

# City of Kelowna

## Regular Council Meeting

### AGENDA



Monday, February 8, 2021  
1:30 pm  
Council Chamber  
City Hall, 1435 Water Street

#### Pages

#### 1. Call to Order

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

In accordance with the most recent Provincial Health Officer Order regarding gatherings and events, the public is currently not permitted to attend Council meetings in-person. As an open meeting, a live audio-video feed is being broadcast and recorded on kelowna.ca.

#### 2. Confirmation of Minutes

4 - 11

PM Meeting - February 1, 2021

#### 3. Development Application Reports & Related Bylaws

##### 3.1. Begbie Rd, Union Rd, Glenmore Rd N - OCP20-0018 (BL12163) Z20-0086 (BL12164) - Glenwest Properties Ltd., Inc. No. Co889227

12 - 45

To amend the Official Community Plan Future Land Use designations for portions of the subject properties and rezone portions of the subject properties to facilitate the development of the next development phase of the Wilden Neighbourhood.

##### 3.2. Begbie Rd, Union Rd, Glenmore Rd N - BL12163 (OCP20-0018) - Glenwest Properties Ltd., Inc. No. Co889227

46 - 48

To give Bylaw No. 12163 first reading in order to amend the Official Community Plan future land use designations for portions of the subject properties outlined as per Map "A".

##### 3.3. Begbie Rd, Union Rd, Glenmore Rd N - BL12164 (Z20-0086) - Glenwest Properties Ltd., Inc. No. Co889227

49 - 51

To give Bylaw No. 12164 first reading in order to rezone portions of the subject properties outlined as per Map "B".

|             |   |                  |
|-------------|---|------------------|
| <b>3.4.</b> | <b>Richter St 1710 - 1740 - DP19-0217 - 1017476 BC Ltd., Inc.No. BC1017476</b>  | <b>52 - 185</b>  |
|             | To consider the form and character Development Permit of two 6 ½ storey tall buildings completing the Central Green project.  |                  |
| <b>3.5.</b> | <b>Supplemental Report - Clement Ave 1089 1095 - Z20-0070 (BL12140) - Karambir Singh Kler and Amarjit Kaur Kler</b>   | <b>186 - 187</b> |
|             | To receive a summary of correspondence for Rezoning Bylaw No. 12140 and to give the bylaw further reading consideration.  |                  |
| <b>3.6.</b> | <b>Clement Ave 1089 1095 - BL12140 (Z20-0070) - Karambir Singh Kler and Amarjit Kaur Kler</b>   | <b>188 - 188</b> |
|             | To give Bylaw No. 12140 second and third reading in order to rezone the subject lot from the RU6 – Two Dwelling Housing zone to the RM4 – Transitional Low Density Housing zone.                          |                  |
| <b>4.</b>   | <b>Bylaws for Adoption (Development Related)</b>  |                  |
| <b>4.1.</b> | <b>Fitzpatrick Road 729 - BL12050 (Z20-0016) - 1104053 BC LTD. INC NO. BC1104053</b>  | <b>189 - 190</b> |
|             | To adopt Bylaw No.12050 in order to rezone the subject property from the A1 - Agriculture 1 zone to the I2 - General Industrial and P3 - Parks and Open Space zone.                                       |                  |
| <b>5.</b>   | <b>Non-Development Reports &amp; Related Bylaws</b>   |                  |
| <b>5.1.</b> | <b>Management and Operating Agreement Amendment</b>   | <b>191 - 206</b> |
|             | To seek Council approval in entering into a two (2) year extension and Modification Agreement to the Management and Operating Agreement with the YMCA of Okanagan for the H2O Adventure & Fitness Centre. |                  |
| <b>5.2.</b> | <b>2026 BC Summer Games</b>   | <b>207 - 215</b> |
|             | To seek Council's approval to bid to host the 2026 BC Summer Games and to direct \$110,000 from the Major Events Program to host the Games should the bid be successful.                                  |                  |
| <b>5.3.</b> | <b>Heritage Management Options Review</b>   | <b>216 - 230</b> |
|             | To review available heritage planning tools and to identify an interim approach for heritage management and planning to support the 2040 OCP.   |                  |
| <b>5.4.</b> | <b>COVID-19 Pandemic Restrictions, Committees and Public Hearings Update</b>  | <b>231 - 242</b> |
|             | To update Council on provincial restrictions that affect Council and Committee meetings and to approve electronic meetings for the Agricultural Advisory Committee.                                       |                  |



6. Mayor and Councillor Items

7. Termination



## City of Kelowna Regular Council Meeting Minutes

Date: Monday, February 1, 2021  
 Location: Council Chamber  
 City Hall, 1435 Water Street

Members Present Mayor Colin Basran, Councillors Maxine DeHart, Ryan Donn, Gail Given, Brad Sieben, Mohini Singh and Loyal Wooldridge

Members participating remotely Councillors Charlie Hodge and Luke Stack

Staff Present City Manager, Doug Gilchrist; City Clerk, Stephen Fleming; Divisional Director, Planning & Development Services, Ryan Smith\*; Community Planning & Development Manager, Dean Strachan\*; Urban Planning Manager, Jocelyn Black\*; Planner, Tyler Caswell\*; Planner, Aaron Thibeault\*; Planner, Andrew Ferguson\*; Long Range Policy Planning Manager, James Moore\*; Divisional Director, Infrastructure, Alan Newcombe\*; Mobility Specialist, Matt Worona\*; Real Estate Department Manager, Johannes Saufferer\*

Staff participating remotely Arlene McClelland, Legislative Coordinator (Confidential)

(\* Denotes partial attendance)

### 1. Call to Order

Mayor Basran called the meeting to order at 1:36 p.m.

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

In accordance with the most recent Provincial Health Officer Order regarding gatherings and events, the public is currently not permitted to attend Council meetings in-person. As an open meeting, a live audio-video feed is being broadcast and recorded on kelowna.ca.

### 2. Confirmation of Minutes

Moved By Councillor Wooldridge/Seconded By Councillor Donn

R0126/21/02/01 THAT the Minutes of the Regular Meetings of January 25, 2021 be confirmed as circulated.

Carried

### 3. Development Application Reports & Related Bylaws

#### 3.1 Hwy 97 N 2690 - LUCT20-0002 (BL12067) Z20-0061 (BL12068) - Miltco Investments Limited, Inc. No. 0111450

Staff:

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

Moved By Councillor Sieben/Seconded By Councillor Donn

**R0127/21/02/01** THAT Land Use Contract Termination Application No. LUCT20-0002 to terminate LUC75-76 from Lot B District Lots 124 and 125 and of Section 27 Township 26 ODYD Plan KAP92754 Except Plan EPP58799, located at 2690 Hwy 97 N, Kelowna, B.C. be considered by Council;

AND THAT Rezoning Application No. Z20-0061 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of portions of Lot B District Lots 124 and 125 and of Section 27 Township 26 ODYD Plan KAP92754 Except Plan EPP58799, located at 2690 Hwy 97 N, Kelowna, B.C. from the A1 – Agriculture 1 zone to the C10 – Service Commercial zone as shown in Map “A” attached to the Report from the Development Planning Department dated February 1, 2021 be considered by Council;

AND THAT the Land Use Contract Termination Bylaw and Rezoning Bylaw be forwarded to a Public Hearing for further consideration;

AND THAT the notice sign requirements under Council Policy No. 367 be altered to allow for placement on the City of Kelowna’s boulevard;

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

**Carried**

#### 3.2 Hwy 97 N 2690 - BL12067 (LUCT20-0002) - Miltco Investments Limited, Inc. No. 0111450

Moved By Councillor Given/Seconded By Councillor Wooldridge

**R0128/21/02/01** THAT Bylaw No. 12067 be read a first time.

**Carried**

#### 3.3 Hwy 97 N 2690 - BL12068 (Z20-0061) - Miltco Investments Limited, Inc. No. 0111450

Moved By Councillor Wooldridge/Seconded By Councillor Given

**R0129/21/02/01** THAT Bylaw No. 12068 be read a first time.

**Carried**

#### 3.4 Fenwick Rd 2821 - LUCT20-0008 (BL12158) Z20-0073 (BL12159) - McIntosh Properties Ltd., Inc. No. 0846631

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Moved By Councillor Wooldridge/Seconded By Councillor Stack

**R0130/21/02/01** THAT Land Use Contract Termination Application No. LUCT20-0008 to terminate LUC77-1004 from Lot 1 Section 34 Township 26 ODYD Plan 29162, located at 2821 Fenwick Road, Kelowna, B.C. be considered by Council;

AND THAT Rezoning Application No. Z20-0073 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of a portion of Lot 1 Section 34 Township 26 ODYD Plan 29162, located at 2821 Fenwick Road, Kelowna, B.C. from the A1 – Agriculture 1 zone to the I2 – General Industrial zone as shown on Map "A" attached to the Report from the Development Planning Department dated February 1, 2021 be considered by Council;

AND THAT the Land Use Contract Termination Bylaw and Rezoning Bylaw be forwarded to a Public Hearing for further consideration;

AND THAT the notice sign requirements under Council Policy No. 367 be altered to allow for placement on the City of Kelowna's boulevard;

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

**Carried**

**3.5 Fenwick Rd 2821 - BL12158 (LUCT20-0008) McIntosh Properties Ltd., Inc. No. 0846631**

Moved By Councillor Given/Seconded By Councillor Wooldridge

**R0131/21/02/01** THAT Bylaw No.12158 be read a first time

**Carried**

**3.6 Fenwick Rd 2821 - BL12159 (Z20-0073) - McIntosh Properties Ltd., Inc. No. 0846631**

Moved By Councillor Wooldridge/Seconded By Councillor Given

**R0132/21/02/01** THAT Bylaw No. 12159 be read a first time

**Carried**

**3.7 Hwy 97 N 3646-3652 - LUCT20-0009 (BL12160) Z20-0074 (BL12161) - BCJ Properties Ltd., Inc. No. 472355**

Staff:

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

Moved By Councillor Wooldridge/Seconded By Councillor Given

**R0133/21/02/01** THAT Land Use Contract Termination Application No. LUCT20-0009 to terminate LUC77-1040 from Lot A Section 35 Township 26 ODYD Plan 37430, located at 3646-3652 Hwy 97 N, Kelowna, B.C. be considered by Council;

AND THAT Rezoning Application No. Z20-0074 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of a portion of Lot A Section 35 Township 26 ODYD Plan 37430, located at 3646-3652 Hwy 97 N, Kelowna, B.C. from the A1 – Agriculture 1 zone to the I2 – General Industrial zone as shown on Map "A" attached to the Report from Development Planning Department dated February 1, 2021 be considered by Council;



AND THAT the Land Use Contract Termination Bylaw and Rezoning Bylaw be forwarded to a Public Hearing for further consideration;

AND THAT the notice sign requirements under Council Policy No. 367 be altered to allow for placement on the City of Kelowna's boulevard;

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

Carried

**3.8 Hwy 97 N 3646-3652 - BL12160 (LUCT20-0009) - BCJ Properties Ltd., Inc. No. 472355**

Moved By Councillor Given/Seconded By Councillor Wooldridge

R0134/21/02/01 THAT Bylaw No. 12160 be read a first time

Carried

Moved By Councillor Wooldridge/Seconded By Councillor Given

R0135/21/02/01 THAT Bylaw No. 12161 be read a first time

Carried

**3.10 Fleming Rd 395 - Z20-0099 (BL12155) - Terry Orlan and Karen Shalom Peters**

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Moved By Councillor Donn/Seconded By Councillor Stack

R0136/21/02/01 THAT Rezoning Application No. Z20-0099 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot A Section 27 Township 26 ODYD Plan 26972, located at 395 Fleming Road, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU1c – Large Lot Housing with Carriage House zone, be considered by Council;

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

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

Carried

**3.11 Fleming Rd 395 - BL12155 (Z20-0099) - Terry Orlan and Karen Shalom Peters**

Moved By Councillor Given/Seconded By Councillor Wooldridge

R0137/21/02/01 THAT Bylaw No. 12155 be read a first time

Carried

**3.12 Moubray Rd 387 - Z20-0092 (BL12156) - Ravdeep S. Tiwana and Kulwinder K. Khatra**

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Moved By Councillor Given/Seconded By Councillor Donn

R0138/21/02/01 THAT Rezoning Application No. Z20-0092 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 13 Section 32 Township 26 ODYD Plan 14234, located at 387 Moubray Road, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU2 – Medium Lot Housing zone, 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 FURTHER THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Development Planning Department dated February 1, 2021.

Carried

**3.13 Moubray Rd 387 - BL12156 (Z20-0092) - Ravdeep S. Tiwana and Kulwinder K. Khatra**

Moved By Councillor DeHart/Seconded By Councillor Sieben

R0139/21/02/01 THAT Bylaw No. 12156 be read a first time

Carried

**3.14 Joe Riche Rd 1788 - Z20-0087 (BL12157) - Balraj Singh and Gurinderjeet Kaur Sidhu**

Staff:

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

Moved By Councillor Sieben/Seconded By Councillor Wooldridge

R0140/21/02/01 THAT Rezoning Application No. Z20-0087 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 165 Section 18 Township 27 Osoyoos Division Yale District Plan 24361 Except Plan KAP46606, located at 1788 Joe Riche Road, Kelowna, BC from the A1 – Agriculture 1 zone to the RU6 – Two Dwelling Housing zone, 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 a set out in Schedule "A" attached to the Report from the Development Planning Department dated February 1, 2021;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the issuance of a Preliminary Layout Review Letter by the Approving Officer;

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

Carried

**3.15 Joe Riche Rd 1788 - BL12157 (Z20-0087) - Balraj Singh and Gurinderjeet Kaur Sidhu**

Moved By Councillor Dehart/Seconded By Councillor Sieben

R0141/21/02/01 THAT Bylaw No. 12157 be read a first time

Carried

**3.16 Laurier Ave 913, BL11798 (Z18-0105) - 1128826 B.C. Ltd, Inc. No. BC1128826**

Moved By Councillor Sieben/Seconded By Councillor DeHart

R0142/21/02/01 THAT Bylaw No. 11798 be adopted.

Carried

**3.17 Laurier Ave 913 - DP18-0195 - 913 Laurier GP Ltd., Inc. No. BC1231985**

Staff:

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

Moved By Councillor Given/Seconded By Councillor Donn

R0143/21/02/01 THAT final adoption of Rezoning Bylaw No. 11798 be considered by Council;

AND THAT Council authorizes the issuance of Development Permit No. DP18-0195 for Lot 1 District Lot 138 ODYD, Plan EPP101501, located at 913 Laurier Avenue, Kelowna, BC subject to the following:

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

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

Carried

**3.18 Radant Rd 575 Z18-0063 Bylaw 11698 Extension**

Moved By Councillor Donn/Seconded By Councillor Hodge

R0144/21/02/01 THAT the rezoning application for the subject property be extended to May 4, 2021.

Carried

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



#### 4.1 RDCO Fringe Area Planning

Staff:

- Provided an overview of the proposed Fringe Area Planning agreement and responded to questions from Council.

Moved By Councillor Stack/Seconded By Councillor Singh

**R0145/21/02/01** THAT the RDCO Fringe Area Planning Summary report from the Policy and Planning Department dated February 1, 2021 be received for information;

AND THAT the Mayor and City Clerk be authorized to execute the formal agreement with the Regional District of Central Okanagan with respect to Fringe Area Planning and related funding.

**Carried**

#### 4.2 Implications of Exclusivity for Shared E-bike and E-scooter Services

Staff:

- Displayed a PowerPoint Presentation summarizing the proposed approach for shared E-bike and E-scooter services and responded to questions from Council.

Moved By Councillor Wooldridge/Seconded By Councillor Sieben

**R0146/21/02/01** THAT Council receives for information, the report from Integrated Transportation dated February 1, 2021, regarding the Implications of Exclusivity for Shared E-bike and E-scooter Services;

AND THAT Council directs staff to bring forward an amendment to the existing Bikeshare (Micromobility) Permit Program to issue an exclusive permit for e-bikeshare service in Kelowna.

**Carried**

#### 4.3 Road Closure - Rose Road

Mayor Basran:

- Recommended the item be deferred in light of recent information received by Council.

Moved By Councillor Given/Seconded By Councillor Singh

**R0147/21/02/01** THAT Council defer further consideration of the Road Closure report and Road Closure Bylaw No. 12125 to enable staff to address the concerns raised by an adjacent property owner.

**Carried**

#### 4.4 BL12125 - Road Closure Bylaw - Portion of Rose Road

Due to the deferral of the report the bylaw was not heard.

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

#### 5.1 Taylor Road 151 - BL12149 - Repeal Housing Agreement Bylaw No. 10182

Moved By Councillor Dehart/Seconded By Councillor Sieben

**R0148/21/02/01** THAT Bylaw No. 12149 be adopted.

**Carried**



## 5.2 BL12154 - Delegation of Authority - Property Management

Moved By Councillor DeHart/Seconded By Councillor Sieben

R0149/21/02/01 THAT Bylaw No. 12154 be adopted.

Carried

## 6. Mayor and Councillor Items

Councillor Hodge:

- Spoke to the Downtown Kelowna Association (DKA) Executive meeting on Wednesday, February 3rd.

Councillor Stack:

- Commented on a recent Urban Development Institute presentation and will provide the link to Council.

Councillor Wooldridge:

- Spoke to their virtual attendance of the Canadian Home Builders Association Housing Excellence Awards on Saturday and congratulated all winners.

Councillor Sieben:

- Made comment on recent vandalism of property and theft in the city and reminded citizens of the importance of keeping items out of view.

Councillor DeHart:

- Spoke to their virtual attendance of the Okanagan College Student Awards last week.
- Spoke to a Provincial Proclamation making February 1<sup>st</sup> RCMP Appreciation Day.

Councillor Donn:

- Encouraged citizens to support the Okanagan Symphony Orchestra livestream concerts in February.

Mayor Basran:

- Made comment on the recent BC Urban Mayors' Caucus request for a complex needs and housing support facility in each of the five provincial regions.

## 7. Termination

This meeting was declared terminated at 3:04 p.m.

\_\_\_\_\_  
Mayor Basran

/acm

\_\_\_\_\_  


City Clerk

# REPORT TO COUNCIL



**Date:** February 8<sup>th</sup> 2021

**To:** Council

**From:** City Manager

**Department:** Development Planning

**Application:** OCP20-0018/Z20-0086

**Owner:** Glenwest Properties Ltd., Inc.No.  
Co889227

**Address:** 2025 Begbie Road, (W OF) Union  
Road, 1650 Glenmore Road North,  
1630 Glenmore Road North

**Applicant:** Cameron Dodd – Blenk  
Development Corp.

**Subject:** OCP and Rezoning Application

**Existing OCP Designation:** S2RESH – Single / Two Unit Residential – Hillside  
S2RES – Single / Two Unit Residential  
PARK – Major Park / Open Space (Public)

**Proposed OCP Designation:** S2RESH – Single / Two Unit Residential – Hillside  
MRC – Multiple Unit Residential – Cluster Housing  
PARK – Major Park / Open Space (Public)

**Existing Zone:** RU1h – Large Lot Housing (Hillside Area)  
RU2h – Medium Lot Housing (Hillside Area),  
RU4 – Low Density Cluster Housing,  
RM3 – Low Density Multiple Housing  
P3 – Parks and Open Space

**Proposed Zone:** RU1h – Large Lot Housing (Hillside Area)  
RU2h – Medium Lot Housing (Hillside Area),  
RU4 – Low Density Cluster Housing,  
P3 – Parks and Open Space

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## 1.0 Recommendation

THAT Official Community Plan Map Amendment Application No. OCP20-0018 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:

1. Lot A, Sections 4,5,8 AND 9 Township 23, ODYD, KAP69724 Except Plans KAP71944, KAP73768, KAP75949, KAP78547, KAP80107, KAP81912, KAP85278, KAP86750, EPP24895 AND EPP93548, located at 2025 Begbie Road, Kelowna BC;
2. The North East 1/4 of Section 8, Township 23, ODYD, Except Plan KAP69724, located at (W OF) Union Road, Kelowna BC;
3. The South East 1/4 Section 17, Township 23, ODYD, located at 1650 Glenmore Road North, Kelowna BC;
4. The South West 1/4 Section 16 Township 23, ODYD, located at 1630 Glenmore Road North, Kelowna BC.

From the S2RESH – Single / Two Unit Residential – Hillside, S2RES – Single / Two Unit Residential and PARK – Major Park / Open Space (Public) designations to the S2RESH – Single / Two Unit Residential - Hillside, MRC – Multiple Unit Residential – Cluster Housing and PARK – Major Park / Open Space (Public) designations as shown on Map “A” attached to the Report from the Development Planning Department dated February 8<sup>th</sup> 2021, be considered by Council;

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

AND THAT Council considers the Public Hearing process to be appropriate consultation for the *Purpose* of Section 475 of the *Local Government Act*, as outlined in the Report from the Development Planning Department dated February 8<sup>th</sup> 2021;

AND THAT Rezoning Application No. Z20-0086 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of portions of:

1. Lot A, Sections 4,5,8 AND 9 Township 23, ODYD, KAP69724 Except Plans KAP71944, KAP73768, KAP75949, KAP78547, KAP80107, KAP81912, KAP85278, KAP86750, EPP24895 AND EPP93548, located at 2025 Begbie Road, Kelowna BC;
2. The North East 1/4 of Section 8, Township 23, ODYD, Except Plan KAP69724, located at (W OF) Union Road, Kelowna BC;
3. The South East 1/4 Section 17, Township 23, ODYD, located at 1650 Glenmore Road North, Kelowna BC;
4. The South West 1/4 Section 16 Township 23, ODYD, located at 1630 Glenmore Road North, Kelowna BC.

From the RU1h – Large Lot Housing (Hillside Area), RU2h – Medium Lot Housing (Hillside Area), RU4 – Low Density Cluster Housing, RM3 – Low Density Multiple Housing, P3 – Parks and Open Space zones to the RU1h – Large Lot Housing (Hillside Area), RU2h – Medium Lot Housing (Hillside Area), RU4 – Low Density Cluster Housing, P3 – Parks and Open Space zones as shown on Map “B” attached to the Report from the Development Planning Department dated February 8<sup>th</sup> 2021, be considered by Council;

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

## 2.0 Purpose

To amend the Official Community Plan Future Land Use designations for portions of the subject properties and rezone portions of the subject properties to facilitate the development of the next development phase of the Wilden Neighbourhood.

## 3.0 Development Planning

The Development Planning Department is recommending support for the proposed Official Community Plan (OCP) and Zoning Bylaw Amendment applications required for the next development phase of the Wilden Neighbourhood. The OCP designations and zone boundaries are being updated to match the proposed subdivision property lines. The proposed zoning will remain a mix of RU1h Large Lot Housing, RU2h Medium Lot Housing, RU4h Low Density Cluster Housing, RM3 Low Density Multiple Housing, and P3 Parks & Open Space.

Adjustments to the existing OCP and Zone boundaries are being proposed to better integrate the development with site topography, lessen impact to environmentally sensitive areas, avoid geotechnically hazardous slopes, and provide additional park and natural open space. The proposed amendments are consistent with the Official Community Plan and Area Structure Plan for Wilden.

## 4.0 Proposal

### 4.1 Background

The subject site is a 33.5 ha. area located north of the intersection of Union Road and Begbie Road, and north of the existing dead-end of Hidden Hills Drive. The subject area is expected to accommodate approximately 107 single-family lots, two multi-family sites, a neighbourhood park and natural open space. This area is contemplated for development within the Wilden (Glenmore Highlands) Area Structure Plan. The property is currently designated for a mix of residential uses as well as park and open space in the Official Community Plan and the property is currently zoned a mix of single family and multi-family zones. The property includes two ponds that are deemed to be highly environmentally sensitive which are designated for park uses and are intended to be preserved and protected as part of this proposal.

### 4.2 Project Description

The proposal is to adjust and refine the areas of the property that currently designated for residential development based on the detailed subdivision and development plan. If approved the amendments would facilitate the future subdivision and development of 107 residential lots. The most significant changes are:

1. The OCP designations and zone boundaries are being updated to match and follow the proposed subdivision property lines.
2. Areas of the subject site that are currently designated S2RES - Single / Two Unit Residential in the OCP are being redesigned S2RESH - Single / Two Unit Residential Hillside to reflect the sloping topography of the site.
3. The proposed residential zone changes from RU1h – Large Lot Zone to the RU2h – Medium Lot zone would allow for slightly smaller single-family lots than the current zoning allows.
4. An additional 2 hectares (5 acres) of land that is currently zoned for residential is proposed to become zoned for park and open space (P3 – Parks and Open Space Zone).

### 4.3 Site Context

The subject area is directly adjacent to the existing Wilden neighbourhood to the South and vacant lands intended to be developed in future phases of the Wilden neighbourhood to the North, East, and West of the site. The proposed development area is approximately 250m away from the edge of the ALR/Agricultural lands along Glenmore Road North.

Specifically, adjacent land uses are as follows:

| Orientation | Zoning                                    | Land Use                |
|-------------|---|-------------------------|
| North       | A1 – Agriculture                          | Vacant                  |
| East        | A1- Agriculture                           | ALR/Agriculture         |
| South       | Ru1h – Residential Large Lot (Hillside)   | Single Detached Housing |
| West        | P3 – Parks an Open Space/A1 – Agriculture | Vacant                  |

### Subject Property Map:



Figure 1. Subject Map





Figure 2. Subdivision Concept

## 5.0 Current Development Policies

### 5.1 Kelowna Official Community Plan (OCP)

#### Chapter 5: Development Process

**Policy 5.2.3 Complete Suburbs.** Support a mix of uses within Kelowna's suburbs (see Map 5.1 – Urban Core Area), in accordance with "Smart Growth" principles to ensure complete communities. Uses that should be present in all areas of the City (consistent with Map 4.1 – Future Land Use Map), at appropriate locations, include: commercial, institutional, and all types of residential uses (including affordable and special needs housing) at densities appropriate to their context. Building heights in excess of four storeys will not be supported within suburban areas, unless provided for by zoning existing prior to adoption of OCP Bylaw 10500.

**Policy 5.2.5 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.

**Policy 5.14.2 Dedication of Linear Parks.** At subdivision and rezoning for all development types secure a 10-metre wide linear corridor for public access as included in Table 5.1 Linear Park – Public Access and/or are shown 5.9 – Linear Corridors/Paths. The 10-metre wide corridor may be in addition to, and outside, any riparian management area requirements imposed through the Environmental Development Permit (See Chapter 12) requirements of the OCP. Linear trail corridors can have the following tenure which will be determined by staff at the time of subdivision or rezoning:

- Titled property in the name of the city as a park, protected area, or
- Road reserve right of way; or
- Statutory right of way.

**Policy 5.15.3 Environmentally Sensitive Area Linkages.** Ensure that development activity does not compromise the ecological function of environmentally sensitive areas and maintains the integrity of plant and wildlife corridors.

**Policy 5.15.13 Access Through Steep Slopes.** Discourage roads (public or private) through +30% slope areas intended to access lands beyond, except in cases where it can be demonstrated the road will be sensitively integrated (visual and aesthetic impacts minimized) with the natural environment and will present no hazards to persons or property, environmental threats or unreasonable servicing or maintenance challenges.

**Policy 5.22.1 Cluster Housing.** Require new residential development to be in the form of cluster housing on/or near environmental sensitive areas and areas of steeper slopes to lessen site disturbance and environmental impact on those areas identified on the Future Land Use Map 4.1 as single-two-unit residential hillside. Steeply sloped areas should be retained as natural open space, public or private. The intent of the clustering would be to preserve features identified through the Development Permit process that otherwise might be developed and to maximize open space in order to:

- a) Protect environmentally sensitive areas of a development site and preserve them on permanent basis utilizing the most appropriate tools available;
- b) Facilitate creative and flexible site design that is sensitive to the land's natural features and adaptive to the natural topography;
- c) Decrease or minimize non-point source (i.e. asphalt roofs, driveways and parking) pollution impacts by reducing the amount of impervious surface in site development;
- d) Promote overall cost savings on infrastructure installation and maintenance; and
- e) Provide opportunities for social interaction, walking and hiking in open space areas.

**Policy 5.36.3 Design for People and Nature.** Structure new neighbourhoods around parks, pedestrian and bike routes, open spaces, and environmental areas, rather than around roadway and cars.

## **Chapter 7: Infrastructure**

**Policy 7.6.2 Complete Streets.** Ensure new roads are built as complete streets that incorporate sidewalks and on street bike lanes on arterial and major collector roads and off-road bike paths as per the Active Transportation Plan and provides for efficient transit service, as well as sufficient space to include landscaping.

**Policy 7.8.3 New Residential Developments.** Ensure that new residential developments and subdivisions have active transportation links to the nearest arterial or major collector roads at developer cost.

**Policy 7.12.2 Natural Area Parks and Open Spaces.** Provide a city-wide network of natural area parks which meet the following criteria:

- Contains representative Okanagan ecosystems;
- Contains areas of outstanding natural beauty (including areas with high visual sensitivity and high visual vulnerability, such as rocky outcrops, ridge lines, hilltops, slit slopes, canyons, and water edges);
- The land area is contiguous and forms part of a larger open space network;
- Contains conservation areas;
- Protects viewshed corridors; and
- Where appropriate, trails which maximize public safety while minimizing human impact on the most sensitive and vulnerable areas.

## **6.0 Technical Comments**

### **6.1 Development Engineering Department**

6.1.1 See Attached Memo

## **7.0 Application Chronology**

Date of Application Received: July 31<sup>st</sup> 2020  
Date Public Consultation Completed: January 4<sup>th</sup> 2021

**Report prepared by:** Alex Kondor, Planner Specialist

**Reviewed by:** Dean Strachan, Community Planning & Development Manager

**Approved for Inclusion:** Ryan Smith, Divisional Director, Planning & Development Services

### **Attachments:**

Schedule A: Development Engineering Memo

Attachment A: Map A – OCP Amendment Map

Attachment B: Map B – Zoning Amendment Map





**CITY OF KELOWNA**

**MEMORANDUM**

**Date:** January 4, 2021

**File No.:** Z20-0086 R1

**To:** Community Planning (AK)

**From:** Development Engineering Manager (JK)

**Subject:** Rezoning application to rezone the subject site to a mix of P3 Parks and Open Space, Ru1h Large Lot Housing (Hillside Area) and Ru2h Medium Lot Housing (Hillside Area) to facilitate a future residential subdivision with approximately 107 lots

|                   |                                    |             |                      |
|-------------------|------------------------------------|-------------|----------------------|
| <b>LOCATION:</b>  | 1630 Glenmore Rd N, 2025 Begbie Rd | <b>ZONE</b> | Residential Hillside |
| <b>APPLICANT:</b> | Blenk Development Corporation      |             |                      |
| <b>LEGAL:</b>     | Lot A PL 69724 T23 S16 SW1/4       |             |                      |

**WORKS AND SERVICES REQUIREMENTS**

The City's Works & Utilities Department will handle the Works & Services requirements identified below between time of Preliminary Layout Review (PLR) and application for Subdivision Approval. Arrangements for construction must be made before making application for Approval of a subdivision plan. The Development Engineering Technician for this project is Ryan O'Sullivan

The following Works & Services are required for this Rezoning application to rezone the subject site to a mix of P3 Parks and Open Space, Ru1h Large Lot Housing (Hillside Area) and Ru2h Medium Lot Housing (Hillside Area) to facilitate a future residential subdivision with approximately 107 lots

**.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)
- c) Where there is a possibility of a high water table or surcharging of storm drains during major storm events, non-basement homes may be required. This must be determined by the engineer and detailed on the Lot Grading Plan required in the drainage section.

- d) The Glenmore Highlands Phase One Concept Report (November 2001 Final Edition) prepared by Ekistics Town Planning Inc. outlines the servicing strategy proposed for this phase of development. Additional comments on the servicing strategies are noted below.

## **.2) Geotechnical Report**

- a) Provide a comprehensive geotechnical report and hydro-geotechnical report (3 copies), prepared by a Professional Engineer competent in the field of hydro-geotechnical engineering to address the items below: **NOTE: The City is relying on the Geotechnical Engineer's report to prevent any damage to property and/or injury to persons from occurring as a result of problems with soil slippage or soil instability related to this proposed subdivision.**

The Geotechnical reports must be submitted to the Planning and Development Services Department (Planning & Development Officer) for distribution to the Works & Utilities Department 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) Suitability of on-site disposal of storm water and sanitary waste, including effects upon adjoining lands.
- (vi) Slope stability, rock fall hazard and slippage including the effects of drainage and septic tank effluent on the site.
- ii) Top of bank assessment and location including recommendations for property line locations, septic field locations, building setbacks, and ground water disposal locations.
- iii) Recommendations for items that should be included in a Restrictive Covenant.
- iv) Any special requirements that the proposed subdivision should undertake so that it will not impact the bank(s). The report must consider erosion and structural requirements.
- v) Any items required in other sections of this document.
- vi) Recommendations for erosion and sedimentation controls for water and wind.

- vii) Recommendations for roof drains and perimeter drains.
- viii) Recommendations for construction of detention or infiltration ponds if applicable.

**.3) Water**

- a) The property is to be serviced by City of Kelowna
- b) 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. Provide water calculations for this subdivision to confirm this. 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.
- c) Confirmation is required from City of Kelowna that the water system components proposed satisfy the Bylaw and that security is in place for any offsite Works and that all associated fees are paid.
- d) Design drawings must be reviewed by City of Kelowna prior to the City issuing the drawings for construction. Confirmation of their review must be provided to the City.

**.4) Sanitary Sewer**

- a) Provide an adequately sized sanitary sewer system complete with individual lot connections and inspection chamber (IC) complete with brooks box must be installed on the service at the owner's cost.
- b) Confirmation is required from City of Kelowna that the sanitary system components proposed satisfy the Bylaw and that security is in place for any offsite Works and that all associated fees are paid.
- c) Design drawings must be reviewed by City of Kelowna prior to the City issuing the drawings for construction.

**.5) Drainage**

- a) Provide an adequately sized drainage system complete with individual lot connections. The Subdivision, Development and Servicing Bylaw requires that each lot be provided with an individual connection; however, the City Engineer may permit use of individual ground water disposal systems, where soils are suitable. For on-site disposal of drainage water, a hydrogeotechnical report will be required complete with a design for the disposal method (i.e. trench drain / rock pit). The Lot Grading Plan must show the design and location of these systems for each lot.

- b) 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 water treatment before entering any storm water pond or wet land
  - iii) An Erosion and Sediment Control Plan.
- c) Show details of dedications, rights-of-way, setbacks and non-disturbance areas on the lot Grading Plan.
- d) Any Stormwater discharged to Stormwater ponds or wet lands must be approved by City of Kelowna, Suburban and Rural Planning Department.

**.6) Roads**

- a) Road standards are based on Hillside standards and in accordance with the Rezoning report.
- b) HiddenHills Drive please use Hillside standards Section SS-H12,13.
- c) Road K1 – K6 please use H12,H13.
- d) Union Road: According to the Glenmore Highlands Phase One Rezoning report Union road is to be constructed to SS-H2 modified and continued on with Village Centre to Hidden Hill Dr. with 1.5m bike lanes and sidewalk.
- e) Provide traffic control and street name signs where required. The City will install all signs and traffic control devices at the developer's expense.
- f) Provide a Street Sign, Markings and Traffic Control Devices Drawing.
- g) Grade the fronting road boulevards in accordance with the standard drawing and provide a minimum of 50 mm of topsoil. Major cut/fill slopes must start at the property lines.
- h) 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) Please follow By-Law 7900 8.3.8 Hillside Standards, Cul-de-Sac Streets Hillside Emergency Accesses and Hillside Private Lanes
- j) MoT Section 440H Solid Rock Cut Section please use detail for any and all rock cuts on Road Right of Way or pathway sections.

**.7) Power and Telecommunication Services and Street Lights**

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

- c) Before making application for approval of your subdivision plan, please make arrangements with Fortis BC for the pre-payment of applicable charges and tender a copy of their receipt with the subdivision application.
- d) 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.

**.8) Design and Construction**

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

**.9) Servicing Agreements for Works and Services**

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

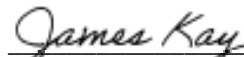
**.10) Other Engineering Comments**

- a) Provide all necessary Statutory Rights-of-Way for any utility corridors required, including those on proposed or existing City Lands.

- b) If any road dedication affects lands encumbered by a Utility right-of-way (such as Fortis BC, 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.

**.11) Charges and Fees**

- a) Development Cost Charges (DCC's) are payable at Subdivision or Building Permit.
- b) None of the Works & Services required are items included in the DCC calculations and therefore not eligible for DCC credits.
- c) Fees per the "Development Application Fees Bylaw" include:
  - i) Street/Traffic Sign Fees: at cost if required (to be determined after design).
  - ii) Survey Monument Fee: \$50.00 per newly created lot (HST exempt).
  - iii) Survey Monument, Replacement Fee: \$1,200.00 (GST exempt) – only if disturbed.
  - iv) Engineering and Inspection Fee: 3.5% of construction value (plus GST).



James Kay, P.Eng.  
Development Engineering Manager  
RO

# ATTACHMENT A

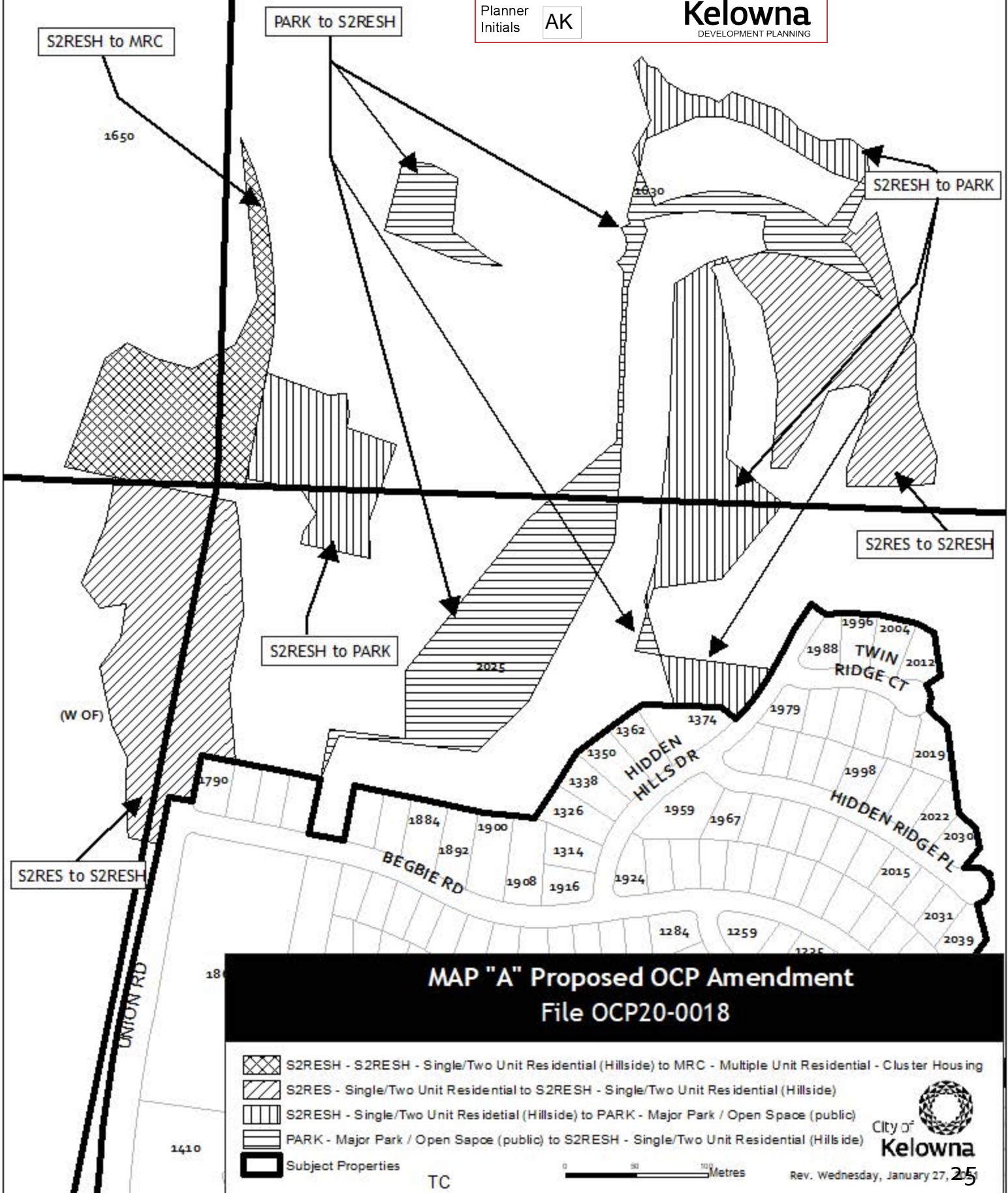
This forms part of application

# OCP20-0018

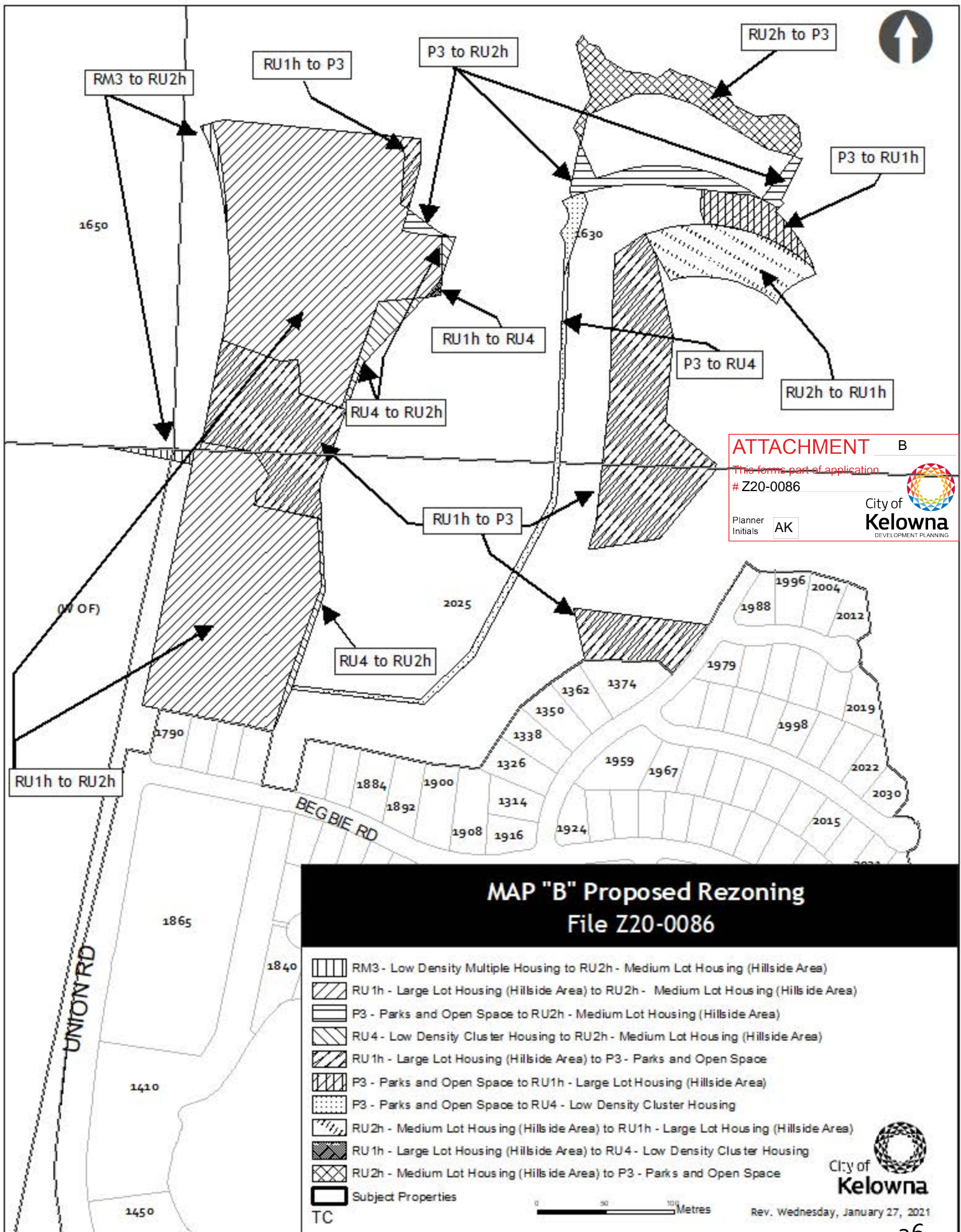
Planner  
Initials

AK

City of  
**Kelowna**  
DEVELOPMENT PLANNING











OCP20-0018/Z20-0086

2025 Begbie Road, (W OF) Union Rd, 1650,  
Glenmore Road, 1630 Glenmore Road

OCP Amendment and Rezoning Application



# Proposal

- ▶ To amend the OCP Future Land Use designations and Rezone portions of the subject properties to facilitate the development of the next development phase of the Wilden Neighbourhood.





