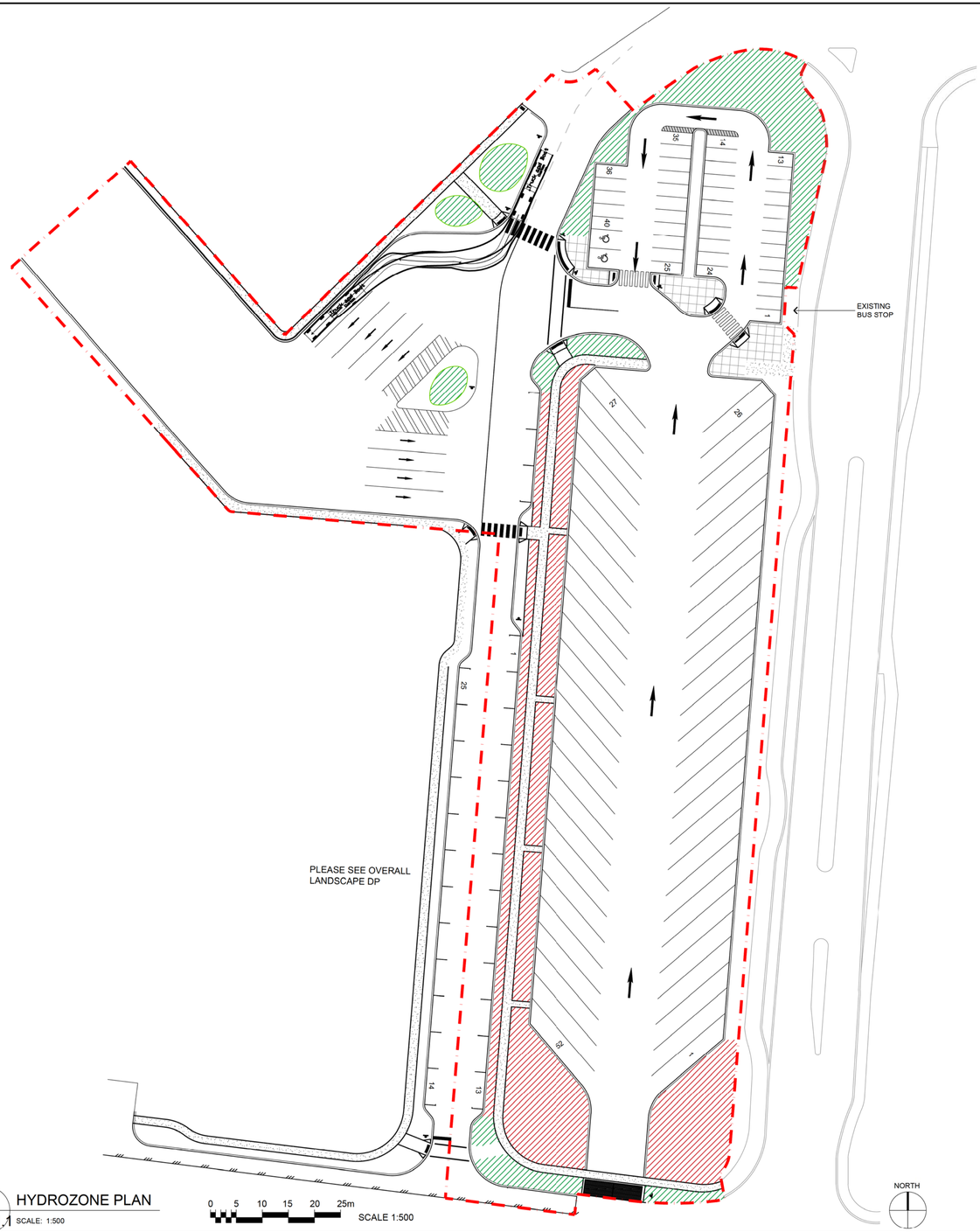
CONSULTANT
IBI GROUP ARCHITECTS

wsp
LANDSCAPE ARCHITECTURE | URBAN DESIGN | PLANNING | ENGINEERING
Suite 700, 1631 Dickson Avenue, Kelowna, BC V1Y 0B5 t.250.860.1334 www.wsp.com

DESIGN BY	TC
DRAWN BY	EB
CHECKED BY	RF
PROJECT #	16M-02077-02
SCALE	1:1500

SHEET TITLE
LANDSCAPE PLAN

SHEET NO.
LDP-1
OF 2



01 HYDROZONE PLAN
LDP-1.1 SCALE: 1:500

HYDROZONE LEGEND:

LOW WATER USAGE: 658m²

HIGH WATER USAGE: 1423m²

LANDSCAPE DEVELOPMENT DATA:

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SCHEDULE B

This forms part of application

DP19-0115

Planner Initials TA

City of Kelowna
COMMUNITY PLANNING

P:\2016\16M-02077-02 AQUA LAKESIDE RESORT COMMUNITY\3_TECH\3_CADD\16M-02077-02_DP.DWG

REVISIONS / ISSUED		
01	23/11/2018	ISSUED FOR DP
NO.	DATE	DESCRIPTION

PROJECT
AQUA LAKESIDE RESORT COMMUNITY

CLIENT
MISSION GROUP

CONSULTANT
IBI GROUP ARCHITECTS

wsp
LANDSCAPE ARCHITECTURE | URBAN DESIGN | PLANNING | ENGINEERING
Suite 700. 1631 Dickson Avenue, Kelowna, BC V1Y 0B5 t:250.869.1334 www.wsp.com

DESIGN BY	TC
DRAWN BY	EB
CHECKED BY	RF
PROJECT #	16M-02077-02
SCALE	1:500

SHEET TITLE
HYDROZONE PLAN

SHEET NO.
LDP-1.1
OF 2

CITY OF KELOWNA

BYLAW NO. 11246

Official Community Plan Amendment No. OCP15-0016
Raif Holdings Ltd., Inc. No. 129371
820 Finns Road

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

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

1. THAT Map 4.1 - **GENERALIZED FUTURE LAND USE** of "*Kelowna 2030* – Official Community Plan Bylaw No. 10500" be amended by changing the Generalized Future Land Use designation of portions of Lot 1, Section 34, Township 26, ODYD, Plan 18592, located on Finns Road, Kelowna, B.C., from the IND – Industrial designation to the SC – Service Commercial designation and PARK – Major Park / Open Space designation as per Map "A" attached to and forming part of this bylaw;

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 2nd day of May, 2016.

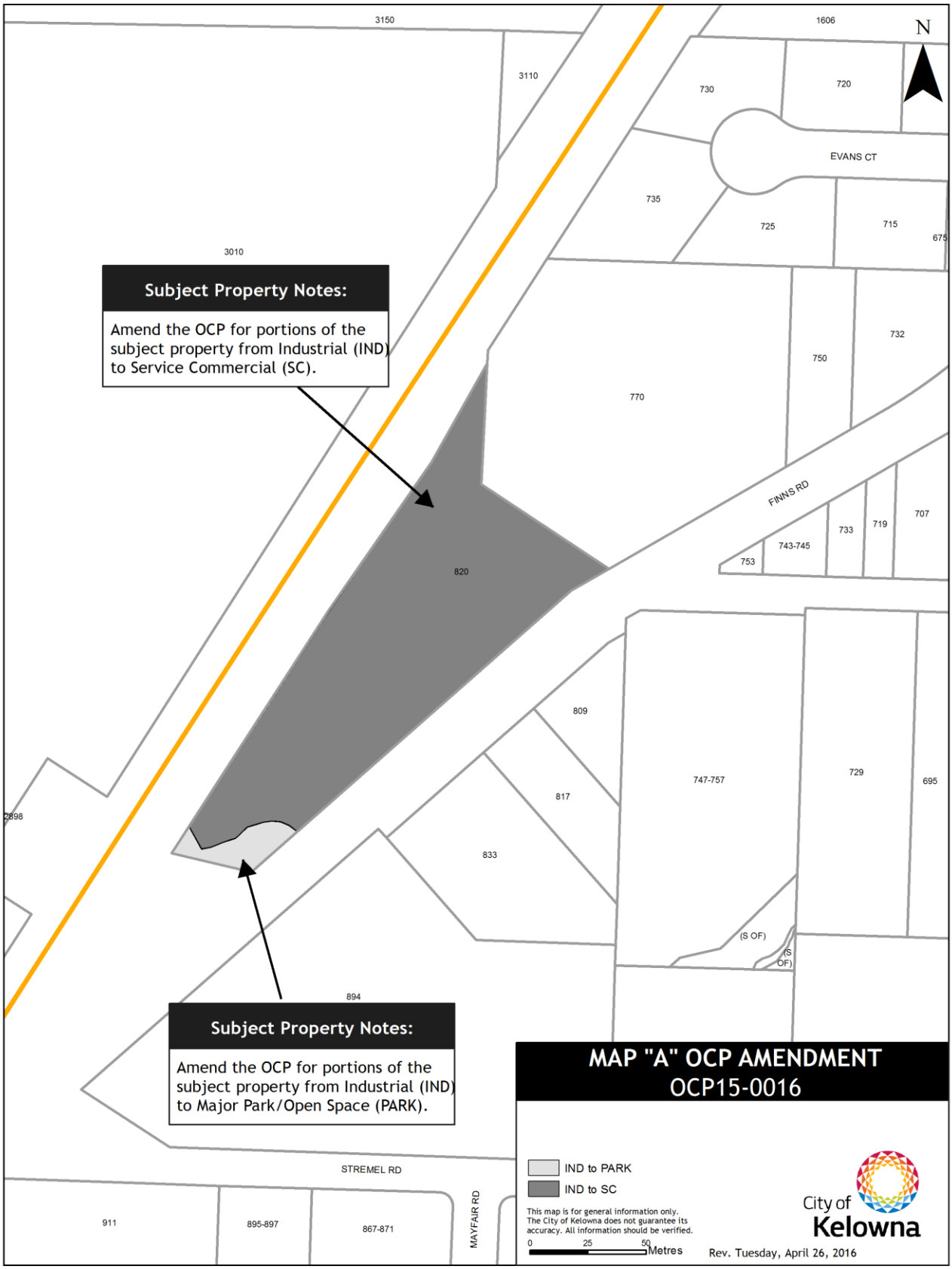
Considered at a Public Hearing on the 31st of May, 2016.

Read a second and third time by the Municipal Council this 31st of May, 2016.

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk


3150
1606
N
3110
730
720
EVANS CT
735
725
715
675
3010
Subject Property Notes:
Amend the OCP for portions of the subject property from Industrial (IND) to Service Commercial (SC).
750
732
770
FINNS RD
707
719
733
743-745
753
820
809
747-757
729
695
817
2898
833
(S OF)
(S OF)
894
Subject Property Notes:
Amend the OCP for portions of the subject property from Industrial (IND) to Major Park/Open Space (PARK).
MAP "A" OCP AMENDMENT
OCP15-0016
STREMEL RD
IND to PARK
IND to SC
This map is for general information only. The City of Kelowna does not guarantee its accuracy. All information should be verified.
0 25 50 Metres
City of Kelowna
Rev. Tuesday, April 26, 2016
911
895-897
867-871
MAYFAIR RD

CITY OF KELOWNA

BYLAW NO. 11247
Z15-0053 – Raif Holdings Ltd., Inc. No. 129371
820 Finns 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 portions of Lot 1, Section 34, Township 26, ODYD, Plan 18592 located on Finns Road, Kelowna, B.C., from the A1 – Agriculture 1 zone to the C10 – Service Commercial zone and P3 – Parks and Open Space zone as per Map "B" attached to and forming part of this bylaw.

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 May, 2016.

Considered at a Public Hearing on the 31st of May, 2016.

Read a second and third time by the Municipal Council this 31st of May, 2016.

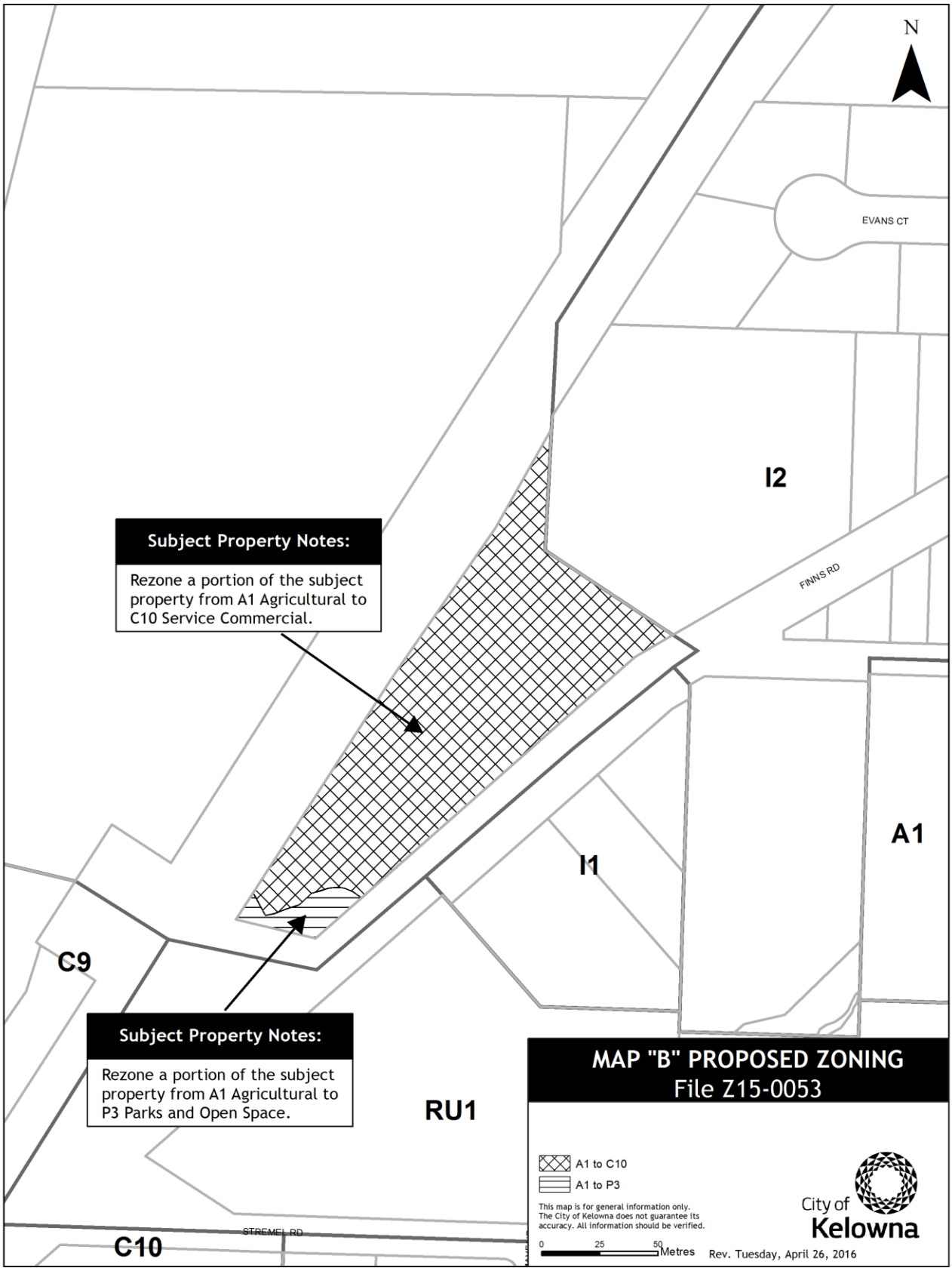
Approved under the Transportation Act this 5th day of July, 2016.

_____Aurdie Henry_____
(Approving Officer-Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

_____
Mayor

_____
City Clerk


N
EVANS CT
I2
FINNS RD
Subject Property Notes:
Rezone a portion of the subject property from A1 Agricultural to C10 Service Commercial.
A1
I1
C9
Subject Property Notes:
Rezone a portion of the subject property from A1 Agricultural to P3 Parks and Open Space.
RU1
C10
STREMEL RD
MAP "B" PROPOSED ZONING
File Z15-0053
A1 to C10
A1 to P3
This map is for general information only.
The City of Kelowna does not guarantee its accuracy. All information should be verified.
0 25 50 Metres
Rev. Tuesday, April 26, 2016
City of Kelowna

REPORT TO COUNCIL

Date:	Sept 30, 2019		
RIM No.	0940-00		
To:	City Manager		
From:	Development Planning Department (AC)		
Application:	DP18-0097	**Owner:**	Raif Holdings Ltd., Inc. No. 129371
Address:	820 Finns Rd	**Applicant:**	McBeetle Holdings Ltd
Subject:	Development Permit Application		

1.0 Recommendation

THAT final adoption of OCP Amendment Bylaw No. 11246 (OCP15-0016) and Rezoning Bylaw No. 11247 (Z15-0053) be considered by Council;

AND THAT Council authorizes the issuance of Development Permit No. DP18-0097 for Lot 1, Section 34, Township 26, ODYD, Plan 18592 except plan Epp52045 & EPP64798, located at 820 Finns 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 permit to be issued;

AND 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 review the Form & Character Development Permit for a proposed car dealership.

3.0 Development Planning

Staff are recommending support for the proposed Development Permit due to the proposal's consistency with the majority of the Official Community Plan's (OCP) urban design guidelines. Car dealerships, in general,

are challenged with some key design guidelines like 'hiding the parking in the rear' when the main business is showcasing vehicles to customers. Further, 'hiding' parking on a double fronting lot with this lot configuration is not considered feasible. Therefore, Staff can accept some inconsistency with the guidelines due to the inherent design constraints of a car dealership. The applicant has met other key site planning characteristics such as vehicular access location and adequate landscaping with associated buffering. Phase 2 located immediately to the south is planned to be subdivided and future development plans have been submitted to the City.

