

City of Kelowna

Regular Council Meeting

AGENDA



Monday, June 13, 2016
1:30 pm
Council Chamber
City Hall, 1435 Water Street

Pages

1. Call to Order

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

2. Confirmation of Minutes

3 - 10

PM Meeting - May 30, 2016

3. Public in Attendance

3.1 Ballet Kelowna

11 - 27

Annual presentation to Council by Simone Orlando, Artistic Director and CEO

4. Development Application Reports & Related Bylaws

4.1 1580 Hwy 33 West, DP16-0069,- GTA Architectes Ltd.

28 - 63

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

To consider a Staff recommendation to NOT issue a Development Permit for the form and character of a 6 storey 85 room and a 6 storey 115 room hotel on a shared site.

4.2 564 Coryell Road, Z16-0012 - Andrew Pilarski

64 - 81

To rezone the subject parcel to facilitate a two dwelling housing zone on the property.

4.3 564 Coryell Road, BL11254 (Z16-0012) - Andrew Pilarski

82 - 82

To give Bylaw No. 11254 first reading in order to rezone the subject property to facilitate a two dwelling housing zone on the property.

4.4 839 Sutherland Avenue, DP16-0115 - Mike Jacobs

83 - 98

To consider the form and character of an addition to an existing school.

4.5 3665 & 3671 Hart Road, A16-0006 - Roger H. Borrett **99 - 107**

To support an application to the Agricultural Land Commission (ALC) for a 'Subdivision of Agricultural Land Reserve' under Section 21(2) of the Agricultural Land Commission Act. The subdivision is more specifically a lot line adjustment.

4.6 1610 Swainson Road, FH15-0004 - Bir Singh & Sukwinderjit Sandher **108 - 110**

To receive support of the revision to the site plan layout for the farm help trailers proposed for Farm Help Application No. FH15-0004.

5. Bylaws for Adoption (Development Related)

5.1 330 Merrifield Road, BL11241 (Z16-0011) - Corey Knorr Construction Ltd. **111 - 111**

To adopt Bylaw No. 11241 in order to rezone the subject property to facilitate a 2-lot subdivision.

6. Non-Development Reports & Related Bylaws

6.1 Payment in Lieu of Parking Bylaw 8125 **112 - 116**

To provide Council information on the City's Cash-in-Lieu of parking program for new development.

7. Bylaws for Adoption (Non-Development Related)

7.1 BL11249 - Amendment No. 4 to Development Applications Procedures Bylaw No. 10540 **117 - 118**

To adopt Bylaw No. 11249 in order to amend the City of Kelowna's Development Applications Procedures Bylaw No. 10540.

7.2 BL11251 - A Bylaw to Repeal Housing Agreement Authorization Bylaw No. 9889 **119 - 119**

To adopt Bylaw No. 11251 in order to repeal Housing Agreement Authorization Bylaw No. 9889.

8. Mayor and Councillor Items

9. Termination



City of Kelowna Regular Council Meeting Minutes

Date: Monday, May 30, 2016
Location: Council Chamber
City Hall, 1435 Water Street

Members Present Mayor Colin Basran, Councillors Maxine DeHart, Ryan Donn, Gail Given, Tracy Gray, Charlie Hodge, Brad Sieben*, Mohini Singh, Luke Stack

Staff Present Acting City Manager, Joe Creron, City Clerk, Stephen Fleming, Cultural Services Manager, Sandra Kochan*; Suburban & Rural Planning Manager, Todd Cashin*; Urban Planning Manager, Terry Barton*; Community Planning Department Manager, Ryan Smith*; Policy & Planning Department Manager, James Moore*; Planner Specialist, Ross Soward*; Sustainability Coordinator, Tracy Guidi*; Energy Program Manager, Brydan Tollefson*; Real Estate Services Manager, John Saufferer*; Property Officer, Ben Walker*; Deputy City Clerk, Karen Needham*; Council Recording Secretary, Arlene McClelland

(* Denotes partial attendance)

1. **Call to Order**
Mayor Basran called the meeting to order at 1:31 p.m.

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

2. **Confirmation of Minutes**

Moved By Councillor Given/Seconded By Councillor Hodge

R445/16/05/30 THAT the Minutes of the PM Meeting of May 16, 2016 be confirmed as amended.

Carried

3. **Public in Attendance**

3.1 Rotary Centre for the Arts

Sandra Kochran, Cultural Services Manager

- Introduced the Rotary Centre for the Arts General Manager, Patrick LeBlanc.

Patrick LeBlanc, RCA General Manager

- Displayed a PowerPoint presentation summarizing the RCA Annual report and responded to questions from Council.

4. Development Application Reports & Related Bylaws

4.1 731 Royal Pine Drive, Z16-0013 - Richard & Jennifer Sutton

Staff:

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

Moved By Councillor Hodge/Seconded By Councillor Given

R446/16/05/30 THAT Rezoning Application No. Z16-0013 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 25, Sec. 30, Twp. 26, O.D.Y.D. Plan 40293, located at 731 Royal Pine Dr., Kelowna, BC from the RU1 - Large Lot Housing zone to the RU1c - Large Lot Housing with Carriage House zone, be considered by Council;

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

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

Carried

4.2 731 Royal Pine Drive, BL11248 (Z16-0013) - Richard & Jennifer Sutton

Moved By Councillor Hodge/Seconded By Councillor Gray

R447/16/05/30 THAT Bylaw No. 11248 be read a first time.

Carried

4.3 2420 Abbott Street, Z16-0014 - Stephani Buckal

Staff:

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

Moved By Councillor Stack/Seconded By Councillor Sieben

R448/16/05/30 THAT Rezoning Application No. Z16-0013 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 25, Sec. 30, Twp. THAT Rezoning Application No. Z16-0014 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot A District Lot 14 ODYD Plan KAP69396 except Plan KAP73098, located at 2420 Abbott Street, Kelowna, BC from RU1 - Large Lot Housing zone to RU6 -Two Dwelling Housing zone, be considered by Council;

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

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Schedule 'A' attached to the Report from the Community Planning Department dated March 16, 2016.

Carried

4.4 2420 Abbott Street, BL11252 (Z16-0014) - Stephani Buckal

Moved By Councillor Given/Seconded By Councillor Hodge

R449/16/05/30 THAT Bylaw No. 11252 be read a first time.

Carried

4.5 451 - 455 Lawrence Avenue, DP16-0079 - Bricks & Mortar Holdings Ltd.

Councillor Sieben declared a conflict of interest as the property owner is a client and departed the meeting at 2:00 p.m.

Staff:

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

Moved By Councillor DeHart/Seconded By Councillor Singh

R450/16/05/30 THAT Council authorizes the issuance of Development Permit No. DP16-0079 for Lot 9 Block 8 District Lot 139 ODYD Plan 462, located at 451-455 Lawrence 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 permits to be issued;

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

Carried

Councillor Sieben rejoined the meeting at 2:09 p.m.

4.6 5269 Highway 97N, A16-0009 - City of Kelowna (Kelowna International Airport)

Staff:

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

Moved By Councillor Given/Seconded By Councillor Donn

R451/16/05/30 THAT Agricultural Land Reserve Appeal No. A16-0009 for Lot 3 DL122 and of Section 11 TWP 23 ODYD Plan 1629 Except Plan 41159, located at 5269 Highway 97N, Kelowna for an exclusion of agricultural land in the Agricultural Land Reserve pursuant to Section 29(1) of the *Agricultural Land Commission Act*, be supported by Council;

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

Carried

5. Bylaws for Adoption (Development Related)

5.1 1570 Glenmore Road North, BL11161 (Z15-0037) - Aletta Nixon

Moved By Councillor Gray/Seconded By Councillor Donn

R452/16/05/30 THAT Bylaw No. 11161 be adopted.

Carried

6. Non-Development Reports & Related Bylaws

6.1 Infill Challenge Recommendations

Staff:

- Displayed a PowerPoint presentation summarizing the infill challenge initiative and recommended winners and responded to questions from Council.

Shane Styles, Recommended Winner #1, Inhabit Residential

- Displayed a PowerPoint presentation summarizing their initiative and responded to questions from Council.

Shane Worman, Recommended Winner #2, Simple Pursuits

- Displayed a PowerPoint presentation summarizing their initiative and responded to questions from Council.

Moved By Councillor Hodge/Seconded By Councillor Donn

R453/16/05/30 THAT Council receives for information the report from the Acting Department Manager, Policy & Planning, dated May 30, 2016 with respect to the recommendations from the Infill Challenge project;

AND THAT Council direct staff to undertake the bylaw and process changes generally outlined in the report from the Acting Department Manager, Policy & Planning, dated May 30, 2016;

AND FURTHER THAT Council direct staff to follow the engagement process generally identified in the report from the Acting Department Manager, Policy & Planning, dated May 30, 2016.

Carried

6.2 Climate Action Revenue Incentive Program Reporting Requirements

Staff:

- Displayed a PowerPoint presentation summarizing the program and reporting requirements and responded to questions from Council.

Moved By Councillor Gray/Seconded By Councillor Sieben

R454/16/05/30 THAT Council receives, for information, the report from the Sustainability Coordinator and Energy Specialist, dated May 30, 2016, with respect to the Climate Action Revenue Incentive Program reporting requirements and corporate greenhouse gas (GHG) emissions data.

Carried

6.3 1459 & 1469 KLO Road - Rescind Housing Agreement

Staff:

- Displayed a PowerPoint presentation summarizing the context and background of the housing agreement and responded to questions from Council.

Moved By Councillor Stack/Seconded By Councillor Hodge

R455/16/05/30 THAT Council, receives for information, the report from the Planner Specialist dated May 30, 2016 recommending that Council repeal the Housing Agreement Bylaw for 1459 and 1469 KLO Road;

AND THAT Council consider a Bylaw which would authorize the City of Kelowna to repeal Bylaw No. 9889 being Housing Agreement Authorization Bylaw Witmar Developments Ltd. (Witmar Holdings Ltd.) - 1459 and 1469 KLO Road, and all amendments thereto, for Lot 1, District Lot 131, Plan 13798, O.D.Y.D except Plan KAP79224 and Lot 2, District Lot 131, O.D.Y.D. Plan 13798 except Plan KAP79225;

AND THAT Bylaw No. 11251 being Repeal Housing Agreement Authorization Bylaw No. 9889 be forwarded for reading consideration.

Carried

6.4 1459 & 1469 KLO Road, BL11251 - A Bylaw to Repeal Housing Agreement Authorization Bylaw No. 9889

Moved By Councillor Stack/Seconded By Councillor DeHart

R456/16/05/30 THAT Bylaw No. 11251 be read a first, second and third time.

Carried

6.5 Project Update - Public Placemaking (Bernard Avenue Laneway)

Staff:

- Displayed a PowerPoint presentation summarizing the Bernard Avenue laneway project and responded to questions from Council.

Moved By Councillor Given/Seconded By Councillor Sieben

R457/16/05/30 THAT Council receives for information the Report from the Manager, Real Estate Services, dated May 30, 2016, with respect to updating Council on the status of the Bernard Avenue Laneway project;

AND THAT Council support temporary site improvements associated with the Bernard Avenue Laneway project in 2016;

AND FURTHER THAT Council support staff in further exploring the concept development and construction budget for a finalized Bernard Avenue Laneway initiative in 2017.

Carried

6.6 Statutory Notification

Staff:

- Displayed a PowerPoint presentation summarizing the amendments to the statutory notification process and responded to questions from Council.

Moved By Councillor Hodge/Seconded By Councillor Given

R458/16/05/30 THAT Council receives, for information, the Report of the Deputy City Clerk dated May 30, 2016 with regards to an increase to the statutory notification delivery area for development applications under consideration by Council;

AND THAT Bylaw No. 11249, being Amendment No.4 to Development Application Procedures Bylaw No. 10540, be forwarded for reading consideration;

AND FURTHER THAT Council Policy 359 Liquor Licensing Policy and Procedures be amended as outlined in the report of the Deputy City Clerk dated May 30, 2016.

Carried

6.7 BL11249 - Amendment No. 4 to Development Applications Procedures Bylaw No. 10540

Moved By Councillor Sieben/Seconded By Councillor DeHart

R459/16/05/30 THAT Bylaw No. 11249 be read a first, second and third time.

Carried

6.8 New Taxi Service - Sun Cabs

Staff:

- Provided background information with respect to the application to operate a new taxi company within the City of Kelowna and responded to questions from Council.

Council:

- Encouraged the Applicant to provide taxi service during peak hours.

Moved By Councillor Hodge/Seconded By Councillor Sieben

R460/16/05/30 THAT Council receives, for information, the report of the City Clerk, dated May 30, 2016 with respect to a proposed new taxi service within the City of Kelowna;

AND THAT Council authorizes the Mayor, on behalf of Council, to write a letter of support to the Passenger Transportation Branch, Ministry of Transportation and Infrastructure for Sun Cabs operating as a taxi within the City of Kelowna, with a comment Council encourages the applicant to operate at peak demand times.

Carried

6.9 Westbank First Nation - Proposed Additions to Reserve

Staff:

- Provided background information with respect to Westbank First Nation's proposed additions to reserve the and responded to questions from Council.

Moved By Councillor Hodge/Seconded By Councillor DeHart

R461/16/05/30 THAT Council authorizes the Mayor, on behalf of Council, to sign the letter to Indigenous and North Affairs Canada, BC Region regarding Westbank First Nations Proposed Additions to Reserve, in the form attached to the report of the Divisional Director, Community Planning & Real Estate and the City Clerk dated May 30, 2016

Carried

7. Mayor and Councillor Items

Councillor Stack:

- Spoke to the successful start of Bike to Work Week this morning.

Councillor DeHart:

- Spoke to her attendance at the May 25th Okanagan Mission Residents Association Meeting.
- Spoke to her attendance, on behalf of the Mayor, at the BC Dragoons Annual Spring Ball.
- Spoke to her attendance, along with Mayor Basran and Councillor Sieben, at the BC Cancer Daffodil Ball.

Councillor Singh:

- Encouraged the public to attend the Grandmother's for Africa Walk this coming weekend.
- Will be representing the Mayor at the Gutsy Walk for Crohn's & Colitis, Sunday, June 5th, City Park.

Councillor Sieben:

- Spoke to his attendance at the BC Cancer Daffodil Ball.

Councillor Hodge:

- Apologized for being absent for the Rutland May Days Parade due to illness.
- Will be attending the upcoming SILGA Board Meeting this week.

Councillor Gray:

- Will be participating in the Tim Horton's Send a Kid to Camp Fundraiser on June 1st at the Spall location.
- Will be attending CMHC "Housing First Education Event" Friday, June 3rd at the Ramada Hotel & Convention Centre.

Councillor Donn:

- Displayed images from his tour of the Downtown Liquor establishments with RCMP last Saturday night.
- Raised concerns with stores using parking stalls for garden product displays.

Acting City Manager:

- Will have staff look into the parking stall use and report back.

Councillor Given:

- Spoke to her attendance at the Chamber of Commerce lunch, on behalf of the Mayor, on new legislation for new types of businesses.
- Spoke to her attendance as a Reviewing Officer for the Sea Cadets.
- Commented that there are three separate Canadian Citizenship ceremonies on May 31st.

Mayor Basran:

- Reminder that there is no Council meeting next week due to FCM.

8. Termination

This meeting was declared terminated at 4:27 p.m.

Mayor

/acm

City Clerk



Ballet
Kelowna

Simone Orlando
ARTISTIC DIRECTOR & CEO

**PRESENTATION TO
CITY COUNCIL**

JUNE 13, 2016

OUTLINE

- Ballet Kelowna's Mandate
- Recent Achievements
- 2015/16 Budget Review
- Impact
- Strategic Plan
- 2016/17 Goals
- Conclusion

BALLET KELOWNA'S MANDATE



RECENT ACHIEVEMENTS



RECENT ACHIEVEMENTS



RECENT ACHIEVEMENTS



RECENT ACHIEVEMENTS





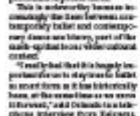
Dancers from Ballet Kelowna will this performing a mix of old and new in a new show. The show is a mix of old and new in a new show. The show is a mix of old and new in a new show.

BALLET KELOWNA LOOKS TO PAST FOR FUTURE OF DANCE

Performance of four works, includes one by troupe's artistic director Orlando

ORLANDO'S RETURN

Simone Orlando takes the podium once again, but this time to lead the troupe. The troupe is a mix of old and new in a new show. The show is a mix of old and new in a new show.



For me, contemporary ballet provides a clear and distinct visual reference back to the roots of the art form. It is a mix of old and new in a new show. The show is a mix of old and new in a new show.

RENAISSANCE

May 6-8, 9pm (Fri-Sat) 8pm (Sun) Tickets \$20-\$40. Tickets are available at the door and online.

The troupe is a mix of old and new in a new show. The show is a mix of old and new in a new show. The show is a mix of old and new in a new show.

Simone Orlando, who leads the troupe, is a mix of old and new in a new show. The show is a mix of old and new in a new show. The show is a mix of old and new in a new show.

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“Beautiful ballet, creative choreography...The energy of the ensemble takes your breath away.”
(Vancouver Arts Review)

do-soars-again-helm-ballet-kelowna

Email Admin

straight

THINGS TO READ

THINGS TO DO

Arts

ARTS FEATURES

Simone Orlando soars again at helm of Ballet Kelowna

by Janet Smith on May 3rd, 2016 at 3:56 PM

SHARED 230

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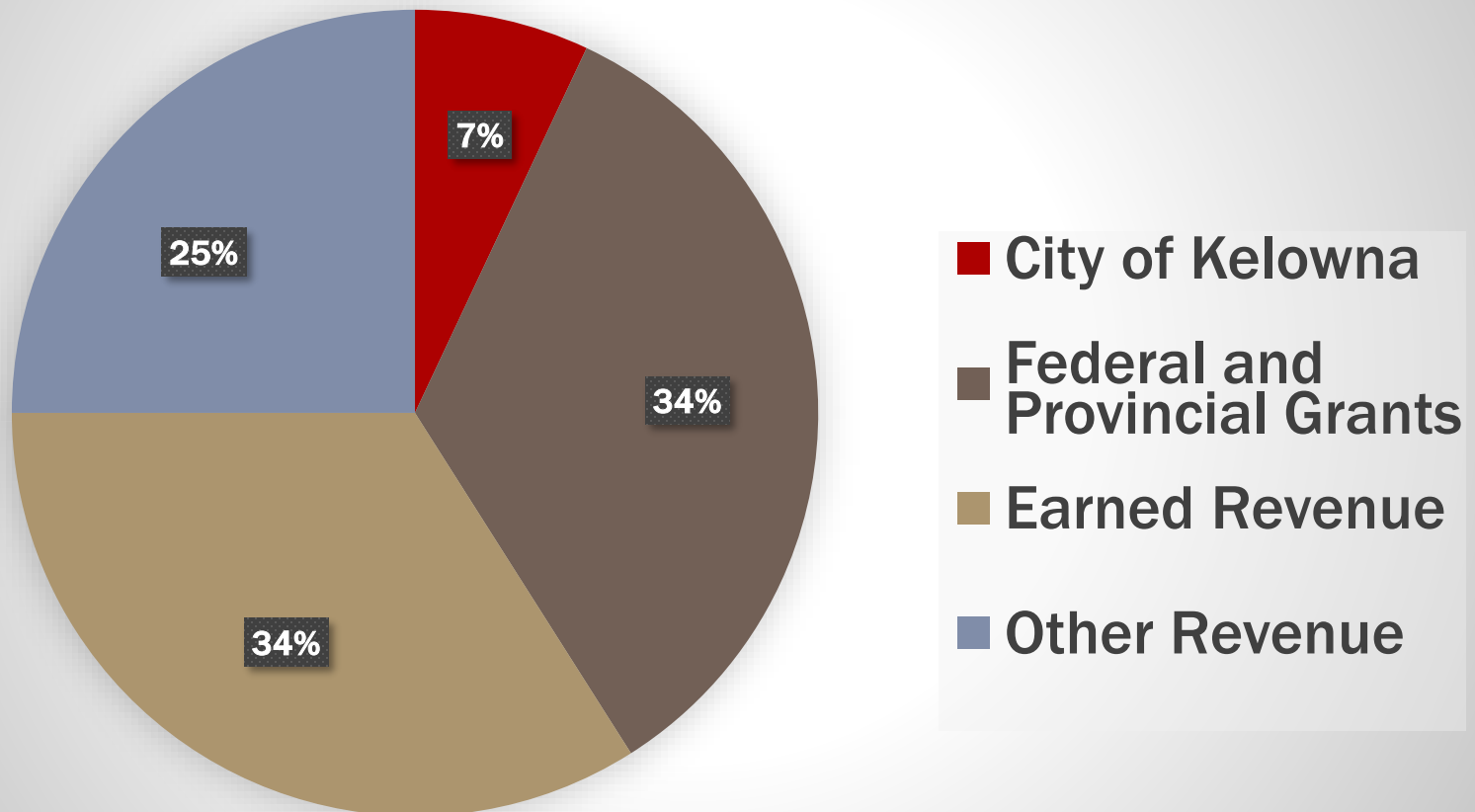
Ballet Kelowna dancers Heather Thompson and Mark Dench's John Alway's Spirit House Geometric.

Simone Orlando

In the late 2000s, star ballerina Simone Orlando suffered the kind of career ending injury that would send lesser human beings into a fetal ball. Instead, the former Ballet BC dancer, a favourite who once took the leads in shows like *A Streetcar Named Desire*, refocused herself, enrolling for business-management studies at BCIT while she built up her choreography.