# Development Process

July 31<sup>st</sup> 2020

Development Application Submitted



Staff Review & Circulation



January 4<sup>th</sup> 2021

Public Notification Received



February 8<sup>th</sup> 2021

Initial Consideration



Public Hearing



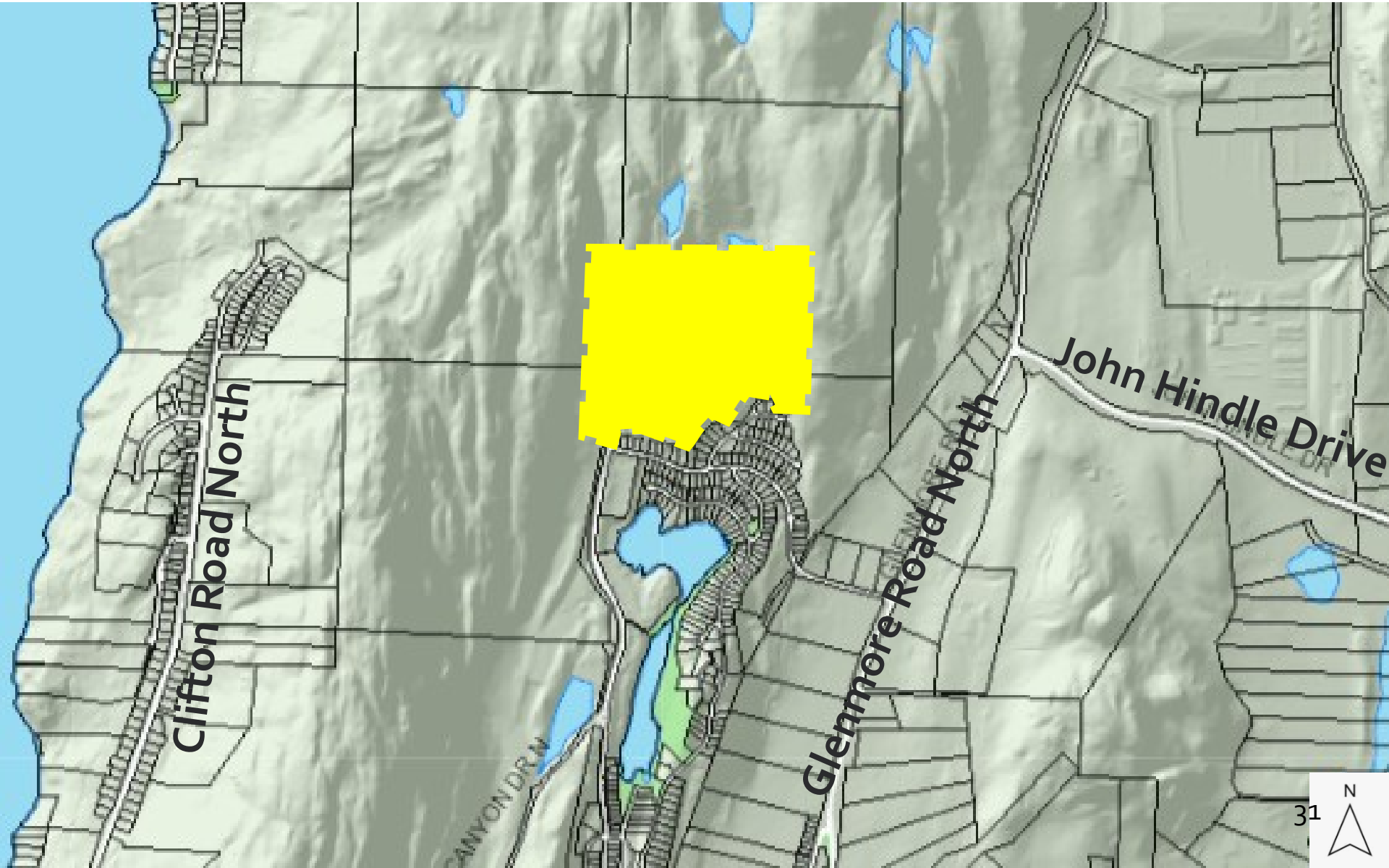
Second & Third Readings  
Adoption



Development Permit and Subdivision Approval

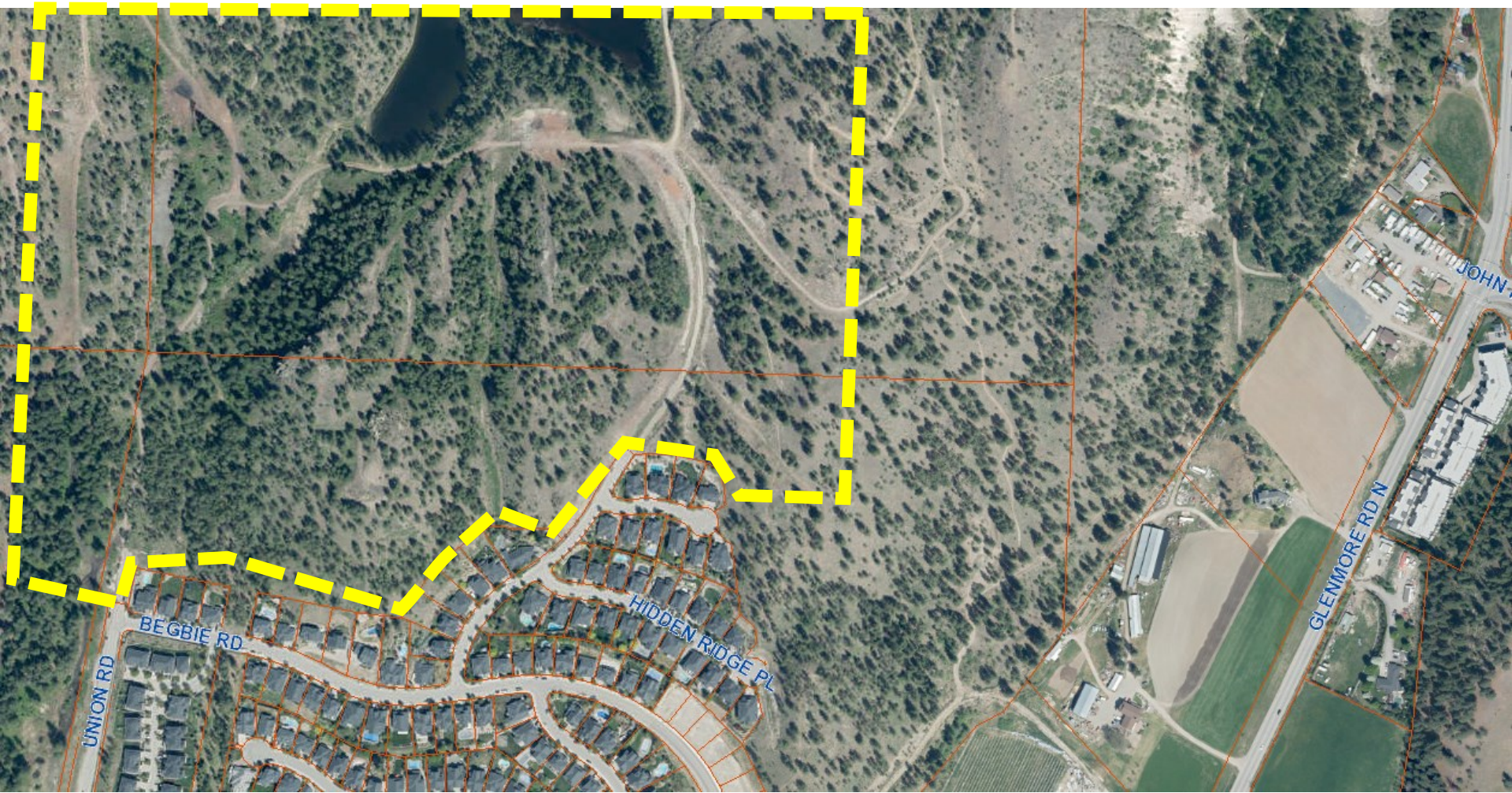
Council  
Approvals

# Context Map



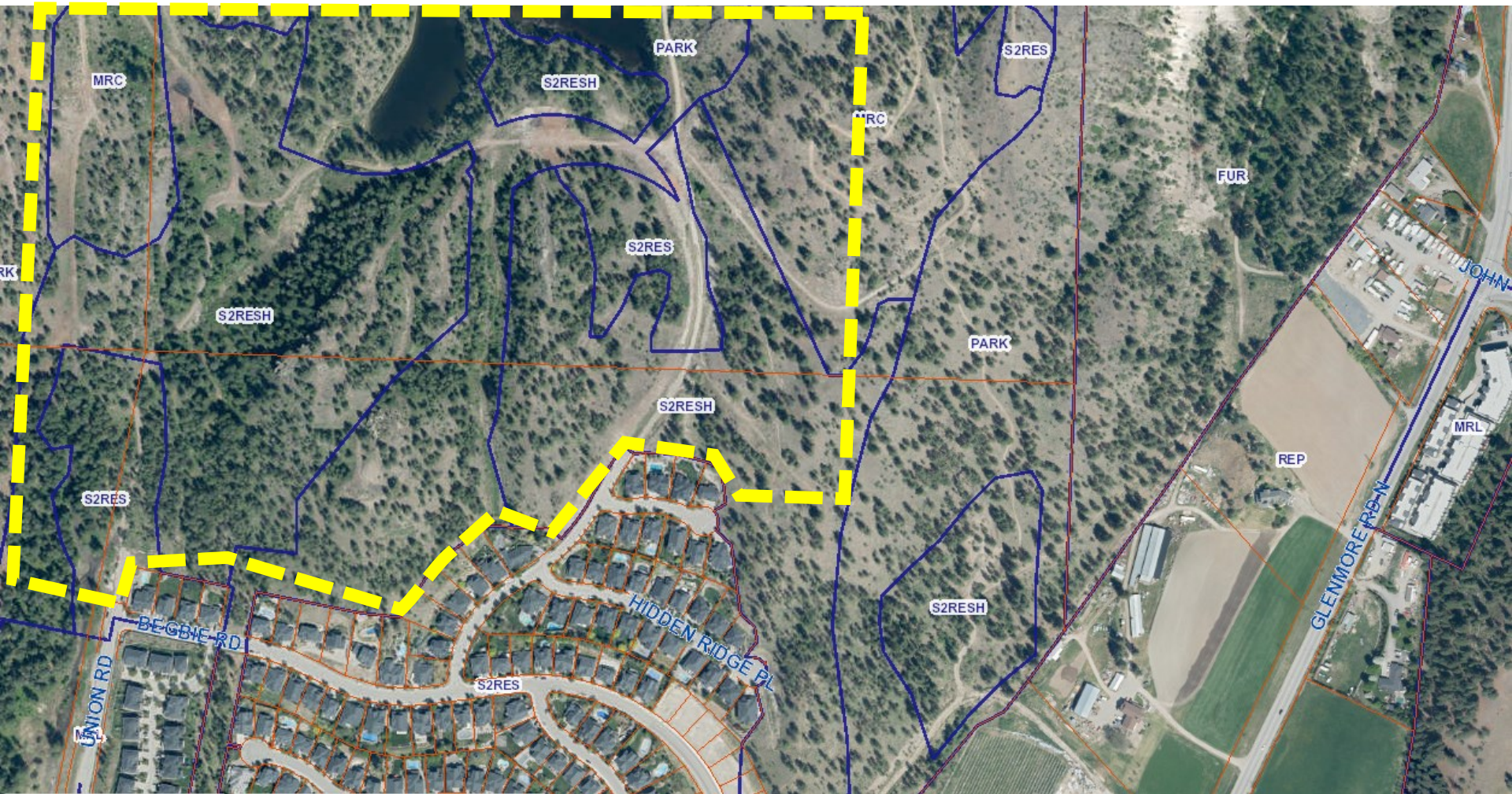


# Subject Area



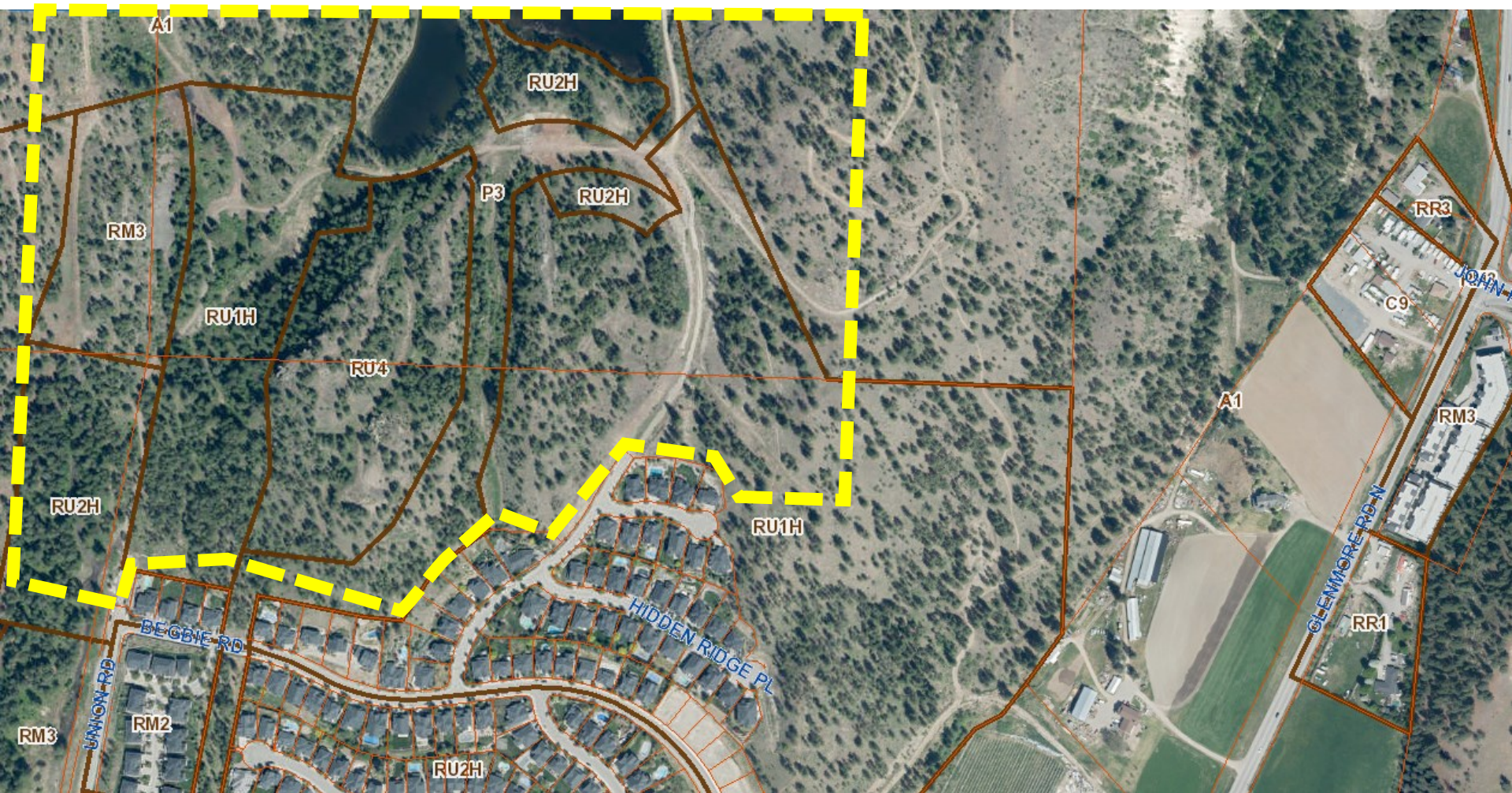


# OCP Map



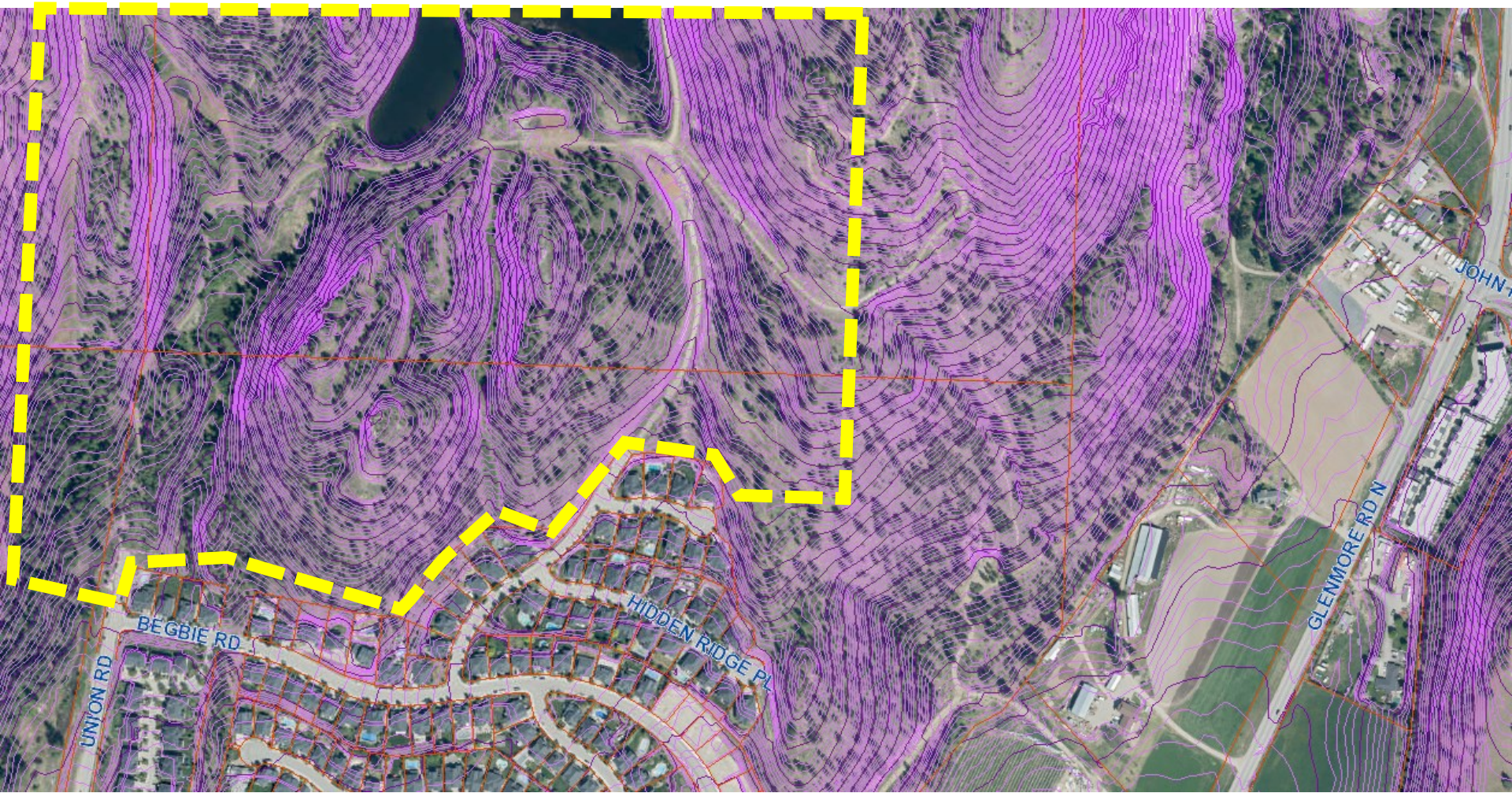


# Zone Map



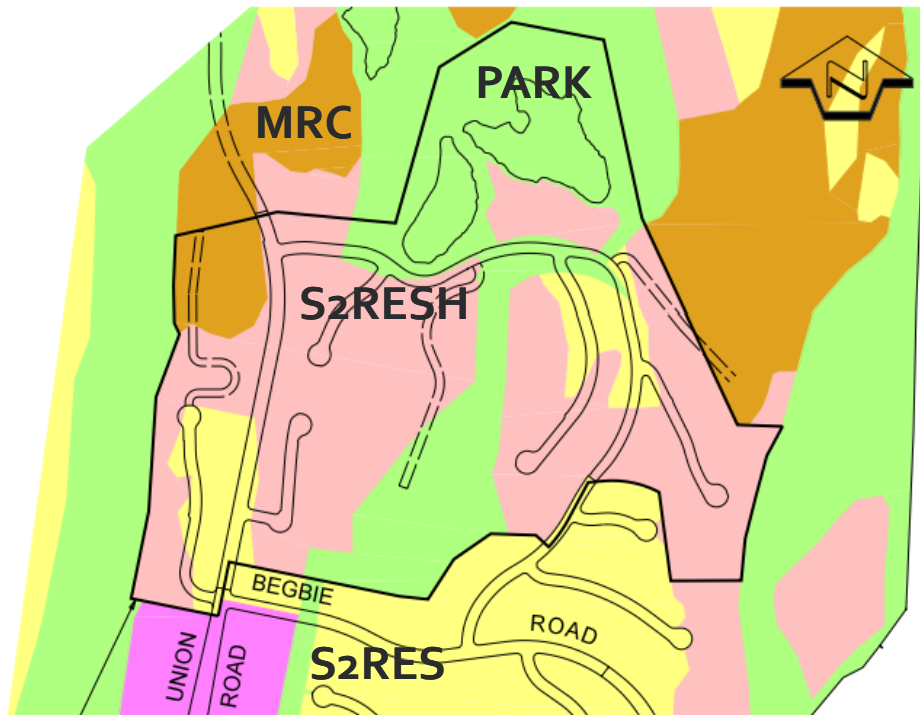


# Topographic Map

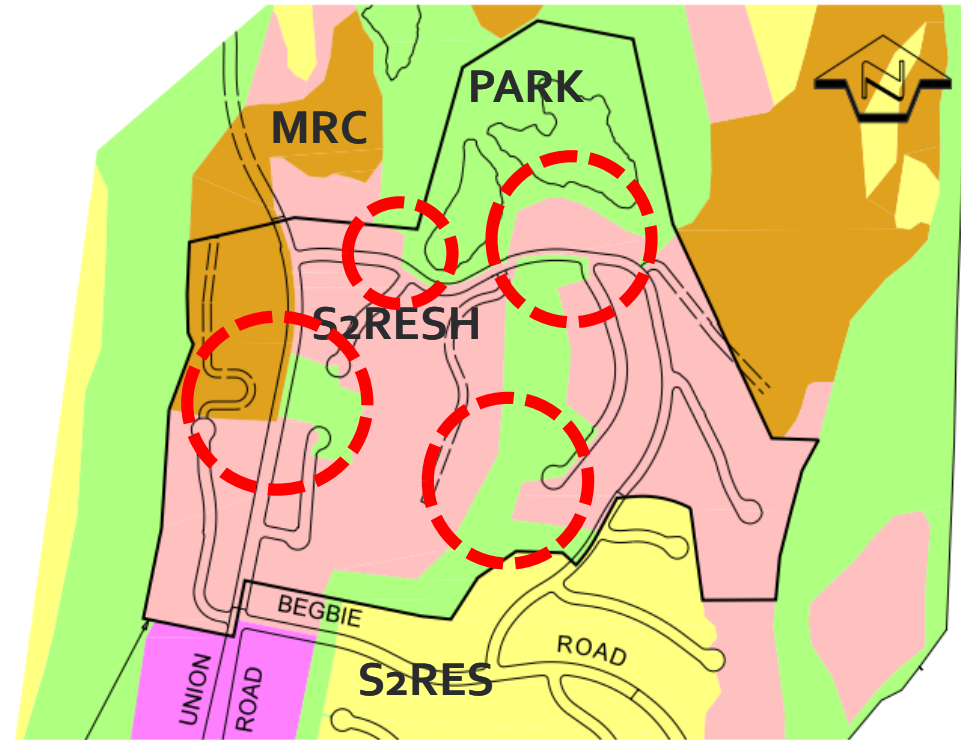




# Proposed OCP Changes



Existing



Proposed

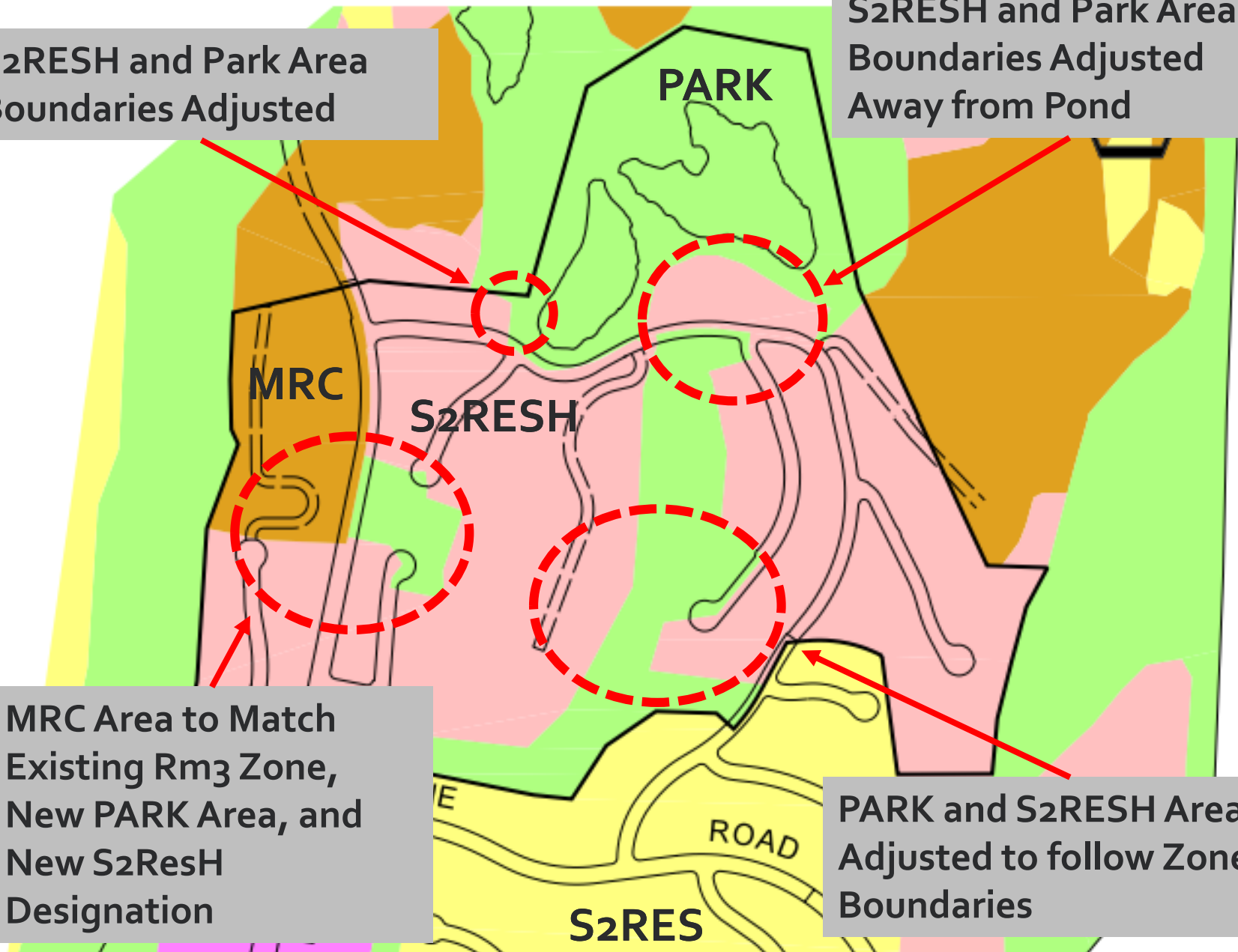
# Proposed OCP Changes

S2RESH and Park Area  
Boundaries Adjusted

S2RESH and Park Area  
Boundaries Adjusted  
Away from Pond

MRC Area to Match  
Existing Rm3 Zone,  
New PARK Area, and  
New S2ResH  
Designation

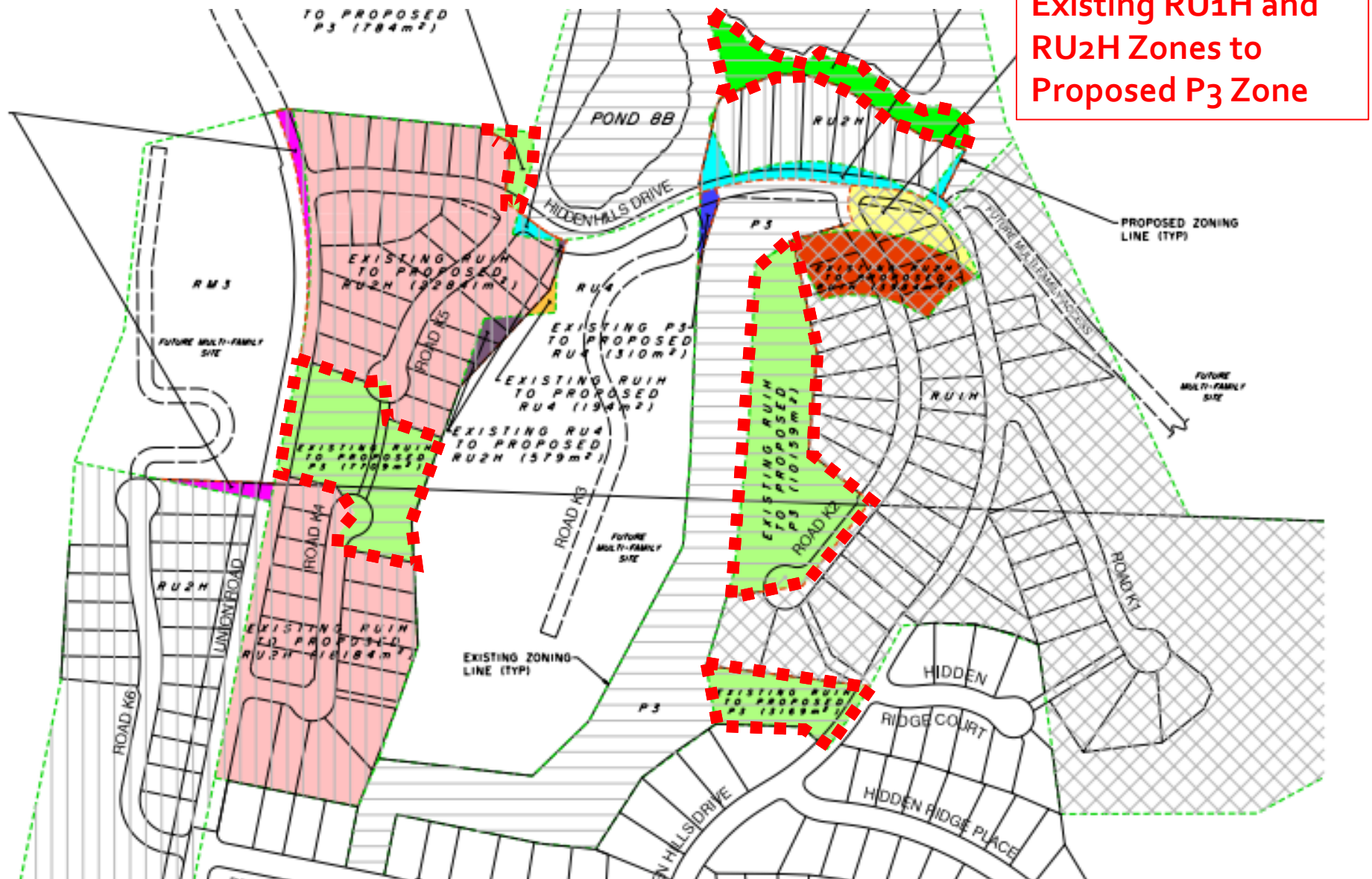
PARK and S2RESH Areas  
Adjusted to follow Zone  
Boundaries



# Proposed Zone Changes



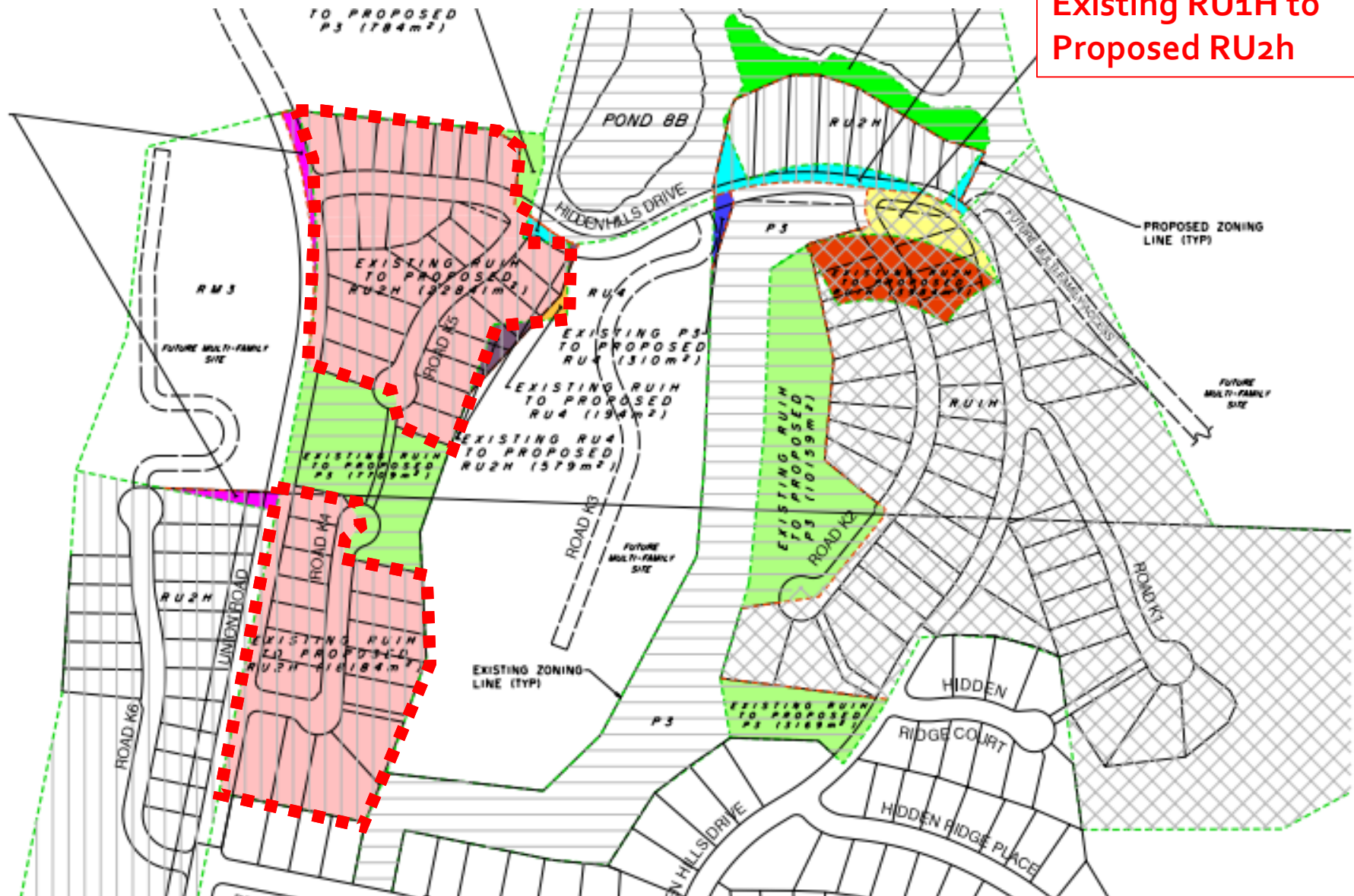
# Proposed Zone Changes





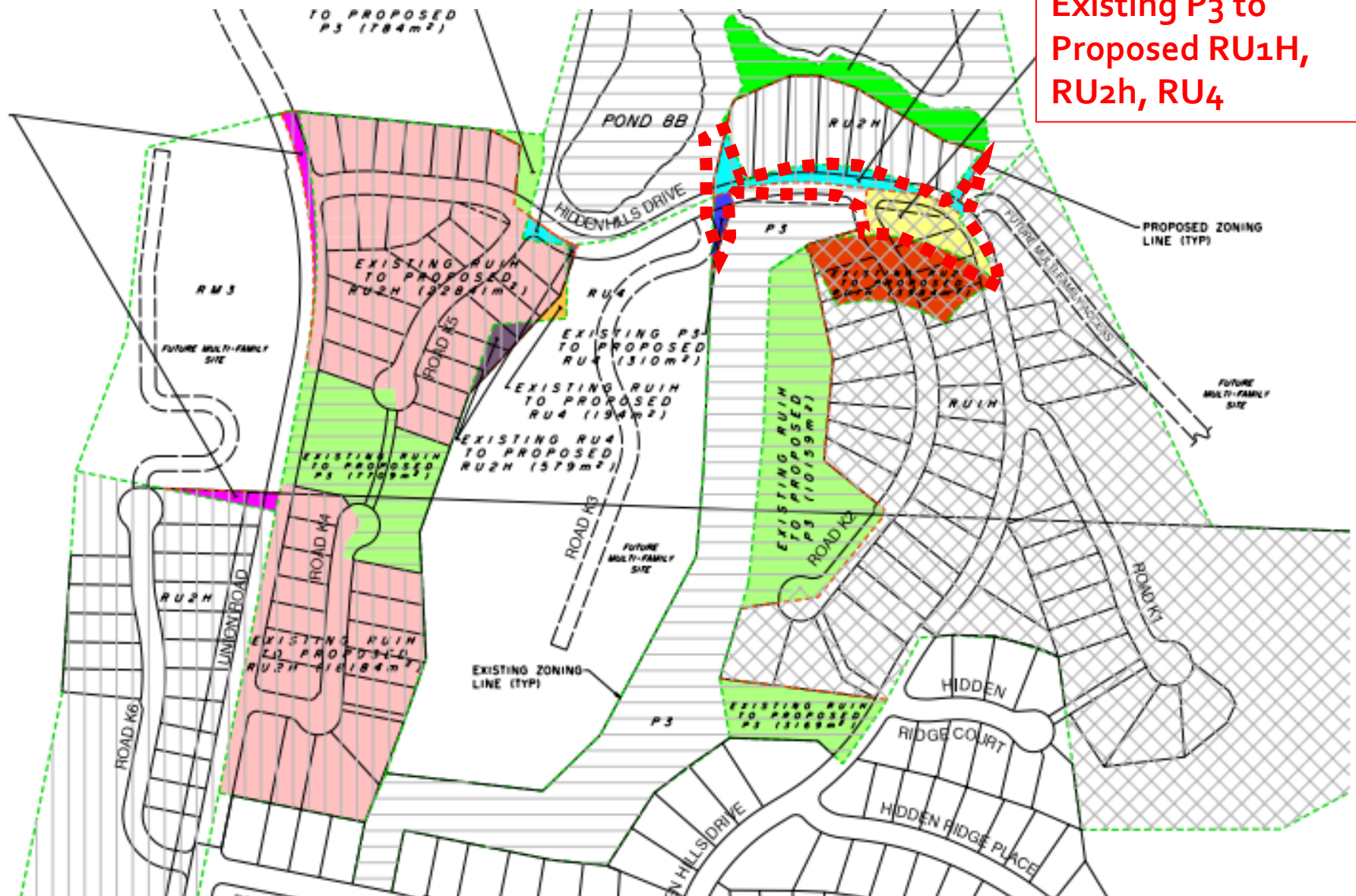
# Proposed Zone Changes

Existing RU1H to  
Proposed RU2h





# Proposed Zone Changes



# Proposed Zone Changes

Changes to areas  
zoned RU1h, Ru2h,  
Rm3, and Ru4



# Project summary

- 1) The existing OCP designations and zone boundaries are being updated to match and follow proposed subdivision property lines.
- 2) Areas of the subject site that are currently designated S2RES are being redesignated S2RESH (Hillside)
- 3) Zone changes from RU1h to RU2h would allow for slightly smaller single-family lots.
- 4) Two hectares (five acres) of land that is currently zoned for residential is proposed to become zoned P3 -Park and Open space

# Staff Recommendation

- ▶ Staff support the proposed amendments:
  - ▶ The proposal is consistent with the OCP and Area Structure Plan for the Wilden neighbourhood.
  - ▶ The proposed amendments are meant to better integrate future development with site topography, lessen impact to environmentally sensitive areas, avoid geotechnically hazardous slopes, and provide additional park and natural open space.



## *Conclusion of Staff Remarks*

# CITY OF KELOWNA

## BYLAW NO. 12163

### Official Community Plan Amendment No. OCP20-0018 2025 Begbie Road, (W OF) Union Road, 1650 Glenmore Road North and 1630 Glenmore Road North

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

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

1. THAT Map 4.1 - **GENERALIZED FUTURE LAND USE** of "*Kelowna 2030* – Official Community Plan Bylaw No. 10500" be amended by changing the Generalized Future Land Use designation of portion of:
  - a) Lot A, Sections 4,5,8 AND 9 Township 23, ODYD, 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 1/4 of Section 8, Township 23, ODYD, Except Plan KAP69724, located at (W OF) Union Road, Kelowna BC;
  - c) The South East 1/4 Section 17, Township 23, ODYD, located at 1650 Glenmore Road North, Kelowna BC;
  - d) The South West 1/4 Section 16 Township 23, ODYD, located at 1630 Glenmore Road North, Kelowna BC.

from the S2RESH – Single / Two Unit Residential – Hillside, S2RES – Single / Two Unit Residential and PARK – Major Park / Open Space (Public) designations to the S2RESH – Single / Two Unit Residential - Hillside, MRC – Multiple Unit Residential – Cluster Housing and PARK – Major Park / Open Space (Public) 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

Considered at a Public Hearing on the



Read a second and third time by the Municipal Council this

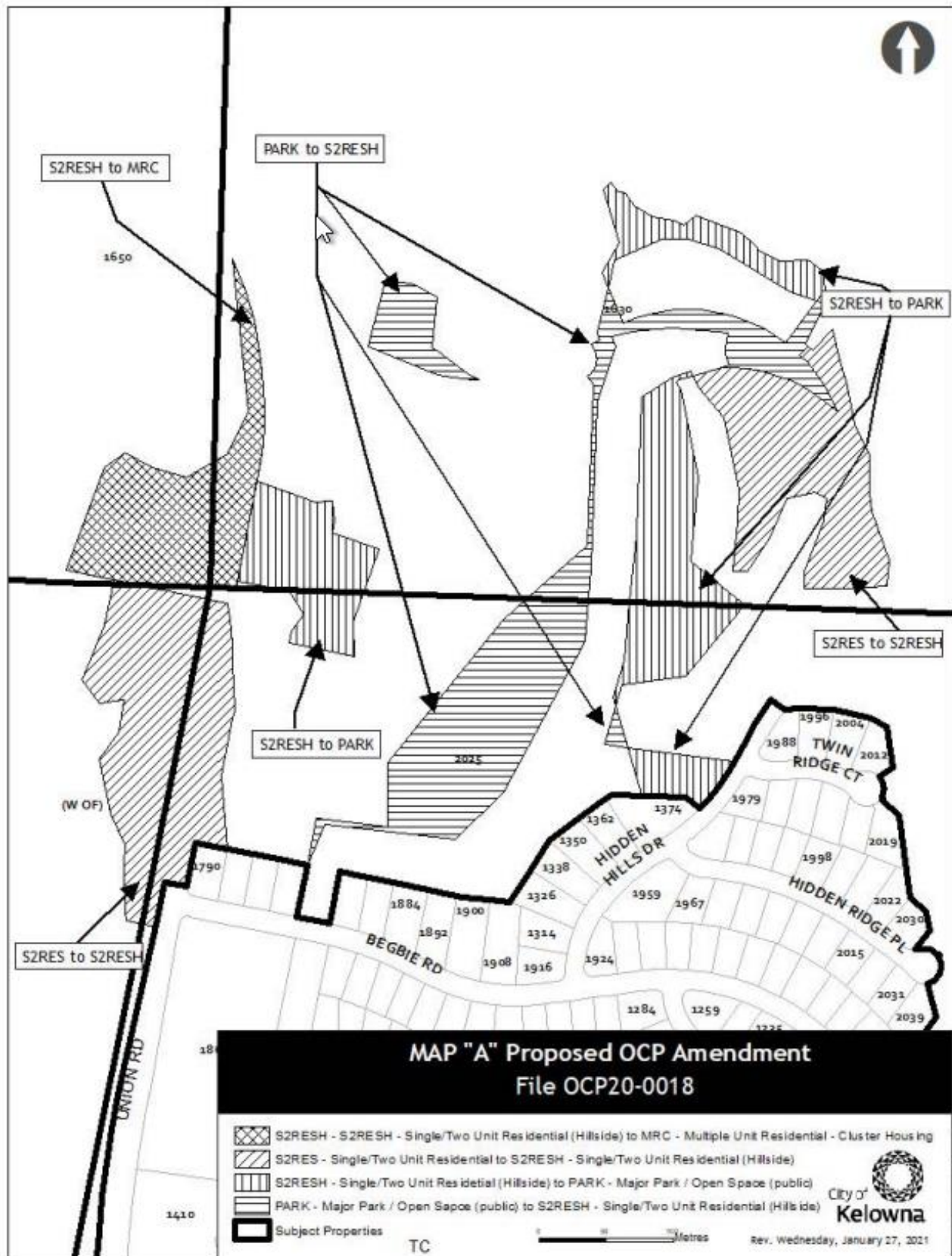
Adopted by the Municipal Council of the City of Kelowna this

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Mayor

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City Clerk



# **CITY OF KELOWNA**

## **BYLAW NO. 12164**

### **Z20-0086**

#### **2025 Begbie Road, (W OF) Union Road, 1650 Glenmore Road North and 1630 Glenmore Road North**

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

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of portions of:
  - a) Lot A, Sections 4,5,8 AND 9 Township 23, ODYD, 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 1/4 of Section 8, Township 23, ODYD, Except Plan KAP69724, located at (W OF) Union Road, Kelowna BC;
  - c) The South East 1/4 Section 17, Township 23, ODYD, located at 1650 Glenmore Road North, Kelowna BC;
  - d) The South West 1/4 Section 16 Township 23, ODYD, located at 1630 Glenmore Road North, Kelowna BC.

from the RU1h – Large Lot Housing (Hillside Area), RU2h – Medium Lot Housing (Hillside Area), RU4 – Low Density Cluster Housing, RM3 – Low Density Multiple Housing, P3 – Parks and Open Space zones to the RU1h – Large Lot Housing (Hillside Area), RU2h – Medium Lot Housing (Hillside Area), RU4 – Low Density Cluster Housing, P3 – Parks and Open Space zones 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

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this



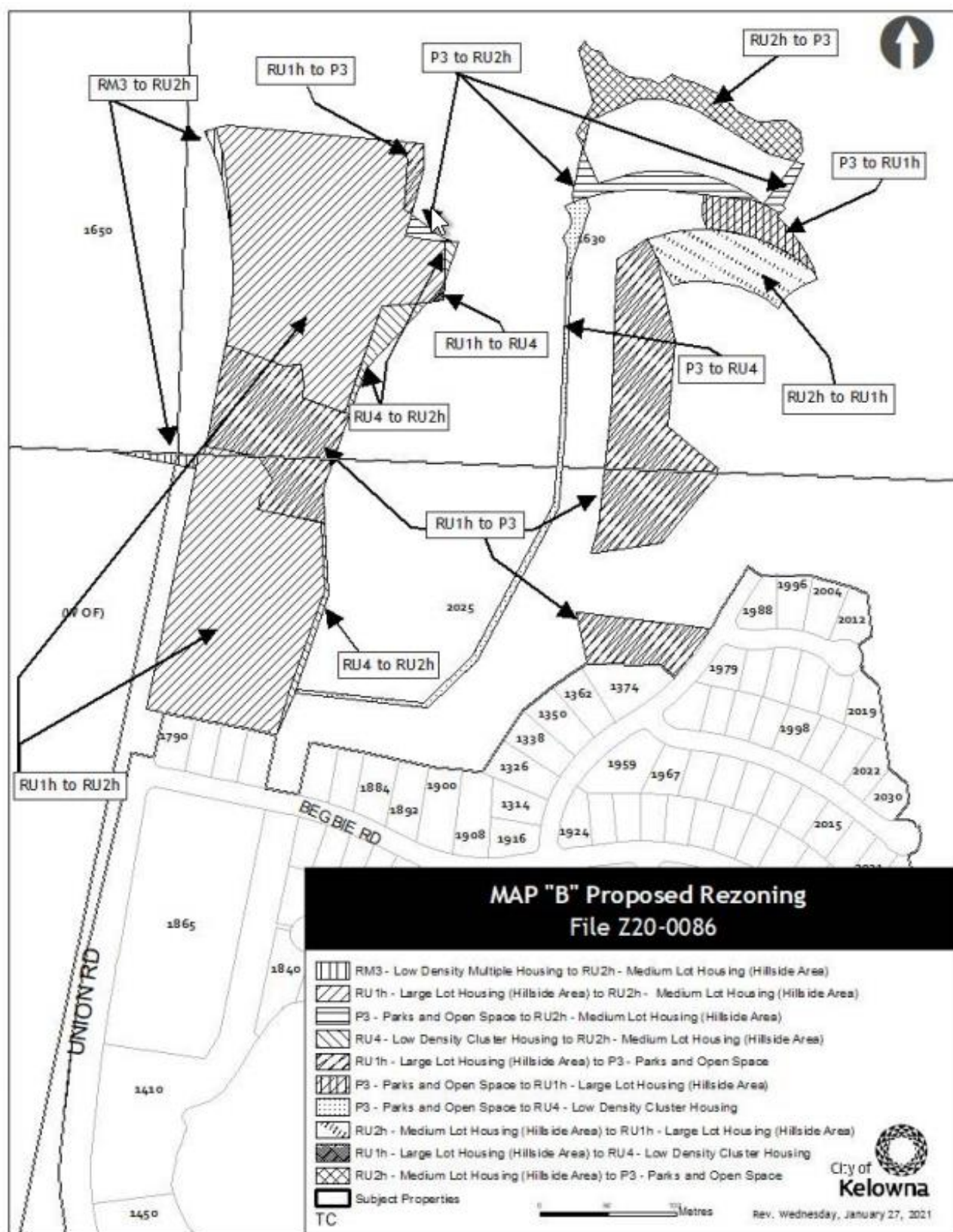
Adopted by the Municipal Council of the City of Kelowna this

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Mayor

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City Clerk



# REPORT TO COUNCIL



**Date:** February 8, 2021

**To:** Council

**From:** City Manager

**Department:** Development Planning Department

**Application:** DP19-0217

**Owner:** 1017476 BC. Ltd., Inc.No  
BC1017476

**Address:** 1710-1740 Richter Street

**Applicant:** Stober Development Group –  
Bob Dagenais

**Subject:** Development Permit

**Existing OCP Designation:** MXR – Mixed Use (Residential / Commercial)

**Existing Zone:** CD22 – Central Green Comprehensive Development Zone

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## 1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP19-0217 for Lot 1, District Lot 139, ODYD, Plan KAP92715 located at 1710 - 1740 Richter Street, Kelowna, BC, subject to the following:

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

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

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

## 2.0 Purpose

To consider the form and character Development Permit of two 6 ½ storey tall buildings completing the Central Green project.

## 3.0 Development Planning

Development Planning Staff are supportive of the proposed 214-unit multiple dwelling housing project on the subject parcel. The application is consistent with the objectives of the Official Community Plan (OCP) Urban Design Guidelines. The proposal also meets the OCP's Urban Infill Objectives and it meets the bylaw regulations within the CD22 – Central Green Comprehensive Development Zone. The proposed buildings are situated along the north edge of the Central Green development site adjacent to Highway 97. The density should be well supported by the City's efforts to build Rowcliffe Park (to the south) and the proximity of the shops and services of the downtown.

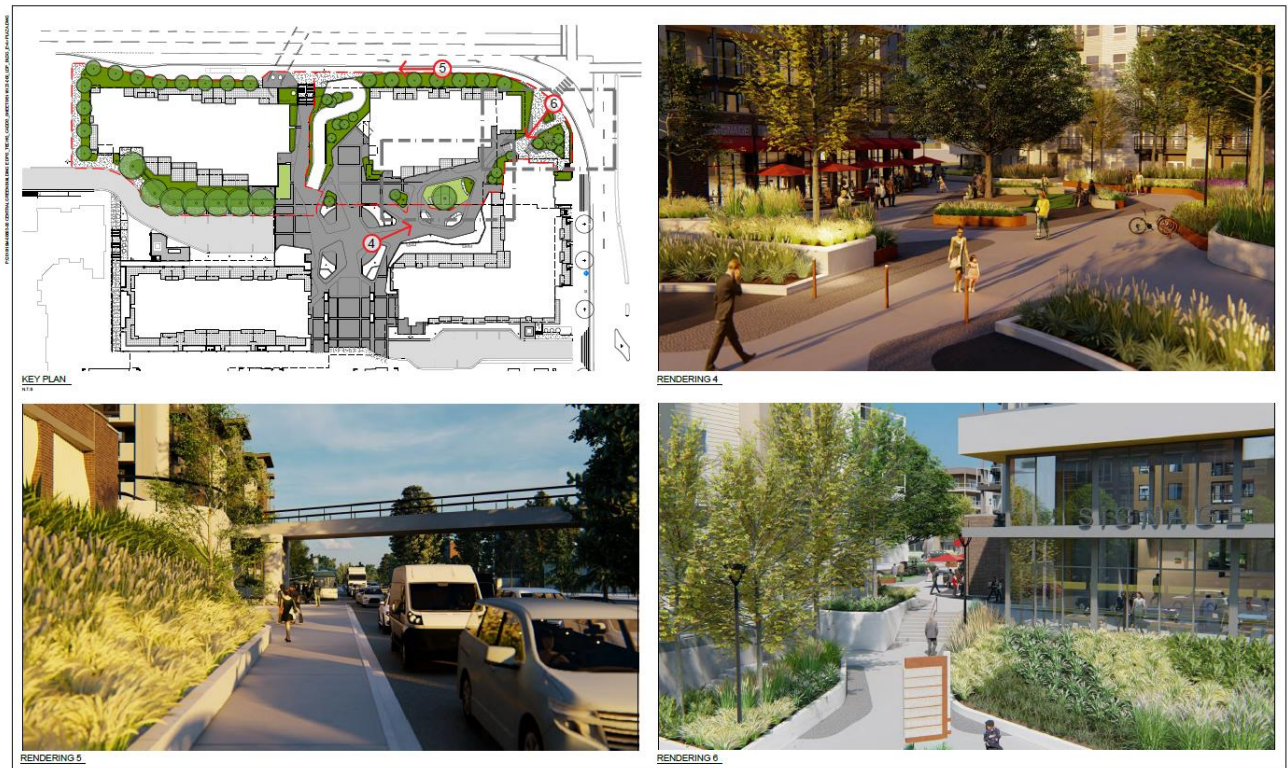
While the building heights are lower than originally anticipated in the CD zone, the proposed mid-rise building form still delivers on the City's residential density targets and provides for purpose-built rental. These two housing objectives are important to achieve on the site considering its high-profile location, proximity to the Downtown and access to transit service along the Hwy 97 corridor. Further, the mid-rise building form has merits in providing for a single storey parkade which will create a high quality and safer pedestrian interaction (e.g. more eyes on the street) with the highway over the originally anticipated multi-storey parkade podium and tower form. The proposed pedestrian plaza and internal courtyard area should provide a valuable on-site amenity to residents and visitors. Finally, the City will be proceeding with the construction of a pedestrian overpass in future years to provide a safe pedestrian and cycling link to the Downtown over the highway. The proposed building layouts and site plan have been coordinated with the design of the overpass to ensure functionality and public access.

*Image 1: Building A viewing North-East*





Figure 2: Landscape Plan &amp; Renderings



### 3.1 Background

Council approved a Text Amendment to the CD22 – Central Green Comprehensive Development Zone in September 2015. Included in the amendment, the developer contemplated a reduction of the original building height of 20-storeys down to 4 to 6 storeys. In doing so, the developer reallocated massing and density towards the centre of the site by increasing the applicant's heights of Buildings 'F' & 'B' to 6-storeys.

The proposed Development Permit will complete the Central Green project. The CD zone originally proposed approximately 717 dwelling units along with a mix of office and retail uses. Due to a reduction in the amount of office space proposed, the applicant was able to achieve slightly more residential density.

If this Development Permit is approved; the final mix of units in CD Zone will be:

- 748 dwelling units
  - purpose-built rental: 527; of those 125 units are supportive housing
  - 221 market condo units

| <b>Table: Summary of Central Green Projects</b> |                     |                   |                    |
|---|---------------------|-------------------|--------------------|
|   | # of Dwelling Units | Office Space      | Commercial Space   |
| Ki-Lo-Na Friendship Centre (1745 Chapman Pl)    | 86                  | -                 | -                  |
| Karis (555 Buckland Ave)                        | 9                   | -                 | -                  |
| Karis (550 Rowcliffe Ave)                       | 30                  | 90 m <sup>2</sup> | -                  |
| Urbana (1800 Richter St)                        | 55                  | -                 | -                  |
| CG1 (1770 Richter St)                           | 83                  | -                 | -                  |
| CG2 (1775 Chapman Pl)                           | 83                  | -                 | -                  |
| ASC Phase 1 (1740 Richter St)                   | 108                 | -                 | -                  |
| ASC Phase 2 (1730 Richter St)                   | 80                  | -                 | -                  |
| ASC Phase 3 (Bldg E)                            | 132                 | -                 | -                  |
| ASC Phase 4 (Bldg A)                            | 82                  | -                 | 398 m <sup>2</sup> |

The offsite infrastructure commitments to the Ministry of Transportation and Infrastructure as part of the CD zone that remain outstanding are outlined below:

1. Construct eastbound right turn lane From Highway 97 onto Richter Street (Developer's responsibility);
2. Removal of crosswalk across Highway 97 east leg at Ellis Street (Developer's responsibility);
3. Construct eastbound right-hand turn lane from Highway 97 onto Pandosy Street (City's responsibility);
4. Lengthen westbound left-hand turn lane on Highway 97 at Richter to 140 metres (Developer's responsibility); and
5. Construct the pedestrian overpass (City's responsibility).

City of Kelowna's Transportation and Project Management Central Green DP Overpass Project Commentary:

*The Bertram Pedestrian Overpass is proposed as an accessible walking and bicycling connection over Harvey Avenue (Highway 97) linking the Central Green development to Downtown Kelowna via Bertram Street. Over the longer term, integration with the larger pedestrian and cycling network is planned through connections to adjacent active transportation corridors (ATCs) including Sutherland Avenue, Lawrence Avenue (future) and Bertram Street to the north of Bernard Avenue (future). The Bertram Overpass project can be divided into three major components: 1) the north ramp, which will transition from ground level to the main span elevation along Bertram Street between Leon and Harvey, 2) the main span, which will cross over Harvey and 3) the south ramp, which will transition onto, and be integrated with, the Central Green site. Through 2020 the overpass project team has worked with Al Stober Construction Central Green team to develop a concept for the south ramp that meets the needs*

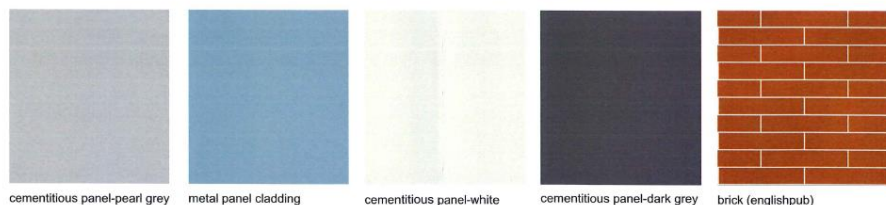
*of the overpass project and integrates with the proposed development. Recent efforts have focused on integration with the Central Green development in support of their development permit application. Staff continue to work on the north ramp alignment and main span bridge structure and will update Council in the first half of 2021.*

#### **4.0 Proposal**

##### **4.1 Project Description**

The development proposal is for 214-unit multiple dwelling rental apartment project with two commercial Retail units (398 m<sup>2</sup>). The project contains 32 micro-suites, 22 studios, 139 1-bedroom units, and 21 2-bedroom units. The project is split into two buildings (both 6 ½ storeys tall), the western building (Bldg. E) containing 132 residential units and the eastern building (Bldg. A) containing 82 residential units and the 2 commercial retail units. These buildings are located on top of a single storey parkade connecting the rest of the central green parking podium together. The buildings are separated by the pedestrian overpass bridge landing on top of the Central Green parkade.

The project utilizes a modern design language. The materials include a combination of grey, white, and dark grey cementitious panels, blue coloured metal panel claddings, panels, and a brick veneer.





**Subject Property Map: 1710 – 1740 Richter Street****4.2 Zoning Analysis Table**

| Zoning Analysis Table            |                        |   |
|----------------------------------|------------------------|---|
| CRITERIA                         | CD22 ZONE REQUIREMENTS | PROPOSAL  |
| Unit Calculation                 |                        |   |
| Microsuite                       | n/a                    | Bldg A: 0<br>Bldg E: 32                         |
| Studio                           | n/a                    | Bldg A: 4<br>Bldg E: 18                         |
| 1 bedroom                        | n/a                    | Bldg A: 69<br>Bldg E: 70                        |
| 2 bedrooms                       | n/a                    | Bldg A: 9<br>Bldg E: 112                        |
| 3 bedrooms                       | n/a                    | Bldg A: 0<br>Bldg E: 0                          |
| Total number of Dwelling Units   | n/a                    | Bldg A: 82<br>Bldg E: 132<br>Overall Total: 214 |
| Development Regulations          |                        |   |
| Max. Floor Area Ratio            | 4.0                    | 1.49  |
| Max. Site Coverage above parkade | 50 %                   | 35.4 %  |
| Max. Height                      | 72 metres              | 23 m / 6 ½ storeys                              |
| Min. Harvey Ave Setback          | 0 m                    | 7.5 m   |
| Min. Richter St Setback          | 0 m                    | 7.5 m   |
| Min. West Side Setback           | 3.0 m                  | 3.0 m   |



|                                 |  |   |
|---------------------------------|--|---|
| Min. Rear Setback (south)       | 3.0 m  | >3.0 m  |
| <b>Parking Regulations</b>      |  |   |
| Studio and Micro-Suites         | 0.75 spaces / unit x 54 units = 40 spaces  | Not assigned  |
| 1 bedroom                       | 0.9 spaces / unit x 139 units = 125 spaces   | Not assigned  |
| 2 bedrooms                      | 1.0 spaces / unit x 21 units = 21 spaces   | Not assigned  |
| Commercial Parking              | 1.0 space per 100 m <sup>2</sup> of Net Floor Area x 398 m <sup>2</sup> = 4 spaces | 4 spaces  |
| Visitor Spaces                  | 0.14 spaces / unit x 214 units = 30 spaces (not added to the total)                | 30 spaces   |
| Total number of parking stalls  | = 190 spaces   | = 190 spaces (149 spaces in parkade + 41 on top of parkade) |
| <b>Other Regulations</b>        |  |   |
| Min. Long Term Bicycle Parking  | 0.5 x 402 units = 201 spaces   | 201 spaces  |
| Min. Short Term Bicycle Parking | 0.1 x 402 units = 40 spaces  | 41 spaces   |
| Min. Private Open Space         | 4,767 m <sup>2</sup>   | 10,788 m <sup>2</sup>                                       |
| Min. Loading Space              | 0  | 0   |

## 5.0 Current Development Policies

### 5.1 Kelowna Official Community Plan (OCP)

#### OCP Land Use Designation Massing and Height.

- Mitigate the actual and perceived bulk of buildings by utilizing appropriate massing, including:
- Architectural elements (e.g. balconies, bay windows, cantilevered floors, cupolas, dormers);
- Visually-interesting rooflines (e.g. variations in cornice lines and roof slopes);
- Step back upper floors to reduce visual impact;
- Detailing that creates a rhythm and visual interest along the line of the building;
- Wall projections and indentations, windows and siding treatments as well as varied material textures should be utilized to create visual interest and to articulate building facades;
- Building frontages that vary architectural treatment in regular intervals in order to maintain diverse and aesthetically appealing streets.

### Chapter 5: Development Process

#### Ensure appropriate and context sensitive built form (OCP Objective 5.5).

**Building Height.** In determining appropriate building height, the City will take into account such factors as:

- Contextual fit into the surrounding neighbourhood;
- Shadowing of the public realm;
- View impacts;
- Overlook and privacy impact on neighbouring buildings;
- Impacts on the overall skyline;
- Impacts on adjacent or nearby heritage structures;

### **Chapter 14: OCP Urban Design Guidelines** **Amenities, ancillary Services and Utilities.**

- Locate loading, garbage, storage, utilities and other ancillary services away from public view. All such areas shall be screened and designed as an integral part of the building to minimize impact;
- Create attractive rear alley facades with high quality materials on buildings facing residential areas (e.g. rear building entrances, windows, balconies, plazas, and plantings).

#### **5.2 CD22 Comprehensive Development Design Guidelines**

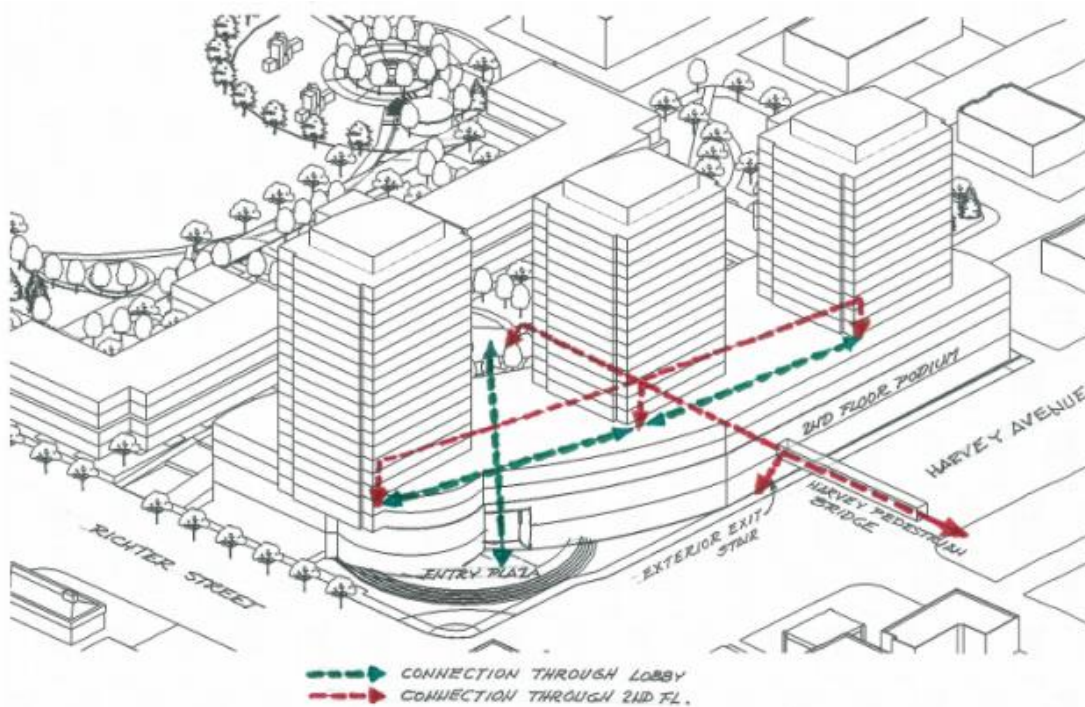
Central Green has its own set of design guidelines. A sample of key design guidelines relevant to the last phases of the Central Green project are listed below and the full design guidelines are attached to this report.

#### **Section 1.2.1 Urban Design**

- The design of the neighbourhood should focus on creating a pedestrian-oriented neighbourhood with a strong sense of place that fosters social interaction and a cohesive community. Building and open space design should convey human scale, address physical comfort and safety, and complement the surrounding community and existing building stock.

#### **Section 3.1 Sub-Area A & B Guidelines**

- To create a neighbourhood focus for a principally residential precinct that is anchored by community commercial and office space;
- To create active commercial frontages that link with the Central Green public space network;
- To provide a visual/architectural backdrop to Rowcliffe Community Park.



## **6.o Application Chronology**

Date of Application Received: November 25<sup>th</sup>2019  
Date of Bridge Alignment Agreement: December 2020

**Report prepared by:** Adam Cseke, Planner Specialist  
**Reviewed and Approved by:** Jocelyn Black, Urban Planning Manager  
Terry Barton, Development Planning Department Manager  
Ryan Smith, Divisional Director, Planning & Development Services

### **Attachments:**

Attachment A: Draft Development Permit  
Schedule C: Landscape Plan  
Schedule A & B: Site Plan, Elevations & Colour Board  
Attachment 1: Development Engineering Memo  
Attachment 2: CD22 Design guidelines

# DRAFT Development Permit DP19-0217



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

1710-1740 Richter Street

and legally known as

Lot 1, District Lot 139, ODYD, Plan KAP92715

and permits the land to be used for an apartment building as described in Schedule 'A', 'B', and 'C'.

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

Date of Council Decision Feb 8<sup>th</sup> 2021

Decision By: COUNCIL

Development Permit Area: Comprehensive

Existing Zone: CD22 – Comprehensive Development Zone

Future Land Use Designation: MXR – Mixed Use (Residential / Commercial)

## **This is NOT a Building Permit.**

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

## **NOTICE**

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

Owner: 1017476 BC. Ltd.

Applicant: Stober Development Group – Bob Dagenais

Planner: AC

Terry Barton  
Community Planning Department Manager  
Planning & Development Services

Date





## 1. SCOPE OF APPROVAL

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

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

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

## 2. CONDITIONS OF APPROVAL

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

**This Development Permit is valid for two (2) years from the date of 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 **\$184,187.50 (125% of estimate)**

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

## 5. INDEMNIFICATION

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

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

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



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

Development Planning Department 1435 Water Street Kelowna BC V1Y 1J4 [planninginfo@kelowna.ca](mailto:planninginfo@kelowna.ca) 250 469 8626

# CENTRAL GREEN BUILDING A, E & PLAZA LANDSCAPE DP PACKAGE



DRAWING LIST

|       |                                     |        |                                   |
|-------|-------------------------------------|--------|-----------------------------------|
| LDP 0 | COVER PAGE & DRAWING LIST           | LDP 6  | CHARACTER IMAGES                  |
| LDP 1 | CONTEXT PLAN                        | LDP 7  | CONCEPT RENDERINGS                |
| LDP 2 | BUILDING E LANDSCAPE PLAN           | LDP 8  | CONCEPT RENDERINGS                |
| LDP 3 | BUILDING A AND PLAZA LANDSCAPE PLAN | LDP 9  | BUILDING E HYDROZONE PLAN         |
| LDP 4 | UPPER PLAZA ENLARGEMENT PLAN        | LDP 10 | BUILDING A & PLAZA HYDROZONE PLAN |
| LDP 5 | LOWER PLAZA ENLARGEMENT PLAN        |        |                                   |

| REVISIONS / ISSUED |             |               |
|--------------------|-------------|---------------|
|                    |             |               |
|                    |             |               |
| 1                  | JAN 08 / 21 | ISSUED FOR DP |
| NO.                | DATE        | DESCRIPTION   |

|            |                                       |
|------------|---------------------------------------|
| PROJECT    | CENTRAL GREEN - BUILDING A, E & PLAZA |
| CLIENT     | AL STOBER CONSTRUCTION                |
| CONSULTANT |                                       |

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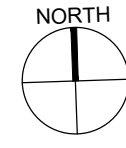
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| CHECKED BY | RF        | COVER PAGE  |
| PROJECT #  | 19M-00693 |             |
| SCALE      |           | SHEET NO.   |
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1 OVERALL LANDSCAPE PLAN  
LDP 1 SCALE: 1:250



0 1 2 5 10m  
SCALE 1:250

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| SCALE      | 1:250     |

SHEET TITLE  
OVERALL PLAN  
SHEET NO.  
LDP 1  
OF 11



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- LEGEND:
- LIMIT OF WORK
  - OUTLINE OF PARKADE
  - ARTIFICIAL LAWN
  - C.I.P. CONCRETE
  - CONCRETE UNIT PAVERS (70mm x 445mm)
  - CONCRETE UNIT PAVERS (300mm x 600mm)
  - CRUSHED AGGREGATE
  - GRANITE SETTS
  - HYDRAPRESSED CONCRETE SLABS
  - PRIVACY SCREEN, 1.8m HEIGHT - BY ARCHITECT

- PLANTING LEGEND:
- DECIDUOUS TREE
  - CONIFEROUS TREE
  - EXISTING TREE TO REMAIN
  - SHRUB / PERENNIAL / GRASSES PLANTING BEDS

1 BUILDING E LANDSCAPE PLAN

LANDSCAPE DEVELOPMENT DATA:

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

REPRESENTATIVE PLANT LIST

TREES

| BOTANICAL NAME                            | COMMON NAME       | SIZE      | ROOT | MATURE SIZE (H x W) |
|---|-------------------|-----------|------|---------------------|
| <i>Acer rubrum</i> 'JFS-KW78'             | ARMSTRONG MAPLE   | 60mm Cal. | B&B  | 12.00m x 4.00m      |
| <i>Crataegus x mordenensis</i> 'Snowbird' | SNOWBIRD HAWTHORN | 40mm Cal. | B&B  | 6.00m x 4.00m       |

SHRUBS

| BOTANICAL NAME                     | COMMON NAME                 | SIZE | ROOT   | MATURE SIZE (H x W) |
|------------------------------------|-----------------------------|------|--------|---------------------|
| <i>Buxus</i> 'Green Gem'           | GREEN GEM BOXWOOD           | #03  | POTTED | 0.60m x 0.60m       |
| <i>Cornus alba</i> 'Elegantissima' | VARIEGATED RED TWIG DOGWOOD | #03  | POTTED | 2.00m x 1.50m       |
| <i>Taxus media</i> 'Hicksii'       | HICK'S YEW                  | #03  | POTTED | 3.00m x 1.00m       |

GRASSES / PERENNIALS

| BOTANICAL NAME                                | COMMON NAME                   | SIZE | ROOT   | MATURE SIZE (H x W) |
|---|-------------------------------|------|--------|---------------------|
| <i>Allium</i> 'Purple Sensation'              | ALLIUM PURPLE SENSATION       | n/a  | BULBS  | 0.80m x 0.10m       |
| <i>Echinacea</i> 'Prairie Splendor Deep Rose' | PURPLE CONEFLOWER             | #01  | POTTED | 0.50m x 0.60m       |
| <i>Heuchera</i> 'Glitter'                     | CORRAL BELLS GLITTER          | #01  | POTTED | 0.40m x 0.60m       |
| <i>Salvia nemorosa</i> 'May Night'            | MAY NIGHT SAGE                | #01  | POTTED | 0.60m x 0.60m       |
| <i>Calmagrostis acutiflora</i> 'Overdam'      | VARIEGATED FEATHER REED GRASS | #01  | POTTED | 1.25m x 0.60m       |
| <i>Pennisetum alopecuroides</i> 'Hameln'      | DWARF FOUNTAIN GRASS          | #01  | POTTED | 0.60m x 0.45m       |

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|--------------------|-------------|
| 1                  | JAN 08 / 21 |
| NO.                | DATE        |
|                    | DESCRIPTION |

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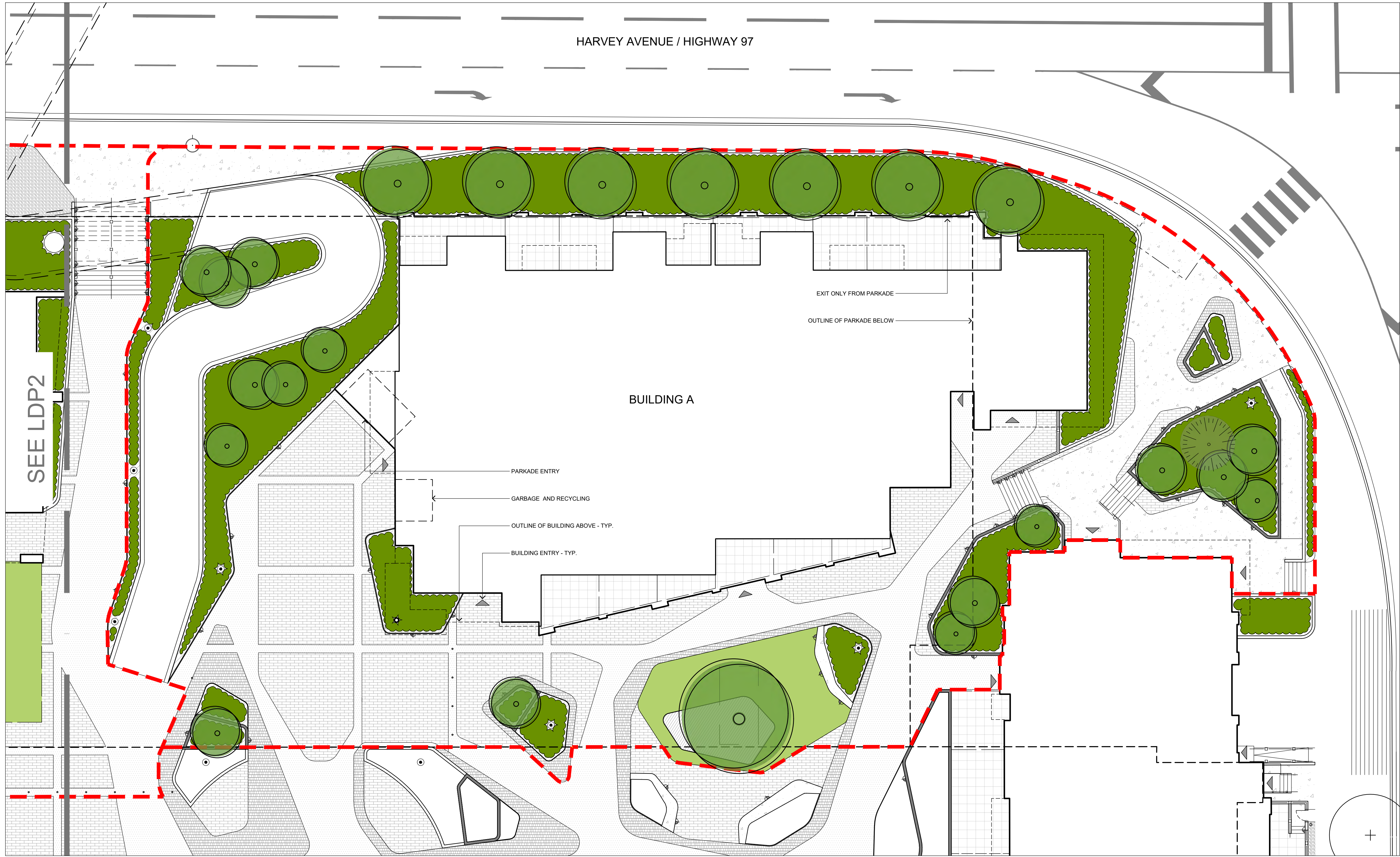
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BLDG E LANDSCAPE PLAN

SHEET NO.  
LDP 2

OF 11



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- LEGEND:
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**SCHEDULE C**  
This forms part of application  
# DP19-0217  
Planner Initials AC  
City of Kelowna  
DEVELOPMENT PLANNING

**1 BUILDING A & PLAZA LANDSCAPE PLAN**  
LDP 3 SCALE: 1:150



**LANDSCAPE DEVELOPMENT DATA:**

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| <i>Allium</i> 'Purple Sensation'              | ALLIUM PURPLE SENSATION       | n/a  | BULBS  | 0.80m x 0.10m       |
| <i>Echinacea</i> 'Prairie Splendor Deep Rose' | PURPLE CONEFLOWER             | #01  | POTTED | 0.50m x 0.60m       |
| <i>Heuchera</i> 'Glitter'                     | CORRAL BELLS GLITTER          | #01  | POTTED | 0.40m x 0.60m       |
| <i>Salvia nemorosa</i> 'May Night'            | MAY NIGHT SAGE                | #01  | POTTED | 0.60m x 0.60m       |
| <i>Calamagrostis acutiflora</i> 'Overdam'     | VARIEGATED FEATHER REED GRASS | #01  | POTTED | 1.25m x 0.60m       |
| <i>Pennisetum alopecuroides</i> 'Hameln'      | DWARF FOUNTAIN GRASS          | #01  | POTTED | 0.60m x 0.45m       |

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|                    | ISSUED FOR DP |
|                    | DESCRIPTION   |

PROJECT  
**CENTRAL GREEN - BUILDING A, E & PLAZA**

CLIENT  
**AL STOBER CONSTRUCTION**

CONSULTANT

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| CHECKED BY | RF        |
| PROJECT #  | 19M-00693 |
| SCALE      | 1:150     |

SHEET TITLE  
**BLDG A LANDSCAPE PLAN**

SHEET NO.  
**LDP 3**

OF 11



P:\2019\19M-00693-00 CENTRAL GREEN BUILDING E DP3 TECH3 CADD3 SHEETS\19123-000\_LDP\_BLDG\_E-PA-PLAZA.DWG

SCHEDULE

C

This forms part of application

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Kelowna

DEVELOPMENT PLANNING



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| PROJECT #  | 19M-00693 |
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SHEET TITLE  
UPPER PLAZA PLAN

SHEET NO.  
LDP 4

OF 11



P:\2019\19M-00693-00 CENTRAL GREEN BUILDING E DP3 TECH3 CADDD3 SHEETS\18123-000\_LDP\_BLDG\_E-A-PLAZA.DWG

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OUTLINE OF PARKADE BELOW

OUTLINE OF BUILDING ABOVE - TYP.

