City of Kelowna Public Hearing AGENDA



Tuesday, June 23, 2020 4:00 pm Council Chamber City Hall, 1435 Water Street

Pages

- 1. Due to COVID-19 a Public Hearing Agenda will also include Regular Council Meeting Items
- Call to Order the Public Hearing START TIME 4:00 PM Zoning Bylaw No. 8000 Text Amendment No. TA19-0009 (BL12027)

 — Fencing and Retaining Walls

THE CHAIR WILL CALL THE HEARING TO ORDER:

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

This evening, Council will hold both a Public Hearing and a Regular Meeting.

The purpose of the Hearing is to hear from the public on matters contained in the various bylaws which, if adopted, will amend *Kelowna 2030* - Official Community Plan Bylaw No. 10500 and Zoning Bylaw No. 8000.

After the close of the Public Hearing, Council will then debate and vote on the proposed bylaws at the Regular Meeting that follows.

Council has been provided with the information, correspondence, petitions or reports that have been received concerning the subject bylaws. This information is available to the public on the table in the foyer of Council Chamber. Reports are also available to the public online under *Council* at Kelowna.ca.

For those in attendance this evening, or who have already submitted letters to Council, a reminder that this Hearing is open to the public and all representations to Council form part of the public record. A live audio feed may also be broadcast and recorded by Castanet.

Following the close of the Public Hearing, no further information from the applicant or members of the public will be accepted by Council.

- 3. Individual Bylaw Submissions
 - 3.1 START TIME 4:00 PM Zoning Bylaw No. 8000 Text Amendment No. TA19-0009 (BL12027)— Fencing and Retaining Walls

To amend Zoning Bylaw regulations for retaining walls and slopes in Section 7 -

7 - 23

- 4. Termination
- 5. Call to Order the Regular Meeting
- 6. Bylaws Considered at Public Hearing
 - 6.1 START TIME 4:00 PM BL12027 Zoning Bylaw No. 8000 Text Amendment No. TA19-0009 Fencing and Retaining Walls

24 - 25

To give Bylaw No. 12027 second and third reading.

- 7. Termination
- 8. Call to Order the Public Hearing START TIME 4:00 PM Water Street 1570-1580, Z19-0098 (BL12037) Tri-Moor Holdings Ltd., Inc.No. 1050685; Rayal Enterprises Ltd., Inc.No. 70

THE CHAIR WILL CALL THE HEARING TO ORDER:

The purpose of the Public Hearing is to hear from the public on matters contained in the various bylaws which, if adopted, will amend *Kelowna 2030* Zoning Bylaw No. 8000.

After the close of the Public Hearing, Council will then debate and vote on the proposed bylaws at the Regular Meeting that follows.

Council has been provided with the information, correspondence, petitions or reports that have been received concerning the subject bylaws. This information is available to the public on the table in the foyer of Council Chamber. Reports are also available to the public online under *Council* at Kelowna.ca.

For those in attendance this evening, or who have already submitted letters to Council, a reminder that this Hearing is open to the public and all representations to Council form part of the public record. A live audio-video feed is being broadcast and recorded on kelowna.ca and may also be broadcast and recorded by Castanet.

Following the close of the Public Hearing, no further information from the applicant or members of the public will be accepted by Council.

8.1 START TIME - 4:00 PM - Water Street 1570-1580, Z19-0098 (BL12037) - Tri-Moor Holdings Ltd., Inc.No. 1050685; Rayal Enterprises Ltd., Inc.No. 70194

26 - 55

To rezone the subject property from the C7 – Central Business Commercial zone to the C7lp/rls – Central Business Commercial (Liquor Primary/Retail Liquor Sales) zone to allow for a liquor primary establishment with retail liquor sales.

- 9. Termination
- 10. Call to Order the Regular Meeting

11. Bylaws Considered at the Public Hearing

START TIME - 4:00 PM - Water Street 1570-1580, BL12037 (Z19-0098) - Tri-Moor Holdings Ltd., Inc.No. 1050685; Rayal Enterprises Ltd., Inc.No. 70194

56 - 56

To give Bylaw No. 12037 second and third reading.

12. Termination

13. Call to Order the Public Hearing - START TIME - 4:00 PM - (W OF) Union Road and 2025 Begbie Road, OCP20-0008 (BL12040) and Z20-0030 (BL12041) - Glenwest Properties Ltd

THE CHAIR WILL CALL THE HEARING TO ORDER:

The purpose of the Public Hearing is to hear from the public on matters contained in the various bylaws which, if adopted, will amend *Kelowna 2030* Zoning Bylaw No. 8000.

After the close of the Public Hearing, Council will then debate and vote on the proposed bylaws at the Regular Meeting that follows.

Council has been provided with the information, correspondence, petitions or reports that have been received concerning the subject bylaws. This information is available to the public on the table in the foyer of Council Chamber. Reports are also available to the public online under *Council* at Kelowna.ca.

For those in attendance this evening, or who have already submitted letters to Council, a reminder that this Hearing is open to the public and all representations to Council form part of the public record. A live audio-video feed is being broadcast and recorded on kelowna.ca and may also be broadcast and recorded by Castanet.

Following the close of the Public Hearing, no further information from the applicant or members of the public will be accepted by Council.

14. Individual Bylaw Submissions

START TIME - 4:00 PM - (W OF) Union Road and 2025 Begbie Road, OCP20-0008 (BL12040) and Z20-0030 (BL12041) - Glenwest Properties Ltd.

57 - 73

To amend the Official Community Plan to change the Future Land Use designation of and to rezone portions of the subject properties to institutional to facilitate the School District's minimum 6.0 acres site requirement for an elementary school.

- 15. Termination
- 16. Call to Order the Regular Meeting
- 17. Bylaws Considered at the Public Hearing
 - 17.1 START TIME 4:00 PM (W OF) Union Road and 2025 Begbie Road, BL12040 (OCP20-0008) Glenwest Properties Ltd

74 - 75

Requires a majority of all members of Council. (5)

To give Bylaw No. 12040 second and third reading and be adopted.

17.2 START TIME - 4:00 PM - (W OF) Union Road and 2025 Begbie Road, BL12041 (Z20-0030) - Glenwest Properties Ltd

76 - 77

To give Bylaw No. 12041 second and third reading and be adopted.

18. Termination

19. Call to Order the Public Hearing - START TIME - 4:45 PM - Gallagher Road 2980, Z20-0021(BL 12042)- Kirschner Mountain Joint Venture

THE CHAIR WILL CALL THE HEARING TO ORDER:

The purpose of the Public Hearing is to hear from the public on matters contained in the various bylaws which, if adopted, will amend *Kelowna 2030* Zoning Bylaw No. 8000.

After the close of the Public Hearing, Council will then debate and vote on the proposed bylaws at the Regular Meeting that follows.

Council has been provided with the information, correspondence, petitions or reports that have been received concerning the subject bylaws. This information is available to the public on the table in the foyer of Council Chamber. Reports are also available to the public online under *Council* at Kelowna.ca.

For those in attendance this evening, or who have already submitted letters to Council, a reminder that this Hearing is open to the public and all representations to Council form part of the public record. A live audio-video feed is being broadcast and recorded on kelowna.ca and may also be broadcast and recorded by Castanet.

Following the close of the Public Hearing, no further information from the applicant or members of the public will be accepted by Council.

19.1 START TIME - 4:45 PM - Gallagher Road 2980, Z20-0021 (BL 12042)- Kirschner Mountain Joint Venture

78 - 139

To consider an application to rezone a portion of the subject property from the A1-Agriculture 1 zone to RH3 – Hillside Cluster Housing zone to accommodate a multifamily development, and to waive the Public Hearing.

20. Termination

21. Call to Order the Regular Meeting

22. Bylaws Considered at the Public Hearing

22.1 START TIME - 4:45 PM - Gallagher Road 2980, BL12042 (Z20-0021) - Kirschner

140 - 141

To give Bylaw No. 12042 second and third reading.

23. Termination

24. Development Permit and Development Variance Permit Reports

Mayor to invite anyone in the public gallery who deems themselves affected by the required variance(s) to come forward for each item.

24.1 START TIME - 5:30 PM - Rutland Rd N 1354, Z18-0097 (BL11723) - Parminder Singh Kindhra and Sheetu Kindhra

To amend and adopt Bylaw No. 11723 in order to rezone the subject property from the RU1 - Large Lot Housing zone to the RM3 - Low Density Multiple Housing zone.

24.2 START TIME - 5:30 PM - Rutland Rd 1354 - DP18-0181 DVP18-0182 - Parminder 143 - 193 Singh Kindhra and Sheetu Kindhra

Mayor to invite anyone in the public gallery who deems themselves affected by the required variance(s) to come forward for each item.

To consider the form and character of a townhouse development with variances to the south side yard and rear yard.

24.3 START TIME - 5:30 PM - Nickel Rd 300 - BL11972 (Z19-0104) - Okanagan Valley Construction Ltd., Inc. No. BC0665697

To amend and adopt Bylaw No. 11972 in order to rezone the subject property from the RU1 – Large Lot Housing zone to the RM1 – Four Dwelling Housing zone.

24.4 START TIME - 5:30 PM - Nickel Rd 300, DP20-0064 DVP20-0065 - Okanagan Valley Construction Ltd., Inc. No. BC0665697

Mayor to invite anyone in the public gallery who deems themselves affected by the required variance(s) to come forward for each item.

To consider the form and character of a four dwelling housing development with variances to site coverage, landscape buffering, and drive aisle width.

25. Termination

26. Procedure on each Bylaw Submission

- (a) Brief description of the application by City Staff (Community Planning);
- (b) The applicant is requested to make representation to Council regarding the project and is encouraged to limit their presentation to 15 minutes.
- (c) The Chair will call for representation from the public in attendance as follows:
- (i) The microphone at the public podium has been provided for any person(s) wishing to make representation at the Hearing.

142 - 142

194 - 194

195 - 238

- (ii) The Chair will recognize ONLY speakers at the podium.
- (iii) Speakers are encouraged to limit their remarks to 5 minutes, however, if they have additional information they may address Council again after all other members of the public have been heard a first time.
- (d) Once the public has had an opportunity to comment, the applicant is given an opportunity to respond to any questions raised. The applicant is requested to keep the response to a total of 10 minutes maximum.
- (e) Questions by staff by members of Council must be asked before the Public Hearing is closed and not during debate of the bylaw at the Regular Meeting, unless for clarification.
- (f) Final calls for respresentation (ask three times). Unless Council directs that the Public Hearing on the bylaw in question be held open, the Chair shall state to the gallery that the Public Hearing on the Bylaw is closed.

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

Report to Council



Date: May 25th, 2020

To: Council

From: City Manager

Department: Development Planning

Application TA19-0009

Subject: Zoning Bylaw No. 8000 Text Amendment – Fencing and Retaining Walls

1.0 Recommendation:

THAT Zoning Bylaw Text Amendment Application No. TA19-0009 to amend City of Kelowna Zoning Bylaw No. 8000 as indicated in Schedule A and outlined in the Report from the Development Planning Department dated May 25th, 2020 be considered by Council;

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

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

2.0 Purpose:

To amend Zoning Bylaw regulations for retaining walls and slopes in Section 7 - Landscape and Screening of Zoning Bylaw No. 8000.

3.0 Development Planning:

Staff propose the amendments to the Zoning Bylaw to implement new regulations for retaining walls and slopes in Kelowna. The regulations aim to increase the integrity of retaining walls and slopes, increase safety of retaining soil and to achieve the expected design life of the retaining structure. The regulations will apply to all property types including agricultural, comprehensive development zones, residential, commercial, industrial, public and institutional and hospital district zones.

Staff have consulted the Urban Development Institute (UDI) the proposed new regulations for retaining walls and slopes for collaboration and feedback. UDI were supportive of the amendments in the interest of increasing safety.

4.0 Current Development Policies:

4.1 Kelowna Official Community Plan (OCP)

Urban Design Development Permit Guidelines

Hillside Guidelines¹ Promote development that respects the terrain, vegetation, drainage courses and constraints related to the hillside environment of the site;

- Incorporate landscaping that is natural and blends in with any existing vegetation minimizing large areas of formal landscaping;
- Preserve existing plant materials of significant size or relocate within the site;
- Incorporate landscaping that enhances building design and architectural elements;
- Revegetate any unavoidable cut and fill slopes along ridgelines with natural landscaping;
- Minimize the impact of development by screening structures through effective use of landscaping materials;
- Incorporate retaining walls utilizing native building materials (i.e., earth berms, rock forms, or stone) to minimize the visual impacts of cuts;
- Minimize fence and retaining wall height and length. Stepped or terraced walls with landscaping are encouraged for areas where steep cuts are required.

4.2 Hillside Development Guidelines²

Grading/Retaining Objectives;

- Site grading and retaining walls respect existing terrain; that is, large cuts/fills are not
 used to create 'build-able lots' or flat yards. Driveway grades follow the natural terrain,
 large single level building platforms are avoided, final lot grades mimic the natural
 slope and slopes are promptly re-vegetated
- Lot grading/disturbance should occur at the stage of development where it best accommodates existing terrain and vegetation around the perimeter of the building envelope
- Road, driveway, retaining wall and fence layout and design conforms to the natural terrain, where possible
- Significant natural scenic features, such as gullies, rock outcrops and knolls are at a minimum retained and preferably enhanced
- Manufactured grades mimic natural slopes

¹ City of Kelowna Official Community Plan, D (Urban Design Development Permit Areas).

² City of Kelowna Development Services, Hillside Development Guidelines

- Site and lot grading do not compromise visual objectives
- Retaining structures integrate well with the onsite architectural character and natural environment
- Visual dominance as a result of development is reduced by sensitive grading.

Grading/Retaining Design Guidelines

- Consider grade difference on opposite sides of the street; opposing slab elevations should be set at a higher grade than the natural slope
- Manufactured slopes can be placed behind buildings
- Avoid retaining walls within the front yard
- Retaining walls can be used to reduce slope disturbance, rather than modify natural terrain- lot sizes should increase as the natural slope increases
- Use single loaded streets or split lanes and narrow roads to avoid scenic features and reduce grading
- Avoid side-casting fill excess material along road frontages and attempt to balance earthworks where impacts to hillside objectives are not compromised
- Boulevards and driveways can be graded from the curb to match existing terrain
- Consider terraced building foundations, where the bottom slab elevation matches
 existing terrain, multiple lots with shared access/driveways, detached garages, pan
 handle lots, etc.
- Extreme grades may necessitate detached garages
- Position driveways to minimize lot grading requirements and reduce the impact on adjoining properties
- Combine service connections, utilities and utility cuts in a single trench, where necessary
- Consider alternate road-ends.

Financial/Budgetary Considerations: N/A

Report prepared by: Sergio Sartori, Development Technician

Reviewed by: Dean Strachan, Subdivision, Suburban and Rural Planning Manager

Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments:

Schedule A – Section 7.5. – Landscaping and Screening – Fencing and Retaining Walls Proposed Text Amendments

Schedule A – Proposed Text Amendments

No.	Section	Current Wording	Proposed Wording	Reason for Change
1.	Section 7 .5.9 – Landscaping and Screening – Fencing and Retaining Walls	Retaining walls on all residential lots, except those required as a condition of subdivision approval, must not exceed a height of 1.2m measured from grade on the lower side, and must be constructed so that any retaining walls are spaced to provide at least 1.2m horizontal separation between them.	Retaining walls on all lots, except those required as a condition of subdivision approval, must not exceed a height of 1.2m measured from natural grade on the lower side, and must be constructed so that any retaining walls are spaced to provide a 1.2m horizontal separation between tiers. The maximum number of tiers is two with a maximum total height of 2.4m. Any multi-tier structure more than 2 tiers must be designed and constructed under the direction of a qualified professional engineer.	Increase safety of retaining soil
2.	Section 7 .5.14 — Landscaping and Screening — Fencing and Retaining Walls	New	A modified slope which has a finished slope greater than 1:2 (50%) and an elevation change greater than 1.2m must be installed under the direction of a qualified professional engineer.	Increase safety of steep slopes

3.	Section 7 .5.15 — Landscaping and Screening — Fencing and Retaining Walls	New	An exposed natural rock surface on a lot that has the potential for materials to displace causing a hazardous condition, must be reviewed by a qualified professional engineer with the appropriate and measures undertaken as prescribed by the engineer.	Increase safety of natural rock surfaces.
4.	Section 7 .5.16 – Landscaping and Screening – Fencing and Retaining Walls	New	As per the Engineers and Geoscientists BC's Quality Management Guidelines all retaining walls including but not limited to, gravity, piling, cantilever, anchored, mechanically stabilized earth (MSE), and geosynthetic reinforced soil (GRS) walls when over 3.0m high or deemed high risk are included in the requirement to have documented independent reviews conducted by a qualified professional, as retaining walls fulfill the important structural function of safely retaining soil.	Increase safety of retaining soil.



TA19-0009 Landscaping & Screening – Fencing and Retaining Walls

Zoning Bylaw Update

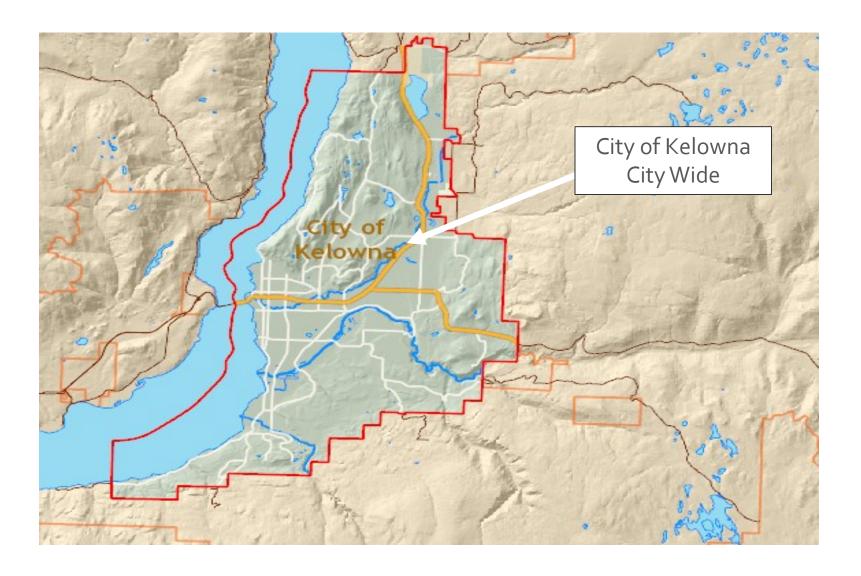




Purpose

➤ To amend Zoning Bylaw regulations for retaining walls and slopes in Section 7 - Landscape and Screening of Zoning Bylaw No. 8000.

Context Map





Objectives

- ► To increase the integrity of retaining walls and slopes
- ► To increase safety of retaining soil
- ➤ To achieve the expected design life of the retaining structure
- Apply to all property types including agricultural, comprehensive development zones, residential, commercial, industrial, public and institutional and hospital district zones.



Section 7.5.9 – Landscaping and Screening – Fencing and Retaining Walls

➤ Retaining walls on all **lots**, except those required as a condition of **subdivision** approval, must not exceed a **height** of 1.2m measured from **natural grade** on the lower side, and must be constructed so that any **retaining walls** are spaced to provide a 1.2m horizontal separation between tiers. The maximum number of tiers is two with a maximum total **height** of 2.4m. Any multi-tier structure more than 2 tiers must be designed and constructed under the direction of a qualified professional engineer.



Section 7.5.14 – Landscaping and Screening – Fencing and Retaining Walls

A modified slope which has a finished slope greater than 1:2 (50%) and an elevation change greater than 1.2m must be installed under the direction of a qualified professional engineer.



Section 7.5.15 – Landscaping and Screening – Fencing and Retaining Walls

► An exposed natural rock surface on a lot that has the potential for materials to displace causing a hazardous condition, must be reviewed by a qualified professional engineer with the appropriate and measures undertaken as prescribed by the engineer.

Section 7.5.16 — Landscaping and Screening — Fencing and Retaining Walls

As per the Engineers and Geoscientists BC's Quality Management Guidelines all **retaining walls** including but not limited to, gravity, piling, cantilever, anchored, mechanically stabilized earth (MSE), and geosynthetic reinforced soil (GRS) walls when over 3.0m high or deemed high risk are included in the requirement to have documented independent reviews conducted by a qualified professional, as **retaining walls** fulfill the important structural function of safely retaining soil.



Supporting Policy

- ▶ OCP Chapter 14: Urban Design Development Permit Areas
- ► Hillside Guidelines
 - ▶ Promote development that respects the terrain, vegetation, drainage courses and constraints related to the hillside environment of the site;
- ► Hillside Development Guidelines
 - Site grading and retaining walls respect existing terrain; that is, large cuts/fills are not used to create 'build-able lots' or flat yards. Driveway grades follow the natural terrain, large single level building platforms are avoided, final lot grades mimic the natural slope and slopes are promptly revegetated;



Staff Recommendation

Staff are recommending support for the new regulations for retaining walls and slopes in Kelowna. The regulations aim to increase the integrity of retaining walls and slopes, increase safety of retaining soil and to achieve the expected design life of the retaining structure.



Conclusion of Staff Remarks

CITY OF KELOWNA

BYLAW NO. 12027 TA19-0009 — Amendment to Fencing and Retaining Walls

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 Section 7 – Landscaping and Screening, 7.5.9- Fencing and Retaining Walls be amended by deleting the following:

Retaining walls on all residential **lots**, except those required as a condition of **subdivision** approval, must not exceed a **height** of 1.2 m measured from grade on the lower side, and must be constructed so that any **retaining walls** are spaced to provide at least a 1.2 m horizontal separation between them.

And replacing it with:

Retaining walls on all **lots**, except those required as a condition of **subdivision** approval, must not exceed a **height** of 1.2m measured from **natural grade** on the lower side, and must be constructed so that any **retaining walls** are spaced to provide a 1.2m horizontal separation between tiers. The maximum number of tiers is two with a maximum total **height** of 2.4m. Any multi-tier structure more than 2 tiers must be designed and constructed under the direction of a qualified professional engineer.

- 2. AND THAT Section 7 Landscaping and Screening, 7.5.- Fencing and Retaining Walls be amended by adding in its appropriate location the following:
 - 7.5.14 A modified slope which has a finished slope greater than 1:2 (50%) and an elevation change greater than 1.2m must be installed under the direction of a qualified professional engineer.
 - 7.5.15 An exposed natural rock surface on a lot that has the potential for materials to displace causing a hazardous condition, must be reviewed by a qualified professional engineer with the appropriate and measures undertaken as prescribed by the engineer.
 - 7.5.16 As per the Engineers and Geoscientists BC's Quality Management Guidelines all retaining walls including but not limited to, gravity, piling, cantilever, anchored, mechanically stabilized earth (MSE), and geosynthetic reinforced soil (GRS) walls when over 3.0m high or deemed high risk are included in the requirement to have documented independent reviews conducted by a qualified professional, as retaining walls fulfill the important structural function of safely retaining soil.
- 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 time by the Municipal Council this 25th day of May, 2020.

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this		
Approved under the Transportation Act this		
(Approving Officer – Ministry of Transportation)		
Adopted by the Municipal Council of the City of Kelowna	this	
	Mayor	
-	City Clerk	

REPORT TO COUNCIL



Date: May 25, 2020

To: Council

From: City Manager

Department: Development Planning

Tri-Moor Holdings Ltd., Inc. No.

Application:Z19-0098Owner:1050685; Rayal Enterprises

Ltd., Inc. No. 70194

Address: 1570-1580 Water Street Applicant: Fox Architecture (Randi Fox)

Subject: Rezoning Application

Existing OCP Designation: MXR – Mixed Use Residential / Commercial

Existing Zone: C7 – Central Business Commercial

Proposed Zone: C7lp/rls – Central Business Commercial (Liquor Primary/Retail Liquor

Sales)

1.0 Recommendation

THAT Rezoning Application No. Z19-0098 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lots 1, 2, 5 & 6 District Lot 139 ODYD Plan 1355, located at 1570 - 1580 Water St., Kelowna, BC from the C7 – Central Business Commercial zone to the C7|p/rls – Central Business Commercial (Liquor Primary/Retail Liquor Sales) 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 Development Planning Department dated May 25, 2020;

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

2.0 Purpose

To rezone the subject property from the C7 – Central Business Commercial zone to the C7lp/rls – Central Business Commercial (Liquor Primary/Retail Liquor Sales) zone to allow for a liquor primary establishment with retail liquor sales.

3.0 Development Planning

Development Planning supports the proposal to rezone the subject property to C₇lp/rls – Central Business Commercial (Liquor Primary/Retail Liquor Sales) to allow for a liquor primary establishment with retail liquor sales.

The applicant proposes to develop an unique establishment featuring a wine bar; lounge; roof top deck; interpretive centre & tasting room; education centre & lab; and wine shop. The total person capacity across all functions is proposed to be 625. According to Council Policy No. 359 Liquor Licensing Policy & Procedures, Liquor Primary Establishments with a person capacity greater than 249 are considered to be Large Establishments, and thus this would be considered a Large Establishment.

Admittedly, the proposed development is inconsistent with multiple guidelines in Council Policy No. 359 regarding both size and proximity to other Liquor Primary Establishments. The inconsistencies are outlined in Table 1. below:

Table 1. Inconsistencies with Council Policy No. 359 Liquor Licensing Policy & Procedures

Establishment Type:	Policy:	Proposed:	
Large Liquor Primary Establishment	No greater than 500 person capacity	625 person capacity	
	Min. 250m from other Large Establishments	4 Large Establishments w/in 250m	
	Min. 100m from Medium Establishments	2 Medium Establishments w/in 100m	
Retail Liquor Sales	Not in conjunction with Liquor Primary Establishment > 150 person capacity	In conjunction with Liquor Primary Establishment with 625 person capacity	
	Not within 300m of existing Liquor Primary Establishment with person capacity > 350	4 Liquor Primary Establishments > 350 person capacity w/in 300m	

However, it is important to note that these policies were intended primarily for nightclubs and bars where late night alcohol consumption is the main focus of the venue. In connection with this, Council Policy No. 359 also advises that the City support "alternative entertainment options, and/or establishments which are less focused on alcohol consumption (including event-driven establishments, and Food Primary establishments with the Patron Participation Entertainment Endorsement) to add a mix of entertainment options in Urban Centres." (Policy 2.b.) In this case, the proposed development has a unique mix of features, including a prominent educational component, and though alcohol will be consumed, this is not the focus of the venue. As such, the proposed development would add to the mix of entertainment options in the downtown core, in line with Council Policy No. 359. To reinforce this, the City's Downtown Plan encourages the development of more urban entertainment options in the downtown core, and especially in the Historic and Entertainment

District of the downtown core wherein the subject property is located (Kelowna Downtown Plan: My Downtown! p. 11-13, p. 17).

In addition, the applicant proposes preserving and refurbishing two unique and prominent heritage buildings on the City's Heritage Register, and city policy is strongly in favor of this type of historical preservation and adaptive reuse (OCP Objective 9.2; Kelowna Downtown Plan: My Downtown! p. 17).

For these reasons, Staff are supportive of the proposed rezoning.

4.0 Proposal

4.1 Background

1580 Water St. was originally built as a 1 storey building in 1908 to house the Kelowna Courier—one of Kelowna's original newspapers. The second storey of the building was added in 1928. Kelowna Courier continued to occupy the building until 1957 when the business moved to a new location on Doyle Ave. From this point the building hosted a series of businesses, including, most recently, the Keg restaurant.

1570 Water St. was originally built circa 1910 to house a Chinese restaurant on the ground floor with living quarters above. The building changed hands numerous times over the years but has always remained a restaurant, and also served as an extension of the Keg at one point. Most recently, the building housed La Lupita restaurant. Though the building was originally built in brick, similar to 1580 Water St., the brick was stuccoed over in the post-WWII era. The current development application proposes removing the stucco and refurbishing the original brick.

4.2 Project Description

The applicant proposes rezoning the property to C7lp/rls – Central Business Commercial (Liquor Primary/Retail Liquor Sales) to allow for a liquor primary establishment with retail liquor sales. Specifically, the applicant proposes an establishment to feature a wine bar (60 person capacity); lounge (150 person capacity); roof top deck (60 person capacity); interpretive centre & tasting room (300 person capacity); education centre & lab (30 person capacity); and wine shop (25 person capacity). 625 person capacity total.

The application also proposes refurbishing and adding on to the existing heritage buildings, for which a Development Permit will be required.

4.3 Site Context

The subject property is in the City Centre Urban Centre, in a part of Downtown called the Historic and Entertainment District in the City's Downtown Plan. There are numerous buildings on the City's Heritage Register in the area, as well as on the block itself—Water St. between Bernard Ave. and Lawrence Ave. There are also numerous pubs and nightclubs in the area.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	C7 – Central Business Commercial	Restaurant
East	C7 – Central Business Commercial	Vacant
South	C7 – Central Business Commercial	Fire Hall
West	C7lp – Central Business Commercial (Liquor Primary)	Nightclub



1616

Subject Property Map: 1570-1580 Water St.

Current Development Policies 5.0

Kelowna Official Community Plan (OCP) 5.1

Chapter 8: Economic Development

Objective 8.1 Focus on economic drivers that generate new and sustainable wealth

Policy .1 Sustainable Prosperity. Assign priority to supporting the retention, enhancement and expansion of existing businesses and post secondary institutions and the attraction of new businesses and investment identified as bringing sustainable prosperity to Kelowna.

Objective 8.9 Portray a positive image of Kelowna.

Policy .2 Downtown. Recognize that a unique, attractive, thriving and livable downtown is strategically important to Kelowna's overall prosperity and success. Towards this end, the City will plan and manage the Downtown as a single and special entity and will take a proactive, comprehensive, integrated and collaborative approach towards providing services and infrastructure, delivering programs, and developing a supportive regulatory and financial environment.

Chapter 9: Arts, Culture and Heritage

Objective 9.2 Identify and conserve heritage resources.

Policy .3 Financial Support. Continue to support the conservation, rehabilitation, interpretation, operation and maintenance of heritage assets through grants, incentives and other means.

5.2 <u>Kelowna Downtown Plan: My Downtown!</u>

Priority 2. Increase activity downtown

5.3 <u>Council Policy No. 359: Liquor Licensing Policy & Procedures</u>

2. Other Policies. b) Where appropriate, support alternative entertainment options, and/or establishments which are less focused on alcohol consumption (including event-driven establishments, and Food Primary establishments with the Patron Participation Entertainment Endorsement) to add a mix of entertainment options in Urban Centres. Consider limiting potential community impacts via license terms and conditions (hours, capacity, etc)

6.o Technical Comments

6.1 <u>Development Engineering Department</u>

• See Schedule A

7.0 Application Chronology

Date of Application Received: July 5, 2019
Date Public Consultation Completed: August 12, 2019

Report prepared by: Aaron Thibeault, Planner II

Reviewed by: James Moore, Acting Development Planning Manager

Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments:

Schedule A: Development Engineering Memo

Attachment A: Conceptual Renderings

Attachment B: Applicant Rationale

CITY OF KELOWNA

MEMORANDUM

SCHEDULE

AT

#<u>Z19-0098</u>

Planner

Initials

This forms part of application

Α

Kelowna

City of

Date: July 08, 2019

File No.: Z19-0098

To: Community Planning (AT)

From: Development Engineering Manager (JK)

Subject: 1570-180 Water Street C7 to C7LP/RLS

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

1) General.

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

2) Domestic Water and Fire Protection

- a) Property 1570-1580 Water Street is currently serviced with a 50mm-diameter water service. The developer's consulting mechanical engineer will determine the domestic, fire protection requirements of this proposed development and establish hydrant requirements and service needs. The applicant will arrange for the removal and disconnection of the existing services and the installation of one new larger service at the applicants cost.
- b) A water meter is mandatory for this development and must be installed inside the building on the water service inlet as required by the City Plumbing Regulation and Water Regulation bylaws. The developer or building contractor must purchase the meter from the City at the time of application for a building permit from the Inspection Services Department, and prepare the meter setter at his cost. Boulevard landscaping, complete with underground irrigation system, must be integrated with the on-site irrigation system
- c) The developer must obtain the necessary permits and have all existing utility services disconnected prior to removing or demolishing the existing structures. The City of Kelowna water meter contractor must salvage existing water meters, prior to building demolition. If water meters are not salvaged, the developer will be invoiced for the meters

3) Sanitary Sewer

a) Our records indicate that these properties are currently serviced with a 150mm-diameter sanitary sewer service. The applicant's consulting mechanical engineer will determine the requirements of the proposed development and establish the service needs. Only one service will be permitted for this development. If required,



Initials

cant will arrange for the removal and disconnection of the existing service Kelowing tallation of one new larger service at the applicants cost.

4) Road Improvements

- a) Water Street has been upgraded to a urban standard however, if the frontage is deemed to be is poor condition, the sidewalk, and curb & gutter will need to be replaced.
- b) Lawrence Ave has been upgraded to a urban standard however, if the approval of a sidewalk patio area is given, then the frontage improvements including sidewalk, curb & gutter, landscaped BLVD c/w irrigation may be needed.

5) Design and Construction

- 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.
- ii) 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.
- iii) 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).
- iv) A "Consulting Engineering Confirmation Letter" (City document 'C') must be completed prior to submission of any designs.
- v) 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.

6) Servicing Agreement for Works and Services

- i) A Servicing Agreement is required for all works and services on City lands in accordance with the Subdivision, Development & Servicing Bylaw No. The applicant's Engineer, prior to preparation of Servicing Agreements, must provide adequate drawings and estimates for the The Servicing Agreement must be in the form as required works. described in Schedule 2 of the bylaw.
- ii) 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.

7) Administration Charge

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

8) Bonding and Levy Summary

- i) Bonding
 - (a) Offsite improvements

TBD

James Kay P.Eng.

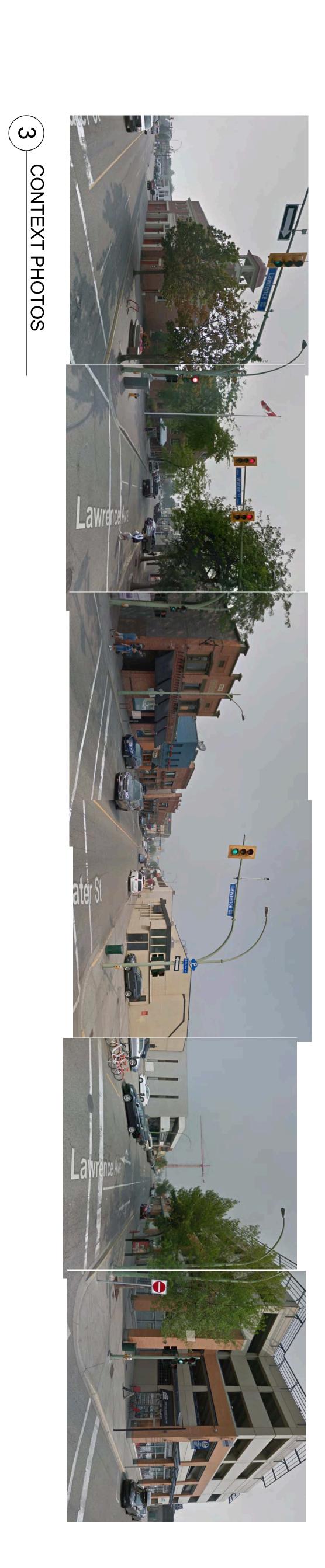
Development Engineering Manager

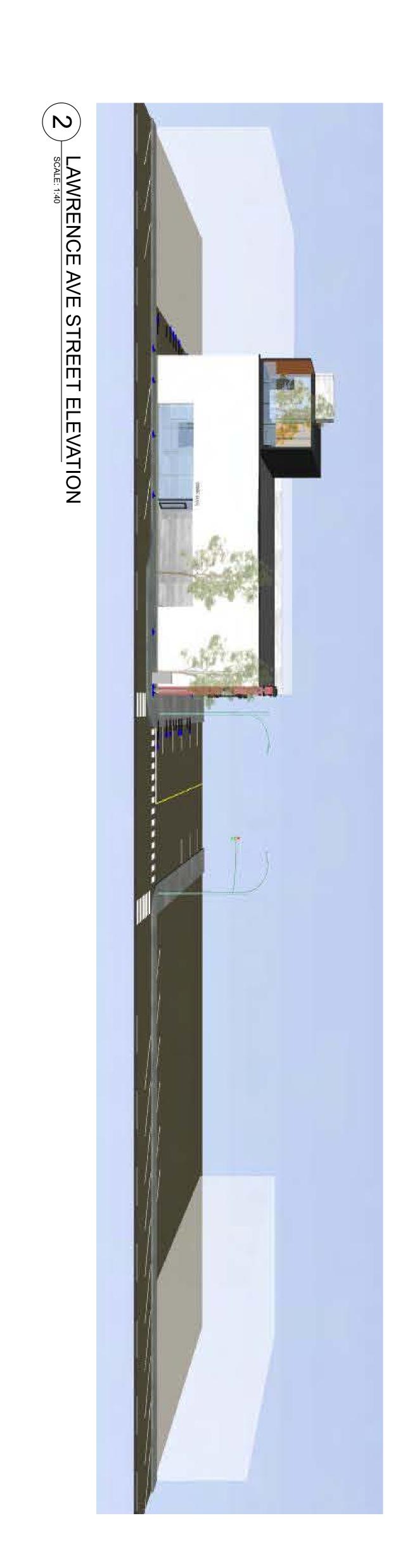
Ryon O'Sullivan for James Kay

JA











LOTS 1&6, and 2&5 PLN 1355, DL 139, ODYD

18-013



1 EAST PERSPECTIVE ELEVATION

2 VIEW TO W-NW





SOUTH PERSPECTIVE ELEVATION

3-D VIEWS

DP & REZONING SUBMITTAL 06.04.19
DP & REZONING SUBMITTAL REV. 1 - 08.26.19

Water St Building

1570-80 Water St, Kelowna BC LOTS 1&6, and 2&5 PLN 1355, DL 139, ODYD CONSULTANTS

18-013

510 West Ave Kelowna BC V1Y 4Z4 foxarchitecture.ca

778.484.3696











18-013

LETTER

ATTACHMENT B This forms part of application # Z19-0098 City of Planner Initials AT Kelowna

DP 19-0143

1570-80 Water St. Development Proposal

The Development Proposal is to restore, remodel and construct additions to the existing buildings on existing developed downtown lots on Water St. providing exhibition space, tasting rooms, wine store, restaurant and wine bar in order to showcase the best in Okanagan viticulture and vinification. The associated Re-zone is to allow the proposed wine service and sales venues.

The project will be fully sprinklered, fully accessible, and constructed to allow for future division into two independent buildings. A covenant will outline the required installation of then-code required fire and life-safety items: walls, stairs etc. should future ownership or tenancy consolidation not occur.

The cantilevered wall/canopy on the Lawrence Ave facade will be subject to a separate air-rights agreement with the City Real Estate Dept.

A sidewalk patio area is intended along Lawrence Ave. Permits for this use will be acquired at the appropriate time.

1570-80 Water St. Design Rationale Statement

The proposal is to restore the character defining elements of the two heritage buildings at 1570 and 1580 Water St as part of a high-quality, high-profile destination building. The intent is to preserve the historical look from the late 1920's while incorporating adaptive re-use strategies to accommodate the 21st C uses. The expectation is that both the restoration and the upscale clientele will help revitalize and activate the streets with destination-oriented uses.

The Kelowna *OCP* and the *Standards and Guidelines for the Conservation of Historic Places in Canada* have been followed, with the proposed new additions being compatible, subordinate and distinguishable from the historic. To this end, the height, massing, and materials are similar to, and respect those of the original buildings, yet are clearly of the 21st C.

The existing historic brick facades on Water St. will be stabilized and restored for use as the main entrances to the various interior functions. Historical photos from the City Archives are being used to re-create the early look of the buildings. Windows and doors will be re-created to match those in the photos, and the bricked-in storefront at 1570 will be removed and a typical historic style storefront entrance constructed. A new transparent glass addition will be inserted in the empty space on the upper level to complete the second storey facade.

The remainder of the site will be reconstructed as required, with new crawl space, ground and second level additions to replace the existing unstable structure toward the lane, and to maximize the site coverage to 100% over both floors.

FOX.ARCHITECTURE INC

RANDI FOX ARCHITECT AIBC, WA

778-484-3696

Kelowna BC V1Y 1Z9

The currently blank Lawrence Ave façade will be activated with new street level wine bar entrance connected to a sidewalk seating area. The second-level wall will project over the sidewalk, creating a dynamic entrance canopy as well as hinting at the program inside. A roof deck will be located at the rear SE corner to further enhance the dynamic of streetscape, while being subtle enough to be un-noticeable to the casual viewer.

Since the building covers 100% of the lot, vehicle and bicycle parking will be accommodated with street parking and in the existing parkade across the street. Loading will be accommodated in the lane as per existing and standard practice in the core area.

Multiple access points at grade will serve pedestrian uses. The entire building including the roof deck will be accessible via the elevator. Generous glazing will create a vibrant street presence, provide the occupants a dynamic experience of street and downtown life, while assisting in CPTED "eyes on the street" Exterior lighting will respect Kelowna's "Dark Skies" ambitions and will consist of "Full-Cutoff" fixtures to minimize light pollution off-site.

A Heritage Report has been commissioned from Ance Building Services and is attached.

This project is intended to be an innovative and exciting prototype, rethinking the traditional wine venue, while respecting, re-interpreting and activating the form and character of the historic downtown.



778-484-3696



Z19-0098 1570-1580 Water St.

Rezoning Application





Proposal

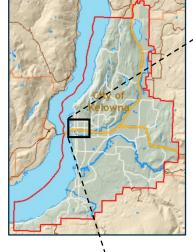
➤ To rezone the subject property from C7 – Central Business Commercial to C7lp/rls – Central Business Commercial (Liquor Primary/Retail Liquor Sales) to allow for a liquor primary establishment with retail liquor sales.

Development Process



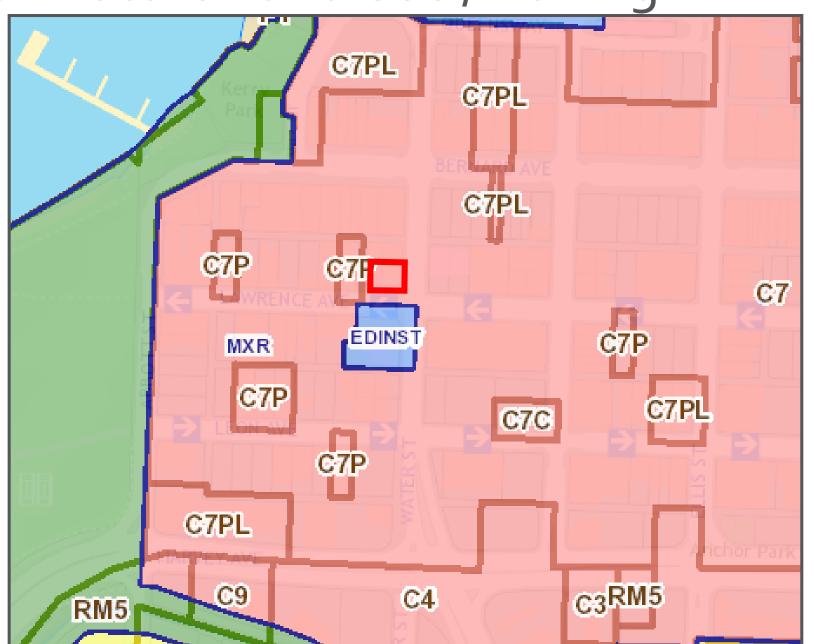


Context Map





OCP Future Land Use / Zoning



Subject Property Map



Project/technical details



- ▶ Establishment to feature:
 - Wine bar (60 capacity)
 - Lounge (150 capacity)
 - Roof top patio (60 capacity)
 - ▶ Interpretive centre & tasting room (300 capacity)
 - Education centre & lab (30 capacity)
 - Wine shop (25 capacity)
- ► Total person capacity: 625
 - ► Considered to be a Large Establishment (Policy No. 359).
- ► Also proposes refurbishing and adding on to 2 heritage buildings on the City's Heritage Register.

Conceptual Renderings



Conceptual Renderings



Development Policy

City of Kelowna

➤ Proposal is inconsistent with multiple policies in Council Policy No. 359 regarding both size and proximity to other Liquor Primary Establishments:

Establishment Type:	Policy:	Proposed:
Large Liquor Primary Establishment	No greater than 500 person capacity	625 person capacity
- Escapiisi in tent	Min. 250m from other Large Establishments	4 Large Establishments w/in 250m
	Min. 100m from Medium Establishments	2 Medium Establishments w/in 100m
Retail Liquor Sales	Not in conjunction with Liquor Primary Establishment > 150 person capacity	In conjunction with Liquor Primary Establishment with 625 person capacity
	Not within 300m of existing Liquor Primary Establishment with person capacity > 350	4 Liquor Primary Establishments > 350 person capacity w/in 300m

► However, these policies are intended primarily for nightclubs and bars where alcohol consumption is the main focus of the venue.

Development Policy



- ► Policy No. 359 also advises the City support "alternative entertainment options... which are less focused on alcohol consumption... to add a mix of entertainment options in Urban Centres."
- Proposed development has unique mix of features, including a prominent educational component, and consumption of alcohol is not the focus of the venue.
 - As such, proposed development would add to the mix of entertainment options in the downtown core, in line with Council Policy No. 359.

Development Policy



- ➤ City's Downtown Plan encourages the development of more urban entertainment options in the downtown core, and especially in the Historic and Entertainment District wherein the subject property is located.
- Also, the preservation and adaptive reuse of heritage buildings, as is being proposed, is strongly supported by City policy.