4.0 Proposal

4.1 Project Description

The applicant has indicated that the property will be used as a car dealership. The proposed dealership is for Audi. The building contains a showroom, reception, parts service, work area, wash / detail bay, office space, and a roof top patio. The second floor is primarily used for offices, a corporate board room and a staff lunch room with outdoor patio.

The design choices and materials are a typical modern car dealership with curtain wall glazing, aluminium panel system, and corrugated metal siding.

4.2 Site Context

The property is a vacant parcel that tapers out between Highway 97 and Finns Road. The property is in an area with primarily service commercial uses, with boat storage and business park nearby.

The property was impacted by the 6-laning of Highway 97, and a 15 m road dedication was required along the northerly property line for the road alignment.

Subject Property Map: 820 Finns Rd

4.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	**C10 ZONE REQUIREMENTS**	**PROPOSAL**
Development Regulations		
Height	12.0 m / 3 storeys	9.2 m / 2 storeys
Front Yard (Finns)	2.0 m	13.0 m
Side Yard (North)	0.0 m	16.7 m
Side Yard (South)	0.0 m	14.4 m
Rear Setback (Hwy 97)	4.5 m	15.9 m
Site coverage of buildings	60%	28%
FAR	0.65 Max	0.38
Parking Regulations		
Minimum Parking Requirements	54 stalls	111 stalls ❶
Ratio of Parking Stalls	Full size: 50% Min Medium Size: 40% Max Small Size: 10% Max	Full size: 50% Medium Size: 40% Small Size: 10%
Minimum Drive Aisle Width	90º - 7.0 m 60º - 5.5 m 45º - 3.6 m	90º - 7.0 m 60º - 5.5 m 45º - 3.6 m
Minimum Bicycle Parking	3 (Class 1) 9 (Class 2)	3 (Class 1) ❷ 10 (Class 2)
❶ 73 stalls dedicated to inventory or display parking. ❷ Class 1 bicycle stalls committed to installing in the parts service area.		

5.0 Current Development Policies

See Development Permit guidelines checklist attached to this report.

6.0 Technical Comments

None.

7.0 Application Chronology

Date of Application Received:	Sept 29, 2015
Date of Public Hearing:	May 17, 2016
Date of Extension Request:	May 31 , 2019
Date of Development Permit Application Received:	April 10, 2018
Date of Rezoning Conditions Complete:	Sept 12, 2019

Report prepared by:	Adam Cseke, Planner Specialist
Reviewed by:	Laura Bentley, Urban Planning & Development Policy Manager
Approved for Inclusion:	Terry Barton, Development Planning Department Manager

Attachments:

Attachment A: Draft Development Permit DP18-0097
Attachment B: Development Permit Guidelines Checklist

Development Permit
DP18-0097

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

820 Finns Road, Kelowna, BC

and legally known as

Lot 1, Section 34, Township 26, ODYD, Plan 18592 except plan Epp52045 & EPP64798

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

Commercial USE as per Zoning Bylaw

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

Date of Council Decision	_____
Decision By:	COUNCIL
Development Permit Area:	Comprehensive
Existing Zone:	c10 – Service Commercial
Future Land Use Designation:	SC – Service Commercial

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: McBeetle Holdings Ltd., Inc. No. A0090058

Applicant: Kim McKechnie

_____ _____

Terry Barton
Community Planning Department Manager
Planning & Development Services

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 <u>from the date of approval</u>, with no opportunity to extend.

3. PERFORMANCE SECURITY

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

a) An Irrevocable Letter of Credit in the amount of **$133,211.37 (estimate of $106,569.1 x 125%) or**

b) A certified cheque in the amount of **$133,211.37 (estimate of $106,569.1 x 125%)**

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

5. INDEMNIFICATION

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

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

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

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

Audi Kelowna

ARCHITECTURAL
BOURCET ENGINEERING

Structural Drawings' Table of Contents		
Label	Page Title	Description
A1.0	COVER PAGE	CONSULTANTS / TABLE of CONTENTS
A1.2	ASSEMBLY REFERENCE SHEET	
A2.1	SITE PLAN	ZONING BYLAW (Parking, Buffer, Setbacks & Building Location)
A2.2	CODE ANALYSIS	
A2.3	PARKING LAYOUT PLAN	
A3.1	MAIN FLOOR PLAN	
A3.2	SECOND FLOOR PLAN	
A3.3	ROOF PLAN	
A4.1	BUILDING ELEVATIONS	
A4.2	BUILDING SECTIONS SHEET #1	
A4.3	BUILDING SECTIONS SHEET #2	

STRUCTURAL
BOURCET ENGINEERING

CIVIL
THESE DRAWINGS TO BE PROVIDED BY CIVIL ENGINEER

MECHANICAL
THESE DRAWINGS TO BE PROVIDED BY MECHANICAL CONTRACTOR OF THE PLUMBING AND HVAC.

ELECTRICAL
THESE DRAWINGS TO BE PROVIDED BY ELECTRICAL CONTRACTOR.

LANDSCAPING
ECORA

Landscaping Drawings' Table of Contents		
Label	Page Title	Description
L01	SITE PLAN	LANDSCAPING FEATURES
L02	HYDROZONE PLAN	LOW / HIGH WATERING ZONES
L03	LANDSCAPING DETAILS	TREE, SHRUB & FENCE

SCHEDULE A & B

This forms part of application

DP18-0097

City of Kelowna
DEVELOPMENT PLANNING

Planner Initials AC

DRAWINGS TO BE PRINTED IN COLOUR AND ON 24x36 SHEET SIZE MIN. FOR PROPER REPRESENTATION

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ARCHITECTURE + DESIGN
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Vernon, B.C., V1T-6C9
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CONSULTANTS
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821 Fairweather Rd.
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Revision(s)

No.	Date	Description
A	2019/07/11	ISSUED FOR DEVELOPMENT PERMIT
B	2019/03/13	REVISED FOR DP

PROJECT
AUDI - KELOWNA

FOR: MIDKAM

820 Finns Road
Kelowna, B.C.

DRAWING
COVER PAGE

SEAL

FILE	18-317
DATE	July 19, 2019
SCALE	AS NOTED
DRFT.	D.A.H.
DESIGN	K.Fuller, Architect

SHEET NUMBER	REV
A1.0	B

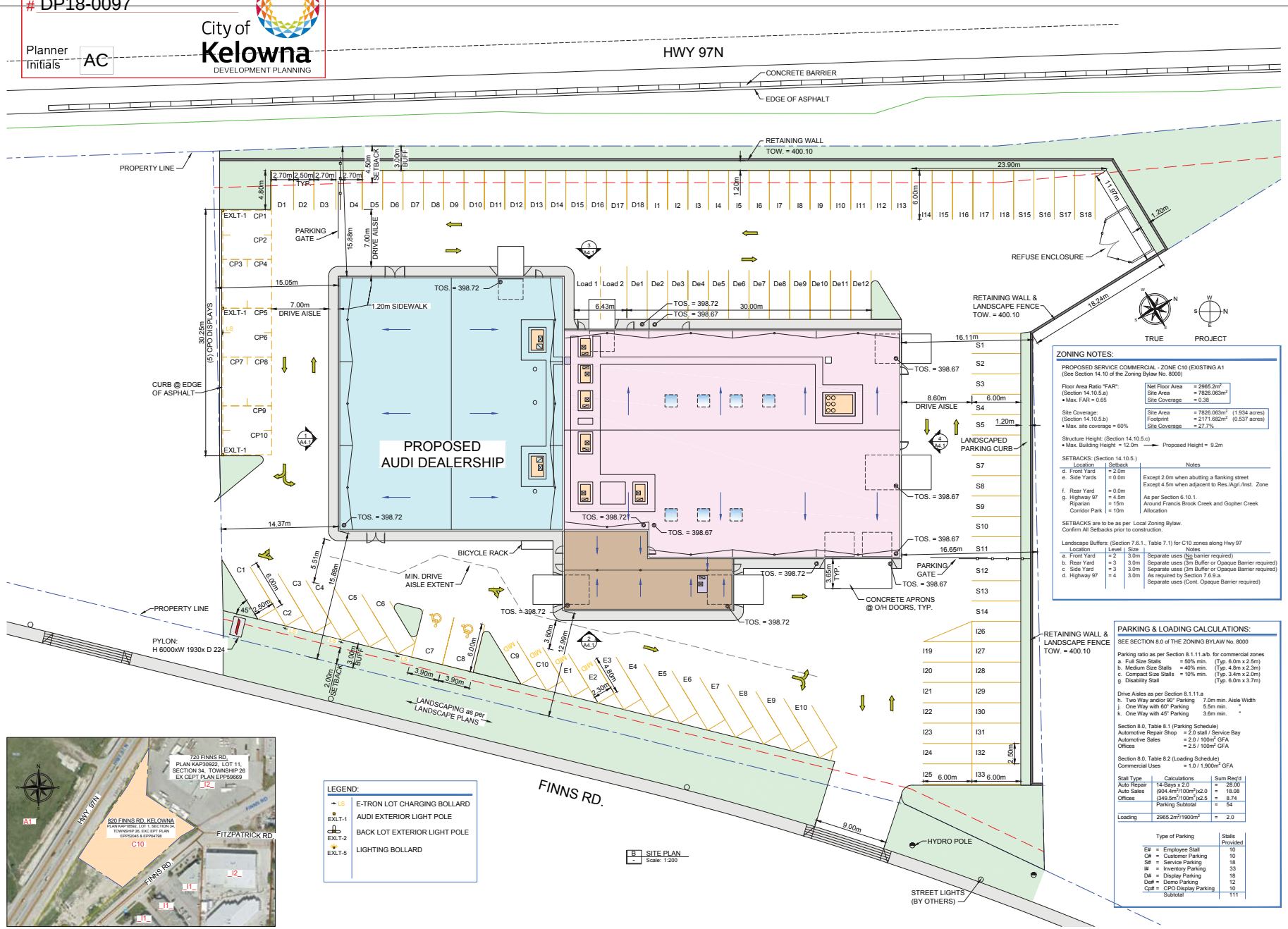
SCHEDULE A & B

This forms part of application

DP18-0097

Planner Initials AC

City of Kelowna
DEVELOPMENT PLANNING



A KEY PLAN
Scale: N.T.S.

B SITE PLAN
Scale: 1:200

LEGEND:

LS	E-TRON LOT CHARGING BOLLARD
EXLT-1	AUDI EXTERIOR LIGHT POLE
EXLT-2	BACK LOT EXTERIOR LIGHT POLE
EXLT-5	LIGHTING BOLLARD

ZONING NOTES:

PROPOSED SERVICE COMMERCIAL - ZONE C10 (EXISTING A1
(See Section 14.10 of the Zoning Bylaw No. 8000)

Floor Area Ratio "FAR":
(Section 14.10.5.a)
• Max. FAR = 0.65

Net Floor Area	= 2965.2m²
Site Area	= 7826.063m²
Site Coverage	= 0.38

Site Coverage:
(Section 14.10.5.b)
• Max. site coverage = 60%

Site Area	= 7826.063m²	(1.934 acres)
Footprint	= 2171.682m²	(0.537 acres)
Site Coverage	= 27.7%	

Structure Height: (Section 14.10.5.c)
• Max. Building Height = 12.0m → Proposed Height = 9.2m

SETBACKS: (Section 14.10.5.)

Location	Setback	Notes
d. Front Yard	= 2.0m	
e. Side Yards	= 0.0m	Except 2.0m when abutting a flanking street Except 4.5m when adjacent to Res./Agri./Inst. Zone
f. Rear Yard	= 0.0m	
g. Highway 97	= 4.5m	As per Section 6.10.1.
Riparian	= 15m	Around Francis Brook Creek and Gopher Creek
Corridor Park	= 10m	Allocation

SETBACKS are to be as per Local Zoning Bylaw.
Confirm All Setbacks prior to construction.

Landscape Buffers: (Section 7.6.1., Table 7.1) for C10 zones along Hwy 97

Location	Level	Size	Notes
a. Front Yard	= 2	3.0m	Separate uses (No barrier required)
b. Rear Yard	= 3	3.0m	Separate uses (3m Buffer or Opaque Barrier required)
c Side Yard	= 3	3.0m	Separate uses (3m Buffer or Opaque Barrier required)
d. Highway 97	= 4	3.0m	As required by Section 7.6.9.a
			Separate uses (Cont. Opaque Barrier required)

PARKING & LOADING CALCULATIONS:

SEE SECTION 8.0 of THE ZONING BYLAW No. 8000

Parking ratio as per Section 8.1.11.a/b. for commercial zones
a. Full Size Stalls = 50% min. (Typ. 6.0m x 2.5m)
b. Medium Size Stalls = 40% min. (Typ. 4.8m x 2.3m)
c. Compact Size Stalls = 10% min. (Typ. 3.4m x 2.0m)
g. Deability Stall (Typ. 6.0m x 3.7m)

Drive Aisles as per Section 8.1.11.a
h. Two Way and/or 90° Parking 7.0m min. Aisle Width
j. One Way with 60° Parking 5.5m min. "
k. One Way with 45° Parking 3.6m min. "

Section 8.0, Table 8.1 (Parking Schedule)
Automotive Repair Shop = 2.0 stall / Service Bay
Automotive Sales = 2.0 / 100m² GFA
Offices = 2.5 / 100m² GFA

Section 8.0, Table 8.2 (Loading Schedule)
Commercial Uses = 1.0 / 1,900m² GFA

Stall Type	Calculations		Sum Req'd
Auto Repair	14-Bays x 2.0	=	28.00
Auto Sales	(904.4m²/100m²)x2.0	=	18.08
Offices	(349.5m²/100m²)x2.5	=	8.74
	Parking Subtotal	=	54
Loading	2965.2m²/1900m²	=	2.0

Type of Parking		Stalls Provided
E#	= Employee Stall	10
C#	= Customer Parking	10
S#	= Service Parking	18
I#	= Inventory Parking	33
D#	= Display Parking	18
Dem	= Demo Parking	12
Cp#	= CPO Display Parking	10
	Subtotal	111

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Revision(s) No.	Date	Description
A	2019/03/11	REVISED FOR DEVELOPMENT PERMIT
B	2019/03/13	REVISED FOR DP

PROJECT
AUDI - KELOWNA

FOR: MIDKAM

820 Finns Road
Kelowna, B.C.

DRAWING
SITE PLAN
For CITY USE

SEAL

FILE 18-317
DATE July 19, 2019
SCALE AS NOTED
DRFT. D.A.H.
DESIGN K.Fuller, Architect

SHEET NUMBER A2.1
REV B

DRAWINGS TO BE PRINTED IN COLOUR AND ON 24x36 SHEET SIZE MIN. FOR PROPER REPRESENTATION

CODE REQUIREMENTS, Part I	Proposed:

Part 3 - Fire Protection, Occupant Safety and Accessibility

Section 3.1.8 Fire Separations and Closures
3.1.8.4. (Table) Fire-Protection Rating of Closures
- 45 min Fire-resistance Rating of Fire Separation requires 45 min minimum fire-Protection Rating of Closure
- 2 hour Fire-resistance Rating of Fire Separation requires 1.5 hour minimum fire-protection rating of Closures

3.1.8.5. Installation of Closures
1) Except where fire dampers, window assemblies and glass block are used as closures, closures of the same fire protection rating installed on opposite sides of the same opening are deemed to have a fire-protection rating equal to the sum of the fire-protection ratings of the closures. (See A-3.1 .8.1.(2) in Appendix A.)

3.1.8.6. Maximum Openings
2) The size of an opening in an interior fire separation required to be protected with a closure shall be not more than 22 m^2, with no dimension more than 6 m, provided the fire compartments on both sides of the fire separation are sprinklered.

Section 3.1.17 Occupant Load
3.1.17.1 Occupant Load determination
1) The occupant load of a floor area or part of a floor area shall be based on
   c) the number of persons for which the area is designed, but not less than that determined from Table 3.1.17.1 for occupancies other than those described in Clauses (a) and (b), Unless it can be shown that the area will be occupied by fewer persons.
2) If a floor area or part thereof has been designed for an occupant load other than that determined from Table 3.1.17.1, a permanent sign indicating the occupant load shall be posted in a conspicuous location.
3) For the purposes of this article, mezzanines, tiers and balconies shall be regarded as part of the floor area.

3.1.17.1. (Table) Occupant Load
- Business and Personal service uses, Offices = 9.30m^2 / person
- Mercantile Uses, First Storeys = 3.70m^2 / person
- Industrial Uses, Storage Garages = 46.0m^2 / person
- Service Bays = 2 occupants / bay

Proposed Occupant Load, as per Table 3.1.17.1

Floor Area	Area per person	Floor Area	Occupants
Business	9.30m^2	291.00	31.0
Mercantile	3.70m^2	506.00	137.0
Industrial	46.0m^2	242.00	5.0
Service Bays	0.5 Service Bay	12 Service Bays	24.0
Sub-Total			197.0

Maximum 197 persons

Section 3.2.1. Building Fire Safety, General
3.2.1.1 Exceptions in Determining Building Height
8) A service space in which facilities are included to permit a person to enter and to undertake maintenance and other operations pertaining to building services from within the service space need not be considered a storey if it conforms to Articles 3.2.5.14. and 3.3.1.24., and Sentences 3.2.4.19(10), 3.2.7.3.(2), 3.3.1.3(7), 3.4.2.4.(3) and 3.4.4.4(9). (See Appendix A.)