BUILDING ENTRY - TYP.

0.45m RAISED CORTEN PLANTER - TYP.

0.9m RAISED CONCRETE PLANTER - TYP.

FEATURE CONIFER

WALL LIGHT - TYP.

LIGHT STANDARD - TYP.

| REVISIONS / ISSUED |             |               |
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| 1                  | JAN 08 / 21 | ISSUED FOR DP |
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PROJECT  
CENTRAL GREEN - BUILDING A, E & PLAZA

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SHEET TITLE  
LOWER PLAZA PLAN

SHEET NO.  
LDP 5

OF 11



P:\2019\19M-00895-00 CENTRAL GREEN BUILDING E DP3 TECHS CAD03 SHEETS\16123-000\_LDP\_BLDG\_E-PLAZA.DWG



SNOWBIRD HAWTHORN



ARMSTRONG MAPLE



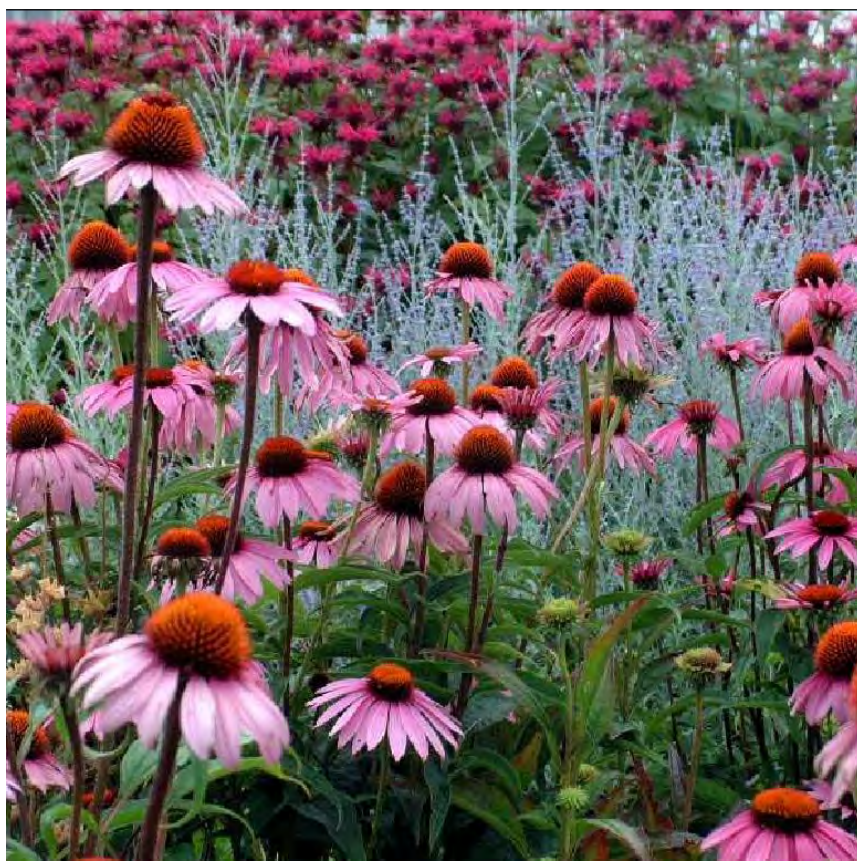
GREEN GEM BOXWOOD



VARIEGATED RED TWIG DOGWOOD



ALLIUM PURPLE SENSATION

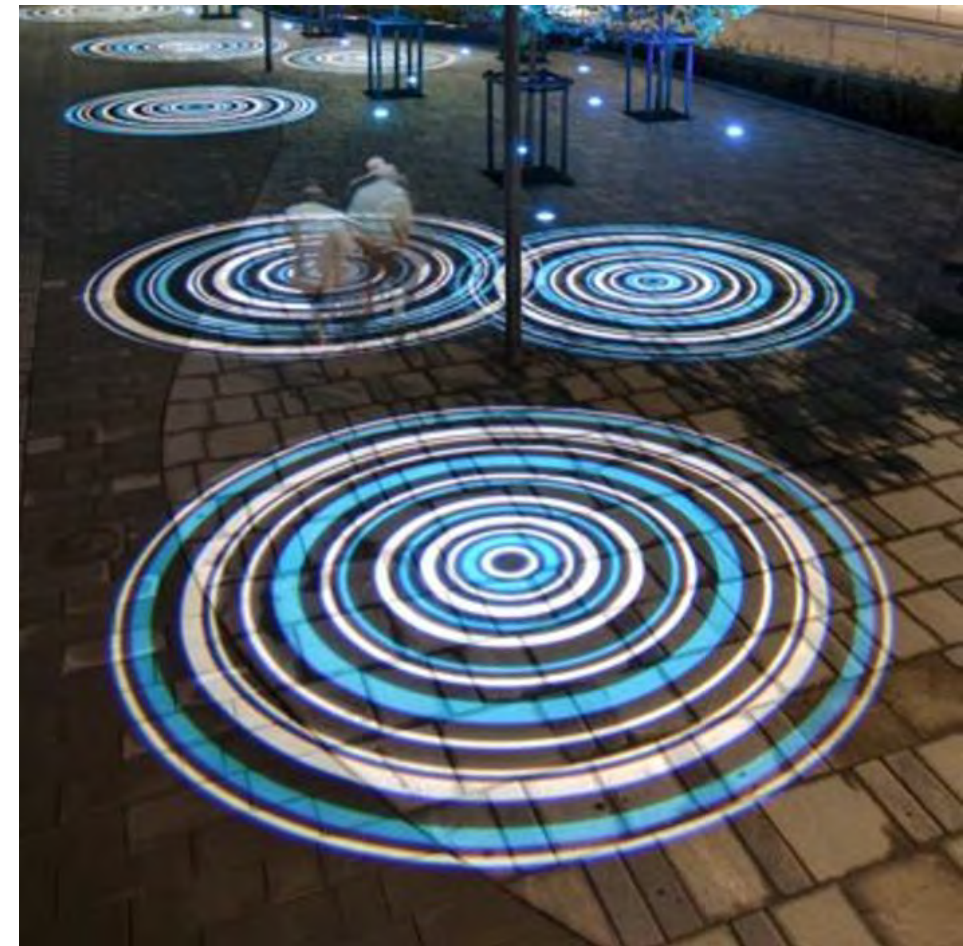


PURPLE CONEFLOWER



DWARF FOUNTAIN GRASS

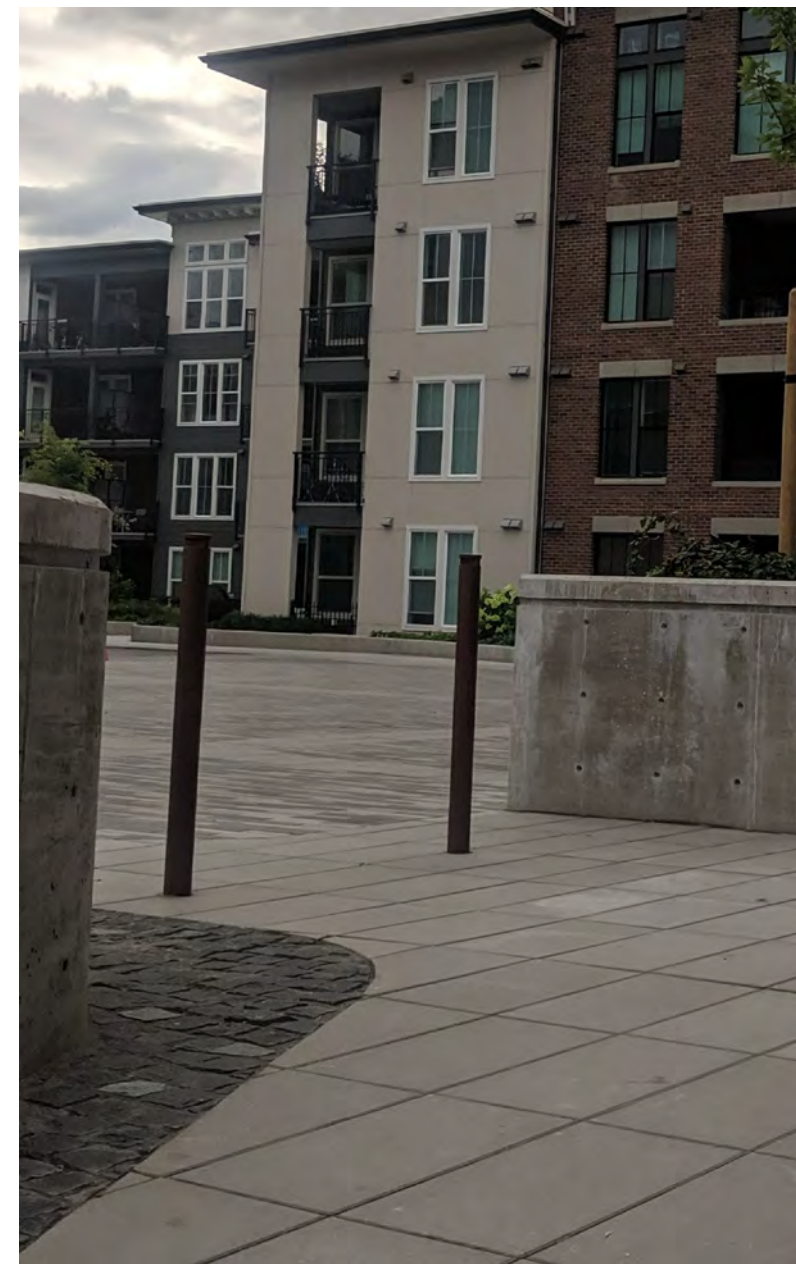
PLANTING



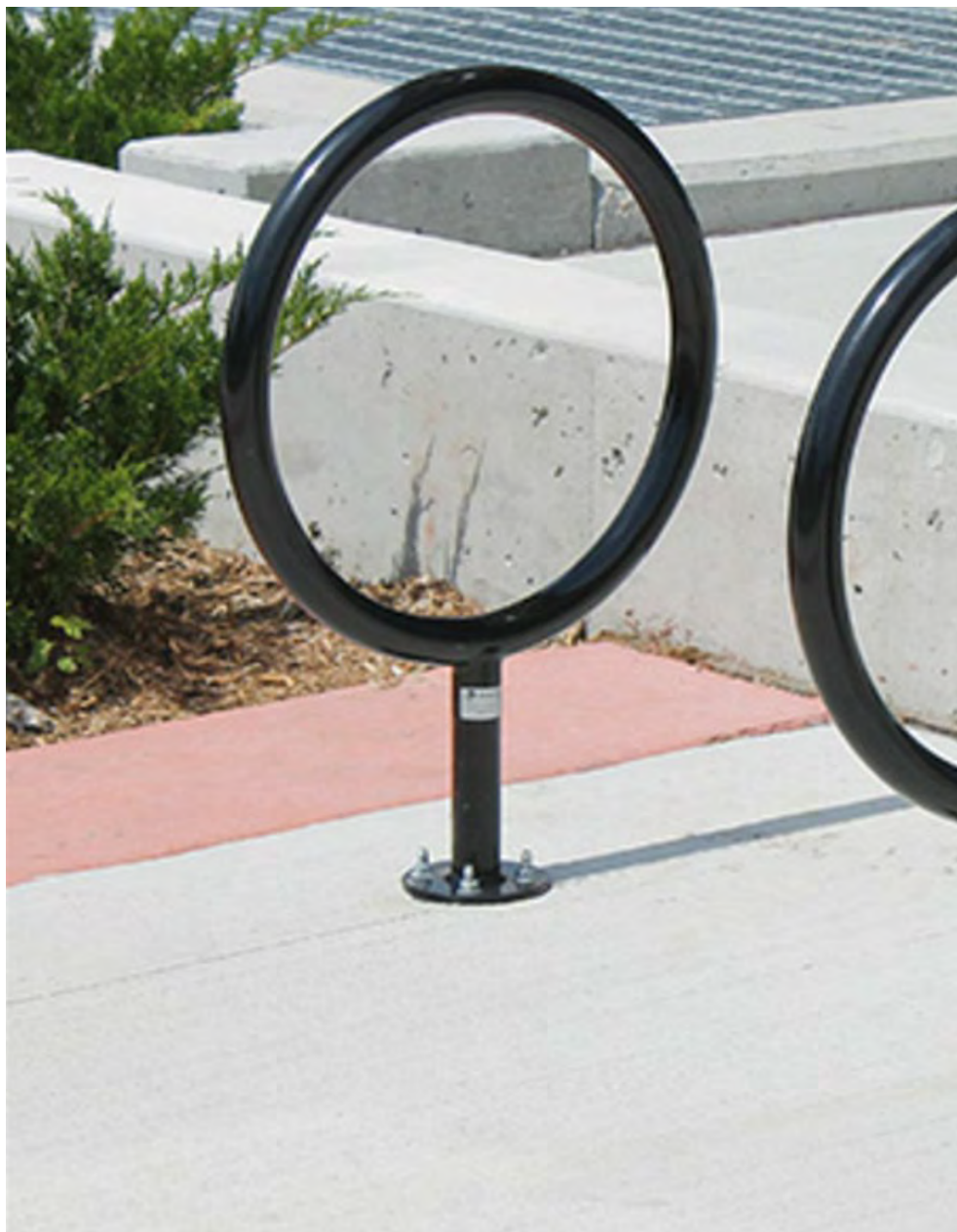
FEATURE LIGHTING - PROJECTION AND UPLIGHTING



LIGHTING - POLE AND WALL MOUNT



BOLLARDS



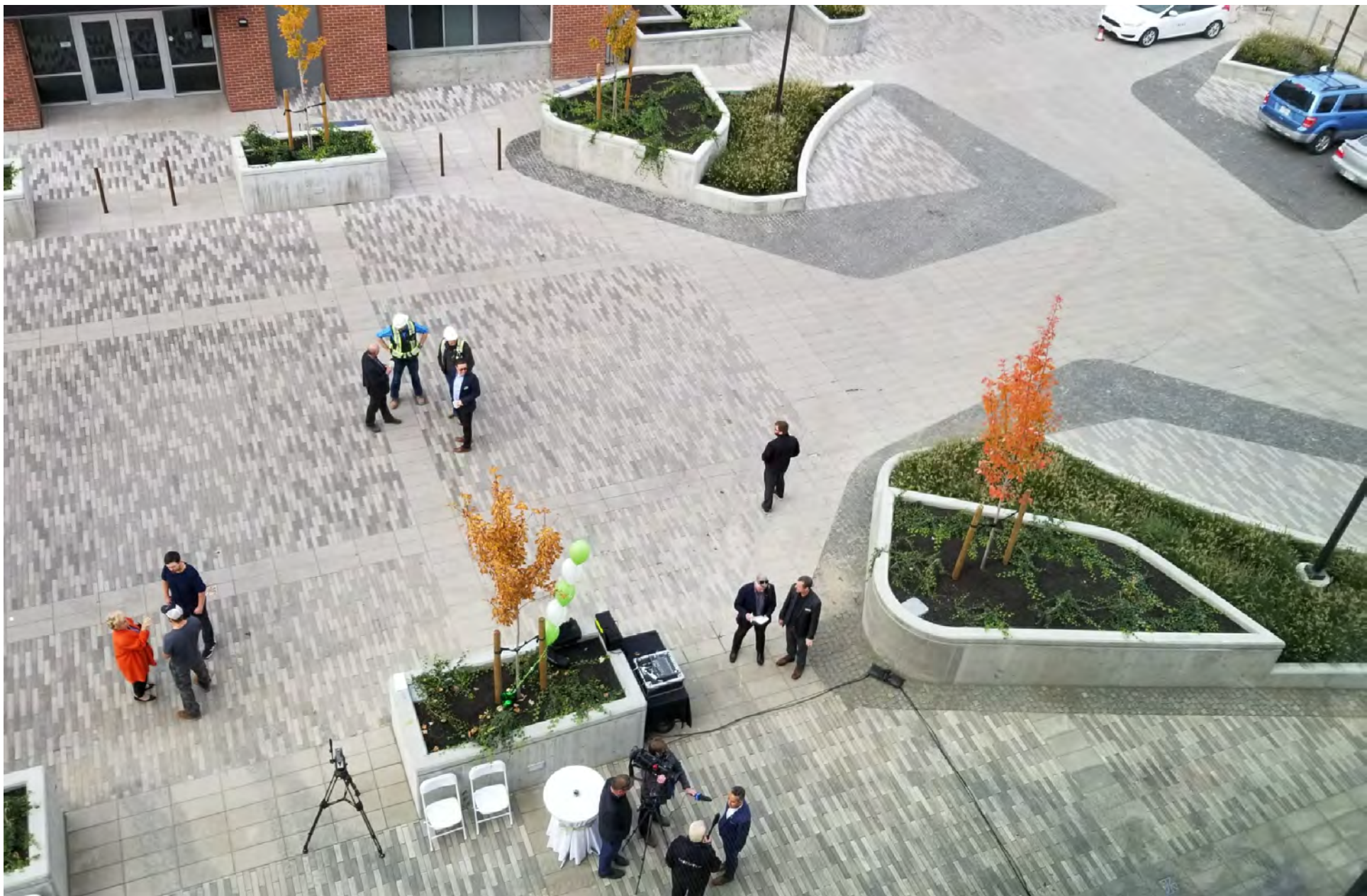
BIKE RACKS



SEATING



SEATING



PAVING

FURNISHINGS

| REVISIONS / ISSUED |             |               |
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| NO.                | DATE        | DESCRIPTION   |

PROJECT  
CENTRAL GREEN - BUILDING A, E & PLAZA

CLIENT  
AL STOBER CONSTRUCTION

CONSULTANT

SCHEDULE

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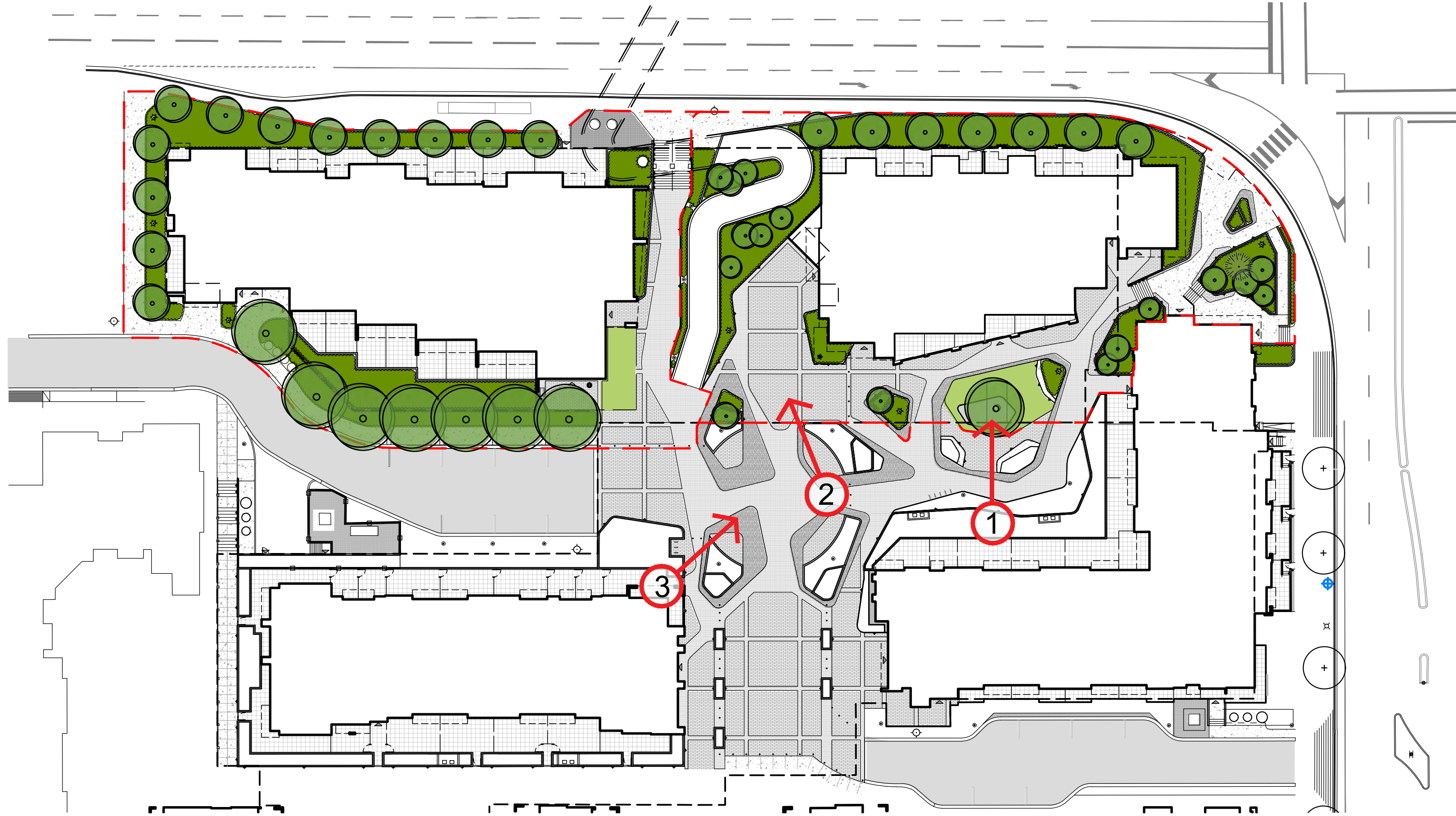
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| SCALE      | N.T.S.    |

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| SHEET TITLE      |
| CHARACTER IMAGES |
| SHEET NO.        |
| LDP 6            |
| OF 11            |





KEY PLAN  
N.T.S.



RENDERING 1



RENDERING 2



RENDERING 3

| REVISIONS / ISSUED |             |               |
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PROJECT  
CENTRAL GREEN - BUILDING A, E & PLAZA

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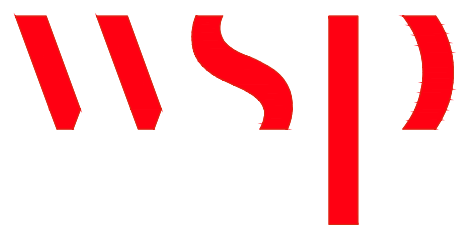
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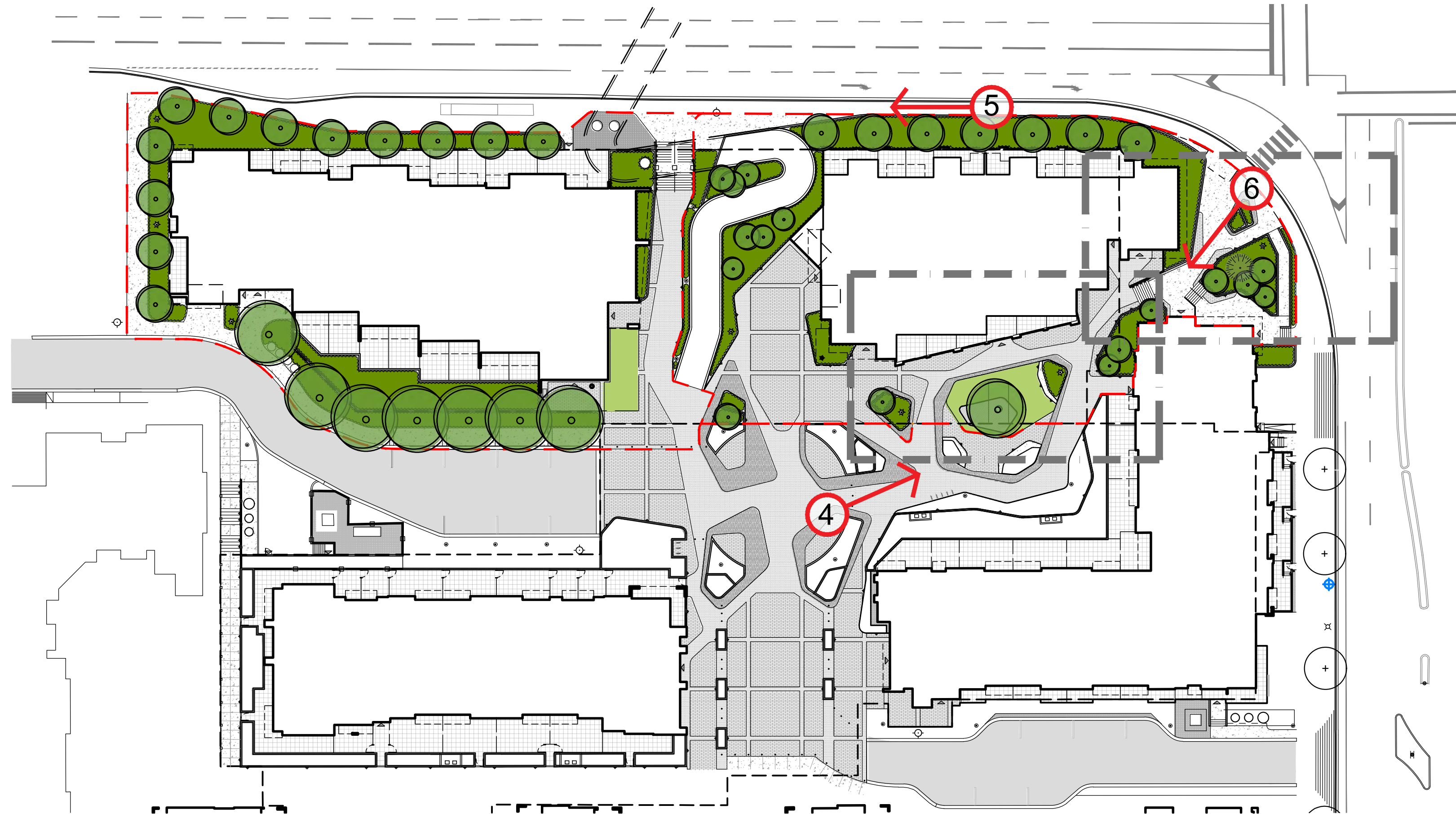
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| SCALE      | N.T.S.    |

SHEET TITLE  
RENDERINGS

SHEET NO.  
LDP 7





KEY PLAN  
N.T.S.



RENDERING 4



RENDERING 5



RENDERING 6

| REVISIONS / ISSUED |             |               |
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| NO.                | DATE        | DESCRIPTION   |
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PROJECT  
CENTRAL GREEN - BUILDING A, E & PLAZA

CLIENT  
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CONSULTANT

SCHEDULE

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| SCALE      | N.T.S.    |

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| SHEET TITLE | RENDERINGS |
| SHEET NO.   | LDP 8      |
| OF 11       |            |

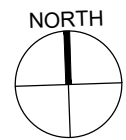


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- HYDROZONE LEGEND:
- TOTAL PERVIOUS SITE AREA - 710m²
  - LOW WATER REQUIREMENTS - 300m²
  - MEDIUM WATER REQUIREMENTS - 360m²

1 BUILDING E HYDROZONE PLAN  
LDP 9 SCALE: 1:150



0 1 2 3 4 7m SCALE 1:150

**SCHEDULE C**  
This forms part of application  
# DP19-0217  
Planner Initials AC  
City of Kelowna  
DEVELOPMENT PLANNING

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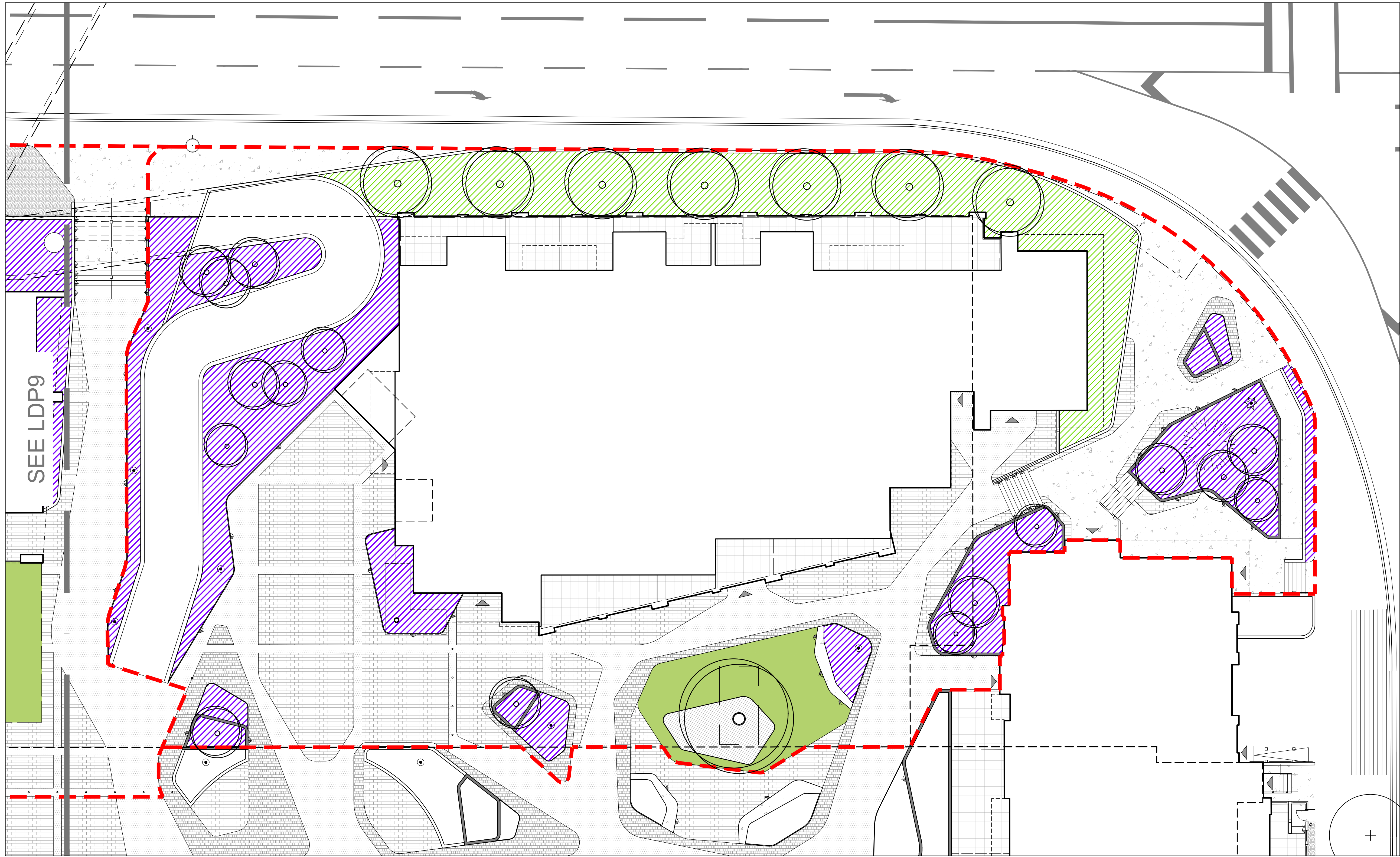
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SHEET TITLE  
BLDG E HYDROZONE PLAN  
SHEET NO.  
LDP 9  
OF 11

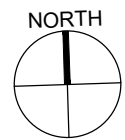


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- HYDROZONE LEGEND:
- TOTAL PERVIOUS SITE AREA - 685m<sup>2</sup>
  - LOW WATER REQUIREMENTS - 295m<sup>2</sup>
  - MEDIUM WATER REQUIREMENTS - 390m<sup>2</sup>

1 BUILDING A & PLAZA HYDROZONE PLAN  
LDP 10 SCALE: 1:150



0 1 2 3 4 7m SCALE 1:150

**SCHEDULE C**  
This forms part of application  
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Planner Initials AC  
City of Kelowna  
DEVELOPMENT PLANNING

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| SCALE      | 1:150     |

SHEET TITLE  
BLDG A HYDROZONE PLAN  
SHEET NO.  
LDP 10  
OF 11





## CENTRAL GREEN BUILDING A & PLAZA – DEVELOPMENT PERMIT

Date: 8<sup>TH</sup> January, 2021

Our File: 19M-00693-00

Address: 1435 Water Street  
Kelowna, B.C.  
V1Y 1J4

Attention: Development Services

Dear Sir / Madam:

Re: Central Green Building A & Plaza – Development Permit

As per our client's request, WSP Canada Inc. estimates a landscape development cost of **\$147,350.00**, excluding applicable taxes for the above noted property. This price includes landscape materials and installation (planted areas, trees, topsoil, mulches and irrigation).

Per the City of Kelowna bond requirement of 125% the final total for landscape bonding is **\$184,187.50**.

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

Regards

**WSP Canada Group Limited**

Rob Fershau, M.L.Arch, MBCSLA, CSLA

|   |           |
|---|-----------|
| <b>SCHEDULE</b>   | <b>C</b>  |
| This forms part of application  |           |
| # DP19-0217   |           |
| Planner<br>Initials   | <b>AC</b> |
| <br><b>City of Kelowna</b><br>DEVELOPMENT PLANNING |           |

Suite 700 – 1631 Dickson Avenue  
Landmark 6  
Kelowna, BC  
V1Y 0B5

T: +1 250 980-5500  
wsp.com

## CENTRAL GREEN

08/01/2021

ESTIMATE OF PROBABLE COSTS - Reference: Building 'E'

### LANDSCAPE

| Description of work                            | Unit           | Estimated Amount | Estimated Value | Total Value         |
|--|----------------|------------------|-----------------|---------------------|
| <b>1.0 Landscape On-Site (Private Area)</b>    |                |                  |                 |                     |
| 1.1 Deciduous Trees (50mm Cal.)                | ea.            | 14               | \$750.00        | \$10,500.00         |
| 1.2 Native planting (Low water usage)          | m <sup>2</sup> | 300              | \$50.00         | \$15,000.00         |
| 1.3 Ornamental planting (Moderate water usage) | m <sup>2</sup> | 360              | \$50.00         | \$18,000.00         |
| 1.4 Imported growing medium                    | m <sup>3</sup> | 200              | \$100.00        | \$20,000.00         |
| 1.5 Composted Bark Mulch Dressing (50mm depth) | m <sup>2</sup> | 660              | \$10.00         | \$6,600.00          |
| 1.6 High efficiency irrigation system          | m <sup>2</sup> | 660              | \$50.00         | \$33,000.00         |
| 1.7 Artificial lawn                            | m <sup>2</sup> | 50               | \$200.00        | \$10,000.00         |
| 1.8 Crushed aggregate (50mm depth)             | m <sup>2</sup> | 50               | \$20.00         | \$1,000.00          |
| <b>SUBTOTAL</b>                                |                |                  |                 | <b>\$114,100.00</b> |

**ESTIMATED TOTAL LANDSCAPE BUDGET \$114,100.00**

This is an estimate and not a guaranteed amount, and is to be used for bonding purposes only.

Costing is based on 2020 contractor pricing and is subject to change.


**SCHEDULE**

**C**

This forms part of application  
# **DP19-0217**

Planner  
Initials

AC

City of  
**Kelowna**  
DEVELOPMENT PLANNING




# CENTRAL GREEN

08/01/2021

ESTIMATE OF PROBABLE COSTS - Reference: Building 'A' & Plaza LDP 3, 4, 5

## LANDSCAPE

| Description of work | Unit | Estimated Amount | Estimated Value | Total Value |
|---------------------|------|------------------|-----------------|-------------|
|---------------------|------|------------------|-----------------|-------------|

| 1.0 Landscape |  |                |     |                 |                     |
|---------------|--|----------------|-----|-----------------|---------------------|
| 1.1           | Deciduous Trees (50mm Cal.)                | ea.            | 23  | \$750.00        | \$17,250.00         |
| 1.2           | Deciduous Trees (100mm Cal.)               | ea.            | 1   | \$1,500.00      | \$1,500.00          |
| 1.3           | Coniferous Trees (2.5m Hgt.)               | ea.            | 1   | \$750.00        | \$750.00            |
| 1.4           | Native planting (Low water usage)          | m <sup>2</sup> | 295 | \$50.00         | \$14,750.00         |
| 1.5           | Ornamental planting (Moderate water usage) | m <sup>2</sup> | 390 | \$50.00         | \$19,500.00         |
| 1.6           | Imported growing medium                    | m <sup>3</sup> | 205 | \$100.00        | \$20,500.00         |
| 1.7           | Composted Bark Mulch Dressing (50mm depth) | m <sup>2</sup> | 685 | \$10.00         | \$6,850.00          |
| 1.8           | C.I.P. concrete bench                      | ea.            | 1   | \$5,000.00      | \$5,000.00          |
| 1.9           | Artificial lawn                            | m <sup>2</sup> | 85  | \$200.00        | \$17,000.00         |
| 1.10          | Timber platform bench                      | ea.            | 1   | \$10,000.00     | \$10,000.00         |
| 1.11          | High efficiency irrigation system          | m <sup>2</sup> | 685 | \$50.00         | \$34,250.00         |
|               |  |                |     | <b>SUBTOTAL</b> | <b>\$147,350.00</b> |

|   |                     |
|---|---------------------|
| <b>ESTIMATED TOTAL LANDSCAPE BUDGET</b> | <b>\$147,350.00</b> |
|---|---------------------|

This is an estimate and not a guaranteed amount, and is to be used for bonding purposes only.

Costing is based on 2020 contractor pricing and is subject to change.

**SCHEDULE**


**C**

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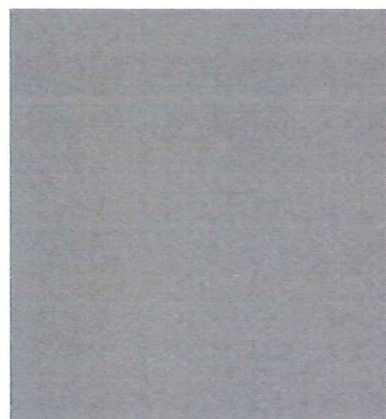




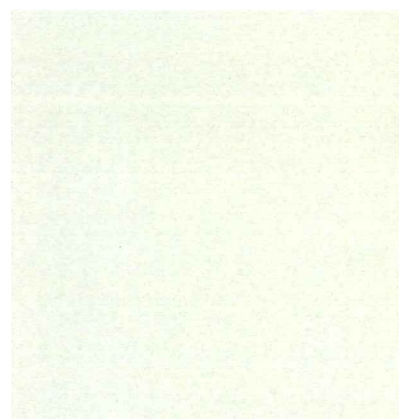




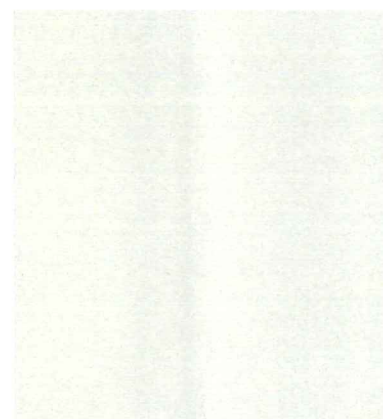




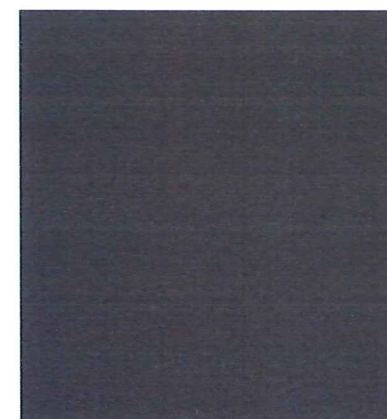
cementitious panel-pearl grey



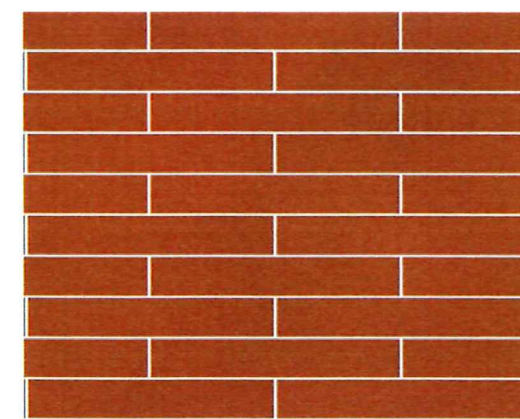
Stucco - BM Titanium



cementitious panel-white



cementitious panel-dark grey



brick (englishpub)

# SCHEDULE

A & B

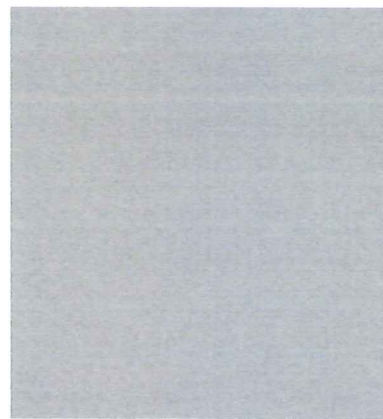
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Initials AC

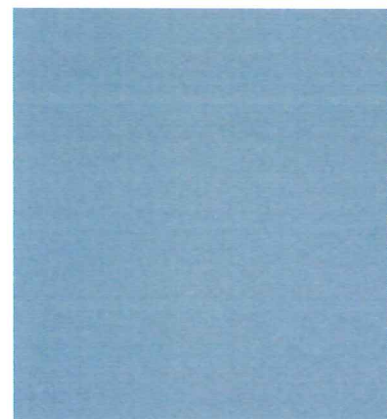


City of  
Kelowna  
DEVELOPMENT PLANNING

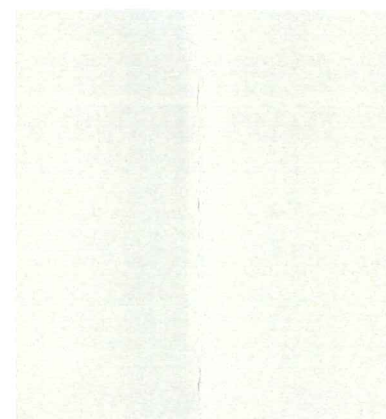




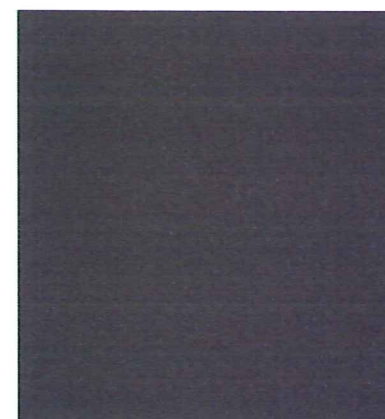
cementitious panel-pearl grey



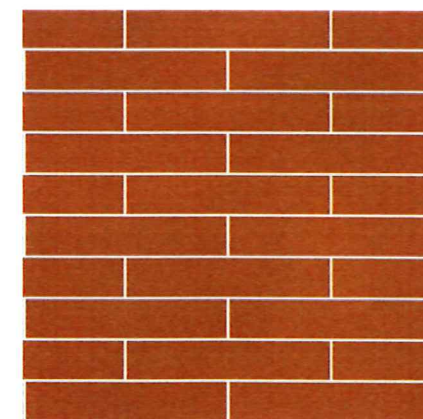
metal panel cladding



cementitious panel-white



cementitious panel-dark grey



brick (englishpub)

**SCHEDULE** A & B  
 This forms part of application  
 # DP19-0217  
 Planner Initials AC  
 City of Kelowna  
 DEVELOPMENT PLANNING



## FLOOR AREAS - BLDG A

## NFA CRU

|          | ±sf   | ±sm |
|----------|-------|-----|
| CRU - 1  | 1,612 | 150 |
| CRU - 2  | 2,675 | 249 |
|          |       |     |
| Subtotal | 4,287 | 398 |

## NFA RESIDENTIAL

| UNIT TYPES |     | UNIT<br>_s1f | UNIT<br>_s3m | UNIT<br>COUNT | TOTAL<br>_s3m |
|------------|-----|--------------|--------------|---------------|---------------|
| 1 B        | A   | 588          | 54.6         | 15            | 819           |
| 1 B        | A1  | 609          | 56.6         | 0             | 0             |
| STUDIO     | A2  | 488          | 45.3         | 0             | 0             |
| STUDIO     | A3  | 397          | 36.9         | 0             | 0             |
| 1 B        | A4  | 580          | 53.9         | 0             | 0             |
| MICRO      | A5  | 312          | 29.0         | 20            | 580           |
| 1 B        | A6  | 684          | 63.5         | 0             | 0             |
| MICRO      | A7  | 320          | 29.7         | 0             | 0             |
| 1 B        | A8  | 561          | 52.1         | 0             | 0             |
| STUDIO     | A9  | 433          | 40.2         | 4             | 161           |
| STUDIO     | A10 | 465          | 43.2         | 15            | 648           |
| 1 B        | A11 | 525          | 48.8         | 4             | 195           |
|            |     |              |              |               |               |
| 1 B+D      | B   | 712          | 66.1         | 0             | 0             |
| 1 B+D      | B1  | 698          | 64.8         | 0             | 0             |
| 1 B+D      | B2  | 717          | 66.6         | 0             | 0             |
| 1 B+D      | B3  | 758          | 70.4         | 5             | 352           |
| 1 B+D      | B4  | 720          | 66.9         | 10            | 669           |

|     |    |     |      |   |     |
|-----|----|-----|------|---|-----|
| 2 B | C  | 992 | 92.2 | 0 | 0   |
| 2 B | C1 | 920 | 85.5 | 4 | 342 |
| 2 B | C2 | 924 | 85.8 | 0 | 0   |
| 2 B | C3 | 908 | 84.4 | 0 | 0   |
| 2 B | C4 | 823 | 76.5 | 5 | 383 |

|                                |    |       |
|--------------------------------|----|-------|
| RESIDENTIAL area for FAR       | 82 | 4,149 |
| CRU area for FAR               |    | 398   |
| CRU + RESIDENTIAL area for FAR |    | 4,670 |

| GFA     | ±sf    | ±sm   |  |
|---------|--------|-------|--|
| Level 1 | 13,185 | 1,225 |  |
| Level 2 | 9,540  | 886   |  |
| Level 3 | 10,960 | 1,018 |  |
| Level 4 | 10,960 | 1,018 |  |
| Level 5 | 10,960 | 1,018 |  |
| Level 6 | 10,960 | 1,018 |  |
|         |        |       |  |
|         |        |       |  |
|         |        |       |  |

## FLOOR AREAS - BLDG E

## NFA RESIDENTIAL

|        | UNIT<br>TYPES | UNIT<br>\$sf | UNIT<br>\$sm | UNIT<br>COUNT | TOTAL<br>\$sm |
|--------|---------------|--------------|--------------|---------------|---------------|
| 1 B    | A             | 588          | 54.6         | 12            | 655           |
| 1 B    | A1            | 609          | 56.6         | 12            | 679           |
| STUDIO | A2            | 488          | 45.3         | 12            | 544           |
| STUDIO | A3            | 397          | 36.9         | 6             | 221           |
| 1 B    | A4            | 580          | 53.9         | 6             | 323           |
| MICRO  | A5            | 312          | 29.0         | 24            | 696           |
| 1 B    | A6            | 684          | 63.5         | 5             | 318           |
| MICRO  | A7            | 320          | 29.7         | 8             | 238           |
| 1 B    | A8            | 561          | 52.1         | 1             | 52            |
| STUDIO | A9            | 433          | 40.2         | 0             | 0             |
| STUDIO | A10           | 465          | 43.2         | 0             | 0             |
| 1 B    | A11           | 525          | 48.8         | 0             | 0             |
|        |               |              |              |               |               |
| 1 B+D  | B             | 712          | 66.1         | 6             | 397           |
| 1 B+D  | B1            | 698          | 64.8         | 12            | 778           |
| 1 B+D  | B2            | 717          | 66.6         | 12            | 799           |
| 1 B+D  | B3            | 758          | 70.4         | 0             | 0             |
| 1 B+D  | B4            | 720          | 66.9         | 0             | 0             |

|     |    |     |      |   |     |
|-----|----|-----|------|---|-----|
| 2 B | C  | 992 | 92.2 | 6 | 13  |
| 2 B | C1 | 920 | 85.5 | 0 | 0   |
| 2 B | C2 | 924 | 85.8 | 6 | 515 |
| 2 B | C3 | 908 | 84.4 | 4 | 338 |
| 2 B | C4 | 823 | 76.5 | 0 | 0   |

|                          |     |       |
|--------------------------|-----|-------|
| RESIDENTIAL area for FAR | 132 | 6,565 |
|--------------------------|-----|-------|

| GFA     | ±sf    | ±sm   |  |
|---------|--------|-------|--|
| Level 1 | 15,150 | 1,407 |  |
| Level 2 | 14,965 | 1,390 |  |
| Level 3 | 15,260 | 1,418 |  |
| Level 4 | 15,260 | 1,418 |  |
| Level 5 | 15,260 | 1,418 |  |
| Level 6 | 15,260 | 1,418 |  |
|         |        |       |  |
| Parkade | 51,570 | 4,791 |  |

PRIVATE  
OPEN  
SPACE

## BUILDING E

| REQUIRED |    |        |       | PROVIDED |             |              |
|----------|----|--------|-------|----------|-------------|--------------|
| type     | sm | # unit | sm    |          | indoor (sm) | outdoor (sm) |
| bachelor | 7  | 50     | 350   | level 1  | 290         | 0            |
| 1 bed    | 12 | 36     | 432   | level 2  | 226         |              |
| 2 bed    | 18 | 46     | 828   | level 3  | 183         |              |
|          |    |        |       | level 4  | 183         |              |
| total    |    | 132    | 1,610 | level 5  | 183         |              |
|          |    |        |       | level 6  | 183         |              |
|          |    |        |       | Total    | 1,249       | 0            |

## BUILDING A

| REQUIRED |    |        |     | PROVIDED |             |              |
|----------|----|--------|-----|----------|-------------|--------------|
| type     | sm | # unit | sm  |          | indoor (sm) | outdoor (sm) |
| bachelor | 7  | 39     | 273 | level 1  | 0           | 0            |
| 1 bed    | 12 | 19     | 228 | level 2  | 161         |              |
| 2 bed    | 18 | 24     | 432 | level 3  | 131         |              |
|          |    |        |     | level 4  | 131         |              |
| total    |    | 82     | 933 | level 5  | 131         |              |
|          |    |        |     | level 6  | 131         |              |
|          |    |        |     | Total    | 683         | 0            |

## PARKING CALCULATIONS

REQUIRED

| STALL SIZE                   | WIDTH      |             | LENGTH     |             | HEIGHT     |             | PARKING RATIO |             |            |  |
|------------------------------|------------|-------------|------------|-------------|------------|-------------|---------------|-------------|------------|--|
|                              |            |             |            |             |            |             | required      | Provide     |            |  |
| FULL SIZE STALL              | 8'-3"      | 2.5m        | 19'-8"     | 6.0m        | 6'-6"      | 2.0m        | -             | -           |            |  |
| MEDIUM SIZE STALL (40% max)  | 7'-6"      | 2.3m        | 15'-9"     | 4.8m        |            |             | max 143.3     | 70          |            |  |
| COMPACT SIZE STALL (10% max) | 6'-6"      | 2.0m        | 11'-2"     | 3.4m        |            |             | max 35.8      | 22          |            |  |
| DISABLED STALL               | 12'-2"     | 3.7m        | 19'-8"     | 6.0m        |            |             | 4             | 6           |            |  |
| DRIVE AISLES (2-way 90° pkg) | 23'-0"     | 7.0m        |            |             |            |             |               |             |            |  |
| PARKING REQUIREMENTS:        |            |             |            |             |            |             |               |             |            |  |
|                              | BUILDING E |             |            | BUILDING A  |            |             | BUILDING F    |             | BUILDING B |  |
|                              | no of unit | no of stall | no of unit | no of stall | no of unit | no of stall | no of unit    | no of stall |            |  |
| 0.75 stall per bachelor      | 50         | 37.5        | 39         | 29.25       |            |             |               |             |            |  |
| 0.9 stall per 1 bed          | 36         | 32.4        | 19         | 17.10       |            |             |               |             |            |  |
| 1.0 stall per 2 & 3 bed      | 46         | 46.0        | 24         | 24.00       |            |             |               |             |            |  |
| cru (1 stall per 100sm)      |            |             | 398sm      | 3.98        |            |             |               |             |            |  |
| Total unit                   | 132        |             | 82         |             | 80         |             | 108           |             | 402        |  |
| Total no of stall required   |            | 115.90      |            | 74.33       |            | 70.25       |               | 96.75       | 357.23     |  |

PROVIDED

|                 |                                  |  |                            |       |
|-----------------|----------------------------------|--|----------------------------|-------|
|                 | no of stall                      |  | Summary of Visitor Parking |       |
| Parkade Phase 1 | 203                              |  | no of unit                 | 402   |
| Parkade Phase 2 | 149                              |  | visitor (0.14 per unit)    | 56.28 |
| L1 Parkade CG-A | 23                               |  | REQUIRED                   | 56    |
| Sub-total       | 375                              |  |                            |       |
| stalls on grade | 14                               |  | stalls on grade            | 14    |
| Total           | 389 (include 56 visitor parking) |  | L1 Parkade CG-A            | 23    |
|                 |                                  |  | Parkade Phase 2            | 19    |
|                 |                                  |  | PROVIDED                   | 56    |
|                 |                                  |  |                            |       |
|                 |                                  |  |                            |       |

| BUILDING (S) SETBACKS (m):     |      |            |  |
|--------------------------------|------|------------|--|
| NORTH (HARVEY AVE.)            | 0.0m | Building F | ±4.5m min to residential                           |
|                                |      | Building B | ±4.5m min to residential                           |
|                                |      | Building E | ±4.5m min to residential                           |
|                                |      | Building A | ±4.5m min to residential                           |
| SOUTH (REAR)                   | 0.0m | Building F | ±4.6 to residential                                |
|                                |      | Building B | 0m (Parkade to PL)<br>10.8m (Bldg B to PL)         |
|                                |      | Building E | ±14.2m (Bldg E to PL)                              |
|                                |      | Building A | ±9.6m (Bldg A to Bldg B)                           |
| WEST (SIDE)                    | 3.0m | Building F | ±8.1m (to Bldg B)                                  |
|                                |      | Building B | ±0.53m (Parkade to PL)<br>±8.1m (Bldg B to Bldg F) |
|                                |      | Building E | ±3.19m to residential                              |
|                                |      | Building A | ±20.3m (Bldg A to Bldg E)                          |
| EAST (RICHTER AVE.)            | 0.0m | Building F | ±87.2m (Bldg F to PL)                              |
|                                |      | Building B | ±5.0m (Parkade to PL)<br>±3.05m (Townhouse to PL)  |
|                                |      | Building E | ±22.0m (Bldg E to Bldg A)                          |
|                                |      | Building A | ±4.1m (Bldg A to PL)                               |
| DAYLIGHT ANGLE (IF A TOWER)    | N/A  | N/A        |  |
| PODIUM HEIGHT (IF PROPOSED)    | N/A  | N/A        |  |
| FLOOR PLATE SIZE (IF REQUIRED) | N/A  | N/A        |  |

## ZONING SUMMARY

|                         |  |
|-------------------------|--|
| BUILDING E & BUILDING A |  |
| ADDRESS                 | Building E: 1720 Richter Street Kelowna<br>Building A: 1710 Richter Street Kelowna   |
| LEGAL DESCRIPTION       | LOT 1, Plan 92715  |
| DEVELOPMENT PERMIT AREA | CENTRAL GREEN DEVELOPMENT PERMIT AREA  |
| EXISTING ZONING         | CD22 CENTRAL GREEN COMPREHENSIVE ZONE  |
| EXISTING LEGAL USE      | 2 EXISTING RENTAL BUILDINGS ON PARKADE   |
| GRADES                  | EXISTING AVERAGE - LEVEL      FINISH AVERAGE - LEVEL   |
| NUMBER OF BUILDINGS     | BUILDING F: 5 STOREY RENTAL BUILDING OVER PARKADE<br>BUILDING B: 5 STOREY RENTAL BUILDING OVER PARKADE<br>BUILDING E: 6 STOREY RENTAL BUILDING OVER PARKADE<br>BUILDING A: 6 STOREY RENTAL BUILDING OVER PARKADE |

| CD22 CENTRAL GREEN COMPREHENSIVE ZONE  |                 |
|--|-----------------|
| CRITERIA FOR ALL TYPES OF APPLICATION: |                 |
|  | ZONING PROPOSAL |
| SITE AREA (sm)                         | 14,375          |
| SITE WIDTH (m)                         | N/A             |
| SITE DEPTH (m)                         | N/A             |
| OFF-STREET PARKING                     | 357 stalls      |

## PRIVATE OPEN SPACE

|          |         |            |          |            |        |           |
|----------|---------|------------|----------|------------|--------|-----------|
| bachelor | = 7 sm  | Building A | 933 sm   | Building A | 683 sm |           |
| 1-bed    | = 12 sm |            |          | Subtotal   |        | 3,228 sm  |
| 2-bed    | = 18 sm | Total      | 4,767 sm | Total      |        | 10,788 sm |

HEIGHT OF  
BUILDING (S)/#  
OF STOREYS

|  |          |                      |                         |
|--|----------|----------------------|-------------------------|
|  |          |                      |                         |
| <div style="text-align: center;"> <h1 style="color: red; margin: 0;">COVERAGE</h1> <p style="margin: 0;">SITE COVERAGE OF BUILDING(S) (%)</p> </div> | 50% max. | Building F - Level 1 | 1,026 / 14,375 = 7.1± % |
|  |          | Building B - Level 1 | 1,439 / 14,375 = 10± %  |
|  |          | Building E - Level 1 | 1,407 / 14,375 = 9.8± % |
|  |          | Building A - Level 1 | 1,225 / 14,375 = 8.5± % |
|  |          | Total                | 35.4±%                  |
|  |          |                      |                         |

## COVERAGE

|  |     |                      |                       |
|--|-----|----------------------|-----------------------|
| SITE COVERAGE OF BUILDING(S) (%)                             |     | Building E - Level 1 | 1,407 / 14,375 = 9.8% |
|  |     | Building A - Level 1 | 1,225 / 14,375 = 8.5% |
|  |     | Total                | 35.4%                 |
|  |     |                      |                       |
| SITE COVERAGE INCLUDING BUILDINGS, DRIVEWAYS AND PARKING (%) | N/A | N/A                  |                       |

|                                     |  | CD22 CENTRAL GREEN COMPREHENSIVE ZONE                                       |                  |
|-------------------------------------|--|---|------------------|
|                                     | ZONING STANDARD  | PROPOSAL  |                  |
| NUMBER OF BICYCLE PARKING SPACES    | Class I: 0.5 per dwelling unit x 402 units<br>Total = 201 bikes min.<br><br>Class II: 0.1 per dwelling unit x 402 units<br>Total = 40.2 bikes min. | Class I: 201 bike racks within parkade<br><br>Class II: 41 stall bike racks |                  |
| NUMBER OF LOADING SPACES            | N/A  | N/A   |                  |
| DRIVE AISLE WIDTH (m) (IF PROPOSED) | 7.0m   | 6.0m / 7.0m   |                  |
| SETBACKS TO PARKING (m):            |  |   |                  |
| NORTH (FRONT, HARVEY AVE.)          | N/A  | N/A   |                  |
| SOUTH (REAR)                        | N/A  | N/A   |                  |
| WEST (SIDE)                         | 3.0m   | 3.0m  |                  |
| EAST (SIDE, RICHTER AVE.)           | N/A  | N/A   |                  |
| FLOOR AREA NET                      | ± 57,500sm max. net area   | <b>Building F</b>   | <b>4,082 sm</b>  |
|                                     |  | <b>Building B</b>   | <b>5,737 sm</b>  |
|                                     |  | <b>Building E</b>   | <b>6,565 sm</b>  |
|                                     |  | <b>Building A</b>   | <b>4,670 sm</b>  |
|                                     |  | <b>Total</b>  | <b>21,054 sm</b> |
| <b>FAR</b><br>FLOOR AREA RATIO      | 4.0 max.   | <b>21,054 / 14,375<br/>= 1.46</b>   |                  |

## FAR

|                  |        |
|------------------|--------|
| FLOOR AREA RATIO | = 1.46 |
|------------------|--------|

2020-12-11  
revised DP

| No. | Date       | Revision      |
|-----|------------|---------------|
| 1   | 2019-11-04 | DP SUBMISSION |
| 2   | 2020-12-03 | REVISED DP    |
|     |            |               |
|     |            |               |
|     |            |               |
|     |            |               |

Project Title

# CENTRAL GREEN E & A

Consultant Seal

233 BERNARD AVENUE  
KELOWNA, B.C.  
V1Y 6N2  
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m+m a  
MEIKLEJOHN ARCHITECTS INC.