Public Notification Policy #367 Kelowna

- ► Neighbor Consultation completed in accordance with Council Policy No. 367
 - ► Complete August 12, 2019

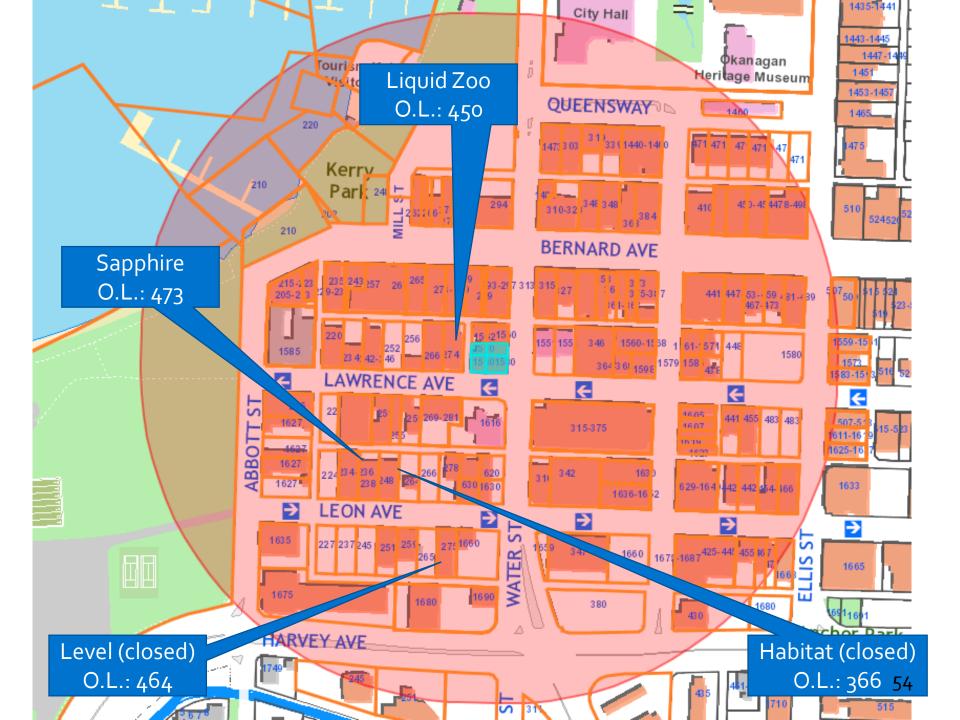


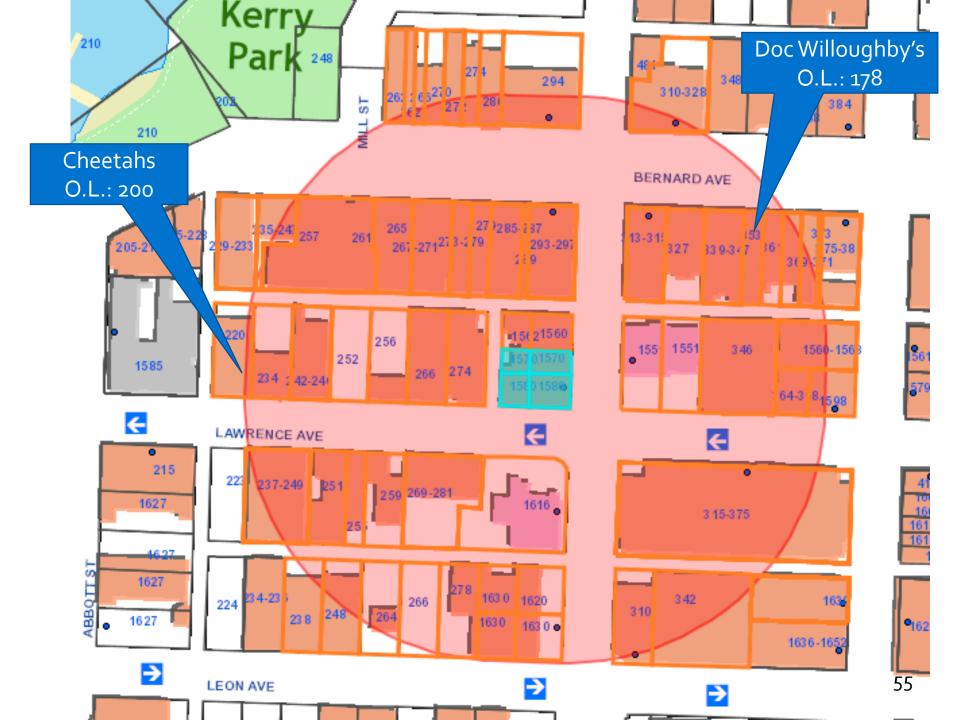
Staff Recommendation

- ➤ Staff recommend support for the proposal to rezone the lot to C7 Central Business Commercial (Liquor Primary/Retail Liquor Sales) to allow for a liquor primary establishment with retail liquor sales.
 - Contributes to a mix of entertainment options in the downtown core
 - Supports local business
 - Preservation and adaptive reuse of unique and prominent heritage buildings



Conclusion of Staff Remarks





CITY OF KELOWNA

BYLAW NO. 12037 Z19-0098 – 1570-1580 Water Street

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 Lots 1, 2, 5 and 6 District Lot 139 ODYD Plan 1355, located on Water Street, Kelowna, BC from the C7 Central Business Commercial zone to the C7lp/rls Central Business Commercial (Liquor Primary/Retail Liquor Sales) zone.
- 2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

о. 333 -р. 331.	
Read a first time by the Municipal Council this 25 th day of May, 2020.	
Considered at a Public Hearing on the	
Read a second and third time by the Municipal Council this	
Approved under the Transportation Act this	
(Approving Officer – Ministry of Transportation)	
Adopted by the Municipal Council of the City of Kelowna this	
	Mayor
	City Clerk

REPORT TO COUNCIL



Date: May 25th, 2020

To: Council

From: City Manager

Department: Development Planning Department

Application: OCP20-0008 / Z20-0030 Owner: Glenwest Properties Ltd., Inc.

No. Co889227

Address: (W OF) Union Road and 2025 Begbie Applicant: Cameron Dodd (Wilden)

Road

Subject: OCP Amendment and Rezoning Application

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

Proposed OCP Designation: EDINST – Educational/Major Institutional

Existing Zone: RM₃ – Low Density Multiple Housing

Proposed Zone: P2 – Education and Minor Institutional

1.0 Recommendation

THAT Official Community Plan Map Amendment Application No. OCP20-0008 to amend Map 4.1 in the Kelowna 2030 – Official Community Plan Bylaw No. 10500 by Changing the Future Land Use Designation of portions of:

a) Lot A Sections 4, 5, 8 and 9 Township 23 ODYD Plan KAP69724 Except Plans KAP71944, KAP73768, KAP75949, KAP78547, KAP80107, KAP81912, KAP85278, KAP86750, EPP24895 and EPP93548, located at 2025 Begbie Road, Kelowna, BC;

b) The North East ¼ of Section 8 Township 23 ODYD Except Plan KAP69724, located at (W OF) Union Road, Kelowna, BC

from MRL – Multiple Unit Residential (Low Density) designation to EDINST – Educational/Major Institutional designations as shown on Map "A" attached to the Report from the Development Planning Department dated May 25th, 2020, be considered by Council;

AND THAT the Official Community Plan Map Amending Bylaw be forwarded to a Public Hearing for further consideration;

AND THAT Rezoning Application No. Z20-0030 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classifications of portions of:

a) Lot A Sections 4, 5, 8 and 9 Township 23 ODYD Plan KAP69724 Except Plans KAP71944, KAP73768, KAP75949, KAP78547, KAP80107, KAP81912, KAP85278, KAP86750, EPP24895 and EPP93548, located at 2025 Begbie Road, Kelowna, BC;

b) The North East ¼ of Section 8 Township 23 ODYD Except Plan KAP69724, located at (W OF) Union Road, Kelowna, BC

from RM₃ – Low Density Multiple Housing zone to the P₂ – Education and Minor Institutional zone as shown on Map "B" attached to the Report from the Development Planning Department dated May 25th, 2020, be considered by Council;

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

2.0 Purpose

To amend the Official Community Plan to change the Future Land Use designation of and to rezone portions of the subject properties to institutional to facilitate the School District's minimum 6.0 acres site requirement for an elementary school.

3.0 Development Planning

Development Planning Staff are recommending support for the proposed Official Community Plan (OCP) amendment and Rezoning applications to facilitate a future elementary school site. The proposal is consistent with the OCP and meets the intents of the overall Glenmore Highlands ASP and previously adopted Wilden Village Rezoning and OCP amendments. The majority of the subject property has already been rezoned to P2 – Education and Minor Institutional to facilitate the elementary school site, however, the required 6.o-acre site was missed during the original OCP Amendment (OCP17-0023) and Rezoning (Z17-0098) applications. Careful thought and deliberation between staff and the applicant were put into the original Wilden Village Plan, and staff consider this OCP Amendment and Rezoning application to be a minor change to the already adopted plans.

4.0 Proposal

4.1 Background

The site is within the Glenmore Highlands ASP area, adopted by Council in April 2000. The ASP established how the area is intended to develop and includes general plans for land uses, transportation and servicing. The ASP designates the subject site for Mixed-Use, School, Village Single / Multi Family, Clustered Single / Multi Family, and Village Interpretive Area development. The site had an OCP Amendment (OCP17-0023) and Rezoning Application (Z17-0098) adopted by Council June 10th, 2019. These plans established the future Wilden Village and slightly changed the original ASP area plans. Within these plans the Wilden Elementary School was established, however, the School District's minimum 6.0-acre site requirements were missed.

4.2 <u>Project Description</u>

The proposed school site is part of the proposed Wilden Village neighbourhood. This area is to serve as the hub of services, amenities and activity for the Wilden Area, providing for residents' day-to-day needs. The area, including the subject property was selected for its ability to serve a range of functions and achieve some higher density development. The subject property was chosen as the future elementary school site in Wilden Village Plan that was addressed in OCP17-0023 and Z17-0098, however, the area that was Rezoned wasn't

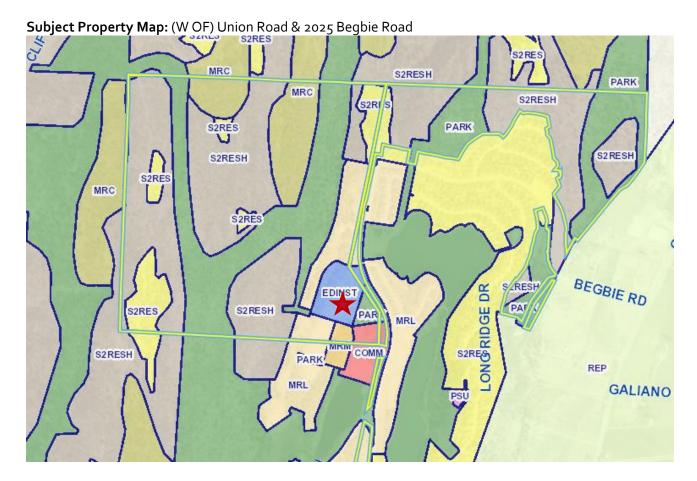
large enough to meet the School District's minimum 6.0-acre site requirements. These OCP Amendment and Rezoning applications are to realign the borders of the school site to reach the minimum elementary school site requirements.

4.3 Site Context

The subject property is in the Wilden neighbourhood in the City's Glenmore-Clifton-Dilworth Sector and is within the Permanent Growth Boundary. It is located west of Union Road, just south of Begbie Road. The Wilden Neighbourhood is identified as a Neighbourhood Centre (Glenmore Highlands) and a future Growth Area in the OCP.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RM ₃ – Low Density Multiple Housing	Future Residential Development
East	P ₃ – Park and Open Space & RM ₂ – Low	Future Park and Existing Row Housing
	Density Row Housing	Development
South	RM3 – Low Density Multiple Housing & RM5 – Medium Density Multiple Housing	Future Residential Development
West	RM3 – Low Density Multiple Housing & P3 –	Future Residential Development & Future
	Parks and Open Space	Park



5.0 Current Development Policies

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

Chapter 5: Development Process

Policy 5.2.3 *Complete Suburbs*: Support a mix of uses within Kelowna's suburbs, in accordance with "Smart Growth" principles to ensure complete communities. Uses that should be present in all areas of the City, at appropriate locations, including commercial, institutional, and all types of residential uses (including affordable and special needs housing) at densities appropriate to their context.

Policy 5.32.1 *Planning for School Sites*: Ensure the identification of school sites in appropriate locations during the planning of new neighbourhoods or intensification of existing neighbourhoods, based on the size and composition of the projected school age population.

Policy 5.32.5 Location of Schools: Plan residential and other new development such that schools (public and private) can be viably operated in central and easily accessible areas such as the City Centre, Town Centres, Highway Centre or Village Centres. Encourage retention of schools, and location of new schools, and location of new schools, in central and easily accessible areas. Locations within the Urban Centres should be promoted wherever possible.

Policy 5.32.6 Access to Schools. Ensure schools are located where sidewalks, crosswalks, and cycle routes and trails already exist or can be economically added to provide safe routes to and from schools, including adherence to CPTED principles, as well as the City's Guidelines for Accessibility in Outdoor Areas.

6.0 Technical Comments

6.1 Development Engineering Department

6.1.1 All offsite infrastructure and services upgrades are addressed under Z17-0098.

7.0 Application Chronology

Date of Application Received: March 20th, 2020 Date Public Consultation Completed: April 3rd, 2020

Report prepared by: Tyler Caswell, Planner I

Reviewed by: Dean Strachan, Community Planning & Development Manager

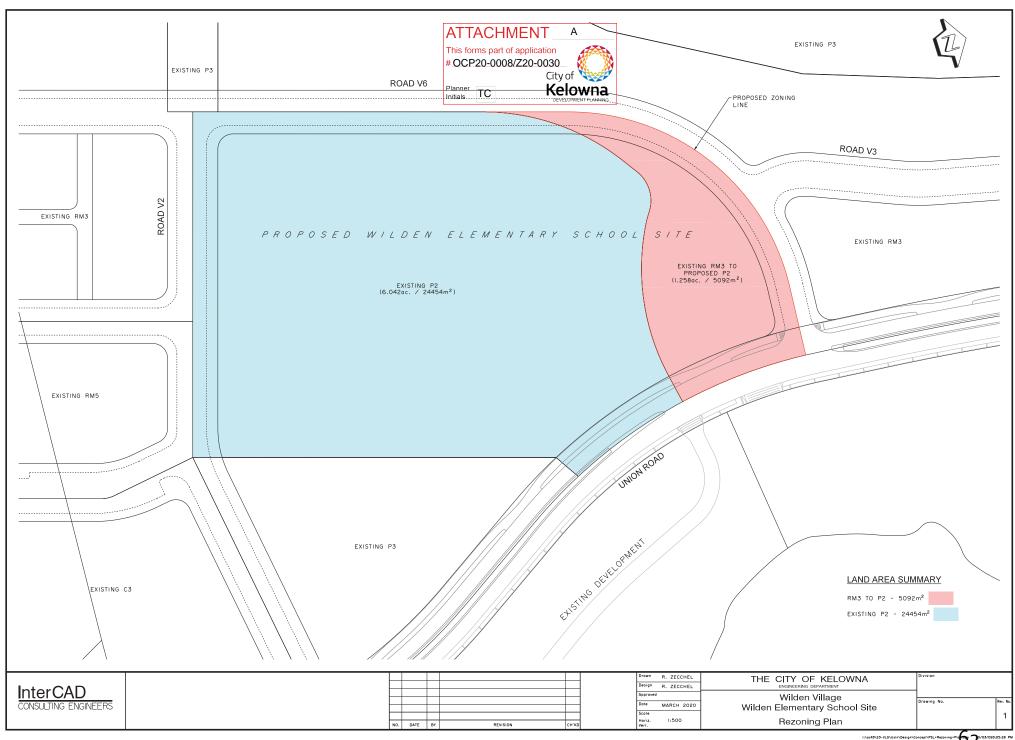
Approved for Inclusion: Terry Barton, Development Planning Department Manager

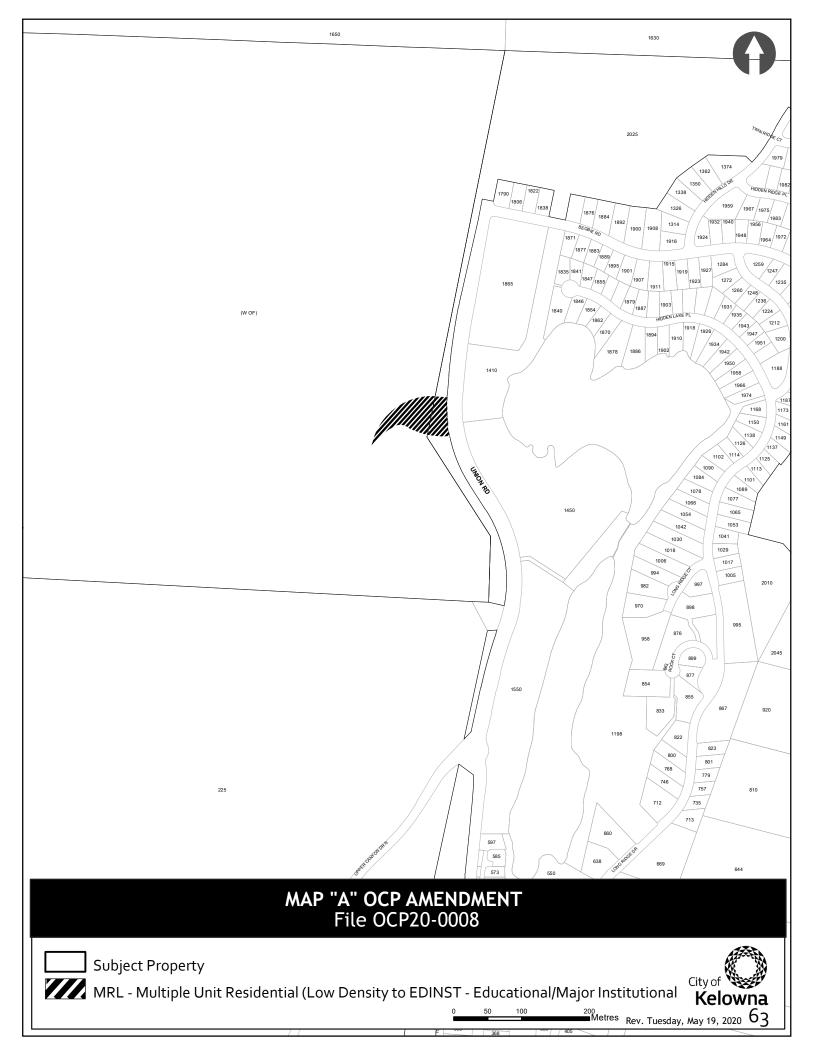
Attachments:

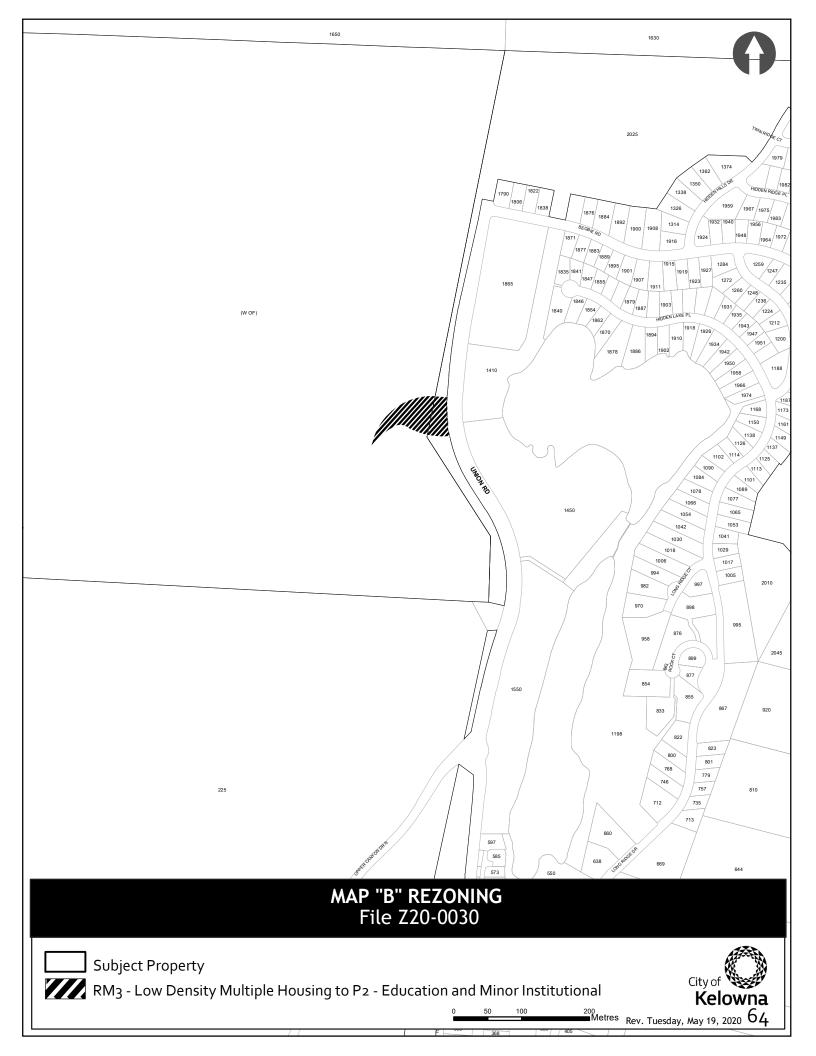
Attachment A: Conceptual Site Layout

Attachment B: Map "A": OCP Amendment

Attachment C: Map "B": Zoning Bylaw









OCP20-0008 & Z20-0030 (W OF) Union Rd & 2025 Begbie Rd

OCP Amendment & Rezoning Application





Proposal

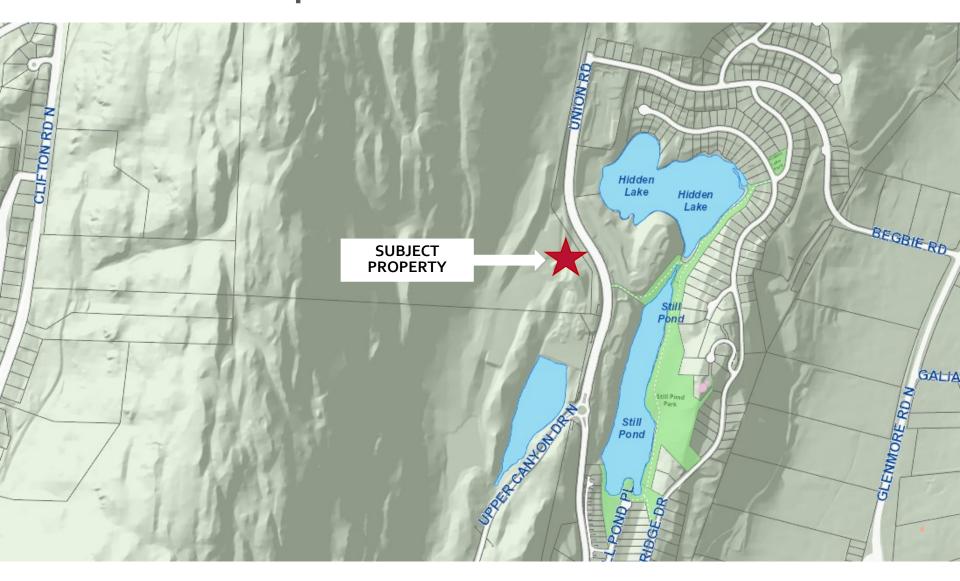
➤ To amend the Official Community Plan to change the Future Land Use designation of and to rezone the subject properties to facilitate the School District's minimum 6.0 acre site requirement for an elementary school.

Development Process

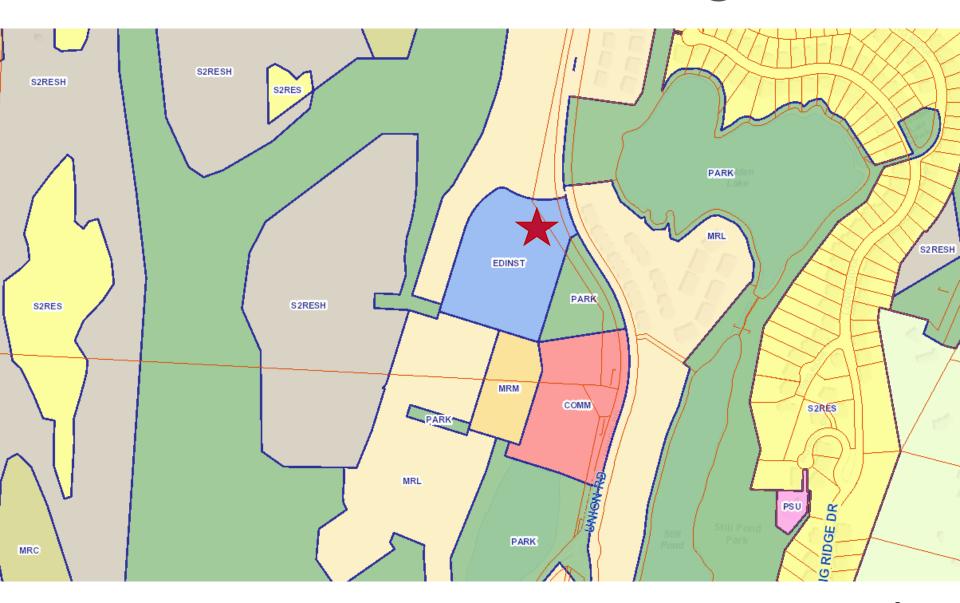




Context Map



OCP Future Land Use / Zoning

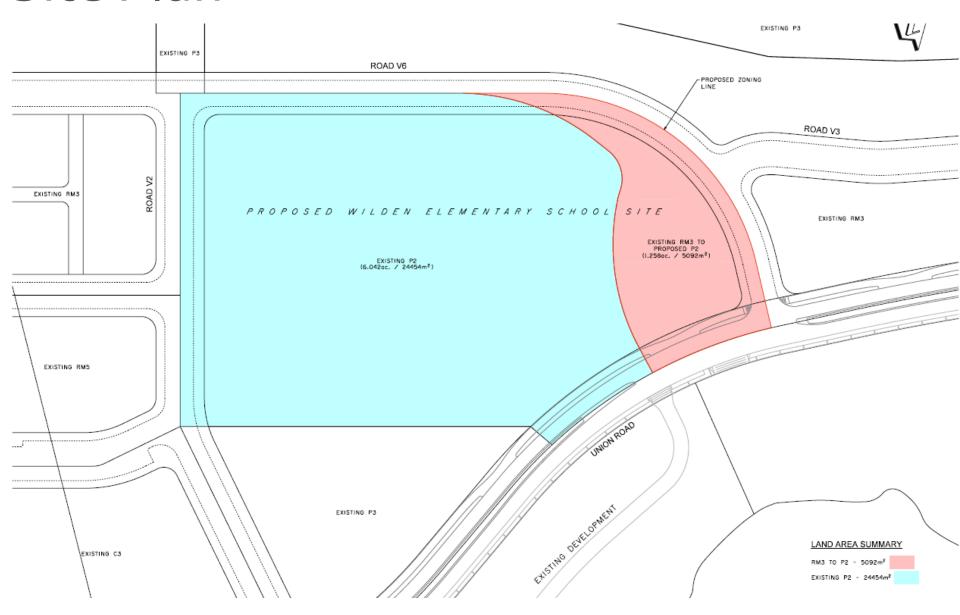




Project/technical details

- ➤ The subject property was part of the original Wilden Village Plan, however, the 6.o acre minimum size for elementary schools was missed.
- ➤ The proposal is for an OCP Amendment and Rezoning for additional land to accommodate a future elementary school.

Site Plan





Staff Recommendation

- ▶ Development Planning Staff recommend support of the proposed OCP Amendment & Rezoning:
 - Application is a minor adjustment to the already adopted plan.
 - Wilden Village will require an elementary school and the size requirement was an oversight by both parties.



Conclusion of Staff Remarks

CITY OF KELOWNA

BYLAW NO. 12040

Official Community Plan Amendment No. OCP20-0008 (W of) Union Road and 2025 Begbie Road

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

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

- 1. THAT Official Community Plan Map Amendment Application No. OCP20-0008 to amend Map 4.1 in the Kelowna 2030 Official Community Plan Bylaw No. 10500 by changing the Future Land Use designation of portions of:
 - a) Lot A Sections 4, 5, 8 and 9 Township 23 ODYD Plan KAP69724 Except Plans KAP71944, KAP73768, KAP75949, KAP78547, KAP80107, KAP81912, KAP85278, KAP86750, EPP24895 and EPP93548, located at 2025 Begbie Road, Kelowna, BC;
 - b) The North East ¼ of Section 8 Township 23 ODYD Except Plan KAP69724, located at (W OF) Union Road, Kelowna, BC
 - from MRL Multiple Unit Residential (Low Density) designation to EDINST Educational/Major Institutional designations as shown on Map "A" attached to and forming part of this bylaw.
- 2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

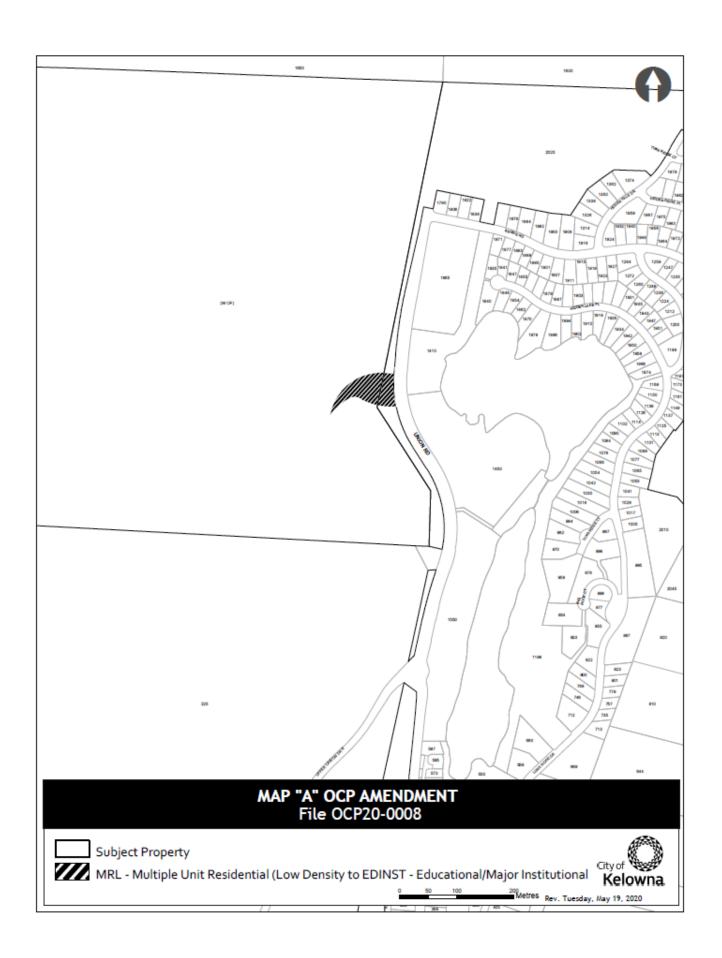
Read a first time by the Municipal Council this 25th day of May, 2020.

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

Mayor
City Clerk

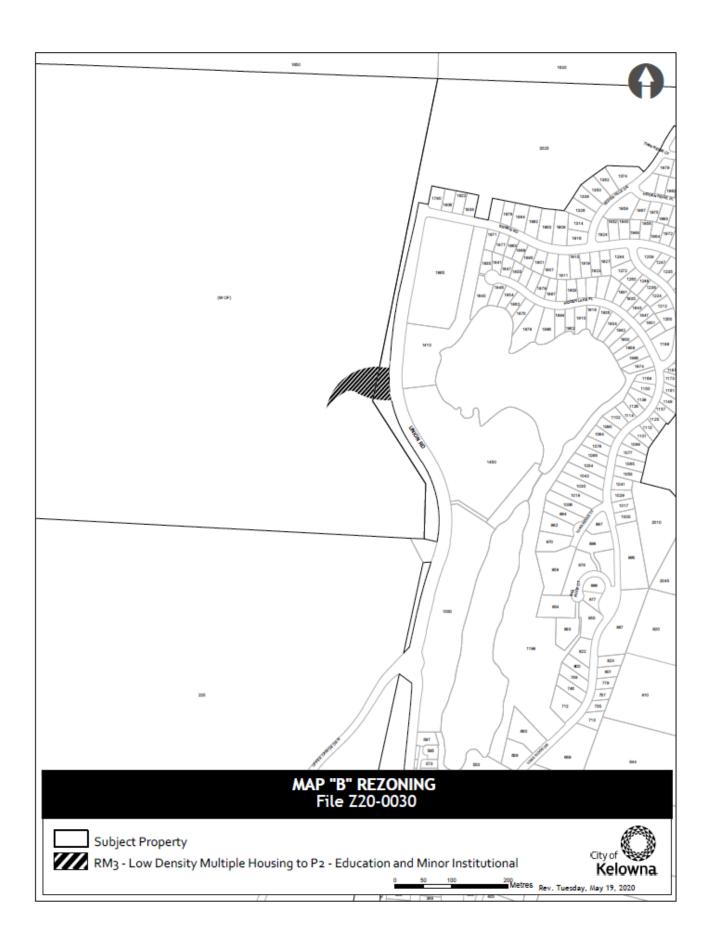


CITY OF KELOWNA

BYLAW NO. 12041 Z20-0030 — (W OF) Union Road and 2025 Begbie Road

A bylaw to amend the "City of Kelowna Zoning Bylaw No. 8000".			
The Mu	unicipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:		
1.	THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of a portion of:		
	a) Lot A Sections 4, 5, 8 and 9 Township 23 ODYD Plan KAP69724 Except Plans KAP71944, KAP73768, KAP75949, KAP78547, KAP80107, KAP81912, KAP85278, KAP86750, EPP24895 and EPP93548, located at 2025 Begbie Road, Kelowna, BC;		
	b) The North East ¼ of Section 8 Township 23 ODYD Except Plan KAP69724, located at (W OF) Union Road, Kelowna, BC		
	from RM ₃ – Low Density Multiple Housing zone to the P ₂ – Education and Minor Institutional zone as shown on Map "B" attached to and forming part of this bylaw.		
2.	This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.		
Read a	first time by the Municipal Council this 25 th day of May, 2020.		
Consid	ered at a Public Hearing on the		
Read a	second and third time by the Municipal Council this		
Adopte	ed by the Municipal Council of the City of Kelowna this		
	Mayor		
	,		

City Clerk



REPORT TO COUNCIL



Date: May 25, 2020

To: Council

From: City Manager

Department: Development Planning

Application: Z20-0021 Owners: Gordon Kirschner , Heidi-Sabine Kirschner , Donald

Kirschner, Amy Kirschner, Allen

Kirschner & Angelica Kirschner

Address: 2890 Gallagher Road Applicant: Kirschner Mountain Joint

Venture

Subject: Rezoning Application

Existing OCP Designation: MRC – Multiple Unit Residential – Cluster Housing / PARK – Park

and Open Space / REP – Resource Protection / S2Res – Single/Two Family Housing / S2ResH – Single/Two Family Housing - Hillside

Existing Zone: A1 – Agriculture 1 / P3 – Park and Open Space / RU1H – Large Lot

Housing (Hillside Area)

Proposed Zone: RH₃ – Hillside Cluster Housing / A₁ – Agriculture ₁ / P₃ – Park and

Open Space / RU1H – Large Lot Housing (Hillside Area)

1.0 Recommendation

THAT Rezoning Application No. Z20-0021 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification for a portion of Lot 1, Section 12 and 13, Township 26 and Sections 7 and 18 Township 27, ODYD, Plan KAP71697, Except Plans KAP84278, KAP86315, KAP86363, KAP88598, EPP36504, EPP69212, EPP74058, and EPP84892 located at 2980 Gallagher Road, Kelowna, BC from the A1 – Agricultural 1 zone to the RH3 – Hillside Cluster Housing, as shown on Map "A" attached to the Report from the Development Planning Department dated May 25, 2020 be considered by Council;

AND THAT Council, in accordance with Local Government Act s. 464(2), waive the Public Hearing for the Rezoning Bylaw;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Development Planning Department dated May 25, 2020;

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

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

2.0 Purpose

To consider an application to rezone a portion of the subject property from the A1- Agriculture 1 zone to RH3 – Hillside Cluster Housing zone to accommodate a multi-family development.

3.0 Development Planning

Development Planning Staff are recommending support for the proposed rezoning amendment to facilitate a future multi-family townhouse development. The proposal is generally consistent with the OCP and meets the intent of the overall Kirschner Mountain Area Structure Plan.

The property is a continuation of the Kirschner Mountain development which would extend Loseth Road and provide eventual road connection to Gallagher Road. The proposed amendments would allow for a medium density of units in a series of multi-family buildings. Staff believe that the proposal fits within the surrounding Kirschner Mountain neighbourhood and allows for a mix of housing types in the area.

4.0 Proposal

4.1 <u>Project Description</u>

The proposed development is located on the south-west portion of the larger phased development parcel which extends around Kirschner Mountain and will eventually connect with Gallagher Road. The sites primary access will be from the extension of Loseth Road with the secondary emergency access provided out to Gallagher Road. The proposal is for a 77 townhouse unit strata development which would be split by Loseth road and be accessed by private internal access roads. The total number of units would consist of a mix of 3, 4 and 5-plex buildings with three-bedroom units.

Should the land use be supported by Council, a development permit for form and character would be required.

4.2 Site Context

The subject property is located in the Belgo – Black Mountain City Sector and accessed from Loseth Road and ultimately Highway 33. The surrounding neighbourhood is primary single family residential

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	Ru1H – Single Family Hillside	Residential
East	A1 – Agriculture 1	Vacant
South	A1 – Agriculture 1	Vacant
West	A1 – Agriculture 1	Vacant



Subject Property Map: 2890 Gallagher Road



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Objective 5.2 Develop Sustainably

Policy .3 Complete Suburbs. Support a mix of uses within Kelowna's suburbs, in accordance with "Smart Growth" principles to ensure complete communities. Uses that should be present in all areas of the

City, at appropriate locations, including commercial, institutional, and all types of residential uses (including affordable and special needs housing) at densities appropriate to their context.

Policy .5 Integrated Land Use. Integrate land use approaches wherever possible to improve opportunities for biodiversity, ecosystem connectivity, recreation, agriculture and local food production, while reducing conflicts.

6.o Technical Comments

6.1 <u>Development Engineering Department</u>

6.1.1 See attached memorandum.

7.0 Application Chronology

Date of Application Received: March 5, 2019
Date Public Consultation Completed: May 11, 2020

Report prepared by: Wesley Miles, Planner Specialist

Reviewed by: Dean Strachan, Community Planning & Development Manager **Approved for Inclusion:** Terry Barton, Development Planning Department Manager

Attachments:

Schedule A: Development Engineering Memo

Attachment A: Conceptual Layout
Map A: Zoning Bylaw Amendment



CITY OF KELOWNA

Planner WM Initials

MEMORANDUM

Date: March 23, 2020

File No.: Z20-0021

To: Suburban and Rural Planning (AK)

Development Engineering Manager (JK) From:

Subject: 2980 Gallagher Rd - Kirschner Mountain Phase 6 – A1 to RH3

WORKS AND SERVICES REQUIREMENTS

The City's Development Engineering Branch has the following comments and requirements with regard to this application to rezone the subject lot from A1 to RH3 to support the development of a multiple dwelling townhouse development. The Development Engineering Technician for this project is Jim Hager (jhager@kelowna.ca). The following Works and Services will be a requirement of this development.

1. GENERAL

- a) This proposed development may require the installation of centralized mail delivery equipment. Please contact Arif Bhatia, Delivery Planning Officer, Canada Post Corporation, 530 Gaston Avenue, Kelowna, BC, V1Y 2K0, (250) 859-0198, arif.bhatia@canadapost.ca to obtain further information and to determine suitable location(s) within the development.
- b) The following requirements are valid for two (2) years from the reference date of this memo, or until the application has been closed, whichever occurs first. The City of Kelowna reserves the rights to update/change some or all items in this memo once these time limits have been reached.
- c) The Development Engineering Branch recommends that the ultimate connection of Loseth Rd and Gallagher Rd result in a street name change at the intersection of proposed Road A (north of Road A will be Loseth Rd; south of Road A will be Gallagher Rd).

2. DOMESTIC WATER AND FIRE PROTECTION

- a) The subject lot is within the Black Mountain Irrigation District (BMID) water supply area. The Developer is required to make satisfactory arrangements with BMID for all water and fire protection-related issues. All charges for service connection(s) and upgrading costs, as well as any costs to decommission existing services, shall be the responsibility of the Developer.
- b) The Developer's Consulting Mechanical Engineer will determine the fire protection requirements of this proposed development and establish hydrant requirements and

- service needs. All fire flow calculations approved by BMID are to be shared with the Development Engineering Branch upon submittal of off-site civil engineering drawings.
- c) Provide an adequately sized domestic water and fire protection system complete with individual lot connections. The water system must be capable of supplying domestic and fire flow demands of the project in accordance with the Subdivision, Development & Servicing Bylaw. No. 7900. Provide water flow calculations for this development to confirm bylaw conformance. Ensure every building site is located at an elevation that ensures water pressure is within the bylaw pressure limits. Note: Private pumps are not acceptable for addressing marginal pressure.

3. SANITARY SEWER SYSTEM

- a) Provide an adequately sized sanitary sewer system complete with individual lot connections.
- b) Provide full build out unit counts for all phases of this development for model analysis to confirm downstream capacity.
- c) Arrange for individual lot connections before submission of the subdivision plan, including payment of connection fees (provide copy of receipt).

4. STORM DRAINAGE

- a) The property is located within the City of Kelowna drainage service area. The hillside areas of Kelowna are not suitable for groundwater recharge or disposal of on/offsite drainage via infiltration. Roof or site drainage for this subdivision must discharge directly to the City of Kelowna's storm system. The City will not permit infiltration to ground except for foundation drainage. Each lot shall require a storm system service connection.
- b) Provide the following drawings:
 - i. A detailed Lot Grading Plan (indicate on the Lot Grading Plan any slopes that are steeper than 30% and areas that have greater than 1.0 m of fill);
 - ii. A detailed Stormwater Management Plan for this subdivision; and,
 - iii. An Erosion and Sediment Control Plan is to be prepared by a Professional Engineer proficient in the field of erosion and sediment control. The plan is to be prepared as per section 3.14 of Schedule 4 of Bylaw 7900. If a line item for ESC is not included in the Engineer's cost estimate for off-site work, then an additional 3% will be added to the performance security based on the total off-site construction estimate.
- c) On-site detention systems are to be compliant with Bylaw 7900, Schedule 4, Section 3.11.1 *Detention Storage*.
- d) As per Bylaw 7900, Schedule 4, Section 3.1.3 *Climate Change*, the capacity of storm works will include an additional 15 percent (15%) upward adjustment, and applied to the rainfall intensity curve stage (IDF) in Section 3.7.2.
- e) Show details of dedications, rights-of-way, setbacks and non-disturbance areas on the lot Grading Plan.
- f) Register right of ways on private properties for all the storm water infrastructure carrying, conveying, detaining and/or retaining storm water that is generated from the public properties, public road right of ways, and golf course lands.

- g) Identify clearly on a contour map, or lot grading plan, all steep areas (>30 %). Provide cross sections for all steep areas at each property corner and at locations where there are significant changes in slope. Cross sections are to be perpendicular to the contour of the slope. Show the proposed property lines on the cross sections. Not all areas have a clear top of bank; and therefore, field reconnaissance by City staff and the applicant may be needed to verify a suitable location for property lines.
- h) If individual lot connections are required, ensure that payment of connection fees has been completed (please provide receipt).
- i) Where structures are designed or constructed below the proven high groundwater table, permanent groundwater pumping will not be permitted to discharge to the storm system. The City will approve designs that include provisions for eliminating groundwater penetration into the structure, while addressing buoyancy concerns. These design aspects must be reviewed and approved by the City Engineer.

5. ROAD IMPROVEMENTS

- a) As part of the City of Kelowna's 2030 Official Community Plan (OCP), Loseth Road and Gallagher Rd are planned to connect (Map 7.3 of OCP). The connection is currently designated as a Major Collector. The south end of Loseth Rd terminating a 2980 Gallagher Rd is a ~930-m long dead end road (measured from the intersection of Sunrise Rd and Loseth Rd). This dead end section of road currently hosts over 150 residential lots without a formalized secondary road access. A further 20 residential lots are also proposed as part of S19-0081 and 21 residential lots as part of S19-0082. Regardless of this application (Z20-0021), Loseth Rd is planned to service close to 200 residential lots. The City's Subdivision, Development & Servicing Bylaw currently allows a maximum length of 400 m for temporary or staged dead-end road (Bylaw 7900, Schedule 4, Section 4.4) before a formalized second point of access is required.
- b) The proposed development will add an additional 250 m to the length of Loseth Rd and roughly 76 additional residential units. As a result, this phase of the development will trigger the construction and dedication of the connection of Loseth Rd and Gallagher Rd.
- c) Gallagher Rd / Loseth Rd is to be designed as a modified SS-H6 hillside road standard, complete with 1.8-m wide bike lanes. It is understood that the SS-H6 cross section shows a shared 4.3-m wide travel lane for cars and bicycles. Given the modified nature of the standard detail, the Development Engineering Branch will work with the Applicant's Consulting Engineer to achieve a typical cross section that will address the needs of all parties.
 - NOTE: Landscaping and irrigation can be completed in phases along the frontage of development as it occurs.
- d) Based on the additional information received from CTQ (April 02, 2020), proposed Road A is planned to serve ~77 units as part of a future phase of development. Based on this information, Road A will serve less than 200 units, resulting in a Local Street classification and hillside standard of SS-H12.
- e) Road A should intersect Loseth Road at 90 degrees and properly align with the access to the east.
- f) A three-dimensional sight line and stopping distance analysis will be required to support the proposed accesses to from Road 1 and Road 2 to Road A, and the proposed rear yard setback variance from 4.5 m to 3.0 m (DVP20-0084). Ensure the sight and stopping distances are considered as per Bylaw 7900 Schedule 4 Section 4.1 *General* AND Section 7. Hillside Street Standards TABLE 2 Alignment Design Criteria.