Section 3.2.2. Building Size and Construction Relative to Occupancy
3.2.2.5. Applicable Building Height and Area
1) In determining the fire safety requirements of a building in relation to each of the major occupancies contained therein, the building height and building area of the entire building shall be used.

3.2.2.13. Occupancy on Roof
1) A portion of a roof that supports an occupancy shall be constructed in conformance with the fire separation requirements of Articles 3.2.2.20. to 3.2.2.88. for floor assemblies, and not the FRR for roof assemblies.

3.2.2.75. Group F, Division 2, up to 4 Storeys, Sprinklered
1) A building classified as Group F, Division 2 is permitted to conform to Sentence (2) provided
   a) except as permitted by Sentences 3.2.2.7.(1) and 3.2.2.18.(2), the building is sprinklered throughout,
   b) it is not more than 4 storeys in building height, and — 2 Storey
   c) it has a building area not more than
      ii) 4 800 m^2 if 2 storeys in building height, — 2731.0m²
2) The building referred to in Sentence (1) is permitted to be of combustible construction or noncombustible construction used singly or in combination, and
   a) floor assemblies shall be fire separations with a fire-resistance rating not less than 45 min, — 45min FRR
   b) mezzanines shall have, if of combustible construction, a fire-resistance rating not less than 45 min, — 45min FRR
   c) load bearing walls, columns and arches supporting an assembly required to have a fire-resistance rating shall
      i) have a fire-resistance rating not less than 45 min, or — 45min FRR
      ii) be of noncombustible construction, and
   d) load bearing walls, columns and arches supporting a fire separation shall have a fire-resistance rating not less than that required for the fire separation. — 45min FRR

Section 3.2.3. Spatial Separation and exposure Protection
<(See Appendix A.)>
3.2.3.1. Limiting Distance and Area of Unprotected Openings
8) A limiting distance equal to half the actual distance shall be used as input for Tables 3.2.3.1B and 3.2.3.1.C, where
   a) the time from receipt of notification of a fire by the fire department until the arrival of the first fire department vehicle at the building exceeds 10min. in 10% or more of all fire department calls to the building, and
   b) any storey in the building is not sprinklered.

Limiting Distance, as per Table 3.2.3.1.E.

Side		Exposing Building Face	% Area, Allowed Opening	Construction Type
NORTH	16.3	$^{2}/_{2.0}$	100	1 hr. FRR Non-Combustible
	37.5	$^{2}/_{4}$	100	
	63.0	4.8/64	100	
SOUTH	14.5	188/272m^2	92	Combustible
WEST	15.4	7.2/114m^2	100	Combustible
	25.0	27.6/174m^2	100	
	19.0	19.5/294m^2	100	
EAST	14.8	$^{2}/_{5.0}m^2$	92	Non-Combustible
	22.0	$^{2}/_{8.0}m^2$	100	

Site is within 10min response time

3.2.3.2. Area of Exposing Building Face
1) Except as permitted by sentences (2) and (3), the area of an exposing building face shall be calculated as the total area of an exterior wall facing in one direction on any side of a building measured from finished ground level to the uppermost ceiling
2) If the Building is divided by fire separations in fire compartments, the area of the exposing face is permitted to be calculated for each fire compartment provided the separations have a fire-resistance rating not less than 45min.
3) In a building that is sprinklered throughout and contains interconnected floor space, the area of the exposing building face for the interconnected floor space is permitted to be determined by considering each storey as a separate fire compartment notwithstanding openings through the floor assemblies

Section 3.2.8. Mezzanines and Openings through Floor Assemblies
3.2.8.2. Exceptions to Special Protection
6) An interconnected floor space need not conform to the requirements of Articles 3.2.8.3. to 3.2.8.9. provided
   a) the interconnected floor space consists of the first storey and the storey next above or below it, but not both,
   b) the openings through the floor are used only for stairways, escalators or moving walks or the interconnected floor space is sprinklered throughout (see Appendix A),
   c) the interconnected floor space contains only Group A, Division 1, 2 or 3, Group D, Group E, or Group F, Division 2 or 3 major occupancies (see Appendix A), and
   d) the building area is not more than one half of the area permitted by Subsection 3.2.2.

CODE REQUIREMENTS, Part II	Proposed:

Section 3.3. Safety within Floors
3.3.1.3 Means of Egress
3) Means of egress shall be provided from every roof which is intended for occupancy, and from every podium, Terrace, platform or contained open space
4) At least two separate means of egress shall be provided from a roof, used or intended for an occupant load more than 60, to stairs designed in conformance with requirements regarding exits stairs stated in section 3.4. — Max. 60 Occupancy
5) A rooftop enclosure shall be provided with an access to an exit that lead to an exit
   a) at the roof level, or
   b) on the storey immediately below the roof.
6) A rooftop enclosure that is more than 200m^2 in area shall be provided with at least 2 means of egress — 114.6m^2
7) Two points of egress shall be provided for a service space referred to in Sentence 3.2.1.1.(8) if
   a) the area is more than 200m^2, or — 60.6m^2
   b) the travel distance measured from any point in the service space is more than 25m.

3.3.1.5 Egress Doorways
1) a minimum 2 egress doorways located so that one doorway could provide egress from a room as required by Article 3.3.1.3. if the other doorway becomes inaccessible to the occupants due to fire which originates in the room, shall be provided for every room
   c) in a floor area that is not sprinklered throughout, and
      i) the area of the room is more than value in table 3.3.1.5.A (200m^2) — 107.8m^2
      ii) the travel distance within the room to the nearest egress doorway is more than the value in table 3.3.1.5.A. (15m) — 15.8m

3.3.1.21. Janitors' Rooms
1) Except as permitted by Sentences (2) and (3), a room or space within a floor area for the storage of janitorial supplies shall be separated from the remainder of the building by a fire separation having a fire-resistance rating not less than 1 hr. — 1hr. FRR

3.3.5.5. Repair Garage Separation
1) A repair garage and any ancillary spaces serving it, including waiting rooms, reception rooms, tool and parts storage areas and supervisory office space, shall be separated from other occupancies by a fire separation having a fire-resistance rating not less than 2 hr. — 2hr. FRR

3.3.6.3. Indoor Storage of Compressed Gases
1) Where required by the British Columbia Fire Code, cylinders of Class 2.1 flammable gases stored indoors shall be located in a room
   a) that is separated from the remainder of the building by a gas-tight fire separation having a fire-resistance rating of at least 2 hr, — 2hr. FRR
   b) that is located on an exterior wall of the building,
   c) that can be entered from the exterior, and
   d) whose closures leading to the interior of the building are
      i) equipped with self-closing devices that keep the closures closed when not in use, and
      ii) constructed so as to prevent the migration of gases from the room into other parts of the building.
2) Where required by the British Columbia Fire Code, cylinders of Class 2.3 toxic or corrosive gases or Class 2.2 (5.1) oxidizing gases stored indoors shall be located in a room
   a) that is separated from the remainder of the building by a gas-tight fire separation having a fire-resistance rating of at least 1 hr. — 1hr. FRR
   b) that is located on an exterior wall of the building,
   c) that can be entered from the exterior, and
   d) whose closures leading to the interior of the building are
      i) equipped with self-closing devices that keep the closures closed when not in use, and
      ii) constructed so as to prevent the migration of gases from the room into other parts of the building.

3.3.6.4. Storage and Dispensing Rooms for Flammable Liquids and Combustible Liquids
1) Fire separations for rooms where flammable liquids and combustible liquids are stored are required to be constructed with a fire-resistance rating in conformance with Subsection 4.2.9. of Division B of the British Columbia Fire Code.
2) Where Class A or B liquids specified in Subsection 4.1.2. of Division B of the British Columbia Fire Code are dispensed within a storage room, the room shall be designed to prevent critical structural and mechanical damage from an internal explosion in conformance with good engineering practice such as that described in NFPA 68, "Explosion Protection by Deflagration Venting." (See Appendix A.)

3.3.6.5. Tire Storage
1) A tire storage area designed to contain more than 375 m^3 of rubber tires shall be separated from the remainder of the building by a fire separation having a fire-resistance rating of not less than 2 hr. (See Appendix A.) A-3.3.6.5. (1) Measurement of Tire Storage Volume The volume of tires in a storage area can be determined by measuring to the nearest 0.1 m the length, width and height of the piles or racks intended to contain the tires. In racks, the top shelf is assumed to be loaded to maximum possible height, while observing required clearances between structural elements and sprinklers.

Section 3.4.2. Number and Locations of Exits from Floor Areas
3.4.2.1 Minimum Number of Exits
1) Except as permitted by sentences (2) to (4), every floor area intended for occupancy shall be served by at least 2 exits.

Section 3.4.2.5 Location of Exits
1) Except as permitted by sentence (2) and 3.3.2.5.(6), if more than one exit is required from a floor area, the exits shall be located so that the travel distance to at least one exit shall not be more than
   c) 45m in a floor area that contains an occupancy other than high-hazard industrial occupancy, provided it is sprinklered throughout, — max. 40.2m
2) Except for high-hazard industrial occupancy, sentence (1) need not apply if exits are placed along the perimeter of the floor area and are not more than 60m apart, measured along the perimeter, provided each main aisle in the floor area leads directly to the exit.

Section 3.6. Service Facilities
3.6.2.1 Fire Separations around Service Rooms
1) Except as permitted by Sentences (2), (8), (9) and (10), fuel-fired appliances shall be installed in service rooms separated from the remainder of the building by fire separations having a fire-resistance rating not less than 1 hr. — 1hr. FRR
5) Equipment that uses a liquid having a flash point below 93.3°C shall be installed in a service room separated from the remainder of the building by a fire separation having a fire-resistance rating not less than 1 hr. — 1hr. FRR
6) Sentence (5) shall apply to a room that contains electrical equipment that is required to be located in a service room by the Electrical Safety Regulation.

CODE REQUIREMENTS, Part III

Section 3.7. Health Requirements
3.7.2.2 Water Closets
1) Except as permitted by sentence (4), water closets shall be provided for each sex assuming that the occupant load is equally divided between males and females, unless the proportion of each se expected in the building can be determined with reasonable accuracy. (See Appendix A)
2) If a single universal toilet room is provided in accordance with the requirements of Section 3.8., the total number of persons in the building used to determine the number of water closets to be provided, is permitted to be reduced by 10 before applying sentences (6, 7, 8,12, 13 or 14)
5) Urinals are permitted to be substituted for two thirds of the number of water closets required by this article for males, except that if only 2 water closets are required for males, one urinal is permitted to be substituted for one of the water closets
12) Except as permitted by Sentence (4), the number of water closets required for a business and personal services occupancy shall conform to Table 3.7.2.2.B
13) Except as permitted by Sentence (4) and (16), the number of water closets required for a mercantile occupancy shall be at least one / 300 males and one / 150 females.
14) Except as permitted by Sentence (4), the number of water closets required for an industrial occupancy shall conform to Table 3.7.2.2.C

Proposed Water Closets

Floor Area	Occupants	Formulae	# of Stalls
Business	11.0 (2-Universal Stalls)	31.0-20.0=11.0	1 Male
		1/Sex	1 Female
Mercantile	137.0 *see 3.7.2.2.13)	$^{137}/_{2}$ = 68.5	1 Male
		1/Sex	1 Female
Industrial	5.0	$^{5}/_{2}$ = 2.5	1 Male
		1/Sex	1 Female
Service Bays	24.0	$^{24}/_{2}$ = 12.0	2 Male
		1/Sex	2 Female
Sub-Total	197.0	5-(5+2) Urinals	1 Male
			5 Female

B.C. BUILDING CODE (2018) ANALYSIS

Governing Code Part - Part 3 All Article No.'s reference BCBC 2018

Major Occupancy Classification (Section 3.2.2.75):
Group F, Division 2, up to 4 Storeys, Sprinklered
- Repair garages
- Salesrooms
- Service stations
- Storage rooms

Construction Requirements:
Building Footprint - ±2,216.0m² < 4,800.0m^2
Facing No. of Streets - Facing 2 Streets
Building Height - 2 Storey < 4 Storey
Sprinklers - Required
Construction Type - Combustible and/or Non-Combustible
- Floor Assemblies = 45min. FRR with Fire Separation
- Mezzanine = 45min. FRR or non-combustible
- Load Bearing Walls Columns, arches = 45min. FRR or non-combustible
- Roof Assemblies = N/A, see 3.2.2.13

Exiting Requirements:
Number of Exits = 2 on upper floor
Travel Distance = 45m see 3.4.2.5.c)

Floor Areas by Use

Floor	Use	Floor Area
Main Floor	Sales Room	970.0m^2
	Drive Thru Service	129.0m^2
	Repair Garage	855.0m^2
	Parts Storage	50.0m^2
	Sub-Total =	2,004.0m^2
Second Floor	Sales Offices	364.0m^2
	Mechanical / Tire Storage	270.0m^2
	Staff Kitchen & Washrooms for Sales/Repair	93.0m^2
	Sub-Total =	727.0m^2
Total Floor Area (All Floors) =		2731.0m^2

SCHEDULE A & B

This forms part of application
DP18-0097

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FOR: MIDKAM

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BCBC 2018
CODE ANALYSIS

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DESIGN K.Fuller, Architect

SHEET NUMBER A2.2
REV B

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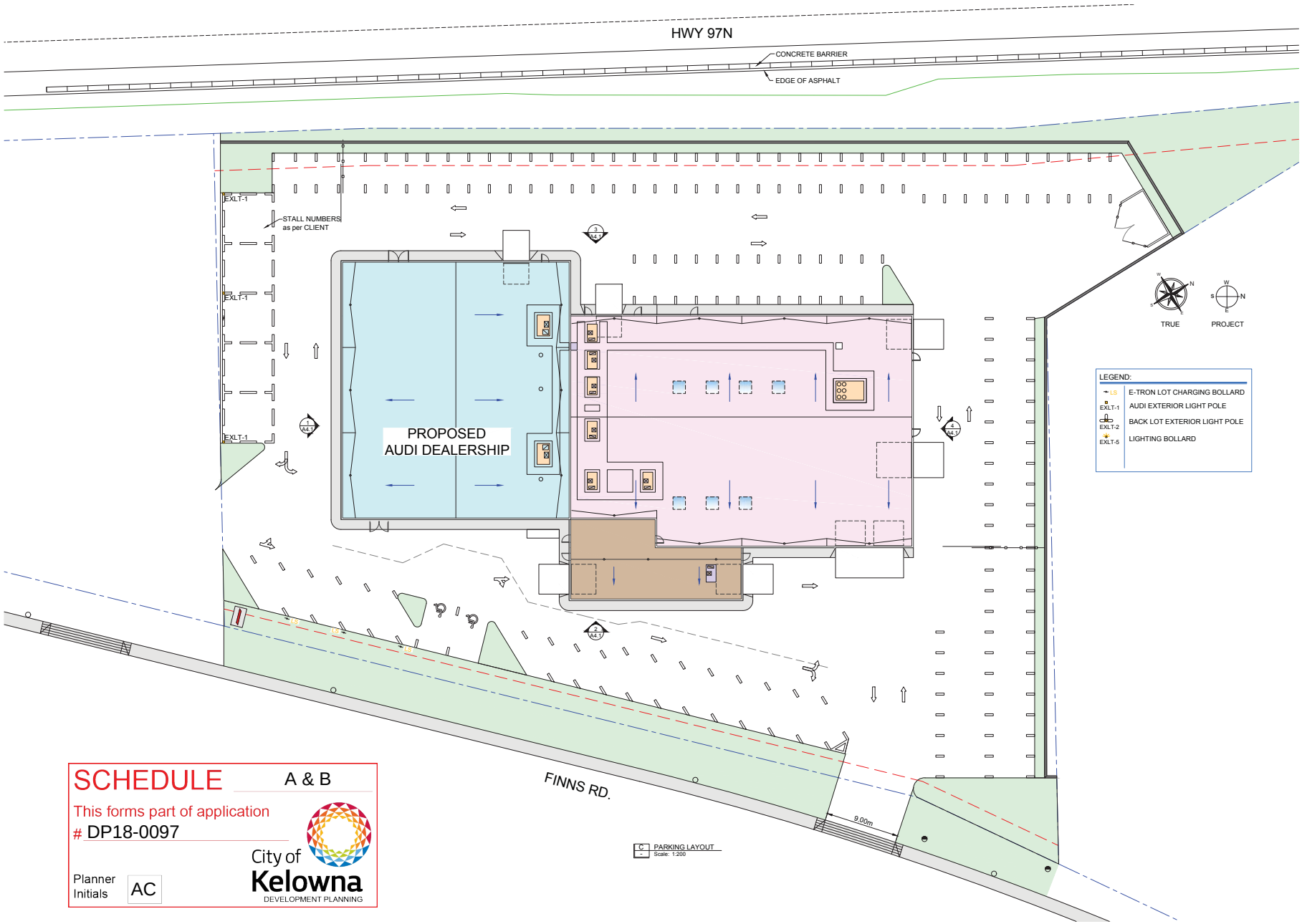