2015/16 BUDGET

Budget Breakdown



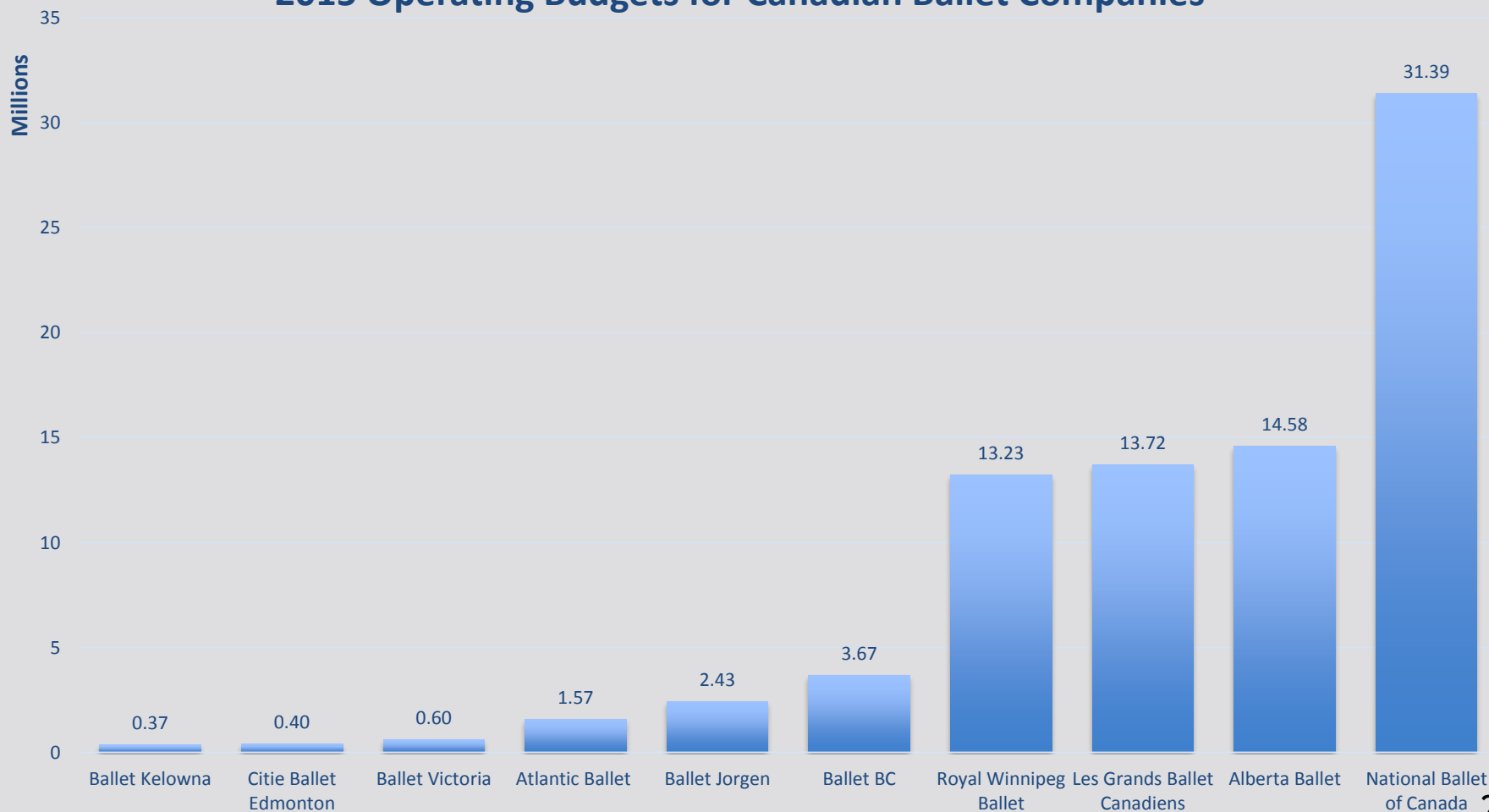
RESULT OF CITY SUPPORT



- Enhancing Kelowna's cultural landscape
- Supporting a healthy community
- Developing a younger generation of dancers
- Building performing arts audiences

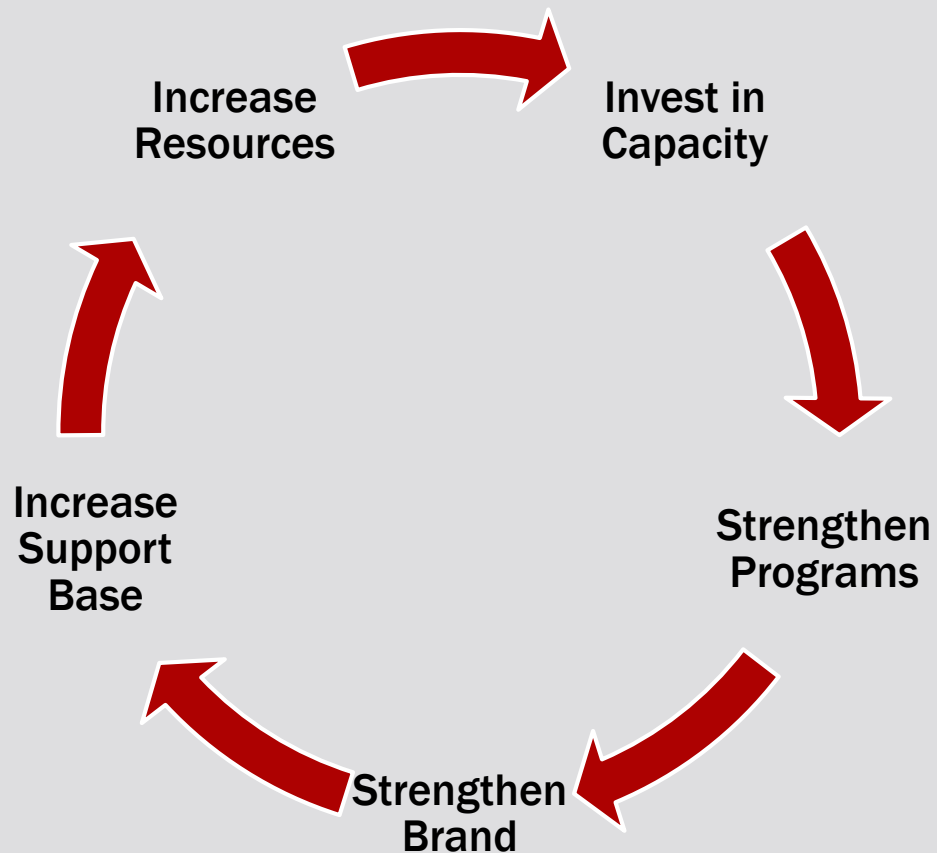
IMPACT

2015 Operating Budgets for Canadian Ballet Companies



Ballet Kelowna's direction involves creating new sources of earned revenue and deepening our roots in this community.

2016/17 GOALS



2016/17 SEASON



- A celebration of Canada's 150th
- OSO collaboration

CONCLUSION



THANK YOU

REPORT TO COUNCIL



Date: June 13, 2016

RIM No. 0940-00

To: City Manager

From: Community Planning Department (RR)

Application: DP16-0069 **Owner:** Coastal Hollypark Properties Ltd, Inc No. BC1017809

Address: 1580 Hwy 33 West **Applicant:** GTA Architecture Ltd

Subject: Form and Character Development Permit

Existing OCP Designation: COMM - Commercial

Existing Zone: C9 - Tourist Commercial

1.0 Recommendation

THAT Council NOT authorize the issuance of Development Permit No. DP16-0069 for Lot 1, DL 125, ODYD Plan 8791 Except Plans 39705 and KAP79377 located at 1580 Hwy 33, Kelowna, BC.

2.0 Purpose

To consider a Staff recommendation to NOT issue a Development Permit for the form and character of a 6 storey 85 room and a 6 storey 115 room hotel on a shared site.

3.0 Community Planning

The proposed development complies with the existing C9 zoning requirements, including height, area, setbacks and parking. However, the proposed design does not meet major aspects of the City's Form and Character Development Permit Guidelines. Therefore, Community Planning does not support the proposed application.

The City of Kelowna has consistently attempted to raise the quality of urban design along the Highway corridors, moving away from the so-called "sea of parking" fronting Highways 33 and 97. A recently considered hotel project across the highway, for example, lined the highway frontage with commercial buildings to act as a screen for the parking lot.

The Comprehensive Form and Character Urban Design Guidelines emphasize the importance of establishing an attractive, sustainable and human scaled pedestrian realm. Among the guidelines are requirements that where possible, parking be located to the rear of buildings, internal to the building, or below grade. Large expanses of parking, especially with a south facing aspect, create

an atmosphere that is inherently hostile to pedestrians and can potentially produce an excessive heat island effect¹.

The land dedicated to surface parking represents an opportunity cost for additional commercial development and density on the site. The vast surface parking lot represents an underutilized of urban land that could be developed with street fronting commercial buildings or amenities, rather than dedicated to cars.

The proposed hotel buildings themselves are adequate structures, with some visual interest created by varying shades of stucco and rooflines. The site layout, with the 203 stall parking lot opening directly onto the highway, would continue to repeat the auto-centric layouts that have characterized Kelowna's highway corridor for so long.

The applicant has attempted to allay the site layout concerns through landscaping provisions, with 100 deciduous trees proposed to act as screening and break up the visual impact of the parking lot. No information has been given about quantity and quality of soil to give any assurance of the survivability of the proposed landscaping in the parking areas.

City staff have been discussing the project with the applicant since late 2014. At every discussion, staff have recommended that the applicant consider alternative configurations avoiding large expanses of exposed parking along the Highway 33 and 97 frontages. The applicant has indicated that the national hotel chain is unwilling to consider the highway fronting configuration, forcing the applicants hand in applying for the proposed layout.

The proposed site is at one of the busiest intersections in the City, which is expected to only get busier. Such a prominent location needs to be developed with as high a quality of development as is feasible, hewing to City design guidelines. If the hotel chain is unwilling to consider an alternative configuration, the proposed parcel may not be suitable for their intended use. It is the opinion of Community Planning staff that the parking forward design proposed by the applicant does not achieve these goals, and is not suitable for such a prominent location.

4.0 Proposal

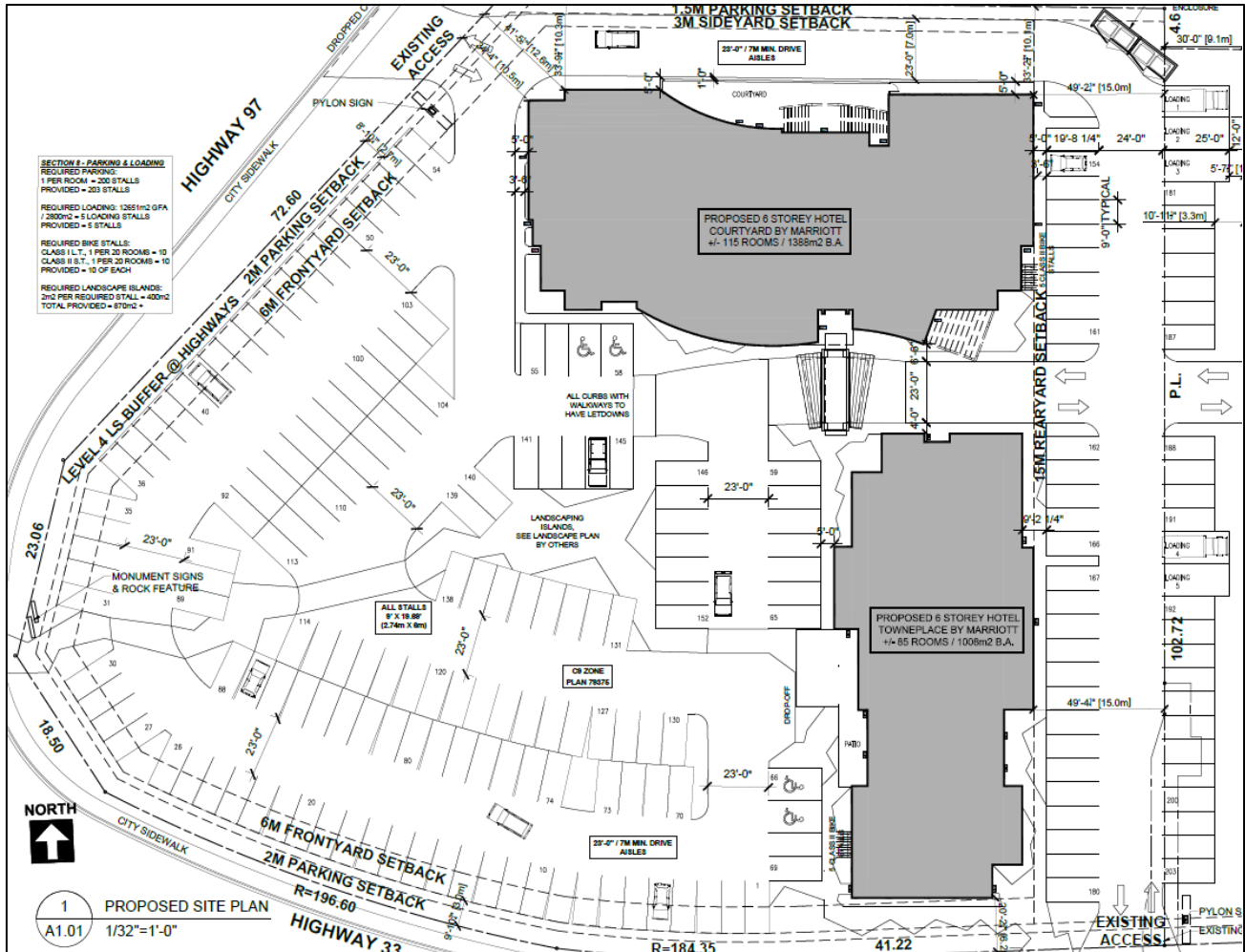
4.1 Background

The subject property is currently used for a small one storey motel, the Okanagan Seasons Motel. The site is accessed from Highway 97, Highway 33, and through an adjacent property from Mayden Road. City staff have worked with interested developers for a number of years on potential site designs, and have consistently requested that any proposed development have some highway aspect, and not have extensive parking off of both highway frontages.

4.2 Project Description

The applicant has proposed 2 six storey Marriott branded hotels. The two hotels, with a total floor area of 2396 m² of floorplate, would sit on the north-east corner of the site. The highway aspects of the site would be used for surface parking.

¹ Heat island effects: Pavement, particularly dark-coloured asphalt, absorbs and stores solar radiation, which increases ambient temperatures. As a result, urban areas are 2 to 8 degrees F hotter in the summer, which increases energy demand, smog and human discomfort. (Akbari et al, 1992)



The major feature of the site would be two six storey hotels with differing designs. There are no other structures proposed on the site.



Both structures will be clad in differing shades of stucco with brick accents on lower floors.





4.3 Landscaping

The applicants have proposed landscaping and site design features in an attempt to mitigate the visual impact of the extensive parking lot. The degree of landscaping exceeds minimum City zoning requirements, which call for 1 tree per 4 parking stalls. Rather than the required 50 trees, the applicants have proposed 100 trees. No additional heat island, environmental considerations or impermeable surface mitigation measures have been proposed. As well, no parking management techniques have been included to reduce the need for vehicle use and promote other forms of active transportation.





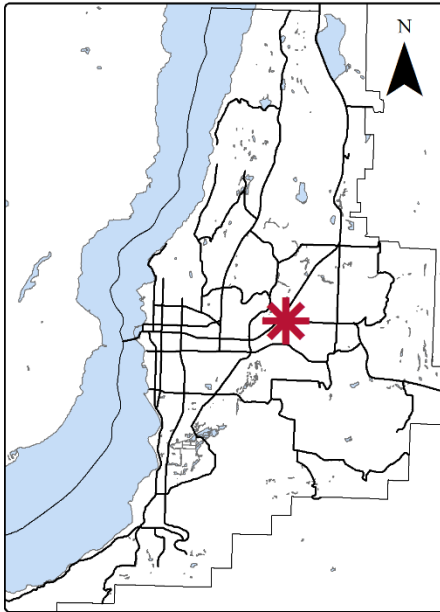
4.4 Site Context

The site sits just north of the Midtown Urban Centre, at the intersection of Hwy 97 and Hwy 33, a key intersection. There are multiple hotels nearby, including the Fairfield and the proposed Holiday Inn across Highway 97.

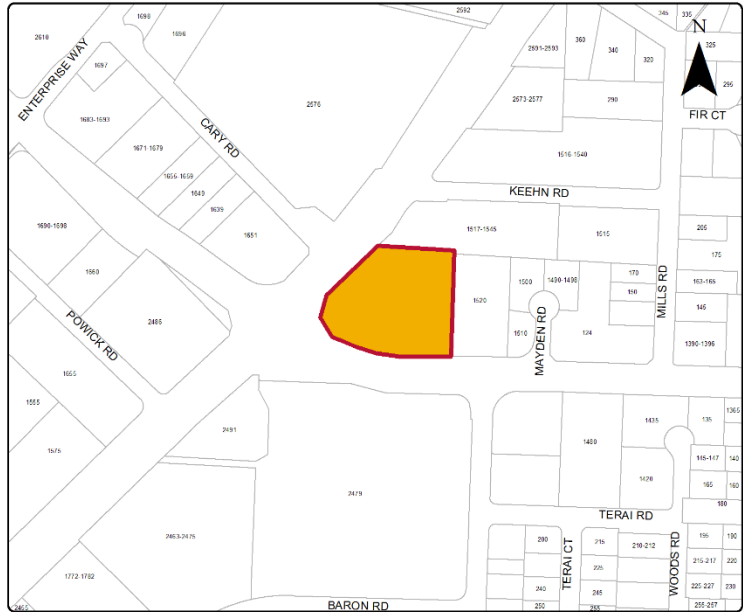
Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	C10 - Service Commercial	Auto Service
East	C9 - Tourist Commercial	Motel
South	C10 - Service Commercial	Costco
West	C10 - Service Commercial	Furniture Store

Subject Property Map:



CONTEXT



NEIGHBOURING ZONING



SUBJECT PROPERTY

4.5 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	C9 ZONE REQUIREMENTS	PROPOSAL
Development Regulations		
Maximum Floor Area Ratio	1.5	0.75
Maximum Height	22.0m / 6 storeys	22.0m / 6 storeys
Minimum Front Yard (Hwy 97)	6.0 m	10.5 m
Minimum Side Yard (Hwy 33)	4.5 m	6.2 m
Minimum Side Yard (north)	3.0 m	10.1 m
Minimum Rear Yard	15.0 m	15.0 m
Other Regulations		
Minimum Parking Requirements	200	203
Minimum Bicycle Parking	20	20

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Comprehensive Form and Character Development Permit Objectives

- Convey a strong sense of authenticity through urban design that is distinctive for Kelowna;
- Promote a high urban design standard and quality of construction for future development that is coordinated with existing structures;
- Integrate new development with existing site conditions and preserve the character amenities of the surrounding area;

Promote interesting, pedestrian friendly streetscape design and pedestrian linkages;

- Provide for a scale and massing of commercial buildings that promotes a safe, enjoyable living, pedestrian, working, shopping and service experience;
- Incorporate architectural features and detailing of buildings and landscapes that define an area's character;
- Promote alternative transportation with enhanced streetscapes and multimodal linkages;

6.0 Technical Comments

6.1 Building & Permitting Department

- 1) Development Cost Charges (DCC's) are required to be paid prior to issuance of any Building Permit(s).
- 2) Placement permits are required for any sales or construction trailers that will be on site. The location(s) of these are to be shown at time of Development Permit Application.

- 3) A Hoarding Permit is required and protection of the public from the staging area and the new building area during construction. Location of the staging area and location of any cranes should be established at time of DP.
- 4) A Building Code analysis is required for the structure at time of building permit applications, but the following items may affect the form and character of the building(s):
 - a. Any security system that limits access to exiting needs to be addressed in the code analysis by the architect.
 - b. Access to the roof is required per NFPA and guard rails may be required and should be reflected in the plans if required.
- 5) A Geotechnical report is required to address the sub soil conditions and site drainage at time of building permit application. This property falls within the Mill Creek flood plain bylaw area and compliance is required. Minimum building elevations are required to be established prior to the release of the Development Permit. This minimum Geodetic elevation is required for all habitable spaces including parking garages. This building may be designed to low, which may affect the form and character of the building.
- 6) Fire resistance ratings are required for storage, janitor and/or garbage enclosure room(s). The drawings submitted for building permit is to clearly identify how this rating will be achieved and where these area(s) are located.
- 7) An exit analysis is required as part of the code analysis at time of building permit application. The exit analysis is to address travel distances within the units, number of required exits per area, accessibility etc.
- 8) Size and location of all signage to be clearly defined as part of the development permit. This should include the signage required for the building addressing to be defined on the drawings per the bylaws on the permit application drawings.
- 9) Full Plan check for Building Code related issues will be done at time of Building Permit applications. Please indicate how the requirements of Radon mitigation and NAFS are being applied to this structure.

6.2 Development Engineering Department

See attached memorandum dated May 5, 2016.

6.3 Fire Department

1. Construction fire safety plan is required to be submitted and reviewed prior to construction and updated as required.
2. Engineered Fire Flow calculations are required to determine Fire Hydrant requirements as per the City of Kelowna Subdivision Bylaw #7900. Should a hydrant be

required on this property it shall be operational prior to the start of construction and shall be deemed a private hydrant.

3. A visible address must be posted as per City of Kelowna By-Laws.
4. Sprinkler drawings are to be submitted to the Fire Dept. for review when available.
5. A fire safety plan as per section 2.8 BCFC is required at occupancy. The fire safety plan and floor plans are to be submitted for approval in AutoCAD Drawing format on a CD
6. Fire Department access is to be met as per BCBC 3.2.5.
7. Approved Fire Department steel lock box acceptable to the fire dept. is required by the fire dept. entrance and shall be flush mounted
8. All requirements of the City of Kelowna Fire and Life Safety Bylaw 10760 shall be met
9. Fire alarm system is to be monitored by an agency meeting the CAN/ULC S561 Standard.
10. Contact Fire Prevention Branch for fire extinguisher requirements and placement.
11. Fire department connection is to be within 45M of a fire hydrant - unobstructed.

7.0 Application Chronology

Date of Application Received: March 10, 2016

8.0 Alternate Recommendation

THAT Council authorizes the issuance of Development Permit No. DP16-0069 for Lot 1, DL 125, ODYD Plan 8791 Except Plans 39705 and KAP79377 located at 1580 Hwy 33, 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;
5. That those portions of the neighbouring property required for parking be consolidated with the subject property, or;

6. That a covenant be registered on the neighbouring property dedicating parking on the property to the new hotel development.