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|         |             |
|---------|-------------|
| Date    | 2020-12-03  |
| Job No. | m+m 16-1726 |
| Scale   | AS SHOWN    |
| Drawn   | SN          |
| Checked | JM          |

Drawing Title

**ZONING  
SUMMARY**

Drawing Number

A1.01

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



SCHEDULEA & B

This forms part of application  
# DP19-0217

Planner Initials  
AC

City of Kelowna  
DEVELOPMENT PLANNING

BLDG E

| BUILDING CODE REVIEW (BUILDING E)  |                       |                            |                            |                           |                                   |
|--|-----------------------|----------------------------|----------------------------|---------------------------|-----------------------------------|
| OCCUPANCY  | BUILDING E<br>GROUP C | GROUP A2<br>(LEVEL 1 ONLY) | GROUP D<br>(LEVEL 1 ONLY)  | GROUP E<br>(LEVEL 1 ONLY) | PARKADE:<br>GROUP F3<br>(LEVEL 0) |
| ARTICLE  | 3.2.2.50              | 3.2.2.50 (5)               | 3.2.2.58                   | 3.2.2.50 (5)              | 3.2.2.80                          |
| NO. OF STOREYS   | 6 STOREY              | 6 STOREY                   | 6 STOREY                   | 6 STOREY                  | 1                                 |
| NO. OF STREETS FACING  | 2                     | 2                          | 2                          | 2                         | 1                                 |
| BUILDING AREAS:  | PROPOSED              |                            | CODE MAXIMUM               |                           | CODE MAXIMUM                      |
|  | ±1,420sm              |                            | 1,500sm/comp. 3.2.2.50 (I) |                           | UNLIMITED                         |
| CONSTRUCTION TYPE  | COMBUSTIBLE           |                            |                            |                           | NON-COMBUST.                      |
| SPRINKLERED  | YES                   |                            |                            |                           | YES                               |
| ASSEMBLY RATINGS:  |                       |                            |                            |                           |                                   |
| FLOOR  | 1 HR (LEVEL 1-6)      |                            | 2 HR @ CRU                 |                           | 2 HR                              |
| WALLS / BEARING STRUCTURE  | 1 HR (LEVEL 1-6)      |                            | 2 HR @ CRU                 |                           | 2 HR                              |
| ROOFS  | 1 HR                  |                            |                            |                           | 2 HR                              |
| NOTE: PARKADE (LEVEL 0) TO BE CONSIDERED AS A SEPARATE BUILDING IN ACCORDANCE WITH 3.2.1.2 |                       |                            |                            |                           |                                   |

| FIRE PROTECTION: 3.2.4./ 3.2.5./ 3.2.6.   |                           |                |
|---|---------------------------|----------------|
| LOCATION OF HYDRANT TO SIAMESE CONNECTION | 45 m MAX.                 | 3.2.5.5.       |
| STANDPIPE/HOSE                            | YES (IN EACH STAIR SHAFT) | 3.2.5.8.       |
| SPRINKLERED                               | YES                       |                |
| FIRE ALARM SYSTEM                         | YES                       | 3.2.4.1.(2)(f) |
| EXIT LIGHTS                               | YES                       |                |
| EMERGENCY LIGHTING                        | YES                       |                |

| REQUIRED FIRE SEPARATIONS 3.1.3.1. |                           |          |
|------------------------------------|---------------------------|----------|
| TENANTS / MAJOR OCCUPANCIES        |                           |          |
| GROUP C TO C                       | 1 HR                      | 3.3.1.1. |
| GROUP F3 TO C                      | 2 HR                      | 3.2.1.2. |
| GROUP E TO C                       | 2 HR                      |          |
| GROUP A2 TO C                      | 2 HR                      |          |
| GROUP D TO C                       | 1 HR                      |          |
| SERVICES ROOMS                     | 1 HR                      | 3.6.2.   |
| JANITOR ROOM                       | Non-Rated Fire Separation |          |

| BUILDING FIRE SAFETY         |                   |           |
|------------------------------|-------------------|-----------|
| SOFFIT PROTECTION            | N/A (SPRINKLERED) | 3.2.3.16. |
| FLAME SPREAD RATINGS         | COMPLY WITH       | 3.1.13.2  |
| METAL DECK ASSEMBLIES        | N/A               | 3.1.14.2. |
| ROOF COVERING CLASSIFICATION | CLASS "A"         | 3.1.15.2. |
| ATTIC FIRESTOPS              | N/A               | 3.1.11.   |
| MAX. ATTIC AREA              | N/A               | 3.1.11.5. |
| MAX. CRAWLSPACE AREA         | N/A               | 3.1.11.6. |
| CONCEALED FLOOR AREA         | N/A               | 3.1.11.5. |

| OCCUPANT LOAD TABLE 3.1.17.1. |                                 |                      |
|-------------------------------|---------------------------------|----------------------|
| PARKADE LEVEL:                | 46sm / PERSON X 4,811 sm        | 105 PERSONS          |
| RESID. LEVELS :               |                                 |                      |
| LEVEL 1                       | 2 PERSONS/SLEEPING RMS x 23 RMS | 46 PERSONS           |
| LEVEL 2                       | 2 PERSONS/SLEEPING RMS x 23 RMS | 46 PERSONS           |
| LEVEL 3 TO 6                  | 2 PERSONS/SLEEPING RMS x 27 RMS | 54 PERSONS PER FLOOR |
| COMMERCIAL UNITS :            |                                 |                      |
| LEVEL 1 CRU                   | 1 PERSON/ 3.7 SM x 198± SM      | 54 PERSONS           |
| TOTAL COMMERCIAL              |                                 | 54 PERSONS           |

| EXIT FACILITIES 3.1 TO 3.6 |   |   |
|----------------------------|---|---|
| REQUIRED EXITS             | 2 MIN. PER FLOOR                              |   |
|                            | REQUIRED WIDTHS                               | PROVIDED WIDTHS   |
|                            | min. 800mm door width as per 3.4.3.2.(A)      |   |
|                            | min. 1100mm stair width as per 3.4.3.2.(A)    |   |
| PARKADE LEVEL:             | 6.1mm/ person x 105 persons = 800 mm MIN.     | 4 doors @ 3'-0" = 12'-0" (3656mm)                       |
| RESIDENTIAL LEVELS:        |   |   |
| LEVEL 1 - 6 (doors)        | 6.1mm /person x 54 persons max = 800 mm MIN.  | min. 2 doors @ 3'-0" width per floor = 6'-0" (1829mm)   |
| LEVEL 1 - 6 (stairs)       | 8.0mm /person x 54 persons max = 1100 mm MIN. | min. 2 stairs @ 3'-10" width per floor = 7'-8" (2337mm) |
| COMMERCIAL UNITS:          |   |   |
| LEVEL 1 (doors)            | 6.1mm/ person x 54 persons max. = 800 mm MIN. | min. 2 doors @ 3'-0" width = 6'-0" (1829mm)             |
| EXIT THROUGH LOBBY         | yes (NO for commercial)                       | 3.4.4.2.  |
| PANIC HARDWARE REQ'D       | yes (at exterior stair & lobby doors)         | 3.4.6.16.(2)  |
| EXIT EXPOSURE              | ok  | 3.2.3.13.   |
| MAX. TRAVEL DISTANCE       | 45m   | 3.4.2.5.(1)   |
| EXIT RATINGS REQUIRED:     |   |   |
| STAIR SHAFTS               | 1 HR (2 HR @ Parkade / CRU)                   | 3.4.4.1.  |
| CORRIDORS                  | 1 HR  | 3.3.2.6.(4)   |

| ACCESSIBILITY REQUIREMENTS 3.8. |          |          |
|---------------------------------|----------|----------|
|                                 | REQUIRED | PROVIDED |
| ACCESS TO MAIN ENTRANCES        | YES      | YES      |
| ACCESS TO ALL FLOORS            | NO       | YES      |
| ACCESSIBLE WASHROOM             | CRU ONLY | CRU ONLY |

| WASHROOM FIXTURES REQUIREMENTS   |              |
|--|--------------|
| MIN. 1 REQ'D / DWELLING UNIT   | 3.7.2.2.(11) |
| WASHROOM REQUIREMENTS FOR CRU TO BE CONFIRMED BY TENANT DURING SEPARATE LEASEHOLD IMPROVEMENTS PERMIT APPLICATION (N.I.C.) |              |

| SPATIAL SEPARATION: |   |                 |              |
|---------------------|---|-----------------|--------------|
|                     | NORTH/SOUTH WALLS   | EAST WALL       | WEST WALL    |
| WALL AREA           | window openings & walls construction un-restricted. limiting distance exceeds 8.0m in all cases. or building faces a street in accordance with 3.2.3.10.(2) | ± 68.7 sm       | ± 21.0 sm    |
| OPENING AREA        |   | ± 28.5 sm       | ± 1.4 sm     |
| % PROVIDED          |   | ± 41.5 %        | ± 6.6 %      |
| LIMITING DISTANCE   |   | ± 12.5 m        | ± 3.19 m     |
| % PERMITTED         |   | 100 %           | ± 60 %       |
| CONSTRUCTION TYPE   |   | COMBUST.        | COMBUST.     |
| CLADDING MATERIAL   |   | NON-COMBUST.    | NON-COMBUST. |
| REQUIRED RATINGS    | (BEARING WALLS)   | 2 HR (CRU ONLY) | 1 HR         |

BLDG A

| BUILDING CODE REVIEW (BUILDING A)  |                       |                            |                            |                           |                            |                                   |
|--|-----------------------|----------------------------|----------------------------|---------------------------|----------------------------|-----------------------------------|
| OCCUPANCY  | BUILDING E<br>GROUP C | GROUP A2<br>(LEVEL 1 ONLY) | GROUP D<br>(LEVEL 1 ONLY)  | GROUP E<br>(LEVEL 1 ONLY) | GROUP F3<br>(LEVEL 1 ONLY) | PARKADE:<br>GROUP F3<br>(LEVEL 0) |
| ARTICLE  | 3.2.2.50              | 3.2.2.50 (5)               | 3.2.2.58                   | 3.2.2.50 (5)              | 3.2.2.50 (5)               | 3.2.2.80                          |
| NO. OF STOREYS   | 6 STOREY              | 6 STOREY                   | 6 STOREY                   | 6 STOREY                  | 6 STOREY                   | 1                                 |
| NO. OF STREETS FACING  | 2                     | 2                          | 2                          | 2                         | 2                          | 1                                 |
| BUILDING AREAS:  | PROPOSED              |                            | CODE MAXIMUM               |                           |                            | CODE MAXIMUM                      |
|  | ±1,250sm              |                            | 1,500sm/comp. 3.2.2.50 (I) |                           |                            | UNLIMITED                         |
| CONSTRUCTION TYPE  | COMBUSTIBLE           |                            |                            |                           |                            | NON-COMBUST.                      |
| SPRINKLERED  | YES                   |                            |                            |                           |                            | YES                               |
| ASSEMBLY RATINGS:  |                       |                            |                            |                           |                            |                                   |
| FLOOR  | 1 HR (LEVEL 2-6)      |                            | 2 HR (LEVEL 1)             |                           | 2 HR                       |                                   |
| WALLS / BEARING STRUCTURE  | 1 HR (LEVEL 2-6)      |                            | 2 HR (LEVEL 1)             |                           | 2 HR                       |                                   |
| ROOFS  | 1 HR                  |                            |                            |                           | 2 HR                       |                                   |
| NOTE: PARKADE (LEVEL 0) TO BE CONSIDERED AS A SEPARATE BUILDING IN ACCORDANCE WITH 3.2.1.2 |                       |                            |                            |                           |                            |                                   |

| FIRE PROTECTION: 3.2.4./ 3.2.5./ 3.2.6.   |                           |                |
|---|---------------------------|----------------|
| LOCATION OF HYDRANT TO SIAMESE CONNECTION | 45 m MAX.                 | 3.2.5.5.       |
| STANDPIPE/HOSE                            | YES (IN EACH STAIR SHAFT) | 3.2.5.8.       |
| SPRINKLERED                               | YES                       |                |
| FIRE ALARM SYSTEM                         | YES                       | 3.2.4.1.(2)(f) |
| EXIT LIGHTS                               | YES                       |                |
| EMERGENCY LIGHTING                        | YES                       |                |

| REQUIRED FIRE SEPARATIONS 3.1.3.1. |                           |          |
|------------------------------------|---------------------------|----------|
| TENANTS / MAJOR OCCUPANCIES        |                           |          |
| GROUP C TO C                       | 1 HR                      | 3.3.1.1. |
| GROUP F3 TO C                      | 2 HR                      | 3.2.1.2. |
| GROUP E TO C                       | 2 HR                      |          |
| GROUP A2 TO C                      | 2 HR                      |          |
| GROUP D TO C                       | 1 HR                      |          |
| SERVICES ROOMS                     | 1 HR                      | 3.6.2.   |
| JANITOR ROOM                       | Non-Rated Fire Separation |          |

| BUILDING FIRE SAFETY         |                   |           |
|------------------------------|-------------------|-----------|
| SOFFIT PROTECTION            | N/A (SPRINKLERED) | 3.2.3.16. |
| FLAME SPREAD RATINGS         | COMPLY WITH       | 3.1.13.2  |
| METAL DECK ASSEMBLIES        | N/A               | 3.1.14.2. |
| ROOF COVERING CLASSIFICATION | CLASS "A"         | 3.1.15.2. |
| ATTIC FIRESTOPS              | N/A               | 3.1.11.   |
| MAX. ATTIC AREA              | N/A               | 3.1.11.5. |
| MAX. CRAWLSPACE AREA         | N/A               | 3.1.11.6. |
| CONCEALED FLOOR AREA         | N/A               | 3.1.11.5. |

| OCCUPANT LOAD TABLE 3.1.17.1. |                                 |                      |
|-------------------------------|---------------------------------|----------------------|
| PARKADE LEVEL:                | 46sm / PERSON X 4,811 sm        | 105 PERSONS          |
| RESID. LEVELS :               |                                 |                      |
| LEVEL 1                       | NO RESIDENTIAL @ LEVEL 1        | -                    |
| LEVEL 2                       | 2 PERSONS/SLEEPING RMS x 18 RMS | 36 PERSONS           |
| LEVEL 3 TO 6                  | 2 PERSONS/SLEEPING RMS x 23 RMS | 46 PERSONS PER FLOOR |
| COMMERCIAL UNITS :            |                                 |                      |
| LEVEL 1 CRU                   | 1 PERSON/ 3.7 SM x 417± SM      | 113 PERSONS          |
| TOTAL COMMERCIAL              |                                 | 113 PERSONS          |

| EXIT FACILITIES 3.1 TO 3.6 |  |   |
|----------------------------|--|---|
| REQUIRED EXITS             | 2 MIN. PER FLOOR                               |   |
|                            | REQUIRED WIDTHS                                | PROVIDED WIDTHS   |
|                            | min. 800mm door width as per 3.4.3.2.(A)       |   |
|                            | min. 1100mm stair width as per 3.4.3.2.(A)     |   |
| PARKADE LEVEL:             | 6.1mm/ person x 105 persons = 800 mm MIN.      | 4 doors @ 3'-0" = 12'-0" (3656mm)                       |
| RESIDENTIAL LEVELS:        |  |   |
| LEVEL 1 - 6 (doors)        | 6.1mm /person x 46 persons max = 800 mm MIN.   | min. 2 doors @ 3'-0" width per floor = 6'-0" (1829mm)   |
| LEVEL 1 - 6 (stairs)       | 8.0mm /person x 46 persons max = 1100 mm MIN.  | min. 2 stairs @ 3'-10" width per floor = 7'-8" (2337mm) |
| COMMERCIAL UNITS:          |  |   |
| LEVEL 1 (doors)            | 6.1mm/ person x 113 persons max. = 800 mm MIN. | min. 2 doors @ 3'-0" width = 6'-0" (1829mm)             |
| EXIT THROUGH LOBBY         | yes (NO for commercial)                        | 3.4.4.2.  |
| PANIC HARDWARE REQ'D       | yes (at exterior stair & lobby doors)          | 3.4.6.16.(2)  |
| EXIT EXPOSURE              | ok   | 3.2.3.13.   |
| MAX. TRAVEL DISTANCE       | 45m  | 3.4.2.5.(1)   |
| EXIT RATINGS REQUIRED:     |  |   |
| STAIR SHAFTS               | 1 HR (2 HR @ Parkade / CRU)                    | 3.4.4.1.  |
| CORRIDORS                  | 1 HR   | 3.3.2.6.(4)   |

| ACCESSIBILITY REQUIREMENTS 3.8. |          |          |
|---------------------------------|----------|----------|
|                                 | REQUIRED | PROVIDED |
| ACCESS TO MAIN ENTRANCES        | YES      | YES      |
| ACCESS TO ALL FLOORS            | NO       | YES      |
| ACCESSIBLE WASHROOM             | CRU ONLY | CRU ONLY |

| WASHROOM FIXTURES REQUIREMENTS   |              |
|--|--------------|
| MIN. 1 REQ'D / DWELLING UNIT   | 3.7.2.2.(11) |
| WASHROOM REQUIREMENTS FOR CRU TO BE CONFIRMED BY TENANT DURING SEPARATE LEASEHOLD IMPROVEMENTS PERMIT APPLICATION (N.I.C.) |              |

| SPATIAL SEPARATION: 3.2.3.1.D |   |              |
|-------------------------------|---|--------------|
|                               | NORTH/SOUTH/EAST WALLS  | WEST WALL    |
| WALL AREA                     | window openings & walls construction un-restricted. limiting distance exceeds 8.0m in all cases. or building faces a street in accordance with 3.2.3.10.(2) | ± 27.3 sm    |
| OPENING AREA                  |   | ± 10.1 sm    |
| % PROVIDED                    |   | ± 37.1 %     |
| LIMITING DISTANCE             |   | ± 12.5 m     |
| % PERMITTED                   |   | 100 %        |
| CONSTRUCTION TYPE             |   | COMBUST.     |
| CLADDING MATERIAL             |   | NON-COMBUST. |
| REQUIRED RATINGS              | (BEARING WALLS)   | 1 HR         |

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Project Title  
CENTRAL GREEN  
E & A

Consultant Seal

233 BERNARD AVENUE  
KELOWNA, B.C.  
V1Y 6A2  
TEL: 250.762.3004  
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Drawing Title  
CODE SUMMARY

Drawing Number

A1.02

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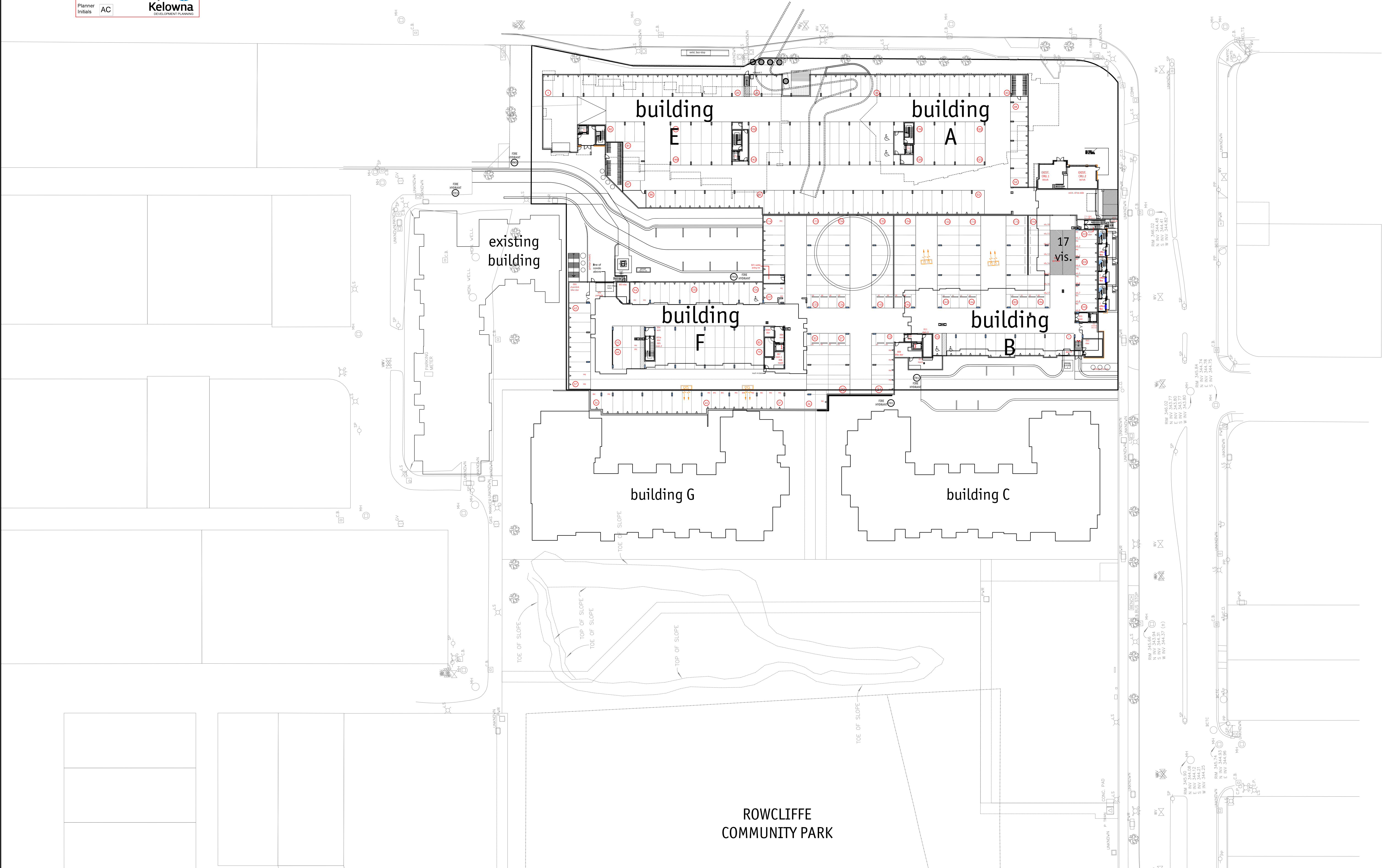
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City of Kelowna

DEVELOPMENT PLANNING



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Project Title  
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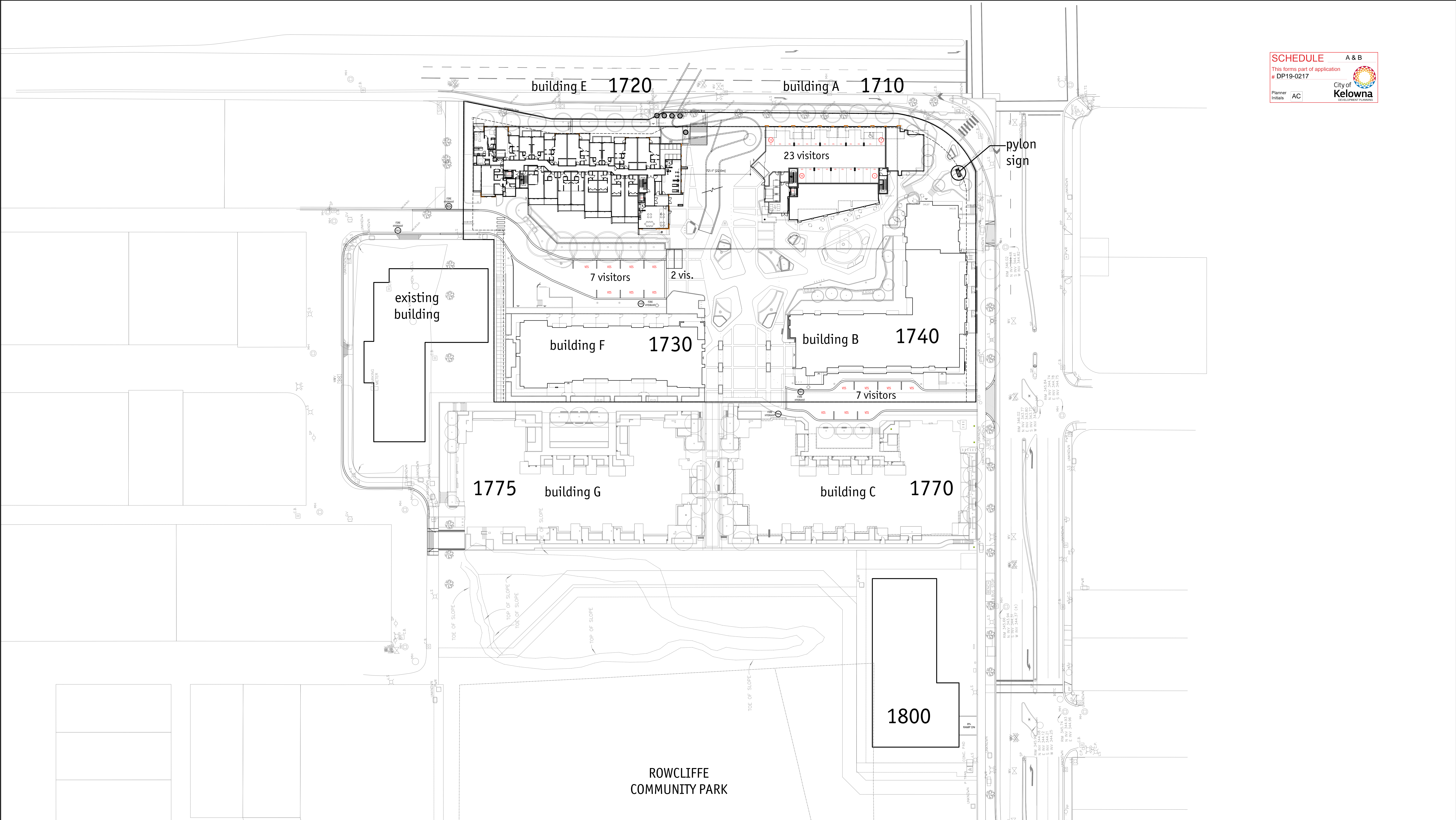
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Drawing Title  
**SITE PLAN  
PARKADE**  
  
scale: 1"=40'

Drawing Number  
**A1.10**  
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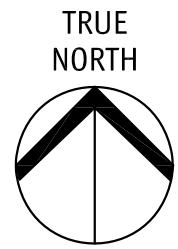
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City of  
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DEVELOPMENT PLANNING

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Drawing Title  
OVERALL  
SITE PLAN

scale: 1"=40'

Drawing Number

A1.11

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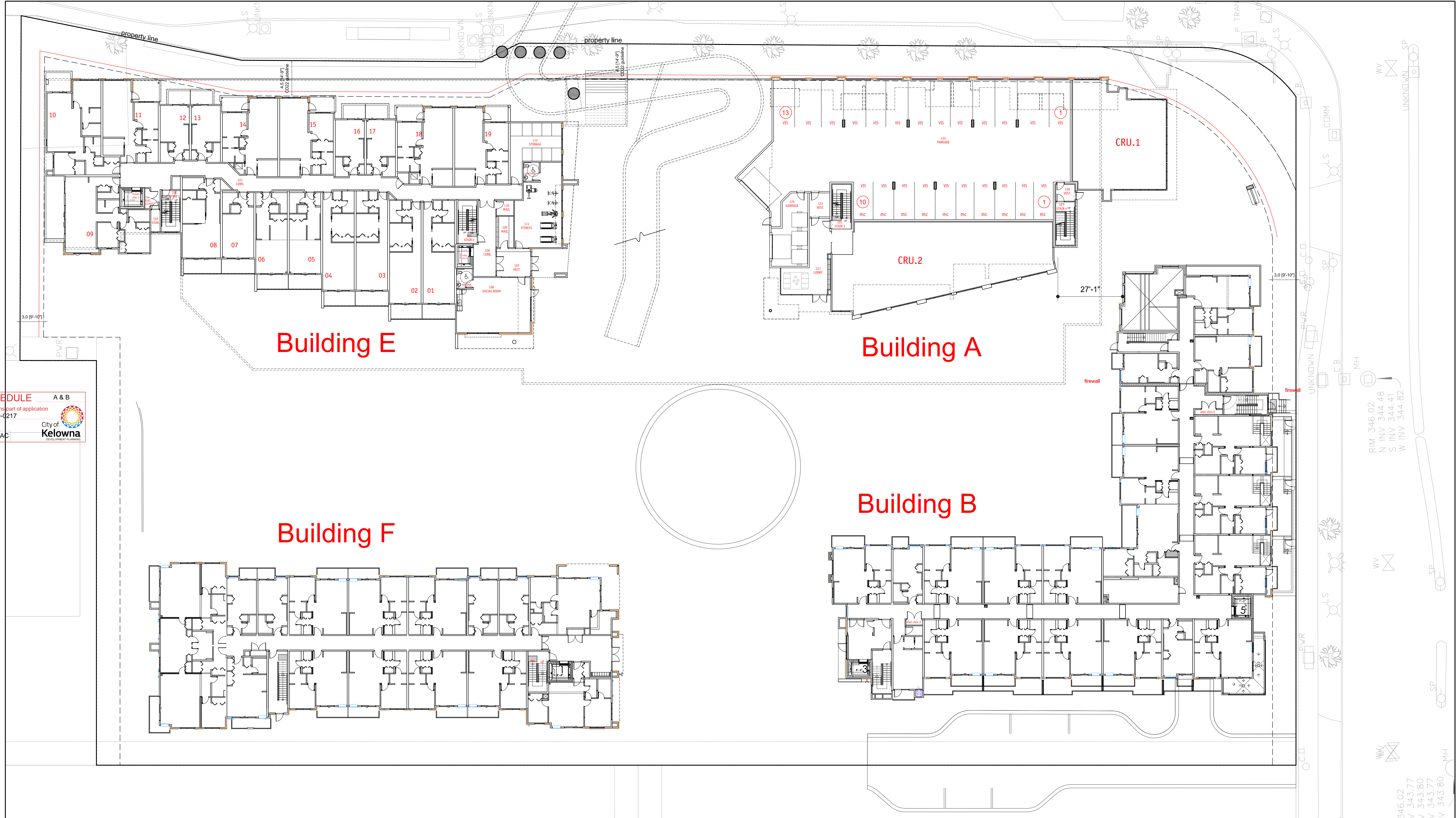
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City of Kelowna

LOCAL GOVERNMENT OF BRITISH COLUMBIA



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Project Title  
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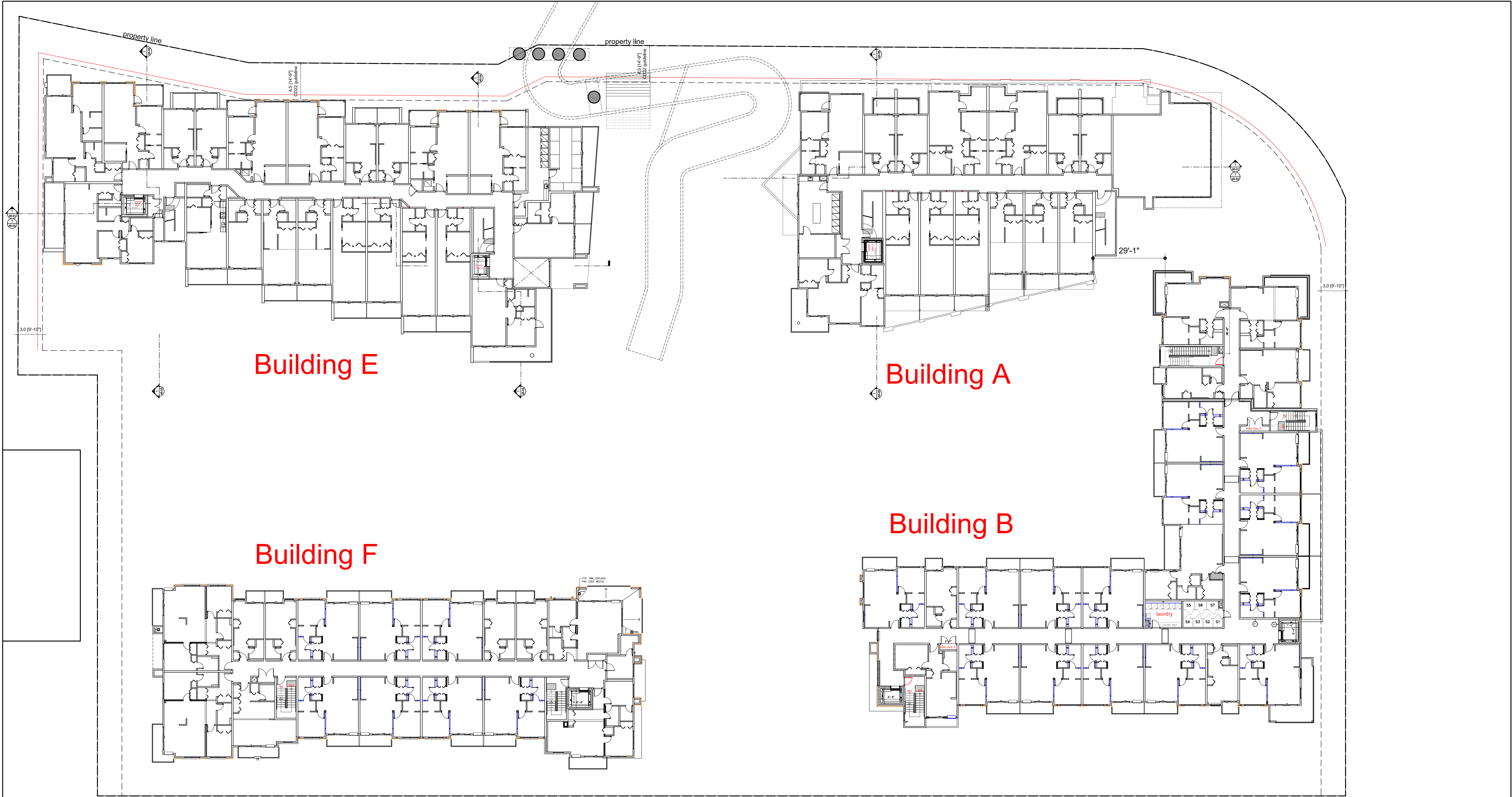


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Drawing Title  
**OVERALL SITE PLAN  
LEVEL 1**  
  
scale: 1/16"=1'-0"

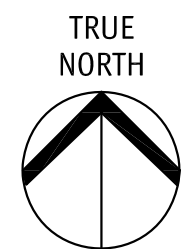
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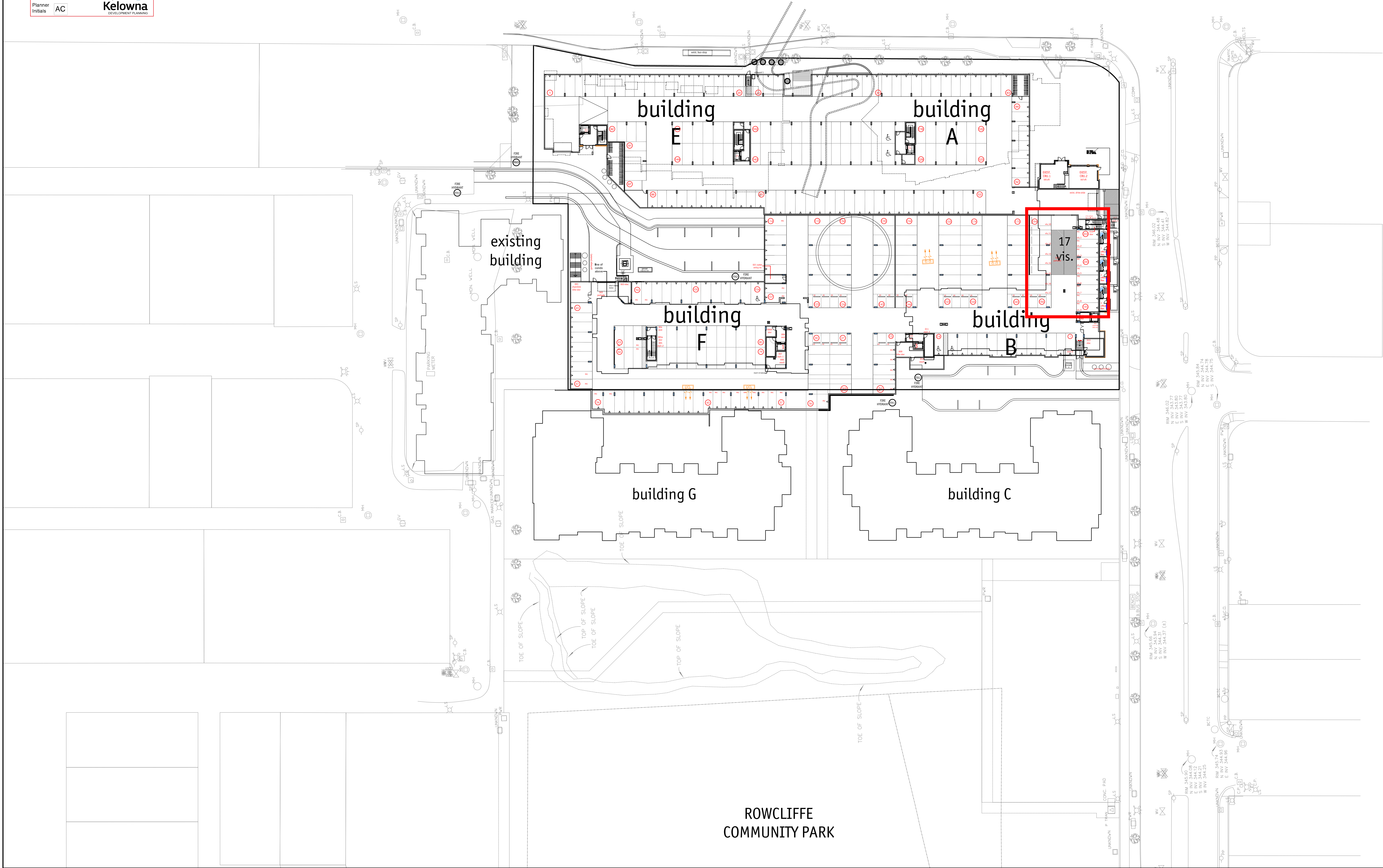
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**OVERALL SITE PLAN  
LEVEL 2**  
scale: 1/16"=1'-0"

Drawing Number  
**A2.02**  
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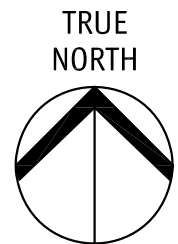




ROWCLIFFE  
COMMUNITY PARK

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Drawing Title  
**SITE PLAN  
PARKADE**  
  
scale: 1"=40'

Drawing Number  
**A1.10**  
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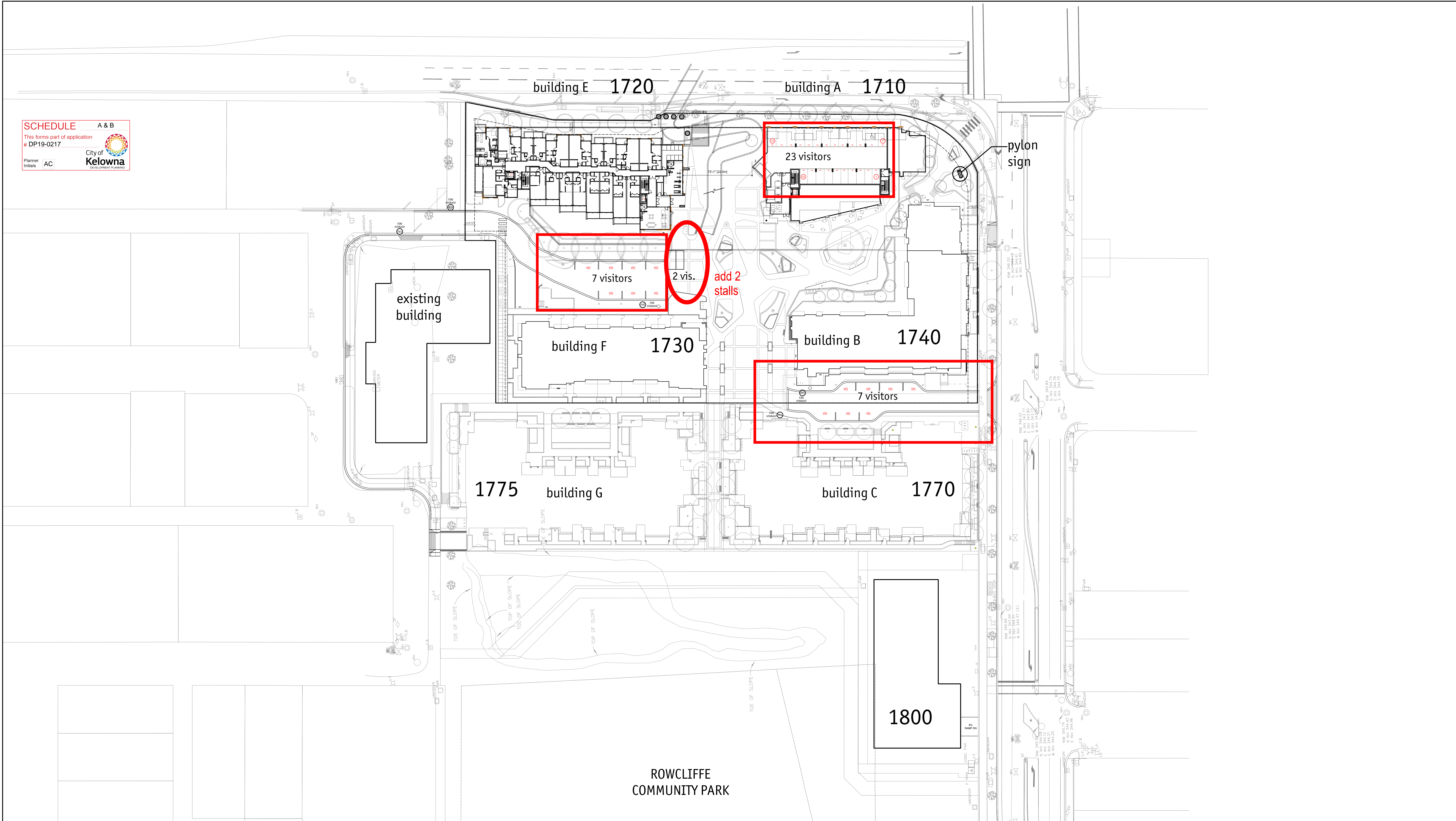
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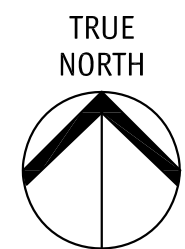
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DEVELOPMENT PLANNING



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Project Title  
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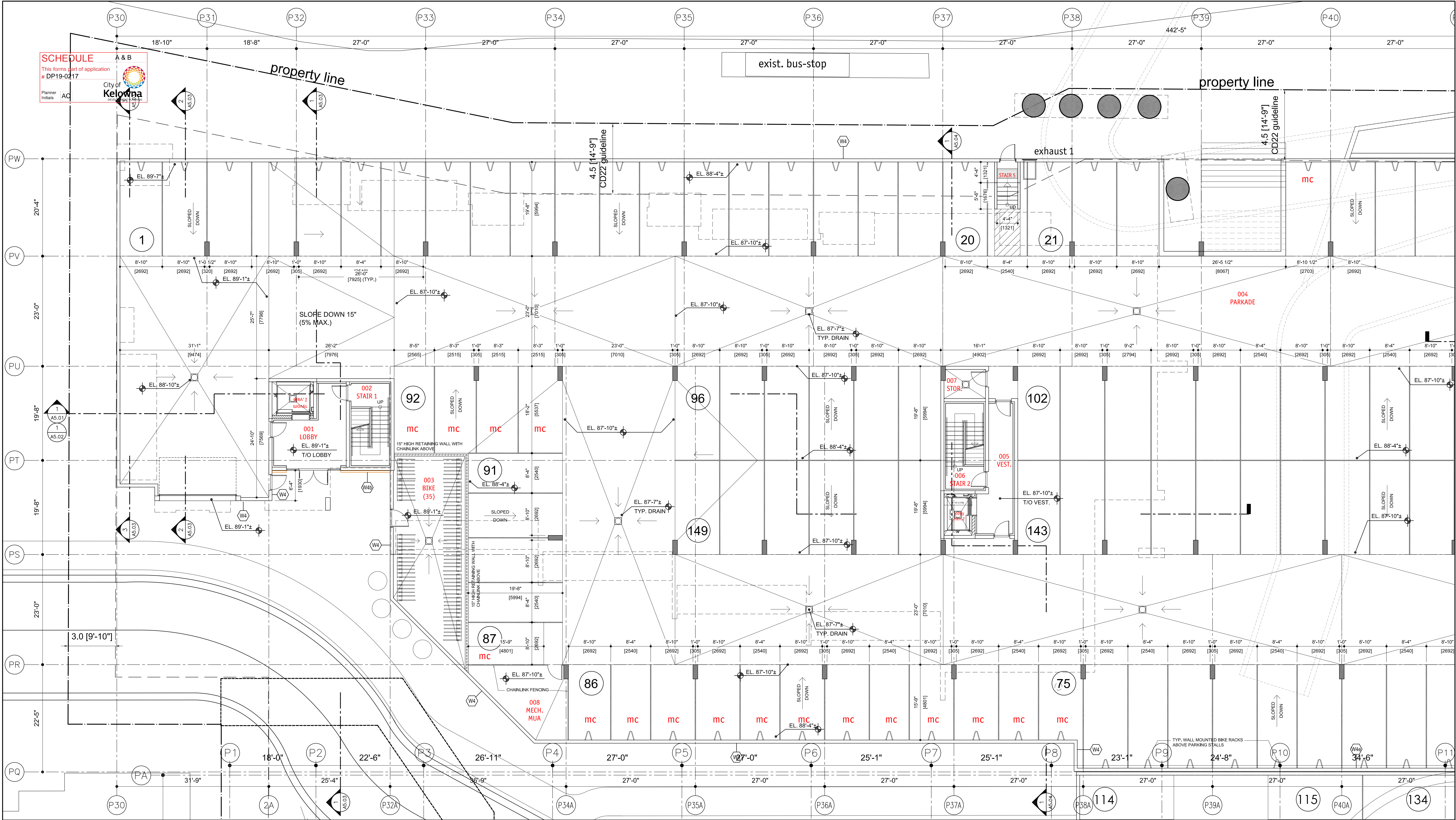
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Drawing Title  
**OVERALL  
SITE PLAN**  
  
scale: 1"=40'

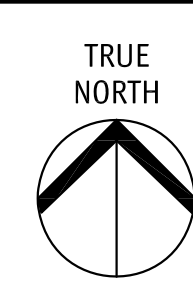
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Project Title  
**CENTRAL GREEN  
E & A**

**SCHEDULE**  
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Planner Initials **AC**

**A & B**  
City of Kelowna  
Development Planning

Consultant Seal

233 BERNARD AVENUE  
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TEL: 250.762.3004  
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| Checked  | JM          |

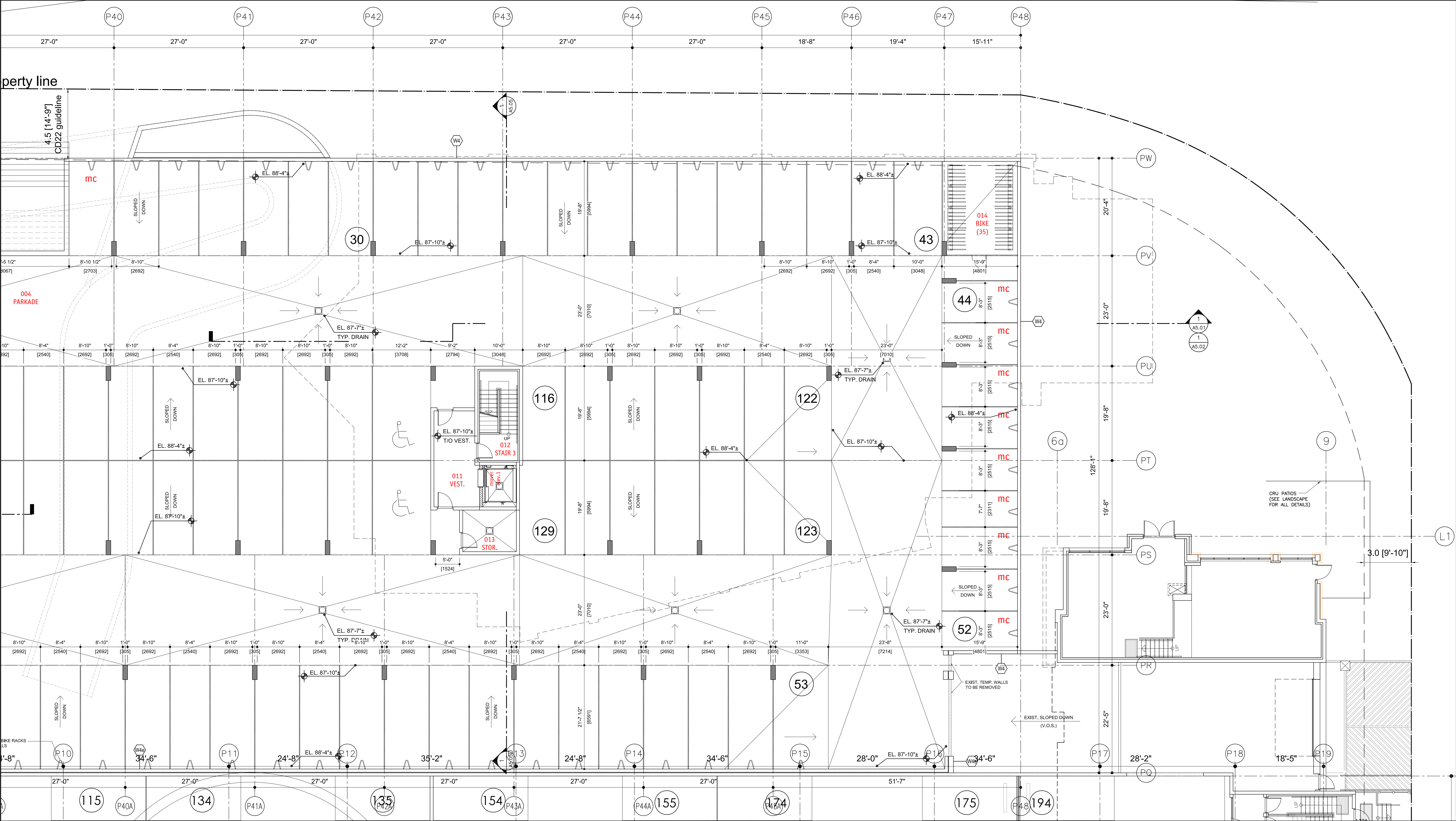
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**LEVEL 0  
(BLDG E)**

scale: 1/8"=1'-0"

Drawing Number  
**A3.00-1**

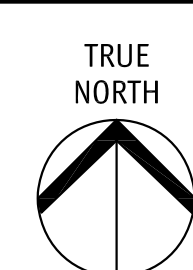
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Project Title  
**CENTRAL GREEN  
E & A**

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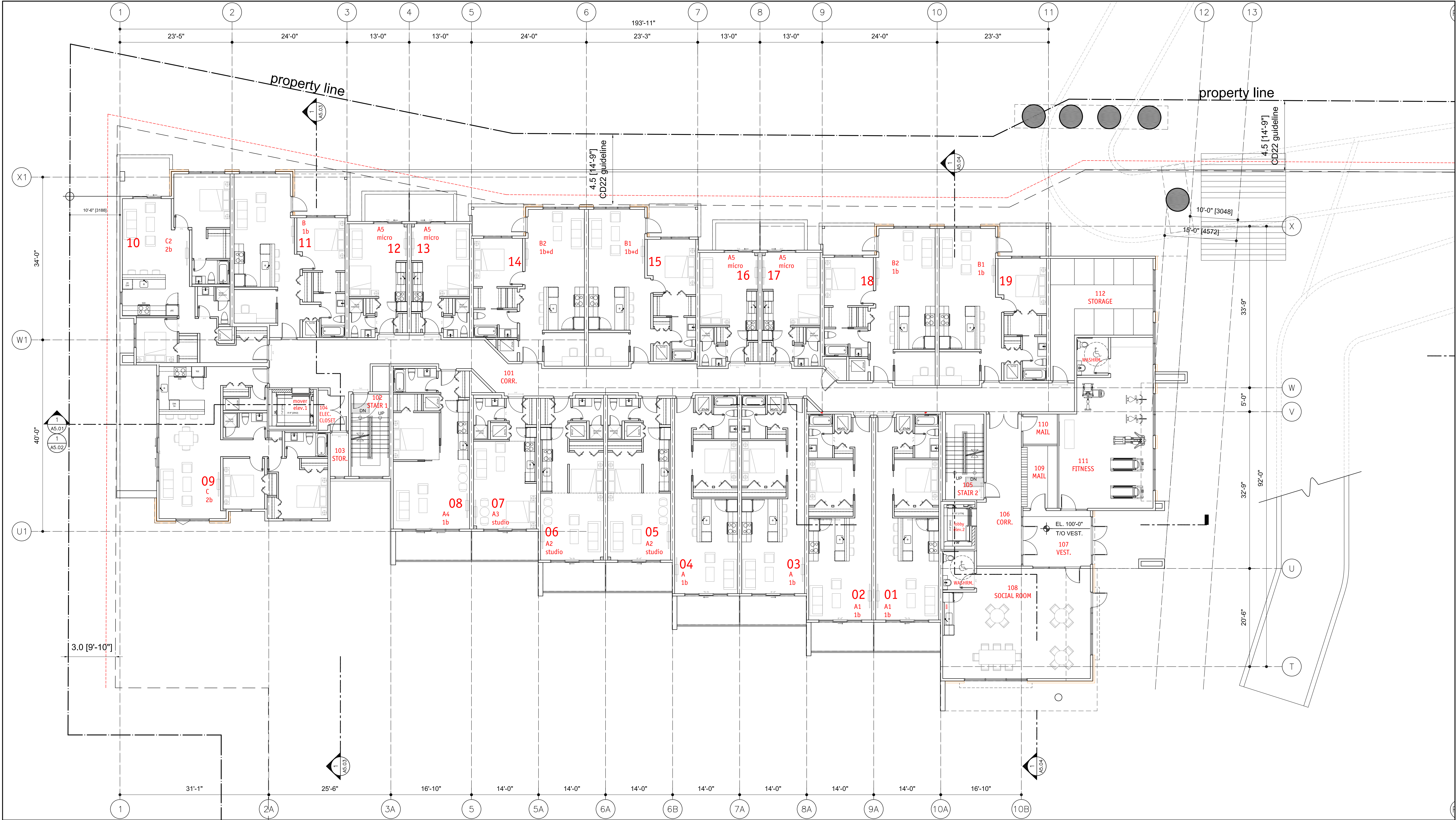
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Drawn: SW  
Checked: JM

Drawing Title  
**LEVEL 0  
(BLDG A)**  
1/8"=1'-0"

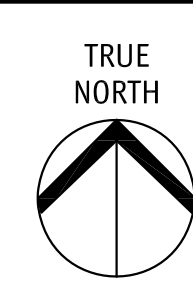
Drawing Number  
**A3.00-2**  
DRAWINGS ARE NOT TO BE SCALED.  
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2020-12-11  
revised DP

| No. | Date       | Revision      |
|-----|------------|---------------|
| 1   | 2019-11-04 | DP SUBMISSION |
| 2   | 2020-12-03 | REVISED DP    |
|     |            |               |
|     |            |               |
|     |            |               |



Project Title  
**CENTRAL GREEN  
E & A**

**SCHEDULE**  
This forms part of application  
# DP19-0217

Planner  
Initials **AC**

City of Kelowna  
Official Seal

Consultant Seal  
  
233 BERNARD AVENUE  
KELOWNA, B.C.  
V1Y 6A2  
TEL: 250.762.3004  
EMAIL: info@meiklejohn.ca

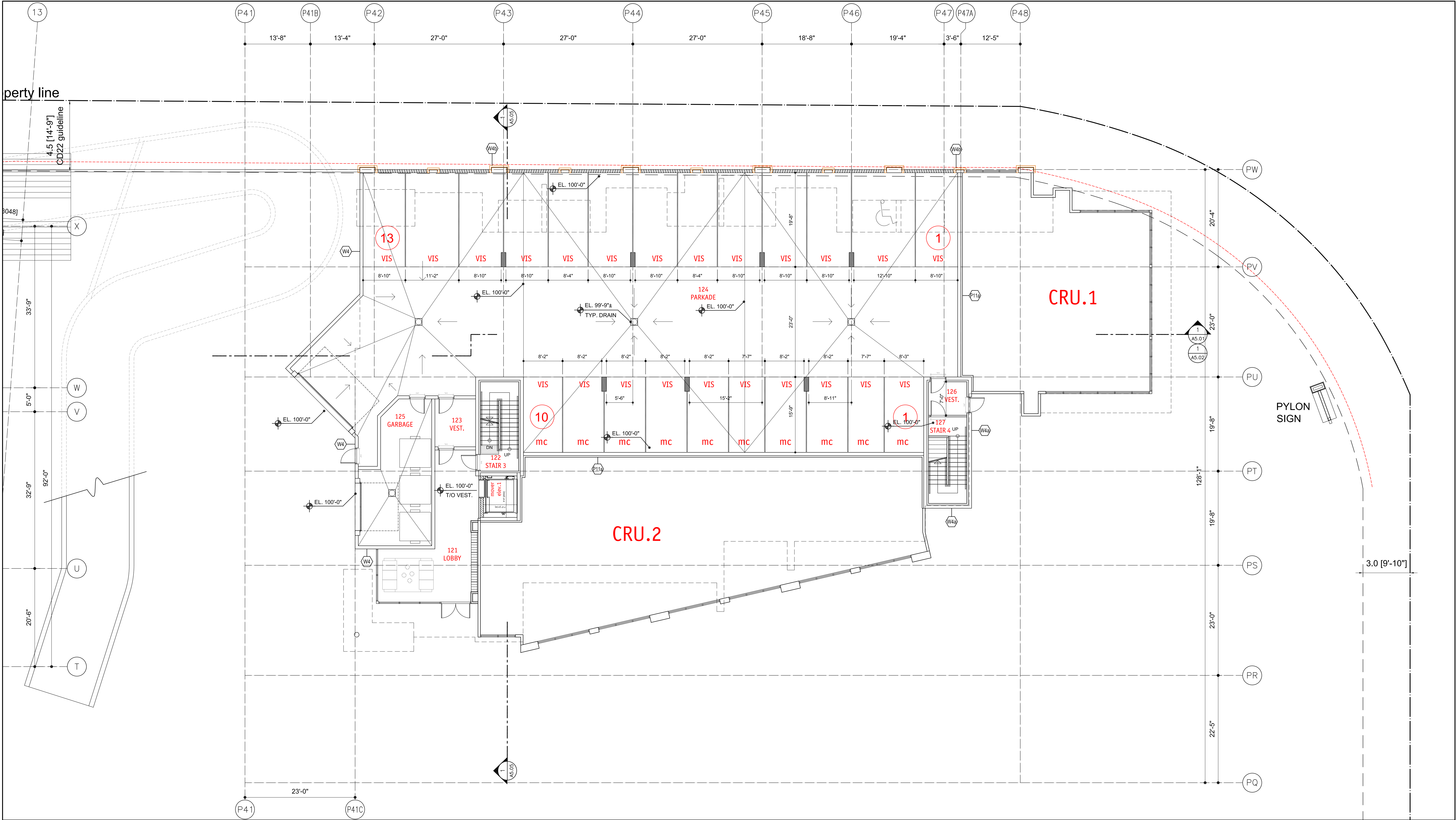


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| Date   | 2020-12-03  |
| Job No.  | m+m 16-1726 |
| Scale  | AS SHOWN    |
| Drawn  | SN          |
| Checked  | JM          |

Drawing Title  
**LEVEL 1  
(BLDG E)**  
  
1/8"=1'-0"

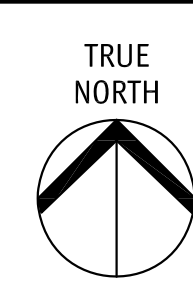
Drawing Number  
**A3.01-1**  
  
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ALL DIMENSIONS SHALL BE VERIFIED ON JOB.