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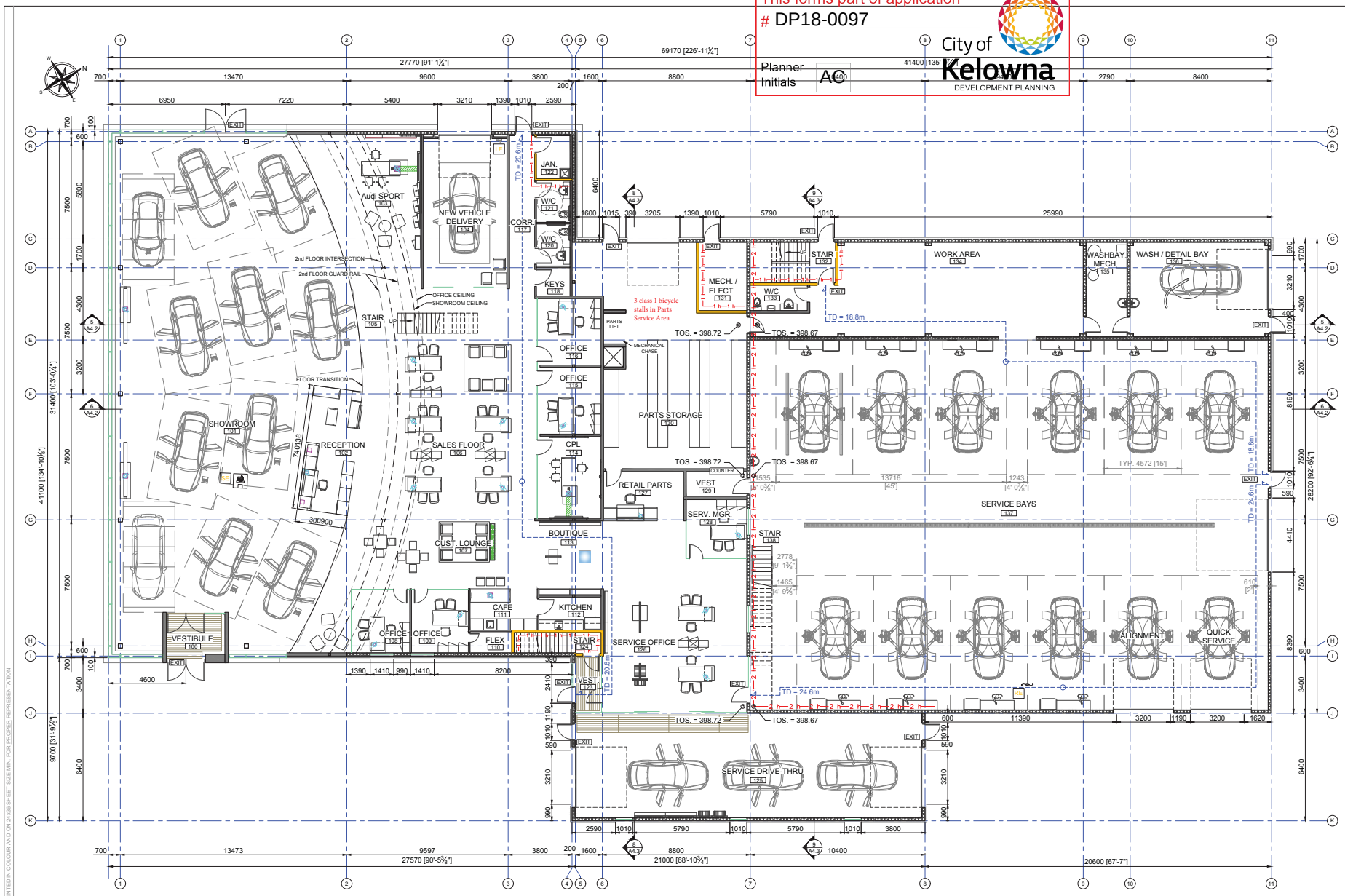

D MAIN FLOOR PLAN
Scale: 1:100

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DRAWING
MAIN FLOOR PLAN

SEAL

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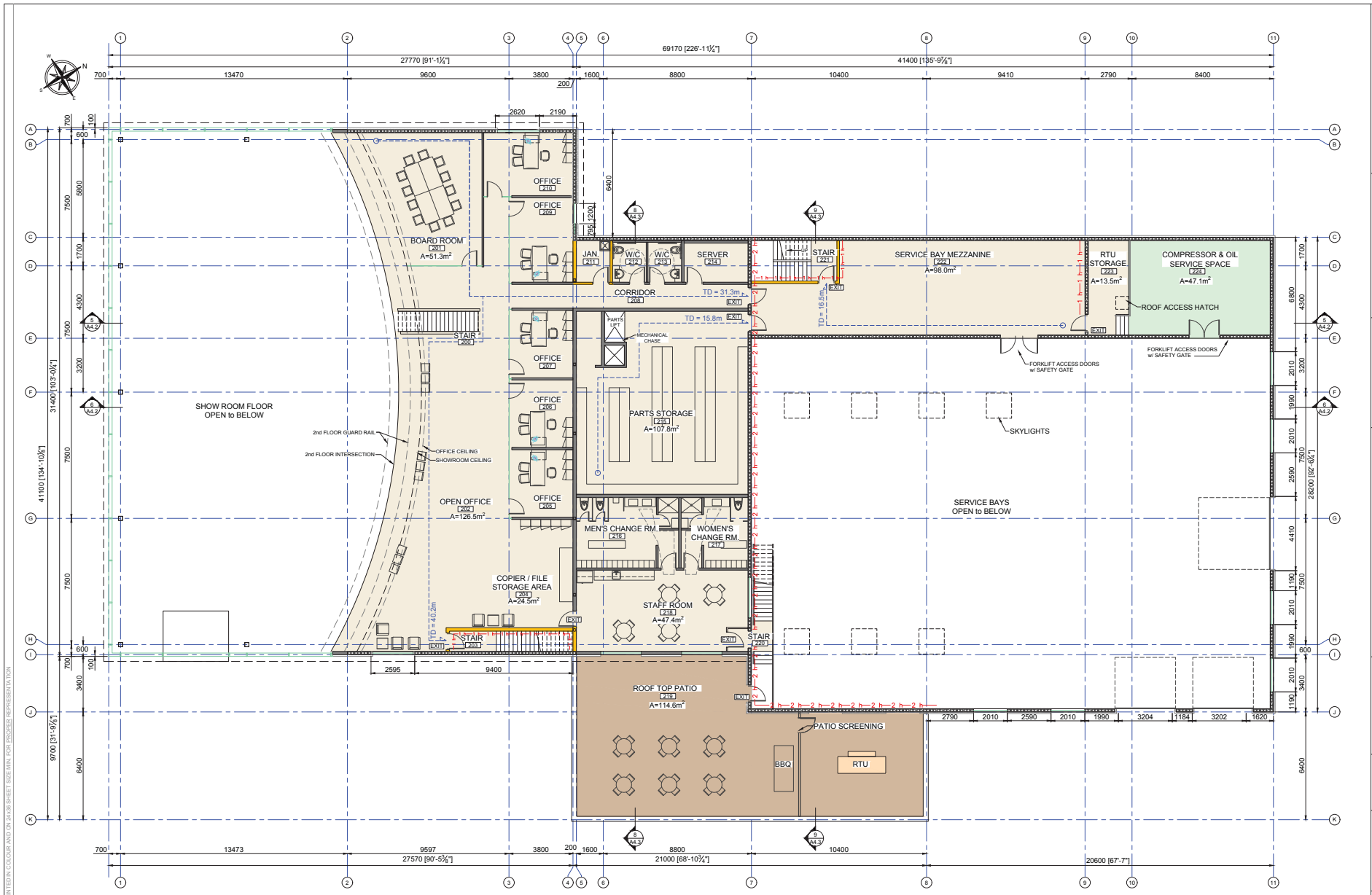

E 2nd FLOOR PLAN
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SECOND FLOOR PLAN

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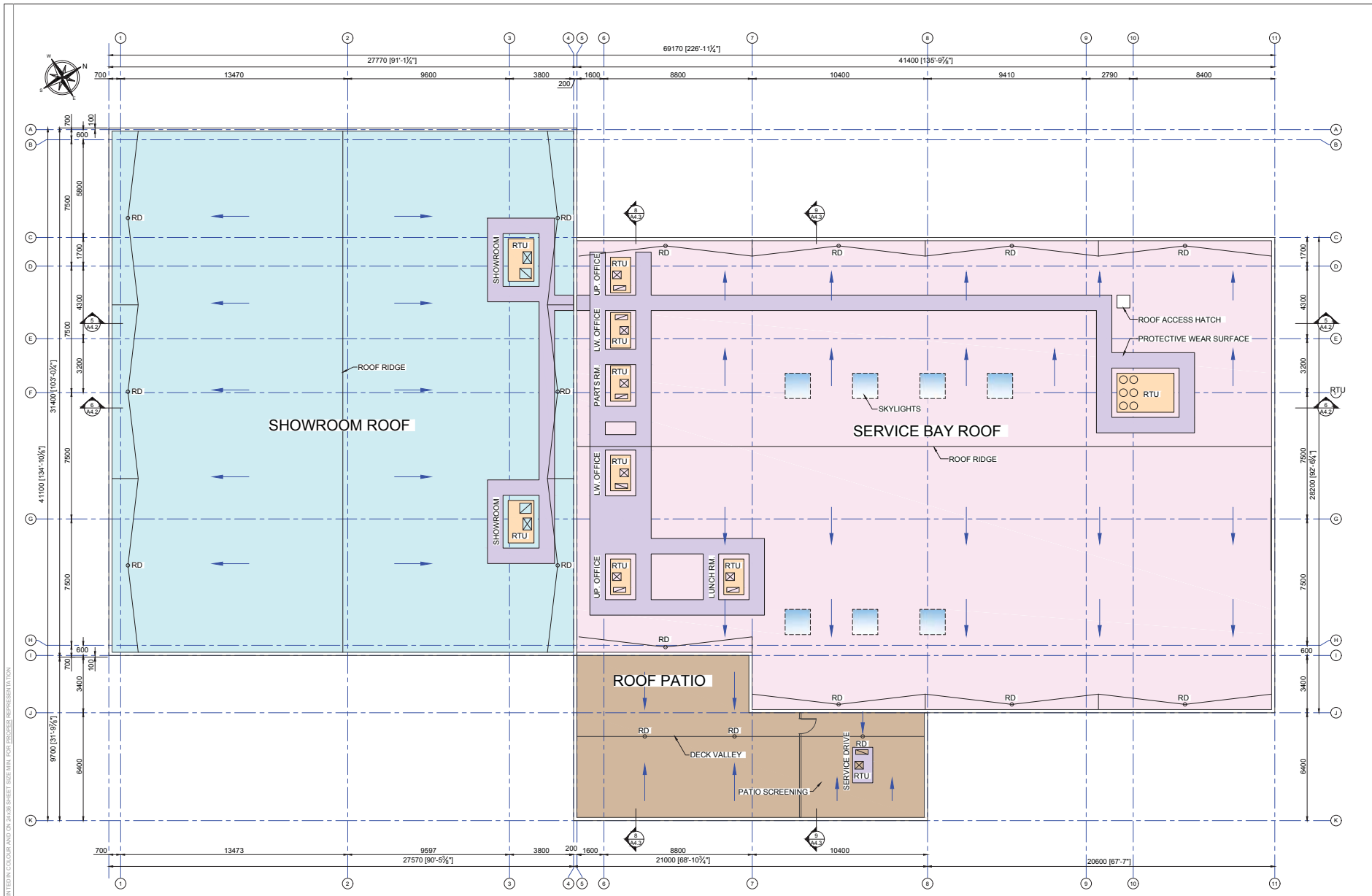

F ROOF PLAN
Scale: 1:100

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FOR: MIDKAM

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ROOF PLAN

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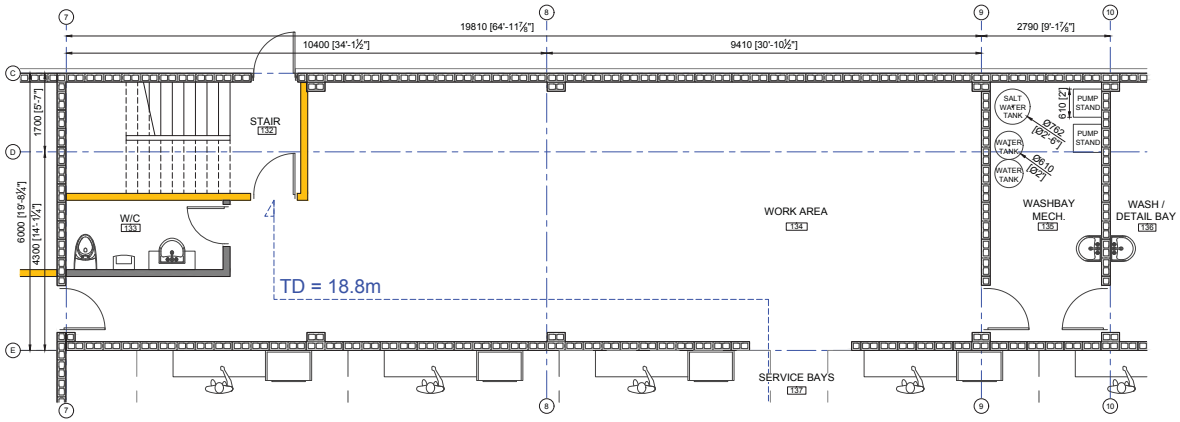

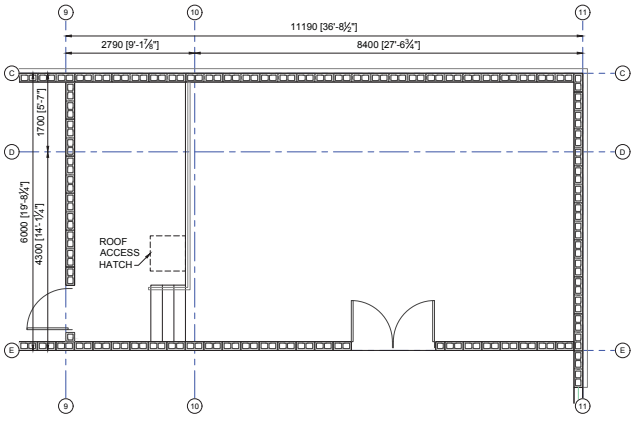

SCHEDULE A & B

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DP18-0097

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FOR: MIDKAM

820 Finns Road
Kelowna, B.C.

DRAWING
ROOM EQUIPMENT LAYOUTS

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DESIGN	K.Fuller, Architect

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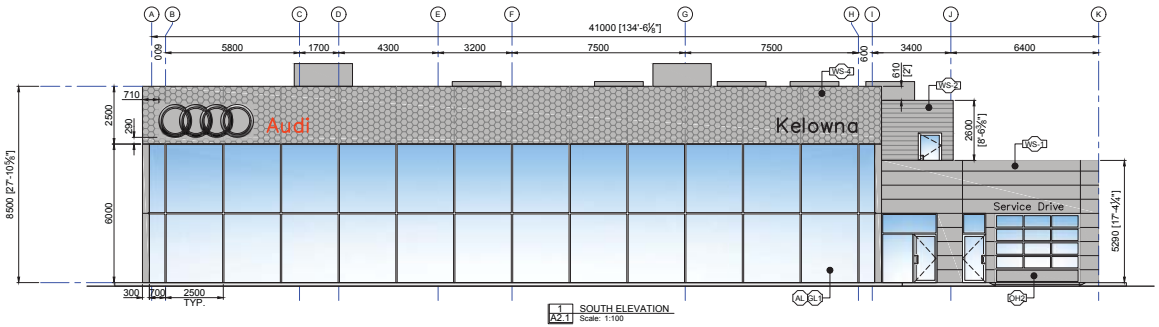

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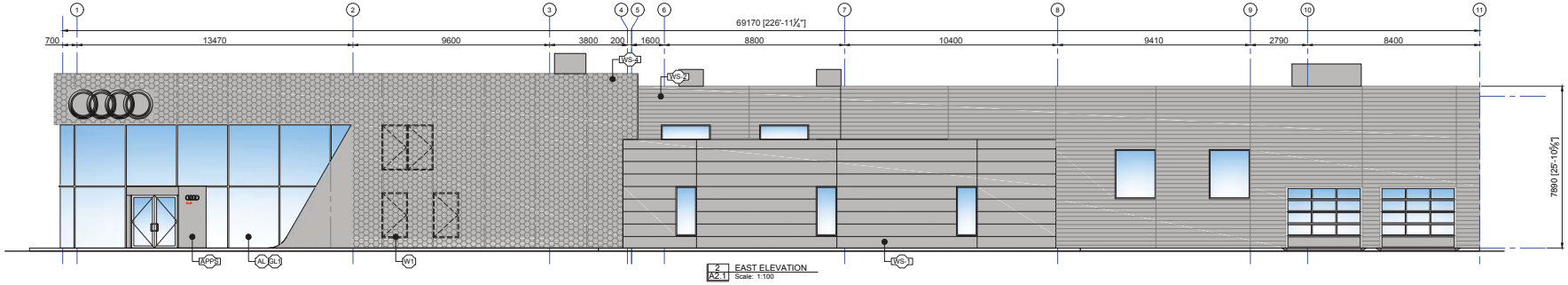