- g) Strata boundaries are not to cross dedicated sections of roads (i.e., Loseth Rd and Road A). All strata accesses from public roadways are to be demarcated with concrete letdowns (as per SS-S7).
- h) Provide traffic control and street name signs where required. The City will install all signs and traffic control devices at the Developer's expense. The developer will sign a third-party work order and pay the cost of traffic sign installation prior to the registration of the subdivision.
- i) Grade the fronting road boulevards in accordance with the standard drawing. Major cut/fill slopes must start at the property lines.
- j) Landscaped boulevards, complete with underground irrigation, are required on proposed roadways. This will be included as a line item in the estimate for the Servicing Agreement performance security. Details and plant selection are to be approved by the City of Kelowna Parks department.
- k) Verify that physical driveway access will satisfy City requirements for all lots. For steeper lots (15% and greater), show driveways on the lot grading plan with grades or profiles.
- I) A temporary cul-de-sac statutory right of way (SRW) will be required at the terminal end of Road A. The interim SRW and cul-de sac shall be designed as per SS-R17. The interim cul-de-sac does not require asphalt paving, but an adequate road structure must be installed to support snowploughs and fire trucks.
- m) There will be no extension of transit service for this area due to the lack of adequate density.

6. POWER AND TELECOMMUNICATION SERVICES

- a) Underground services will be required for all power and telecommunications to each lot in the proposed subdivision.
- b) Streetlights must be installed on all roads. All streetlighting designs are to be approved by the Development Engineering Branch at the same time as other "issued for construction" drawings.
- c) Make servicing applications to the respective Power and Telecommunication utility companies. The utility companies are required to obtain the City's approval before commencing construction.
- d) Before making application for approval of your subdivision plan, please make arrangements with Fortis for the pre-payment of applicable charges and tender a copy of their receipt with the subdivision application for final approval.
- e) Re-locate existing poles and utilities, where necessary. Remove aerial trespass (es).
- f) If any road dedication affects lands encumbered by a Utility right-of-way (such as B.C. Gas, etc.) please obtain the approval of the utility prior to application for final subdivision approval. Any works required by the utility as a consequence of the road dedication must be incorporated in the construction drawings submitted to the City's Development Manager.

7. GEOTECHNICAL STUDY

- a) Provide a geotechnical report prepared by a Professional Engineer competent in the field of hydro-geotechnical engineering to address the items below: NOTE: The City is relying on the Geotechnical Engineer's report to prevent any damage to property and/or injury to persons from occurring as a result of problems with soil slippage or soil instability related to this proposed subdivision.
- b) The Geotechnical reports must be submitted to the Development Services Department (Subdivision Approving officer) for distribution to the Development Engineering Branch and Inspection Services Division prior to submission of Engineering drawings or application for subdivision approval.
 - i. Area ground water characteristics, including any springs and overland surface drainage courses traversing the property. Identify any monitoring required.
 - ii. Site suitability for development.
 - iii. Site soil characteristics (i.e. fill areas, sulphate content, unsuitable soils such as organic material, etc.).
 - iv. Any special requirements for construction of roads, utilities and building structures.
 - v. Recommendations for items that should be included in a Restrictive Covenant.
 - vi. Recommendations for roof drains, perimeter drains and septic tank effluent on the site.
 - vii. Any items required in other sections of this document.
- c) If any blasting is proposed as part of this subdivision, a Soil Removal and Deposit Application must be made to the City for such works. The proposed blasting work is to comply with Amendment No. 1 to the Soil Removal and Deposit Regulation Bylaw No. 9612, specifically Section 6 PERMIT REQUIREMENTS (k) and (g).
- d) Should any on-site retaining walls surpass the following limits, an Over Height Retaining Wall Permit will be required:

"Retaining walls on all lots, except those required as a condition of subdivision approval, must not exceed a height of 1.2 m measured from natural grade on the lower side, and must be constructed so that any retaining walls are spaced to provide a 1.2 m horizontal separation between tiers. The maximum number of tiers is two with a maximum total height of 2.4 m. Any multi-tier structure more than 2 tiers must be designed and constructed under the direction of a qualified professional engineer."

The design of all retaining walls is to conform with Engineer & Geoscientists British Columbia's *Professional Practice Guidelines for Retaining Wall Design*. Submission requirements for the Over Height Retaining Wall Permit include Engineer of Record documents (Appendix A of *Retaining Wall Design Guideline*) and any necessary independent reviews (as per EGBC's *Documented Independent Review of Structural Designs*).

- e) Any modified slopes having a finished slope greater than 2H:V1 (50%) and an elevation change greater than 1.2 m must be installed under the direction of a qualified professional engineer.
- f) Any exposed natural rock surface on a lot that has the potential for materials to displace causing a hazardous condition, must be reviewed by a qualified professional engineer

with the appropriate and measures undertaken as prescribed by the engineer. For adequate Rockfall Protection adjacent to walls and rock cuts, please consider BC MoTI Supplement to TAC Geometric Design Guide 440, page 440-8, which outlines a ditch bottom width depending on wall height. Sidewalks and utilities should be kept out of this protection area. Additional ROW may be required.

Where walls are on the high side, the City's preference is that the walls remain setback and on private property. Where the walls hold up a public road, the City's preference is that additional dedication be provided, and the walls be owned by the City. Please design any geogrids or tie-backs so that they do not encroach into the required road ROW.

8. ROAD DEDICATION/SUBDIVISION REQUIREMENTS

- a) The proposed development will trigger the subdivision and the creation of the necessary number of separate strata lots.
- b) Loseth Rd is to be dedicated to the City of Kelowna with A 18.2-m wide right of way (SS-H6). The alignment of the dedication is to roughly follow the existing access easement connecting Loseth Rd to Gallagher Rd.
- Road A is to be dedicated to the City of Kelowna with a 14.1-m wide right of way (SS-H12).
- d) A 6.0 m corner rounding will be required on corner lots of intersecting public roads.
- e) Provide all necessary Statutory Rights-of-Way for any utility corridors required, including those on proposed or existing City Lands and private lands.

9. DEVELOPMENT PERMIT AND SITE-RELATED ISSUES

- a) All retaining walls are to be contained within privately-owned lots.
- b) As Loseth Rd is classified as a Major Collector, waste collection vehicles cannot back onto Loseth Rd. Please provide on-site turning movements showing an MSU vehicle turning on site without having to back onto Loseth Rd.

10. OTHER ENGINEERING COMMENTS

a) Clarify the proposed legal protections (e.g., no-build/no-disturb covenants) for the 2H:1V fill slopes outside of the proposed property lines.

11. 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.

12. 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.
- c) Should it be determined that any Park-related work be included under the scope of the Servicing Agreement, the Development Engineering Branch reserves the right to require a performance security for these works. Note: The Development Engineering Branch's Engineering and Inspection Fee will not include the scope of any Parks-related work.

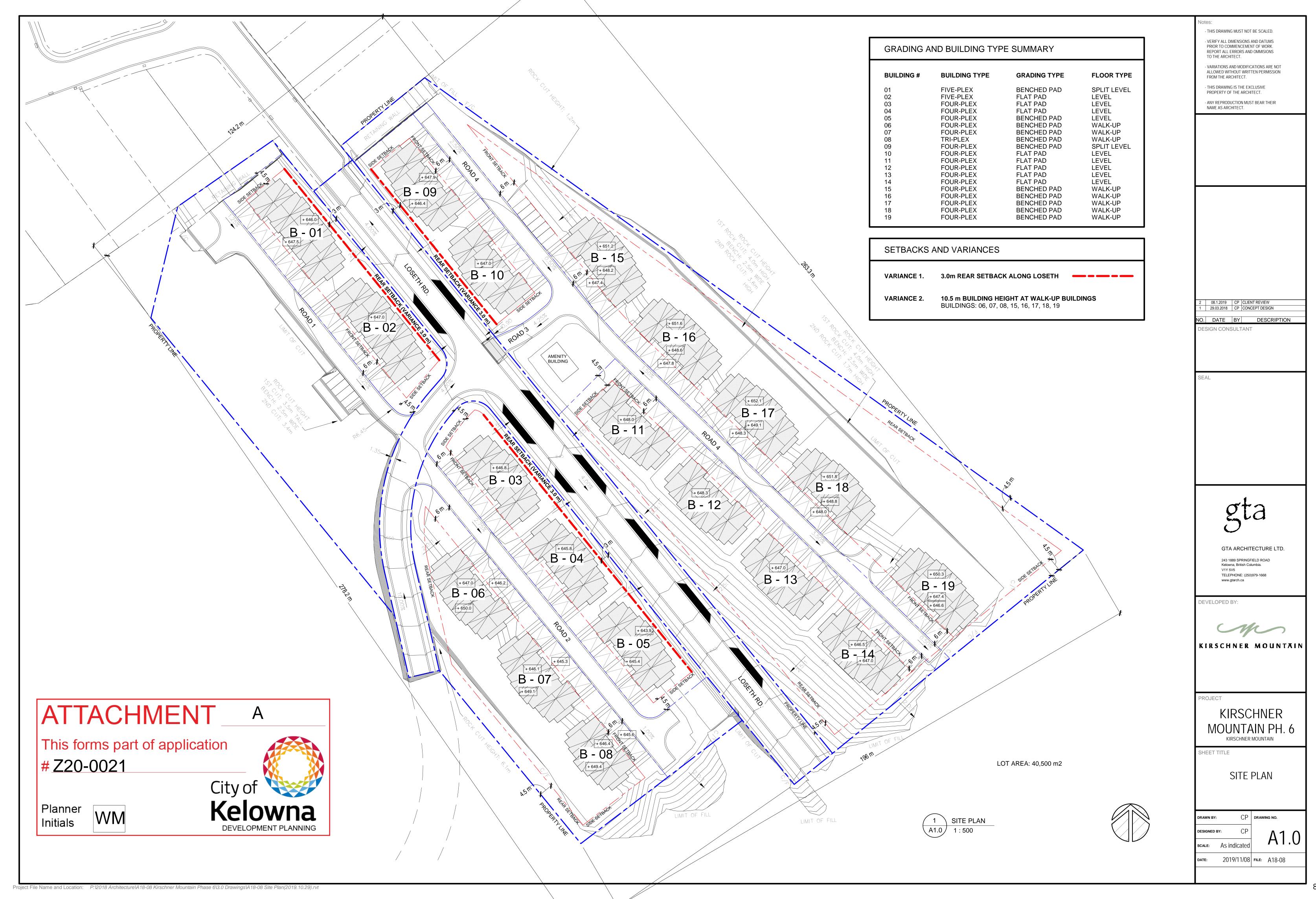
13. CHARGES, FEES, AND SECURITIES

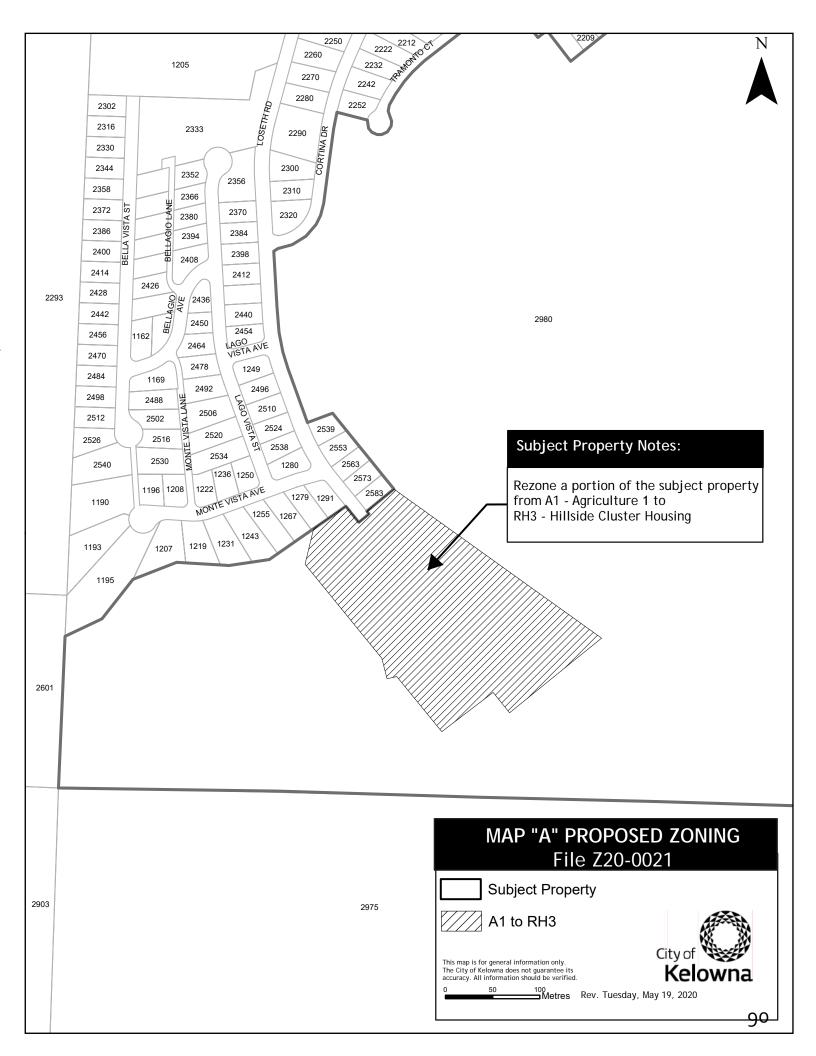
- a) Development Cost Charges (DCC's) are payable
- b) Fees per the "Development Application Fees Bylaw" include:
 - i) Street/Traffic Sign Fees: at cost (to be determined after design).
 - ii) Survey Monument Fee: \$50.00 per newly created lot (GST exempt).
 - iii) Survey Monument, Replacement Fee: \$1,200.00 (GST exempt) only if
 - iv) Engineering and Inspection Fee: 3.5% of construction value (plus GST).

James Kay, P.Eng.

Development Engineering Manager

JKH







Z20-0021 2980 Gallagher Road

Rezoning Application





Proposal

➤ To consider an application to rezone a portion of the subject property from the A1 – Agriculture zone to the RH3 – Hillside Cluster Housing zone to accommodate a multi-family development

Development Process

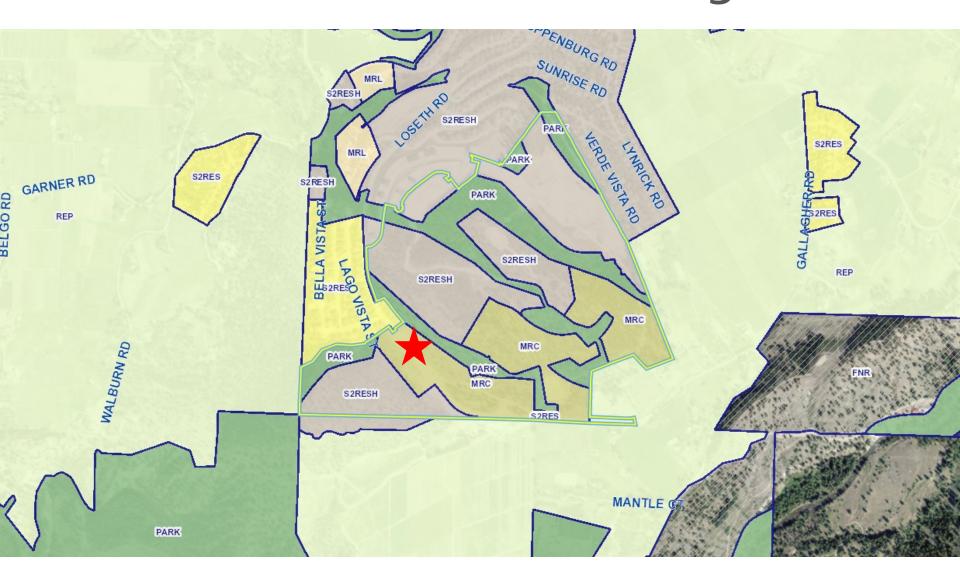




Context Map



OCP Future Land Use / Zoning



Subject Property Map





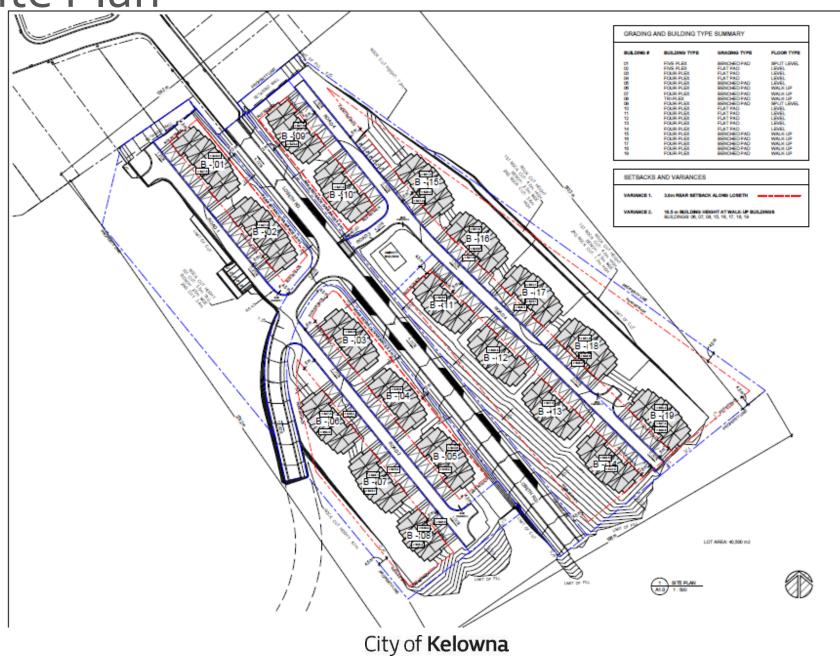
Project Details

- ▶ Property is approx. 4.05 ha and currently vacant
- ► Proposed 77 unit townhouse development
- ► Three, four and five plex buildings
- ▶ Two variances identified
 - ▶ To reduce the setback to Loseth Road to 3.0 m
 - ▶ To increase the maximum building height to 10.5 m

Subject Property Map



Site Plan





Development Policy

- ► Kelowna Official Community Plan (OCP)
- ► Objective 5.2 Develop Sustainably
 - ► Policy .3 Complete Suburbs. Support a mix of uses within Kelowna's suburbs, in accordance with "Smart Growth" principles to ensure complete communities...
 - ➤ Policy .5 Integrated Land Use. Integrate land use approaches wherever possible to improve opportunities for biodiversity, ecosystem connectivity, recreation, agriculture and local food production, while reducing conflicts.



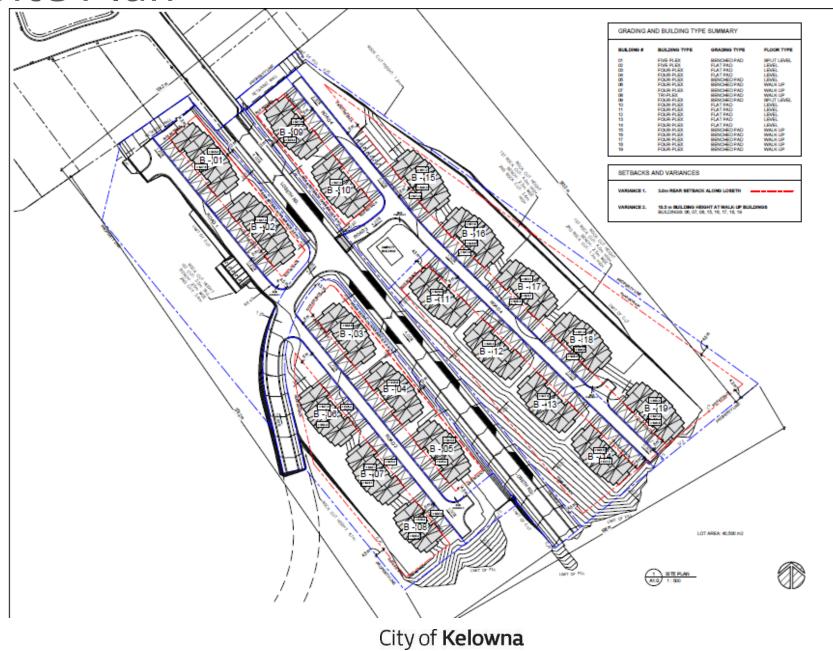
Staff Recommendation

- ▶ Development Planning Staff recommend support for the Rezoning Amendment application
 - Meets the intent of the Kirschner Mtn ASP
 - Integrates well into the neighboring Loseth Road developments
 - Meets infill growth policies within the Permanent Growth Boundary



Conclusion of Staff Remarks

Site Plan



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KIRSCHNER MOUNTAIN - PHASE 6

REZONING & DEVELOPMENT PERMIT APPLICATION

DESIGN RATIONALE



2020.02.19

Prepared for:

Kirschner Mountain Developments 1261 Loseth Rd Kelowna, BC, V1P 1E5

To be submitted to:

City of Kelowna Development Services City of Kelowna Prepared by:

Architecture Interior Design and Planning Building Envelope Consulting



Garry Tomporowski Architect Ltd Kelowna, B.C. 250.979.1668

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1.0 OVERVIEW

The proposed hillside housing development thoroughly addresses the main goals pursued by the City of Kelowna for these land uses. Many strategies have been discussed among the project's stakeholders and the City Planning for minimizing the impact of the development on the natural environment, topography, open space and visual hillside character of Kelowna.

During the creation of the new Kirschner Mountain Area Structure Plan there was considerable pressure from the City at the time, to ensure a high proportion of units would be in the multifamily residential forms and density to ensure efficient use of the land. The OCP Future Land use Designation was adopted accordingly, and the aimed Zoning: RH3 – Hillside Cluster Housing accepts that the form and character may include multiple dwelling housing units.

We believe that the proposed townhouse typology – Triplex, Fourplex and Fiveplex – addresses all significant elements of the OCP, and are deemed to be quality yet affordable forms of housing in the Kelowna area market. They have become an excellent product type to satisfy the mid to upper market housing demand, much of which has not been available in the overall Kirschner/Black Mountain areas.

2.0 PROJECT DESCRIPTION

The topography of the developable land lends itself to this multi-family form product type. The subject site is located in a gully where there are limited views, largely inward-looking and in a transition area through to the backside of the mountain via single road, rendering the area somewhat restricted in development potential. The setting also limits the visual impact from any surrounding view perspectives.

This townhouse form project develops along Loseth Road, on both North and South sides, with 19 residential buildings and a total number of 77 units. It comprises diversified buildings types – triplex, four-plex and five-plex – and multiple configurations based on their relationship with the topographic setting and the road/grading design by CTQ Civil Engineers.

In terms of density, the Kirschner Mountain – Phase 6 achieves a slightly higher density at approximately 8.5 to 9 units/acre with this 'low density' multi-plex housing type.

Also this site, of approximately 8 acres serves as the entry to the multifamily residential area in line with the approved Master Plan (Area Structure Plan).

'Flat pad' building lots live together with half storey benched and full storey benched lots. This provides a rich variety of topographical context to the architectural design, which GTA has certainly taken advantage of.

In this regard, the architectural design has tackled a wide range of different floor plans options, in combination with diverse section developments. We propose full three storey units, split-level units and walk-out units, ensuring an attractive broad housing mix in this new neighborhood.

The Architectural exterior design has been carefully designed taking in account the adjacent neighborhoods architectural context and design guidelines, and the specific



sensibilities that were put on the table by the participants during the preliminary design stage.

Therefore, a refined craftsman style with flares of urban and mountain appeal defines the architectural design of Kirschner Mountain - Phase 6, creating an elegant, modern and vibrant looking neighborhood.

In addition, the buildings' envelope have been conceived with parameters that enable the efficiency of both energy and construction costs, emphasizing the differentiation of the buildings through the choice of colors, architectural accents and landscaping, rather than over-complicating the facades layout (form factor, opaque walls to openings ratio,...) or over-designing the buildings' elevations.

Generous patios and balconies allow for enjoyment of the Okanagan environment and personal entertainment, and a carefully created landscape views are key factors on this design.

Special attention was given to the landscaped areas and to the interface with the adjacent natural parks, enhancing the pedestrian connectivity between the development and these Kirschner Mountain Estates' preserved enclaves.

Finally, an amenity building has been proposed in a central location, certainly adding a great supporting infrastructure for the use of the community.

3.0 SITE AND PARKING ACCESS

The proposed roads and grading layout, as well as the architectural design tackle the challenging topographic context by giving a responsible and conscious solution from many perspectives: cost efficiencies, yield efficiencies, tax impact to municipality, neighborhood character and efficient use of the land.

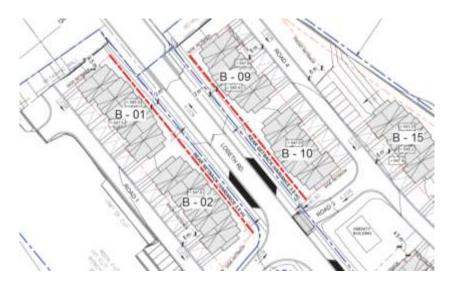
In regards to parking; all the units have double garage, with a minimum driveway length of 6 m, and provisions for visitor on-site parking as per the Section 8 – Parking and Loading zoning bylaw.



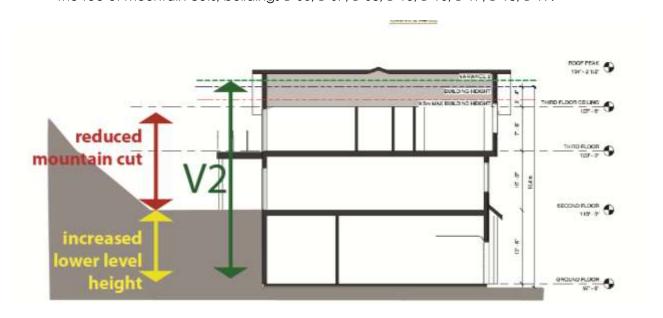
4.0 VARIANCES

We are requesting two variances in this application. These variances have been lengthily discussed with the Planning Department at the City of Kelowna, and are being sought to reduce the mountain cut height at both sides of Loseth Road.

VARIANCE 1: 3.0 m REAR YARD VARIANCE WITH LOSETH ROAD.
Request a variance for the reduction of the rear yards setback from 4.5 m to 3.0 m at the buildings B-01, B-02, B-09 and B-10 with Loseth Road. This allows the Roads 1 & 4 to be pushed further off the mountain cut.



■ <u>VARIANCE 2</u>: BUILDING HEIGHT VARIANCE FROM 9.5 m TO 10.5 m. Request a variance for the increase of building height of the walk-out buildings adjoining the toe of mountain cuts; buildings B-06, B-07, B-08, B-15, B-16, B-17, B-18, B-19.





5.0 SUSTAINABILITY AND CRIME PREVENTION

This increased density over the traditional or even small-lot residential forms of housing is not only able to help mitigate increasing costs for first time buyers, but also enables efficiencies in achieving reductions in cost of city services per capita, energy consumption, carbon footprint, heat island effect,...

Envelope details that prevent water and moisture ingress, yet still allow the assemblies to dry, will prevent mould growth. Reducing thermal bridging combined with appropriate thermal insulation will reduce heating and cooling loads. Providing windows in all of the occupied spaces allows natural day lighting, and reducing 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".

Extensive use of materials from natural sources is used to the largest extent possible, and thereby reduces the carbon foot print accordingly. A properly designed and detailed building will also reduce heating and cooling loads, increase air quality, and reduce energy consumption.

Carefully selected landscaping material will help reduce the projects use of water. This will prove an attractive, colorful and interesting variety of grass, shrubs and large trees for shade, privacy and path definition. Special attention was placed on the connection to the adjacent parks, and should provide a style of development which is highly desirable within the Kelowna community.

The design of the buildings and landscaping promote natural surveillance and does not provide opportunistic hiding spaces. The entrances are clearly visible from the street and well lit public sidewalks surround the building.

The intentions of CPTED have been addressed in the following ways: well maintained entrances and frontages are intended to promote pride in ownership amongst the residents and allied businesses. This will discourage vandalism, encourage surveillance and will improve overall maintenance of the site. The walk-up, pedestrian friendly and ground oriented entrance has been provided to reinforce this principle.

The social lifestyle of the site will help promote further surveillance and territorial reinforcement. Separation of private, semi-private and public spaces will be achieved with overall landscaping and finish materials to separate and add comfort to the residents and visitors. Large windows and patios help to provide eyes to the street and surrounding areas. To support interaction and familiarity amongst the residents and users, an abundance of common outdoor space has been provided.

Site lighting to the streetscape 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.

This unique and attractive project will endure due to its sense of community, and the fact that it presents a prominent streetscape and connection to the surrounding neighborhood. It also provides well thought out external traffic patterns.



6.0 LANDSCAPING

The Developer has selected CTQ Landscaping Consultants to create an interesting and aesthetically pleasing landscape solution that responds to the challenging grading and the architectural style of the project. This will also compliment the character of the surrounding and future neighborhoods. The site design proposes a series of green pockets for the use and enjoyment of the families, with play areas for children to benefit from the outdoors.

Special attention was placed on the connection to the adjacent parks, and should provide a style of development which is highly desirable within the Kelowna community.

Carefully selected landscaping material will help reduce the projects use of water. A number of annual and perennial shrubs have been selected for along Loseth and the internal roads throughout the site, and in special groupings adjoining the buildings' ends. This will prove an attractive, colorful and interesting variety of grass, shrubs and large trees for shade, privacy and path definition. Trees will be planted along the roads. Given enough time to mature, these trees will help the project blend with the existing forest that surrounds the site.

The landscape concept for the boundary areas, the Loseth Rd. Boulevard and the small community gardens, will provide a visually exciting and high volume of green space. If viewed from above, there would appear to be significantly more "green" than buildings. Finally, Decorative Allan type blocks will be used for addressing the minimized locations where retaining soils is needed.

7.0 SUMMARY

Kirschner Mountain Developments and the design team feel that the combination of a quality design coupled with leading edge technology, pedestrian-friendly landscape features, and modern building materials will provide for a very functional and highly desired residential neighbourhood project.

It is also our desire that this project will be one of many to be built in an area critical to the continued sustainability and growth of our City internationally.

We look forward to your enthusiastic support and recognition for all the project brings to our community.



8.0 ARCHITECTURAL RENDERINGS













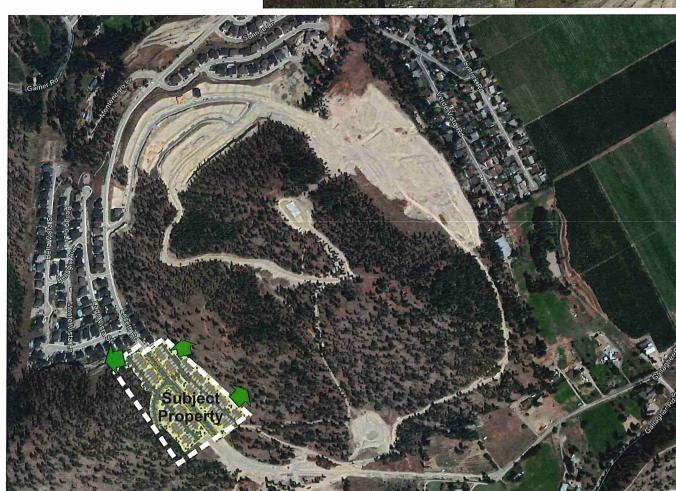




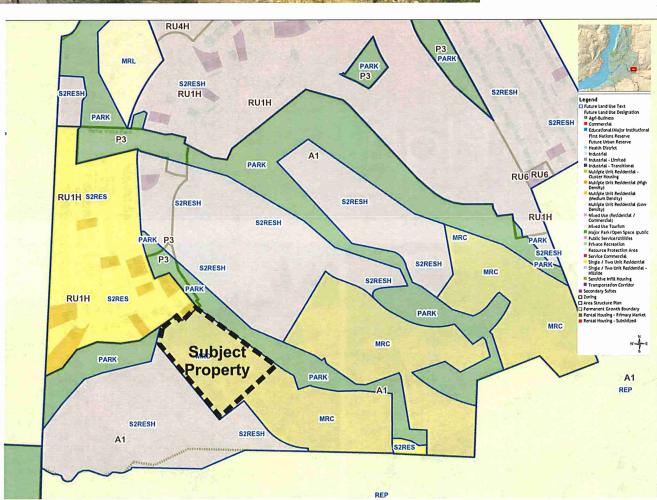
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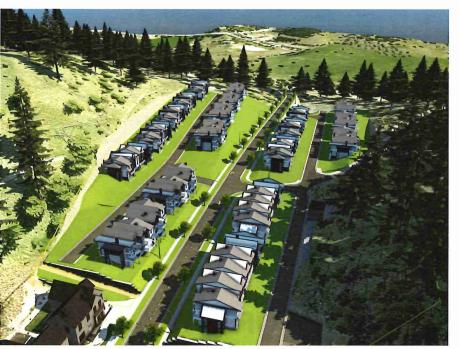
Connections to OPEN SPACE NETWORK, TRAILS AND PARKS



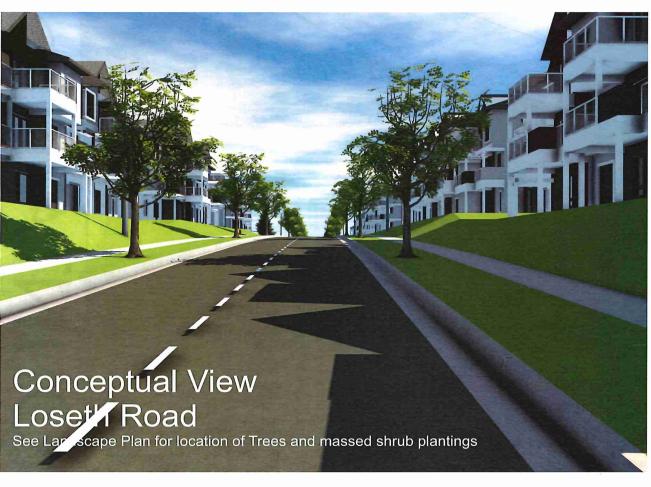
LAND USE PLAN

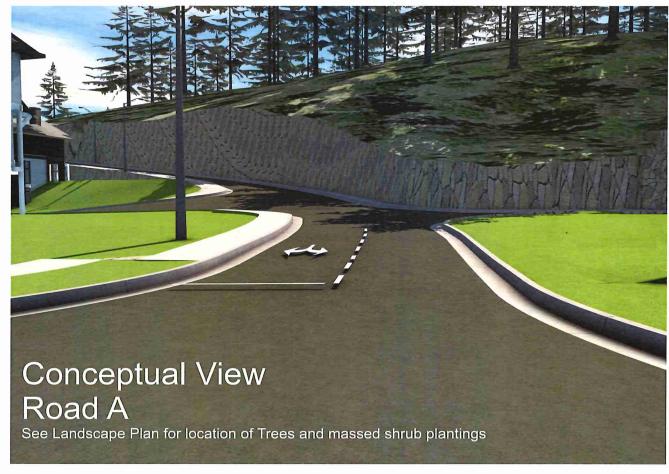




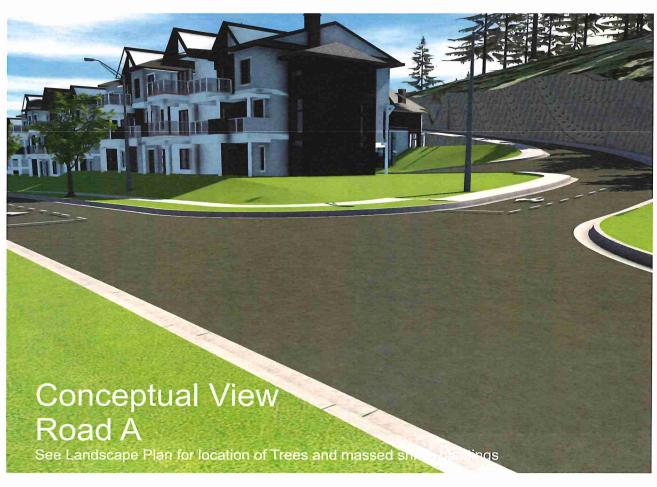


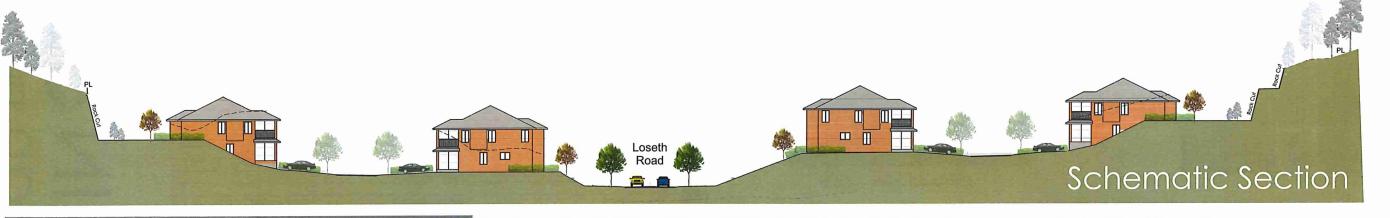


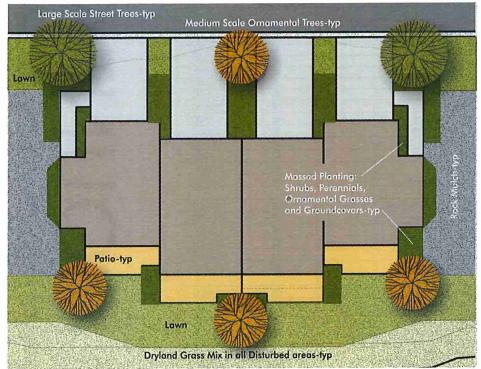
















Townhomes represented as simple blocks see Architectural Drawings







Large Scale Deciduous Trees 75/60MM CAL





Coniferous Trees 1.8m ht









Medium Scale Ornamental Trees 60MM CAL

SHRUBS, GRASSES, PERENNIALS MIN # 2 POT



	Proposed Plant List -Kirschne	er Mountain Phase 6		
Symbol.	Botanical Name	Common Name	Size	Spacin
All When	Dominou Pario	Common rame	OIZC	Opaciii
	Acer rubrum 'Red Sunset'	Red Sunset Maple	75mm cal	
	Gleditsia triacanthos inermis "Skyline"	Skyline Honeylocust	75mm cal	
	Populus tremuloides	Trembling Aspen	60mm cal	
	T opalas tromatores	папинульран	Onlinea	
	Cercis canadensis	Eastern Redbud	60mm cal	
STALL STALL	Magnolia stellata	Star Magnolia	tree form 60 mm cal	
MATERIAL	Pyrus calleryanna "Chanticlear"	Chanticlear Pear	60mm cal	
	Syringa reticulata 'Ivory Silk'	Mory Silk Tree Lilac	60 mm cal	
	Pinus ponderosa	Ponderosa Pine	1.8 m ht, B&B	
	Pseudotsuga menziesii	Douglas Fir	1.8 m ht, B&B	
	Cornus sericea	Red Twig Dogwood	#2	1.2m O
	Euonymus alata compacta	Dwarf Burning Bush	#2	1.2m O
	Forsythia x courtasol 'Gold Tide' (yellow)	Gold Tide Forsythia	#2	1.2m O
	Hosta "El Nino"	El Nino Hosta	#2	1.0m O
	Kerria japonica	Japanese Kerria	#2	1.2m O
	Mahonia aquifolium	Oregon Grape	#2	1.0m O
-	Paxistima canbyi	Cliff Green	#2	1.2m O
	Philadelphus lewisii 'Blizzzard'	Blizzard Mockorange	#2	2.0m O
	Pinus mugo pumilio	Dwarf Mugo Pine	#2	1.2m O
	Potentilla fruiticosa "Red Ace!"	Red Ace Potentilla	#2	1.2m O
	Rosa 'meicoublan	White Meidiland Rose	#2	1.2m O
	Rhus aromatica 'Gro-low'	Gro Low Sumac	#2	1.5m O
	Symphoricarpus alba	Snowberry	#2	2.0m O
	Syringa vulgaris 'Belle de Nancy'	Belle de Nancy Lilac	#2	1.5m O
	Calamagrostis ' Karl Foerster'	Karl Foerster Reed grass	#2	1.0m O
	Festuca ovina Elijah Blue	Elijah Blue Fescue	#2	0.6m O
	Helictotrichon sempervirens	Blue Oat Grass	#2	1.0m O
	Mscanthus sinensis purpurascens	Orange Flame grass	#2	1.2m O
	Pennisetum alopercuroides	Fountain Grass	#2	1.0m O
	Pennisetum orientale' Tall Tails'	Oriental fountain grass	#2	1.0m O
6 - 4	Adamania kudadataan B/d 1 5 5 11	148.4 O		16
	Artemesia ludoviciana 'Valerie Finnis'	White Sage	#2	1.2m O
_	Aster woods purple	Woods Purple Aster	#2	
	Hermocallis ' Gentle Sheperd' (white)	Gentle Sheperd Daylily	#2	0.6m O
	Hermocallis ' Stella d'Oro' (yellow)	Stella D'Oro Daylily	#2	0.6m O
	Lavendula ' Munstead' (purple)	Munstead lavender	#2	1.0m O
	Perovskia atriplicifolia	Russian sage	#2	1.2m O
	Rudbeckia hirta 'Goldsturm' (yellow)	Goldsturm Gloriosa Daisy	#2	0.6m O
	Leucanthemum x superbum 'Snow Lady' (white)	Snow Lady Shasta Daisy	#2	0.6m O
	Arctostaphylos uva ursi 'Vancouver Jade'	Vancouver Jade Kinnikinick	#2	0.6m O0
	i i i i i i i i i i i i i i i i i i i	YOU KNOWED DOUG THE HINTHON	#L	U.UITUC

Dryland Grass Mix Seed Blend

(%	by weight)	
•	Crested Wheat Grass	20
	Perennial Rve	15

<sup>Perennial Rye
Slender Wheat Grass
Tall Wheat Grass
Hard Fescue
Creeping Red Fescue
Annual Rye
Fall Rye
15</sup>

Application Rate - 150 kg/ha Seed Mix to be certifled #1 Grade

KIRSCHNER MOUNTAIN PHASE 6

2980 GALLAGHER RD.

77 TOWNHOME UNITS REZONING + DEVELOPMENT PERMIT



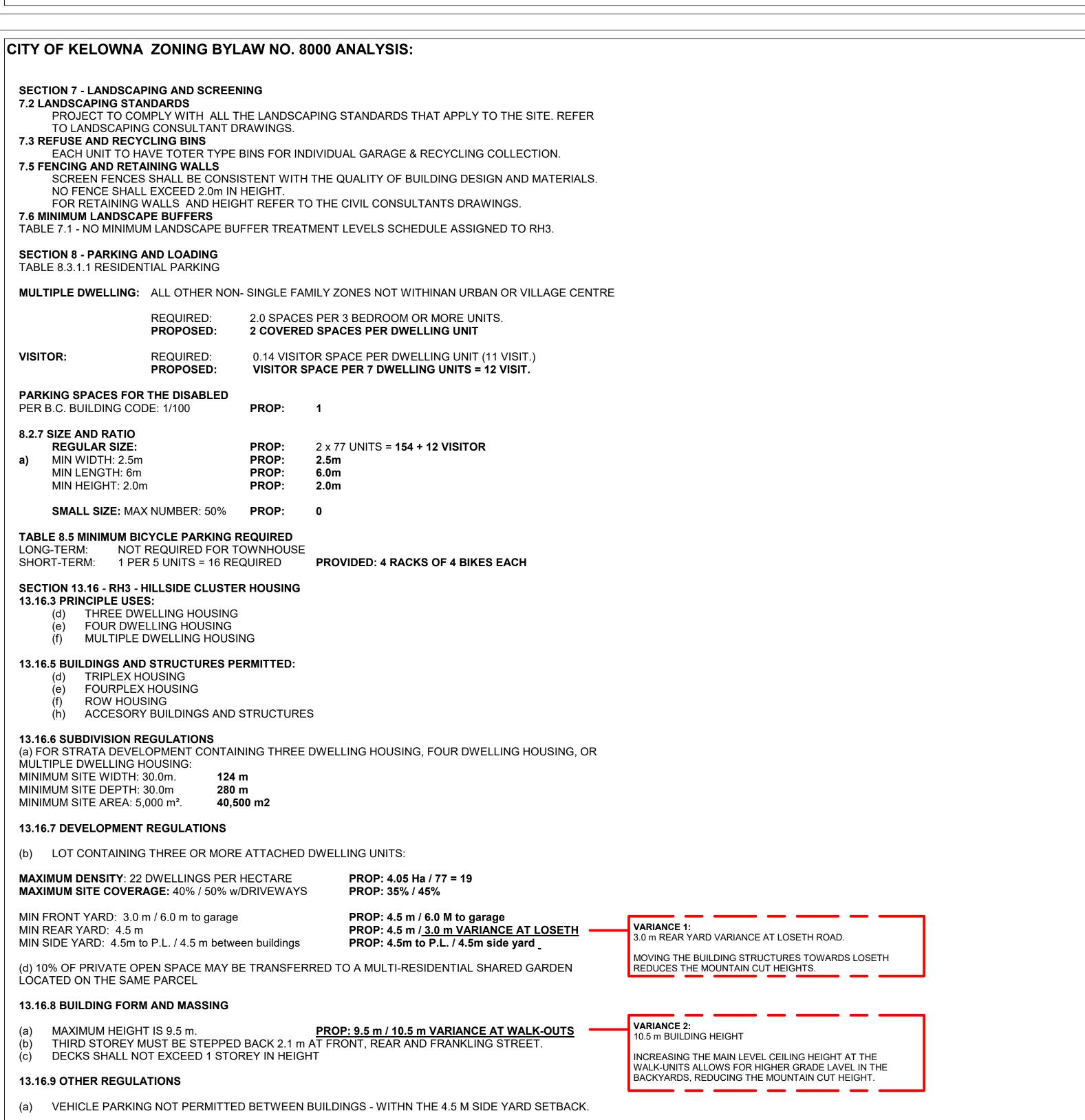
LOCATION MAP

CONSULTANTS: ARCHITECTURAL: LANDSCAPE: GTA ARCHITECTURE LTD. CTQ CONSULTANTS LTD. CONTACT: GARRY TOMPOROWSKI **CONTACT: FRANK POHLAND** 243 - 1889 SPRINGFIELD ROAD 1334 SAINT PAUL STREET. KELOWNA, B.C., V1V 1S9 KELOWNA, BC V1Y 2E1 PHONE: (250) 979-1668, FAX: (250) 979-4366 PHONE: 250.979.1221 ext. 115 EMAIL: garry@gtarch.ca EMAIL: FPohland@ctqconsultants.ca **SURVEYOR: RUNNALLS DENBY.** CONTACT: ROB MCDONALD 259A LAWRENCE AVE, KELOWNA, BC V1Y 6L2 PHONE: (250) 763-7322 EMAIL: rob@runnallsdenby.com CIVIL: CTQ CONSULTANTS LTD. **CONTACT: DAVE CULLEN** 1334 SAINT PAUL STREET KELOWNA, BC V1Y 2E1 PHONE: 250.979.1221 ext. 120 EMAIL: DCullen@ctqconsultants.ca SYMBOL LEGEND: GRID LINE: ─ DRAWING NUMBER **BUILDING SECTION** REFERENCE MARKER DETAIL REFERENCE —ASSEMBLY TYPE ASSEMBLY TYPE REFERENCE ─ STRUCTURAL MATERIAL

LIST OF DRAWINGS:

A0.0 COVER SHEET A0.1 SITE PHOTOS A0.2 BUILDING PERSPECTIVES A1.0 SITE PLAN A1.1 LONGITUDINAL SITE SECTIONS A1.2 CROSS SITE SECTIONS A1.3 CROSS SITE SECTIONS A2.1 BUILDINGS ON LEVELED GRADING FLOOR PLANS (FOURPLEX) A2.2 BUILDINGS ON FULL STOREY BENCHED GRADING FLOOR PLANS. WALK-OUT (TRIPLEX) A2.3 BUILDINGS ON HALF STOREY BENCHED GRADING FLOOR PLANS. SPLIT (FIVEPLEX) A3.1 LEVEL GRAD. MID-LEVEL FLOOR PLAN A3.2 LEVEL GRAD. END-UNIT FLOOR PLAN A3.3 WALK OUT. MID-UNIT FLOOR PLAN A3.4 WALK OUT. END-UNIT FLOOR PLAN A3.5 SPLIT LEVEL. MID-UNIT FLOOR PLAN A3.6 SPLIT LEVEL. END-UNIT FLOOR PLAN A4.1 ELEVATIONS. BUILDINGS ON LEVELED GRADING A4.2 ELEVATIONS. BUILDINGS ON FULL STOREY BENCHED GRAD. (WALK-OUT) A4.3 ELEVATIONS. BUILDINGS ON HALF STOREY BENCHED GRADING (SPLIT) A5.1 SECTIONS TYPICAL - HEIGHT VARIANCE

FLOOR AREAS PER UNIT TYPE (G.F.A.) SQ.FT.: PROJECT INFO: **UNIT COUNT:** LEVEL GRADE MID-UNIT: 17 GROUND: 288 (+600) SECOND: 894 THIRD: 854 **TOTAL**: 2,036 LEVEL GRADE MID-UNIT: LEVEL GRADE END-UNIT: 16 LEVEL GRADE END-UNIT: **TOTAL:** 2,026 CIVIL ADDRESS: 2980 GALLAGHER RD. WALK-OUT MID-UNIT: **LEGAL DESCRIPTION**: KID: 820186; PLAN#: 71697; LOT#; 1 WALK-OUT MID-UNIT: GROUND: 288 (+600) SECOND: 894 THIRD: 854 **TOTAL:** 2,036 WALK-OUT END-UNIT: GROUND: 361 (+540) SECOND: 776 **TOTAL:** 1,857 SPLIT MID-UNIT: SPLIT MID-UNIT: GROUND: 608 (+453) SECOND: 906 **TOTAL:** 1,514 **EXISTING LEGAL USE: VACANT** SPLIT END-UNIT: GROUND: 690 (+411) SECOND: 897 SPLIT END-UNIT: **TOTAL:** 1,587 **UNIT TOTAL**: **CURRENT ZONING:** A1 - Agriculture 1 RH3 - Hillside Cluster Housing PROPOSED ZONING: TOTAL FLOOR AREA (G.F.A.) SQ.FT.:: VARIES / HIILSIDE **GRADES:** LEVEL GRADE MID-UNIT: 17 X 2,036 = 34,612 4.05 Ha = 40,500 m2 LOT AREA: LEVEL GRADE END-UNIT: 16 X 2,026 = 32,416 WALK-OUT MID-UNIT: 15 X 2,036 = 30,540NUMBER OF BUILDINGS: 19 RESIDENTIAL + 1 AMENITY WALK-OUT END-UNIT: 7 X 1,514 = 10,598 SPLIT MID-UNIT: SPLIT END-UNIT: $6 \times 1,587 = 9,522$ TOTAL = 147, 400



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20.02.2020 CP FOR RZ + DP 08.11.2018 CP FOR CLIENT REVIEW 29.03.2018 CP CONCEPT DESIGN

NO. DATE BY DESCRIPTION

ESIGN CONSULTANT

GTA ARCHITECTURE LTD.