2020-12-11  
revised DP

| No. | Date       | Revision      |
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| 1   | 2019-11-04 | DP SUBMISSION |
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|     |            |               |
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|     |            |               |



Project Title  
**CENTRAL GREEN  
E & A**

**SCHEDULE A & B**  
This forms part of application  
# DP19-0217

Planner  
initials

AC

City of  
**Kelowna**  
OFFICIALS PLANNING

Consultant Seal

233 BERNARD AVENUE  
KELOWNA, B.C.  
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TEL: 250.762.3004  
EMAIL: info@meiklejohn.ca

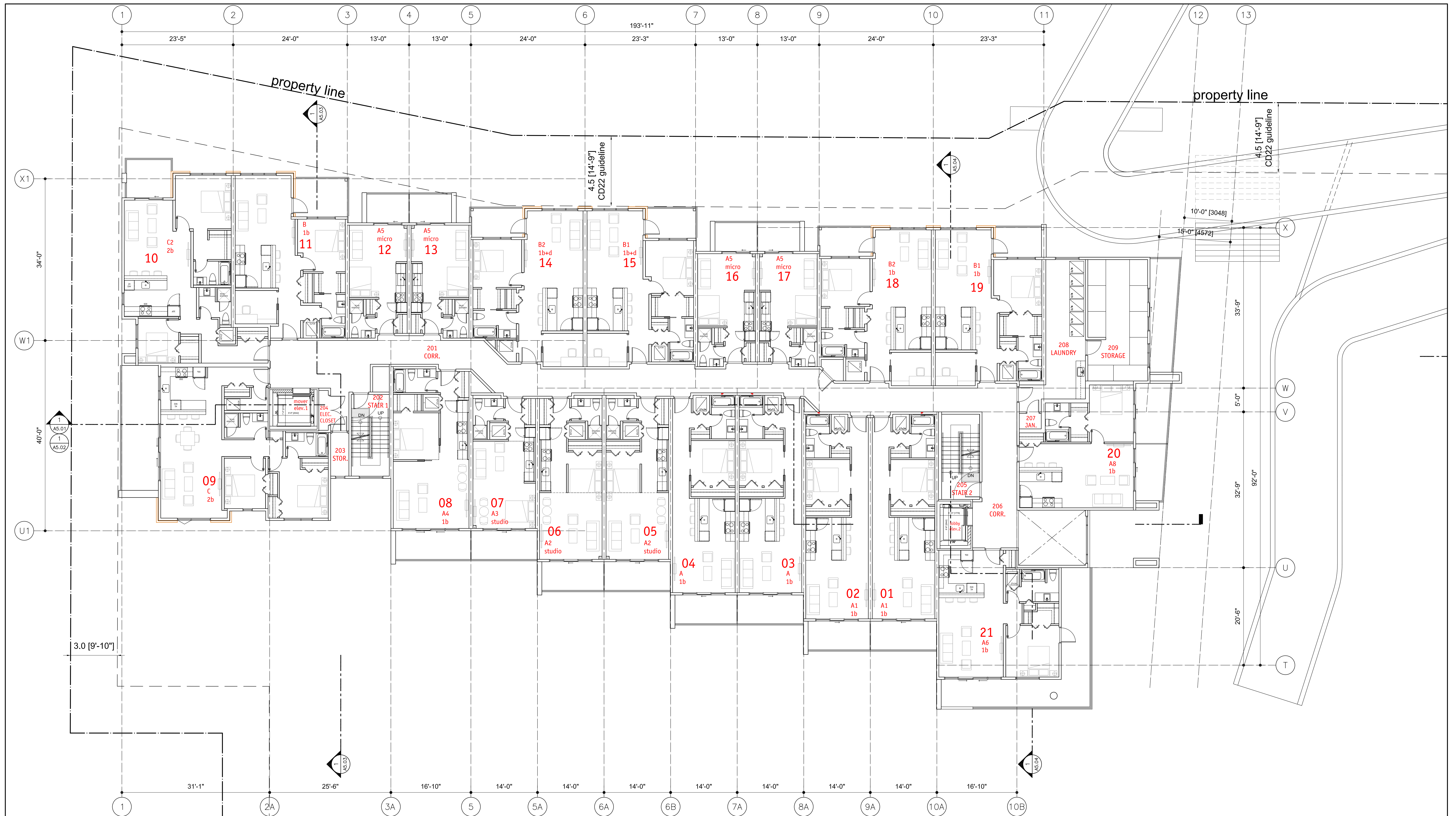
**m+m a**  
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| Job No.  | m+m 16-1726 |
| Scale  | AS SHOWN    |
| Drawn  | SN          |
| Checked  | JM          |

Drawing Title  
**LEVEL 1  
(BLDG A)**  
  
1/8"=1'-0"

Drawing Number  
**A3.01-2**  
  
DRAWINGS ARE NOT TO BE SCALED.  
ALL DIMENSIONS SHALL BE VERIFIED ON JOB.





2020-12-11  
revised DP

| No. | Date       | Revision      |
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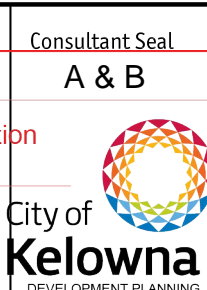


Project Title

# CENTRAL GREEN E & A

**SCHEDULE**  
This forms part of application  
# DP19-0217

Planner Initials AC



233 BERNARD AVENUE  
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| Drawn   | SN          |
| Checked | JM          |

|               |                     |
|---------------|---------------------|
| Drawing Title | LEVEL 2<br>(BLDG E) |
|---------------|---------------------|

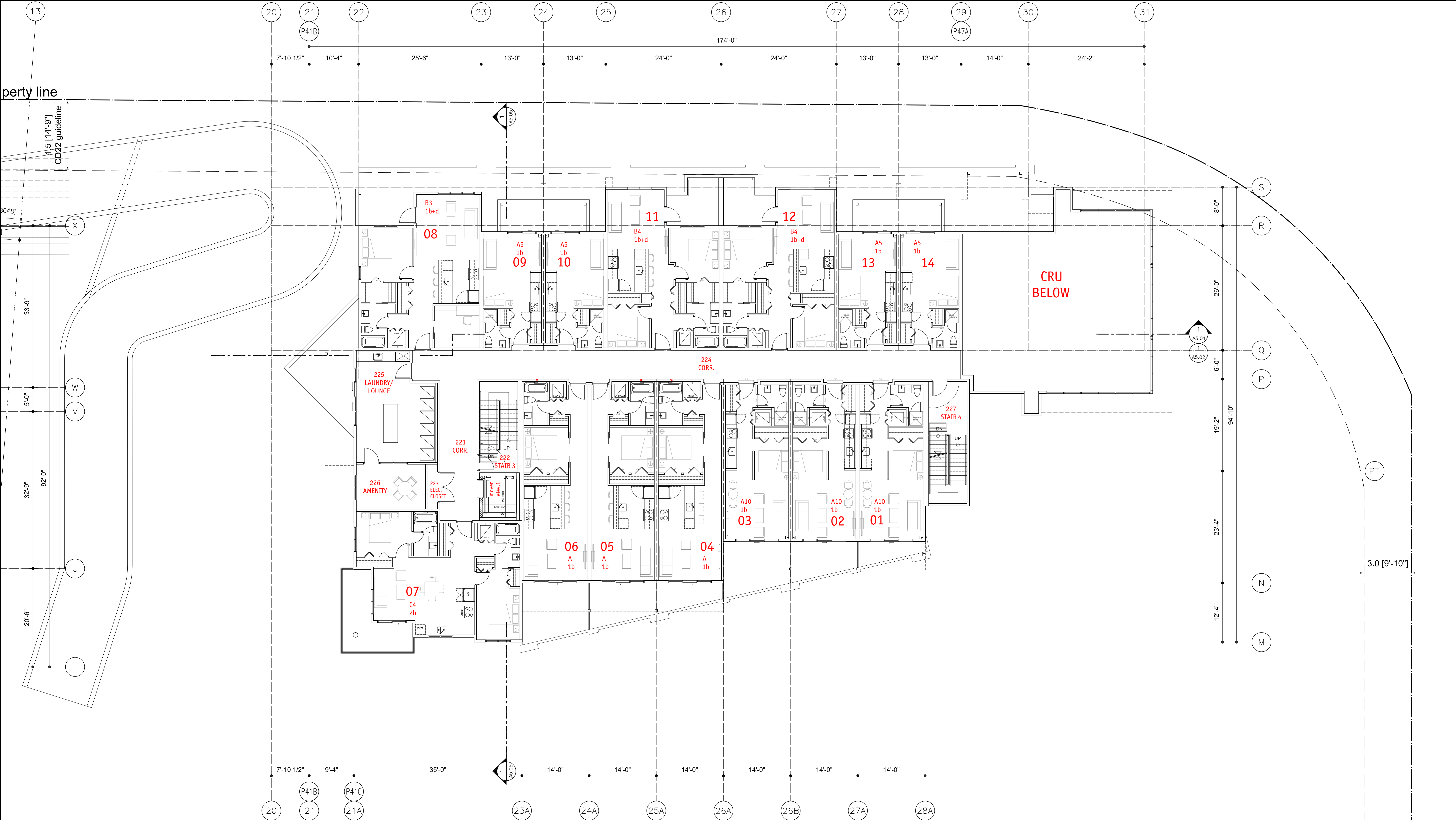
$$1/8'' = 1' - 0''$$

|                |
|----------------|
| Drawing Number |
|----------------|

A3.02-1

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|     |            |               |
|     |            |               |
|     |            |               |

TRUE  
NORTH

Project Title

CENTRAL GREEN  
E & A

SCHEDULE

This forms part of application  
# DP19-0217

Planner  
Initials

AC

Consultant Seal

A & B

City of  
Kelowna

233 BERNARD AVENUE  
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| Drawn   | SN          |
| Checked | JM          |

Drawing Title

LEVEL 2  
(BLDG A)

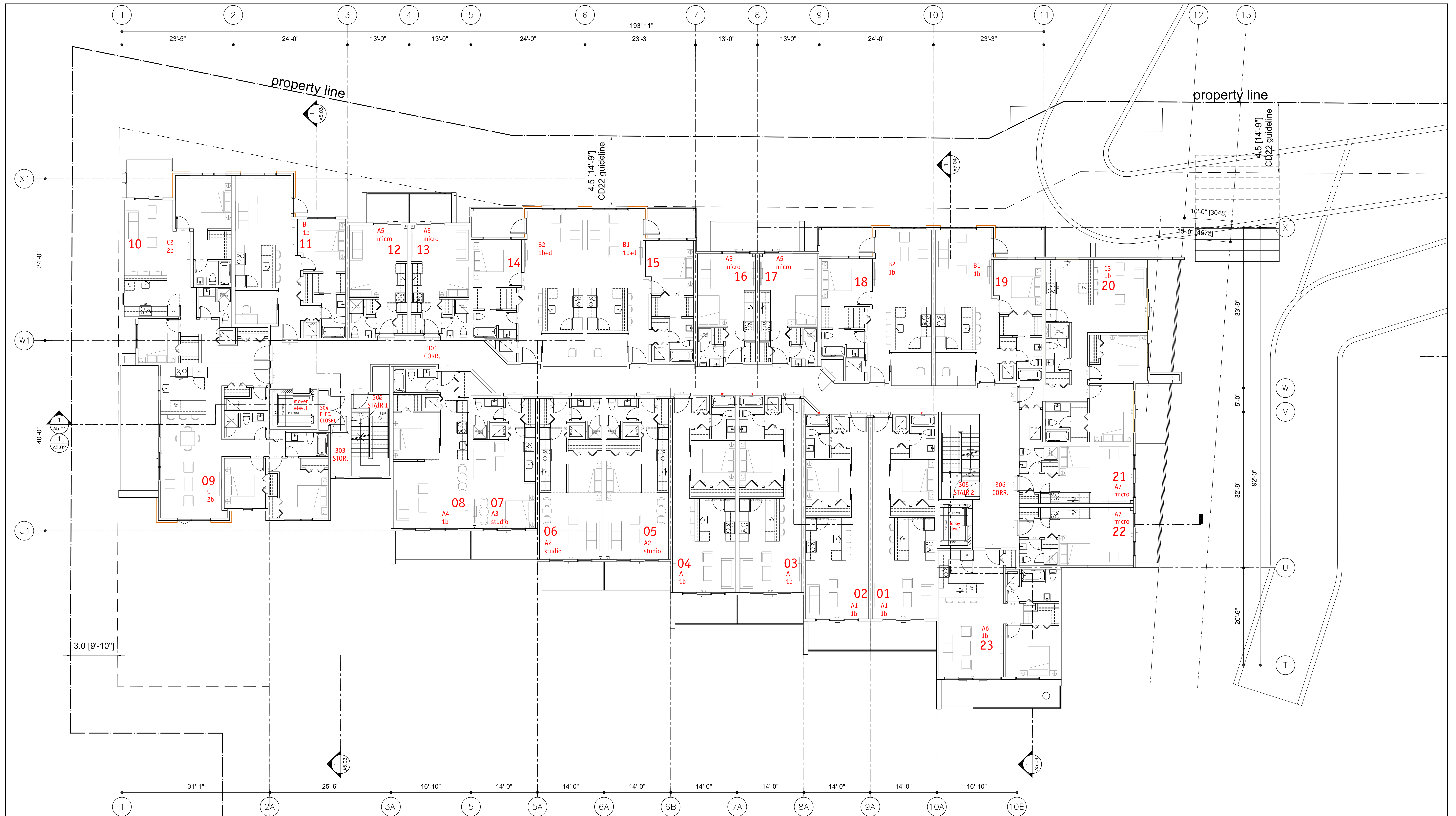
1/8"=1'-0"

Drawing Number

A3.02-2

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2020-12-11  
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|     |            |               |
|     |            |               |




Project Title

# CENTRAL GREEN E & A

**SCHEDULE** A & B

This forms part of application  
# **DP19-0217**

Planner Initials AC

  
**City of Kelowna**

Consultant Sea

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V1Y 6N2  
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| Scale   | AS SHOWN    |
| Drawn   | SN          |
| Checked | JM          |

Drawing Title

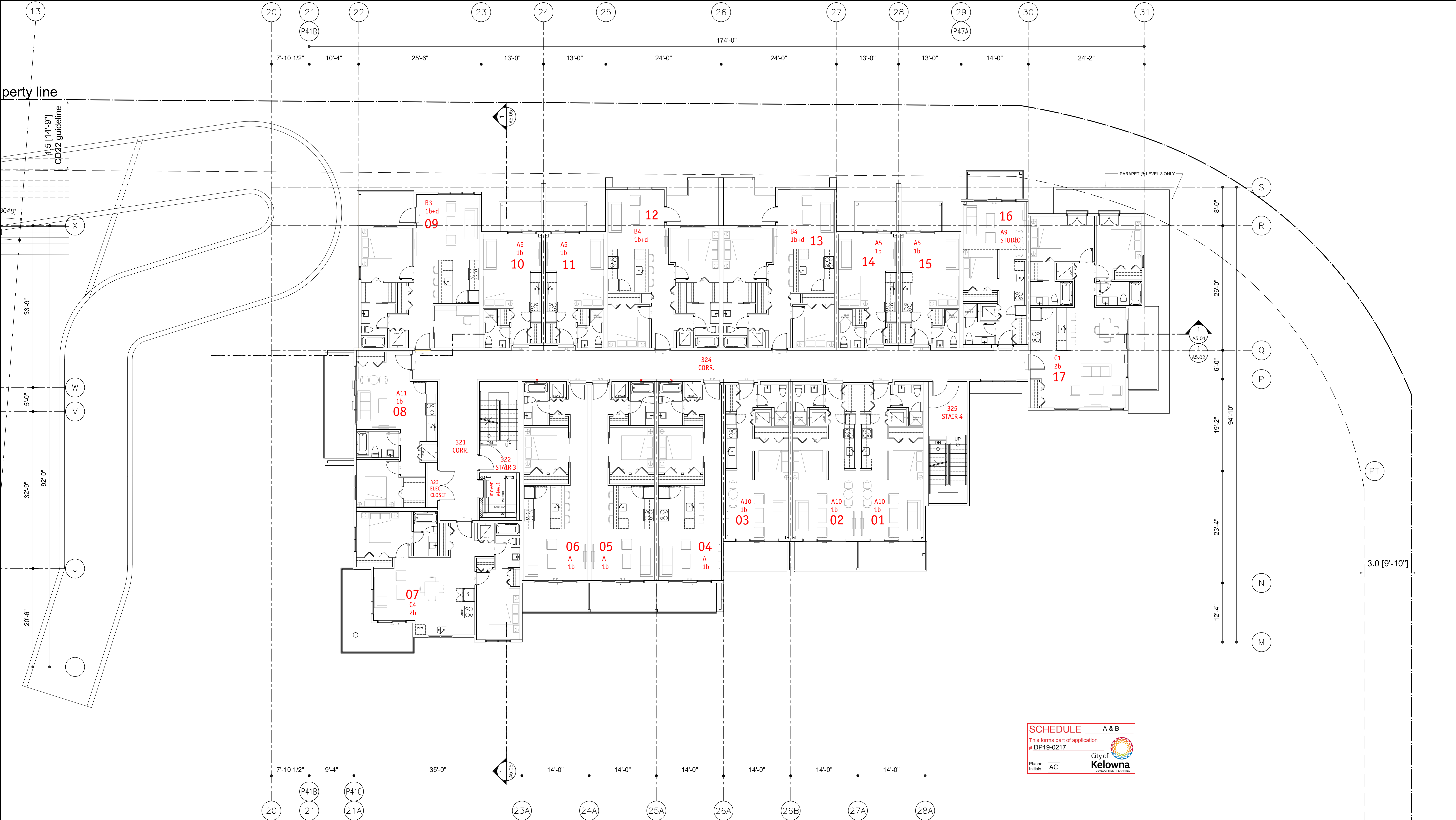
LEVELS 3 & 4  
(L5 similar)  
(BLDG E)  
scale: 1/8"=1'-0"

Drawing Number

A3.03-1

DRAWINGS ARE NOT TO BE SCALED.  
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**SCHEDULE** A & B  
This forms part of application  
# DP19-0217  
Planner Initials AC  
City of Kelowna  
DEVELOPMENT PLANNING

2020-12-11  
revised DP

| No. | Date       | Revision      |
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| 1   | 2019-11-04 | DP SUBMISSION |
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|     |            |               |



Project Title  
**CENTRAL GREEN  
E & A**

Consultant Seal

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KELOWNA, B.C.  
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Date 2020-12-03  
Job No. m+m 16-1726  
Scale AS SHOWN  
Drawn SN  
Checked JM

Drawing Title  
**LEVELS 3 & 4  
(L5 similar)  
(BLDG A)**  
scale: 1/8"=1'-0"

Drawing Number  
**A3.03-2**  
DRAWINGS ARE NOT TO BE SCALED.  
ALL DIMENSIONS SHALL BE VERIFIED ON JOB









2020-12-11  
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| 1   | 2019-11-04 | DP SUBMISSION |
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|     |            |               |
|     |            |               |
|     |            |               |

TRUE  
NORTH

Project Title

**CENTRAL GREEN  
E & A**

Consultant Seal

233 BERNARD AVENUE  
KELLOWNA, B.C.  
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TEL: 250.762.3004  
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| Date    | 2020-12-03  |
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| Scale   | AS SHOWN    |
| Drawn   | SN          |
| Checked | JM          |

Drawing Title

**LEVEL 6  
(BLDG A)**

scale: 1/8"=1'-0"

Drawing Number

**A3.06-2**

DRAWINGS ARE NOT TO BE SCALED.  
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Drawing Number

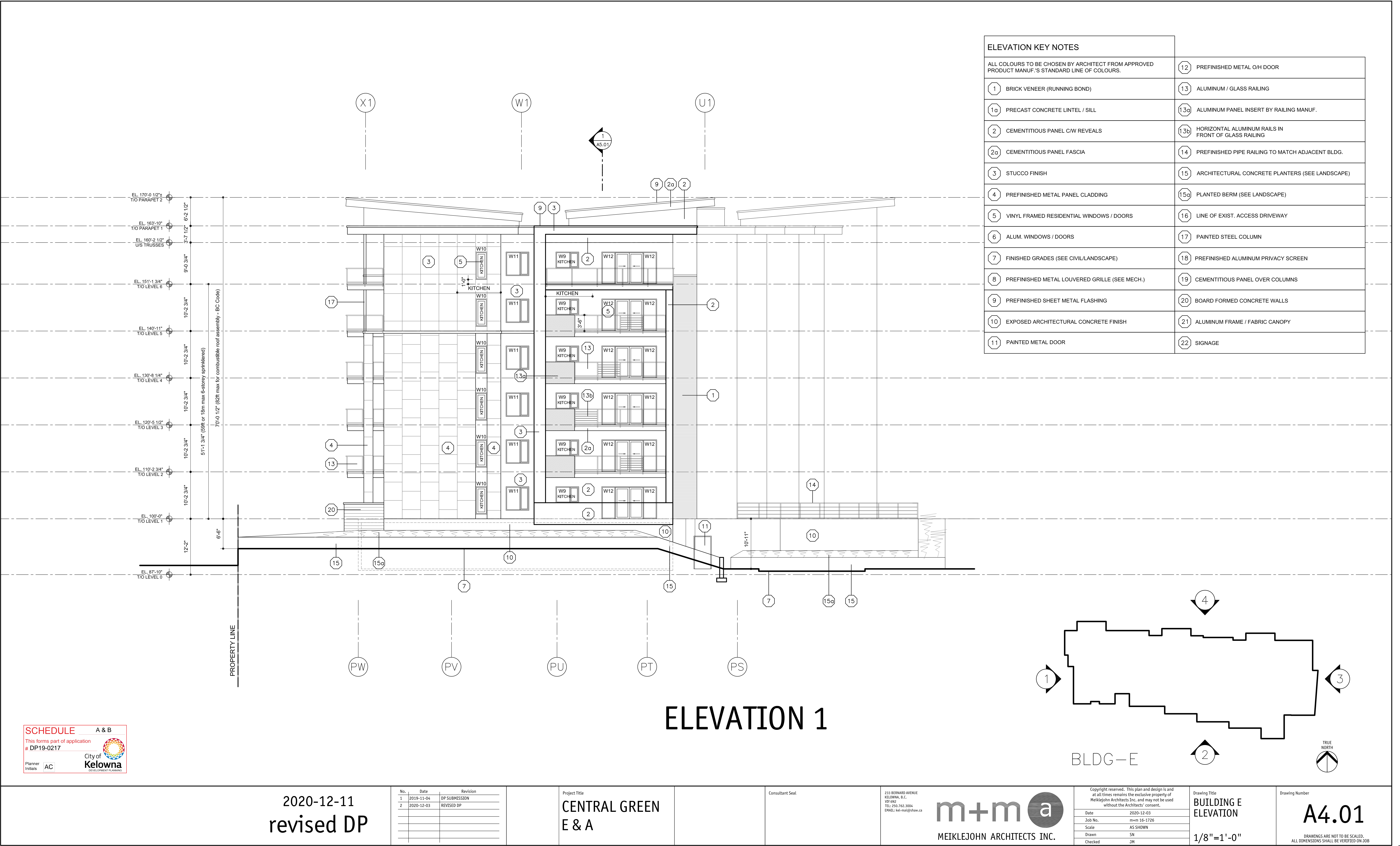
# A3.07-1

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









| ELEVATION KEY NOTES  |   |
|--|---|
| ALL COLOURS TO BE CHOSEN BY ARCHITECT FROM APPROVED PRODUCT MANUF.'S STANDARD LINE OF COLOURS. | 12 PREFINISHED METAL O/H DOOR                           |
| 1 BRICK VENEER (RUNNING BOND)  | 13 ALUMINUM / GLASS RAILING                             |
| 1a PRECAST CONCRETE LINTEL / SILL  | 13a ALUMINUM PANEL INSERT BY RAILING MANUF.             |
| 2 CEMENTITIOUS PANEL C/W REVEALS   | 13b HORIZONTAL ALUMINUM RAILS IN FRONT OF GLASS RAILING |
| 2a CEMENTITIOUS PANEL FASCIA   | 14 PREFINISHED PIPE RAILING TO MATCH ADJACENT BLDG.     |
| 3 STUCCO FINISH  | 15 ARCHITECTURAL CONCRETE PLANTERS (SEE LANDSCAPE)      |
| 4 PREFINISHED METAL PANEL CLADDING   | 15a PLANTED BERM (SEE LANDSCAPE)                        |
| 5 VINYL FRAMED RESIDENTIAL WINDOWS / DOORS   | 16 LINE OF EXIST. ACCESS DRIVEWAY                       |
| 6 ALUM. WINDOWS / DOORS  | 17 PAINTED STEEL COLUMN                                 |
| 7 FINISHED GRADES (SEE CIVIL/LANDSCAPE)  | 18 PREFINISHED ALUMINUM PRIVACY SCREEN                  |
| 8 PREFINISHED METAL LOUVERED GRILLE (SEE MECH.)  | 19 CEMENTITIOUS PANEL OVER COLUMNS                      |
| 9 PREFINISHED SHEET METAL FLASHING   | 20 BOARD FORMED CONCRETE WALLS                          |
| 10 EXPOSED ARCHITECTURAL CONCRETE FINISH   | 21 ALUMINUM FRAME / FABRIC CANOPY                       |
| 11 PAINTED METAL DOOR  | 22 SIGNAGE  |

SCHEDULE

A & B

This forms part of application

# DP19-0217

Planner Initials

AC

City of Kelowna

DEVELOPMENT PLANNING

2020-12-11  
revised DP

| No. | Date       | Revision      |
|-----|------------|---------------|
| 1   | 2019-11-04 | DP SUBMISSION |
| 2   | 2020-12-03 | REVISED DP    |
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Project Title  
CENTRAL GREEN  
E & A

Consultant Seal

233 BERNARD AVENUE  
KELOWNA, B.C.  
V1Y 6A2  
TEL: 250.762.3004  
EMAIL: info@meiklejohn.ca

m+m a

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| Scale  | AS SHOWN    |
| Drawn  | SN          |
| Checked  | JM          |

Drawing Title  
BUILDING E  
ELEVATION  
1/8"=1'-0"

Drawing Number  
A4.01  
DRAWINGS ARE NOT TO BE SCALED.  
ALL DIMENSIONS SHALL BE VERIFIED ON-JOB



NOTE:  
SEE A4.01 FOR ELEVATION KEY NOTE  
LEGEND & KEY PLAN



## ELEVATION 2

**SCHEDULE** \_\_\_\_\_ **A & B**

This forms part of application  
**# DP19-0217**

Planner Initials **AC**

**City of Kelowna**  
 DEVELOPMENT PLANNING

2020-12-11  
revised DP

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| 1   | 2019-11-04 | DP SUBMISSION |
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|     |            |               |

Project Title

CENTRAL GREEN  
E & A

Consultant Seal

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

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| Scale  | AS SHOWN    |
| Drawn  | SN          |
| Checked  | JM          |

|               |                         |
|---------------|-------------------------|
| Drawing Title | BUILDING E<br>ELEVATION |
| Scale         | 1/8"=1'-0"              |

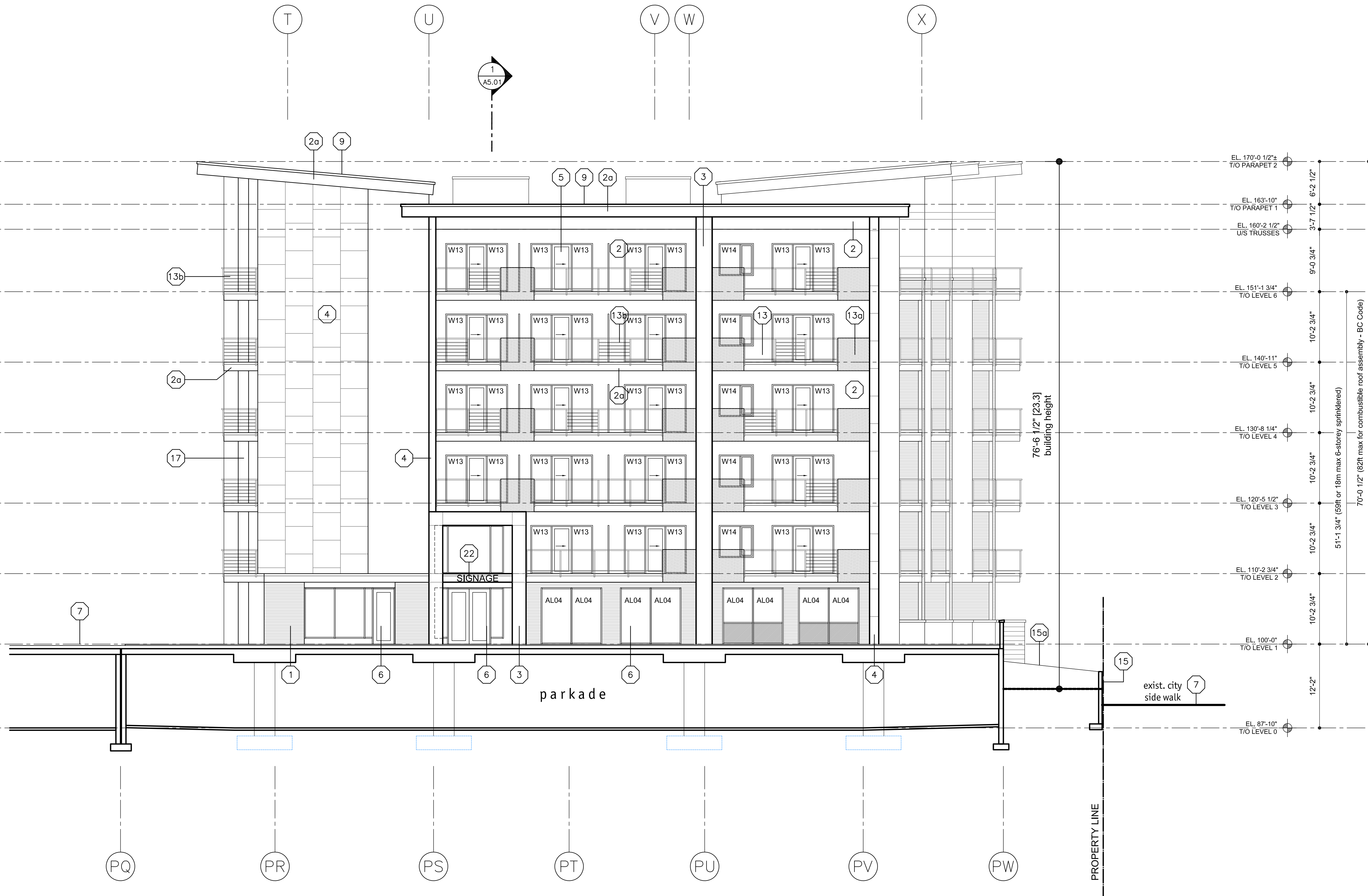
|                |
|----------------|
| Drawing Number |
|----------------|

A4.02

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



NOTE:  
SEE A4.01 FOR ELEVATION KEY NOTE  
LEGEND & KEY PLAN



# ELEVATION 3

2020-12-11  
revised DP

| No. | Date       | Revision      |
|-----|------------|---------------|
| 1   | 2019-11-04 | DP SUBMISSION |
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Project Title  
CENTRAL GREEN  
E & A

Consultant Seal

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V1Y 6N2  
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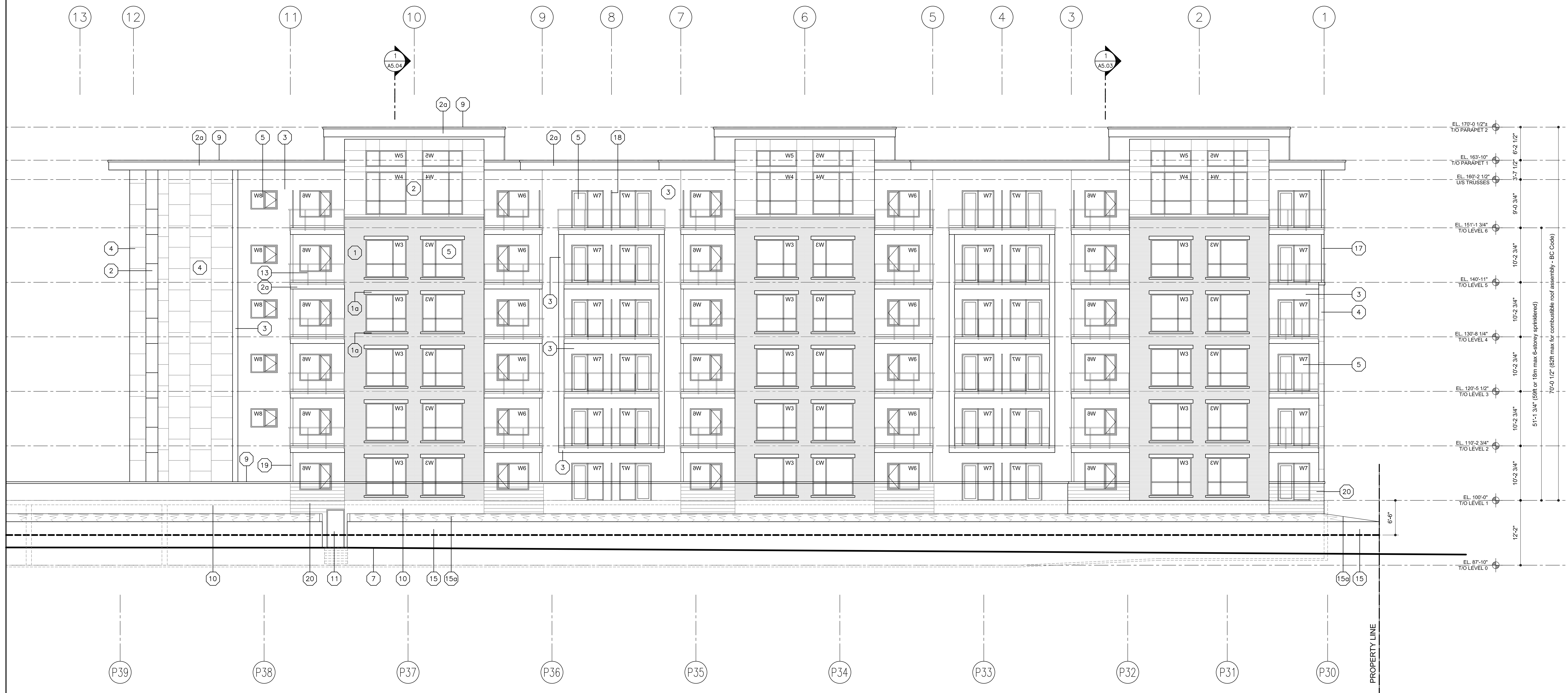
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|---------|-------------|
| Date    | 2020-12-03  |
| Job No. | m+m 16-1726 |
| Scale   | AS SHOWN    |
| Drawn   | SN          |
| Checked | JM          |

Drawing Title  
BUILDING E  
ELEVATION  
1/8"=1'-0"

Drawing Number  
A4.03  
DRAWINGS ARE NOT TO BE SCALED.  
ALL DIMENSIONS SHALL BE VERIFIED ON-JOB



NOTE:  
SEE A4.01 FOR ELEVATION KEY NOTE  
LEGEND & KEY PLAN



# ELEVATION 4

**SCHEDULE** **A & B**

This forms part of application  
# **DP19-0217**

Planner Initials **AC**

**City of Kelowna**  
DEVELOPMENT PLANNING

2020-12-11  
revised DP

| No. | Date       | Revision      |
|-----|------------|---------------|
| 1   | 2019-11-04 | DP SUBMISSION |
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|     |            |               |

Project Title

CENTRAL GREEN  
E & A

Consultant Sea

233 BERNARD AVENUE  
KELOWNA, B.C.  
V1Y 6N2  
TEL: 250.762.3004  
EMAIL: kel-mai@shaw.ca

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| Date    | 2020-12-03  |
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| Scale   | AS SHOWN    |
| Drawn   | SN          |
| Checked | JM          |

Drawing Title

**BUILDING E  
ELEVATION**

$$1/8'' = 1' - 0''$$

Drawing Number

## A4.04

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



1  
A5.01

S

R

Q

P

PT

N

M

EL. 169'-7 1/4"  
T/O PARAPET 5  
EL. 167'-7 1/4"  
T/O PARAPET 4  
EL. 163'-11 3/4"  
U/S TRUSSES

EL. 154'-11"  
T/O LEVEL 6

EL. 144'-8 1/4"  
T/O LEVEL 5

EL. 134'-5 1/2"  
T/O LEVEL 4

EL. 124'-2 3/4"  
T/O LEVEL 3

EL. 114'-0"  
T/O LEVEL 2

EL. 100'-0"  
T/O LEVEL 1

EL. 87'-10"  
T/O LEVEL 0

2'-0"  
8'-7 1/2"  
9'-0 3/4"  
10'-2 3/4"  
10'-2 3/4"  
10'-2 3/4"  
10'-2 3/4"  
14'-0"  
12'-2"

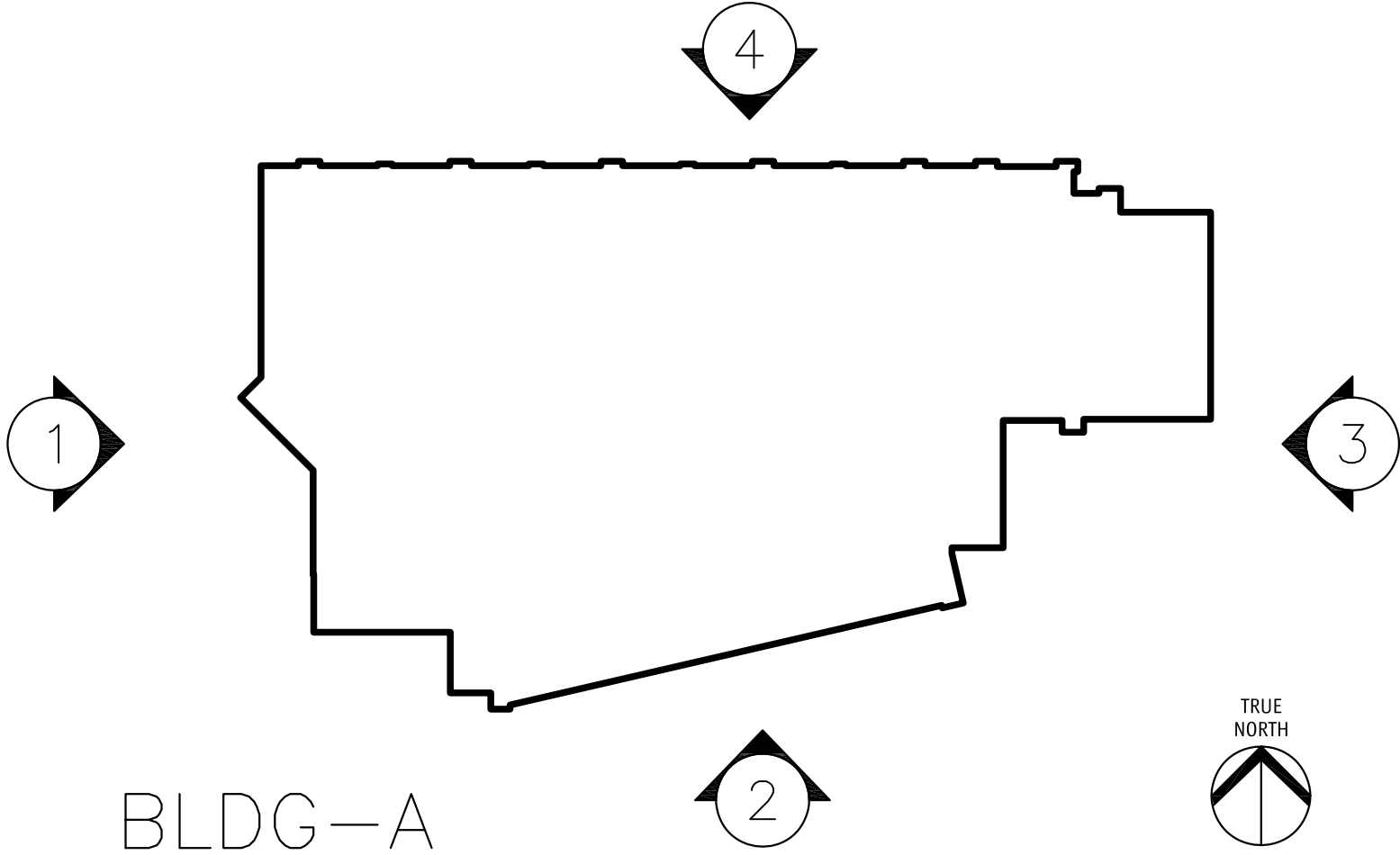
PROPERTY LINE

exist. city side walk

parkade

# ELEVATION 1

| ELEVATION KEY NOTES  |   |
|--|---|
| ALL COLOURS TO BE CHOSEN BY ARCHITECT FROM APPROVED PRODUCT MANUFACTURER'S STANDARD LINE OF COLOURS. |   |
| 1 BRICK VENEER (RUNNING BOND)  | 12 PREFINISHED METAL O/H DOOR                           |
| 1a PRECAST CONCRETE LINTEL / SILL  | 13 ALUMINUM / GLASS RAILING                             |
| 2 CEMENTITIOUS PANEL C/W REVEALS   | 13a ALUMINUM PANEL INSERT BY RAILING MANUF.             |
| 2a CEMENTITIOUS PANEL FASCIA   | 13b HORIZONTAL ALUMINUM RAILS IN FRONT OF GLASS RAILING |
| 3 STUCCO FINISH  | 14 PREFINISHED PIPE RAILING TO MATCH ADJACENT BLDG.     |
| 4 PREFINISHED METAL PANEL CLADDING   | 15 ARCHITECTURAL CONCRETE PLANTERS (SEE LANDSCAPE)      |
| 5 VINYL FRAMED RESIDENTIAL WINDOWS / DOORS   | 15a PLANTED BERM (SEE LANDSCAPE)                        |
| 6 ALUM. WINDOWS / DOORS  | 16 LINE OF EXIST. ACCESS DRIVEWAY                       |
| 7 FINISHED GRADES (SEE CIVIL/LANDSCAPE)  | 17 PAINTED STEEL COLUMN                                 |
| 8 PREFINISHED METAL LOUVERED GRILLE (SEE MECH.)  | 18 PREFINISHED ALUMINUM PRIVACY SCREEN                  |
| 9 PREFINISHED SHEET METAL FLASHING   | 19 CEMENTITIOUS PANEL OVER COLUMNS                      |
| 10 EXPOSED ARCHITECTURAL CONCRETE FINISH   | 20 BOARD FORMED CONCRETE WALLS                          |
| 11 PAINTED METAL DOOR  | 21 ALUMINUM FRAME / FABRIC CANOPY                       |
|  | 22 SIGNAGE  |



SCHEDULEA & B

This forms part of application # DP19-0217

Planner Initials AC

City of Kelowna  
DEVELOPMENT PLANNING

2020-12-11  
revised DP

| No. | Date       | Revision      |
|-----|------------|---------------|
| 1   | 2019-11-04 | DP SUBMISSION |
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|     |            |               |

Project Title  
CENTRAL GREEN  
E & A

Consultant Seal

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V1Y 6A2  
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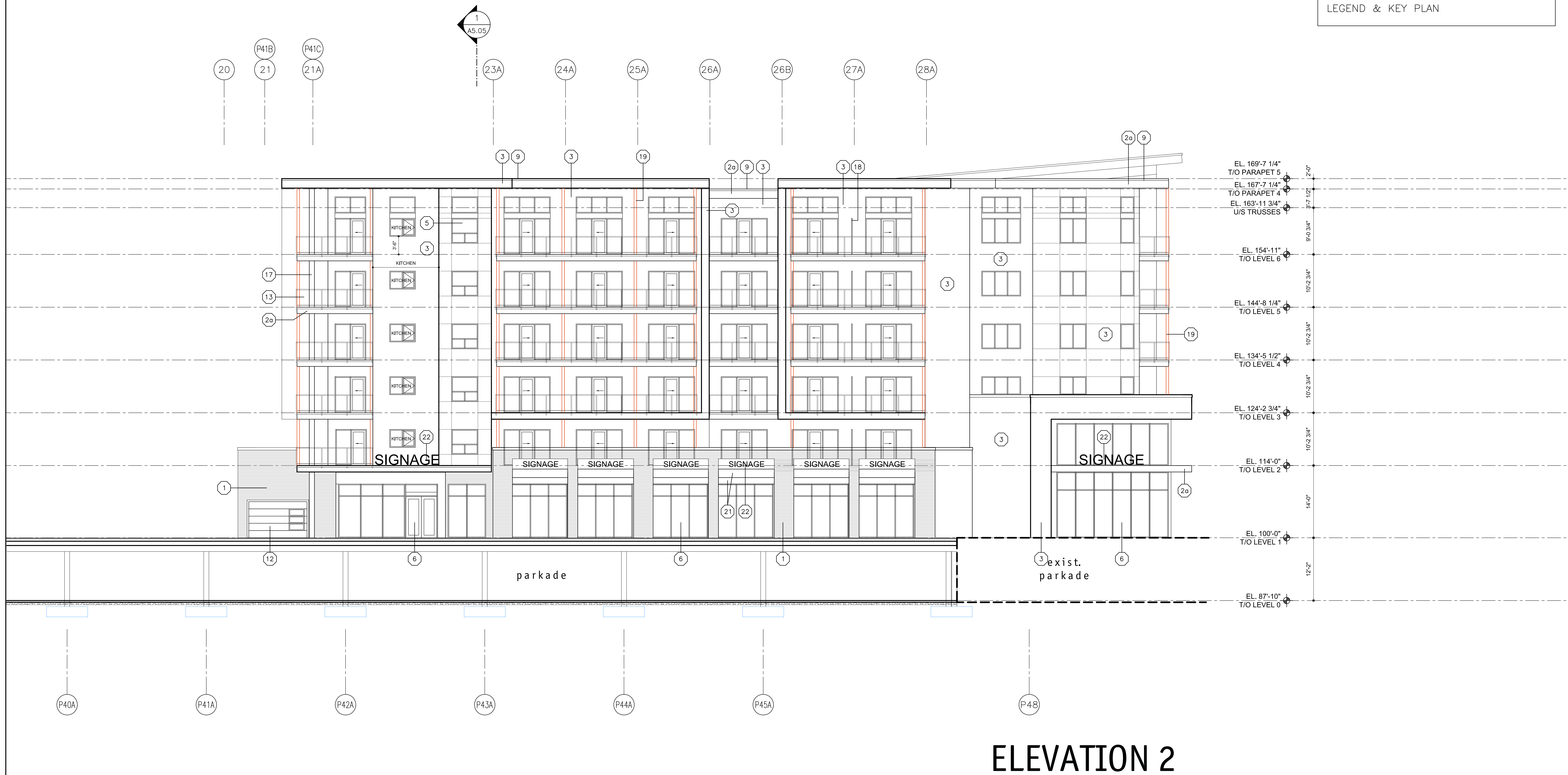
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| Scale  | AS SHOWN    |
| Drawn  | SN          |
| Checked  | JM          |

Drawing Title  
BUILDING A  
ELEVATION  
1/8"=1'-0"

Drawing Number  
A4.11  
DRAWINGS ARE NOT TO BE SCALED.  
ALL DIMENSIONS SHALL BE VERIFIED ON-JOB



NOTE:  
SEE A4.11 FOR ELEVATION KEY NOTE  
LEGEND & KEY PLAN



## ELEVATION 2

**SCHEDULE** **A & B**

This forms part of application  
**# DP19-0217**

Planner Initials **AC**

City of Kelowna  
 DEPT. OF PLANNING & ANALYSIS

2020-12-11  
revised DP

| No. | Date       | Revision      |
|-----|------------|---------------|
| 1   | 2019-11-04 | DP SUBMISSION |
| 2   | 2020-12-03 | REVISED DP    |
|     |            |               |
|     |            |               |
|     |            |               |
|     |            |               |

Project Title

CENTRAL GREEN  
E & A

Consultant Seal

233 BERNARD AVENUE  
KELOWNA, B.C.  
VTY 6N2  
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| Drawn   | SN          |
| Checked | JM          |

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|---------------|-------------------------|

$$1/8'' = 1' - 0''$$

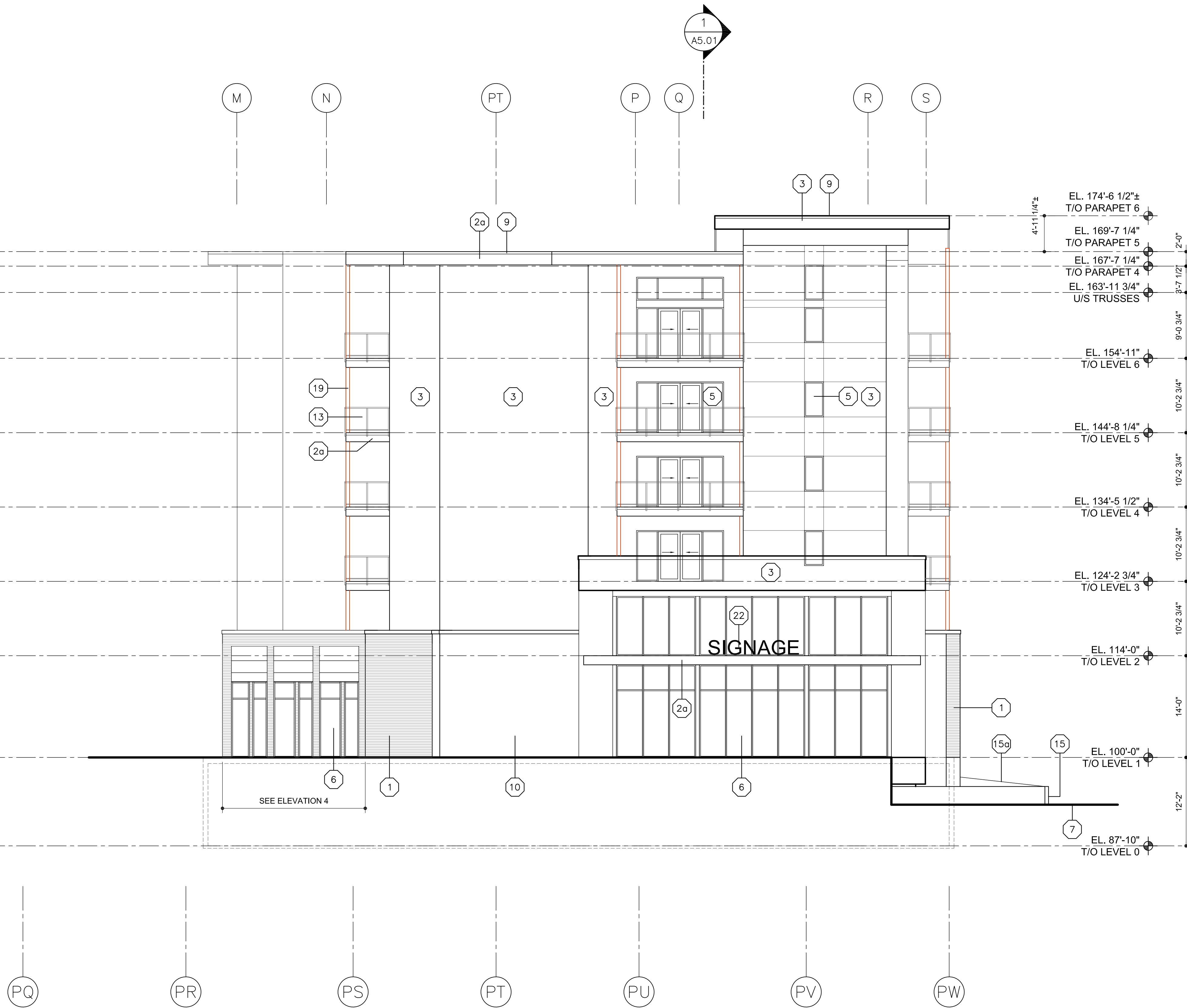
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A4.12

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



NOTE:  
SEE A4.11 FOR ELEVATION KEY NOTE  
LEGEND & KEY PLAN



ELEVATION 3

SCHEDULE

A & B

This forms part of application  
# DP19-0217

Planner  
Initials

AC

City of  
Kelowna

DEVELOPMENT PLANNING

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Project Title  
CENTRAL GREEN  
E & A

Consultant Seal

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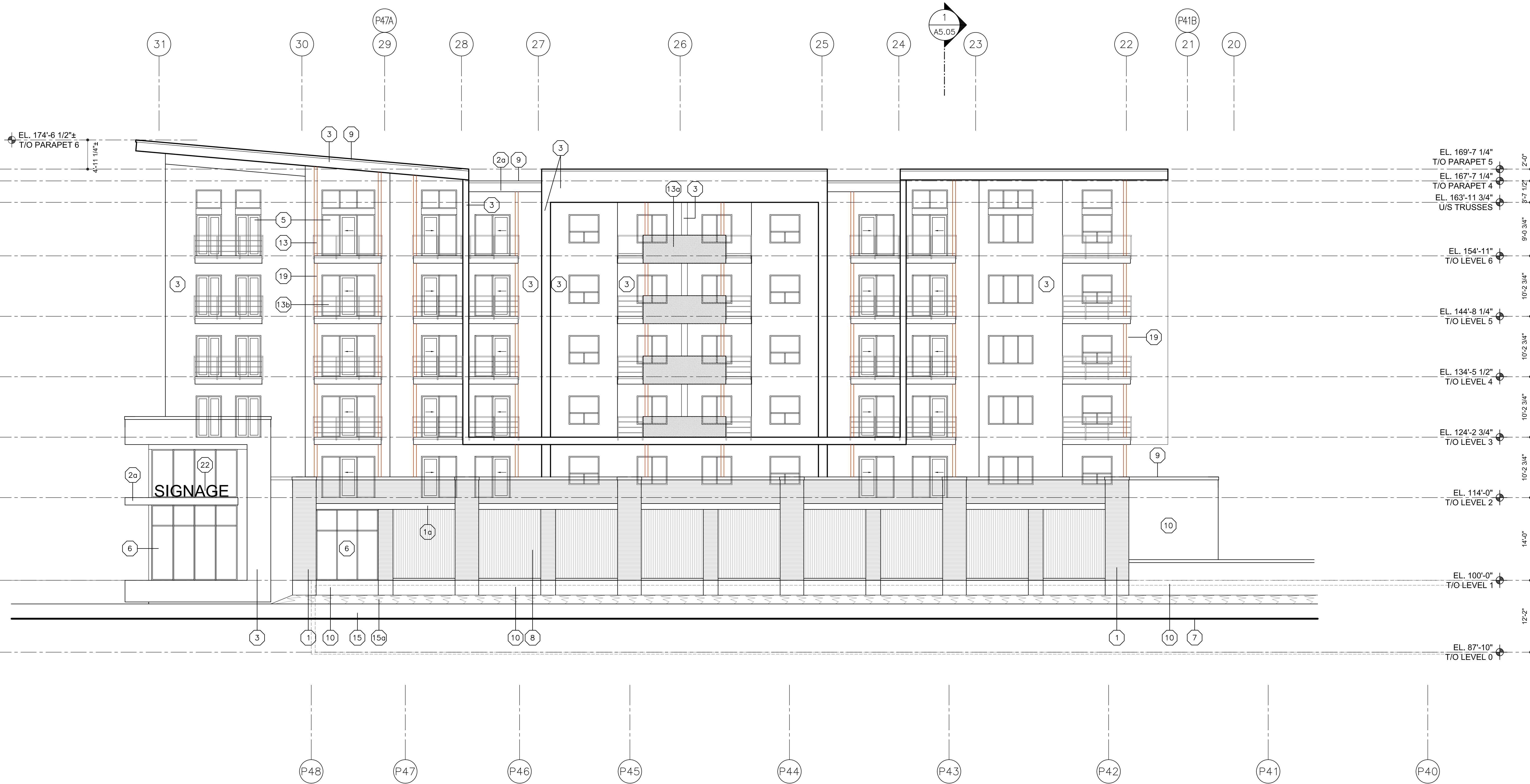
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| Drawn  | SN          |
| Checked  | JM          |

Drawing Title  
BUILDING A  
ELEVATION  
  
1/8"=1'-0"

Drawing Number  
  
A4.13  
DRAWINGS ARE NOT TO BE SCALED.  
ALL DIMENSIONS SHALL BE VERIFIED ON-JOB



NOTE:  
SEE A4.11 FOR ELEVATION KEY NOTE  
LEGEND & KEY PLAN



# ELEVATION 4

SCHEDULE  
This forms part of application  
DP19-0247

City of  
Kelowna  
DEVELOPMENT PLANNING

2020-12-11  
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Project Title  
CENTRAL GREEN  
E & A