7. That 50% of parking surfaces be paved with unit pavers to promote ground water infiltration and further reduce the aesthetic impact of asphalt.

AND THAT Council's consideration of this Development Permit be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Community Planning Department;

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

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

Report prepared by:

Ryan Roycroft, Planner

Reviewed by:

☐

Terry Barton, Urban Planning Manager

Approved for Inclusion:

☐

Ryan Smith, Community Planning Department Manager

Attachments:

Draft Development Permit

Comprehensive Development Permit Area Guideline Checklist

Engineering Memorandum

Developer's Rationale

DEVELOPMENT PERMIT



APPROVED ISSUANCE OF DEVELOPMENT PERMIT NO. DP16-0069

Issued To: Coastal Hollypark Properties Ltd
Site Address: 1580 Highway 33 West, Kelowna, BC
Legal Description: Lot 1, DL 125, ODYD Plan 8791 Except Plans 39705 and KAP 79377
Zoning Classification: C9 - Tourist Commercial
Development Permit Area: Comprehensive Form and Character

SCOPE OF APPROVAL

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

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

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

1. TERMS AND CONDITIONS

THAT Development Permit No. DP16-0069 for Lot 1, DL 125, ODYD Plan 8791 Except Plans 39705 and KAP 79377, located at 1580 Highway 33 West Kelowna, BC to allow the construction of two hotel buildings be approved subject to the following:

- 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";
- 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;

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

2. 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 Permit Holder and be paid to the Permit Holder if the security is returned. The condition of the posting of the security is that should the Permit Holder 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 the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Permit Holder, or should the Permit Holder carry out the development permitted by this Permit within the time set out above, the security shall be returned to the Permit Holder. There is filed accordingly:

- a) Cash in the amount of \$_____ OR
- b) A Certified Cheque in the amount of \$_____ OR
- c) An Irrevocable Letter of Credit in the amount of \$_____ .

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.

3. DEVELOPMENT

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

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

This Permit IS NOT a Building Permit.

4. APPLICANT'S AGREEMENT

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

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

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

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

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

Signature of Owner / Authorized Agent Date

Print Name in Bold Letters Telephone No.

5. APPROVALS

Issued and approved by Council on the _____ day of _____, 20 .

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

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

DEVELOPMENT PERMIT GUIDELINES

Comprehensive Development Permit Area

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

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Authenticity and Regional Expression			
Do landscaping and building form convey a character that is distinct to Kelowna and the Central Okanagan?		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	
Are top, middle and bottom building elements distinguished?	X		

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
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	
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		

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
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?		X	
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:	-	-	-
<ul style="list-style-type: none"> Compliment and soften the building's architectural features and mitigate undesirable elements? 	X		
<ul style="list-style-type: none"> Maintain the dominant pattern of landscaping along the street and surrounding properties? 			X
<ul style="list-style-type: none"> Enhance the pedestrian environment and the sense of personal safety? 	X		
<ul style="list-style-type: none"> Screen parking areas, mechanical functions, and garbage and recycling areas? 	X		
<ul style="list-style-type: none"> Respect required sightlines from roadways and enhance public views? 	X		
<ul style="list-style-type: none"> Retain existing healthy mature trees and vegetation? 			X
<ul style="list-style-type: none"> Use native plants that are drought tolerant? 	X		
<ul style="list-style-type: none"> 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
Do parking lots have one shade tree per four parking stalls?	X		
Does the Landscape Architect's Landscape Water Conservation Report:	-	-	-

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
• Meet the requirements for Landscape Water Budget calculations for the landscaped area?	X		
• Indicate how the development complies with or varies from the Landscape Water Conservation Guidelines?	X		
<i>Landscape Water Conservation Guidelines</i>			
Are plants grouped into “hydro-zones” of high, medium and low or unirrigated / unwatered areas?	X		
Does at least 25% of the total landscaped area require no irrigation / watering?	X		
Does at least 25% of the total landscaped area require low water use?	X		
Does at most 50% of the total landscaped area require medium or high water use?	X		
Is mulch cover provided for shrubs and groundcover to reduce soil evaporation?	X		
Do water features such as pools and fountains use recirculated water systems?	X		
Do landscape installation standards meet the requirements of the BC Landscape Standard and / or the Master Municipal Construction Document?	X		
Are the required written declarations signed by a qualified Landscape Architect?	X		
<i>Irrigation System Guidelines</i>			
Is the Irrigation Plan prepared by a Qualified Professional?	X		
Are irrigation circuits grouped into “hydro-zones” of high, medium and low or unirrigated / unwatered areas consistent with the landscaping plan?	X		
Is drip or low volume irrigation used?	X		
Are the required written declarations signed by a qualified Certified Irrigation Designer?	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?	X		
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	
Lakeside Development			
Are lakeside open spaces provided or enhanced?			X
Are lake views protected?			X
Does lakeside development act as a transition between the lake and inland development?			X
Signs			

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
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?		X	

CITY OF KELOWNA
MEMORANDUM

Date: May 5, 2016
File No.: DP16-0069
To: Community Planning (RR)
From: Development Engineering Manager (SM)
Subject: 1580 Hwy 33 West Two new hotels

Development Engineering has the following comments and requirements associated with this application for the form and character of two new hotels that are proposed.

The Development Engineering Technologist for this project is Jason Ough

1. General

- a) These are Development Engineering comments/requirements and are subject to the review and requirements from the Ministry of Transportation (MOTI) Infrastructure Branch.
- b) This proposed subdivision may require the installation of centralized mail delivery equipment. Please contact Rick Ould, Delivery Planning Officer, Canada Post Corporation, 530 Gaston Avenue, Kelowna, BC, V1Y 2K0 (250-763-3558 ext. 2008) to obtain further information and to determine suitable location(s) within the development.
- c) Where there is a possibility of a high water table or surcharging of storm drains during major storm events, non-basement homes may be required. This must be determined by the engineer and detailed on the Lot Grading Plan required in the drainage section.

2. Domestic Water and Fire Protection

- a) The property is located within the Rutland Water District (RWD) service area. The water system must be capable of supplying domestic and fire flow demands of the project in accordance with the Subdivision, Development & Servicing Bylaw. The developer is responsible, if necessary, to arrange with RWD staff for any service improvements and the decommissioning of existing services.
- b) Boulevard landscape irrigation system, must be integrated with the on-site irrigation system.

3. Sanitary Sewer

- a) Our records indicate the proposed development lot is connected with 150mm diameter sewer service. The developer's consulting mechanical engineer will determine the development requirements of this proposed development and establish the service needs. Only one service will be permitted for this development property and must tie into a manhole. The applicant, at his cost, will arrange for the removal and disconnection of the existing services and the installation of one new larger service.

4. Storm Drainage

- a) The developer must engage a consulting civil engineer to provide a storm water management plan for these sites which meets the requirements of the City Subdivision Development and Servicing Bylaw 7900. The storm water management plan must also include provision of lot grading plans, minimum basement elevations (MBE), if applicable, and provision of a storm drainage service and recommendations for onsite drainage containment and disposal systems.
- b) On site storm drainage systems and overflow service(s) for the site will be reviewed and approved by Engineering when a site servicing design is submitted.

5. Road Improvements

- a) Access configuration to this development property will be determined by the results of a Traffic Impact Assessment that is currently underway by the applicant's consulting engineer.
- b) Required improvements to public fronting roadways will determined through consultation with the MOTI and based on the results of the Traffic Impact Assessment.
- c) There will be no access permitted to 1520 Highway 33 from the existing from the existing shared access to 1580 from Highway 33.
- d) Any gaps in the existing boulevard irrigation system must be address as part of this application.

6. Subdivision Requirements

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

7. Electric Power and Telecommunication Services

- a) All proposed distribution and service connections are to be installed underground.
- b) Streetlights must be installed on all roads.

- c) Make servicing applications to the respective Power and Telecommunication utility companies. The utility companies are required to obtain the City's approval before commencing construction.
- d) Re-locate existing utilities, where necessary.

8. Design and Construction

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

9. Servicing Agreements for Works and Services

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

10. Geotechnical Report

As a requirement of this application and building permit approval the applicant must provide a comprehensive geotechnical report prepared by a Professional Engineer qualified in the field of hydro-geotechnical survey to address the following:

- a) Area ground water characteristics, including water sources on the site.
- b) Site suitability for development; i.e. unstable soils, foundation requirements etc.
- c) Drill and/or excavate test holes on the site and install piezometers if necessary. Log test hole data to identify soil characteristics, identify areas of fill if any. Identify unacceptable fill material, analyse soil sulphate content, identify

unsuitable underlying soils such as peat, etc. and make recommendations for remediation if necessary.

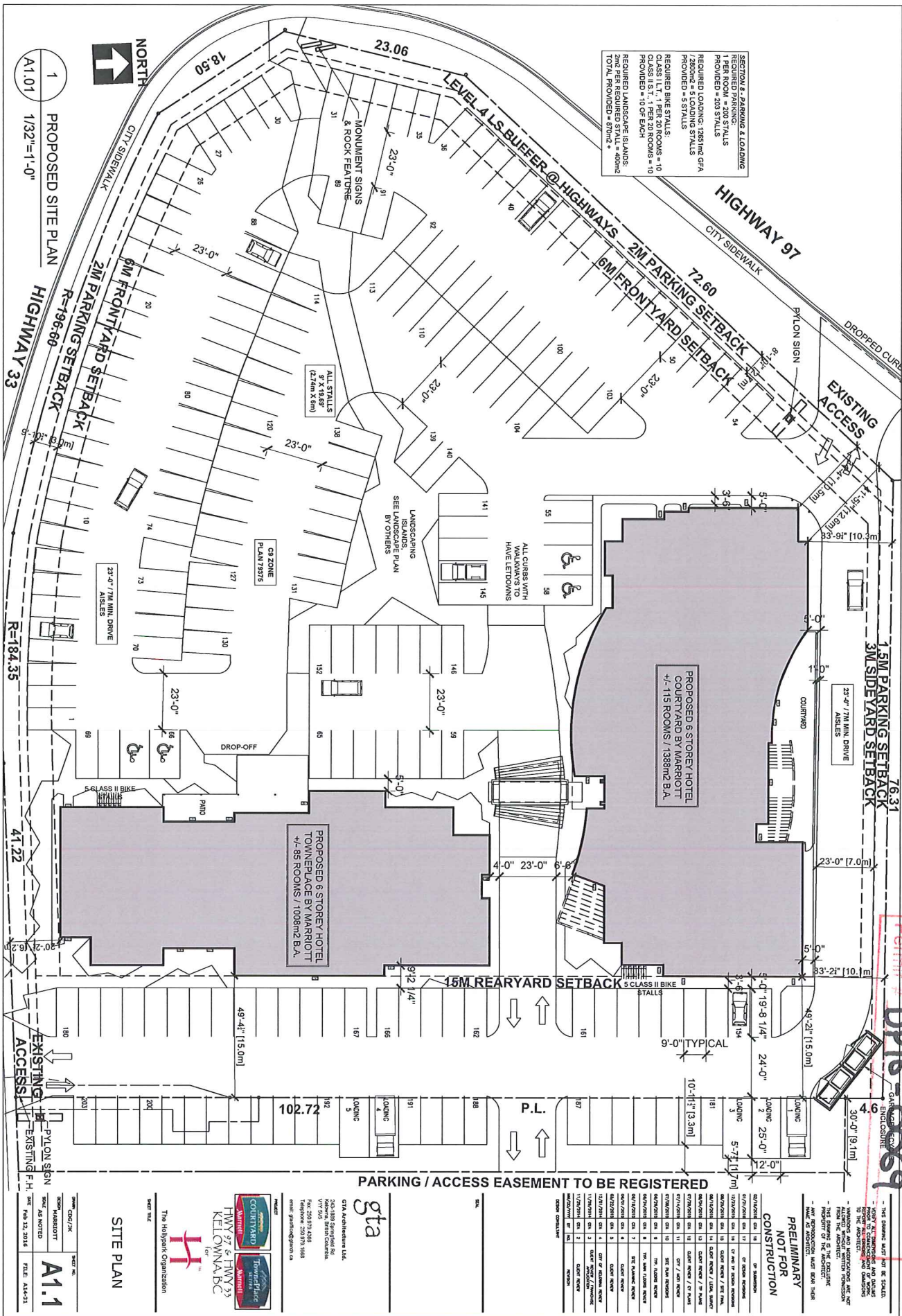
- d) List extraordinary requirements that may be required to accommodate construction of roads and underground utilities as well as building foundation designs.
- e) Additional geotechnical survey may be necessary for building foundations, etc.

11. Development Permit and Site Related Issues

Access and Manoeuvrability:

- (i) Access configuration to this development property will be determined by the results of a Traffic Impact Assessment that is currently underway by the applicant's consulting engineer.
- (ii) An MSU standard size vehicle must be able to manoeuvre onto and off the site without requiring a reverse movement onto public roadways.
- (iii) Indicate on the site, the locations of loading bays as well as the garbage and recycle bins.

Steve Muenz, P. Eng.
Development Engineering Manager
jo



SCHEDULE A
 This forms part of development
 Permit # **DP16-0069**
 GARDEN CITY

1
 PROPOSED SITE PLAN
 A1.01
 1/32"=1'-0"

SITE PLAN

gta
 G.T.A. Architecture Ltd.
 234-383 Springfield Rd.
 Unit 205
 Kelowna, BC V1Y 9S5
 Telephone: 250-875-1688
 Email: gta@gta-arch.ca

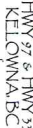
THE HOPKINS ORGANIZATION
 1111 97 & HWY 23
 KILGOMAN, BC

DATE
 2016
FILE
 A1A-31



-

GTA Architecture Ltd
243-1689 Springfield Rd
Kelowna, British Columbia
V1Y 5V5
Fax: 250 879 4206
Telephone: 250 879 1600
email: gtaoffice@gtarch.ca



The Hollypark Organization

DEPT	MARRIOTT
DATE	AS NOTED

A4.1



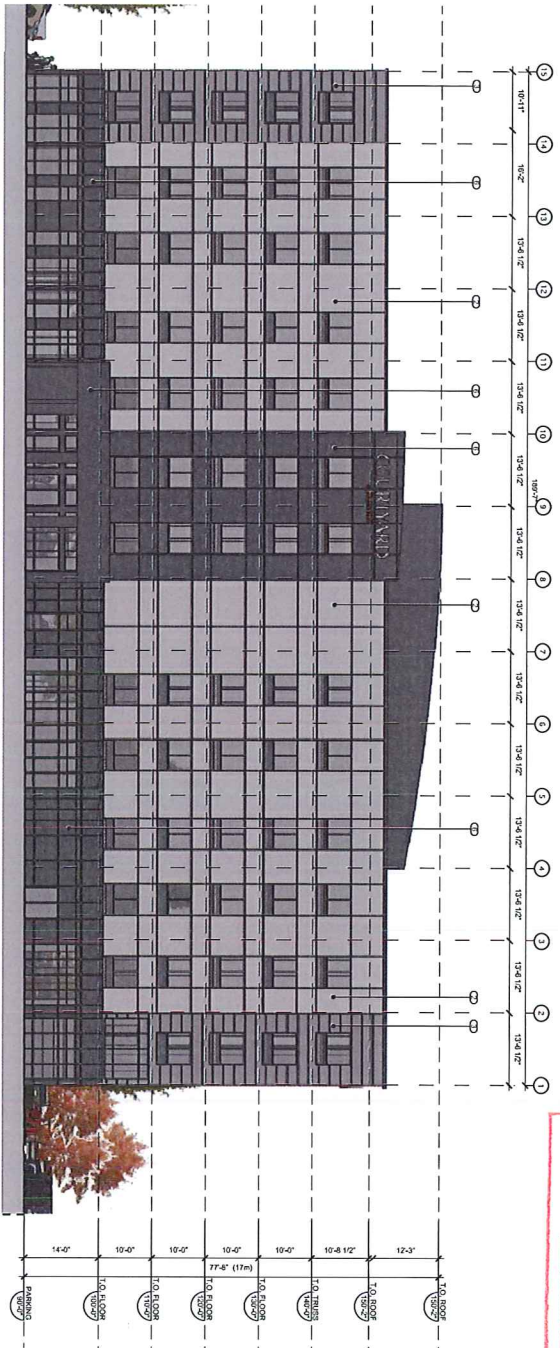
-
- Figure 1 consists of six color calibration charts arranged in a 3x2 grid, labeled A through F. Each chart contains a series of color patches and grayscale steps used for color calibration in digital imaging. Chart A is a light beige color. Chart B is a light blue color. Chart C is a dark brown color. Chart D is a light gray color. Chart E is a dark gray color. Chart F is a medium gray color.

[illegible]

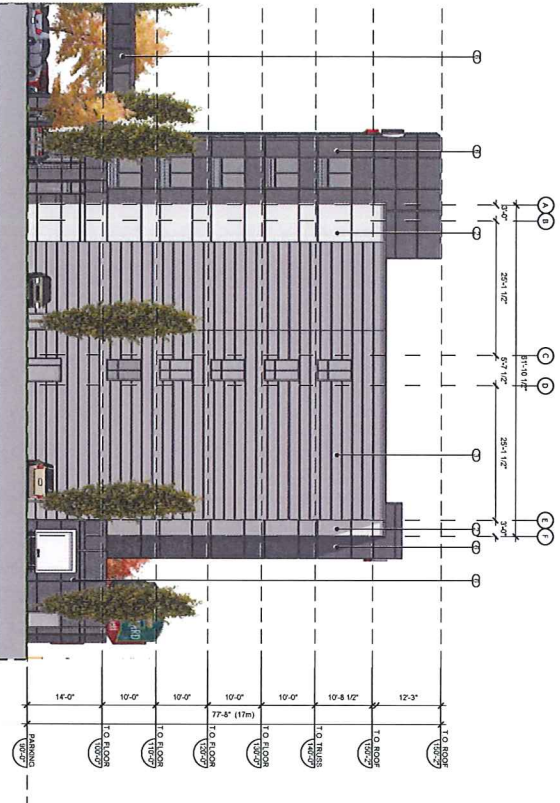
DRIVER: CDO/JK	TRUCK NO.
TRUCK: MARILOTT	A4.2
ROUTE: AS NOTED	
DATE: Feb 12, 2016	
	FILE: A14-31

54

SCHEDULE B
This forms part of development
Permit # **DP16 - 0069**

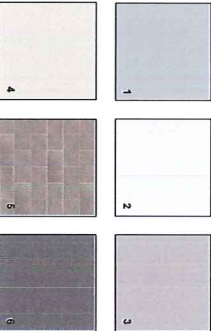


1 NORTH ELEVATION
A4.1 3/27=1'-0"



2 EAST ELEVATION
A4.1 3/27=1'-0"

- MATERIAL LEGEND:**
- 1 STUCCO COLOUR 1 - Benjamin Moore
 - 2 STUCCO COLOUR 2 - Benjamin Moore
 - 3 STUCCO COLOUR 3 - Benjamin Moore
 - 4 STUCCO COLOUR 4 - Benjamin Moore
 - 5 STUCCO COLOUR 5 - Benjamin Moore
 - 6 STUCCO COLOUR 6 - Benjamin Moore



PRELIMINARY NOT FOR CONSTRUCTION

DATE	DESCRIPTION	BY	CHK
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gta

GTA ARCHITECTURE LTD.
245-1888 Steeles Rd.
Markham, Ontario Canada
M3R 1X7
Tel: 226-979-4266
Fax: 226-979-4266
Email: gta@gtarchitect.com

COBALT
TOWN PLACE
KELOWNA, BC
TMY 97 & TMY 33

THE HAYMARK ORGANIZATION

COURTYARD BUILDING ELEVATIONS

DATE: 02/12/2016
DRAWN BY: A4.4
CHECKED BY: A4.4
DATE: 02/12/2016
FILE: A4-21



205 - 850 Spill Road
Kelowna, BC V1Y 4R2
T(250) 868-9270
www.culibrandesign.ca



CONCEPTUAL LANDSCAPE PLAN



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HIGHWAY 97

HIGHWAY 33

BUILDING

BUILDING

HOTEL SIGNAGE (TYP.)