243 1889 SPRINGFIELD ROAD Kelowna, British Columbia. TELEPHONE: (250)979-1668

DEVELOPED BY:

KIRSCHNER MOUNTAIN

KIRSCHNER MOUNTAIN PH. 6 Enter address here

COVER SHEET

DRAWN BY: Author Drawing No.

Designed BY: Designer

12" = 1'-0"

19/12/2018 FILE: 0001



VIEW FROM THE END OF LOSETH ROAD TOWARDS THE SITE (SOUTH-WEST)



VIEW FROM THE SOUTH SIDE OF THE FUTURE LOSETH RD TOWARDS THE NORTH



VIEW FROM THE NORTH SIDE OF THE FUTURE LOSETH RD TOWARDS THE SOUTH



VIEW FROM THE FUTURE LOSETH ROAD AT THE MIDDLE POINT OF THE SITE TOWARDS NORTH-EAST



VIEW FROM THE FUTURE LOSETH ROAD AT THE MIDDLE POINT OF THE SITE TOWARDS SOUTH-WEST

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 FOR CLIENT REVIEW

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 29.03.2018
 CP
 CONCEPT DESIGN

NO. DATE BY DESCRIPTION

DESIGN CONSULTANT

SEA

gta

GTA ARCHITECTURE LTD.

243 1889 SPRINGFIELD ROAD Kelowna, British Columbia. V1Y 5V5

DEVELOPED BY:

Mo

KIRSCHNER MOUNTAIN

PROJECT

KIRSCHNER MOUNTAIN PH.

SHEET TITLE SITE PHOTOS

DRAWN BY: Author DRA

ESIGNED BY: Designer

SALE: 3" = 1'-0"

03/29/18 FILE: 0001



RENDERING VIEW OF BUILDING 19 - FROM ROAD 4 (WALK-OUT FOURPLEX)



RENDERING VIEW OF LOSETH ROAD AT NORTHERN SIDE



RENDERING VIEW OF ROAD 4 FROM THE VISITORS PARKING TOWARDS THE WEST



RENDERING VIEW OF BUILDING 10 FROM THE BACKYARD OF BUILDING 1, AT THE OTHER SIDE OF LOSETH RAOD



RENDERING VIEW OF BUILDING 6 (WALK-OUT) AND BUILDING 3 (LEVELED GRADING) LOOKING TOWARDS THE NORTH-WEST

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DEVELOPED BY:

KIRSCHNER MOUNTAIN

PROJECT

MOUNTAIN PH. 6 Enter address here

SHEET TITLE BUILDINGS PERSPECTIVES (RENDERINGS)

12" = 1'-0"

19/12/2018 FILE: 0001

RENDERING VIEW OF END OF ROAD 1 LOOKING TOWARDS THE SOUTH-WEST



RENDERING VIEW OF SITE FROM ABOVE ROAD 4



RENDERING VIEW LOOKING WEST FROM INTERSECTION OF ROAD 3 AND 4



RENDERING VIEW LOOKING SOUTH ON ROAD 1



RENDERING VIEW LOOKING NORTH-WEST AT END OF ROAD 2



RENDERING VIEW LOOKING SOUTH ON LOSETH ROAD



RENDERING VIEW LOOKING EAST ON LOSETH ROAD

2 08.11.2018 CP FOR CLIENT REVIEW 1 29.03.2018 CP CONCEPT DESIGN

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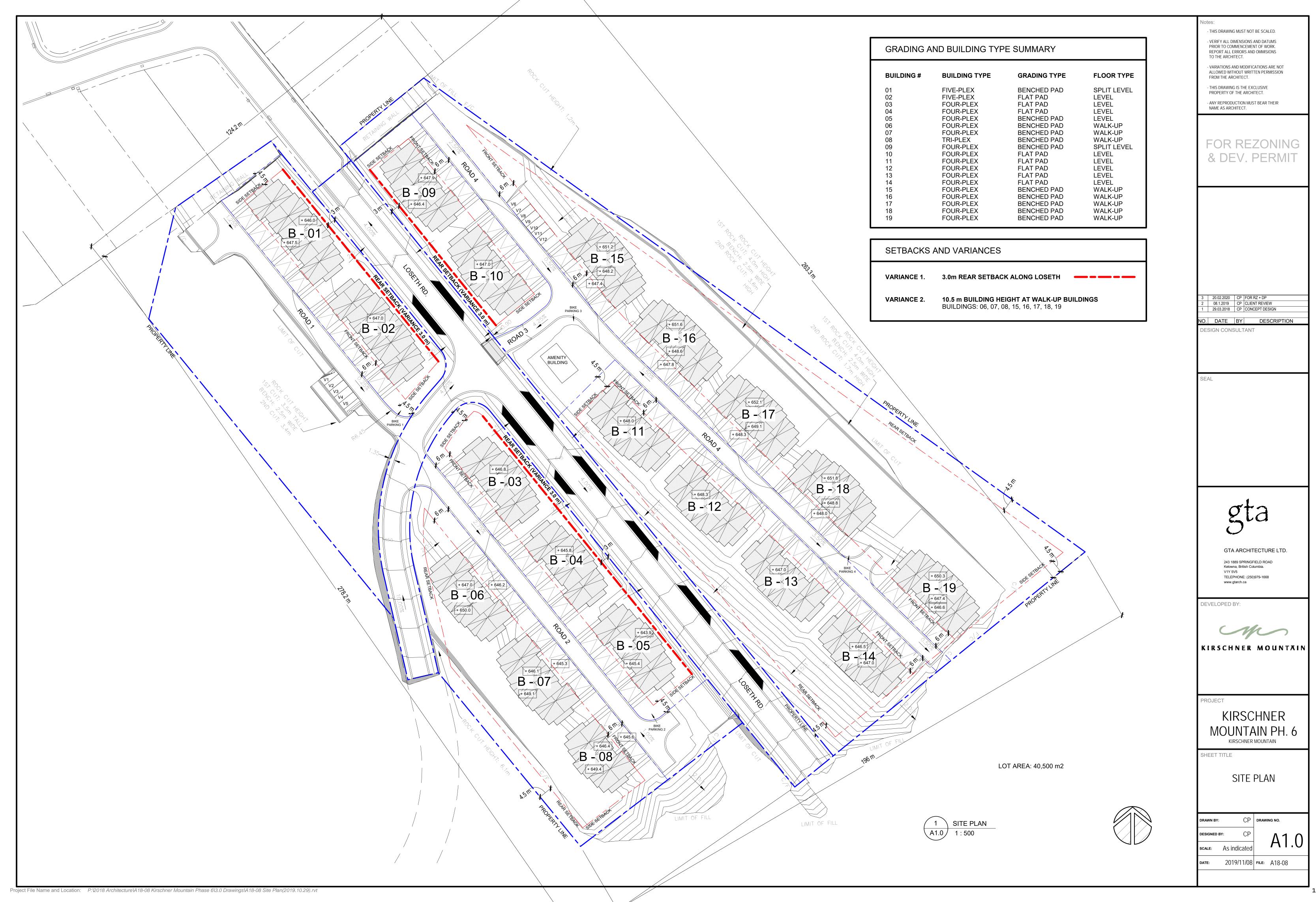
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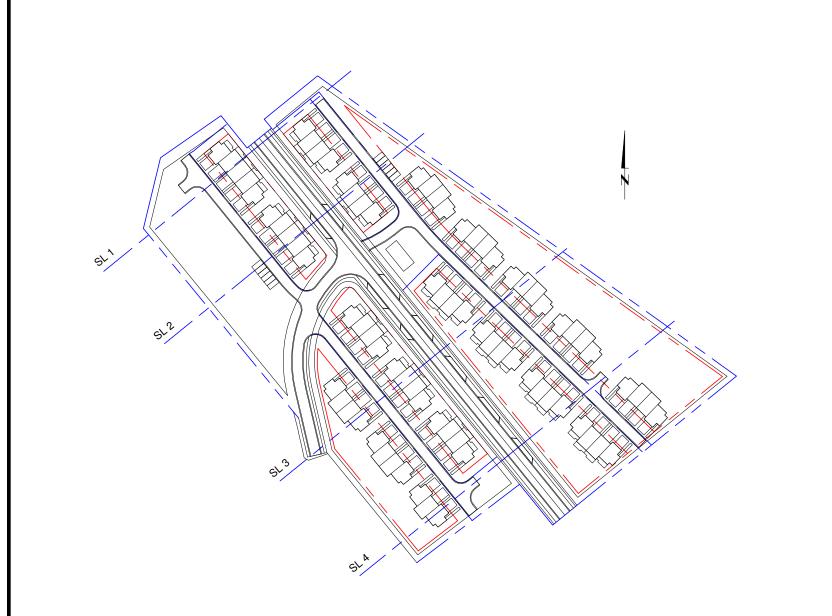
SHEET TITLE BUILDINGS PERSPECTIVES

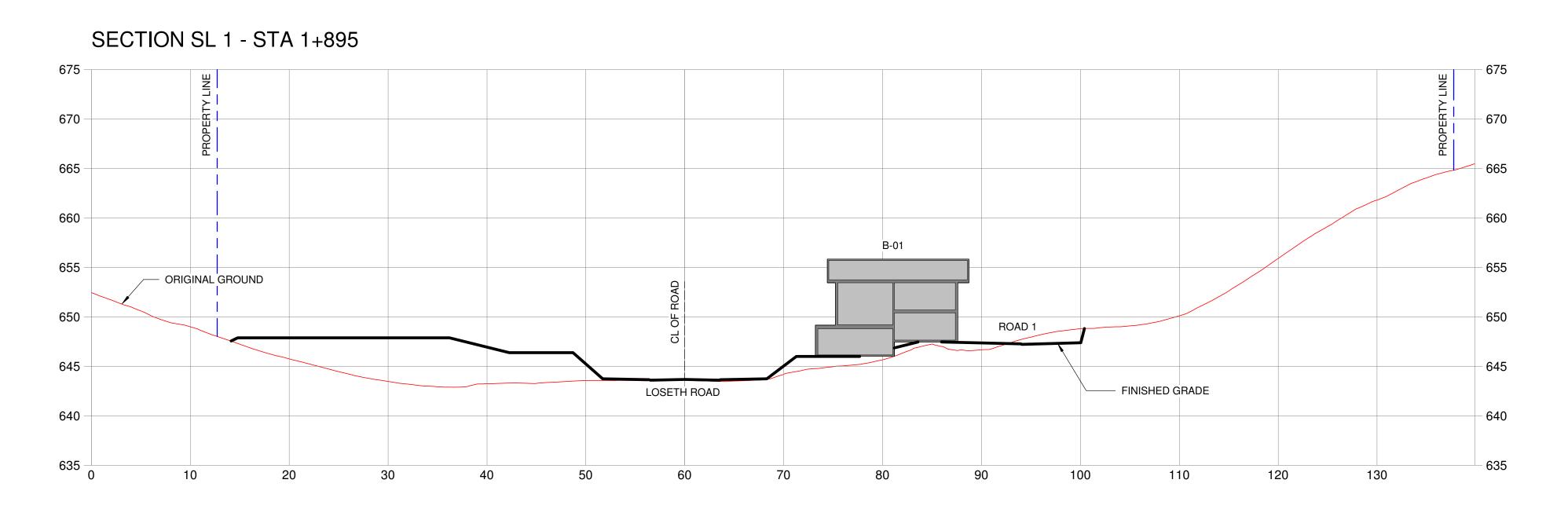
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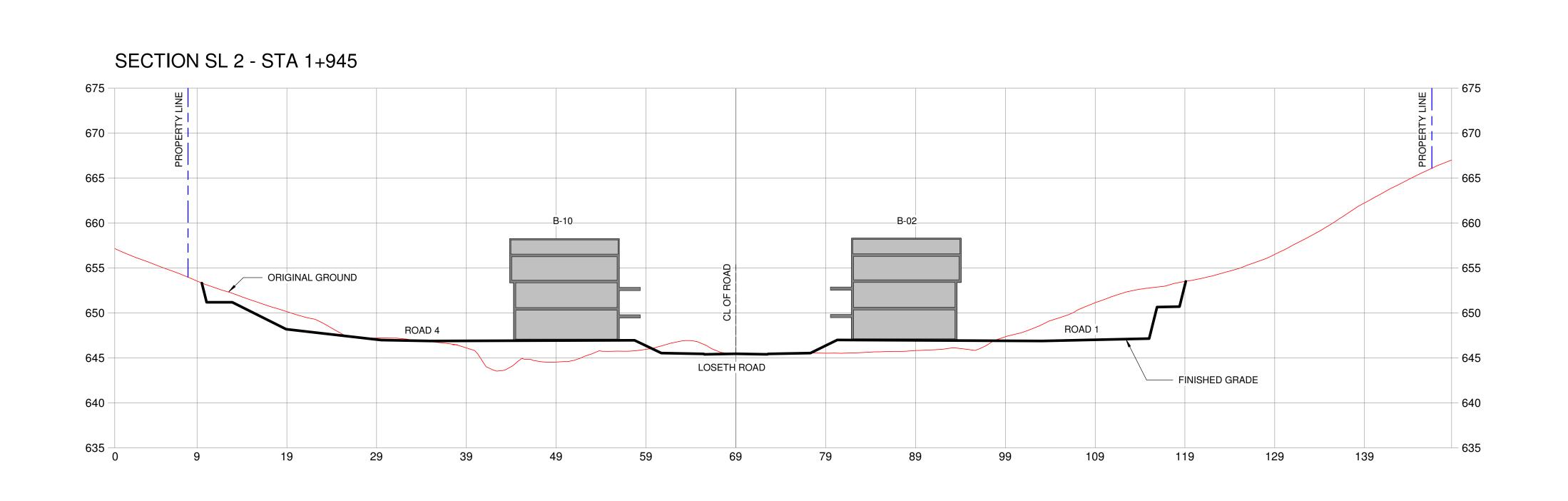
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Project File Name and Location: P:\2018 Architecture\A18-08 Kirschner Mountain Phase 6\3.0 Drawings\A18-08 Kirschner Mountain COVER REND ELEV (2020.01.16).rvt

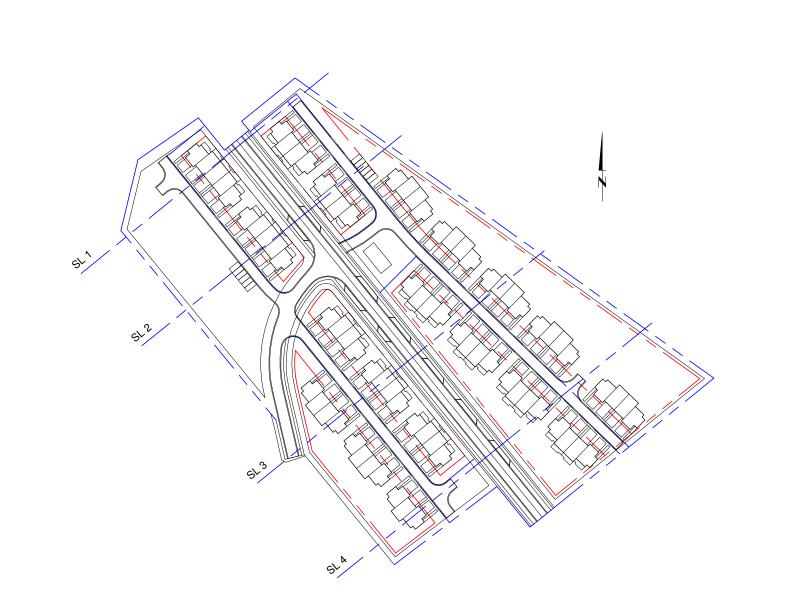


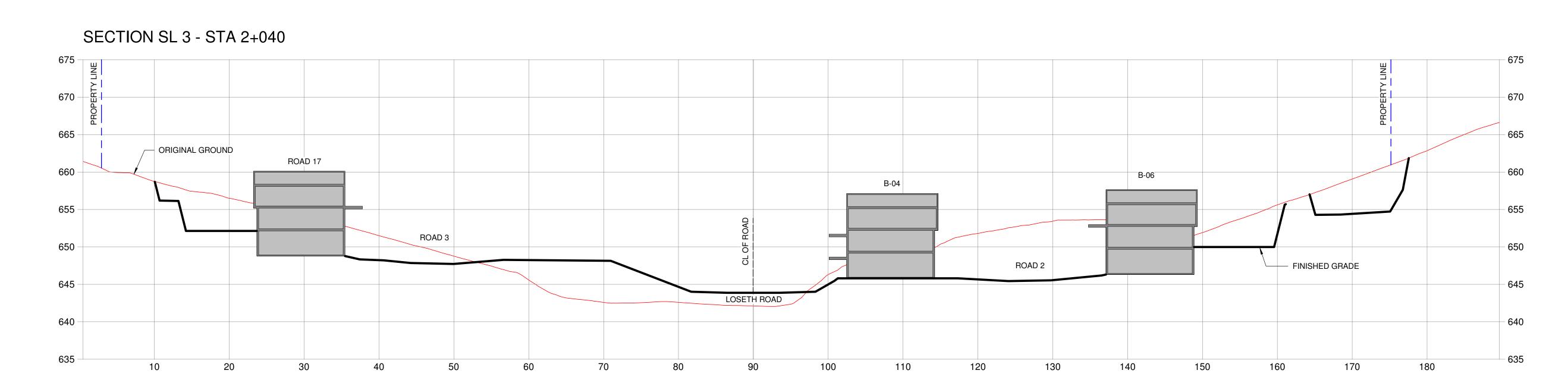


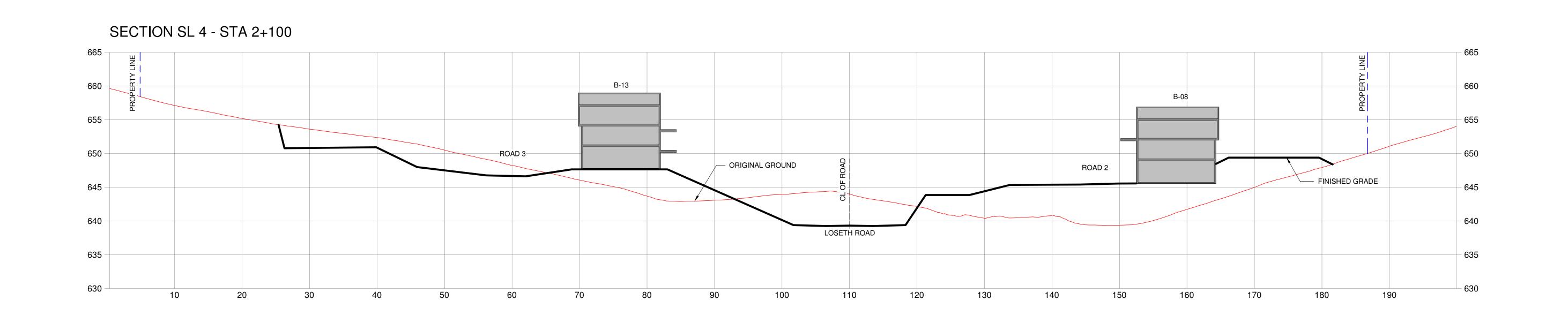




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M

KIRSCHNER MOUNTAIN

PROJECT

KIRSCHNER
MOUNTAIN PH. 6
KIRSCHNER MOUNTAIN

SHEET TITLE

CROSS SITE SECTIONS

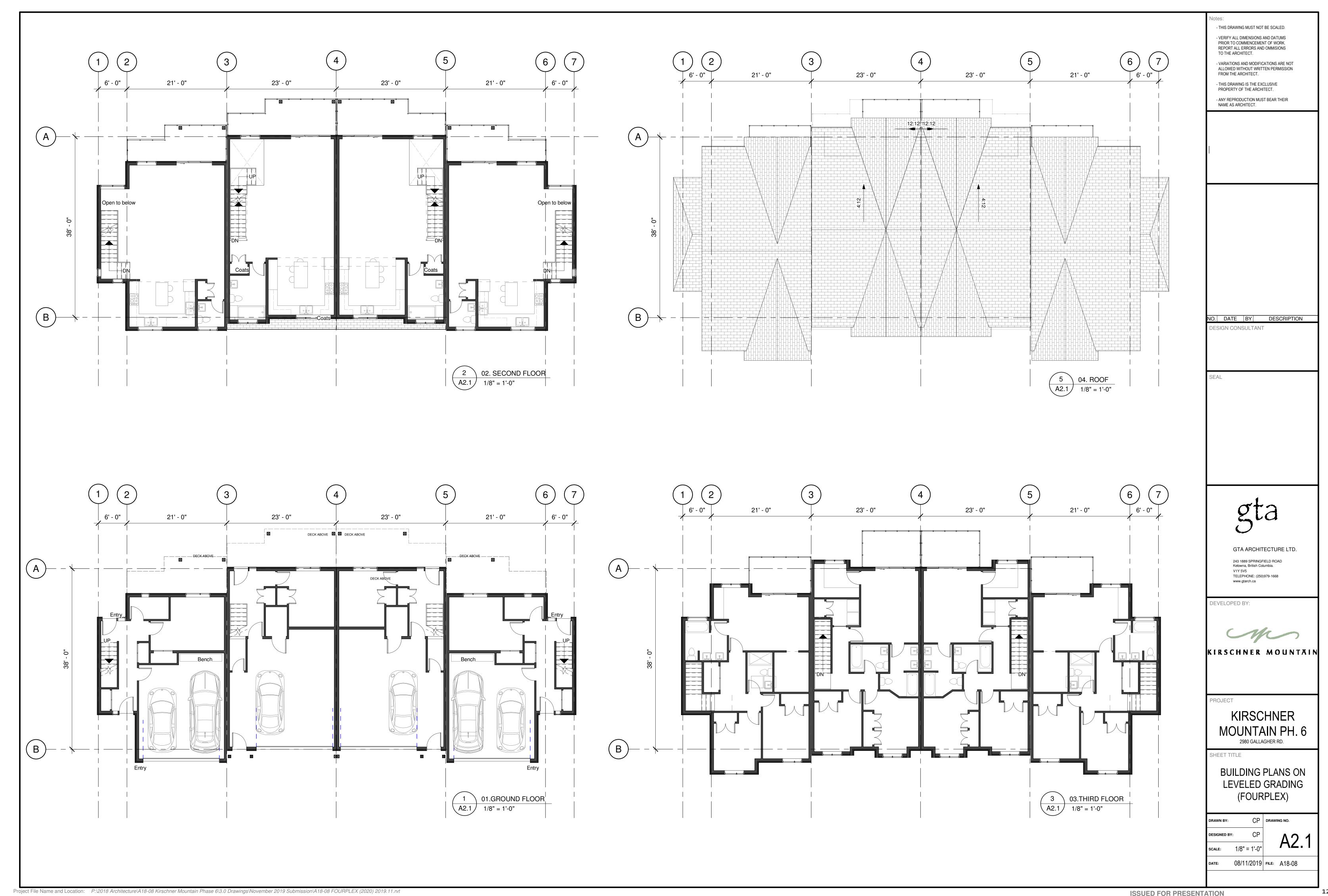
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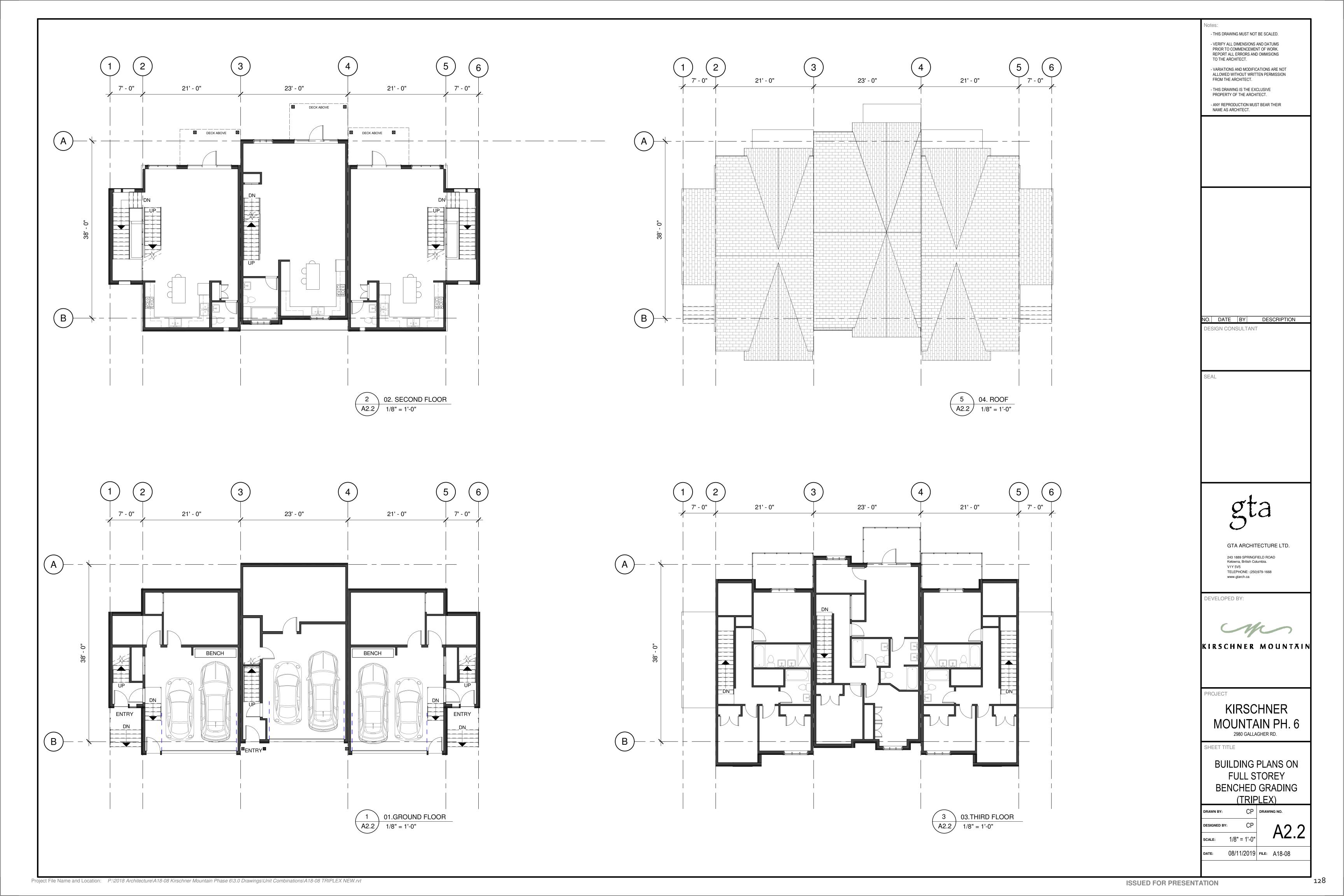
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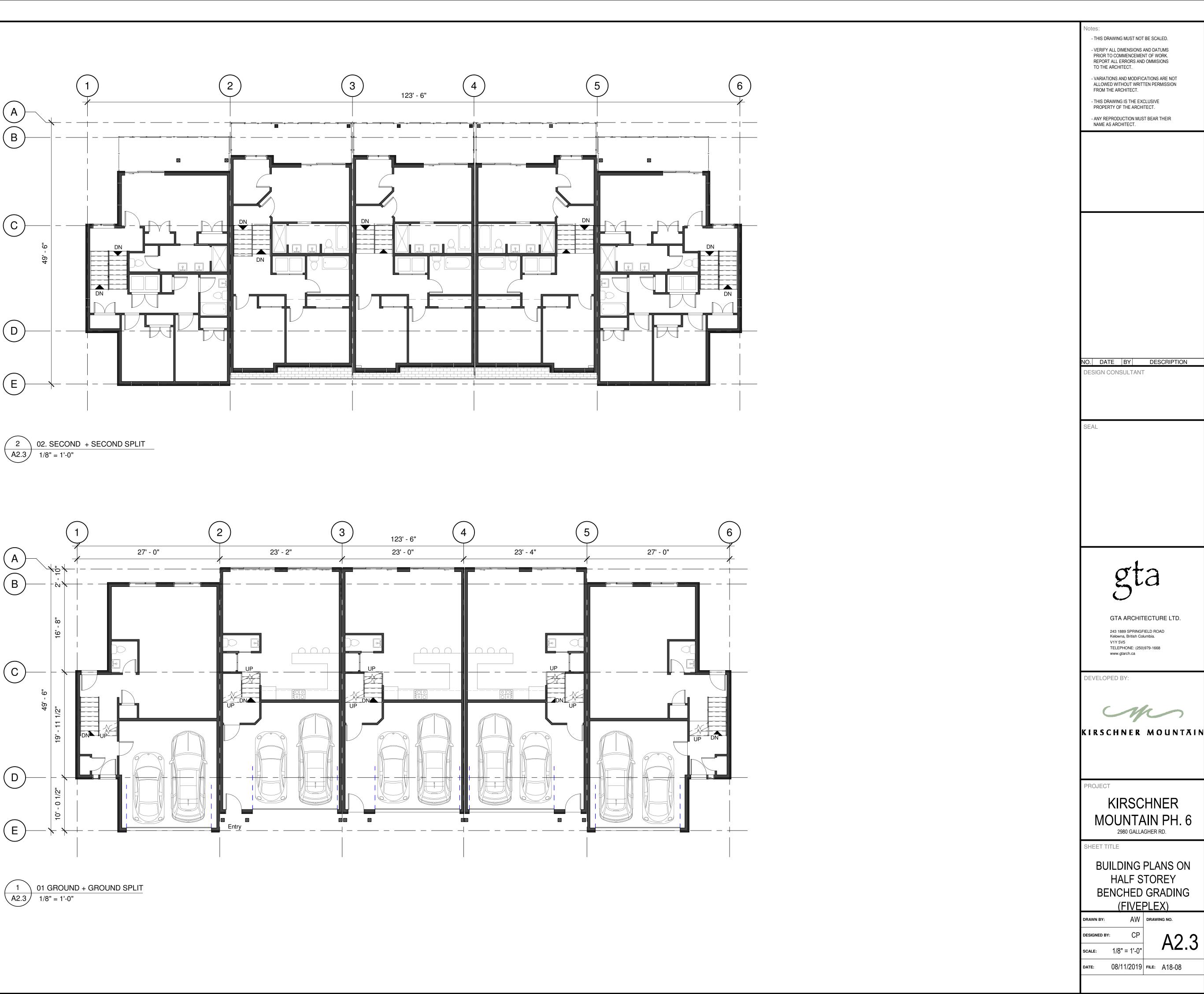
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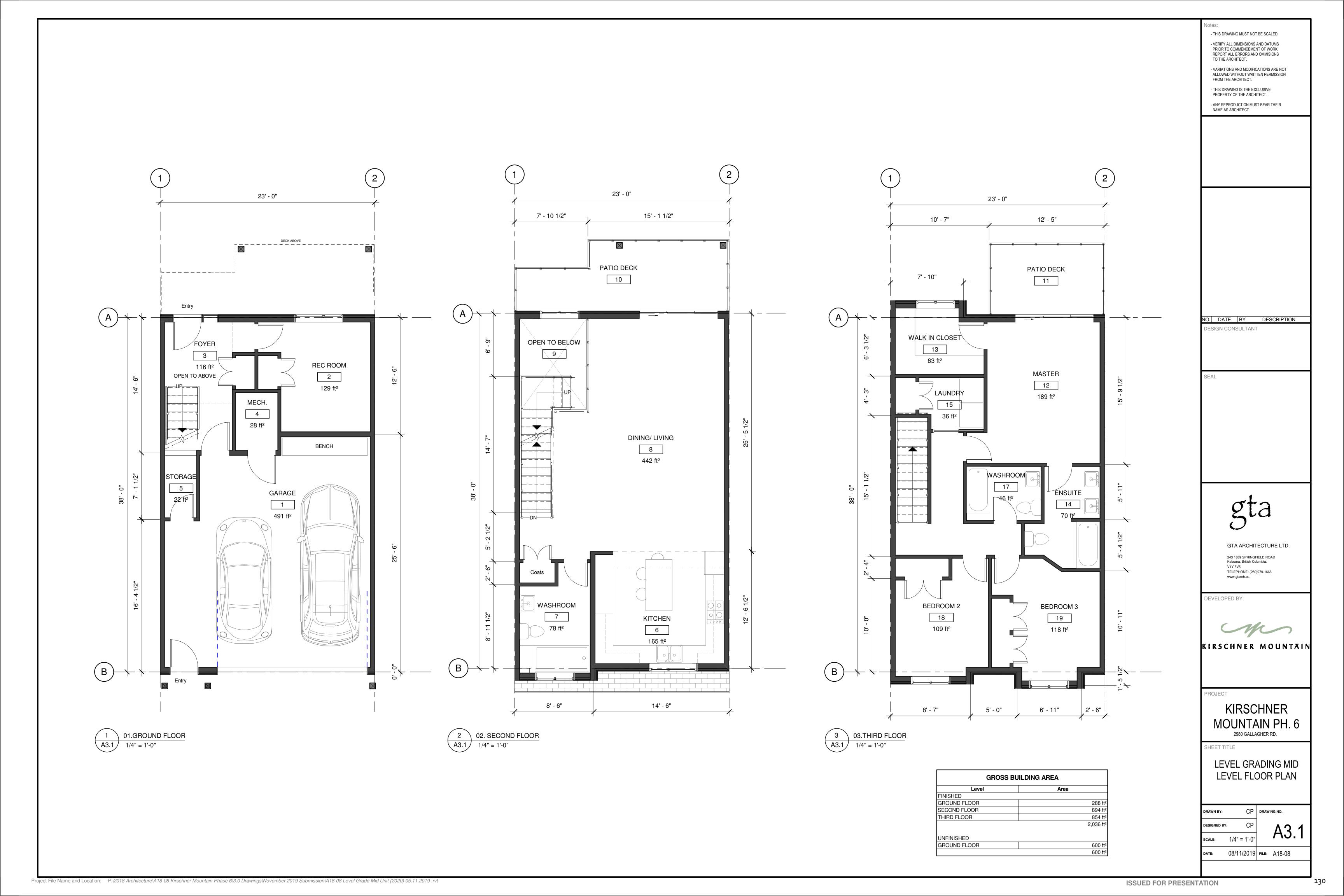
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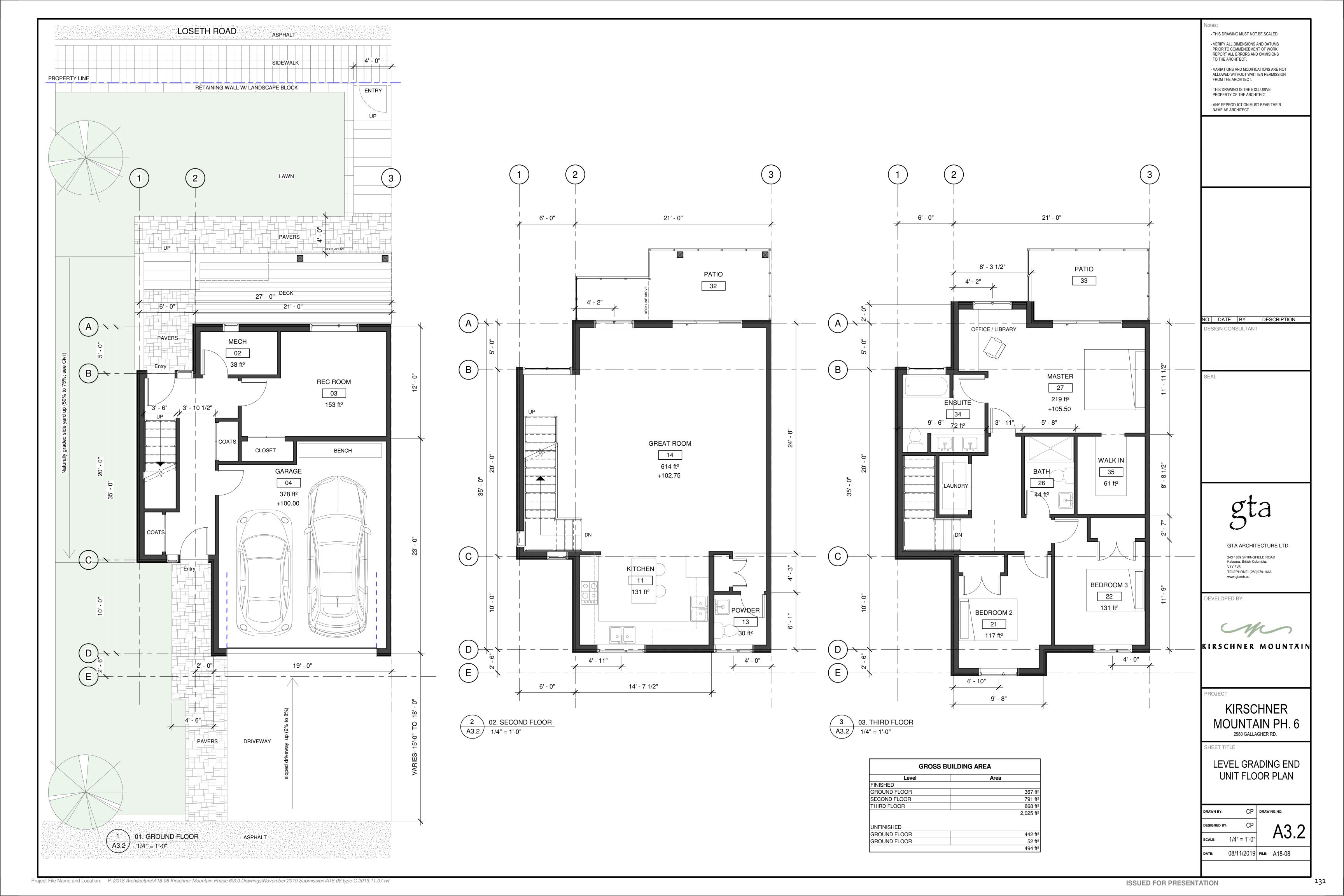