Consultant Seal

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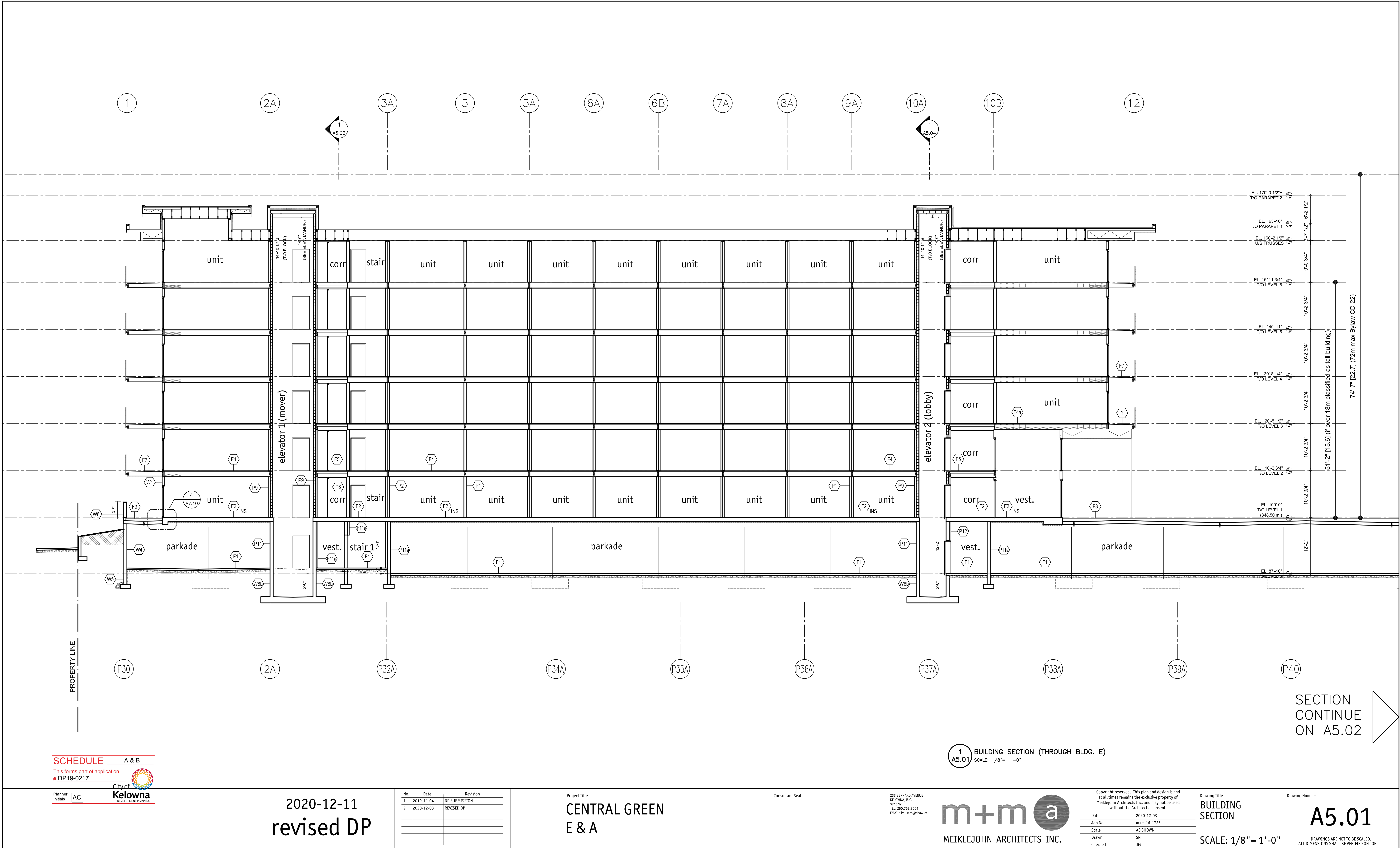
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| Scale  | AS SHOWN    |
| Drawn  | SN          |
| Checked  | JM          |

Drawing Title  
BUILDING A  
ELEVATION  
1/8"=1'-0"

Drawing Number  
A4.14  
DRAWINGS ARE NOT TO BE SCALED.  
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SCHEDULEA & B

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Project Title  
CENTRAL GREEN  
E & A

Consultant Seal

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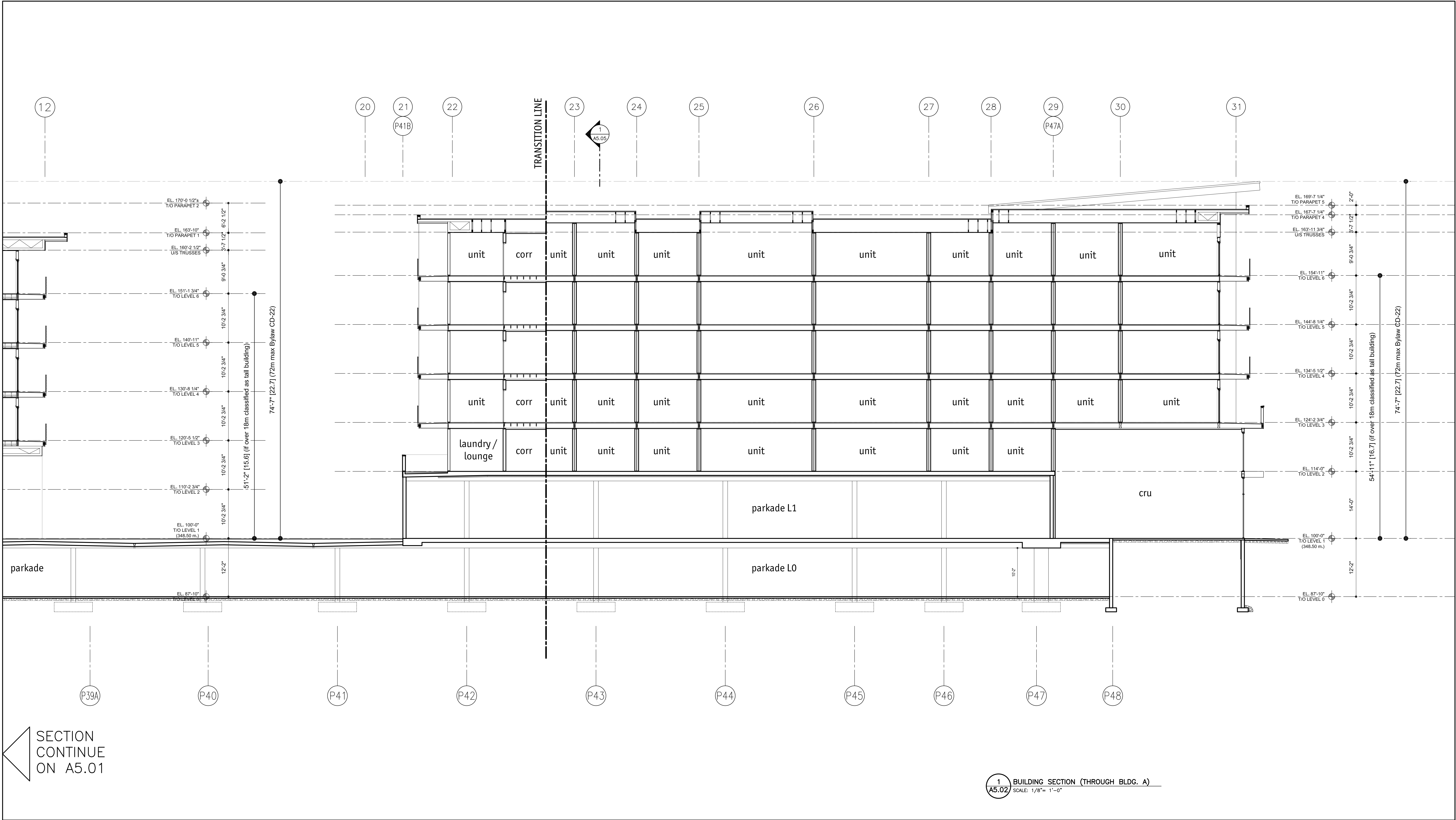
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| Scale  | AS SHOWN    |
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| Checked  | JM          |

Drawing Title  
BUILDING  
SECTION  
  
SCALE: 1/8" = 1'-0"

Drawing Number  
  
A5.01  
DRAWINGS ARE NOT TO BE SCALED,  
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SECTION  
CONTINUE  
ON A5.01

1  
A5.02 BUILDING SECTION (THROUGH BLDG. A)  
SCALE: 1/8" = 1'-0"

**SCHEDULE A & B**  
This forms part of application  
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E & A**

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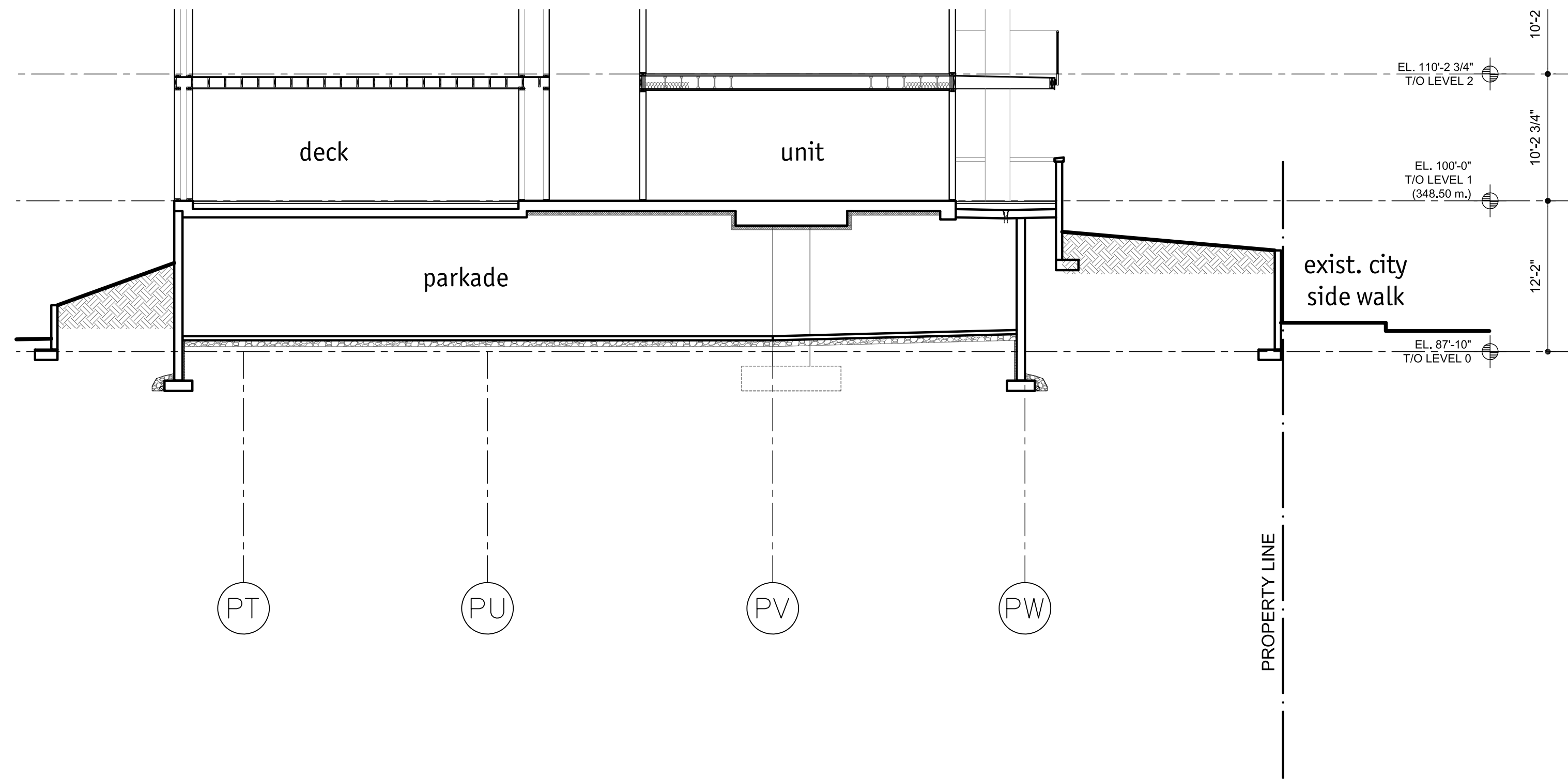
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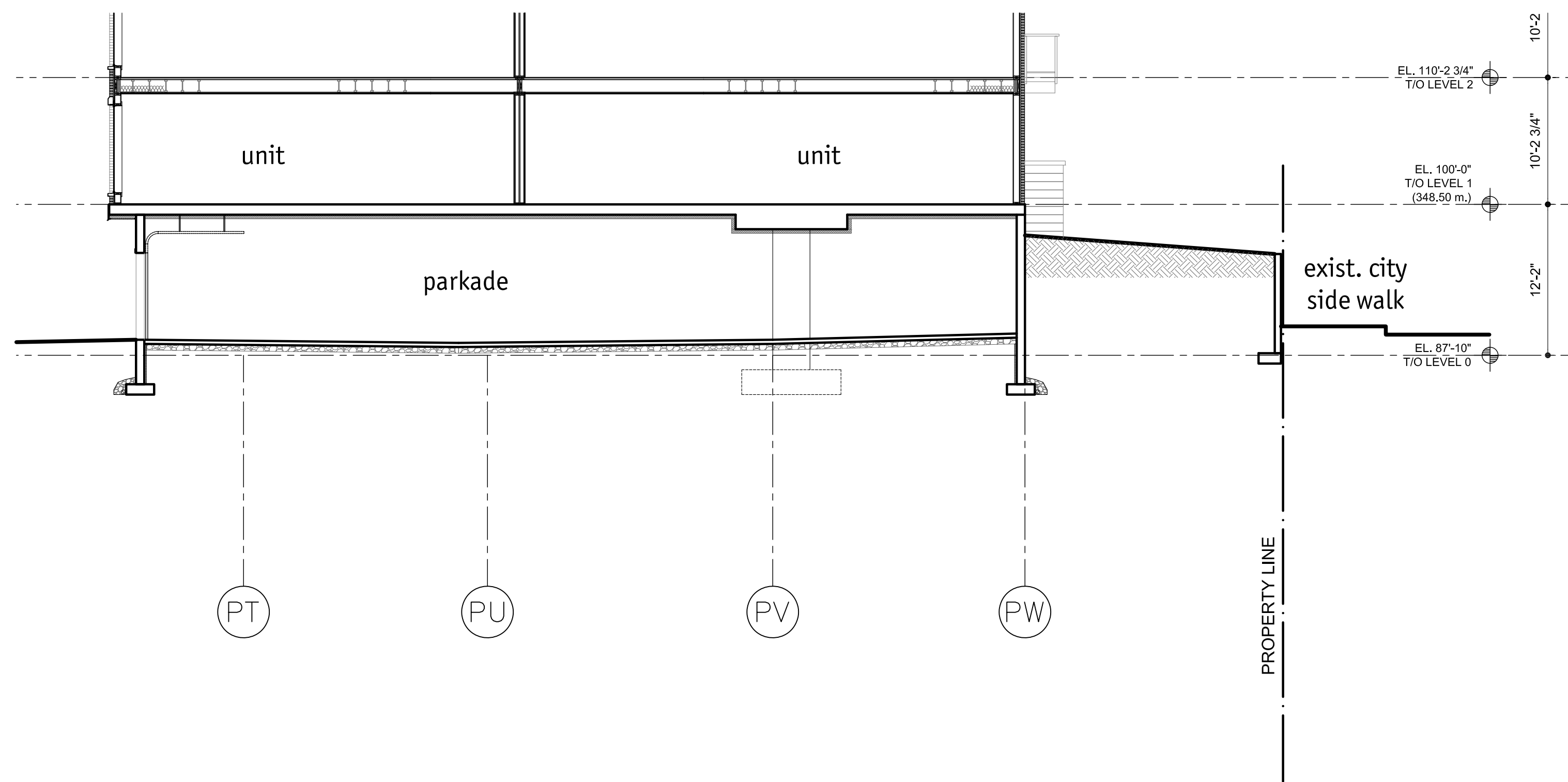
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SCALE: 1/8" = 1'-0"

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

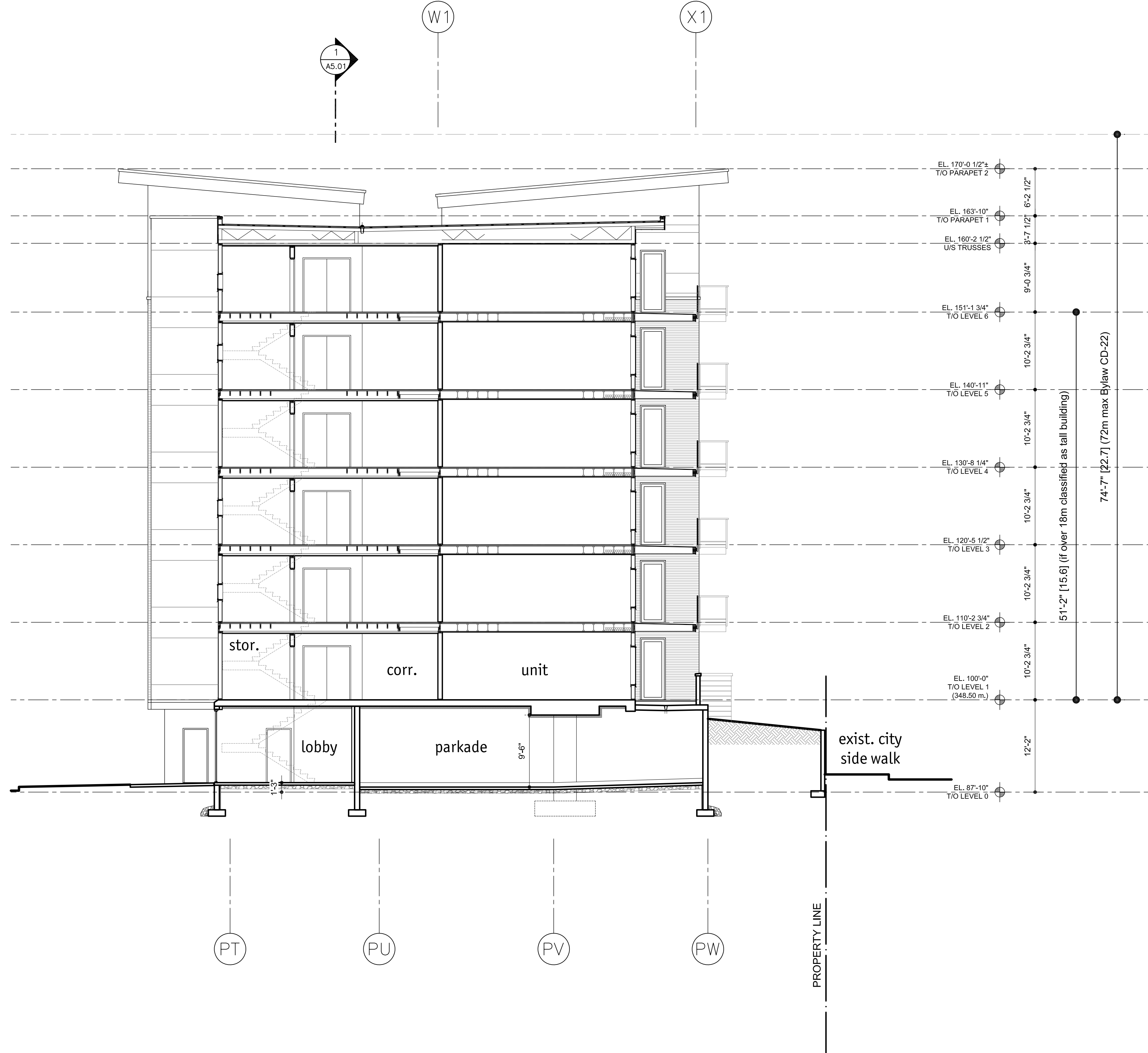




**3 PARTIAL SECTION (BLDG E)**  
SCALE: 1/8" = 1'-0"



**2 PARTIAL SECTION THROUGH O/H DOOR (BLDG E)**  
SCALE: 1/8" = 1'-0"



**1 BUILDING SECTION THROUGH PARKADE LOBBY (BLDG E)**  
SCALE: 1/8" = 1'-0"

**SCHEDULE A & R**

This forms part of application  
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Project Title  
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Drawing Title  
**BUILDING  
SECTION**

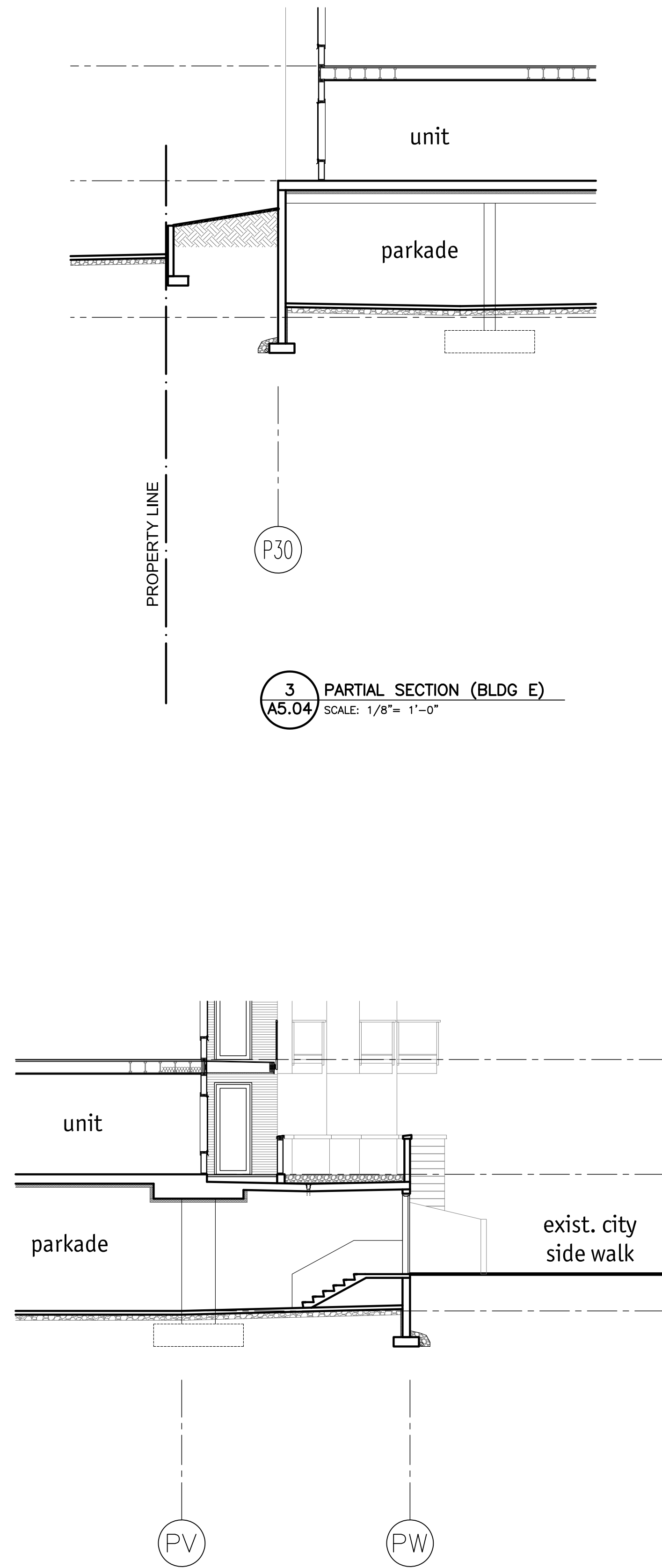
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Drawing Number

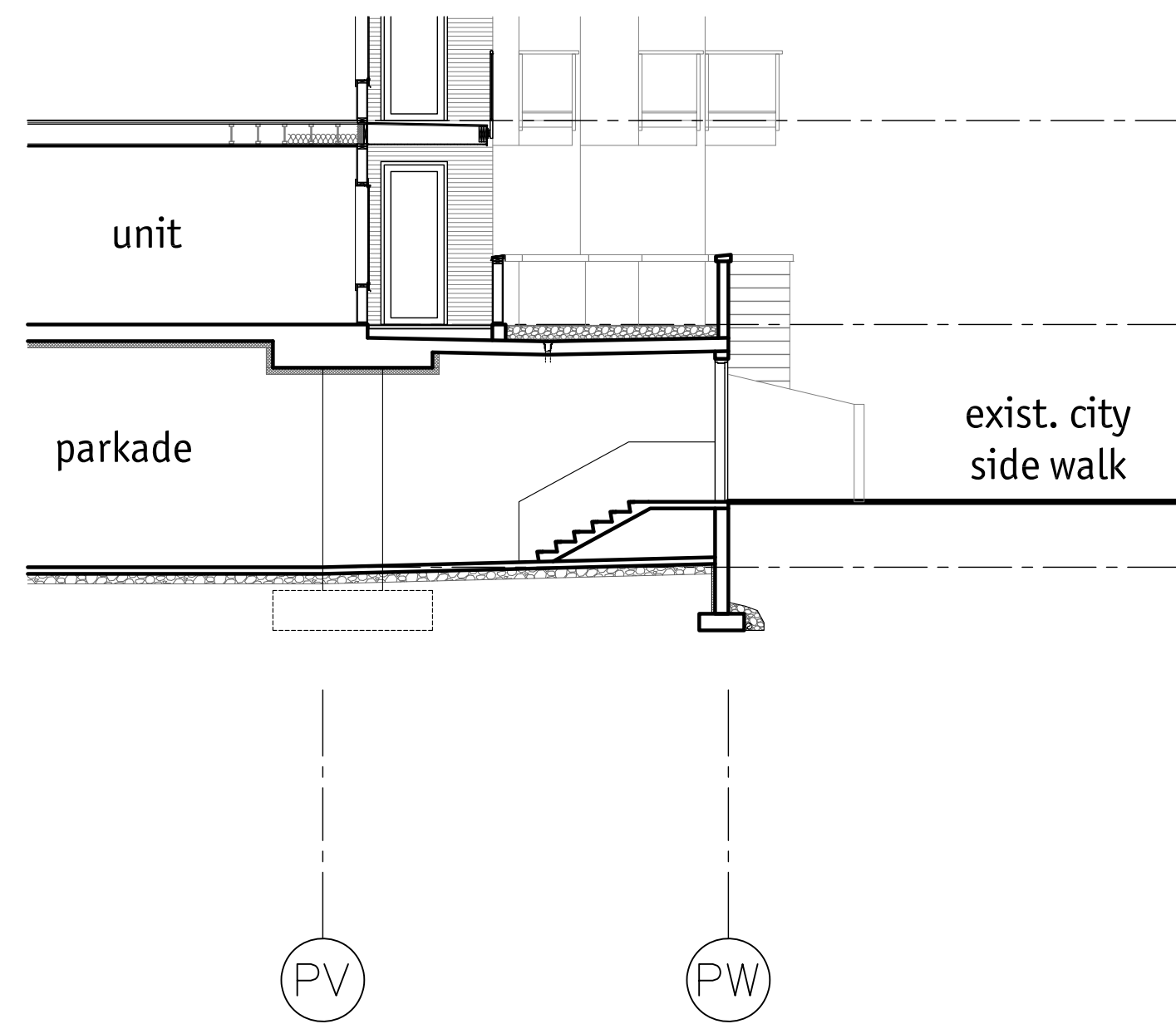
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DRAWINGS ARE NOT TO BE SCALED.  
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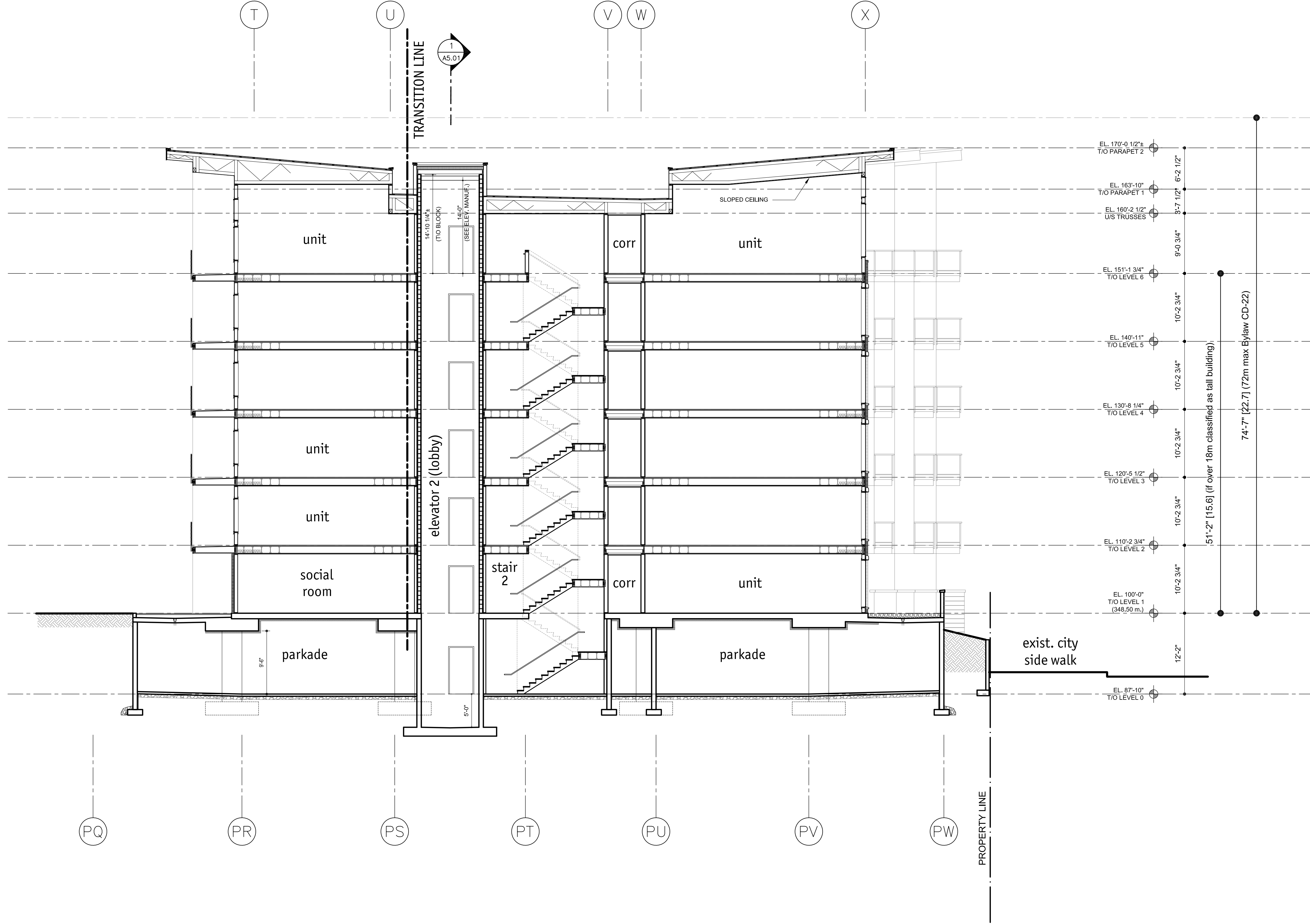




3 PARTIAL SECTION (BLDG E)  
A5.04 SCALE: 1/8" = 1'-0"



2 PARTIAL SECTION THROUGH STAIR 5 (BLDG E)  
A5.04 SCALE: 1/8" = 1'-0"



1 BUILDING SECTION THROUGH STAIR 2 (BLDG E)  
A5.04 SCALE: 1/8" = 1'-0"

**SCHEDULE A & B**

This forms part of application  
# DP19-0217

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Drawing Title  
**BUILDING  
SECTION**

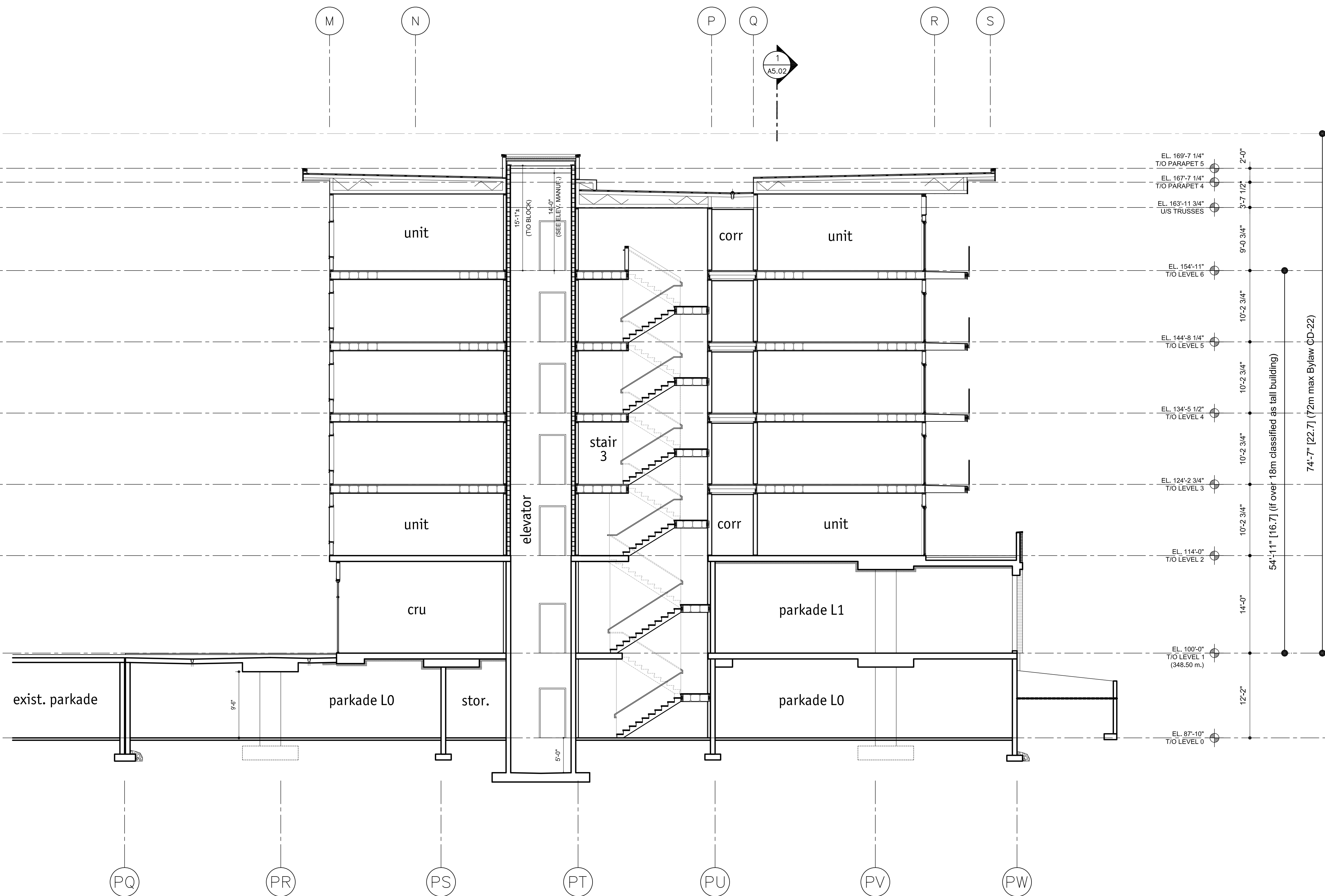
SCALE: 1/8" = 1'-0"

Drawing Number

**A5.04**

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**SCHEDULE** A & B  
This forms part of application  
# DP19-0217

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E & A**

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Drawing Title  
**BUILDING  
SECTION**

SCALE: 1/8" = 1'-0"

Drawing Number

**A5.05**

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# CITY OF KELOWNA

## MEMORANDUM

**Date:** December 18, 2019  
**File No.:** DP19-0217  
**To:** Urban Planning Management (AC)  
**From:** Development Engineering Manager (JK)  
**Subject:** 1710-1720 Richter Street

6 Store

|  |    |
|--|----|
| <b>ATTACHMENT</b> — 1  |    |
| This forms part of application<br># DP19-0217  |    |
| Planner<br>Initials  | AC |
| <br>City of<br><b>Kelowna</b><br>DEVELOPMENT PLANNING |    |

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

The Development Engineering Technologist for this project is Aaron Sangster.

1. General

- (a) These Development Engineering comments and requirements and are subject to review and or revision for approval by the Ministry of Transportation (MOTI) Infrastructure.
- (b) Provide easement as may be required
- (c) Where there is a possibility of a high-water table or surcharging of storm drains during major storm events, non-basement buildings may be required. This must be determined by the engineer and detailed on the Lot Grading Plan required in the drainage section.
- (d) The Fire Department and Environment Division requirements and comments are addressed separately

2. Domestic Water and Fire Protection

- (a) The developer's consulting mechanical engineer will determine the domestic and fire protection requirements of this proposed development and establish hydrant requirements and service needs.

3. Sanitary Sewer

- (a) The developer's consulting mechanical engineer will determine the development requirements of this proposed development and establish the service needs. The applicant, at his cost, will arrange for the removal and disconnection of the existing service and the installation of one new larger service if necessary.

4. Storm Drainage

- (a) The developer must engage a consulting civil engineer to provide a storm water management plan for these sites which meets the requirements of the City Subdivision, Development and Servicing Bylaw 7900. The storm water



management plan must also include provision of lot grading plans, minimum basement elevations (MBE), if applicable, and provision of a storm drainage service and recommendations for onsite drainage containment and disposal systems.

### 3. Road Improvements

- (a) Richter Street has been upgraded to an urban standard along the full frontage of this proposed development. No further upgrades are required other than access upgrades. The condition of this infrastructure must be maintained through the construction process. A tree covenant will be required for proper care of the trees during construction.
- (b) Harvey Ave right turn lane onto Richter Street is required along the frontage of this development. City of Kelowna Transportation and MOTi confirmation and approval is required for this construction. New sidewalk, curb and gutter, storm drainage system road works, landscaped boulevard street lights and re-location or adjustment of existing utility appurtenances will be required to accommodate the upgrading construction.
- (c) Chapman lane will need to be upgraded to current lane standards as per SS-R2.


### 5. Transportation

- a) The proposed north access to this site is limited to a right turn only in and out onto Richter Street.
- b) The proposed south access to this site is a shared access and is limited to a right turn only in and out & left in onto Richter Street at this time.
- c) Developer to coordinate with Scott Bushell, 250-469-8466, regarding site requirements of the pedestrian overpass across HWY 97 and the removal of crosswalk across HWY 97 once the overpass is completed.
- d) Provide an urban pedestrian path, on the west side of this development, connecting Chapman PL to HWY 97, including removable bollards, landscaping, lighting, drainage system and pavement removal and replacement and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction.
- e) The crosswalk at Richter St. and Dehart Ave. must be improved to the City of Kelowna pre-determined level.

### 6. Subdivision

- (a) Grant Statutory Rights of Way if required for utility services.
- (b) Dedication for the Harvey Ave right turn lane may be required. Confirmation by design drawing is necessary.
- (c) If any road dedication or closure affects lands encumbered by a Utility right-of-way (such as Hydro, Telus, Gas, etc.) please obtain the approval of the utility. Any works required by the utility as a consequence of the road dedication or closure must be incorporated in the construction drawings submitted to the City's Development Manager.

### 7. Electric Power and Telecommunication Services

|                                |    |   |
|--------------------------------|----|---|
| <b>ATTACHMENT</b>              |    | <b>1</b>  |
| This forms part of application |    |   |
| # DP19-0217                    |    |   |
| Planner Initials               | AC | <br><b>City of Kelowna</b><br>DEVELOPMENT PLANNING |



- a) All proposed distribution and service connections are to be installed underground.
- b) Make servicing applications to the respective Power and Telecommunication utility companies. The utility companies are required to obtain the City's approval before commencing construction.

## 8. Engineering

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

## 9. Design and Construction

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

## 10. Servicing Agreements for Works and Services

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

|                                |    |  |
|--------------------------------|----|--|
| <b>ATTACHMENT</b>              |    | <b>1</b>   |
| This forms part of application |    |  |
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| Planner<br>Initials            | AC | <br><b>City of Kelowna</b><br><small>DEVELOPMENT PLANNING</small> |



## 11. Geotechnical Report

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

- (a) Area ground water characteristics.
- (b) Site suitability for development, unstable soils, etc.
- (c) Drill and / or excavate test holes on the site and install piezometers if necessary. Log test hole data to identify soil characteristics, identify areas of fill if any. Identify unacceptable fill material, analyse soil sulphate content, Identify unsuitable underlying soils such as peat, etc. and make recommendations for remediation if necessary.
- (d) List extraordinary requirements that may be required to accommodate construction of roads and underground utilities as well as building foundation designs.
- (e) Additional geotechnical survey may be necessary for building foundations, etc.

## 12. Development Permit and Site Related Issues

### Access and Manoeuvrability

- (i) An MSU standard size vehicle must be able to manoeuvre onto and off the site without requiring a reverse movement onto public roadways.
- (ii) Indicate on the site, the locations of loading bays as well as the garbage and recycle bins.

---

James Kay, P. Eng.  
Development Engineering Manager

AS

|  |    |
|--|----|
| <b>ATTACHMENT</b> 1  |    |
| This forms part of application<br># DP19-0217  |    |
| Planner<br>Initials  | AC |
| <br>City of<br><b>Kelowna</b><br>DEVELOPMENT PLANNING |    |



ANNEXURE 1 – CD22 – Central Green Development Permit Area Guidelines

# Central Green Development Permit Area Guidelines

## Central Green Comprehensive Development Zone

|                                |    |  |
|--------------------------------|----|--|
| <b>ATTACHMENT</b>              |    | <b>2</b>   |
| This forms part of application |    |  |
| # DP19-0217                    |    |  |
| Planner Initials               | AC | <br>City of<br><b>Kelowna</b><br>DEVELOPMENT PLANNING |
|                                |    |  |





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## 1.0 Vision Statement

Central Green will be an inviting and sustainable neighbourhood extending over a five-hectare site located adjacent to Kelowna's Downtown. Two hectares of park space will be surrounded by three hectares of residential housing (including affordable units), neighbourhood-focused retail and public amenities. The site's residential building forms will help define the southern edge of Downtown while complementing the adjoining low-density neighbourhood. Through traffic calming and the integration of inter-connecting pathways, the area will be highly pedestrian-oriented. Central Green will be a model development that demonstrates reduced vehicle dependency by creating an inviting pedestrian development, adjacent to rapid transit, promoting vehicle sharing programs, designing the site so as to minimize travel requirements, and creating a compact community through densification. The resulting site surface will be contiguous and free of bisecting public roadways, with limited vehicular impediments allowing for and promoting a pedestrian oriented lifestyle. The design concept inherently discourages vehicle use.

Although various developers may participate, development controls and incentives will ensure harmonious realization of the development concept, which has a strong focus on environmental, economic and social sustainability. Central Green will be a place where a sense of community thrives and pride in the neighbourhood is evident.

### 1.1 Using the Design Guidelines

These Design Guidelines are part of a series of over-arching regulations that when combined, will shape future development of Central Green. The Design Guidelines specifically, are intended to influence the form and character of buildings and open spaces within the boundary of the Comprehensive Development 22 Area as outlined in Plan CG-1. As well as, assisting each development permit applicant, they will be used by staff in the evaluation of development proposals.

The Design Guidelines are additionally intended to help give direction to detailed design to ensure that each sub-area is compatible with the overall urban design concept. The particular set of building and open space outlines that are illustrated in these guidelines are therefore not necessarily intended to be the final form of development, but rather represent a 'conforming outline' as a tangible starting point for detailed design to build upon.

### 1.2 Guiding Principles

The guiding principles are themes that were emphasized by the City of Kelowna Council, stakeholders, the public, and the consultant team throughout the visioning process. They will continue to guide the realization of the project.





### 1.2.1 Urban Design

The design of the neighbourhood should focus on creating a pedestrian-oriented neighbourhood with a strong sense of place that fosters social interaction and a cohesive community. Building and open space design should convey human scale, address physical comfort and safety, and complement the surrounding community and existing building stock.

### 1.2.2 Rowcliffe Community Park

Two hectares (five acres) of public open space will be retained in the Central Green design concept for community park purposes.

The defining feature of the design is a common area enclosed by a pedestrian pathway. The park plan also includes several focal points. One focal point is located at the corner of Richter and Rowcliffe Avenues where an entry plaza incorporates the site's two heritage trees and one of two multi-use courts. The entry plaza terminates a visual axis running across the common to a playground in the north-west corner of the park.



Rowcliffe Community Park Concept

The park may also include community gardens and an open air stage for outdoor events. The green common area is designed primarily for passive use, but will be able to accommodate programmable sport fields. In addition to the path encircling the commons, other pedestrian pathways will be located strategically within the park to facilitate movement through the site and to help give definition to a hierarchy of public and private outdoor spaces.

The park's design will be undertaken by the City of Kelowna. Key considerations for the park design will include references to the historical use of the site and the adjoining neighbourhood character, as well as safety considerations through the incorporation of Crime Prevention Through Environmental Design (CPTED) principles.



### 1.2.3 Regional Expression

It is intended that the subject area convey a strong sense of authenticity, meaning that the form and character of buildings and spaces convey a sense of that which is distinctive to Kelowna and the Central Okanagan. The character of buildings and public spaces within the subject area should celebrate that which is unique and distinctive about the Okanagan Valley by drawing inspiration from the region's natural and cultural landscapes.

Consideration should therefore be given to the following:

- a) Buildings that appear to 'grow' out of the earth or landscape and that express a sense of weight without appearing excessively bulky. To this end, building facades should be designed as 'walls with windows' not 'window-walls', and exterior elevations should have a solid/opening ratio of not less than 50%, calculated over the sum of all exterior building faces;
- b) Buildings that emphasize shade from summer sun. Overhangs and recesses of sufficient depth are appropriate. Responses to solar exposure that result in elevations that are distinct from one another, particularly on the tower portions of buildings, are essential;
- c) Provision of generous private outdoor spaces, including rooftops and balconies, to allow residents to capitalize on the favourable Okanagan weather;
- d) Techniques and treatments that emphasize the transition between inside and outside through the differing seasons. These might include retractable windows and overhead rolling doors, as well as canopies, trellises, and extended building planes;
- e) Use of drought tolerant plants that evoke the arid landscape of the Central Okanagan;
- f) Inclusion of public art, in a wide range of formats, even within the confines of private spaces that are not readily accessed by the public, as a prime means of regional expression.



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### 1.2.4 Crime Prevention Through Environmental Design (CPTED)

Beyond the provision of sufficient density to help insure enough “eyes and ears” on the street, established CPTED techniques should be implemented to achieve the goal of safe urban spaces. All development should be consistent with the *City of Kelowna "Crime Prevention Through Environmental Design Guidelines"* which is available on the city website-[kelowna.ca](http://kelowna.ca)

## 2.0 General Guidelines

### 2.1 Building Siting

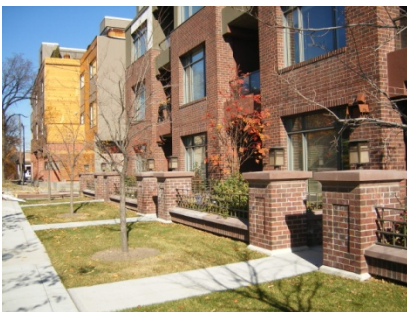
a) Generally, buildings should be sited as indicated in Plan CG-1 and Plan Central Green Design Guidelines.



b) Buildings should be designed with sensitivity to future development on adjacent properties and to adjoining outdoor spaces.

### 2.2 Human Scale

a) All elevations should demonstrate a high degree of human scale. This can be achieved principally by giving emphasis to doors and windows and other signs of human habitation relative to walls and building structure. It can also be achieved through appropriate choice of materials and detailing of surfaces that provide rich visual interest, as well as through appropriate massing of building form and provision of hard and soft landscaping;



Extended areas void of visual interest and references by which to gauge human scale, i.e. blank walls, are strongly discouraged, including party walls exposed to public view as a result of the phased build out of a sub-area;

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- b) Portions of building facades enclosing stairwells should incorporate windows that provide human scale and that reduce the visual bulk of such stairwells. Building facades enclosing elevator shafts should be architecturally treated to reduce their visual mass;
- c) Treatments that result in flat walls are discouraged. Facades should be articulated with the aim of creating shadows through indentations and projections of elements within a façade composition, e.g., windows and doors, cornice lines, pilasters, balconies, and/or bas-relief detailing.

### 2.3 Proportions



- a) Building facades should have a balance of vertical and horizontal proportions. Particularly in the podium portion of the buildings, vertical accents should occur on a regular basis to reinforce a pedestrian-scaled rhythm. Vertical proportions are preferred for windows. Any horizontally-extended glazed areas should be subdivided into vertically proportioned windows separated by mullions or building structure;

- b) Portions of buildings at corner locations or at inflections or terminations of vistas should be designed to induce pedestrians to explore the continuum of urban and park walkways.



### 2.4 Entrances

- a) Entrances should be easy to identify from the street or any adjoining public open space. Entrances should also present an inviting face to those views, as well as make the act of entering any premises a comfortable and welcoming experience through attention to details, proportions, materials, and lighting;

- b) Transition spaces at entrances, between inside and outside, and between the public and private realms are encouraged. These spaces can be created by recessing entrances within the wall plane, through provision of canopies and other techniques to create enclosure, and through changes in grade;



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c) Entrances should provide visual interest and visual cues that communicate a sense of friendliness including opportunities for seasonal landscaping, such as trellises, arbours, and other elements that personalize, define, or lend identity to an entrance as well as promote social interaction.



## 2.5 Exterior Building Materials

a) A variety of exterior materials is appropriate. Materials



should be natural, relate to the character of the region (see Regional Expression 1.2.6), be durable and be appropriate to the character of Central Green Preferred materials include:

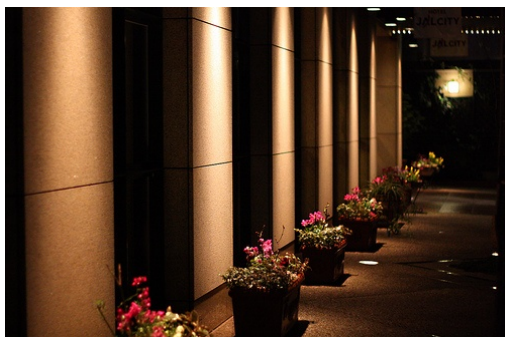
- Concrete (appropriately detailed)
- Wood including timber
- Stone
- Brick
  - Metal
  - Glass

b) Materials that should not be used:

- Vinyl
- Highly-reflective or non-vision glass

## 2.6 Lighting

a) All exterior lighting should follow the International Dark Sky Model code in order to limit light pollution and to conserve energy. Lighting should not contribute to glare. This objective should be accomplished through use of full cut-off or low-wattage luminaries. Designs should also incorporate shielded fixtures and/or appropriate mounting heights, as well as be aimed appropriately;



b) Lighting should be designed for high-quality environmental performance, and promote public safety. (see 1.2.6). In particular, lighting should help to clearly identify principal building entrances. Illumination levels should instill high levels of “psychological comfort” for persons using each entrance;

c) Light fixtures, if exposed to views from streets, should add daytime visual interest and human scale to a building, as well as help accentuate the rhythm of the building facade. Illumination should be planned as a key element in a facade's design with consideration for the effect on the facade, and on adjoining buildings and open spaces.

## 2.7 Rooftops and Balconies

a) Upper levels of buildings should incorporate decks, balconies, or other building features as outdoor amenity space for occupants;

b) Elements such as gazebos, trellises, and pergolas and other forms of hard and soft landscaping, including opportunities for vegetable gardening, should be provided to enhance the visual interest and the usability of rooftop spaces, and should be attractive when viewed from above;

c) Vents, mechanical rooms, mechanical equipment, and elevator penthouses should be integrated with the architectural treatment of the roof, or be screened with materials and finishes compatible with the building's design;

d) Rooftops designed as active outdoor open spaces are encouraged, and should be designed to withstand the weight of mature trees and plantings. They should be designed to reduce energy use and are encouraged to incorporate green technologies. Large, flat expanses of roof, whether actively used or not, should be enhanced with texture, colour, and/or landscaping especially where visible from habitable spaces above.



## 2.8 Screening

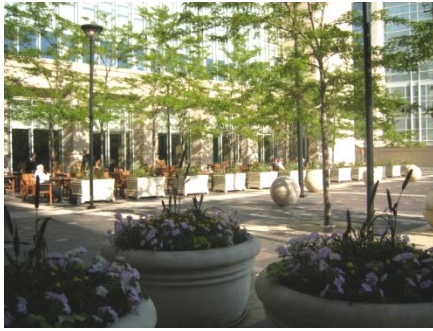
a) All passive occupancies, i.e., parking, mechanical/utility rooms, storage areas, and stairwells at or above grade, should be screened behind active occupancies. Parking areas in particular that are visible from any street, or from any interior or exterior residential or commercial space are not recommended.

b) Garbage and recycling facilities should be located away from public streets and screened from view. The materials used for such purposes should be common to the building's exterior finishes. Service areas, the vehicular paths of access to these areas, and all parking associated with or connected to these areas should be hard-surfaced.

c) All mechanical equipment and utility services open to view from a public street should be screened in a manner consistent with the visual characteristics of the building.



## 2.9 Public and Private Open Space



a) The design of open space should:

- promote social interaction;
- be oriented to take advantage of sunlight;
- provide shade and protection from wind and other climatic elements.



Private courtyards provide the framework for the landscaped areas. These areas should be a combination of soft and hard landscaping. Plant material should be predominantly indigenous and adaptive species and should provide seasonal interest. Trees should be large enough at maturity to help create a park-like setting, especially along roadside boulevards;



c) Public art should be located in strategic locations to create a better visual




environment and provide interactive and interpretive experiences for both children and adults;

d) Pathways, open spaces and enclosed or sheltered public spaces should be flexible and accommodate a number of activities, whether programmed or spontaneous;

e) In private development, where courtyards, plazas, and/or patios occur, they should provide spatial continuity between the inside and outside of the building and where applicable, between the public and private realms;



and/or patios occur, they should provide spatial continuity between the inside and outside of the building and where applicable, between the public and private

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f) The amount of storm water run-off entering storm sewers should be minimized through appropriate site design. Permeable pavers and bio-swales should be considered;

g) Fences should provide visual interest and pedestrian scale. Fences through which views are not possible, should not be greater than 1.2m high and should be accentuated by a vertical element, e.g., piers, at not less than every 4.5m.;



h) Any retaining walls or exposed parking structures should provide visual interest and pedestrian scale. Retaining walls should not be greater than 1.2m in height and should be accentuated by a vertical element, e.g., piers, at not less than every 4.5m. Retaining walls made from local stone or rocks are preferred. Modular concrete products are acceptable. Poured-in-place concrete is discouraged. Where such concrete is used, it should be complemented with appropriate landscaping and/or architecturally treated with a decorative pattern; retaining wall materials should discourage graffiti eg: treated with an anti-graffiti finish;



i) The use of shrubs or coniferous columnar trees that grow to mature heights of greater than 1.2 m, and prevent views from the street or between properties, is discouraged. The use of a variety of planting materials varying in heights and shapes is encouraged, and should be chosen for their ability to be pruned regularly to maintain sightlines;

j) Opportunity for crime and nuisance activities should be reduced by adhering to CPTED principles. (see 1.2.6)

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### 2.10 Connections

a) Design of open space should ensure continuity of pedestrian and cycling movement through the site as well as a complementary visual and spatial continuum of outdoor spaces;



b) Visual linkages to defining elements such as public art installations, water features, and other natural and man-made landmarks that help orient the pedestrian should be incorporated into the design of the site;



c) Provision of a safe, inviting series of interconnected spaces is encouraged; linkages to adjacent neighbourhoods for pedestrians, bicycles and vehicular traffic are encouraged;

d) Pathway systems should be accessible to all users (see 1.2.4 Universal Design);



e) Pedestrian connections across Harvey Avenue should provide a safe, physically-comfortable, and aesthetically-pleasing access across the roadway. It is anticipated that one of these connections may be a pedestrian bridge over Harvey Avenue, landing on a development site on the north side of the road.



### 2.11 Vehicular-Related Considerations

a) Parking access points should be restricted to those locations identified in Plan CG-1.



b) Parking may be located up to the third storey within Building A & B subject to being appropriately screened (see Section 2.8 Screening and Section 3.1.2). Parking uses should not be located at or above grade within any other building;

c) Taxi drop off locations should be provided for each Sub-Area, they should be treated so that pedestrians and vehicles have equal status.

Rather than a utilitarian asphalt treatment, the surface should offer visual interest, i.e. stamped concrete, concrete pavers, etc., such that the space takes on more of an entry plaza quality. Curbs can be eliminated and bollards can separate vehicle and pedestrian movement as necessary;

d) Exits from parking structures should allow for a high level of visibility of approaching pedestrians;

e) Garage doors and vehicle access points should not terminate axial views, i.e., views down streets within the vicinity of the site. Where such axial views are terminated, design consideration should be given to mitigating the visual impact of such views and to otherwise provide a high degree of human scale and visual interest. Doors and entrances to parking garages should not be visually obtrusive and should not be more visually prominent than any principal entrance to the building;

f) Garage entrances should be architecturally integrated into the overall building design with street-level exterior building finishes wrapping into the garage opening for a minimum of 3m in depth. Doors to parking garages should have an architectural treatment that is primarily expressed as an opaque or semi-opaque door rather than an open screen. Open screens are acceptable if highly detailed and rich in visual interest.



g) Under building parking structures for Sub-areas A, B, C, and G must be built to internal property lines to ensure a contiguous public open space is created on top of the parking structures.

h) Parking garage interconnectivity should be provided between Sub-Areas A & B;

i) Transit Oriented Development (or TOD) and Transportation Demand Management (TDM) are foundational principles upon which the Central Green Design Guidelines were developed. Several specific features are incorporated into the design to promote and ensure these goals are achieved.

- Transit - A BRT station at the Central Green site is being planned for and accommodated in the design. Additionally, a local transit facility along Richter Street is being planned for and accommodated in the design.
- Active Transportation – Central Green is immediately adjacent to and incorporated into the City's existing cycling and pedestrian networks. Developments should include provisions for safe and reliable bicycle storage within every phase of the development.
- Managed Parking Supply – Parking requirements have been reduced for Central Green and should not exceed the minimum standard where possible, a maximum of 125% of the required parking is permitted.
- Travel Options – As a means of promoting alternatives to single occupant vehicle travel, centralized and convenient amenities to facilitate, car-sharing, car and vanpool accessibility, as well as taxi services should be incorporated.

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### 2.12 Soffits and Building Overhangs

- a) Any soffits, or the underside of any portion of a building, including the undersides of balconies, within 16m of grade and exposed to public view, should be treated to provide visual interest and show attention to detail.



### 2.13 Signage

- a) The size of any individual sign should take into consideration the overall scheme of building signage and the appearance of the building's facades. Ultimately, the scale and visual qualities of a building should not be compromised by the size and number of signs.