CONCEPTUAL LANDSCAPE PLAN

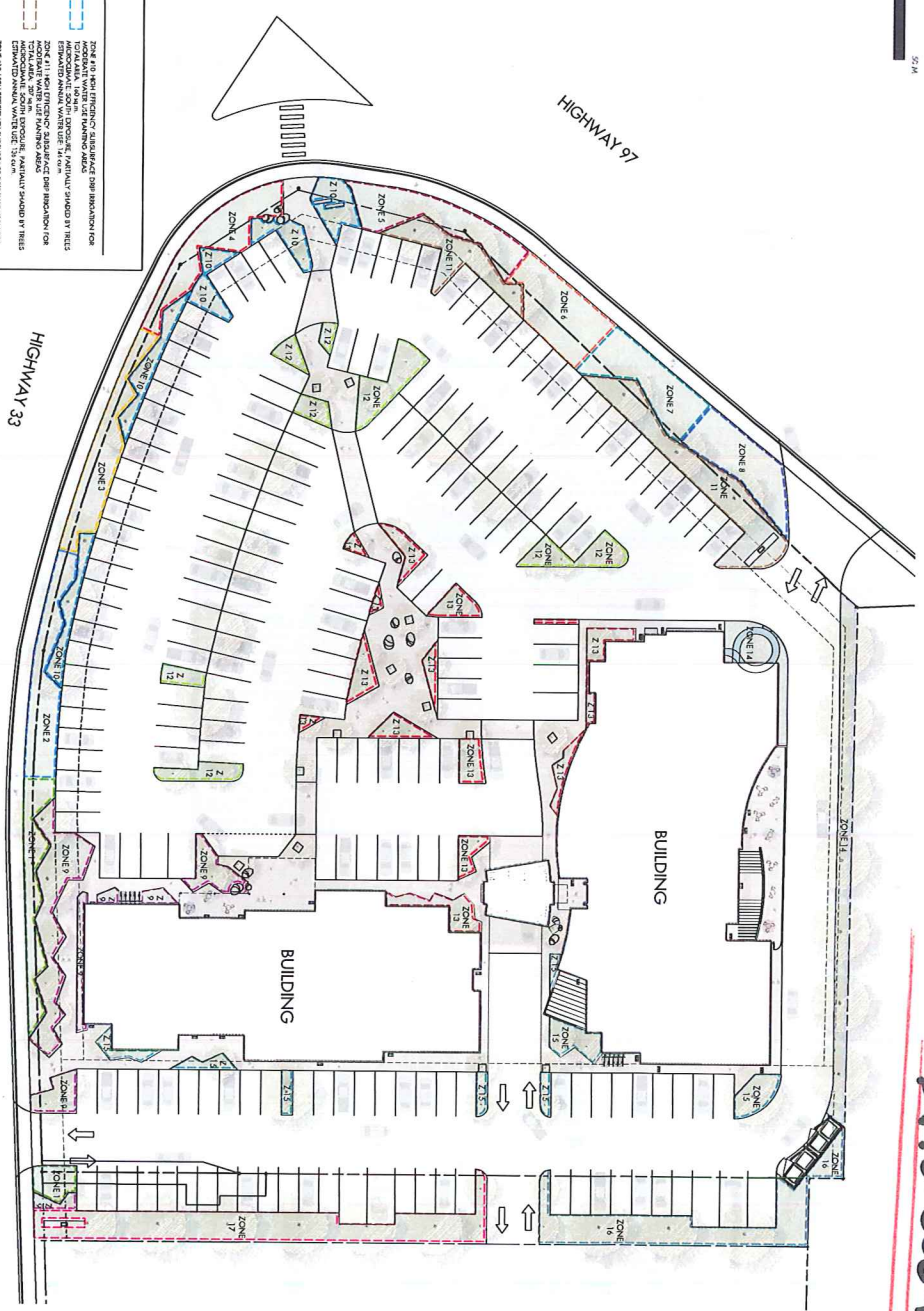


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1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED B.C.A. STANDARDS.
2. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TYPICAL SPRINKLER SYSTEM.
3. TREE AND SHRUB BEDS TO BE PRECESSED IN A MINIMUM 15cm WOOD MULCH. DO NOT PLACE WEED MAT UNDER TREES AND SHRUB BEDS.
4. TREE AND SHRUB BEDS TO RECEIVE AN MINIMUM 50cm DEPTH TOPSOIL PLACEMENT.
5. TURF GRASSES FROM SOG SHALL BE NO 1 GRADE GROWN FROM CERTIFIED SEED OF NON CLONAL REPRODUCTION FOR SALE IN C.A. AND SHALL BE PLANTED AT THE SAME RATE AS SPECIFIED IN THE SOWING GUIDE.
6. WHEN TURF GRASS IS BORDERED IMMEDIATELY THEREAFTER, TURF AREAS SHALL HAVE DRAINAGE GROUES AND HARD SURFACES FLUSH.

BOTANICAL NAME

[illegible]



IRRIGATION LEGEND

- [illegible]

IRRIGATION NOTES

1. RELOCATION REQUEST AND INSTALLATION WITHOUT SHALL MEET OR EXCEED THE REQUIREMENTS OF THE CITY OF LOS ANGELES, CALIFORNIA, AND THE STATE OF CALIFORNIA, AND THE SUBSTANTIAL SPECIFICATIONS OF THE CITY OF LOS ANGELES, CALIFORNIA, AND THE STATE OF CALIFORNIA.
2. THE RELOCATION SYSTEM SHALL MEET THE REQUIREMENTS, REGULATIONS, AND STANDARDS OF THE WATER PLANT.
3. THE RELOCATION SYSTEM SHALL BE EQUIPPED WITH AN APPROVED MOUNTED PREVENTION DEVICE, WHETHER ABOVE OR BELOW OR HANGING LOCATED OUTSIDE THE BUILDING, ACCESSIBLE TO THE CITY.
4. AN APPROVED MOUNTED CONTROLLER SHALL BE INSTALLED. THE RELOCATION SCHEDULING TIMES SHALL BE BASED ON THE CITY OF LOS ANGELES, CALIFORNIA, AND THE STATE OF CALIFORNIA, AND THE SUBSTANTIAL SPECIFICATIONS OF THE CITY OF LOS ANGELES, CALIFORNIA, AND THE STATE OF CALIFORNIA.
5. THE CITY AND THE CONTRACTOR SHALL INCORPORATE RELOCATION TO LIMIT SOOT INFLUXION.
6. RELOCATION SYSTEMS SHALL BE INSTALLED TO MEET RELOCATION MEANS UNDER HIGH DUST AND RAIN FEATURES.
7. RELOCATION PIPE SHALL BE SIZED TO ALLOW FOR A MAXIMUM FLOW OF 1.5m/sec.
8. A LOW SMOKE AND MASTER WATER SHALL BE CONNECTED TO THE CONTROLLER AND PROGRAMMED TO STOP FLOW TO THE SYSTEM IN CASE OF RELOCATION WATER LEAK.

WATER CONSERVATION CALCULATIONS

LANDSCAPE MAXIMUM WATER BUDGET (WB) = 2460 cu.m./year
ESTIMATED LANDSCAPE WATER USE (MU) = 207 cu.m./year
WATER BALANCE = 381 cu.m./year

OUTLAND DESIGN
LANDSCAPE ARCHITECTURE

205 - 850 Spall Road
Kelowna, BC V1Y 4R2
T (250) 868-9270
www.citibankbc.ca



PROJECT TITLE
**COURTYARD BY
MARRIOTT**

WATER CONSERVATION AND IRRIGATION PLAN

BIOLOGICAL MATERIAL	
1511525	Development (series)
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12/2

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Courtyard Hotel & TownePlace Suites by Marriott

1580 HWY 33 West, Kelowna, BC

DESIGN RATIONALE



Prepared by:

GTA Architecture Ltd.
#243 - 1889 Springfield Road
Kelowna, BC V1Y 5V5
Tel: 250.979.1668
Website: www.gtarch.ca

File: A14-31

Date: 18/02/16

Prepared for:

The Hollypark Organization
PO Box 1025 Stn Main
Vernon, BC V1T 6N2
Tel: 778.475.8063
sam.dhillon@hollypark.org



gta



1.0 OVERVIEW

The proposed building site is located on one of the most prominent intersections within our city, Highways 97 and 33, and has for sometime been in operation as the "Okanagan Seasons Resort", a one storey Motel. The proposed Courtyard Hotel and TownePlace Suites by Marriott consists of two stand alone six storey buildings developed by The Hollypark Organization. These will bring conveniently accessible business and family orientated Hotels and Suites to the physical center of Kelowna. The Hollypark Organization, together with GTA Architecture and Outland Design Landscape Architecture propose to create a distinctive Architectural landmark within the city. This will have unique design quality features with very functional and extensive site upgrades. The proposed is consistent with the future land use designation of *Commercial* in the "Official Community Plan".

2.0 THE PROJECT

This design fully meets all of the permitted uses and regulations of the Zoning Bylaw No. 8000. In developing the project at the edge of the Midtown Urban Centre, the aspects of elegance and walk-ability to the urban centre were key factors to the buildings layouts. The revitalization throughout a typical urban centre, and especially of this intersection, can be inspirational for other future developments.

GTA has reviewed the *Sustainability Checklist* in preparation of the project and has included as many options as possible for consideration at this time. More will be considered during the Building Permit Drawings stage. The location within the urban centre's edge reduces the dependency of the automobile, as many existing amenities are within walking distance. This project is designed and detailed building to reduce heating and cooling loads, increase air quality, and reduce energy consumption.

Building envelope details that prevent water and moisture ingress, yet still allow the building assemblies to dry, will prevent mould growth are incorporated throughout. Reducing thermal bridging combined with appropriate thermal insulation will reduce heating and cooling loads. Providing windows in all of the occupied spaces allows for natural day lighting, and reduces energy consumption required for illumination. Operable windows also allow for natural ventilation, thus reducing the need for mechanical ventilation to provide fresh air, and adding "liveability". They also control noise which is a major request of Marriot. We have worked with the developer recently on a project in Vernon, and can attest that the developer is committed to ensuring curb appeal and the site's



functionality, as the hotel industry relies on these areas of concern to create a successful venture.

With respect to the Site layout we had reviewed your comment and those of the design panel late last year as you eluded to and brought to our attention earlier. In consideration of that, we along with our clients, attempted to design and develop a Site Layout of parking and buildings meeting requests and concerns from all parties. We started with design development for this site with the Buildings adjacent each highway. See attached preliminary Site Layout dated August, 2014.

The Building "forward layout" (adjacent to highways) resulted in major issues that we outlined to the developer, as did the franchise company, Marriott International. These concerns include:

- Noise pollution - while the building structures can generally be designed to somewhat dampen sound, there are some concerns that cannot be overcome. One, guests will undoubtedly open their hotel room windows and be faced with highway noise. Second, hotels rely on PTAC heating and cooling units to service each room. These allow sound to travel into the room without any remedy possible should the buildings be located closer to the highways.
- Light pollution - hotel guestrooms would be affected by headlights and street lights from vehicle traffic and highways.
- Level of Air Quality.
- Functionality of the site for Hotel guests.
- Guest views.
- Marriott International would not support the project with hotel guestrooms directly facing the highways.

Consequently, we developed a Building "back layout" based on the above concerns.

Also, we aim to provide a strong landscaping program to alleviate the concerns you've mentioned, although, would also like to note that the two 6-storey structures will certainly be the dominant feature of the site, and not the parking. The renderings that will follow will illustrate our vision.

When this project is submitted for DP, we expect it to meet all bylaws. We do not anticipate requesting any variances. This type of "back layout" development is not uncommon, as seen throughout the City including car dealerships, shopping centers, grocery stores, other hotels / motels etc.. Of note, the new



Ford car dealership holds an excess of 400 stalls in front and adjacent of the structure which fronts highway 97. While their business relies on visibility for the sale of vehicles, our project relies on the comfort of guests to the City of Kelowna, which can only be achieved with the proper setbacks as proposed.

3.0 SITE AND PARKING ACCESS

The Architectural design utilizes conventionally shaped six storey buildings which are back set away from the highways. Primary site access is designed off both Highway 97 and 33 utilizing existing site accesses. The required parking stalls are placed around each hotel with extensive landscaping islands and trees specifically placed throughout the site and parking areas. Landscape buffers along each highway will provide a privacy and noise buffer for both the hotel users and general public.

4.0 THE BUILDINGS

The two hotel buildings, the Courtyard and the Towne Place are of the newest generation of Marriot Designs. While the room layouts of the courtyard and styles are similar to other similar Marriot Hotels, the Towne Place rooms are designed for longer stays and more versatility.

Both the Courtyard and the Towne Place will have an enclosed pool and waterslide or hot tub. Both buildings will incorporate state of the art business centres, breakfast areas, lounges, and meeting areas. One will be slightly more corporate oriented while the other more family oriented, but both will generally accommodate a wide variety of guests in elegance and luxury.

The combination of materials and colours is selected to give the building a corporate feeling, as well as a modern urban quality throughout the development. Both textured stucco and metal cladding and trim throughout will add to the unique modern characteristics. Colours and materials were selected from and in keeping with the standard Marriot brand appearance.

The proposed exterior contains "manor blue", "white diamond" and "stormy Monday" stucco colours accented with "November rain" trim detailing and segmental brick veneer. The ground level of the building is to be delineated with simplistic black railing, concrete columns and landscaping planters to outline the property and create a delineation of public versus private space.

Additional visual interest is provided by incorporating decorative accents to the roofline. There will be no other hotels in Kelowna, BC which will match the refreshing, modern look starting construction in 2016.



5.0 LANDSCAPING

The proposed landscape plan incorporates a vegetative buffer to distinguish between the complex and adjacent properties.

Landscaping throughout the site also integrates the use of local and natural vegetation which will compliment the developments overall form and character. This has been carefully orchestrated by Outland Landscape Design. This buffer contains a mixed variety of ornamental plantings to add visual interest; act as a house shield, and soften the transition of the building to the street level.

6.0 CRIME PREVENTATION

The intentions of CPTED have been addressed in the following ways. The design of the buildings and landscaping promote surveillance and do not provide opportunistic hiding spaces. The entrances are clearly visible from the street, parking areas and lobbies. Points of entry and pathways will be clearly lit, designed to illuminate the faces of users, and provide illumination levels that do not create high contrast areas that could potentially conceal offenders.

Site lighting will be generous for safety and parking, but not over bearing. It will incorporate a "dark skies" mentality, so as not to be offensive or intrusive of the

7.0 SUMMARY

The Developers and design team felt that the combination of a high class design coupled with leading edge technology and modern building materials will provide for a solid building project. As a group, we feel that this will be a catalyst for other urban developments in this area and will be a gateway project to both Rutland and Downtown Kelowna. It is also our hope that the project will become a timeless icon, setting the standards in an area critical to the continued sustainability and growth of our City.

As such we offer this project for consideration by Staff and Council for Development Permit and collateral approvals believing it to be and meeting the High Standards deserving of our fine city.



MARRIOTT, 1580 Hwy 33 West – KELOWNA, BC
DESIGN RATIONALE

February 18, 2016

END

REPORT TO COUNCIL



Date: July 11, 2016

RIM No. 1250-30

To: City Manager

From: Community Planning Department (TY)

Application: Z16-0012 **Owner:** 414225 Alberta Ltd., Inc. No. 204142251

Address: 564 Coryell Road **Applicant:** Andrew Pilarski

Subject: Rezoning Application

Existing OCP Designation: S2RES - Single/Two Unit Residential

Existing Zone: RU1 - Large Lot Housing

Proposed Zone: RU6 - Two Dwelling Housing

1.0 Recommendation

THAT Rezoning Application No. Z16-0012 to amend the City of Kelowna Bylaw No. 8000 by changing the zoning classification of Lot C District Lot 167 ODYD Plan 13205, located at 564 Coryell Road, Kelowna, BC from the RU1 - Large Lot Housing zone to the RU6 - Two Dwelling Housing zone, be considered by Council;

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

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered subsequent to outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Community Planning Department dated July 11, 2016.

2.0 Purpose

To rezone the subject parcel to facilitate a two dwelling housing zone on the property.

3.0 Community Planning

Community Planning supports the rezoning application to facilitate two dwelling housing on the subject parcel. The RU6 - Two Dwelling Housing zone is consistent with the designated Future Land use of S2RES - Single/Two Unit Residential. The parcel is also over the minimum size for two dwelling housing.

The applicant is proposing to construct two detached dwellings as per Zoning Bylaw No. 8000, RU6 - Two Dwelling Housing regulations. The proposed design put forth by the applicant does not trigger any variances.

This rezoning application meets Kelowna's Official Community Plan Future Land Use as well as an OCP goal of increasing density within 400 m walking distance to BC Transit stops. The subject parcel is a 200 m walking distance from Lakeshore Road transit stops for routes #1 and # 8. This goal is further detailed in section 5.1 of this report.

As per Council Policy No. 367 Public Notification & Consultation, the applicant notified neighbouring parcels within a 50 m radius. To date Staff have not received any correspondence or questions with regards to this rezoning application.

4.0 Proposal

4.1 Project Description

The 0.53 acre parcel contains a single family dwelling constructed in the 1960s. The applicant is proposing to rezone the subject parcel to permit two dwellings. The future plans are to remove the existing dwelling, and construct two detached single family dwellings. The attached conceptual site plan shows one single driveway off of Coryell Road will access both dwellings. A front yard setback that exceeds the minimum requirements is proposed.

As part of this rezoning application, a small portion of the rear (north) of the property will be secured as future road reserve for the purposes of allowing pedestrian linkages to Hobson Road as well as future lane access.

The RU6 - Two Dwelling Housing zoning allows for a total of two dwellings, as such, suites are not permitted within either detached dwelling.

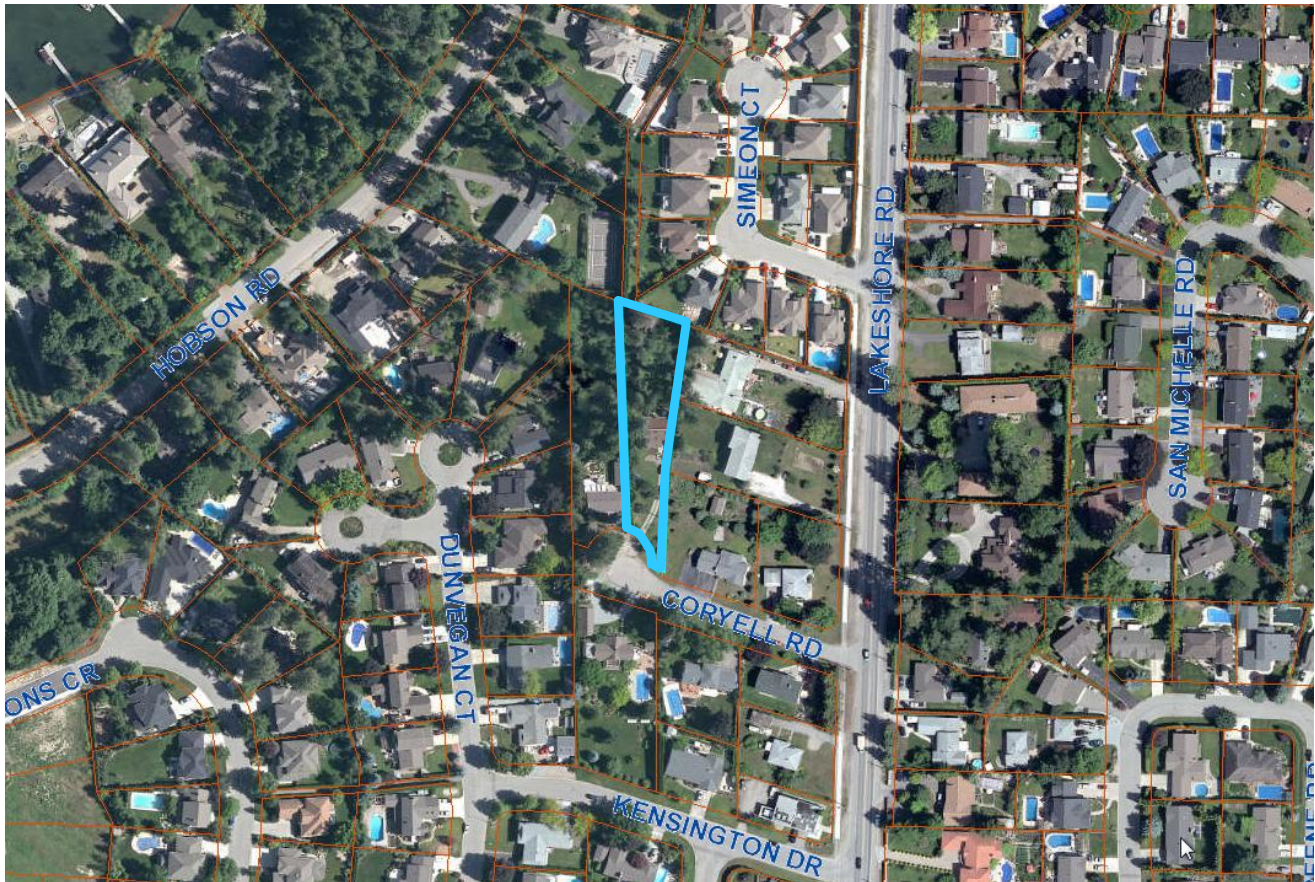
4.2 Site Context

The subject parcel is located on the west end of Coryell Road, a cul-de-sac road off of Lakeshore Road in the North Mission sector of Kelowna. The current and neighbouring Future Land Use is designated as Single/Two Unit Residential. The surrounding zoning is RU1 - Large Lot Housing. One adjacent parcel is RU6 - Two Dwelling Housing zoning. This neighbourhood is within the Permanent Growth Boundary.

Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1	Large Lot Single Family Residential
East	RU1 RU6	Large Lot Single Family Residential Bed and Breakfast
South	RU1	Large Lot Single Family Residential
West	RU1	Large Lot Single Family Residential

Subject Property Map: 564 Coryell Road



4.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RU6 ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Lot Area	700 m ²	2,145 m ²
Lot Width	18.0 m	16.0 m
Lot Depth	30.0 m	98.0 m
Development Regulations		
Site Coverage	40%	- 40%
Site Coverage with driveways and parking	50%	- 50%
Height	9.5 m or 2 ½ storeys	- 9.5 m or 2 ½ storeys
Front Yard	4.5 m	+ 20.0 m
Side Yard (west) single / 2 storey	2.0 m / 2.3 m	4.0 m
Side Yard (east) single / 2 storey	2.0 m / 2.3 m	2.0 m / 2.3 m
Rear Yard	7.5 m	m
Other Regulations		
Minimum Parking Requirements	2 per Dwelling	2 per Dwelling

Current Development Policies

Kelowna Official Community Plan (OCP)

Development Process

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

- This application seeks to increase density within 200 m of a BC Transit stop and meets the intensification of the future land use.

New Housing Distribution.² The development of new housing between 2010 and 2030 is projected to occur as a function of both development/redevelopment in some areas, and development initiatives in new growth areas. North Okanagan Mission Single Unit Dwelling projection of 260.

5.0 Technical Comments

5.1 Building & Permitting Department

- Development Cost Charges (DCC's) are required to be paid prior to issuance of any Building Permit(s)
- A Geotechnical report is required to address the sub soil conditions and site drainage at time of building permit application.
- Full Plan check for Building Code and Fire Department related issues will be done at time of Building Permit applications. Please indicate how the requirements of Radon mitigation are being applied to this structure.

5.2 Development Engineering Department

- This rezoning will require an additional water service as well as an upgrade to the existing water service. A one-time cash in lieu payment is also required for the future construction of the boulevard upgrade along the property frontage.
- A 6.0 m road reserve is required along the rear of the property for future pedestrian connectivity to Hobson Road and future laneway.
- See attached Schedule "A" for full requirements.

6.0 Application Chronology

Date of Application Received:	February 18, 2016
Date of Revised Plans:	March 30, 2016
Date Public Consultation Completed:	April 6, 2016

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

² City of Kelowna Official Community Plan, (Growth Projections Chapter).