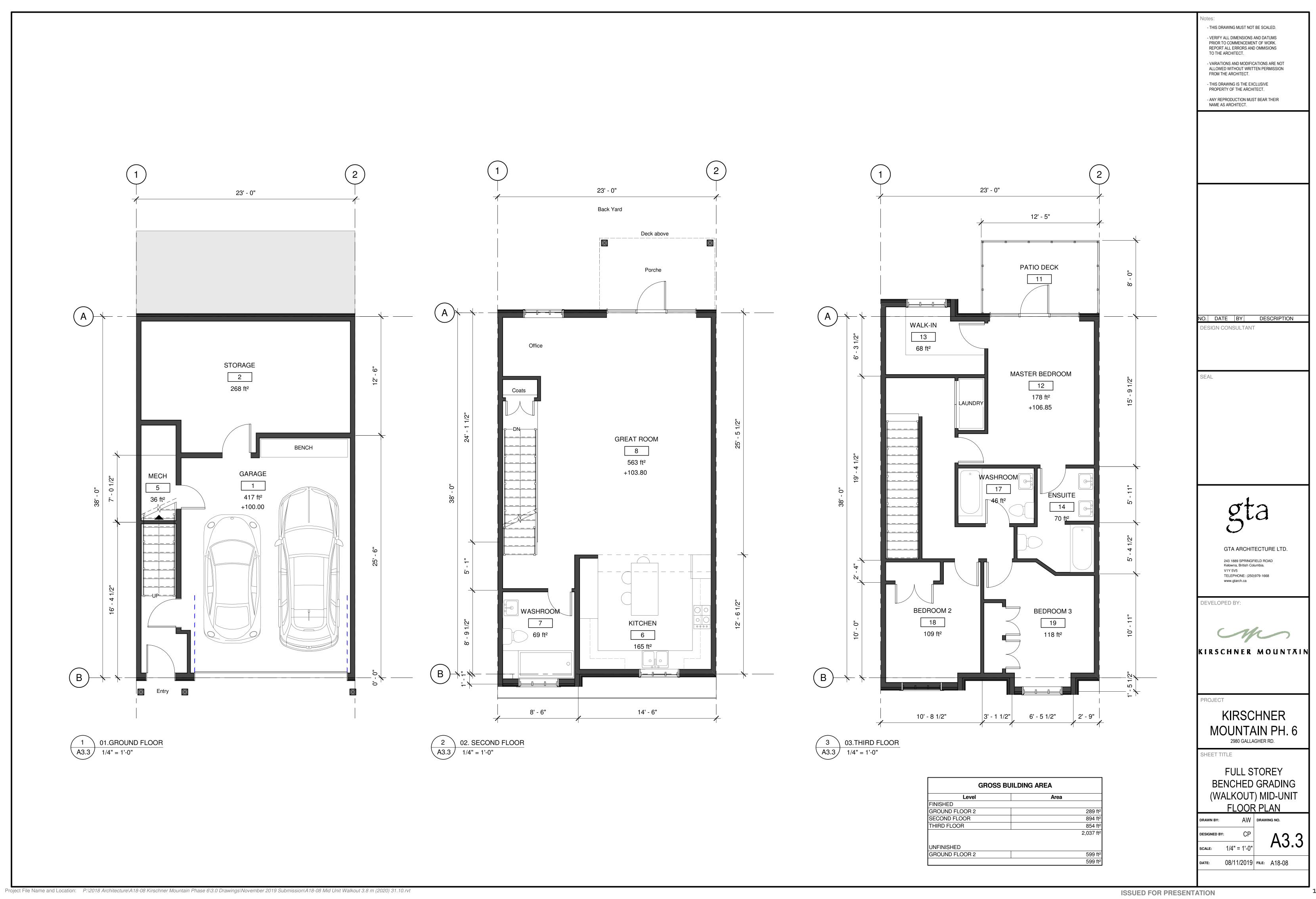


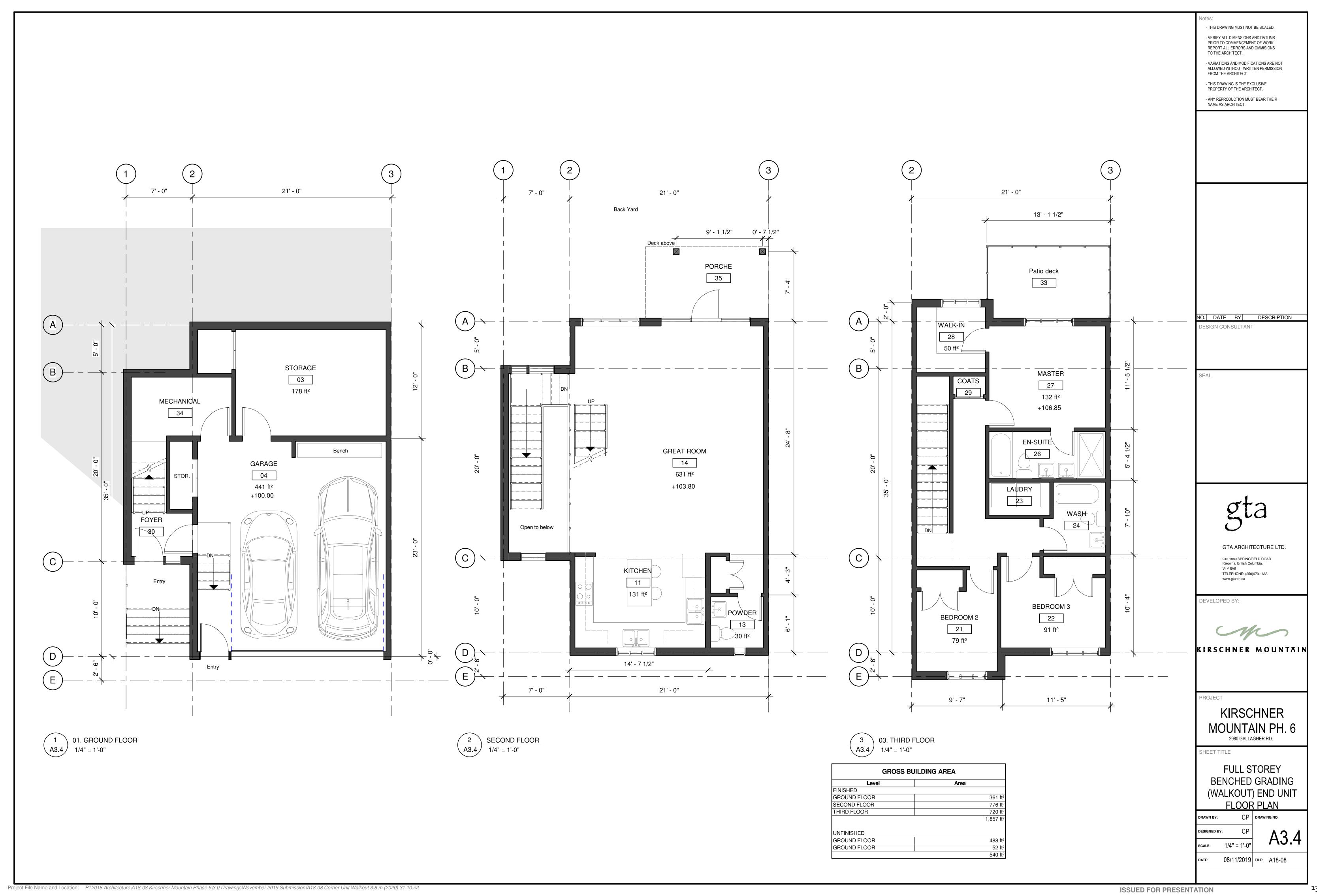


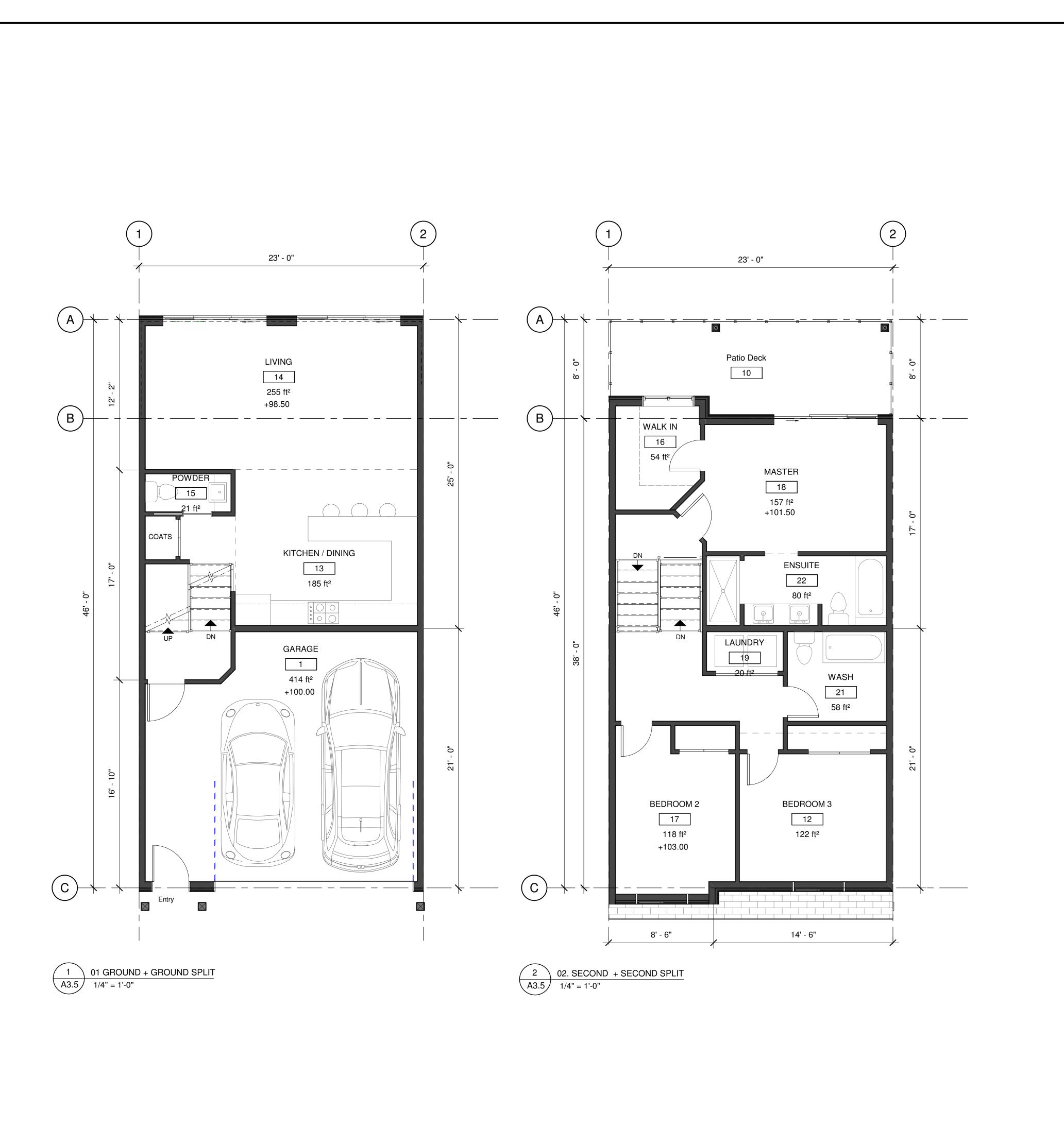
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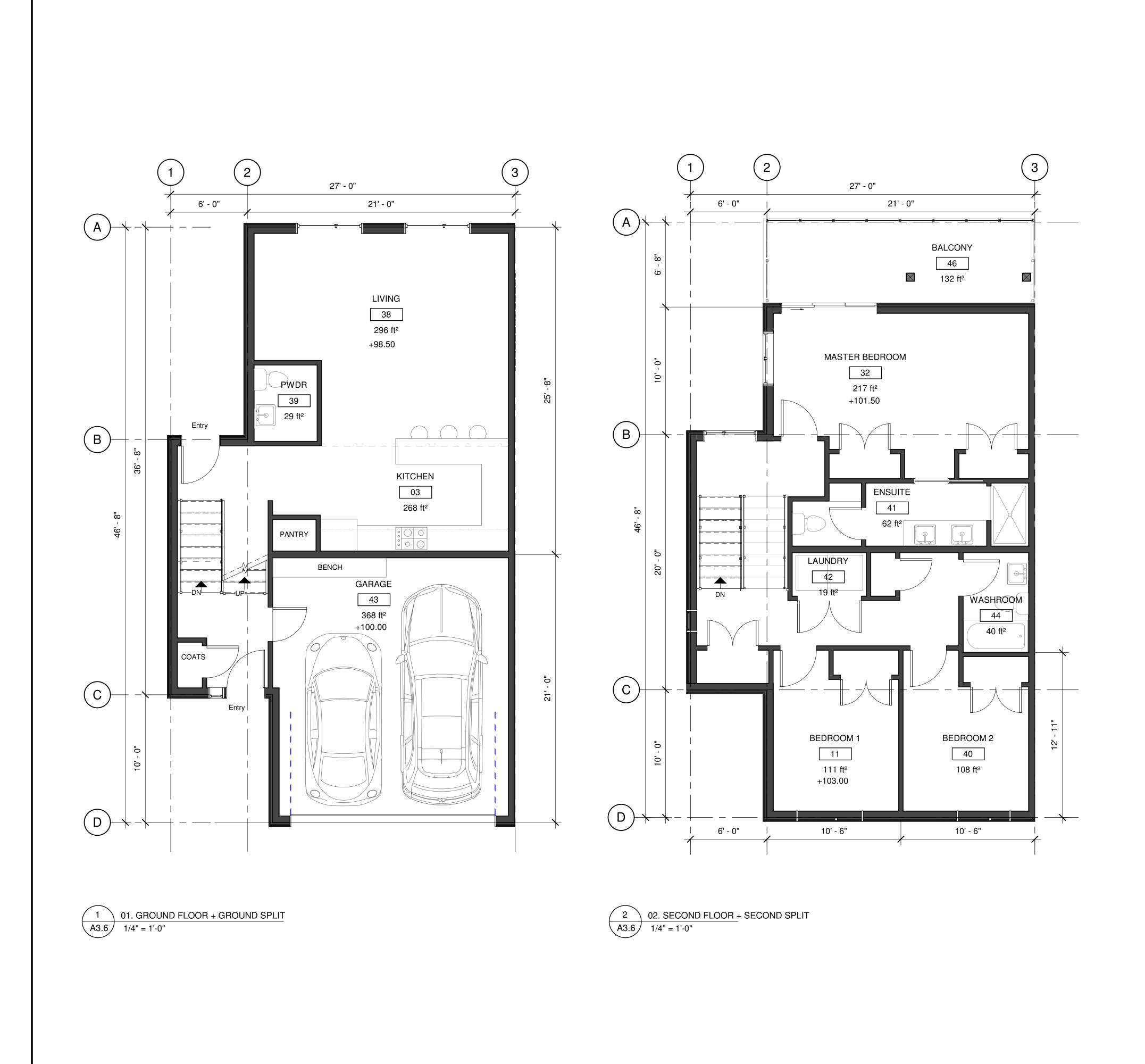
Project File Name and Location: P:\2018 Architecture\A18-08 Kirschner Mountain Phase 6\3.0 Drawings\November 2019 Submission\A18-08 type A Split.rvt

GROSS BUILDING AREA Level Area FINISHED GROUND FLOOR 608 ft² SECOND FLOOR 906 ft² 1,514 ft² UNFINISHED GROUND FLOOR 453 ft² 453 ft² **ISSUED FOR PRESENTATION**

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134



Project File Name and Location: P:\2018 Architecture\A18-08 Kirschner Mountain Phase 6\3.0 Drawings\November 2019 Submission\A18-08 type C Split.rvt

GROSS BUILDING AREA		
Level	Area	
FINISHED		
GROUND FLOOR	690 ft ²	
SECOND FLOOR	897 ft ²	
	1,588 ft²	
UNFINISHED		
GROUND FLOOR	411 ft ²	
	411 ft²	

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135

CP DRAWING NO.

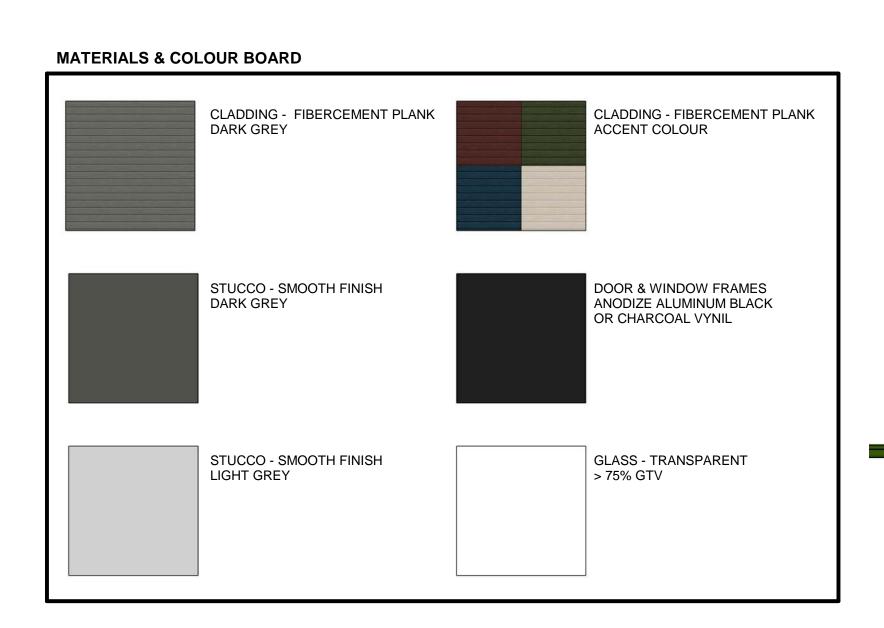
1/4" = 1'-0"

DATE: 08/11/2019 FILE: A18-08

LEVELED GRADING / FIVEPLEX - REAR FACADE B-02



B-02





GTA ARCHITECTURE LTD.

243 1889 SPRINGFIELD ROAD Kelowna, British Columbia.

TELEPHONE: (250)979-1668

- THIS DRAWING MUST NOT BE SCALED. - VERIFY ALL DIMENSIONS AND DATUMS PRIOR TO COMMENCEMENT OF WORK. REPORT ALL ERRORS AND OMMISIONS

- VARIATIONS AND MODIFICATIONS ARE NOT ALLOWED WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT.

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2 08.11.2018 CP FOR CLIENT REVIEW 1 29.03.2018 CP CONCEPT DESIGN

DESIGN CONSULTANT

NO. DATE BY DESCRIPTION

TO THE ARCHITECT.

NAME AS ARCHITECT.

DEVELOPED BY:

KIRSCHNER MOUNTAIN

PROJECT

KIRSCHNER MOUNTAIN PH. 6 Enter address here

ELEVATIONS. BUILDINGS ON LEVELED GRADING

DRAWN BY: CP/AW DRAWING NO. 12" = 1'-0" 09/11/19 FILE: 0001



LEVELED GRADING / FOURPLEX - FRONT FACADE



B-03, B-04, B-10, B-11, B12, B13, B14 NOTE: CLADDING ACCENT COLOUR VARIES FROM BUILDING TO BUILDING

LEVELED GRADING / FOURPLEX - REAR FACADE

LEVELED GRADING / FIVEPLEX - FRONT FACADE

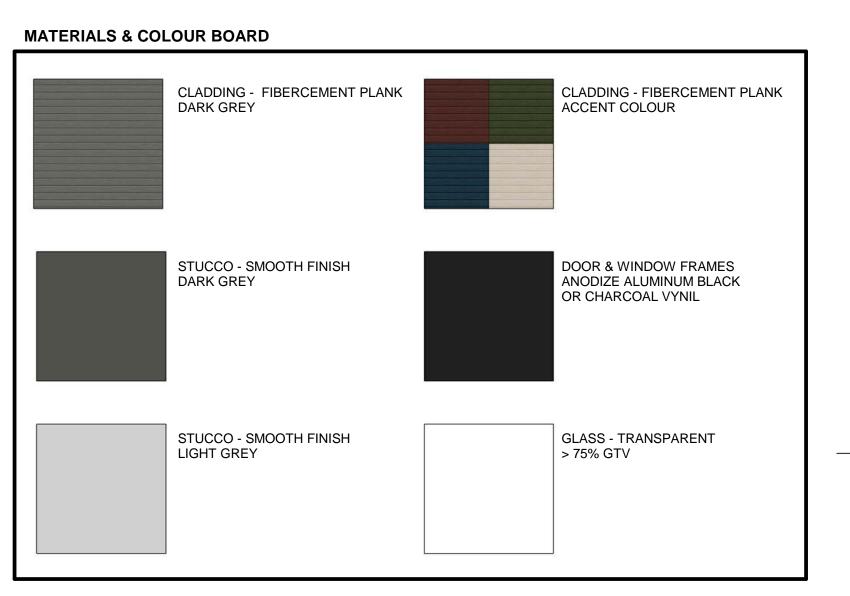
Project File Name and Location: P:\2018 Architecture\A18-08 Kirschner Mountain Phase 6\3.0 Drawings\A18-08 Kirschner Mountain COVER REND ELEV.rvt

NOTE: CLADDING ACCENT COLOUR VARIES FROM BUILDING TO BUILDING



+103.8 m B-08







B-06, B-07, B-15, B-16, B-17, B-18, B-19 NOTE: CLADDING ACCENT COLOUR VARIES FROM BUILDING TO BUILDING

FULL STOREY BENCHED GRADING (WALK-OUT) / TRIPLEX - FRONT FACADE



B-06, B-07, B-15, B-16, B-17, B-18, B-19 NOTE: CLADDING ACCENT COLOUR VARIES FROM BUILDING TO BUILDING

FULL STOREY BENCHED GRADING (WALK-OUT) / FOURPLEX - REAR FACADE



B-06, B-07, B-15, B-16, B-17, B-18, B-19 NOTE: CLADDING ACCENT COLOUR VARIES FROM BUILDING TO BUILDING

FULL STOREY BENCHED GRADING (WALK-OUT) / FOURPLEX - FRONT FACADE

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2 08.11.2018 CP FOR CLIENT REVIEW 1 29.03.2018 CP CONCEPT DESIGN

NO. DATE BY DESCRIPTION DESIGN CONSULTANT

GTA ARCHITECTURE LTD.

TELEPHONE: (250)979-1668

243 1889 SPRINGFIELD ROAD Kelowna, British Columbia.

DEVELOPED BY:

KIRSCHNER MOUNTAIN

PROJECT

KIRSCHNER MOUNTAIN PH. 6 Enter address here

ELEVATIONS. **BUILDINGS ON FULL** STOREY BENCHED GRADING (WALK-OUT)

DRAWN BY: Author Drawing No. Designer Designer 12" = 1'-0" 10/11/18 FILE: 0001

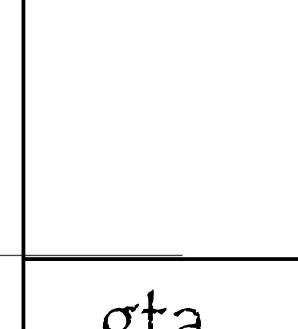












2 08.11.2018 CP FOR CLIENT REVIEW 1 29.03.2018 CP CONCEPT DESIGN

NO. DATE BY DESCRIPTION

DESIGN CONSULTANT

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TO THE ARCHITECT.

NAME AS ARCHITECT.

GTA ARCHITECTURE LTD.

243 1889 SPRINGFIELD ROAD

Kelowna, British Columbia. TELEPHONE: (250)979-1668

DEVELOPED BY:

KIRSCHNER MOUNTAIN

PROJECT

KIRSCHNER MOUNTAIN PH. 6 Enter address here

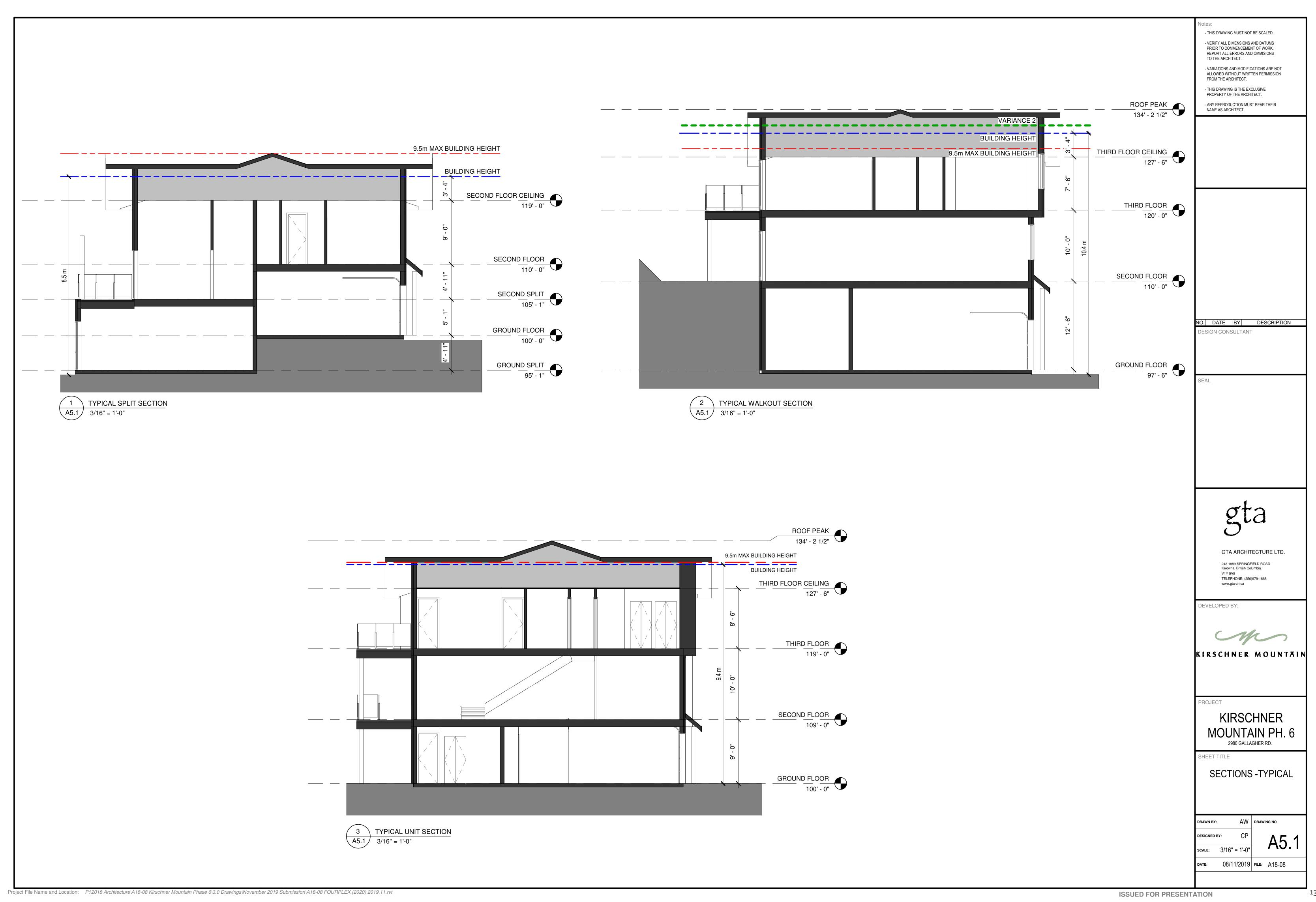
SHEET TITLE ELEVATIONS. **BUILDINGS ON HALF** STOREY BENCHED **GRADING (SPLIT)**

Designed by: Designer

DRAWN BY: Author Drawing No. 12" = 1'-0" 10/10/18 FILE: 0001







CITY OF KELOWNA

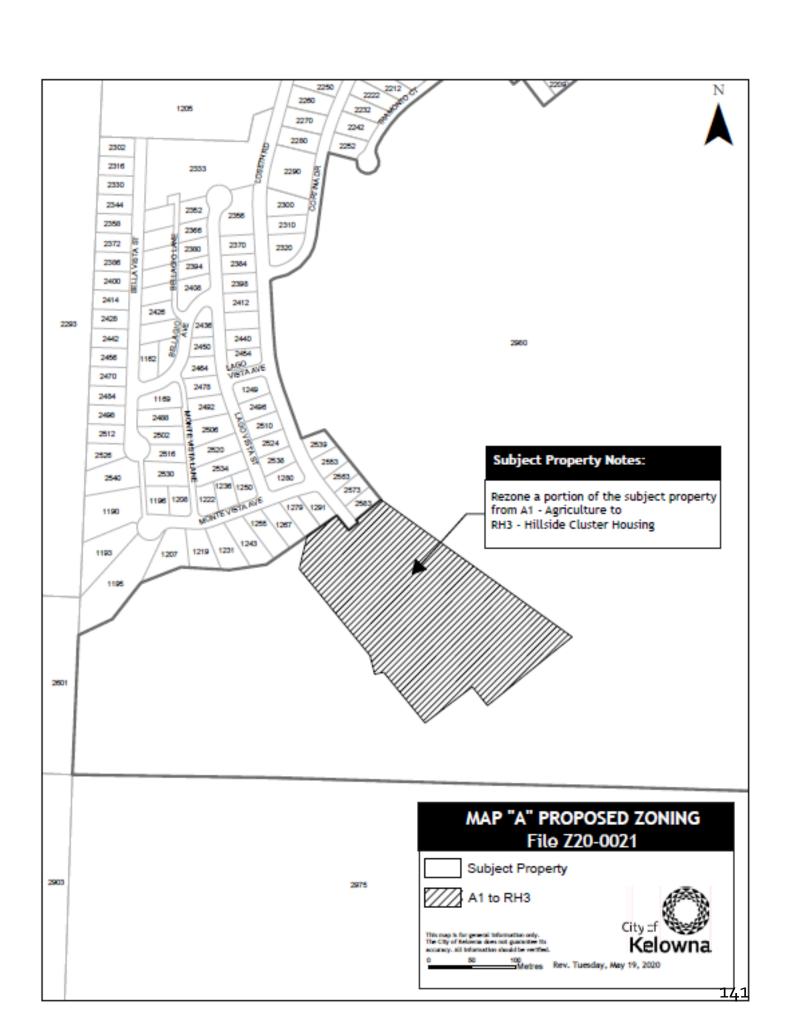
BYLAW NO. 12042 Z20-0021 - 2980 Gallagher Road

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

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

- 1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of a portion of Lot 1, Section 12 and 13, Township 26 and Sections 7 and 18 Township 27 ODYD, Plan KAP71697 Except Plans KAP84278, KAP86315, KAP86363, KAP88598, EPP36504, EPP69212, EPP74058 and EPP84892 located at Gallagher Road, Kelowna, BC from the A1 Agriculture 1 zone to the RH3 Hillside Cluster Housing zone as shown on Map "A" attached to and forming part of this bylaw.
- 2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 25 th day of May, 2020.
Considered at a Public Hearing this 23 rd day of June, 2020.
Read a second and third time by the Municipal Council this
Approved under the Transportation Act this
(Approving Officer – Ministry of Transportation)
Adopted by the Municipal Council of the City of Kelowna this
Mayor
City Clerk



CITY OF KELOWNA

BYLAW NO. 11723 Z18-0097 — 1354 Rutland Road North

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

Considered at a Public Hearing on this 15th day of January, 2020.

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

- THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 1 Section 35 Township 26 Osoyoos Division Yale District Plan 14663, located on Rutland Road North, Kelowna, BC from the RU1 – Large Lot Housing zone to the RM3 – Low Density Multiple Housing zone.
- 2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

or dao	Peron.			
Read a first tim	ne by the Municipal Co	ouncil this 10 th day of D	ecember, 2018.	

Read a second and third time by the Municipal Council this 15th day of January, 2020.

Amended at third reading and adopted by the Municipal Council of the City of Kelowna this

Mayor
•
City Clerk

REPORT TO COUNCIL



Date: June 23, 2020

To: Council

From: City Manager

Department: Development Planning

Sheetu Kindhra

Address: 1354 Rutland Road North Applicant: Urban Options Planning and

Permits

Subject: Development Permit and Development Variance Permit Application

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

Existing Zone: RM₃ – Low Density Multiple Housing

1.0 Recommendation

THAT Rezoning Bylaw No. 11723 be amended at third reading to revise the legal description of the subject property from Lot 1 Section 35 Township 26 Osoyoos Division Yale District Plan 14663 to Lot A Section 35 Township 26 ODYD Plan EPP98949;

AND THAT final adoption of Rezoning Bylaw No. 11723 be considered by Council;

AND THAT Council authorizes the issuance of Development Permit No. DP18-o181 for Lot A Section 35 Township 26 ODYD Plan EPP98949 located at 1354 Rutland Road North, 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 Council authorizes the issuance of Development Variance Permit No. DVP18-0182 for Lot A Section 35 Township 26 ODYD Plan EPP98949 located at 1354 Rutland Road North, Kelowna, BC;

AND THAT variances to the following sections of Zoning Bylaw No. 8000 be granted:

<u>Section 13.9.6(e): RM3 – Low Density Multiple Housing Development Regulations</u>
To vary the minimum south site side yard from 4.0 m permitted to 2.04 m proposed.

Section 13.9.6(f): RM3 – Low Density Multiple Housing Development Regulations

To vary the minimum site rear yard from 7.5 m permitted to 4.94 m proposed.

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 FUTHER THAT this Development Permit and Development Variance Permit are valid for two (2) years from the date of Council approval, with no opportunity to extend.

2.0 Purpose

To consider the form and character of a townhouse development with variances to the south side yard and rear yard.

3.0 Development Planning

Development Planning Staff support the proposal and requested variances to allow for the development of a 19-unit, three storey townhouse project on the subject property. The application is consistent with many of the City's Urban Design Guidelines as indicated in Attachment B.

3.1 Form and Character

As per Image 1 below, the applicant is proposing a three-story townhouse development. The proposal includes modern architectural features such as projections around upper storey windows, pillars, and articulation around ground-oriented doorways. The proposal also includes roofline variation by alternating between flat and angled rooflines. Multiple materials in neutral tones are proposed including brown and beige siding, cultured stone, and black and dark brown trim.

The development proposed in this application is infill development that is consistent with building forms supported by the Multiple Unit Residential (Low Density) future land use designation. Landscaping is to be provided around the perimeter of the property to mitigate impact on neighbours and provide privacy. Garbage and recycling storage will be provided on the west side of the site. The applicant has provided drawings showing that this is to be kept in a gated concrete enclosure and surrounded by planters.



Image 1 – Conceptual rendering of the proposed development.

3.2 Variances

The applicant is requesting two variances in association with this application. First, the applicant is requesting to reduce the required minimum south side yard from 4.0 m to 2.04 m. This is to allow for the construction of a trellis structure in the centre of the site which will define an outdoor amenity area for residents. The townhouse buildings maintain a 4.0 m setback. Second, the applicant is requesting to reduce the required minimum rear yard from 7.5 m to 4.94 m. This is to allow for a greater front yard setback and additional amenity space, as well as to accommodate space for utility meters for each unit. The variance is being is being mitigated through a variety of landscaping along the rear property line, including yew hedges, maple trees, and various shrubs.

4.0 Proposal

4.1 Background

Initial Consideration and first reading for the rezoning associated with this application took place on December 10, 2018. The Public Hearing as well as second and third reading took place on January 15, 2019. The rezoning application has since been granted an extension request. Council Policy No. 367 with respect to neighbourhood notification was undertaken by the applicant.

4.2 Project Description

The applicant is proposing a four building, three-storey, 19-unit townhouse development. Each unit has three bedrooms, and parking for each unit is provided by a private two car garage. Visitor parking is provided through surface parking in the centre of the site. The development is to be accessed via one drive aisle off of Rutland Road North. Private open space is to be provided by private yard areas and balconies for each unit. A communal outdoor dining area is also to be provided under a trellis in the centre of the site. The applicant has provided a landscaping plan showing a variety of trees, shrubs, and perennials to be planted around and throughout the site.

4.3 Site Context

The subject property is located within the permanent Growth Boundary in the Rutland City Sector in north Rutland. Specifically, the property is located on Rutland Road North south of Fitzpatrick Road, near the intersection of Rutland Road North and Wallace Road. Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	P2 – Education and Minor Institutional	Religious Assemblies
East	RU1 – Large Lot Housing	Single Dwelling Housing
South	RM ₃ – Low Density Multiple Housing	Multiple Dwelling Housing
West	RU6 – Two Dwelling Housing	Two Dwelling Housing

Subject Property Map: 1354 Rutland Road North



4.4 Zoning Analysis Table

	Zoning Analysis Table	
CRITERIA	RM ₃ ZONE REQUIREMENTS	PROPOSAL
	Existing Lot/Subdivision Regulations	
Min. Lot Area	900.0 m²	3335 m²
Min. Lot Width	30.0 m	43.3 m
Min. Lot Depth	30.0 m	85.1 m
	Development Regulations	
Max. Floor Area Ratio	0.80	0.79
Max. Site Coverage (buildings)	40%	37.4%
Max. Site Coverage (buildings,	65%	62.80%
parking, driveways)	05%	63.8%
Max. Height	10.0 m / 3 storeys	9.96 m / 3 storeys
Min. Front Yard	1.5 M	2.47 M
Min. Side Yard (south)	4.0 m	2.04 M 0
Min. Side Yard (north)	4.0 m	4.0 m
Min. Rear Yard	7.5 m	4.94 m ②
	Other Regulations	
Min. Parking Requirements	38 spaces	38 spaces
Min. Private Open Space	472 m²	m²

² Indicates a requested variance to the minimum rear yard.

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

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

Objective 5.22 Ensure context sensitive housing development

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

Objective 5.32 Address the needs of families with children through the provision of appropriate family-oriented housing

Policy .1 Ground-Oriented Housing. Encourage all multiple-unit residential buildings in neighbourhoods with schools and parks to contain ground-oriented units with 2 or more bedrooms so as to provide a family housing choice within the multi-unit rental or ownership markets.

Chapter 14: Urban Design Development Permit Areas

Comprehensive Development Permit Area 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;

6.0 **Application Chronology**

Date of Application Received:

Date of Initial Consideration:

Date of Public Hearing, Second Reading, and Third Reading:

Revised Development Permit Drawings Received:

Date Public Consultation Completed:

August 29, 2018

December 10, 2018

January 15, 2019

May 11, 2020

October 2018

Report prepared by: Arlene Janousek, Land Use Planner

Reviewed by: James Moore, Urban Planning Manager

Approved for inclusion: Terry Barton, Development Planning Department Manager

Attachments:

Attachment A: Draft Development Permit DP18-0181 & DVP18-0182 Attachment B: Comprehensive Urban Design Guidelines Checklist



Development Permit & Development Variance Permit DP18-0181/DVP18-0182



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

1354 Rutland Road North

and legally known as

Lot A Section 35 Township 26 ODYD Plan EPP98949

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

Low Density Multiple Housing

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

Date of Council Decision:

Decision By: COUNCIL

<u>Development Permit Area:</u> Comprehensive Devleopment Permit Area

Existing Zone: RM3 – Low Density Multiple Housing

Future Land Use Designation: Multiple Unit Residential (Low Density)

This is NOT a Building Permit.

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

NOTICE

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

Owner: Parminder Singh Kindhra & Sheetu Kindhra

Applicant: Urban Options Planning and Permits

Terry Barton
Development Planning Department Manager
Planning & Development Services

Date

SCOPE OF APPROVAL

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

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

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

2. CONDITIONS OF APPROVAL

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

AND THAT variances to the following sections of Zoning Bylaw No. 8000 be granted:

<u>Section 13.9.6(e): RM3 – Low Density Multiple Housing Development Regulations</u>
To vary the minimum south site side yard from 4.0 m permitted to 2.04 m proposed.

Section 13.9.6(f): RM3 – Low Density Multiple Housing Development Regulations
To vary the minimum site rear yard from 7.5 m permitted to 4.94 m proposed.

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

3. PERFORMANCE SECURITY

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

a) An Irrevocable Letter of Credit **OR** certified cheque in the amount of \$117,890.00

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.

4. INDEMNIFICATION

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

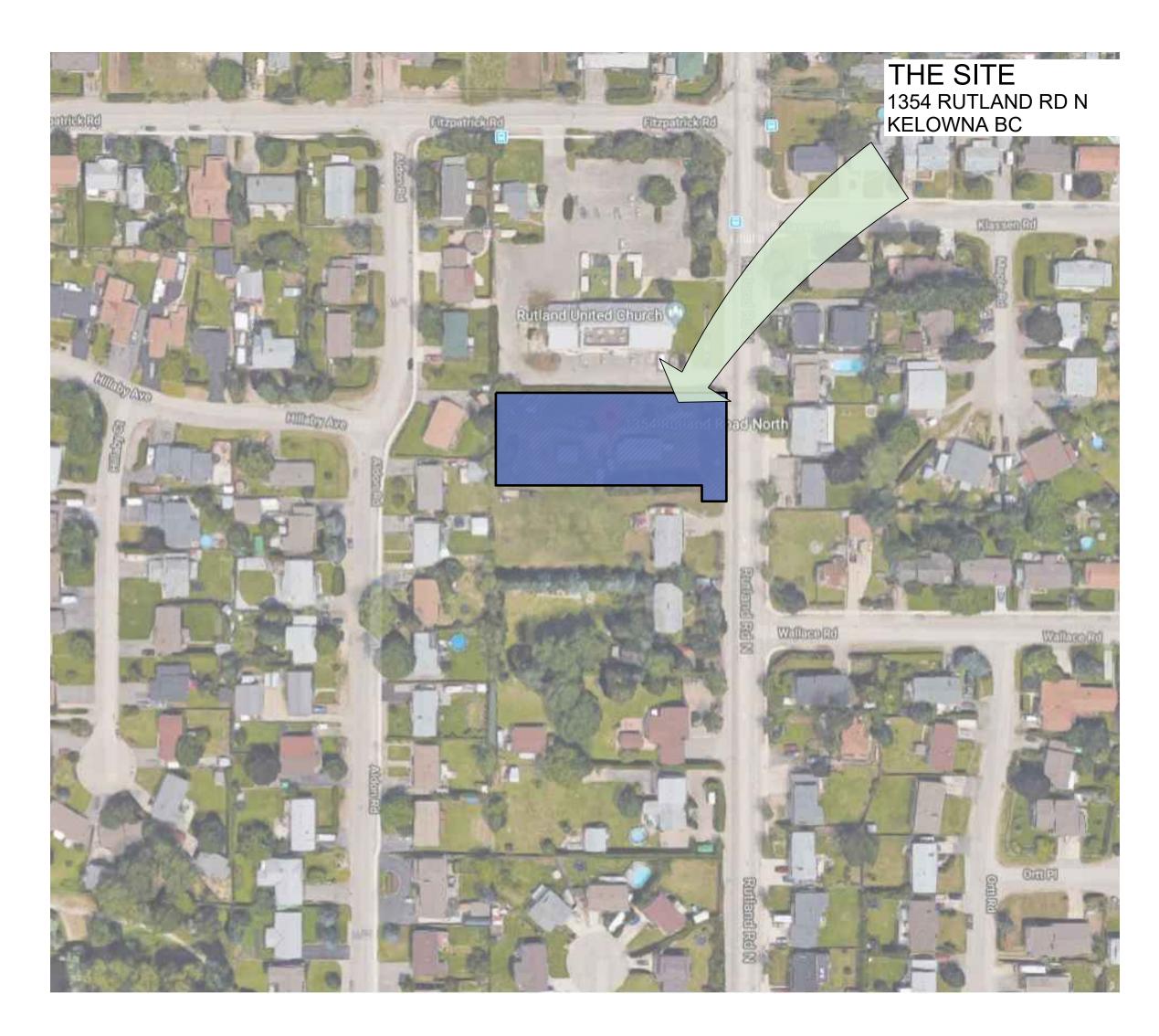
a) All actions and proceedings, costs, damages, expenses, claims, and demands whatsoever and by whomsoever brought, by reason of the Municipality said Permit.

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

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

19 TOWNHOUSE DEVELOPMENT

1354 RUTLAND RD N, KELOWNA BC





LEGAL DESCRIPTION:

PLAN KAP 14663 LOT 1 SECTION 35 TOWNSHIP 26

ZONING INFORMATION:

EXISTING ZONING: RU1 ZONING: RM3 (MRL)

TOTAL NUMBER OF UNITS PROPOSED: 19

GROSS SITE AREA = 35719 SQFT(3335.21 SQMT) = .82 Ac. (0.33 Ha) **NET SITE AREA** = 33399 SQFT (3102.87 SQMT) = .766 Ac (.311 ha)

LOT DENSITY: FAR:

> ALLOWED: 35719 X .8 = 28575.2 Sqft (2654.7 Sqmt) PROPOSED (Gross) = $2644 \text{ m}^2 / 3335.1 \text{ m}^2 = 0.792$

(EXCLUDES GARAGES, "PARKING WITHIN THE BUILDING ENVELOPE")

LOT COVERAGE:

ALLOWED : 40.0 %

ALLOWED WITH PERMEABLE AREA @ 65 % = 21709.35 SQFT

: 37.4 % on Net (12511 sqft) PROPOSED BUILDING

PERMEABLE AREA / PAVERS INCLUDING DRIVEWAYS + VIS PARKING: 8814 SQFT

TOTAL AREA: 21325 SQFT = 63.8 %

Unit 209- 6321 King George Blvd Surrey BC, V3X 1G1 www.flatarchitecture.ca contact@flatarchitecture.ca

Ph: 604-503-4484

SETBACKS:

NORTH SIDE (NEIGHBORING LOT.)

4.94 m to Electrical Closet WEST SIDE (NEIGHBORING LOT.)

SOUTH SIDE (FROM NEIGHBORING LOT):

EAST SIDE (FROM NEIGHBORING LOT) : 7.66m to Rutland Rd N Side including Dedication

PARKING:

RESIDENTIAL:

REQUIRED 38 STALLS 2 STALLS PER UNIT PROVIDED

38 STALLS

RESIDENTIAL VISITOR:

2.7 STALLS REQUIRED 1 STALL PER 7 UNITS = PROVIDED

3.0 STALLS

TOTAL PROVIDED 41 STALLS

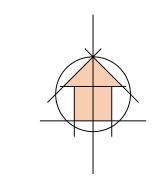
Planning / Permit: **URBAN OPTIONS Planning & Permits** Contact person: Birte Decloux

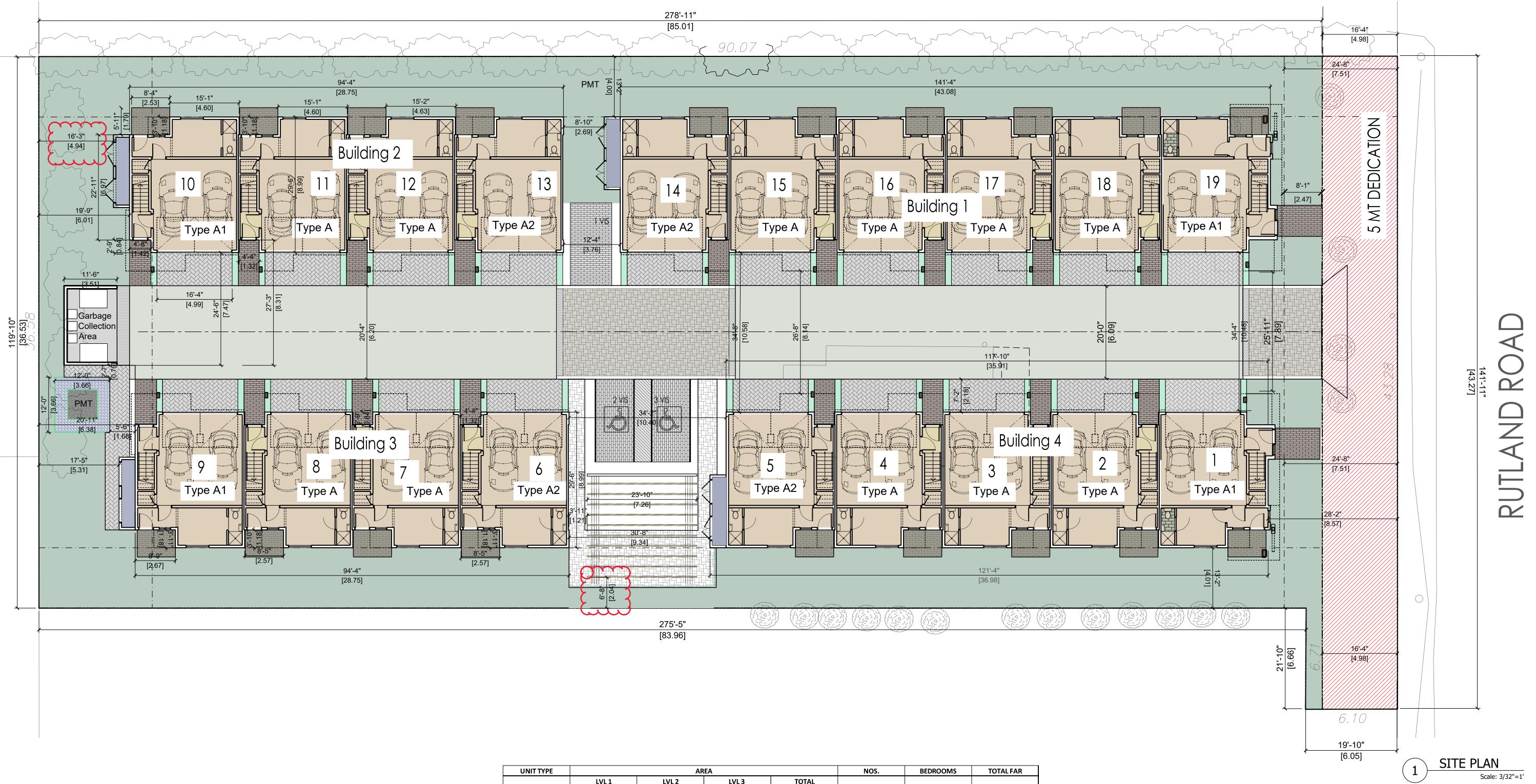
www.urbanoptions.ca 1-250.575.6707 birte@urbanoptions.ca LANDSCAPE

Ruchir Dhall Bent Picture Creative Ventures Ltd 604.783.1450 ruchirdhall@gmail.com

020-03-1 REZONING-RE







UNIT TYPE	AREA			NOS.	BEDROOMS	TOTAL FAR	
	LVL 1	LVL 2	LVL 3	TOTAL			
TYPE 'A'	246.00 Sq.Ft.	628.00 Sq.Ft.	624.00 Sq.Ft.	1,498.00 Sq.Ft.	11	3	16,478.00 Sq.Ft.
TYPE 'A1, A2'	246.00 Sq.Ft.	628.00 Sq.Ft.	624.00 Sq.Ft.	1,498.00 Sq.Ft.	8	3	11,984.00 Sq.Ft.
					19		28,462.00 Sq.Ft.
					19		28,462.0

SITE AREA 35,719.00 Sq.Ft. NET SITE AREA 33,377.00 Sq.Ft.