2 EAST ELEVATION
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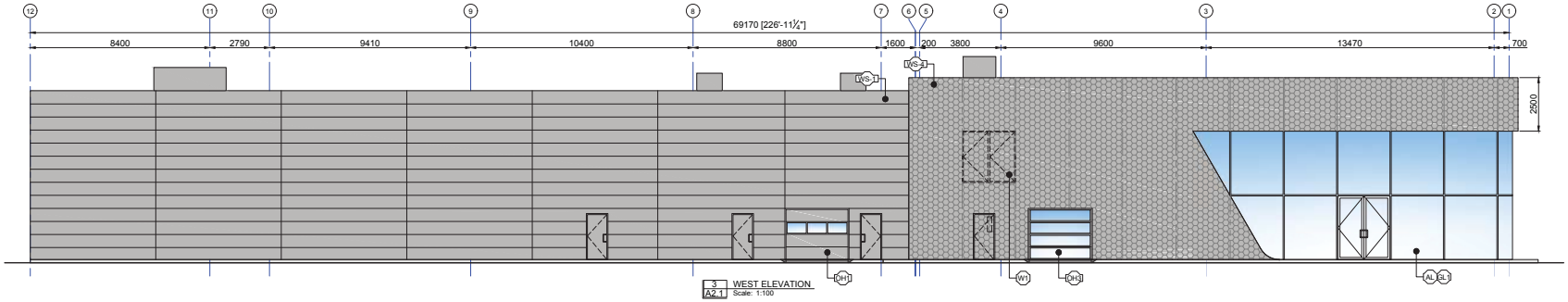

3 WEST ELEVATION
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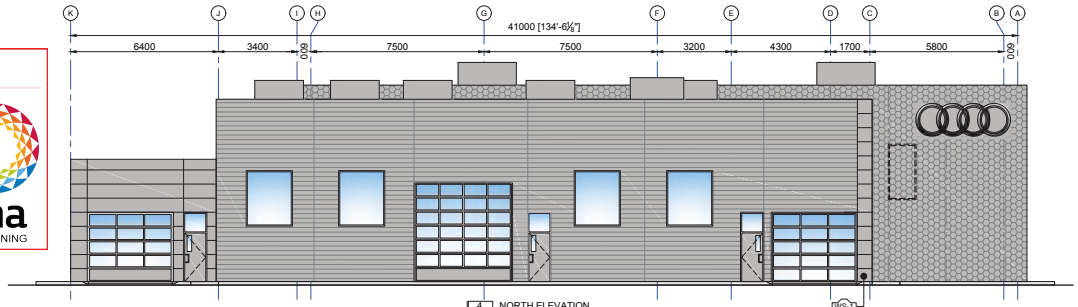

4 NORTH ELEVATION
A2.1 Scale: 1:100

EXTERIOR FINISH LEGEND:

(See Section 6.1.2 Exterior Finishes, from the DCD)

- AL SL1 — Showroom Aluminum Curtain Wall c/w Glazing (double glazed, tempered, low-E, no tinting)
- APPS — Showroom Entrance Vestibule Anodized plate aluminum system
- VS-1 — Service Reception Aluminum composite panel system
- VS-2 — Service Facade Corrugated metal siding
- VS-3 — Showroom Facade Audi honeycomb, perforated aluminum plate system
- ED2 — Showroom Entrance Tempered clear door (min. 2450mm Wide)
- OH1 — Parts Overhead Door "O/H"
- OH2 — Service Drive-thru Overhead Door
- OH3 — NVD Overhead Door
- W1 — Office Windows in Showroom Facade behind honeycomb cladding, Inward opening

SCHEDULE A & B

This forms part of application

DP18-0097

City of Kelowna
DEVELOPMENT PLANNING

Planner Initials AC

DRAWINGS TO BE PRINTED IN COLOUR AND ON 24x36 SHEET SIZE MIN. FOR PROGRESS REPRESENTATION

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Revision(s)		
No.	Date	Description
A	2018/07/11	ISSUED FOR DEVELOPMENT PERMIT
B	2018/03/13	REVISED FOR DP

PROJECT
AUDI - KELOWNA

FOR: MIDKAM

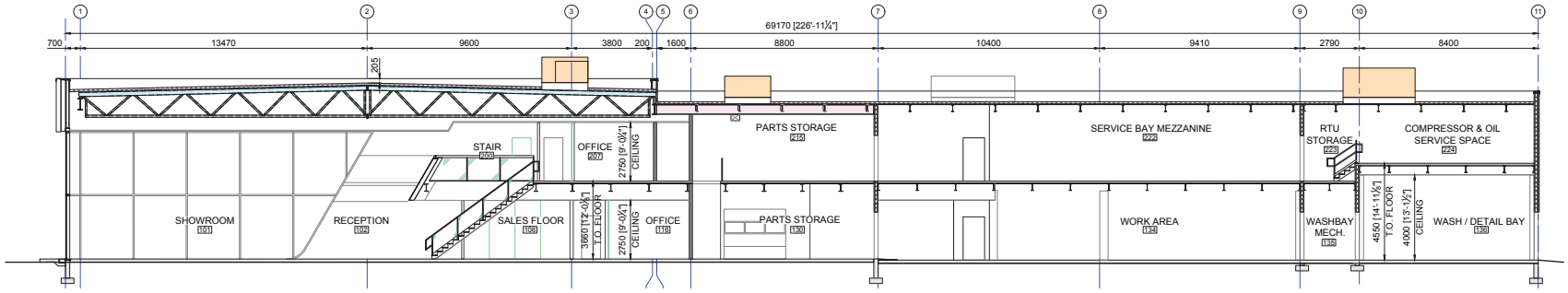
820 Finns Road
Kelowna, B.C.

DRAWING
BUILDING ELEVATIONS

SEAL

FILE	18-317
DATE	July 19, 2019
SCALE	AS NOTED
DRFT.	D.A.H.
DESIGN	K.Fuller, Architect

SHEET NUMBER	REV
A4.1	B



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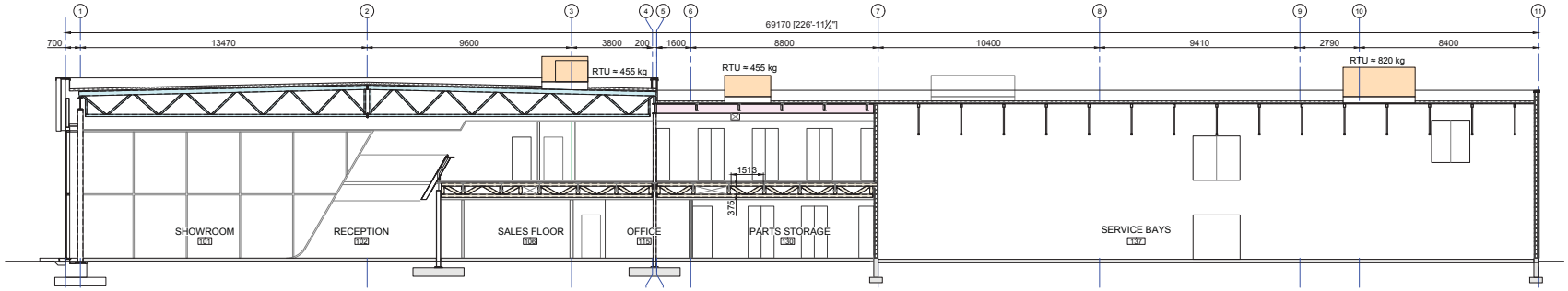

6 BUILDING SECTION
Scale: 1:100

SCHEDULE A & B

This forms part of application

DP18-0097

Planner Initials AC

City of Kelowna
DEVELOPMENT PLANNING

LAKEMONSTERSTUDIO
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Revision(s)		
No.	Date	Description
A	2018/09/21	ISSUED FOR DEVELOPMENT PERMIT
B	2019/03/13	REVISED FOR DP

PROJECT
AUDI - KELOWNA

FOR: MIDKAM

820 Finns Road
Kelowna, B.C.

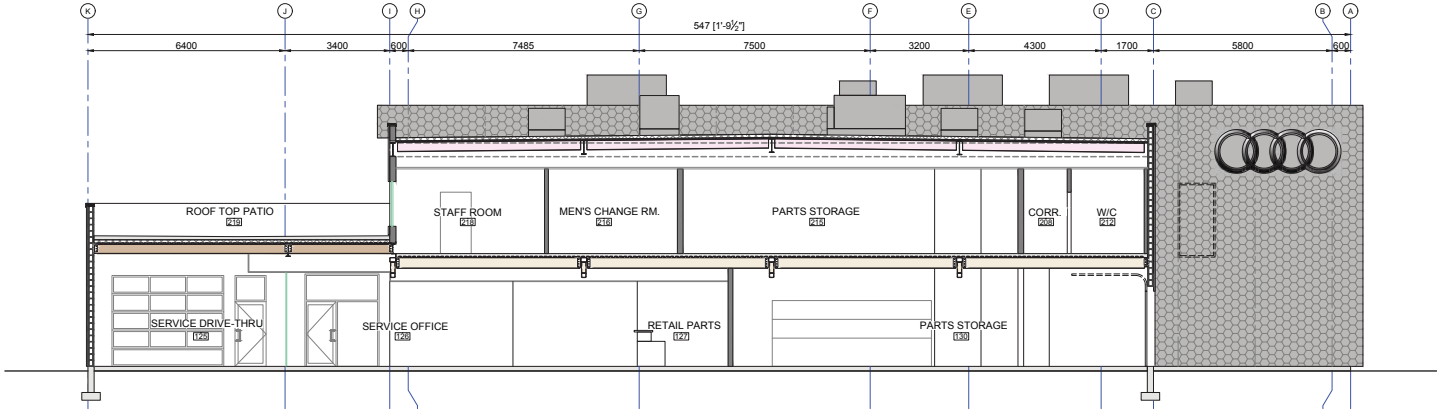
DRAWING
BUILDING SECTION
SHEET #1

SEAL

FILE	18-317
DATE	July 19, 2019
SCALE	AS NOTED
DRFT.	D.A.H.
DESIGN	K.Fuller, Architect

SHEET NUMBER	REV
A4.2	B

DRAWINGS TO BE PRINTED IN COLOUR AND ON 24x36 SHEET SIZE MIN. FOR PROPER REPRESENTATION



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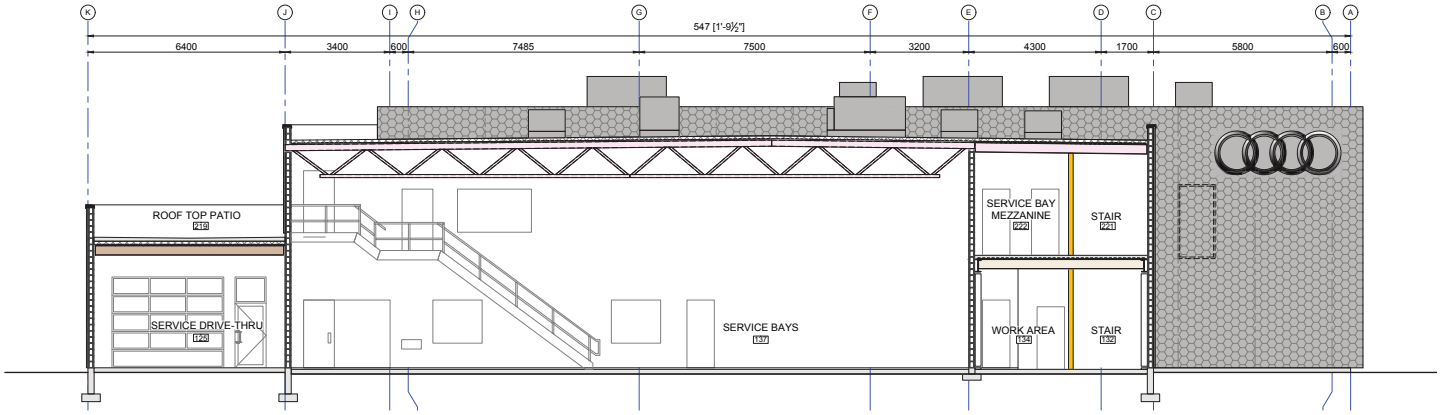

9 BUILDING SECTION
Scale: 1:75

SCHEDULE A & B

This forms part of application
DP18-0097

Planner Initials AC

City of Kelowna
DEVELOPMENT PLANNING

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Revision(s)		
No.	Date	Description
A	2019/01/11	ISSUED FOR DEVELOPMENT PERMIT
B	2019/03/13	REVISED FOR DP

PROJECT
AUDI - KELOWNA

FOR: MIDKAM

820 Finns Road
Kelowna, B.C.

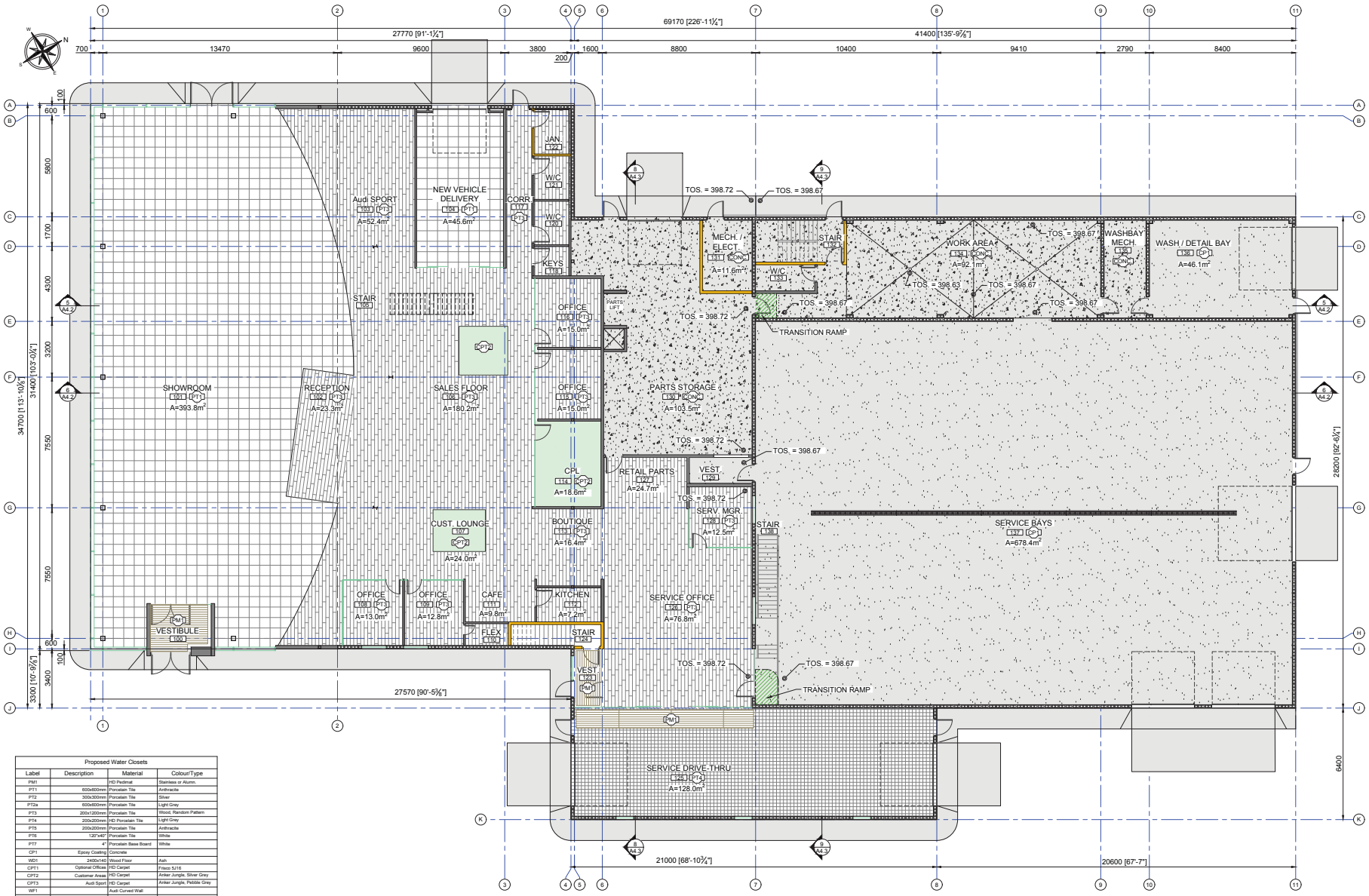
DRAWING
BUILDING SECTION
SHEET #2

SEAL

FILE	18-317
DATE	July 19, 2019
SCALE	AS NOTED
DRFT.	D.A.H.
DESIGN	K.Fuller, Architect

SHEET NUMBER	REV
A4.3	B

DRAWINGS TO BE PRINTED IN COLOUR AND ON 24x36 SHEET SIZE MIN. FOR PROPER REPRESENTATION



Proposed Water Closets			
Label	Description	Material	Colour/Type
PM1		HD Pedimat	Stainless or Alumn.
PT1	600x600mm	Porcelain Tile	Anthracite
PT2	300x300mm	Porcelain Tile	Silver
PT2a	600x600mm	Porcelain Tile	Light Grey
PT3	200x1200mm	Porcelain Tile	Wood, Random Pattern
PT4	200x200mm	HD Porcelain Tile	Light Grey
PT5	200x200mm	Porcelain Tile	Anthracite
PT6	120"x40"	Porcelain Tile	White
PT7	4"	Porcelain Base Board	White
CP1	Epoxy Coating	Concrete	
WD1	2400x140	Wood Floor	Ash
CPT1	Optional Office	HD Carpet	Fraco 5/16
CPT2	Customer Areas	HD Carpet	Anker Jungle, Silver Grey
CPT3	Audi Sport	HD Carpet	Anker Jungle, Pebble Grey
WF1		Audi Curved Wall	
CONC.	Tinted and Sealed	Concrete	
(See Section 6.1.4. Interior Finishes - Floor, from DCD)			

SCHEDULE A & B

This forms part of application

DP18-0097

Planner Initials AC

City of Kelowna
DEVELOPMENT PLANNING

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Revision(s)		
No.	Date	Description
A	2019/03/11	ISSUED FOR DEVELOPMENT PERMIT
B	2019/03/13	REVISED FOR DP