Report prepared by: Tracey Yuzik, Planner

Reviewed by: Todd Cashin, Subdivision, Suburban and Rural Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Approved for Inclusion: Doug Gilchrist, Divisional Director, Community Planning & Real Estate

Attachments:

Schedule "A": Development Engineering Memorandum dated March 11, 2016
Conceptual Site Plan
Conceptual Elevations

CITY OF KELOWNA
MEMORANDUM

Date: March 11, 2016
File No.: Z16-0012

To: Community Planning (TY)

From: Development Engineering Manager(SM)

Subject: 564 Coryell Rd

RU1 to RU6

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

1. Domestic Water and Fire Protection

This property is currently serviced with a 19mm diameter PVC water service. Two 19mm copper or 25mm poly water services are required to meet current by-law requirements. The water service requirements can be provided by the City at the owner's cost. The applicant will be required to sign a Third Party Work Order for the cost of the water service upgrades. For estimate inquiry's please contact Sergio Sartori, by email ssartori@kelowna.ca or phone, 250-469-8589.

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

2. Sanitary Sewer

Our records indicate that this property is currently serviced with a 100mm-diameter sanitary sewer service which is suitable for this application.

3. Road Improvements

- (a) Coryell Ave must be upgraded to an urban standard along the full frontage of this proposed development, including curb and gutter, sidewalk, drainage system including catch basins, manholes and pavement removal and replacement, street lighting and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. A one-time cash payment in lieu of construction must be collected from the applicant for future construction by the City. The cash-in-lieu amount is determined to be **\$14,068.00** not including utility service cost.
- (b) Only the service upgrades must be completed at this time. The City wishes to defer the upgrades to Coryell Rd fronting this development. Therefore, cash-in-lieu of immediate construction is required and the City will initiate the work later, on its own construction schedule.

Item	Cost
Drainage	\$4,243.00
Curb & Gutter	\$2,660.00
Sidewalk	\$3,325.00
Street Lighting	\$ 898.00
Road Fillet	\$ 2,444.00
Blvd Landscaping	\$ 498.00
Total	\$14,068.00

4. Subdivision

- (a) Grant Statutory Rights of Way if required for utility services.
- (b) Provide a 6.0m road reserve width along the full length of the rear property for future walkway/laneway.
- (c) If any road dedication or closure affects lands encumbered by a Utility right-of-way (such as Hydro, Telus, Gas, etc.) please obtain the approval of the utility. Any works required by the utility as a consequence of the road dedication or closure must be incorporated in the construction drawings submitted to the City's Development Manager.

5. Development Permit and Site Related Issues

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


Driveway access width is maximum of 6.0m.

6. Electric Power and Telecommunication Services

The electrical and telecommunication services to this building must be installed in an underground duct system, and the building must be connected by an underground service. It is the developer's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for these services, which would be at the applicant's cost.

7. Bonding and Levy Summary**(a) Levies**

- | | |
|-------------------------------------|--------------------|
| 1. Coryell Rd frontage improvements | \$14,068.00 |
| 2. Service upgrades | To be determined |



 Steve Muenz, P. Eng.
 Development Engineering Manager
 SS

SECTION 13 - URBAN RESIDENTIAL ZONES
RU1 - LARGE LOT HOUSING

ZONING SUMMARY

13.1.1 Purpose

The purpose is to provide a zone for single detached housing, and compatible secondary uses, on larger serviced urban lots.

13.1.2 Principal Uses

(b) single dwelling housing

13.1.3 Secondary Uses

(g) secondary suites

13.1.4 Buildings and Structures Permitted

- (a) one single detached house (which may contain a secondary suite);
- (b) permitted accessory buildings or structures
- (c) carriage house (permitted only on properties that have a 'c' designated sub-zone)
- (d) only one secondary dwelling unit is permitted (e.g. secondary suite or carriage house)

13.1.6 Development Regulations

- (a) The maximum site coverage is 40% and together with driveways and parking areas, shall not exceed 50%.
- (b) the maximum height for principal buildings shall be:
 - i. 9.5 m or 2 ½ storeys whichever is the lesser;
- (c) In RU1 and RU1c zones, the minimum front yard is 4.5m except it is 6.0m from a garage or carport having vehicular entry from the front.
- (d) The minimum side yard is 2.0 metres for a 1 or 1 ½ storey portion of a building and 2.3 metres for a 2 or 2 ½ storey portion of a building
- (e) The minimum rear yard is 7.5 m, except it is 1.5 m for accessory buildings.

BCBC 2012 - 9.13.4.3 (Radon Mitigation) will be drawn and detailed on the proposed Building Permit

DEVELOPMENT PERMIT DESIGN RATIONALE :
RU1 ZONING - S2RES ZONING

This Design Rationale letter has been prepared in support of a Development Permit application by Andrew Pilarski to amend the City of Kelowna's RU1 Zoning By-Law, to permit the development of semi-detached buildings used for two dwelling units within the context and policy directions for Future Land Use Zoning S2RES. The subject site is located at 564 Coryell Road, Kelowna, BC (Lot C, PL 19127).

From a future land use planning perspective, the proposal is consistent with the relevant guidelines of RU1 in regards to its design philosophy and regulations and is consistent with the policy directions of S2RES. The subject site is within a desirable neighborhood and its near-by amenities. An ideal setting to accommodate Kelowna's rental market while maintaining the present low density of the neighborhood.

From an urban design perspective, the proposed one storey bungalows will fit into the current urban context featuring an appropriate and desirable contemporary (minimal) architecture. Specifically, this low profile form and character will complement the overall feel and experience of existing neighboring properties. Considering the large densely treed urban lot size and large neighbouring properties this development will not interrupt neighbouring site lines or introduce higher volumes of traffic or noise. Upon approval this development will set a precedent for the neighbourhood featuring the potential of the future land use planning offered with a S2RES zoning.

In our opinion the proposal is an appropriate form of development within its context and will assist in setting a precedent for the neighborhood and provide rental housing opportunities to the community. Based on the foregoing, this Design Rationale letter concludes that the application is consistent and conforms to the planning and urban design framework established by the Growth Plan for the City of Kelowna's Official Community Plan.



EXISTING SITE PHOTO 01



EXISTING SITE PHOTO 02



EXISTING SITE PHOTO 03



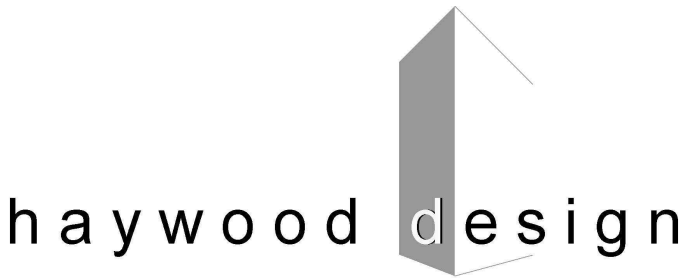
AERIAL PHOTO - SURROUNDING AREA CONTEXT

CONCEPTUAL
SITE PLAN

Jack Synoradzki

183 Magic Drive
Kelowna, BC
250.717.6066

jacek.s@live.com



402 Orchard Ave
Penticton, BC
250.328.4740

www.davidhaywooddesign.com

No.	Description	Date
1	ISSUE FOR DP	MAR 23, 2016

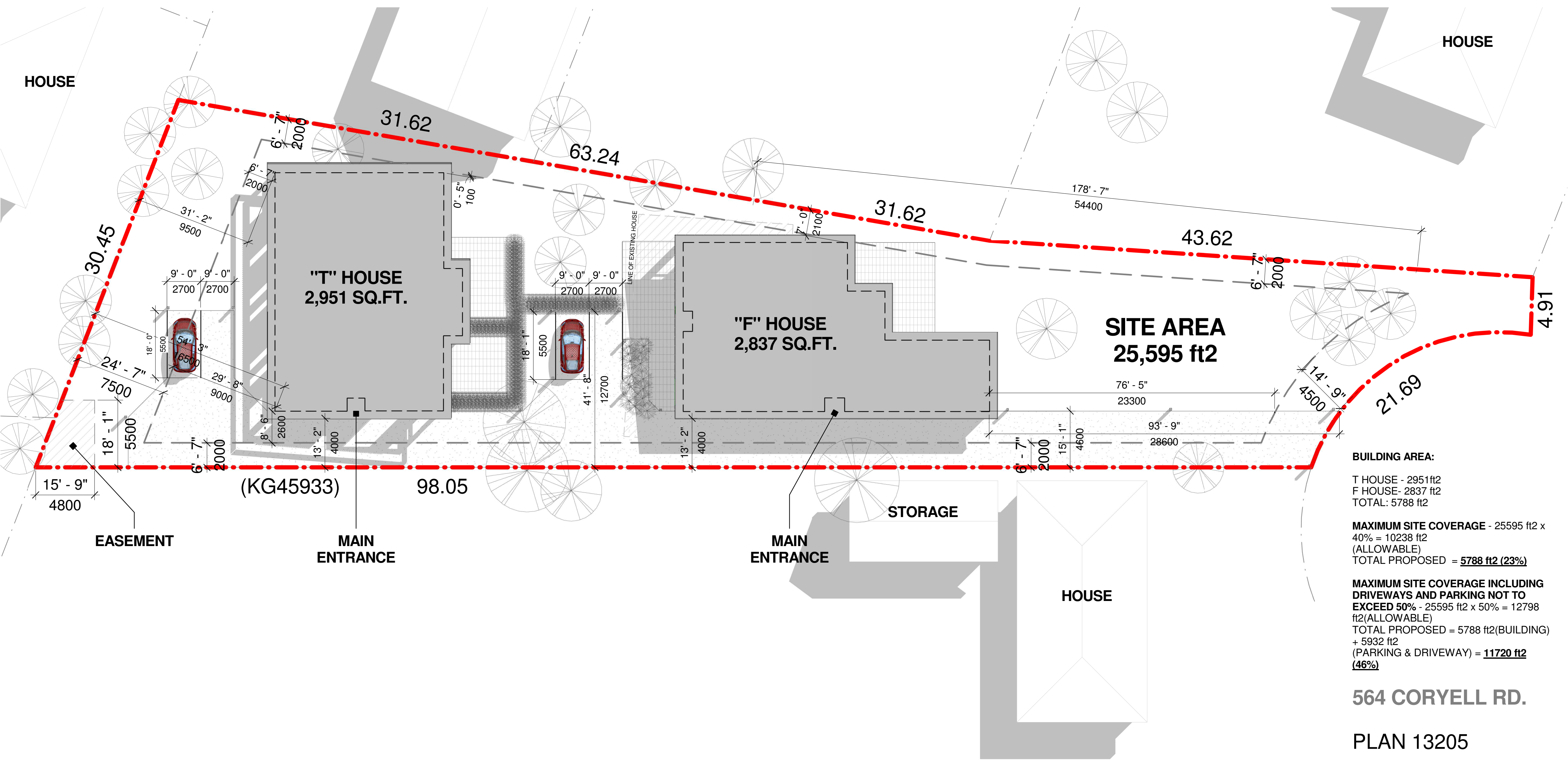
[ANDREW
PILARSKI DP]

ZONING, SITE PHOTOS &
DESIGN RATIONALE

Project number	16-1601
Date	MAR. 24, 2016
Drawn by	DH
Checked by	JS

A00.1

Scale	As indicated
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BUILDING AREA:
T HOUSE - 2951ft2
F HOUSE - 2837 ft2
TOTAL: 5788 ft2

MAXIMUM SITE COVERAGE - 25595 ft2 x 40% = 10238 ft2 (ALLOWABLE)
TOTAL PROPOSED = **5788 ft2 (23%)**

MAXIMUM SITE COVERAGE INCLUDING DRIVEWAYS AND PARKING NOT TO EXCEED 50% - 25595 ft2 x 50% = 12798 ft2(ALLOWABLE)
TOTAL PROPOSED = 5788 ft2(BUILDING) + 5932 ft2 (PARKING & DRIVEWAY) = **11720 ft2 (46%)**

564 CORYELL RD.
PLAN 13205

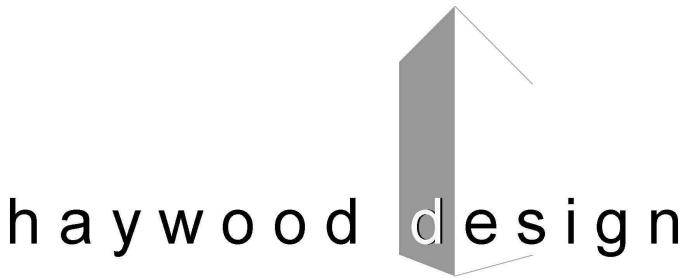
1 SITE PLAN
1 : 175

**CONCEPTUAL
SITE PLAN**

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No.	Description	Date
1	ISSUE FOR DP	MAR 23, 2016

**[ANDREW
PILARSKI DP]**

SITE PLAN

Project number	16-1601
Date	MAR. 24, 2016
Drawn by	Author
Checked by	Checker

A100

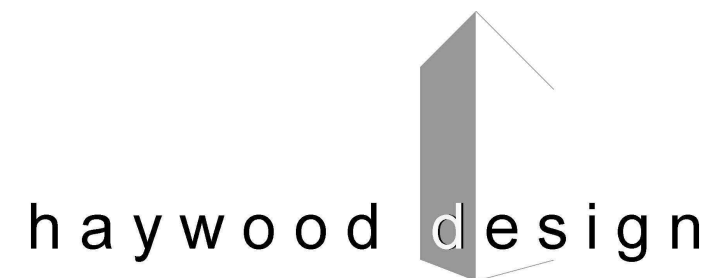
Scale	1 : 175
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CONCEPTUAL
ELEVATIONS

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No.	Description	Date
1	ISSUE FOR DP	MAR 23, 2016

[ANDREW
PILARSKI DP]

ELEVATIONS (SITE)

Project number	16-1601
Date	MAR. 24, 2016
Drawn by	Author
Checked by	Checker

A104

Scale	1/8" = 1'-0"
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3/25/2016 10:00:24 PM



'T' HOUSE

'F' HOUSE

1 West (Left) SITE
1/8" = 1'-0"



'F' HOUSE

'T' HOUSE

2 East (Right) SITE
1/8" = 1'-0"



1 South (Front) 'F' HOUSE
1/4" = 1'-0"

10

11

12

13



2 East (Right) 'F' HOUSE
1/4" = 1'-0"

O

N

M

L

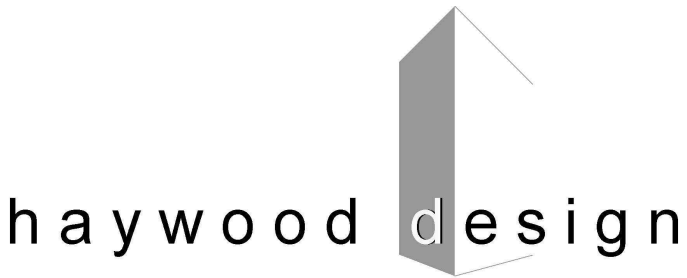
K

CONCEPTUAL
ELEVATIONS

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No.	Description	Date
1	ISSUE FOR DP	MAR 23, 2016

[ANDREW
PILARSKI DP]

ELEVATIONS ('F')

Project number	16-1601
Date	MAR. 24, 2016
Drawn by	Author
Checked by	Checker

A105

Scale	1/4" = 1'-0"
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1 North (Back) 'F' HOUSE
1/4" = 1'-0"



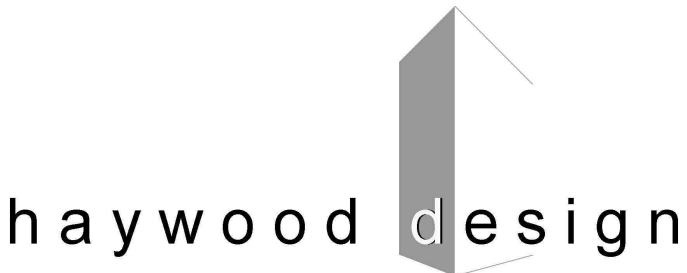
2 West (Left) 'F' HOUSE
1/4" = 1'-0"

CONCEPTUAL
ELEVATIONS

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No.	Description	Date
1	ISSUE FOR DP	MAR 23, 2016

[ANDREW
PILARSKI DP]

ELEVATIONS ('F')

Project number	16-1601
Date	MAR. 24, 2016
Drawn by	Author
Checked by	Checker

A106

Scale	1/4" = 1'-0"
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1 South (Front) 'T' HOUSE
1/4" = 1'-0"



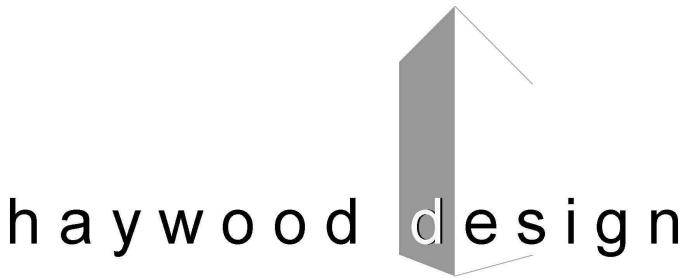
2 East (Right) 'T' HOUSE
1/4" = 1'-0"

CONCEPTUAL
ELEVATIONS

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No.	Description	Date
1	ISSUE FOR DP	MAR 23, 2016

[ANDREW
PILARSKI DP]

ELEVATIONS ('T')

Project number	16-1601
Date	MAR. 24, 2016
Drawn by	Author
Checked by	Checker

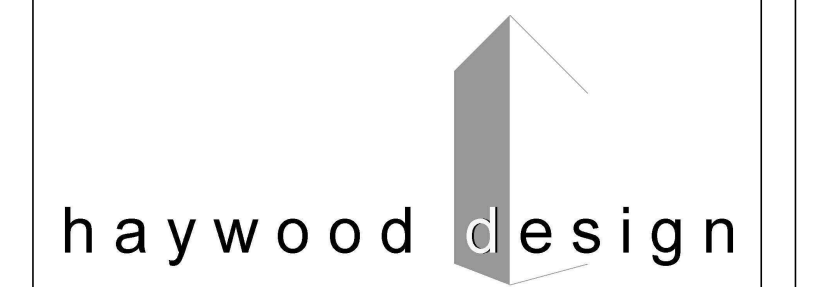
A107

Scale	1/4" = 1'-0"
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CONCEPTUAL
ELEVATIONS
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No.	Description	Date
1	ISSUE FOR DP	MAR 23, 2016

[ANDREW
PILARSKI DP]

ELEVATIONS ('T')

Project number	16-1601
Date	MAR. 24, 2016
Drawn by	Author
Checked by	Checker

A108

Scale 1/4" = 1'-0"

3/25/2016 10:05:15 PM



1 North (Back) 'T' HOUSE
1/4" = 1'-0"



2 West (Left) 'T' HOUSE
1/4" = 1'-0"



1 'F' HOUSE RENDERING



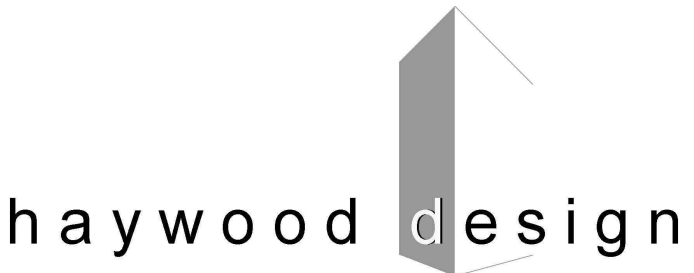
2 'T' HOUSE RENDERING

CONCEPTUAL
ELEVATIONS

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No.	Description	Date
1	ISSUE FOR DP	MAR 23, 2016

[ANDREW
PILARSKI DP]

RENDERINGS

Project number	16-1601
Date	MAR. 24, 2016
Drawn by	Author
Checked by	Checker

A109

Scale



1 'F' HOUSE AERIAL FRONT



2 'F' N-E CORNER



3 'F' HOUSE FROM WEST



4 'F' FROM NORTH 01

CONCEPTUAL
ELEVATIONS

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No.	Description	Date
1	ISSUE FOR DP	MAR 23, 2016

[ANDREW
PILARSKI DP]

'F' RENDERINGS

Project number	16-1601
Date	MAR. 24, 2016
Drawn by	Author
Checked by	Checker

A110

Scale



1 'T' FROM SOUTH



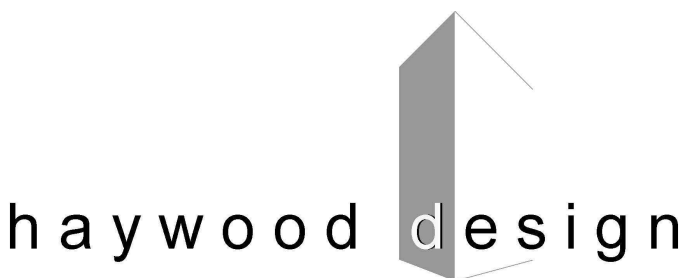
2 'T' FROM SOUTH EAST

CONCEPTUAL
ELEVATIONS

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Penticton, BC
250.328.4740

www.davidhaywooddesign.com

No.	Description	Date
1	ISSUE FOR DP	MAR 23, 2016

[ANDREW
PILARSKI DP]

'T' RENDERINGS

Project number	16-1601
Date	MAR. 24, 2016
Drawn by	Author
Checked by	Checker

A111

Scale

CITY OF KELOWNA
BYLAW NO. 11254
Z16-0012 - 414225 Alberta Ltd.
564 Coryell 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 C, District Lot 167, IDYD Plan 13025, located at 564 Coryell Road, Kelowna, B.C., from the RU1 Large Lot Houseing zone to the RU6 - Two Dwelling Housing zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Approved under the Transportation Act

(Approving Officer-Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

REPORT TO COUNCIL



Date: June 13, 2016

RIM No. 0940-01

To: City Manager

From: Community Planning Department (RR)

Application: DP16-0116

Owner: The Catholic Independent
Schools of Nelson Diocese,
Inc. No. S5278

Address: 839 Sutherland Ave

Applicant: Mike Jacobs

Subject: Form and Character Development Permit

Existing OCP Designation: EDINST - Educational / Institutional

Existing Zone: P2 - Educational and Minor Institutional

1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP16-0116 for Lot A, DL 138, and of Section 19 Township 26 ODYD Plan 33076 located at 839 Sutherland Ave, 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";

AND THAT Council's consideration of this Development Permit be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Community Planning Department dated June 13, 2016;

AND THAT there be no direct driveway access onto Sutherland Ave from the subject property;

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

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

2.0 Purpose

To consider the form and character of an addition to an existing school.