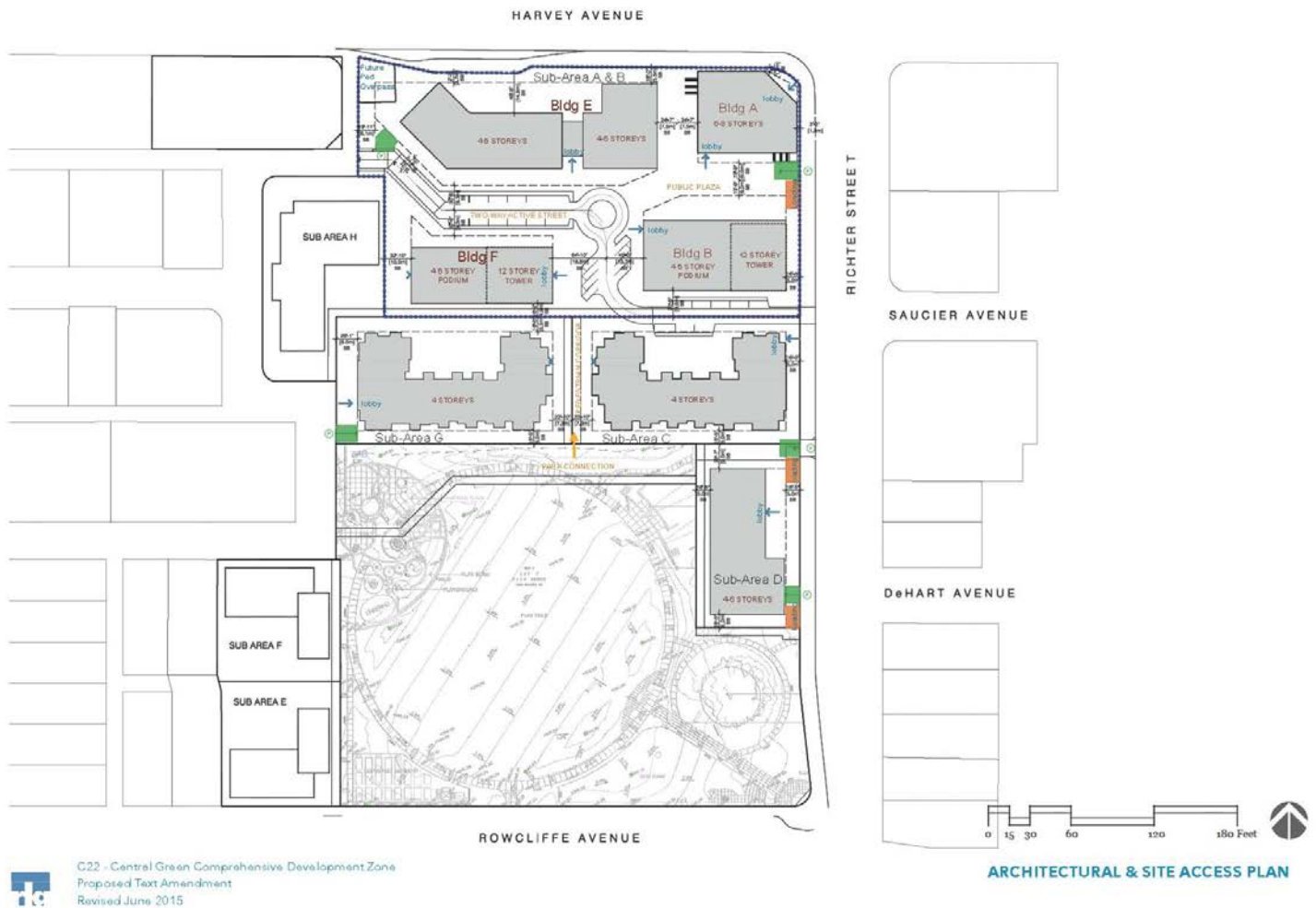


### 2.14 Vents and Roof Flashing

- a) All roof flashings and vents exposed to public view should be painted to match adjacent surfaces or disguised in a manner consistent with the visual characteristics of the building.



## 2.15 Plan CG-1



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### 3.0 Sub – Area Guidelines

Plan CG-1 illustrates nine Sub-Areas within Central Green. Each Sub-Area has its own character as described in the following pages. While responding to site-specific character and features, each Sub-Area should contribute to a cohesive concept as set out in the General Design Guidelines.

#### 3.1 Sub-Area A & B

##### 3.1.1 General Design Objectives

- ✓ To create a neighbourhood focus for a principally residential precinct that is anchored by community commercial and office space;
- ✓ To create active commercial frontages that link with the Central Green public space network;
- ✓ To provide a visual/architectural backdrop to Rowcliffe Community Park.

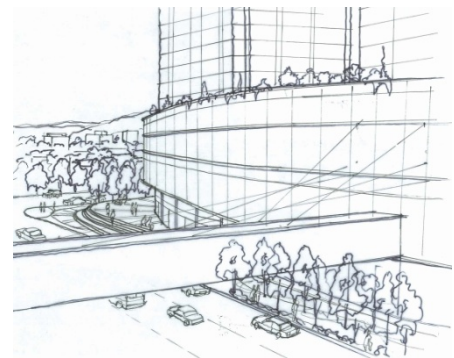
##### 3.1.2 Site-Specific Design Guidelines – Sub-Area A & B

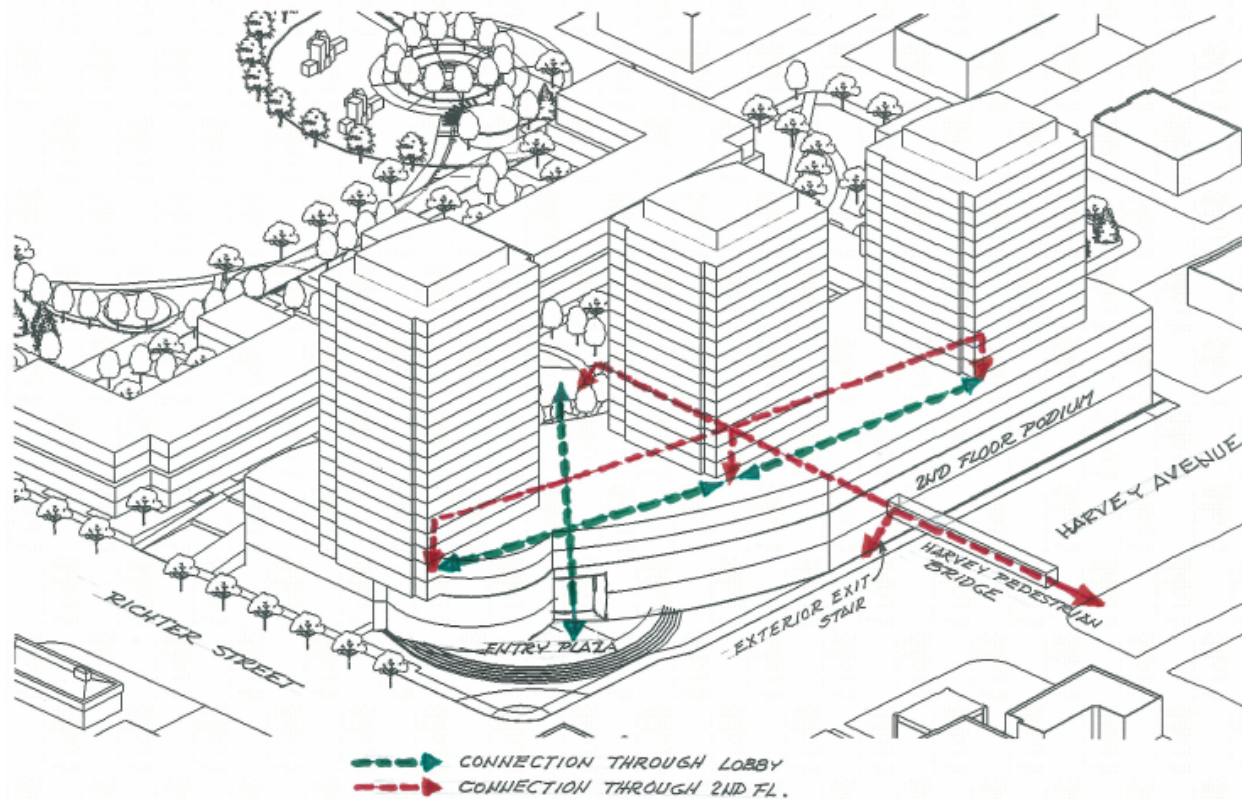
###### 3.1.2.1 PODIUM



a) Building siting and massing should generally conform to CG-1 with the podium presenting a defined edge to Highway 97 and Richter Street. The east-facing facade of the podium should generally align with the east face of Building C with a modest setting back from the plane inscribed by the east face of Building C encouraged (see Plan CG-1).

b) Public access to the site is expected to connect through the podium from the Richter Street/Harvey Avenue intersection to the open space on the south side of the podium of Building A & B (Plan CG-1). To facilitate this connection, an entry plaza to Building B should be provided on the south-west corner of the Richter Street/Harvey Avenue intersection. Public access to the site is also expected to connect through the podium from a pedestrian bridge anticipated to be constructed on axis with the west side of Highway 97.





c) Pedestrian Bridge over Harvey Avenue/Public Walkway: Consideration should be given to the building design to provide pedestrian access through the development to the south side or the western edge of buildings A & B. It is recommended that in addition to a required external stair to the street level from the pedestrian bridge that a “permanent” internal public walkway linking the pedestrian overpass over Harvey Avenue and the proposed development open space on the south side of Buildings A & B be established to facilitate safe and convenient public access.

d) The podium should incorporate curvilinear or non-rectilinear forms or segmented forms to help reduce perceptions of bulk. The south face of the podium in particular should incorporate such forms as a means of responding to and helping to shape the adjoining public space. (see 3.1.2.5 South Edge)



### 3.1.2.2 NORTH EDGE

a) Harvey Avenue carries large volumes of vehicles. Nevertheless, the face that Central Green presents to Harvey Avenue should appear welcoming and friendly and should otherwise soften the edges of the highway corridor and provide the best-quality pedestrian environment possible under the prevailing conditions. To this end, the north elevation should be consistent with 2.0 General Guidelines, set out herein. Along Harvey Avenue a permeable or active street frontage is desired. The corner of Harvey Avenue and Richter Street should provide an active street frontage.

### 3.1.2.3 EAST EDGE

a) The building form along the eastern edge of Sub-Area B should principally be articulated as a medium-density residential structure regardless of occupancy. The building should be set back a sufficient distance from the sidewalk edge to create a transition space that clearly demarcates the public realm from the private. (see 3.1.2.1a) Private outdoor amenity space associated with any ground-level units can be provided within this space.



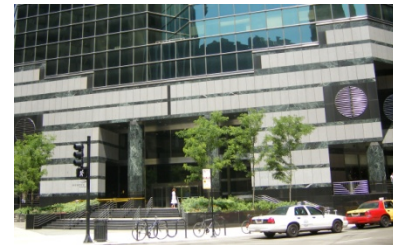
b) Tower 3 on the north-east corner of the site can be expressed as a form that wholly or partially sits on the ground plane. Alternatively, it can be expressed as a form that sits on the podium, i.e., is set back from the podium edges. Regardless of approach, the form should not compromise the human scale of the adjoining entry plaza.

### 3.1.2.4 WEST EDGE

a) This edge should present a visually-interesting face to motorists heading east along Harvey Avenue.



b) A pedestrian-connection around the west side of the podium is desired. A view from within the Central Green site, between the podium and the building on the north side of Sub Area H should be maintained. The minimum distance between these buildings should be 17m, not only for the sake of maintaining a view corridor, but also to protect the privacy and views of residents within each of these buildings.



### 3.1.2.5 SOUTH EDGE

a) The podium form should help define the adjoining public outdoor space. To this end, a curvilinear form that creates a complementary sense of enclosure and also provides an appropriate backdrop to the axis between Sub Areas C and G is preferred (Plan CG-1 & 3.1.2.1c). Within this south-facing podium wall, the access leading through the building to any pedestrian overpass at Bertram Street, as well as the access leading to the

plaza on the north-east corner of the site should be clearly identifiable.

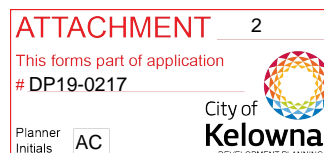


create an inviting pedestrian character to the open space. It is anticipated that the sole located at grade level occupancies should have provide goods and of Central Green neighbouring residential adjoining public space seating and



b) This face of the podium is proposed to be both open and active to environment and anticipated that the sole located at grade level occupancies should have provide goods and of Central Green neighbouring residential adjoining public space seating and

c) As this is a south-facing building edge, and outdoor seating is encouraged in conjunction with the retail occupancies envisioned to occupy the adjoining ground-floor spaces, consideration should be given to the comfort of pedestrians/customers using the public space in front of the building. Keen attention should be given to the creation of micro-climates that facilitate use of the space and that address the physical needs of its occupants over the course of the four seasons. Shade from the summer sun should be available, with exposure to sun and protection from wind a prime design consideration during the other months of the year. Canopies, overhangs, and arcades for protection from rain should also be considered.







d) Retail spaces should be easy to see into from the adjoining outdoor space(s). However, achieving a high degree of transparency should not preclude use of mullion patterns that add visual interest and human scale to the building

e) The design of any signage associated with the retail occupancies should be logical and simple. Signage should not attract attention to the extent that a sign becomes the dominant feature of the facade. Signs that extend over large areas are discouraged. All signage should principally be pedestrian-oriented.



f) Prominent and colourful signage creating a rich visual character is encouraged to enhance an overall festive ambience. Signs should be made of durable, weather-resistant materials, and be professionally fabricated and installed. Box signs are strongly discouraged.

g) Awning signs should be limited to the awning valance. Letters should be of appropriate scale and size to complement the character of the awning design.



### 3.1.2.6 TOWERS

- a) The towers should be designed to help reduce perceptions of bulk as well as to develop and contribute to a distinct identity for the architectural expression of development (also see Regional Expression).
- b) Noting their prominent identity in the regional landscape, and the importance of slenderness in improving solar access, building tops should be integral



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elements of the overall building form and expression. Tower tops are encouraged to include trellising and roof projections that are integral extensions of the building structure and contain substantial landscaping.



c) A substantive distinction is encouraged between the podium and tower portions of the building. Additionally, elements that create an overlap of the podium with the tower portions are encouraged. These elements should have their origins at ground level but should rise above the podium to interconnect with the tower portion of the building (see d) below). This effect can be achieved through articulation of planes and sub-forms expressed in contrasting materials and colours.



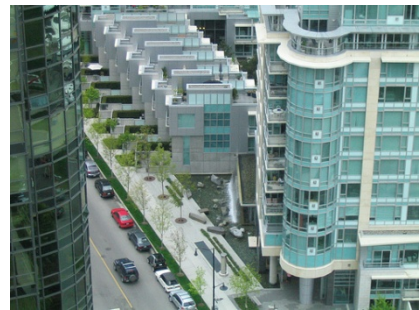
d) Tower facades are intended to be perceived as assemblages of vertical forms. Facade planes should be restricted to 15m in width. Abutting planes should be distinguished by; 1) changes in materials and/or 2) changes in depth, i.e. setbacks from the property line, and/or 3) detailing, e.g. a reveal, a structural element, or an intervening/transition material. Where frontage plane's longer than 25m occur, they should be articulated with a change in depth of at least 1.5m in depth.



e) Towers should generally have a minimum 25m separation from any other tower, with the distance between buildings measured from the nearest vertical plane, not including balconies, on each building.

f) The intent is for the architecture to express a slender verticality, particularly in its upper elements.

g) In order to foster a sense of neighbourliness it is important that the individual identity of floors and units be expressed. Continuous, homogenous building treatments that tend towards the perception of a monolithic building massing are strongly discouraged.



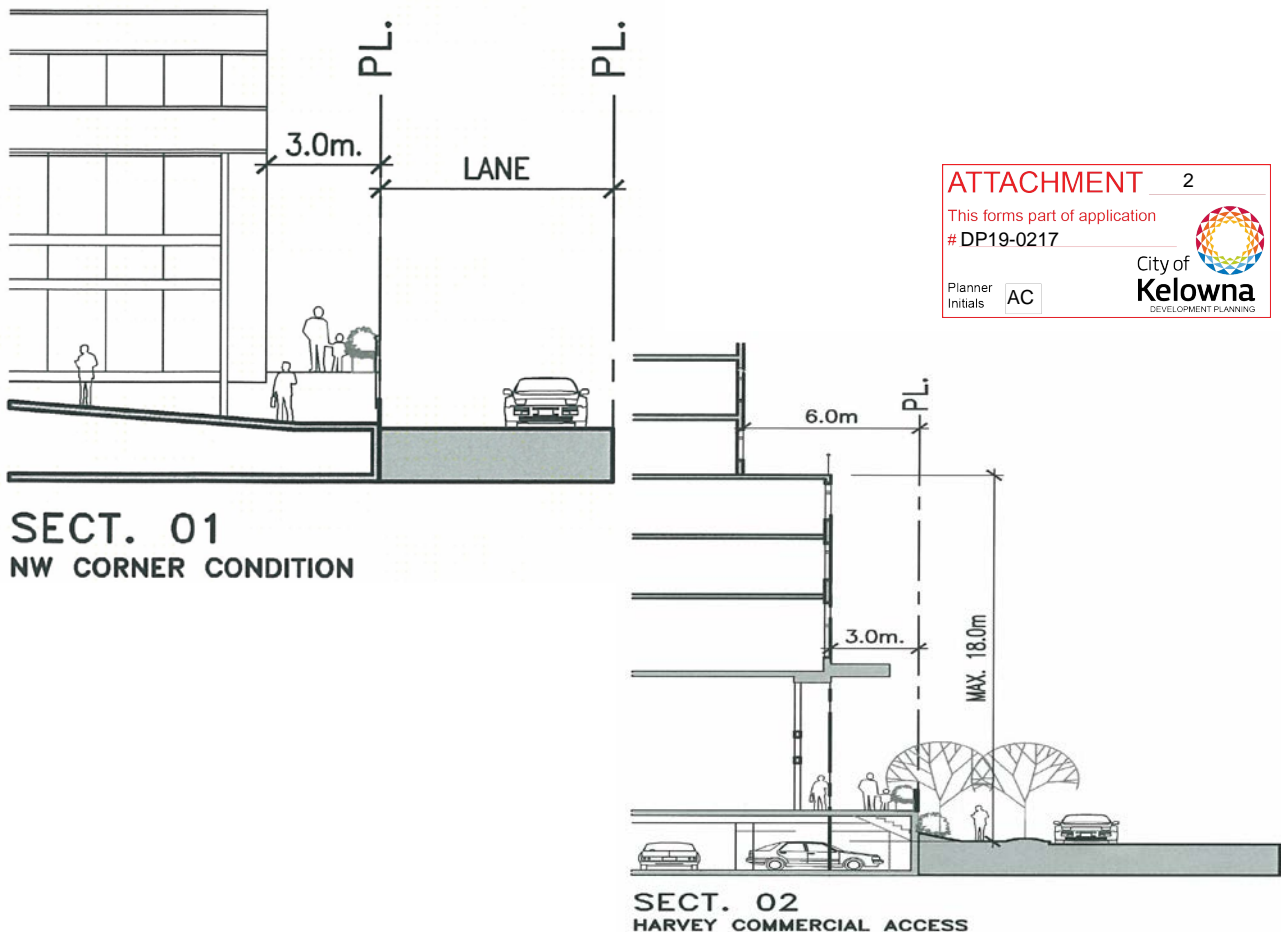
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### 3.1.3 Dimensional Parameters

#### 3.1.3.1 SETBACKS AND STEP BACKS

- A minimum depth of 6 metres from the property line to act as a build-to-line for 50% of development located along the Northern property lines adjacent to street frontage (along Harvey Avenue). A minimum setback of 4.5m should be provided from the property line adjacent to the proposed Bus Rapid Transit Stop along Harvey Avenue.
- A minimum depth of 3 metres from the property line to act as a build-to-line for 50% of development located along property lines adjacent to Richter Street.
- An additional step back of 12 metres from property lines shall be provided above the podium adjacent to Harvey Avenue and all property lines adjacent to other Central Green parcels.
- The parking structures must be built to the South property line and must be coordinated, in respect to the height, finishing and siting, with the parking structures of Sub-areas C and G to ensure a contiguous public open space is created on top of the parking structures.



**SECT. 03****HARVEY & RICHTER PODIUM**


housing bedroom or group home bedroom, 12.0 m<sup>2</sup> of private open space shall be provided per 1 bedroom dwelling, and 18.0 m<sup>2</sup> of private open space shall be provided per dwelling with more than 1 bedroom.

**3.1.3.2 PRIVATE OPEN SPACE**

- a) A minimum area of 7.0 m<sup>2</sup> of private open space shall be provided per bachelor dwelling, congregate

**3.1.3.3 LANDSCAPED AREA**

- b) A minimum of 40 % of the site area plus all adjoining City Boulevards are required to be landscaped. This includes both hard and soft landscaping.

|                                |    |  |
|--------------------------------|----|--|
| <b>ATTACHMENT</b>              |    | <b>2</b>   |
| This forms part of application |    |  |
| # DP19-0217                    |    |  |
| Planner Initials               | AC | <br>City of Kelowna<br>DEVELOPMENT PLANNING |



## 3.2 Sub-Areas C, D, E, F, G and H

### 3.2.1 General Design Objectives

- ✓ To create a safe, human-scaled neighbourhood with a strong sense of identity that promotes social interaction and community cohesiveness.

### 3.2.2 General Design Guidelines

The following guidelines apply to sites C, D, E, F, G and H:

- All buildings are encouraged to have ground-oriented units on all frontages;
- Definition of front yards of ground-oriented units through the use of hard- and/or soft-landscaping elements is encouraged. Changes in grade may also be acceptable;
- All buildings should have at least one principal building entrance facing, and clearly-identifiable from a public street;
- A continuous, clearly-demarcated, all-weather walkway should be provided from the nearest public street to the main building entrance;



### 3.3 Site-Specific Design Guidelines – Sub-Area C

a) Building siting and massing should generally conform to Plan CG-1 with Building B presenting a strong edge to Richter Street and should generally align with the east face of the podium (Sub Area B) and the east face of Building D.

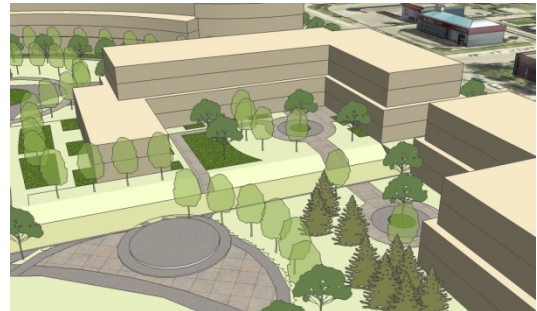


b) As with Building B, Building C should be set back a sufficient distance from the sidewalk edge to create a transition space that clearly demarcates the public realm from the private.

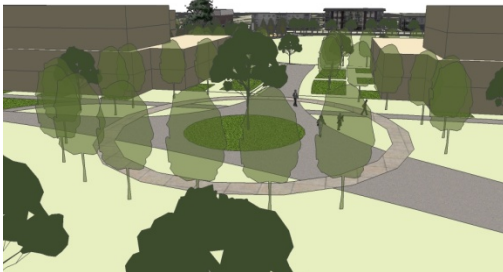
c) The principal entry to the building should

be readily identifiable from Richter Street.

d) The form of Building C in conjunction with that of Building D, should enclose an outdoor space that faces the principal public space within the community park (Plan CG-1).



e) The form of Building C should present an edge to the path that leads from the principal public space to the courtyard on the south side of the podium of Sub Areas A & B. The form should complement a similar form associated with Building G such that the path between the two public spaces is compressed and has a degree of formality that contrasts with the more casual character of the spaces it connects.



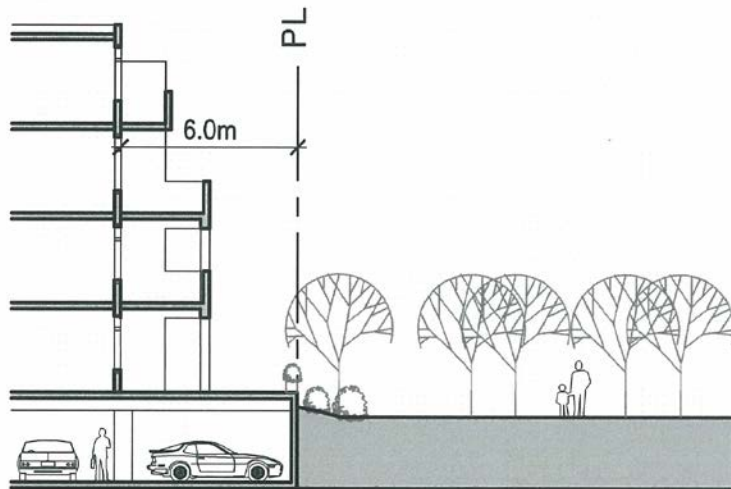
#### 3.3.1 Dimensional Parameters

##### 3.3.1.2 SETBACKS AND STEP BACKS

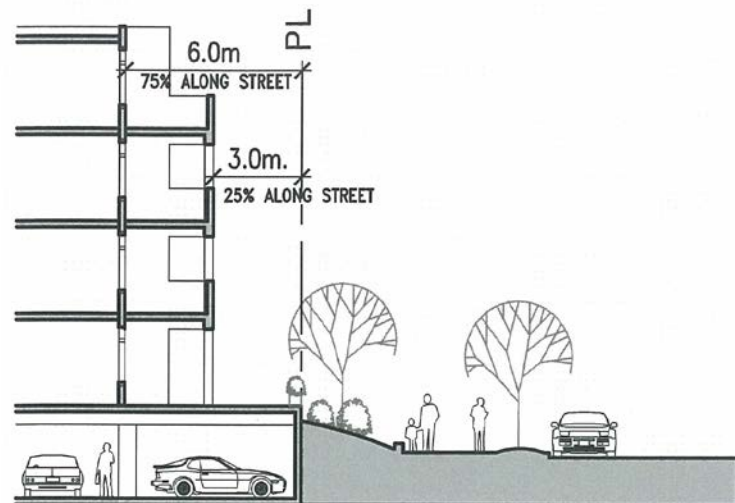
- A minimum depth of 3 metres from the property line to be further defined as a build-to-line for 75% of the property line adjacent to the street frontage along Richter Street and a step back above the second storey of a minimum of 6 metres from the property line to the approval of the development authority.
- Any portion of a development adjacent to a designated pathway connecting to park space shall be setback a minimum of 12 metres from the property line. This does not include the under-building parking structure, as the designated pathway is intended to be on top of the parkade.




- c) Any portion of a development adjacent to Sub-area I shall provide a minimum setback of 3 metres from the property line and a step back above the second storey of a minimum of 6 metres from the property line to the approval of the development authority.
- d) The parking structure must be built to the North and West property lines and must be coordinated, in respect to the height, finishing and siting, with the parking structures of Sub-areas A, B, and G to ensure a contiguous public open space is created above the parking structure.



**SECT. 05**  
PARK STEPBACK CONDITION

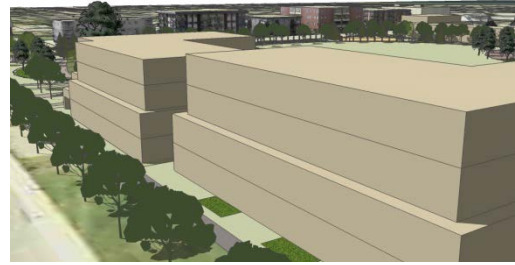


**SECT. 04**  
STREET CONDITION

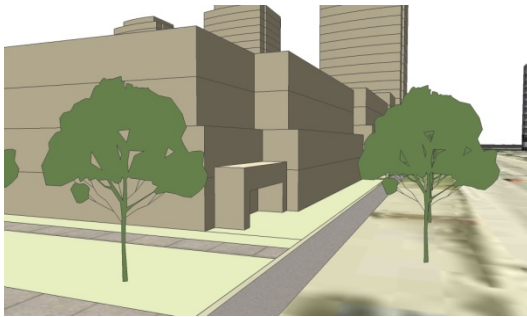
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|--------------------------------|----|--|
| <b>ATTACHMENT</b>              |    | <b>2</b>   |
| This forms part of application |    |  |
| # DP19-0217                    |    |  |
| Planner Initials               | AC | <br>City of Kelowna<br>DEVELOPMENT PLANNING |

### 3.4 Site-Specific Design Guidelines - Sub-Area D

a) Building siting and massing should generally conform to Plan CG-1 with Building D presenting a strong edge to Richter Street. Alignment of the east-facing facades of Buildings C and D is encouraged.



b) As with Building C, Building D should be set back a sufficient distance from the sidewalk edge to create a transition space that clearly demarcates the public realm from the private. Private outdoor amenity space associated with ground-level units can be provided within this space.



c) The north-east corner of Building D along Richter Street should be articulated to draw visual attention and to otherwise highlight this location within the overall building form. A strong building feature or perhaps the principal entry to the building should be located at this corner.

d) Additionally, the form of Building D, in conjunction with that of Building C, should enclose an outdoor space that faces the principal public space within the community park (Plan CG-1).



e) The south elevation of Building D should present a welcoming and visually-interesting face to motorists and pedestrians heading north along Richter Street.

#### 3.4.1 Dimensional Parameters

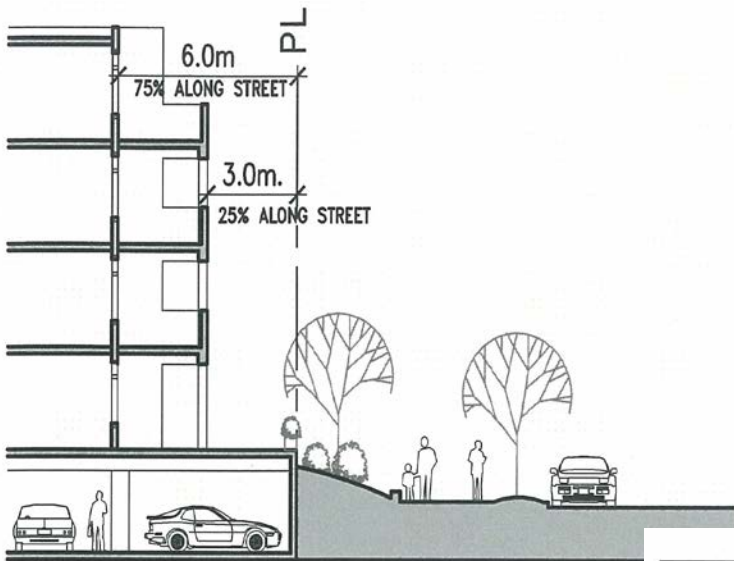
##### 3.4.1.2 SETBACKS AND STEP BACKS

- a) A minimum depth of 3 metres from the property line to be further defined as a build-to-line for 75% of the property line adjacent to the street frontage along Richter Street and a step back above the second storey of a minimum of 6 metres from the property line to the approval of the development authority.

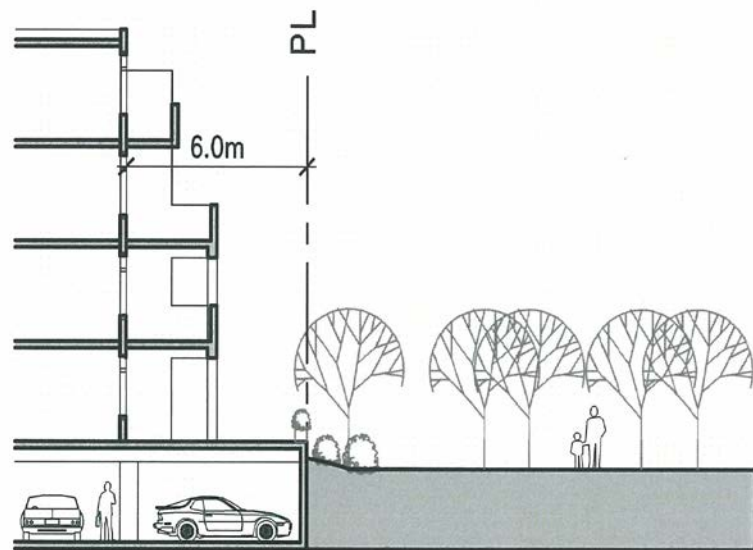
|                                |    |  |
|--------------------------------|----|--|
| <b>ATTACHMENT</b>              |    | <b>2</b>   |
| This forms part of application |    |  |
| # DP19-0217                    |    |  |
| Planner Initials               | AC | <br>City of Kelowna<br>DEVELOPMENT PLANNING |



- b) Any portion of a development adjacent to Sub-area I shall provide a minimum setback of 3 metres from the property line and a step back above the second storey of a minimum of 6 metres from the property line to the approval of the development authority.



**SECT. 04**  
**STREET CONDITION**



**SECT. 05**  
**PARK STEPBACK CONDITION**

|                                |    |   |
|--------------------------------|----|---|
| <b>ATTACHMENT</b>              |    | <b>2</b>  |
| This forms part of application |    |   |
| # DP19-0217                    |    |   |
| Planner Initials               | AC | <br><b>City of Kelowna</b><br>DEVELOPMENT PLANNING |

### 3.5 Site- Specific Design Guidelines - Sub-Areas E and f

a) Building siting and massing of Buildings E and F should generally conform to Plan CG-1.



b) Building E should be set back a sufficient distance from the sidewalk edge along Rowcliffe to create a transition space that clearly demarcates the public realm from the private. Private outdoor amenity space associated with ground-level units can be provided within this space.

c) Buildings E and F should be set back a sufficient distance from the sidewalk edge located along the east side of the site, to create a transition space that clearly demarcates the public realm from the private. Private outdoor amenity space associated with ground-level units can be provided within this space.

d) Buildings E and F should respect the adjacent single-unit residences. It is recommended that the massing of Buildings E and F step down to a height that approximates the height of the buildings on the adjoining properties. Additionally, the setbacks of Buildings E and F from Rowcliffe Avenue and Buckland Avenue respectfully, should not be less than the setbacks of the adjacent buildings from these streets.

e) The principal entrance to Building E should be clearly identifiable from Rowcliffe Avenue.

f) The principal entrance to Building F should be clearly identifiable from Buckland Avenue.

g) Use of historic references, e.g., details, building forms, etc. that complement the character of the adjacent Marshall Street Heritage Conservation Area is encouraged.

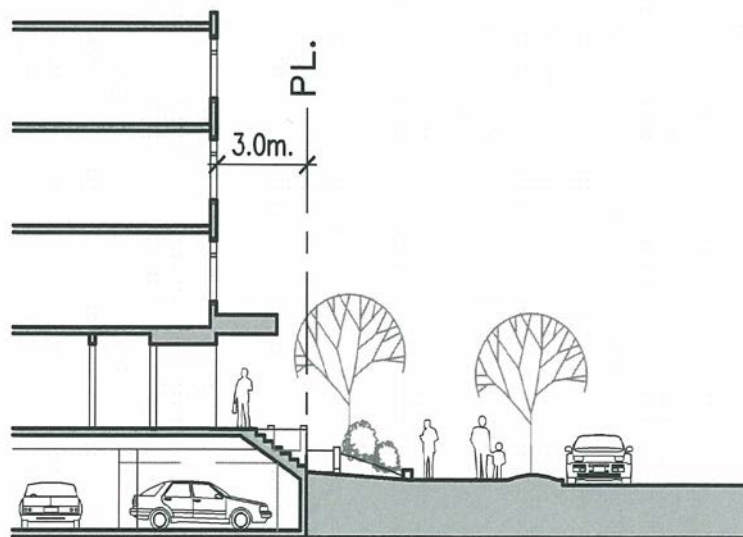
#### 3.5.1 Dimensional Parameters

##### 3.5.1.2 SETBACKS AND STEP BACKS

- a) A minimum depth of 3 metres from the property line to be further defined as a build-to-line for 75% of the property line adjacent to the street frontage along Rowcliffe Avenue and Buckland Avenue.
- b) Any portion of a development adjacent to Sub-area I shall provide a minimum setback of 3 metres from the property line and a step back above the second storey of a minimum of 6 metres from the property line to the approval of the development authority.
- c) Any portion of the proposed development adjacent to single family residential shall provide a minimum setback of 3 metres from the property line and a step back above the second storey of a minimum of 6 metres from the property line to the approval of the development authority.







**SECT. 06**  
**BLDG ENTRANCE CONDITION**

|                                |    |   |
|--------------------------------|----|---|
| <b>ATTACHMENT</b>              |    | <b>2</b>  |
| This forms part of application |    |   |
| # DP19-0217                    |    |   |
| Planner Initials               | AC |  |
|                                |    | City of Kelowna<br>DEVELOPMENT PLANNING   |

### 3.6 Site-Specific Design Guidelines - Sub-Area G

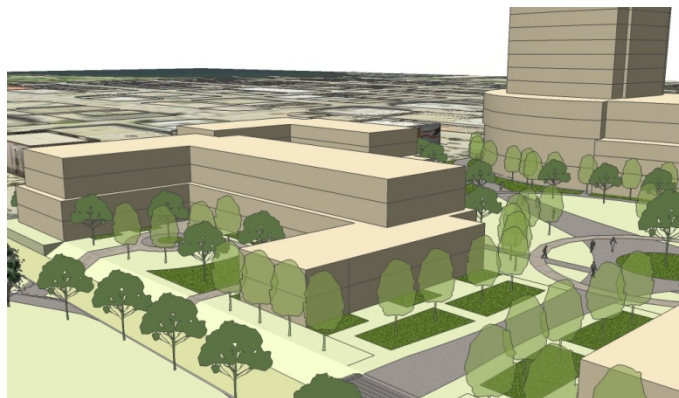


a) Building siting and massing should generally conform to Plan CG-1. Alignment of the north-facing facades of Buildings G and C is encouraged.

b) Building G should be set back a sufficient distance from any sidewalk edges to allow a transition space

that clearly demarcates the public realm from the private. Private outdoor amenity space associated with ground-level units can be provided within this space.

c) The form of Building G should present an edge to the path that leads from the principal public space to the courtyard on the south side of the podium (Sub Areas A & B). The form should complement a similar form associated with Building C such that the path between the two public spaces is compressed and has a degree of formality that contrasts with the more casual character of the spaces it connects.



d) The principal entrance to Building G should be clearly identifiable from Rosemead Avenue.

Use of historic references that complement the character of the adjacent Marshall Street Heritage Conservation Area are encouraged.

#### 3.6.1 Dimensional Parameters

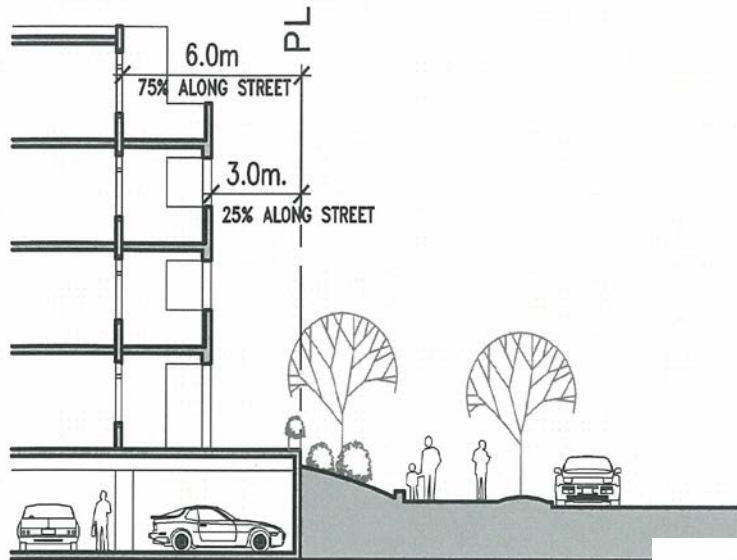
##### 3.6.1.1 SETBACKS AND STEP BACKS

- a) A minimum depth of 3 metres from the property line to be further defined as a build-to-line for 75% of the property line adjacent to the street frontage along Chapman Place and a step back above the second storey of a minimum of 6 metres from the property line to the approval of the development authority.
- b) Any portion of a development adjacent to a designated pathway connecting to park space shall be setback a minimum of 12 metres from the property line. This does not include the underbuilding parkade as the designated pathway is intended to be on top of the parkade.

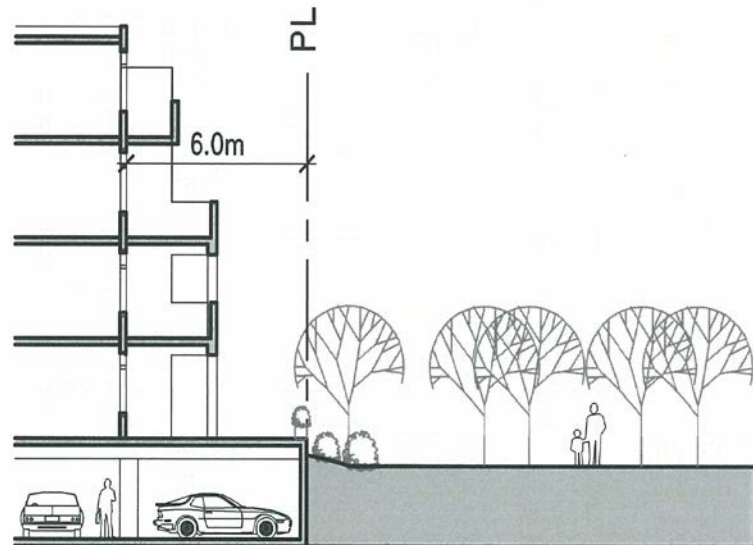




- c) Any portion of a development adjacent to Sub-area I shall provide a minimum setback of 3 metres from the property line and a step back above the second storey of a minimum of 6 metres from the property line to the approval of the development authority.
- d) The parking structure must be built to the North and East property lines and must be coordinated with the parking structures of Sub-areas A, B, and C to ensure a contiguous public open space is created above the parking structure.



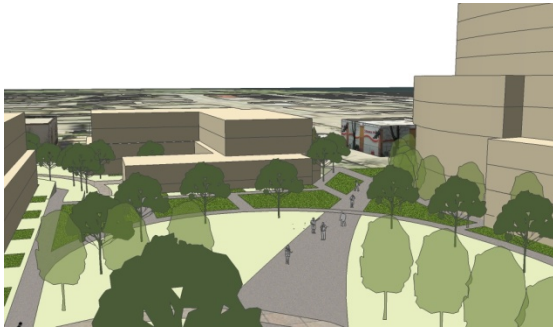
**SECT. 04**  
STREET CONDITION



**SECT. 05**  
PARK STEPBACK CONDITION

|   |    |   |
|---|----|---|
| <b>ATTACHMENT</b>                             |    | <b>2</b>  |
| This forms part of application<br># DP19-0217 |    |   |
| Planner<br>Initials                           | AC | <br>City of<br><b>Kelowna</b><br><small>DEVELOPMENT PLANNING</small> |

### 3.7 Site-Specific Design Guidelines - Sub-Area H



a) Building siting and massing should generally conform to Plan CG-1.

b) Building H should be set back a sufficient distance from any sidewalk edges to allow a transition space that clearly demarcates the public realm from the private. Private outdoor amenity space associated with ground-level units can be provided within this space.

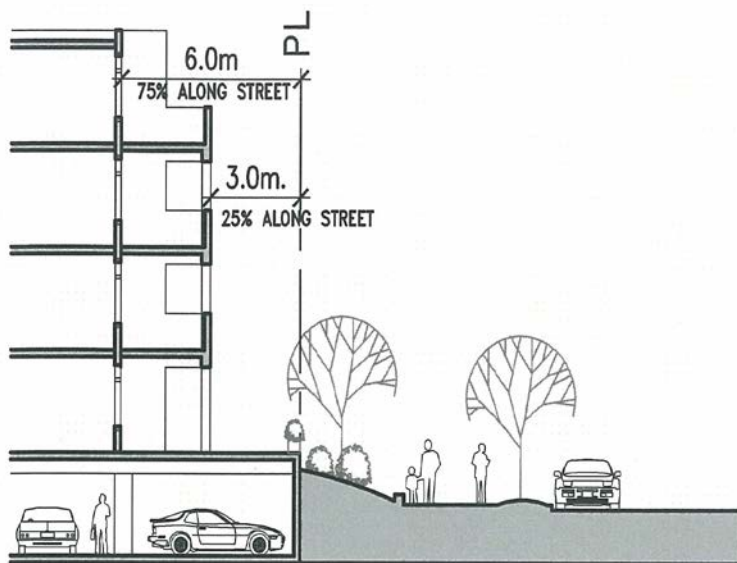
c) The principal entrance to Building H should be clearly identifiable from Rosemead Avenue.

d) Use of historic references that complement the character of the adjacent Marshall Street Heritage Conservation Area is encouraged.

#### 3.7.1 Dimensional Parameters

##### 3.7.1.2 SETBACKS AND STEP BACKS

a) A minimum depth of 3 metres from the property line to be further defined as a build-to-line for 75% of the property line adjacent to the street frontage along Chapman Place and a step back above the second storey of a minimum of 6 metres from the property line to the approval of the development authority.



**SECT. 04**  
**STREET CONDITION**

|                                |    |  |
|--------------------------------|----|--|
| <b>ATTACHMENT</b>              |    | <b>2</b>   |
| This forms part of application |    |  |
| # DP19-0217                    |    |  |
| Planner Initials               | AC | <br>City of Kelowna<br>DEVELOPMENT PLANNING |





# DP19-0217 1710-1740 Richter Street (Central Green Final Phase)

Development Permit Application

# Purpose

- ▶ To consider the form and character Development Permit of two six and a half storey tall buildings, completing the Central Green project.



# Development Process

Nov 25<sup>th</sup> 2019

Development Application Submitted

Staff Review & Circulation

Feb 8<sup>th</sup> 2021

Development Permit

Building Permit

Council Approvals

# Subject Property



Walk Score  
**85**

**Very Walkable**  
Most errands can be accomplished on foot.

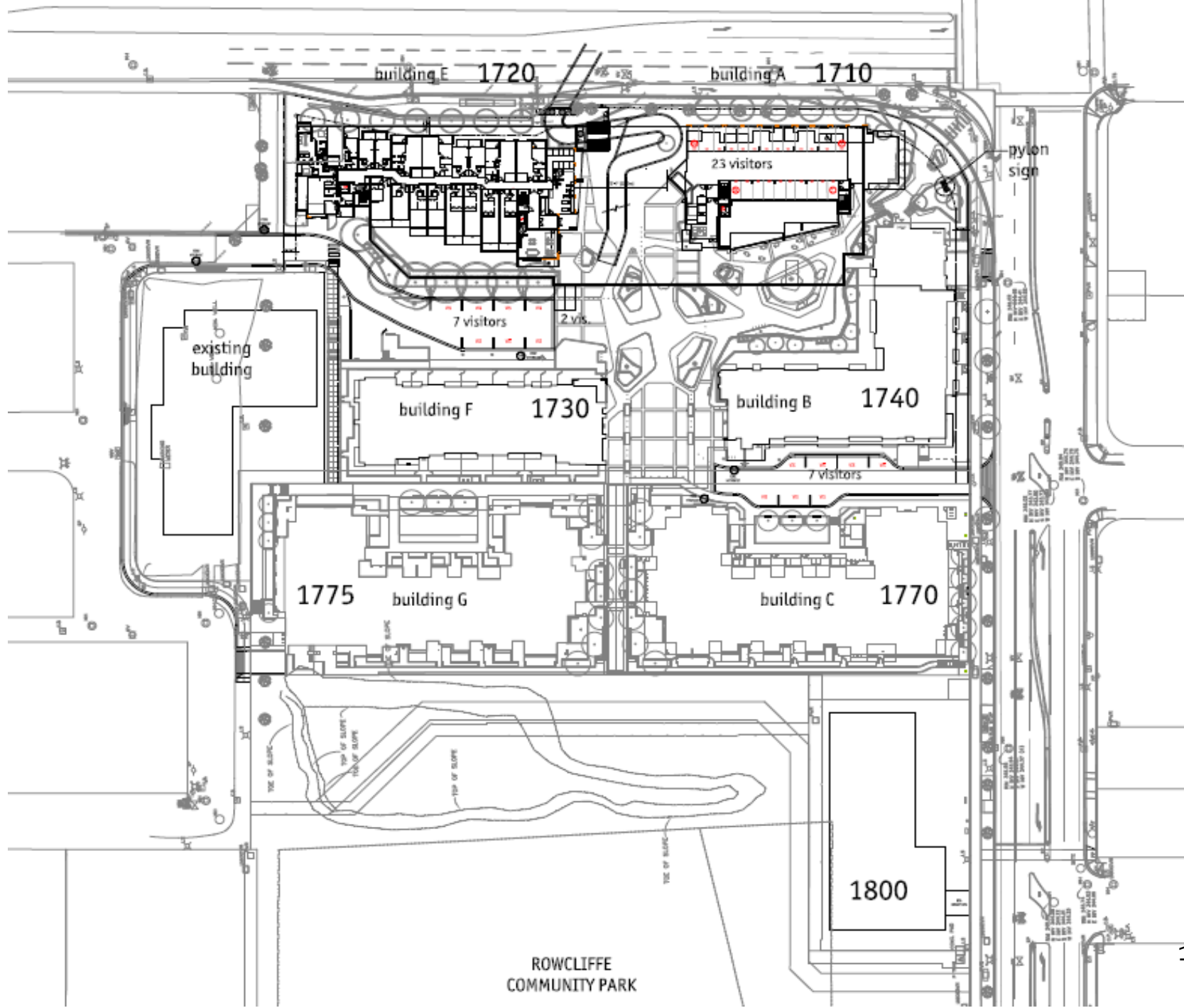
Transit Score  
**47**

**Some Transit**  
A few nearby public transportation options.

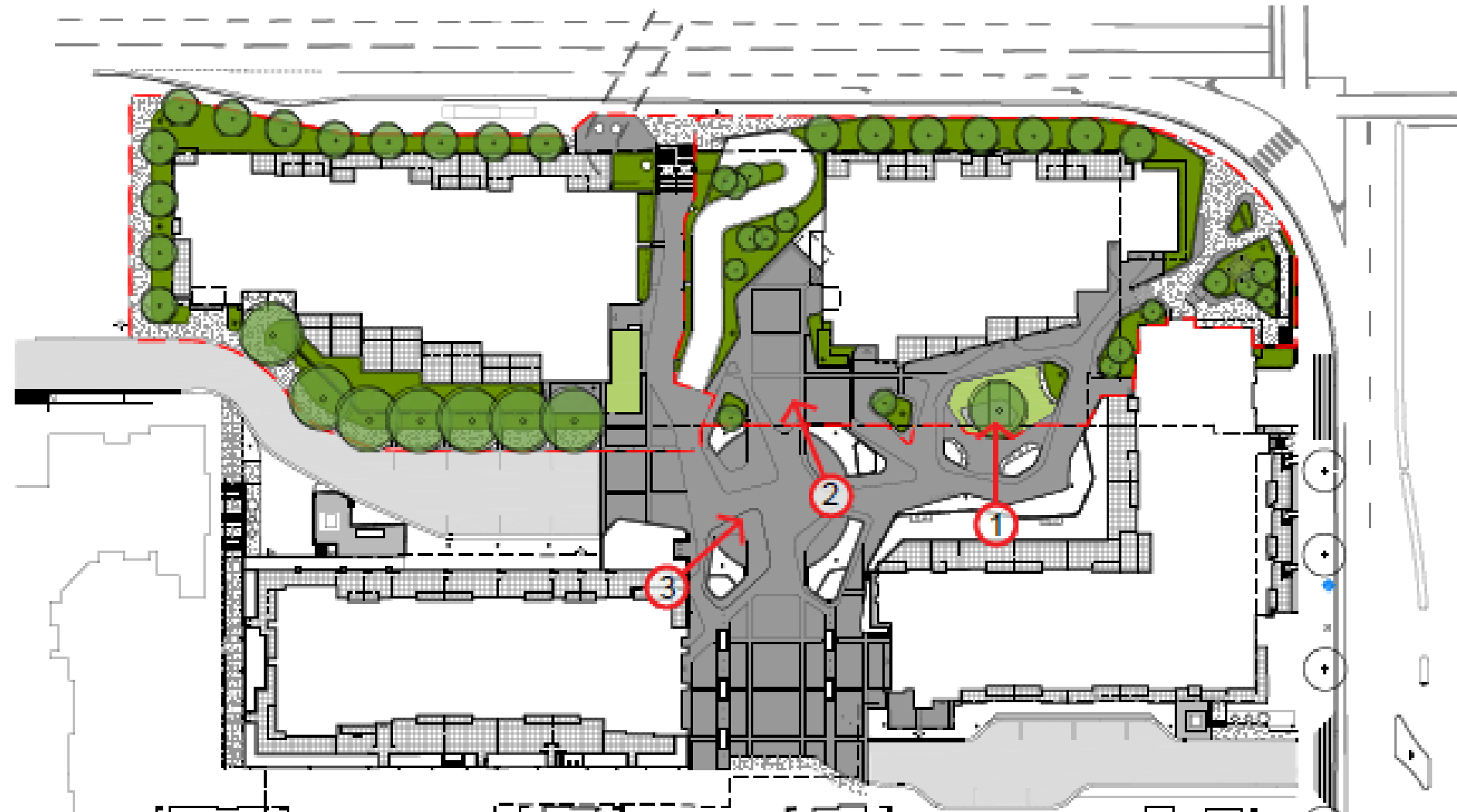
Bike Score  
**95**

**Biker's Paradise**  
Daily errands can be accomplished on a bike.





# Site Plan



KEY PLAN  
SITE





RENDERING 1

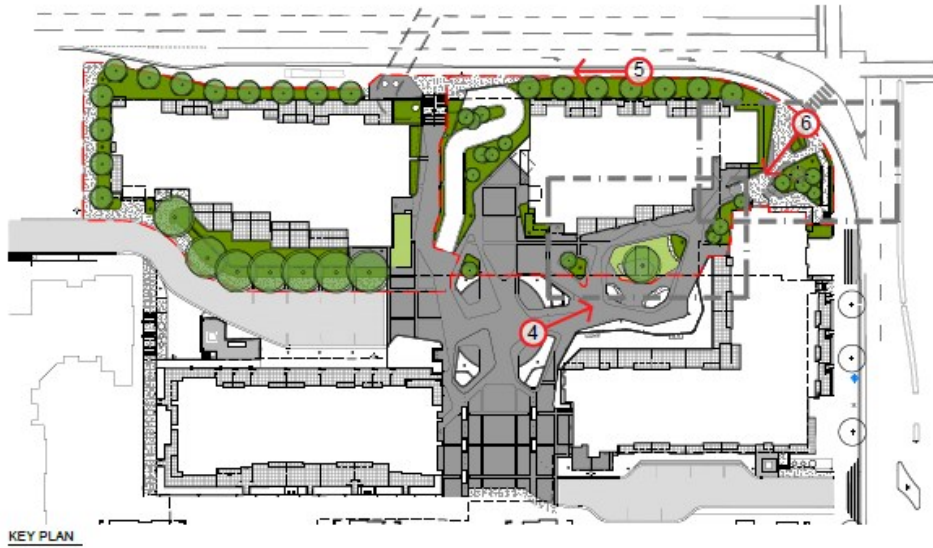


RENDERING 2





RENDERING 3



RENDERING 4



RENDERING 5



RENDERING 6





m+m **a**  
MECKLEJOHN ARCHITECTS

**ASC**

CG building A



Jan 13, 2021

01



m+m **a**  
MECKLEJOHN ARCHITECTS

**ASC**

CG building A



Jan 13, 2021

02





m+m **a**  
MEDLEYJOHN ARCHITECTS

**ASC**

CG building E

SCHEDULE A&B  
DP19-0217  
KELOWNA  
AC

Jan 13, 2021

03



m+m **a**  
MECKLEJOHN ARCHITECTS

**ASC**

CG building E

SCHEDULE A & B  
DEVELOPMENT PROGRAM  
DP19-0217  
City of Kelowna  
AC

Jan 13, 2021

04





m+m **a**  
MECKLEJOHN ARCHITECTS

**ASC**

CG building E

SCHEDULE A & B  
DP19-0217  
City of Kelowna

Jan 13, 2021

05



m+m **a**  
MEZKLEJOHN ARCHITECTS

**ASC**

CG building E



Jan 13, 2021

06





m+m **a**  
MEDKLEJOHN ARCHITECTS

**ASC**

CG building E

SCHEDULE A & B  
FOR THE PROJECT OF CG BUILDING E  
DP19-0217  
KELWNA  
KELWNA  
KELWNA

Jan 13, 2021

07



cementitious panel-past grey



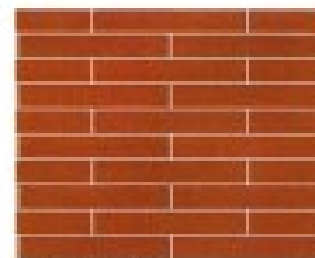
Stucco - BM Titanium



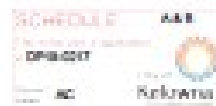
cementitious panel-white



cementitious panel-dark grey



brick (englishpub)







cementitious panel-pastel grey



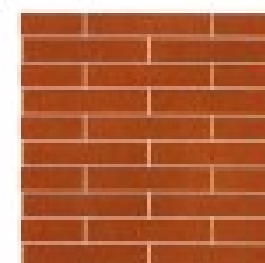
metal panel-cladding



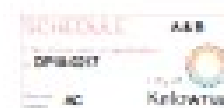
cementitious panel-white



cementitious panel-dark grey



brick (englishpub)



# Central Green Stats

- ▶ The approximate total development mix original assumed was:
  - ▶ 717 dwelling units
  - ▶ 5,574 m<sup>2</sup> of office space
  - ▶ 1,663 m<sup>2</sup> of retail
- ▶ Final Proposal:
  - ▶ 748 dwelling units
  - ▶ 90 m<sup>2</sup> of office space
  - ▶ 398 m<sup>2</sup> of retail



# Central Green Stats

Table: Summary of Central Green Projects

|  | # of Dwelling Units | Office Space      | Commercial Space   |
|--|---------------------|-------------------|--------------------|
| Ki-Lo-Na Friendship Centre (1745 Chapman Pl) | 86                  | -                 | -                  |
| Karis (555 Buckland Ave)                     | 9                   | -                 | -                  |
| Karis (550 <u>Rowcliffe Ave</u> )            | 30                  | 90 m <sup>2</sup> | -                  |
| Urbana (1800 Richter St)                     | 55                  | -                 | -                  |
| CG1 (1770 Richter St)                        | 83                  | -                 | -                  |
| CG2 (1775 Chapman Pl)                        | 83                  | -                 | -                  |
| ASC Phase 1 (1740 Richter St)                | 108                 | -                 | -                  |
| ASC Phase 2 (1730 Richter St)                | 80                  | -                 | -                  |
| ASC Phase 3 (Bldg E)                         | 132                 | -                 | -                  |
| ASC Phase 4 (Bldg A)                         | 82                  | -                 | 398 m <sup>2</sup> |

# Central Green Stats

- ▶ Offsite Infrastructure Requirements:
  - ▶ Construct eastbound right turn lane From Highway 97 onto Richter Street (Developer's responsibility);
  - ▶ Removal of crosswalk across Highway 97 east leg at Ellis Street (Developer's responsibility);
  - ▶ Construct eastbound right hand turn lane from Highway 97 onto Pandosy Street (City's responsibility);
  - ▶ Lengthen westbound left hand turn lane on Highway 97 at Richter to 140 metres (Developer's responsibility);
  - ▶ Construct the pedestrian overpass (City's responsibility).



# Central Green – Final Phase

| Zoning Analysis Table          |                                    |   |
|--------------------------------|------------------------------------|---|
| CRITERIA                       | CD <sub>22</sub> ZONE REQUIREMENTS | PROPOSAL  |
| Unit Calculation               |                                    |   |
| <u>Microsuite</u>              | n/a                                | <u>Bldg A: 0</u><br><u>Bldg E: 32</u>                         |
| Studio                         | n/a                                | <u>Bldg A: 4</u><br><u>Bldg E: 18</u>                         |
| 1 bedroom                      | n/a                                | <u>Bldg A: 69</u><br><u>Bldg E: 70</u>                        |
| 2 bedrooms                     | n/a                                | <u>Bldg A: 9</u><br><u>Bldg E: 112</u>                        |
| 3 bedrooms                     | n/a                                | <u>Bldg A: 0</u><br><u>Bldg E: 0</u>                          |
| Total number of Dwelling Units | n/a                                | <u>Bldg A: 82</u><br><u>Bldg E: 132</u><br>Overall Total: 214 |

# Central Green – Final Phase

| Parking Regulations             |  |   |
|---------------------------------|--|---|
| Studio and Micro-Suites         | $0.75 \text{ spaces / unit} \times 54 \text{ units} = 40 \text{ spaces}$                                     | Not assigned  |
| 1 bedroom                       | $0.9 \text{ spaces / unit} \times 139 \text{ units} = 125 \text{ spaces}$                                    | Not assigned  |
| 2 bedrooms                      | $1.0 \text{ spaces / unit} \times \underline{21} \text{ units} = 21 \text{ spaces}$                          | Not assigned  |
| Commercial Parking              | $1.0 \text{ space per } 100 \text{ m}^2 \text{ of Net Floor Area} \times 398 \text{ m}^2 = 4 \text{ spaces}$ | 4 spaces  |
| Visitor Spaces                  | $0.14 \text{ spaces / unit} \times 214 \text{ units} = 30 \text{ spaces}$ (nut not added to the total)       | 30 spaces   |
| Total number of parking stalls  | = 190 spaces   | = 190 spaces (149 spaces in parkade + 41 on top of parkade) |
| Other Regulations               |  |   |
| Min. Long Term Bicycle Parking  | $0.5 \times 402 \text{ units} = 201 \text{ spaces}$  | 201 spaces  |
| Min. Short Term Bicycle Parking | $0.1 \times 402 \text{ units} = 40 \text{ spaces}$   | 41 spaces   |
| Min. Private Open Space         | 4,767 m <sup>2</sup>   | 10,788 m <sup>2</sup>                                       |
| Min. Loading Space              | 0  | 0   |



# Development Policy

- ▶ OCP Design Guidelines
- ▶ CD22 Design Guidelines
  - ▶ Sub Area A & B suggest towers
- ▶ Master Development Permit Approved in 2015
  - ▶ Sub Area A & B suggest 12 storey buildings

# Recommendation

- ▶ Staff recommend support for the proposed Development Permit
  - ▶ Consistent with OCP Design Guidelines
  - ▶ Consistent with total site dwelling unit estimates
  - ▶ Results in better pedestrian bridge interface with highway and the Central Green Development site





## *Conclusion of Staff Remarks*

# Report to Council



**Date:** February 8, 2021  
**To:** Council  
**From:** City Manager  
**Subject:** Rezoning Bylaw No. 12140 for Z20-0070 Summary of Correspondence  
**Department:** Office of the City Clerk

---

## **Recommendation:**

THAT Council receives, for information, the report from the Office of the City Clerk dated February 8, 2021 with respect to the summary of correspondence received for Zoning Bylaw No. 12140;

AND THAT Rezoning Bylaw No. 12140 be forwarded for further reading consideration.