NOTE:
ALL PAVERS SHOWN ON SITE ARE PERMEABLE
PAVERS (Aqua Coast Or Equivalent)



A1.0

Site Plan





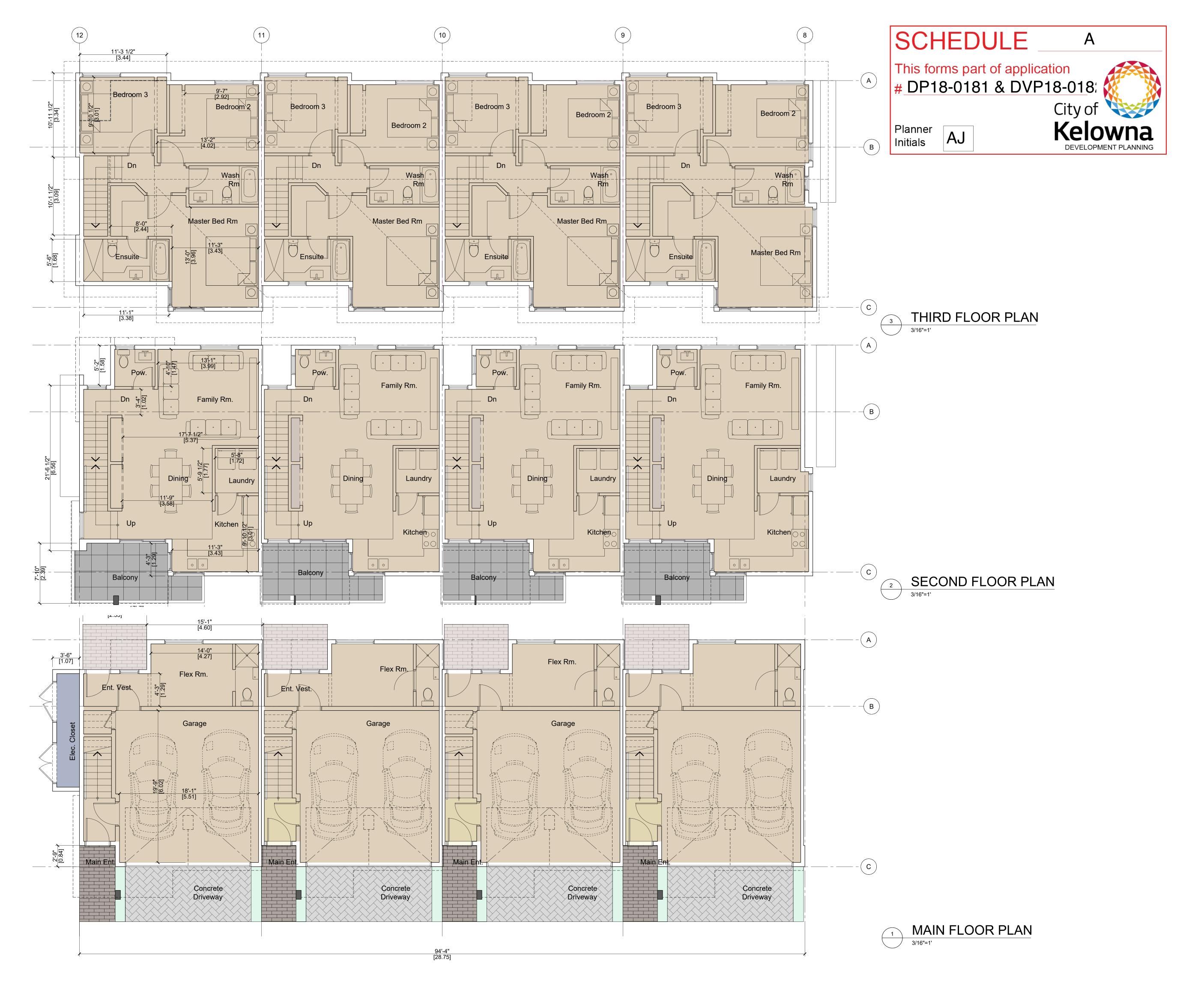
Unit 209- 6321 King George Blvd Surrey BC, V3X 1G1 www.flatarchitecture.ca contact@flatarchitecture.ca Ph: 604-503-4484 PROJECT INFO: 19 Townhouse Development at 1354 Rutland Road N, Kelowna 17 Mar 20 R.W PROJECT NO: 18-219 3/16"=1

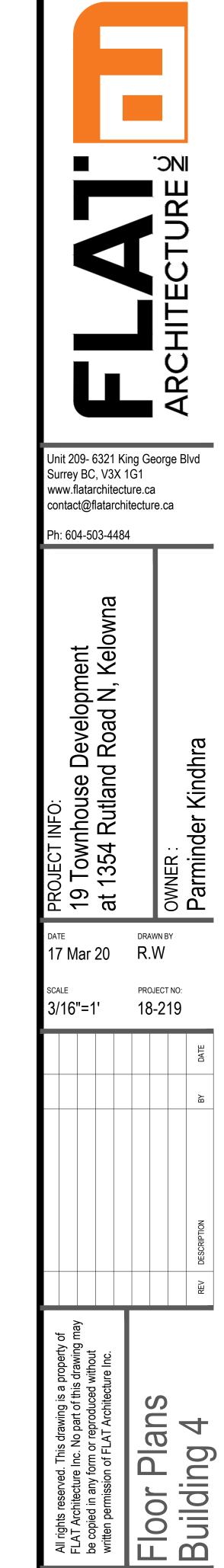
REV DESCRIPTION BY DATE

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Floor Plans
Building 2

A 2.2





A 2.3



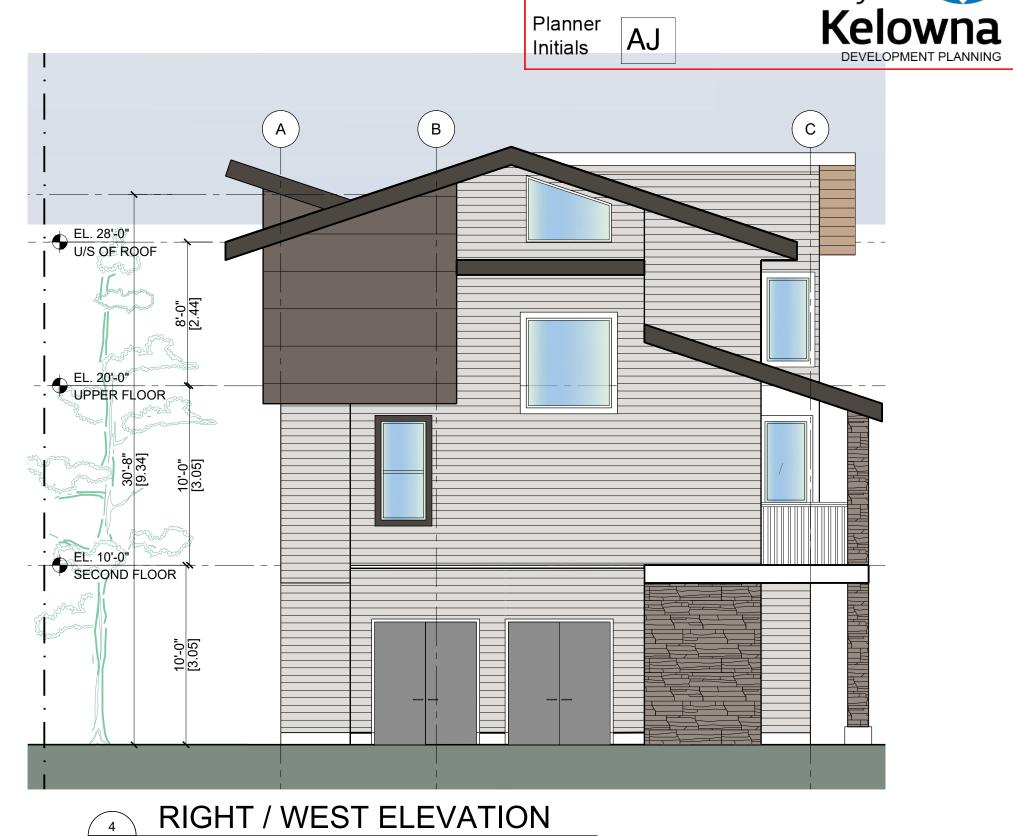




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SCHEDULE

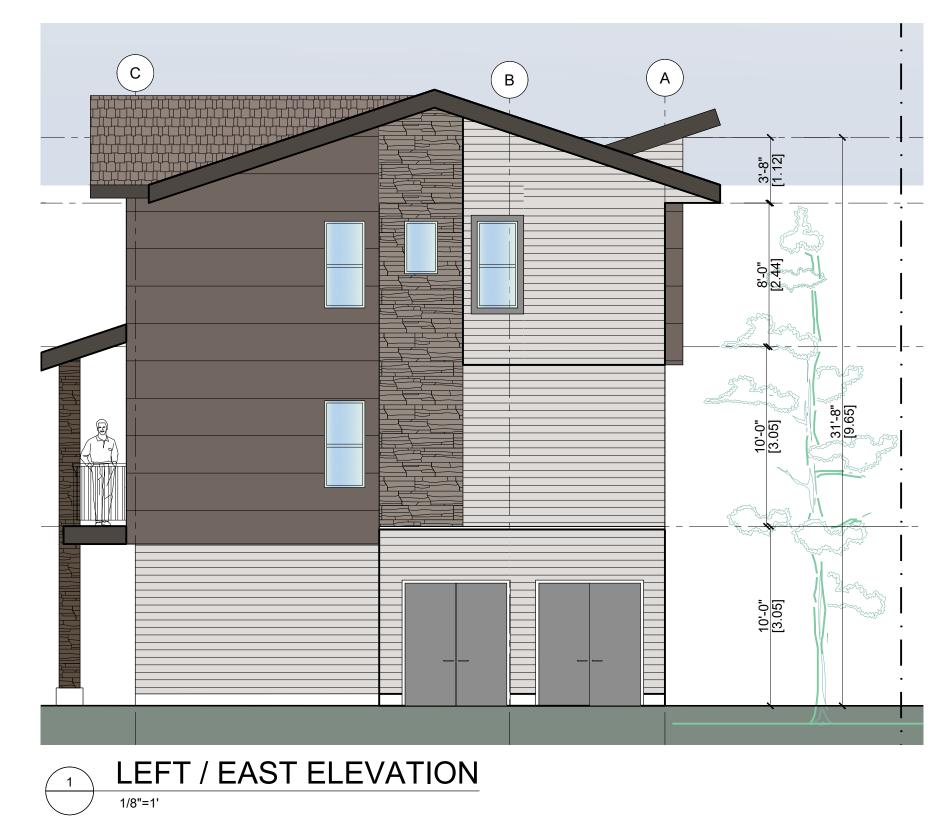
This forms part of application

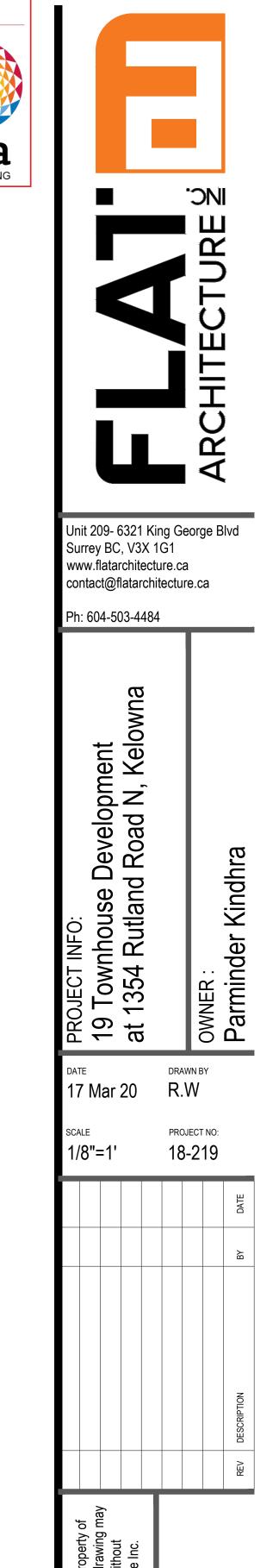
DP18-0181 & DVP18-018

В

City of





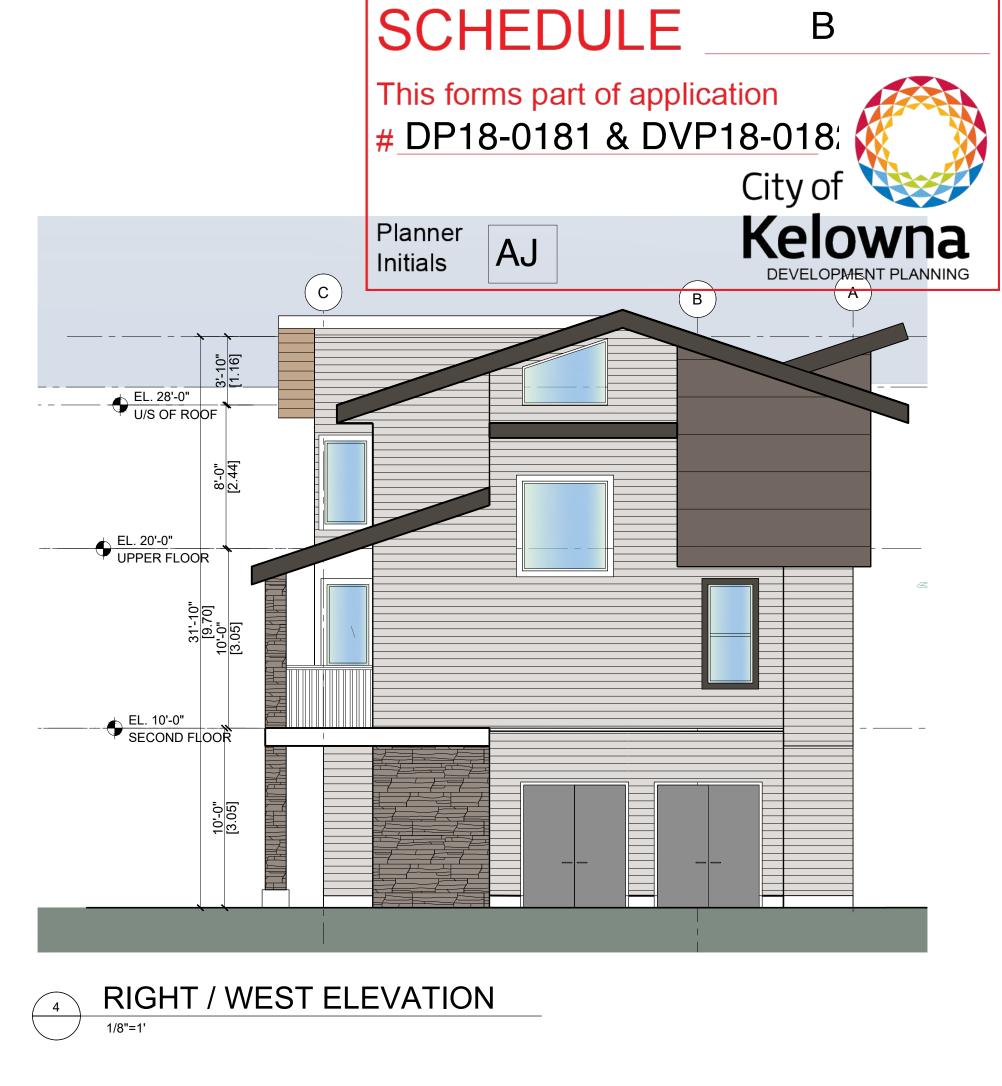


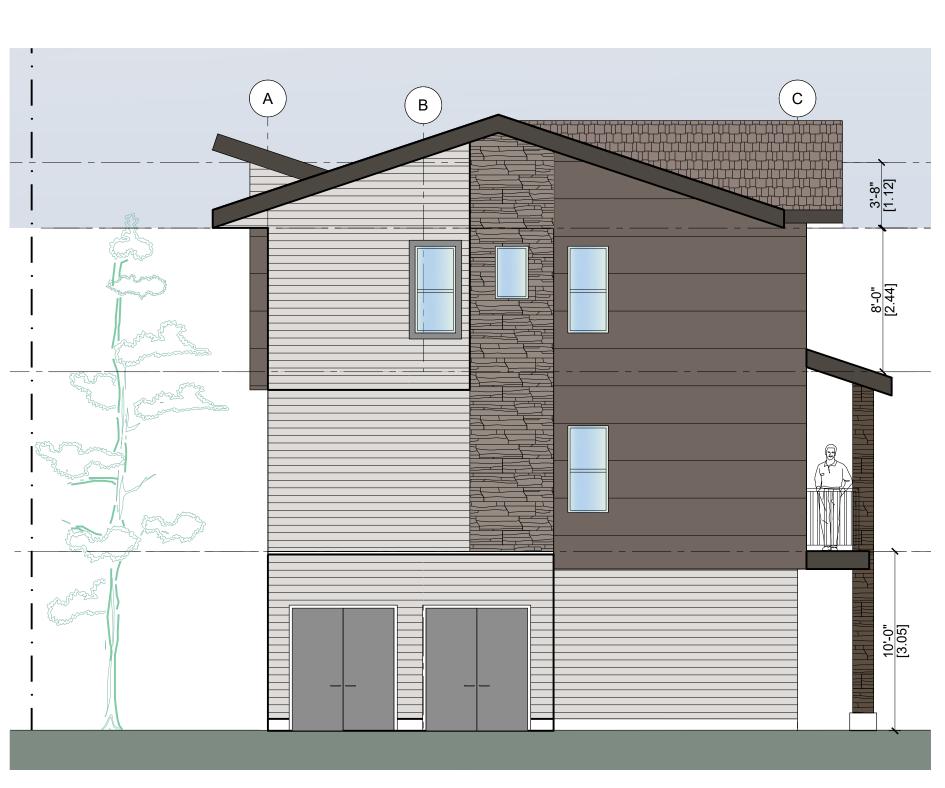
Elevations Building 2



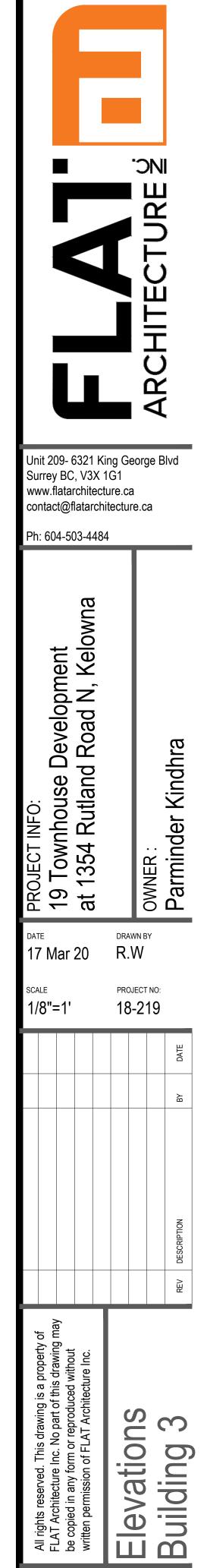
















A 3.4



Planner Initials

Unit 209- 6321 King George Blvd Surrey BC, V3X 1G1 www.flatarchitecture.ca contact@flatarchitecture.ca

Ph: 604-503-4484

OJECT INFO: Townhouse Development 1354 Rutland Road N, Kelowna owner: Parminder Kindhra

11-May-20 R.W

PROJECT NO: 18-219

Materil Board



Design Rationale and Summary

The Landscape concept for this project has been precipitated by the requirement of unique cellular outdoor spaces of the individual residential units. This has been done keeping in mind their relative melding into one community, complete with their outdoor amenity space that imparts a sense of collective belonging.

The periphery of the property is treated with a double fence system with the chain link fence on the outside designed to keep out the disruptive animals with lower cedar fences on the inside affording and creating uniquely shaped individual yardscapes. The themes and styles of these yards have been carefully kept distinct, however complementing the styles of the neighbouring owners. A series of trees, shrubs, perennials and grouncovers have been used to create a scheme that is sensitive, attractive and easy to maintain.

A large variety of native trees and shrubs have been used to allow for their perpetual thriving with not an intense maintenance scheme. Also, this will encourage reduced leaf litter and low strata costs owing to reduced maintenance and water requirements. Large numbers of Oregon Grapes, Holodiscus Discolor, Kinnikinick and deciduous trees know to thrive in Kelowna area have been used.

Owing to rather extreme climate of the area, an element of a large metal arbour affording a variety of activities has been proposed. Coupled with a proposal for Wisteria vines to cover them will offer a very pleasant space to be used for a reasonably long part of the year. We have proposed a combination of hard and soft scape below this element to provide the flexibity of use to the residents and the strata.

Lastly, the garbage enclosure at the west extreme of the street is treated with built in planters and a combination of Slide/Swing Gate which will allow for the srvicing vehicles to access the bins completely and keep it pleasantly covered when not required to be accessed.



COMPLETE PROJECT PLANT LIST (For Drawings on L1 and L2)) Recommended Shrubs

ID	Quantity	Latin Name	Common Name	Scheduled Size	Notes
au	39	Arctostaphylos uva-ursi 'Vancouver Jac	c Vancouver Jade Kinnikinick	#1 por	
cal	10	Calamagrostis x acutiflora 'Karl Foerste	r Karl Foerster Feather Reed Grass	#2 pot	
ct.cyg	5	Cotinus coggygria 'Royal Purple'	Royal Purple Smoke Tree	#5 pot	
Ech R	33	Echinacea 'Rosita'	Purple coneflower Rosita (dwarf)	#1 pot	
h	166	Hemerocallis x 'Lemon Yellow' or vars	Lemon Yellow Daylily	#1 pot	
Hol.d	43	Holodiscus discolor	oceanspray	#3 pot	
Lig. BMC	18	Ligularia dentata 'Brit Marie Crawford'	Brit Marie Crawford Ligularia	#1 pot	
M.aq	99	Mahonia aquafolium	Oregon grapw	#3 pot	
Pn.h	28	Pennisetum alopecuroides 'Hameln'	Hameln Dward Fountain Grass	#2 pot	
Pn.o	14	Pennisetum orientale	Oriental Fountain Grass	#3 pot	
R.san	32	Ribes sanguineum 'King Edward VII'	King Edward Vii Flowering Currant	#3 pot	
slx	5	Salix purpurea 'Nana'	Dwarf Arctic Blue Leaf Willow	#3 pot	
sp.lm	51	Spiraea japonica 'Little Princess'	Little Princess Spirea	#3 pot	
Tx.h	146	Taxus sp	Yew, hedge variety	1.5 m. ht.	
Wis	15 0	Wisteria floribunda 'Texas Purple'	Texas Purple Japanese Wisteria		

Recommended Trees

ID	Quantity	Latin Name	Common Name	Scheduled Size	Notes
	Quality				
Ac.p	1	Acer palmatum	Japanese Maple	3.5 m. ht.	Sch D Part
A. atro	1	Acer palmatum 'Oshio-Beni'	Oshio-Beni Japanese Maple	3m ht. 5 cm cal, m	ulti :
Ac.rub	4	Acer rubrum 'Red Sunset'	Red Sunset Red Maple	7 cm. cal.	
ct.cyg	20	Cotinus coggygria 'Royal Purple'	Royal Purple Smoke Tree	#5 pot	
L.sty	2	Liquidambar styraciflua	American Sweetgum	7 cm. cal.	
pta.psa	4	Parrotia persica	Persian Ironwood	7 cm. cal	
PG	1	Picea glauca	White Spruce	3 m	
	0				



EXAMPLES OF ARBOURS FOR OUTDOOR AMENITY



THE TREE PALETTE



THE SHRUB PALETTE

GENERAL NOTES

All materials and workmanship to BCSLA/ BCLNA Standards, latest edition. Soil depths and subgrade preparation, soil quality and plant sizes to meet or exceed that standard.

Plant sizes in this list are specified according to the BC Landscape Standard's latest edition. Container sizes are specified as per "CNTA Standards". BOth plant size and coontainer size are the minimum acceptable sizes. The installers are advised to search and review, make plant material available to the Landscape Architect for optional review at the source of supply. Area of search to include Lower Mainland and Fraser Valley. 'Substitutions' must obtain written approval from the Landscape Architect prior to making any substitutions to specified material. Unapproved substitutions will be rejected. Allow a minimum of five working days prior to delivery for request to substitute. Substitutions are subject to the Landscape Standard.

All plant material must be provided from the certified 'Disease Free' nursery. All plant material must conform to the latest edition of the 'BC Landscape STandard'. Provide certification upon request. All landscaping and landscape materials to conform to the latest edition of the BCLNA/BCSLA standards.

Min. growing medium depths over prepared subgrade shall be:

300mm Lawn areas 450mm Ground Cover Areas 450mm Shrub Areas 300mm Tree Pits (around root balls)

Growing medium shall have physical and chemical properties as described in the standards for 'Ground'areas, except for the areas over structures where the medium shall conform to the requirements for level 1 applications. Processing and mixing of the growing medium shall be done off-site using a mechanized screening process. Proposed growing medium shall be tested by a recognized laboratory. The contractor shall guarantee that the soil submitted for testing is a sample representative of the soil to be used at the site.

On-Site or imported soils shall satisfy the requirements of the standards for growing medium. Soils shall be virtually free from subsoil, wood including woody plant parts, weed or reproducive parts of the weeds, plant pathogenic organisms, toxic material, stones over 30mm, and foreign objects.

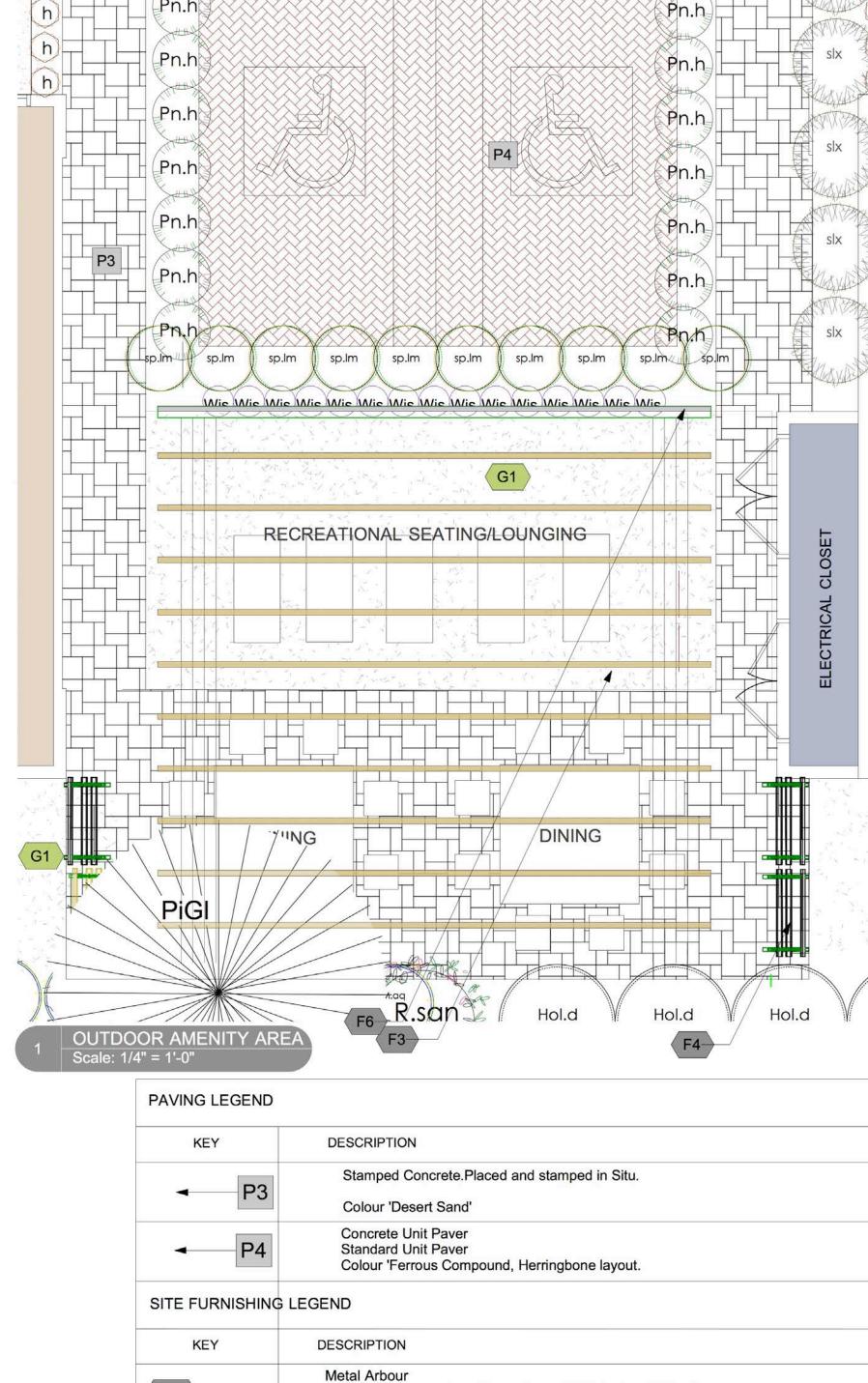
All planting beds shall receive min. 50mm bark mulch.

The contractor shall maintain clean working conditions, remove all refuse and debris and present the site in a safe and clean condition upon completion of all works.

Plant species and varieties may not be substituted without the approval of the Landscape architect.

All plant material to be warranteed for one year from date of substantial completion.

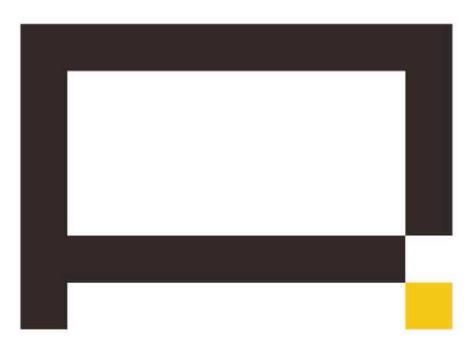
All wood fences to be cedar, with one coat of clear penetrating preservative.



Fabricated from hollow MS section, 8"X8" Posts, 2"X6" arbour Beams Powdercoat Colour :Black (Engg. design required) Metal Trellis To allow for Wisteria to cover the space. Powdercoat Colour :Black (Engg. design required) **Outdoor Bench** 'Wellspring' Teak Wood Bench with Arms, 19" Seat Height

GROUNDCOVER

Sand-Grown Non-Netted Sod



ARCHITECTURE PANEL INC.

ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN

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Unit 103, 15505 Marine Drive, Whiterock, BC | 6047831450 | ruchir@architecturepanel.com

These Drawings and the design are and at all times remain the exclusive property of Architecture Panel Inc. and cannot be used without the Landscape Acrhitects's written consent. Contractor is responsible for verification of all dimensions, elevations and other datum on drawings. Any discrepencies to be reported immediately to the Landscape Architect. Any changes made without the Landscape Architect's written consent shall be the contractor's sole responsibility. Do not scale drawings. Dimensions govern.

Project 1354 Rutland Street, Kelowna	Total Sheets 2	Sheet No. L2	Contractors	Consultants FLAT Architecture
Owner Parminder Kindhra	Drawn By SD	Checked By RD	AHJ City of Kelowna	Documents DP Application
Sheet Title Schedules/Details	Reviewed By RD	Status DP Application		

0	Date	Issue Notes					
	2018-8-17	DP Application					
	2020-3-20	DP Application					
			-	202	Scale		
				N	0	5	1
						8 8	

DP18-0181 June 23, 2020

DEVELOPMENT PERMIT GUIDELINES

Comprehensive Development Permit Area

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

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Authenticity and Regional Expression		•	•
Do landscaping and building form convey a character that is distinct to Kelowna and the Central Okanagan?	✓		
Are materials in keeping with the character of the region?	✓		
Are colours used common in the region's natural landscape?	✓		
Does the design provide for a transition between the indoors and outdoors?	✓		
Context			
Does the proposal maintain the established or envisioned architectural character of the neighbourhood?	✓		
Does interim development consider neighbouring properties designated for more intensive development?			✓
Are façade treatments facing residential areas attractive and context sensitive?	✓		
Are architectural elements aligned from one building to the next?	✓		
For exterior changes, is the original character of the building respected and enhanced?			✓
Is the design unique without visually dominating neighbouring buildings?	✓		
For developments with multiple buildings, is there a sense of architectural unity and cohesiveness?	✓		
Relationship to the Street			
Do buildings create the desired streetscape rhythm?	✓		
Are parkade entrances located at grade?			✓
For buildings with multiple street frontages, is equal emphasis given to each frontage?			✓
Massing and Height			
Does the design mitigate the actual and perceived mass of buildings?	✓		
Does the height consider shading and view impacts for neighbouring properties and transition to less intensive areas?	✓		
Human Scale		Т	1
Are architectural elements scaled for pedestrians?	✓		
Are façades articulated with indentations and projections?	✓		

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

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

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Do any fences and retaining walls create visual interest and enhance the pedestrian environment?	✓		
Do parking lots have one shade tree per four parking stalls?			✓
Does the Landscape Architect's Landscape Water Conservation Report:	-	-	-
Meet the requirements for Landscape Water Budget calculations for the landscaped area?	✓		
 Indicate how the development complies with or varies from the Landscape Water Conservation Guidelines? 	✓		
Landscape Water Conservation Guidelines			
Are plants grouped into "hydro-zones" of high, medium and low or unirrigated / unwatered areas?	✓		
Does at least 25% of the total landscaped area require no irrigation / watering?		✓	
Does at least 25% of the total landscaped area require low water use?		✓	
Does at most 50% of the total landscaped area require medium or high water use?		✓	
Is mulch cover provided for shrubs and groundcover to reduce soil evaporation?	✓		
Do water features such as pools and fountains use recirculated water systems?			✓
Do landscape installation standards meet the requirements of the BC Landscape Standard and / or the Master Municipal Construction Document?	✓		
Are the required written declarations signed by a qualified Landscape Architect?	✓		
Irrigation System Guidelines			
Is the Irrigation Plan prepared by a Qualified Professional?	✓		
Are irrigation circuits grouped into "hydro-zones" of high, medium and low or unirrigated / unwatered areas consistent with the landscaping plan?	✓		
Is drip or low volume irrigation used?	✓		
Are the required written declarations signed by a qualified Certified Irrigation Designer?		✓	
Crime prevention			
Are CPTED practices as related to landscaping, siting, form and exterior design included in the design?	✓		
Are building materials vandalism resistant?		✓	
Universal Accessible Design			
Is access for persons with disabilities integrated into the overall site plan and clearly visible from the principal entrance?	✓		
Are the site layout, services and amenities easy to understand and navigate?	✓		



DP18-0181 & DVP18-0182 1354 Rutland Rd N

Development Permit & Development Variance Permit Applications





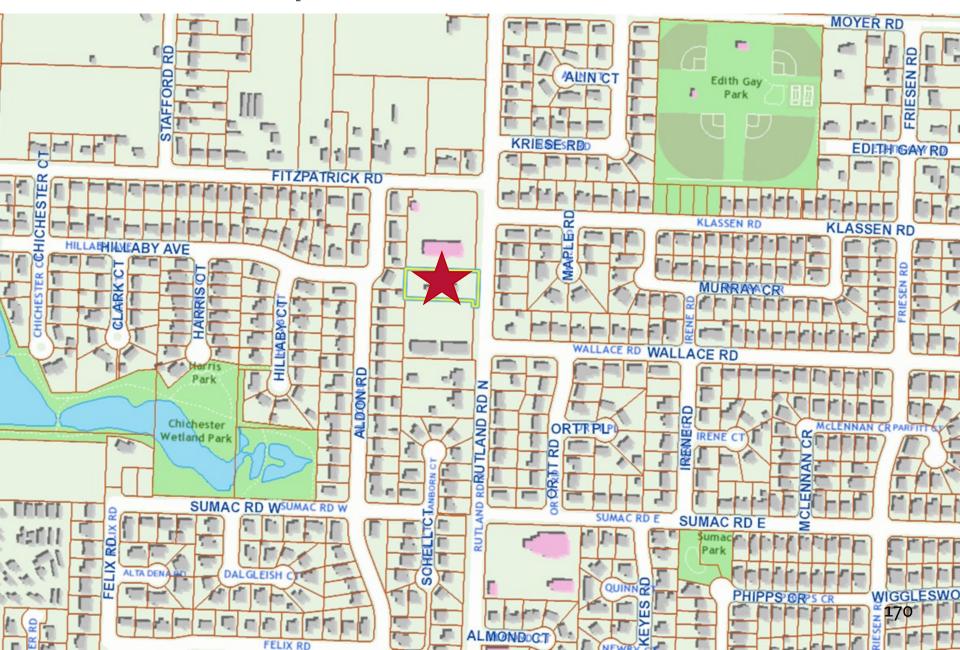
Proposal

➤ To consider the form and character of a townhouse development with variances to the south side yard and rear yard.

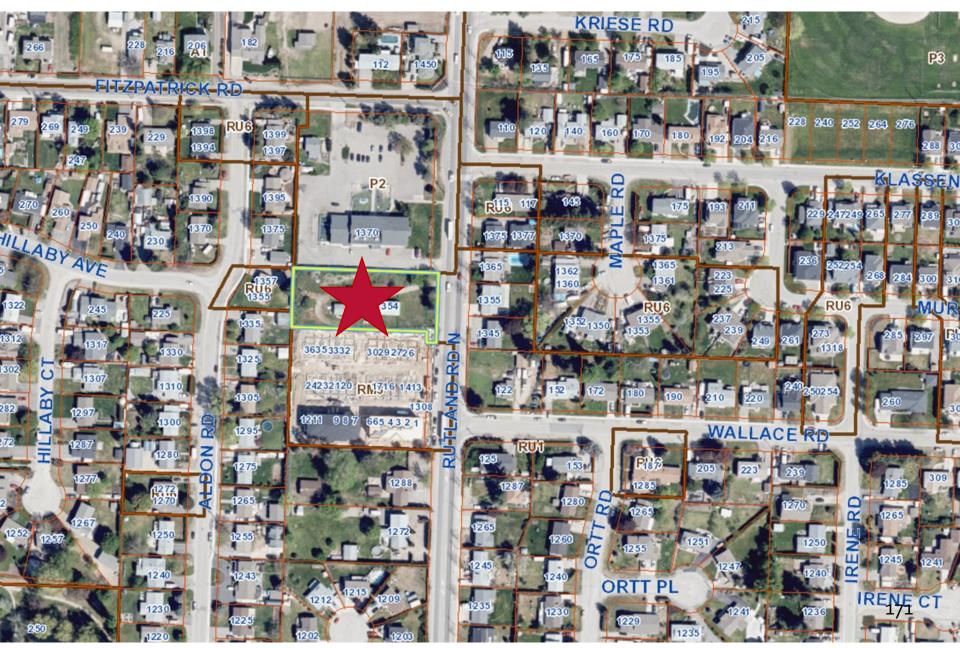
Development Process



Context Map



Subject Property Map



Subject Property Photo

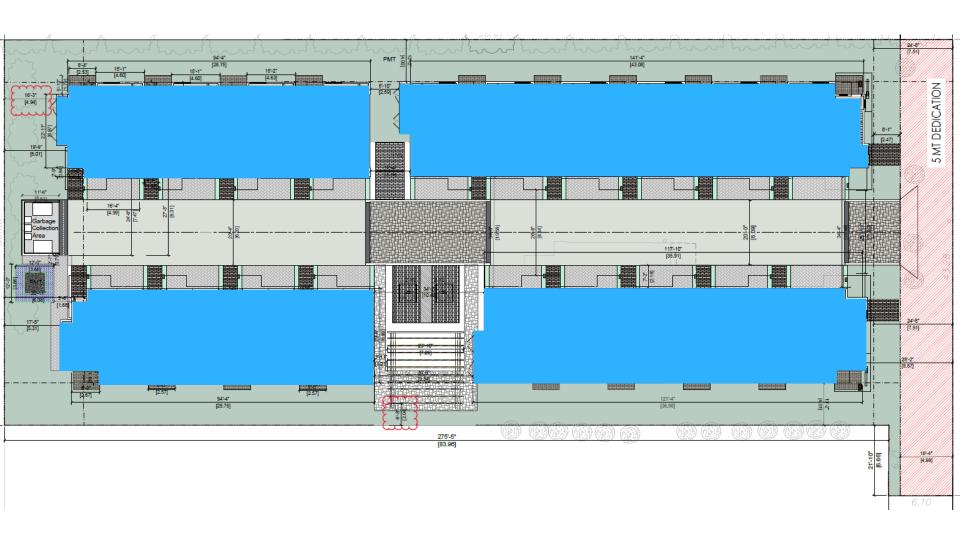




Project Details

- ► Three-storey townhouse development
 - ▶ 19 units in four buildings
 - All units have three bedrooms
- ► Parking provided through two car garages for each unit and surface parking for visitors
- Open space provided through balconies as well as private and shared outdoor areas
- ► Variances to south and rear side yards

Site Plan



Conceptual Renderings



View from Rutland Road N looking SW

View from Rutland Road N looking NW



Elevations – Building 1 (NE)



Elevations – Building 2 (NW)







Elevations – Building 3 (SW)











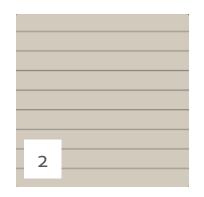
Elevations – Building 4 (SE)

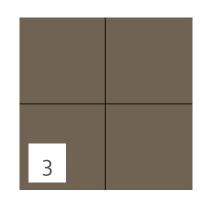


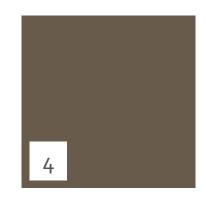


Materials









- 1. Stone Accent Siding
- 2. Plank Siding

- 3. Cement Board Accent Siding
- 4. Beam Accent Dark Brown

Landscape Plan





Form and Character

- ► Aligns with Urban Design Guidelines
 - Convey a strong sense of authenticity through urban design that is distinctive for Kelowna
 - ► 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
 - ► Incorporate architectural features and detailing of buildings and landscapes that define an area's character



Variances

- ▶ Vary the minimum south side yard from 4.0 m permitted to 2.04 m proposed
 - ▶ To facilitate trellis structure; buildings are setback 4.0 m
- Vary the minimum rear yard from 7.5 m permitted to 4.94 m proposed
 - ➤ To accommodate larger front setback, amenity space, and utility meters
 - Mitigated with landscaping



Staff Recommendation

- ➤ Staff recommend **support** of the proposed Development Permit and Development Variance Permit
 - Meets intent of OCP and Urban Design Guidelines



Conclusion of Staff Remarks

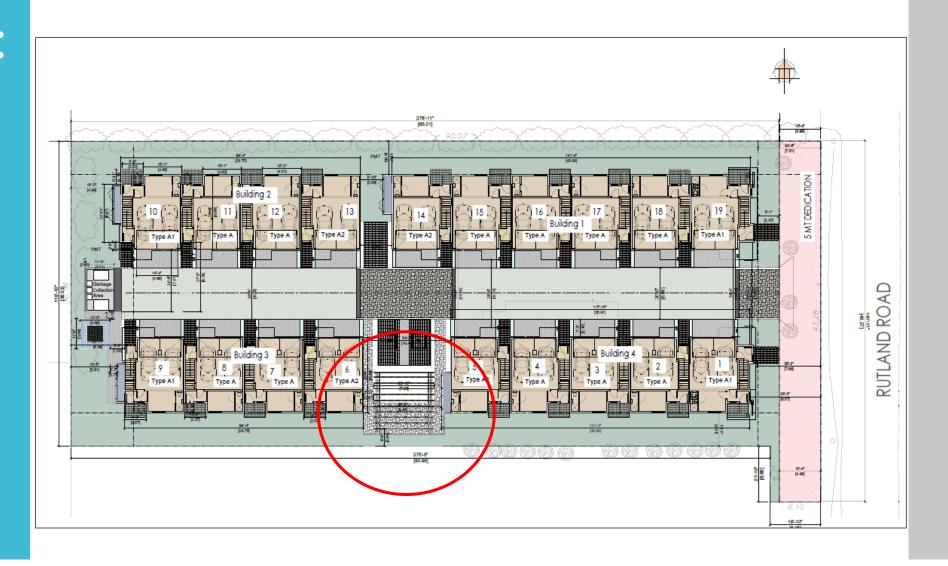
DP & DVP for 1354 Rutland Road



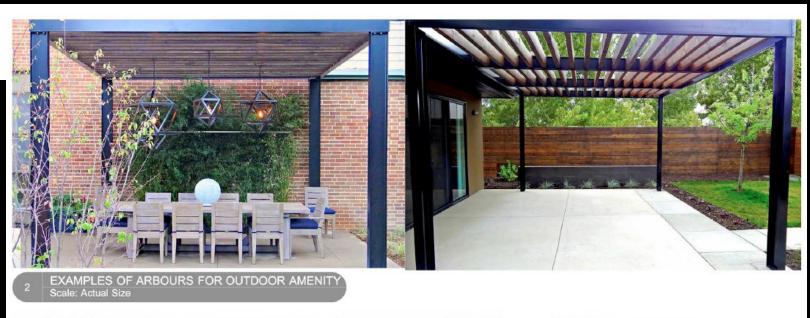


First Variance:

seeking side yard setback reduction for south property line to accommodate trellis for amenity space.