3.0 Community Planning

Community Planning supports the issuance of the development permit. The proposed design and site layout enhance the site from an aesthetic and functionality perspective. The building design complies with relevant guidelines, and the overall project goals expand a local inner-City school dealing with enrollment growth.

4.0 Proposal

4.1 Project Description

As the result of significant enrollment growth, St. Joseph Catholic Elementary School has applied to reconfigure its facilities on Sutherland Ave., including the removal of two old buildings and the expansion of the school itself.

The new building will house 12 new classrooms and associated maintenance rooms and washrooms. The developer intends to use a pre-fabricated building that will be attached to the current structure. Pre-fabricating the building will allow project to be largely completed over the summer months, before students return.



The building design is not atypical of an educational building, with limited articulation because of the internal layout constraints. Instead, the applicant has proposed varied exterior finishings of stucco accent by cement fibreboard at the corners. The building will be accented by exposed wood elements, with an exposed timber entrance.

The building appearance and layout are in keeping with City of Kelowna design guidelines. However, the building will also be largely hidden from the street, and only be highly visible to people already on the site.

4.2 Site Layout

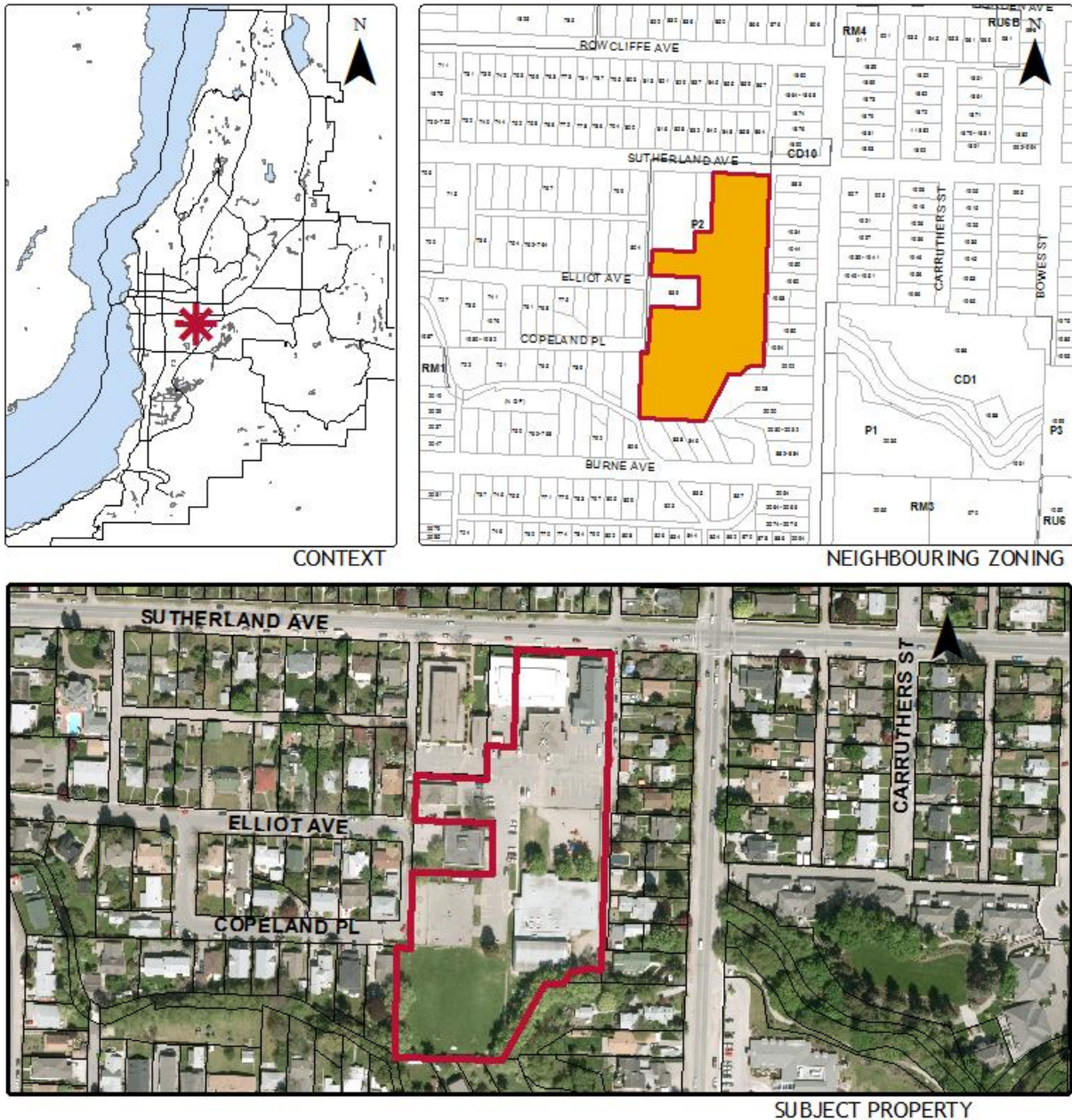
Two existing buildings will be demolished as part of the project. The buildings are no longer used and will be used to replace parking stalls lost to the building expansion and expanded playground.



Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU6 - Two Dwelling Housing	Residential
East	RU6 - Two Dwelling Housing	Residential
South	RU6 - Two Dwelling Housing	Residential
West	RU6 - Two Dwelling Housing	Residential

Subject Property Map:



4.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	P2 ZONE REQUIREMENTS	PROPOSAL
Development Regulations		
Maximum Floor Area Ratio	1.0	0.21
Maximum Site Coverage (buildings)	40%	20.9%
Maximum Site Coverage (buildings, driveways and parking)	60%	58.9%
Maximum Height	13.5 m / 3 storeys	7.16 m / 2 storeys
Minimum Front Yard	6.0 m	>40 m
Minimum Side Yard (east)	4.5 m	4.75 m
Minimum Side Yard (west)	4.5 m	> 40 m
Minimum Rear Yard	7.5 m	> 40 m
Other Regulations		
Minimum Parking Requirements	30	174

5.0 **Current Development Policies**

5.1 Kelowna Official Community Plan (OCP)

Chapter 14: Comprehensive Development Permit Objectives

- Convey a strong sense of authenticity through urban design that is distinctive for Kelowna;
- Promote a high urban design standard and quality of construction for future development that is coordinated with existing structures;
- Integrate new development with existing site conditions and preserve the character amenities of the surrounding area;
- Promote interesting, pedestrian friendly streetscape design and pedestrian linkages; and
- Highlight the significance of community institutional and heritage buildings.

6.0 **Technical Comments**

6.1 Building & Permitting Department

- 1) Development Cost Charges (DCC's) are required to be paid prior to issuance of any Building Permit(s).
- 2) A Building Code analysis is required for the structure at time of building permit applications, but the following items may affect the form and character of the building(s):
 - i. Any security system that limits access to exiting needs to be addressed in the code analysis by the architect.
 - ii. Access to the roof is required per NFPA and guard rails may be required and should be reflected in the plans if required.

- 3) A Geotechnical report is required to address the sub soil conditions and site drainage at time of building permit application. This property falls within the Mill Creek flood plain bylaw area and compliance is required. Minimum building elevations are required to be established prior to the release of the Development Permit. This building may be designed to low, which may affect the form and character of the building.
- 4) Fire resistance ratings are required for storage, janitor and/or garbage enclosure room(s). The drawings submitted for building permit is to clearly identify how this rating will be achieved and where these area(s) are located.
- 5) An exit analysis is required as part of the code analysis at time of building permit application. The exit analysis is to address travel distances within the units, number of required exits per area, door swing direction, handrails on each side of exit stairs, width of exits etc.
- 6) Size and location of all signage to be clearly defined as part of the development permit. This should include the signage required for the building addressing to be defined on the drawings per the bylaws on the permit application drawings.
- 7) Full Plan check for Building Code related issues will be done at time of Building Permit applications.

6.2 Development Engineering Department

See attached memorandum dated May 20, 2016.

6.3 Fire Department

- 1) Construction fire safety plan is required to be submitted and reviewed prior to construction and updated as required. Template available online at Kelowna.ca
- 2) Engineered Fire Flow calculations are required to determine Fire Hydrant requirements as per the City of Kelowna Subdivision Bylaw #7900. Should another hydrant be required on this property it shall be deemed private and shall be operational at the start of construction.
- 3) Fire department connection is to be within 45M of a fire hydrant, unobstructed, and the FD connection shall be clearly marked and visible from the street
- 4) Sprinkler drawings are to be submitted to the Fire Dept. for review when available
 - a. sprinkler isolation valves shall be no higher than 7 feet from the ground so as to be accessible
- 5) A fire safety plan as per section 2.8 BCFC is required at occupancy. The fire safety plan and floor plans are to be submitted for approval in AutoCAD Drawing format on a CD - update current to include demolished and new buildings.
- 6) Fire Department access is to be met as per BCBC 3.2.5.
- 7) Approved Fire Department steel lock box acceptable to the fire dept. is required by the fire dept. entrance.
- 8) All requirements of the City of Kelowna Fire and Life Safety Bylaw 10760 shall be met.
- 9) Fire alarm system is to be monitored by an agency meeting the CAN/ULC S561 Standard.
- 10) Contact Fire Prevention Branch for fire extinguisher requirements and placement.

- 11) A visible address must be posted on Sutherland as per City of Kelowna By-Laws - as per addressing committee, there will be some addressing changes.

7.0 Application Chronology

Date of Application Received: April 20, 2016

Report prepared by:

Ryan Roycroft, Planner

Reviewed by: ☐ Terry Barton, Urban Planning Manager

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

Attachments:

Draft Development Permit
Engineering Memorandum

DEVELOPMENT PERMIT



APPROVED ISSUANCE OF DEVELOPMENT PERMIT NO. DP16-0115

Issued To: The Catholic Independent Schools of Nelson Diocese, Inc No S5278
Site Address: 839 Sutherland Ave
Legal Description: Lot A, DL 138, and of Section 19, Township 26 ODYD Plan 33076
Zoning Classification: P2 - Educational and Minor Institutional
Development Permit Area: Comprehensive Form and Character

SCOPE OF APPROVAL

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

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

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

1. TERMS AND CONDITIONS

THAT Development Permit No. DP16-0115 for Lot A, DL 138, Section 19, Township 26 ODYD Plan 33076 located at 839 Sutherland Ave, Kelowna, BC to allow the construction of an addition to a school be approved subject to the following:

- 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".

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

2. DEVELOPMENT

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

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

This Permit IS NOT a Building Permit.

3. APPLICANT'S AGREEMENT

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

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

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

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

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

Signature of Owner / Authorized Agent

Date

Print Name in Bold Letters

Telephone No.

4. APPROVALS

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

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

Date

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

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

CITY OF KELOWNA
MEMORANDUM

Date: May 20, 2016
File No.: DP16-0115
To: Community Planning (TB)
From: Development Engineering Manager (SM)
Subject: 839 Sutherland Ave Renovation

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

1. Domestic Water and Fire Protection

- (a) The subject property is currently serviced with a 25mm & a 100mm water service. The developer's consulting mechanical engineer will determine the domestic and fire protection requirements of this proposed development and establish hydrant requirements and service needs. The applicant, at his cost, will arrange for the disconnection of existing service and the installation of a new larger service if required.

2. Sanitary Sewer

- (a) The subject property is currently serviced with multiple sanitary services. The developer's consulting mechanical engineer will determine the development requirements of this proposed development and establish the service needs. The applicant, at his cost, will arrange for the disconnection of existing service and the installation of a new larger service if required.

3. Storm Drainage

- (a) Our records indicate that this property is not serviced with a storm service.

4. Roads

- a) Sutherland Drive is fully urbanized for the full frontage of the development. No further upgrades are required.

5. Development Permit and Site Related Issues

Access and Manoeuvrability

- (i) Access to the site currently is provided from lanes adjacent to the site. The site plan shows an access to Sutherland Drive. Sutherland Drive is identified as an Active Transportation Corridor therefore the direct access is not permitted.

Steve Muenz, P. Eng.
Development Engineering Manager
SS

SITE CONSTRUCTION NOTES

- [illegible]

SITE ZONING CHAR

NAME		GRADE	
1	ALLEN, JIM	12	12
2	ALLEN, JIM	12	12
3	ALLEN, JIM	12	12
4	ALLEN, JIM	12	12
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97	ALLEN, JIM	12	12

SCHEDULE B

This forms part of development
Permit # **D916-0116**

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1500 S. 19TH AVENUE, SUITE 100, DENVER, CO 80202
TEL: 303.431.8000 FAX: 303.431.8003

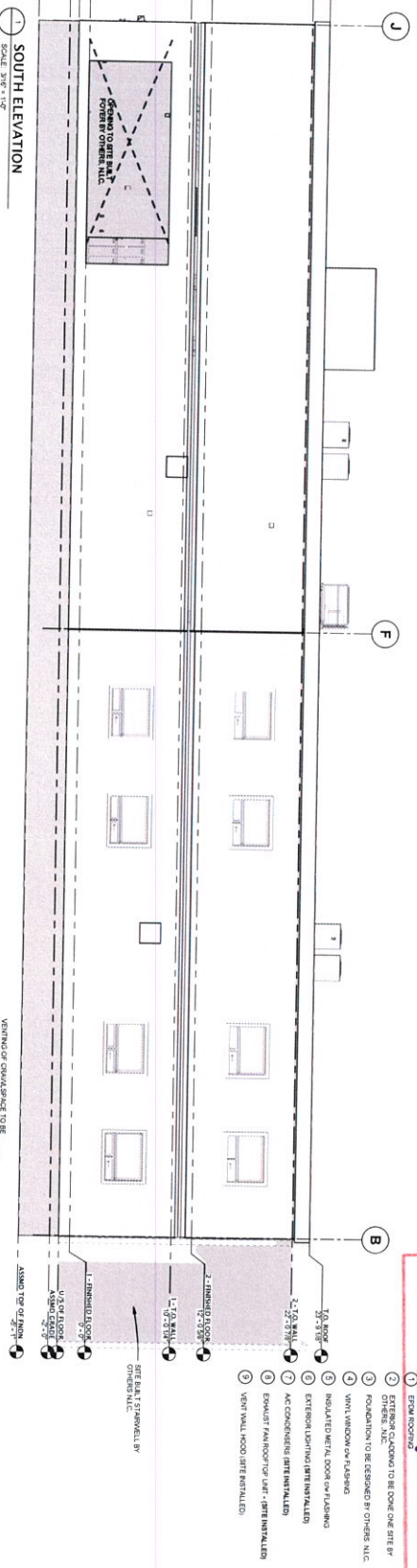
MQN
ARCHITECTS

NO.	DESCRIPTION	BY	DATE
01	ISSUED FOR T&B	IV	1/26/15
02	FOR C&P	IV	1/26/15

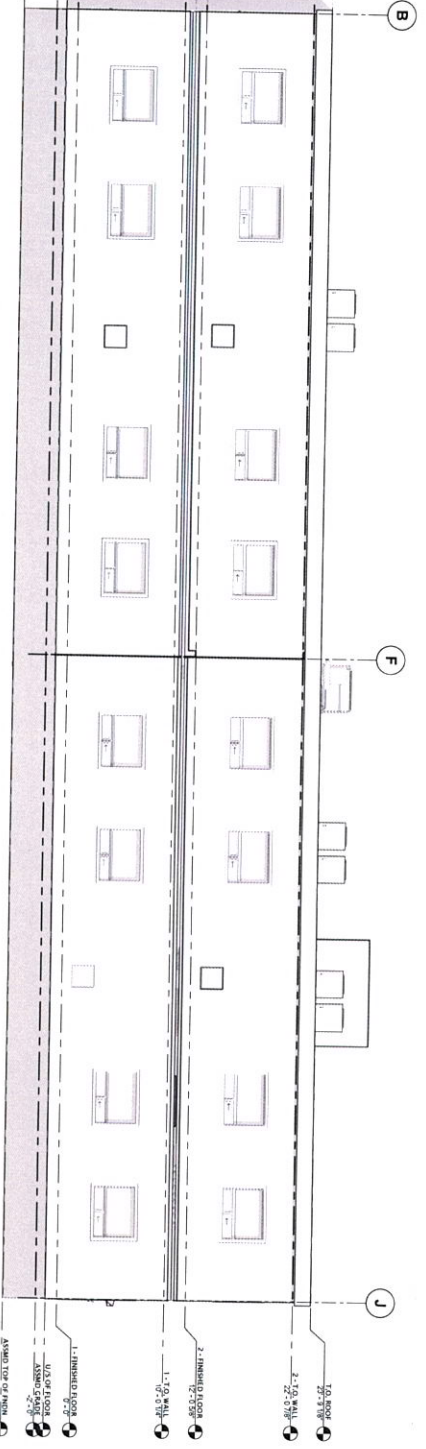
PROJECT
ST. JOSEPH CATHOLIC SCHOOL
2 STOREY, 12 CLASSROOM ADDITION
839 SUTHERLAND AVE, KELOWNA, B.C.
V1Y5X4
DRAWING TITLE
EXTERIOR ELEVATIONS

DATE: APR/15
SCALE: AS SHOWN
DRAWN BY: NW
CHECKED: CR
INTERVAL USE ONLY: 1500300
PROJECT NUMBER: 1500300
SHEET NO: A2.01

britco
BUILDING INNOVATION



1 SOUTH ELEVATION
SCALE 3/8" = 1'-0"



1 NORTH ELEVATION
SCALE 3/8" = 1'-0"

This forms part of development Permit # DP16-0116

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Tel: 604.455.8000 Fax: 604.455.8005

- # IVIG



MINIMUM FREE AREA OF 0.1 M SQ. PER 50 M SQ. FLOOR SPACE PER 2012 B.C.B.C. - DISTRIBUTE EVENLY AROUND BUILDING

DATE: _____ SCALE: _____ DRAWN BY: _____ CHECKED BY: _____ PROJECT NUMBER: _____	PROJECT	ST. JOSEPH CATHOLIC SCHOOL 2 STOREY, 12 CLASSROOM ADDITION 839 SUTHERLAND AVE, KELOWNA, B.C. V1Y5X4
	APPROVED	
	BY: _____	
	DATE: _____	
	PROJECT NUMBER: _____	
1500300	DRAWING TITLE EXTERIOR ELEVATIONS 2	

britco
BUILDING INNOVATION

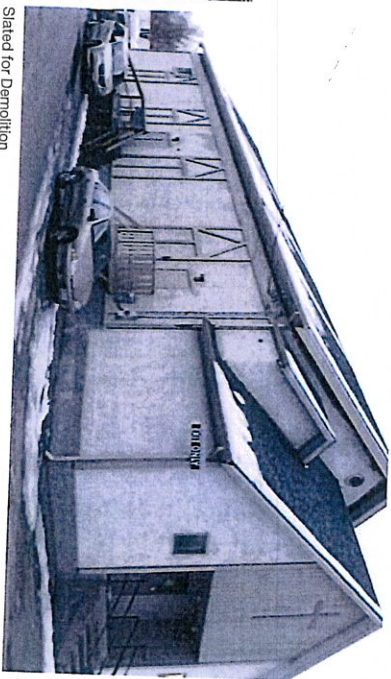
St. Joseph Catholic Elementary School

839 Sutherland Avenue Kelowna, BC

IMQ
ARCHITECTS



Slated for Demolition



Slated for Demolition



St. Joseph Catholic Elementary School 839 Sutherland Avenue Kelowna, BC

IMQ ARCHITECTS



Main Entrance of Existing School



East / Rear side of Existing School



Play area to be relocated to make room for Addition - North Side



South side of Existing School



West / Front side of Existing School

REPORT TO COUNCIL



Date: June 13, 2016

RIM No. 1210-10

To: City Manager

From: Community Planning Department (MS)

Application: A16-0006 **Owner:** Roger H. Borrett

Address: 3665 Hart Road & 3671 Hart Road **Applicant:** Roger H. Borrett

Subject: Subdivision in the Agricultural Land Reserve - Lot Line Adjustment

1.0 Recommendation

THAT Agricultural Land Reserve Appeal No. A16-0006 for *Lot 2 Section 10 TWP 26 ODYD Plan KAP48949 and Lot B Section 10 TWP 26 ODYD Plan KAP92586*, located at 3665 and 3671 Hart Rd, Kelowna for a subdivision of agricultural land in the Agricultural Land Reserve pursuant to Section 21(2) of the *Agricultural Land Commission Act*, be supported by Council;

AND THAT the Council direct Staff to forward the subject application to the Agricultural Land Commission for consideration.

2.0 Purpose

To support an application to the Agricultural Land Commission (ALC) for a 'Subdivision of Agricultural Land Reserve' under Section 21(2) of the *Agricultural Land Commission Act*. The subdivision is more specifically a lot line adjustment.

3.0 Community Planning

Staff supports the application for the lot line adjustment of moving the property line between the two parcels 98 metres to the east, as it will result in the same number of parcels, both of which will be viable as farms in the long run. There will be no net loss to farming.

4.0 Proposal

4.1 Background

The applicant is requesting a lot line adjustment, to move the property boundary between 3671 Hart Road and 3665 Hart Road, both of which he owns, approximately 98 metres to the east.

The family has owned and farmed the area for four generations. The properties are planted in apples, sour cherries, grapes, a garden nursery and a vegetable garden.

In 2010, the owner's mother was granted a homesite severance by the ALC for 3671 Hart Road, for the homesite which is now 3681 Hart Road. The applicant purchased the farm remainder from his mother, and continues to farm this property and 3665 Hart Road together.

As part of the homesite severance of 3681 Hart Road, the ALC required that two covenants be placed on 3671 Hart Road. These are currently registered on the property and include:

- A Farm Residential Footprint Covenant for a building lot of 0.2 ha (1.2 acre); and
- A No-Build Covenant for the remainder of the parcel.