## **Purpose:**

To receive a summary of correspondence for Rezoning Bylaw No. 12140 and to give the bylaw further reading consideration.

## **Background:**

At the January 11, 2021 Council Meeting, Council passed a resolution directing staff to recommend that Council waive the Public Hearing for rezoning applications if they are consistent with the Official Community Plan, have a recommendation of support from staff and are not expected to generate significant public input based on correspondence received. This resolution is in effect until the Order of the Provincial Health Officer regarding gatherings and events is rescinded or replaced to allow for in-person attendance at public hearings or until Council provides further direction on the waiving of public hearings.

The public has the opportunity to submit written correspondence for applications where the Public Hearing has been waived. Notification is done through signage on the subject property, newspaper advertisements, and mailouts in accordance with the *Local Government Act* and Development Application Procedures Bylaw No. 10540.



**Discussion:**

Rezoning Application Z20-0070 for 1089 and 1095 Clement Avenue was brought forward to Council for initial consideration on January 18, 2021. At this meeting, Council passed a resolution to waive the Public Hearing and correspondence was accepted between January 20, 2021 and February 1, 2021.

The Office of the City Clerk received zero pieces of correspondence.

This application was brought forward with a recommendation of support from the Development Planning Department. Staff are recommending Council proceed with further readings of the Bylaw.

**Conclusion:**

Following the public notification period, staff are recommending that Council give Rezoning Bylaw No. 12140, located at 1089 and 1095 Clement Avenue, further reading consideration.

**Internal Circulation:****Considerations applicable to this report:*****Legal/Statutory Authority:***

*Local Government Act s. 464(2)*

***Legal/Statutory Procedural Requirements:***

Following the notification period under s. 467 of the *Local Government Act*, Council may choose to give a bylaw further reading consideration, advance the bylaw to a Public Hearing, or defeat the bylaw. These are the same options available to Council for a bylaw that is considered at a Public Hearing.

**Considerations not applicable to this report:*****Existing Policy:******Financial/Budgetary Considerations:******External Agency/Public Comments:******Communications Comments:***

Submitted by: R. Van Huizen, Legislative Technician

**Approved for inclusion:** L. Bentley, Deputy City Clerk

cc:

Development Planning

**CITY OF KELOWNA**  
**BYLAW NO. 12140**  
**Z20-0070 -**  
**1089 and 1095 Clement Avenue**

---

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

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of:
  - a) Lot 2 District Lot 138 ODYD Plan 6216 located at Clement Avenue, Kelowna, BC;
  - b) Lot 1 District Lot 138 ODYD Plan 4766 located at Clement Avenue, Kelowna, BC;from the RU6 – Two Dwelling Housing zone to the RM4 – Transitional Low Density Housing zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 18<sup>th</sup> day of January, 2021

Public Hearing Waived by the Municipal Council this 18<sup>th</sup> day of January, 2021.

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

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Mayor

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City Clerk



# CITY OF KELOWNA

## BYLAW NO. 12050

### Z20-0016 – 729 Fitzpatrick Road

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

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 7, Section 34, Township 26, ODYD Plan 3236 Except Plan B5456 located on Fitzpatrick Rd, Kelowna, BC from the A1 – Agriculture 1 zone to the I2 – General Industrial zone and the P3 – Parks and Open Space 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 15<sup>th</sup> day of June, 2020.

Read a second and third time by the Municipal Council this 14<sup>th</sup> day of July, 2020.

Approved under the Transportation Act this 15<sup>th</sup> day of July, 2020.

Audrie Henry

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(Approving Officer – Ministry of Transportation)

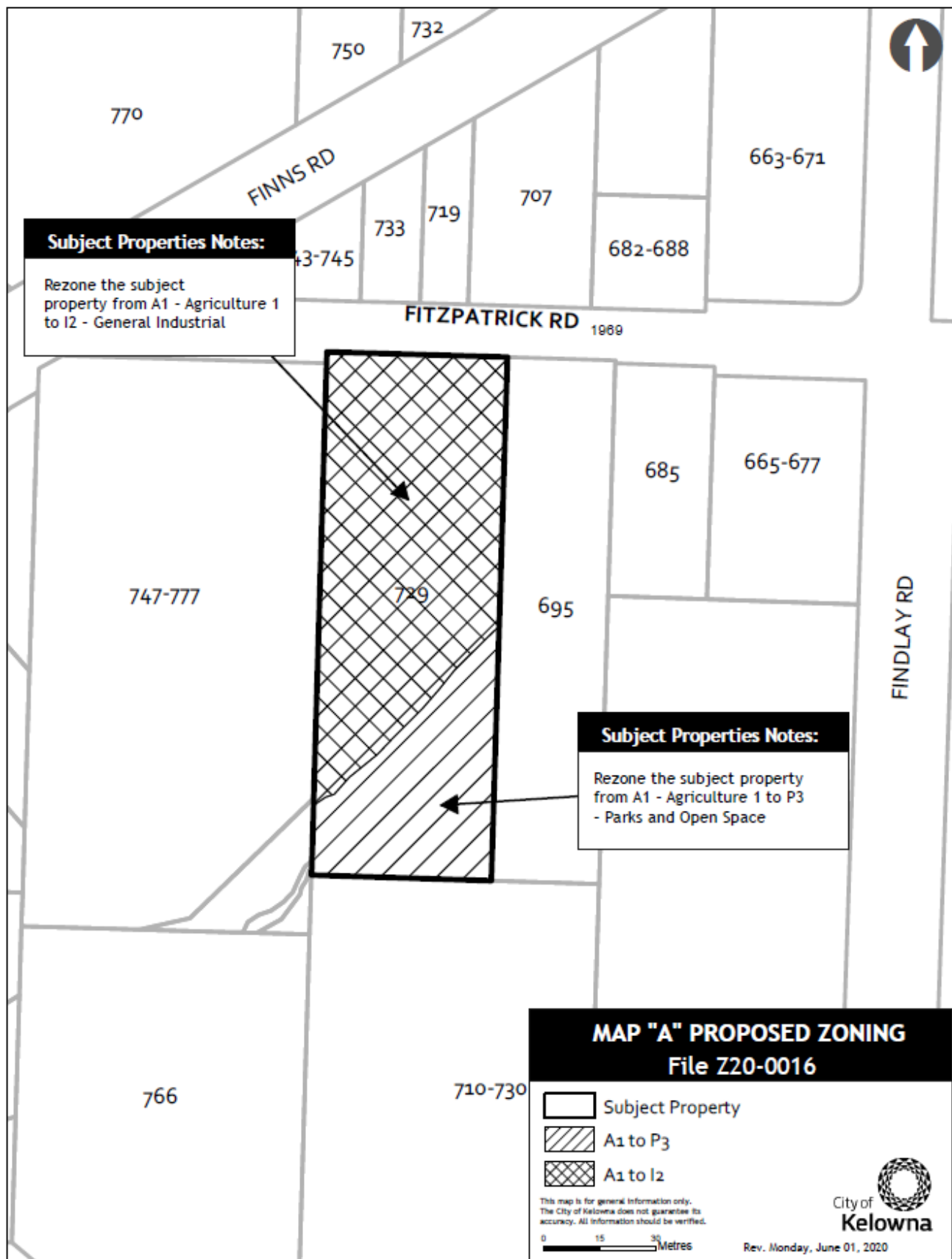
Adopted by the Municipal Council of the City of Kelowna this

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Mayor

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City Clerk





# Report to Council



**Date:** February 8, 2021

**To:** Council

**From:** City Manager

**Subject:** Extension and Modification Agreement for the H<sub>2</sub>O Adventure & Fitness Centre

**Department:** Real Estate

---

## **Recommendation:**

THAT Council approves the City entering into a two (2) year extension and Modification Agreement, with YMCA of Okanagan Association, for Management and Operating Agreement in the form attached to the Report of the Real Estate department, dated February 8, 2021;

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

## **Purpose:**

To seek Council approval in entering into a two (2) year extension and Modification Agreement to the Management and Operating Agreement with the YMCA of Okanagan for the H<sub>2</sub>O Adventure & Fitness Centre.

## **Background:**

The H<sub>2</sub>O Adventure & Fitness Centre ("H<sub>2</sub>O") facility opened in April of 2009 and has been operated successfully by the YMCA of Okanagan ("Y") since the commencement of the original Management and Operating Agreement ("MOA"). An updated MOA was negotiated and approved by Council, which commenced on January 1, 2012 and ended on December 31, 2016. The agreement contained a five (5) year extension provision which was exercised in December 2016, bringing the current agreement period to end December 31, 2021.

The current MOA contains a high standard of operation for the H<sub>2</sub>O facility and defines the ongoing cooperation and collaboration between the parties throughout the course of the agreement. Goals and objectives for both parties are well defined and demonstrate a positive, common theme of providing high caliber public service in aquatics, fitness, and wellness alike.

The COVID-19 pandemic has disrupted many aspects of community life including the complete closure, and then gradual reopening under various restrictions for recreation facilities. Operation of the H<sub>2</sub>O facility has been significantly impacted over the past year and collaboration between the Y, and City

staff has been focused on managing the impact of facility closures and implementing reopening processes in alignment with evolving Public Health Orders.

Prior to conclusion of the MOA term, staff intend to undertake an in-depth review of the City's management approach to the H<sub>2</sub>O facility and report back to Council on options available for future considerations. Due to COVID-19, this review has been paused to focus on safe reopening plans and allow time for facility operations to stabilize. With that in mind, it is staff's intent to extend the MOA to support this time and process, which is the subject of this report.

**Discussion:**

The attached modification seeks to amend the agreement in the following manner:

- To extend the agreement for an additional two (2) years (until the end of 2023), to make up for time lost due to the disruption caused by COVID and provide staff time for a detailed review;
- To provide additional clarity on the collaborative role between the partners should the operations face a deficit situation, including specific language that allows the City to retain the option to limit an operating budget deficit that does not align with the financial objectives of the City; and
- To provide clarity on GST remittance and reporting requirements and improved language that further defines the contractual relationship between the City and the Y.

**Existing Policy:**

Council's 2019-2022 priorities identified measures supporting staff's recommendations. Specifically, relevant to this report:

- Cost to deliver services is quantified; and
- Common understanding of future direction.

**Conclusion:**

The extension and additional modifications provide further clarity on operational responsibilities and the collaborative relationship with the Y and the operation of H<sub>2</sub>O during the recovery period from the COVID-19 pandemic.

Prior to the conclusion of this agreement and as the facility operations reset, staff will resume the operational review for the H<sub>2</sub>O facility, and report back to Council on considerations for its future management approach. This work is expected to commence later this year and into 2022.



**Internal Circulation:**

Active Living & Culture  
Financial Services  
Communications

**Considerations not applicable to this report:**

Legal/Statutory Authority:  
Legal/Statutory Procedural Requirements:  
Financial/Budgetary Considerations:  
External Agency/Public Comments:  
Communications Comments:

**Submitted by:** J. Adamson, Manager, Property Management

**Approved for inclusion:** J. Säufferer, Real Estate Department Manager

**Attachments:** 1. Schedule A – Extension and Modification Agreement  
2. Schedule B – PowerPoint Presentation

## MODIFICATION AGREEMENT #2

THIS MODIFICATION AGREEMENT dated for reference the \_\_\_\_ day of \_\_\_\_\_ 2021 is BETWEEN:

**CITY OF KELOWNA**, a municipal corporation having offices at 1435 Water Street, Kelowna, B.C. V1Y 1J4

(the “City”)

AND:

**YMCA OF OKANAGAN ASSOCIATION** (Inc. No. S-16706), a society under the *Society Act* (British Columbia), 375 Hartman Road, Kelowna, B.C., V1X 2M9, Facsimile 250-765-7962 email [ceo@ymca-ywca.com](mailto:ceo@ymca-ywca.com)

(the “Y”)

WHEREAS:

The City is the registered owner of the lands in fee simple located at 4015 Gordon Drive, Kelowna, B.C. and legally described as:

PID: 026-563-355

Lot 2 District Lot 168 and Section 2 Township 26 ODYD Plan KAP80134

By a Management and Operating Agreement dated May 31<sup>st</sup>, 2012, as amended by Modification Agreement dated December 6, 2016, (collectively, the “Original Agreement”), the City assigned the operation and management of the Facility named, branded and marketed as the H2O Adventure and Fitness Centre to the Y for a term commencing January 1<sup>st</sup>, 2012 and terminating December 31<sup>st</sup>, 2016;

In accordance with section 4 of the Original Agreement, the Original Agreement was renewed for a five (5) year renewal term of being from January 1<sup>st</sup>, 2017 to December 31<sup>st</sup>, 2021;

The City and the Y wish to extend the renewal term by two (2) years and amend the Original Agreement to update the agreement to regarding GST and grant obligations;

NOW THEREFORE; in consideration of the mutual covenants, conditions and agreements herein contained, the City and the Y agree as follows;

1. The Original Agreement is amended as follows:

### **REPLACE**

“WHEREAS (D). The Y wishes to manage and operate, and the City wishes to engage the Y to manage and operate, the Facility in accordance with this Agreement;



**WITH**

WHEREAS (D). The Y wishes to manage and operate, and the City wishes to engage the Y, and provide the Y with the right and opportunity, to manage and operate, the Facility in accordance with this Agreement and in consideration of a fee to be paid from Y to the City based on the surplus revenue generated from the operation of the Facility, set out in this Agreement;"

**REPLACE****"OPTION TO RENEW**

4. The parties may agree to renew this Agreement for an additional five (5) years as follows:

- (a) on or before October 1, 2015, the Y advises the City through a written notice its desire to renew the Agreement for an additional 5 year term;
- (b) at the time of giving such notice, the Y is not in breach of any covenant or condition herein contained ; and
- (c) the Y has duly and regularly throughout the term observed and performed the covenants and conditions herein contained.

The City will respond through written notice to the Y's request by December 31, 2015 as to whether it also desires to renew this Agreement. That decision will be at the City's sole discretion.

Should the City elect to participate in negotiations towards an extension, those negotiations will commence on or before June 1, 2016.

The Y and the City will each be responsible for their own expenses incurred in negotiating a renewal of this Agreement. For clarity, the parties will not be obligated to renew this Agreement, unless they enter a written renewal agreement."

**WITH****"RENEWAL**

4. The parties confirm and agree that this Agreement has been renewed for an additional seven (7) years, and that, despite section 3, the Term shall expire on December 31, 2023."

**REPLACE****"7. Operating Year**

In this Agreement, "operating year" means a calendar year. The first operating year for this Agreement will commence January 1, 2012.

The Y shall operate the Facility in a fiscally responsible manner. The Y shall use all reasonable efforts to manage and operate the Facility in accordance with the established operating budget. The City acknowledges that adjustments to the budget may be required to accommodate unforeseen circumstances that result in shortfalls to projected sales or attendance levels but the Y shall continually strive to achieve positive financial performance.

In addition to the reporting requirements in sections 16 and 17, the Y will immediately inform the City of any anticipated significant deviations from the submitted annual operating budget. In the event of a projected operating budget deficit, the Y and City will collaborate on opportunities to minimize or eliminate any budget deficits.”

### **WITH**

#### **“7. Operating Year**

In this Agreement, “operating year” means a calendar year. The first operating year for this Agreement will commence January 1, 2012.

The Y shall operate the Facility in a fiscally responsible manner. The Y shall use all reasonable efforts to manage and operate the Facility in accordance with the established operating budget. The City acknowledges that adjustments to the budget may be required to accommodate unforeseen circumstances that result in shortfalls to projected sales or attendance levels but the Y shall continually strive to achieve positive financial performance.

In addition to the reporting requirements in sections 16 and 17, the Y will immediately inform the City of any anticipated significant deviations from the submitted annual operating budget. In the event of a projected operating budget deficit, the Y and City will collaborate on opportunities to minimize or eliminate the proposed need for any budget deficits. The City and the Y recognize that decisions to mitigate budget deficits may have negative impacts on service levels available to H2O users. Together, the City and the Y will evaluate the impacts of proposed deficit containment measures. Notwithstanding the foregoing, the City retains the option to limit an operating budget deficit that does not align with the financial objectives of the City.”

### **REPLACE**

#### **“7b) Annual Financial Operating Surplus**

Annual financial operating surplus is defined as year-end operating revenue in excess of operating expenses. The expenses for this equation are defined by those items outlined in the annual operating budget of the Facility including Y overhead fee and management fee but exclude, for clarity, any First Line Repair budget surplus as defined in First Line Repair section in Schedule F.

When the year-end budget is in a net surplus position, the surplus funds will be shared as follows: Net surplus funds less than \$100,000:



- 33% shall be retained by the City and used as determined by the City.
- 33% shall be retained by the Y to fund its programs and charitable activities within Kelowna.
- 34% shall be retained by the City and placed in an Equipment Replacement and Improvement Fund as outlined in this section below.

Net surplus funds greater than \$100,000, the first \$100,000 will be shared as outline above and the additional surplus over \$100,000 will be shared as follows:

- 25% shall be retained by the City and used as the determined by the City.
- 50% shall be retained by the Y to fund its programs and charitable activities within Kelowna.
- 25% shall be retained by the City and placed in the Equipment Replacement and Improvement Fund as outlined in this section below.

The City's share of the surplus will be paid by the Y within five working days of completion of the Annual Report and Audited Financial Statements under section 17."

### **WITH**

#### **"7b) Annual Shared Surplus**

Annual shared surplus is defined as year-end operating revenue in excess of operating expenses. The expenses for this equation are defined by those items outlined in the annual operating budget of the Facility including Y overhead fee and management fee but exclude, for clarity, any First Line Repair budget surplus as defined in First Line Repair section in Schedule F.

When the year-end budget is in a net surplus position, the shared surplus funds will be shared as follows: Net surplus funds less than \$100,000:

- 33% shall be transferred to the City and used as determined by the City.
- 33% shall be retained by the Y to fund its programs and charitable activities within Kelowna.
- 34% shall be transferred to the City and placed in an Equipment Replacement and Improvement Fund as outlined in this section below.

Net shared surplus funds greater than \$100,000, the first \$100,000 will be shared as outline above and the additional surplus over \$100,000 will be shared as follows:

- 25% shall be transferred to the City and used as the determined by the City.
- 50% shall be retained by the Y to fund its programs and charitable activities within Kelowna.
- 25% shall be transferred to the City and placed in the Equipment Replacement and Improvement Fund as outlined in this section below.

The City's share of any shared surplus will be paid by the Y within five working days of completion of the Annual Report and Audited Financial Statements under section 17.

addition, Y shall pay any GST (and any other applicable taxes that may be imposed from time to time) to the City payable with respect to shared surplus transferred to the City from time to time.”

### **REPLACE**

#### **“(b) Accessing the Budget**

- The Plan as outlined in Schedule E (the “Furnishings and Equipment Plan”) shall be a guide for annual purchases. It is recognized that the Plan is only a guide and is subject to change based on actual needs.
- As part of the annual budget process and timeline required pursuant to this Agreement, the Y will submit an equipment purchase plan and budget.
- Any changes or deviations from the plan will be in consultation between both the Y and City.
- Upon approval from the City, the Y will complete purchases and invoice the City for reimbursement from the budget.”

### **WITH**

#### **“(b) Accessing the Budget**

- The Plan as outlined in Schedule E (the “Furnishings and Equipment Plan”) shall be a guide for annual purchases. It is recognized that the Plan is only a guide and is subject to change based on actual needs.
- As part of the annual budget process and timeline required pursuant to this Agreement, the Y will submit an equipment purchase plan and budget.
- Any changes or deviations from the plan will be in consultation between both the Y and City.
- Upon approval from the City, the Y will complete purchases and invoice the City plus applicable taxes, for reimbursement from the budget.”

### **REPLACE**

#### **“COLLECTION OF TAXES & PROPERTY TAXES**

19. The Y shall charge and collect from users and occupants of the Facility all applicable HST (or any such taxes that may replace the HST during the Term of this Agreement) and other taxes payable by users with respect to their use or occupation of the Facility and the Y shall remit such taxes in accordance with all applicable laws.

The Y shall not be responsible to pay any property taxes payable with respect to the Land or the Facility.”

### **WITH**

#### **“COLLECTION OF TAXES & PROPERTY TAXES**



19. As the Y earns the revenue from the operation of the Facility, the Y shall be responsible for collecting, remitting and otherwise accounting for GST (or any such taxes that may replace the GST during the Term of this Agreement) and other taxes payable by users with respect to their use or occupation of the Facility.

The Y shall not be responsible to pay any property taxes payable with respect to the Land or the Facility.”

### **REPLACE**

#### **“INDEPENDANT CONTRACTOR**

The parties have entered into an arm’s length contract for the provision of the services set out in this Agreement and the Y is an independent contractor, not an employee, of the City.”

### **WITH**

#### **“INDEPENDANT CONTRACTOR**

For clarity, the relationship between the City and the Y is contractual only and the Y is an independent contractor, not an employee, of the City.”

### **In Schedule F, Facility Maintenance, Section 6. First Line Repairs:**

### **REPLACE**

#### **“(h) Surplus**

Any of the unused “First Line Repair” budget, not spent in a fiscal year, shall be returned to the City and placed in a “H2O Building Reserve” and will not become part of the calculation for net operating surplus as defined in the Budget and Performance section. The funds in this reserve will be expensed at the discretion of the City as follows:

- i) To fund the balance of “First Line Repair” expenses over and above the fiscal limit responsibility of the Y;
- ii) To fund capital replacement and/or repair of major building systems equipment as required.”

### **WITH**

#### **“(h) Surplus**

Any amount equal to any unused “First Line Repair” budget, not spent in a fiscal year, shall be paid to the City and placed in a “H2O Building Reserve” and will not become part of the calculation for net operating surplus as defined in the Budget and Performance section. Y shall pay to the City any GST (and any other applicable taxes that may be imposed from time to time) payable with respect to amounts payable from time to time by

the Y to the City under this paragraph. The funds in this reserve will be expensed at the discretion of the City as follows:

- i) To fund the balance of "First Line Repair" expenses over and above the fiscal limit responsibility of the Y;
- ii) To fund capital replacement and/or repair of major building systems equipment as required."

2. This Modification Agreement will be read and construed together with the Original Agreement and the Original Agreement, as amended hereby, will continue in full force and effect in accordance with the terms thereof and hereof.

3. This Modification Agreement shall enure to the benefit of and be binding upon the parties and their respective successors and assigns.


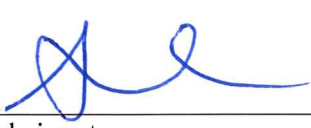
IN WITNESS WHEREOF the City and the Y have executed this Modification Agreement as of the dates written below.

DATED the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

**CITY OF KELOWNA** by its authorized )  
signatories: )  
 ) C/S  
 )  
\_\_\_\_\_)  
 )  
\_\_\_\_\_)  
 )  
 )  
 )  
 )

DATED the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

**YMCA OKANAGAN** by its authorized signatories:

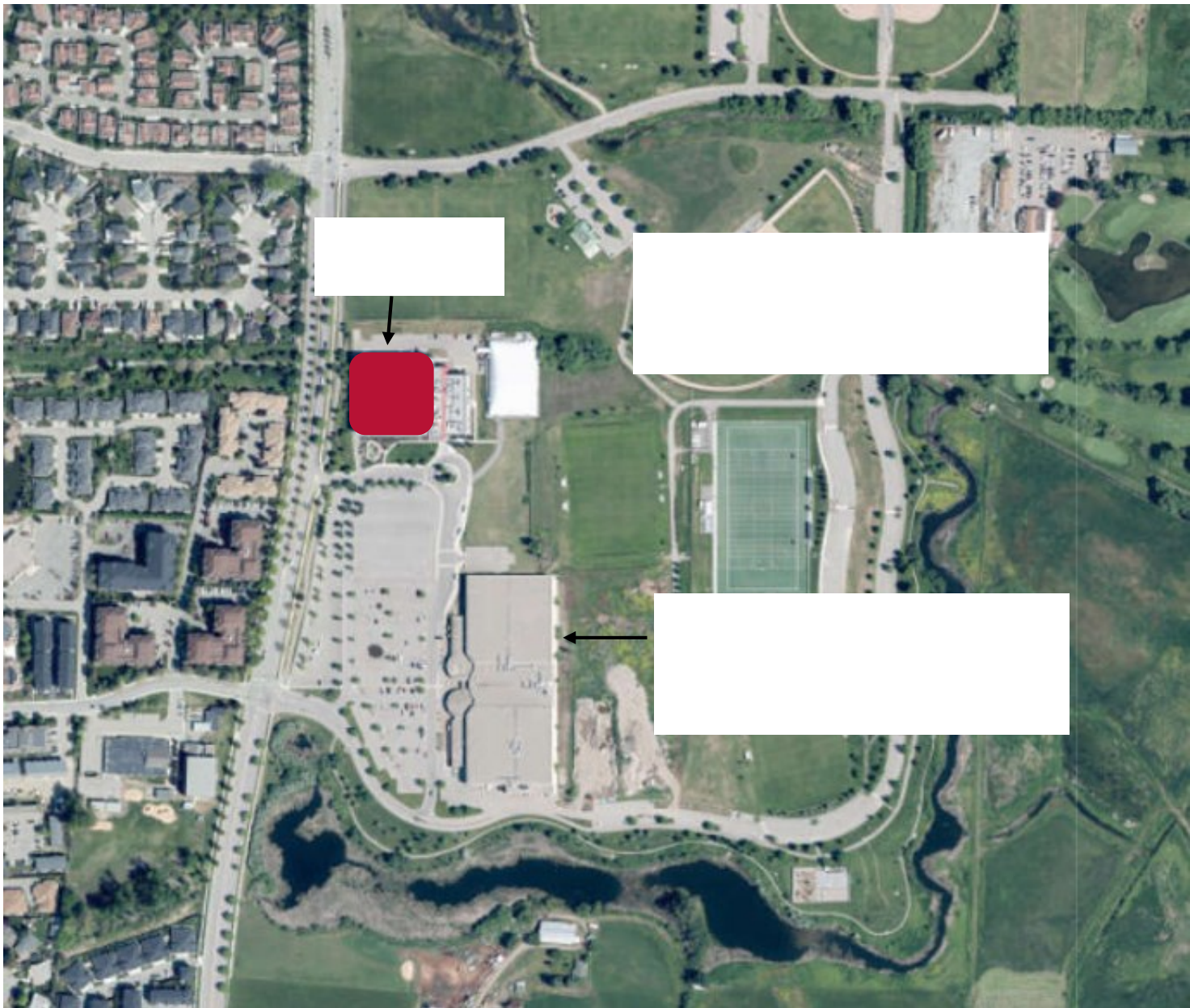
  
\_\_\_\_\_)  
authorized signatory: )  
 ) C/S  
SHARON PETERSON )  
Name: )  
 )  
  
\_\_\_\_\_)  
authorized signatory: )  
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STEVEN PAVLICH )  
Name: )  
 )





# H2O - Management and Operating Agreement Amendment

February 8, 2021



Subject Property

City of Kelowna



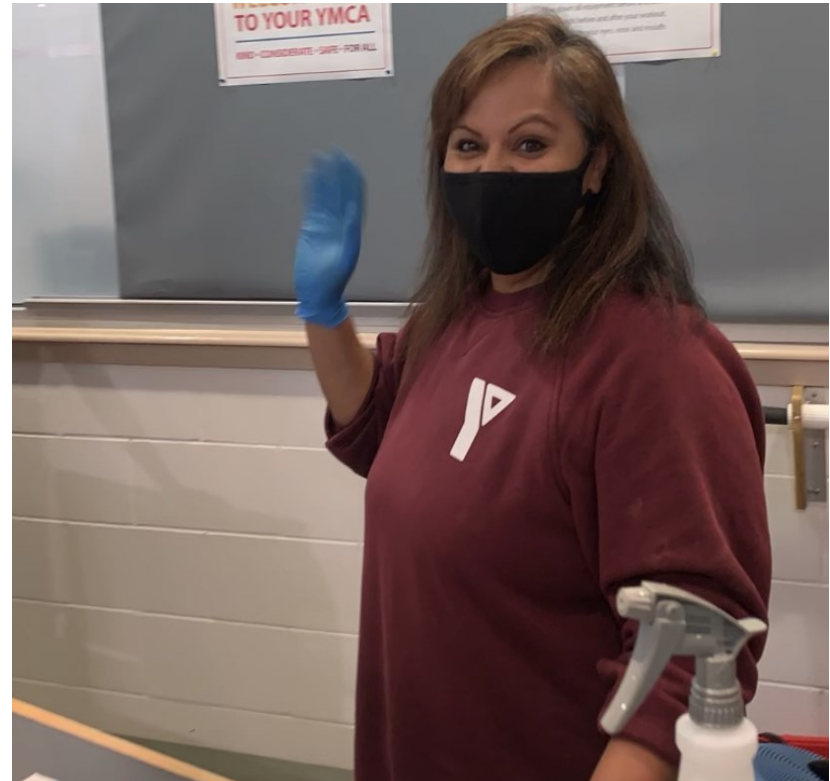
# Background



- ▶ First MOA Signed October 2008
- ▶ Facility opened April 2009
- ▶ Second MOA signed early 2012
- ▶ Extension MOA Signed 2016
- ▶ Excellent working relationship

# Modification Agreement

- ▶ Addition of 2 years to the term
- ▶ To provide additional clarity, allowing the City to retain the option to limit an operating budget deficit that doesn't align with financial objectives
- ▶ To provide clarity of GST remittance and reporting requirements







*"The City's actions align with strategic objectives to achieve range of short and long-term benefits for the municipality and the residents of Kelowna."*

Land Strategy  
City of Kelowna



## *Questions?*

For more information, visit [kelowna.ca](http://kelowna.ca).



# Report to Council



**Date:** February 8, 2021  
**To:** Council  
**From:** City Manager  
**Subject:** 2026 BC Summer Games  
**Department:** Sport & Event Services

---

## **Recommendation:**

THAT Council receives for information the report from the Sport & Event Services Manager, dated February 8, 2021, regarding the BC Games;

AND THAT Council approves the City of Kelowna submitting a bid to host the 2026 BC Summer Games;

AND FURTHER THAT Council approves the commitment of \$110,000 from the Major Events Program as the City of Kelowna's financial contribution to the 2026 BC Summer Games, if the Games are awarded to Kelowna.

## **Purpose:**

To seek Council's approval to bid to host the 2026 BC Summer Games and to direct \$110,000 from the Major Events Program to host the Games should the bid be successful.

## **Background:**

The BC Summer and Winter Games are provincial multi-sport events that provide developing high-performance athletes, coaches, and officials with a stepping-stone to prepare for higher levels of competition. The Games are a galvanizing force for host communities, generating significant economic impact, community capacity building opportunities, and also contribute to long term legacies such as volunteer skill development.

The BC Games Society, in partnership with a local Host Society, works to successfully stage these major events. The bid process to determine the host communities for the 2024 and 2026 BC Summer and Winter Games is now open with bid submissions due on February 19, 2021, and host communities announced in the fall of 2021.

Based on the City's event procurement plans, and in consideration of the BC Games hosting options and bidding process, staff are looking to submit a bid for the 2026 BC Summer Games, scheduled for

July 23-26, 2026. Municipal support is critical to the success of the event and therefore, a resolution of Municipal Council is required indicating support for the bid application and committed financial contribution if successful.

### **Discussion:**

Preliminary discussions have been held with the school district, local sport organizations and facility operators to determine the interest and feasibility of the opportunity. Additionally, staff have been working with Tourism Kelowna to ensure alignment with their Major Events Strategy and assist with bid development. Based on the initial review, the following overview outlines key findings and stakeholder support levels:

1. **School District #23** – An important element of the proposal is support from the local School District. Areas of requirement include the use of schools for accommodations and sport venues, as well as the use of school buses for participant transportation. At the School District Board meeting of January 27, 2021, the Board of Trustees approved the following resolution:

*The Trustees of School District #23 endorse the City of Kelowna's bid to host the 2026 BC Summer Games, and have agreed to allow the use of school facilities to stage sport competitions and accommodate participants, at no cost to the Host Society or BC Games Society, and the use of school buses to transport BC Summer Games participants, at no cost to the Host Society or BC Games Society*

2. **Local Organizations** - Gauging community interest was accomplished via communications sent to local sport organizations, hoteliers, service clubs and community partners. All organizations contacted expressed support for hosting the Games. Many provided letters of support to be included in the bid package should we move forward with the bid.
3. **Facilities** - A facility inventory was conducted to ensure that a bid application would meet the minimum requirements for all venues. Staff have identified venues and received appropriate support for all twenty one (21) sports featured in the Summer Games.
4. **Budget** – The BC Games Society provides financial resources in the amount of \$625,000 to the host municipality for the BC Summer Games. The minimum required financial contribution from a municipality is \$110,000, divided into Cash and Service contributions, and dispersed as follows:
  - Cash (\$55,000): grant to the “not-for profit” society to support games expenditures;
  - Service (\$55,000): internal City expenses for facility preparation and use, and all other City related services.

The \$110,000 funding requirement to host the BC Summer Games could be drawn from the Major Event Program funds.

5. **Economic Impact** – The economic impact of hosting the BC Games is significant, ranging from \$1.5 million to \$2 million, and comes from expenditures associated with the planning and staging of the Games along with spending by participants, spectators, and volunteers. In addition, the Games generate a legacy fund for a local project(s) after the Games are completed. This amount varies considerably, and has ranged from \$50,000 to \$200,000. In 2008, the BC Summer Games held in Kelowna generated a legacy fund of \$66,000.



**Conclusion:**

The benefits of hosting multi-sport games are vast and include significant economic impact, sport and organizational development, increased community pride, social interaction, intersectoral collaboration, and expanded sport networks. Kelowna has a strong reputation for hosting major events and bidding on the BC Games is consistent with our Community Sport Plan objectives to be a premier sport event destination focused on lasting legacies in the areas of sport development and community building.

**Internal Circulation:**

Active Living & Culture  
Parks Services  
Financial Services  
Communications

**Considerations applicable to this report:**

**Existing Policy:** Council's 2019-2022 priorities identified measures supporting staff's recommendations in this report. Specifically, relevant to this report:

- Animated parks & public spaces; and,
- Key sites are proactively planned

Additionally, hosting the 2026 BC Summer Games aligns with key objectives of the Kelowna Community Sport Plan and contributes to our efforts to be a premier sport event destination in Western Canada.

**Considerations not applicable to this report:**

**Legal/Statutory Authority:**

**Legal/Statutory Procedural Requirements:**

**Existing Policy:**

**Personnel Implications :**

**External Agency/Public Comments:**

**Communications Comments :**

**Alternate Recommendation:**

**Submitted by:**

Doug Nicholas, Sport & Event Services Manager, Active Living & Culture

Attachments: Powerpoint Presentation – 2026 BC Summer Games Bid



# 2026 BC Summer Games Bid

February 8, 2021



# BC Games

- ▶ BC Games Society
- ▶ Provincial multi-sport events
- ▶ A stepping stone for athletes, coaches & officials



# Hosting Opportunity

- ▶ 2024-26 Games Bid process
- ▶ Hosting benefits
- ▶ Summer 2026





# Games Requirements

- ▶ Municipal buy-in
- ▶ Community support
  - ▶ School District
  - ▶ Sport organizations
  - ▶ Community partners
- ▶ Sport venue inventory and commitment



# Next steps

Bid development  
due: Feb 19, 2021

Announcement:  
Fall 2021







## *Questions?*

For more information, visit [kelowna.ca](http://kelowna.ca).

# Report to Council



**Date:** February 8, 2021  
**To:** Council  
**From:** City Manager  
**Subject:** Interim Heritage Planning and Management Options  
**Department:** Policy & Planning

---

**Recommendation:**

THAT Council receives, for information, the report from the Policy and Planning Department, dated February 8, 2021, with respect to heritage management options;

AND THAT Council directs staff to bring forward a report and additional workshop to advance the actions identified in option two, as described in the report from the Policy and Planning Department dated February 8, 2021.

**Purpose:**

To review available heritage planning tools and to identify an interim approach for heritage management and planning to support the 2040 OCP.

**Background:**

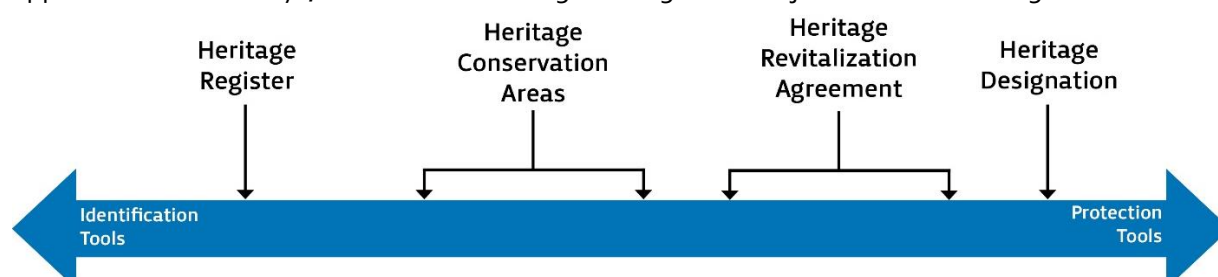
In 2020, several development applications were considered by council that involved heritage protection and management. These applications reinforced the considerable complexity associated with identification and protection of heritage assets on private property during the development application process. Accordingly, staff worked with heritage professional Elana Zysblat to prepare a report on February 1, 2021 that reviewed best practices in heritage management and provided a refresher on the role and function of various heritage planning tools in British Columbia.

Kelowna's current approach to heritage management is articulated in the *Kelowna Heritage Strategy*. The *Kelowna Heritage Strategy* identifies the City's plan for the management of community heritage conservation policies and defines a community vision for heritage conservation. The 10-year strategy was developed in 2007 and it has been flagged by staff as requiring renewal. An update to the strategy is a significant undertaking, requiring both considerable staff resources and community engagement. Accordingly, it has been identified as a long-term project and is not prioritized within the next four years.



This report will briefly review heritage planning tools used by the City of Kelowna and describe different interim approaches for heritage planning to be considered in advance of a complete Heritage Strategy update. Staff will discuss three options for how the City of Kelowna could approach heritage management on private property, reflecting a continuum from a targeted level of heritage management to a strengthened approach to heritage management.

Although local governments in British Columbia are not required to protect or manage heritage assets, the Local Government Act is the legislative framework that determines what tools are available to manage heritage. These tools can be used in different ways by municipalities to take a more active or passive role in heritage management on private property through the development application process. The graphic below highlights the function of various heritage planning tools. For example, a Heritage Register is used for identification of heritage assets, while other tools allow for conservation or even protection of a heritage asset in perpetuity. Also, the diagram illustrates how several tools can be applied in different ways, based on the heritage management objectives of the local government.



#### *Heritage Register*

- Identifies properties that have heritage value related to their architectural, historical or cultural characteristics that warrant recognition. A register is purely an identification tool that provides no formal protection for buildings. However, the City of Kelowna provides grant opportunities for buildings that are listed on the Heritage Register. Also, the Heritage Register can be referred to as a resource to inform negotiations for rezoning and OCP amendments.

#### *Heritage Conservation Area (HCA)*

- Allows a local government to identify districts with special heritage value and character, while also providing an opportunity for local governments to establish guidelines and regulations for how changes can be made to buildings in these heritage conservation areas. The primary tool used to manage change in the HCA is the Heritage Alteration Permit (HAP).

#### *Heritage Revitalization Agreement*

- This powerful heritage planning tool allows for heritage properties to receive site-specific development permissions in exchange for long-term protection and restoration or rehabilitation of a heritage asset.

#### *Heritage Designation*

- By designating properties, they are protected through a municipal heritage designation bylaw and cannot be altered or demolished without approval of the City. Traditionally, the City of

Kelowna has relied on property owners voluntarily applying for designation, but there are ways for local governments to require designation.

**Discussion:**

Staff have identified several approaches for how the City could tailor its use of these heritage management tools in recognition of recent Council concerns. By adapting how key heritage management tools are used, the City of Kelowna could shift its approach from how it manages heritage today to a more targeted approach or, conversely, to take a greater leadership role in heritage planning and adopt a more inclusive approach to heritage management. Also, staff have identified a middle option that would update the City's current approach to heritage management to align with the *National Standards and Guidelines for Historic Conservation* Standards. Each of the three options are described below with examples of actions to show how the City could adapt its heritage management approach in advance of a renewed heritage strategy.

*Option 1- Targeted Heritage Planning and Management*

Under this approach, the City of Kelowna could shift the way its heritage management and planning tools are structured. This would reduce the City's overall involvement with heritage management on private property, and would instead target efforts on a small number of key heritage buildings on private property.

**Key Examples of Actions for Option 1: Targeted Heritage Management**

- Maintain the Heritage Register in its current form
- Remove the Heritage Conservation Area (HCA) and supporting guidelines
- Incentivize protection of high value heritage assets identified on the Heritage Register
- Refocus role of Heritage Advisory Committee (HAC) to policy issues
- Use heritage professionals for technical review of development applications

*Option 2 – Maintain Approach to Heritage Management with updates for 2040 OCP*

Under this approach staff would maintain much of the current framework for heritage conservation and management, while updating specific heritage planning tools to align with the *National Standards and Guidelines for Historic Conservation*. All of the actions identified in the table below will require further discussion with staff, community and Council.

**Key Examples of Actions for Option 2: Maintain Current Approach with Updates**

- Integrate the *National Standards & Guidelines for Historic Conservation* into 2040 OCP policies
- Redefine HCA with a new statement of significance
- Update HCA Guidelines, focus on heritage values and *National Standards & Guidelines*
- Prioritize properties on the Heritage Register to guide development application negotiations
- Maintain the HAC, but refocus its role to policy issues
- Use heritage professionals for technical review of development applications
- Support the HAC with training on the *National Standards & Guidelines*



### *Option 3- Enhanced Leadership in Heritage Management*

For option three, the City would take greater leadership in heritage conservation and management. The City would advance actions to align heritage planning tools with the *National Standards & Guidelines*, but also adopt a more inclusive approach to heritage management. This option would also require the acceleration of the Kelowna Heritage Strategy update project. The update of the heritage strategy would allow for a review of the City's heritage vision and values with a focus on including and representing diverse perspectives.

#### **Key Examples of Actions for Option 3: Enhanced Leadership in Heritage Management**

All of the actions identified in Option 2, supplemented by the following actions that would be undertaken as part of an update to the Kelowna Heritage Strategy:

- Expand and renew the Heritage Register with help of indigenous partners and other groups to represent a diversity of perspectives
- Expand the role of the HAC to include development applications and policy input, supplemented by heritage professionals for technical knowledge
- Encourage a more diverse HAC membership through outreach, partnerships and training

#### **Conclusion:**

Staff continue to see an important role for the City in the management and conservation of heritage assets. Staff are recommending option two, recognizing the importance of updating our current heritage planning and management tools to better align with the *National Standards & Guidelines for Historic Conservation*. Staff recognize the benefits of the values-based approach identified in option three and anticipate that many of these actions will be integrated into the City's approach to heritage management in the long-term. However, a full update of the *Kelowna Heritage Strategy* would require significant time and resources and it is not currently identified as a short-term priority for planning.

If Council approves the recommended option, staff would prepare an additional report outlining in greater detail the next steps to implement the selected approach to heritage management. As part of a subsequent report, staff would provide a high-level estimate around consultation, timeline and resourcing for the preferred approach.

#### **Internal Circulation:**

Development Planning  
Policy & Planning  
Cultural Services

#### **Legal/Statutory Authority:**

*Local Government Act*  
Part 15 – Heritage Conservation

#### **Existing Policy:**

*Official Community Plan Heritage Policies*

Objective 9.2 Identify and conserve heritage resources.

Policy .1 Heritage Register. Ensure that the Heritage Register is updated on an on-going basis to reflect the value of built, natural and human landscapes.

Policy .2 Heritage Resource Management. Require heritage resource management to be integrated in the development and review of pertinent plans.

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

Policy .4 Conservation Areas. Development in the Abbott Street and Marshall Street Heritage Conservation Area outlined on Map 9.1 will be assessed using the Abbott Street and Marshall Street Heritage Conservation Area Guidelines in Chapter 16

*Abbot Street & Marshall Street Heritage Conservation Area Development Guidelines*

**Attachments:** Heritage Management Options Review Presentation

Submitted by:

R. Soward. Planner Specialist, Policy & Planning

**Approved for inclusion:** J. Moore. Manager, Long Range Policy Planning



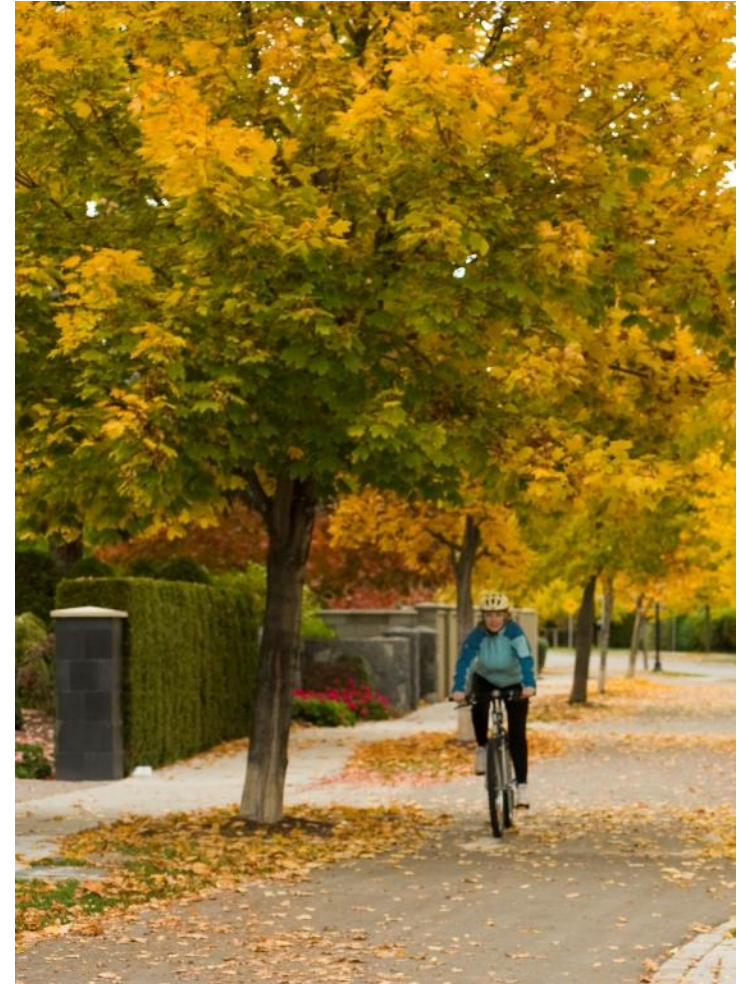


# Heritage Management Options Review

Policy & Planning Department, February 8, 2021

# Purpose of Report

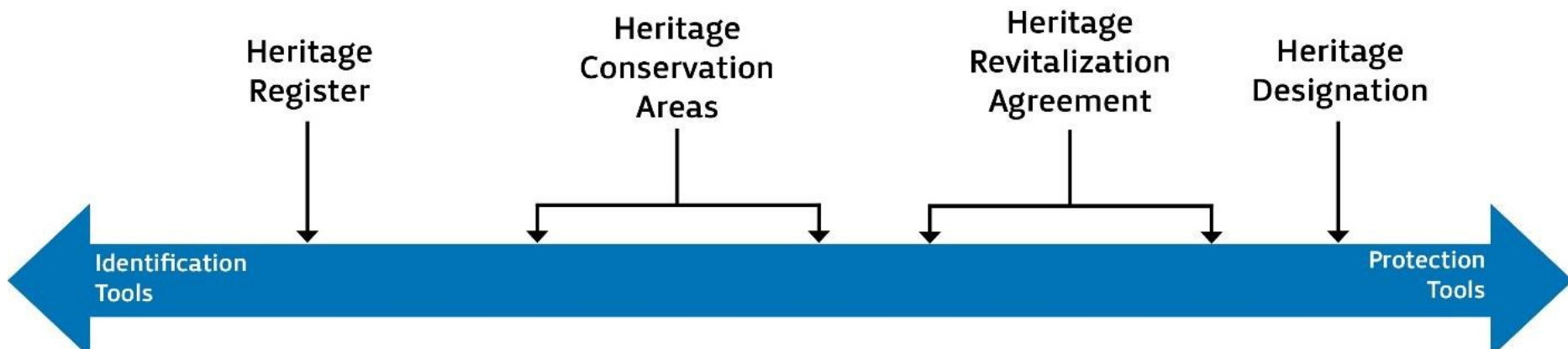
- ▶ Builds on best practices review
- ▶ Review heritage planning tools
- ▶ Identify interim approach to guide heritage planning
- ▶ Prior to review of Heritage Strategy





# Background

- ▶ Local Government Act provides tools to manage heritage
- ▶ Tools have different purposes
- ▶ Kelowna's Heritage Strategy sets vision/objectives
- ▶ Application of tools reflects local objectives



# Heritage Management Options

## Option 1

- Targeted heritage management

## Option 2

- Maintain current approach with updates

## Option 3

- Enhanced leadership in heritage management



# Option 1

## Targeted Heritage Planning

Focus on key buildings and assets, example of actions could include:

- ▶ Maintain Heritage Register in current form
- ▶ Remove the Heritage Conservation Area (HCA) & guidelines
- ▶ Focus on high-value assets on Heritage Register
- ▶ Refocus Heritage Advisory Committee (HAC) to policy issues
- ▶ Use heritage professionals for technical review of development applications

# Option 2

## Maintain approach with updates

Maintain current framework, align with National Standards & Guidelines for Historic Conservation, key actions could include:

- ▶ Integrate *National Standards & Guidelines* into 2040 OCP
- ▶ Redefine HCA with a new statement of significance
- ▶ Update HCA Guidelines align with *National Standards & Guidelines*



# Option 2

## Maintain approach with updates

Key actions could include:

- ▶ Heritage Register prioritization
- ▶ Maintain the HAC, refocus to policy issues
- ▶ Use heritage professionals for development applications
- ▶ Support HAC with additional training

# Option 3 - Enhanced Leadership in Heritage Management

All actions identified in Option 2, supplemented by actions below that would be part of update to Kelowna Heritage Strategy:

- ▶ Review of Heritage Register with help of indigenous partners and others to encourage diverse views
- ▶ Expand role of HAC, development applications & policy input, work with heritage professionals for technical expertise
- ▶ Encourage more diverse HAC membership through outreach, partnerships and training



# Conclusion

- ▶ Important role for the City in heritage
- ▶ Option two recommended as interim approach
- ▶ Option three aligns with long-term goals, but requires acceleration of Heritage Strategy
  - ▶ Significant time & resources not in short-term work plan
- ▶ Additional report on next steps





## *Questions?*

For more information, visit [kelowna.ca](http://kelowna.ca).



# Report to Council



**Date:** February 8, 2021

**To:** Council

**From:** City Manager

**Subject:** COVID-19 Pandemic Restrictions, Advisory Committees and Public Hearings Update

**Department:** Office of the City Clerk

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## **Recommendation:**

THAT Council receive, for information, the report from the Office of the City Clerk dated February 8, 2021 regarding the update on restrictions, advisory committees, and public hearings;

AND THAT Council reinstate the duties and meetings of the Agricultural Advisory Committee;

AND THAT Council direct the Agricultural Advisory Committee to meet electronically in accordance with Option 1 described in the report from the Office of the City Clerk dated February 8, 2021 until the Order of the Provincial Health Officer is rescinded or replaced to allow for in-person attendance at Committee meetings;

AND THAT Council is ensuring openness, transparency, accessibility, and accountability of Committee meetings by allowing applicants to participate electronically, allowing the public to watch meetings electronically, regularly communicating to the public changes in how meetings are held, and posting draft agendas and minutes online;

AND FURTHER THAT duties and meetings of the Heritage Advisory Committee continue to be suspended until Council provides further direction on the role of that Committee.

## **Purpose:**

To update Council on provincial restrictions that affect Council and Committee meetings and to approve electronic meetings for the Agricultural Advisory Committee.

## **Background:**

Under the Order of the Provincial Health Officer on Gatherings and Events, the public is currently prohibited from attending Council meetings, Committee meetings, and public hearings in person. Council approved the following temporary changes on January 11, 2021 in response to these restrictions:

- Directed the Airport Advisory Committee and Civic and Community Awards Steering Committee to meet electronically and without the public present;
- Suspended the duties and meetings of the Agricultural Advisory Committee (AAC) and Heritage Advisory Committee (HAC) and directed staff to process applications without consideration by the relevant committee; and
- Directed staff to recommend that Council waive the public hearing for rezoning applications that are consistent with the OCP, have a recommendation of support from staff, and are not expected to generate significant public input.

Council directed staff to report back with updates on restrictions related to gatherings and events and their ongoing impacts on these development processes. Staff will provide a verbal update on the Order of the Provincial Health Officer on Gatherings and Events. Current restrictions are set to expire on February 5, 2021. The discussion and recommendations anticipate current restrictions being extended.

#### *Previous Council Resolution*

| Resolution   | Date             |
|--|------------------|
| THAT staff provide an update to Council regarding the COVID-19 Public Health Order on Gatherings and Events on February 8, 2021. | January 11, 2021 |

#### **Discussion:**

#### Advisory Committees

Based on the report from the Policy & Planning Department dated February 8, 2021, staff recommend the duties and meetings of the HAC continue to be suspended until Council provides further direction on the HAC's role and focus going forward. Accordingly, this report focuses on the AAC.

To allow the AAC to meet and provide recommendations on applications, staff explored options for electronic meetings that follow the Terms of Reference and open meeting requirements. Recent experience preparing for and conducting electronic public hearings informed how meetings can be held. The options are outlined in the table with additional discussion below.

| Option                                      | Committee members | Applicants participating | Public viewing | Staff Resources |
|---|-------------------|--------------------------|----------------|-----------------|
| 1: Members, applicants, public remote       | ✓                 | ✓                        | ✓              | Highest         |
| 2: Members and applicants remote, no public | ✓                 | ✓                        | X              | Medium          |
| 3: Members remote, no applicants or public  | ✓                 | X                        | X              | Lowest          |

#### *Option 1: Members, Applicants and Public Remote*

Under this option, Committee members, applicants, and the public could all participate remotely in an electronic meeting. Applicants would be given the opportunity to present to the Committee and the public would have the ability to watch, but not participate in, the meeting proceedings. This best reflects the way in-person meetings are normally held and is consistent with the procedures in the Terms of Reference, with the exception that meetings would be held electronically.



Compared to a normal in-person meeting, this option requires the most additional staff time to prepare for and manage each meeting; however, the meeting itself can be conducted with staff who would normally attend.

#### *Option 2: Members and Applicants Remote, No Public*

In this option, HAC members and applicants would participate remotely, giving applicants the ability to present to the Committee in accordance with the Terms of Reference. The public would not be able to view the meeting, which does not meet normal requirements for the meeting to be open to the public.

This option requires some additional staff time to prepare for and manage each meeting, and the meeting can be conducted with staff who would normally attend.

#### *Option 3: Members Remote, No Applicants or Public*

Under this option, only Committee members would participate in the meeting. Applicants would be given the opportunity to provide a written submission to the HAC instead of presenting during the meeting. The public would not be able to watch the proceedings. This option is least consistent with the Terms of Reference and does not meet normal requirements for the meeting to be open to the public.

This option requires minimal additional staff time to prepare for and manage each meeting, and the meeting can be conducted with staff who would normally attend.

#### *Committee Meetings Recommendation*

Staff now have experience conducting electronic public hearings and are prepared to run an electronic meeting that allows for applicant participation and public attendance. Staff recommend reinstating the duties and meetings of the AAC with meetings held electronically following Option 1, with Committee members, applicants, and the public remote. Staff would moderate the Microsoft Teams meetings to allow applicants to present and the public to watch. A meeting link would be posted on the City website before each meeting. This best meets the procedures established in the Terms of Reference and allows for the greatest openness, transparency, accessibility, and accountability for open meetings.

Facilitating electronic committee meetings will require additional staff time to prepare for and run each meeting. This can be accomplished with existing staff in the Office of the City Clerk and the Development Planning Department.

#### *Waiving Public Hearings*

To date, Council waived four public hearings in January and February 2021. The public has the opportunity to submit written correspondence to Council on applications where the public hearing has been waived. In 2020, correspondence was received on only 25% of those applications. Staff prepare a summary report before Council considers giving the bylaw further readings, forwarding the application to a public hearing, or defeating the bylaw.

The deadline to submit correspondence for one application ended on February 1, 2021 and no correspondence was received. The deadline to submit correspondence for the other three applications is February 16, 2021 and any correspondence received will be circulated to Council.

Given the lack of correspondence typically submitted on applications with waived public hearings and the ongoing need for electronic public hearings, staff recommend Council continue directing staff to recommend waiving the public hearing for rezoning applications in accordance with the established criteria. This would be in effect until in-person attendance is once again permitted at public hearings.

**Conclusion:**

Holding electronic meetings as described in Option 1 will allow the AAC to consider applications and make recommendations to Council while following the Terms of Reference and adhering to open meeting requirements. The additional time needed to prepare for and run each meeting can be accomplished with existing staff.

Continuing to waive public hearings for rezoning applications that meet the established criteria keeps electronic public hearings focused on more significant development applications. The public still has the opportunity to provide input on applications where the public hearing has been waived.

**Internal Circulation:**

Development Planning

**Considerations applicable to this report:**

***Legal/Statutory Authority:***

Order of the Provincial Health Officer on Gatherings and Events  
Ministerial Order No. M192

***Existing Policy:***

Council Policy No. 307 Waiver of Public Hearing

**Considerations not applicable to this report:**

*Legal/Statutory Procedural Requirements:*

*Financial/Budgetary Considerations:*

*External Agency/Public Comments:*

*Communications Comments:*

Submitted by:

L. Bentley, Deputy City Clerk

**Approved for inclusion:** S. Fleming, City Clerk

cc:

R. Smith, Divisional Director, Planning & Development Services





# COVID-19 Restrictions and Application Processes Update

February 8, 2021

# Background

- ▶ Restrictions under Order of the Provincial Health Officer
- ▶ Council direction on Jan 11, 2021:
  - ▶ Suspended AAC & HAC meetings
  - ▶ Recommend waiving public hearings for rezoning applications under certain criteria
  - ▶ Report back on restrictions

*THAT staff provide an update to Council regarding the COVID-19 Public Health Order on Gatherings and Events on February 8, 2021.*



# Electronic Committee Meetings

- ▶ Objectives:
  - ▶ Meet Terms of Reference procedures
  - ▶ Follow open meeting requirements
- ▶ Experience with electronic public hearings informed options

# Options

| Option                                      | Committee members | Applicants participating | Public viewing | Staff Resources |
|---|-------------------|--------------------------|----------------|-----------------|
| 1: Members, applicants, public remote       | ✓                 | ✓                        | ✓              | Highest         |
| 2: Members and applicants remote, no public | ✓                 | ✓                        | X              | Medium          |
| 3: Members remote, no applicants or public  | ✓                 | X                        | X              | Lowest          |



# Waiving Public Hearings

- ▶ Option under the *Local Government Act*
- ▶ Public input through written correspondence
- ▶ Council can give bylaw further readings, forward to public hearing, or defeat the bylaw
- ▶ Keeps electronic public hearings focused on more significant applications

# Recommendations

- ▶ Reinstate the duties and meetings of the AAC
- ▶ Direct the AAC to meet electronically
  - ▶ Committee members full participation
  - ▶ Applicants able to present
  - ▶ Public able to watch
- ▶ HAC continue to be suspended until further Council direction on its role



# Recommendations

- ▶ Continue directing staff to recommend waiving public hearings
- ▶ In effect until in-person attendance at meetings is permitted or Council provides new direction



*Questions?*

For more information, visit [kelowna.ca](http://kelowna.ca).