PROJECT
AUDI - KELOWNA

FOR: MIDKAM

820 Finns Road
Kelowna, B.C.

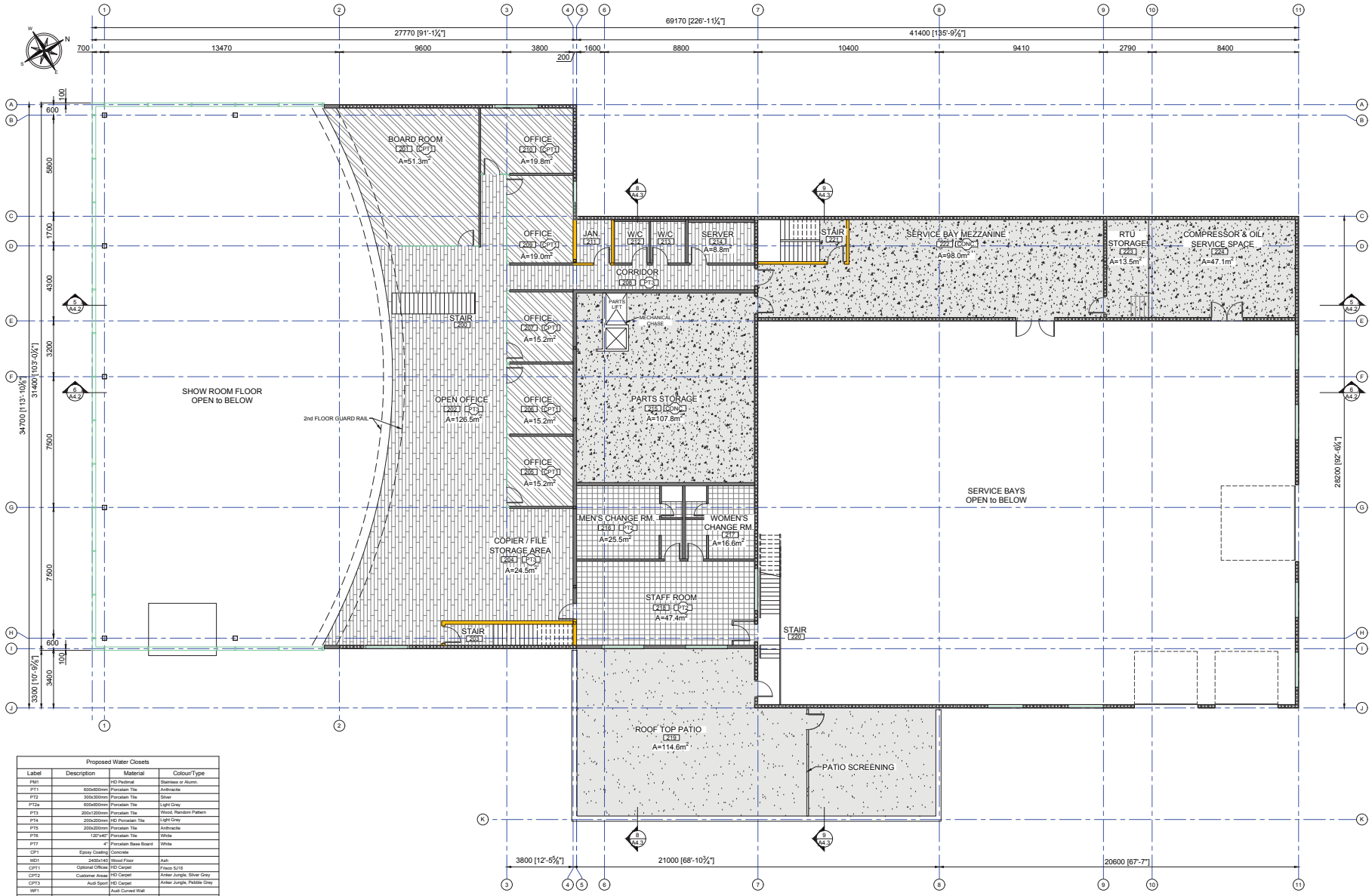
DRAWING
MAIN FLOOR FINISH PLAN

SEAL

FILE 18-317
DATE July 19, 2019
SCALE AS NOTED
DRFT. D.A.H.
DESIGN K.Fuller, Architect

SHEET NUMBER A5.1
REV B

DRAWINGS TO BE PRINTED IN COLOUR AND ON 24x36 SHEET, SIZE MIN. FOR PROPER REPRESENTATION



E 2nd FLOOR PLAN
Scale: 1:100

Proposed Water Closets			
Label	Description	Material	Colour/Type
FM1		HD Pedimat	Stainless or Alumn.
PT1	600x600mm	Porcelain Tile	Anthracite
PT2	300x300mm	Porcelain Tile	Silver
PT2a	600x600mm	Porcelain Tile	Light Grey
PT3	200x1200mm	Porcelain Tile	Wood, Random Pattern
PT4	200x200mm	HD Porcelain Tile	Light Grey
PT5	200x200mm	Porcelain Tile	Anthracite
PT6	120"x40"	Porcelain Tile	White
PT7	4"	Porcelain Base Board	White
CP1	Epoxy Coating	Concrete	
WD1	2400x140	Wood Floor	Ash
CPT1	Optional Office	HD Carpet	Frisco 5J16
CPT2	Customer Areas	HD Carpet	Anker Jungle, Silver Grey
CPT3	Audi Sport	HD Carpet	Anker Jungle, Pebble Grey
WP1		Audi Curved Wall	
CONC.	Tinted and Sealed	Concrete	
(See Section 6.1.4. Interior Finishes - Floor, from DCD)			

DRAWINGS TO BE PRINTED IN COLOUR AND ON 24x36 SHEET SIZE MIN. FOR PROPER REPRESENTATION

SCHEDULE A & B
This forms part of application
DP18-0097
Planner Initials AC
City of Kelowna
DEVELOPMENT PLANNING

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Revision(s)		
No.	Date	Description
A	2018/08/31	ISSUED FOR DEVELOPMENT PERMIT
B	2019/03/13	REVISED FOR DP

PROJECT
AUDI - KELOWNA

FOR: MIDKAM

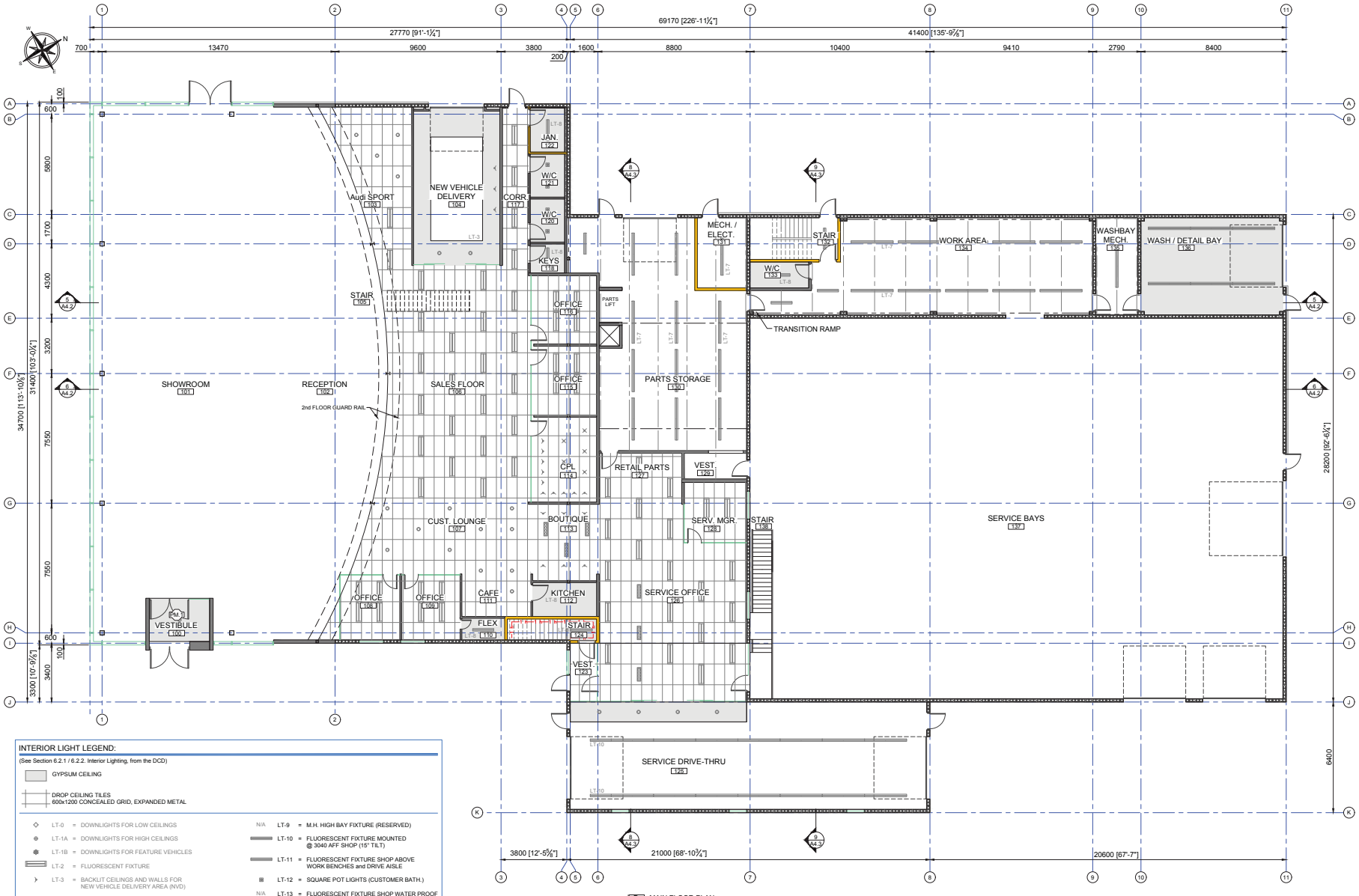
820 Finns Road
Kelowna, B.C.

DRAWING
SECOND FLOOR FINISH PLAN

SEAL

FILE 18-317
DATE July 19, 2019
SCALE AS NOTED
DRFT. D.A.H.
DESIGN K.Fuller, Architect

SHEET NUMBER A5.2
REV B



D MAIN FLOOR PLAN
Scale: 1:100

INTERIOR LIGHT LEGEND:

(See Section 6.2.1 / 6.2.2. Interior Lighting, from the DCD)

GYPSUM CEILING

DROP CEILING TILES
600x1200 CONCEALED GRID, EXPANDED METAL

- LT-0 = DOWNLIGHTS FOR LOW CEILINGS
- LT-1A = DOWNLIGHTS FOR HIGH CEILINGS
- LT-1B = DOWNLIGHTS FOR FEATURE VEHICLES
- LT-2 = FLUORESCENT FIXTURE
- LT-3 = BACKLIT CEILINGS AND WALLS FOR NEW VEHICLE DELIVERY AREA (NVD)
- LT-4 = DOWNLIGHTS FOR VESTIBULE
- LT-5 = INDIRECT LIGHTING (SET IN CURVED WALL)
- LT-6 = BOUTIQUE
- LT-7 = FLUORESCENT LIGHT, MESH STRIP
- LT-8 = FLUORESCENT LIGHT, SURFACE MOUNT
- N/A LT-9 = M.H. HIGH BAY FIXTURE (RESERVED)
- LT-10 = FLUORESCENT FIXTURE MOUNTED @ 3040 AFF SHOP (15° TILT)
- LT-11 = FLUORESCENT FIXTURE SHOP ABOVE WORK BENCHES and DRIVE AISLE
- LT-12 = SQUARE POT LIGHTS (CUSTOMER BATH.)
- N/A LT-13 = FLUORESCENT FIXTURE SHOP WATER PROOF
- LT-15 = POT LIGHT / FAN COMBO FOR WET LOCATION
- LT-16 = STANDARD RECESSED POT LIGHT
- N/A LT-17 = LED FIXTURE KITCHEN COUNTERS / BATH VAN.
- LT-18 = LED RECESSED DOWNLIGHTS
- LT-19 = LED WALL WASHER, 3000K

DRAWINGS TO BE PRINTED IN COLOUR AND ON 24x36 SHEET SIZE MIN. FOR PROPER REPRESENTATION

SCHEDULE A & B

This forms part of application
DP18-0097

Planner Initials AC

City of Kelowna
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Revision(s)		
No.	Date	Description
A	2018/03/13	ISSUED FOR DEVELOPMENT PERMIT
B	2018/03/13	REVISED FOR DP

PROJECT
AUDI - KELOWNA

FOR: MIDKAM

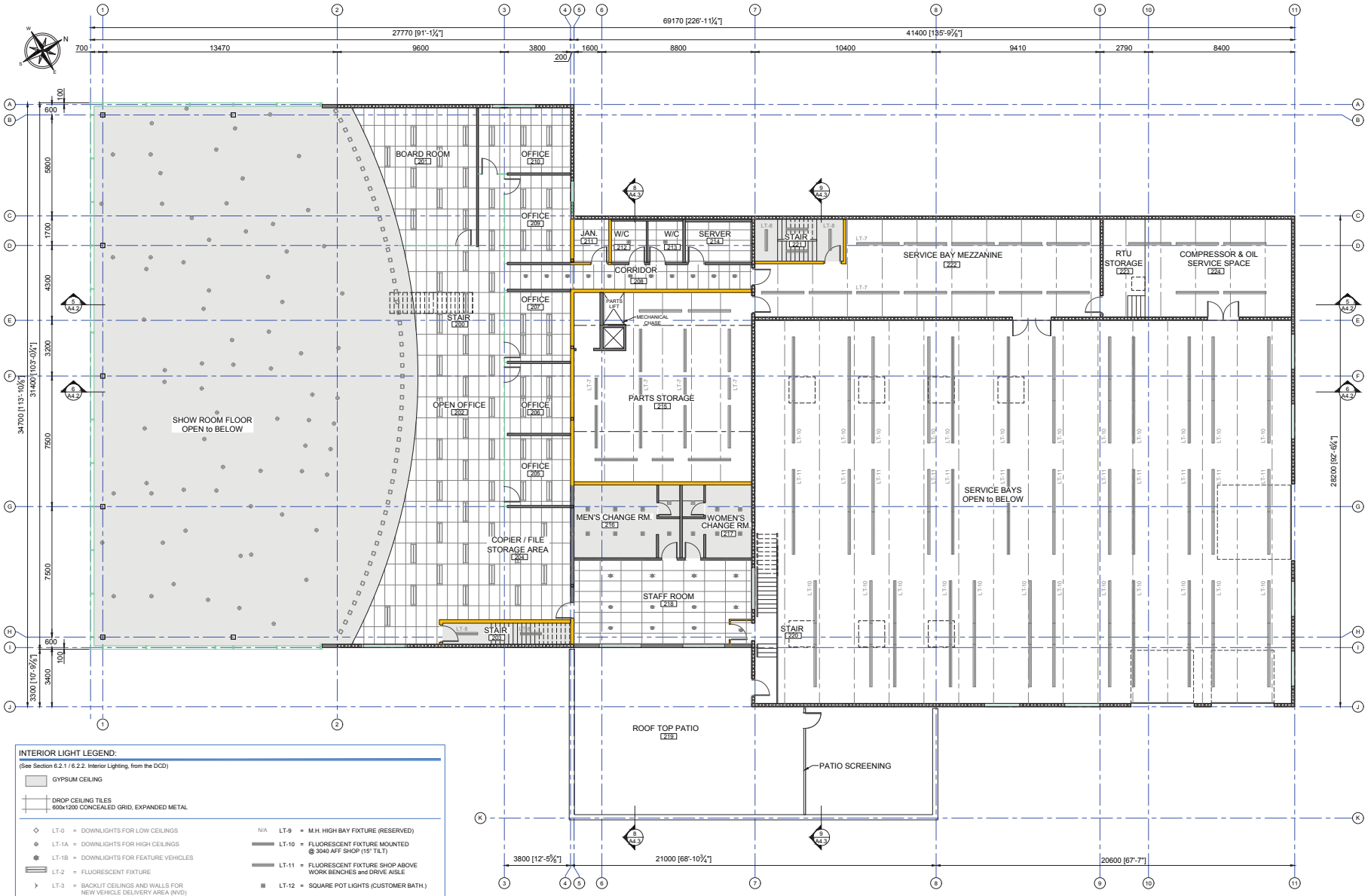
820 Finns Road
Kelowna, B.C.