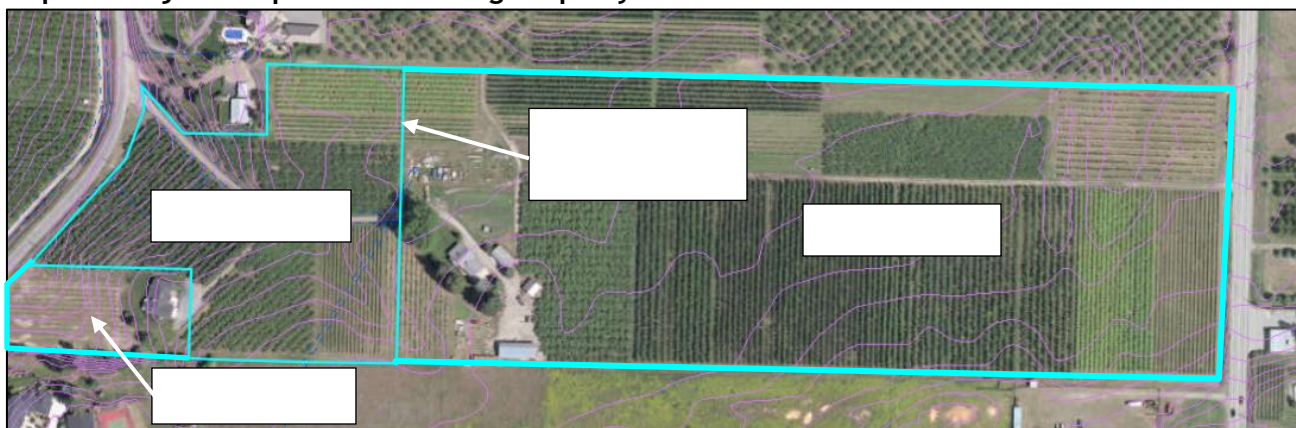
4.2 Project Description

The applicant is requesting a lot line adjustment, in order to keep his house on the western parcel, in order to sell the eastern parcel to his son, so he can keep his house, and also that each parcel can be a viable farm operation.

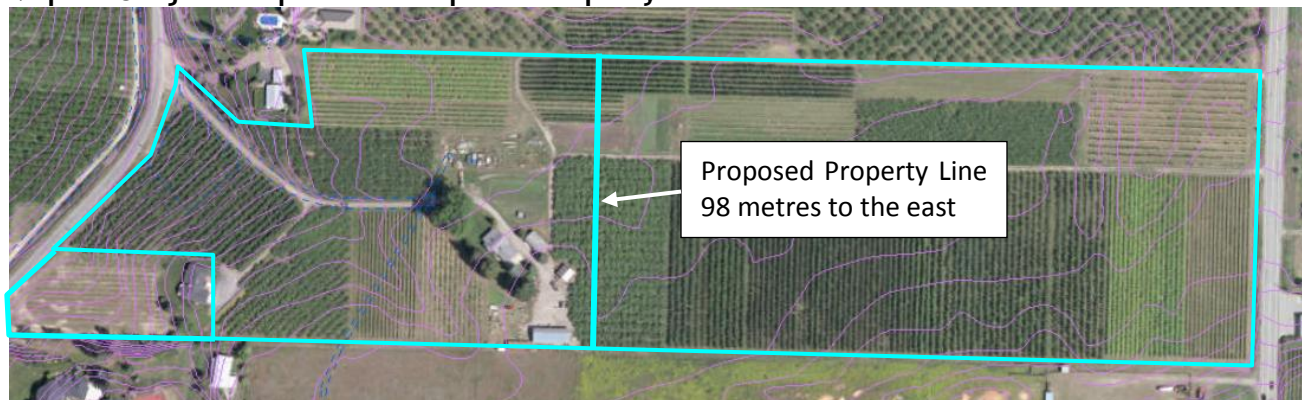
The proposal will include the following:

- Relocation of the property line between the parcels approximately 98 metres to the east.

Map 1 - Subject Properties - Existing Property Line



Map 2 - Subject Properties - Proposed Property Line



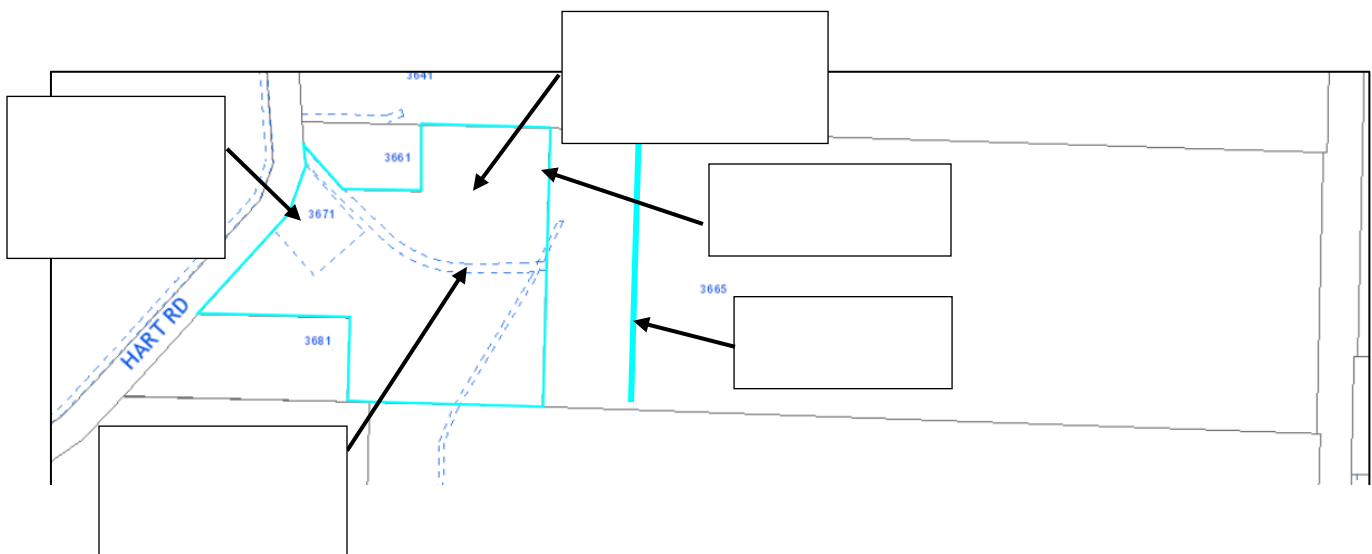
As part of the homesite severance of 3681 Hart Road, the ALC required that several covenants be placed on 3671 Hart Road. These are currently registered on the property and include:

- A Farm Residential Footprint Covenant for a building lot of 0.2 ha (1.2 acre); and
- A No-Build Covenant for the remainder of the parcel.

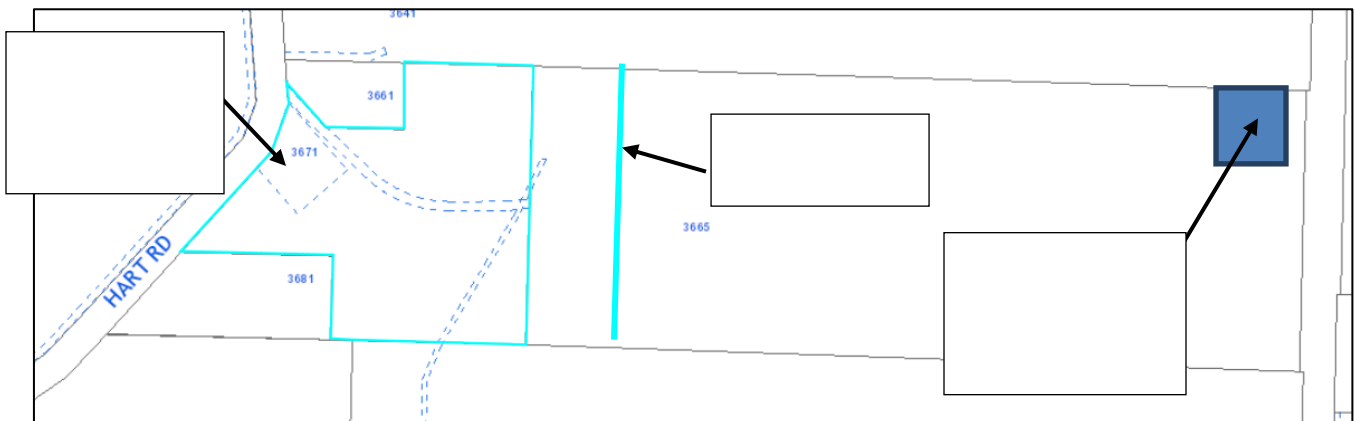
As part of the proposed lot line adjustment, the following is required with respect to covenants and access easements:

1. Remove the Farm Residential Footprint Covenant on 3671 Hart Road and register a Farm Residential Footprint Covenant on 3665 Hart Road, of the same size (0.2 ha or ½ acre).
2. Protect the owner's existing homeplate and agricultural structures with a Farm Residential Footprint Covenant (approximately 0.4 ha or 1 acre).
3. Retain the existing No-Build Covenant on the remainder of 3671 Hart Road.
4. Relocate the existing access easement to serve 3681 Hart Road (still used as primary access).

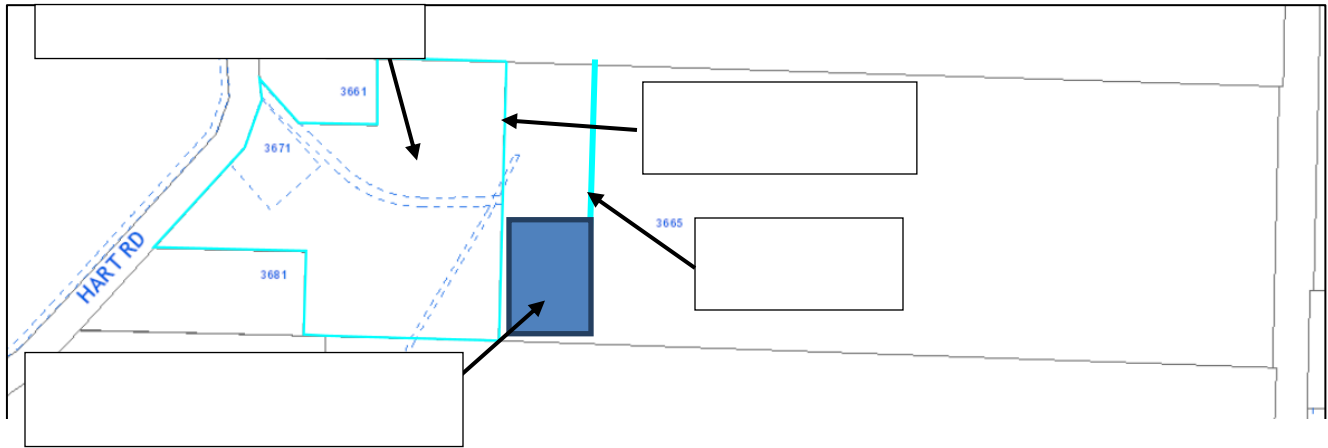
Map 3 - Subject Properties - Existing Covenant and Easement Areas



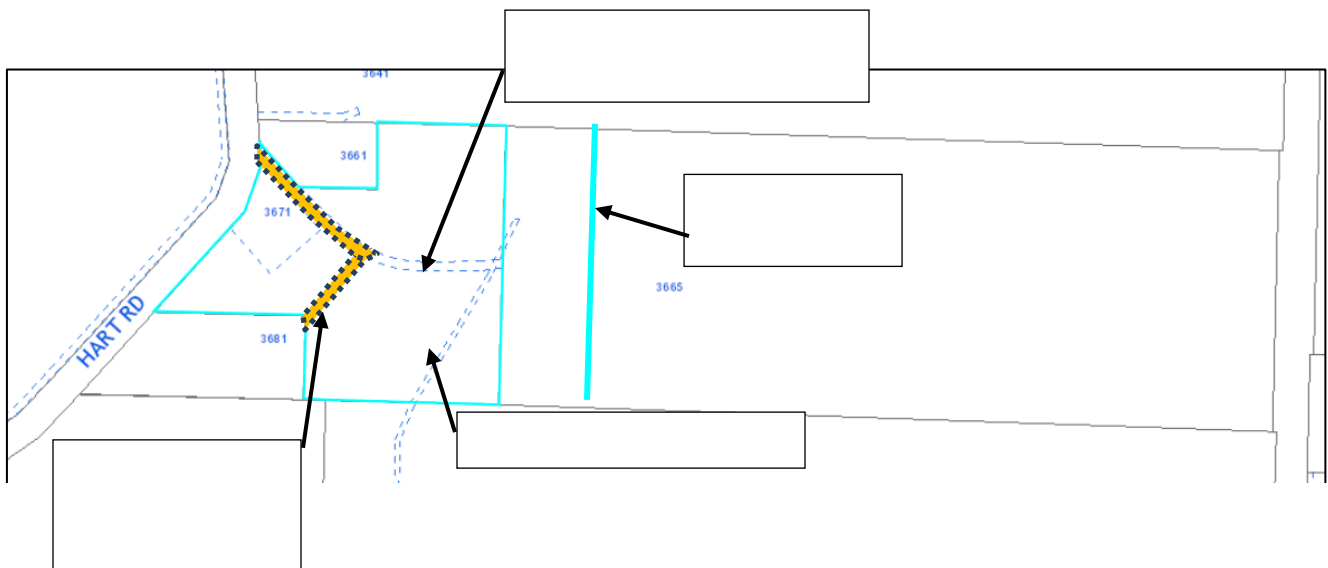
Map 4 - Subject Properties - Proposed Relocation of Farm Residential Footprint Covenant



Map 5 - Subject Properties - Proposed Adjustment to No-Build Covenant Area - 3671 Hart Road



Map 6 - Subject Properties - Proposed Covenant and Easement Areas



4.3 Site Context

The subject property is located in the Southeast Kelowna Sector of the City. It is surrounded by land in the ALR. To the west is a golf course with an agricultural component, to the north, east and south is actively farmed land. It is outside the Permanent Growth Boundary according to the Official Community Plan.

Parcel Summary 3671 Hart Road:

Parcel Size: 2.6 ha (6.5 ac)
Elevation: 464 at west to 479 (metres above sea level) at east

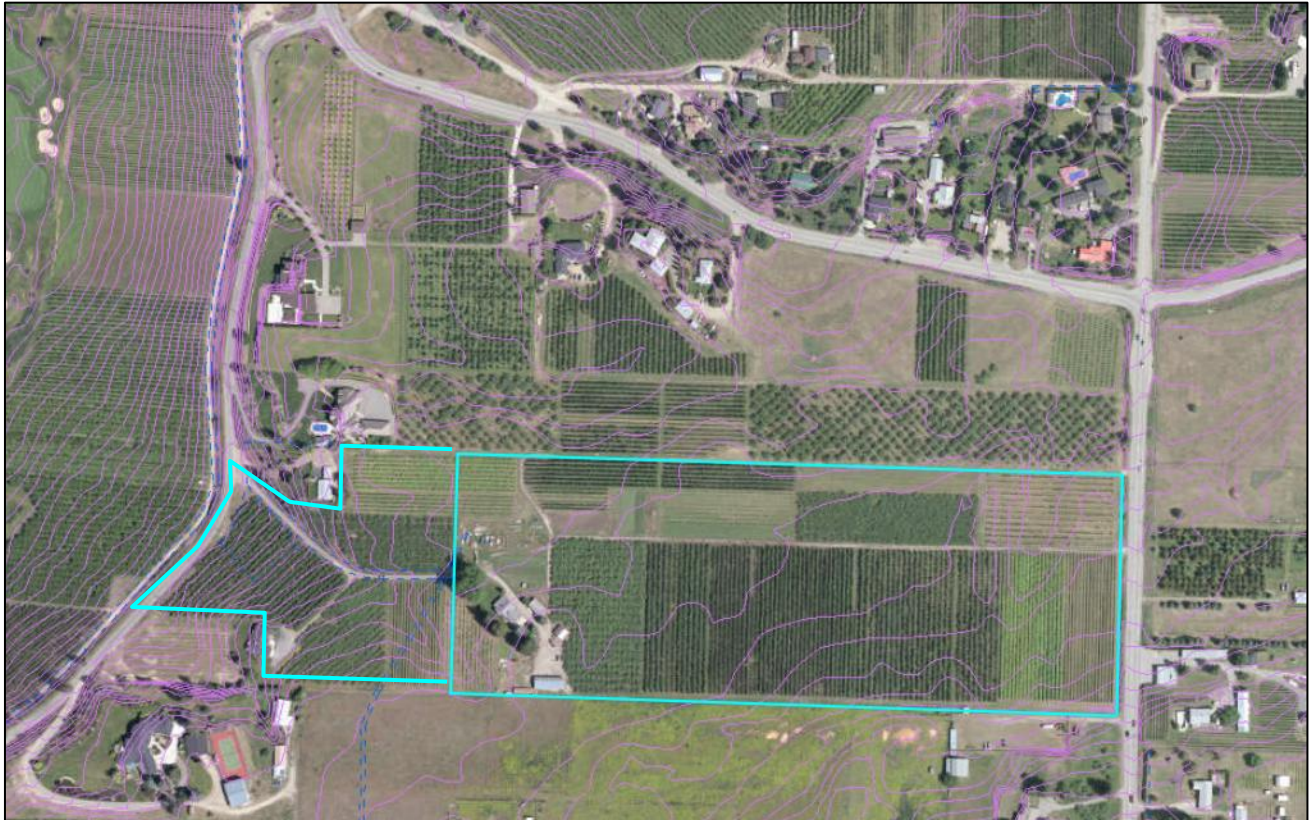
Parcel Summary 3665 Hart Road:

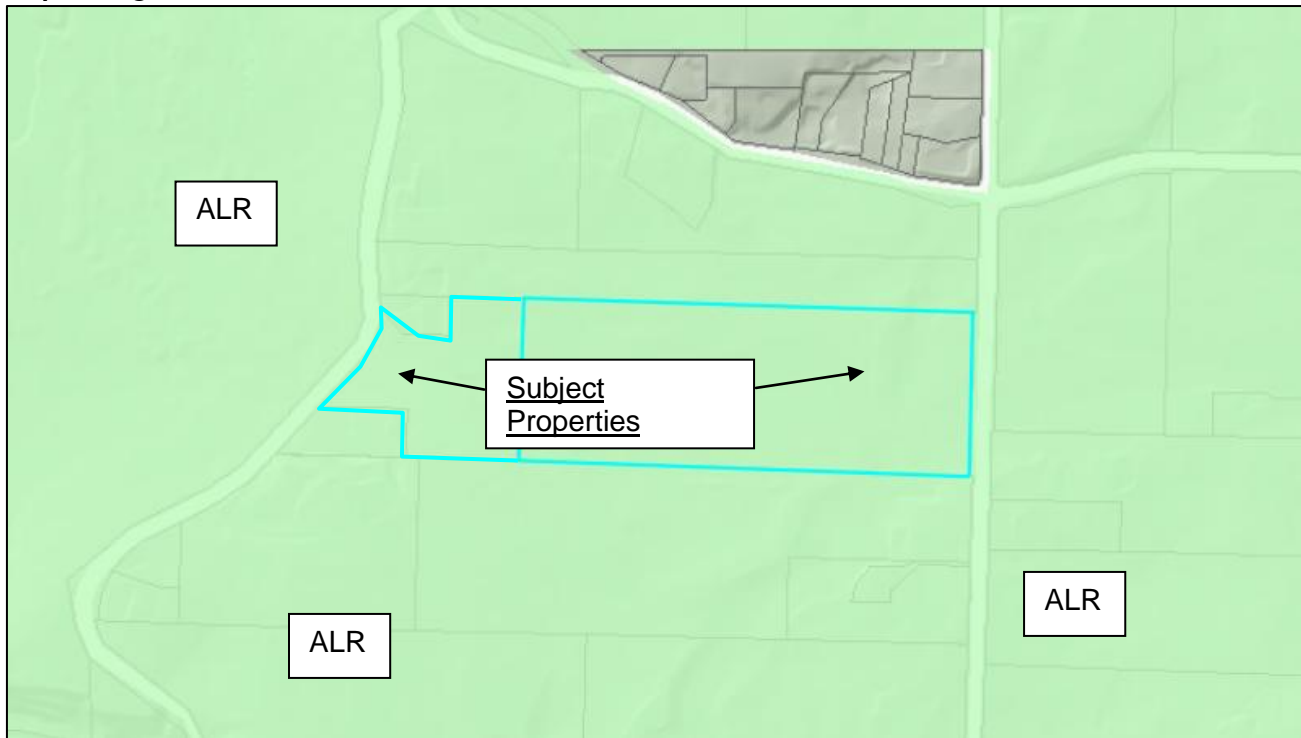
Parcel Size: 8.98 ha (22.2 ac)
Elevation: 477 at west to 486 (metres above sea level) at east

4.4 Zoning of Adjacent Property

<i>Direction</i>	<i>Zoning Designation</i>	<i>Land Use</i>
North	A1 - Agriculture 1	Agriculture
East	A1 - Agriculture 1	Agriculture
South	A1 - Agriculture 1	Agriculture
West	P3LP - Private Recreation / Liquor Primary	Golf Course

Map 7 - Neighbourhood Context



Map 8 - Agricultural Land Reserve

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Objective 5.33 Protect and enhance local agriculture¹.

Policy .1 Protect Agricultural Land. Retain the agricultural land base by supporting the ALR and by protecting agricultural lands from development, except as otherwise noted in the City of Kelowna Agricultural Plan. Ensure that the primary use of agricultural land is agriculture, regardless of parcel size.

5.2 Agricultural Land Commission Act (ALCA)

Purposes of the commission - Section 6 of the ALCA

The following are the purposes of the commission:

- (a) to preserve agricultural land;
- (b) to encourage farming on agricultural land in collaboration with other communities of interest;
- (c) to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of agricultural land and uses compatible with agriculture in their plans, bylaws and policies.

¹ City of Kelowna 2030 Official Community Plan: Agricultural Land Use Policies Chapter. P. 5.35.

6.0 Technical Comments

6.1 Development Engineering Department

Development Engineering has the following comments at this point in time with regard to this application, a comprehensive report will be provided at the time of subdivision application submission if and when the Agricultural Land Commission agrees to this proposal.

The proposed Lot Line Adjustment does not compromise Municipal Servicing Requirements.