Proposed Trellis structure





Persian Ironwood tree (Parotia Persica)

Acer Rubrum

Liquidamber (Sweetgum)

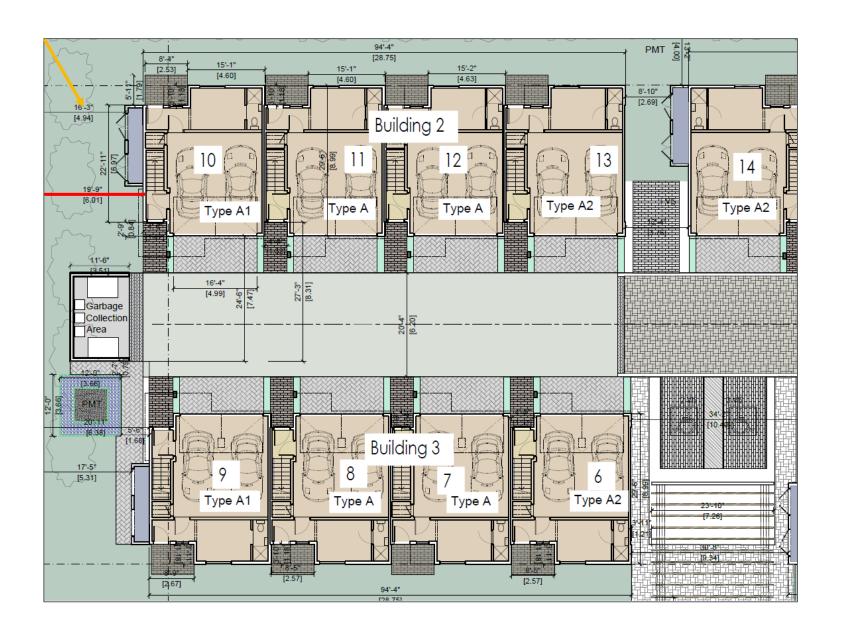
THE TREE PALETTE



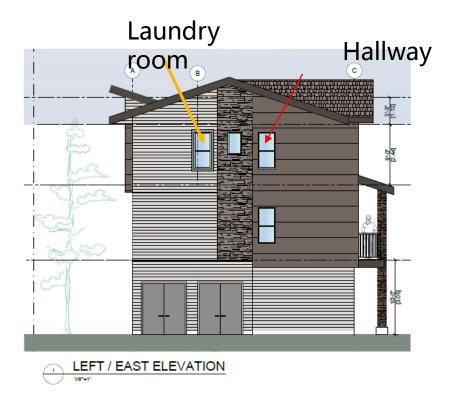
THE SHRUB PALETTE

2nd Variance:

seeking rear yard setback reduction



Rear Treatment





Proposed Streetscape



Proposed project in relationship to the existing context (Church) to north and recently approved rowhouse complex to south.







Materials



Other Comments

CITY OF KELOWNA

BYLAW NO. 11972 Z19-0104 – 300 Nickel 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 27 Township 26 ODYD Plan EPP102148, located on Nickel Road, Kelowna, BC, from the RU1 – Large Lot Housing zone to the RM1 – Four Dwelling Housing zone;

 This bylaw shall come into full force and effect and of adoption. 	is binding on all persons as and from the date
Read a first time by the Municipal Council this 20 th day of J	anuary, 2020.
Considered at a Public Hearing on the 4 th day of February,	2020.
Read a second and third time by the Municipal Council this	4 th day of February, 2020.
Approved under the Transportation Act this $5^{ ext{th}}$ day of Febi	ruary, 2020.
Audrie Henry	
(Approving Officer – Ministry of Transportation)	
Amended and Adopted by the Municipal Council of the Cit	y of Kelowna this
<u> </u>	Marian
	Mayor
_	City Clerk

REPORT TO COUNCIL



Date: June 23, 2020

To: Council

From: City Manager

Department: Development Planning

Ltd., Inc. No. BC0665697

Address: 300 Nickel Road Applicant: Okanagan Valley Construction

Ltd.

Subject: Development Permit and Development Variance Permit Applications

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

Existing Zone: RM1 – Four Dwelling Housing

1.0 Recommendation

THAT Rezoning Bylaw No. 11972 be amended at third reading to revise the legal description of the subject property from Lot 6 Section 27 Township 26 ODYD Plan 8839 to Lot A Section 27 Township 26 ODYD Plan EPP102148;

AND THAT final adoption of Rezoning Bylaw No. 11972 be considered by Council;

AND THAT Council authorizes the issuance of Development Permit No. DP20-0064 for Lot A Section 27 Township 26 ODYD Plan EPP102148, located at 300 Nickel Road, 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 Council authorizes the issuance of Development Variance Permit No. DVP2o-oo65 for Lot A Section 27 Township 26 ODYD Plan EPP102148, located at 300 Nickel Road, Kelowna, BC;

AND THAT variances to the following sections of Zoning Bylaw No. 8000 be granted:

Section 13.7.6(a): RM1 - Four Dwelling Housing Development Regulations

To vary the maximum site coverage of buildings, driveways, and parking areas from 50% permitted to 59.24% proposed.

Table 7.1 – Minimum Landscape Buffer Treatment Levels Schedule

To remove the requirement for a level 3 landscape buffer along a portion of the south side yard.

Table 8.2.7(a): Size & Ratio - Dimensions of Parking Spaces and Drive Aisles

To vary the width of two-way drive aisles serving 90 degree parking from 7.0 m required to 6.0 m proposed.

AND THAT Council's consideration of this Development Permit and Development Variance Permit be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report for the Development Planning Department dated January 20, 2020;

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

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

2.0 Purpose

To consider the form and character of a four dwelling housing development with variances to site coverage, landscape buffering, and drive aisle width.

3.0 Development Planning

Development Planning Staff are supportive of the proposed four dwelling housing development on the subject property. The application is generally consistent with the Official Community Plan (OCP) Urban Design Guidelines as per Attachment B.

Regarding form and character, the proposal includes a ground-oriented entrance facing Nickel Road, multiple building materials, and a variety of architectural articulation. As per Image 1 below, the entrance facing Nickel Road is accentuated by architectural projections, and additional features including awnings and setbacks are incorporated on the other elevations. Proposed materials include wood siding, stone accents, black trim, and paint in neutral tones.



Image 1: Rendering of proposed building

The applicant has proposed a landscape plan that includes multiple trees and a variety of shrubs, grasses, and perennials throughout the proposed development. Private open space areas on the north side of the site are to be defined by screening plantings, and a communal open space area is proposed on the west side of the property.

3.1 Variances

The applicant is requesting variances to site coverage, landscape buffering, and drive aisle width to facilitate this project. The first variance request is to increase the maximum site coverage for buildings, driveways, and parking areas from 50% to 59.2%. The applicant worked with Planning Staff to reduce the site coverage variance and to incorporate permeable pavers on portions of the driveway and parking areas.

The second variance request is to the reduce the landscape buffering requirement along a portion of the south property line from 3.0 m to 0.0 m. The applicant is proposing an opaque screening fence along the drive aisle rather than landscaping to allow the drive aisle to retain a functional width. The landscaped area that was to be provided along the drive aisle has been accounted for in other landscaped areas on the site, allowing Staff to support this variance.

The third variance request is to reduce the required drive aisle width from 7.0 m required to 6.0 m proposed. The applicant has provided turning radius calculations to demonstrate that the drive aisle width can be reduced while still allowing for access to parking.

4.0 Proposal

4.1 <u>Project Description</u>

The proposal is for a four-unit development in the form of two two-storey duplexes. Each unit has three bedrooms and a basement. Parking is to be provided in garages and at grade. Private open space requirements are met through at-grade patio areas, and communal garbage and recycling storage is provided on the west side of the site. The Rezoning application associated with this application was considered at Public Hearing and received second and third reading on February 4, 2020.

4.2 <u>Site Context</u>

The subject property is located between the Rutland and Midtown Urban Centres, north of Highway 33 W. The property is in proximity to amenities and services along the Highway 97 N and Highway 33 W corridors, including some public transportation options, and has a Walk Score of 60 – somewhat walkable. Adjacent land uses are as follows:

Orientation	Zoning	Land Use	
North	RM4 – Transitional Low Density Housing	Multiple Dwelling Housing	
East	RU1 – Large Lot Housing	Single Dwelling Housing	
South	RU1 – Large Lot Housing	Single Dwelling Housing	
West	RM ₃ – Low Density Multiple Housing	Multiple Dwelling Housing	

Subject Property Map: 300 Nickel Road



4.3 Zoning Analysis Table

Zoning Analysis Table			
CRITERIA	RM1 ZONE REQUIREMENTS	PROPOSAL	
Existing Lot/Subdivision Regulations			
Min. Lot Area	700 m²	1,045 m²	
Min. Lot Width	20.0 M	18.3 m	
Min. Lot Depth	30.0 m	57.2 m	
	Development Regulations		
Max. Floor Area Ratio	0.6	0.56	
Max. Site Coverage (buildings)	40%	28%	
Max. Site Coverage (buildings, driveways, and parking areas)	50%	59.24%❶	
Max. Height	9.5 m / 2.5 storeys	7.8 m / 2 storeys	
Min. Front Yard	4.5 m	4.5 m	
Min. Side Yard (south)	2.5 M	6.o m	
Min. Side Yard (north)	2.5 M	2.5 m	
Min. Rear Yard	7.5 m	7.5 m	
	Other Regulations		
Min. Parking Requirements	8 parking spaces	8 parking spaces	
Min. Private Open Space	100 m²	149.5 m²	

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

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

Objective 5.3 Focus development to designated growth areas

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

Objective 5.22 Ensure context sensitive housing development

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

Chapter 14: Urban Design Development Permit Areas

Comprehensive Development Permit Area 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; and
- Highlight the significance of community institutional and heritage buildings.

6.0 Application Chronology

Date of Application Received: May 16, 2019
Date Public Consultation Completed: December 10, 2019
First Reading: January 20, 2020
Public Hearing, Second and Third Reading: February 4, 2020

Report prepared by: Arlene Janousek, Environmental Coordinator

Reviewed by: James Moore, Urban Planning Manager

Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments:

Attachment A: Draft Development Permit DP20-0064 & DP20-0065

Attachment B: Urban Design Guidelines Checklist

Attachment C: Vehicle Turning Radius Plan

Attachment D: Conceptual Renderings

Development Permit & Development Variance Permit DP20-0064, DVP20-0065



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

300 Nickel Road

and legally known as

Lot A Section 27 Township 26 ODYD Plan EPP102148

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

Four Dwelling Housing

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

Date of Council Decision:

<u>Decision By:</u> Council

<u>Development Permit Area:</u> Comprehensive Development Permit Area

Existing Zone: RM1 – Four Dwelling Housing

Future Land Use Designation: MRL – Multiple Unit Residential (Low Density)

This is NOT a Building Permit.

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

NOTICE

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

Owner: Okanagan Valley Construction Ltd., Inc. No. BCo665697

Applicant: Okanagan Valley Construction Ltd.

Planner: Arlene Janousek, Environmental Coordinator

Community Planning Department Manager

Planning & Development Services

1. SCOPE OF APPROVAL

Terry Barton

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

Date

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

Development Planning Department 1435 Water Street Kelowna BC V1Y 1J4 planninginfo@kelowna.ca 250 469 8626

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

2. CONDITIONS OF APPROVAL

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

AND THAT variances to the following sections of Zoning Bylaw No. 8000 be granted:

Section 13.7.6(a): RM1 - Four Dwelling Housing Development Regulations

To vary the maximum site coverage of buildings, driveways, and parking areas from 50% permitted to 59.24% proposed.

Table 7.1 – Minimum Landscape Buffer Treatment Levels Schedule

To remove the requirement for a level 3 landscape buffer along a portion of the south side yard.

Table 8.2.7(a) - Size and Ratio Dimensions of Parking Spaces and Drive Aisles

To vary the width of two-way drive aisles serving 90 degree parking from 7.0 m required to 6.0 m proposed.

This Development Permit and Development Variance Permt are valid for two (2) years from the date of approval, with no opportunity to extend.

3. PERFORMANCE SECURITY

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

a) An Irrevocable Letter of Credit OR certified cheque in the amount of \$45,043.75.

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

4. INDEMNIFICATION

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

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

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

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

300 NICKEL ROAD DUPLEX PROJECT

KELOWNA, BC RESIDENTIAL DEVELOPMENT

PROJECT INFO:

CIVIC ADDRESS: 300 NICKEL ROAD KELOWNA, BC

D: 009-781-391

LEGAL DESCRIPTION: LOT 6 SECTION 27 TOWNSHIP 26 ODYD PLAN KAP8839

CURRENT ZONING: RU1
PROPOSED ZONING: RM1
OCP: MRL

PROPOSED: TWO DUPLEXES (4 DWELLING UNITS)

LOT AREA: 1,045.04 SQ.M / 11,248.71 SQ.FT.

CONTACT:

Google

Googl

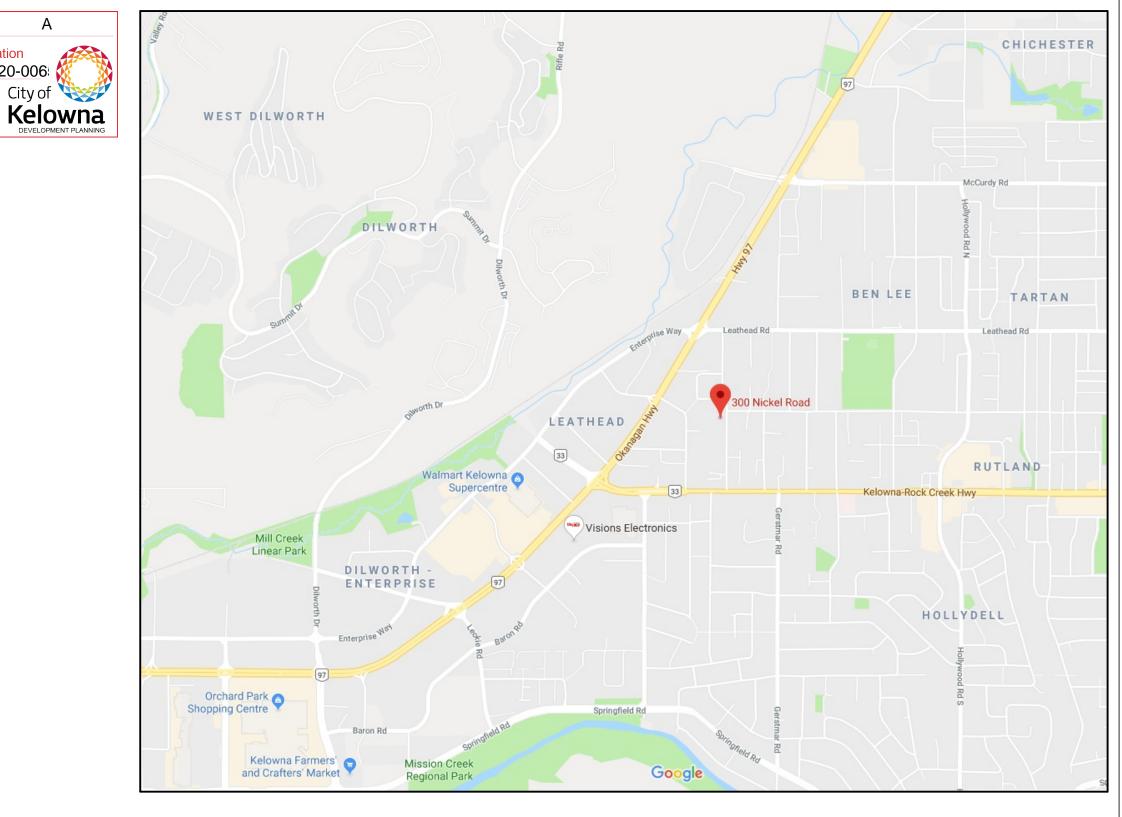
DESIGN: Saba Wolfe INARTIFEX DESIGN LTD.

236.420.3600 saba@inartifex.com SCHEDULE

This forms part of application # DP20-0064 & DVP20-006

CONSTRUCTION: Balwinder Takhar
OKANAGAN VALLEY CONSTRUCTION

1774 Crosby Road Kelowna, BC V1V 3G5 250.863.9666 btakhar2@gmail.com



VICINITY MAP



STREETVIEW TO NORTH



STREETVIEW OPPOSITE

DATA SUMMARY:

MIN. SITE AREA: 700 SQ.M. 1,045.04 SQ.M.

MAX. SITE COVERAGE: (BUILDINGS)

50% 59.24% (619.09m2/1045.04m2

MAX. SITE COVERAGE
(BUILDINGS/DRIVEWAYS/
PARKING)

MAX. SITE COVERAGE
(IMPERMEABLE DRIVEWAYS

47.58% (497.29m2/1045.04m2

& PARKING/BUILDINGS)

 MIN. FRONT YARD:
 4.5m

 SIDE YARD NORTH:
 2.5m

 SIDE YARD SOUTH:
 2.5m

 MIN. REAR YARD:
 7.5m

40%

BUILDING HEIGHT: 9.5m 7.8m (2 STOREYS)

DENSITY: 0.6 FAR

PROPOSED UNITS: 4 UNITS OFF-STREET PARKING: 8 SPACES

PRIVATE AMENITY SPACE: 25 SQ.MT./UNIT

MT./UNIT UNIT 1: 28.19 SQ.M.
UNIT 2: 30.47 SQ.M.
UNIT 3: 30.49 SQ.M.
UNIT 4: 60.35 SQ.M.

ΜΕΤ ΛΟΕΛ

0.56 FAR

28% (292.64m2/1045.04m2)

FLOOR AREA: NET AREA GROSS AREA BUILDING 1: 1,629.5 SQ.FT. 2,263 SQ.FT. UNIT 1 2,167.5 SQ.FT. 1,513.5 SQ.FT. UNIT 2 BUILDING 2: 2,263 SQ.FT. 1,629.5 SQ.FT. UNIT 3 1,513.5 SQ.FT. 2,167.5 SQ.FT. UNIT 4

LIST OF DRAWINGS:

A1 COVER PAGE
A2 PERSPECTIVES
A3 SITE PLAN

A4 FOUNDATION & MAIN FLOOR PLAN - TYPICAL BLDG 1&2
A5 SECOND FLOOR & ROOF PLAN - TYPICAL BLDG 1&2

A6 EAST & SOUTH ELEVATIONS - BUILDING 1
A7 WEST & NORTH ELEVATIONS - BUILDING 1

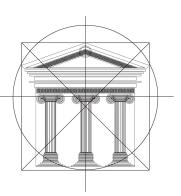
A8 EAST & SOUTH ELEVATIONS - BUILDING 2
A9 WEST & NORTH ELEVATIONS - BUILDING 2

A10 ELEVATIONS COLOURED RENDERINGS - TYPICAL BLDG 1&2
A11 ELEVATIONS COLOURED RENDERINGS - TYPICAL BLDG 1&2

SITE SECTION

EXISTING VIEW FROM NICKEL ROAD

STREETVIEW TO SOUTH



in Artifex Design 121d

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OKANAGAN
VALLEY
CONSTRUCTION

Proposed Project For:

> 300 NICKEL ROAD

KELOWNA, BC

Sheet Title:

COVER PAGE

DATE:

2020-03-10

SCALE: 1/4"=1'

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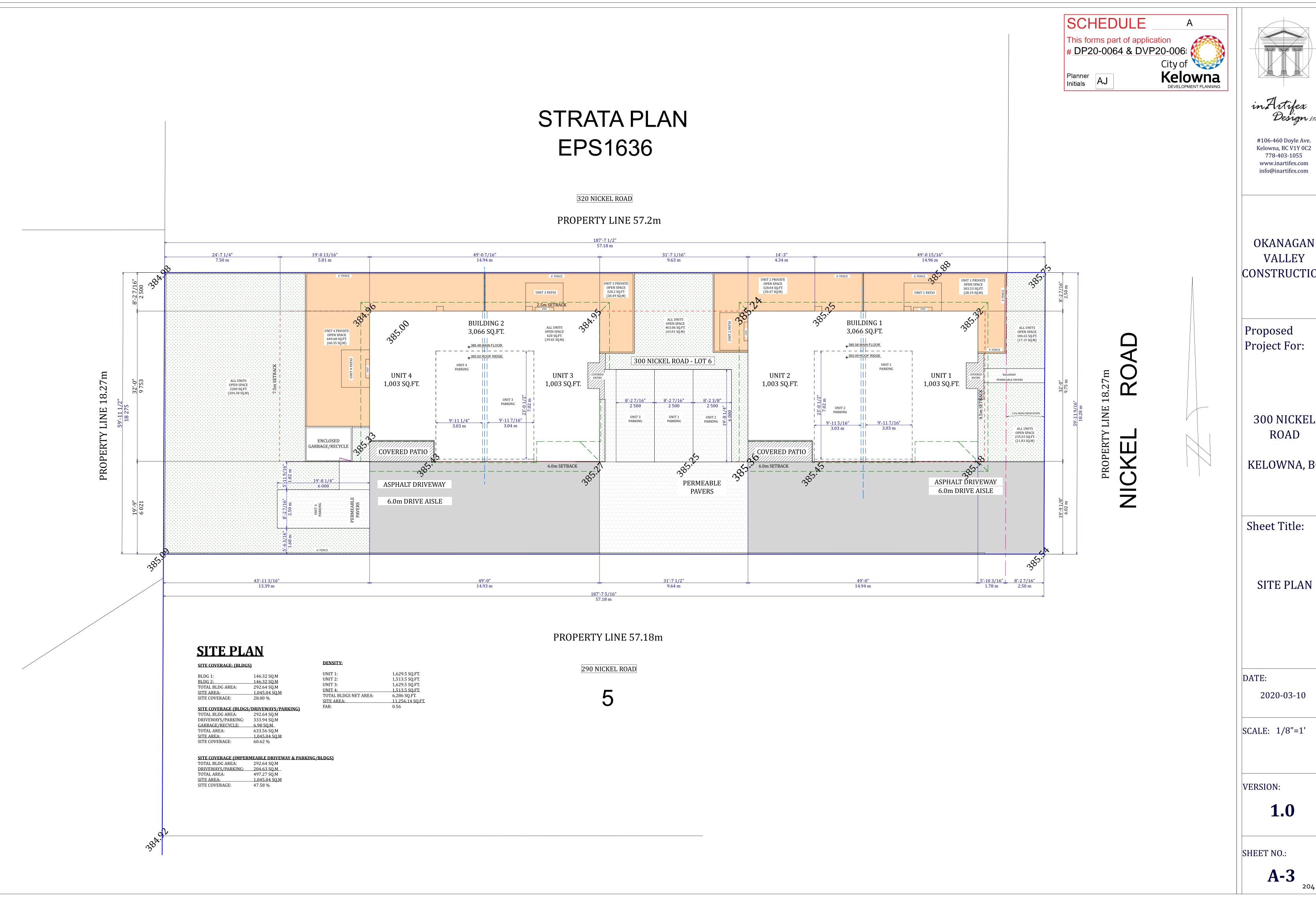
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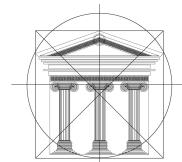
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SHEET NO.:

A-1

203





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OKANAGAN VALLEY CONSTRUCTION

Proposed Project For:

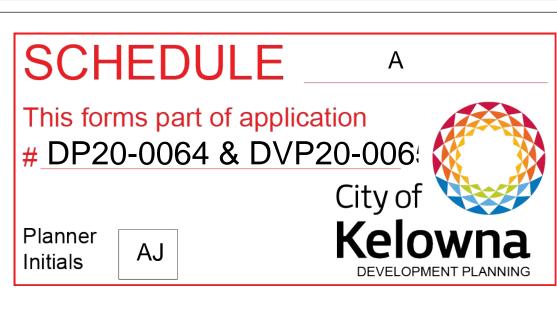
> 300 NICKEL ROAD

KELOWNA, BC

Sheet Title:

2020-03-10

1.0



- 24'-6" -

- <mark>13'-10"</mark> -

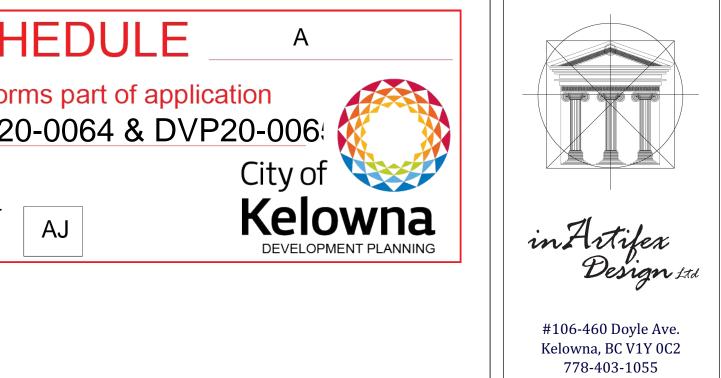
KITCHEN 13'-2" X 10'-6"

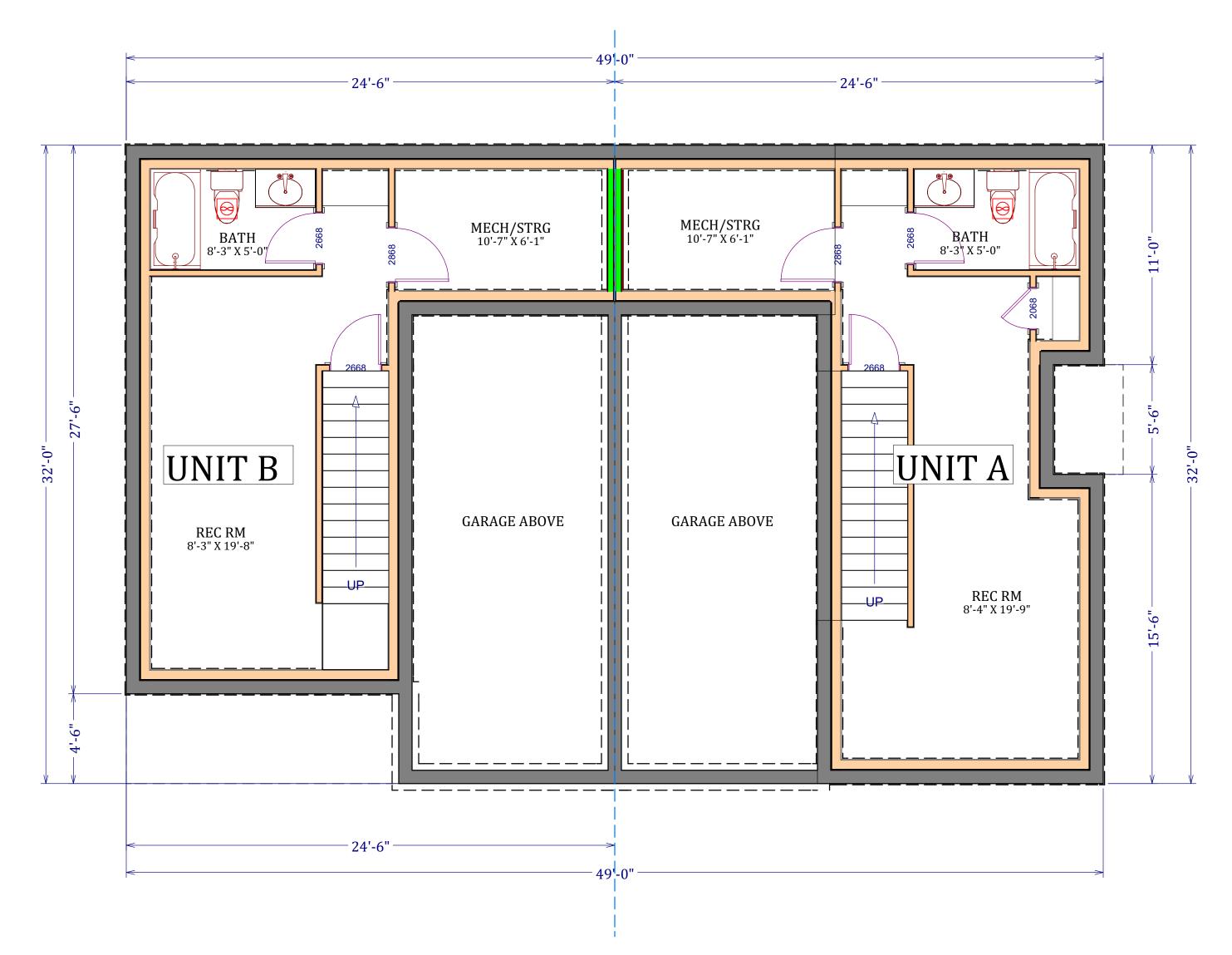
UNIT A

LIVING 13'-2" X 15'-0"

⁻ 13'-10 3/4" ⁻

- 24'-6" -





FOUNDATION PLAN: TYPICAL BLDG 1&2 MAIN FLOOR: TYPICAL BLDG 1&2 GROSS AREA: 770.25 SQ.FT. GROSS AREA: 722.5 SQ.FT. NET AREA: 381 SQ.FT. NET AREA: 314 SQ.FT.

GROSS AREA: 770.25 SQ.FT. NET AREA: 526 SQ.FT. GROSS AREA: 722.5 SQ.FT. NET AREA: 477 SQ.FT.

⁻ 24'-6" ⁻

⁻ 13'-10" ⁻

KITCHEN 13'-2" X 10'-6"

UNIT B

LIVING 9'-0" X 16'-0"

COVERED PORCH 13'-7" X 4'-5"

-- 13'-8" -

ỗ PWDR 3'-1" X 7'-6"

9'-11 7/16" 3.03 m

GARAGE 9'-11" X 23'-0" (244 SQ.FT)

⁻ 10'-7 1/4" ⁻

9'-11 7/16" 3.03 m

⁻ 10'-10" ⁻

GARAGE 9'-11" X 23'-0" (246 SQ.FT)

OKANAGAN VALLEY CONSTRUCTION

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Proposed Project For:

> 300 NICKEL ROAD

KELOWNA, BC

Sheet Title:

FOUNDATION PLAN & MAIN FLOOR

BLDG 1 & 2

DATE:

2020-03-10

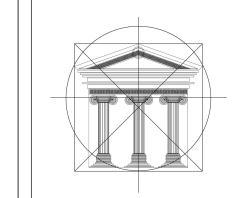
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VERSION:

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OKANAGAN
VALLEY
CONSTRUCTION

Proposed Project For:

> 300 NICKEL ROAD

KELOWNA, BC

Sheet Title:

SECOND FLOOR & ROOF PLAN

BLDG 1 & 2

DATE:

2020-03-10

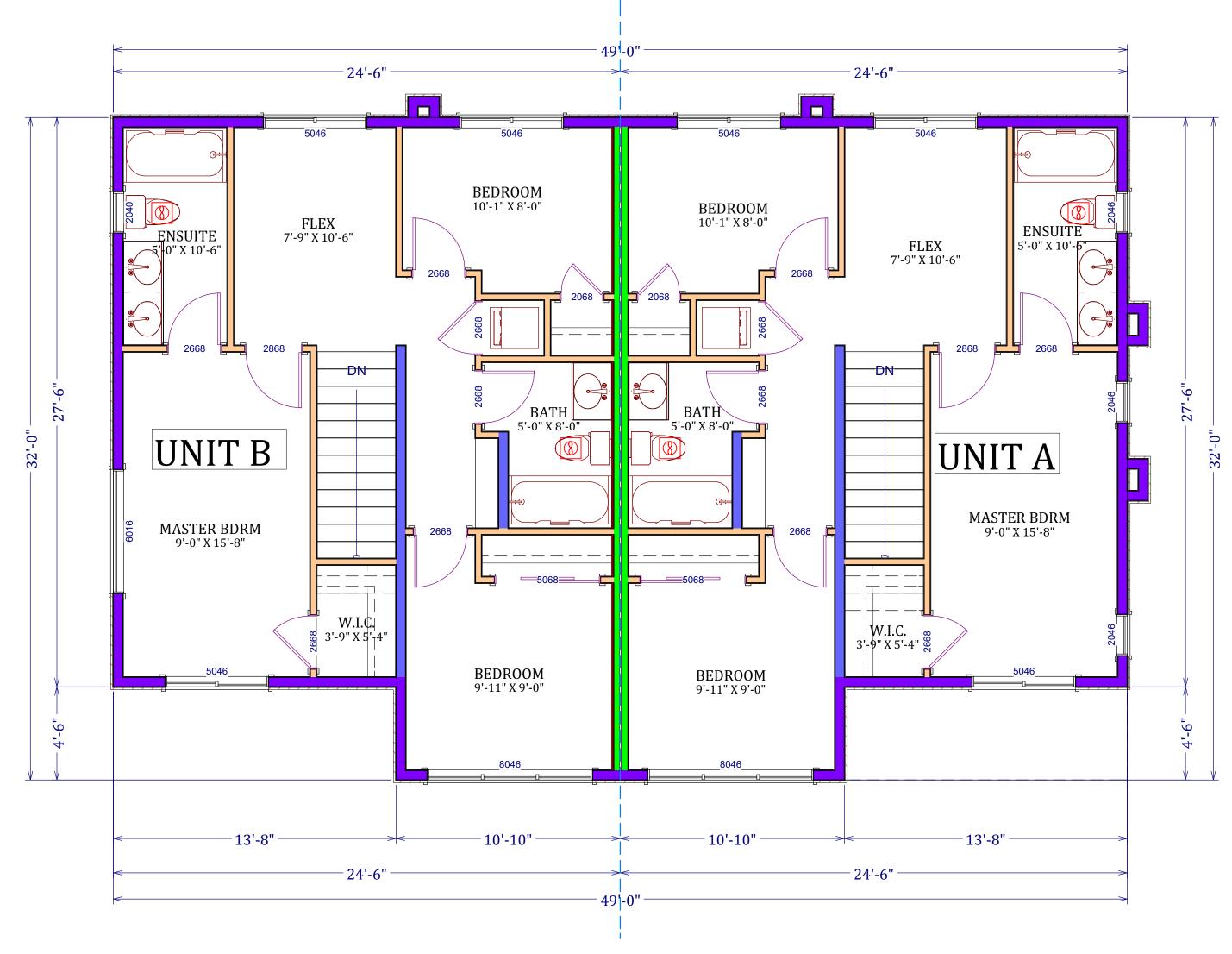
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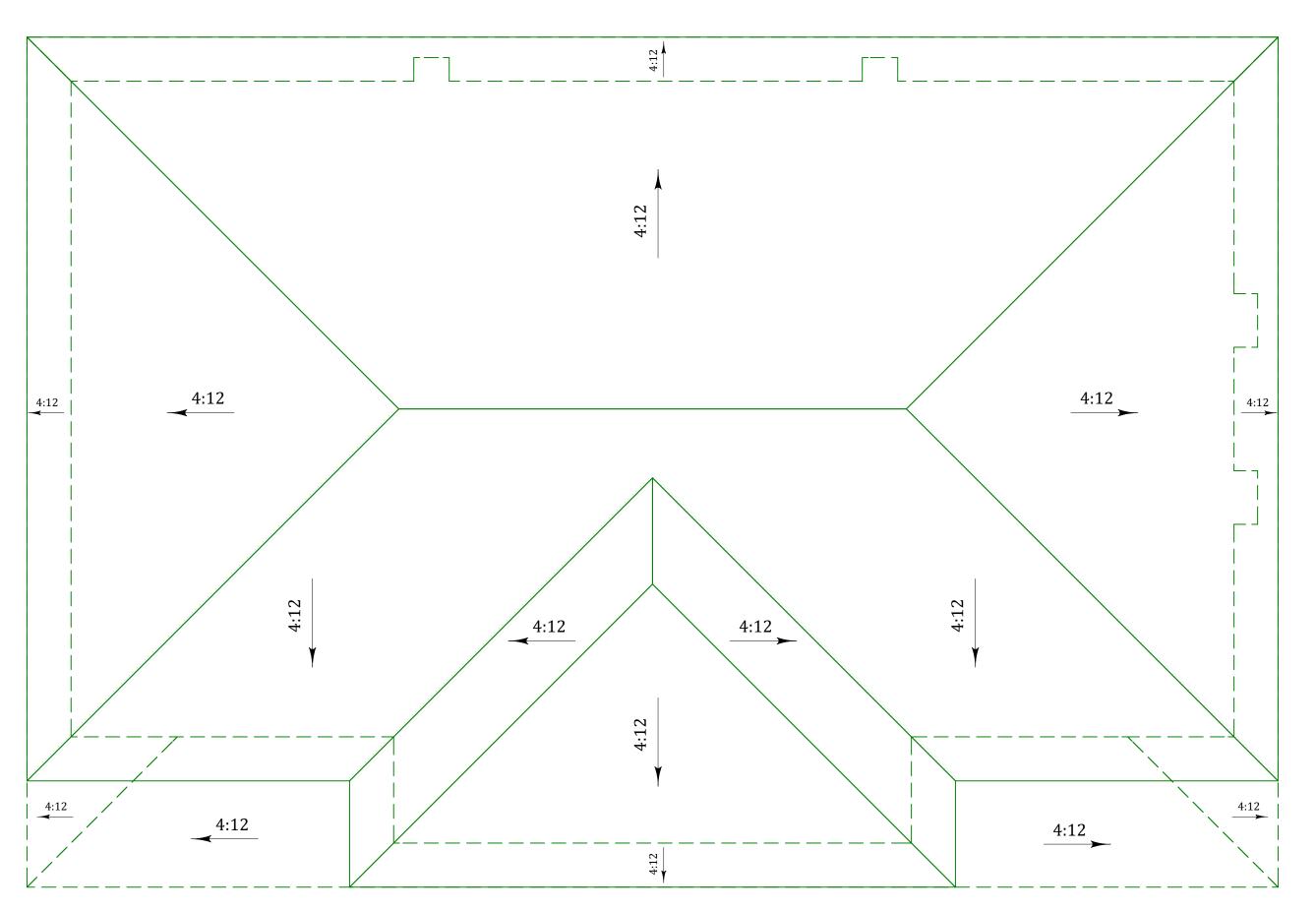
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A-5

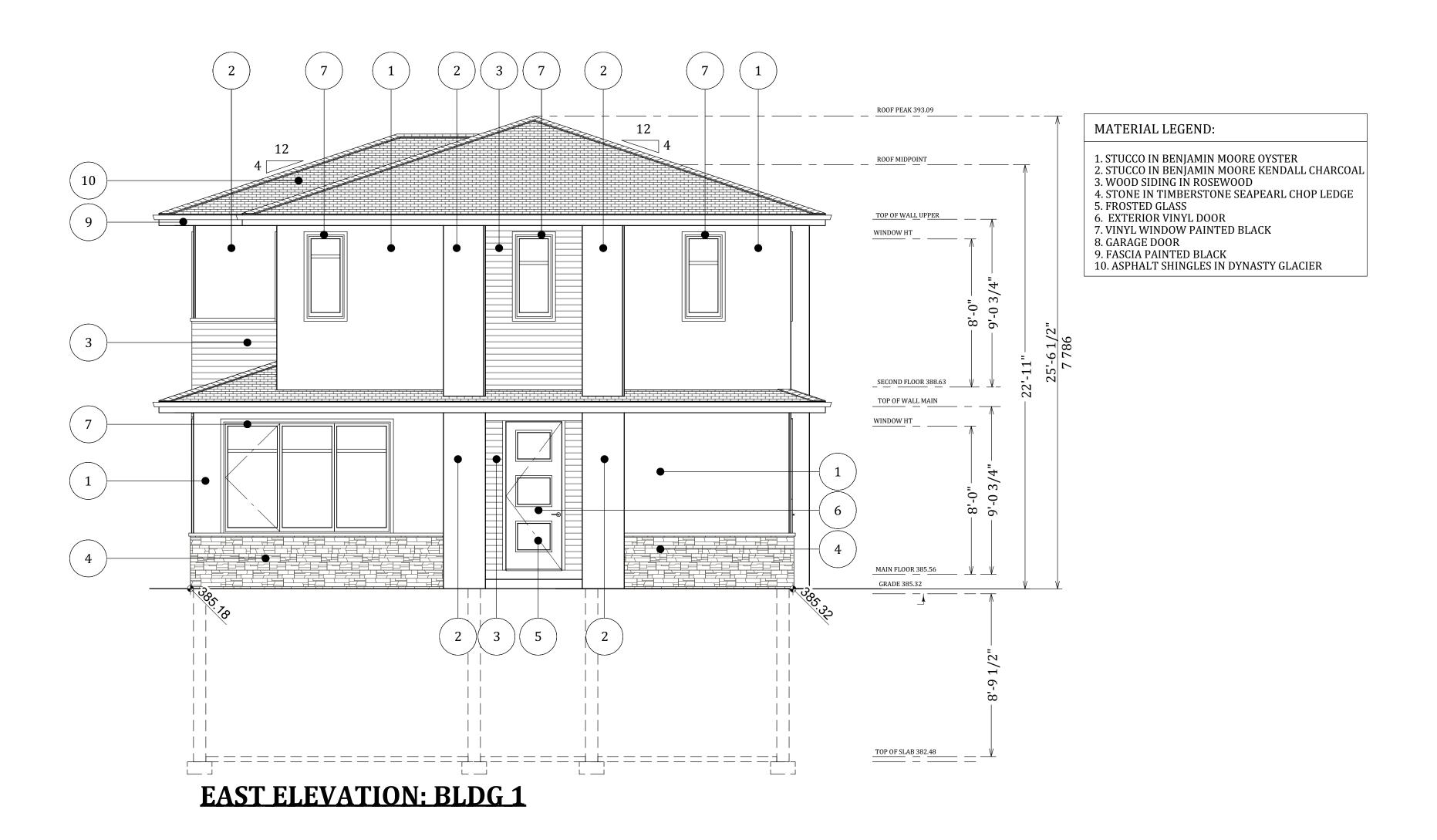


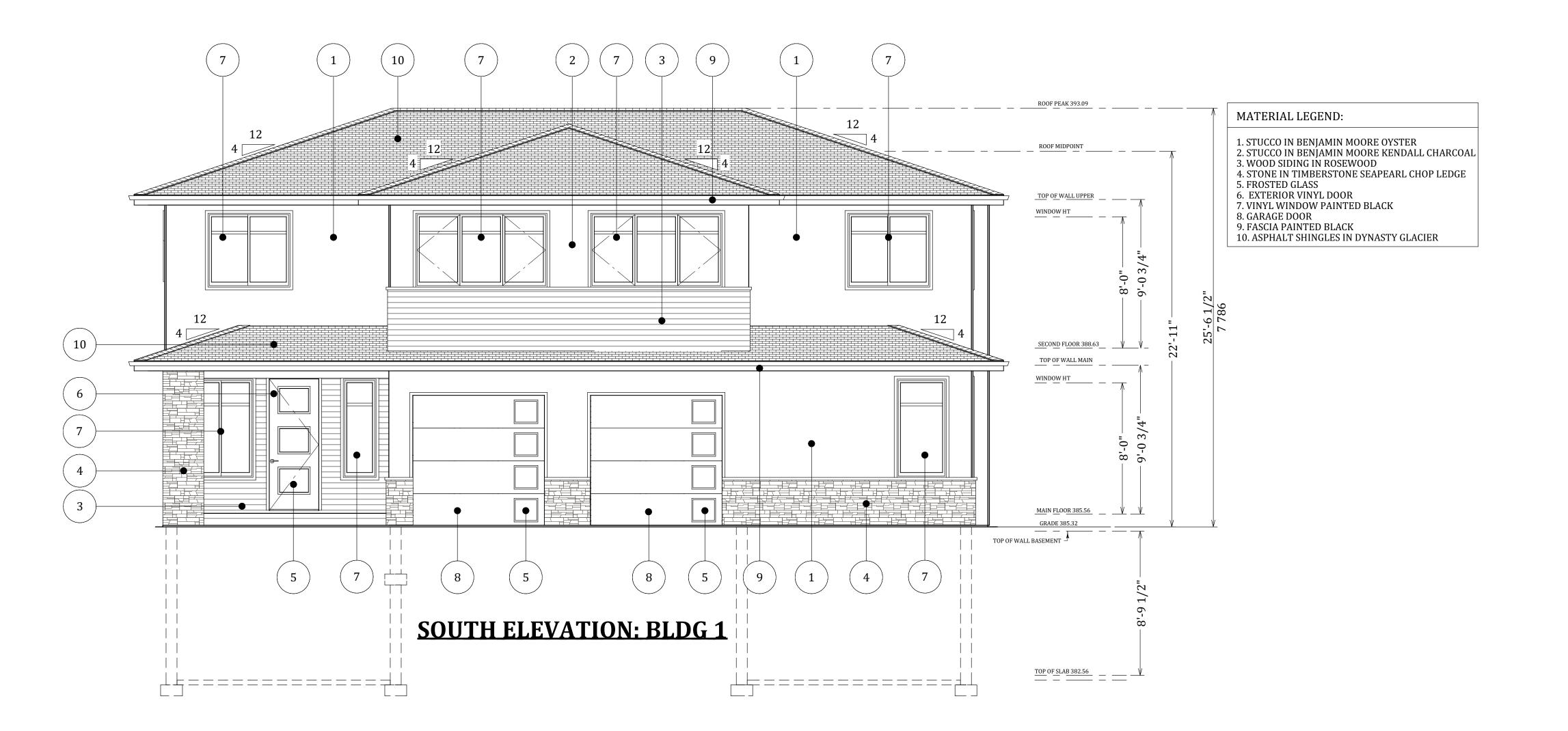
SECOND FLOOR: TYPICAL BLDG 1&2

UNIT A: GROSS AREA: 722.5 SQ.FT. NET AREA: 722.5 SQ.FT. UNIT B: GROSS AREA: 722.5 SQ.FT. NET AREA: 722.5 SQ.FT.

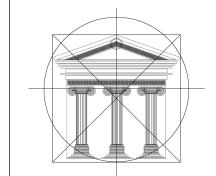


ROOF PLAN: TYPICAL BLDG 1&2









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OKANAGAN **VALLEY** CONSTRUCTION

Proposed Project For:

> 300 NICKEL ROAD

KELOWNA, BC

Sheet Title:

EAST & SOUTH **ELEVATIONS**

BUILDING 1

DATE:

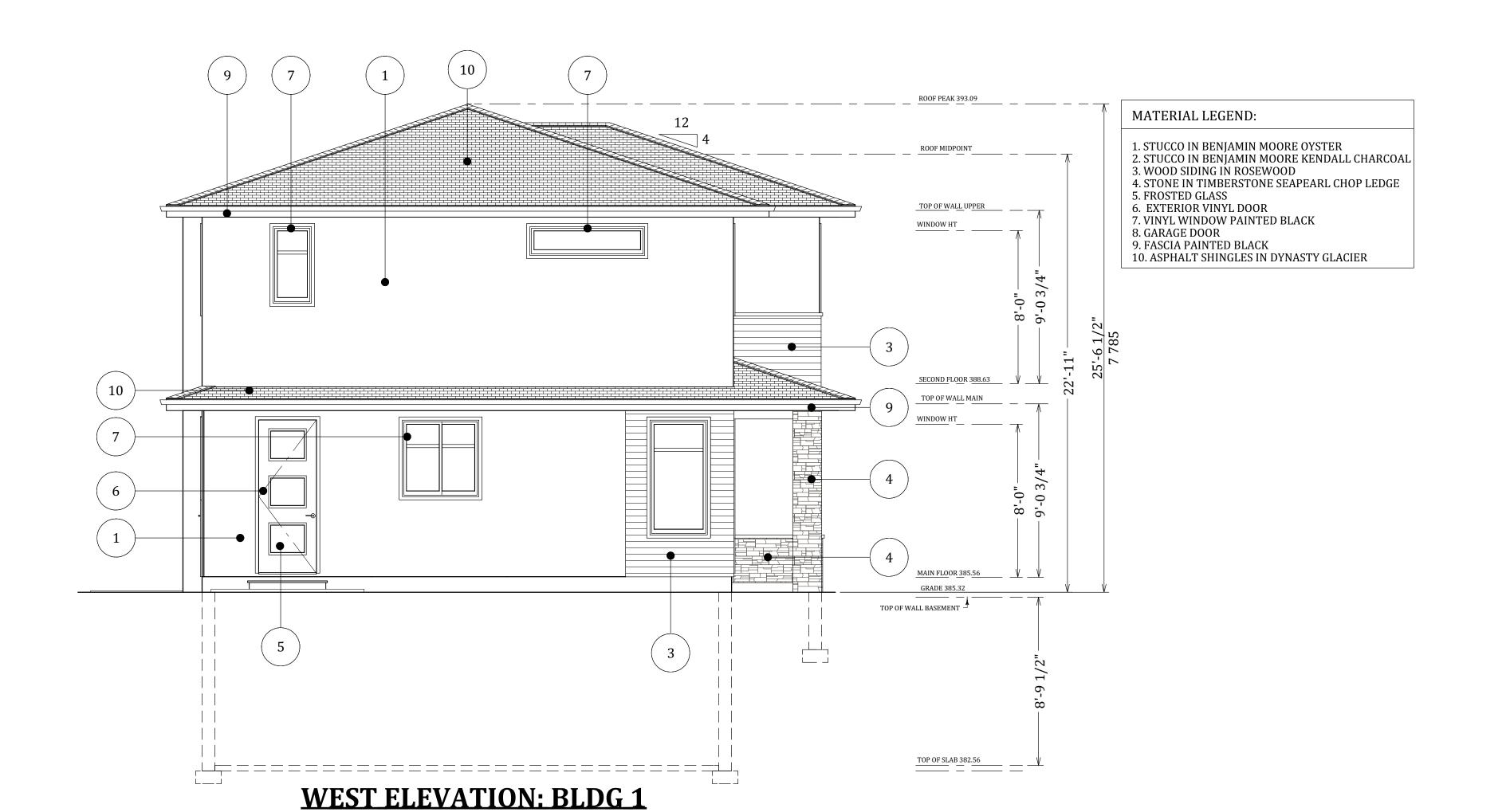
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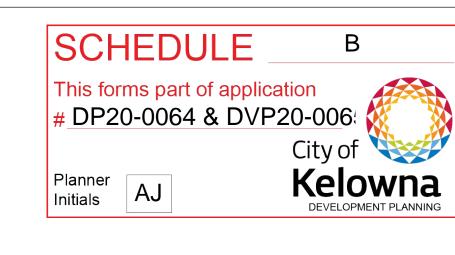
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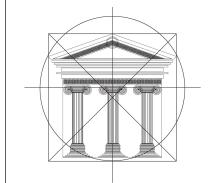
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OKANAGAN
VALLEY
CONSTRUCTION

Proposed Project For:

> 300 NICKEL ROAD

KELOWNA, BC

Sheet Title:

WEST &
NORTH
ELEVATIONS

BUILDING 1

DATE:

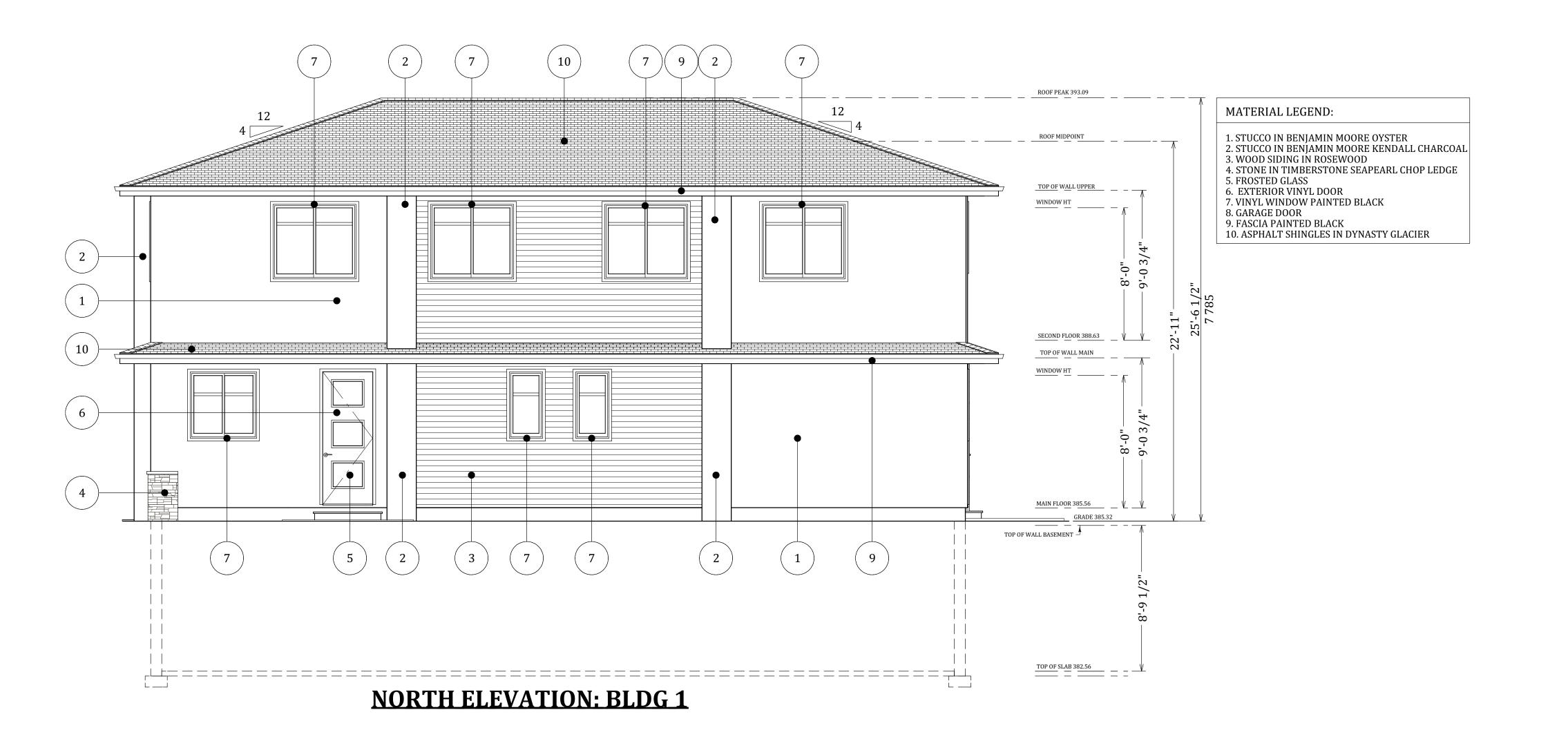
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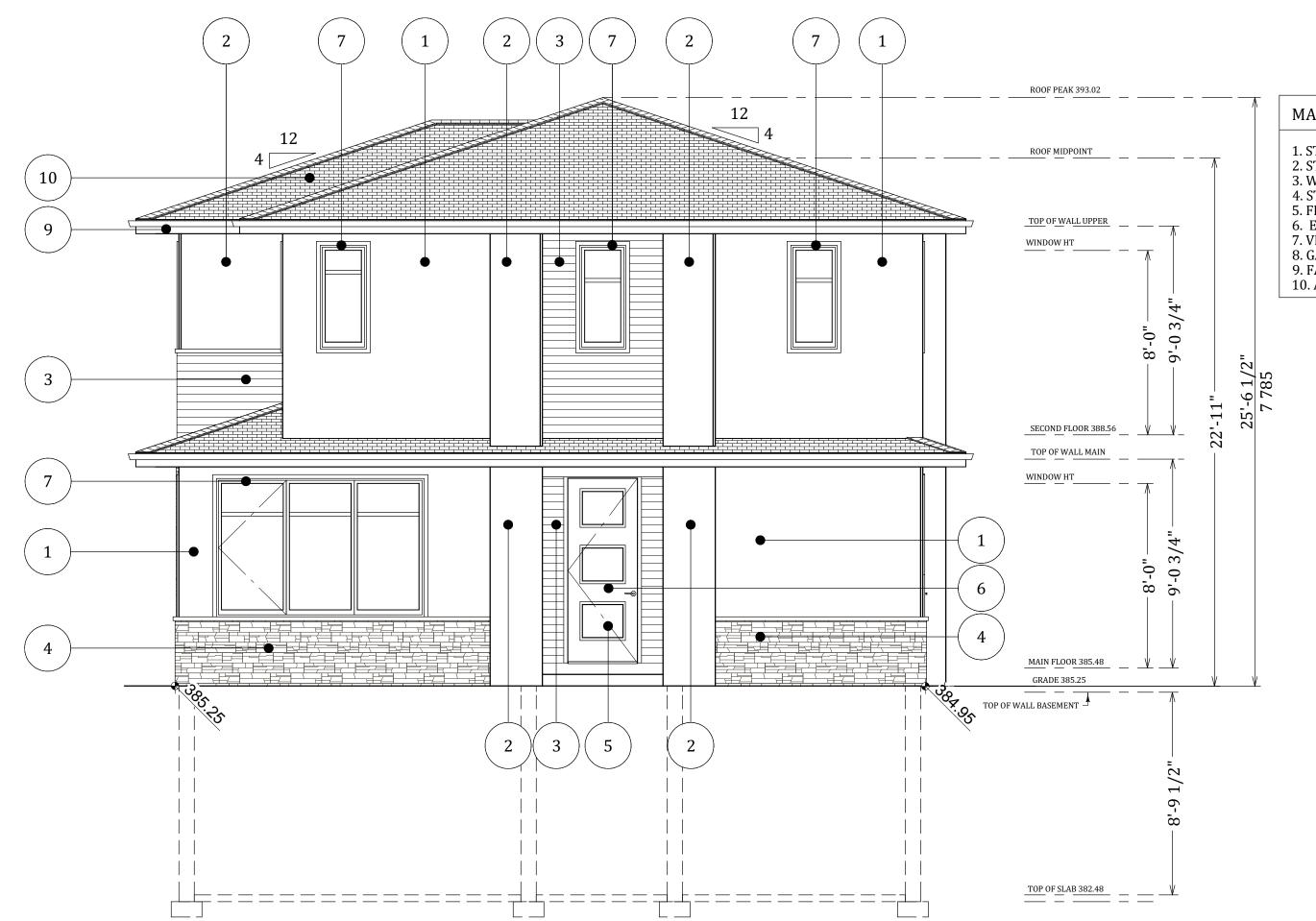
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VERSION:

1.0

SHEET NO.:





SOUTH ELEVATION: BLDG 2

(10)

MATERIAL LEGEND:

- 1. STUCCO IN BENJAMIN MOORE OYSTER 2. STUCCO IN BENJAMIN MOORE KENDALL CHARCOAI 3. WOOD SIDING IN ROSEWOOD
- 4. STONE IN TIMBERSTONE SEAPEARL CHOP LEDGE 5. FROSTED GLASS 6. EXTERIOR VINYL DOOR 7. VINYL WINDOW PAINTED BLACK
- 8. GARAGE DOOR 9. FASCIA PAINTED BLACK 10. ASPHALT SHINGLES IN DYNASTY GLACIER

1. STUCCO IN BENJAMIN MOORE OYSTER 2. STUCCO IN BENJAMIN MOORE KENDALL CHARCOAI 3. WOOD SIDING IN ROSEWOOD 4. STONE IN TIMBERSTONE SEAPEARL CHOP LEDGE

TOP OF WALL MAIN

MAIN FLOOR 385.48

TOP OF SLAB 382.48 ____ _ _ _ _ _

TOP OF WALL BASEMENT

SCHEDULE

Planner

Initials

This forms part of application # DP20-0064 & DVP20-006

AJ

City of Kelowna DEVELOPMENT PLANNING

В

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OKANAGAN **VALLEY** CONSTRUCTION

Proposed Project For:

> 300 NICKEL ROAD

KELOWNA, BC

Sheet Title:

EAST & SOUTH **ELEVATIONS**

BUILDING 2

DATE:

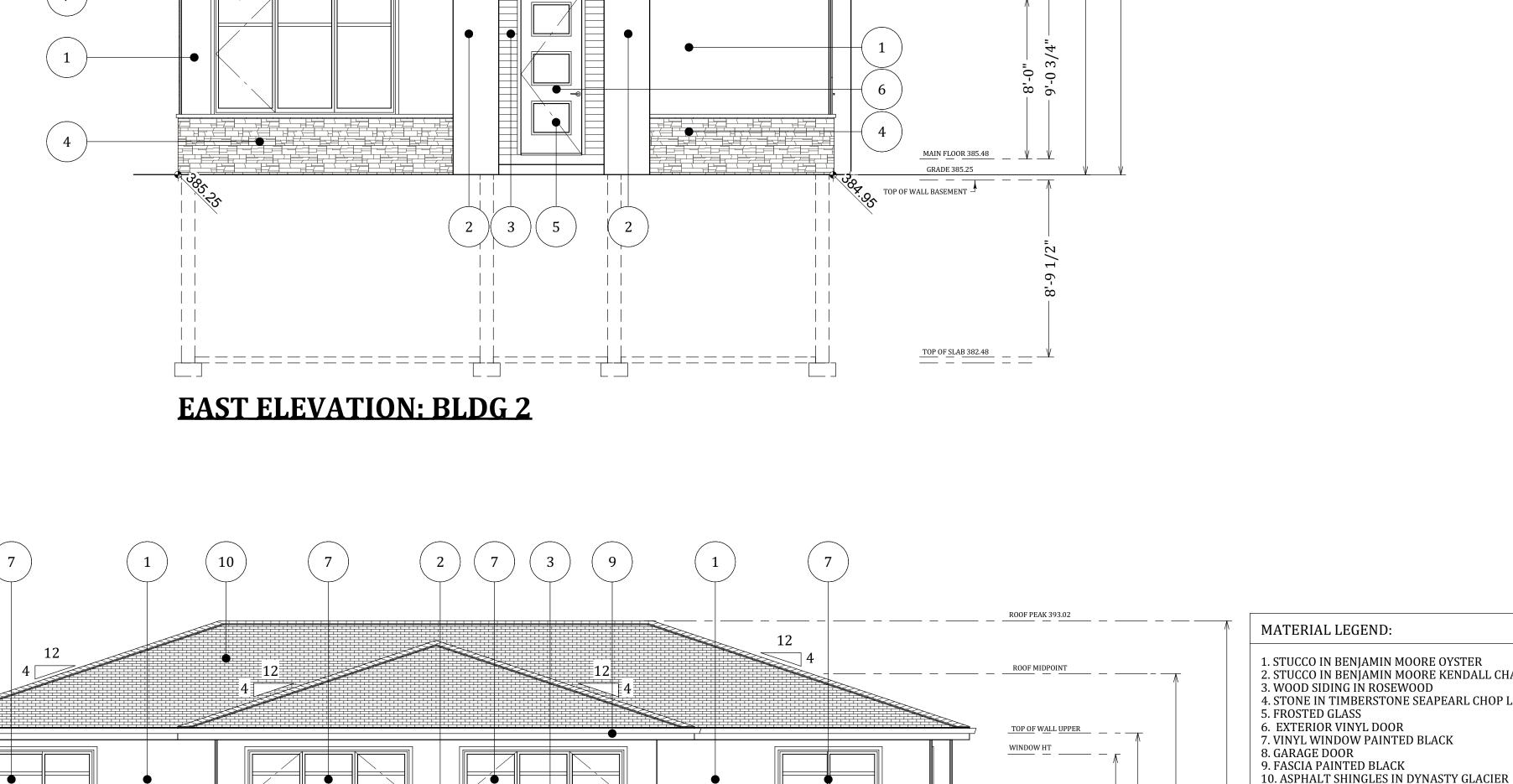
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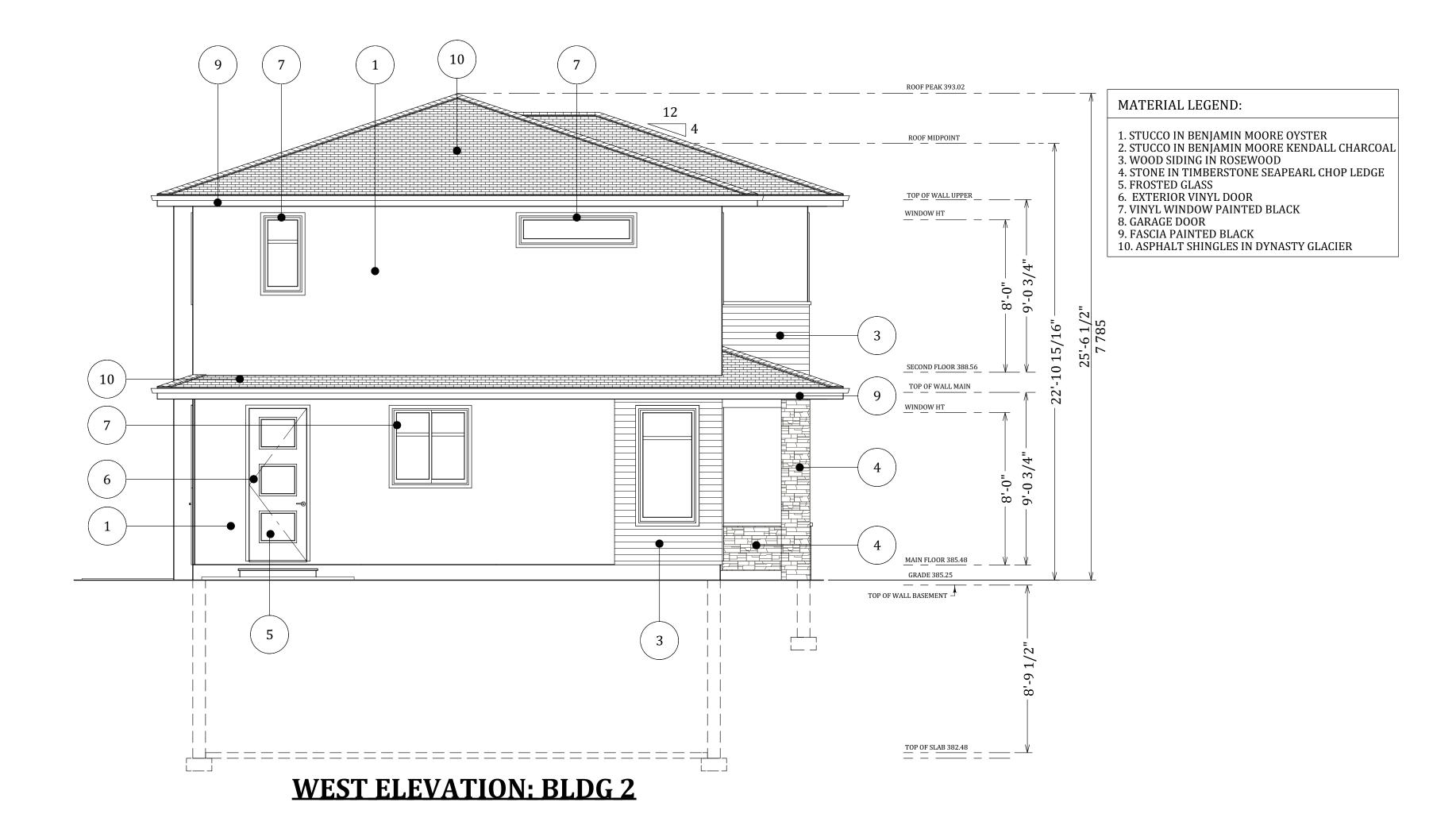
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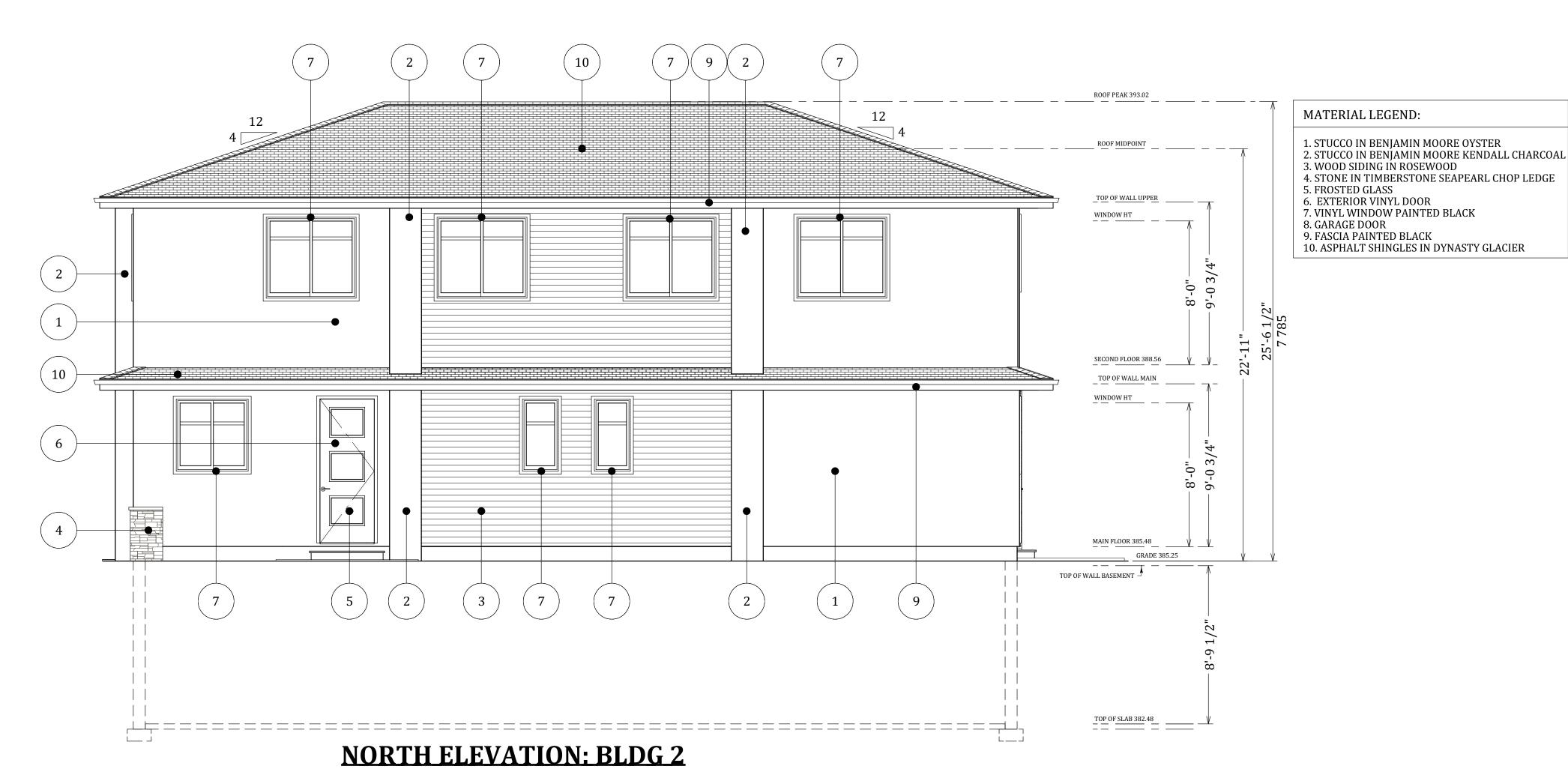
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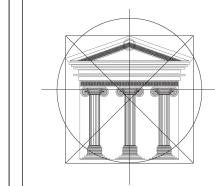
SHEET NO.:











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OKANAGAN
VALLEY
CONSTRUCTION

Proposed Project For:

> 300 NICKEL ROAD

KELOWNA, BC

Sheet Title:

WEST & NORTH ELEVATIONS

BUILDING 2

DATE:

2020-03-10

SCALE: 1/4"=1'

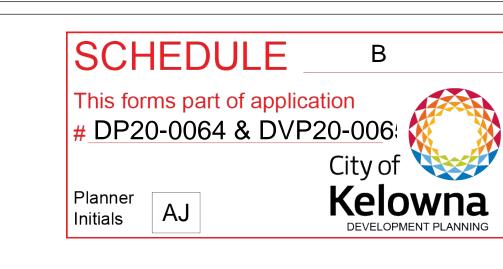
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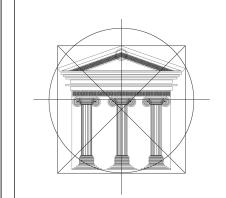
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A-9

210





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OKANAGAN
VALLEY
CONSTRUCTION

Proposed Project For:

> 300 NICKEL ROAD

KELOWNA, BC

Sheet Title:

SITE SECTION

DATE:

2020-03-10

SCALE: 1/4"=1'

VERSION:

1.0

SHEET NO.:

A-12



SITE SECTION

Proposed Materials



NORTH

This forms part of application

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REVISIONS / ISSUED:

3 APR REISSUED FOR DEVELOPMENT PERMIT REISSUED FOR DEVELOPMENT PERMIT ISSUED FOR DEVELOPMENT PERMIT NO. DATE DESCRIPTION

| 4-1562 Water Street, Kelowna BC VIY 1J7 | | † 250 860 6778 |

OKANAGAN VALLEY CONSTRUCTION KELOWNA, B.C.

PROJECT:

SHEET TITLE

300 NICKEL ROAD TOWNHOMES KELOWNA, B.C.

LANDSCAPE PLAN

DESIGN BY DRAWN BY CHECKED BY PROJECT NO. 19-014 SCALE 1:100

L-1

ATTACHMENT B This forms part of application

DP20-0064 & DVP20-0065

City of

DP20-0064 June 23, 2020

DEVELOPMENT PERMIT GUIDELINES

Comprehensive Development Permit Areα Planner Initials

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

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

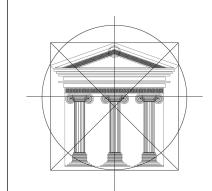
COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Do proposed buildings have an identifiable base, middle and top?	✓		
Are building facades designed with a balance of vertical and horizontal proportions?	✓		
Are horizontal glazed areas divided into vertically proportioned windows separated by mullions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

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Does the proposal consider solar gain and exposure?		✓	
Are green walls or shade trees incorporated in the design?	✓		
Does the site layout minimize stormwater runoff?	✓		
Are sustainable construction methods and materials used in the project?		✓	
Are green building strategies incorporated into the design?		✓	
Decks, Balconies, Rooftops and Common Outdoor Amenity Space			Į.
Are decks, balconies or common outdoor amenity spaces provided?	✓		
Does hard and soft landscaping enhance the usability of decks, balconies and outdoor amenity spaces?	✓		
Are large flat expanses of roof enhanced with texture, colour or landscaping where they are visible from above or adjacent properties?			√
Landscape Development and Irrigation Water Conservation			
Does landscaping:	-	-	-
 Compliment and soften the building's architectural features and mitigate undesirable elements? 	✓		
 Maintain the dominant pattern of landscaping along the street and surrounding properties? 	✓		
• Enhance the pedestrian environment and the sense of personal safety?	✓		
 Screen parking areas, mechanical functions, and garbage and recycling areas? 			✓
 Respect required sightlines from roadways and enhance public views? 	✓		
Retain existing healthy mature trees and vegetation?			✓
Use native plants that are drought tolerant?	✓		
Define distinct private outdoor space for all ground-level dwellings?	✓		
Do any fences and retaining walls create visual interest and enhance the pedestrian environment?			√
Do parking lots have one shade tree per four parking stalls?			✓
Does the Landscape Architect's Landscape Water Conservation Report:	-	-	-
 Meet the requirements for Landscape Water Budget calculations for the landscaped area? 	✓		
 Indicate how the development complies with or varies from the Landscape Water Conservation Guidelines? 	✓		
Landscape Water Conservation Guidelines			
Are plants grouped into "hydro-zones" of high, medium and low or unirrigated / unwatered areas?	✓		

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Does at least 25% of the total landscaped area require no irrigation / watering?	✓		
Does at least 25% of the total landscaped area require low water use?		✓	
Does at most 50% of the total landscaped area require medium or high water		✓	
Is mulch cover provided for shrubs and groundcover to reduce soil evaporation?	✓		
Do water features such as pools and fountains use recirculated water systems?			✓
Do landscape installation standards meet the requirements of the BC Landscape Standard and / or the Master Municipal Construction Document?	√		
Are the required written declarations signed by a qualified Landscape Architect?	✓		
Irrigation System Guidelines			
Is the Irrigation Plan prepared by a Qualified Professional?	✓		
Are irrigation circuits grouped into "hydro-zones" of high, medium and low or unirrigated / unwatered areas consistent with the landscaping plan?	√		
Is drip or low volume irrigation used?	✓		
Are the required written declarations signed by a qualified Certified Irrigation Designer?		✓	
Crime prevention			
Are CPTED practices as related to landscaping, siting, form and exterior design included in the design?	√		
Are building materials vandalism resistant?		✓	
Universal Accessible Design			
Is access for persons with disabilities integrated into the overall site plan and clearly visible from the principal entrance?		✓	
Are the site layout, services and amenities easy to understand and navigate?	✓		



PROPERTY LINE



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OKANAGAN **VALLEY** CONSTRUCTION

Proposed Project For:

> 300 NICKEL ROAD

KELOWNA, BC

Sheet Title:

TURN RADIUS

DATE:

2020-03-10

SCALE: 1/4"=1'

VERSION:

1.0

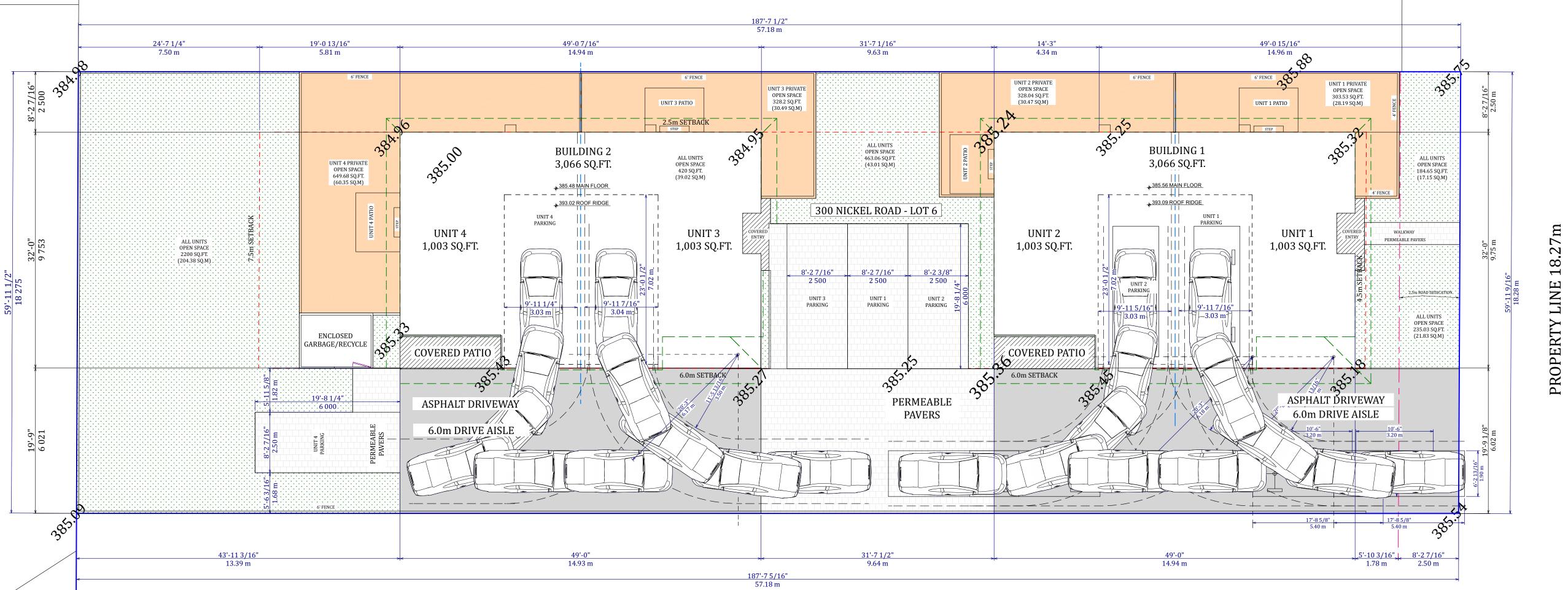
SHEET NO.:

A-13



320 NICKEL ROAD

PROPERTY LINE 57.2m



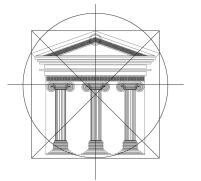
PROPERTY LINE 18.27m



FINISH NOTES:

RENDERINGS ARE NOT TO SCALE; ALL RENDERINGS ARE FOR ARTISTIC DEPICTION ONLY.





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OKANAGAN VALLEY CONSTRUCTION

Proposed Project For:

> 300 NICKEL ROAD

KELOWNA, BC

Sheet Title:

EAST & SOUTH **ELEVATION** COLOURED RENDERINGS

TYPICAL BLDG 1 & 2

DATE:

2020-03-10

SCALE: 1/4"=1'

VERSION:

1.0

SHEET NO.:

A-10



TYPICAL BLDG 1 & 2



SOUTH ELEVATION COLOURED RENDERINGS TYPICAL BLDG 1 & 2



WEST ELEVATION COLOURED RENDERINGS

TYPICAL BLDG 1 & 2



FINISH NOTES:

RENDERINGS ARE NOT TO SCALE; ALL RENDERINGS ARE FOR ARTISTIC DEPICTION ONLY.

ATTACHMENT

This forms part of application

DP20-0064 & DVP20-0065 City of

Planner Initials Kelowna DEVELOPMENT PLANNING

D



OKANAGAN
VALLEY
CONSTRUCTION

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Proposed Project For:

> 300 NICKEL ROAD

KELOWNA, BC

Sheet Title:

WEST &
NORTH
ELEVATION
COLOURED
RENDERINGS

TYPICAL BLDG 1 & 2

DATE:

2020-03-10

SCALE: 1/4"=1'

VERSION:

1.0

SHEET NO.:

A-11

NORTH ELEVATION COLOURED RENDERINGS
TYPICAL BLDG 1 & 2



DP20-0064, DVP20-0065 300 Nickel Road

Development Permit Application

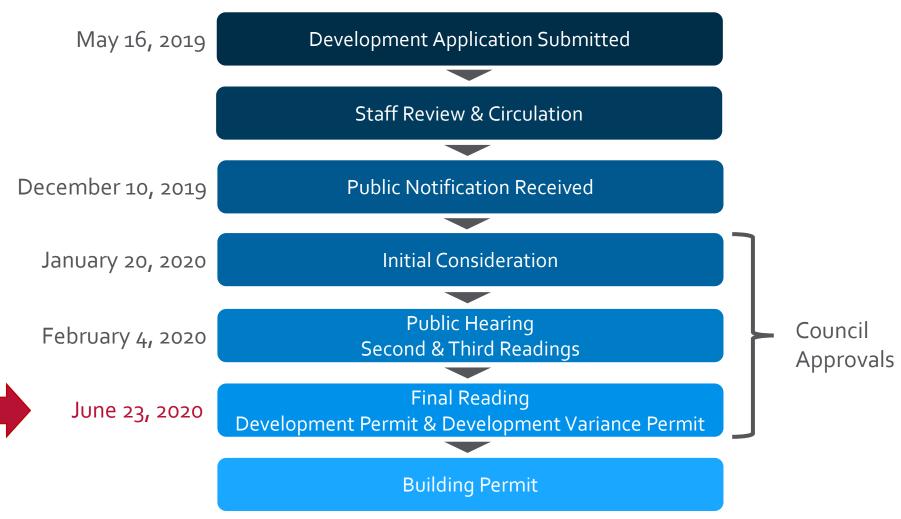




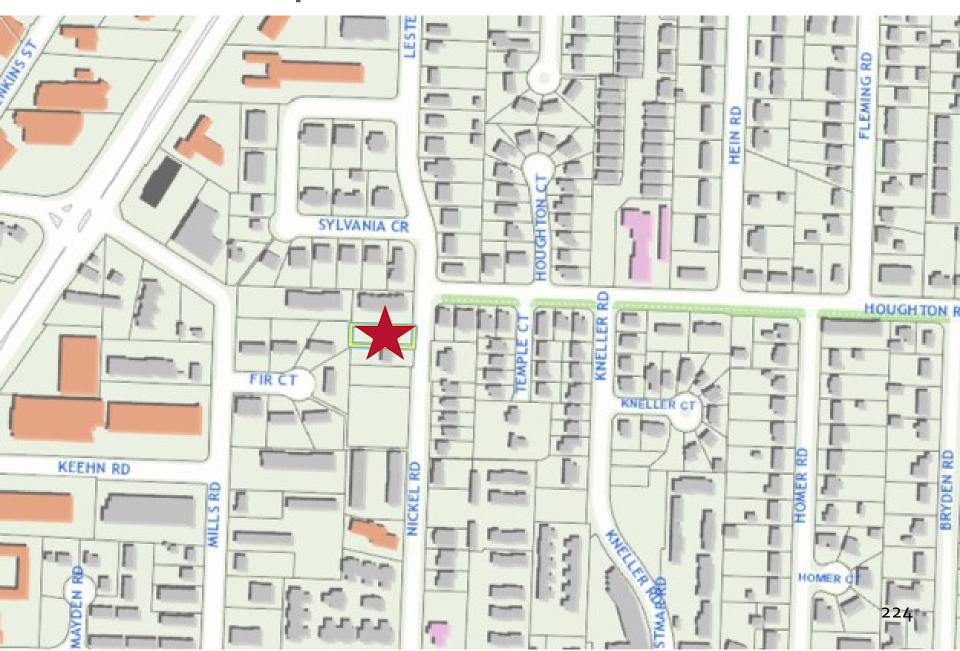
Proposal

➤ To consider the form and character of a four dwelling housing development with variances to site coverage, landscape buffering, and drive aisle width.

Development Process



Context Map



Subject Property Map



Subject Property Photo

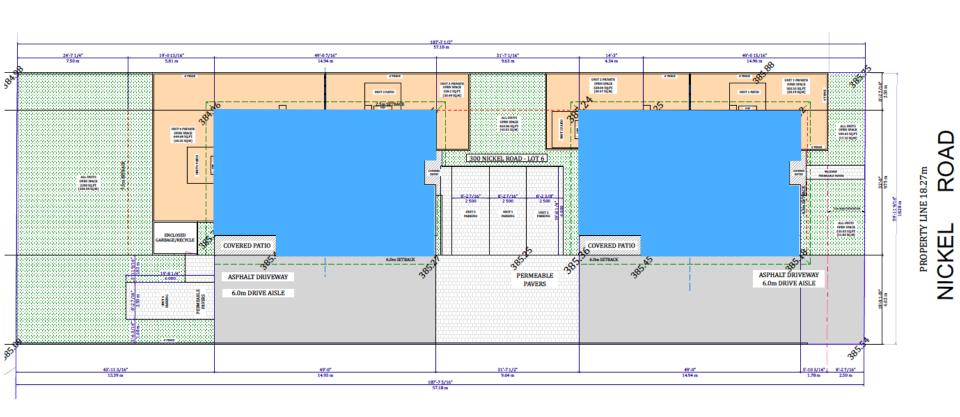




Project Details

- ► Four 3-bedroom dwelling units
 - ▶ Two duplexes
 - ▶ Two storeys in height
- ► Parking in private garages and at-grade
- Private open space provided through patios and common outdoor areas
- ► Three variances requested: site coverage, landscape buffering, drive aisle width

Site Plan



Conceptual Renderings



Looking west facing Nickel Road frontage

Looking north west facing south and east elevations



Elevations

East Elevation (facing Nickel Road)

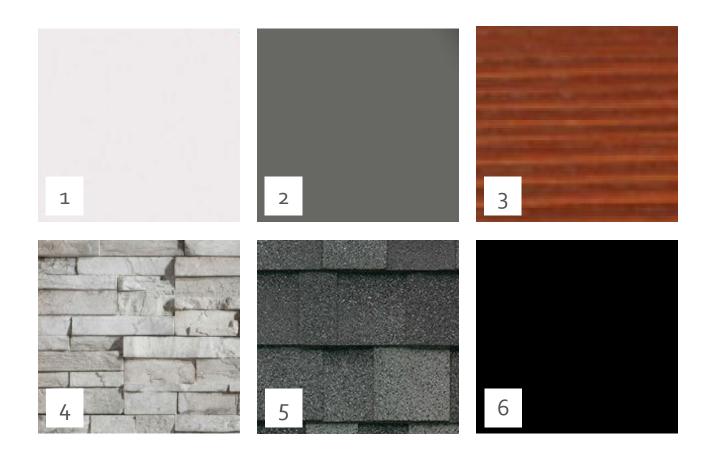


South Elevation (facing drive aisle)



Elevations West Elevation North Elevation

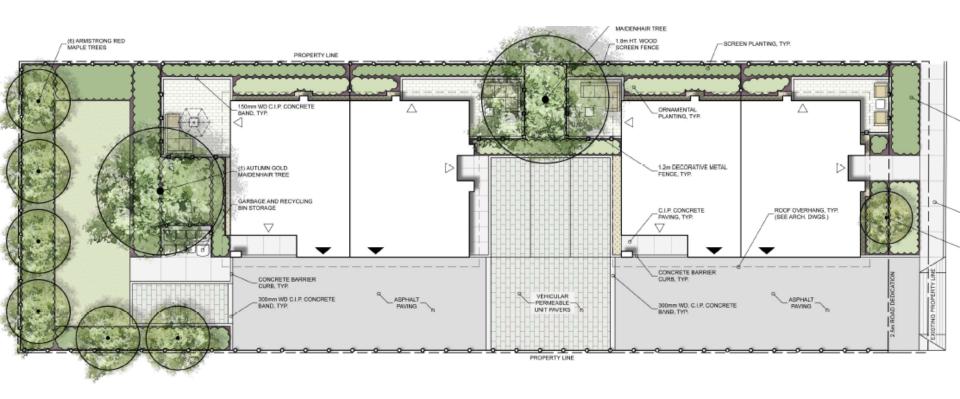
Materials



- 1. Paint Oyster
- 2. Paint Charcoal
- 3. Siding Rosewood

- 4. Timber Stone Seapearl
- 5. Asphalt Shingles Dynasty Glacier
- 6. Doors and Trim Black

Landscape Plan





Form and Character

- ► Aligns with Urban Design Guidelines
 - Promote a high urban design standard and quality of construction
 - 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
 - ► Incorporate architectural features and detailing of buildings and landscapes that define an area's character



Variances

- ➤ Site coverage
 - ► Increase the maximum site coverage for buildings, driveways, and parking areas from 50% to 59.2%
 - Worked with Staff to reduce and incorporated permeable pavers
- ► Landscape buffering
 - Reduce landscape buffer along a portion of the south property line from 3.0 m to 0.0 m
 - ► Fence only; greenspace allocated elsewhere
- ▶ Drive aisle width
 - 7.0 m to 6.0 m; provided turning radiuses to show functionality



Staff Recommendation

- Staff recommend support of the proposed Development Permit
 - ► Meets OCP intent and Urban Design Guidelines
 - Variances have been minimized



Conclusion of Staff Remarks



Drive Aisle Width