DRAWING
MAIN FLOOR RCP

SEAL

FILE	18-317
DATE	July 19, 2019
SCALE	AS NOTED
DRFT.	D.A.H.
DESIGN	K.Fuller, Architect

SHEET NUMBER	REV
A6.1	B



E 2nd FLOOR PLAN
Scale: 1:100

INTERIOR LIGHT LEGEND:

(See Section 6.2.1 / 6.2.2. Interior Lighting, from the DCD)

GYPSUM CEILING

DROP CEILING TILES
600x1200 CONCEALED GRID, EXPANDED METAL

- LT-0 = DOWNLIGHTS FOR LOW CEILINGS
- LT-1A = DOWNLIGHTS FOR HIGH CEILINGS
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- LT-3 = BACKLIT CEILINGS AND WALLS FOR NEW VEHICLE DELIVERY AREA (NVD)
- LT-4 = DOWNLIGHTS FOR VESTIBULE
- LT-5 = INDIRECT LIGHTING (SET IN CURVED WALL)
- LT-6 = BOUTIQUE
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- LT-8 = FLUORESCENT LIGHT, SURFACE MOUNT
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- LT-12 = SQUARE POT LIGHTS (CUSTOMER BATH.)
- N/A LT-13 = FLUORESCENT FIXTURE SHOP WATER PROOF
- LT-15 = POT LIGHT / FAN COMBO FOR WET LOCATION
- LT-16 = STANDARD RECESSED POT LIGHT
- N/A LT-17 = LED FIXTURE KITCHEN COUNTERS / BATH VAN.
- LT-18 = LED RECESSED DOWNLIGHTS
- LT-19 = LED WALL WASHER, 3000K

DRAWINGS TO BE PRINTED IN COLOUR AND ON 24x36 SHEET SIZE MIN. FOR PROPER REPRESENTATION

SCHEDULE A & B

This forms part of application
DP18-0097

Planner Initials AC

City of Kelowna
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Revision(s)		
No.	Date	Description
A	2018/09/21	ISSUED FOR DEVELOPMENT PERMIT
B	2019/03/13	REVISED FOR DP

PROJECT
AUDI - KELOWNA

FOR: MIDKAM

820 Finns Road
Kelowna, B.C.

DRAWING
SECOND FLOOR RCP

SEAL

FILE	18-317
DATE	July 19, 2019
SCALE	AS NOTED
DRFT.	D.A.H.
DESIGN	K.Fuller, Architect

SHEET NUMBER	REV
A6.2	B

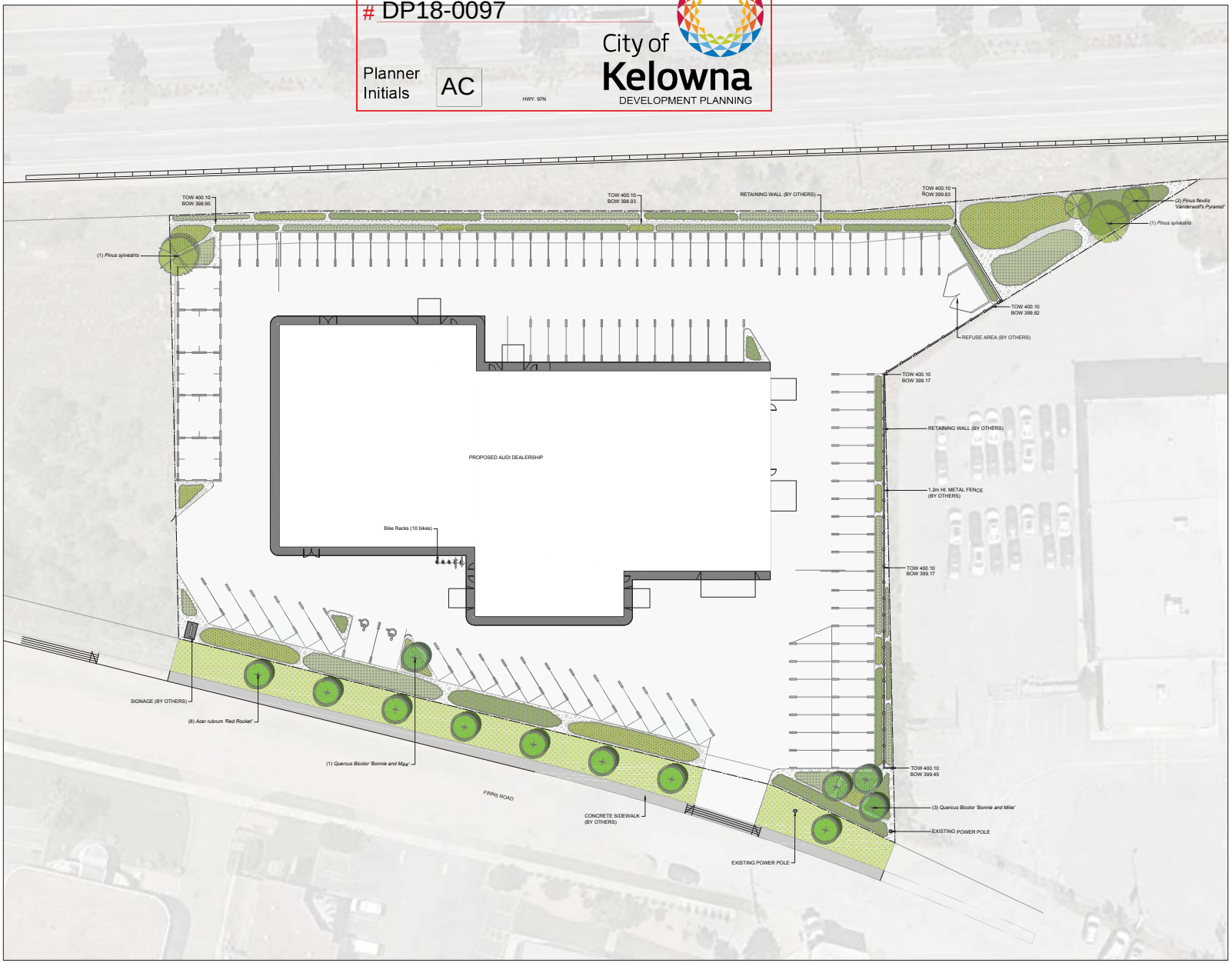
SCHEDULE C

This forms part of application

DP18-0097

Planner Initials AC

City of Kelowna
DEVELOPMENT PLANNING



LEGEND:

- DECIDUOUS TREES
- CONIFER TREES
- PROPERTY LINE
- METAL FENCE
- GRAVEL MULCH
- SOD
- ORNAMENTAL GRASSES / PERENNIALS PLANTING BED w/ GRAVEL MULCH
- ORNAMENTAL GRASSES / PERENNIALS PLANTING BED w/ GRAVEL MULCH
- ORNAMENTAL GRASSES / PERENNIALS PLANTING BED w/ GRAVEL MULCH
- CONCRETE PAVING
- CONCRETE SIDEWALK
- BIKE RACK
- TOW 400.00 TOP OF WALL ELEVATION
- BOW 400.00 BOTTOM OF WALL ELEVATION

GENERAL NOTES:

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.

PLANT LIST

QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	Mature Plant Size (Ht.xWd.)
	Trees Conifer				
2	*Pinus flexilis 'Vanderwolf's Pyramid'*	Vanderwolf's Pyramid Pine	2.5m Ht.	B&B	7.0m x 4.0m
2	*Pinus sylvestris*	Scotch Pine	2.5m Ht.	B&B	10.0m x 6.0m
	Trees Deciduous				
8	*Acer rubrum 'Red Rocket'*	Red Rocket Maple	6cm Cal.	B&B	12.0m x 4.0m
4	*Quercus bicolor 'Bonnie and Mike'*	Beacon oak	6cm Cal.	B&B	12.0m x 4.0m
	Grasses				
80	*Calamagrostis x acutiflora 'Karl Foerster'*	Karl Foerster Reed Grass	#01	Potted	1.5m x 0.9m
70	*Deschampsia cespitosa 'Goldtau'*	Tufted Hair Grass	#01	Potted	0.9m x 0.75m
80	*Pennisetum alopecuroides*	Fountain Grass	#01	Potted	0.9m x 0.9m
	Perennials				
70	*Echinacea purpurea 'Magnus'*	Magnus Coneflower	#01	Potted	0.9m x 0.65m
70	*Eupatorium dubium 'Baby Joe'*	Dwarf Joe Pye Weed	#01	Potted	0.9m x 0.75m
80	*Nepeta x faassenii 'Walker's Low'*	Walker's Low Catmint	#01	Potted	0.9m x 0.9m
80	*Perovskia atriplicifolia*	Russian Sage	#01	Potted	1.25m x 1.0m
70	*Rudbeckia fulgida 'Goldsturm'*	Goldsturm Coneflower	#01	Potted	0.75m x 0.65m

REPRESENTATIVE IMAGES:

NO.	DATE (MM/DD/YY)	REVISION
1	04/02/19	RE-ISSUED FOR DEVELOPING PERMIT
0	03/08/19	ISSUED FOR DEVELOPING PERMIT

PROJECT:
AUDI KELOWNA

CLIENT:
McBEETLE HOLDINGS Ltd.

SEAL

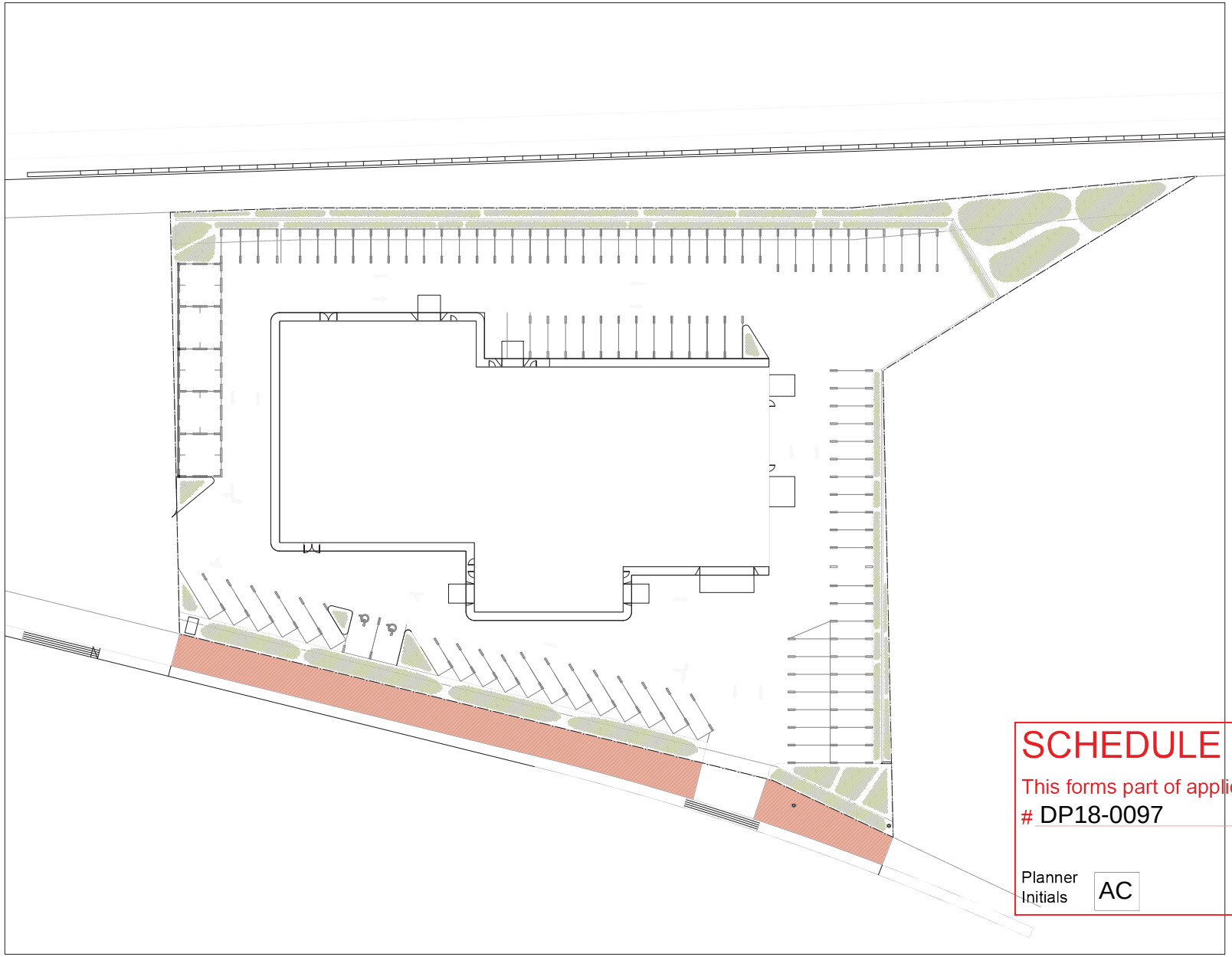
ecora
579 LAWRENCE AVE. KELOWNA, B.C. V1Y 6LB
PHONE: 250-469-9757 WWW.ECORA.CA

DESIGN: BD
DRAWN: GM
CHECKED: BD
DATE: 02/15/2019
SCALE: 1:250

SITE PLAN

L01

Project No. LK-19-059



HYDROZONE LEGEND:

LOW WATER REQUIREMENTS GRASSES / PERENNIALS

HIGH WATER REQUIREMENTS SOD AREA

SCHEDULE C

This forms part of application

DP18-0097

Planner Initials AC

City of Kelowna
DEVELOPMENT PLANNING

NO.	DATE (MM/DD/YY)	REVISION
1	04/02/19	RE-ISSUED FOR DEVELOPING PERMIT
0	03/08/19	ISSUED FOR DEVELOPING PERMIT

PROJECT:
AUDI KELOWNA

CLIENT:
McBEETLE HOLDINGS Ltd.

SEAL

ecora
579 LAWRENCE AVE. KELOWNA, B.C. V1Y 6LB
PHONE: 250-469-9757 WWW.ECORA.CA

DESIGN: BD
DRAWN: GM
CHECKED: BD
DATE: 02/15/2019
SCALE: 1:250

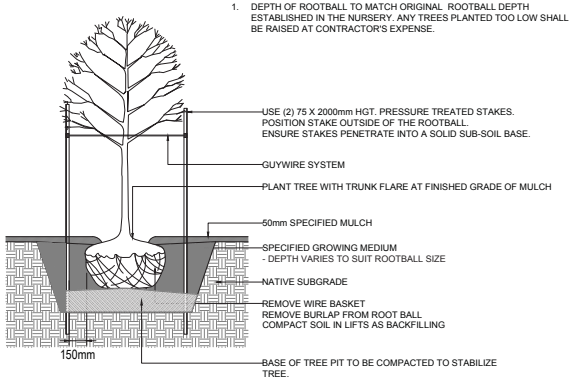
HYDROZONE PLAN

L02

Project No. LK-19-059

NOTES:

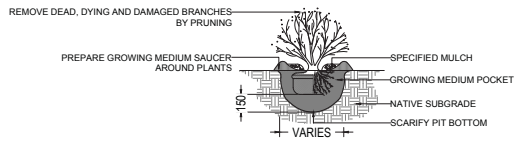
1. DEPTH OF ROOTBALL TO MATCH ORIGINAL ROOTBALL DEPTH ESTABLISHED IN THE NURSERY. ANY TREES PLANTED TOO LOW SHALL BE RAISED AT CONTRACTOR'S EXPENSE.



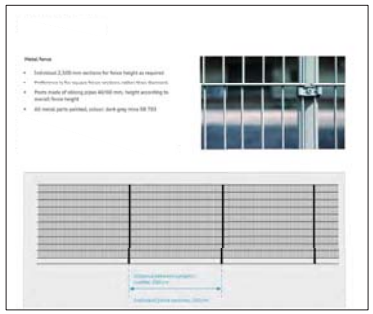
1 L01 TREE PLANTING 1:25

NOTES:

1. REMOVE CONTAINER ROOT SYSTEM WITHOUT DISTURBING THE ROOT SYSTEM OF THE PLANT
2. CONTRACTOR TO ALLOW FOR SETTLEMENT WHEN PLANTING



2 L01 SHRUB PLANTING 1:25



3 L01 METAL FENCE N.T.S.

4 L01 BIKE RACK N.T.S.

SCHEDULE C

This forms part of application

DP18-0097

Planner Initials AC

City of Kelowna
DEVELOPMENT PLANNING

NO.	DATE (MM/DD/YY)	REVISION
1	04/02/19	RE-ISSUED FOR DEVELOPING PERMIT
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PROJECT: AUDI KELOWNA

CLIENT: McBEETLE HOLDINGS Ltd.

SEAL

ecora

579 LAWRENCE AVE. KELOWNA, B.C. V1Y 6LB
PHONE: 250-469-9757 WWW.ECORA.CA

DESIGN: BD
DRAWN: GM
CHECKED: BD
DATE: 02/15/2019
AS SHOWN

DETAILS

L03

Project No. LK-19-059

City of Kelowna

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

IRRIGATION APPLICATION

SCHEDULE C
This forms part of application
DP18-0097
Planner Initials AC

City of Kelowna
DEVELOPMENT PLANNING

LANDSCAPE WATER CONSERVATION TABLE

Applicant: Culos Development | 106-1449 St Paul Street, Kelowna

Step 1: Measure Total Landscape Area (LA)

Area of site that will absorb water: 1590 sq.m.

Note: INCLUDE BOULEVARD, and proposed lawn, plants, mulch, PERVIOUS decks or paving. Do not include building areas, driveways, patios, decks or walks unless pervious.

Step 2: Divide Into Landscape Treatments*		Plant Factor	Irrig Efficiency	Hydrozone Area	% of Total LA	Estimated Water
Note: each of the areas below are a 'HYDROZONE'		(PF)	(IE)	(HA)		(WU)
Unwatered Pervious Areas (not impervious paving)						
Mulch (Stone, bark or sand)		N/A	N/A		0%	N/A
Pervious deck (Spaced wood deck)		N/A	N/A		0%	N/A
Pervious paving (AquaPave, Rima Pave)		N/A	N/A		0%	N/A
Naturalized meadow (wildflowers)		N/A	N/A		0%	N/A
Naturalized area (Existing natural area)		N/A	N/A		0%	N/A
Other:		N/A	N/A		0%	N/A
Swimming or ornamental pool		1	1		0%	0
Watered Planting Beds (shrubs or groundcover)						
Planting Type	*Irrig Efficiency*					
Low water use plants	High (Drip or Bubbler)	0.3	0.9	1129	71%	376
Low water use plants	Low (Spray orRotor)	0.3	0.7		0%	0
Moderate water use plants	High (Drip or Bubbler)	0.5	0.9		0%	0
Moderate water use plants	Low (Spray orRotor)	0.5	0.7		0%	0
High water use plants	High (Drip or Bubbler)	0.7	0.9		0%	0
High water use plants	Low (Spray orRotor)	0.7	0.7		0%	0
Watered Mown Lawn Areas	Low	1	0.7	461	29%	659
Special Landscape Areas (SLA)						
Vegetable Garden	High (Drip or Bubbler)	1	0.9		0%	0
Vegetable Garden	Low (Spray orRotor)	1	0.7		0%	0
Sports Lawn	Low (Spray orRotor)	1	0.7		0%	0
Rainwater or Recycled Water Use		0.3	1		0%	0
Totals				1590	100%	1035
Special Landscape Area (SLA) Sub total				0		

*If proposed design conditions are not shown on the form please contact the City at 250 469-8502

City of Kelowna

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

IRRIGATION APPLICATION

CALCULATE & COMPARE WATER BUDGET TO ESTIMATED WATER USE

Note: For Evapotranspiration (ETo) in Kelowna use 1000m	Amount	Units
Total Landscape Area	1590	sq.m.
Landscape Maximum Water Budget (WB)	1590	cu.m./yr.
Estimated Landscape Water Use (WU)	1035	cu.m./yr.
Under (-OVER) Budget (Must be under Water Budget WB)	555 **OK**	cu.m./yr.

I have identified and confirmed, by completing the attached 'Landscape Water Conservation Checklist' above, that the project will conform to current landscape and irrigation water conservation practices listed in the checklist. I also acknowledge that the landscape treatments of the project will conform to the Hydrozone areas identified by me in the 'Landscape Water Conservation Calculation Table' above.

Signature of Applicant

Date:

FOR CITY OF KELOWNA OFFICE USE ONLY

The Irrigation Application and calculations above satisfy the requirements of the Water Regulation Bylaw 10480 Section 4.4.2 and 4.4.3.and is hereby APPROVED with the signature of the Water Manager or designate.

Signature of Kelowna Water Smart designate
For Water Manager

Date:

Print Name

SCHEDULE C
This forms part of application
DP18-0097
City of Kelowna
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NOTE: Post Signed and approved application at Smart Controller for future reference

Technical Stuff

Irrigation Efficiency	(IE)
Moderate (Spray or Rotor)	0.7
High (In-line Drip or Bubbler)	0.9

Potential Landscape and Irrigation Combinations	Plant Factor	Irr Efficiency
Note: the DATA below is used to estimate water use and value.	(PF)	(IE)
Watered Planting Beds (shrubs or groundcover)		
Low water use plants, high efficiency irrigation	0.3	0.9
Low water use plants, low efficiency irrigation	0.3	0.7
Moderate water use plants, high efficiency irrigation	0.5	0.9
Moderate water use plants, low efficiency irrigation	0.5	0.7
High water use plants, high efficiency irrigation	0.7	0.9
High water use plants, low efficiency irrigation	0.7	0.7
Swimming or ornamental pool, recirculating water	1	1
Watered Mown Lawn Areas		
Mown lawn, moderate efficiency irrigation	1	0.7
Special Landscape Areas (SLA)		
Vegetable garden, high efficiency irrigation	1	0.9
Vegetable garden, low efficiency irrigation	1	0.7
Sports or playground Lawn, moderate efficiency irrigation	1	0.7
Areas where rainwater or recycled water supplements irrigation	0.3	1

Local Climate and BC Water Rate Data		Unit
Evapotranspiration (Eto) Allowance	1000	mm/yr

Source
Kelowna Airport

SCHEDULE C

This forms part of application

DP18-0097

City of Kelowna
DEVELOPMENT PLANNING

Planner Initials AC

AUDI KELOWNA

April 2, 2019

ESTIMATE OF PROBABLE COSTS, TOTAL LANDSCAPE - Reference: LDP 1

	Description of work	Unit	Estimated Amount	Estimated Value	Total Value	
1.0	**Landscape**					
1.1	Deciduous Trees (60mm Cal.)	ea.	12	$650.00	$7,800.00	
1.2	Conifer Trees (2.5m Ht.)	ea.	4	$450.00	$1,800.00	
1.3	Planting (Grasses-Perennials)	ea.	600	$15.00	$9,000.00	
1.4	Lawn Planting	m^2	461	$8.00	$3,688.00	
1.5	Imported growing medium for planting area (300mm depth)	m^3	215	$65.00	$13,975.00	
1.6	Imported growing medium for lawn area (150mm depth)	m^3	69	$65.00	$4,485.00	
1.7	Imported growing medium for trees (1cu.m. per tree)	m^3	16	$65.00	$1,040.00	
1.8	Rock Mulch Dressing (50mm depth)	m^2	1,129	$7.00	$7,903.00	
1.9	High efficiency irrigation system for planting and lawn area	m^2	1,590	$15.00	$23,850.00	
				1.0 Subtotal	**$73,541.00**	
2.0	**Hardscaping**					
2.1	Concrete Sidewalk	m^2	157	$120.00	$18,840.00	
2.2	Bike Rack	ea.	5	$500.00	$2,500.00	4,500
			7	**2.0 Subtotal**	**$21,340.00**	23,340
				SUBTOTAL	**$94,881.00**	96,881
				10% Contingency	$9,488.10	
	ESTIMATED TOTAL LANDSCAPE BUDGET				**$104,369.10**	106,569.1

This is an estimate and not a guaranteed amount, and is to be used for bonding purposes only.
Costing is based on 2018 contractor pricing and is subject to change.

SCHEDULE C
This forms part of application
DP18-0097
City of Kelowna
DEVELOPMENT PLANNING
Planner Initials AC

a resourceful company

April 2, 2019

Ecora File No.: LK-19-059

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

Attention: **Development Services**

Dear Sir / Madam

Reference: **Audi Kelowna – Development Permit**

As per our client's request, Ecora Engineering and Resource Group Ltd., estimates a landscape development cost of **$ 94,881,00**, excluding applicable taxes for the above noted property. This price includes landscape materials and installation (Paving, bike racks, trees, planting, topsoil, gravel mulch, lawn, and irrigation).

Should you require any explanation of this letter, please contact the undersigned.

Sincerely

Ecora Engineering and Resource Group Ltd.

Byron Douglas, MBCSLA CSLA
Manager – Landscape Architecture
Direct Line: 250.469.9757 Ext. 1089
byron.douglas@ecora.ca

cc: Kim McKechnie (Land use Planning)

SCHEDULE C
This forms part of application
DP18-0097
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City of Kelowna
DEVELOPMENT PLANNING

ENGINEERS & GEOSCIENTISTS BRITISH COLUMBIA
OQM CERTIFIED

CITY OF KELOWNA DEVELOPMENT PERMIT GUIDELINES

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?		x	
Are materials in keeping with the character of the region?	x		
Are colours used common in the region's natural landscape?		x	
Does the design provide for a transition between the indoors and outdoors?	x		
Context			
Does the proposal maintain the established or envisioned architectural character of the neighbourhood?	X		
Does interim development consider neighbouring properties designated for more intensive development?	x		
Are façade treatments facing residential areas attractive and context sensitive?			x
Are architectural elements aligned from one building to the next?		x	
For exterior changes, is the original character of the building respected and enhanced?			x
Is the design unique without visually dominating neighbouring buildings?	x		
For developments with multiple buildings, is there a sense of architectural unity and cohesiveness?			x
Relationship to the Street			
Do buildings create the desired streetscape rhythm?	x		
Are parkade entrances located at grade?			x
For buildings with multiple street frontages, is equal emphasis given to each frontage?	x		
Massing and Height			
Does the design mitigate the actual and perceived mass of buildings?	x		
Does the height consider shading and view impacts for neighbouring properties and transition to less intensive areas?	x		
Human Scale			
Are architectural elements scaled for pedestrians?	x		
Are façades articulated with indentations and projections?	x		

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

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

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Do parking lots have one shade tree per four parking stalls?	X		
Crime prevention			
Are CPTED practices as related to landscaping, siting, form and exterior design included in the design?	x		
Are building materials vandalism resistant?	unknown		
Universal Accessible Design			
Is access for persons with disabilities integrated into the overall site plan and clearly visible from the principal entrance?	x		
Are the site layout, services and amenities easy to understand and navigate?	x		
Signs			
Do signs contribute to the overall quality and character of the development?	x		
Is signage design consistent with the appearance and scale of the building?	x		
Are signs located and scaled to be easily read by pedestrians?	x		
For culturally significant buildings, is the signage inspired by historical influences?			x
Lighting			
Does lighting enhance public safety?	x		
Is "light trespass" onto adjacent residential areas minimized?	x		
Does lighting consider the effect on the façade, neighbouring buildings and open spaces?	X		
Is suitably scaled pedestrian lighting provided?	X		
Does exterior street lighting follow the International Dark Sky Model to limit light pollution?	unknown		

Report to Council

Date: September 30, 2019

To: Council

From: City Manager

Subject: Night Work for Watermain Installation

Department: Infrastructure Delivery

Recommendation:

THAT Council approve after hours, non-emergency work along KLO Road for construction work associated with watermain installation;

AND THAT the approval be limited up to and including October 10, 2019.

Purpose:

To request Council to authorize after hours, non-emergency work for a duration longer than five days as allowed for in Traffic Bylaw 8120, Schedule B, Section 25 (c).

Background:

Subsequent to a neighbourhood construction meeting earlier this summer, numerous letters were received requesting the use of after hours construction along KLO Road, particularly in the vicinity of the intersection with East Kelowna Road and McCulloch Road. Concerns were raised in relation to the impact on businesses in the area and fruit harvest disruptions during regular construction hours, those being 7:00 AM to 9:00 PM.

To accommodate the concerns, staff collaborated with the design consultant, the contractor and land owners to identify an alternative alignment for the majority of the proposed watermain installation along KLO Road. However, sections of distribution piping are still required to be installed along KLO Road. One of the sections (approximately 250 m) will be installed to the southwest of the KLO / East Kelowna / McCulloch intersection. This section, fronting a number of businesses, is proposed to be constructed at night between the hours of 7:00 PM to 7:00 AM to minimize the impacts, as requested. Alternating single lane traffic will be maintained throughout the night.

Other sections along KLO (near the Mission Creek bridge) will be completed during regular daytime hours of work with alternating single lane traffic.

Internal Circulation:

Civic Operations
Public Works
Traffic Operations
Infrastructure Delivery
Community Communications

Considerations applicable to this report:

Legal/Statutory Authority:
Traffic Bylaw 8120 allows for Council approval of after hours, non-emergency work.
External Agency/Public Comments:
Numerous calls and letters were received from multiple businesses in the vicinity of the construction work requesting the work take place at night.

Considerations not applicable to this report:

Legal/Statutory Procedural Requirements:
Existing Policy:
Financial/Budgetary Considerations:
Communications Comments:

Submitted by:

Alan Newcombe, Divisional Director – Infrastructure

Approved for inclusion: AN

cc:

CITY OF KELOWNA

BYLAW NO. 11917

Rescinding Kelowna Passenger Vehicles for Hire Bylaw No. 6466-89

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

1. THAT City of Kelowna Passenger Vehicles for Hire Bylaw No. 6466-89, and all amendments thereto, be rescinded.

2. This bylaw may be cited for all purposes as "Bylaw No. 11917, being Rescinding Kelowna Passenger Vehicles for Hire Bylaw No. 6466-89."

3. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first, second and third time by the Municipal Council this 16th day of September, 2019.

Adopted by the Municipal Council of the City of Kelowna this

_____

Mayor

_____

City Clerk

CITY OF KELOWNA

BYLAW NO. 11924

Amendment No. 10 to Water Regulation Bylaw No. 10480

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts that the City of Kelowna Water Regulation Bylaw No. 10480 be amended as follows:

1. THAT **PART 1 – INTRODUCTION, 1.2 Interpretation** be amended by:

   a) adding a new definition for "SEKID Service Area" in its appropriate location that reads:

      "SEKID Service Area" means all properties included in the former South East Kelowna Irrigation District Letters Patent as of June 3, 2018."

2. AND THAT **PART 7- RATES AND CHARGES, 7.6 Water Quality Enhancement Reserve Fund Contribution, 7.6.1** be deleted that reads:

   "Every Customer, except those Customers in the **Beaver Lake Industrial Area**, or **Park** and **Non ALR Farm Use**, or **Agricultural Property**, shall pay to the City the applicable charges set out in Schedule "A" to this bylaw to be placed in the **Water Quality Enhancement Reserve Fund**."

   And replace it with:

   "Every Customer, except those Customers in the **Beaver Lake Industrial Area**, the **SEKID Service Area,** or **Park** and **Non ALR Farm Use**, or **Agricultural Property**, shall pay to the City the applicable charges set out in Schedule "A" to this bylaw to be placed in the **Water Quality Enhancement Reserve Fund.**"

3. AND THAT **SCHEDULE "A" Water Rates and Charges**, be amended as follows by:

   a) deleting the following paragraph in its entirety that reads:

      "**All metered properties, except those Customers in the Beaver Lake Industrial Area, and Agricultural Properties, shall pay the following bi-monthly flat rate charge** based on **Water Meter size** as follows:"

      And replacing it with:

      "All metered properties, except those Customers in the Beaver Lake Industrial Area, SEKID Service Area, and Agricultural Properties, shall pay the following bi-monthly flat rate charge based on Water Meter size as follows:"

   b) deleting the title for Section 3 that reads: "**Agricultural Properties**" with and replacing it with "**Agricultural Properties outside of the SEKID Service Area**"

   c) deleting the paragraph in Section 7 that reads:

      "All **Customers**, except those **Customers** in the **Beaver Lake Industrial Area**, or in the **Park** and **Non ALR Farm Use**, or **Agricultural Property** rate classes, shall pay an additional bi-monthly flat charge, as follows:"

      And replacing it with:

"All Customers, except those Customers in the SEKID Service Area, Beaver Lake Industrial Area, or in the Park and Non ALR Farm Use, or Agricultural Property rate classes, shall pay an additional bi-monthly flat charge, as follows:"

d) adding a new Section 8 **"All properties in the SEKID Service Area"** in its appropriate location that reads:

"8. **All Properties in the SEKID Service Area**

All **Customers**, in the **SEKID Service Area** must pay the following charges until December 31, 2020:

i. Properties classified as Farm under the Assessment Act an annual charge of $96.30 per acre of land with a minimum fee of $96.30 per parcel if smaller than 1 acre;

Or

ii. A bi-monthly charge of $16.05 per acre of serviced land with a minimum fee of $16.05 per parcel if smaller than 1 acre; and

iii. All customers will also pay one of the following charges depending on Customer Type:

1. Commercial, Industrial and Institutional Customers that are metered:

a. A minimum charge of $110.30 per service connection;
b. A metered rate of $0.9537 per cubic metre consumed; and
c. A water upgrade project Fee of $64.00 per service connection.

2. Mobile Home Parks (unmetered):

a. A charge of $110.30 per pad; and
b. A water upgrade project fee of $64.00 per service connection

3. Single Family, Single Family Strata, and Multi-Family Residential:

a. A charge of $110.30 per dwelling unit (excluding secondary suites);
b. A charge of $55.15 per secondary suite and farm help accommodation units; and
c. A water upgrade project fee of $64.00 per service connection per dwelling unit except farm help accommodations up to 807 square feet and secondary suites up to 1,000 square feet.

3. This bylaw may be cited for all purposes as "Bylaw No.11924, being Amendment No. 10 to Water Regulation Bylaw No. 10480."

4. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first, second and third time by the Municipal Council this 16th day of September, 2019.

Adopted by the Municipal Council of the City of Kelowna this

_____

Mayor

_____

City Clerk

CITY OF KELOWNA

BYLAW NO. 11926

Repeal Bylaw for SEKID Bylaw Nos.664, 669 and 693

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

1. THAT Trustees of South East Kelowna Irrigation District Assessment Roll Bylaw No. 664, and all amendments thereto, be repealed;

2. AND THAT Trustees of South East Kelowna Irrigation District Taxation Bylaw 2019 Bylaw No. 690, and all amendments thereto, be repealed;

3. AND THAT Trustees of South East Kelowna Irrigation District 2018 Amended Domestic Tolls Bylaw Bylaw No. 693, and all amendments thereto, be repealed;

4. This bylaw may be cited for all purposes as "Bylaw No. 11926, being "Repeal Bylaw for SEKID Bylaw Nos. 664, 669 and 693"

5. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first, second and third time by the Municipal Council this 16th day of September, 2019.

Adopted by the Municipal Council of the City of Kelowna this

_____

Mayor

_____

City Clerk

CITY OF KELOWNA

BYLAW NO. 11935

Rescinding Commercial Vehicle Licensing Bylaw No 5869-87

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

1. THAT City of Kelowna Commercial Vehicle Licensing Bylaw No. 5869-87, and all amendments thereto, be rescinded.

2. This bylaw may be cited for all purposes as "Bylaw No 11935, being Rescinding Commercial Vehicle Licensing Bylaw No 5869-87."

3. This bylaw shall come into full force and effect and is binding on all persons as and from January 1, 2020.

Read a first, second and third time by the Municipal Council this 16th day of September, 2019.

Adopted by the Municipal Council of the City of Kelowna this

_____

Mayor

_____

City Clerk