6.2 Southeast Kelowna Irrigation District (SEKID)

Water service is available subject to compliance with all applicable district bylaws. The applicant is encouraged to arrange to meet with the district to review in detail the purpose of the lot line adjustment and the implications on water servicing.

7.0 Application Chronology

Date of Application Received: February 22, 2016

Agricultural Advisory Committee: May 12, 2016

The above noted application was reviewed by the Agricultural Advisory Committee at the meeting held on May 12, 2016 and the following recommendations were passed:

Moved By Yvonne Herbison/Seconded By Domenic Rampone

THAT the Agricultural Advisory Committee recommends that Council support an application to the Agricultural Land Commission under Section 21(2) of the Agricultural Land Commission Act for a "Subdivision of Agriculture Land Reserve at 3665 and 3671 Hart Road for a lot line adjustment.

Carried

ANECTDOTAL COMMENT:

The Agricultural Advisory Committee supported this application for "Subdivision of Agriculture Land" on this property and commented that there is no net loss of agricultural land and the farm is currently in operation.

Report prepared by:

Melanie Steppuhn, Land Use Planner

Reviewed by:

☐

Todd Cashin, Subdivision, Suburban and Rural Planning
Manager

**Reviewed by
Approved for Inclusion:**

☐

Ryan Smith, Community Planning Department Manager

Approved for Inclusion:

☐

Doug Gilchrist, Divisional Director, Community Planning &
Real Estate

Attachments:

Development Engineering Services Memo
Proposed Homesite Severance Plans



Existing Lot line between Lot 1 and Lot 2



Proposed New Lot line between Lot 1 and Lot 2

SUPPLEMENTAL REPORT TO COUNCIL



Date: 6/13/2016

RIM No. 1250-30

To: City Manager

From: Community Planning (MS)

Application: FH15-0004

Owner: Bir Singh Sandher

Address: 1610 Swainson Road

Applicants: Bir Singh Sandher
Sukwinderjit Sandher

Subject: Farm Help Permit - Revision to Site Plan

Existing OCP Designation: Resource Protection Area

Existing Zone: A1 - Agriculture 1

1.0 Recommendation

THAT Council receives for information, the Supplemental Report from the Community Planning Department dated June 13, 2016 with respect to Farm Help Application No. FH15-0004, for *Lot 1 Section 25 TWP 26 and Section 30 TWP 27 ODYD Plan KAP77945*, located at 1610 Swainson Road;

AND THAT Council amends the Farm Help Permit FH15-0004, Schedule A, with the revised Schedule A.

2.0 Purpose

To support the revision to the site plan layout for the farm help trailers proposed for Farm Help Application No. FH15-0004.

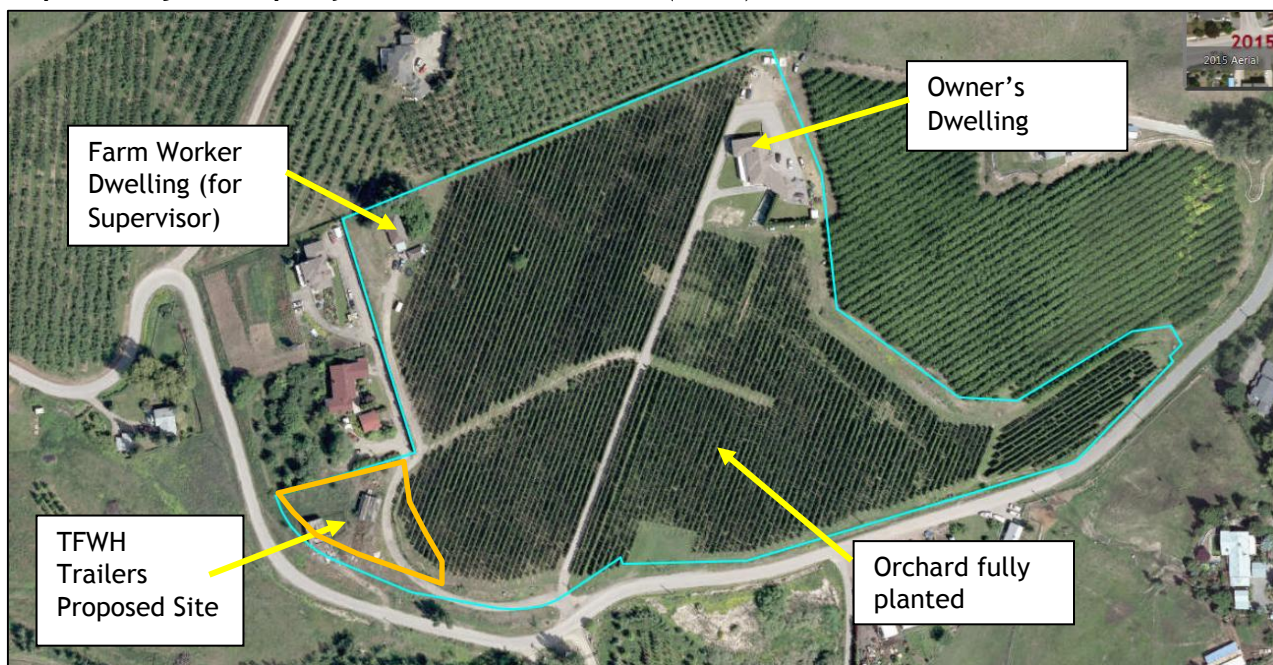
3.0 Community Planning

Community Planning supports the revisions to the proposed layout for the farm help trailers at 1610 Swainson Road. At the April 25, 2016 Council meeting, Council approved farm help housing for 60 workers on the property. The approved layout had 3 sleeping trailers to the west of the access road, and 3 sleeping trailers to the east. The kitchen / dining and recreation trailers were to the west of the access road.

The proposed change involves changing the location of the kitchen / dining trailers to the east of the access road. The services, including gas, water and power, run along the upper level along the access road, which is at the same elevation and easily accessed from this location. There is a change of grade downslope to the west, which would make connecting the kitchen to the services required challenging according to the original layout.

Staff supports the revision, given the practicality of locating the kitchen / dining trailers closest to the services.

Map 1 - Subject Property - 1610 Swainson Road (2015)



4.0 Application Chronology

Application Received	September 30, 2015
Geotechnical Schedule B Received	January 6, 2016
Grading Plans and Revised Site Plan Received	February 4, 2016
Landscape Plan Received	March 6, 2016
BMID Water Letter Received	April 6, 2016
Public Consultation Received	April 12, 2016
Council Consideration	April 25, 2016
Revised Plans Received	June 2, 2016

Report prepared by:

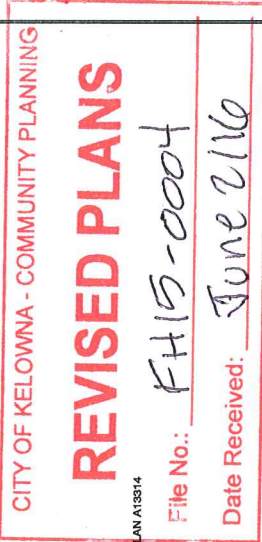
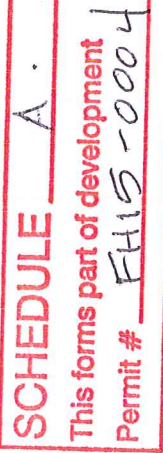
Melanie Steppuhn, Land Use Planner

Reviewed by: ☐ Todd Cashin, Suburban and Rural Planning Manager

Approved for Inclusion: ☐ Doug Gilchrist, Divisional Director, Community Planning & Real Estate

Attachments:

Revised Layout Plan - GP Sandher 1610 Swainson Road Plan #16144-01, Revision #3 (June 2, 2016)

[illegible]

)CITY OF KELOWNA

BYLAW NO. 11241

Z16-0011 - Corey Knorr Construction Ltd., Inc. No.

BC0380398

330 Merrifield Road

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

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot A, Section 26, Township 26, ODYD, Plan 18164 located on Merrifield Road, Kelowna, B.C., from the RU1 - Large Lot Housing zone to the RU2 - Medium Lot Housing zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 2nd day of May, 2016.

Considered at a Public Hearing on the 17th day of May, 2016.

Read a second and third time by the Municipal Council this 17th day of May, 2016.

Approved under the Transportation Act 18th day of May, 2016.

Audrie Henry

(Approving Officer-Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

Report to Council



Date: June 13, 2016
File: 1862-90
To: City Manager
From: Community Planning and Real Estate Division (RE/RS)
Subject: Application of Bylaw 8125 - Payment in Lieu of Parking Bylaw

Recommendation:

That Council receive for information the report from the Community Planning and Real Estate Division dated June 13, 2016;

Purpose:

To provide Council information on the City's Cash-in-Lieu of parking program for new development.

Background:

The Payment in Lieu of Parking bylaw permits land owners within the Urban Town Centres to pay a lump sum in lieu of providing off-street parking spaces required under the Zoning Bylaw. Application of Bylaw 8125 - Payment of Cash-in-Lieu of Off-Street Parking is administered by the Community Planning Department during the development application process. The bylaw identifies land within four of the City's Urban Centers that are subject to the bylaw. The bylaw is applied at the time of development application where a development cannot/would rather not provide the amount of parking designated by the Zoning Bylaw.

Prior to supporting payments in lieu of parking, Planning staff conducts extensive research and negotiations with developers in order to determine the potential impacts and alternatives. When a development proceeds with the cash-in-lieu of Off-Street parking, the City's practice has been not to require a Development Variance Permit to address the parking shortfall but rather to deem the payment (or combination of payment and parking provided) to meet the bylaw requirement for parking. Staff generally support this approach as being the most equitable for parking reductions in the four Urban Centres that are the subject of the program, as it allows the City to monitor parking concerns and to address them through a funded, coordinated approach.

The Payment in Lieu of Parking bylaw was established in 1997 and amended in July of 2008 to reflect increased construction costs in the Urban Centres. The Payment in Lieu amount is based upon the type of Parking required in each area. The previous recommendation was to set the payment amount at 75% of the construction value for a parking stall. Notably, the recommendation has been for construction value only and *does not include the cost of land*.

There are currently two different values for the Payment in Lieu based on the expected parking form in the Town Centres.

- For structured parking, the Payment in Lieu amount is \$22,500 per off street parking space. This was based off a 2008 expected construction value for structured parking of \$30,000 per stall. Given our recent experience constructing downtown parkades, this figure is lower than the current construction value of approximately \$35,000 per stall.
- For surface parking, the Payment in Lieu amount is \$7,500 per off street parking space. This was based off a 2008 expected construction value for structured parking of \$10,000 per stall. Surface parking is variable in cost based on existing ground conditions, level of frontage improvements, public safety improvements and level of landscaping. Staff believe the \$10,000 construction value is reasonable and may be on the high side depending on the expectation of parking lot standards.

Land costs are a significant part of parking lot development, and as previously stated, are not included in the Payment in Lieu valuation. In 2014, the City acquired property in South Pandosy to construct additional surface parking stalls. The land cost was approximately \$25k per stall.

The Official Community Plan identifies the areas of the four urban centres (see attached Appendix "A") where the Payment in Lieu applies. Currently, the Downtown area is the only urban centre where the structured parking value applies.

- Downtown \$22,500
- Rutland \$7,500
- South Pandosy \$7,500
- Springfield & Highway 97 \$7,500

Given the build out of South Pandosy, it is unlikely staff would recommend purchasing another property for surface parking. The focus would be to consider a structured parking solution. This shift in expectations on the Payment in Lieu amount will be reviewed as part of the broader Parking and Loading standards review.

The Payment in Lieu reserves for both the Downtown and South Pandosy have been reduced to negative levels to pay for the new downtown parkade structures and the new South Pandosy surface parking lot.

An alternative to the cash-in-lieu option that currently exists in Kelowna's Zoning Bylaw is off-site parking (secured within 200m of a development site). This type of parking arrangement is also deemed to meet the City's Zoning Bylaw requirement but remains a significant concern for staff because it can sterilize key lands for development and delay solutions to parking problems.

In 2016, Community Planning staff plan to review the City's Parking and Loading standards as part of general review of Section 8 of Kelowna's Zoning Bylaw 8000. The goal of this review is to modernize parking requirements in Kelowna and remedy inconsistencies between land use and parking requirements. The City has an over-arching Parking Management Strategy which is the umbrella document that guides specified area Parking Plans (Pandosy, Hospital, etc.). In parallel with the review of Section 8 of the Zoning Bylaw the Hospital Area Parking Plan will be completed and the Downtown Parking Plan will be getting started. Together these area plans will aid in determining new recommendations for updates to the cash-in-lieu program.

Internal Circulation:

Policy and Planning (JM)
Urban Planning Manager (TB)
Parking Services Manager (DD)

Legal/Statutory Authority:

Local Government Act - Section 506

Existing Policy:

Bylaw 8125 - Payment in Lieu of Parking Bylaw

Considerations not applicable to this report:

Legal/Statutory Procedural Requirements:

Personnel Implications:

External Agency/Public Comments:

Communications Comments:

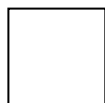
Alternate Recommendation:

Financial/Budgetary Considerations:

Submitted by:

D.Edstrom, Director, Real Estate
R.Smith, Department Manager, Community Planning

Approved for inclusion:



D.Gilchrist
Divisional Director of Community Planning and Real Estate

cc: James Moore, Policy and Planning Manager

Dave Duncan, Parking Services Manager
Terry Barton, Urban Planning Manager

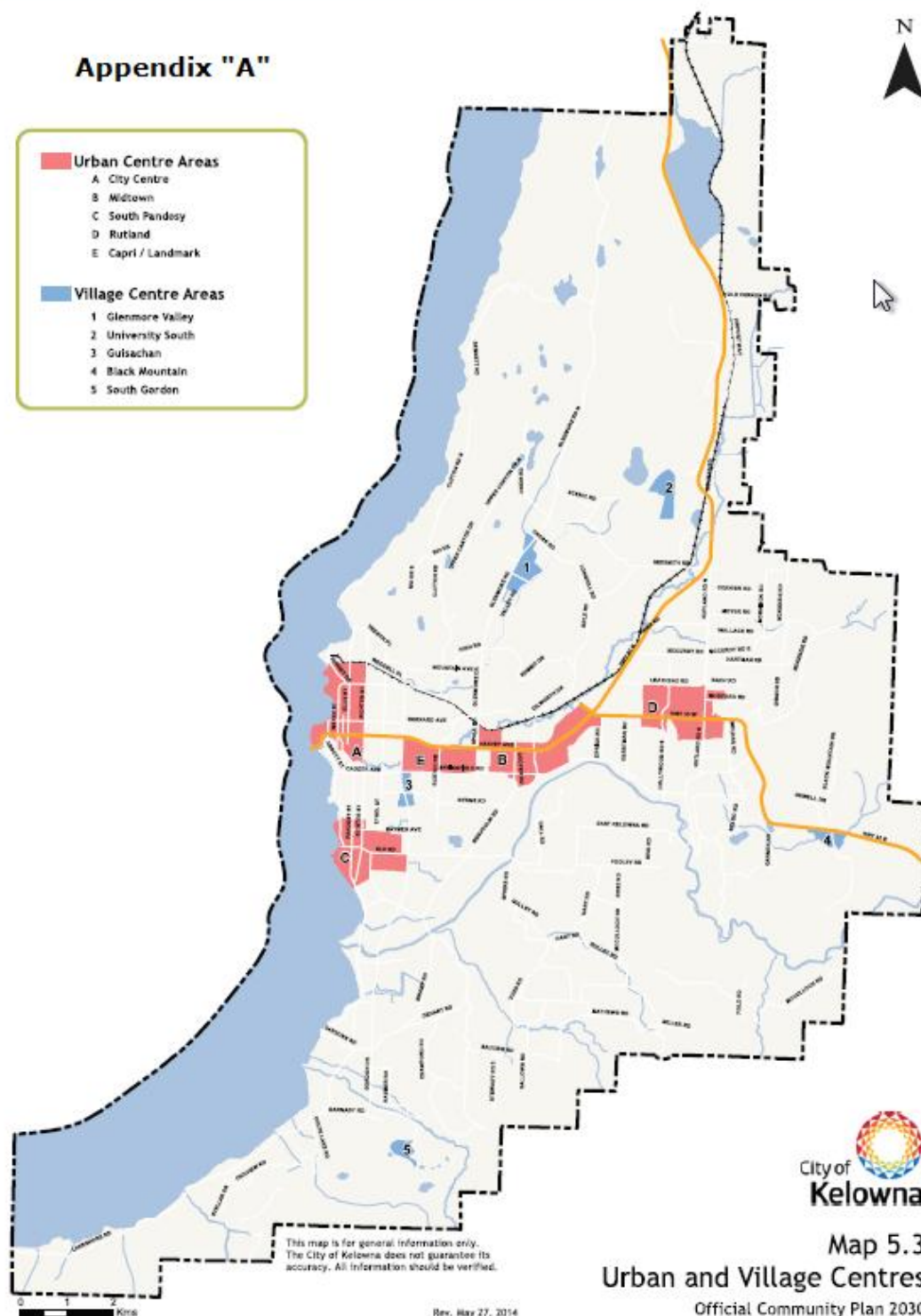
Key Messages

No changes proposed by staff for existing Cash-in-Lieu of parking program.

Community Planning staff will be reviewing the City's Parking and Loading Bylaw in the Fall of 2016 with the aim of adding clarity and incentives for certain type of development.

Appendix "A"

- **Urban Centre Areas**
 - A City Centre
 - B Midtown
 - C South Pandosy
 - D Rutland
 - E Capri / Landmark
- **Village Centre Areas**
 - 1 Glenmore Valley
 - 2 University South
 - 3 Gulsachan
 - 4 Black Mountain
 - 5 South Garden



CITY OF KELOWNA

BYLAW NO. 11249

Amendment No. 4 to Development Applications Procedures Bylaw No. 10540

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts that the City of Kelowna Development Applications Procedures Bylaw No. 10540 be amended as follows:

1. THAT the pre-amble be deleted that reads:

"A Bylaw to establish procedures for the processing of land development applications, including amendments to the Official Community Plan, to the Zoning Bylaw, or to a Land Use Contract; Additional Dwelling for Farm Employee Permits, or Permits under Part 26 of the *Local Government Act*; Agricultural Land Commission applications; and Phased Development Agreements.

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

And replaced with the following:

"WHEREAS under the provisions of the Local Government Act, the City of Kelowna, may establish a bylaw for determining procedures for processing land development applications, including amendments to the Official Community Plan, to the Zoning Bylaw, or Land Use Contracts; Additional Dwelling for Farm Employee Permits; Agricultural Land Commission applications; and Phased Development Agreements.

AND WHEREAS the Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:"

2. AND THAT **SECTION 1- INTRODUCTION, 1.4 Definitions** be amended by:
 - a) Deleting from the definition '**Development Permit**' the Section number "920" and replacing it with "489";
 - b) Deleting from the definition '**Development Variance Permit**' the Section number "922" and replacing it with "498";
 - c) Deleting the name for "**Director of Land Use Management**" and replacing it with "**Department Manager, Community Planning**";
 - d) Deleting all references throughout the bylaw of "**Director of Land Use Management**" and replacing it with "**Department Manager, Community Planning**" as required;
 - e) Deleting from the definition '**Land Use Contract**' the Section number "930" and replacing it with "546";
 - f) Deleting from the definition '**Public Hearing**' the Section number "890" and replacing it with "515";
 - g) Deleting from the definition '**Phased Development Agreement**' the Section number "905.1" and replacing it with "464"; and

- h) Deleting from the definition 'Temporary Use Permit' the Section number "921" and replacing it with "493";
3. AND THAT SECTION 2- GENERAL POWERS, 2.3 DELEGATION OF AUTHORITY, 2.3.2 Development Approval Information be amended by deleting the Section "920.1" and replacing it with "484";
4. AND THAT SECTION 2- GENERAL POWERS, 2.3 DELEGATION OF AUTHORITY, 2.3.3 Performance Security be amended by:
- i) Deleting the Section "920" and replacing it with "489"; and
 - ii) Deleting the Section "925" and replacing it with "502"
5. AND THAT SECTION 2- GENERAL POWERS, 2.3 DELEGATION OF AUTHORITY, 2.3.5 Development Permits be amended by:
- i) Deleting the Section "920" and replacing it with "489"; and
 - ii) Deleting the Section "925" and replacing it with "502";
6. AND THAT SECTION 2- GENERAL POWERS, 2.11.2 PERMIT RENEWALS, EXTENSIONS AND LAPSE, 2.11.2 Permit Issuance and Lapse be amended by:
- a) Deleting in sub-paragraph b) the Section "926" and replacing it with "504"; and
 - b) Deleting in sub-paragraph c) the Section "926" and replacing it with "504".
7. AND THAT SECTION 2- GENERAL POWERS, 2.13 RE-APPLICATION be amended by deleting the Section "895(3)" and replacing it with "460";
8. AND THAT SECTION 4 - PUBLIC NOTIFICATION & CONSULTATION, 4.2 PUBLIC NOTIFICATION, 4.2.1 Giving Notice be amended by:
- a) sub-paragraph a) be amended by deleting the words "abutting and adjoining to the subject property" and replacing it with "within a 50m radius or a minimum of four (4) properties, whichever is greater";
 - b) sub-paragraph b) be amended by deleting "Sub-Section 4.1.1(a)" and replacing it with "Sub-Section 4.2.1 (a)";
9. This bylaw may be cited for all purposes as "Bylaw No. 11249, being Amendment No. 4 to Development Applications Procedures Bylaw No. 10540."
10. 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 30th day of May, 2016.

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

CITY OF KELOWNA

BYLAW NO. 11251

A Bylaw to Repeal Housing Agreement Authorization Bylaw No. 9889

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

1. THAT City of Kelowna Housing Agreement Authorization Bylaw Witmar Developments - 1459 and 1469 KLO Road Bylaw No. 9889, and all amendments thereto, be repealed.
2. This bylaw may be cited for all purposes as "Bylaw No. 11251, being Repeal Bylaw to Housing Agreement Authorization Bylaw for 1459 and 1469 KLO Road Bylaw No. 9889."
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 30th day of May, 2016.

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk